

CE 258-06 Meck, David
SUB

5/9/06

MSA. S. 1829-5697

KLS Comment
5/9/06

KLS Comment
5/25/06

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/

May 25, 2006

Mr. Eric Shertz
Cecil County Department of Planning and Zoning
129 East Main Street
Elkton, MD 21921

RE: Subdivision: Lands of David E. & Barbara A. Meck
TM 52 Block 10 Parcel 18

Dear Mr. Schertz:

I have received additional information regarding the above referenced subdivision from the applicant. The applicant is seeking to create a single lot 1.27 acres in size. Two other lots have already been created, and all three lots are located completely in the Resource Conservation Area (RCA). The portion of lands remaining is 225.3 acres, located mostly in the RCA.

Based on the information provided I have the following comments:

- The applicant provided information indicating the original Parcel 18 was 230.62 acres in size, of which 179.52 acres was in the RCA. Based upon 1 dwelling unit per 20 acres and the fact that this subdivision will create a fourth dwelling unit in the Critical Area, the applicant has four remaining development rights in the RCA portion of the site.
- Plantings to meet the 15% afforestation requirement should be located either on site to reinforce protection to habitat or off site to provide connections between forested areas when they are present on adjacent sites as found in Cecil County Zoning Code Section 20.6.a.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3475.

Sincerely,

A handwritten signature in cursive script that reads "Kate Schmidt". The signature is written in black ink and includes a horizontal flourish at the end.

Kate Schmidt
Natural Resource Planner
CE 258-06

cc: Michael Paraskewich, Sr., PELSA

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/

May 9, 2006

Mr. Eric Shertz
Cecil County Department of Planning and Zoning
129 East Main Street
Elkton, MD 21921

RE: Subdivision: Lands of David E. & Barbara A. Meck
TM 52 Block 10 Parcel 18

Dear Mr. Schertz:

Thank you for providing information regarding the above referenced subdivision. The applicant is seeking to create a single lot 1.27 acres in size. Two other lots have already been created, and all three lots are located completely in the Resource Conservation Area (RCA). The portion of lands remaining is 225.3 acres, located mostly in the RCA.

Based on the information provided I have the following comments:

- What was the size of the original parcel prior to any subdivision (including lot 1, lot 2, and current lot)? How much of the original lot is located in the RCA? We do not have notice of prior subdivision on file, but based on real property tax records it would appear that Lot 1 and Lot 2 were originally subdivided from the remaining parcel owned by Mr. Meck. This calculation is important in order to determine the number of development rights remaining. Under RCA development guidelines, development is limited to 1 dwelling unit per 20 acres. I recommend the applicant provide the original acreage in RCA. This information and the total number of development rights allowed should be included on the existing plat.
- Given that the new lot will convert from agriculture to residential use, 15% (8,298 square feet) afforestation is required. I would suggest a note be included on the plat. Plantings should consist of a mix of native shrubs and trees.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3475.

Sincerely,

A handwritten signature in cursive script that reads "Kate Schmidt". The signature is fluid and includes a long horizontal flourish at the end.

Kate Schmidt
Natural Resource Planner
CE 258-06

CE 258-06

THE **PELSA** COMPANY
CONSULTANTS & LAND SURVEYORS

610 PEOPLES PLAZA
NEWARK, DE 19702-5600
PH (302) 834-3771
FAX (302) 834-2282

May 15, 2006

Kate Schmidt
Natural Resource Planner
State of Maryland
Critical Area Commission
1804 West St., Suite 100
Annapolis, MD 21401

RE: Subdivision: Lands of David E. & Barbara A. Meck
TM 52 Block 10 Parcel 18

Dear Ms. Schmidt:

Thank you for your comments regarding the reference subdivision dated May 9, 2006 and addressed to Mr. Eric Shertz at Cecil County Department of Planning and Zoning. In response we have the following remarks:

1. The size of the referenced parcel (Parcel 18), based on Deed Reference WLB 1261/67 is 226.57 acres. This does not include lot 1 (Parcel 470) or 2 (Parcel 471), being 1.50 acres and 1.28 acres, respectively and being recorded in Cecil County on May 5, 1986 as Minor Subdivision #1601. Of the 226.57 acres in Parcel 18, 51.1+/- acres are not in the Resource Conservation Area (RCA), the remaining acreage is in the RCA.
2. Because the new lot will convert from agricultural to residential, 15% afforestation will be provided either on the proposed lot or in another location on the lands that will remain after the proposed subdivision takes place, with an accompanying note, as suggested.

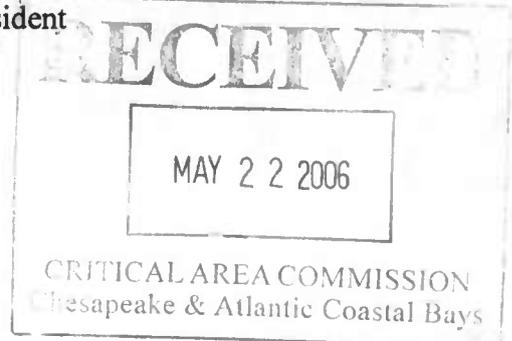
We hope with that this letter provides you with the necessary information to review our application. Please call if you have any questions.

Sincerely,



Michael R. Paraskewich, Sr.
President

Cc: Eric Shertz, Cecil County Department of Planning and Zoning
Cc: Will Twupack, JCM-Environmental Consultants, Inc.
Cc: David & Barbara Meck



Click here for a plain text ADA compliant screen.

	Maryland Department of Assessments and Taxation CECIL COUNTY Real Property Data Search	Go Back View Map New Search Ground Rent
---	---	--

STR

Account Identifier: District - 01 Account Number - 019414

Owner Information

Owner Name:	PAULOVITZ, IRENE - LIFE ESTATE & MECK, E. DAVID & BARBARA ANN	Use:	AGRICULTURAL
		Principal Residence:	YES
Mailing Address:	26 OLD CRYSTAL BEACH RD EARLEVILLE MD 21919-2102	Deed Reference:	1) WLB/ 1261/ 67 2)

Location & Structure Information

Premises Address	Legal Description
4731 AUGUSTINE HERMAN HWY EARLEVILLE 21919	224.124 ACRES 4731 AUGUSTINE HERMAN HY S OF BOHEMIA BRIDGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
52	23	18						1	

Special Tax Areas	Town Ad Valorem Tax Class	HACKS POINT FIRE CO
--------------------------	----------------------------------	---------------------

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1900	2,170 SF	224.12 AC	
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value As Of	Phase-in Assessments		
		01/01/2004	As Of	As Of	
Land:	167,520	198,070	07/01/2005	07/01/2006	PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Improvements:	23,150	28,720			
Total:	190,670	226,790	214,750	226,790	
Preferential Land:	70,660	70,660	70,660	70,660	

Transfer Information

Seller: PAULOVITZ, IRENE	Date: 11/19/2002	Price: \$1,300,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: WLB/ 1261/ 67	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
AGRICULTURAL TRANSFER TAX

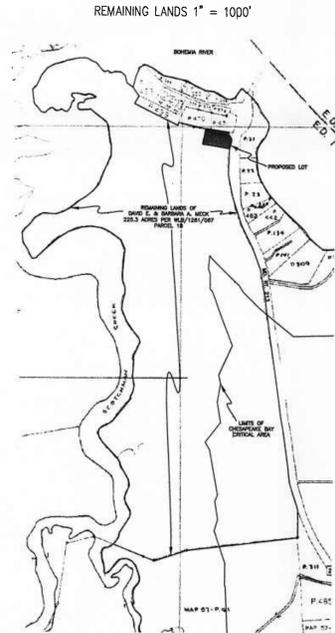
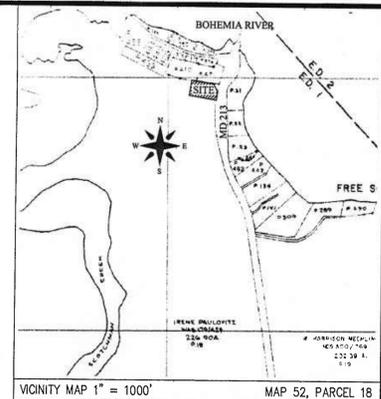
PERC TEST RESULTS

TEST HOLE	DEPTH (feet)	RESULTS
1	11'	OH*
2	7'	3 min.
3	8'	4 min.
4	10'	OH*

*OH = Observation Hole

LEGEND

- CPF DENOTES CAP PIN FOUND
- ⊕ DENOTES PERC TEST
- PROPOSED BUILDING RESTRICTION LINE
- - - FIELD RUN TOPOGRAPHY BY PELSA
- ▨ PROPOSED 10,000 SF SEPTIC AREA
- ⊞ PROPOSED DWELLING
- ⊙ PROPOSED WELL



GENERAL NOTES AND DATA COLUMN

1. TAX PARCEL NUMBER: MAP 52, PARCEL 18.
2. SOURCE OF TITLE: DEED RECORD WLB 1261/67
3. ZONING: SAR
ALL ADJACENT PROPERTIES - ZONING: SAR
4. ZONING SETBACKS: FRONT: 40'
SIDE: 10'
REAR: 40'
5. AREA TABLE:
WLB 1261/67 - 226.57 AC±
AREA OF PROPOSED LOT 1: 1.27 AC±
6. THE PERC TEST WERE FIELD LOCATED BY THE PELSA COMPANY ON MARCH 1, 2006
7. WATER SUPPLY: PRIVATE WELL.
8. SEWAGE DISPOSAL: PRIVATE SEPTIC SYSTEM.
9. VERTICAL DATUM: NAVD 1988
10. THIS PLAN SUPERCEDES PLAT REFERENCE MINOR SUBDIVISION #1601.
11. AN AGRICULTURAL OPERATION IS BEING CONDUCTED ON A CONTIGUOUS PROPERTY AND SAID AGRICULTURAL OPERATION IS PROTECTED FROM NUISANCE CLAIMS PROVIDED THE CONDITIONS OF ARTICLE 1, SECTION 4, SUB-SECTION 4 ARE BEING COMPLIED WITH.
12. FUTURE NOTE:
A LOT GRADING PLAN HAS BEEN APPROVED BY THE CCDPW FOR THE CONSTRUCTION SHOWN HEREON. A SITE CONSTRUCTION AS BUILT SHALL BE SUBMITTED TO THE CCDPW PRIOR TO USE AND/OR OCCUPANCY OF ANY OF THE SITES SHOWN HEREON. ANY CHANGE TO THE FOREST RESTORATION, FORESTATION, AND/OR REFORESTATION WILL REQUIRE A CONSISTENCY REVIEW, OF THE SWM APPROVAL, WITH CCDPW.
13. NO WETLANDS EXIST WITHIN THE PROPOSED AREA OF INTEREST.
14. ENTIRE SITE IS AN OPEN AGRICULTURAL FIELD SUCH THAT NO FOREST EXIST WITHIN THE PROPOSED AREA OF INTEREST.
15. FLOOD PLAIN: ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 2400190057A, DATED APRIL 4, 1983, THE PROPERTY SHOWN HEREON IS NOT AFFECTED, BY THE 100 YEAR FLOOD PLAN. (ZONE C)
16. PURPOSE OF PLAN: THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX PARCEL NO. 18, MAP 52, GRID 10 INTO 1 SINGLE FAMILY DWELLING LOT.

APPROVED: CECIL COUNTY OFFICE OF PLANNING & ZONING

 DIRECTOR DATE

APPROVED: CECIL COUNTY DEPARTMENT OF PUBLIC WORKS

 DIRECTOR DATE

APPROVED: CECIL COUNTY HEALTH DEPARTMENT

 DATE



CERTIFICATION OF ACCURACY:
 I, MICHAEL R. PARASKEWICH, SR., A REGISTERED PROPERTY LINE SURVEYOR IN THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAT IS IN COMPLIANCE WITH SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AND SUBSEQUENT AMENDMENTS.
Michael R. Paraskewich 4/19/06
 MICHAEL R. PARASKEWICH, SR. DATE

CERTIFICATION OF OWNERSHIP:
 CERTIFICATION IS HEREBY MADE THAT TO THE BEST OF MY KNOWLEDGE THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, CONCERNING THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.
 I/WE DAVID E MECK AND BARBARA ANN MECK HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THIS SUBDIVISION PLAT (THEREOF) WAS MADE AT OUR DISCRETION.
David E Meck 4-17-06
 DAVID E. MECK DATE
Barbara Ann Meck 4-17-06
 BARBARA ANN MECK DATE

OWNER/DEVELOPER
 DAVID E. & BARBARA A. MECK
 26 OLD CRYSTAL BEACH ROAD
 EARLEVILLE, MD 21919

NO.	DATE	DESCRIPTION	BY



MINOR SUBDIVISION
 PREPARED FOR
 DAVID E. MECK & BARBARA ANN MECK
 AUGUSTINE HERMAN HWY. - EARLEVILLE
 PARCEL 18 (MAP 52, GRID 10)
 FIRST ELECTION DISTRICT
 CECIL COUNTY - STATE OF MARYLAND
 SCALE: 1"=50' DATE: MARCH 6, 2006



PELSA COMPANY, INC.
 LAND CONSULTANTS AND SURVEYORS
 610 PEOPLES PLAZA, NEWARK, DE 19702
 PHONE: (302)834-3771 FAX: (302)834-2282

DESIGN BY: MRP SURVEY BY: TP/TM DRAWN BY: MRP CHECKED BY: MRP
 REF. DRAWINGS: SHEET NO. DRAWING NO. E-2246-844-L