

QC 348-06
SUB

Weldon, Gary
06-06-05-0017c

MSA.S. 1829-5925

Q 6/106

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/

June 1, 2006

Ms. Holly Tompkins
Queen Anne's County
Department of Planning and Zoning
160 Coursevall Drive
Centreville, MD 21617

VIA FACSIMILE

RE: File 06-06-05-0017-C Tax Map 56, Parcel 163 Property Owner – Gary Weldon

Dear Ms. Tompkins:

Thank you for the information request for Minor Subdivision Approval on the above referenced property. The property consists of approximately 5.373 acres and is located at 123 Little Neck Road in Stevensville. The applicant is proposing to divide the parcel into two new lots. Proposed Lot 1 is currently improved with a 2 story single family dwelling, 1 story metal building, a paved driveway and small pond. Proposed Lot 2 is undeveloped. The site is entirely within the Critical Area and is designated LDA. I have reviewed the information provided and have the following comments:

1. The site is subject to a 15% afforestation requirement. A review of a 2005 aerial photograph does not indicate the presence of any trees on the northern portion of Proposed Lot 2. The area of existing forest should be better delineated.
2. Each site is limited to 15% impervious surface. The improvements on Lot 1 are in compliance.
3. A letter from the DNR Heritage Division was provided and there are no indications of any sensitive species on the site.
4. Non-tidal wetlands are present on the site and a 25-foot buffer is required to be established.


Ms. Tompkins
Weldon Subdivision

June 1, 2006
Page 2

5. No further comments from this office are warranted until the project is submitted as a site plan.

Thank you for the opportunity to review this project. If you have any further questions or comments please call me directly at 410-260-3476.

Best regards,



Chris Clark
Natural Resources Planner

cc: QC 348-06

**CHESAPEAKE BAY CRITICAL AREA
ENVIRONMENTAL ASSESSMENT**

F O R

LANDS OF GARY WELDON

Minor Subdivision

**PREPARED BY: LANE ENGINEERING, INC.
114-B WEST WATER STREET
CENTREVILLE, MD 21617**

**May 17, 2006
JOB 060083**

TABLE OF CONTENTS

SECTION ONE	Introduction
SECTION TWO	Planting & Forest Management / Amount & Type of Forest Cover
SECTION THREE	Habitat Protection and Open Space
SECTION FOUR	Cooperators Agreement / Existing Ag Activities on Site
SECTION FIVE	Shoreline Erosion / Natural Park Management
SECTION SIX	Ten Percent Pollutant Reduction
SECTION SEVEN	Amount and Type of Wetlands
SECTION EIGHT	Soil Types, Steep Slopes & Topography
SECTION NINE	Sewer & Water Service
SECTION TEN	Impervious Surfaces
ATTACHMENTS	Heritage Letter

SECTION ONE

Statutory Requirements: The Queen Anne's County Code requires that Technical Plans be prepared in accordance with Chapter 14 ENVIRONMENTAL PROTECTION for any development or subdivision proposed within the Critical Areas. The purpose of these technical plans is to assist Queen Anne's County in assessing and evaluating potential impacts from the proposed subdivision of a parcel of land in Queen Anne's County that requires site plan or subdivision approval. These technical plans have been prepared in accordance with the guidelines for content as set forth in the Critical Area Zoning Code.

Project Summary: The developer, Gary Weldon, proposes to subdivide Parcel 163 into two (2) residential lots containing 5.373 acres of land within the critical area. This development is to be completed in conformance with the regulations in the Queen Anne's County Zoning Code.

As noted on Queen Anne's County Resource Map No. 56, Development Area Designation, the Critical Area portion of the site is zoned as LDA, Limited Development Area. The County Zoning is NC-2.

Project Location: The project site is located in the Fourth Election District, Queen Anne's County Maryland. It can be found on Tax Map 56, Grid 15, Parcel 163. The subject site is located within the Critical Area associated with the Eastern Bay.

Project & Site Description: Currently, the Critical Area LDA portion of the site is improved with an existing dwelling, one story metal building, two sheds and existing paved driveway. Private water and septic service the property. The remainder of the site is in lawn and landscaping with a pond.

SECTION TWO

Planting & Forest Management / Amount & Type of Forest Cover

Currently the site has 35,107 sq. ft. of forest cover. Fifteen (15) percent of the site area (35,107 square feet) is proposed for forest conservation.

SECTION THREE

Habitat Protection Plan

No record of rare, threatened or endangered plant or animal communities is on file with the State of Maryland or Federal reviewers (see Heritage Letter attached). All improvements are proposed within the existing lawn area of the site and no woodlands are proposed for clearing.

As part of standard procedure, the Queen Anne's County Habitat maps were reviewed. The Natural Resource Maps dated July 1995 indicate no Historic Waterfowl Staging Areas, no Bald Eagle Nest Sites, no Colonial Water bird Nesting Sites, no Anadromous Fish Spawning Grounds, no Delmarva Fox Squirrel Habitat and no Oyster Bars in the immediate vicinity of the project.

SECTION FOUR

Cooperators / Farm Plan / Existing Agricultural Activities on Site

There is no agricultural activity occurring at the site and none is proposed.

SECTION FIVE

Shoreline Erosion Plan / Natural Park Management Plan

The site is not waterfront. The site is not proposed for a natural park and Queen Anne's County has proposed no park plans.

SECTION SIX

Ten Percent Pollutant Reduction

The site is designated as Limited development Area (LDA). The 10 percent pollutant reduction rule does not apply.

SECTION SEVEN

Amount and Type of Wetlands

A nontidal wetland investigation has been performed on the subject property. No nontidal wetlands have been delineated in the areas of proposed improvements.

SECTION EIGHT

Soil types, Steep Slopes & Topography

The soil types mapped for this site are Ho (Honga peat), MtA (Mattapex-Butlertown silt loams 0-2% slopes, UoB (Unicorn silt loam 2-5% slopes) and Ot (Othello silt loam). Ho and Ot are considered hydric soils. There are no steep slopes on the site. The site is generally flat.

SECTION NINE

Existing and Proposed Sewer and Water Service

The site will have individual well and septic disposal for each proposed lot.

SECTION TEN

Existing and Proposed Impervious Surfaces

The existing impervious area for the site equals 16,745 sq. ft. Proposed impervious surfaces will be limited to fifteen (15) percent for each new lot created.

SUMMARY

The site is currently improved with a residence. Total impervious cover with the addition of the proposed lot will not exceed 15 percent of the total site area and no clearing of forest is proposed. No non-tidal wetlands or their associated buffers will be disturbed. Given these circumstances, we believe that there will be no adverse environmental impact resulting from the proposed lot on the site.



Robert L. Ehrlich, Jr., Governor

Michael S. Steele, Lt. Governor

C. Ronald Franks, Secretary

March 16, 2006

Ms. Marsha Usilton
Lane Engineering, Inc.
114 West Water Street
Centreville, MD 21617

**RE: Environmental Review for Lands of Gary Weldon, 123 Little Neck Road,
Stevensville, Tax Map 56, Grid 15, Parcel 163, Lane Engineering, Inc. Job #
060083, File C121, Queen Anne's Co., MD.**

Dear Ms. Usilton:

The Wildlife and Heritage Service has determined that there are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated. As a result, we have no specific comments or requirements pertaining to protection measures at this time. This statement should not be interpreted however as meaning that rare, threatened or endangered species are not in fact present. If appropriate habitat is available, certain species could be present without documentation because adequate surveys have not been conducted. It is also important to note that the utilization of state funds, or the need to obtain a state authorized permit may warrant additional evaluations that could lead to protection or survey recommendations by the Wildlife and Heritage Service. If this project falls into one of these categories, please contact us for further coordination.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,

A handwritten signature in cursive script that reads "Lori A. Byrne".

Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER #2006.0297.qa

RECEIVED
MAY 18 2006
QUEEN ANNE'S COUNTY
PLANNING & ZONING

SITE STATISTICS

TAX MAP 56, PARCEL 163
 CURRENT DEED: LIBER S.M. 879 FOLIO 509
 ZONING CLASSIFICATION: NC-2
 CURRENT USE: RESIDENTIAL

PROPERTY OWNER: GARY J. WELDON
 123 LITTLE NECK ROAD
 STEVENSVILLE, MD 21666

TOTAL LAND AREA SHOWN HEREON = 234,048 S.F./5.373 AC.±
 AREA OF PROPOSED LOT 1 = 131,953 S.F./3.029 AC.±
 AREA OF PROPOSED LOT 2 = 102,096 S.F./2.344 AC.±

MINIMUM SETBACK REQUIRED (NC-2)

LOT AREA	2 AC.
ROAD FRONTAGE	35 FT.
LOT WIDTH	150 FT.
FRONT YARD	35 FT.
SIDE YARD	20 FT.
REAR YARD	50 FT.

IMPERVIOUS AREA CALCULATIONS

PROPOSED LOT 1:
 TOTAL AREA = 131,953 S.F.±/3.029 AC.±
 MAXIMUM PERMITTED IMPERVIOUS AREA (15%) = 19,793 S.F.±/0.454 AC.±
 EXISTING IMPERVIOUS AREA = 16,745 S.F.±/0.384 AC.±
 REMAINING ALLOWABLE IMPERVIOUS AREA = 3,048 S.F.±/0.070 AC.±

PROPOSED LOT 2:
 TOTAL AREA = 102,096 S.F.±/2.344 AC.±
 MAXIMUM PERMITTED IMPERVIOUS AREA (15%) = 15,314 S.F.±/0.352 AC.±
 EXISTING IMPERVIOUS AREA = 10,000 S.F.±/0.229 AC.±
 REMAINING ALLOWABLE IMPERVIOUS AREA = 5,314 S.F.±/0.121 AC.±

- NOTES**
1. THE PROPERTY BOUNDARIES, BRADLE PATH EASEMENT, AND STORM DRAIN EASEMENT SHOWN HEREON WERE TAKEN FROM A PLAT ENTITLED "PLAT SHOWING THE DIVISION OF THE THOMAS L. BALDWIN LANDS" PREPARED BY J.R. McCORNE, JR. IN JUNE, 1972 AND RECORDED AMONG THE LAND RECORDS OF QUEEN ANNE'S COUNTY AT LIBER CW634 FOLIO 793, AS PLAT 69191.
 2. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE C, AN AREA OF MINIMAL FLOOD HAZARD, FLOOD ZONE B, AN AREA OF MODERATE FLOOD HAZARD (LESS THAN 1% ANNUAL CHANCE OF FLOODING), AND FLOOD ZONE A, AN AREA WITH A 1% ANNUAL CHANCE OF FLOODING, AS INDICATED ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 240054 0045 B, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) WITH AN EFFECTIVE DATE OF SEPTEMBER 28TH, 1984.
 3. VERTICAL DATUM INDICATED HEREON WAS BASED UPON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 240054 0045 B, REFERENCE MARK RM 164.
 4. THERE ARE NO NON-TIDAL WETLANDS ON THE SITE, PER THE UNITED STATES FISH AND WILDLIFE SERVICE NONTIDAL WETLAND INVENTORY ONLINE MAPPER, FEBRUARY 16TH, 2006, AND CONFIRMED BY THE UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL DETERMINATION APPLICATION #.
 5. THE SOILS SHOWN HEREON HAVE BEEN SCALED FROM THE QUEEN ANNE'S COUNTY SOILS MAP NO. 30.
 6. SITE LIES ENTIRELY WITHIN THE LDA PORTION OF THE CRITICAL AREA.
 7. IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, INC. ON FEBRUARY 3, 2006.
 8. THERE ARE NO KNOWN HISTORIC SITES LOCATED ON THE PARCEL DEPICTED HEREON.
 9. PROPOSED LOT 2 WILL BE SERVED BY PRIVATE WATER AND SEWER.
 10. STORMWATER MANAGEMENT FOR LOT 2 WILL BE ADDRESSED AT THE TIME OF ISSUANCE OF BUILDING PERMIT.
 11. NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH HAVE BEEN PROVIDED TO LANE ENGINEERING. THE BUILDING RESTRICTION LINES SHOWN HEREON ARE BASED SOLELY UPON THE QUEEN ANNE'S COUNTY CODE, CHAPTER 18, LAND USE AND DEVELOPMENT, APPLICABLE TO THE PROPERTY SHOWN HEREON. OTHER DOCUMENTS OF RECORD MAY EXIST WHICH COULD AFFECT THE SURVEYED PROPERTY REFLECTED HEREON, INCLUDING, BUT NOT LIMITED TO, EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, PLAT RESTRICTIONS, OR ANY OTHER FACTS THAT AN ACCURATE, COMPLETE, AND CURRENT TITLE SEARCH MAY DISCLOSE.
 12. AFTER THIS PLAT IS FINALLY APPROVED AND RECORDED, ANY PRIOR SIZE OR CONFIGURATION OF ALL OR ANY PART OF THE LAND SHOWN ON THIS PLAT, OR THE PRIOR STATUS OF ANY SUCH LAND AS A "LOT" UNDER ANY LAND USE & DEVELOPMENT REGULATIONS, IS SUPERSEDED BY THE SIZE AND CONFIGURATION OF THE LOTS SHOWN ON THIS PLAT.
 13. PER 18-1-20D IN SECTION 18-1-186D, (3), THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION WITH THE STEAM BUFFER EXCEPT AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING."

RIGHT-TO-FARM STATEMENT

THERE SHALL BE NO BASIS, UNDER THIS ORDINANCE, FOR RECOURSE AGAINST THE EFFECTS OF ANY NORMAL FARMING OPERATIONS CONDUCTED IN ACCORDANCE WITH STANDARD AND ACCEPTABLE BEST MANAGEMENT PRACTICES. NORMAL AGRICULTURAL AFFECTS INCLUDE, BUT ARE NOT LIMITED TO, NOISE, ODOR, VIBRATION, FUMES, DUST, SPRAY DRIFT OR GLARE.

ENVIRONMENTAL HEALTH CERTIFICATE

THIS IS TO VERIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE ENVIRONMENTAL HEALTH DEPARTMENT OF QUEEN ANNE'S COUNTY ON THE _____ DAY OF _____, 2006.

APPROVING AUTHORITY _____ DATE _____
 OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AM THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT I HAVE CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES SET FORTH HEREIN. I ALSO CERTIFY TO THE BEST OF MY KNOWLEDGE THAT ALL RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS OR COVENANTS HAVE BEEN INDICATED ON THE ANNEXED PLAT.

I HEREBY ACKNOWLEDGE AND ADOPT THE SAME AS MY ACT THIS _____ DAY OF _____, 2006.

GARY J. WELDON _____ DATE _____
 UNIFORM ACKNOWLEDGMENT ACT

ON THIS _____ DAY OF _____, 2006, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED GARY J. WELDON, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF I HERE UNTO SET MY HAND AND SEAL.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

PUBLIC WORKS CERTIFICATE

THIS IS TO VERIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF QUEEN ANNE'S COUNTY ON THE _____ DAY OF _____, 2006.

PLANNING DEPARTMENT CERTIFICATE

THIS IS TO VERIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE DEPARTMENT OF PLANNING OF QUEEN ANNE'S COUNTY ON THE _____ DAY OF _____, 2006.

APPROVING AUTHORITY _____ DATE _____
 ADMINISTRATIVE SUBDIVISION # _____

FINANCE OFFICE CERTIFICATE

THE FINANCE OFFICER OF QUEEN ANNE'S COUNTY HEREBY CERTIFIES THAT THERE ARE NO DELINQUENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THE ANNEXED PLAT, AND THAT I HAVE RECEIVED ALL FEES AND TAXES ASSESSED AGAINST SUCH LAND.

AS WITNESS, MY SIGNATURE, THIS _____ DAY OF _____, 2006.

SIGNATURE OF COUNTY FINANCE OFFICER _____

PURPOSE AND INTENT STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING PARCEL 163 INTO TWO (2) LOTS.

SURVEYOR'S CERTIFICATE

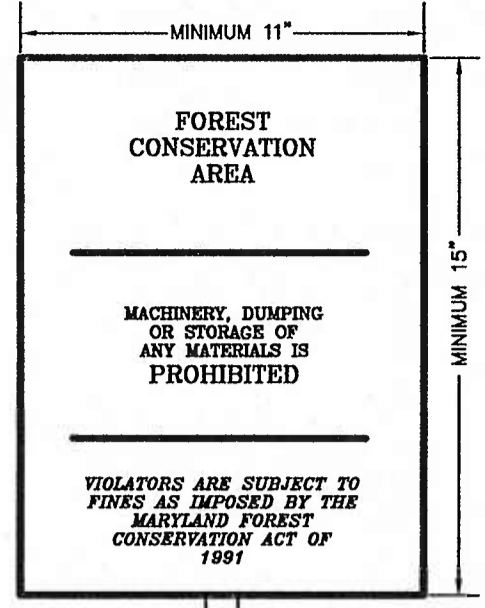
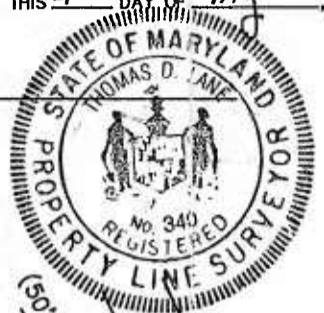
THIS IS TO CERTIFY THAT THE UNDERSIGNED, REGISTERED MARYLAND LAND SURVEYOR NO. 340, HAS SURVEYED AND SUBDIVIDED THE PROPERTY AS DESCRIBED AND SHOWN ON THE ANNEXED PLAT AND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THAT SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL LOTS MEET THE REQUIREMENTS OF THE QUEEN ANNE'S COUNTY ZONING ORDINANCE IN REGARD TO LOT AREA, WIDTH AND BUILDABLE AREA.

THIS PLAT HAS BEEN PREPARED BY THE LICENSEE EITHER PERSONALLY OR UNDER HIS DIRECTION AND SUPERVISION AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION .12 OF THE MARYLAND MINIMUM STANDARDS FOR SURVEYORS.

I FURTHER CERTIFY THAT THIS SUBDIVISION IS NOT SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

AS WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2006.

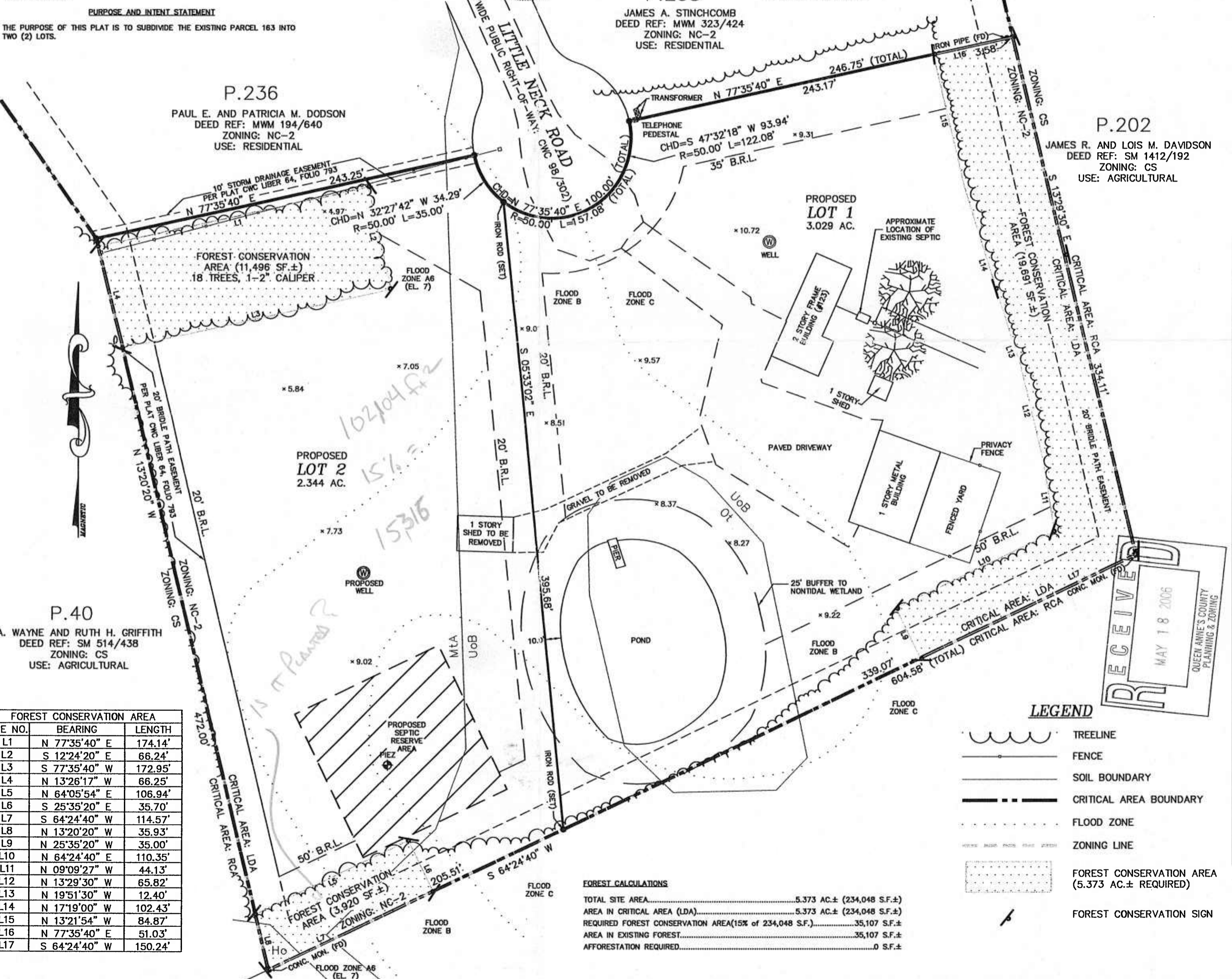
Thomas D. Lane
 THOMAS D. LANE
 LANE ENGINEERING, INC.
 114-B WEST WATER STREET
 CENTREVILLE, MARYLAND 21617



FOREST CONSERVATION AREA SIGN
 PLACEMENT IS MINIMUM 50'



VICINITY MAP
 Copyright ADC The Map People
 Permitted Use #203011635

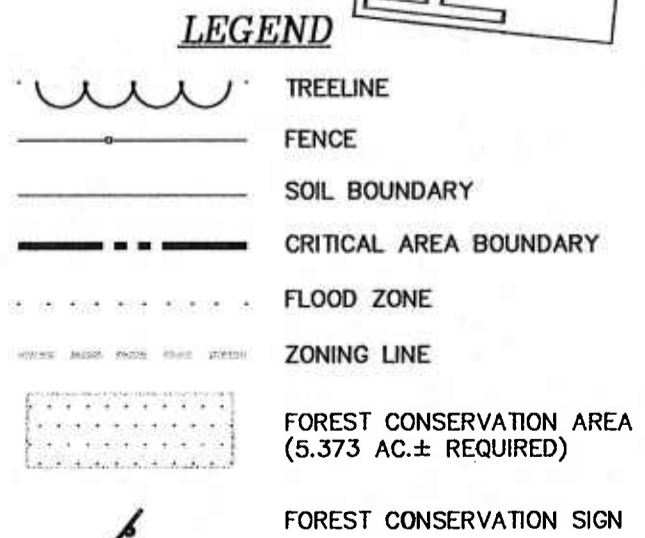


FOREST CONSERVATION AREA

LINE NO.	BEARING	LENGTH
L1	N 77°35'40" E	174.14'
L2	S 12°24'20" E	66.24'
L3	S 77°35'40" W	172.95'
L4	N 13°26'17" W	66.25'
L5	N 64°05'54" E	106.94'
L6	S 25°35'20" E	35.70'
L7	S 64°24'40" W	114.57'
L8	N 13°20'20" W	35.93'
L9	N 25°35'20" W	35.00'
L10	N 64°24'40" E	110.35'
L11	N 09°09'27" W	44.13'
L12	N 13°29'30" W	65.82'
L13	N 19°51'30" W	12.40'
L14	N 17°19'00" W	102.43'
L15	N 13°21'54" W	84.87'
L16	N 77°35'40" E	51.03'
L17	S 64°24'40" W	150.24'

FOREST CALCULATIONS

TOTAL SITE AREA	5.373 AC.± (234,048 S.F.±)
AREA IN CRITICAL AREA (LDA)	5.373 AC.± (234,048 S.F.±)
REQUIRED FOREST CONSERVATION AREA(15% OF 234,048 S.F.)	35,107 S.F.±
AREA IN EXISTING FOREST	35,107 S.F.±
AFFORESTATION REQUIRED	0 S.F.±



MINOR SUBDIVISION

OF THE LANDS OF
GARY WELDON
 IN THE FOURTH ELECTION DISTRICT
 QUEEN ANNE'S COUNTY, MARYLAND

TAX MAP 56 GRID 15 PARCEL 163

RECEIVED
 MAY 18 2006
 QUEEN ANNE'S COUNTY
 PLANNING & ZONING

DATE FEB 06
SCALE 1"=50'
JOB NO. 060083
DRAWN BY LKB
DWG. NAME 060083SEK2
APPROVED

SHEET No. 1 OF 1
FILE No. C121

Lane Engineering, Inc.
 Civil Engineers - Land Planning - Land Surveyors
 E-mail: mail@leinc.com
 117 Bay St. Easton, MD 21601 822-8003
 15 Washington St. Cambridge, MD 21613 (410) 221-0818 FAX: (410) 476-9948
 114B West Water St. Centreville, MD 21617 (410) 758-2098 FAX: (410) 758-4422