

WI 593-06  
SUB

Pilchard, Clayton

MSA.S. 1829-6161

10-24-06 Comments  
JBL

~~3/2/07  
SR  
Comments~~



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/)

March 12, 2007

Mr. Jimmy Sharp  
Wicomico County  
Department of Planning, Zoning, and Community Development  
PO Box 870  
Salisbury, MD 21803-0870

Re: Clayton Pilchard Subdivision

Dear Mr. Sharp:

I have received the revised plan and comments for the above-referenced subdivision request. It appears that the first three of the six comments made by Critical Area planner Jennifer Lester in her October 24, 2006 letter were addressed with the applicant's resubmittal. The last three comments reference Wicomico County code regarding subdivision plans. As the applicant does not currently have plans to build on the lots, information regarding plantings, impervious surfaces and open space are not available. This office does not oppose the subdivision of the applicant's lot as it has been submitted.

Thank you for the opportunity to comment. Please feel free to call with any questions concerning the above comments at (410) 260-3476.

Sincerely,

Julie Roberts  
Natural Resources Planner

cc: WI 593-06

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**

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(410) 260-3460 Fax: (410) 974-5338  
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October 24, 2006

Jimmy Sharp  
Wicomico County  
Department of Planning, Zoning and Community Development  
P.O. Box 870  
Salisbury, Maryland 21803-0870

**RE: WI 593-06 Clayton Pilchard Subdivision**

Dear Mr. Sharp:

I have reviewed the plat for this subdivision. It appears that Mr. Pilchard is proposing to subdivide parcel 36 into two parcels and to reconfigure the lot lines on parcel 35 which will provide access to the main road for the newly created lots. The new subdivision will contain 55.15-acres, of which 47.26 acres are located within the RCA. I have the following comments on this proposed subdivision.

- 1) Density: The applicant is permitted two dwelling units per the RCA density limitations of 1 unit per 20 acres. ✓
- 2) Habitat Protection Areas: The plat does not show all habitat protection areas as required by the Wicomico County Code § 125-44(A)(2)(e). All habitat protection areas should be identified, including steep slopes, highly erodible soils, nontidal wetlands, and habitats of rare, threatened and endangered species. ✓
- 3) Heritage Letter: A determination letter must be obtained from the Department of Natural Resources Wildlife and Heritage Service (WHS) regarding the presence of rare, threatened and/or endangered species and/or their habitats on this site. All WHS comments must be addressed on the plat. A copy of the WHS comments must be provided to this office prior to final plat approval. ✓
- 4) Planting Plan: Wicomico County Code § 125-44(2)(a) requires the applicant submit a plan for woodland conservation or reforestation as required with comments by the Bay Forester. Please have the applicant submit this if required by other provisions of the Wicomico County Code.

Jimmy Sharp  
October 24, 2006  
Page 2 of 2

- 5) Proposed Impervious Surface Areas: For the newly created lots the applicant must show an outline of building envelopes, paved drives and any other proposed impervious surface areas, see Wicomico County Code § 125-44(C)(d).
- 6) Open Space Maintenance Plans: Wicomico County Code § 125-44(C)(2)(b) requires that subdivisions include plans for protecting any open space, wildlife corridors or habitat protection areas for developments located in the Critical Area. Please have the applicant include such plans if applicable.

Please provide the updated information for our review when it becomes available. If you have any questions about my comments you can contact me at 410-260-3481. Thank you for the opportunity to provide comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Lester', with a long horizontal flourish extending to the right.

Jennifer B. Lester  
Natural Resources Planner

Hampshire, Hampshire & Andrews, Inc.  
Land Surveyors - Planners - Designers  
Environmental and Soil Consultants

226 N. Division St.  
Salisbury, MD 21801  
(410) 742-4673

30505 Prince William St.  
Princess Anne, MD 21853  
(410) 651-1428

Harold W. Hampshire, R.P.L.S.  
Douglas H. Hampshire, R.P.L.S.  
John W. Andrews, P.L.S.

801 W. Main St.  
Crisfield, MD 21817  
(410) 986-2006

February 23, 2007

Jimmy Sharp  
Wicomico County  
Department of Planning & Zoning  
Government Office Building  
125 N. Division St.  
Salisbury, MD 21801

**Re: WI 593-06 Clayton Pilchard Subdivision**

Dear Mr. Sharp,

Per letter dated October 24, 2006, from Jennifer Lester of the Critical Area Commission, here is a point by point response to the comments contained in said letter.

1. Density of 1 dwelling unit pcr 20 acres has been met.
2. Steep slopes (> 15%) present occur only at the property line that runs by and with the mean high water line of Quantico Creek. A 15' Habitat Protection Area has been added to the plat. There are no highly erodible soils, non-tidal wetlands, or rare, threatened or endangered species present.
3. A letter has been obtained from the Wildlife and Heritage Service and is enclosed.
4. Per our conversation today, the Bay Forester said nothing would be needed on the plan at this time since there is no proposed construction at this time. A signature line has been added to the plan.
5. There are no building plans for the sites at this time.
6. A note has been added to the plan stating that 50% of the Lots must remain in Open Space.

Thank you for kind attention in this ongoing review. Please do not hesitate to contact me with any additional comments.

Sincerely,



Eric Powell

Enc.



Robert L. Ehrlich, Jr., Governor

Michael S. Steele, Lt. Governor

C. Ronald Franks, Secretary

January 11, 2007

Ms. Mary Anne Johnson  
Hampshire, Hampshire & Andrews, Inc.  
226 N. Division Street  
Salisbury, MD 21801

**RE: Environmental Review for Clayton Pilchard – Job #9381, 6550 Cherrywalk Road, Tax Map 35 Parcels 30 (Lot #2), 35, 36 & 69, Wicomico County, Maryland.**

Dear Ms. Johnson:

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. 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.

We would also like to bring to your attention that the open waters that are adjacent to or part of the site are known historic waterfowl concentration areas. If there is to be any construction of water-dependent facilities please contact Larry Hindman of the Wildlife and Heritage Service at (410) 221-8838 for further technical assistance regarding waterfowl.

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,

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

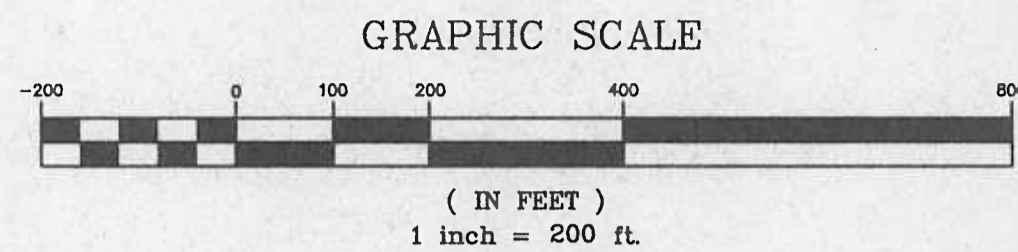
ER #2006.2826.wi  
Cc: L. Hindman, DNR  
L. Hoerger, CAC

PLANNING DEPARTMENT

**RECEIVED**

DATE 2/03/07 BY C

**SUBDIVISION**  
FOR  
**CLAYTON P. PILCHARD**  
6550 CHERRYWALK ROAD  
QUANTICO ELECTION DISTRICT  
WICOMICO COUNTY, MARYLAND



SCALE: 1" = 200' DATE: 02/23/2007  
HAMPshire, HAMPshire & ANDREWS INC.  
MARYLAND REGISTERED LAND SURVEYORS  
226 North Division St. 30505 Prince William St.  
Salisbury, MD. 21801 Princess Anne MD. 21853  
801 W. Main St.  
Crisfield MD. 21817

**NOTES:**

1. Dead Ref.: 953/107, 1244/303, 1882/451
2. Plat Ref.: 14/671, 12/601
3. Parcel Nos. 35, 36, & Parcel 30, Lot 2
4. Assess. Map No. 35, Grids 9, 10, & 15
5. ○ Denotes Iron Pipe Found
6. ● Denotes Iron Rod Found
7. ⊙ Denotes Iron Rod & Cap Placed
8. Zoned: A-1  
Setbacks (Principle Dwelling): 50' Front  
10' Side  
30' Rear
9. Owner: Clayton P. Pilchard  
6550 Cherry Walk Road  
Hebron, MD 21830
10. All future construction shall conform to the Wicomico County Zoning Code in effect at the time of construction.
11. The approval of the Wicomico County Department of Public Works does not relieve the applicant of the responsibility to comply with all other State, Federal, and local laws.
12. These lots may be susceptible to periodic localized stormwater drainage problems. Lot owners are encouraged to prepare the site and construct structures so as to minimize the impact of these potential stormwater drainage problems.
13. This property is located within an area that allows agricultural operations. This "Right to Farm" is protected under Chapter 186 of the Wicomico County Code.
14. Within the areas designated as "Drainage and Maintenance Easement," objects (such as structures, fences, sidewalks, paved driveways, and/or utilities) which may act as an obstruction to the intended use and/or maintenance of the easement, shall not be permitted.
15. There are no wells or septic systems within 100' of the subdivision except as shown.
16. Per the Maryland Dept. of Natural Resources, Wildlife & Heritage Service, there are no records of rare, threatened, or endangered species within the project site.
17. 50% of the property located within the Chesapeake Bay Critical Area must remain in Open Space.

"I/WE CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY, SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH, TO THE BEST OF OUR KNOWLEDGE."

CLAYTON P. PILCHARD

HAMPshire, HAMPshire & ANDREWS, INC.  
REG. PROF. LAND SURVEYORS

**WICOMICO COUNTY FOREST CONSERVATION ACT**

This subdivision is bounded by the agreements as set forth in FCA # \_\_\_\_\_ on file in the Planning Office.

Planning Director \_\_\_\_\_ Date \_\_\_\_\_

**G.P.R. MANAGEMENT ZONE**

There will be no permanent buildings, easements or driveways permitted within the designated sewage disposal area as shown on the plat.  
No permanent foundation is permitted within 30.0' of any well.

**STORMWATER NOTE**

FINAL plat approval certifies that the subdivision has been reviewed for stormwater drainage affecting only streets and public areas within its' own boundaries, not individual lots.

**WICOMICO COUNTY DEPARTMENT OF PLANNING & ZONING**

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_

**WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS**

DATE: MAR 5 2007  
BY: \_\_\_\_\_

**WICOMICO COUNTY HEALTH DEPARTMENT**

Lots 1 & 2 are approved for on-site sewage disposal and individual wells under COMAR 26.04.03. Lift pump may be required.

Parcel 35 is approved with existing well and sewage facilities. This does not indicate that the quality of these systems has been evaluated.

L.E. #4920

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_

WICOMICO COUNTY COMMISSION  
Chesapeake & Atlantic Coastal Bays

**AREA OF PROJECT:**

LOT 1 - 28.34± AC.  
LOT 2 - 27.51± AC.  
TOTAL - 55.85± AC.

**AREA WITHIN CHESAPEAKE BAY CRITICAL AREA:**

LOT 1 - 24.06± AC.  
LOT 2 - 23.90± AC.  
TOTAL - 47.96± AC.

**AREA OUTSIDE CHESAPEAKE BAY CRITICAL AREA:**

LOT 1 - 4.28± AC.  
LOT 2 - 3.61± AC.  
TOTAL - 7.89± AC.

**FORESTED AREA WITHIN C.B.C.A.:**

LOT 1 - 7.26± AC.  
LOT 2 - 9.48± AC.  
TOTAL - 16.74± AC.

**FORESTED AREA OUTSIDE C.B.C.A.:**

LOT 1 - 0 AC.  
LOT 2 - 0 AC.  
TOTAL - 0 AC.

**FORESTED AREA TO BE CUT WITHIN C.B.C.A.:**

LOT 1 - 0 AC.  
LOT 2 - 0 AC.  
TOTAL - 0 AC.

**FORESTED AREA TO BE PLANTED WITHIN C.B.C.A.:**

LOT 1 - 1.58 AC.  
LOT 2 - 0 AC.  
TOTAL - 1.58 AC.

**FORESTED AREA TO BE PLANTED OUTSIDE C.B.C.A.:**

LOT 1 - 0 AC.  
LOT 2 - 0 AC.  
TOTAL - 0 AC.

**WETLANDS:**

LOT 1 - 0 AC.  
LOT 2 - 0 AC.  
TOTAL - 0 AC.

**UPLAND ACREAGE:**

LOT 1 - 28.34± AC.  
LOT 2 - 27.51± AC.  
TOTAL - 55.85± AC.

**BAY FORESTER**

APPROVING AUTHORITY: *Ronald Metzger* DATE: 3-1-07

**CHESAPEAKE BAY CRITICAL AREAS APPROVAL**

A PORTION OF THE PROPERTY SHOWN ON THIS PLAT IS LOCATED WITHIN A RESOURCE CONSERVATION AREA OF THE "CHESAPEAKE BAY CRITICAL AREAS DISTRICT". NO DISTURBANCE OF LAND MAY OCCUR WITHOUT A "CHESAPEAKE BAY CRITICAL AREA CERTIFICATE OF COMPLIANCE".

APPROVING AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

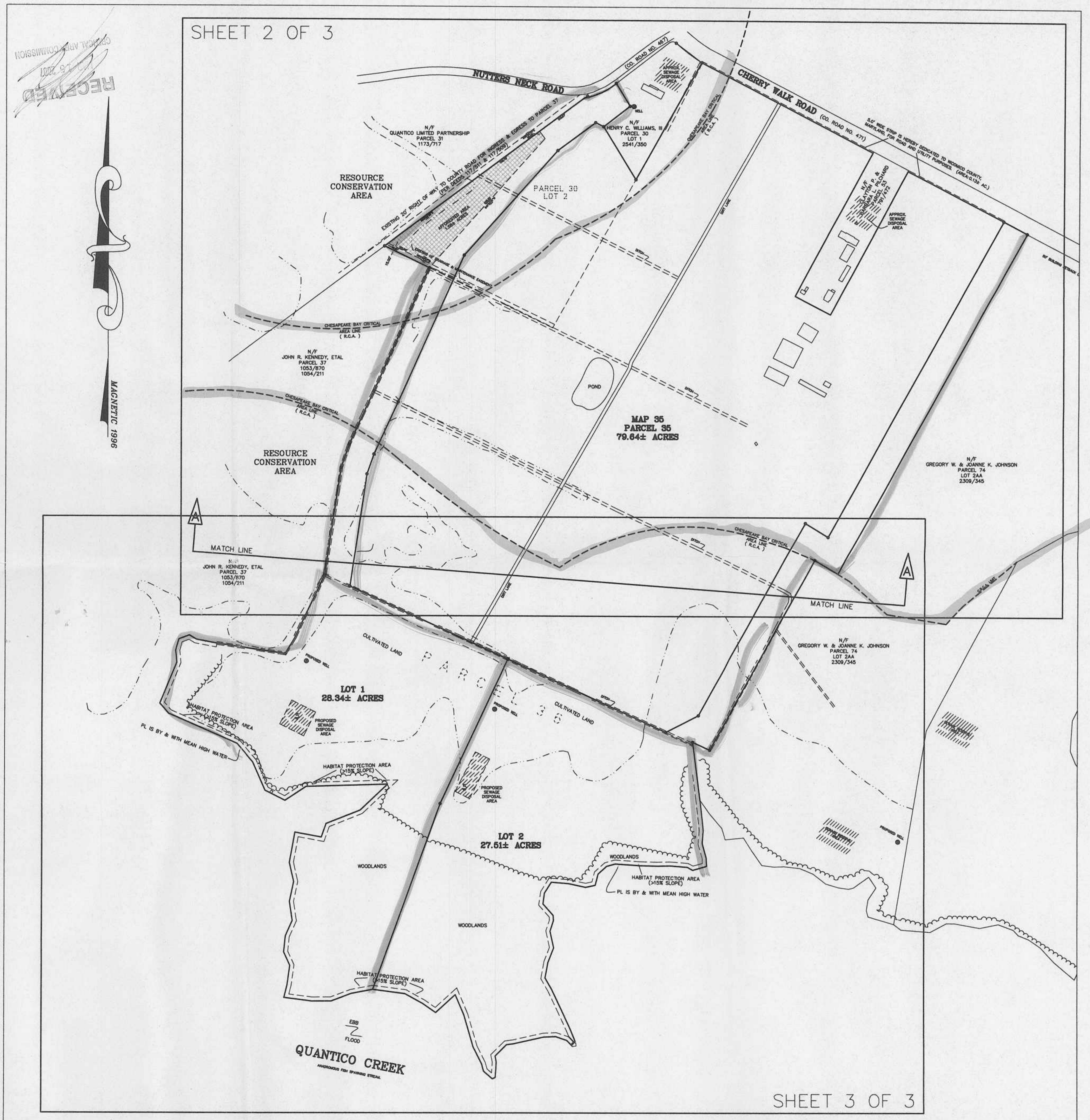
Based upon review of the Federal Emergency Management Agency Flood Insurance Rate Maps, panel 25 of 55, Community Panel Number 240078 0025 C, with an effective date of September 28, 1984, the property depicted on this survey is located within ZONES A3 (areas of the 100-yr flood, B (areas of the 500-yr flood, & C (areas of minimal flooding)

THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AND ANY DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS AND REGULATIONS AS SET FORTH IN CHAPTER 149 OF THE WICOMICO COUNTY CODE ENTITLED "FLOOD PLAN MANAGEMENT".

JOB NO: 09381

DRAWN BY: E.J.P. DATE: 08/17/2006  
COMPUTED BY: E.J.P. DATE: 08/17/2006  
CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SHEET 2 OF 3

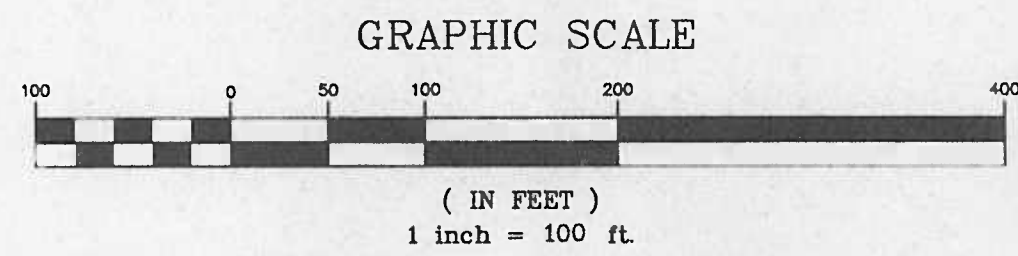


SHEET 3 OF 3

SHEET 1 OF 3



**SUBDIVISION**  
FOR  
**CLAYTON P. PILCHARD**  
6550 CHERRYWALK ROAD  
QUANTICO ELECTION DISTRICT  
WICOMICO COUNTY, MARYLAND



SCALE: 1" = 100' DATE: 02/23/2007  
HAMPshire, HAMPshire & ANDREWS INC.  
MARYLAND REGISTERED LAND SURVEYORS  
226 North Division St. 30505 Prince William St.  
Salisbury, MD. 21801 Princess Anne MD. 21853  
801 W. Main St.  
Cristfield MD. 21617

Δ = 28°02'10"  
R = 253.33'  
T = 63.25'  
L = 123.96'  
BRG = N68°03'39"E  
CRD = 122.73'

RESOURCE  
CONSERVATION  
AREA

NUTTERS NECK ROAD  
(CO. ROAD NO. 467)

CHERRY WALK ROAD  
(CO. ROAD NO. 471)

5.0' WIDE STRIP IS HEREBY DEDICATED TO WICOMICO COUNTY,  
MARYLAND, FOR ROAD AND UTILITY PURPOSES. (AREA: 0.13± AC.)

EXISTING 20' RIGHT OF WAY TO COUNTY ROAD FOR INGRESS & EGRESS TO PARCEL 37  
(PER DEEDS 117/511 & 117/509)  
3.44± ACRES OF PARCEL 30, LOT 2 TO BE  
ADDED TO AND BECOME A PART OF PARCEL 36,  
LOT 1 PER THIS PLAT.

5.94± ACRES OF PARCEL 30,  
LOT 2 TO BE ADDED TO AND  
BECOME A PART OF PARCEL 35  
PER THIS PLAT.

MAP 35  
PARCEL 35  
79.64± ACRES

5.59± ACRES OF PARCEL 35 TO BE ADDED TO  
AND BECOME A PART OF PARCEL 36, LOT 2  
PER THIS PLAT.

N/F  
JOHN R. KENNEDY, ETAL  
PARCEL 37  
1053/870  
1054/211

N/F  
GREGORY W. & JOANNE K. JOHNSON  
PARCEL 74  
LOT 2AA  
2309/345

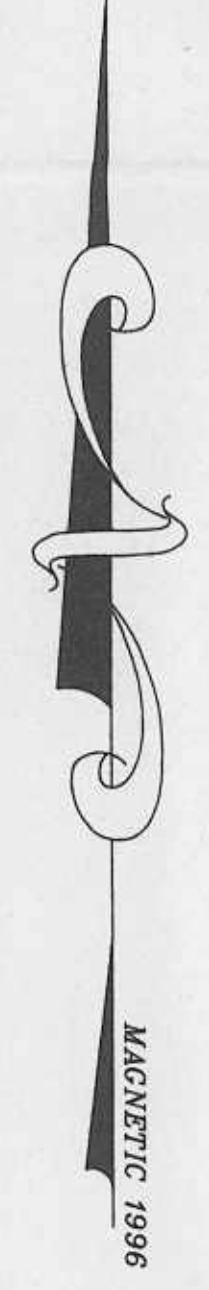
RESOURCE  
CONSERVATION  
AREA

NOTE:  
FOR GENERAL NOTES AND  
AGENCY APPROVALS, SEE  
SHEET 1 OF 3.

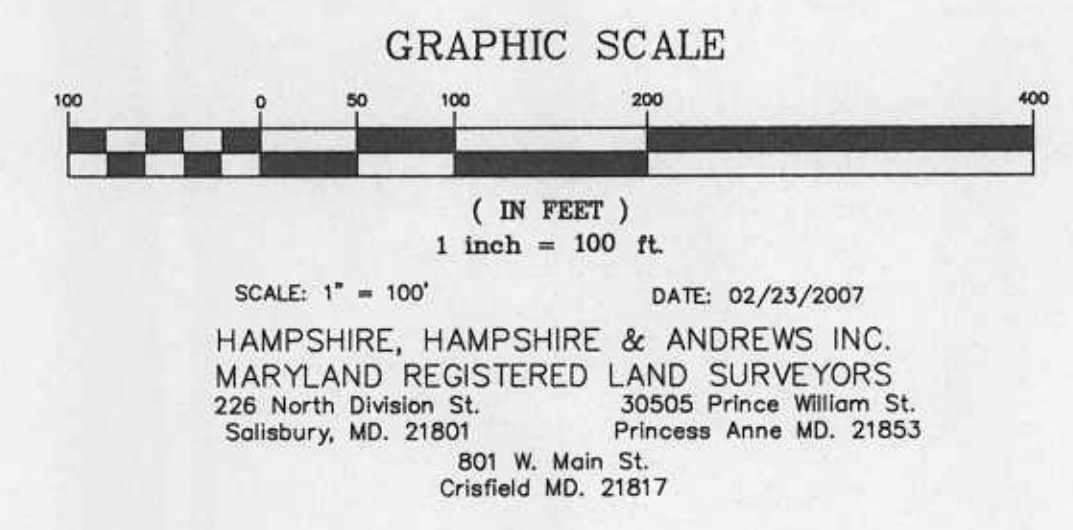
N/F  
JOHN R. KENNEDY, ETAL  
PARCEL 37  
1053/870  
1054/211

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LINE	LENGTH	BEARING
L1	15.76	S85°12'12"E
L2	48.59	S84°11'46"W
L3	36.79	S32°19'45"E
L4	38.81	S86°54'24"E
L5	53.89	S74°00'46"W
L6	23.82	N60°25'58"W
L7	64.93	N85°25'01"W
L8	47.20	S88°49'25"W
L9	66.48	N89°42'54"W
L10	91.80	N86°09'49"W
L11	33.49	S74°09'37"W
L12	43.35	S47°48'04"W
L13	42.87	S14°08'31"W
L14	36.90	S77°58'45"W
L15	65.95	N77°59'57"W
L16	64.76	N85°22'35"W
L17	48.57	S31°34'59"W
L18	40.50	S07°23'52"W
L19	57.81	S41°26'28"E
L20	17.91	S57°41'28"E
L21	11.71	S17°54'09"W
L22	64.89	S18°03'11"E
L23	58.58	S21°03'53"W
L24	59.58	S19°18'22"W
L25	59.91	S29°34'34"E
L26	67.21	S28°10'11"E
L27	78.11	S24°22'05"E
L28	48.61	S22°28'02"E
L29	60.41	S45°10'31"W
L30	25.94	N43°56'32"W
L31	44.25	N71°17'53"W
L32	43.52	S87°24'45"W
L33	114.86	S77°18'14"W
L34	27.82	S82°03'44"W
L35	59.92	S44°22'33"W
L36	23.02	S16°51'08"E
L37	53.33	S33°51'40"W
L38	11.99	S67°18'30"W
L39	43.60	N49°19'42"W
L40	28.41	N41°52'36"W
L41	71.07	N82°21'25"W
L42	186.25	N86°18'11"W
L43	85.29	N26°48'07"W
L44	99.99	S47°28'46"W
L45	59.74	N53°02'21"W
L46	75.38	N60°41'47"W
L47	122.49	N82°35'19"W
L48	81.59	S77°18'28"W
L49	80.06	S69°09'29"W
L50	74.09	S89°40'14"W
L51	104.26	N82°46'34"W
L52	49.27	N31°43'00"E
L53	74.24	N07°45'28"E
L54	55.48	N21°44'09"W
L55	60.59	N05°32'08"E
L56	63.84	N82°45'53"E
L57	72.87	N08°45'24"W
L58	75.60	N11°47'18"E
L59	71.59	N12°36'12"E
L60	115.24	N18°04'19"E
L61	106.62	S79°31'37"E
L62	54.18	N18°12'03"E
L63	137.94	N68°12'03"E
L64	141.90	N46°27'03"E
L65	285.24	S81°17'01"W
L66	95.04	S56°17'03"W
L67	82.82	N63°08'57"W
L68	116.80	N27°42'57"W
L69	91.08	N49°27'57"W
L70	281.82	N66°17'57"W
L71	50.64	N49°27'57"W
L72	165.00	N22°12'03"E
L73	46.20	N61°37'37"W
L74	44.53	N15°27'46"E
L75	41.97	N69°30'05"E
L76	30.33	S59°08'49"E



**SUBDIVISION**  
FOR  
**CLAYTON P. PILCHARD**  
6550 CHERRYWALK ROAD  
QUANTICO ELECTION DISTRICT  
WICOMICO COUNTY, MARYLAND



**NOTE:**  
FOR GENERAL NOTES AND  
AGENCY APPROVALS, SEE  
SHEET 1 OF 3.

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