

51829-6479

Comments  
6/26/07 JKD  
Comments  
7/7/08 AW  
Comments  
11/14/08 PBT

Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor



Margaret G. McHale  
Chair

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/)

December 28, 2009

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

Re: Breezy Point Marina- MSD-07-25-19

Dear Ms Vidotto:

Thank you for providing information regarding the above referenced subdivision application, final plat. This letter is subsequent to earlier letters dated December 5, 2008 and January 28, 2009.

Based on our phone conversation, I understand that the 3-1 acre lot exceptions are based on an old standard that was intended for intrafamily transfers and to promote smaller lots to conserve rural land. In most cases it is rendered moot by the overlaying Critical Area Ordinance.

If the subdivision is approved, the 5.86 acre non-buildable parcel referenced in Note #4 is not permitted any residential development rights in perpetuity. The one development right permitted in the RCA will be utilized by proposed Lot 1. Note # 4 alludes to the potential for future development if subdivision approval of the residue parcel is obtained. This note is misleading and in conflict with the density provisions of the RCA. Please remove it from the plat.

Note #14 is misleading and contrary to the County's Critical Area Program. Aside from impacts approved by the Board of Appeals' Case #07-3439 (as indicated in Note #15), disturbance to steep slopes in the Critical Area would require an additional variance. Note #14 should be removed.

As stated in the previous letters, we continue to have concerns with subdividing off a non-buildable residue parcel. As I stated, it remains our positions that the creation of a new, non-buildable residue parcel within the RCA with less than 20 acres is contrary to the intent of the Critical Area Law and the County's subdivision regulations. From our conversation I understand the intent, which is to separate the marine use from the residential use and to honor the 1 acre



**CALVERT COUNTY BOARD OF APPEALS**

**Case No. 07-3439**

**Public Hearing  
July 5, 2007**

Michael Strandquist from Breezy Point Marina & Chester W. Burgess have applied for a variance in the critical area slope extended buffer requirements and a variance in the steep slope requirements for construction of a single-family dwelling, deck driveway, well and septic system within the slope extended buffer on 15% or greater slopes. The property is located at 5230 Breezy Point Road, Chesapeake Beach (Tax Map 19, Parcel 60, Block E, Lot 10) is zoned RCD Rural Community District/RCA and at 5112 Shore Drive Huntingtown (Tax Map No. 19, Parcels 90, Block E, Lot 10) and is zoned RD Residential District/LDA.

**AUTHORITY OF THE BOARD OF APPEALS**

The jurisdiction of the Board of Appeals is based on Article 66B of the Annotated Code of Maryland, as amended, and Article 11 of the Calvert County Zoning Ordinance. Article 11 Section 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 of Section 8-1 of the Ordinance.

**TESTIMONY & EVIDENCE PRESENTED**

1. The case was presented July 5, 2007 before Board of Appeals members Mr. Michael Reber, Chairman, Mr. Walter Boynton, Vice Chairman, and Mr. Dan Baker (the Board). Mr. Michael Strandquist and Mr. Chester Burgess were present at the hearing and were represented by Mr. Jeff Tewell from Collinson, Oliff and Associates.
2. A Staff Report including photographs taken on site was entered into the record and marked Staff Exhibit No. 1.
3. The following Applicant Exhibits were dated and entered into the record at the hearing:

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AUG 6 2007

CRITICAL AREA COMMISSION  
Chesapeake & Atlantic Coastal Bays

- Exhibit No. 1 – Application
  - Exhibit No. 2 – Plat of Subject Property
4. The following person testified at the hearing:
- Lisa Hoerger, Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100, Annapolis, MD 21401
5. The following correspondence was entered into the record at the hearing:
- Letter dated June 26, 2007 from Kerrie Gallo, Chesapeake Bay Critical Area Commission
  - Memo dated June 26, 2007 from Stephanie Taylor, Calvert County Engineering Bureau
  - Memo dated June 7, 2007 from Ron Babcock, Calvert Soil Conservation District

#### FINDINGS OF FACT

Based on the application, testimony and evidence presented at the hearing, the Board made the following Findings of Fact:

1. The applicant proposes to construct a house on Parcel 60, which is the Breezy Point Marina property. The applicant proposes to define a 1-acre lot around the area of the proposed house site, with the remainder of the property 7-acre lot being recorded as residue. The property is eligible for a house site without creating the lot; however, the applicant intends to retain the residue portion of the property with the marina, separate from the building lot. Only one house is allowed on the Parcel.
2. The applicant proposes to access this building site via a driveway that currently exists. The driveway is located within the Neeld Estates subdivision and is the access to Lot 10, Parcel 90 in Neeld Estates. A spur off the northern side of the driveway enters the building site on Parcel 60. Some of the driveway may need to be graded and widened to provide suitable access to the building site; hence, the variance application for Lot 10 of Parcel 90. The applicant testified he has received a permanent easement for access to his lot via this driveway. This easement eliminates the need for disturbance of the steep slope areas for access to the house site.
3. The applicant purchased the property in 1995 and operates the marina.
4. The properties are both properly grandfathered for Critical Area variance consideration.

5. The proposed house location is a reasonably level knoll and ridge, from which the terrain falls more steeply toward the waterfront on Plum Point Creek. The entire site is wooded. The Health Department requirement for the septic system location is dictating where the house can be located.
6. The 100-foot buffer and slope-extended buffer as measured from Plum Point Creek cover much of the property.
7. The applicants propose to clear 11,370 s.f. for house construction and installation of the well and septic system. That represents 26% of the 1-acre lot area, but just 3.8% of the 6.87 acres of combined lot and residue. Allowed clearing without variance is a maximum of 30%.
8. Proposed impervious surface is 3603 s.f., or 8.3% of the property. Allowed impervious surface without variance is 15%.
9. The proposed house measures 39' x 65' and is two stories on a basement. The house is comparable in size to houses on adjacent properties.
10. Proposed stormwater management includes 4 drywells. Testimony was received indicating these 4 drywells were designed to collect 1.5 inches of rain; however, they could be modified to control 2.0 inches of rain.
11. The proposed septic system includes a denitrification unit.
12. The project has been designed to avoid disturbance to the area adjacent to Plum Point Creek, which exits to the Chesapeake Bay.
13. An earth dike will be installed along the eastern edge and a portion of the northern boundary of this project during the construction phase.
14. The applicant testified, pending Health Department approval, the location of the first septic field can be moved off of the steep slopes.
15. Testimony was received indicating a Bald Eagle's nest is located on the property, which would limit the time of the year construction can take place.

### CONCLUSIONS

Based on the above findings of fact, the Board makes the following conclusions:

1. The Board concludes that it has the authority to grant the subject variances from the Critical Area requirements of Section 8-1 of this Ordinance.

2. The Board concludes that the applicant has overcome the presumption of nonconformance as required in Section 11-1.01.B.2 &3 of the Zoning Ordinance.
3. The Board concludes that the applicant has met each of the following variance standards:
  - a. The variance will not result in injury to the public interest; and
  - b. Granting the variance will not adversely affect the implementation of the Comprehensive Plan; and
  - c. the variance is the minimum adjustment necessary to afford relief from the regulations; and
  - d. special conditions or circumstances exist that are peculiar to the land or structure within Calvert County and that a literal enforcement of provisions within the County's Critical Area Program would result in unwarranted hardship; and
  - e. a literal interpretation of the Critical Area Legislation and the Calvert County Critical Area Program and related ordinances will deprive the applicant of rights commonly enjoyed by other properties in similar areas within the Critical Area of the County; and
  - f. the granting of a variance will not confer upon an applicant any special privilege that would be denied by the Calvert County Critical Area Program to other lands or structures within the County's Critical Area; and
  - g. 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.
  - h. the granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's Critical Area, and that the granting of the variance will be in harmony with the general spirit and intent of the Critical Area law.

**ORDER**

It is hereby ordered, by a unanimous decision that a variance in the critical area slope extended buffer requirements and a variance in the steep slope requirements for construction of a single-family dwelling, deck, driveway, well and septic system within the slope extended buffer on 15% or greater slopes as requested by Michael Strandquist from Breezy Point

Marina and Chester W. Burgess be **GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. All permits and approvals required by the Calvert County Zoning Ordinance and the Department of Planning and Zoning and those required by any other departments, agencies, commissions, boards or entities, in accordance with County, State and Federal law, must be obtained before commencing the development activity approved by this Order.
2. The property shall be developed in phases with each phase being stabilized prior to proceeding to the next phase.
3. A phasing plan shall be submitted with the building permit.
4. Prior to work being done on site, the location of the house and the limitation of clearing shall be staked and marked.
5. The Applicant's 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.
6. There shall be no stockpiling of excavated materials on site.
7. 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.
8. A 6' washed gravel bed shall be placed under any decks or deck areas to provide stabilization.
9. Stormwater management is required and the associated grading permit must be obtained. The variances granted are contingent upon the drywells proposed for stormwater management being designed to effectively handle a 2.0" rainfall.

10. The earth dike, installed during construction, must be backed with a chain link fence.
11. The variances granted are contingent upon the successful movement of the first septic system off of the steep slopes.
12. A denitrification septic system must be installed.
13. The construction restrictions, due to the Bald Eagle habitat in the area, must be adhered to.
14. A final as-built certification 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. A copy of the approved as-built certification shall be filed in the Board of Appeals record for this case.
15. The driveway easement for access to the subject parcel must be recorded in the land records for Calvert County, with a copy of the recordation provided to the Board of Appeals for its file.
16. Approval by the Zoning Enforcement Officer for the Board of Appeals is required prior to issuance of a Use and Occupancy Permit, or other final approval for the project, as determined by the Division of Inspection and Permits.
17. In accordance with Article 11-1.01.F.3 of the Calvert County Zoning Ordinance any violation of conditions imposed by the Board of Appeals shall be considered a violation of the Ordinance and subject to the enforcement provisions of Article 1-7.



APPEALS

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 11-1.07 of the Calvert County Zoning Ordinance, Board of Appeals decisions may be appealed to the Circuit Court of Calvert County by (1) any person aggrieved by any decision of the Board of Appeals or (2) any taxpayer, or (3) any officer, department, board or bureau of Calvert County. Such appeal shall be taken according to the Maryland Rules as set forth in Maryland Rules, Title 7, Chapter 200, as amended from time to time, within 30 days of the Board of Appeals Order.

Entered: August 3 2007  
Pamela P. Helie, Clerk

  
\_\_\_\_\_  
Michael J. Reber, Chairman

OWNER/DEVELOPER INFORMATION:

NAME: MICHAEL T. STRANDQUIST  
ADDRESS: 343 MARTINS COVE ROAD  
ANNAPOLIS, MD 21401

NOTES CONTINUED:

- 23. ANY FUTURE DEVELOPMENT OF LOT 1 OR THE RESIDUE WITHIN THE RESOURCE CONSERVATION AREA (RCA), MUST BE DONE IN ACCORDANCE WITH THE 15% IMPERVIOUS SURFACE/LOT COVERAGE LIMITATIONS, THE MINIMUM 15% FOREST RETENTION/AFFORESTATION REQUIREMENT AND THE FOREST CLEARING AND MITIGATION REQUIREMENTS SHALL BE ADDRESSED AT THE TIME OF BUILDING PERMIT. ANY REFORESTATION PLANS SHALL REQUIRE THE POSTING OF BONDS PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- 24. LOTS 1 AND 10-R SHALL BE EXEMPT FROM SWM PER SECTION 123.3.2.C UNTIL SUCH TIME AS IMPROVEMENTS ARE PROPOSED ON THE LOT.

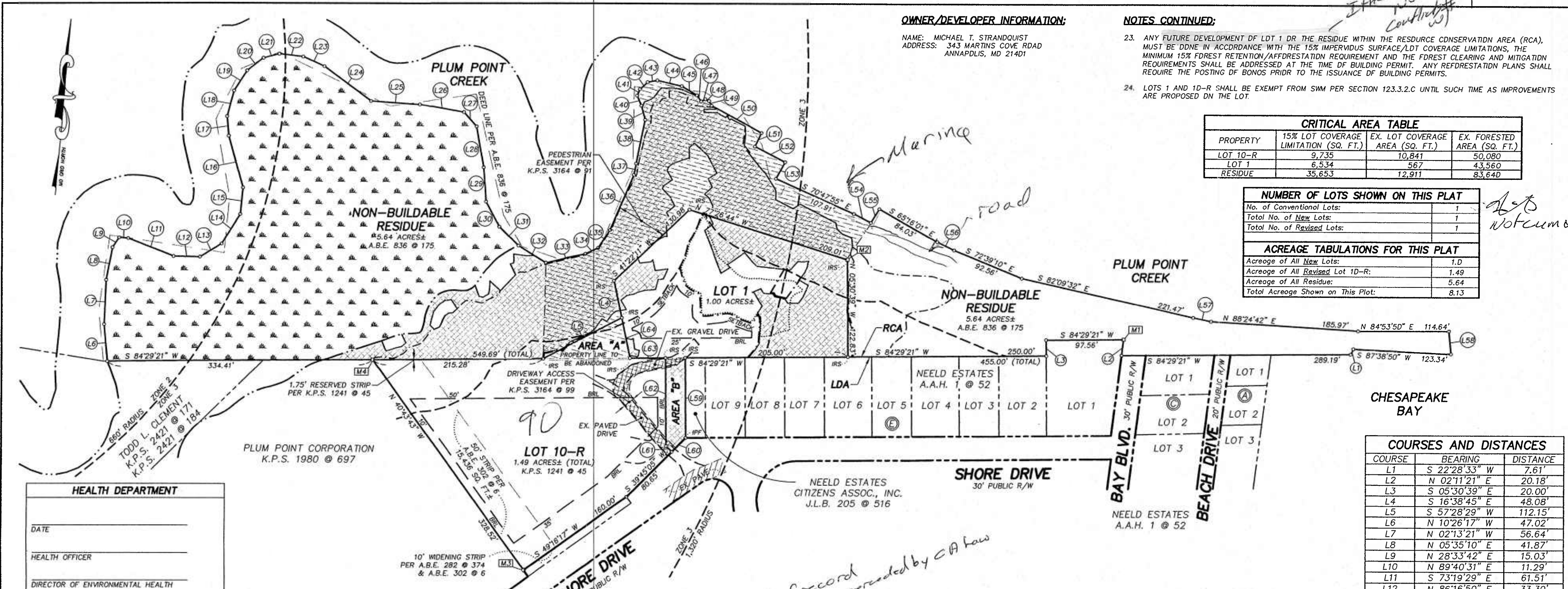
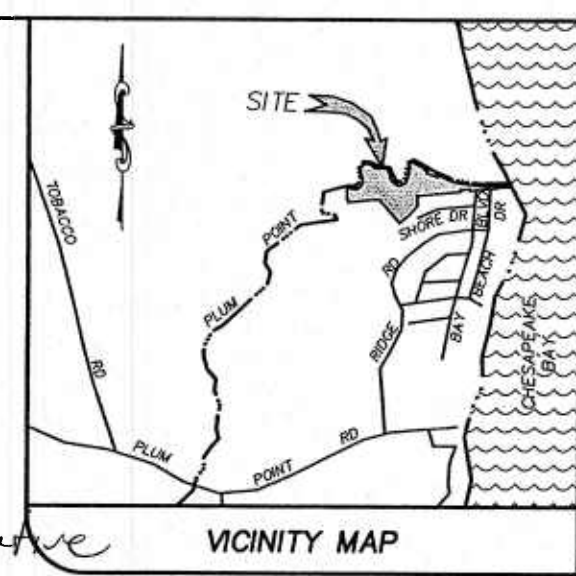
CRITICAL AREA TABLE with columns: PROPERTY, 15% LOT COVERAGE LIMITATION (SQ. FT.), EX. LOT COVERAGE AREA (SQ. FT.), EX. FORESTED AREA (SQ. FT.)

NUMBER OF LOTS SHOWN ON THIS PLAT

Table with 2 columns: Description, Count

ACREAGE TABULATIONS FOR THIS PLAT

Table with 2 columns: Description, Acreage



COURSES AND DISTANCES

Table with 3 columns: COURSE, BEARING, DISTANCE

COURSES AND DISTANCES

Table with 3 columns: COURSE, BEARING, DISTANCE

APPROVED BOARD OF APPEALS DISTURBED AREAS

Table with 2 columns: Description, Area (SQ. FT.)

COORDINATES

Table with 4 columns: NO., NORTH, EAST

LEGEND

- TIDAL WETLANDS
15% OR GREATER SLOPES
LIMIT OF DISTURBANCE PER APPROVED VARIANCES (SEE B.O.A. CASE NO. 07-3439)
EXPANDED BUFFER
WATERFRONT BUFFER
EX. SHORELINE
PEDESTRIAN EASEMENT PER K.P.S. 3164 @ 91
SHARED DRIVEWAY EASEMENT PER K.P.S. 3164 @ 99
IRON PIPE FOUND
IRON ROD SET
BUILDING RESTRICTION LINE
PROPERTY LINE TO BE ABANDONED
TRACT/DEED LINE
BALD EAGLE PROTECTION ZONE LINE
100 YEAR FLOOD PLAIN

HEALTH DEPARTMENT form with fields for DATE, HEALTH OFFICER, DIRECTOR OF ENVIRONMENTAL HEALTH, SANITARIAN

HEALTH OFFICER'S CERTIFICATION: THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.D.4.3 ALLOWING FOR INDIVIDUAL WATER SYSTEMS AND INDIVIDUAL SEWERAGE SYSTEMS...

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY RESOLUTION TRUST CORPORATION TO BREEZY POINT MARINA, INC. BY DEED DATED DECEMBER 12, 1995...

SIGHT DISTANCE CERTIFICATION: I HEREBY CERTIFY THAT THE SIGHT DISTANCE AT THE ACCESS OF THE EXISTING SHARED DRIVEWAY ENTRANCE ONTO SHORE DRIVE MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD ORDINANCE.

OWNER'S CERTIFICATION: THE UNDERSIGNED OWNER AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND LOCATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED...

APPROVED FOR RECORDING FOR THE PLANNING COMMISSION: Form with date and witness fields.

APPROVED FOR RECORDING FOR THE PLANNING COMMISSION: Form with date, witness, and owner fields.

- 1. THE PROPERTY CONSISTS OF 6.64 ACRES AND IS A PARENT TRACT AS OF JUNE 29, 1967. THE TRACT CARRIES THREE 1-ACRE LDT EXCEPTIONS, BASED UPON A NET TRACT AREA OF 3.78 ACRES (GROSS TRACT OF 6.64 ACRES - WETLANDS ACREAGE OF 2.86 ACRES = 3.78 ACRES). LDT 1 MUST MAINTAIN A MINIMUM LOT AREA OF 1.0 ACRE. LOT 1 SHALL USE ONE OF THE THREE PERMITTED LOT SIZED EXCEPTIONS.
- 2. LDT 1D, BLOCK E, PLAT 2, NEED ESTATES AND PARCEL 6D WILL BE REPLATTED AS PART OF AN EQUAL AREA LAND EXCHANGE (SEE DEEDS K.P.S. 3167 @ 517 & K.P.S. 3167 @ 524). THE PURPOSE OF THIS REPLATTING IS TO CREATE AREA "A" CONTAINING 2,800 SQUARE FEET TO BE ADDED TO LOT 1D, BLOCK E, PLAT 2, NEED ESTATES ALONG WITH A 50' STRIP RECORDED IN PLAT A.B.E. 302 @ 6 TO CREATE LOT 10-R AND TO CREATE AREA "B" CONTAINING 2,800 SQUARE FEET TO BE ADDED TO PARCEL 6D FOR THE PURPOSE OF PROVIDING PROPOSED LOT 1 WITH A LOT STEM AND THE REQUIRED 25' OF FRONTAGE ALONG SHORE DRIVE (SEE TABLE).
- 3. LDT 1 WILL ACQUIRE SHORE DRIVE BY SHARING AN EXISTING ENTRANCE AND DRIVEWAY, WHICH SERVES LOT 1D, BLOCK E, PLAT 2, NEED ESTATES (SEE DEED K.P.S. 3164 @ 99).
- 4. THE RESIDUE IS DEEMED NON-BUILDABLE FOR RESIDENTIAL PURPOSES ONLY, UNLESS THE PROPERTY OWNER OBTAINS FINAL SUBDIVISION APPROVAL FROM THE CALVERT COUNTY PLANNING COMMISSION OR ITS DESIGNEE.
- 5. ANY FUTURE DEVELOPMENT ON LOT 1 SHALL COMPLY WITH THE 17 CONDITIONS SET FORTH IN BOARD OF APPEALS CASE NO. 07-3439, SIGNED AUGUST 3, 2007. FURTHERMORE, ANY PROPOSED ACTIVITIES WITHIN THE BUFFER, OTHER THAN THOSE APPROVED BY THE BOARD OF APPEALS SHALL COMPLY WITH THE PROVISIONS OF ARTICLES 8-1.D.8.D AND 8-2.D.2 OF THE CALVERT COUNTY ZONING ORDINANCE.
- 6. THE EXPANSION OR MODIFICATION OF STRUCTURES FOR THE MARINA SUCH AS PIERS, BULKHEADS, WALKWAYS AND PARKING AREAS LOCATED WITHIN THE CRITICAL AREA 1D SHORELINE BUFFER, SHALL ADHERE TO ARTICLE 2-6.D.1 OF THE CALVERT COUNTY ZONING ORDINANCE FOR CONTINUATION OF LAWFULLY EXISTING NON-CONFORMING USES AND STRUCTURES.
- 7. THE NON-BUILDABLE RESIDUE MAY NOT DESIGNATE A PRIVATE PIER FOR USE BY LDT 1, UNLESS ALL OF THE PROVISIONS OF ARTICLE 9-6.D.1 (PRIVATE PIERS) AND/OR ARTICLE 9-6.D.2 (COMMUNITY PIERS AND OTHER RELATED NON-COMMUNITY BOAT DOCKING AND STORAGE FACILITIES) HAVE BEEN MET AND THE OWNERS' OF LOT 1 AND THE RESIDUE HAVE OBTAINED A REVISED SUBDIVISION APPROVAL FROM THE PLANNING COMMISSION OR ITS DESIGNEE. THIS DOES NOT PRECLUDE LOT 1 FROM LEASING A PIER FROM THE OWNER OF THE NON-BUILDABLE RESIDUE.
- 8. IN ACCORDANCE WITH ARTICLE 5-2.01.C.3, CLUSTERING IS NOT REQUIRED WITHIN THE CRITICAL AREA AND FOR THOSE SUBDIVISIONS THAT ARE LIMITED TO NO MORE THAN FIVE LOTS (AS OF DECEMBER 2, 2003).
- 9. THE MAXIMUM PERMITTED DENSITY FOR THE 6.64 ACRE PARCEL IS LESS THAN FIVE LOTS AND THEREFORE EXEMPT FROM MEETING THE ADEQUATE PUBLIC FACILITIES ORINANCE (APFO).
- 10. AT A MINIMUM BUILDINGS SHALL BE ARRANGED TO AVOID FACING THE FRONT OF A HOUSE ONTO THE REAR OF ANOTHER.
- 11. IF ARCHAEOLOGICAL MATERIALS ARE DISCOVERED DURING SITE WORK, THE CONTRACTOR OR DEVELOPER SHALL CEASE WORK AND CONTACT THE DEPARTMENT OF PLANNING AND ZONING'S HISTORIC PRESERVATION PLANNER, IMMEDIATELY, SO THAT THE MATERIALS MAY BE EVALUATED AND THE INFORMATION RECORDED IN THE INTEREST OF DOCUMENTING THE HERITAGE OF CALVERT COUNTY.
- 12. THE 6.64 ACRES IS LOCATED IN THE CRITICAL AREA AND ALL SITE DEVELOPMENT IS SUBJECT TO MEETING THE CRITICAL AREA REGULATIONS.
- 13. LDT 1 FALLS WITHIN ZONE 3 OF A BALD EAGLE NEST WHICH IS LISTED AS A THREATENED SPECIES BY THE STATE OF MARYLAND. ZONE 3 EXTENDS TO A RADIUS OF 660 FEET TO 1/4 MILE AS MEASURED FROM THE BALD EAGLE NEST. NO CONSTRUCTION OR TIMBER HARVESTING ACTIVITIES SHOULD OCCUR WITHIN THE 1/4 MILE PROTECTION ZONE DURING THE EAGLE NESTING SEASON, WHICH IS FROM DECEMBER 15 THROUGH JUNE 15, TO PROTECT THE NEST SITE. SEE APPROVED HABITAT PROTECTION PLAN ON FILE AT THE DEPARTMENT OF PLANNING & ZONING, SUBDIVISION CASE NO. MSD 07-25-19.
- 14. DISTURBANCE OF STEEP SLOPES IS NOT ALLOWED; UNLESS, IT CANNOT BE AVOIDED AND THE APPLICANT DEVELOPS ADEQUATE METHODS TO SOLVE THE PROBLEMS CREATED BY DISTURBING UNSUITABLE LAND CONDITIONS AND THESE METHODS HAVE RECEIVED THE APPROVAL OF THE PLANNING COMMISSION, WITH RECOMMENDATIONS FROM THE APPROPRIATE COUNTY AGENCIES.
- 15. NO STRUCTURE, GRAING OR CLEARING SHALL BE PERMITTED ON EXISTING STEEP SLOPES (15% OR GREATER WITHIN THE CRITICAL AREA) OR WITHIN 10' OF THE STEEP SLOPE, EXCEPT THOSE APPROVED BY BOARD OF APPEALS CASE NO. 07-3439.
- 16. STREAMS AND STREAM BUFFERS ARE TO BE LEFT UNDISTURBED IN PERPETUITY AND TO SERVE FOR WATER QUALITY BENEFITS, EXCEPT THOSE APPROVED BY BOARD OF APPEALS CASE NO. 07-3439.
- 17. NO STRUCTURE, GRAING OR CLEARING SHALL BE PERMITTED ON S/E AND E/E SDLS WITHIN 100' OF A PERENNIAL OR INTERMITTENT STREAM, EXCEPT THOSE APPROVED BY BOARD OF APPEALS CASE NO. 07-3439.
- 18. ALL WETLANDS AND ASSOCIATED BUFFERS SHALL REMAIN UNOBTURBED IN PERPETUITY AND TO SERVE FOR WATER QUALITY BENEFITS AS PER THE CALVERT COUNTY ZONING ORINANCE.
- 19. WHEN ANY DISTURBANCE IS PROPOSED WITHIN 100' OF THE EDGE OF THE WETLAND BUFFER, PROTECTIVE SNOW FENCING SHALL BE PLACED 10 FEET BEYOND THE EDGE OF THE BUFFER.
- 20. THE ISSUANCE OF COUNTY PERMITS OR APPROVAL IS A LOCAL PROCESS AND DOES NOT IMPLY THAT THE APPLICANT HAS MET STATE AND FEDERAL REQUIREMENTS FOR WETLANDS UNDER C.O.M.A.R.; THE FEDERAL WATER POLLUTION CONTROL ACT; OR THE RIVERS AND HARBORS ACT.
- 21. TIDAL WETLANDS MAY NOT BE INCLUDED WITHIN THE LOTTEO AREAS OR WITHIN ANY SUBSEQUENT DEEDS.
- 22. NO RESIDENTIAL CONSTRUCTION WILL BE PERMITTED WITHIN THE 100-YEAR FLOODPLAIN.

FINAL PLAT  
LOT 1 & NON-BUILDABLE RESIDUE  
BREEZY POINT MARINA, INC.  
& REPLATTING OF  
LOT 10 ~ BLOCK E ~ PLAT 2  
NEED ESTATES  
SECOND DISTRICT, CALVERT COUNTY, MARYLAND  
LOCATED IN HUNTINGTOWN  
FOR: MIKE STRANDQUIST  
TAX MAP 19 ~ GRID 5 ~ PARCEL 60  
P & Z CASE NO. MSD 07-25-19

C.A. Roby  
Please! Thanks!

COLLINSON, OLIFF & ASSOCIATES, INC. Surveyors • Engineers Land Planners 110 MAIN STREET PRINCE FREDERICK, MARYLAND 20678

DATE SCALE 1" = 100' JOB NO. 1-8555 DRAWN BY NJM FLDR REF. TAX MAP 19 GRID 5 APPROVED DATE REVISION DEC 17 2009 CRITICAL AREA COMMISSION Chesapeake & Atlantic Coastal Bays