

-DC 551-07 Singer, Robert
SUB 1005

51829-6603

JMR 4/17/08
 9/13/07
WC 2002

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/

April 17, 2008

Mr. Steve Dodd
Dorchester County Planning and Zoning
County Office Building
P.O. Box 307
Cambridge, Maryland 21613

Re: Local Case No. 1005 – Robert Singer Subdivision

Dear Mr. Dodd:

Thank you forwarding the revised plans for the above-referenced subdivision. The applicant has satisfactorily addressed my previous comments. In his responses, he indicated that a request has been made to the DNR Wildlife and Heritage Division for an updated letter. Please have the applicant forward the letter when it becomes available.

My remaining comments are in regards to the right to subdivide this property. Your letter of March 25, 2008 and the applicant's site plans indicate that two building permits were issued on February 7, 1986 for this single parcel of land which is a total of 8.165 acres and located in the Resource Conservation Area (RCA). COMAR 27.01.02.07B indicates that,

A local jurisdiction shall permit a single lot or parcel of land that was legally of record on the date of Program approval to be developed with a single family dwelling, if a dwelling is not already placed there, notwithstanding that such development may be inconsistent with the density provisions of the approved local Program.

This grandfathering clause indicates that a single dwelling unit may be constructed on a single parcel of land. For this applicant, it allows one unit to be built on the approximately 8 acres in the RCA. COMAR 27.01.02.07B.2.b further explains that

If any such land has received a building permit subsequent to December 1, 1985 but prior to local Program approval, and is located in a resource conservation area, that land shall be counted by the local jurisdiction against the growth increment permitted in that area under COMAR 27.01.02.06, unless the

Mr. Dodd
4/17/2008
Page 2 of 2

Commission determines at the time of Program approval that steps had been taken to conform the development to the criteria in this subtitle insofar as possible.

As the building permits were issued subsequent to December 1, 1985 and prior to the adoption of the Dorchester Critical Area Program on August 23, 1988, this clause requires the applicant to apply for growth allocation if they wish to proceed with the subdivision of this parcel and the construction of two dwellings. Our records do not indicate that the Commission made any determination at the time of Program approval that would exempt the applicant from this clause. If the County chooses not to apply growth allocation to this project, the applicant is entitled to build a single dwelling unit on either set of pilings that were constructed in 1986 and for which a permit has already been issued.

Please let me know how the applicant chooses to proceed on this project. If you have any questions, please contact me at 410-260-3476.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie", followed by a long horizontal line extending to the right.

Julie Roberts
Natural Resources Planner

Cc: DC 434-02
551-07

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/

September 13, 2007

Mr. Steve Dodd
Dorchester County Planning and Zoning
County Office Building
P.O. Box 307
Cambridge, Maryland 21613

Re: Local Case No. 1005 – Robert Singer Subdivision

Dear Mr. Dodd:

Thank you forwarding the above-referenced subdivision request. The applicant proposes to build two single family dwelling units on two individual lots, Lot 1 and Lot 2. Lot 1 is 4.535 acres; and Lot 2 is 3.603 acres and currently improved with a bermed infiltration point (BIM). Both Lots are located in the Resource Conservation Area (RCA). Based on the information submitted, I have the following comments:

1. A Critical Area note must be added to the plat indicating that these lots are located in the RCA.
2. An updated letter must be obtained from the Department of Natural Resources Wildlife and Heritage Service, since the last letter received is from August 26, 2002.
3. Due to the potential Delmarva Fox Squirrel habitat, the applicant should be coordinating with the US Fish and Wildlife Service to determine whether this project meets federal guidelines.
4. Note 14 regarding endangered and threatened species should be amended to indicate that both Forest Interior Dwelling (FIDs) Birds and Delmarva Fox Squirrel habitat have been known to occur on or near the site, assuming the Wildlife and Heritage letter is still accurate.
5. It appears that the applicant has followed the FID guidelines by limiting the clearing and disturbance of both FIDs habitat by placing the dwellings and one of the driveways in areas already cleared.
 - a. It does not appear that clearing has occurred for the development of Lot 2.
 - b. The applicant proposes to clear 4,500 square feet on Lot 1 which includes area for the proposed driveway, garage, and expanded area for the construction of the



driveway and the garage. We recommend the garage be accommodated elsewhere to avoid clearing.

- c. We recommend the dwelling be placed a reasonable distance from the 100-foot Buffer to provide for future waterward additions (decks and patios) to avoid the need for a variance.
 - d. The applicant appears to be providing mitigation for the area cleared at a ratio of 1:1. The site plan shows an area of afforestation for Lot 1 in the Buffer.
6. It does not appear that the applicant has updated the impervious surface table with the proposed dwelling units, driveways, and garage located on the "Site Plan and Tree Replacement Plan." Please have the applicant correct this information.
 7. Please have the applicant submit a plantings schedule including species, spacing, sizing, and a proposed timeline for planting. Plantings should be in the form of native species and should mimic the contiguous forest.
 8. The reserve sewage area should remain forested until which time it is needed. At that time, the BIM must be replanted with native species.

I look forward to seeing the revised site plan and with updated letters regarding the Fox Squirrel habitat. Thank you for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3476.

Sincerely,



Julie Roberts
Natural Resources Planner

Cc: DC 434-02

Judge John C. North, II
Chairman



Ren Serey
Executive Director

**STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338

August 5, 2002

Mr. Steve Dodd
Dorchester County
Department of Planning and Zoning
PO Box 107
Cambridge, MD 21613

Re: Pauline Meushaw Subdivision

Dear Mr. Dodd,

Thank you for the opportunity to review and comment on the above referenced subdivision. The applicant proposes subdivision around existing conditions created when foundation pilings were placed prior to the adoption of the County's Critical Area program. This subdivision will be non-conforming in that it creates two density units on 8 acres in the designated RCA.

The following comments are provided for your use:

1. The 100' Critical Area Buffer must be shown and expanded where it is contiguous to nontidal wetlands.
2. The wetlands must be labeled as tidal or nontidal as the type affects the location of the Buffer or expanded Buffer.
3. I concur with you that site plans should utilize the existing grass drive as a shared driveway. This will eliminate the need to disturb the existing forest, which is most likely an important riparian corridor that would be used by birds during the spring and fall migrations. Access from the shared driveway to the foundation on Lot 2 must be established in a manner that will not impact the existing wetland or its buffer. It appears this can be accomplished on the west side of the wetland if it doesn't disturb the Buffer, however, some loss of forest cover will result. Mitigation of forest cover should first be directed to the on-site 100' Critical Area Buffer.

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093

TTY For The Deaf:
Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

Thank you again for the opportunity to comment. If you have any questions regarding these items, please contact me at 410-260-3481.

Sincerely,

Wanda Diane Cole

Wanda Diane Cole
Natural Resources Planner

cc: DC 434-02

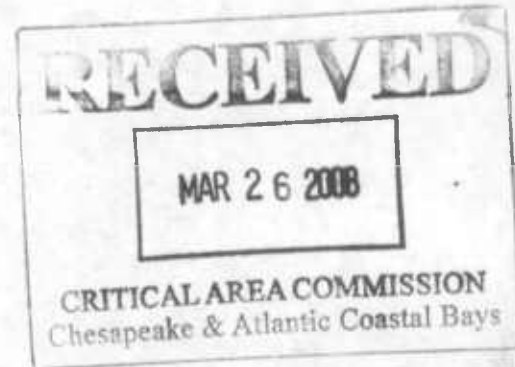
DORCHESTER COUNTY PLANNING & ZONING OFFICE

PO BOX 107
CAMBRIDGE, MARYLAND 21613
PHONE: 410-228-3234
FAX: 410-228-1563



March 25, 2008

Ms. Julie Roberts
Critical Area Commission
1804 West Street, Suite 100
Annapolis, MD 21401



RE: Development Rights for Robert Singer, Subdivision #1005

Dear Julie,

You have asked me to confirm in writing that our office has determined that two developments exist for the above-captioned property.

On February 7, 1986, this office issued building permits (#639097 and 639098) for two frame houses to the prior owner (Mewshaw) of this parcel. Within the life of the original permits (one year), Mewshaw constructed a series of piles for each dwelling, thereby establishing his foundation(s) and grandfathering his original permits. The location of the piles are clearly shown on the submitted subdivision plan. The piles are located approximately 60 feet from the shoreline, which was the required setback at the time of issuance of the permit(s).

In 2002, Ms. Meushaw submitted an application to subdivide her parcel into two lots. The entire parcel contains 8.14 acres, is designated as RCA, and is entirely within the Critical Area. Because of the RCA designation, it would not otherwise be possible to subdivide the parcel were it not for the two grandfathered house foundations.

The Planning Department insisted that the owner (the property was subsequently transferred to Robert Singer) prove that the original pilings were structurally sound, and could support the construction of a dwelling(s). To this end, the County's Codes Administrator, Nick Lyons, required Mr. Singer to engage a structural engineer to verify the structural integrity of the pilings. Such a report was submitted to and approved by Mr. Lyons.

Based on the above, I am satisfied that two development rights do exist for this parcel as long as the existing piles serve as the structural foundation for any dwellings built on the two proposed lots.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Steve M. Dodd".

Steve M. Dodd
Director

SMD/sw

cc: Nick Lyons
Mike Bonsteel
Robert Singer



Parris N. Glendening
Governor

Maryland Department of Natural Resources

J. Charles Fox
Secretary

Kathleen Kennedy-Townsend
Lt. Governor

Tawes State Office Building
Annapolis, Maryland 21401
August 26, 2002

Karen M. White
Deputy Secretary

Mr. Steve Dodd
Dorchester County Planning & Zoning
P.O. Box 107
Cambridge, MD 21613

RE: Environmental Review for Plan #1005, Pauline Meushaw, Punch Island Road, Tax Map 68 Parcel 34, Dorchester County, Maryland.

Dear Mr. Dodd:

The Delmarva fox squirrel, a state and federally listed endangered species, is known to occur on or in the immediate vicinity of the property. Protection of endangered species habitat is required within the Critical Area (COMAR 27.15.09.03). Delmarva fox squirrel habitat is generally characterized as forests with relatively mature trees, either hardwoods or loblolly pine, with a relatively sparse understory.

If your proposed activities do not occur within the forested areas on the property, then Delmarva fox squirrel habitat will not be impacted. However, if development in the forested areas or timber harvesting is being planned, the following should be considered:

1. As much contiguous forested acreage as possible should be retained.
2. If clearing is necessary, at least 25% of the suitable forested area should remain unaltered or a minimum of 10 acres whichever is greater.
3. This unaltered Delmarva fox squirrel habitat should be retained as a contiguous forested tract, not as small disjunct parcels.
4. Required forested buffers, such as buffers along streams or nontidal wetlands, should be expanded to at least 100 feet and preferably 300 feet in width.
5. Retention of mast producing trees such as oaks, hickories and beech is encouraged.

These general guidelines are used by our biologists for Delmarva fox squirrel habitat protection. For more specific technical assistance regarding your project relative to Delmarva fox squirrel protection contact Scott Smith of the Wildlife and Heritage Service at (410) 827-8612.

RECEIVED AUG 29 2002

Also, the forested area on the project site contains potential Forest Interior Dwelling Bird Habitat. The conservation of this habitat is mandated within the Critical Area (COMAR 27.01.09.04) and must be addressed by the project plan. The following guidelines should be incorporated into the project plan:

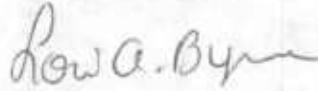
1. Restrict development to nonforested areas.
2. If forest loss or disturbance is absolutely unavoidable, concentrate or restrict development to the perimeter of the forest (i.e., within 300 feet of the existing forest edge), particularly in thin peninsulas of upland forest less than 300 feet wide.
3. Limit forest removal to the "footprint" of houses and to that which is absolutely necessary for the placement of roads and driveways.
4. Wherever possible, minimize the number and length of driveways and roads.
5. Roads and driveways should be as narrow and short as possible; preferably less than 25 feet long and 15 feet wide.
6. Maintain forest canopy closure over roads and driveways.
7. Maintain forest habitat up to the edges of roads and driveways; do not create or maintain mowed grassy berms.
8. Maintain or create wildlife corridors.
9. Do not remove or disturb forest habitat during April-July, the breeding season for most FIDS. This seasonal restriction may be expanded to February-July if certain early nesting FIDS (e.g., Barred Owl) are present.
10. Afforestation efforts should target (1) riparian or streamside areas that lack woody vegetation, (2) forested riparian areas less than 300 feet, and (3) gaps or peninsulas of nonforested habitat within or adjacent to existing FIDS habitat.

The presence of FIDS habitat can be confirmed by a qualified observer using standardized procedures outlined in the Critical Area Commission's document entitled "A Guide to the Conservation of Forest Interior Dwelling Birds in the Chesapeake Bay Critical Area" dated June 2000. For additional assistance and a list of qualified FIDS observers, please contact Scott Smith at (410) 827-8612.

August 26, 2002

In addition, 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 Mr. Larry Hindman of the Wildlife and Heritage Service at (410) 827-8612, for technical assistance regarding waterfowl.

Sincerely,



Lori A. Byrne
Environmental Review Specialist
Wildlife & Heritage Service

ER# 2002.1397.do
Cc: S.A. Smith, WHS
L. Hindman, WHS
R. Esslinger, CAC

Note
DC 551-07
Singer Subdivision

On 4/17/08, the letter in this file went out via mail to Steve Dodd. After that, this file was retrieved/found and I looked through it. It has been going on since 2002, and both myself and Wanda Cole (and supervisors) had reviewed. I discussed with Ren that this section of law that would have prohibited the construction of two dwelling units should have been noted years ago, or at least at my first review. The County was not in agreement with the CAC on one dwelling for this lot.

After a discussion with Ren, he decided that we should rescind our letter. I alerted Steve Dodd via a phone call to disregard our letter and to consider our review of this project completed.

Julie Roberts *JMR*

Gallo, Kerrie

From: Dise, Marianne E.
Sent: Thursday, April 10, 2008 3:40 PM
To: Roberts, Julie; Serey, Ren; Gallo, Kerrie
Subject: RE: Dorchester pilings

Thanks for the accurate summary, Julie. Just to add a piece, I believe that the grandfathering provision gives them one dwelling unit, because this is (and was) one parcel. They poured two footer/pilings in an attempt to get two 'rights' but the criteria speak in the singular, not the plural, when discussing 'a' house on 'a parcel'.

-----Original Message-----

From: Roberts, Julie
Sent: Thursday, April 10, 2008 3:10 PM
To: Serey, Ren; Gallo, Kerrie
Cc: Dise, Marianne E.
Subject: RE: Dorchester pilings

the grandfathering
criteria.

We are back to our pilings in the Buffer. I have now spoken with Marianne, after her vacation, and she went back to the section of code that Kerrie had originally referenced: 27.01.02.07B.2.b. Even though I know you all know it by heart, it says "If any such land has received a building permit subsequent to December 1, 1985 but prior to local Program approval [which the applicant did], and is located in the RCA [which it is], that land shall be counted by the local jurisdiction against the growth increment permitted in that area under COMAR 27.01.02.06, unless the Commission determines at the time of Program approval that steps had been taken to conform the development to the criteria in this subtitle insofar as possible."

It is Marianne's understanding from this language, which she indicated was directed towards situations like these, that growth allocation is necessary to permit these two units. Otherwise, from the previous language in the section, under the grandfathering provisions, they are only allowed one unit (and that technically, it would could be put on the original pilings).

Steve's letter does not cover this item. Kerrie I will give the file and maybe the three of you can talk or wait until I get back on Wednesday. Thank you!! Julie

-----Original Message-----

From: Serey, Ren
Sent: Thursday, March 27, 2008 6:35 PM
To: Gallo, Kerrie; Roberts, Julie
Subject: Dorchester pilings

Kerrie and Julie,

I'd like to talk on Monday. My initial reaction is that the pilings, by themselves, probably grandfather both the fact of the dwellings and their locations. But, we can talk.

Meeting the requirements of the Criteria insofar as possible is a condition of certain sections of the grandfathering provisions, but not a condition of every section. The section concerning "pouring of foundation footings or the installation of structural members" doesn't contain the insofar as possible condition. I think one of the reasons behind the foundation /

pilings provision is that money has been spent on the pilings; but the structural integrity of the pilings certainly would be important. Here, the engineer has certified that the pilings are usable for the intended purpose, and the dwellings apparently have been sized to use the pilings rather than to merely use them as a base for larger dwellings.

Let's talk on Monday. It's a pretty good example of how we're never finished with anything, even the work of quick-thinking pile drivers.

I'll put the materials in a safe place; i.e., out of my office, and in Julie's mail slot.

Ren

Ren,

Here is the subdivision plan I want your feedback on. The scenario is that the plat shows two areas where there are existing pilings within the 100-foot Buffer. These pilings were constructed under a building permit in 1986 and within one year of issuance of the permits. The intent for the pilings was to serve as the foundation for future dwellings and to establish grandfathering rights on the property (put in after the CA law passed, but before local program approval) as the property was only 8.14 acres and in the RCA. The dwellings were never constructed.

Currently, the applicant is applying for a minor subdivision to separate the two sets of pilings into two lots, thereby "legalizing" them. Steve Dodd has written us a letter indicating that he believes the applicants have a legal right to the two lots and to the location of the pilings in the Buffer. Here are my specific questions/concerns:

1. Where does Steve Dodd's analysis fit in the grandfathering language in COMAR in regard to the right to two lots? I'm thinking 27.01.02.07.B.1, but then what effect does 27.01.02.07.B.2.b have, if any? To be specific, a building permit was issued subsequent to 12/1/85, but prior to local program approval...
2. Regardless of whether the property can legally be subdivided into two lots based on the grandfathering language, do the grandfathering provisions give them a right to construct both dwellings in the Buffer as shown on the plat? Seems to me, they can move them out. The soil/piling stability report appears to indicate that there is additional reinforcement of the existing pilings needed in the form of concrete foundation walls and rebar. I would conclude from this that the existing pilings are not structurally sound and could not alone support the dwellings. I would suspect that the pilings will be removed and true foundations installed. Why wouldn't the applicants be required to move the pilings and the houses out of the Buffer? There's ample room...do we have anything to make them move them?

Any insight would be appreciated!

Kerrie

- OWNER: ROBERT D. SINGER
971 RANCK MILL ROAD
LANCASTER, PA 17602
717-295-5555
DEED REF: 633/492 PLAT REF: 45/128
- ZONING CLASSIFICATION: RC(RURAL CONSERVATION)
- BUILDING RESTRICTIONS: 40 FOOT FRONT(LOCAL ROAD)
20 FOOT SIDE
50 FOOT REAR
100' MEAN HIGH WATER
- PREPARED FOR ROBERT D. SINGER
- TAX ACCOUNT NO. 4-057570
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT
- THERE ARE NO KNOWN SEPTIC SYSTEMS OR WELLS WITHIN 100' OF THE PROPERTY LINES.
- TOTAL SITE AREA = 8.139 ACRES±.
- THE ENTIRETY OF THE LAND SHOWN HEREON IS WITHIN THE CHESAPEAKE BAY CRITICAL AREA AND IS DESIGNATED AS RESOURCE CONSERVATION AREA.

- TAX MAP 68, GRID 13, PARCEL 34
- SITE ADDRESS: PUNCH ISLAND ROAD
- WATER AND SEWER DESIGNATION "NO PLANNED SERVICE AREA"
- PUNCH ISLAND ROAD = LOCAL ROAD
- THERE ARE NO KNOWN THREATENED OR ENDANGERED SPECIES, HABITAT ADVERSELY AFFECTED BY THIS PROJECT. (SEE ATTACHED HERITAGE LETTER.)
- THERE ARE NO KNOWN STEEP SLOPES.
- THERE ARE NO KNOWN BURIAL SITES.
- NONTIDAL WETLANDS WERE FIELD DELINEATED BY LANE ENGINEERING IN JULY 2007.
- THE LAND SHOWN HEREON IS DESIGNATED AS ZONE "AA" (EL. 5), ON FEMA COMMUNITY PANEL MAP NO. 240066 0300 A, OCTOBER 15, 1981.
- EXISTING PILES SHOWN HEREON REPRESENT THE FOUNDATIONS OF TWO SINGLE FAMILY DWELLINGS CONSTRUCTED UNDER DORCHESTER COUNTY BUILDING PERMIT #39097 AND #63908, ISSUED ON FEBRUARY 7, 1986. ANY DWELLINGS CONSTRUCTED ON EITHER LOT MUST USE THE EXISTING PILING AS ITS (THEIR) FOUNDATION.
- THIS SUBDIVISION IS IN AN AGRICULTURAL AREA AND EACH LOT OWNER, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE NO BASIS FOR RECOURSE AGAINST THE EFFECTS OF ANY NORMAL FARMING OPERATIONS CONDUCTED IN ACCORDANCE WITH GOOD HUSBANDRY PRACTICES WHICH MAY CAUSE SOME INTERFERENCE WITH THE USE AND ENJOYMENT OF THE PROPERTY. THESE EFFECTS INCLUDE BUT ARE NOT LIMITED TO NOISE, ODOR, VIBRATION, FUMES, DUST OR GLARE. THE LOT OWNER SHALL ACCEPT THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.
- NO CLEARING OF WOODY VEGETATION IS PERMITTED WITHIN THE TIDEWATER BUFFER UNLESS A BUFFER MANAGEMENT PLAN IS APPROVED BY THE DORCHESTER COUNTY FORESTRY BOARD. A GRADING PERMIT MAY BE REQUIRED BEFORE ANY GRADING OR REMOVAL OF WOODY VEGETATION IS DONE ON THIS SITE.

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER AND A SHARED FACILITIES INFILTRATION POND. THEIR USE IS IN ACCORDANCE WITH THE DORCHESTER COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN. THE APPLICANTS OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEMS WHEN THE COMMUNITY SYSTEMS BECOME AVAILABLE. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER.

DORCHESTER COUNTY APPROVING AUTHORITY _____ DATE _____

THERE ARE NO KNOWN TIDAL OR NONTIDAL WETLANDS WITHIN THE PROPOSED BUILDABLE AREAS INCLUDING THE PROPOSED STORM WATER MANAGEMENT FACILITIES AND ROADS CONSTRUCTION AS SHOWN ON THIS PLAN. TIDAL AND NONTIDAL WETLAND BUFFERS ARE SHOWN WHERE PRESENT.

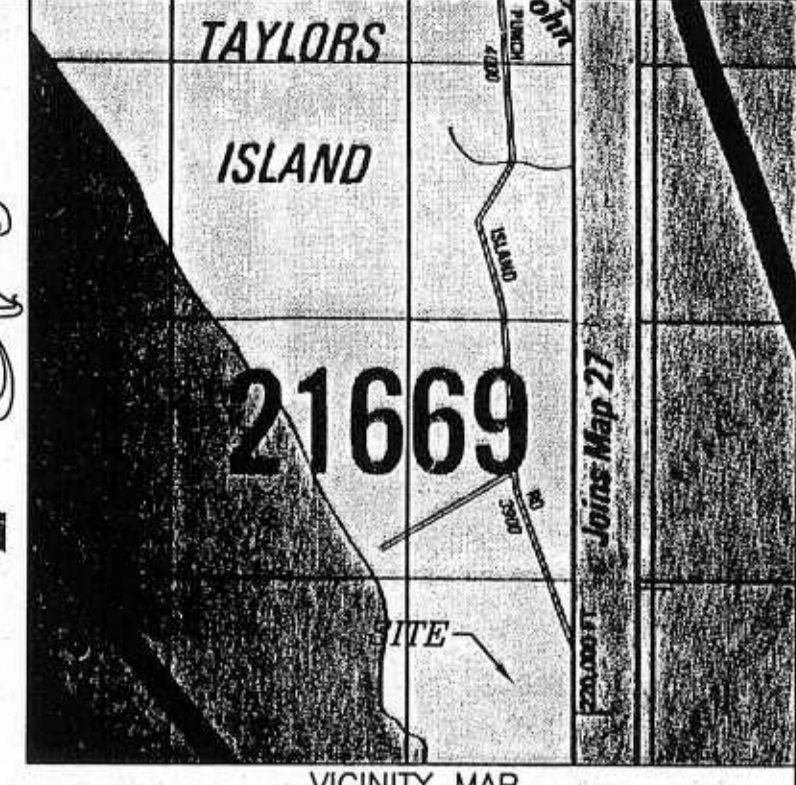
IMPERVIOUS AREA CALCULATIONS

LOT 1 (4.535 ACRES)
15% IMPERVIOUS ALLOTMENT = 29,632 SF
EXISTING IMPERVIOUS AREA = 7,229 SF
REMAINING ALLOWABLE IMPERVIOUS AREA = 22,403 SF

LOT 2 (3.603 ACRES)
15% IMPERVIOUS ALLOTMENT = 23,542 SF
EXISTING IMPERVIOUS AREA = 0 SF
REMAINING ALLOWABLE IMPERVIOUS AREA = 23,542 SF

EXISTING FOREST COVER ON SITE: 5.96 ACRES(73%)

- LEGEND**
- IPF - IRON PIPE FOUND
 - CMF - CONCRETE MONUMENT FOUND
 - STF - STONE FOUND
 - IRCS - IRON ROD & CAP SET
 - UTILITY POLE
 - EXISTING WOODS LINE
 - NONTIDAL WETLANDS



SHARED DRIVE LINE TABLE

LINE	BEARING	DISTANCE
L1	S 67°21'23" W	127.82'
L2	S 82°1'00" W	180.32'
L3	S 86°5'17" W	185.98'
L4	N 89°1'50" W	80.24'
L5	S 03°1'26" E	20.14'
L6	N 03°1'26" W	47.12'
L7	S 89°3'50" E	106.20'
L8	N 89°1'17" E	184.21'
L9	N 82°1'00" W	176.05'
L10	N 67°4'23" E	132.20'

APPROVED PILING LINE TABLE

LINE	BEARING	DISTANCE
L1	S 37°23'29" E	29.41'
L2	S 52°00'36" W	18.86'
L3	N 37°29'42" W	29.63'
L4	N 52°39'26" E	18.91'
L5	S 19°59'37" E	34.37'
L6	S 71°59'32" W	19.74'
L7	N 18°39'01" W	21.69'
L8	N 67°04'13" E	11.98'
L9	N 20°33'46" W	11.59'
L10	N 71°34'49" E	7.37'

OWNER'S CERTIFICATE

I, ROBERT D. SINGER, OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES; AND ALL PARTIES IN INTEREST THERETO HAVE AFFIXED THEIR SIGNATURES INDICATING ASSENT TO THIS PLAN OF SUBDIVISION.

THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NONTIDAL WETLANDS WHICH HAVE NOT BEEN OFFICIALLY DELINEATED BY THE U.S. ARMY CORPS OF ENGINEERS. THE IDENTIFICATION AND/OR DELINEATION OF JURISDICTIONAL NONTIDAL WETLANDS SHOWN ON THIS APPLICATION IS BASED UPON THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS. AS THE APPLICANT OF THIS DEVELOPMENT PROJECT, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL NONTIDAL WETLANDS DELINEATIONS AND REGULATIONS FOR LANDS IN THE CRITICAL AREA RESTS WITH THE U.S. ARMY CORPS OF ENGINEERS. WE ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS DEVELOPMENT PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING PERMITS AND APPROVALS WHICH MAY BE REQUIRED BY THE U.S. ARMY CORPS OF ENGINEERS.

ROBERT D. SINGER _____ DATE _____

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF _____, 2007.

NOTARY _____
MY COMMISSION EXPIRES: _____

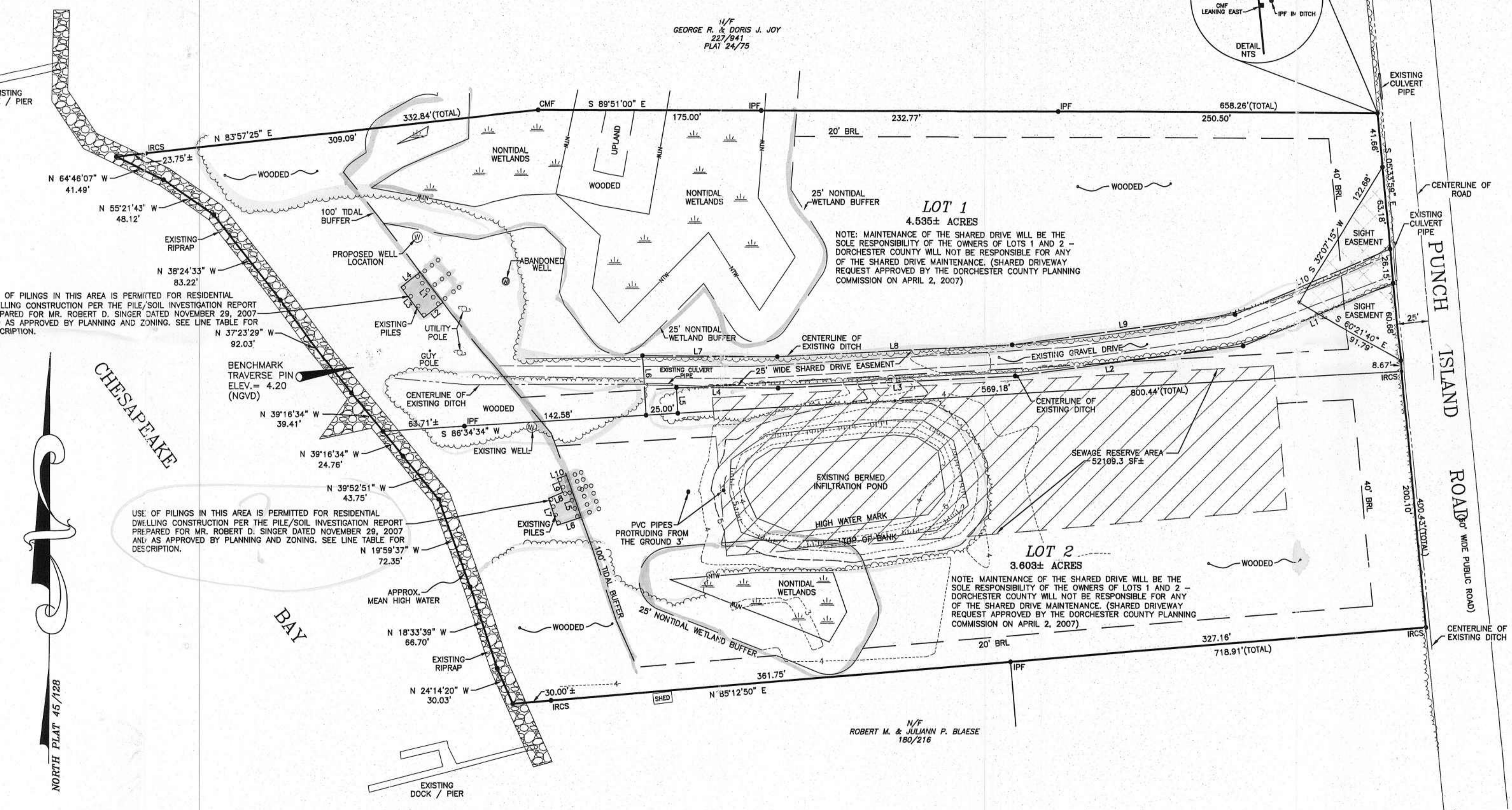
SURVEYOR'S CERTIFICATE

HEREBY CERTIFY, TO THE BEST OF KNOWLEDGE, BELIEF AND INFORMATION, TO ROBERT D. SINGER, THAT THE PLAN SHOWN HEREON IS CORRECT, THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS PLAN AND THE SURVEYING WORK REFLECTED IN IT, AND IS IN ACCORDANCE WITH THE DEEDS AND/OR PLATS OF RECORD, THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY PAULINE RUTH MEUSHAW TO ROBERT D. SINGER BY DEED DATED FEBRUARY 22, 2005 AND RECORDED AMONG THE LAND RECORDS OF DORCHESTER COUNTY, MARYLAND IN LIBER 633 AT FOLIO 492. THAT NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO LANE ENGINEERING, INC. THE BUILDING RESTRICTION LINES AS SHOWN HEREON ARE BASED SOLELY ON THE CURRENT DORCHESTER COUNTY ZONING ORDINANCE APPLICABLE TO THE PROPERTY SHOWN HEREON AND ARE SUBJECT TO CHANGE WITH THE REVISION OF ZONING LAWS, OTHER DOCUMENTS OF RECORD MAY EXIST THAT MAY 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. MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN HEREON.

JEFFERSON EWELL HUBBARD _____ DATE _____
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION NO. 363

NO STORMWATER MANAGEMENT PLAN HAS BEEN APPROVED FOR THESE LOTS. ANY LAND DISTURBANCE IN EXCESS OF 5,000 SQUARE FEET OF LAND AREA INVOLVED WITH THIS SUBDIVISION WILL REQUIRE A STORM WATER PERMIT APPLICATION AND ASSURANCE IS PROVIDED BY THIS SUBDIVISION APPROVAL BY DORCHESTER COUNTY THAT A PERMIT CAN BE SECURED.

THIS PLAN IS HEREBY APPROVED BY THE DORCHESTER COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE.

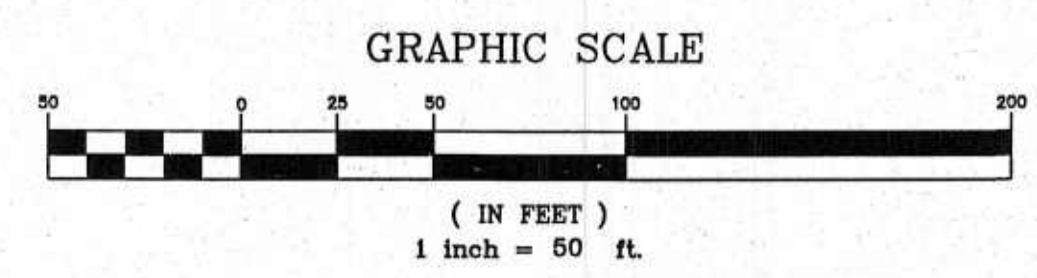


APPROVED BY THE DORCHESTER COUNTY DEPARTMENT OF PUBLIC WORKS _____ DATE _____

DORCHESTER COUNTY DEPARTMENT OF PUBLIC WORKS _____ DATE _____

THIS PLAN IS HEREBY APPROVED BY THE DORCHESTER COUNTY SANITARY COMMISSION. _____ DATE _____

APPROVING AUTHORITY _____ DATE _____



SEE STANDARD STORMWATER MANAGEMENT COMPLIANCE PLAN, P&Z 1005

REVISIONS

No.	DATE	DESCRIPTION	BY

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors

117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
1148 West Water St. Centerville, MD 21617 (410) 758-2095

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE:

SEAL _____
DATE _____

MINOR SUBDIVISION ON THE LANDS OF

ROBERT D. SINGER

IN THE FOURTH ELECTION DISTRICT
DORCHESTER COUNTY, MARYLAND
TAX MAP 68 GRID 13 PARCEL 34

ISSUED FOR: _____ DATE: _____

RECEIVED
MAR 10 2008
LOCAL AREA COMMISSION

SHEET No. 1 OF 2 SCALE: Constant Digits
JOB No. 060748 FILE No. C257

P & Z NO. 1005

ENVIRONMENTALLY SENSITIVE DEVELOPMENT REQUIREMENTS --

- 1) LOT IS TWO ACRES OR LARGER.
- 2) PROPERTY IMPROVEMENTS FOR RESIDENTIAL USE ONLY.
- 3) LESS THAN 13,000 SQUARE FEET OF EXISTING AND PROPOSED IMPERVIOUS COVER ON THE LOT (INCLUDES PAVED AND GRAVEL DRIVEWAYS/PARKING AREA, ROOF TOP, PATIOS, SIDEWALKS, ETC).
- 4) * PROPOSED STRUCTURES ARE AT LEAST SEVENTY-FIVE FEET FROM PROPERTY LINE (DRIVEWAYS ARE NOT CONSIDERED STRUCTURES).
- 5) FIVE HUNDRED SQUARE FEET OR LESS ROOF AREA DRAINS TO ANY ONE DOWN SPOUT (SEE EXAMPLE).
- 6) INDIVIDUAL DOWN SPOUTS DRAIN OVER VEGETATED LAND OR THROUGH VEGETATED SWALES (SHALLOW DITCHES).
- 7) THE DRAINAGE FROM DOWN SPOUTS HAS AN AVERAGE SLOPE OF 5% OR LESS (1' VERTICAL TO 20' HORIZONTAL).
- 8) EXISTING AND PROPOSED IMPROVEMENTS DO NOT INCLUDE A PIPE COLLECTION SYSTEM FOR RUNOFF (NO INTERCONNECTION OF DOWN SPOUTS OR OTHER IMPERVIOUS COVER).
- 9) EXISTING AND PROPOSED IMPROVEMENTS DO NOT INCLUDE CURBING OR SIMILAR FEATURES THAT DIRECT RUNOFF FROM IMPERVIOUS SURFACES TO SINGLE DISCHARGE POINTS.

CONCURRENCE:

THE OWNER AND CONTRACTOR AGREE TO CONSTRUCT AND MAINTAIN THE PROPOSED IMPROVEMENTS IN ACCORDANCE WITH THE ABOVE STATEMENTS (ENVIRONMENTALLY SENSITIVE DEVELOPMENT). FURTHERMORE, OWNER AND CONTRACTOR UNDERSTAND THESE CRITERIA AND IF NECESSARY HAVE SOUGHT CLARIFICATION FROM THE DORCHESTER COUNTY DEPARTMENT OF PUBLIC WORKS.

THE OWNER AND CONTRACTOR AGREE TO ALLOW THE DORCHESTER COUNTY DEPARTMENT OF PUBLIC WORKS STAFF, OR THEIR REPRESENTATIVE, ACCESS TO THE PROPERTY IDENTIFIED IN THIS DOCUMENT DURING REASONABLE BUSINESS HOURS FOR COMPLIANCE INSPECTION (BEFORE, DURING AND AFTER CONSTRUCTION).

CONCURRENCE: _____ (OWNERS SIGNATURE) _____ (DATE)

_____ (CONTRACTOR REPRESENTATIVE-SIGNATURE) _____ (DATE)

_____ (CONTRACTOR REPRESENTATIVE-PRINTED)

*NOTE: IF 75' IS NOT MET, STORMWATER WILL BE DIVERTED TO A VEGETATED SWALE OR EQUIVALENT EAVE DISCONNECT LENGTH.

QUANTITATIVE WAIVER: **

A QUANTITATIVE WAIVER IS REQUESTED BASED UPON LOT SIZE (2 ACRES MINIMUM) AND THE IMPLEMENTATION OF ROOF TOP AND NON-ROOF TOP DISCONTINUED CREDIT WHICH ELIMINATES IMPERVIOUS SURFACE FROM THIS LOT, THEREBY STABILIZING OR IMPROVING CN, AND THEREFORE MINIMIZING ANY INCREASING IN QUANTITY FOR THIS SITE.

** DIRECT DISCHARGE TO TIDAL WATERS ELIMINATES QUANTITATIVE WAIVER.

STORMWATER CERTIFICATE

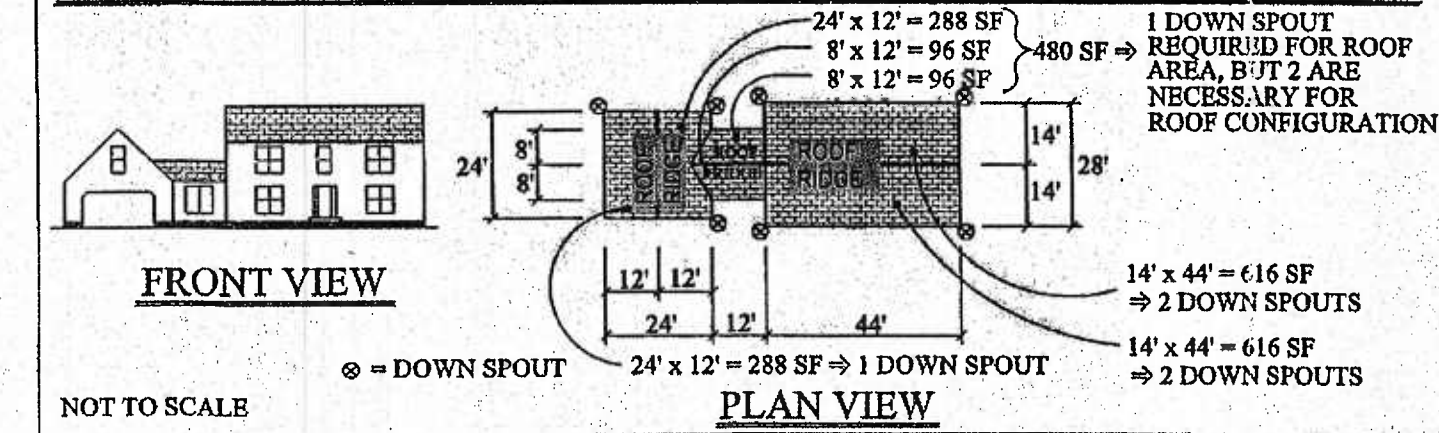
ALL STORMWATER CERTIFICATE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THESE PROVIDED PLANS

OWNER: _____ DATE: _____

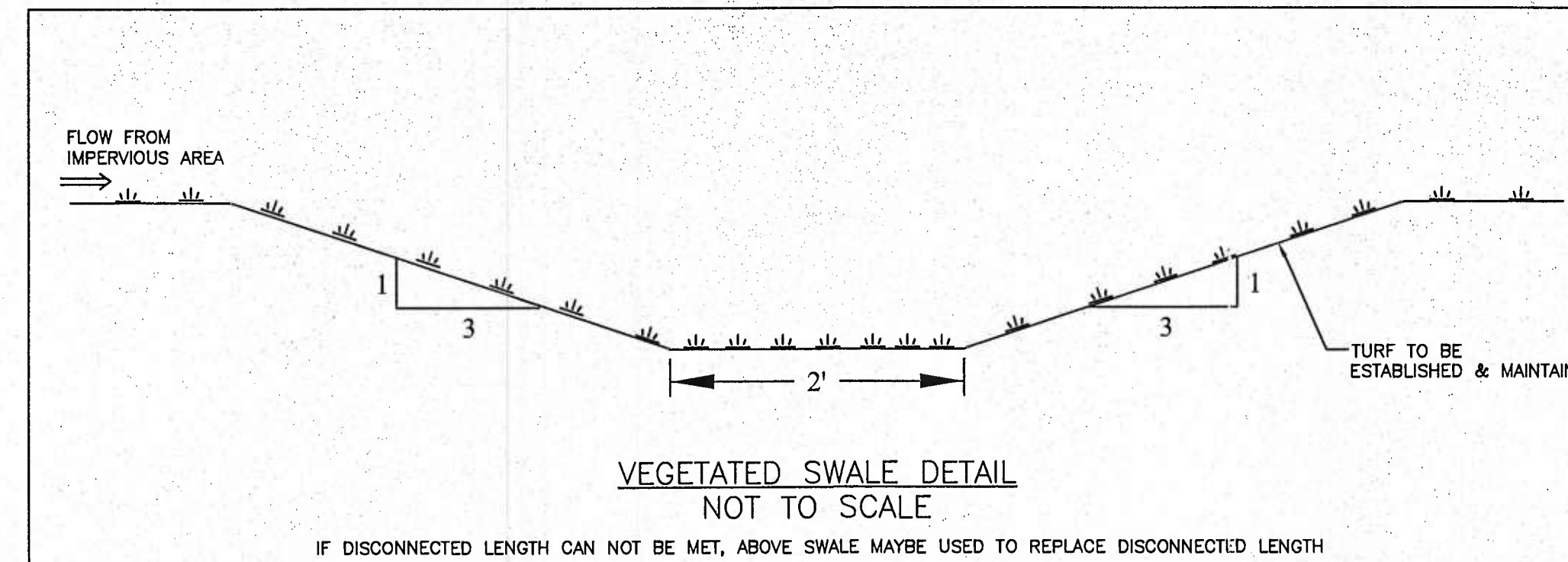
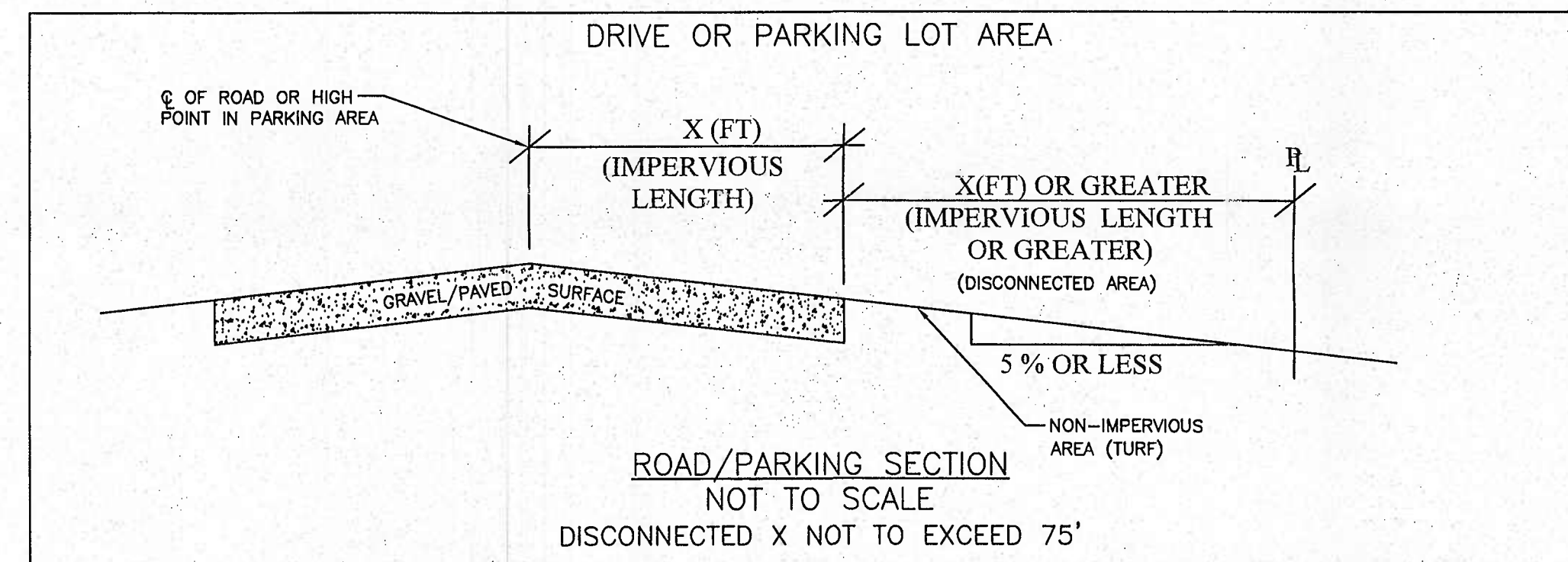
MARKED UP AS-BUILT PLANS WILL BE PROVIDED UPON COMPLETION OF THE PROJECT

SURVEYOR: _____ DATE: _____

EXAMPLE: DOWN SPOUT COMPUTATION FOR STORMWATER MANAGEMENT



NOT TO SCALE
The 2000 Maryland Stormwater Management Design Manual can be reviewed in its entirety on the Maryland Department of Environment web site at: www.mde.state.md.us/environment/wma/stormwatermanual
NOTE - DRY WELLS CAN BE USED IF 75' OF DISTANCE IS NOT AVAILABLE - SEE MANUAL FOR SIZING



NOTES:
NOTHING SHALL BE PLACED, PLANTED OR STORED IN THE STORM WATER FACILITIES THAT WILL AFFECT THEIR PERFORMANCE.
THE PROPERTY OWNER SHALL CONTACT THE DEPARTMENT OF PUBLIC WORKS TO SCHEDULE A FINAL INSPECTION TO VERIFY THE COMPLETION OF ALL STORM WATER IMPROVEMENTS IN ACCORDANCE WITH THE SITE PLAN.
A MINIMUM OF 48 HOURS NOTICE (TWO BUSINESS DAYS) SHALL BE PROVIDED PRIOR TO ANY REQUIRED INSPECTIONS.

REVISIONS			
No.	DATE	DESCRIPTION	BY

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: me@lane.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
1148 West Water St. Centreville, MD 21617 (410) 758-2098

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE:

SEAL
DATE

STANDARD STORMWATER MANAGEMENT COMPLIANCE PLAN

MINOR SUBDIVISION
ROBERT D. SINGER

DORCHESTER COUNTY, MARYLAND
TAX MAP 6B, GRID 13, PARCEL 34

ISSUED FOR: _____ DATE: 02/12/08 BY: RSM
APPROVAL

SHEET No. - SCALE: AS NOTED
JOB No. 060748 FILE No. C257

P&Z #1005