

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/

March 20, 2008

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

Re: Dowell MSD 07-28-44

Dear Ms Vidotto:

Thank you for forwarding information regarding the above-referenced subdivision application. The applicant proposes to subdivide an existing 2.58 acre parcel into one 0.69 acre lot, a 1.86 acre residue and a 0.026 acre widening strip. The property is within the Critical Area and it is classified as a Limited Development Area (LDA). The property is currently undeveloped and no development of the property is proposed at this time. I have outlined my comments below:

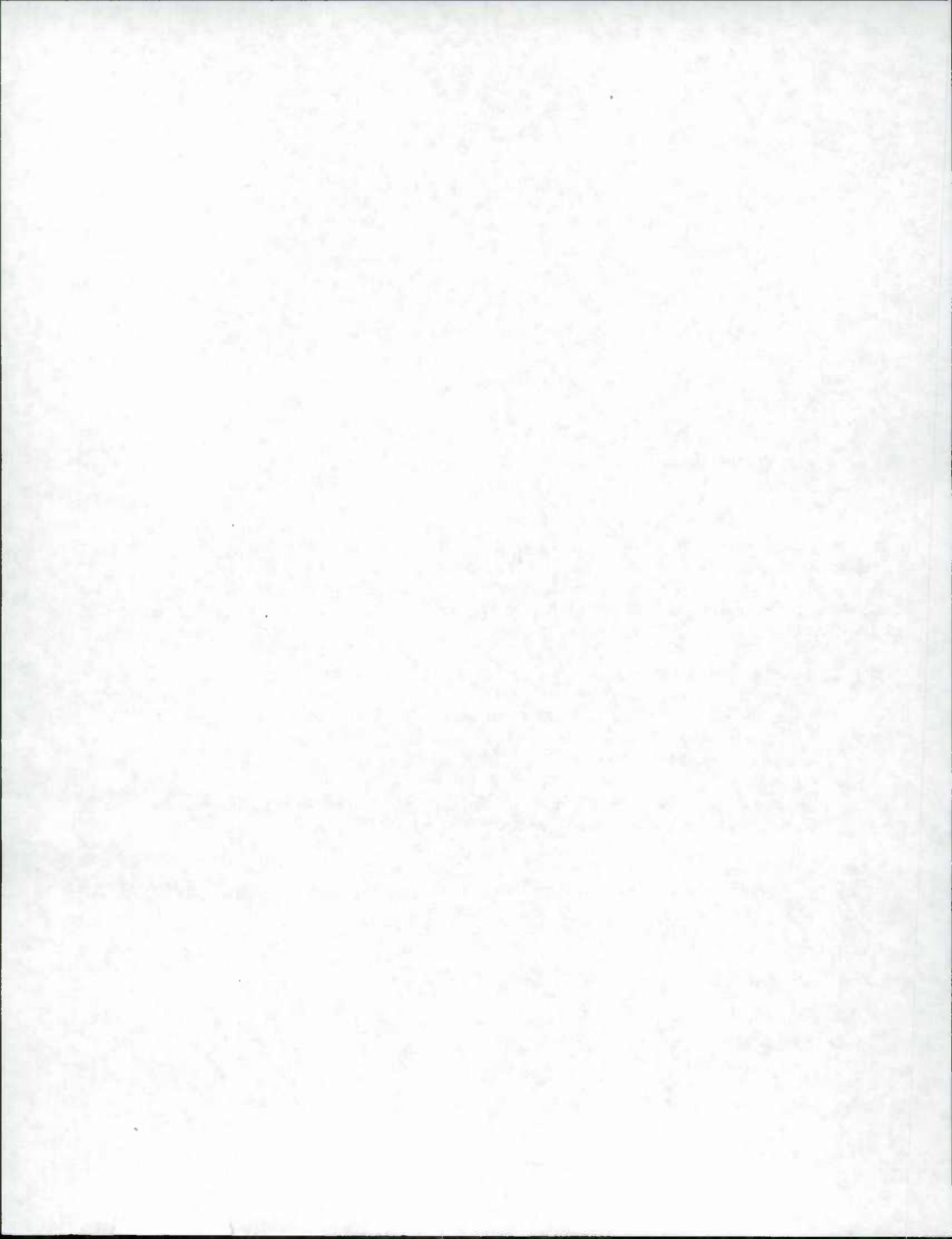
- 1) Note 11 on the plans is misleading in that it appears to state that the property is exempt from forest retention requirements. While the property is not subject to these requirements under the general Forest Conservation section of the County's Code, it is still subject to the forest retention requirements under the County's Critical Area program. Therefore, we recommend plat note be amended to more clearly reflect the applicable requirements.
- 2) Please include a note on the plan that indicates that upon future development of lot 2, the lot is subject to all applicable LDA requirements including tree clearing and impervious surface limits, and the minimum 15% forest cover requirement.

Thank you for the opportunity to provide comments. Please feel free to contact me at (410) 260-3481 if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Amber Widmayer".

Amber Widmayer
Natural Resource Planner
CA 103-08



Calvert County Critical Area Form

If your property is located within the Critical area (land within 1,000 feet of the mean high water line of the Chesapeake Bay, Patuxent River, or their tributaries, or the landward boundary of tidal wetlands or heads of tide), please complete the following information. Supplying this information is required and will greatly expedite the processing time of your permit.

Date: 1/18/08 **Tax ID #:** 01-006355

Tax Map #	Parcel #	Block #	Lot #	Section
44	381			

Project Name/Location: <i>Lot 2, Jennifer Lynn Dowell Property, Dowell, MD</i>
Address: <i>13640 Dowell Road</i>

Applicant's Information:

Last Name: <i>Vista, LLC</i>	First Name: <i>James D. Blackwell, Jr.</i>
Phone: <i>240-298-1295</i>	Email:
Address: <i>P.O. Box 928, California, MD 20619</i>	

Agent's Information:

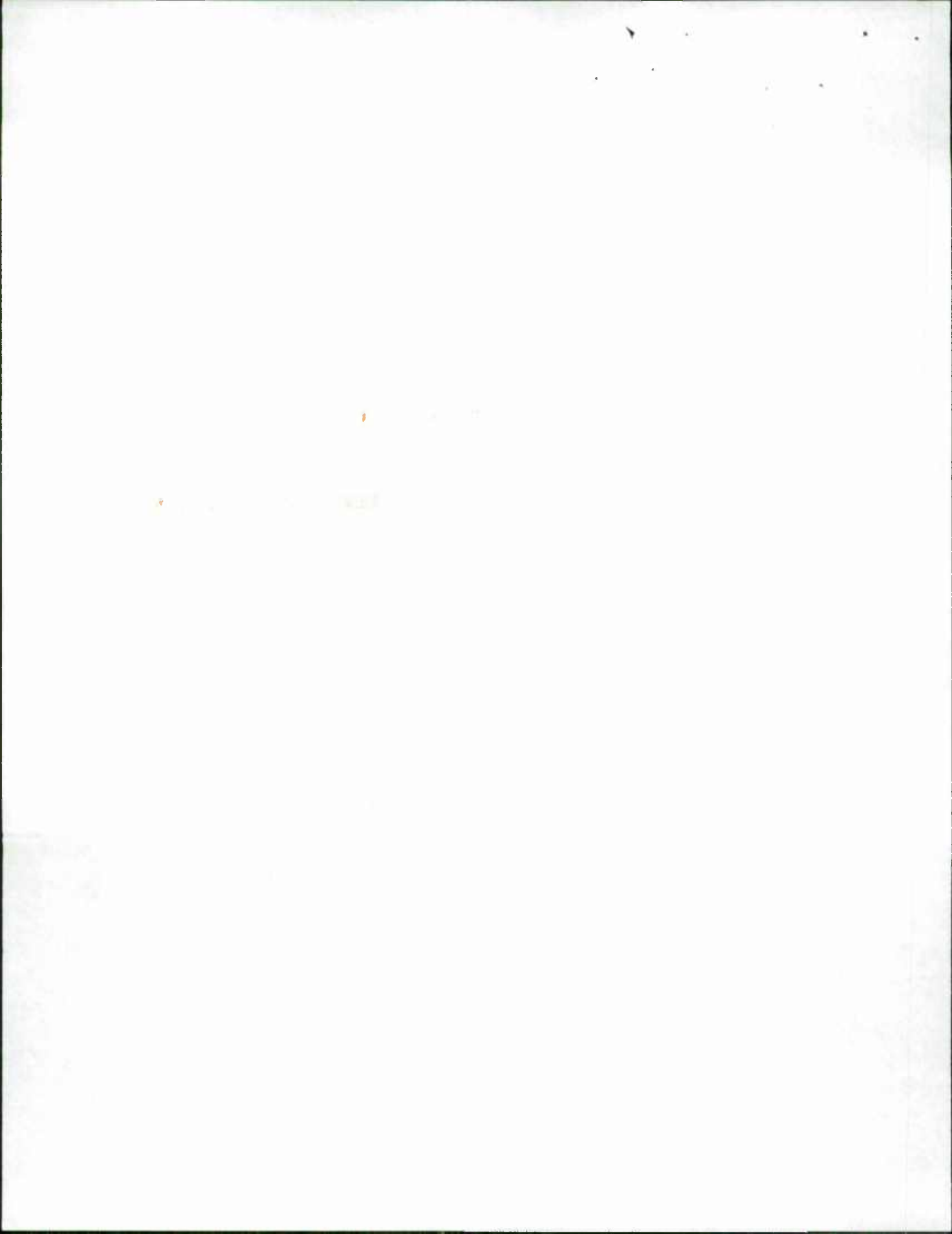
Last Name: <i>Mooney</i>	First Name: <i>Chris</i>
Phone: <i>410-257-2255</i>	Email: <i>cmooney@rabarrett.com</i>
Address: <i>100 Jibsail Drive, Suite 103, Prince Frederick, MD 20678</i>	

Application Type (check all that apply):

Building Permit	> <input type="checkbox"/>	Grading Exemption	"> <input type="checkbox"/>	Variance	"> <input type="checkbox"/>
Buffer Cutting Permit	<input type="checkbox"/>	Grading Permit	<input type="checkbox"/>	Other	<input type="checkbox"/>
Buffer Management Plan	<input type="checkbox"/>	Site Plan	<input type="checkbox"/>	Specify:	
Clearing Outside of Buffer	<input checked="" type="checkbox"/>	Subdivision	<input type="checkbox"/>		

Describe Proposed Project:

<i>To create a 0.69 Ac. Lot (Proposed Lot 2) on 2.578 Ac. of Land within the LDA Critical Area.</i>



Site Information (Check box if applicable)

Intrafamily Transfer Lot (Minor Subdivisions Only)	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Residential - new build	<input checked="" type="checkbox"/>
Lot Created Prior to 12-13-88	<input type="checkbox"/>	Industrial	<input type="checkbox"/>	Residential – Addition, Accessory Structure, etc	<input type="checkbox"/>
Growth Allocation	<input type="checkbox"/>	Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
Buffer Exemption Area	<input type="checkbox"/>	Mixed Use	<input type="checkbox"/>	Water-Dependant Facility	<input type="checkbox"/>
Variance Required	<input type="checkbox"/>	Recreational	<input type="checkbox"/>	Other	<input type="checkbox"/>

Critical Area Zoning District:	Acres	or Square Feet
Critical Area Overlay: - IDA		
- LDA	2.578Ac.	112,297 Sq.Ft.
- RCA		
Total Area:	2.578 Ac.	112,297 Sq.Ft.

Forest and Impervious Surface Coverage:	In Buffer (sq ft)	Outside Buffer (sq ft)
Existing Forest/Woodland/Trees	N/A	23,566 Sq.Ft.
Created Forest/Woodland/Trees	N/A	0 Sq.Ft.
Removed Forest/Woodland/Trees	N/A	0 Sq.Ft.
Total Forest/Woodland/Trees to Remain	N/A	23,566 Sq.Ft.
Total Forest/Woodland/Trees to be Planted	N/A	0 Sq.Ft.
Existing Impervious Surface	N/A	0 Sq.Ft.
New Impervious Surface	N/A	0 Sq.Ft.
Removed Impervious Surface	N/A	0 Sq.Ft.
Total Impervious Surface	N/A	0 Sq.Ft.

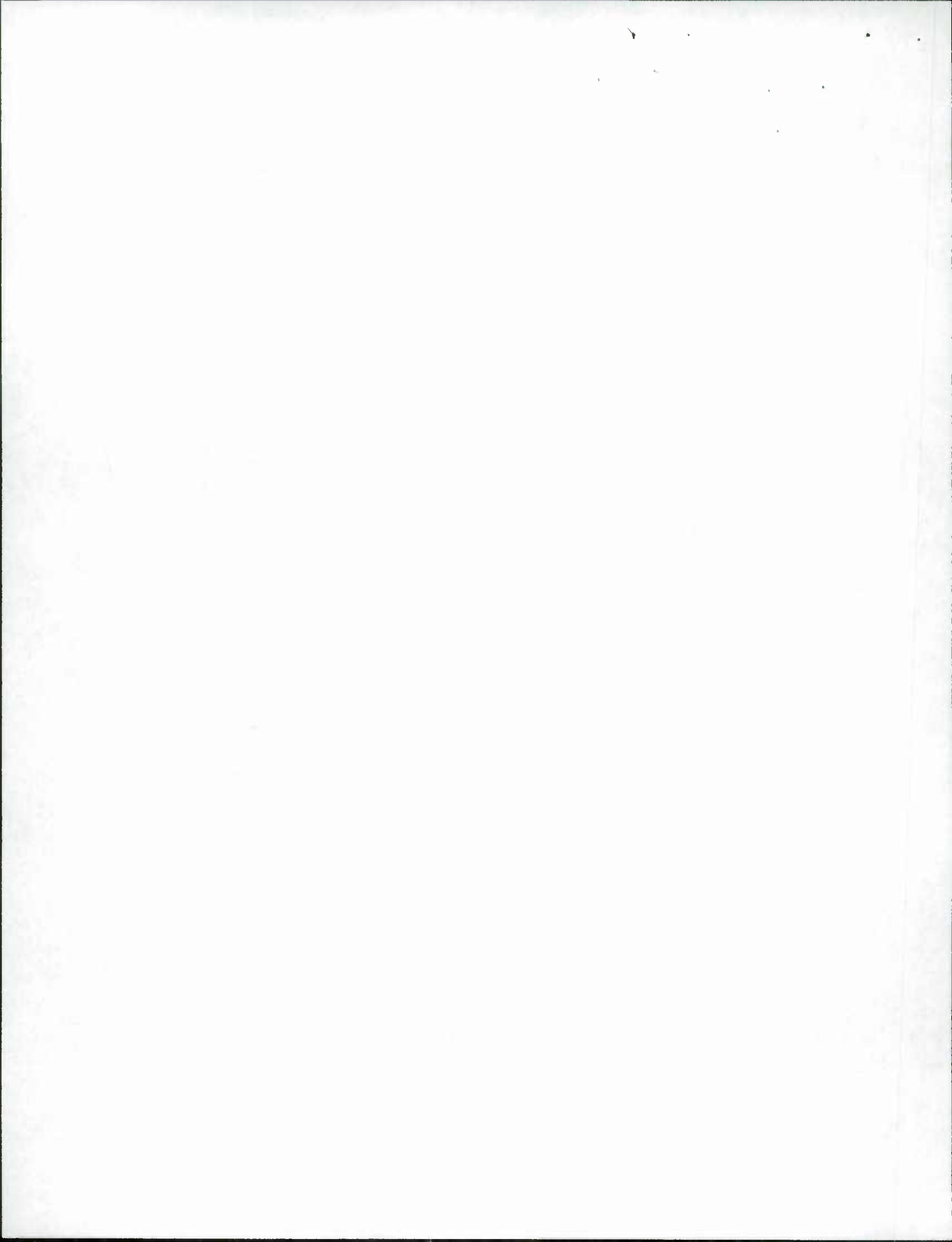
Trees and/or shrubs must cover or be established to cover 15% of the lot or parcel area. Impervious Surface limits are as given in Section 8-1.04.G.1.f of the Zoning Ordinance including Table 8-1.01 repeated below. Impervious areas are surfaces through which water cannot penetrate such as houses, garages, decks, sheds, pools, driveways, and walkways.

Table 8-1.1 Impervious Surface Limitations

Lot/Parcel Size (in square feet)	Impervious Surface Limit
0 – 8,000	25% of parcel plus 500 square feet*
8,001 – 21,780	31.25% of parcel*
21,781 – 36,300	5,445 square feet*
Greater than or equal to 36,301	15% of parcel

*(i) the property owner shall perform mitigation as per Section 8-1.04.G.3 for the square feet of impervious surface added above 15 percent of the parcel or shall use Best Management Practices approved by the Department of Public Works to offset potential adverse water quality impacts from the new impervious surfaces, or

*(ii) if paragraph (i) is not feasible, the property owner may pay a fee-in-lieu of performing the on-site mitigation equal to \$0.80 multiplied by the area in square feet of the new impervious surface that exceeds 15 percent of the parcel. All fees-in-lieu collected under this Section will be placed in the Critical Area fees-in-lieu fund to support projects that improve water quality.



If the property has an IDA designation, then Section 8-1.03 of the Zoning Ordinance needs to be addressed. The 10% reduction in pollution requirements must be met.

Attach a plat showing structures, water dependent facilities (piers, revetments, etc.), impervious surfaces, waterways, streams, wetlands, forest protection areas and areas to be planted. In general, clearing or cutting of existing vegetation (not lawns) requires mitigation.

Variances are required for any proposed activity that would not be allowed by the Zoning Ordinance such as building non-water-dependent structures in the 100 ft or extended Critical Area Buffer, Building on slope > 15%, or exceeding the clearing or impervious surface limits.

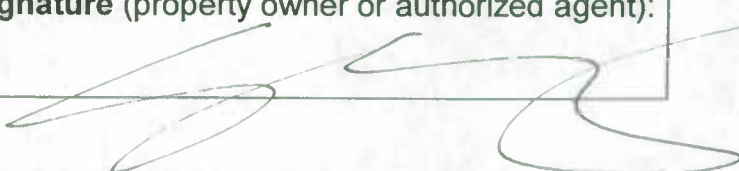
Addition information required for water dependent structures is given below.

The scaled drawings/plats submitted with the building permit application must include the following:

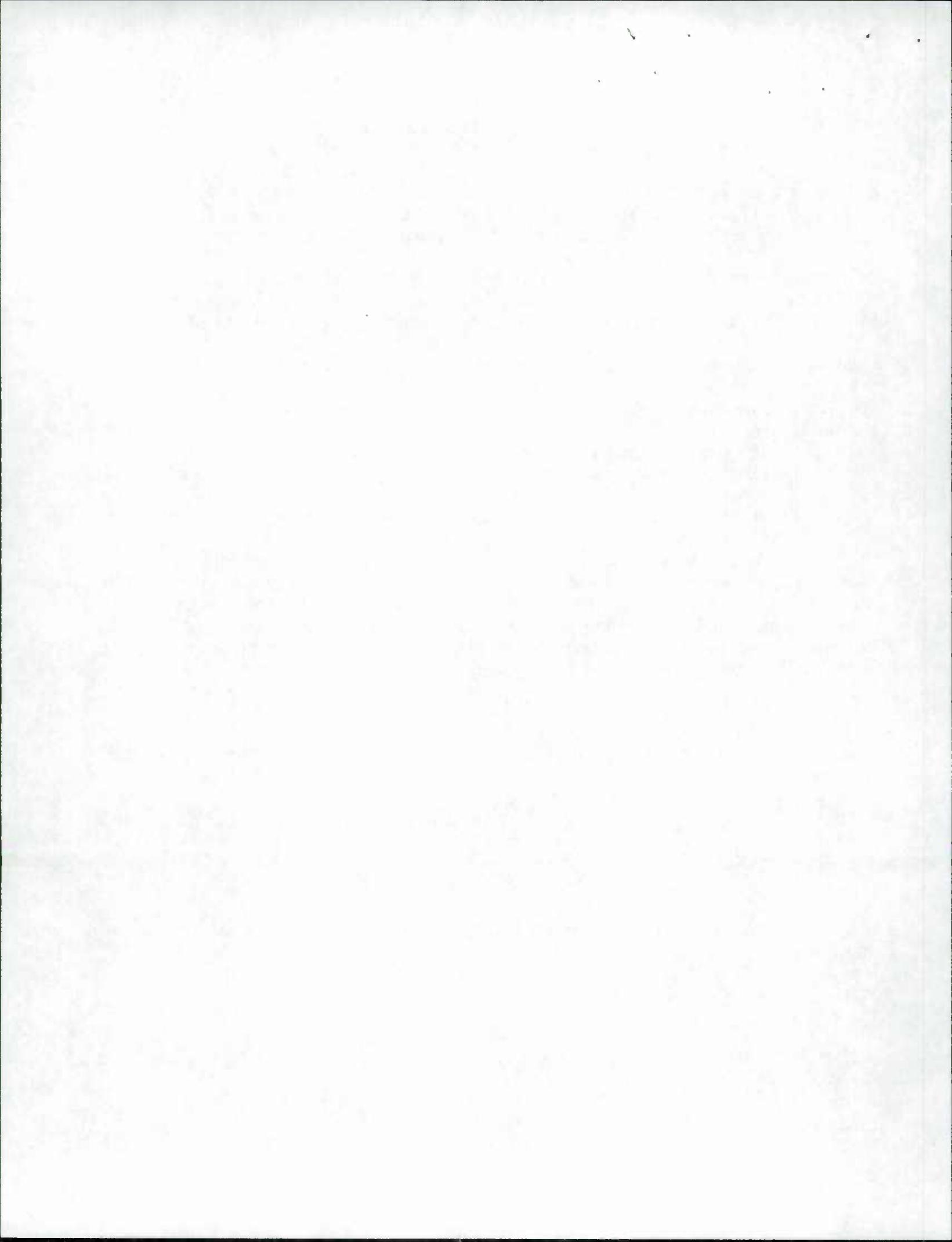
- A. Existing and proposed water dependent facilities,
- B. Lateral lines and adjacent property shorelines (must stay 25ft from each lateral line) and
- C. Harbor line if applicable (See Harbor Line Map in Office of Planning and Zoning).

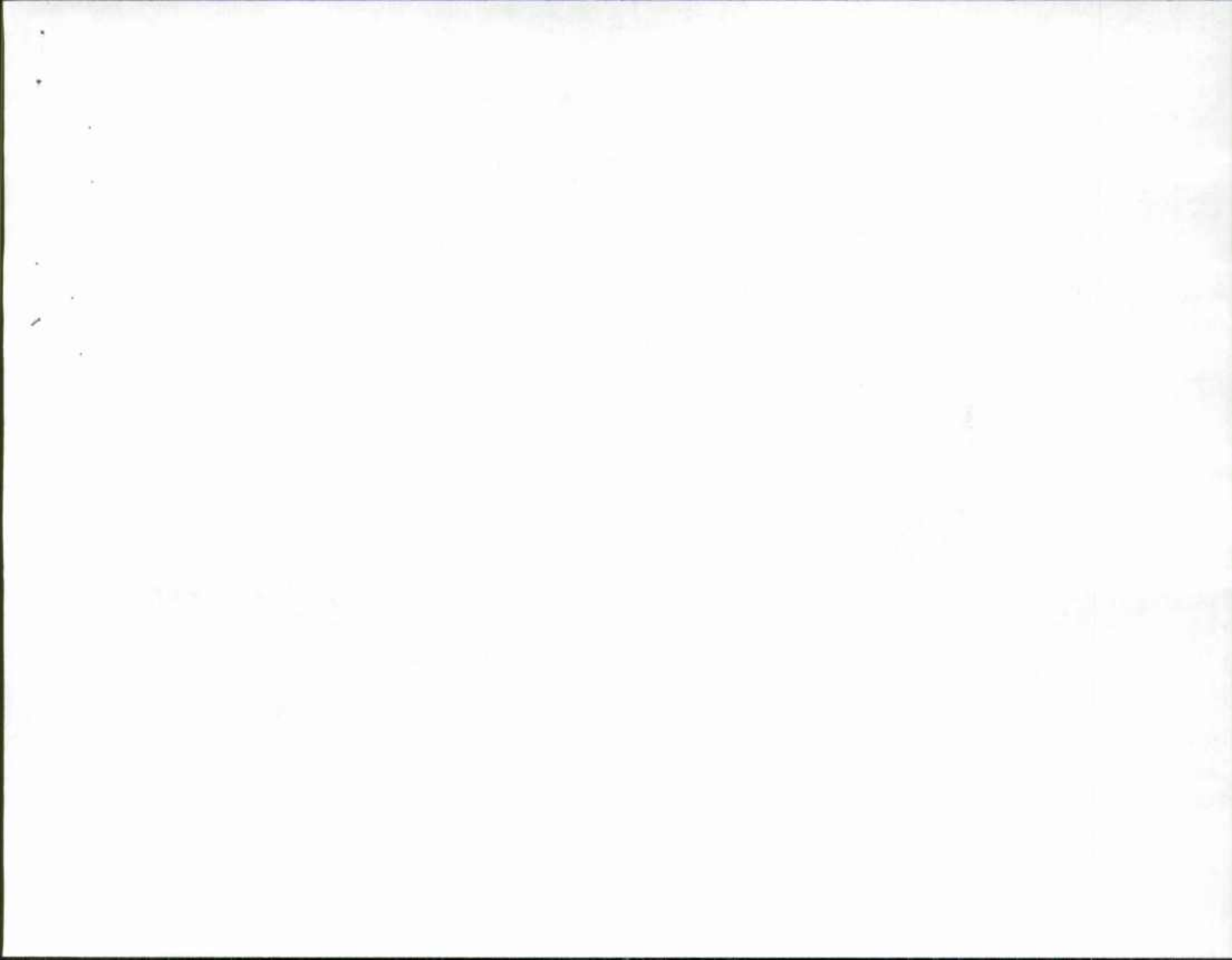
Proposed activities below mean high water, in tidal or nontidal wetlands, or within 25' of a wetland require review and approval from Maryland Department of the Environment, the Army Corp of Engineers and Calvert County. A copy of all federal and state permits or letters of exemption must accompany permit applications to the County. For all proposed water dependent structures, a building permit is required. If the activity requires ground disturbance in the 100 ft. buffer, a grading permit is required.

I hereby certify that I have the authority to make this application and the information given is correct.

Date: 1/18/08	Signature (property owner or authorized agent): 
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See the Calvert County Zoning Ordinance (Article 8-1) for additional information and requirements.







Subdivision Application

Calvert County, Maryland
 Department of Planning and Zoning
 150 Main Street, Prince Frederick, MD 20678
 Phone: (410)535-2348 or (301)855-1243 TDD: (410) 535-6355
 Fax: (410)414-3092 Email: pz@co.cal.md.us

Notice! Separate applications must be filed with the following agencies if applicable to the subdivision. Other agency permits may be necessary:

- Environmental Health for drain field percolation tests
- State and Federal wetland permits for developments involving wetlands
- State Highway Administration for access permits on state roads

Note: All information must be completed if applicable. Incomplete applications/forms/checklists, plans, etc. will result in the entire submittal package being returned to the engineer.

PROJECT INFORMATION

Project Name: LOT 2, JENNIFER LYNN DOWELL PROPERTY

Type of Subdivision: Residential Commercial Industrial Mixed Use Institutional

Subdivision Type: Major Minor (Major subdivisions are defined as: (1) When the total number of residential lots derived from the Parent Tract (as of June 29, 1967) is six or more. (2) Any division of non-residential land for development purposes and/or the creation of any new public rights-of-way.)

Utilities: Public Sewer Septic System Public Water Well

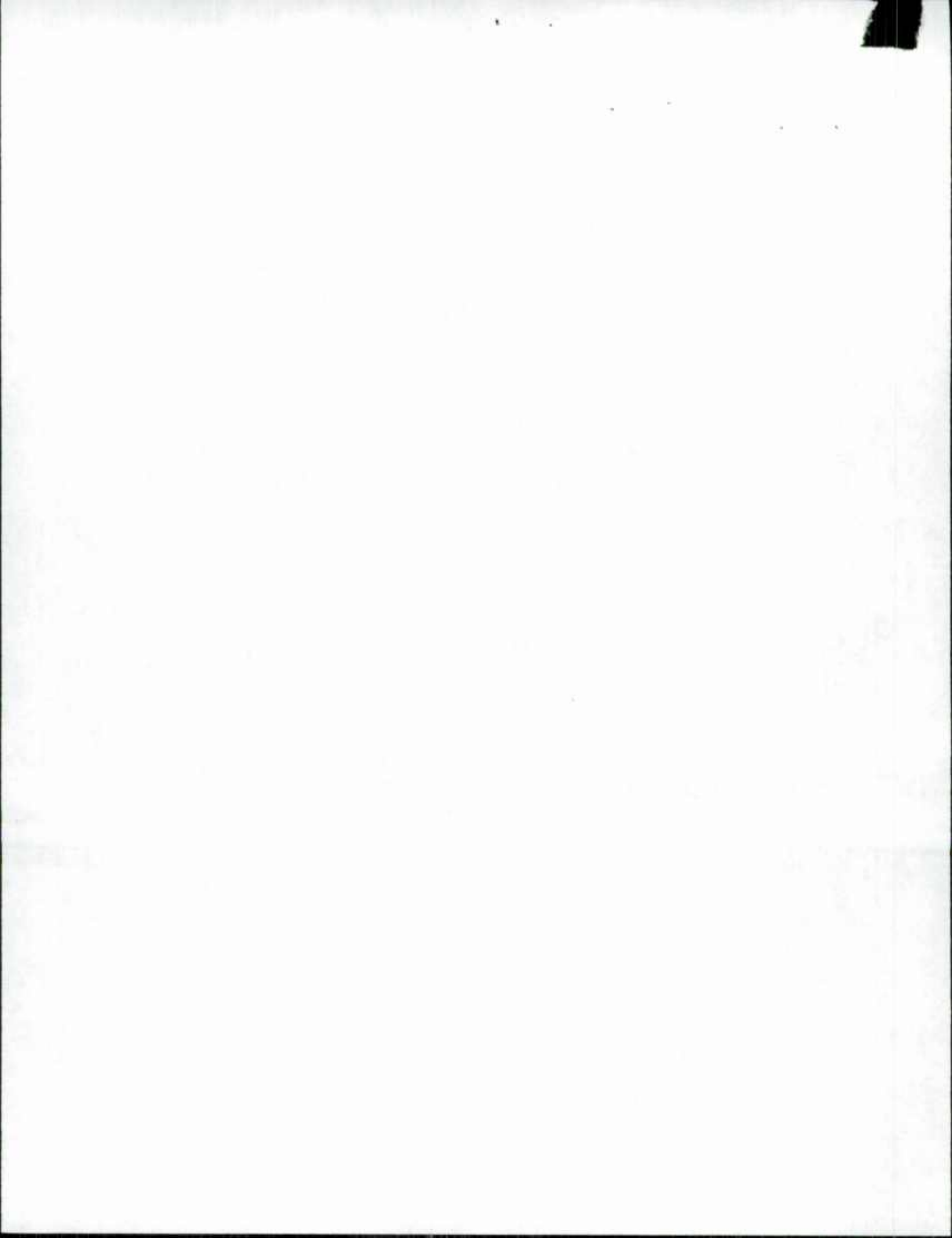
Mandatory clustering per Section 5-2.01 yes no Clustered subdivision yes no

# of Exception Lots: <u>N/A</u>	Total Parcel Acreage: <u>2.578</u>	Average Lot Size: <u>0.690</u>
# of Conventional Lots: <u>1</u>	Wetlands Acreage: <u>0</u>	Total Area in Lots: <u>0.690</u>
# of Family Conveyance Lots: <u>0</u>	Net Acreage: <u>2.578</u>	Total Open Space* Acreage: <u>0</u>
# of TDR Lots: <u>0</u>		Public R/W Acreage: <u>0</u>
# of Receiving Area Lots: <u>0</u>		Private R/W Acreage: <u>0</u>
TOTAL LOTS PROPOSED: <u>1</u>		Widening Strip Acreage: <u>0.026</u>
		Recreation Area Acreage: <u>0</u>
		Residue Acreage: <u>1.862</u>
		Total Platted Area: <u>2.578</u>

Multi-Family Subdivision Information (if applicable). If subdivision involves multi-family units, provide the number of units and the density. To obtain the density, divide the total number of units by the acreage involved with each unit type):

# of Townhouses: _____	Density (units per acre): _____
# of Apartments: _____	Density (units per acre): _____
# of Duplexes: _____	Density (units per acre): _____
# of Condominiums: _____	Density (units per acre): _____

* Total acreage in open space shall include open space committed from previous cluster subdivisions, but shall not include lots or rights-of-way (see Section 5-2.01.C.2 of the Zoning Ordinance).



PROPERTY INFORMATION

Location (Postal Area / City): Dowell 20629

Zoning District: RD Residential District

If within a Town Center, specify sub-district of the Town Center: _____

Acreage within the Town Center: 0

Is any portion of the property within the one-mile radius of a Town Center, as defined in Z.O. Section 2-10.02.C?

Yes No

If within the one-mile radius, indicate acreage: 2.578

Road Frontage(s): DOWELL ROAD

Road Type: State County Private

Election District: 1st

Community Planning District: 17

Is Subdivision within Critical Area?: Yes No

If so, which district? IDA LDA LDA3 RCA Acreage in Critical Area: 2.578

Parcel Information (parcels included in the subdivision):

Tax Map No.	Parcel No.	Tax ID No.	Lot (if any)	Block (if any)	Section (if any)
<u>44</u>	<u>381</u>	<u>01-006355</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Current or Past Applications¹ (if any):

Application Type	Case #	Resolution #	Action Date
<input type="checkbox"/> Rezoning	_____	_____	_____
<input type="checkbox"/> Board of Appeals	_____	_____	_____
<input checked="" type="checkbox"/> Subdivision	<u>LOT 1</u>	_____	<u>1990</u>
<input type="checkbox"/> Transfer Zone	_____	_____	_____
<input type="checkbox"/> Agricultural Preservation District	_____	_____	_____
<input type="checkbox"/> Historic District	_____	_____	_____
<input type="checkbox"/> Historic Sites Survey	_____	_____	_____
<input type="checkbox"/> Site Plan Review	_____	_____	_____
<input type="checkbox"/> Replatting	_____	_____	_____
<input type="checkbox"/> Building or Grading Permit	_____	_____	_____
<input type="checkbox"/> Other (specify):	_____	_____	_____

Family Conveyance – Check any & all boxes if applicable:

For access & rights-of-way*

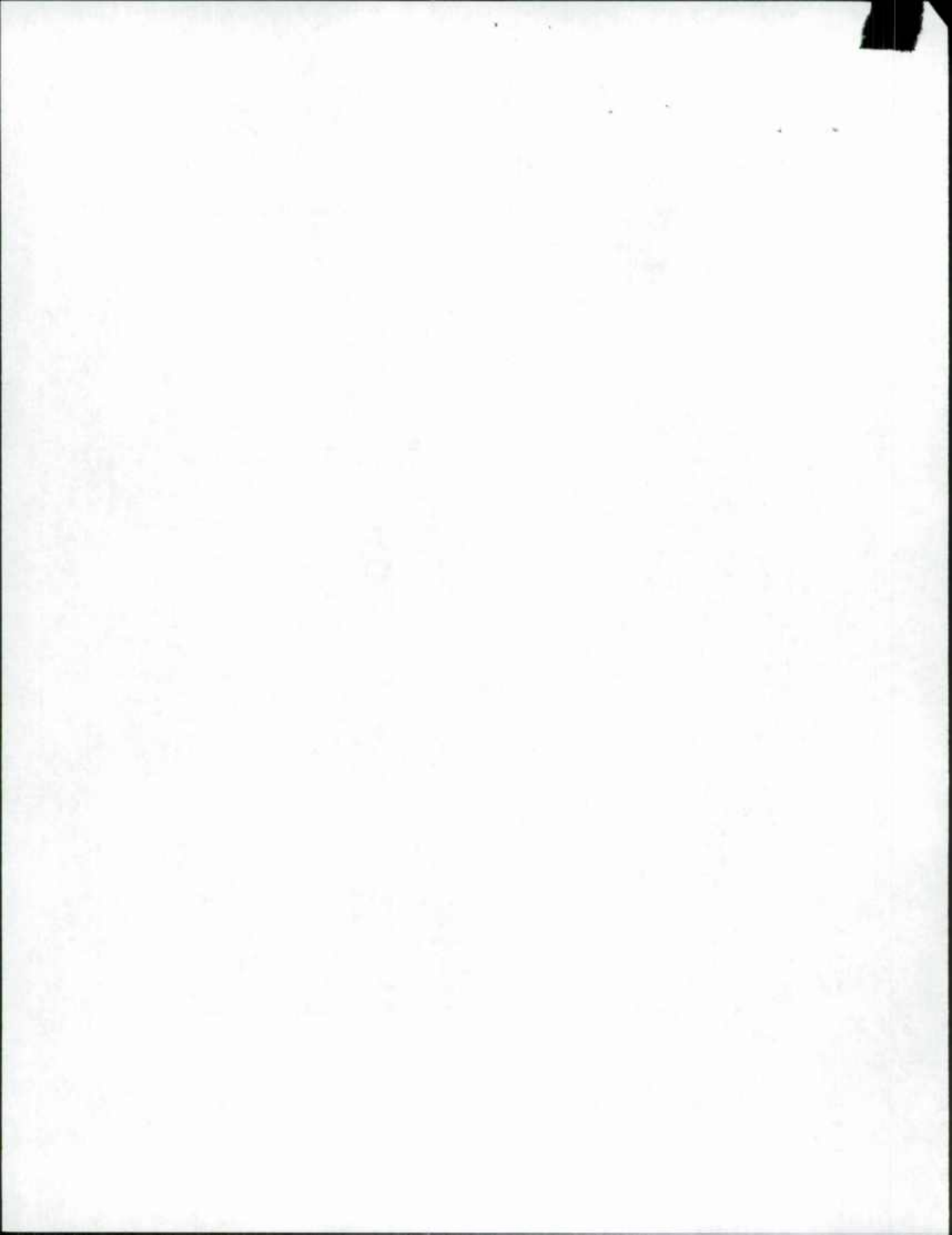
For creation of lots*

Intra-family for forest conservation requirements (Declaration of Intent required with final plat)

Intra-family transfer for critical area requirements*

¹ This shall include all applications, including those that may currently be pending. If, during the subdivision review process, other types of applications are submitted, this application shall be amended accordingly.

* Requires Family Conveyance Affidavit with preliminary plan application submittal.



OWNER AUTHORIZATION

I/We the undersigned and the owners of the property described above do hereby submit this application for subdivision and authorize the agent(s) listed below to act on my/our behalf. I/We also grant any review agencies and/or board members permission to conduct site visits to the subject property. *(If there are more than two owners, please attach a supplemental signature form.)*

Owner's corporation (if any): _____

Print or type First Name: Jennifer Lynn

Last Name: Dowell

Signature: 

Date: _____

Print or type First Name: William Bradley

Last Name: Dowell

Signature: 

Date: _____

Address: 13640 Dowell Road

Phone: N/A

City: Dowell

State: MD

Zip Code: 20629

Phone: _____

Fax: _____

Email: _____

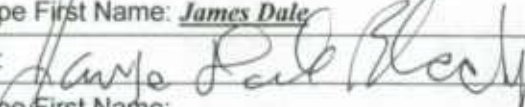
APPLICANT INFORMATION & AUTHORIZATION (if different than owner)

I/We the undersigned do hereby submit this application for subdivision and authorize the agent listed below to act on my/our behalf. *(If there are more than two applicants, please attach a supplemental signature form.)*

Applicant's corporation (if any): Vista, LLC

Print or type First Name: James Dale

Last Name: Blackwell, Jr.

Signature: 

Date: _____

Print or type First Name: _____

Last Name: _____

Signature: _____

Date: _____

Address: P.O. Box 928

Phone: _____

City: California

State: MD

Zip Code: 20619

Phone: _____

Fax: _____

Email: _____

AGENT CERTIFICATION

I certify that the information, attachments and plans submitted herewith are true and correct to the best of my knowledge and ability. I file this application and will act on behalf of the owner(s) and applicant(s) listed above.

Agent's corporation (if any): R.A. Barrett & Associates, Inc.

Print or type First Name: Chris

Last Name: Mooney

Signature: 

Date: 1/18/08

Address: 100 Jibsail Drive, Suite 103

City: Prince Frederick

State: MD

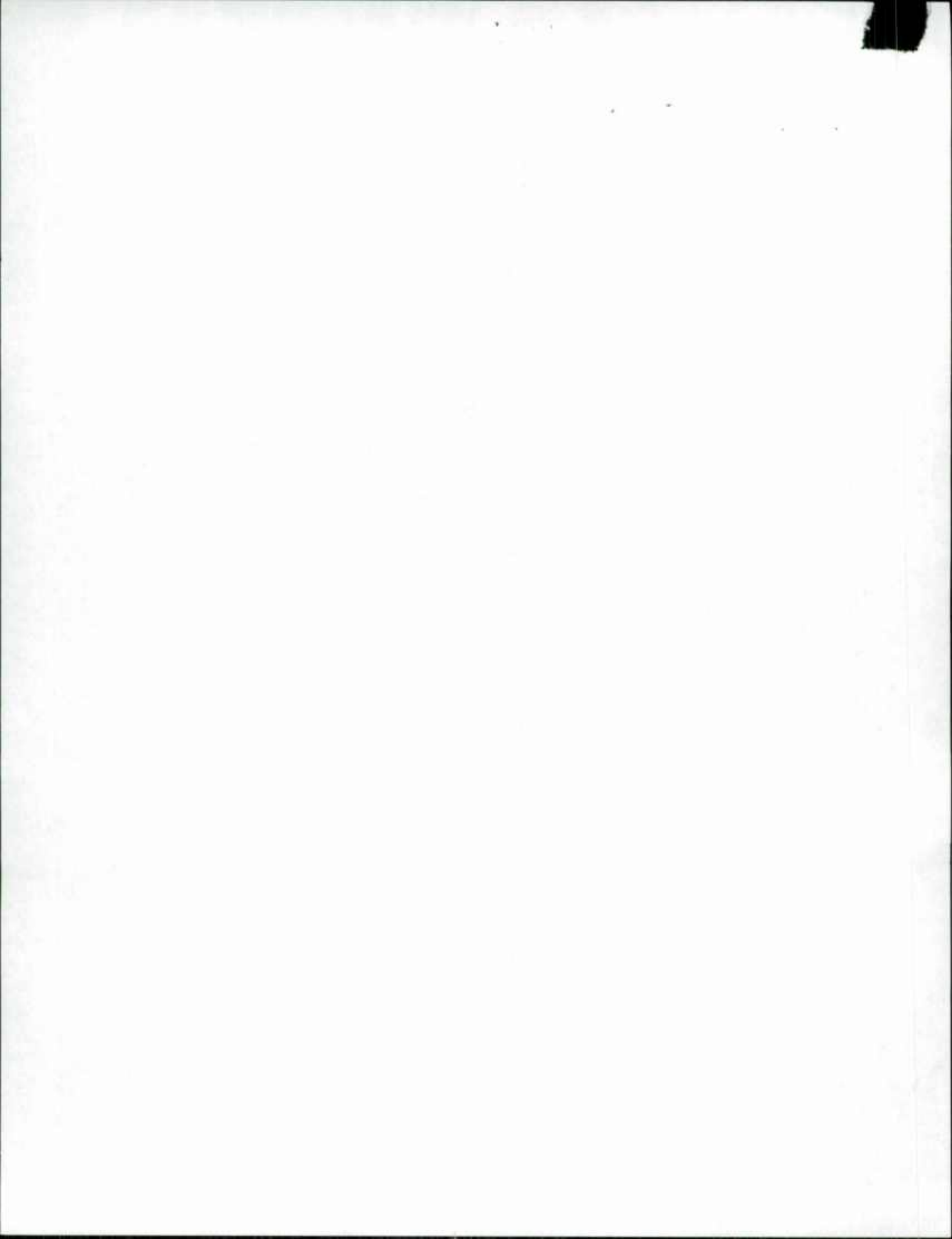
Zip Code: 20678

Phone: (410) 257-2255

Fax: (410) 257-3782

Email: cmooney@rabarrett.com

Agent Notes:



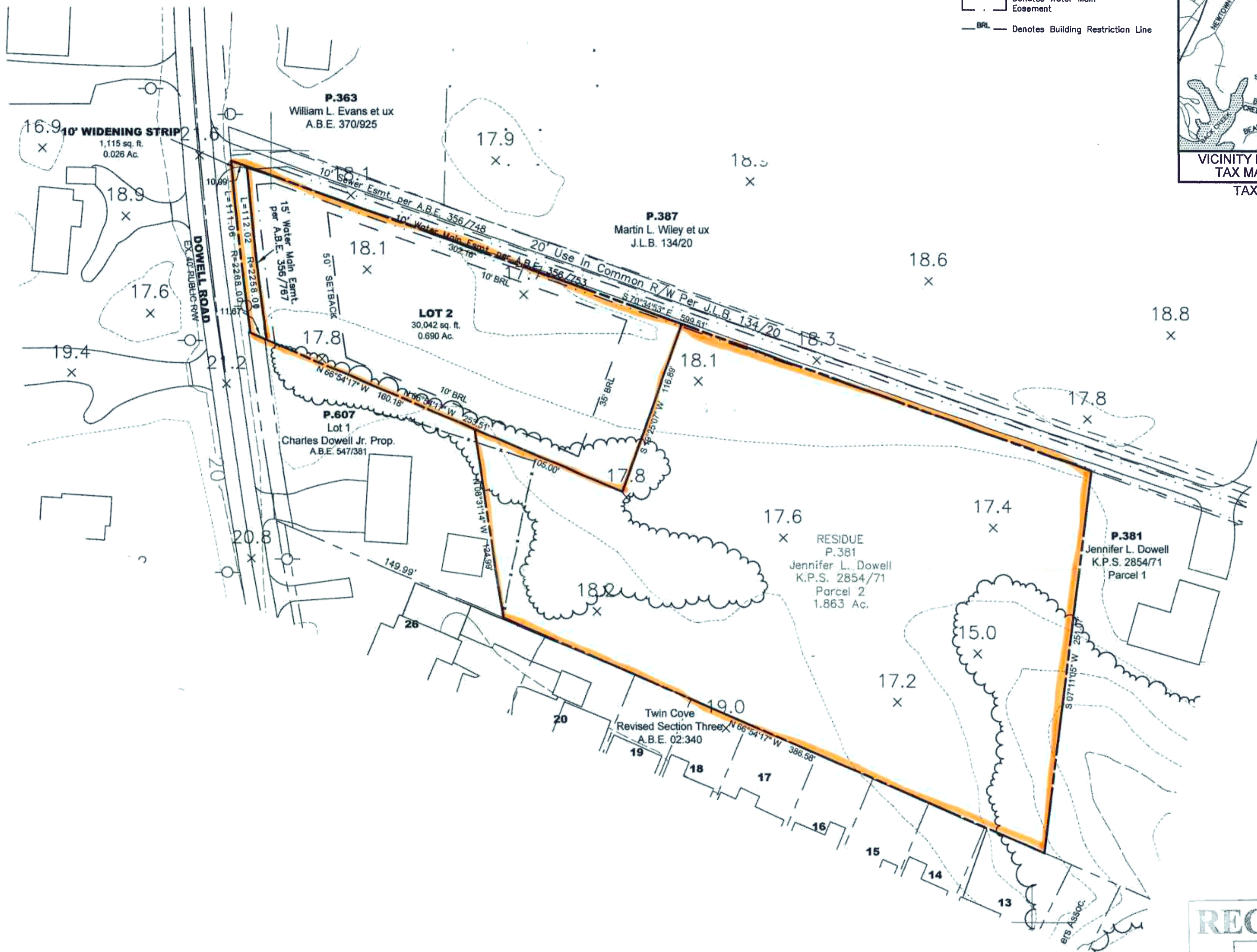
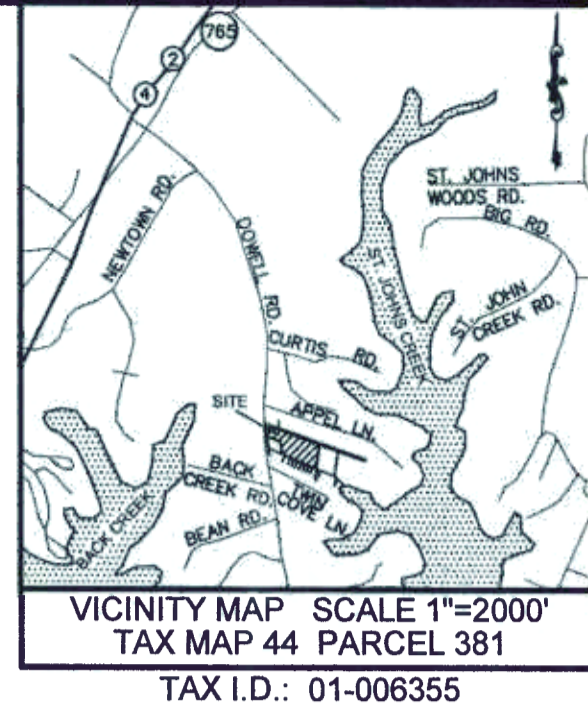
- 1.) Deed Reference : K.P.S. 3044/487, August 16, 2007
- 2.) 100 Year Flood Plain exists within this site as per FEMA Panel # 240011-0031B & 0032B.
- 3.) All Lots Shown Hereon shall be restricted to interior subdivision street access.
- 4.) Number of Conventional Lots = 1
- 5.) Number of TDR Lots Proposed = 0
- 6.) Total Number of Lots = 1
- 7.) Number of TDR's Required = 0
- 8.) Average Lot Size = 0.690 Acres
- 9.) Minimum Lot Size = 0.690 Acres
- 10.) Forested Area = 0.541 Acres 20% of site
- 11.) Forest Retention Required = EXEMPT Per Section 8-3.02.B (LDA)
As per Section 8-1.03.G.d.v - this site meets the 15% existing forest cover requirement.
- 12.) Building Restriction Lines :
Front = 25', Side = 10', Rear = 35'
- 13.) This site is located within the RD (Residential District) within the One-Mile Radius of Solomons Town Center.
- 14.) This site is located within the Critical Area (LDA zone)
- 15.) The topography shown hereon County Aerial.
- 16.) Total Lot Area = 0.690 Ac.
Total Residue = 1.862 Ac.
Total Widening Strip = 0.026 Ac.
Total = 2.578 Ac.

- LDA CRITICAL AREA NOTES**
- 1.) Total Forested Area = 0.541 Acres
Total Forested Area to be cleared = 0.00 acres
 - 2.) Per Section 8-1.03.G.f of the Zoning Ordinance, for stormwater runoff, man-caused impervious areas shall be limited to 15% of the subdivision to be developed. The total allowable man-caused impervious area for the parcel is 16,845 Sq.Ft. (Total). The impervious area may be increased to 25% per individual lot as long as the total impervious area for the parcel does not exceed 15%.
 - 3.) There are no existing structures within this tract of land.
 - 4.) Total impervious surface allowed: (2.578 Ac. x 15%) = 16,845 Sq.Ft.
 - 5.) Impervious surface area by Lot:
Lot 1 : 4,506 Sq.Ft. (15%)
Widening Strip: 167 Sq.Ft. (15%)
Total : 4,673 Sq.Ft.
 - 5.) Impervious surface remaining for future subdivisions: 12,172 Sq.Ft.

OWNERS:
Jennifer Lynn & William Bradley Dowell
13640 Dowell Road
Dowell, MD 20629

APPLICANT:
Vista L.L.C.
P.O. Box 928
California, MD 20619

- LEGEND**
- Denotes Existing Sewer Easement
 - Denotes Water Main Easement
 - Denotes Building Restriction Line



RECEIVED
FEB 14 2008
CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

PLANNING & ZONING CASE NO.: MSD 07-28-44

HEALTH DEPARTMENT

Date _____

Health Officer _____

Dir. Env. Health _____

Sanitarian _____

HEALTH OFFICER'S CERTIFICATION

This subdivision satisfies the requirements of the Maryland Department Of the Environment regulation 26.04.02 allowing for the construction of community water systems and community sewerage systems for homes and other establishments, and it is in conformance with the current County water and sewerage plan for water planning category W1 and sewerage planning category S1.



R. A. BARRETT
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS
100 JIBSAIL DR., SUITE 103
PRINCE FREDERICK, MD 20678
410-257-2255 301-855-5554 FAX: 410-257-3782
Date 1-21-08

PRELIMINARY PLAN
TAX MAP: 44
PARCEL: 381
JENNIFER LYNN DOWELL
PROPERTY
LOCATED ON DOWELL ROAD, IN DOWELL
FIRST ELECTION DISTRICT, CALVERT COUNTY, MARYLAND

DATE
01/21/07
SCALE
1"=50'
DRAWN BY
C.J.M.
DRAWING #
CC2564-PRE
FILE #
CC2564
JOB #
11015