

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/

October 28, 2008

Ms. Roxana Whitt
Calvert County
150 Main Street
Prince Frederick, Maryland 20678

Re: 08-3555 Skarolid/ Feige Variance

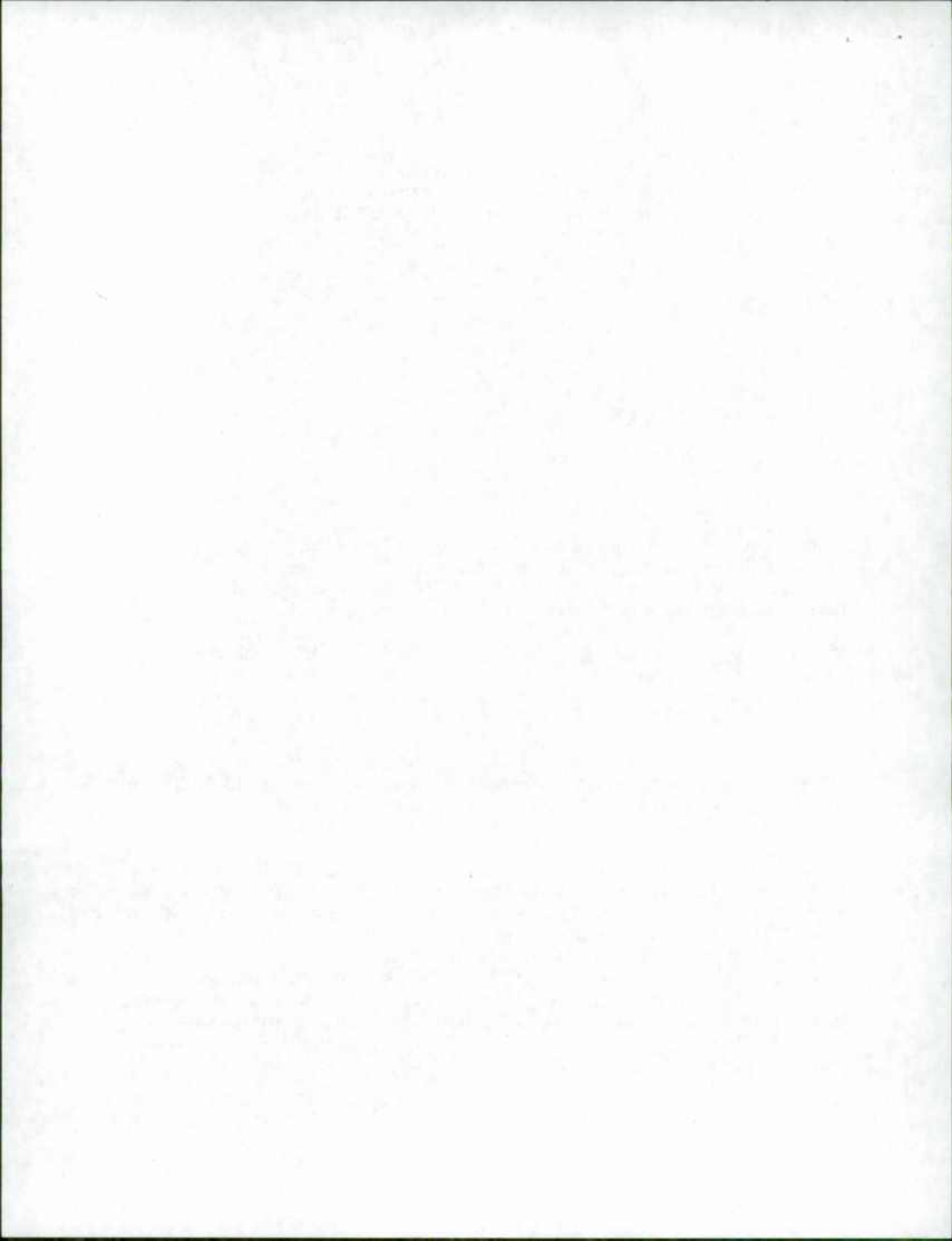
Dear Ms. Whitt:

Thank you for providing information on the above-referenced variance application. The applicant is requesting a variance to allow redevelopment of an existing house partially in the 100-foot Buffer in the Limited Development Area (LDA). It is not a Buffer Modification Area. Based on the information provided, we have a number of concerns.

Calvert County's variance standards require that the requested variance be the minimum necessary to provide relief from the regulations. The proposed decks do not meet the requirement of minimization, in terms of size and further intrusion into the Buffer beyond the line established by the existing deck. Additional minimization of impact to the Buffer appears possible and should be required.

Mitigation for disturbance within the Buffer needs be provided at a 3:1 ratio not 1:1 as proposed. Also the use of clusters means that the planting must be in 400 sq. ft. clusters to achieve maximum habitat value. This mitigation should be required as a condition of the variance approval and should be located in the Buffer to the extent possible.

It appears that this application was received on September 18, 2008 and therefore may qualify to be grandfathered under the County's impervious surface area limits and policies in place prior to July 1, 2008. If the applicant intends for this project to be grandfathered in this sense, please note that Chapter 119 of the 2008 Laws of Maryland requires the applicant to submit a lot coverage plan to the County for review and approval by July 1, 2010. Alternatively, the applicant can apply the current lot coverage limits and policies. The site plan should be amended to reflect the intent of the applicant in regard to the impervious surface area/lot coverage requirements.



10/28/2008

Page 2 of 2

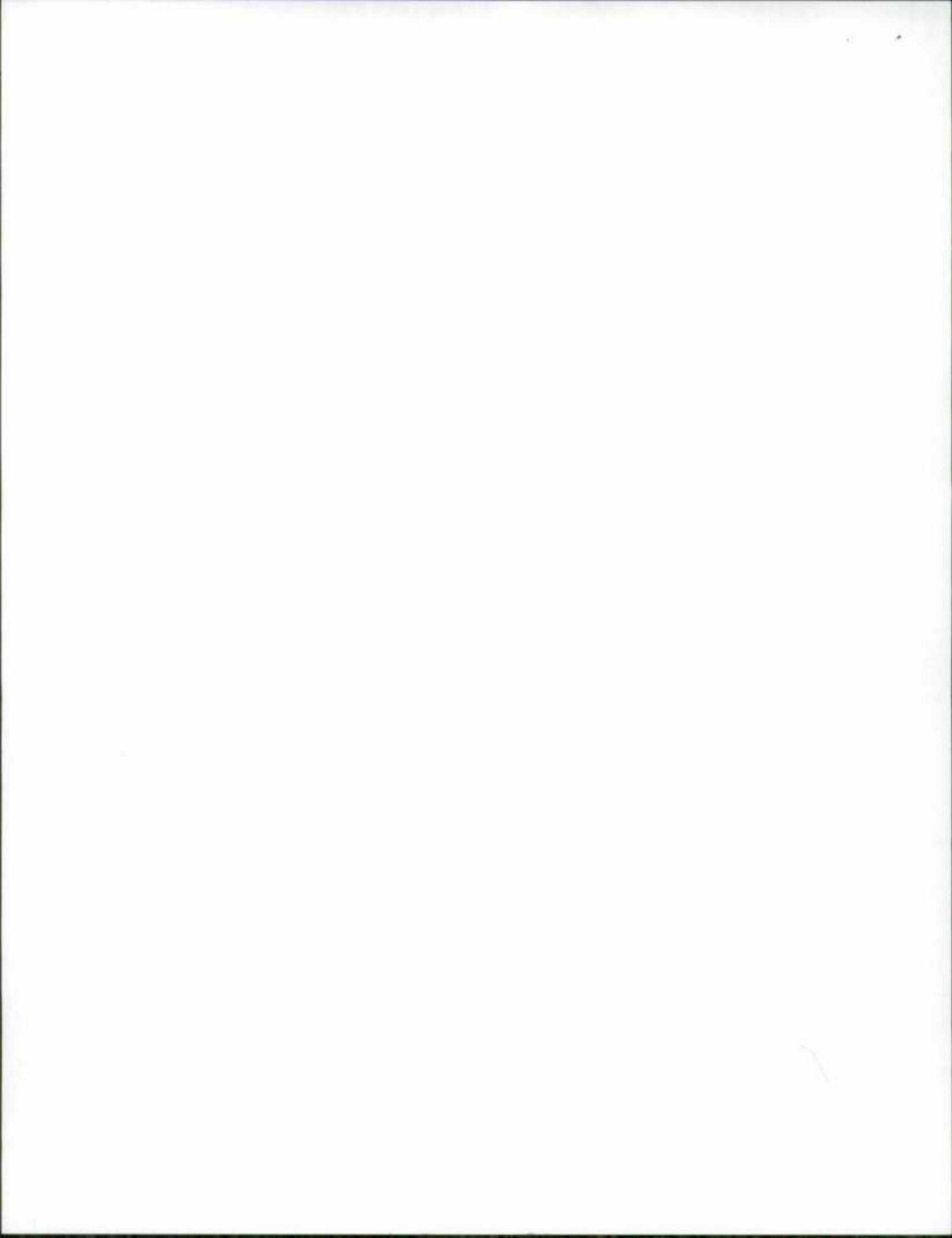
CA 584-08

Thank you for the opportunity to provide comments. Please include this letter in your file and submit it as part of the record for this variance. Also, please notify the Commission in writing of the decision made in this case. If you have any questions, please contact me at (410) 260-3468.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Hurley", written over the printed name.

Roby Hurley
Natural Resources Planner
CA 584-08



Entered
in D13
12/18/08

CALVERT COUNTY BOARD OF APPEALS ORDER

Case No. 08-3555
Public Hearing: November 6, 2008

Roland Joun from Wilkerson & Associates, Inc. has applied on behalf of the property owners Richard Skarolid & Gregg Feige for a variance in the 100' waterfront buffer requirement for construction of a replacement dwelling, deck and septic system and for construction of a new deck addition within the buffer. The property is located at 12800 Bay Drive, Lusby (Tax Map 48A, Block B, Section 3-A, Lot 1, Drum Point) and is zoned RC Rural Commercial.

The case was presented November 6, 2008 before Board of Appeals members Mr. Michael Reber, Chairman; Dr. Walter Boynton, Vice Chairman; and Mr. Michael Redshaw, member; (the Board). Mr. Carlton Green, Esquire, served as the Board's Counsel. Mr. Roland Joun from Wilkerson & Associates, Inc. was present at the hearing.

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. 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 following Applicants' Exhibits were entered into the record at the November hearing:
 - Exhibit No. 1 – Application
 - Exhibit No. 2 – Plat Submitted With Application

2. A Staff Report prepared by Roxana Whitt, Board of Appeals Administrator, was entered into the record at the November hearing and marked Staff Exhibit No. 1.

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Plains

DEC 9 2008

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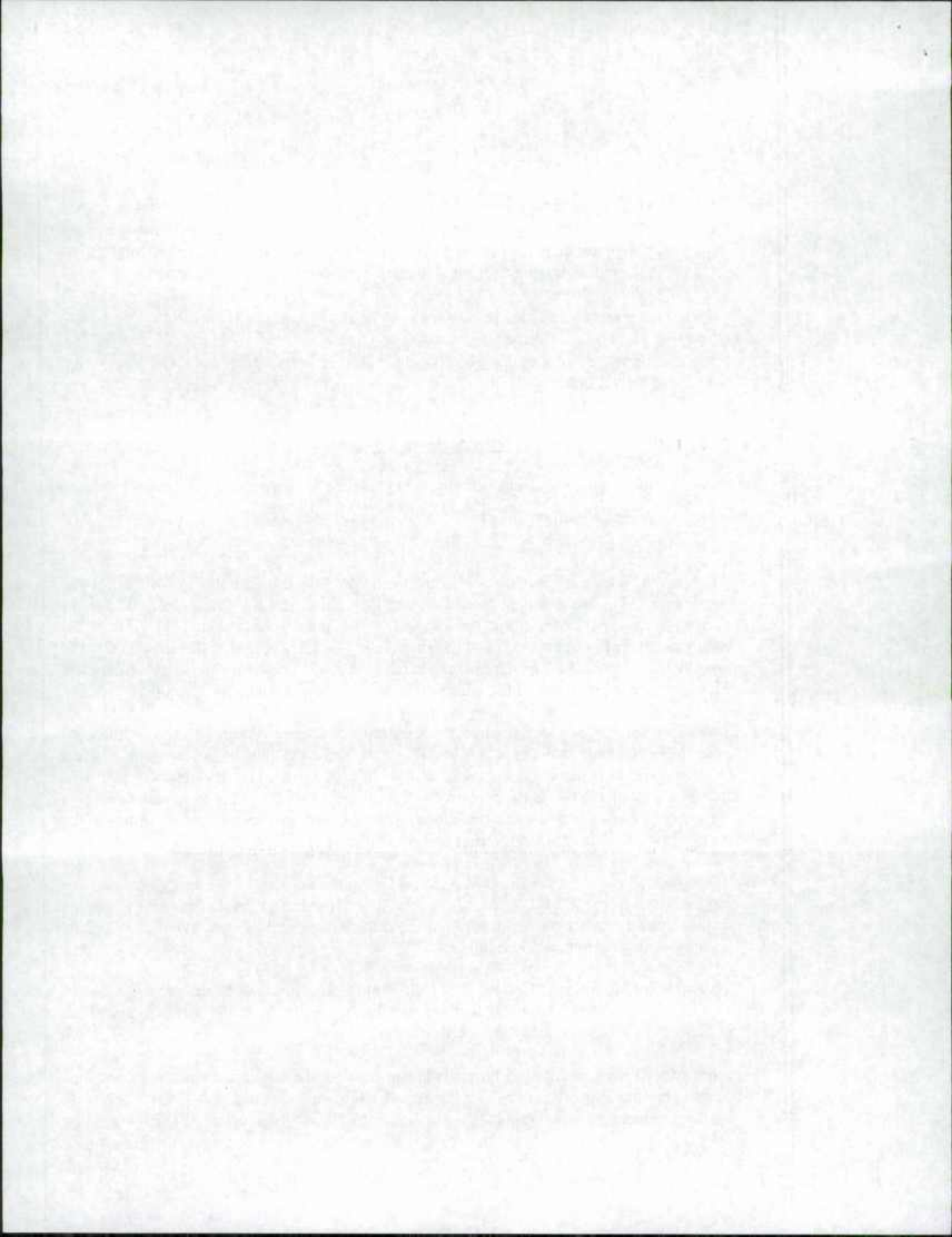
3. The following correspondence was entered into the record at the hearing:

- Letter dated September 23, 2008 to Roxana Whitt from Roby Hurley, Natural Resources Planner, Chesapeake Bay Critical Area Commission
- Memorandum dated September 24, 2008 to Roxana Whitt from John Knopp, Site Engineering Technician, Calvert County Department of Public Works
- Memorandum dated September 17, 2008 to Pam Helie from Ron Babcock, Calvert Soil Conservation District
- Letter dated October 16, 2008 from Jim & Mary Mehring, 12804 Bay Drive, Lusby, MD 20657

FINDINGS OF FACT

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

1. As shown by applicants' Exhibit No. 2 and testimony, the property is a residential lot that consists of .381 acre and is situated between Bay Drive and the Chesapeake Bay at the northeast edge of Drum Point subdivision. The terrain is primarily level with the exception of an 18-foot high cliff at the shoreline. The lot is currently developed with a 2-level house situated ~88 feet from the shoreline and ~35 feet from the edge of the cliff. The shoreline is protected with a bulkhead and no erosion is noted on the property.
2. The applicants propose to remove the existing house and replace it with a house of essentially the same size and within the footprint of the existing house, but with a 2-foot overhang and new decks on the north and waterfront sides. The development plan also includes a pool on the north property line, relocation of the driveway, and additional walkways, none of which require variance approval. Only the decks and a portion of the house lie within the waterfront buffer and require variance approval.
3. The 100' waterfront buffer extends to the middle of the existing house and encompasses a large portion of the lot. The location of the waterfront buffer on the property is not the result of any action by the applicant. No expansion of the replacement dwelling would be possible without variance approval.
4. The front Building Restriction Line lies adjacent to the front wall of the proposed house. The house could not be moved forward and further away from the waterfront without necessitating a variance to the front setback requirements.
5. Stormwater management will be provided to address the small increase in impervious surface on the property. The applicants will mitigate clearing and disturbance with clustered plantings at a proportion specified by Critical Area law. Silt fence will be



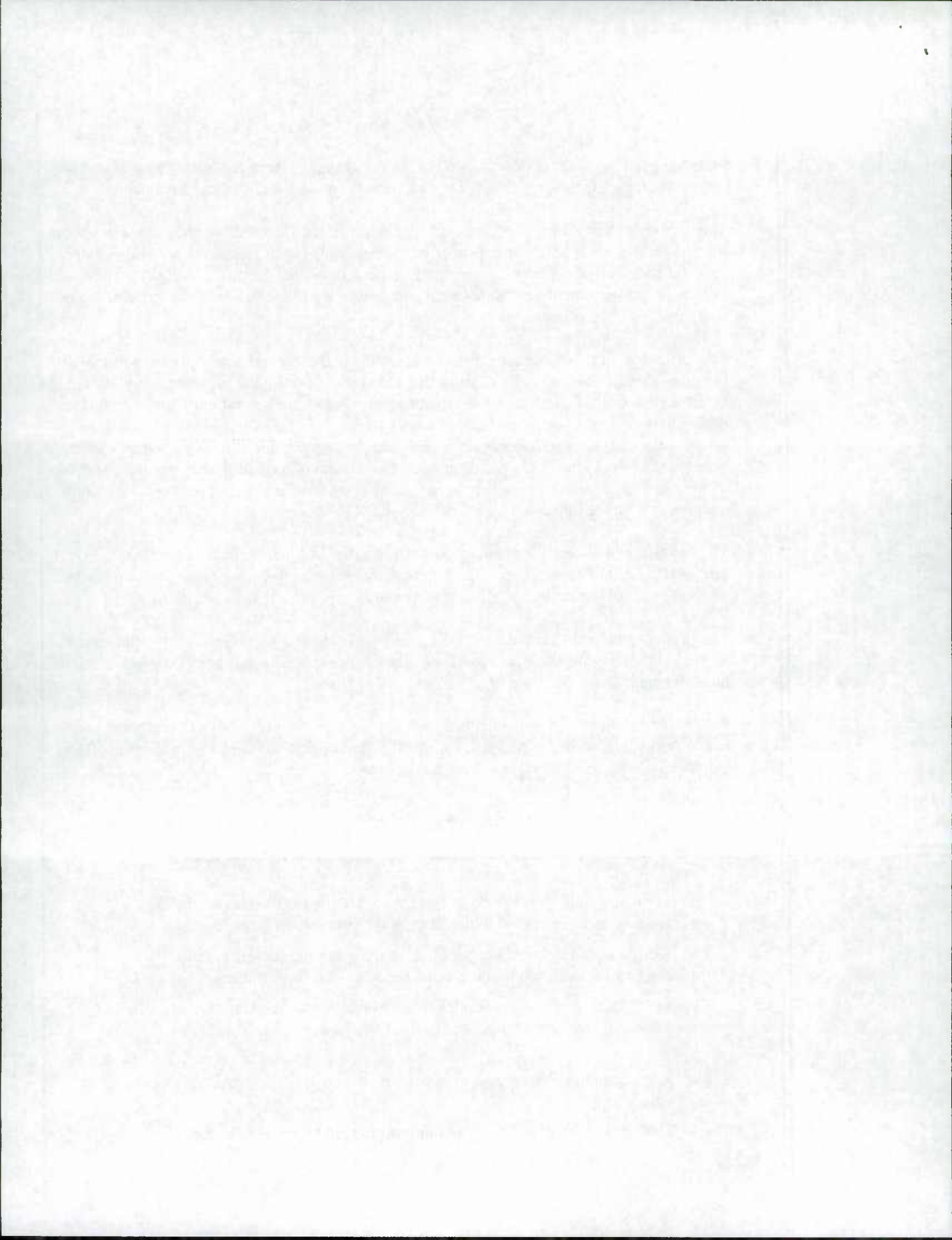
installed prior to construction to provide sediment and erosion control. These measures negate and/or mitigate any adverse impacts to water quality and Critical Area habitat.

6. The septic system consists of one existing and one replacement vertical drywell, both located on the north half of the property. The existing septic system drywell lies within the 100-foot buffer. The proposed replacement drywell lies just outside the 100-foot buffer. A pre-treatment unit for denitrification will be added to the septic system, which will improve water quality.
7. The proposed deck expansions will be located on the second story of the house with pervious surfaces below. Stairs from the deck on the north side of the house will allow direct access from the house to the ground level. Decks are a common feature on houses throughout Calvert County, including houses within the Critical Area. Houses and decks on properties adjacent to the subject lot are located closer to the Bay than the replacement dwelling and decks proposed by the applicants. Denial of a modest increase in the size of the decks would result in unwarranted hardship and would deny the applicants rights commonly enjoyed throughout the Critical Area.
8. The variance requested is in harmony with the general spirit and intent of the Critical Area law. All potential impacts from the proposed construction have been minimized with this proposal and will be mitigated after construction.
9. The property's Rural Commercial zoning allows residential use. Because the property is located within a residential neighborhood, the proposed residential use is appropriate and in conformance with the County's Comprehensive Plan.
10. The findings above demonstrate that the applicant has overcome the presumption of nonconformance with the Maryland Critical Area Legislation and that approval of the variance will not result in injury to the public interest.

CONCLUSIONS

Based on the above Findings of Fact, the Board concludes the following:

1. The Board concludes that the development activity that is the subject of this variance request conforms with the Maryland Critical Area Legislation.
2. The Board concludes that it has the authority to grant the subject variance from the Critical Area requirements of Section 8-1 of this Ordinance.
3. The Board concludes that the applicant has overcome the presumption of noneonformance as required in Section 11-1.01.B.2 &3 of the Zoning Ordinance.
4. The Board concludes that the applicant has met each of the required variance standards as:
 - a. The variance will not result in injury to the public interest; and

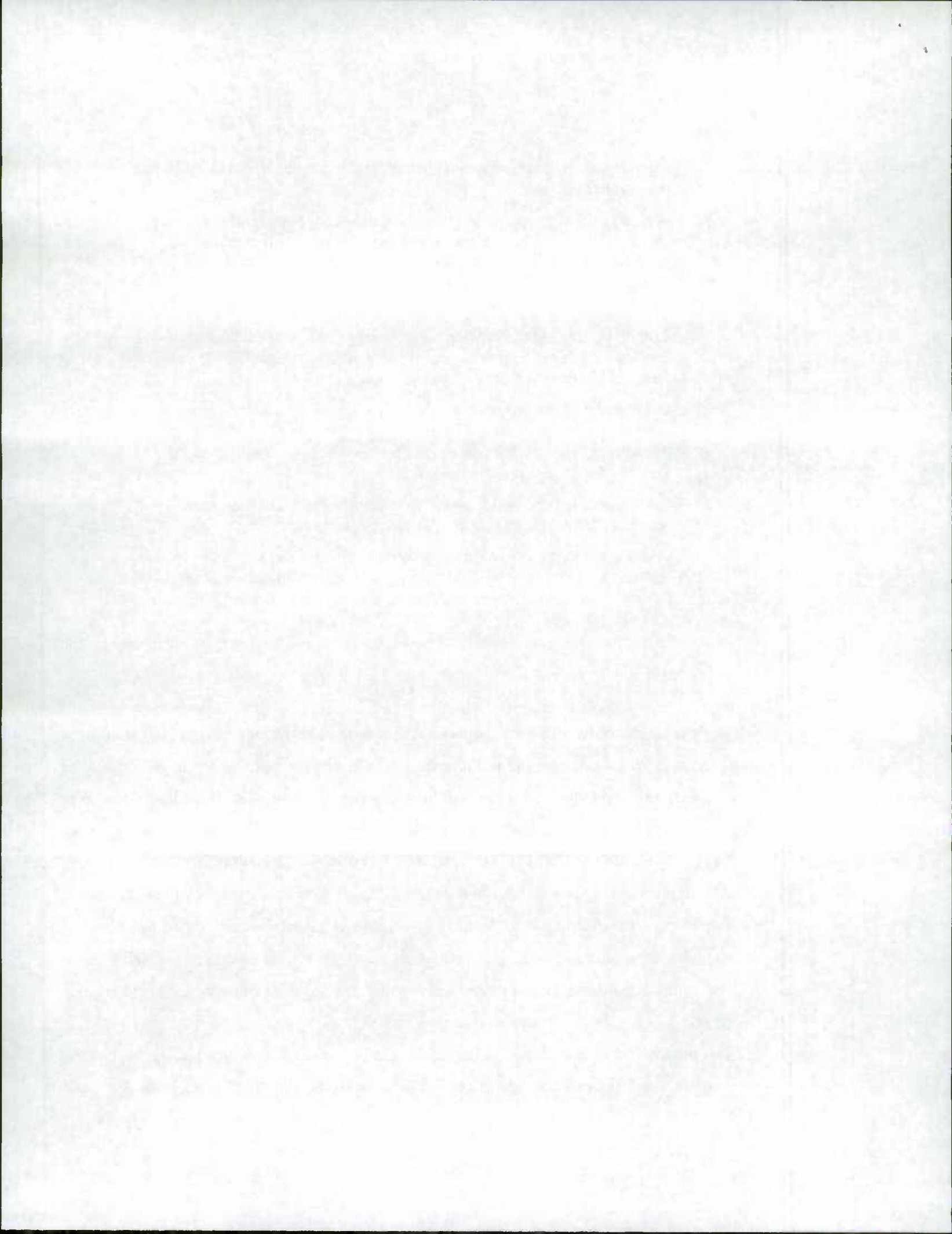


- b. the variance is the minimum adjustment necessary to afford relief from the regulations; and
- c. special conditions or circumstances exist that are peculiar to the land or structure within Calvert County and that a literal enforcement of provisions within the County's Critical Area Program would result in unwarranted hardship; and
- d. 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.
- e. the granting of the variance would not confer upon the applicants a special privilege that would be denied by the Calvert County Critical Area Program to other lands or structures within the County's and the State's critical area programs; and
- f. the variance request is not based upon conditions or circumstances which are the result of actions by the applicant; and
- g. granting the variance would not adversely affect water quality and adversely impact fish, wildlife, and plant habitat within the County's Critical Area, and granting the variances would be in harmony with the general spirit and intent of the Critical Area law.

ORDER

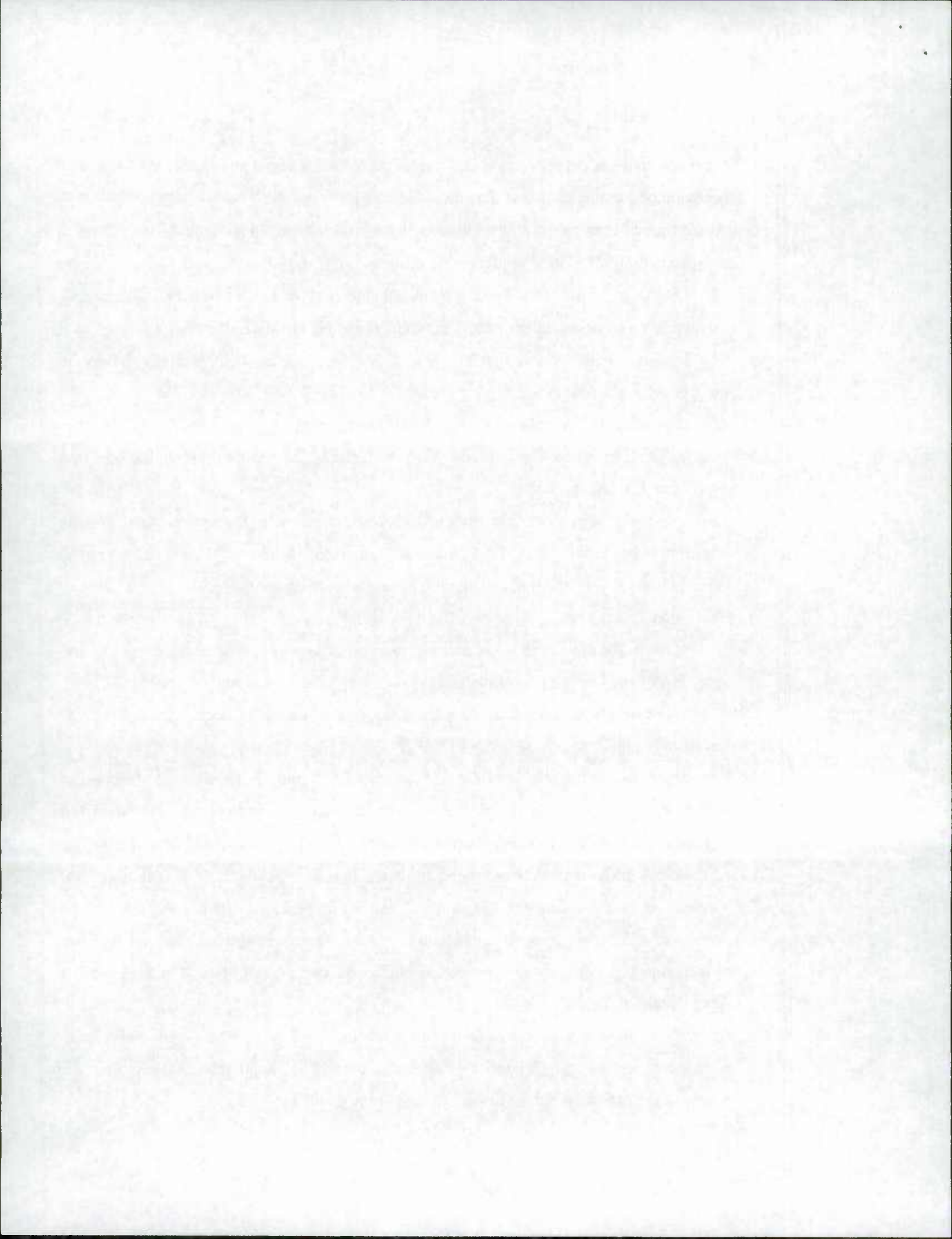
It is hereby ordered, by a unanimous decision, that the variance in the 100' waterfront buffer requirement for construction of a replacement dwelling, deck and septic system and for construction of a new deck addition within the buffer, as requested by Roland Joun from Wilkerson & Associates, Inc. on behalf of the property owners Richard Skarolid & Gregg Feige, 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 proposed deck on the waterfront side of the house shall be reduced in size so that the front of the deck does not extend any further toward the Bay than the existing deck, and



the deck shall not extend toward the southern end of the house any further than half way between the existing deck and the end of the house.

3. At the time of construction the applicants shall install a nitrogen reducing septic system to achieve a minimum 50% reduction of nitrogen from the effluent, as recommended by Maryland Department of the Environment and approved by the Department of Planning & Zoning's Environmental Planner and the Calvert County Health Department
4. The property shall be developed in phases with each phase being stabilized prior to proceeding to the next phase.
5. A phasing plan shall be submitted with the building permit.
6. Prior to work being done on site, the location of the house and the limitation of clearing shall be staked and marked.
7. The applicants' 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.
8. There shall be no stockpiling of excavated materials on site.
9. 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.
10. A 6" washed gravel bed shall be placed under any decks or deck areas to provide stabilization.
11. Stormwater management is required and the associated grading permit must be obtained. All downspouts shall discharge into drywells or other appropriate and approved stormwater management devices as recommended by the Department of Public Works.
12. A final as-built certification prepared 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.
13. 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.



14. In accordance with Section 11-1.02.C.3 of the Calvert County Zoning Ordinance any violation of conditions imposed by the Board of Appeals shall be considered a violation of the Zoning Ordinance and subject to the enforcement provisions of Section 1-7.

APPEALS

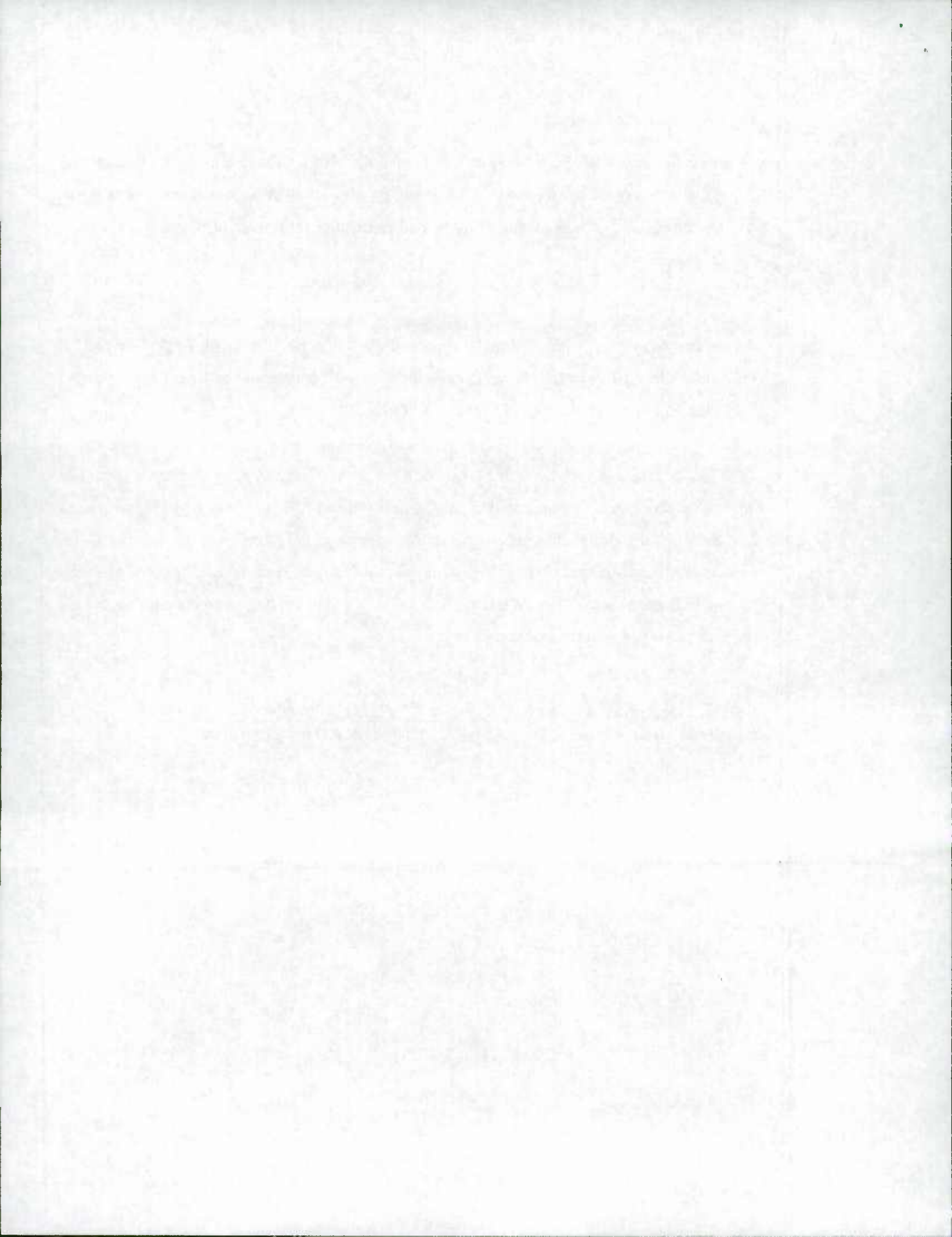
In accordance with Section 6 of the Calvert County Board of Appeals Rules of Procedure, "any party to a case may apply for a reconsideration of the Board's decision no later than 15 days from the date of the Board's Order."

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: December 8 2008
Pamela P. Helie, Clerk



Michael J. Reber, Chairman



CALVERT COUNTY
BOARD OF APPEALS

150 Main St.
Prince Frederick, MD 20678
410-535-2348 * 301-855-1243
TDD 800-735-2258

(P&Z USE ONLY) FEES: PER FEE SCHEDULE
Date Filed: _____
Fees Paid: _____
Receipt No.: _____
Rec'd By: _____
Case No.: <u>08-3555</u>

APPLICATION FOR APPEAL

PROPERTY DESCRIPTION:

Tax Map No. 45A Parcel _____ Block B Section 3-A Lot 1
Tax ID No. 01-076043 Property Zoning Classification RD
Property Address 12800 Bay Dr., Lusby, MD 20657
Has subject property ever been before the Board of Appeals? _____ (yes) _____ (no)
If yes, give Case No. and date: _____

DIRECTIONS FROM COURTHOUSE TO SITE:

South on Rt. 4, Left on MD Rte 760/Housby Hall Rd, at traffic
circle take the 3rd exit onto MD 760. Left onto Barre de Blvd, turn
right onto Barre de Blvd/R Grande Trail, left on Lake Dr, Left on Lake A,
Lake A turns slightly left and becomes Bay Dr.

PROPERTY OWNER(S):

PRINTED NAME(S): Richard W. Skarolid & Gregg G. Feige
MAILING ADDRESS: 12800 Bay Dr., Lusby, MD 20657-3267
TELEPHONE NUMBER: _____

[Signature]

Owner's Signature and Date

[Signature]

Co-Owner's Signature and Date

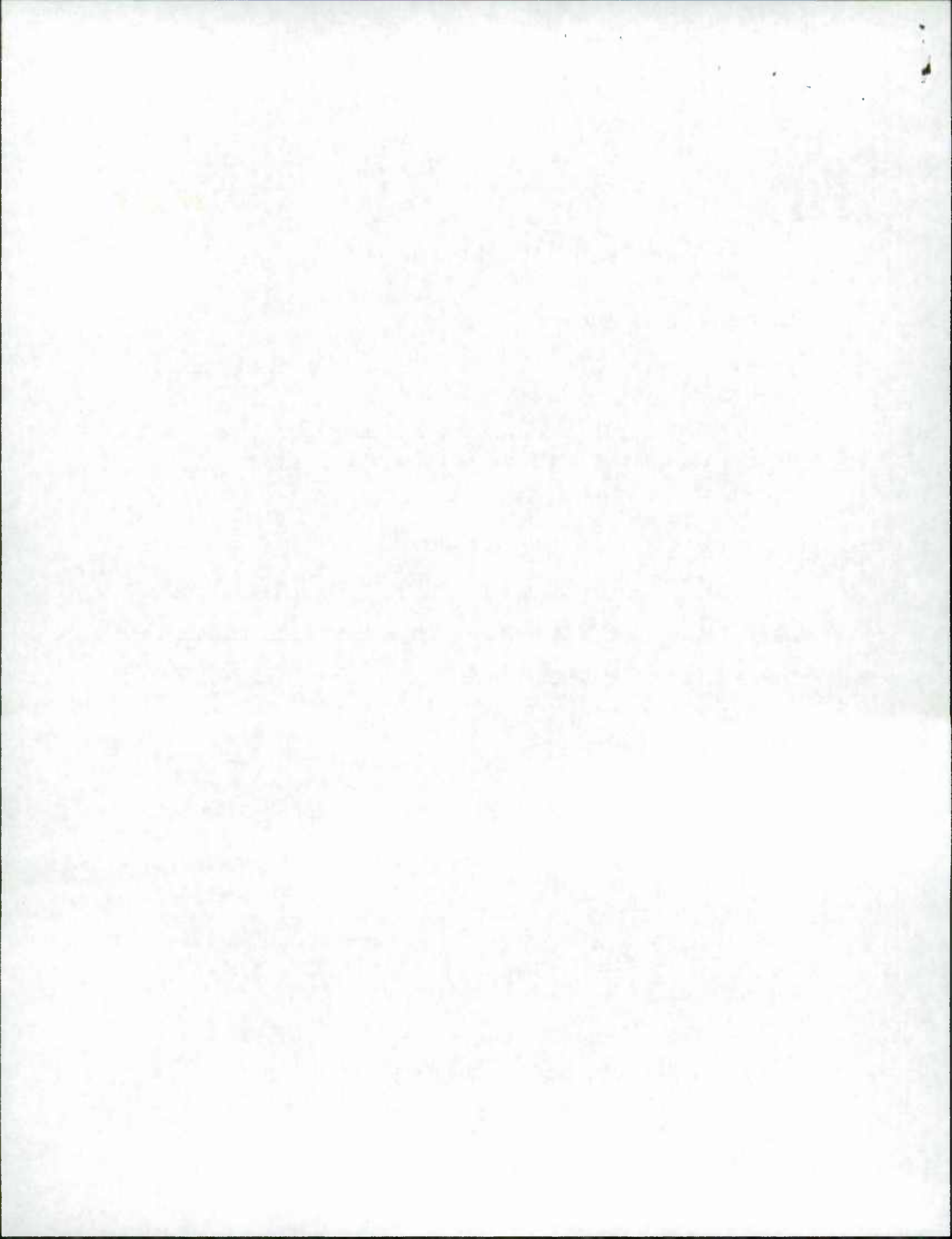
APPLICANT (if different from owner):

PRINTED NAME: Roland Joun
MAILING ADDRESS: P.O. Box 17, Dunkirk, MD 20754
TELEPHONE NUMBER: (410) 257-3332

[Signature]

Applicant's Signature

Co-Applicant's Signature (if applicable)



PURPOSE OF APPEAL

REQUEST IS FOR: (check all items that apply)

- Variance Multiple Variances
- Revision to a Previously Approved Variance
- Special Exception
- To Extend Time Limit on a Special Exception
- Revision/Modification of a Special Exception
- Expansion of a Non-Conforming Use
- Reconsideration of Previous Decision by Board
- Re-Schedule a Case Previously Postponed
- Decision on an Alleged Error made by _____

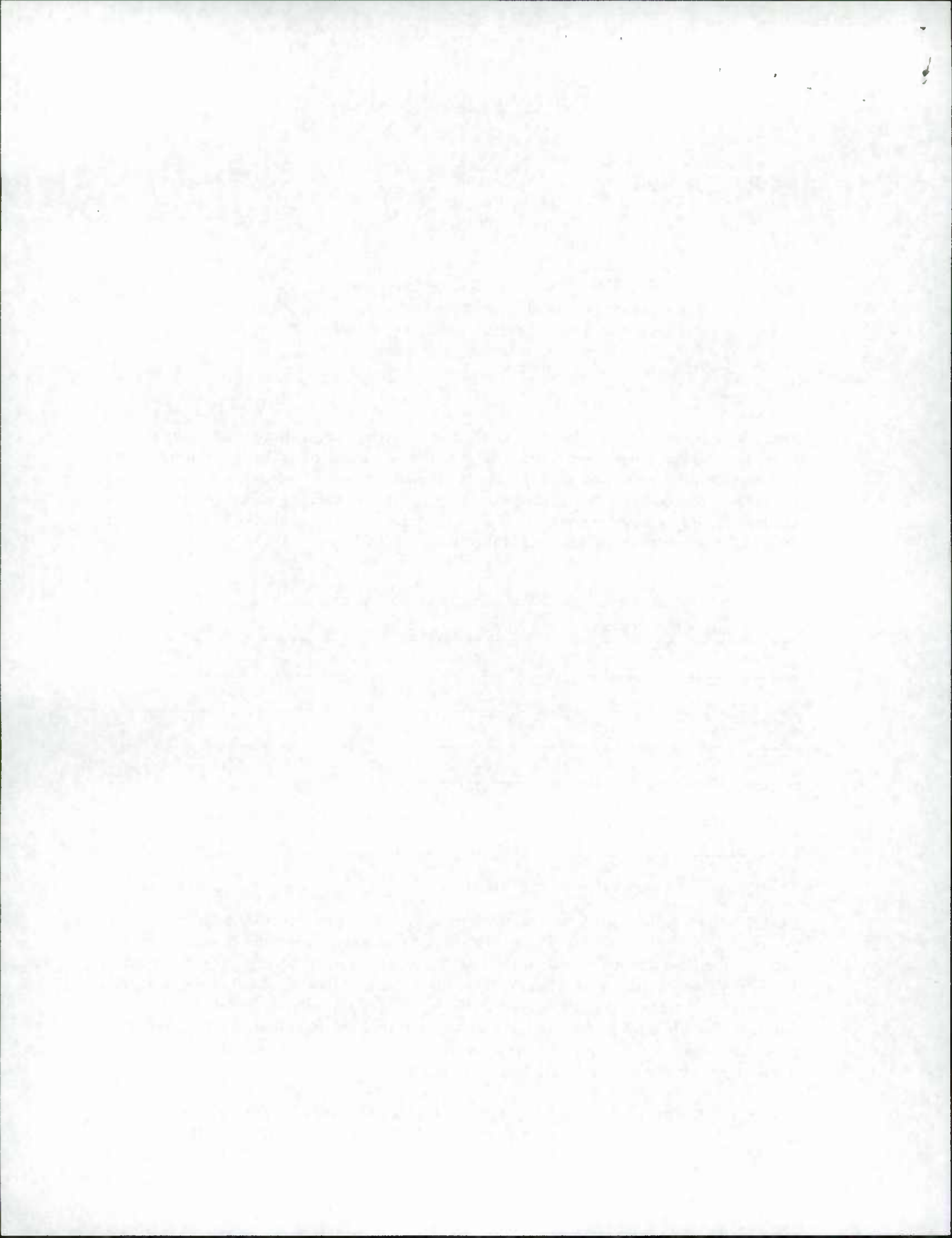
RECEIVED
 OCT 07 2008
 CRITICAL AREA COMMISSION

Describe in specific detail the reason each item is requested. Building Restriction Line (BRL) variances must state which BRL is at issue (i.e., front/side/rear) and indicate distances required and proposed (Example: A variance in the front setback from 60 feet to 25 feet for construction of a garage). Impervious surface variances must state existing % impervious surface and % requested. Waterfront buffer variances must state the distance to the waterfront of the proposed structure.

Constructing addition and replacing existing SFD in the 100' Critical Area Buffer. (Z.O. Article 8-1.08.D.3.c)

NOTE: Nine copies of the plat must be filed with the application. Additionally, one plat which exhibits a Health Department Approval Stamp must be provided to the Clerk to the Board no later than at the hearing for the case. Drawings must be to scale and clearly show all dimensions of existing and requested structures and improvements, and distances to property lines and waterways. Topography on 2-foot contours is required for all new houses and replacement dwellings, and may be required for substantial additions and/or in areas with steep slopes. Field-run topography is required for new homes on all lots less than 20,000 s.f.

NOTE: APPLICATIONS AND PLANS THAT ARE INCOMPLETE MAY BE RETURNED TO THE APPLICANT FOR COMPLETION BEFORE SCHEDULING FOR PUBLIC HEARING.



AFFECTED PROPERTY OWNERS LIST

YOU MUST LIST THE NAMES AND ADDRESS OF ALL ADJOINING PROPERTY OWNERS AND THOSE PROPERTY OWNERS DIRECTLY ACROSS ALL ADJACENT STREETS AND/OR RIGHTS OF WAY

Name: Hugh & Carolyn Hinds

Address: 12748 Bay Dr., Lusby, MD 20657

Name: James & Mary Mehring

Address: 12804 Bay Drive, Lusby, MD 20657

Name: Jane L. Flinn-Martin & Rebecca Jane Karr

Address: 12805 Bay Drive, Lusby, MD 20657

Name: Mary & Wendell E. Hawkins

Address: 6707 Floral Park Rd, Brandywine, MD 20613

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

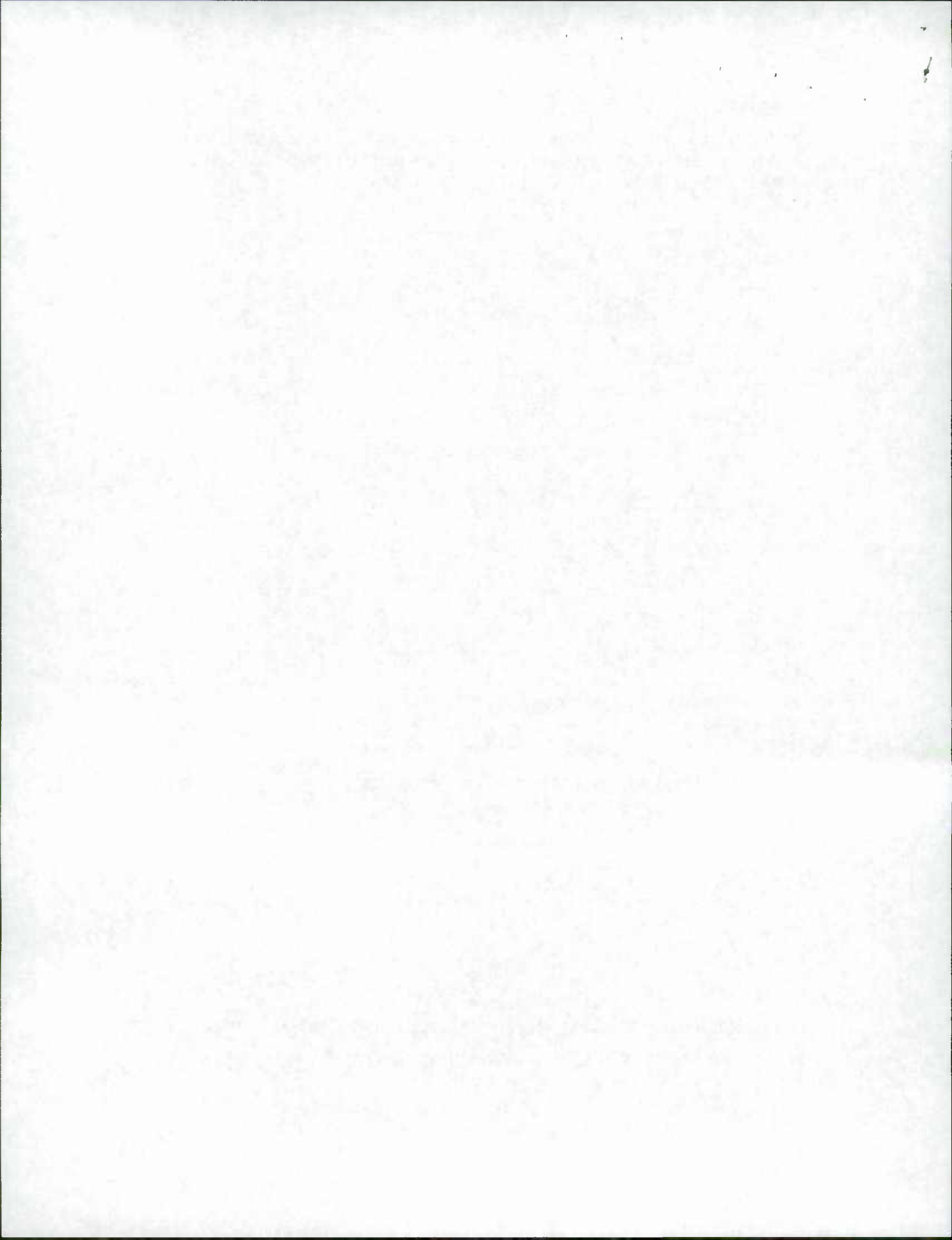
Name: _____

Address: _____

IF YOUR PROPERTY ADJOINS A PRIVATELY OWNED ROAD, YOU MUST LIST THE NAME AND ADDRESS OF THE OWNER BELOW:

Name: _____

Address: _____



CRITICAL AREA COMMISSION
FOR THE CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Calvert

Date: 9/13/08

Tax Map #	Parcel #	Block #	Lot #	Section
45A	N/A	B	1	3-A

FOR RESUBMITTAL ONLY

- Corrections
- Redesign
- No Change
- Non-Critical Area

*Complete Only Page 1
General Project Information

Tax ID: 01-076043

Project Name (site name, subdivision name, or other) Chesapeake Ranch Estates

Project location/Address 12300 Bay Dr.

City Lexington Zip 20657

Local case number

Applicant: Last name Stanford Joun First name Richard Roland

Company Wilkinson & Associates, Inc.

Application Type (check all that apply):

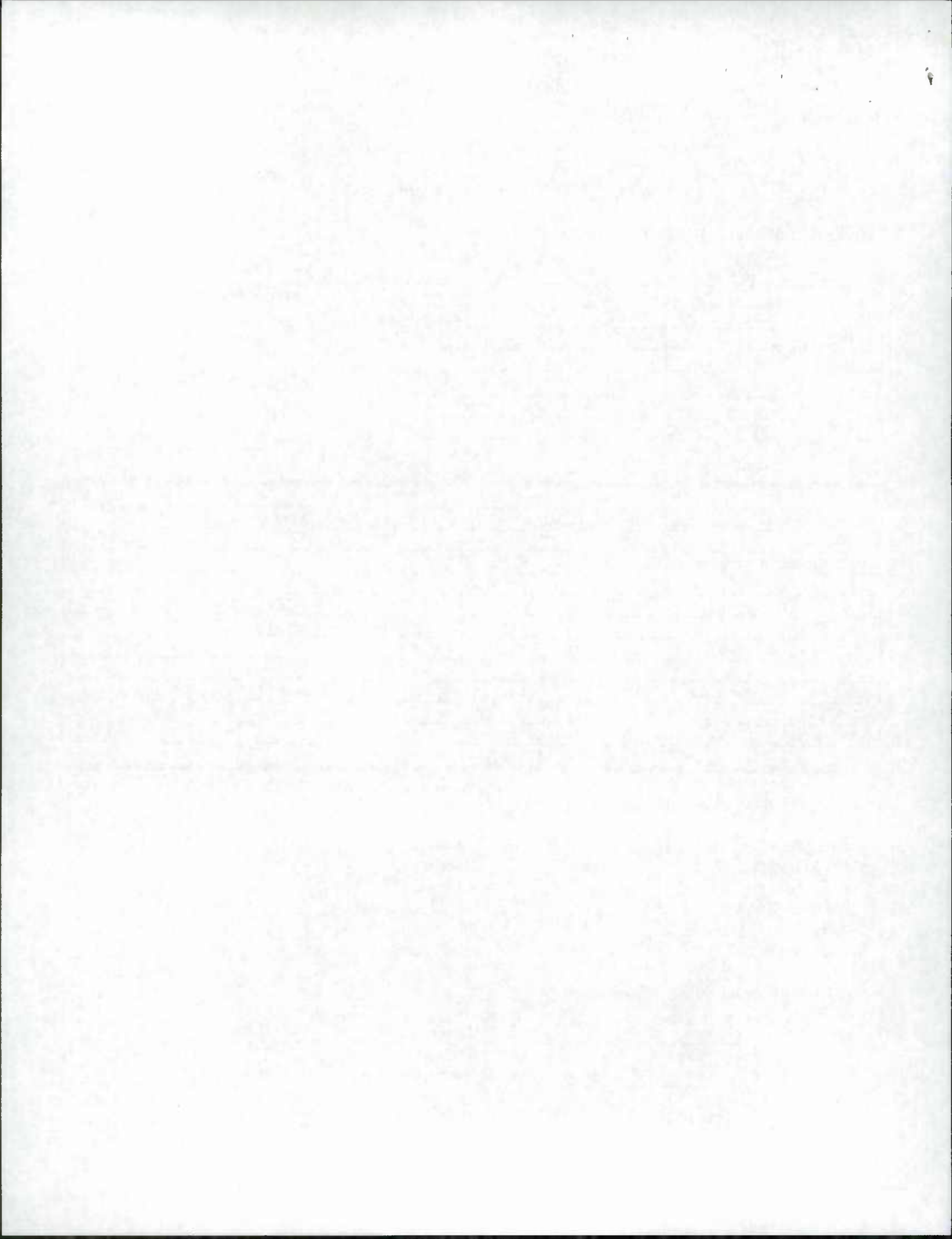
- | | |
|----------------------------------------------------|----------------------------------------------|
| Building Permit <input type="checkbox"/> | Variance <input checked="" type="checkbox"/> |
| Buffer Management Plan <input type="checkbox"/> | Rezoning <input type="checkbox"/> |
| Conditional Use <input type="checkbox"/> | Site Plan <input type="checkbox"/> |
| Consistency Report <input type="checkbox"/> | Special Exception <input type="checkbox"/> |
| Disturbance > 5,000 sq ft <input type="checkbox"/> | Subdivision <input type="checkbox"/> |
| Grading Permit <input type="checkbox"/> | Other <input type="checkbox"/> |

Local Jurisdiction Contact Information:

Last name _____ First name _____

Phone # _____ Response from Commission Required By _____

Fax # 410-414-3092 Hearing date _____



SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Replacement of existing SFD and construction of addition within 100 Critical Area Buffer

Intra-Family Transfer	Yes <input type="checkbox"/>	Growth Allocation	Yes <input type="checkbox"/>
Grandfathered Lot	<input checked="" type="checkbox"/>	Buffer Exemption Area	<input type="checkbox"/>

Project Type (check all that apply)

Commercial	<input type="checkbox"/>	Recreational	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Redevelopment	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Water-Dependent Facility	<input type="checkbox"/>
Other	<input type="checkbox"/>		

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area					
LDA Area		16,611.00			6,920
RCA Area			# of Lots Created	<input checked="" type="checkbox"/>	
Total Area		16,611.00			

15% = 1107

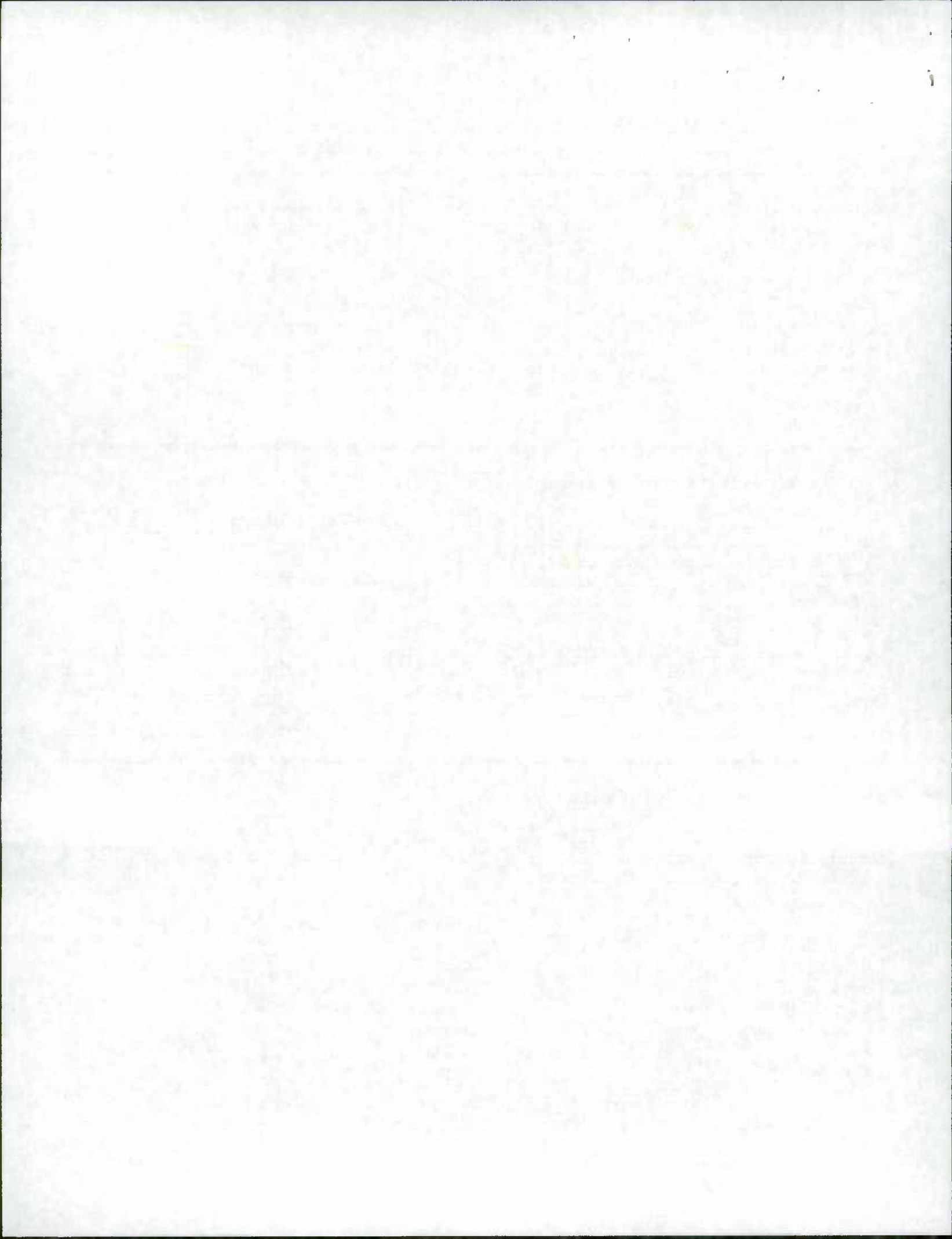
	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		2,700	Existing Impervious Surface		1,618
Created Forest/Woodland/Trees		-0-	New Impervious Surface		416,762
Removed Forest/Woodland/Trees			Removed Impervious Surface		373
			Total Impervious Surface		2,034

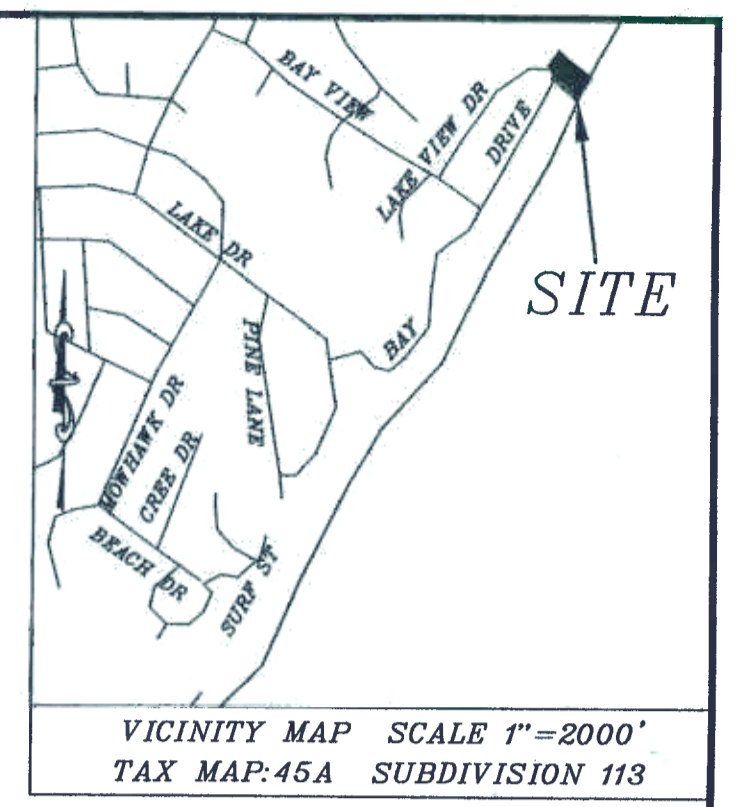
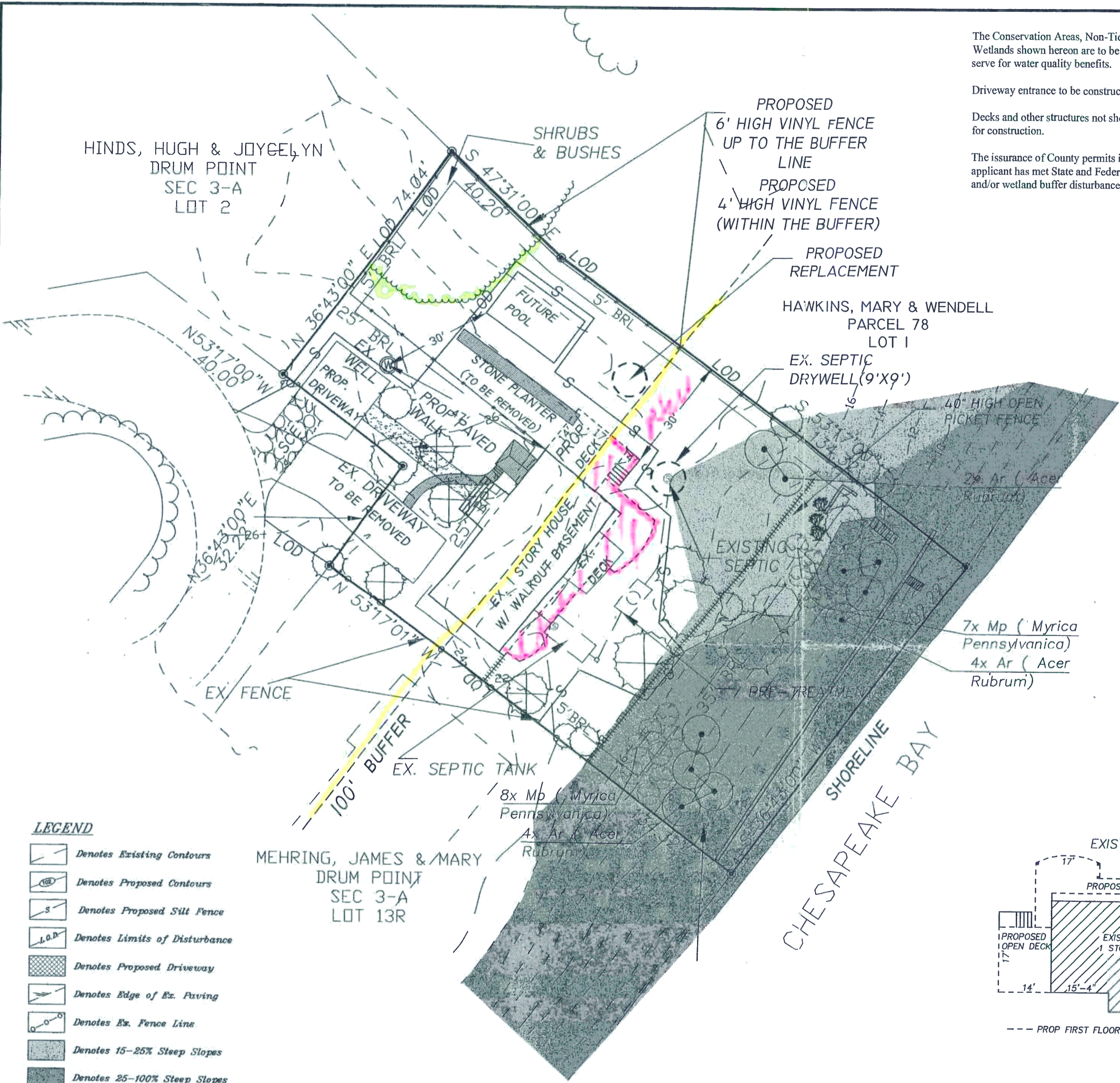
VARIANCE INFORMATION (Check all that apply)

25% = 4152

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		2,605	Buffer Forest Clearing		0
Non-Buffer Disturbance		4,315	Mitigation		

<u>Variance Type</u>		<u>Structure</u>	
Buffer	<input checked="" type="checkbox"/>	Acc. Structure Addition	<input type="checkbox"/>
Forest Clearing	<input type="checkbox"/>	Barn	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>	Deck	<input type="checkbox"/>
Impervious Surface	<input type="checkbox"/>	Dwelling	<input type="checkbox"/>
Expanded Buffer	<input type="checkbox"/>	Dwelling Addition	<input type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>	Garage	<input type="checkbox"/>
Setback	<input type="checkbox"/>	Gazebo	<input type="checkbox"/>
Steep Slopes	<input type="checkbox"/>	Patio	<input type="checkbox"/>
Other	<input type="checkbox"/>	Pool	<input type="checkbox"/>
		Shed	<input type="checkbox"/>
		Other	<input type="checkbox"/>





VICINITY MAP SCALE 1"=2000'
 TAX MAP: 45A SUBDIVISION 113
 TAX ID#: 01-076043
 ZONING: RD

The Conservation Areas, Non-Tidal Wetland Buffers, and Non-Tidal Wetlands shown hereon are to be left undisturbed in perpetuity and to serve for water quality benefits.

Driveway entrance to be constructed using valley gutter.

Decks and other structures not shown hereon do not have Zoning Approval for construction.

The issuance of County permits is a local process and does not imply the applicant has met State and Federal requirements for wetlands filling and/or wetland buffer disturbance.

CRITICAL AREA NOTES
 OVERLAY: LDA
 LOT AREA (IN C.A.): 16,611 S.F. = 0.381 AC.
 EXISTING WOODED AREA: 2,700 S.F. = 0.062 AC.
 WOODED AREA TO BE CLEARED: 900 S.F. = 0.021 AC.
 WOODED AREA TO BE CLEARED WITHIN THE BUFFER: 400 S.F. = 0.009 AC.
 PROPOSED DISTURBED AREA = 6,920 S.F.
 PROPOSED DISTURBED AREA WITHIN THE BUFFER = 2605 S.F.

EXISTING IMPERVIOUS AREA:
 HOUSE = 1,245 S.F. ± 0.0286 AC.
 DRIVEWAY (to be removed) = 297 S.F. ± 0.0068 AC.
 WALKWAY (to be removed) = 76 S.F. ± 0.0017 AC.
 TOTAL EX. IMPERVIOUS AREA = 1618 S.F. ± 0.0371 AC

EXISTING IMPERVIOUS AREA WITHIN THE 100' BUFFER: 607 S.F. **

EX. IMP. AREA OUTSIDE THE 100' BUFFER: 1011 SQ.FT.

PROP. IMP. AREA TO BE REMOVED (OUTSIDE BUFFER) = 373 S.F.
 PROP. IMP. AREA WITHIN THE BUFFER = 0 S.F.
 FINAL IMPERVIOUS AREA WITHIN THE 100' BUFFER = 607 S.F. **
 PROP. FUTURE POOL AREA = 343 S.F.
 PROP. NEW DRIVEWAY = 284 S.F.
 PROP. NEW PAVED WALKWAY = 135 S.F.
 FINAL HOUSE AREA (IMPERVIOUS) = 1272 SQ.F.T.

FINAL IMPERVIOUS AREA = 2034 S.F. ± 0.0467 AC. (12.24 % OF LOT)

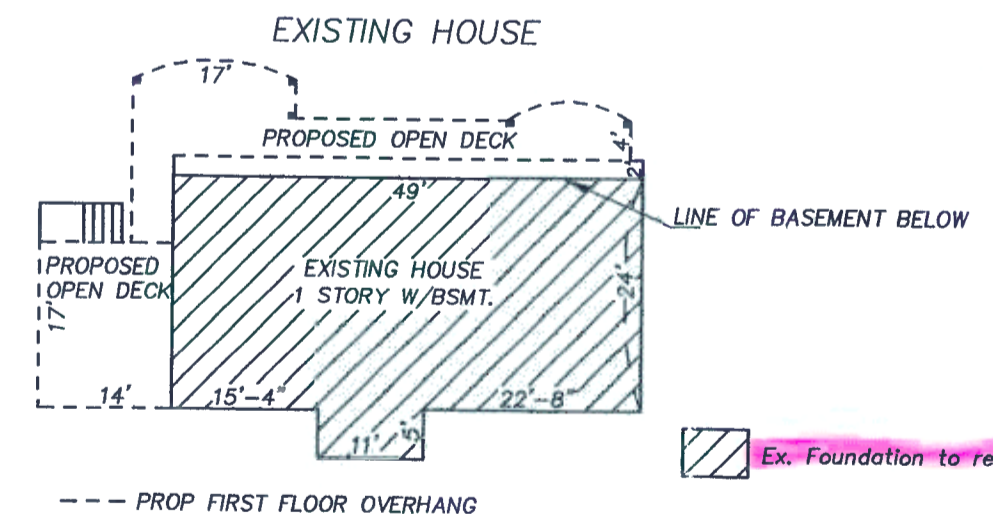
PREMISES ADDRESS: 12800 BAY DRIVE
 LOT AREA = 0.381 AC, 16,611 S.F.
 DISTURBED AREA = 0.159 AC, ± 6,920 S.F.
 TOPOGRAPHY = FIELD SHOT BY WILKERSON
 SOIL TYPE = WAD3, MY
 PROP. HOUSE ELEVATIONS
 FF = 29.25'
 BF = 19.5'

BUFFER MITIGATION:

1- For New Impervious within the 100' Buffer:
 New Impervious area within the buffer = 0 sq.ft.

2- For Limit of Disturbance within the 100' Buffer:
 Limit of Dist. = 2605 sq.ft. —
 Ex. Structures = 607 sq.ft. —
 Limit of Disturbance to mitigate (1:1) = 1998 sq.ft.
 Use 1 tree and 3 shrubs for each 400 sq.ft.
 1998/400 = 5 trees and 15 shrubs *5 cluster*

3- Tree Removal:
 5 trees to be removed due to hazardous situation.
 (1:1) mitigation
 Plant additional 5 trees for trees removed.



- LEGEND**
- Denotes Existing Contours
 - Denotes Proposed Contours
 - Denotes Proposed Silt Fence
 - Denotes Limits of Disturbance
 - Denotes Proposed Driveway
 - Denotes Edge of Ex. Paving
 - Denotes Ex. Fence Line
 - Denotes 15-25% Steep Slopes
 - Denotes 25-100% Steep Slopes
 - Denotes Prop. 6' High Vinyl Fence
 - Denotes Prop. 40' Picket Fence
 - Denotes Ex. Tree to be Removed
 - Denotes Prop. Shrub (Bayberry)
 - Denotes Prop Tree (Red Maple)

19226
 BOARD OF PROFESSIONAL ENGINEERS
 STATE OF MARYLAND
 Date 9-18-08

WILKERSON
 & ASSOCIATES INC.
 ENGINEERS & SURVEYORS
 Box 17 Dunkirk, Maryland
 (410)257-3332, (301)855-8272

SITE PLAN
 LOTS 1 BLOCK B
RECEIVED
 DRUM POINT
 OCT 07 2008
 CRITICAL AREA COMMISSION
 FIRST ELECTION DISTRICT, CALVERT COUNTY, MARYLAND

SHEET 1 OF 2
 DATE AUG, 2008
 SCALE 1" = 20'
 DRAWN BY AI
 DRAWING # CC261
 FILE # CC261
 JOB # 08-17231