

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/

November 7, 2008

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

Re: Cheng Subdivision SD 08-05

Dear Ms Vidotto:

Thank you for forwarding information regarding the above-referenced subdivision application. The applicant proposes to subdivide an existing 3.32 acre parcel into two lots. The property is within the Critical Area and it is classified as a Limited Development Area (LDA). The property is currently developed with a single family dwelling on the parent parcel and no development of the new lot is proposed at this time. In review I offer the following comments:

1. It appears that this application was filed by October 1, 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.
2. Section 8-1.04G.1. of the Calvert County Zoning Ordinance requires identification and location of environmental and natural features in conjunction with a subdivision submittal. The site plan indicates that there are no impacts to wetlands and their buffers and the application states that a wetland waiver has been approved. However there appears to be no evaluation for tidal wetlands, associated Buffer and expansion for hydric soils for an apparent stream at the southern end of the site. Our data indicates that the stream may be tidal. The nature of the stream and wetlands on site must be field verified in order to correctly draw the Buffer.
3. The applicant is required to obtain an evaluation of the property from the Department of Natural Resources' Wildlife and Heritage Service (WHS) to determine the presence of any rare, threatened or endangered species on the property. If present, the applicant will be required to address protection recommendations for any species in the context of a Habitat Protection Plan.
4. Under "LDA CRITICAL AREA NOTES" both numbers 4 and 5 are incorrect. As pre number 1 above Impervious surface is now lot coverage so the proper term should be used. The site sq.

TTY for the Deaf

Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450



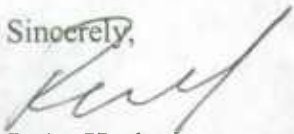
Ms. Vidotto
November 6, 2008
Page Two

footage is 144,619 not 146,471. The widening strip lot coverage needs to be included in the lots for calculation purposes. It is best to calculate the total subdivision 15% coverage and then assign a sq. footage for each lot (not exceed 15%/ lot because the lots are greater than 1 ac.) and widening strip all being part of the overall 15%.

5. The forest area retained should be placed in a conservation easement.

Thank you for the opportunity to provide comments. Please feel free to contact me at (410) 260-3468 if you have any questions.

Sincerely,



Roby Hurley
Natural Resource Planner
CA 592-08



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: Lots 5 & 6 Florence Cheng Property (A.K.A. Robert F. Sealey 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

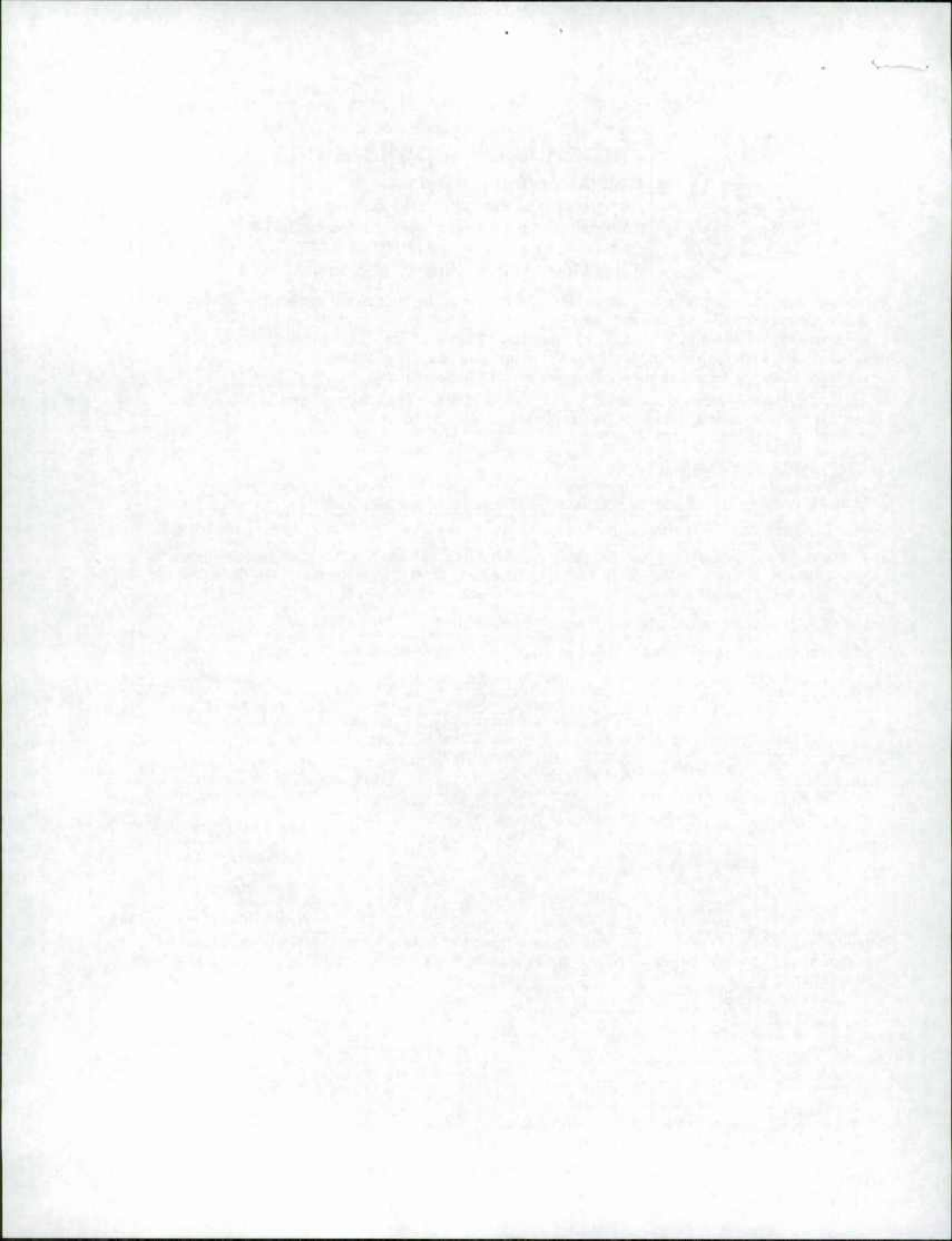
Mandatory clustering per Section 5-2.01 yes no Clustered subdivision yes no

# of Exception Lots: <u>N/A</u>	Total Parcel Acreage: <u>3.32 Ac.</u>	Average Lot Size: <u>1.623 Ac.</u>
# of Conventional Lots: <u>2</u>	Wetlands Acreage: <u>N/A (TC)</u>	Total Area in Lots: <u>3.246 Ac.</u>
# of Family Conveyance Lots: <u>N/A</u>	Net Acreage: <u>3.32 Ac.</u>	Total Open Space* Acreage: <u>N/A</u>
# of TDR Lots: <u>N/A</u>		Public R/W Acreage: <u>N/A</u>
# of Receiving Area Lots: <u>N/A</u>		Private R/W Acreage: <u>N/A</u>
TOTAL LOTS PROPOSED: <u>2</u>		Widening Strip Acreage: <u>0.074 Ac.</u>
		Recreation Area Acreage: <u>N/A</u>
		Residue Acreage: <u>N/A</u>
		Total Platted Area: <u>3.320 Ac.</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): Solomons 20688

Zoning District: Solomons TC

If within a Town Center, specify sub-district of the Town Center: F-2

Acreage within the Town Center: 3.320 Ac.

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: _____

Road Frontage(s): Swaggers Point Road

Road Type: State County Private

Election District: 1st

Community Planning District: 15

Is Subdivision within Critical Area?: Yes No

If so, which district? IDA LDA LDA3 RCA Acreage in Critical Area: 3.363 Ac.

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>511</u>	<u>01-022954</u>	<u>Residue</u>	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Current or Past Applications¹ (if any):

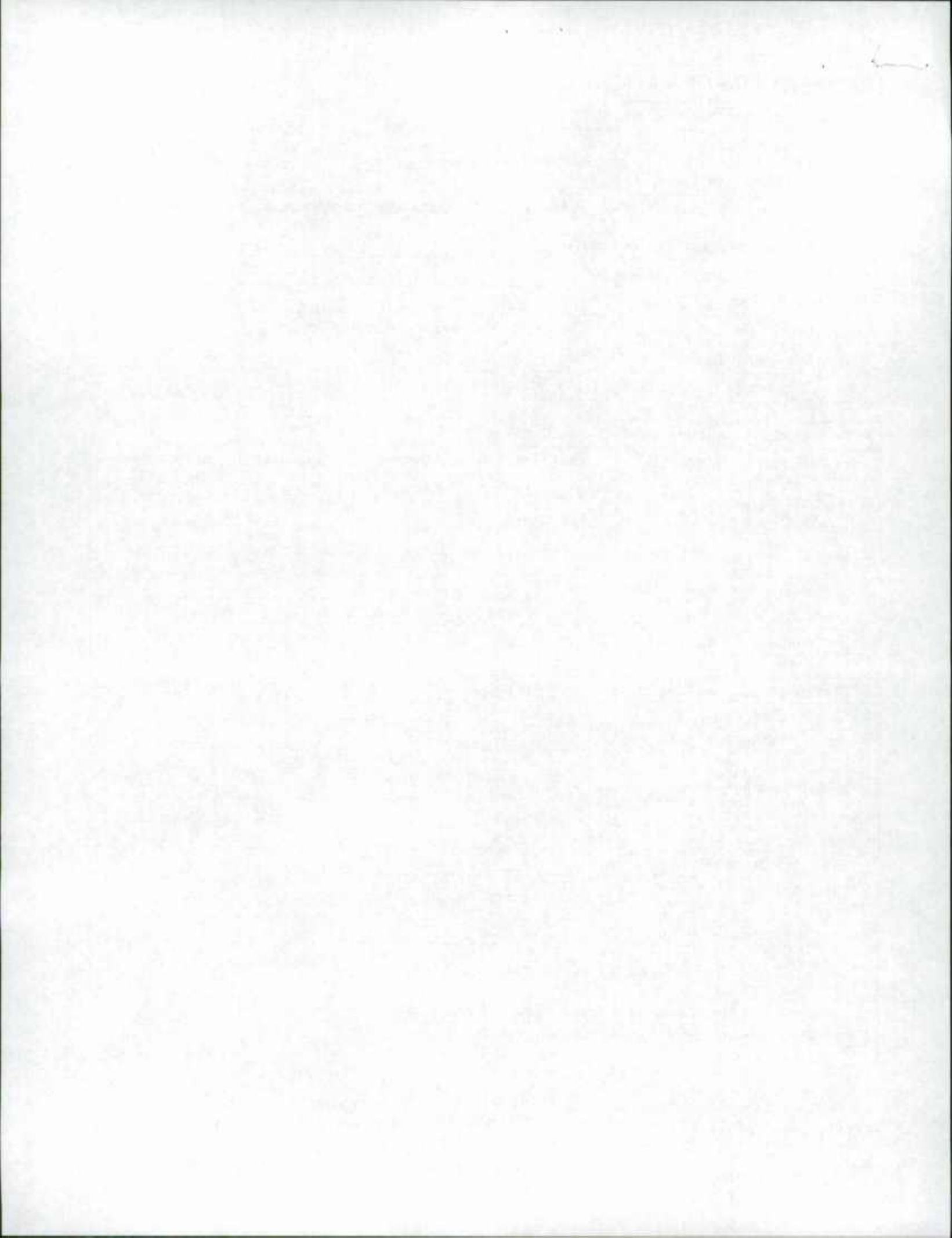
Application Type	Case #	Resolution #	Action Date
<input type="checkbox"/> Rezoning	_____	_____	_____
<input type="checkbox"/> Board of Appeals	_____	_____	_____
<input checked="" type="checkbox"/> Subdivision	<u>SD 97-20</u>	<u>4 Lots</u>	<u>1991 & 1998</u>
<input type="checkbox"/> Transfer Zone	_____	_____	_____
<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: Florence Cheng

Last Name: Lam

Signature: 

Date: 9/17/08

Print or type First Name: _____

Last Name: _____

Signature: _____

Date: _____

Address: 13117 Windjammer Avenue

Phone: _____

City: Solomons

State: MD

Zip Code: 20688

Phone: 410-326-0803

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): _____

Print or type First Name: _____

Last Name: _____

Signature: _____

Date: _____

Print or type First Name: _____

Last Name: _____

Signature: _____

Date: _____

Address: _____

Phone: _____

City: _____

State: _____

Zip Code: _____

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: 09/19/08

Address: 100 Jibsail Drive, Suite 103

City: Prince Frederick

State: MD

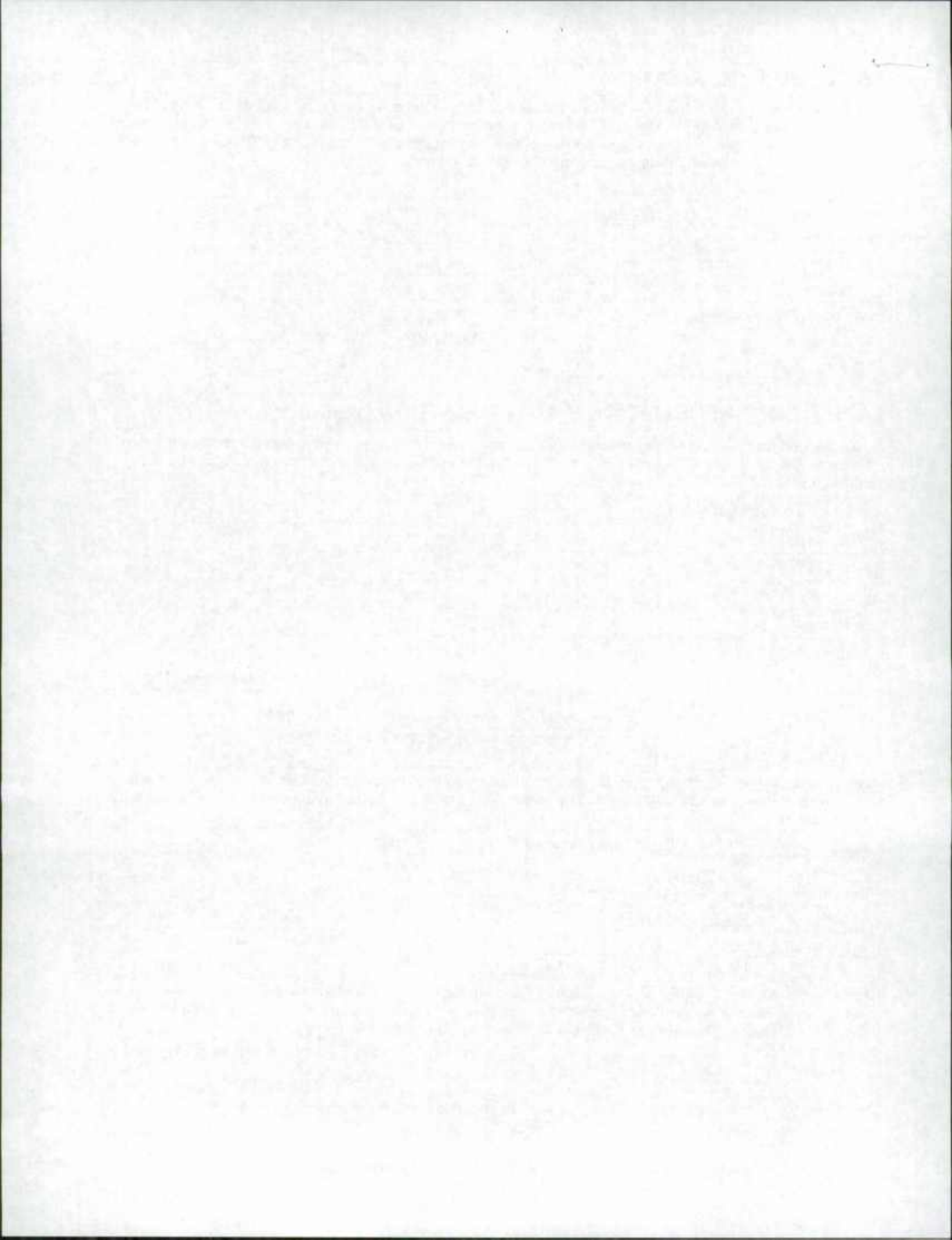
Zip Code: 20678

Phone: 410-257-2255

Fax: 410-257-3782

Email: cmooney@rabarrett.com

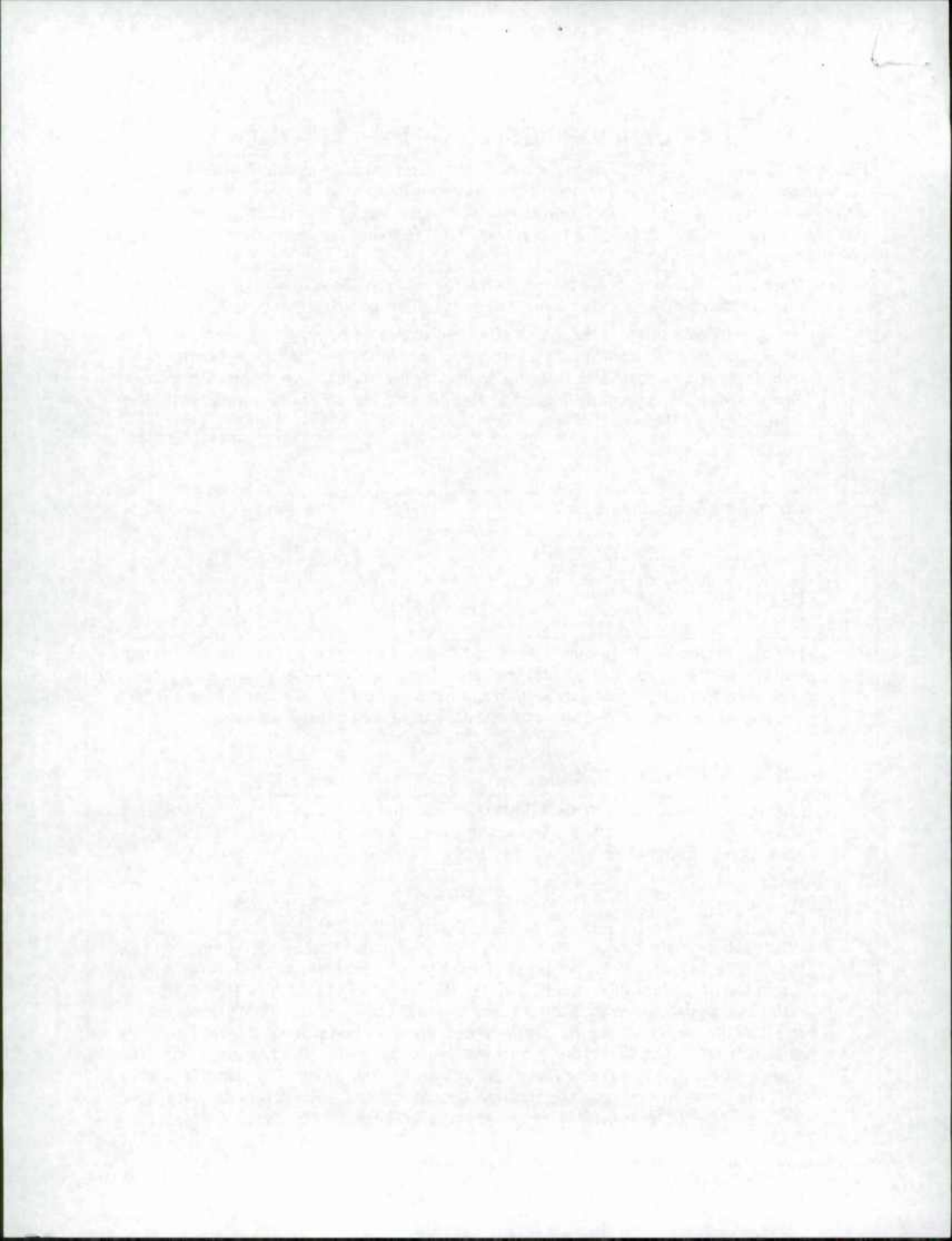
Agent Notes: *This application is for the creation of 2 Lots on 3.320 Ac. of Land within Solomon's Town Center, LDA Critical Area. This site has a maximum permitted density of up to 7 units/acre, within the LDA the maximum permitted density of 4 units/acre. This subdivision proposes 2 Conventional Lots without the use of TDR's.*



SUBDIVISION LETTER OF EXPLANATION

Sections 5-2.01.D & E of the Calvert County Zoning Ordinance allow the Planning Commission to, *"modify those provisions designated with an asterisk (*) to the minimum extent needed to resolve conflicts between individual provisions of this Ordinance or to address unique site constraints."* The purpose of this form is to explain any modifications or waivers being requested.

1.	Reduction / waiver request for any of the following (please list with an explanation and justification): wetlands report, wetlands buffer, and/or stormwater management. <i>An approved wetlands waiver is attached with this package. This subdivision proposes 1 Lot in addition to an existing residence on 3.32 Ac. of Land, the existing residence shall be considered exempt from Stormwater Management, Stormwater Management for Lot 6 shall be addressed at the time of Building Permit Application.</i>
2.	Focal Point: <i>N/A</i>
3.	Recreation Requirements: <i>N/A</i>
	Recreation Proposed: <i>N/A</i>
4.	Fencing and/or Buffer Requirement (list all adjacent parcels by tax map and parcel number that are in an Agricultural Preservation District or assessed as an agricultural use: <i>All adjacent parcels are within the Solomons Town Center and are accessed as Residential, therefore, no Fencing shall be required.</i>
5.	List all structures, barns, houses, etc. that exist, note if any are 50 years or older, and specify retention or removal: <i>The existing House, shed, driveway, etc. shall remain on Lot 5.</i>
6.	Other comments/explanation for issues not listed above that need to be brought to the attention of any review agencies: <i>This site is entirely within the Solomons Town Center, Planning Area F, Sub-District F-2 & LDA Critical Area. This subdivision proposes 2 of the 3 Conventional Lots without TDR's allowed on the 3.32 Ac. Tract. Swaggers Point Road shall be considered an internal subdivision street, therefore, no Front Roadway Buffer shall be required. This site exists within the Water Planning Category W-1, Sewer Planning Category S-1, the existing well and septic shall be abandoned and both Lots 5 & 6 shall be served by public water & sewer at the time of Building Permit for Lot 6.</i>



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: 08/21/08

Tax ID #: 01-022954

Tax Map #	Parcel #	Block #	Lot #	Section
44	511	N/A	N/A	N/A

Project Name/Location: *Florence Cheng Property, located in Solomons Town Center*

Address: *350 Swaggers Point Road, Solomons, MD 20688*

Applicant's Information:

Last Name: <i>Cheng</i>	First Name: <i>Florence</i>
Phone: <i>N/A</i>	Email: <i>N/A</i>
Address: <i>13117 Windjammer Avenue, Solomons, MD 20688</i>	

Agent's Information:

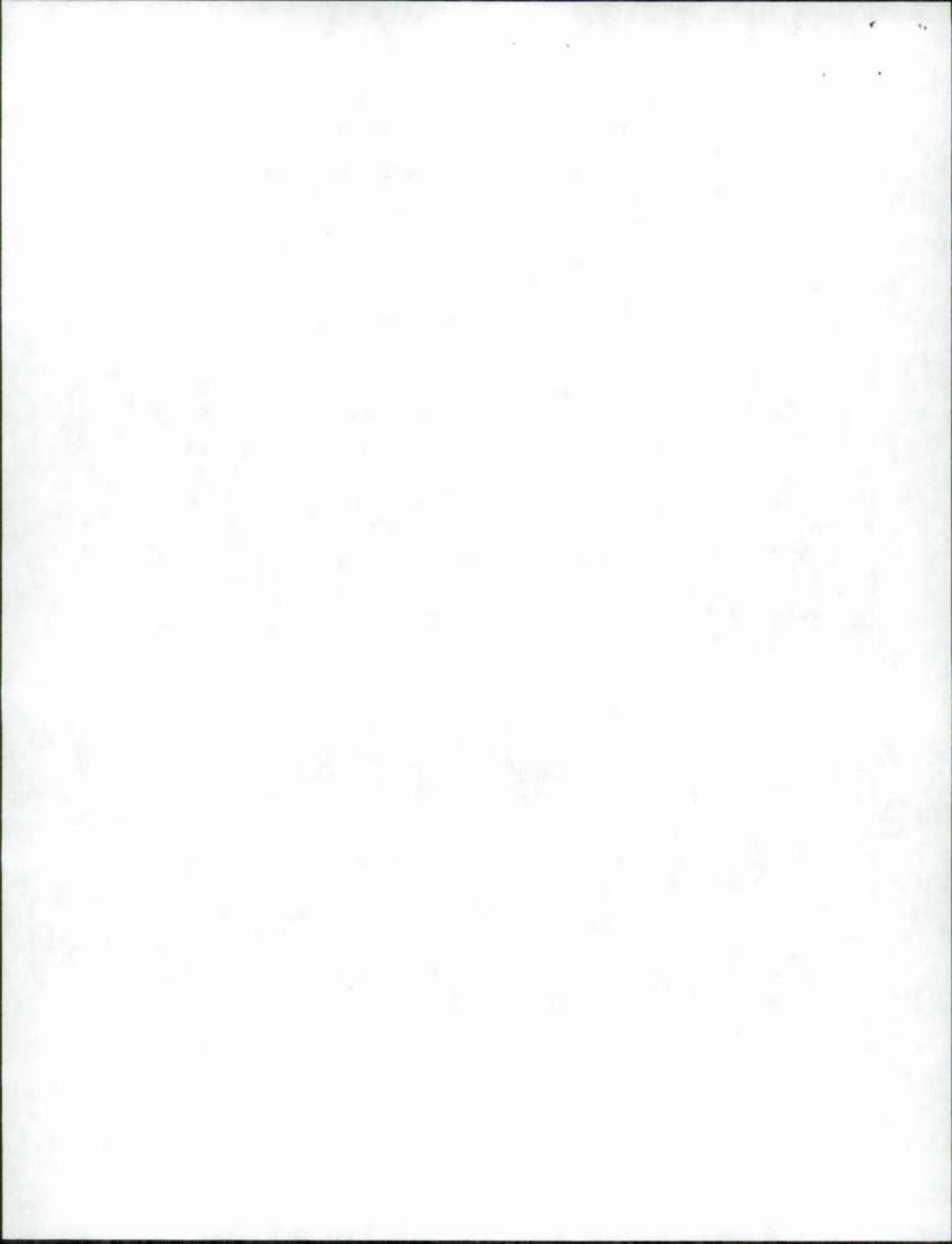
Last Name: <i>Mooney</i>	First Name: <i>Chris</i>
Phone: <i>410-257-2255</i>	Email: <i>cmooney@rabarrett.com</i>
Address: <i>100 Jibsail Drive, Suite 103, Prince Frederick, Maryland</i>	

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 type="checkbox"/>	Subdivision	<input checked="" type="checkbox"/>		

Describe Proposed Project:

This subdivision proposes the creation of 1 Lot in addition to an existing residence on 3.32 Ac. in the LDA Critical Area, proposed Lots 5 & 6 Florence Cheng Property.



Site Information (Check box if applicable)

Intrafamily Transfer Lot (Minor Subdivisions Only)	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Residential - new build	<input 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 checked="" type="checkbox"/>

Critical Area Zoning District:	Acres	or Square Feet
Critical Area Overlay: - IDA		
- LDA	3.32 Ac.	144,632 Sq.Ft.
- RCA		
Total Area:		

Forest and Impervious Surface Coverage:	In Buffer (sq ft)	Outside Buffer (sq ft)
Existing Forest/Woodland/Trees	N/A	71,650 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	71,650 Sq.Ft.
Total Forest/Woodland/Trees to be Planted	N/A	0 Sq.Ft.
Existing Impervious Surface	N/A	5,697 Sq.Ft.
New Impervious Surface	N/A	0 Sq.Ft.
Removed Impervious Surface	N/A	0 Sq.Ft.
Total Impervious Surface	N/A	5,697 Sq.Ft.

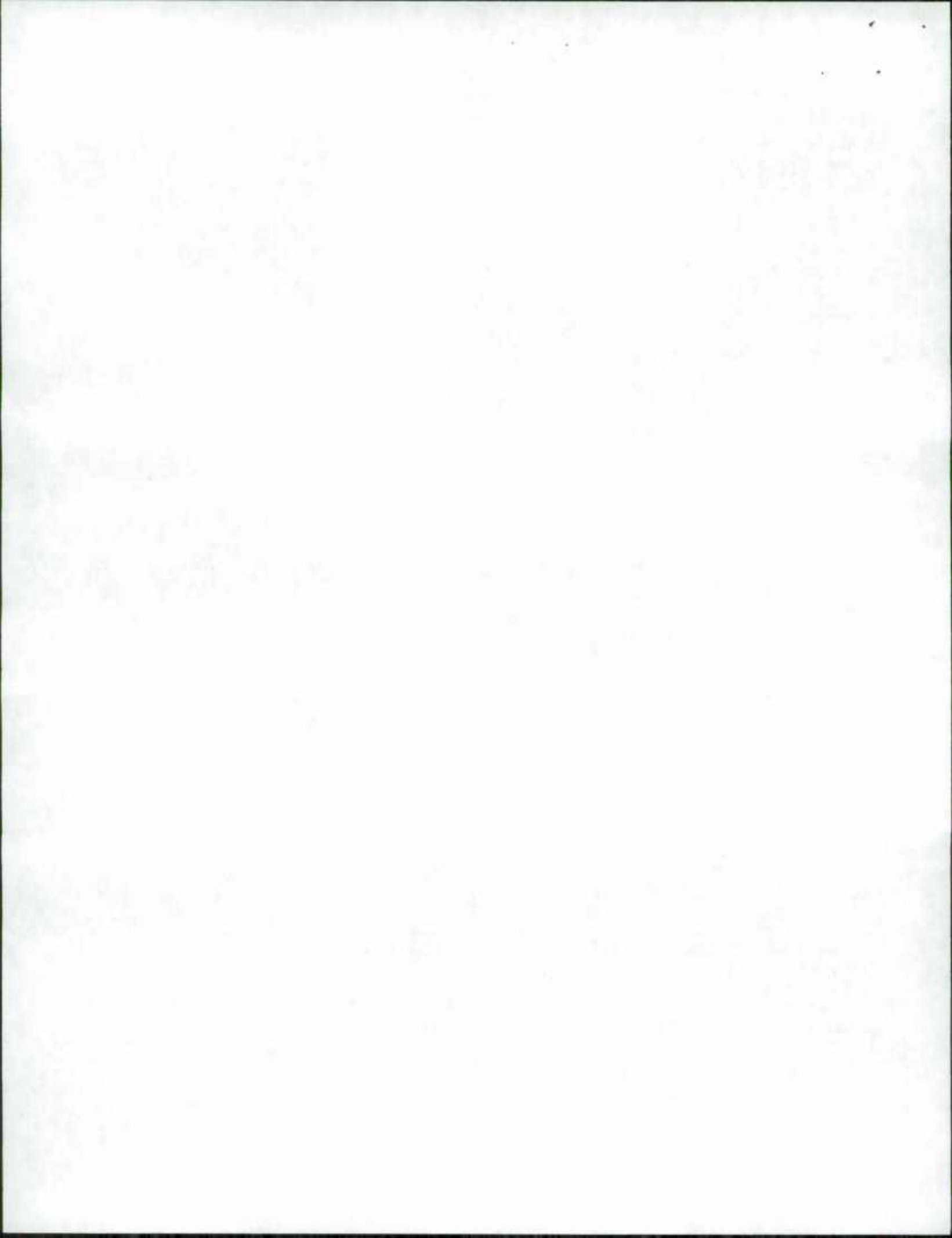
Trees and/or shrubs must cover or be established to cover 15% of the lot or parcel area. Impervious Surface limits are as given in Section 8-1.04.G.1.f of the Zoning Ordinance including Table 8-1.01 repeated below. Impervious areas are surfaces through which water cannot penetrate such as houses, garages,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

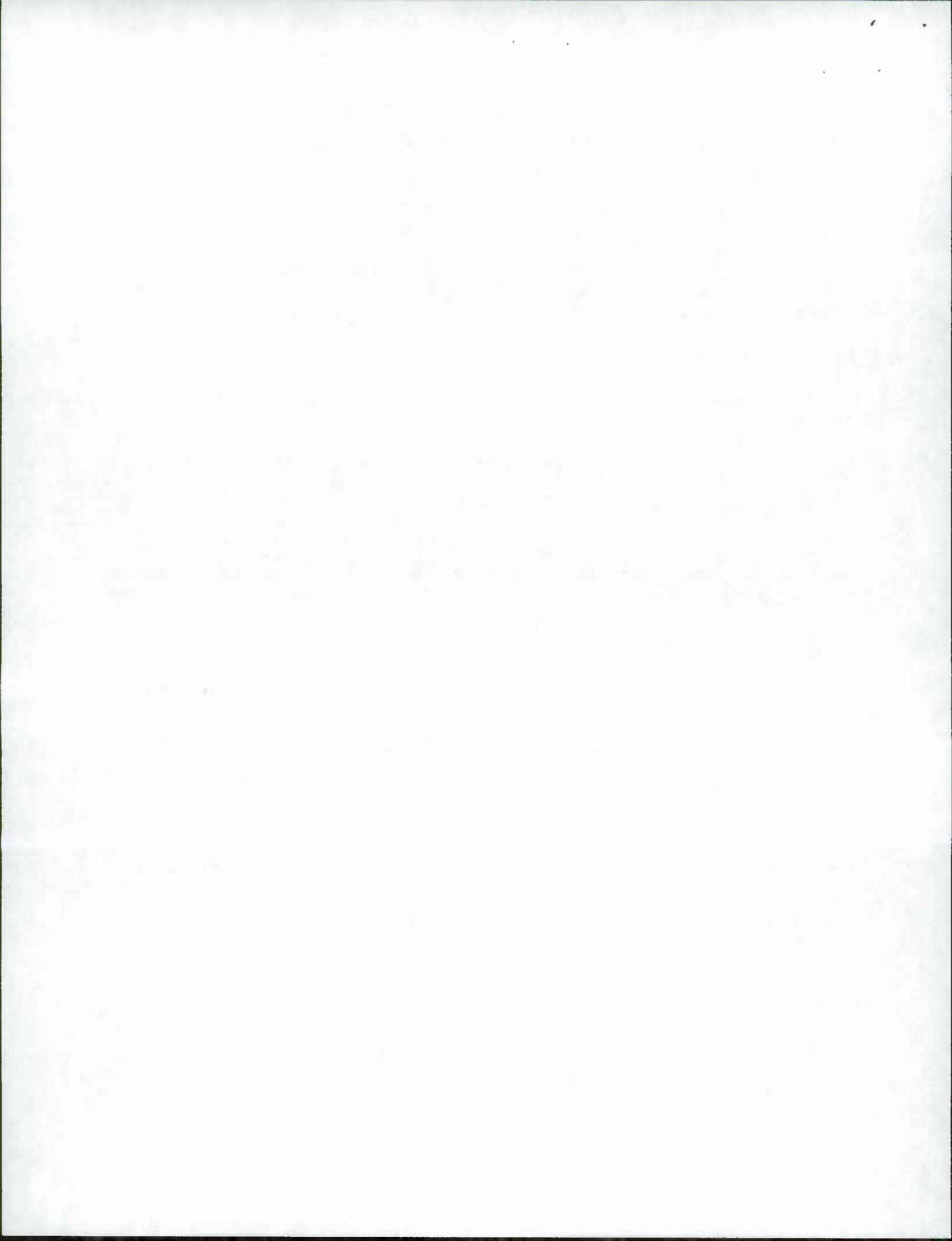
- A. Existing and proposed water dependent facilities,
- B. Lateral lines and adjacent property shorelines (must stay 25ft from each lateral line) and
- C. Harbor line if applicable (See Harbor Line Map in Office of Planning and Zoning).

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: 8/21/08	Signature (property owner or authorized agent):  APPLICANT'S AGENT
-------------------------	--

See the Calvert County Zoning Ordinance (Article 8-1) for additional information and requirements.



Total Lot Size = 29,900 s.f.
 This lot is 45% wooded
 No trees to be removed for proposed addition.
 Proposed area of disturbance = 300 s.f.
 No slopes greater than 15% to be disturbed.

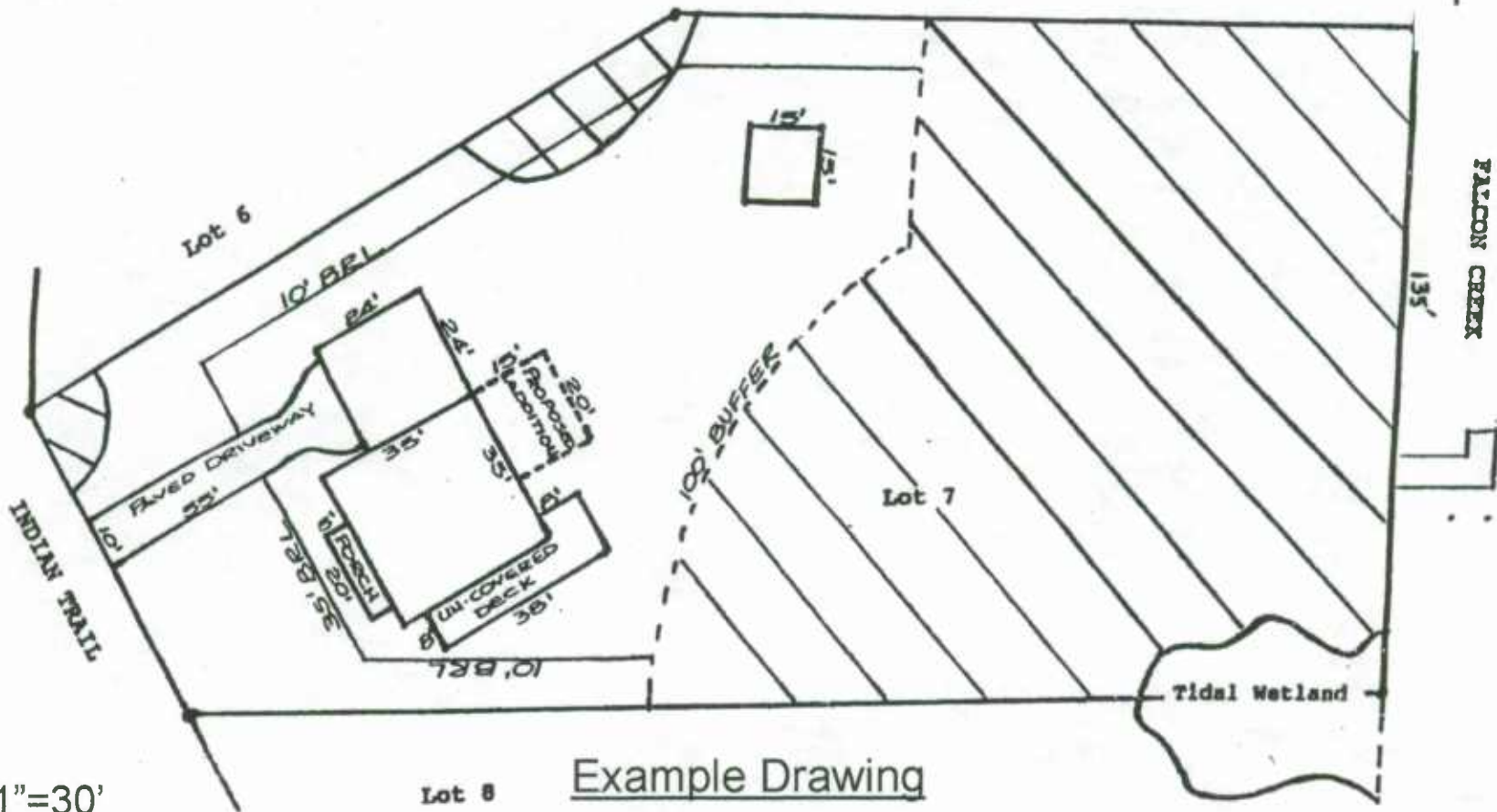
Impervious Area: (allowed = 15% = 4,485 s.f.)

Existing:

House = 1,225 s.f.
 Garage = 574 s.f.
 Porch = 100 s.f.
 Driveway = 610 s.f.
 Shed = 225 s.f.
 Deck = 336 s.f.
 TOTAL = 3,070 s.f.

Proposed:

Addition = 300 s.f.
 Total impervious area
 for entire lot = 3,370 s.f.
 or 11.3 %



1"=30'

Lot 8

Example Drawing





ENGINEERS • SURVEYORS • LAND PLANNERS

100 Jibsail, Suite 103, Prince Frederick, MD 20678 ♦ 410-257-2255 ♦ 301-855-5554 ♦ Fax: 410-257-3782 ♦ E-Mail: cmooney@rabarrett.com

February 20, 2009

Attn: Roby Hurley
Natural Resource Planner
Critical Area Commission
1804 West Street, Suite 100
Annapolis, MD 21401

Mr. Hurley,

This letter serves as a formal response to your comments dated November 7, 2008 (Received December 4, 2008). I spoke with John Swartz today regarding the attached comments & revised preliminary plan.

1.) Within the revised LDA critical area notes on the attached plan, the existing and allowable "lot coverage" has been listed, and this shall serve as a Lot Coverage Plan as stated in your comments. Speaking with Mr. Swartz, all existing and proposed improvements shall be listed as "lot coverage", there will be no distinction between the two in the review process.

2.) The wetlands waiver issued by John Swartz was for Non-tidal wetlands, and per a site visit, there is no stream within the limits of the subject property (P. 511), however, there is evidence of tidal wetlands to the southwest of the property. On the revised plan I have shown an approximation of the tidal wetlands and discussed this with John, he agrees with this approximation. The revised plan shows this, along with the 100' buffer, which does impact our site. I have expanded the buffer as per Article 8-1.08.D.2b of the Calvert County Zoning Ordinance, which expands the buffer to the top of the steep slope per this article.

3.) Olivia Vidotto at Calvert County Planning & Zoning has stated that a plan has been sent to DNR for their review and comment.

4.) Within the LDA critical area notes, I have replaced the term "impervious surface" with "lot coverage" per your comments. I have revised the plan to show the actual Square Footage as per our boundary survey, which is also shown in the LDA notes this is 3.320 Ac. or 144,632 Sq. Ft. The lot coverage has been revised accordingly, also, the widening strip lot coverage must remain separate from the lots, if this is included per your comments, both lots would exceed 15%, therefore, it remains separate from the lots, and the total site "lot coverage" does not exceed 15% as per current regulations.

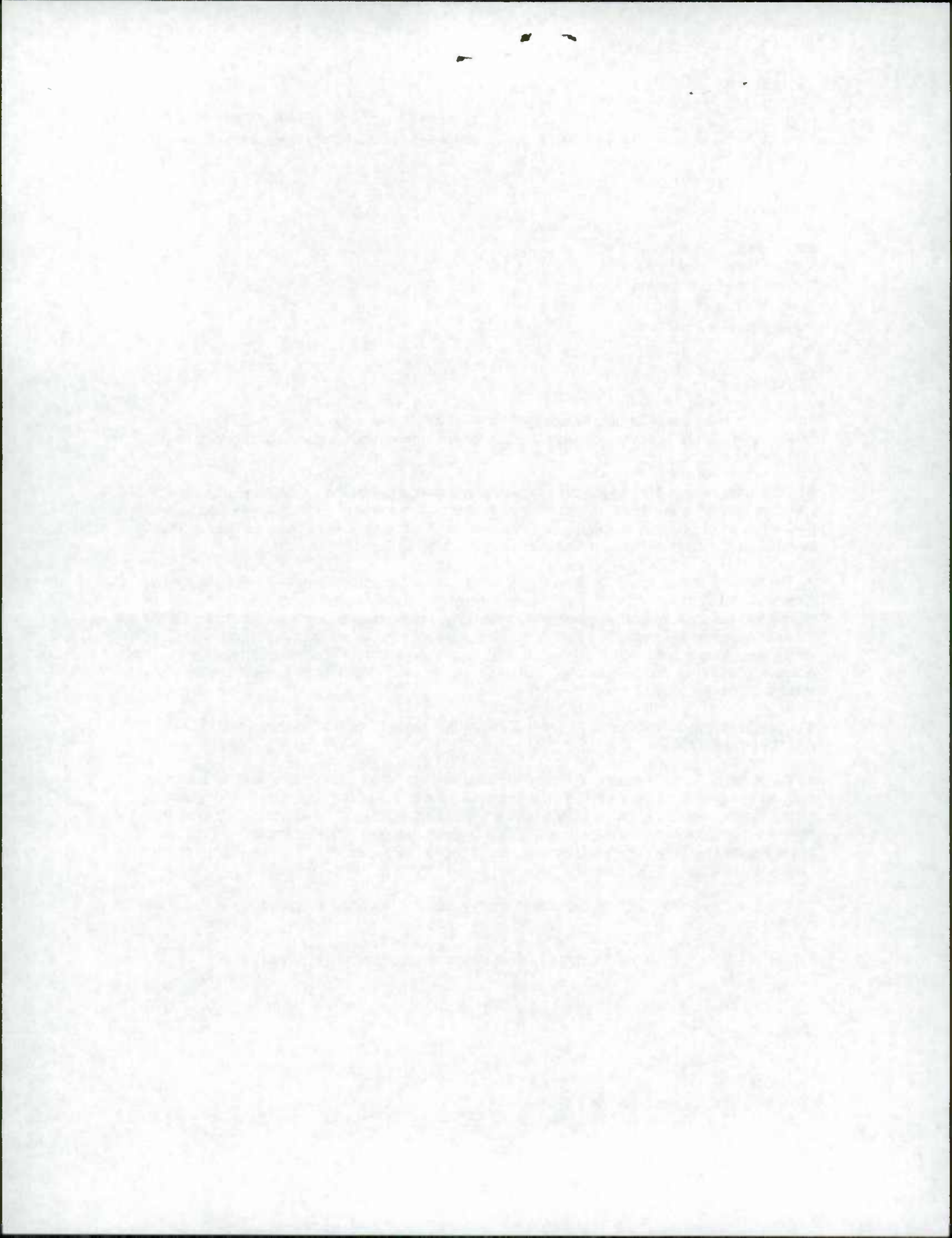
5.) The forest area shall be protected within the conservation areas when the record plat is filed at the courthouse.

Please feel free to contact me directly if you have any questions regarding this project.

Sincerely,


Chris J. Mooney
For R. A. Barrett & Associates, Inc.





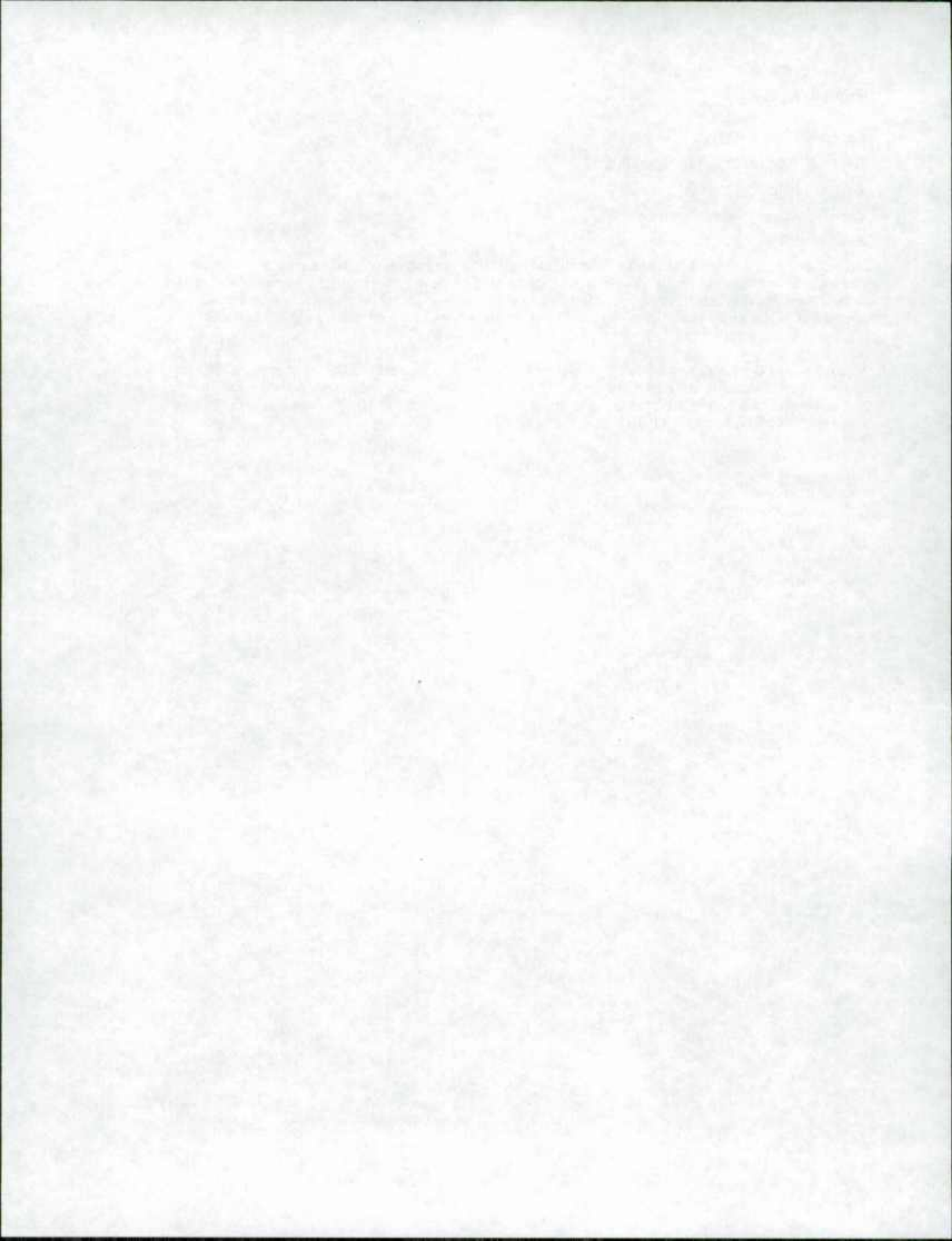
Hurley, Roby

From: Hurley, Roby
Sent: Wednesday, July 13, 2011 8:53 AM
To: 'Vidotto, Olivia G.'
Cc: 'cmooney@rabarrett.com'
Subject: SD 08-05 Cheng Subdivision

Dear Olivia, Thank you for forwarding information regarding the above-referenced subdivision application. The applicant proposes to subdivide an existing 3.32 acre parcel into two lots. The property is within the Critical Area and it is classified as a Limited Development Area (LDA). The property is currently developed with a single family dwelling on the parent parcel and no development of the new lot is proposed at this time.

Subsequent to Chris Mooney's (R.A. Barrett) revised site plan and letter of 2/20/09. It appears that all applicable requirements outlined in my letter of 11/7/08 have been met. However I do note that this final plat is missing forest cover for both lots and driveway lot coverage for Lot 5. The final plat should include these features. Please call me if you have any questions.

Roby Hurley
Natural Resources Planner
Critical Area Commission
1804 West St. S-100
Annapolis, MD 21401
410/260-3468
FAX 410/974-5338

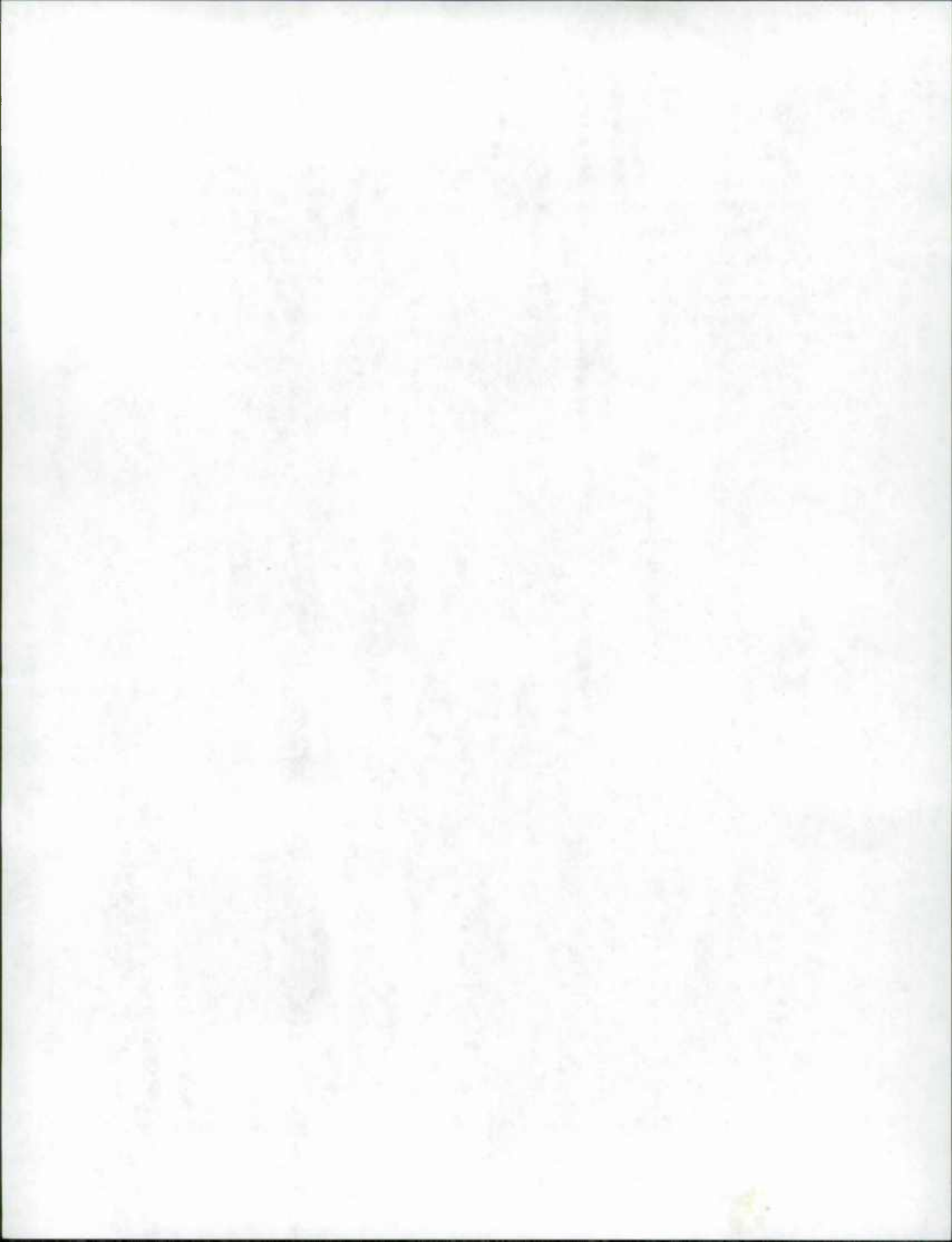


Hurley, Roby

From: Hurley, Roby
Sent: Wednesday, March 18, 2009 1:19 PM
To: Olivia Vidotto (vidottog@co.cal.md.us)
Cc: 'cmooney@rabarrett.com'
Subject: Cheng subdivision

Dear Olivia, I am in receipt of Chris Mooney's (R.A. Barrett) revised site plan and letter of 2/20/09. It appears that all applicable requirements outlined in my letter of 11/7/08 have been met. Please call me if you have any questions.

Roby Hurley
Natural Resources Planner
410/260-3468



NOTES:

- This subdivision and all site development shall comply with all applicable provisions of the Solomons Master Plan and Zoning Ordinance (SMP & ZO), as amended March 25, 2008; including specific requirements for site development in Planning Area F-2, as well as the applicable provisions of the Calvert County Zoning Ordinance (CCZO), as amended June 10, 2008, in effect at the time of preliminary subdivision approval.
- This subdivision is located entirely within the Critical Area, LDA Zone. This subdivision, and all site development shall comply with the State and local Critical Area Regulations.
- As per Chapter VII.D.2.a of the SMP & ZO, the residential (conventional) density shall average no more than one unit/acre, unless Transfer Development Rights (TDR's) are applied. The maximum permitted density within the Solomons Town Center may be increased to no more than seven units per acre with the purchase of five TDR's for the creation of each lot above the conventional density. The maximum permitted density within the Town Center is superseded by the density set forth by the Critical Area, LDA Zone. Within the LDA, the density is limited to no more than four (4) units per acre. This plat of subdivision proposes two (2) conventional density lots on 3.32 Acres of land more or less.
- As per Chapter VII.D.2 (Table 2), the setbacks/building restriction lines (BRL's) for residential land use in Planning Area F are as follows: 15' Front, 6' Side, and 20' Rear, with a minimum width of 75'.
- As per Chapter VII.D.4 of the SMP & ZO, within Planning Area F, the height of structures is limited to three stories plus a habitable roof, but not to exceed 50'.
- As per Article 7-1.05.F of the Calvert County Zoning Ordinance, this subdivision is subject to the Adequate Public Facilities Ordinance (APFO).
- All proposed site development is subject review and approval by the Solomons Architectural Review Committee in accordance with the SMP & ZO, Chapter IX.
- The landowner(s) shall make any and all contractors working on-site aware that archeological remains and artifacts may be encountered during site work, the contractor will cease work and contact the Historic Preservation Planner at the Office of Planning and Zoning immediately, so that the remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restarting work.
- Steep Slopes (15% or Greater) exist on-site. As per Article 8-2.04, a minimum 10' Setback must be provided adjacent to the steep slopes.
 - 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
 - No structure, grading, or clearing shall be permitted on existing slopes of 25% or greater or within 10' of the steep slopes.
- No Perennial and/or Intermittent streams are present on-site.
- A non-tidal Wetlands Delineation Waiver was granted by the Dept. of Planning and Zoning on August 26, 2008. Non-Tidal Wetlands exist on-site. As per Article 8-2.05.C, a minimum 50' undisturbed natural vegetation buffer must be maintained from the boundaries of the non-tidal wetland landward.
 - All wetlands and associated buffers shall remain undisturbed in perpetuity and to serve for water quality benefits.
 - When any disturbance is proposed within 100 feet of the edge of the wetland buffer, protective snow fencing shall be placed at the edge of the buffer.
 - 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 COMAR; the Federal Water Pollution Control Act; or the Rivers and Harbors Act.
 - Any work proposed within tidal wetlands will require authorization from the MDE Tidal Wetlands Division and the US Army Corps of Engineers.
- Floodplain Areas exist within the limits of this subdivision, as per Fema Panel 240011 0031B. *No residential construction shall be permitted within the 100-year Floodplain.
- Each lot shall maintain at least 15% of its area in woodland after development. This condition is to be verified at time of Building Permit Review and Approval.
- A 10' perpetual easement is provided for the widening, future widening, and/or construction and maintenance of the areas adjacent to the right-of-way lines of the public roadways shown hereon in accordance with the RD-4 typical section, per the Calvert County Road Ordinance and Design Standards as currently amended and in effect at the time of approval for the recordation of this plat. This easement shall include all storm drainage structures and appurtenances, excavation and construction of driveway entrances and approach roads, street intersections, gutters, swales, ditches, berms, flumes and any other construction applicable to said widening, all as shown on the plat of subdivision.
- Stormwater Management for Lot 5 shall be addressed, if and when Improvements are proposed for the lot. Stormwater Management for Lot 6 shall be addressed at time of building permit application.

LDA CRITICAL AREA NOTES

- Total Forested Area = 1.645 Acres
Total Forested Area Lot 5 = 48,689 Sq.Ft., 1.118 Ac. (53.2%)
Total Forested Area Lot 6 = 22,961 Sq.Ft., 0.527 Ac. (46.1%)
Total Forested Area to be cleared = 0.00 Ac. (for subdivision)
- Per Section 8-1.04.G.f of the 2003 Zoning Ordinance, for stormwater runoff, man-caused Lot Coverage shall be limited to 15% of the subdivision to be developed. The total allowable man-caused lot coverage for the parcel is 21,695 Sq.Ft. (Total) (144,632 Sq.Ft. X 15% = 21,695 Sq.Ft.).
- The existing House, Shed, & Driveway shall remain on Lot 5.
(Total Existing Lot Coverage: 5,697 Sq.Ft.)
- Total Lot Coverage allowed:
(144,632 Sq.Ft. x 15%) = 21,695 Sq.Ft.
- Lot Coverage area by Lot:
Lot 5 : 13,736 Sq.Ft. (15%)
Lot 6 : 7,476 Sq.Ft. (15%)
Widening Strip : 483 Sq.Ft. (15%)
Total: 21,695 Sq.Ft. (15%)

SIGHT DISTANCE CERTIFICATION

I hereby certify that the driveway entrance locations exist along the lot frontages that meet or exceed the sight distance requirements of the Calvert County Road Ordinance.

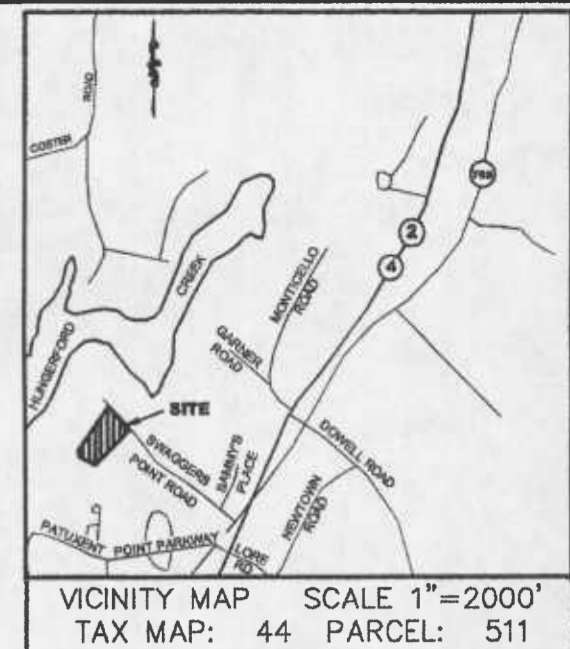
Date 6-7-11
Randy A. Barrett
Randy A. Barrett

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	116.30	3085.00	58.16	116.30	S45°08'52"E	2°09'36"
C2	115.93	3075.00	57.97	115.92	N45°08'52"W	2°09'36"

COORDINATES

No.	NORTH	EAST
1	249625.3722	1465676.7391
2	249396.2843	1465901.7758
3	249062.4818	1465558.1746
4	249214.9778	1465380.5654

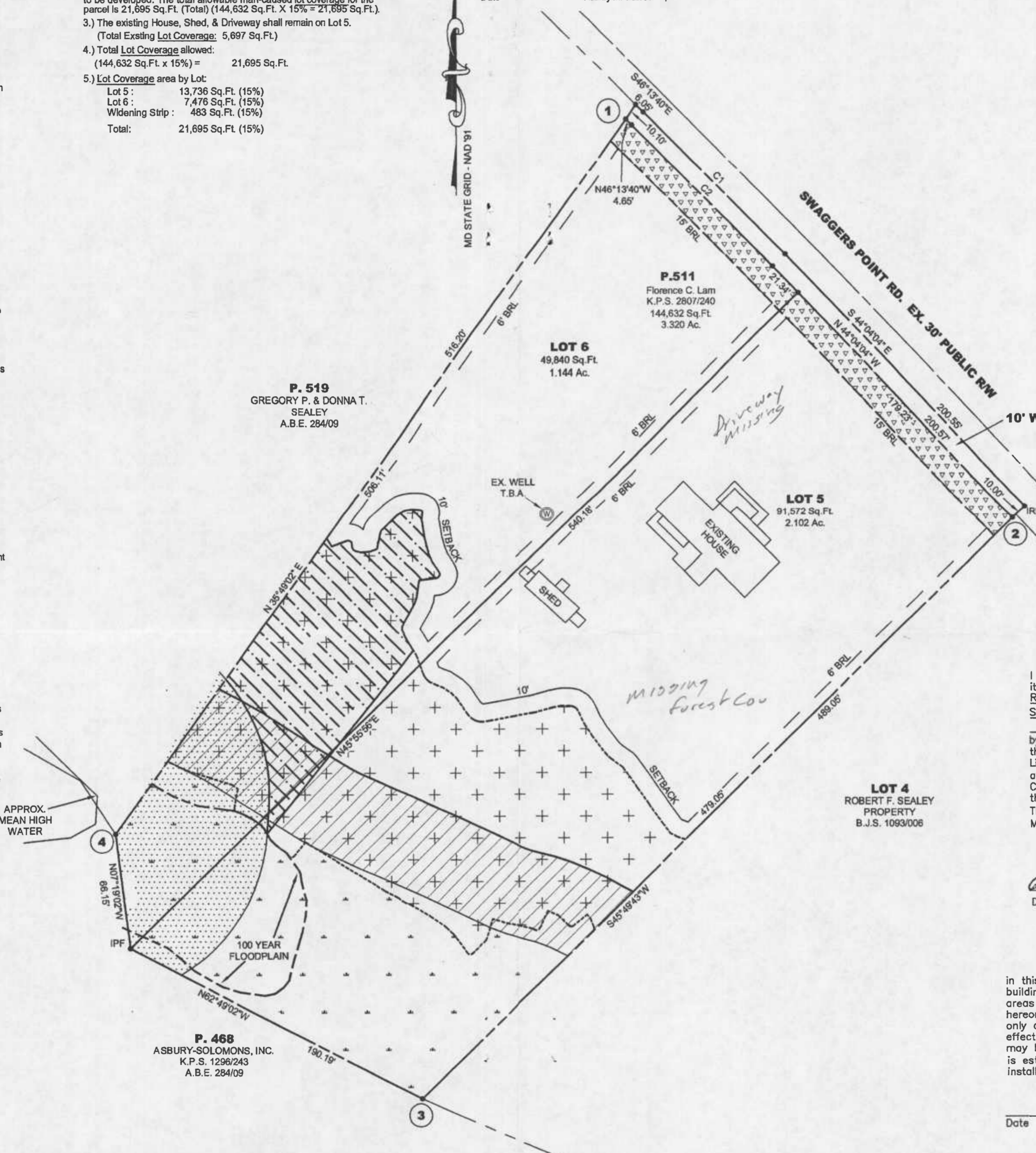
OWNER / APPLICANT:
Florence Cheng Lam
350 Swaggers Point Road
Solomons, MD 20688



TAX I.D.: 01-022954

LEGEND

- Denotes conservation areas (15% Slope & Greater)
- Denotes non-tidal wetlands
- Denotes wetlands buffer
- Denotes Approximate Location of Mean High Water
- Denotes 100' Critical Area Buffer
- Denotes Expanded Critical Area Buffer (as per Article 8-1.08.D.2.b)
- Denotes Limit Of 100 Year Flood Plain
- Denotes Building Restriction Line
- Denotes 15' Amenities Easement



SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown herein is correct that it is a subdivision of all of the land conveyed by Robert F. Sealey by and through his Attorney in Fact Keith T. Sealey and Betty Lou Sealey by and through her Attorney in Fact, Keith T. Sealey to Florence Cheng Lam by deed dated July 21, 2006 and recorded among the land records of Calvert County, Maryland in Liber K.P.S. 2807 at Folio 240. Permanent monuments and metal rods have been set as required by Article 7-1.08, Calvert County Subdivision Regulations and Section 3-108 of the Real Property Article of the Annotated Code of Maryland. This survey is in accordance with the state of Maryland Minimum Standards of Practice, Article 09.13.06.03.

Date 6-7-11
Randy A. Barrett
Randy A. Barrett

OWNERS CERTIFICATE

We, the undersigned owners and all parties having proprietary interest in this property hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the streets, alleys, walks, and other areas as specified. The streets, roads, open spaces and public sites shown hereon and the mention thereof in deeds are for the purpose of description only and recording of the Final Plat shall not be deemed to constitute or effect an acceptance by the County Commissioners. Acceptance by the County may be accomplished by a subsequent appropriate act. A utility easement is established 10 feet in width binding on all rights-of-way for the installation and maintenance of public utilities.

Date _____ Witness _____ Florence Cheng

PLANNING & ZONING CASE NO.: SD 08-05

NUMBER OF LOTS SHOWN ON THIS PLAT	
NO. OF CONVENTIONAL LOTS:	2
NO. OF TDR LOTS:	0
NO. OF RECEIVING AREA LOTS:	0
NO. OF FAMILY CONVEYANCE LOTS:	0
TOTAL NO. OF NEW LOTS:	2
TOTAL NO. OF REVISED LOTS:	0
ACREAGE TABULATIONS FOR THIS PLAT	
ACREAGE OF ALL NEW LOTS:	3.246 Ac.
ACREAGE OF ALL REVISED LOTS:	0 Ac.
ACREAGE OF ALL OPEN SPACE:	0 Ac.
ACREAGE OF ALL RECREATION AREA:	0 Ac.
ACREAGE OF ALL PUBLIC RIGHTS-OF-WAY:	0 Ac.
ACREAGE OF ALL PRIVATE LANES:	0 Ac.
ACREAGE OF ALL WIDENING STRIPS:	0.074 Ac.
ACREAGE OF ALL OUTLOTS:	0 Ac.
ACREAGE OF ALL RESIDUE:	0 Ac.
TOTAL ACREAGE SHOWN ON THIS PLAT:	0 Ac.
OPEN SPACE INFORMATION FOR THIS PLAT	
TYPE OF OPEN SPACE #1 (FARM RESERVE)	N/A
ACREAGE OF OPEN SPACE TYPE #1	
TYPE OF OPEN SPACE #2 (WOODLAND RESERVE)	N/A
ACREAGE OF OPEN SPACE TYPE #2	
TYPE OF OPEN SPACE #3 (CONSERVATION)	N/A
ACREAGE OF OPEN SPACE TYPE #3	
APFO INFORMATION FOR THIS PLAT	
NUMBER OF APFO EXEMPT LOTS	0

HEALTH DEPARTMENT

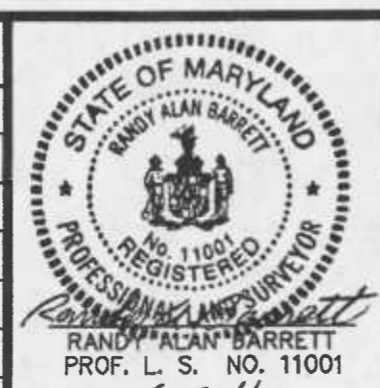
Date _____

Health Officer _____

Dir. Env. Health _____

Sanitarian _____

DATE	REVISION



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

RECEIVED

JUN 23 2011

FLORENCE CHENG PROPERTY

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal

RESIDUE ROBERT F. SEALEY PROPERTY

LOCATED ON SWAGGERS POINT ROAD, IN SOLOMONS
FIRST ELECTION DISTRICT, CALVERT COUNTY, MARYLAND

DATE
06/07/11
SCALE 1"=50'
DRAWN BY C.J.M.
DRAWING # CC1598 P
FILE #
JOB # CC1598/RP
12126

HEALTH OFFICER'S CERTIFICATION

This subdivision satisfies the requirements of the Maryland Department Of the Environment regulation 26.04.03 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.