

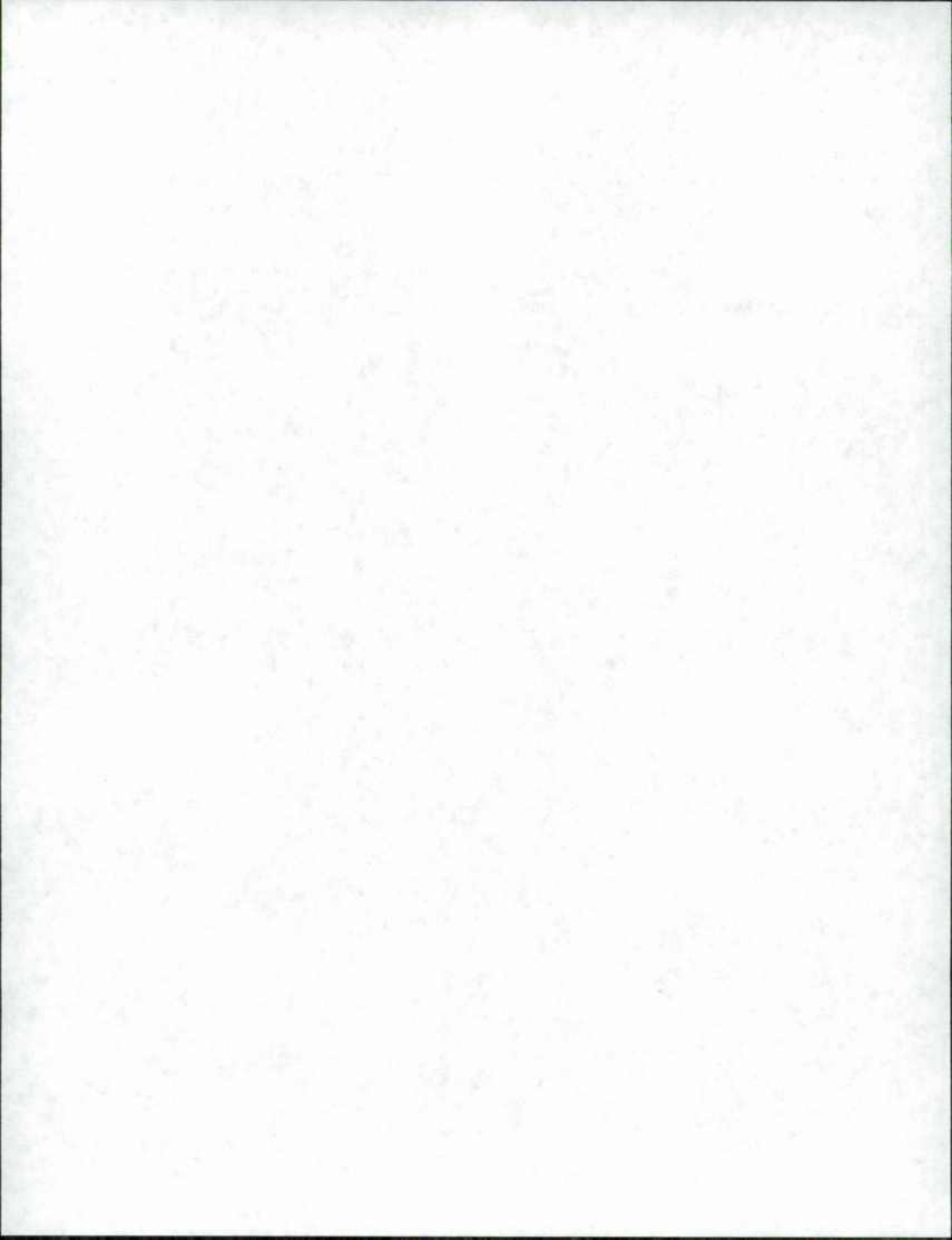
**Hurley, Roby**

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**From:** Hurley, Roby  
**Sent:** Monday, December 15, 2008 12:40 PM  
**To:** Olivia Vidotto (vidottog@co.cal.md.us)  
**Subject:** SPR 03-43 Trueman Rd. Widening (CA 674-08)

Dear Olivia, Thank you for sending the subject notification. Because this is an amendment to a previously approved variance and impacts are limited to 552 sq. ft in the Critical Area and because there is no disturbance to the Buffer I will not be responding formally and have no further comment. Please feel free to call if you have any questions.

Roby Hurley  
Natural Resources Planner  
410/260-3468



## 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: 10-27-08

Tax ID #: 01-013165

Tax Map #	Parcel #	Block #	Lot #	Section
44	<i>p/o P.80</i>			<i>p/o Public R/W</i>
44	<i>p/o P.565</i>		1	" "

**Project Name/Location:** *Creation(widening) of Public R/W in Leonard Humphreys Subd.*

**Address:** *12840 H.G. Trueman Road , Lusby, MD 20657*

**Applicant's Information:**

<b>Last Name:</b> <i>Dunlap</i>	<b>First Name:</b> <i>Steven</i>
<b>Phone:</b> <i>410-586-1100</i>	<b>Email:</b> <i>shd.pgc@verizon.net</i>
<b>Address:</b> <i>4010 Broomes Island Rd, Port Republic, MD 20676</i>	

**Agent's Information:**

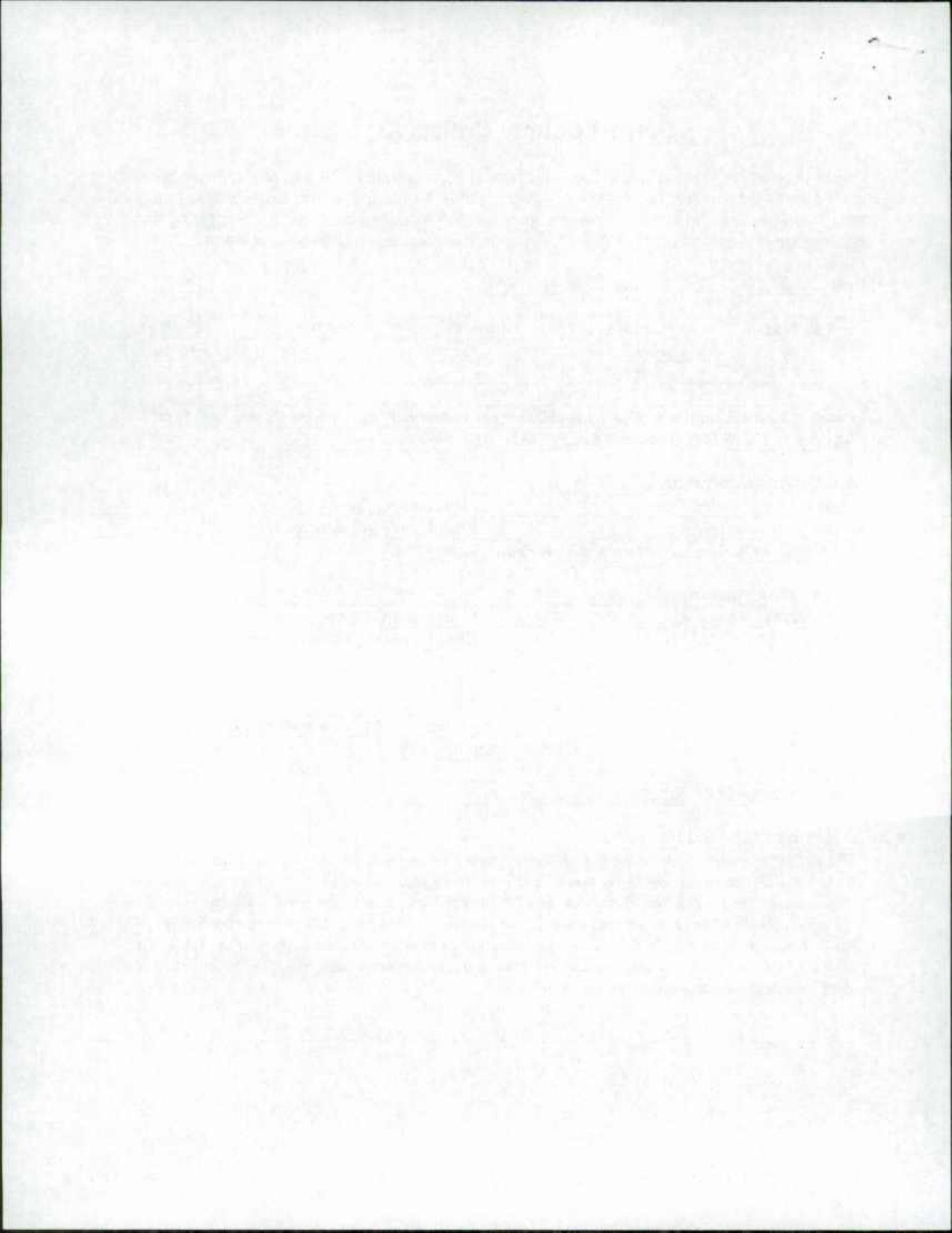
<b>Last Name:</b> <i>Alvey</i>	<b>First Name:</b> <i>Chris</i>
<b>Phone:</b> <i>410-257-3332 (x121)</i>	<b>Email:</b> <i>calvey@wilkersonnassociates.com</i>
<b>Address:</b>	

**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 checked="" type="checkbox"/>
Buffer Management Plan	<input type="checkbox"/>	Site Plan	<input type="checkbox"/>	Specify: <i>Part of proposed 60'</i>	
Clearing Outside of Buffer	<input type="checkbox"/>	Subdivision	<input type="checkbox"/>	<i>Public R/W</i>	

**Describe Proposed Project:**

*The ex. 50' r/w (never conveyed to Cal. Co.), is being widened to 60' up to a point intended to be public w/ an RD-7 road section as required by D.P.W. in connection w/ SPR 03-43 on P.80. Increased impervious area for the Site Plan w/in the C.A. on P.80, (0.112ac), was previously approved in B.O.A. Case No. 03-2889 prior to the requirement for the public road plan. The proposed 60' R/W, (which has tax I.D. and therefore both P.80 & Lot 1 of P.565 are cited), will have 552sf. w/in the LDA C.A., 100% of which will be paved. Stormwater Management has been addressed for the entire roadway in facilities designed and approved on site (P.80)*



**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	<i>B.O.A. 03-2889(P.80)</i>	<i>/ New R/W</i>
- LDA	<i>0.112ac</i>	<i>552sf</i>
- RCA		
Total Area:	<i>0.112ac</i>	<i>552sf</i>

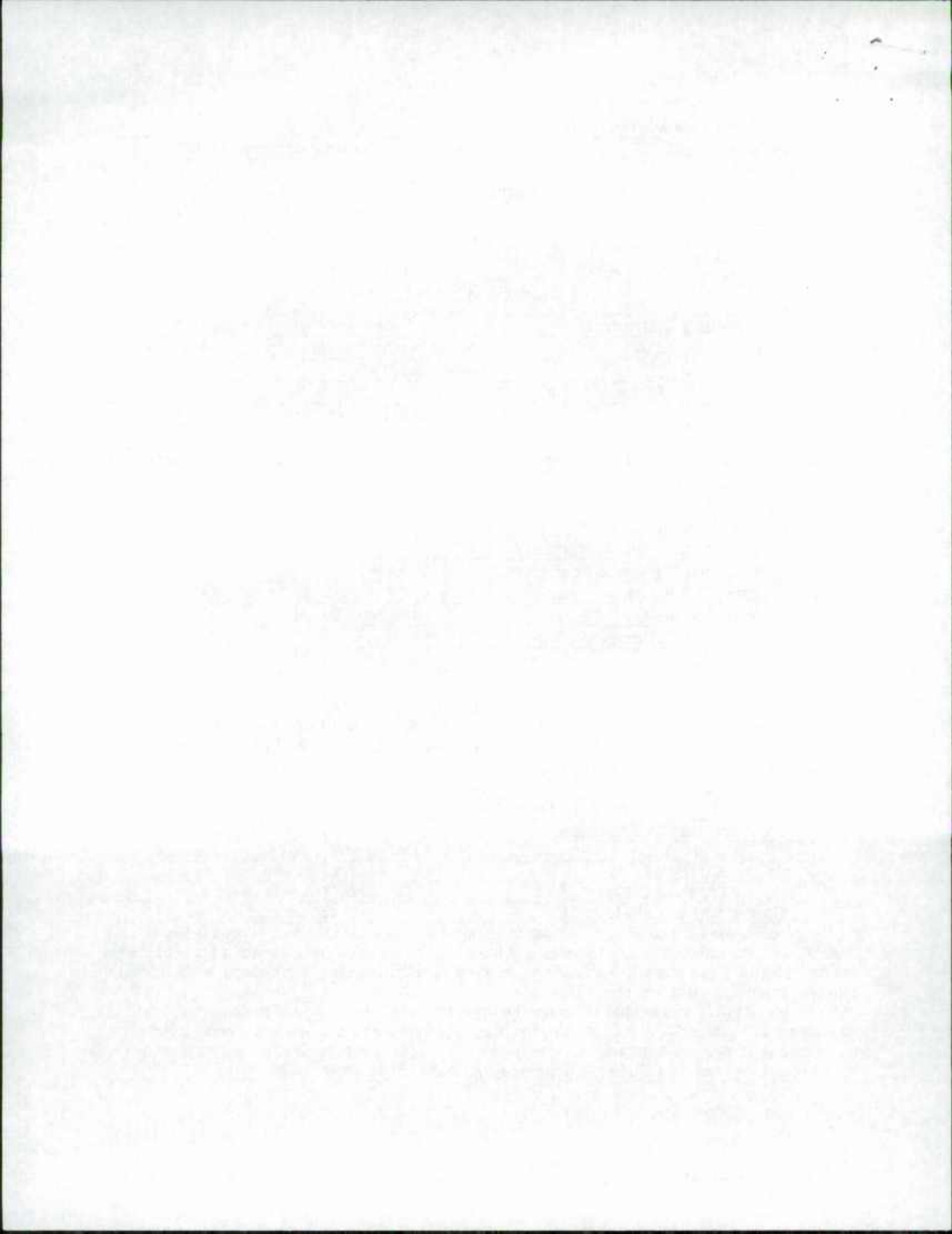
Forest and Impervious Surface Coverage:	In Buffer (sq ft)	Outside Buffer (sq ft)
Existing Forest/Woodland/Trees	<i>.08ac</i>	<i>0</i>
Created Forest/Woodland/Trees	<i>.03ac</i>	<i>0</i>
Removed Forest/Woodland/Trees	<i>.08ac</i>	<i>0</i>
Total Forest/Woodland/Trees to Remain	<i>0</i>	<i>0</i>
Total Forest/Woodland/Trees to be Planted	<i>.03ac</i>	<i>0</i>
Existing Impervious Surface	<i>0</i>	<i>137sf</i>
New Impervious Surface	<i>0.053ac</i>	<i>552sf</i>
Removed Impervious Surface	<i>0</i>	<i>137sf</i>
Total Impervious Surface	<i>0.53ac</i>	<i>552sf</i>

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.

Variations 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:

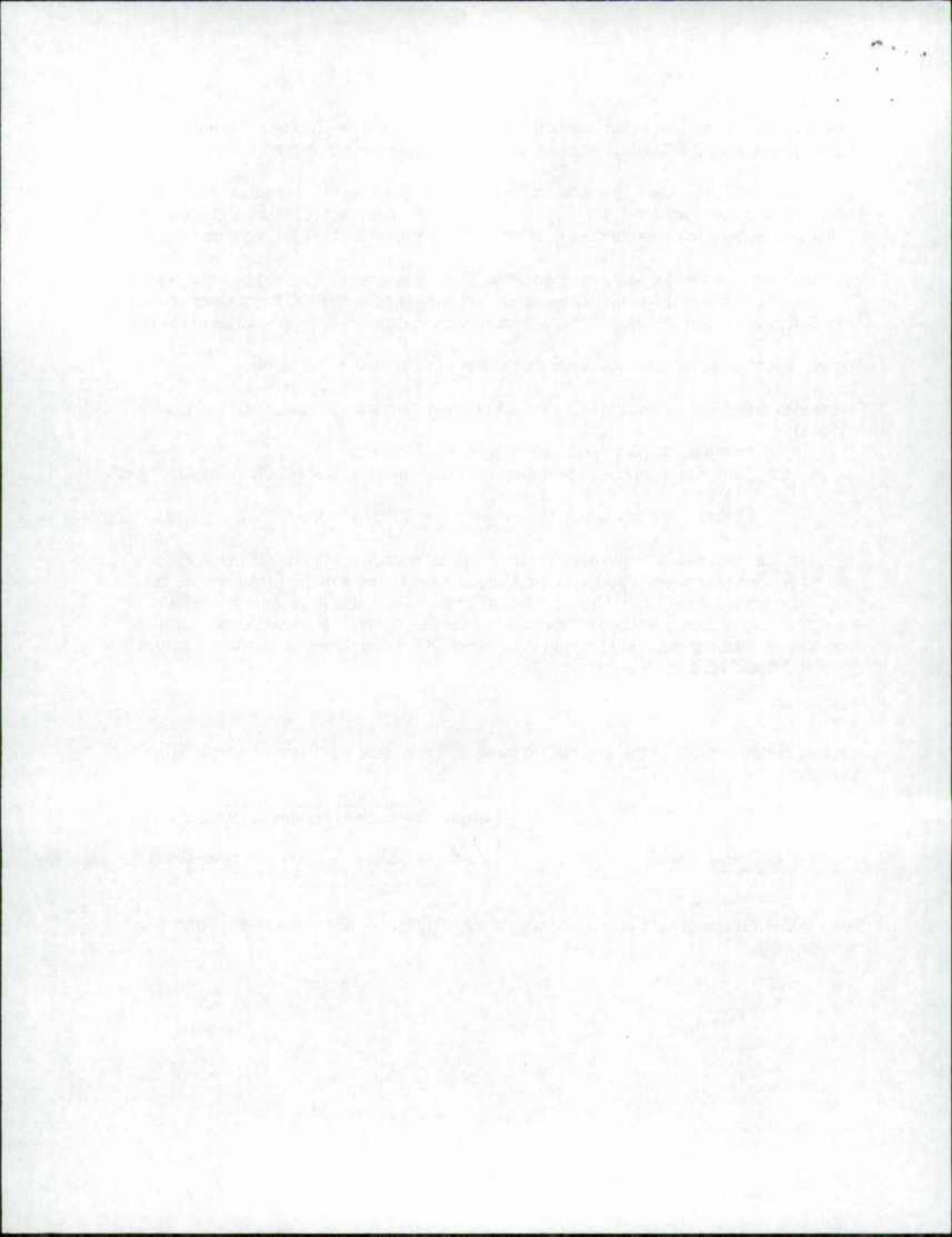
- A. Existing and proposed water dependent facilities,
- B. Lateral lines and adjacent property shorelines (must stay 25ft from each lateral line) and
- C. Harbor line if applicable (See Harbor Line Map in Office of Planning and Zoning).

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.

<b>Date:</b> 10-27-08	<b>Signature (property owner or authorized agent):</b> Chris Alvey Wilkerson & Assoc.
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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: PUBLIC R/W CREATION IN LEONARD C. HUMPHREYS SUBDIVISION

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

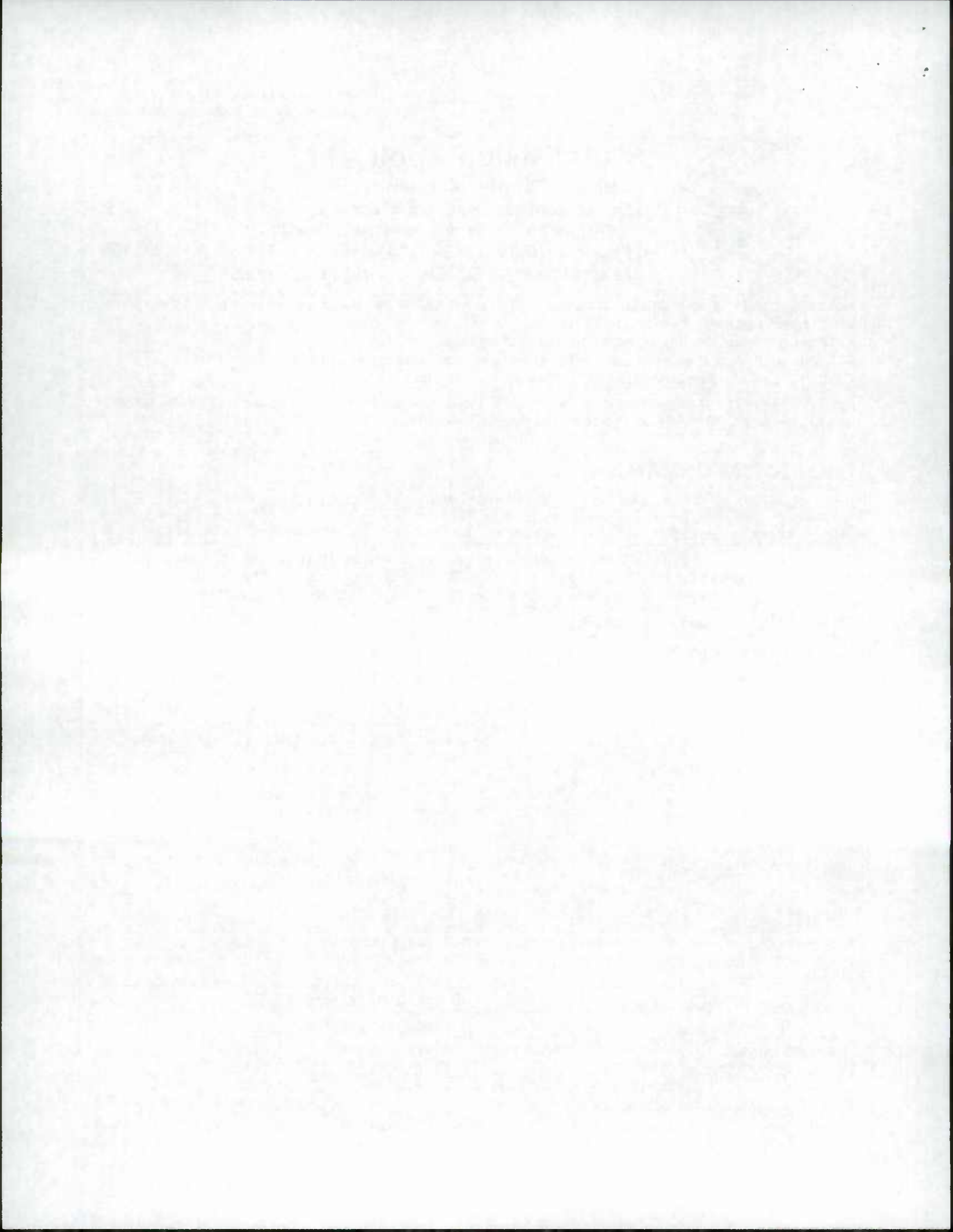
Mandatory clustering per Section 5-2.01  yes  no Clustered subdivision  yes  no

# of Exception Lots: <u>0</u>	Total Parcel Acreage: <u>5.124</u>	Average Lot Size: <u>---</u>
# of Conventional Lots: <u>0</u>	Wetlands Acreage: <u>0.05</u>	Total Area in Lots: <u>4.468</u>
# of Family Conveyance Lots: <u>0</u>	Net Acreage: <u>5.074</u>	Total Open Space* Acreage: <u>0.</u>
# of TDR Lots: <u>0</u>		Public R/W Acreage: <u>0.379</u>
# of Receiving Area Lots: <u>0</u>		Private R/W Acreage: <u>0.</u>
TOTAL LOTS PROPOSED: <u>0</u>		Widening Strip Acreage: <u>0.175</u>
		Recreation Area Acreage: <u>0</u>
		Residue Acreage: <u>0.102</u>
		Total Platted Area: <u>5.124</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: D5

Acreage within the Town Center: 5.124Ac.

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): H.G. Trueman Road (MD Rte. 7650)

Road Type:  State  County  Private

Election District: 1st

Community Planning District: \_\_\_\_\_

Is Subdivision within Critical Area?:  Yes  No

If so, which district?  IDA  LDA  LDA3  RCA Acreage in Critical Area: 0.48Ac.

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>80</u>	<u>01-012975</u>	_____	_____	_____
<u>44</u>	<u>565</u>	<u>01-013165</u>	<u>1</u>	_____	_____
_____	_____	_____	_____	_____	_____

Current or Past Applications<sup>1</sup> (if any):

Application Type	Case #	Resolution #	Action Date
<input type="checkbox"/> Rezoning	_____	_____	_____
<input checked="" type="checkbox"/> Board of Appeals	<u>03-2889</u>	_____	<u>3-27-03</u>
<input type="checkbox"/> Subdivision	_____	_____	_____
<input type="checkbox"/> Transfer Zone	_____	_____	_____
<input type="checkbox"/> Agricultural Preservation District	_____	_____	_____
<input type="checkbox"/> Historic District	_____	_____	_____
<input type="checkbox"/> Historic Sites Survey	_____	_____	_____
<input checked="" type="checkbox"/> Site Plan Review	<u>03-43</u>	_____	<u>9-15-04</u>
<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\*

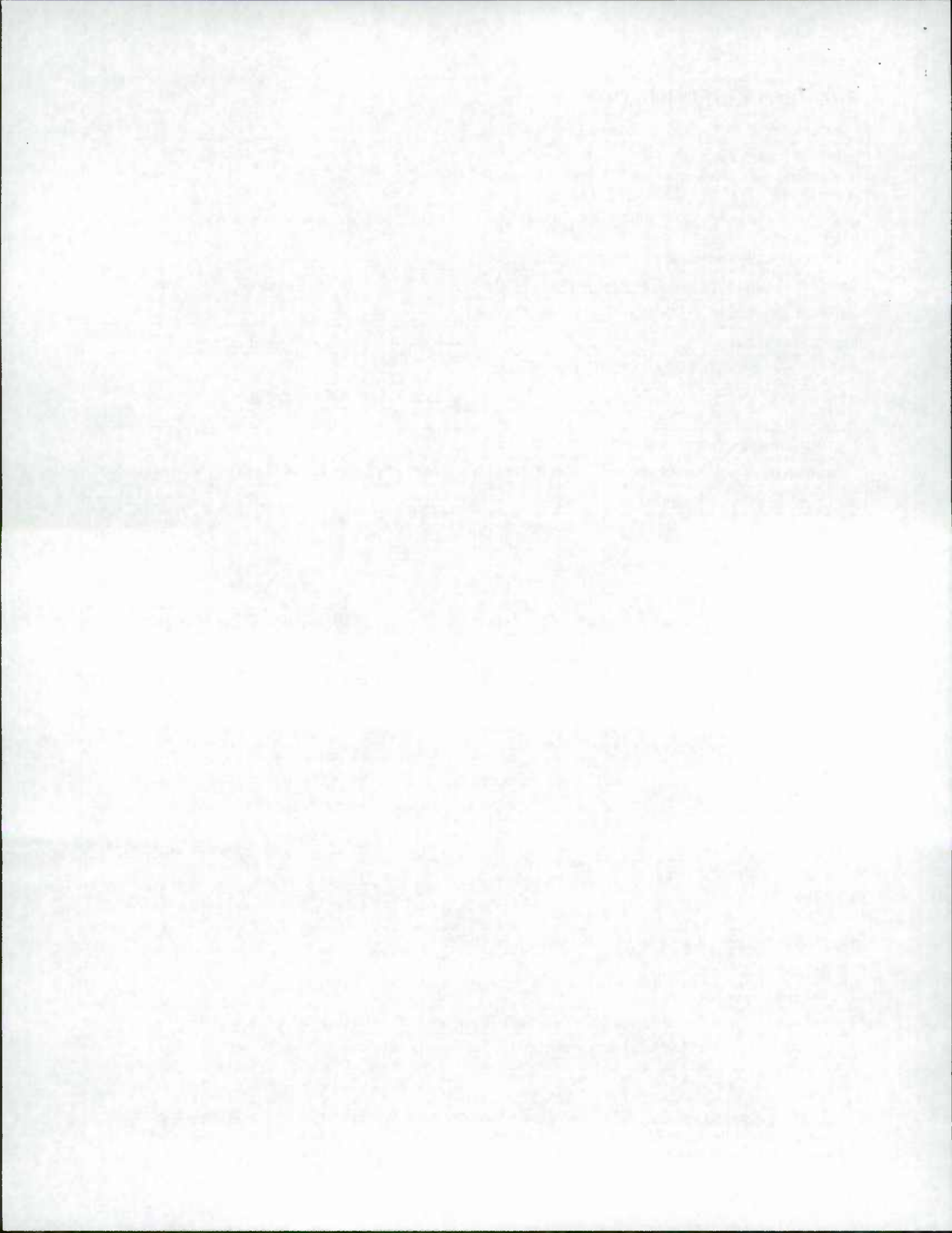
For creation of lots\*

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

Intra-family transfer for critical area requirements\*

<sup>1</sup> 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): Strathemoor I, L.L.C (for Lot 1) Solomons I, L.L.C. (for Parcel 80 & private r/w).

Print or type First Name: Steven

Last Name: Dunlap

Signature: 

Date: \_\_\_\_\_

Print or type First Name: \_\_\_\_\_

Last Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: 10/17/08

Address: 4010 Broomes Island Road

Phone: (410) 586-1100

City: Port Republic

State: MD

Zip Code: 20676

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: shd.pgc@verizon.net

## 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): Wilkerson & Associates, Inc.

Print or type First Name: Chris

Last Name: Alvey

Signature: 

Date: 10-17-08

Address: P.O. Box 17

City: Dunkirk

State: MD

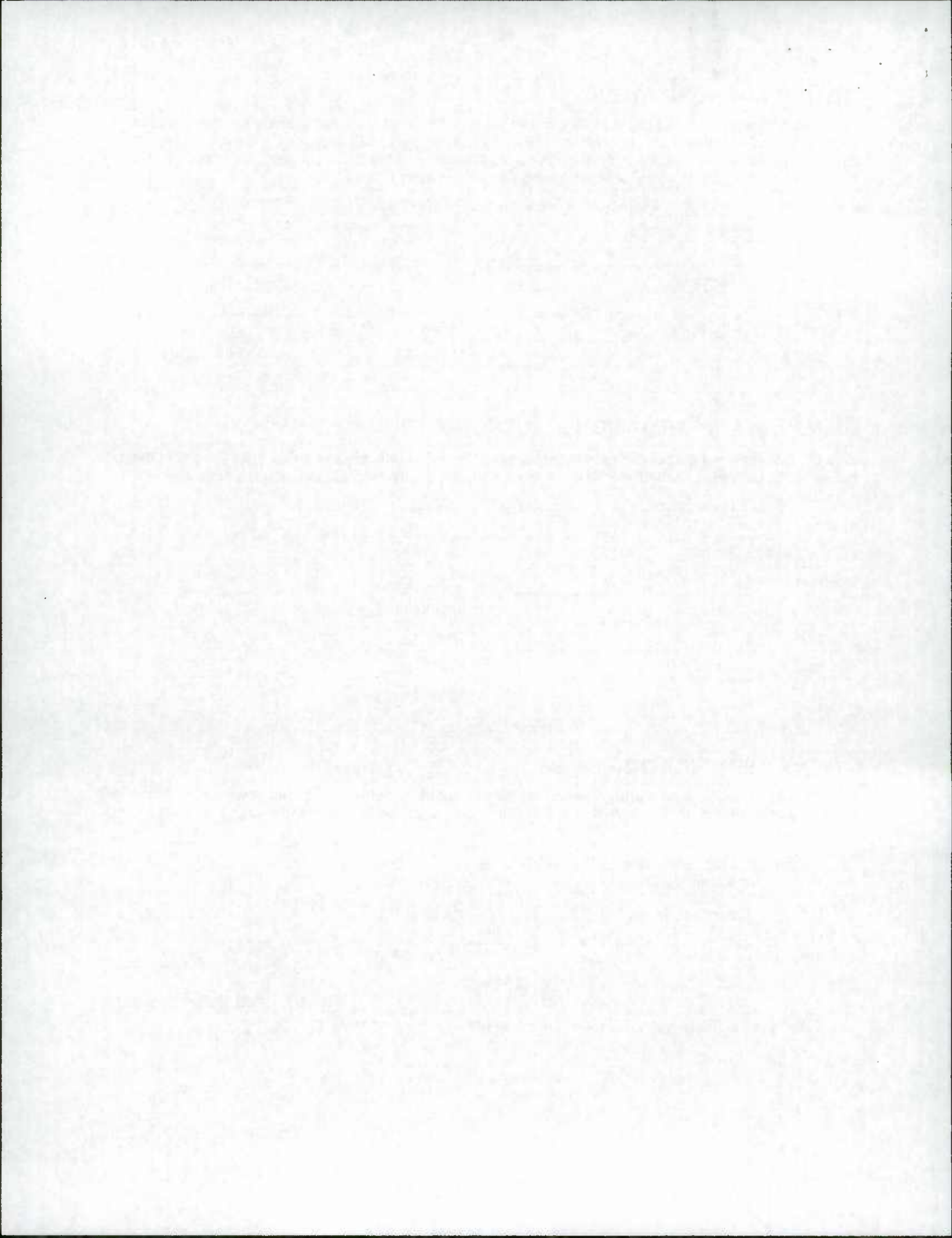
Zip Code: 20754

Phone: 410-257-3332

Fax: 301-855-8380

Email: calvey@wilkersonnassociates.com

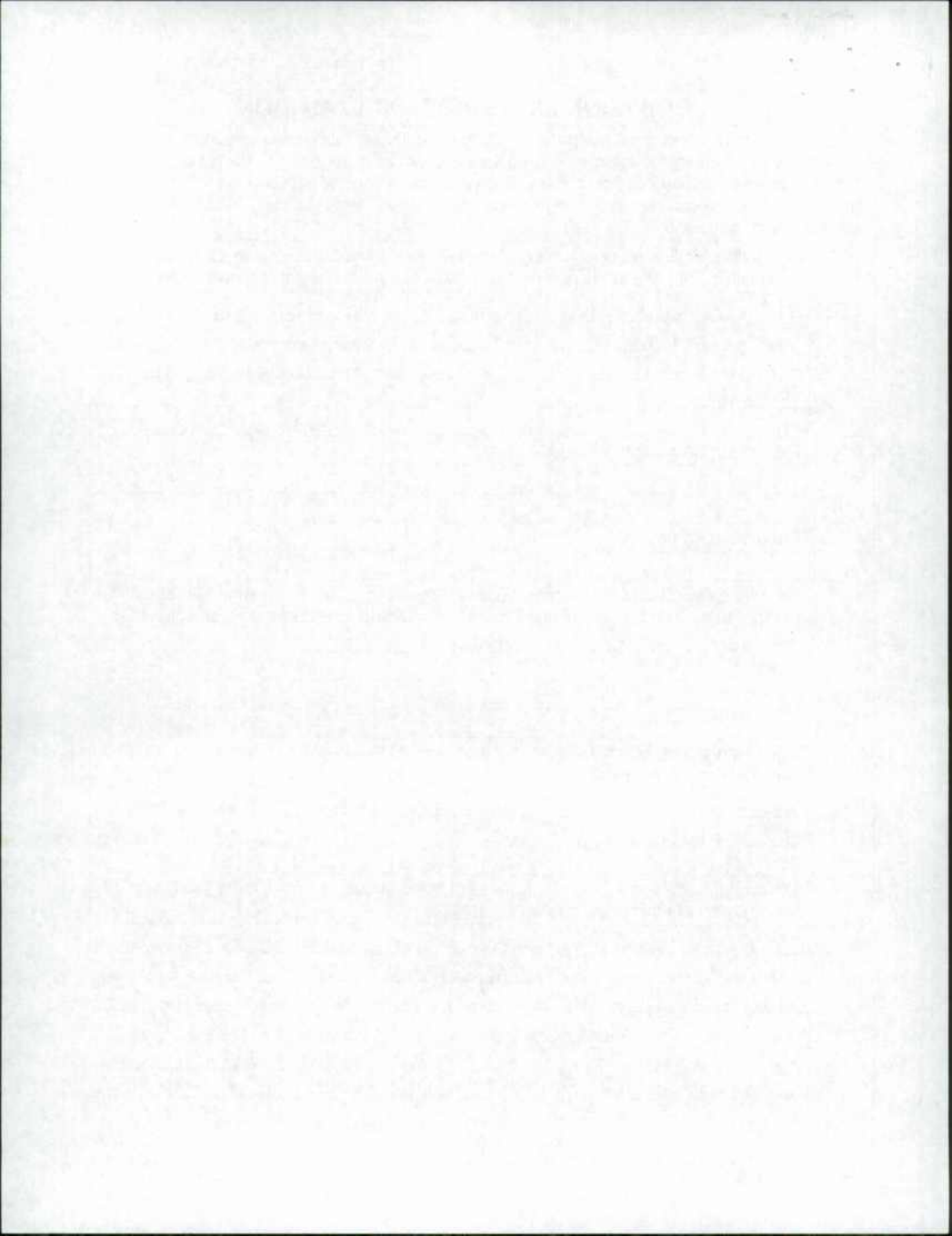
Agent Notes: *All purposes of this plat are required in connection with SPR 03-43.*



## 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.
	Wetlands report previously reviewed & approved in connection with Site Plan for P.80 - SPR 03-43. SWM has already been reviewed for the Road Plan & Site Plan by D.P.W. <u>Approved.</u>
2.	Focal Point: N/A
	Note: No Lots are being created.
3.	Recreation Requirements: N/A
	Recreation Proposed: N/A
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: No adjacent agricultural uses.
5.	List all structures, barns, houses, etc. that exist, note if any are 50 years or older, and specify retention or removal: House, garage and shed on P.80 are to be removed as part of SPR 03-43. Tax record dates structure to 1950. We have no other documentation as to its age. There are no plans affecting mobile home on Lot 1.
6.	Other comments/explanation for issues not listed above that need to be brought to the attention of any review agencies: There is an extensive file on SPR 03-43. Forest Retention, Wetlands and critical area issues were all dealt with for P.80. Board of Appeals Case No. 03-2889 did not, however, address the impervious cover for the end of the street 'T' turnaround. This road section requirement came after the B.O.A. case. This plat in response to comments from DPLW (for making public road) and for SWM (for SWM results), Environmental (FRA; wetland) and SHA (for dedication) for site plan.





**NUMBER OF LOTS SHOWN ON THIS PLAT**

No. of Conventional Lots:	0
No. of TDR Lots:	0
No. of Receiving Area Lots:	0
No. of Family Conveyance Lots:	0
No. of New Lots:	0
No. of Revised Lots:	2

**ACREAGE TABULATIONS FOR THIS PLAT**

Acresage of All New Lots:	0.00 ac.
Acresage of All Revised Lots:	4.468 ac.
Acresage of All Open Space:	0.00 ac.
Acresage of All Recreation Area:	0.00 ac.
Acresage of All Public Rights-of-Way:	0.379 ac.
Acresage of All Private Lanes:	0.00 ac.
Acresage of All Widening Strips:	0.175 ac.
Acresage of All Outlots:	0.102 ac.
Acresage of All Residue:	0.00 ac.
Total Acresage Shown on This Plat:	5.124 ac.

**OPEN SPACE INFORMATION FOR THIS PLAT**

Type of Open Space #1:	N/A
Acresage of Open Space Type #1:	
Type of Open Space #2:	N/A
Acresage of Open Space Type #2:	
Type of Open Space #3:	N/A
Acresage of Open Space Type #3:	

**APFD INFORMATION FOR THIS PLAT**

No. of Exemption Lots:	0
Acresage of All Exemption Lots:	0.00 ac.

**PRE-PLAT AREA TABULATIONS**

PARCEL 80 WESTERN PART	= 4.135 ACRES
PARCEL 80 EASTERN PART	= 0.148 ACRES
LOT 1	= 0.486 ACRES
50' PRIVATE RIGHT OF WAY*	= 0.340 ACRES
VACANCY CREATED BY PLAT @ 245/295	= 0.015 ACRES
TOTAL PLATTED AREA	= 5.124 ACRES

\*Up to portion created w/in original P.80 by Plat @ 245/295

**POST-PLAT AREA TABULATIONS**

PARCEL 80R **	= 4.010 ACRES
OUTPARCEL 'A'	= 0.102 ACRES
LOT 1R	= 0.458 ACRES
STATE HIGHWAY DEDICATION	= 0.175 ACRES
60' PUBLIC RIGHT OF WAY	= 0.379 ACRES
TOTAL PLATTED AREA	= 5.124 ACRES

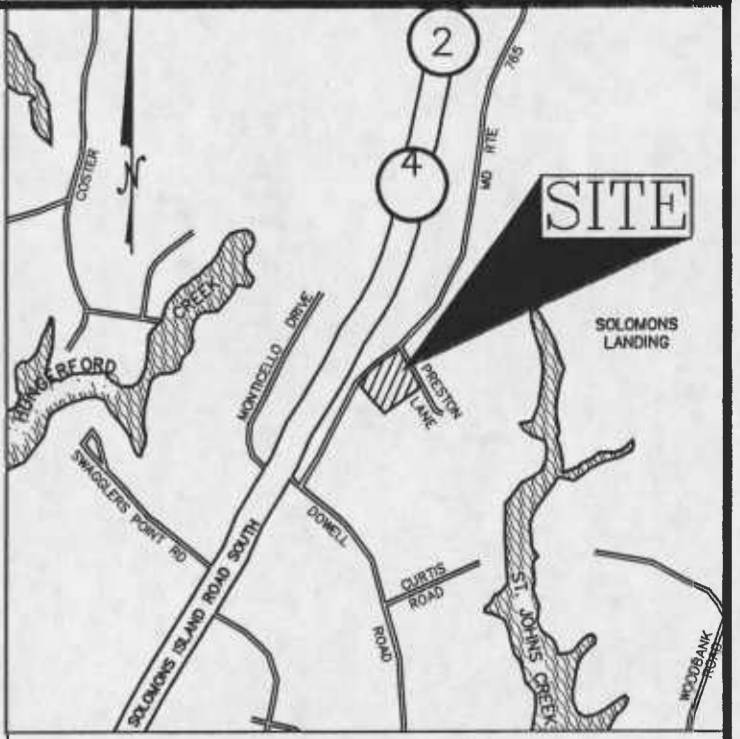
\*\* Includes 0.05 ac. of Non-Tidal Wetlands

**HEALTH CERTIFICATE**  
 This subdivision satisfies the requirements of the Maryland Department of the Environment regulation 26.04.03 allowing for community water systems and community sewerage systems in the subdivision of land serving commercial uses only, and it is in conformance with the current county water and sewerage plan for water planning category W1 and sewerage planning category S1.  
 This Health Department approval certifies that the Lots shown hereon are in conformance with pertinent Health Department Laws and Regulations as of the approval date. However this approval is subject to changes in such laws and regulations. Changes in topography or site designations may void this approval.

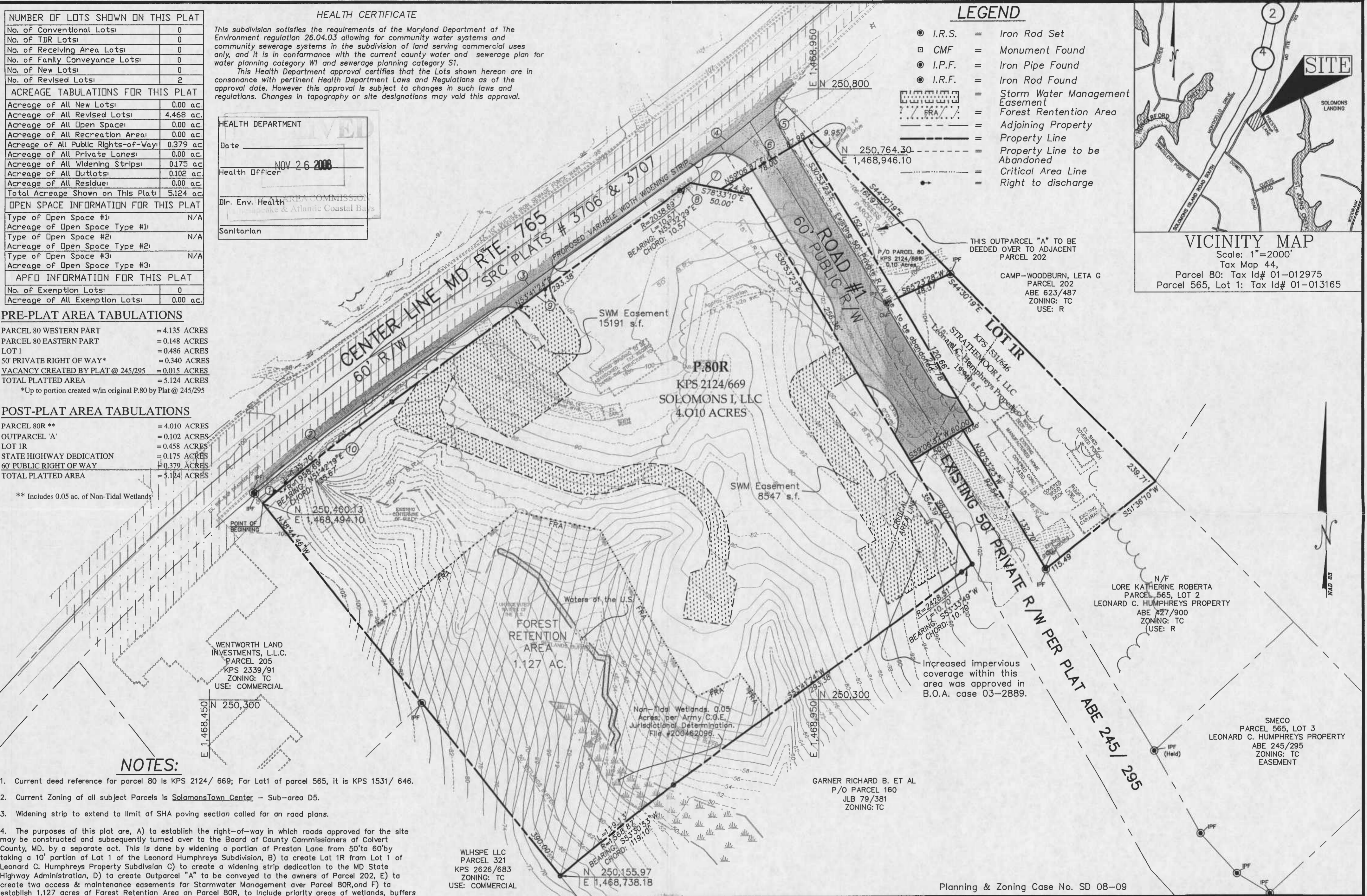
**HEALTH DEPARTMENT**  
 Date: NOV 26 2008  
 Health Officer: \_\_\_\_\_  
 Dir. Env. Health: \_\_\_\_\_  
 Sanitarian: \_\_\_\_\_

**LEGEND**

- I.R.S. = Iron Rod Set
- CMF = Monument Found
- I.P.F. = Iron Pipe Found
- I.R.F. = Iron Rod Found
- [Hatched] = Storm Water Management Easement
- [Dotted] = Forest Retention Area
- = Adjoining Property
- = Property Line
- - - = Property Line to be Abandoned
- = Critical Area Line
- = Right to discharge



**VICINITY MAP**  
 Scale: 1"=2000'  
 Tax Map 44,  
 Parcel 80: Tax Id# 01-012975  
 Parcel 565, Lot 1: Tax Id# 01-013165



**NOTES:**

- Current deed reference for parcel 80 is KPS 2124/ 669; For Lot 1 of parcel 565, it is KPS 1531/ 646.
- Current Zoning of all subject Parcels is SolomonsTown Center - Sub-area D5.
- Widening strip to extend to limit of SHA paving section called for in road plans.
- The purposes of this plat are, A) to establish the right-of-way in which roads approved for the site may be constructed and subsequently turned over to the Board of County Commissioners of Calvert County, MD, by a separate act. This is done by widening a portion of Prestan Lane from 50'to 60'by taking a 10' portion of Lot 1 of the Leonard Humphreys Subdivision, B) to create Lot 1R from Lot 1 of Leonard C. Humphreys Property Subdivision C) to create a widening strip dedication to the MD State Highway Administration, D) to create Outparcel "A" to be conveyed to the owners of Parcel 202, E) to create two access & maintenance easements for Stormwater Management over Parcel 80R, and F) to establish 1.127 acres of Forest Retention Area on Parcel 80R, to include priority areas of wetlands, buffers and waters of the U.S..
- Lot 1 was previously recorded at Liber ABE 245, Folia 295 of the Land Records of Calvert County. All notes and conditions previously recorded are still applicable with the exception of any changes made by this replatting.
- This plat was prepared without the benefit of a title report.
- This plat is not a boundary survey and does not meet the minimum standards for a boundary survey as defined by COMAR regulations.
- This is a "special purpose survey" per section 09.13.06.10 of COMAR regulations.
- A topographic survey was field run on this property in November of 2002.

**OWNER INFORMATION**  
 Solomons I LLC  
 4010 Broomes Island Road  
 Port Republic, MD 20676  
 Strathmoor I LLC  
 4010 Broomes Island Road  
 Port Republic, MD 20676  
 email:  
 shd.pgc@verizon.net

**WILKERSON & ASSOCIATES INC.**  
 ENGINEERS & SURVEYORS  
 Box 17 Dunkirk, Maryland  
 (410)257-3332, (301)855-8272  
 CHRISTOPHER T. ALVEY  
 MARYLAND PROF. L.S. #21269  
 Date: \_\_\_\_\_

Planning & Zoning Case No. SD 08-09

<b>PRELIMINARY PLAN</b>	
<b>REPLATTING OF LOT 1 AND CREATION OF PUBLIC R/W IN THE LEONARD C. HUMPHREYS SUBDIVISION, and REPLATTING OF PARCEL 80 OF TAX MAP 44</b>	
1st Election District, Solomons, Calvert County, Maryland	
Scale 1"=50'	
DATE	OCT., 2008
SCALE	1"=50'
DRAWN BY	JMW/RVI/CTA
DRAWING #	CC708PLAT
FILE #	CC708
JOB #	08-17356