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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/](http://www.dnr.state.md.us/criticalarea/)

October 19, 2009

Mr. Tom Lawton  
Department of Technical and Community Services  
11916 Somerset Avenue  
Princess Anne, Maryland 21853

Re: Chase House Estates, SA 08-443

Dear Mr. Lawton:

Thank you for forwarding the applicants' letter and this last site plan. To date, all of our comments have been addressed. Please forward the deed requested in my letter of July 1, 2009 (regarding lot coverage cap per lot) as it becomes available. We have no further comments on this project.

Thanks to you and the applicants for your diligence and work on this project. If you have any questions, please contact me at 410-260-3476.

Sincerely

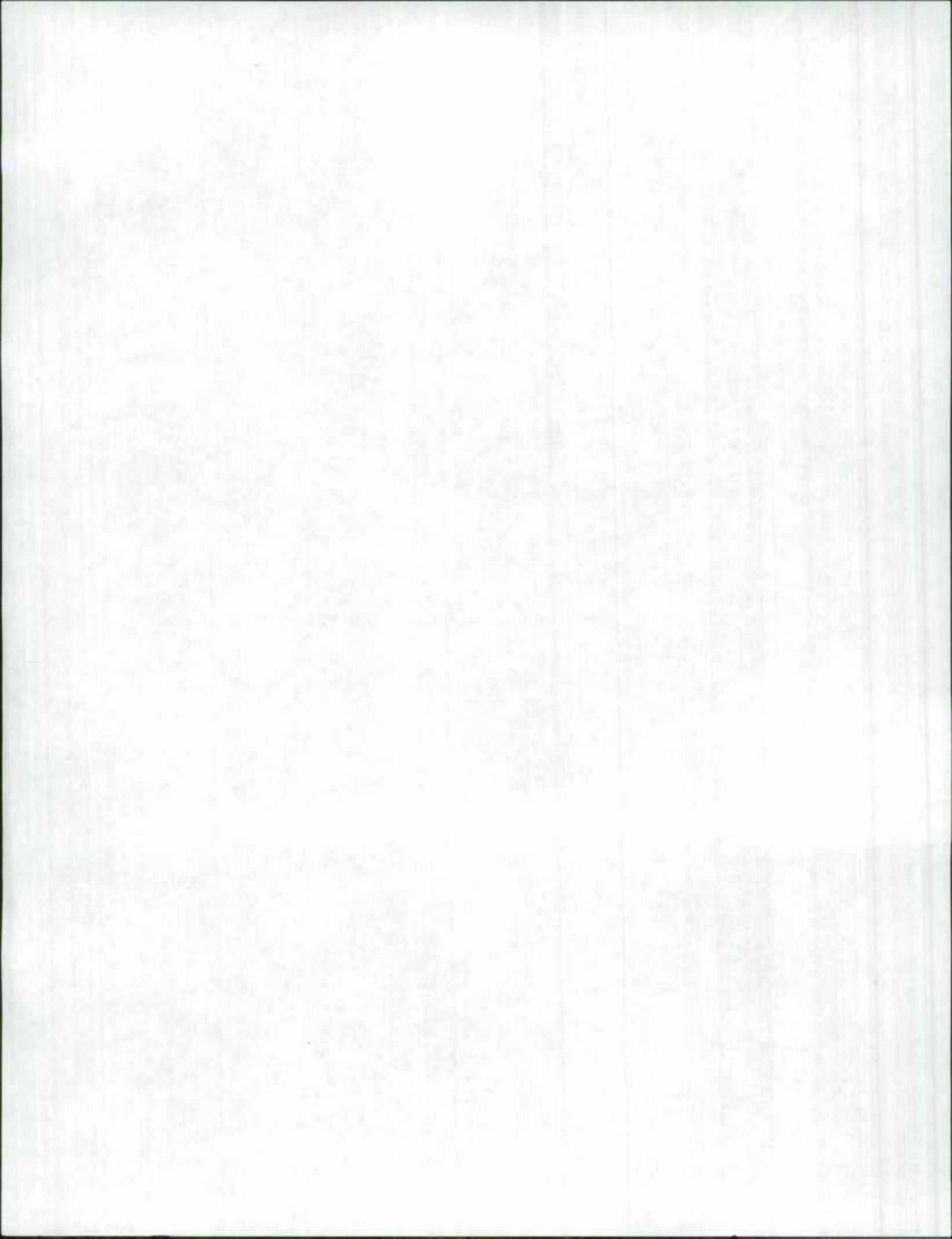
A handwritten signature in dark ink, appearing to read "Julie Roberts", with a long horizontal flourish extending to the right.

Julie Roberts  
Natural Resources Planner

Cc: Brock Parker, PE  
Parker and Associates  
528 Riverside Drive  
Salisbury, MD 21901

SO226-08





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July 1, 2009

Mr. Tom Lawton  
Department of Technical and Community Services  
11916 Somerset Avenue  
Princess Anne, Maryland 21853

Re: Chase House Estates, SA 08-443

Dear Mr. Lawton:

Thank you for providing the most recent revisions for the above referenced projects. The applicants have substantially altered their original plans in such a way that the majority of my comments have been addressed and satisfied. However, we have these additional comments and concerns:

1. In addition to meeting the 15% lot coverage limit for the entire subdivision, lots or parcels greater than 1 acre in size are limited to 15%. To verify the condo parcel, please have the applicant provide a table which includes the size of each lot, including the lot with the apartment complex. Currently, it is unclear if the complex is on the same parcel as the "Active Recreational Open Space." Is this permitted under the Somerset County Zoning Ordinance?
  - a. If it is permissible to have the complex located on the Open Space parcel, it appears that the complex is under the 15% lot coverage threshold per COMAR § 8-1803(d)(4).
  - b. It also appears that due to the shortage of available lot coverage (as proposed) that no amenities, such as a basket ball court, etc. can be added to this open space area.
2. This office has concerns regarding the 1,200 square foot cap on lot coverage for New Lots #1-5. This low amount of allowable coverage puts severe restrictions on potential homebuyers. We urge the engineers to reconsider their plans in light of this restriction and create a greater allowance for these units, perhaps by shifting a portion of the proposed apartment complex, or their amenities outside of the Critical Area, if possible. Should the engineers pursue this plan as currently presented, we request a copy of the deeds for each lot to verify that they include information on the restriction of the lots.



Mr. Thomas Lawton

7/1/2009

Page 2 of 2

3. The existing forest cover is listed as 7.97 acres, however only 3.6 acres of existing forest cover in the Critical Area is showing with 3.55 acres of proposed planting. Please revise these numbers accordingly.
  - a. In addition, the applicants must provide a permanent protective easement for the forested areas, which must be noted on the plat and filed with the Somerset County Land Records.
  - b. Please have the applicants provide details on the proposed plantings, including size, species, spacing, and schedule.

Please send the revised plans as they become available. If you have any questions, please contact me at 410-260-3476.

Sincerely



Julie Roberts

Natural Resources Planner

Cc: Brock Parker, PE  
Parker and Associates  
528 Riverside Drive  
Salisbury, MD 21901

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April 14, 2009

Mr. Tom Lawton  
Department of Technical and Community Services  
11916 Somerset Avenue  
Princess Anne, Maryland 21853

Re: Chase House Estates, SA 08-443; Lot Coverage Review

Dear Mr. Lawton:

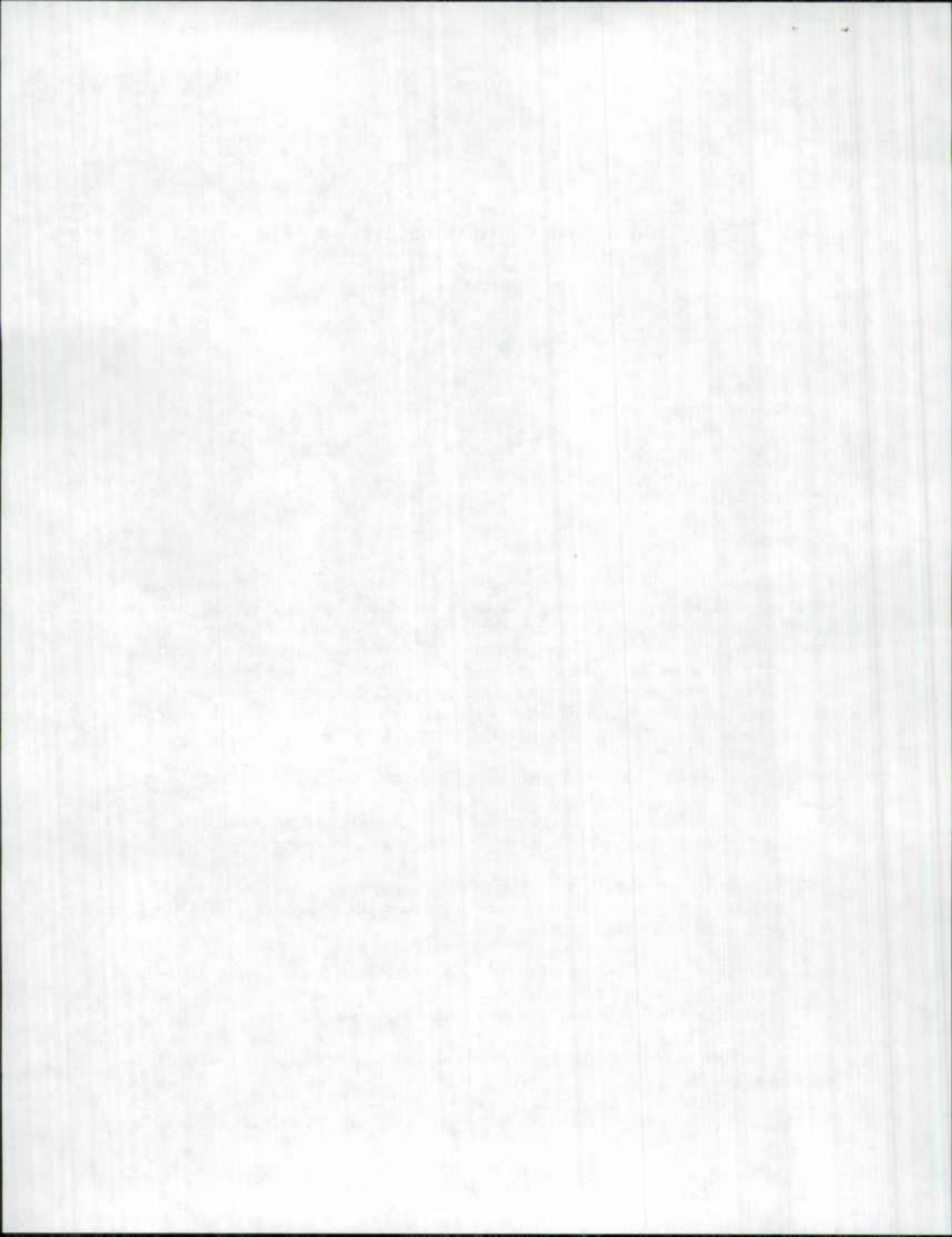
At a meeting on March 25, 2009, you provided the plans and narrative for the old subdivision known as Manokin Village to address our request for additional information. The purpose of our request was to establish the 15% lot coverage (impervious surface) limit for the original grandfathered parcels of record that are a component of this subdivision request and to determine the amount of lot coverage available to this portion (Chase House Estates) of the subdivision. As you are aware, given that the first three phases of the grandfathered parcels of record were subdivision in 1991 and 1992, the amount of impervious surface allowed to be developed at that time must be incorporated into the subdivision of the remainder of the property.

Before proceeding further however, I would like to stress the following three points:

1. The creation of roads associated with a subdivision, even those that are deeded to the County, **must** be included in the overall lot coverage calculations.
2. The area of tidal wetlands, unless determined to be private by a valid survey, must be deducted from the area of land used to calculate development standards for the Critical Area, including lot coverage and forest clearing.
3. As previously noted, Section 8, Ch. 119, 2008 Laws of Maryland at 765 adjusted the lot coverage limits for new subdivisions that lifted the cap for lot coverage on individual lots provided the 15% lot coverage limit for the entire subdivision was met.

Based on the information you provided, I have the following summary for your consideration regarding lot coverage:





1. The original parcels of record at the time of the 1991 subdivision (Manokin Village) totaled 66 acres in size with 53.56 acres in the Critical Area. At that time, the plat stated 5.5 acres were wetland leaving 48.06 acres of upland and a 15% lot coverage limit of 7.209 acres.
2. The Chase House Estate plat shows 40.16 acres with 38.68 acres in the Critical Area. Of the 38.68 acres, 9.04 acres are tidal wetlands, leaving 29.64 acres of upland. If the 15% lot coverage limit were calculated for this area only, it would be 4.446 acres.
3. Manokin Village, Phases I-III created 40 lots which were assigned 1,200 square feet of lot coverage each for a total of 48,000 square feet of lot coverage or 1.1 acres. Additionally, a paved road 24' in width was developed with the lots. It is unknown the total amount of road that exists on the site at this time.
4. Based on today's information, lot coverage is proposed as follows for the entire original parcel:

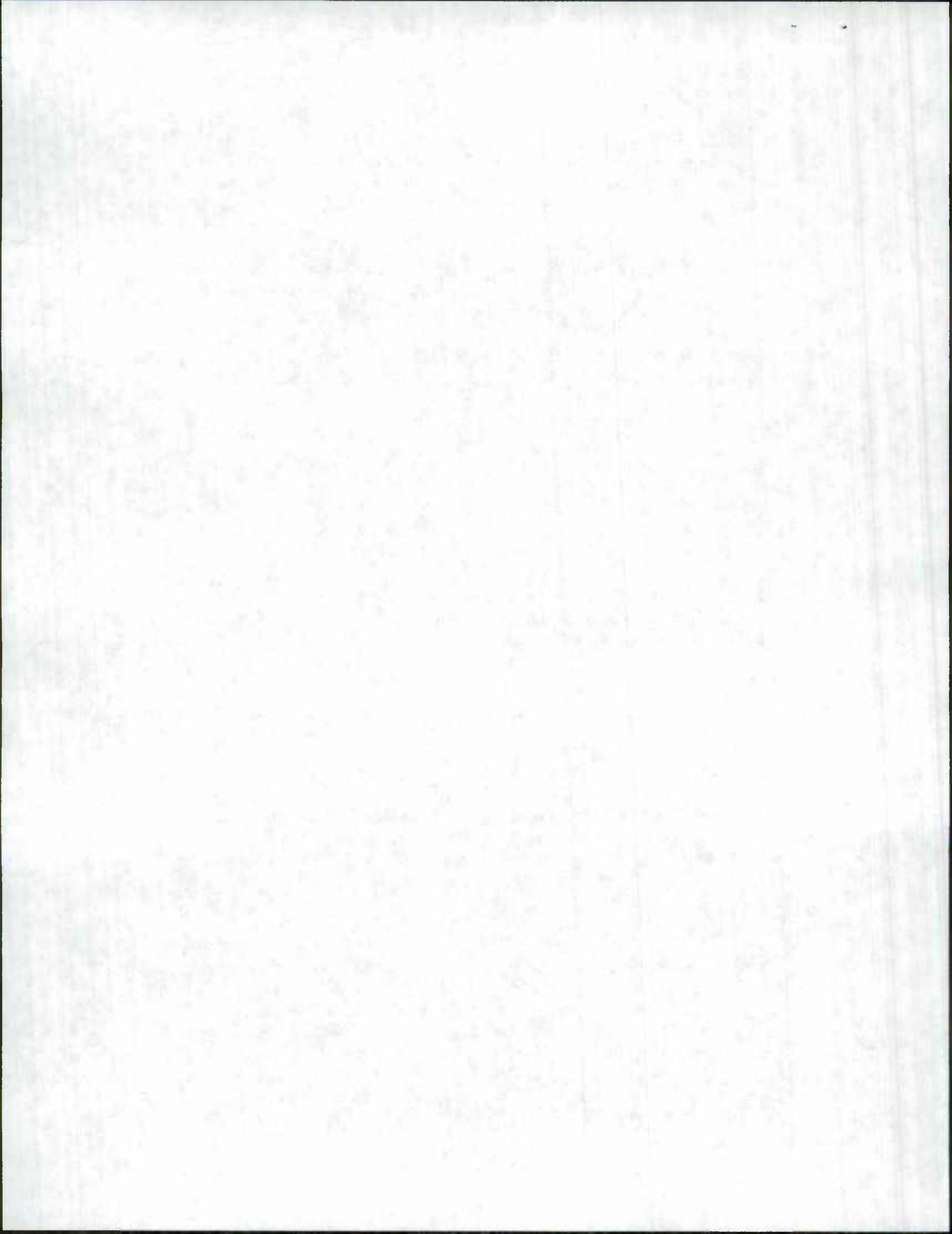
Land in Critical Area 53.56 acres – current area of wetlands 9.04 acres =  $44.52 \times .15 = 6.678$  acres of lot coverage allowable

	1.10 acres lot coverage associated with previous subdivision
	? acres of roads associated with previous subdivision
	1.98 acres total proposed condominium
	1.45 acres total proposed townhouse condo
	0.60 acres total proposed single family
+	1.47 acres of proposed paved road
<hr/>	
=	6.6 acres of lot coverage (not including lot coverage area for "future construction") +
	<b>unknown acreage of existing roads</b>
=	total proposed lot coverage for entire site

*Depending on the square footage of roads that have already been constructed, the applicant's current proposal may or may not be within the legally allowable lot coverage limits for the entire site per COMAR § 8-1808.3, depending on the results of current road coverage.*

#### Additional Comments

1. As the buildable area outside of the Buffer on Lot 4 is relatively small, it remains unclear to this office that Lot 4 can be developed in a similar fashion to the other single family lots. No variances may be permitted on a newly subdivided lot, including variances for decks, clearing, grading, or the creation of a "reasonable" backyard area, as the Buffer is required to be fully planted.
2. It appears that with the proposed planting, that the applicants can meet the 15% afforestation requirement.





Mr. Thomas Lawton

4/14/2009

Page 3 of 3

Thank you for the opportunity to provide comments. We again note that all of the requirements of the State Critical Area Law, as found in Ch. 119, 2008 Laws of Maryland, shall apply to, and be applied by, a local jurisdiction as minimum standards for a program sufficient to meet the goals of the Critical Area Program. Therefore, approval of the preliminary plat may not be permitted until it can be demonstrated that this project is in conformance with the State Critical Area Law. We request the County provide a copy of the revised subdivision plat that addresses the comments in this letter to this office.

If you have any questions, please contact me at 410-260-3476.

Sincerely

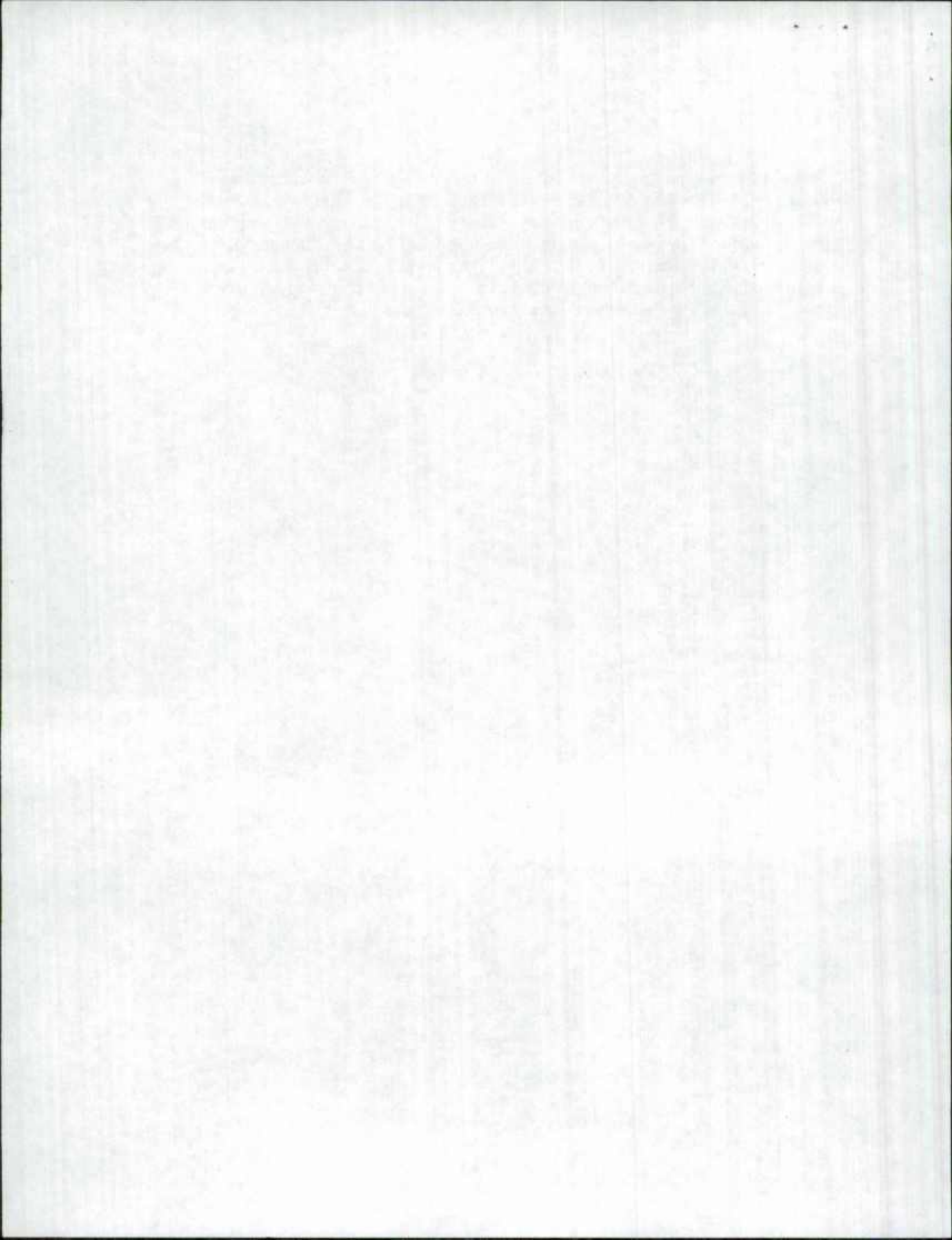
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Julie Roberts

Natural Resources Planner

Cc: Brock Parker, PE  
Parker and Associates  
528 Riverside Drive  
Salisbury, MD 21901

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February 18, 2009

Mr. Tom Lawton  
Department of Technical and Community Services  
11916 Somerset Avenue  
Princess Anne, Maryland 21853

Re: Chase House Estates, SA 08-443

Dear Mr. Lawton:

I received your email of February 10, 2009, which responded to my last comment letter of February 3, 2009. We had some discussion on the above-referenced project via phone and I wanted to follow up by letter. I understand your concern regarding the placement of the burden on the new landowner for a previous subdivision, however, we believe that additional research and information is necessary before a decision regarding Chase House Estates is made.

Critical Area Commission staff have researched some available recorded plats for the original Manokin Village Condominium Regime (Book 17, Pages 68A, 68B, 66B, and 67B). However, the information on these plats is limited to the configuration of the proposed Phases and does not provide the necessary information to indicate if the subdivision as whole, either conforms or does not, to the subdivision requirements as laid out in the Critical Area Law and the County Program.

Please check your files and provide any information that may be useful, including, if available, the original site development plan and site area that the original plan was based on, including any applicable plat notes and/or additional information regarding the amount of impervious surface, now lot coverage, associated with each proposed phase. We understand the potential difficulty associated with finding this additional information, including the existing lot coverage for other areas in this subdivision.



Mr. Thomas Lawton

2/18/2009

Page 2 of 2

I have also performed additional research on this project that we can discuss when we meet at your office on March 2<sup>nd</sup> at 11 am. I look forward to seeing you then. If you have any questions, please contact me at 410-260-3476.

Sincerely

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

Julie Roberts

Natural Resources Planner

SO226-08



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February 3, 2009

Mr. Tom Lawton  
Department of Technical and Community Services  
11916 Somerset Avenue  
Princess Anne, Maryland 21853

Re: Chase House Estates, SA 08-443

Dear Mr. Lawton:

Thank you for forwarding the above referenced preliminary subdivision plan. My last letter, dated October 8, 2008, outlined multiple issues on these plans. This submittal is for preliminary plat approval. Based on the information submitted, the majority of my previous comments were not addressed.

Section 8, Ch. 119, 2008 Laws of Maryland at 765, contains a provision that states, "notwithstanding any provision in a local law or ordinance, or the lack of a provision in a local law or ordinance, all of the requirements of this subtitle shall apply to, and be applied by, a local jurisdiction as minimum standards for a program sufficient to meet the goals of the Critical Area Program." In reviewing the information provided, it appears that the subdivision, as proposed, may not be in conformance with the State's Critical Area Law. Therefore, significant revisions to the preliminary subdivision plat are required before it can be approved by the County.

1. The previously approved plats do not contain information regarding the amount of allowed impervious surface or proposed impervious surface, now "lot coverage." Considering this phase is utilizing parts of parcels that were subdivided previously, the applicant must demonstrate compliance to date with the 15% lot coverage limit for the entire subdivision.
2. As stated above, this entire subdivision must meet the 15% lot coverage limit, including the construction of roads or other amenities. Additionally, each lot approved in Phases I, II, and III were limited to 25% lot coverage. In order for the County to track compliance with this limit the applicant must submit a summary that identifies the amount of lot coverage permitted to date. This summary is necessary prior to any further approval of this subdivision, including this phase.

3. The 15% lot coverage limit for this Phase must include the road area being created to service these new lots even though the road will be dedicated to the County. Please have the applicant revise the table accordingly. The total lot coverage allowance for the entire subdivision appears to be 4.446 acres.
  - a. Please have the applicant submit lot coverage information demonstrating that this phase of the subdivision as well as the entire subdivision is within the allowable limit of 15% lot coverage.
  - b. As noted in my October letter, Critical Area note 13 is no longer correct, as the law changed in July 2008. As long as the entire subdivision is within 15% lot coverage, there is no cap on the amount of coverage per lot. Please have the applicant amend this note.
4. Please have the applicant change to term "impervious surface" to lot coverage throughout the plan, as advised in my previous letter.
5. The site plan has correctly removed the area of tidal wetlands from the site development calculations.
6. The applicant has provided a key referring to areas of the building envelope within the 100-foot Buffer. This key indicates that "a permit is required for any disturbance in this area." This is incorrect. As previously stated, should the County allow lot lines within the 100-foot Buffer, the plat must be revised to show a building restriction line completely outside the 100-foot Buffer. If these lines are shown in the Buffer, then an individual who purchases the lot may be left with the impression that they can develop within the Buffer area. As you are aware, they would not be able to develop in the Buffer without a variance, which may not be granted for these newly created lots. New lots must be designed to completely comply with the current standards of the Somerset County Critical Area Program. As currently shown, this subdivision does not demonstrate compliance with the County Program.
  - a. Therefore, we continue to recommend that the lots be revised to be located completely outside the 100-foot Buffer and the Buffer be designated as community property. These types of mechanisms help to protect the Buffer from illegal disturbance activities which would require enforcement action by the County.
  - b. This key and associated note should be removed, as it does not accurately describe the limitations on these lots (Lots 3-5) and may mislead potential homeowners.
  - c. A note must be added to the final plat indicating that no disturbance will be permitted in the 100-foot Buffer.
7. Similar to the lot coverage issue above, the applicant must demonstrate compliance over the entire subdivision with the afforestation and forest clearing development standards. The applicant has indicated that 7.97 acres of the Critical Area is forested and a tree line is present on the plans. However, it appears that there is less than approximately 8 acres of forest on this property. The County should confirm the accuracy of this acreage.



Mr. Thomas Lawton

2/3/2009

Page 3 of 3

Thank you for the opportunity to provide comments. We again note that all of the requirements of the State Critical Area Law, as found in Ch. 119, 2008 Laws of Maryland, shall apply to, and be applied by, a local jurisdiction as minimum standards for a program sufficient to meet the goals of the Critical Area Program. Therefore, approval of the preliminary plat may not be permitted until it can be demonstrated that this project is in conformance with the State Critical Area Law. We request the County provide a copy of the revised subdivision plat that addresses the comments in this letter to this office.

If you have any questions, please contact me at 410-260-3476.

Sincerely

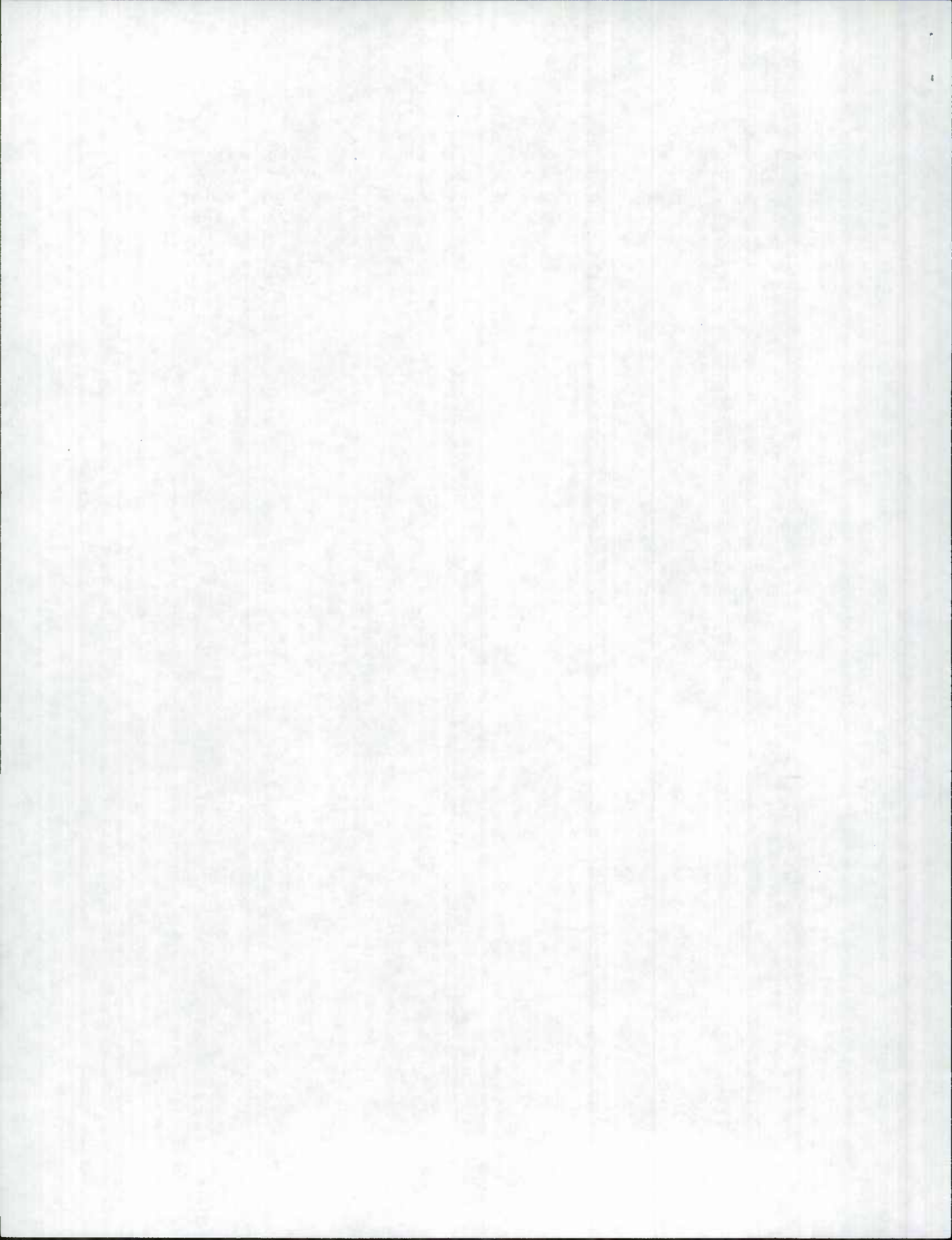
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Julie Roberts

Natural Resources Planner

Cc: Brock Parker, PE  
Parker and Associates  
528 Riverside Drive  
Salisbury, MD 21901

SO226-08





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October 8, 2008

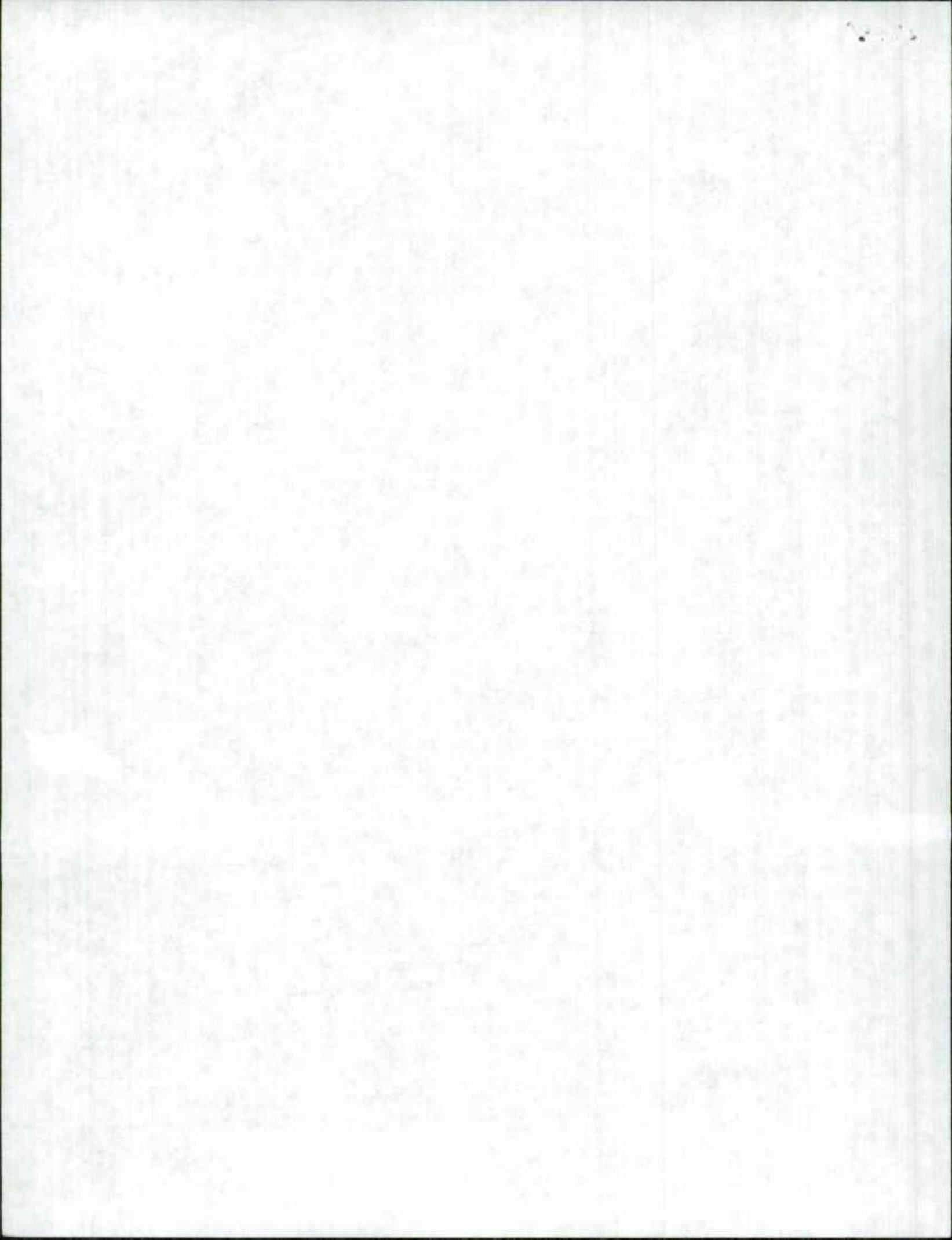
Mr. Tom Lawton  
Department of Technical and Community Services  
11916 Somerset Avenue  
Princess Anne, Maryland 21853

Re: Chase House Estates  
Critical Area Plan

Dear Mr. Lawton:

Thank you for forwarding the above referenced conceptual sketch plan. We received revised plans from the applicant for this proposed subdivision. Based on these plans, we have the following comments:

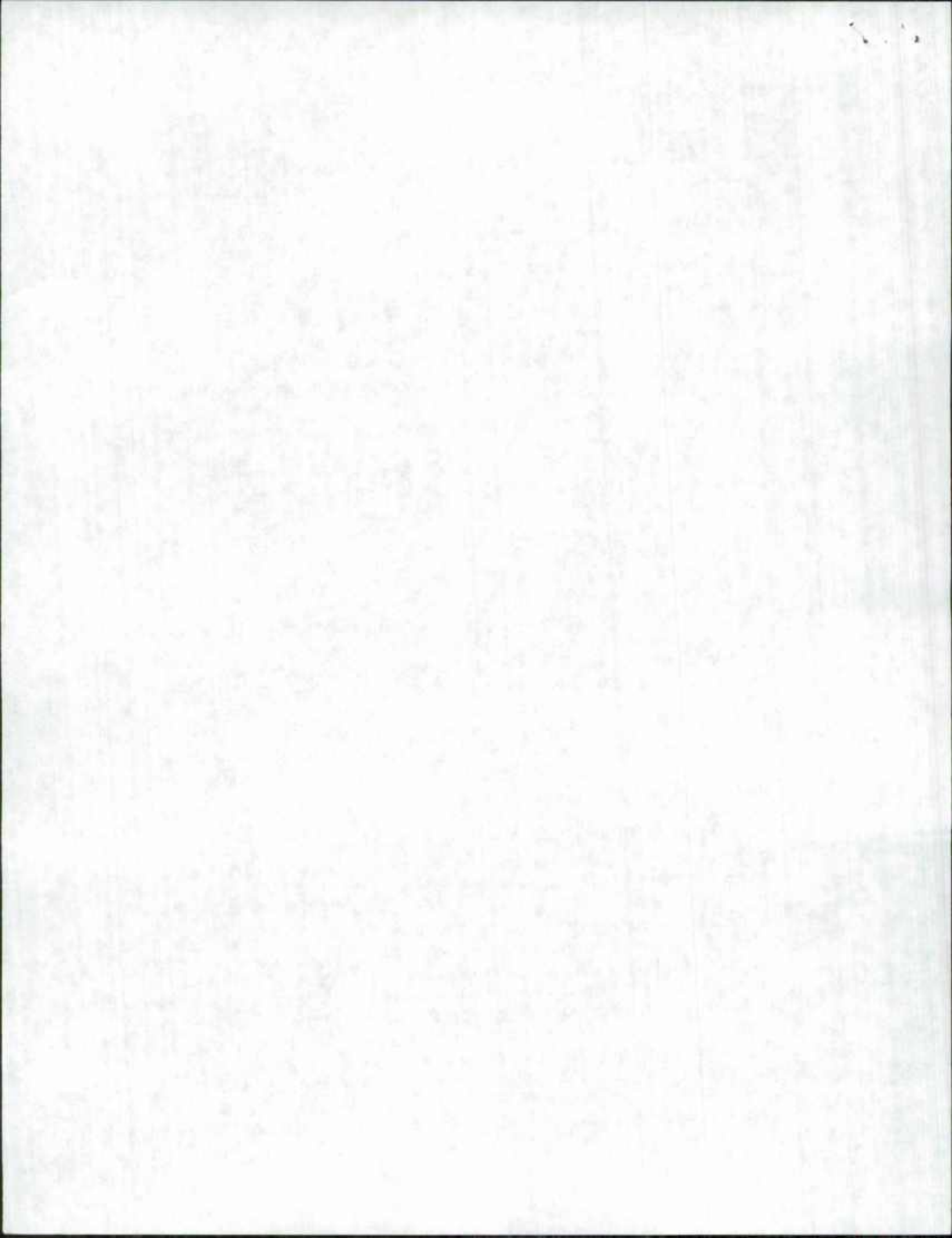
1. The applicant did not include copies of the three previously approved phases of the project as stated in their cover letter to us. However, we found the following plats on the Maryland Archives; Pages 66B, 67B, and 68A and 68B of Book 17. These appear to constitute phases I, II, and III of this project. Please confirm with this office whether these are the necessary plats or provide any additional plats as necessary.
2. The previously approved plats do not contain information regarding the amount of allowed impervious surface or proposed impervious surface. Considering this phase is utilizing parts of parcels that were subdivided previously, the applicant must demonstrate compliance to date with the impervious surface limit.
3. As state above, this entire subdivision must meet the 15% impervious surface limit, including the construction of roads or other amenities. Additionally, each lot approved in Phases I, II, and III were limited to 25% impervious surface. In order for the County to track compliance with this limit the applicant must submit a summary that identifies the amount of impervious surface permitted to date. This summary is necessary prior to any further approval of this subdivision, including this phase.
4. We also noted on the site plan that the applicant is including tidal wetlands within the area by which they are calculating the 15% impervious surface limit, however there is no



information included as to whether these are State tidal wetlands or private tidal wetlands. Please advise the applicant that State tidal wetlands cannot be used to calculate performance standards for development in the Critical Area. The overall 15% impervious surface limit for the entire project may need to be revised.

5. Please be advised that in 2008 the Critical Area law was amended to change the requirements for 15% impervious surface limits in the Limited Development Area and the Resource Conservation Area to a 15% lot coverage limit. "Lot Coverage" means the percentage of a total lot or parcel that is occupied by a structure, accessory structure, parking area, driveway, walkway, or roadway; or covered with gravel, stone, shell, impermeable decking, a paver, permeable pavement, or any manmade material.
6. Section 8, Ch. 119, 2008 Laws of Maryland at 765, contains provisions in regard to the lot coverage requirements of Natural Resources Article §8-1808.3 which may be applicable to this subdivision. Under these provisions, a development project whose initial application for development that satisfies all local requirements is filed by October 1, 2008 and whose development plan is approved (recorded) by July 1, 2010 may utilize the County's approved impervious surface area limitations in effect prior to July 1, 2008 provided that:
  - a) The approved development plan remains valid in accordance with the County's procedures and requirements; and
  - b) By July 1, 2010, the applicant prepares a detailed lot coverage plan drawn to scale and showing the amounts of impervious surface area, partially pervious area, and developed pervious surface area in the development project.In addition to (a) and (b) above, Section 8, Ch. 119, 2008 Laws of Maryland at 765 requires the lot coverage plan to be approved by the County and implemented in accordance with the approved lot coverage plan. Should the applicant intend to develop this subdivision in accordance with the County's impervious surface area limitations, please indicate that intent and ensure that the applicant is aware of the requirements of Chapter 119 of the 2008 Laws of Maryland for proceeding as such.
7. Further, for new subdivisions while the overall 15% lot coverage limit remains, the 25% lot coverage cap per each lot has been lifted. Therefore, the applicant may increase the amount of proposed lot coverage shown provided the overall 15% limit is met.
8. The applicant states that they have removed the 100-foot Buffer from lots wherever possible. This office continues to recommend the lots be revised to be located completely outside the 100-foot Buffer and the Buffer be designated as community property. These types of mechanisms help to protect the Buffer from illegal disturbance activities which would require enforcement action by the County.
9. Should the County allow lot lines within the 100-foot Buffer, the plat must be revised to show a building restriction line completely outside the 100-foot Buffer. If these lines are shown in the Buffer than an individual who purchases the lot may be left with the impression that they can develop within the Buffer area. As you are aware, they would







Mr. Thomas Lawton

October 8, 2008

Page 3 of 3

not be able to develop in the Buffer without a variance, which may not be granted for non-grandfathered lots. New lots must be able to completely comply with the current standards of the Somerset County Critical Area Program. As currently shown, this subdivision does not demonstrate compliance with the County Program.

10. The location of the Critical Area line is missing from this site plan.
11. The plat notes should include the designation of the Critical Area, which is Limited Development Area.
12. Similar to the lot coverage issue above, the applicant must demonstrate compliance over the entire subdivision with the afforestation and forest clearing development standards. Additional details regarding existing forest cover and forest clearing, including from the previous phases should be submitted to the County and to this office for review.

Thank you for the opportunity to provide comments. We look forward to reviewing the revised site plan. If you have any questions, please contact me at 410-260-3476.

Sincerely



Julie Roberts  
Natural Resources Planner  
SO226-08

Cc: Mr. Edward Hastings, Parker & Associates



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April 29, 2008

Mr. Thomas Lawton  
Department of Technical and Community Services  
11916 Somerset Avenue  
Princess Anne, MD 21853

Re: Chase House Estates – Conceptual Sketch Plan

Dear Mr. Lawton:

Thank you for forwarding the above-referenced conceptual sketch plan. The total area of this site is 40.0 acres and is located in the Limited Development Area (LDA). The applicant proposes to construct 19 residential units and 104 condominiums on 14.49 acres. The conceptual plans indicate that the remaining 25.41 acres is proposed to be preserved for open space. Based on these conceptual plans, I have the following comments:

1. The applicant is required to obtain a letter from the Department of Natural Resources Wildlife and Heritage Program indicating whether rare, threatened, or endangered species may be located on or near the site. If present, the applicant will be required to address any recommendations for protection within a Habitat Protection Plan.
2. The Residential lots 1-9 are constrained lots that range in size from approximately 6,000-8,000 square feet. Provided that the entire subdivision does not exceed 15% impervious surface, these lots are permitted 25% impervious surface coverage. However, as these lots are limited in size, it appears that most of them have an unreasonably small building envelope. These lots should be configured so as to provide a reasonable building envelope for future buyers to be able to develop each of them. Please have the applicant provide a table on the plan which demonstrates that it is feasible to stay within 25% impervious surface area for each lot and 15% impervious surface area for the subdivision. Skipjack Circle should also be included if it is privately owned; if it is owned by the County, the impervious surface area associated with the road may be excluded.
3. In addition, residential lots 2-9 show lot lines drawn in the 100-foot Buffer, with the building envelopes of Lots 3, 4, 5, and 8 being transected by the 100-foot Buffer line. Please note that new development is prohibited in the Buffer. This office will not support future variances for disturbance in the Buffer on newly platted lots.





As such, we strongly recommend that these lots be reconfigured so as to keep all lot lines out of the 100-foot Buffer. Should the applicant choose to pursue the current configuration, a note must be added to the plats indicating that no development is permitted in the 100-foot Buffer.

4. Please have the applicant provide information regarding how their tidal/nontidal wetlands delineation was performed, including the date of the delineation and the name of the delineator. Preferably, a copy of the wetland and/or the environmental report should be provided to this office.
5. It is unclear whether the stormwater management areas are existing or proposed. The stormwater easement F (0.55 acres) appears to meet the expanded Buffer line. No grading associated with the pond may be performed in the expanded Buffer or in the 25-foot buffer to nontidal wetlands absent a permit from MDE. Stormwater and sediment and erosion control plans should be provided to this office for review as they become available. Should there be impacts to the nontidal wetlands or their 25-foot buffer, MDE permits will be required.
6. Please provide this office with a copy of the recorded site plan for Phase I, II, and III of the Manokin Village to ensure that this plan is consistent with the previous phases.
7. A table should be provided indicating what area of this property is forested. As submitted, it is unclear what portion, if any, of this proposed area of development is currently forested or proposed to be forested, what acreage of forest is being removed, and if any of this area is being conserved in easement. Areas of "Open Space" are delineated on the plan and may be included on the calculation table, but it must be indicated whether or not there is forest cover present. No areas of tidal wetlands may be included in the forest cover calculations.

The applicant is required to retain or plant 15% of the area in forest and place that area in easement. The applicant should provide a plantings plan to the County for review as it becomes available.

Thank you for the opportunity to provide comments. I look forward to seeing new site plans as they become available. If you have any questions, please call me at 410-260-3476.

Sincerely,



Julie Roberts  
Natural Resource Planner  
Cc: SO 226-08



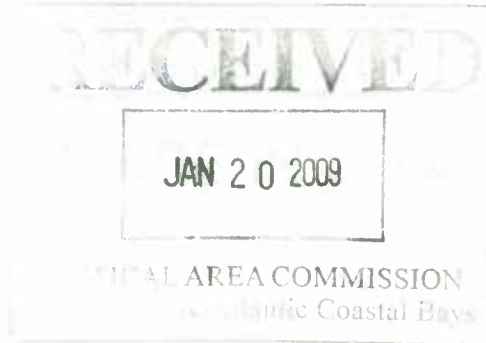


SOMERSET COUNTY  
DEPARTMENT OF TECHNICAL AND COMMUNITY SERVICES

Jack A. Willing, Jr., Director

SO 226-08

J.R



January 16, 2009

Brock E. Parker, P.E.  
Parker and Associates  
528 Riverside Drive  
Salisbury, MD 21801

RE: Chase House Estates

Dear Mr. Parker:

The Somerset Technical Advisory Committee (TAC) met on January 14, 2009 to review your proposed Preliminary Plan. Based on its review the TAC notes the following items <sup>are</sup> required for Preliminary Plat approval per the Subdivision Ordinance Section III, C.2., requirements in a October 8, 2008 letter from Julie Roberts with the Critical Area Commission Staff, and raises the following additional concerns:

1. Please show plat number as SA 08-443
2. Please note the water and sewer plan designation as W-1, S-1.
3. Please include Tax Map 23 number with the parcel notes.
4. The developer will need to request a sewer allocation from the Somerset County Sanitary District. Please contact Mr. Robin Street with the Sanitary District at 410-651-3831 if you have any questions.
5. Please provide a copy of proposed deed restrictions or homeowner's regulations, including those for any required stormwater management and open space areas. This may be in preliminary form.
6. Show and label any hydric soils.
7. Please revise Critical Area note number 13 to comply with more recent Critical Area requirements from impervious surface to Lot Coverage as discussed in the October 8, 2008 letter from Julie Roberts of the Critical Area Staff.
8. Provide a Habitat Protection Plan addressing the comments of Maryland Wildlife and Heritage, including FIDS protection and mitigation.
9. Label Jones Creek as an anadromous fish spawning stream.
10. The 15% afforestation requirement shall apply including a Forest Management Plan. If the 15% requirement is to be met by retention, please clearly designate how the area to be retained in forest on the plat. Please contact Mr. Robert Cadwallader, Planner/Forester, who can be reached in office at 410-651-1424 if you have any questions.
11. Provide a Preliminary Stormwater Management Plan. Please contact Mr. Dale Pusey, Stormwater Management Consultant who can be reached in this office on Fridays after 1:00 at 410-651-1424.

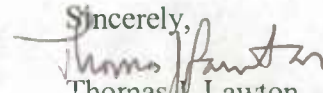
THE UNIVERSITY OF CHICAGO  
DEPARTMENT OF CHEMISTRY  
530 CHICAGO  
CHICAGO, ILL. 60607  
TEL. 773-936-3700

1970-1971

12. Provide a preliminary Erosion and Sediment and Control Plan. Please contact Mr. Larry Fykes at 410-651-0390 if you have any questions.
13. Provide an Environmental Assessment Report, which provides a coherent statement of how the proposed development addresses the goals and objectives of the Somerset County Critical Area Program.
14. Please note that a Public Works Agreement will be required prior to filing of a final plat.

Thank you for your attention to these concerns. As always, the Department's personnel and I remain ready to assist you with any questions you may have. Please feel free to contact me or Jack A. Willing, Jr., Director at 410- 651-1424 if you have any questions.

Sincerely,



Thomas J. Lawton  
Senior Planner

cc: Austin Cox, Jr.  
Chase House Estates, LLC





**Somerset County  
Planting Plan  
Maintenance and Management Agreement  
(Two + year Protection Agreement)**

This Agreement made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by and between

CHASE HOUSE ESTATES, LLC d/b/a ASTIN COX (hereinafter referred to as the "Owner"), and The Department of Technical and Community Services of Somerset County, Maryland (hereinafter referred to as "Department"), witnesseth:

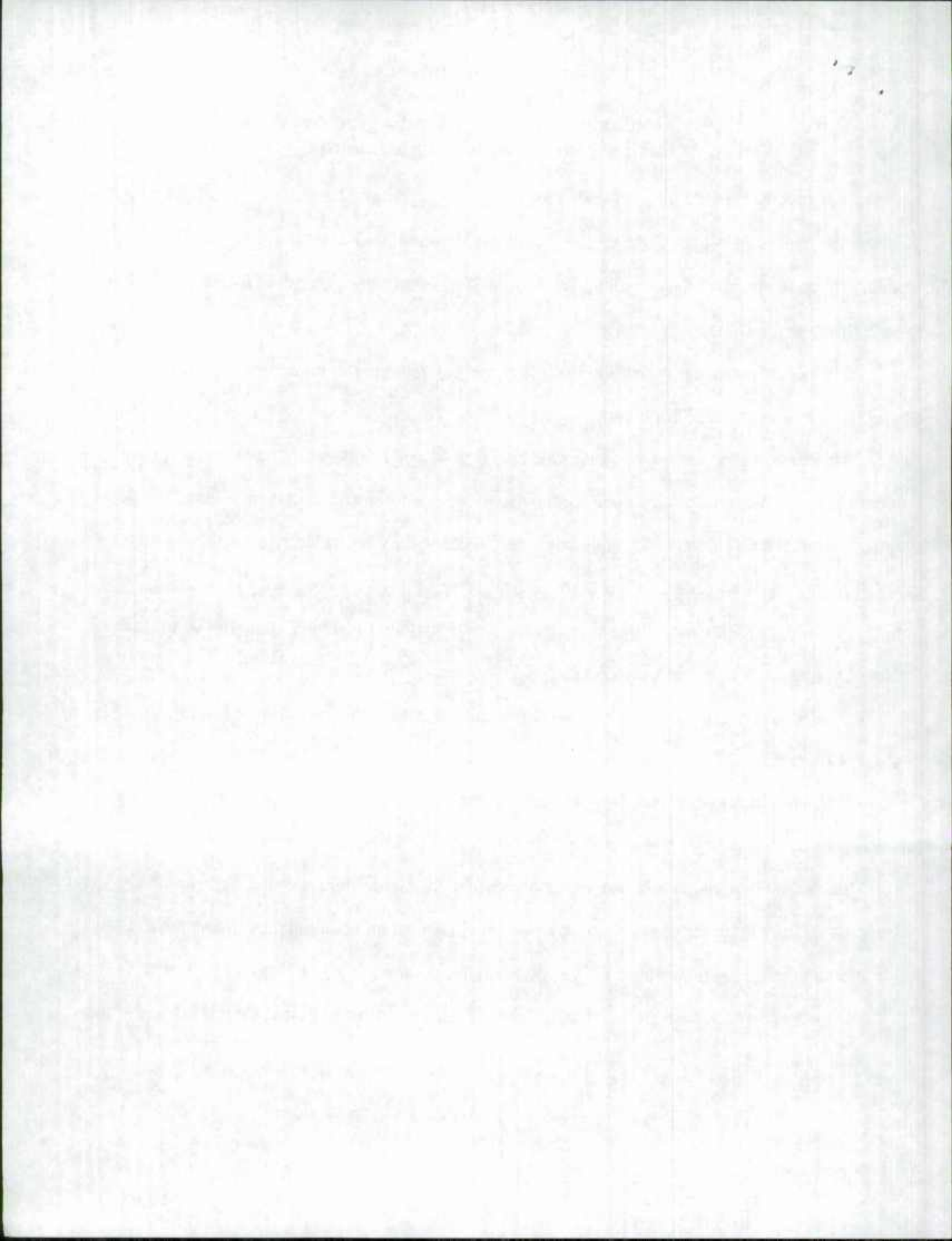
WHEREAS, the Owner is seeking to obtain approval from the Department of a **Planting Plan** ((hereinafter referred to as "Plan"); and

WHEREAS, a Plan, dated, and prepared by PARKER & ASSOCIATES, has been prepared pursuant to the Somerset County Zoning Ordinance to provide for the afforestation, reforestation or retention of forest land identified as (subdivision name/location), with an identification number of 019481 and/or located on Tax Map 23, Grid 12, Parcel 166, Section \_\_\_\_\_, Lot \_\_\_\_\_, and being the land conveyed unto the Owner by deed recorded among the Land Record Books of Somerset County, Maryland in Liber 610, folio 317 323; and

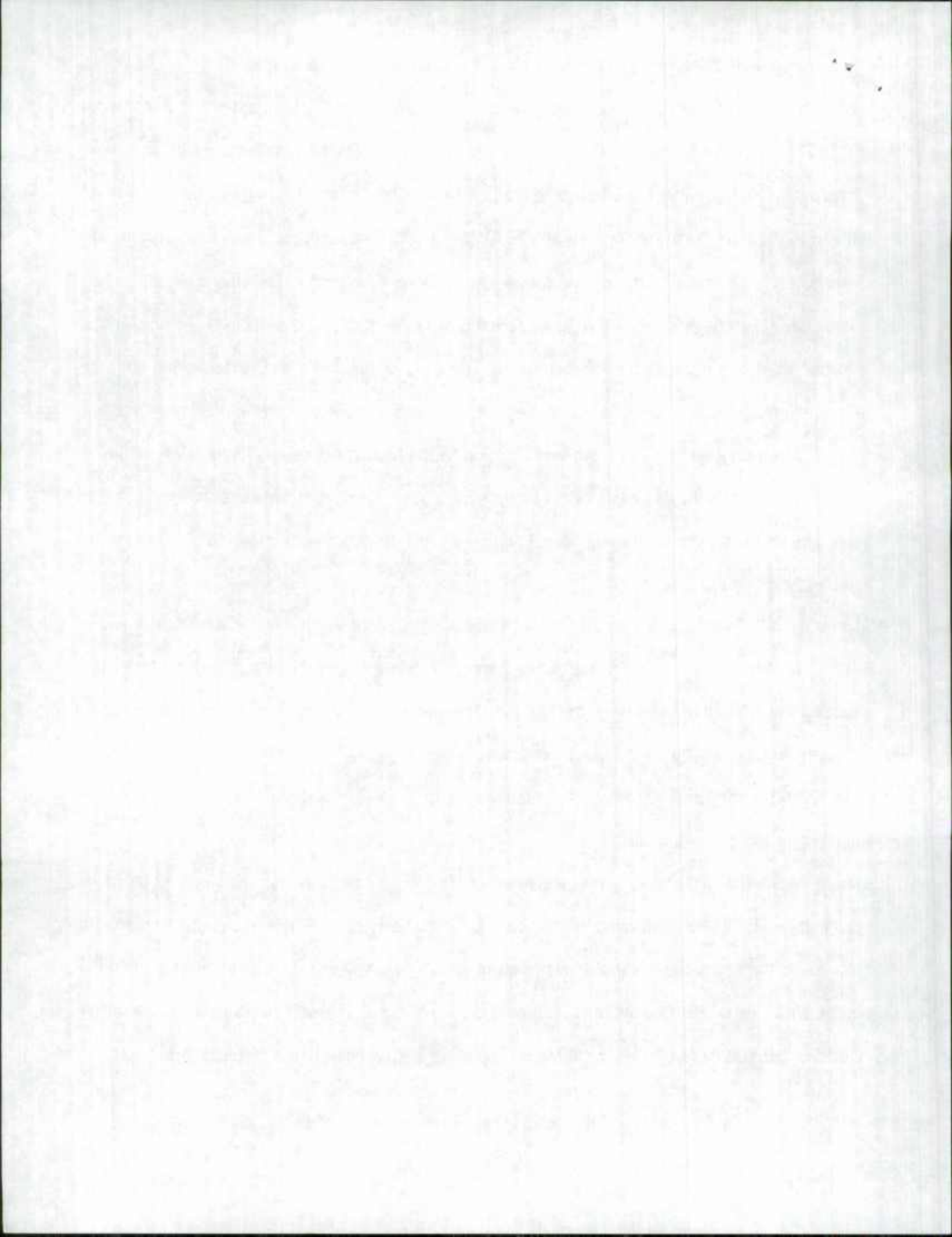
WHEREAS, the estimated costs of said afforestation, reforestation or retention of forestland is \$ 22,680.00

NOW, THEREFORE, in consideration of the premises and the covenants hereinafter set out, the parties agree as follows:

1. The Owner shall, within one year of the approval of this agreement per either subdivision, grading permit, building permit or site plan, complete the plantings and other improvements on the property called for in the Plan. Only species on the "Examples of Plantings for Somerset County, MD" may receive square foot credits for Critical Area Program and Forest Conservation Program Plantings.

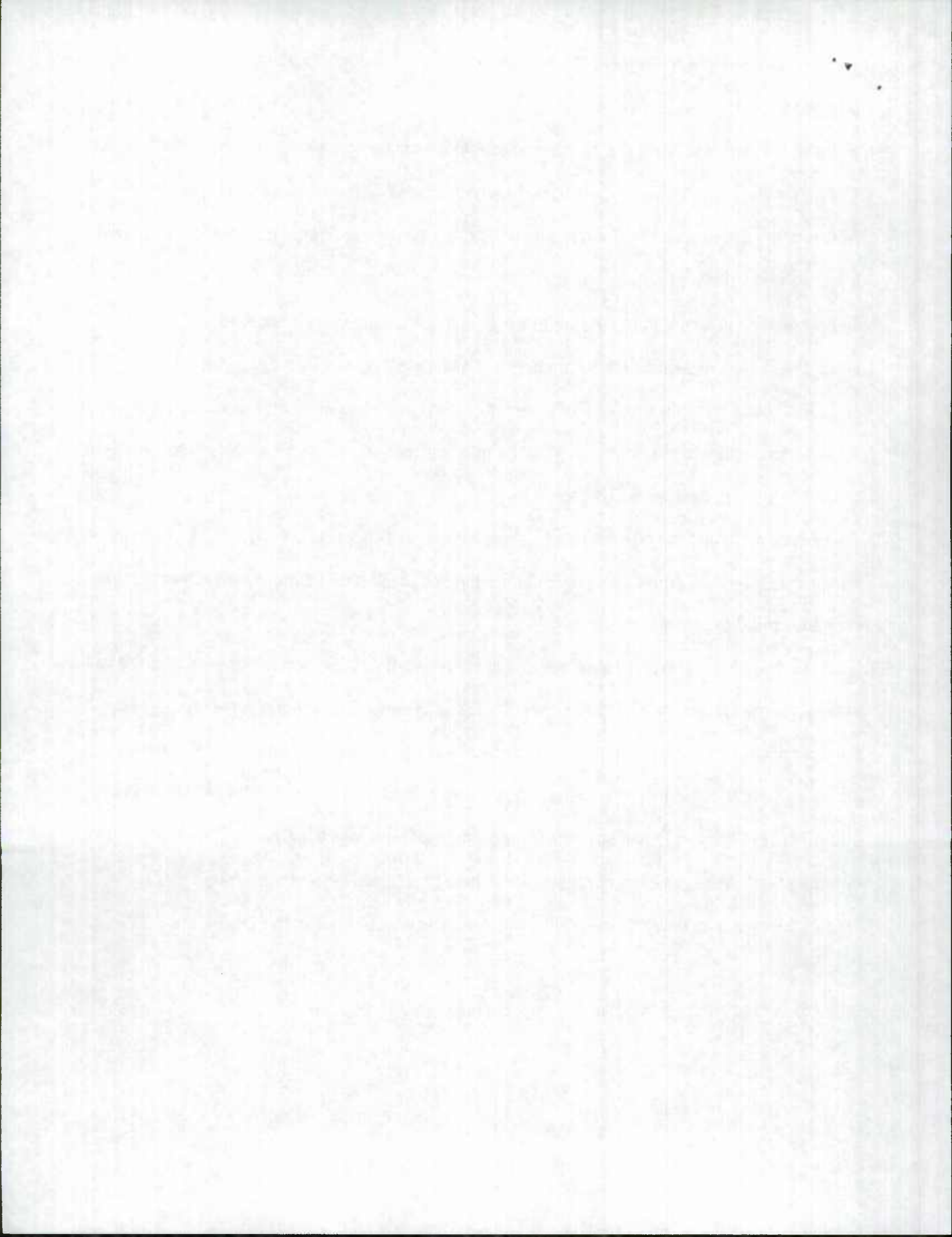


2. The Owner hereby agrees to furnish surety to the Department in the form of \_\_\_\_\_ as guarantee that the terms and conditions of the Plan will be met. The amount of the surety will be 120% of the estimated cost of the plantings and maintenance of the plantings and other improvements throughout the term of this agreement. The Owner shall furnish the Department the surety instrument in the amount of \$27,216 in favor of the Department as obligee thereunder, and conditioned under the faithful performance of this contract and of the terms thereof.
3. The surety shall be posted for the full term of this agreement. Should a default be made by the Owner, after the improvements have been fully made and completed by the Department or its Contractors, then any monies so deposited over and above the actual cost of said plantings and any required engineering and legal fees incurred by the Department shall be refunded to the Owner. The Department and/or its contractors shall have the right of ingress and egress to the property for the purposes of inspection, planting, maintenance and other related activities for the term of this agreement.
4. Upon the satisfactory fulfillment of the terms of this agreement by the Owner, the Department shall refund any unexpended funds to the Owner. Should the actual cost to the Department exceed the amount of the surety, the Department may assess the additional cost as a lien on the property and be placed on the tax assessment.
5. The Owner hereby agrees to notify the Department or its designated agent within 48 hours after planting or replanting the site.
6. Maintenance of the plantings shall include, but not be limited to, watering, mowing, mulching, pruning, fertilizing, competing vegetation control, protection from animals, disease, or pests, etc.
7. If required under the Plan, a protective wire fence with flags will be constructed after completion of the plantings and will be maintained during the life of this agreement, to protect the seedlings. Determination of need of this requirement shall be at the direction of the Department.





8. The Owner shall assume responsibility of all tree care subsequent to planting for a period of 2 growing seasons.
9. Planting survival at the end of two growing seasons must be equal to or exceed 75% of original planting, or replanting back to the original plan, must occur within one year. If replanting is required, the agreement termination date and surety must be extended to allow for two growing seasons on the newest planting stock.
10. Department shall determine if and when signs indicating plantings are required.
11. Department shall determine if and when tree shelters shall be required. Circle one **Y N**
12. This Plan does not authorize any infringement of Federal, State or local laws or regulations, nor does it remove the need to obtain required authorization or approvals from other State, Federal, or Local agencies as required by Law.
13. This Agreement, and the covenants contained herein, shall apply to and bind the owner's heirs, executors, successors, and assigns, and shall bind all present and subsequent owners of the property containing the plantings.
14. Until the time of completion of performance of the terms of this contract and the acceptance of the improvements thereof by the Department, the Owner shall be and remain liable for any and all damage occasioned by any neglect, wrongdoing, omission or commission, by any person, corporation, or partnership, arising from the making of said improvements, for the purpose of such improvements and shall save indemnify, and hold harmless the County from any and all charges, debts, liens, or encumbrances which may arise there from or thereby.
15. This agreement may only be amended by written instrument between the Owner and Department.
16. This agreement shall expire on \_\_\_\_\_, unless replanting is required.



\_\_\_\_\_  
Somerset County Technical and Community Services  
Director/Zoning Inspector

\_\_\_\_\_  
Property owner

\_\_\_\_\_  
Property owner

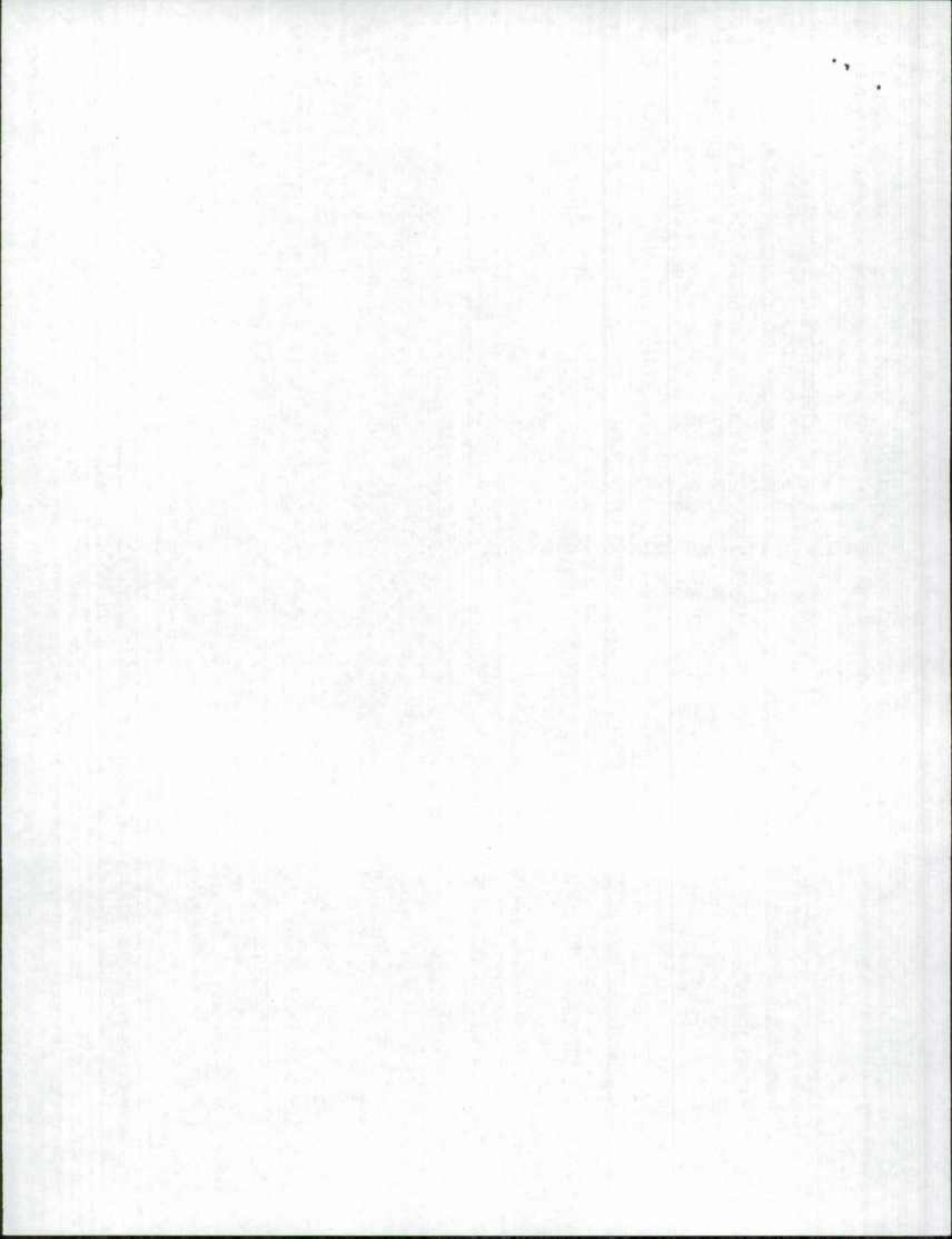
STATE OF MARYLAND  
COUNTY OF SOMERSET  
TO WIT:

I hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ before me, the subscriber, a Notary Public in and for the County aforesaid, personally appeared \_\_\_\_\_, the within named Owners, and they made oath in due form of law that the foregoing Declaration is true and correct according to their best knowledge and belief.

As witness my hand and Notarial Seal.

My Commission Expires: \_\_\_\_\_







CRITICAL AREA LONG TERM PROTECTION AGREEMENT

\$40 recording fee  
"Clerk of Court"

THIS DECLARATION, dated \_\_\_\_\_, by

CHASE HOUSE ESTATES, LLC

c/o AUSTIN COX ("Owners"),

RECITALS

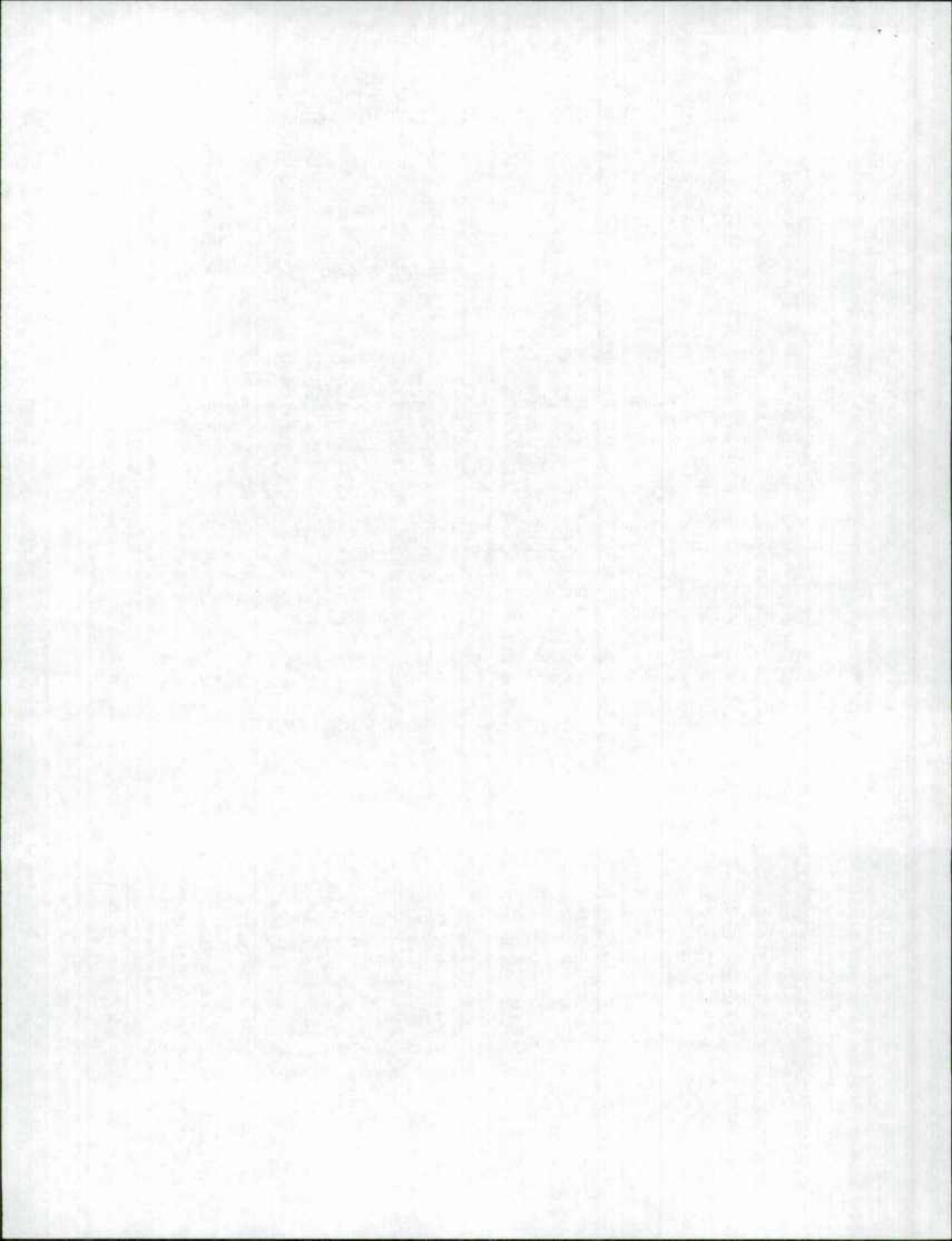
A. CHASE HOUSE ESTATES, LLC are the owners of those lots (hereinafter referred to as the "Property") on the \_\_\_\_\_ side of SKIPPOLE CIR. & CLAYTON CIR. and as shown on a plat entitled RE-SUBDIVISION OF LOTS 35-37 MANOR VILLAGE & SUBDIVISION OF MANOR VILLAGE & SUBDIVISION OF LOT 3 MANOR COM... prepared by PARKER & ASSOCIATES, dated 7/23/17 and intended to be recorded among the Land Records of Somerset County, Maryland. Said lots being the same and all of the tract conveyed unto the said CHASE HOUSE ESTATES, LLC by a deed dated 6/10/05 and recorded among the Land Records in Liber 610, Folio 323.

B. The Owners desire to subject that portion of the Property, designated on the aforementioned plat as "CRITICAL AREAS FORESTRY EASEMENT", as more particularly described in Exhibit "A" attached hereto and made a part hereof and hereinafter referred to as "Critical Area Forest Protection Area" to the Covenants, Conditions, and Restrictions set forth below, which are for the purpose of complying with the House Bill 1253; and

C. The Owners hereby declare that the Property shall be held, sold, and conveyed subject to the Covenants, Conditions, and Restrictions set forth below:

ARTICLE I. COVENANTS, CONDITIONS, AND RESTRICTIONS

1. Activities within the Critical Area Forest Protection Area shall be consistent with activities permitted under the H.B. 1253.
2. No improvements shall be located in the Critical Area Forest Protection Area, nor shall equipment, materials, or debris be stored in the Critical Area Forest Protection Area.
3. No clearing or grubbing of root mass shall take place within the Critical Area Forest Protection Area, however, the removal of single tree stems for hazard reduction, control of noxious pests, hiking trails, and wood for personal use of the lot owner shall be permitted, as per H.B. 1253. Commercial timber harvesting and associated activities and subsequent silvicultural activities necessary for the establishment and management of new forests are specifically permitted in the Critical Area Forest Protection Area.
4. Non-compliance with these Covenants may subject the violator to fines, described in the H.B. 1253.



5. The H.B. 1253 and the Buffer Management Plan shall give the right to enter the Property to monitor compliance with these Covenants, Conditions, and Restrictions.

## ARTICLE II. GENERAL PROVISIONS

1. Each of the provisions of this Declaration shall be binding upon the assigns of the Owners and shall be deemed to run with the land.

2. Each conveyance of a lot, or of any interest in the lot, by the Owners and/or their assigns, shall be deemed to be subject to this Declaration, whether or not the deed conveying the lot shall so state.

3. The invalidity of any of the provisions of this Declaration shall not affect any of the other provisions, all of which shall remain in full force and effect.

4. The Owners and their successors and assigns, shall have the right, by instrument duly recorded among the Land Records of Somerset County, Maryland to subject the Property to additional Covenants, Conditions, and Restrictions, and easements to the extent not inconsistent with the provisions of this Declaration.

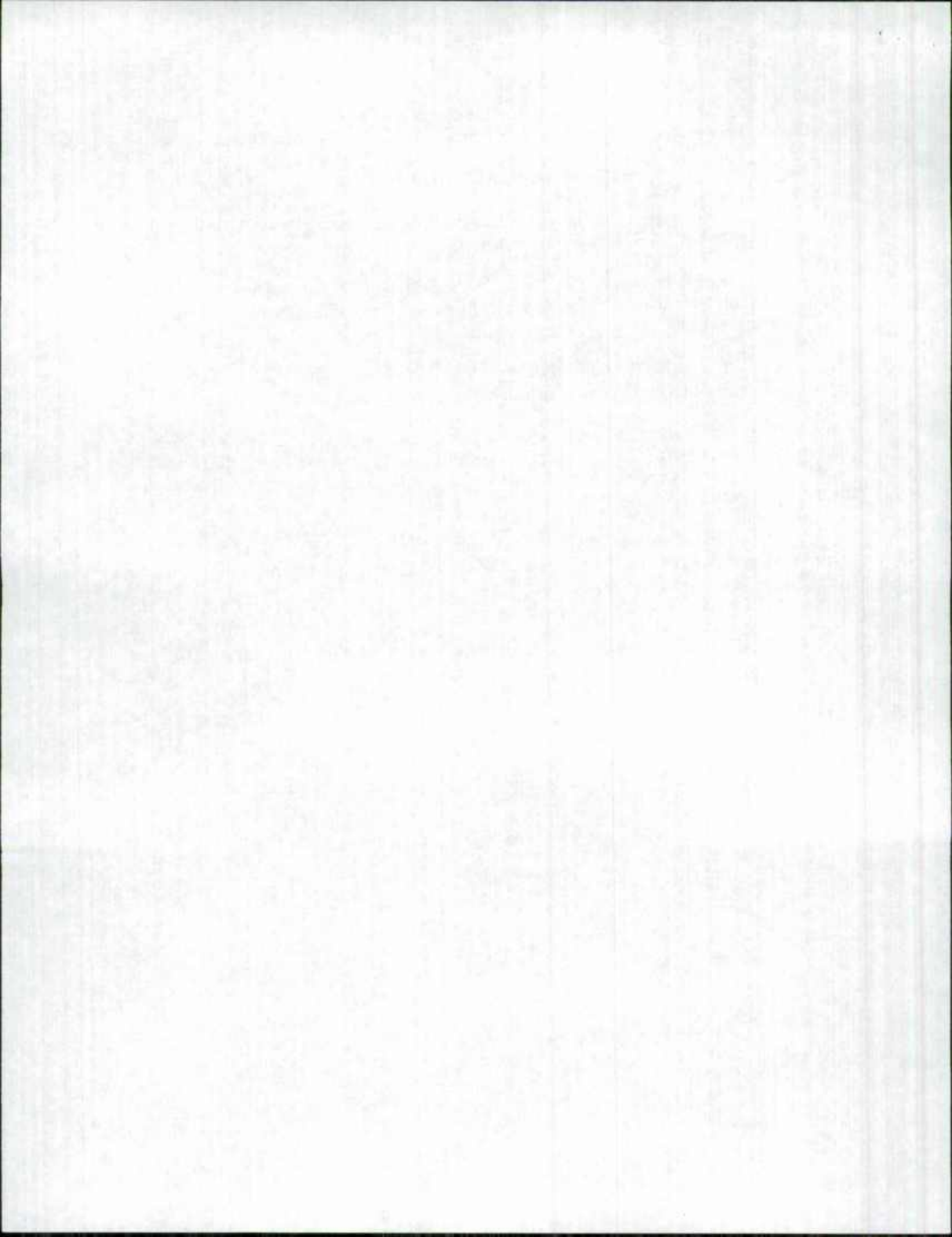
5. The Owners and their assigns shall disclose the existence of these Covenants, Conditions, and Restrictions in any sales contract, lease, mortgage, or any other documents conveying an interest in the property.

WITNESS the due execution of the Declaration of Covenants, Conditions, and Restrictions the day and year first above written.

WITNESS:

\_\_\_\_\_  
\_\_\_\_\_

STATE OF MARYLAND  
COUNTY OF SOMERSET





TO WIT:

I hereby certify, that on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the subscriber, a Notary Public in and for the County aforesaid, personally appeared \_\_\_\_\_, the within named Owners, and they made oath in due form of law that the foregoing Declaration is true and correct according to their best knowledge and belief.

As witness my hand and Notarial Seal.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_

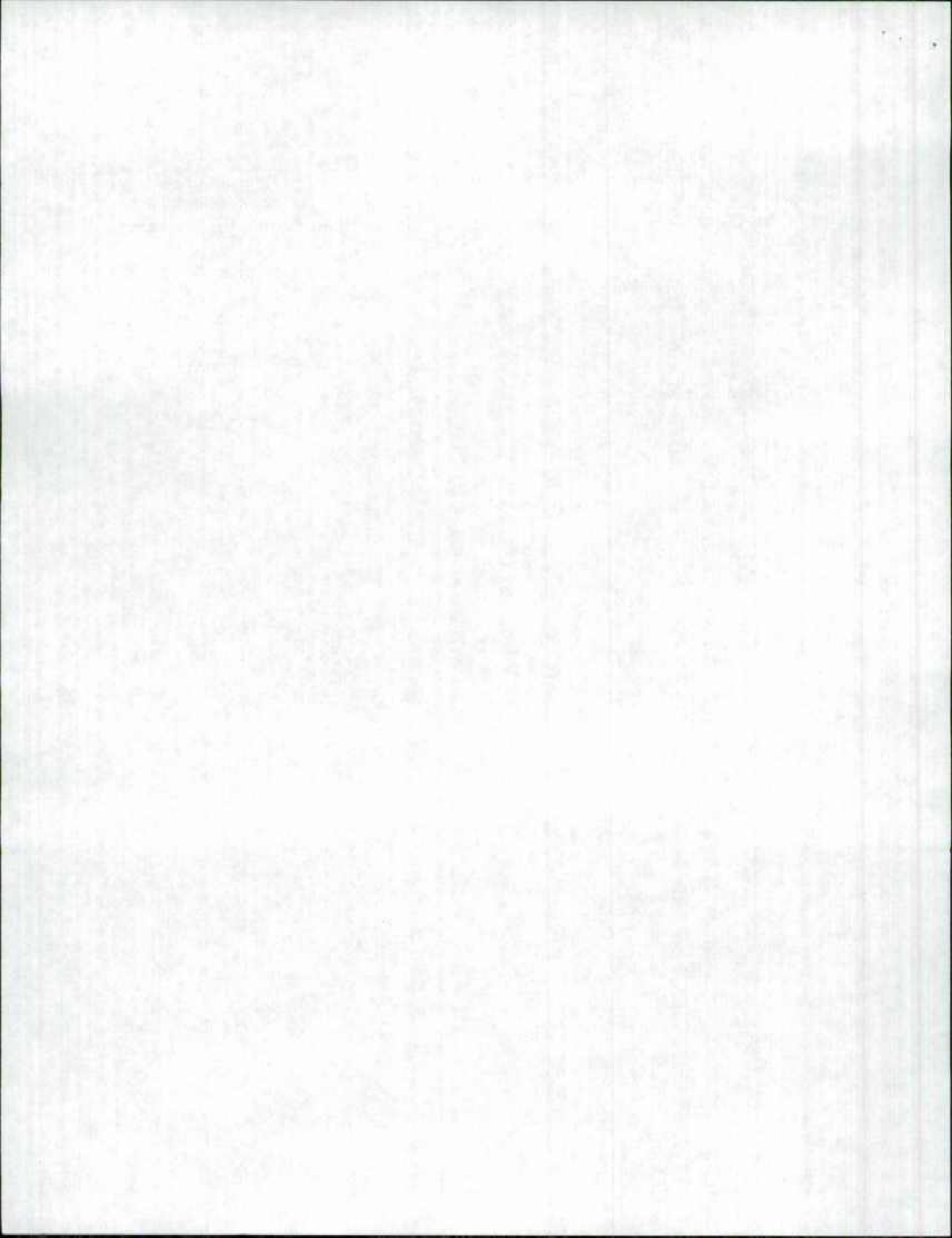
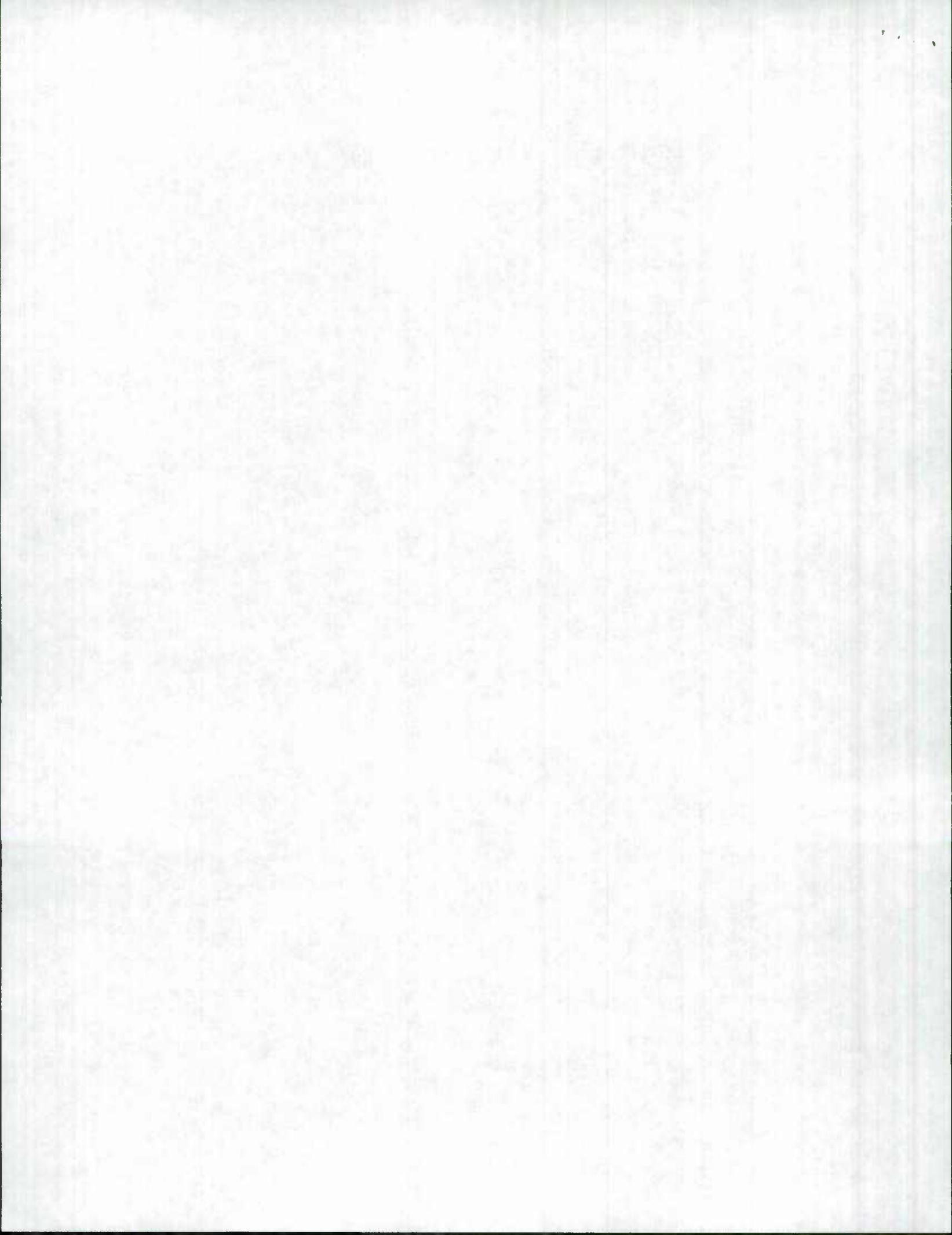


EXHIBIT "A"

CRITICAL AREA FOREST PROTECTION AREA







SO 226-08



528 RIVERSIDE DRIVE  
SALISBURY, MD 21801  
PHONE: 410-749-1023  
FAX: 410-749-1012  
WWW.PARKERANDASSOCIATES.ORG

LAND SURVEYING      CIVIL ENGINEERING      •      LAND PLANNING      FORESTRY SERVICES

September 9, 2008

Julie Roberts  
Natural Resource Planner  
State of Maryland Critical Areas Commission

RE: Chase House Estates  
Critical Areas Plan

Dear Julie Roberts:

The following point-by-point response address the items called forth in your comment letter dated April 29, 2008 to Mr. Thomas Lawton with the Department of Technical and Community Services in Somerset County.

1. Please find attached hereto the letter from the Wildlife and Heritage Program.
2. The lots have been reconfigured as to provide a maximum building envelope for the area available. A table of proposed impervious surface has been provided as requested. The allowable impervious area for the site is 5.74 acres with only 5.33 impervious acres being utilized which leaved a surplus of .41 acres not being utilized.
3. Please refer to note #8 in reference to no building permitted within the 100-foot buffer. We have reconfigured the lots to remove the buffers from the lots where possible. We do not intend to apply for permits for disturbance within the buffer on the single family lots.
4. Please find attached hereto the wetlands delineation report provided by Environmental Resources, Inc.
5. The storm water and erosion control plans will be provided when available. The existing and proposed ponds are now clearly labeled. Please note there is an existing pond that was constructed for Phase One of this project. There will be a minor encroachment into the upstream buffer. This is consistent with original design. A permit will be required and will be applied for in respect to this encroachment.
6. Please find attached hereto a copy of the three previous phases of the project. *-not red?*
7. Please refer to "Critical Areas Notes" # 6 & 7 for forest cover information.

If you have any questions or concerns please feel free to contact me at anytime.

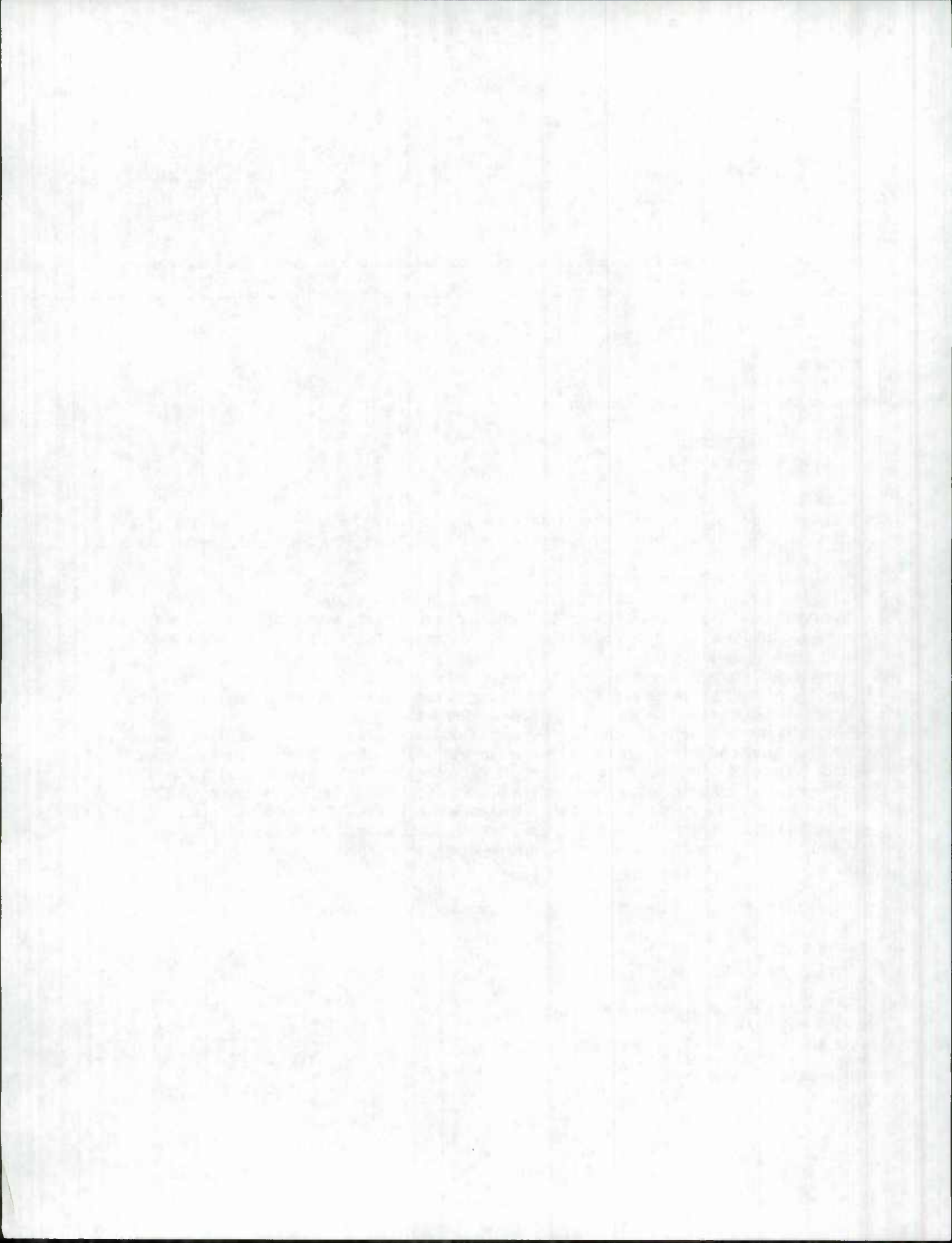
Sincerely,

Edward Hastings, Engineering Dept. Manager  
PARKER & ASSOCIATES, Inc.  
528 RIVERSIDE DRIVE, SALISBURY, MARYLAND 21801  
PHONE: (410) 749-1023 FAX: (410) 749-1012  
E-MAIL: tedh@parkerandassociates.org

RECEIVED

SEP 19 2008

CRITICAL AREA COMMISSION





528 RIVERSIDE DRIVE  
SALISBURY, MD 21801  
PHONE: 410-749-1023  
FAX: 410-749-1012  
WWW.PARKERANDASSOCIATES.ORG

LAND SURVEYING      CIVIL ENGINEERING      •      LAND PLANNING      FORESTRY SERVICES

August 18, 2009

Julie Roberts  
Natural Resource Planner  
State of Maryland Critical Areas Commission

RE: Chase House Estates  
Critical Areas Plan

Dear Julie Roberts:

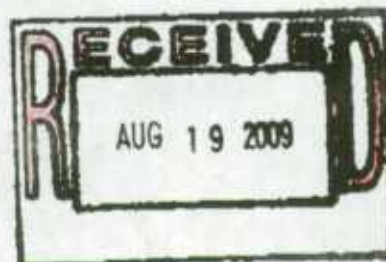
The following point-by-point response address the items called forth in your comment letter dated July 1, 2009 to Mr. Thomas Lawton with the Department of Technical and Community Services in Somerset County.

1. Please refer to sheet 1 of 2 in the upper left hand corner for requested the lot table.
  - a. Lot lines have been added to create the Condo Parcel. Refer to lot table for coverage tabulations.
  - b. It is understood that no more impervious area may be added to the open space area.
2. The 1,200 ft<sup>2</sup> lot area concerns are noted. At this time we are going to proceed with the 1,200 ft<sup>2</sup> cap. Considering the existing construction in the previous phases the 1,200 ft<sup>2</sup> cap is consistent with the existing residential structures. The developer has been made aware of the request for a copy of the deed to state such restriction.
3. The existing forest coverage has been updated to reflect the acreage as requested.
  - a. The permanent protection easement will be shown on the final subdivision plat and recorded and be recorded with the Somerset County Land Records.

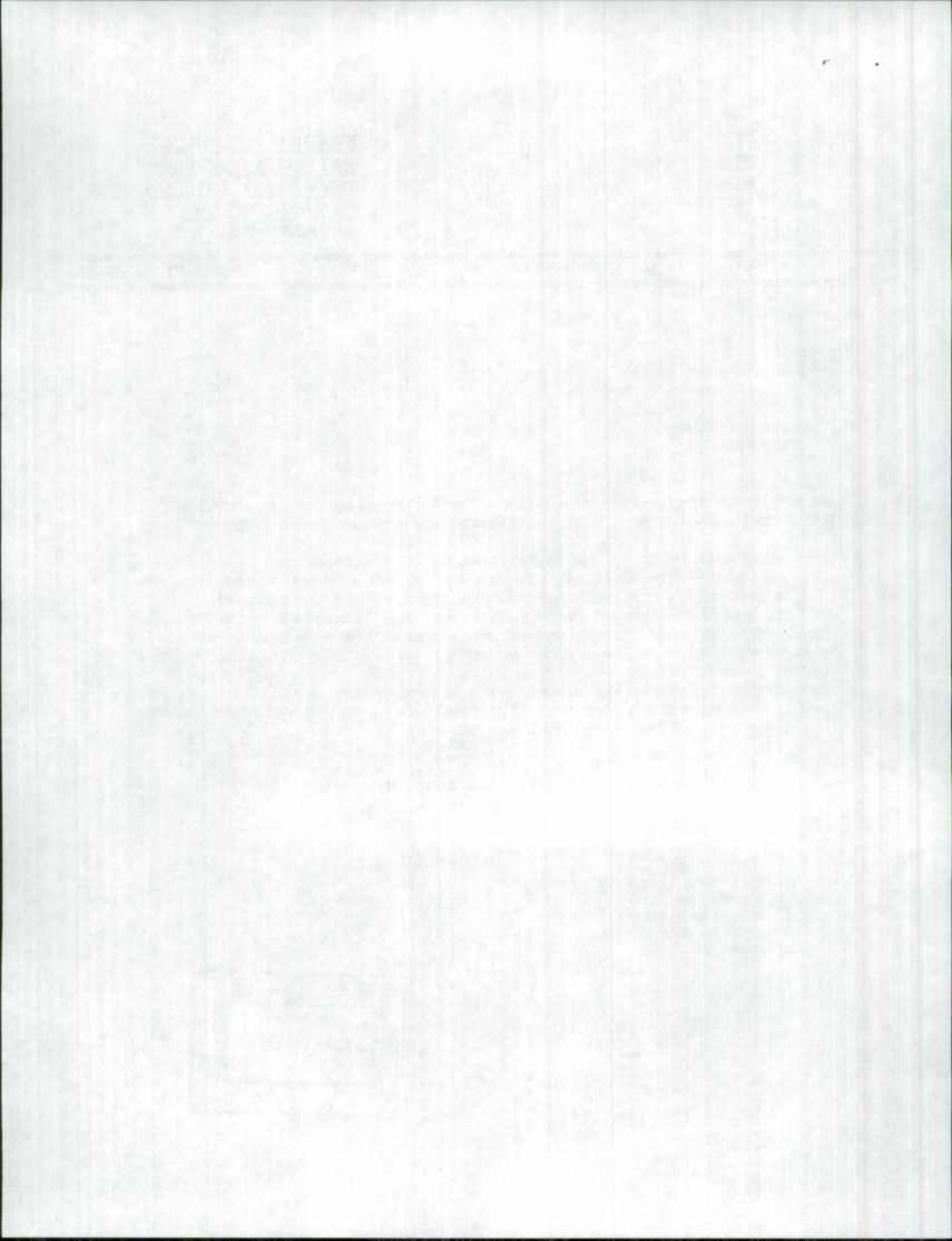
If you have any questions or concerns please feel free to contact me at anytime.

Sincerely,

Edward Hastings, Engineering Dept. Manager  
PARKER & ASSOCIATES, Inc.  
528 RIVERSIDE DRIVE, SALISBURY, MARYLAND 21801  
PHONE: (410) 749-1023 FAX: (410) 749-1012  
E-MAIL: [tedh@parkerandassociates.org](mailto:tedh@parkerandassociates.org)









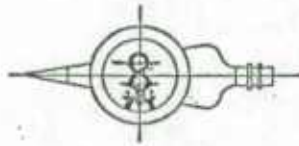
*Manskin village/  
Chase Base  
Estate  
3-25-09*

# REPORT

# CHESAPEAKE BAY CRITICAL AREA

HICKMAN FARM

SOMERSET COUNTY, MARYLAND



JUNE 1988 PRESENTATION:

T.A.C. COMMITTEE

APPEALS BOARD



VAUGHN A. WIMBROW & ASSOCIATES  
MITCHELL AVE., WHALEYVILLE, MD. 21872

Handwritten notes at the top left corner, including the number "100" and some illegible scribbles.

# C. KENNETH CARTER & ASSOCIATES

Route No. 2, Box 500

Selbyville, Del. 19975

Phones: 302 - 436-5555  
302 - 436-5709

Planning  
Engineering  
Surveying  
Cadastral



16 June 1988

Mr. Jim Windsor  
Planning & Zoning, Somerset County  
Princess Anne, Maryland 21853

Re: Hickman Farm

Dear Mr. Windsor:

Transmitted herewith a report pertaining to the check off list as required for the T.A.C. Committee and the Board of Appeals concerning the Somerset County- Chesapeake Bay Critical areas.

Yours truly,

A handwritten signature in cursive script that reads "C. Kenneth Carter".

C. Kenneth Carter  
for

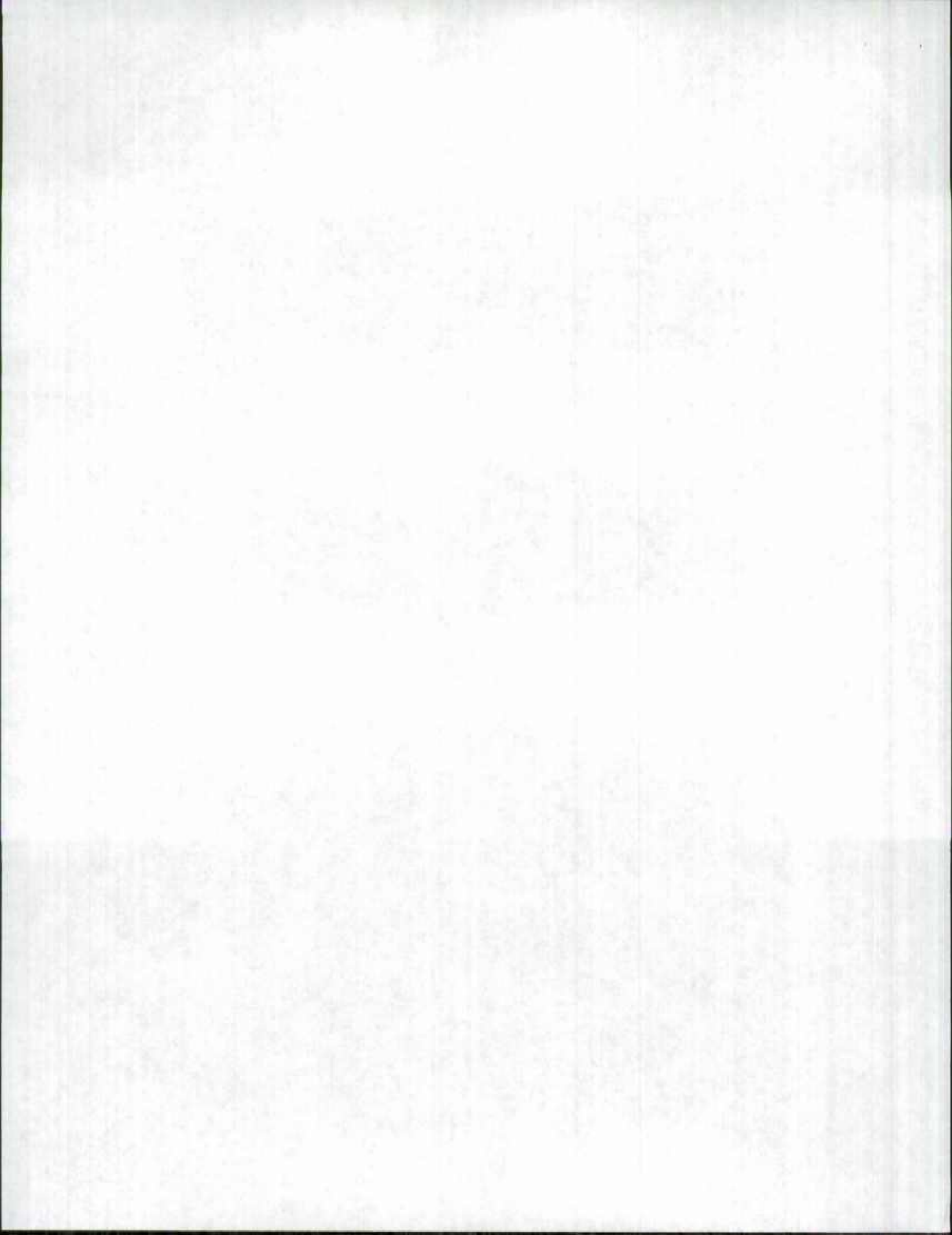
Vaughn Wimbrow & Associates.





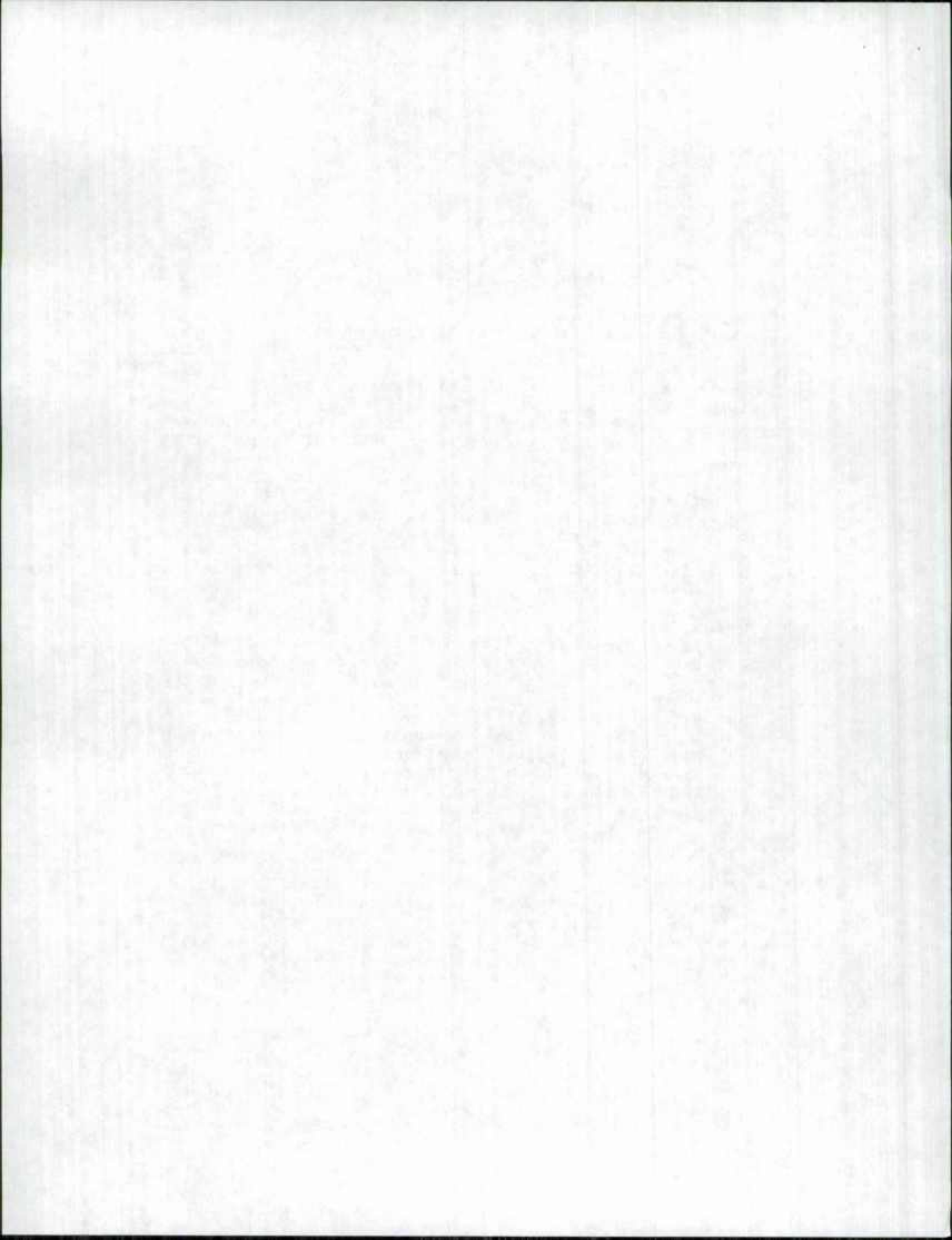
This report consists of a narrative report addressing the complete check off list of the Somerset County- Chesapeake Bay Critical Areas. and two plats. The first plat is titled General Development Plan and the second is titled Soil Survey and Proposed Drainage. They are to be used in conjunction with the report and may not be used for purposes other than with this report.

These plans, designs, and subject matter are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party, without first obtaining the express written permission and consent of Vaughn A. Wimbrow and Associates. Vaughn A. Wimbrow and Associates expressly reserves the common law copyright and other proprietary right to these documents, plans, and subject matter.



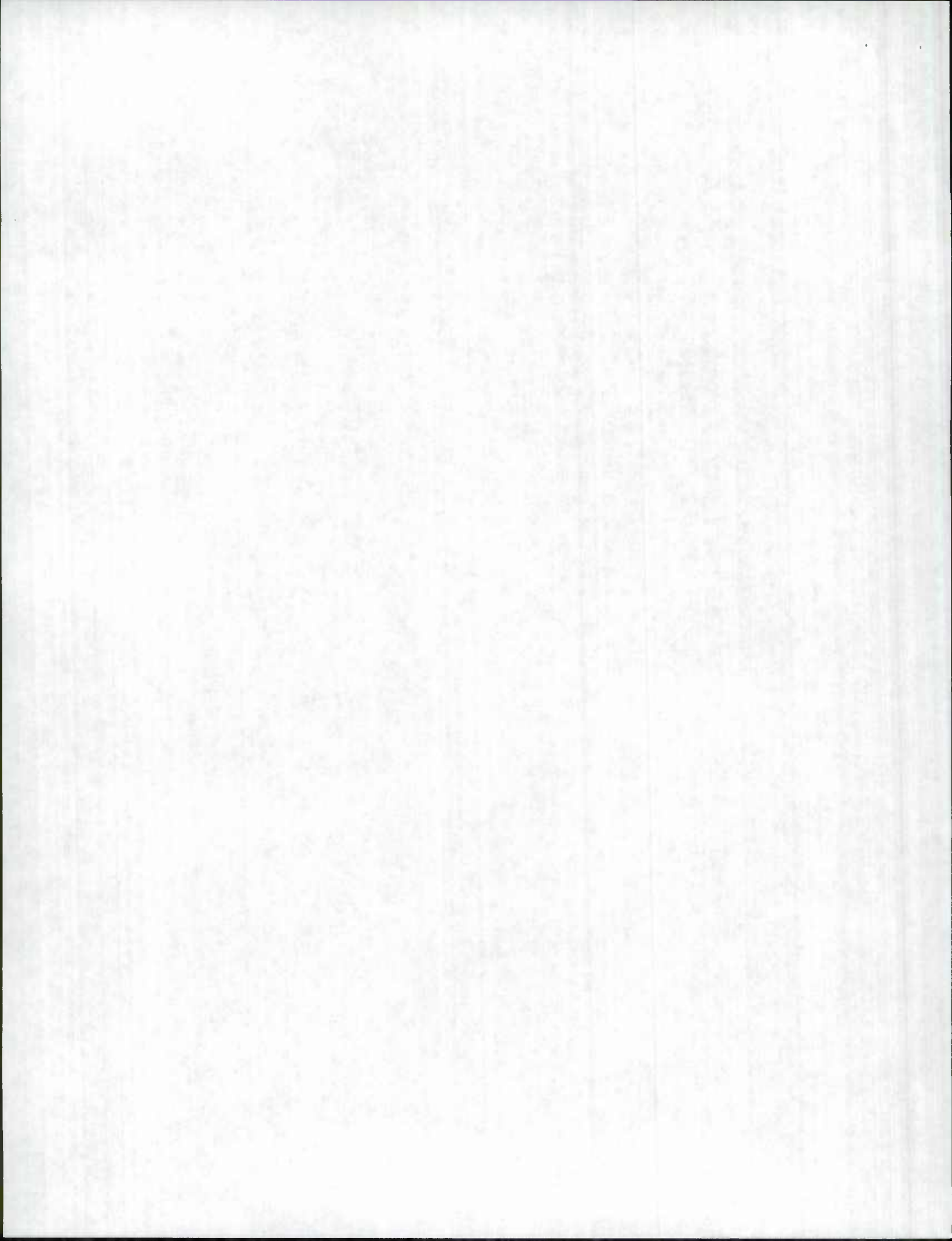
## 1. Existing Conditions

- a. area location map.  
shown on General Development Plan
- b. site drainage characteristics  
shown on General Development Plan
- c. 100 year flood plane  
shown on drainage plan
- d. topography survey  
shown on General Development Plan
- e. sensitive areas  
areas considered are the tidal marsh and the wooded area along the tidal marsh. These are being preserved and are not within the development area. The wooded area in all instances is being increased to a width of 100 feet from the tidal marsh.
- f. valued habitats  
none are shown on the property. It is the intent of the developer by restricting the use of the tidal marsh and the creation of the buffer-green zone as shown on the General Development Plan that the results of this plan may create a valued habitat.
- g. hydric soils  
The only hydric soils for this area are the tidal marsh and the are shown on the Soil Map plan and are preserved as shown on the General Development Plan.
- h. built features.  
It is the intent of the developer to place on the lots as shown on the General Development Plan a Mobil Home and or a Modular Home. For a general concept an area of 1200 sq. ft. is used for a unit. Using a minimum lot size, as shown and the above stated unit size this would be a lot coverage of less than 20% or a lot open space of 80%.
- i. access drives  
The General Development Plan shows a access drive to the service road adjacent to U.S. 13. The service road has a direct and controlled access to U.S. 13. This allows for control to the development as to deceleration as well as control to the U.S. 13 highway for stacking before acceleration.





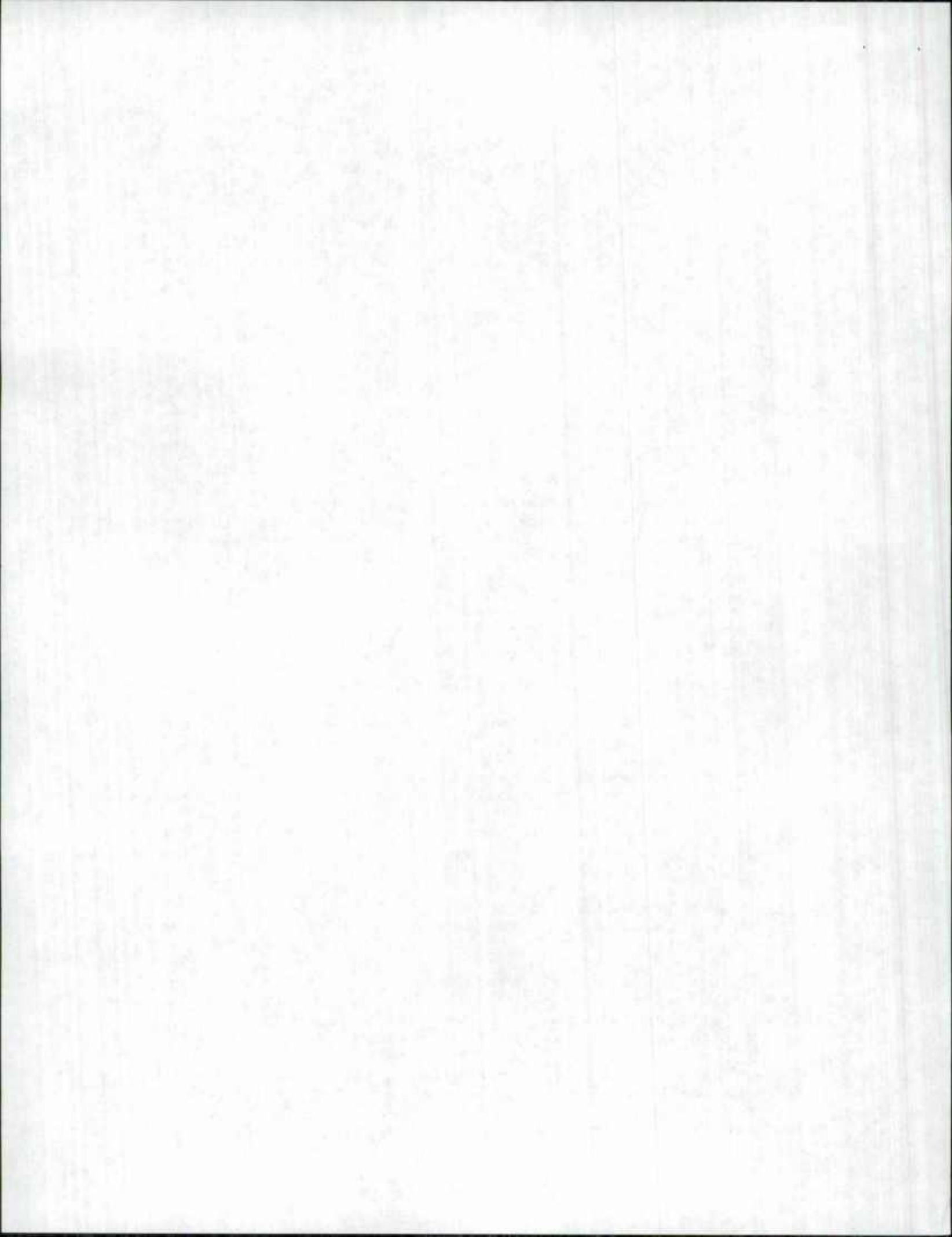
- j. soils  
Soils are shown on the plat titled Soils Map.  
The data is protracted from the Somerset County Soil Survey, map page 13.
- k. wet lands and submerged aquatic vegetation  
Wet lands are shown on the General Development plan and the Soil Map.  
No submerged aquatic vegetation is shown on the Somerset County overlay maps.
- l. upland vegetation  
The woodland is shown on the General Development Plan which is to be increased as in e. and f. afore-stated and the remainder of the farm is currently agriculture crops.
- m. wildlife habitat  
none is shown on the Somerset County overlay for this area.
- n. rare, threatened, or endangered habitat.  
none is shown on the Somerset County overlay for this area.
- o. regional location map  
shown on General Development Plan
- p. title block, legend, north arrow, map scale, data sources  
shown on both plans.



## Concept Plan

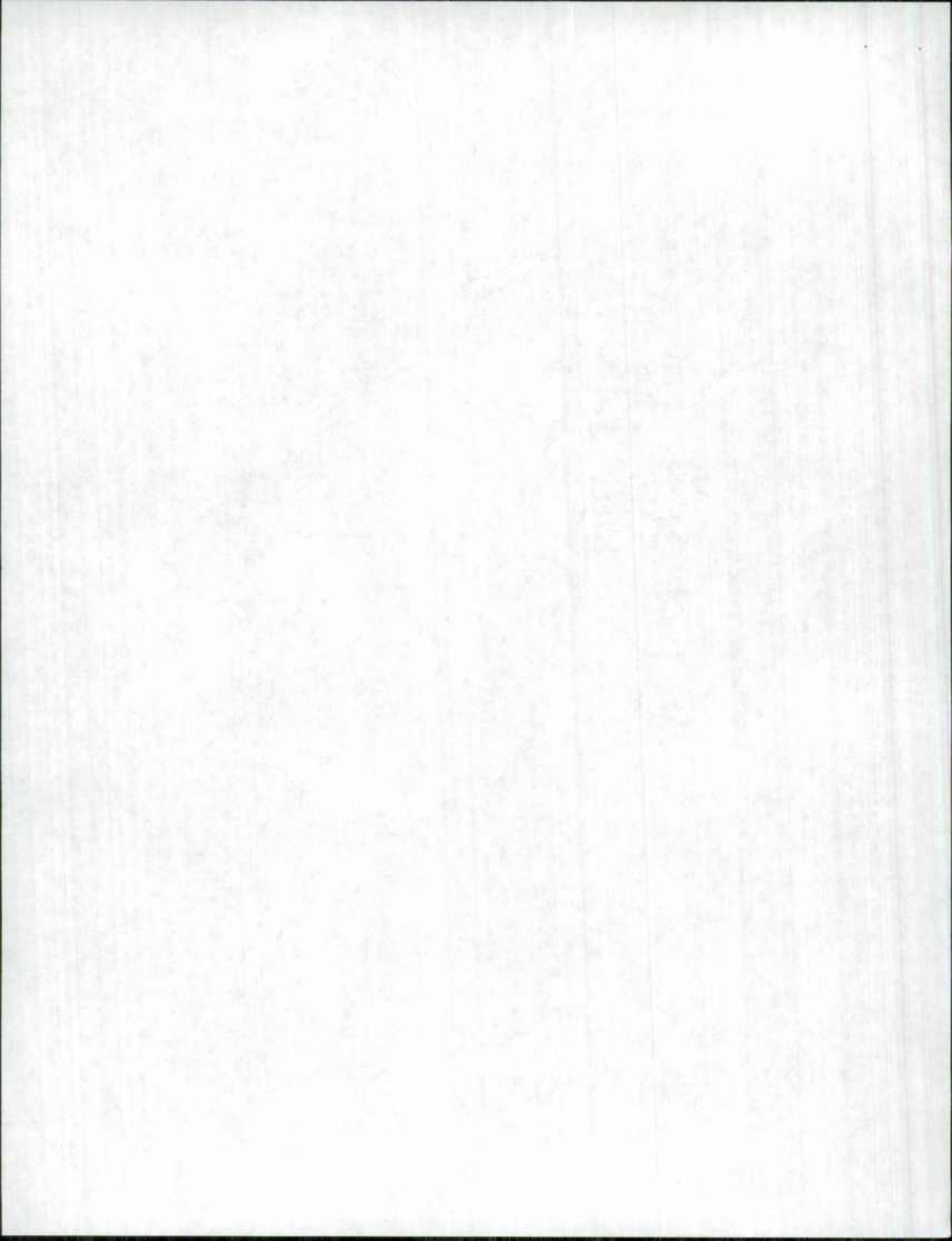
- a. areas to be conserved  
shown on the General Development Plan as Buffer-green Zone being 100' landward of the tidal marsh and or wet-land line.
- b. property boundaries and proposed lot lines.  
Property lines are shown on the Certified Survey on the General Development Plan and also the proposed design of the lot layout.
- c. location of proposed structures  
it is the intent of the developer to place on the lots as shown on the General Development Plan a Mobile Home and or a Modular Home. For a general concept an area of 1200 sq. ft. is used. using a minimum minimum lot size, as shown this would be an average coverage of less than 20% of the lot. An exhibit is shown as an attachment to this report for set back lines and space between units.
- d. site drainage patterns  
The existing topography is shown on the General Development Plan as part of the land survey. The proposed development drainage patterns shall be controlled by the road design and road ditches to a ground control recharge ponds.
- e. post development topography  
Post topography is not expected to change from the existing except for the road design and the ditch design.
- f. traffic circulation and trip generation  
I.T.E. data source  
Mobil Homes: retirement village factor 3.3  
recreation home park factor 3,2  
mobil home park general factor 4.8  
for purposes of this design we shall use 4.8  
 $4.8 \times 140 = 672$  trips per day. if this is to be considered as a general housing development we should factor 10 trips per day  $10 \times 140 = 1400$  trips per day. The circulation design and the access to the highway in the extreme case are adequate.
- g. sewer treatment and disposal  
water and sewer has been applied for and is available to the site as shown on the General Development Plan.
- h. water lines and well locations  
answered in part on g. above. A sketch attached and made a part of this report shows the proposed location of utilities to serve the lot development.

GENERAL NOTE: No construction shall begin on the Sewer and or Water until a valid permit shall have been received from the Somerset County Environmental Programs and the Health Department of the State of Maryland Environmental Division.





- i. storm water management features  
A general drainage plan is shown on the Drainage Plan showing the collected flow to the ditches in the road design to terminate at a ground recharge pond in the buffer green zone.  
All design shall conform to the State of Maryland and County of Somerset requirements as set forth in the Erosion and Sediment Control manual and the TR 55 manual of the U.S. Department of Agriculture titled Urban Hydrology for Small Watersheds dated June 86.
- j. Erosion and sediment control measures  
As set forth in i. above, all control measures shall comply with the requirements of State of Maryland and County of Somerset.
- k. required yard setback lines  
as shown and noted on the exhibit attached and made a part of this report.
- l. title block, legend, north arrow, map scale  
as shown on attached General Development Plan and Soil Map and Proposed Drainage Plan.



Narrative Report

a. computation of lost habitat

It is proposed by the developer that the reserving of the tidal marsh and the increasing of the existing buffer-green zone that the area will be a contribution to the habitat area. No loss of habitat, increased.

b. computation of lost agriculture

Approximately 55.3 acres of agriculture land will be lost to development. Total acres minus wetlands and woodland.

c. computation of lost forest and woodland

Approximately 5.2 acres of land exists on the site, this will be increased to approximately 7.88 acres this will not be a loss factor.

d. description of effect of mitigating measures

no mitigation is anticipated on this project. The construction of the boat ramp and or pier will not be done during the spawning season. Anadromus Fish ( Herring and White Perch ) were present during the 1969-70 season and a investigation will be conducted to see if construction of the facilities will be in conflict with the season. If so, construction will be suspended.

e. computation of impervious surface area

Data:

5300 L.F. road in critical area  
24' paved width required  
Lots in critical area 130  
Impervious area of lot usage 1200 sq. ft.

Computation:

5300 x 24'	=	127,200 sq. ft.	
130 x 1200	=	156,000 sq. ft.	
Total	=	283,200 sq. ft.	= 6.50 acres

Land in critical area 53.56  
Impervious are in critical area = 12%

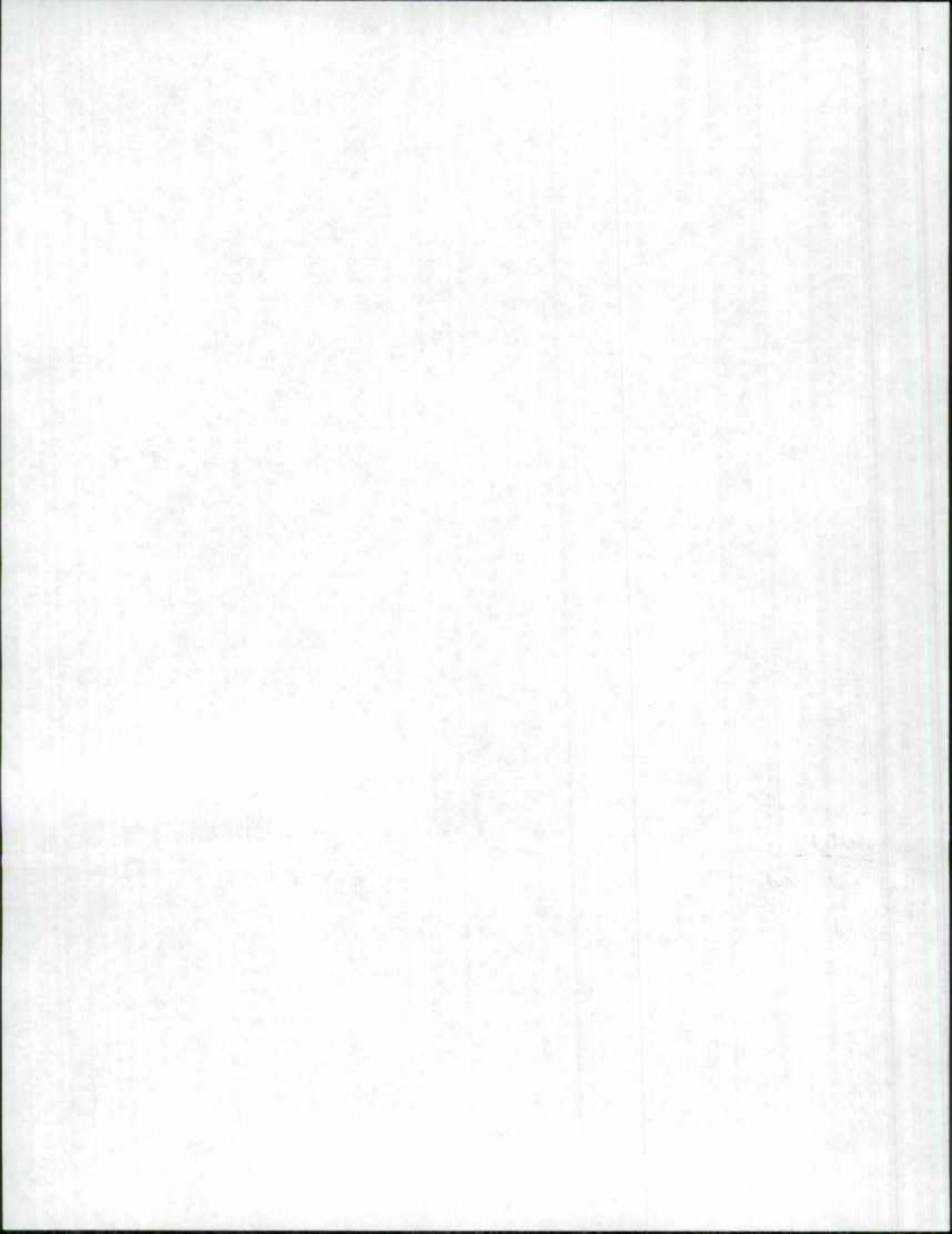
f. correspondence with the Maryland Heritage Program  
unknown at this report

1200 x actual #'s  
were platted.

how much rd.  
built? how much  
proposed?

not clear if  
tidal wetlands  
were subtracted  
from sales

how much  
grd was constructed?  
may be ok



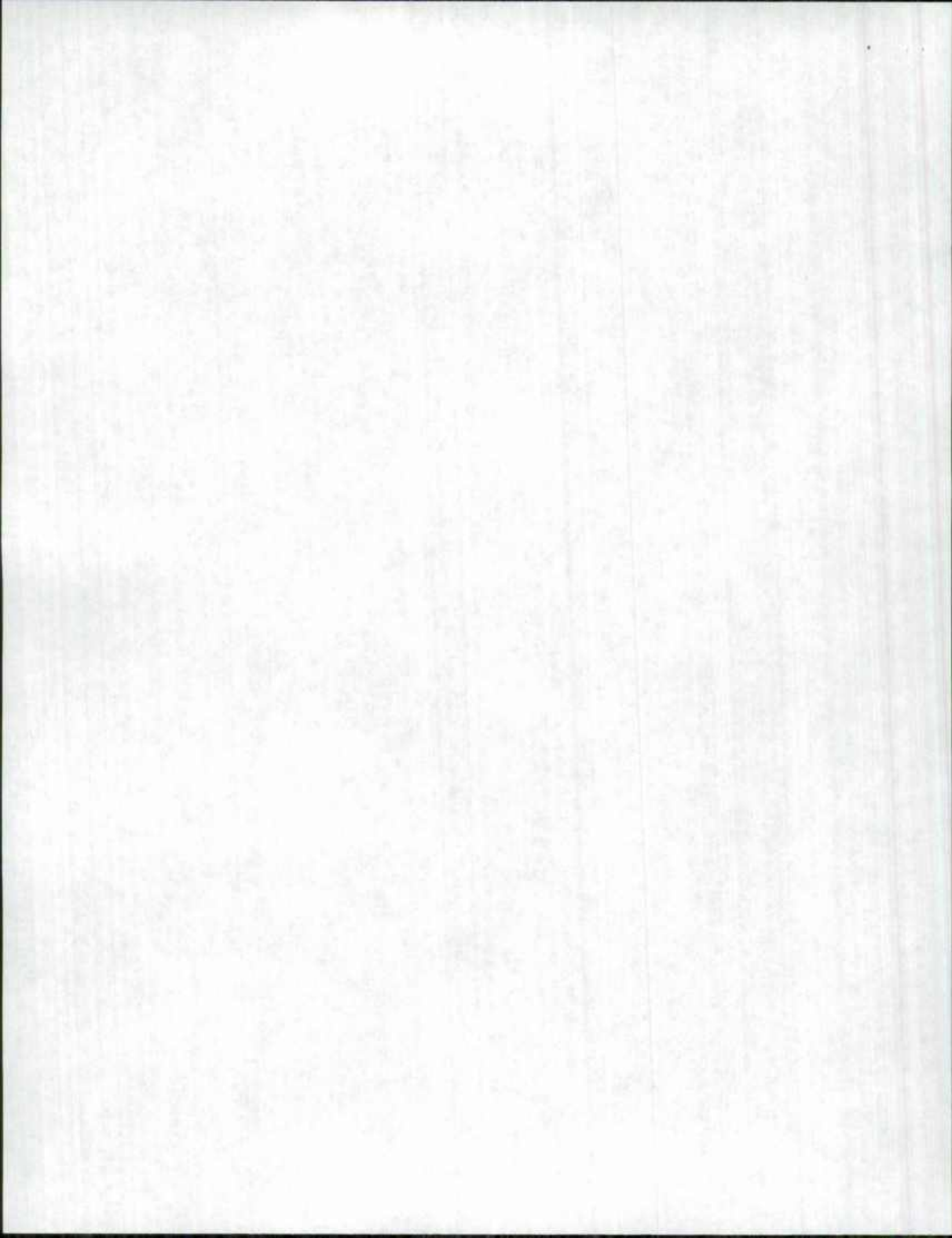


h. description of plant communities

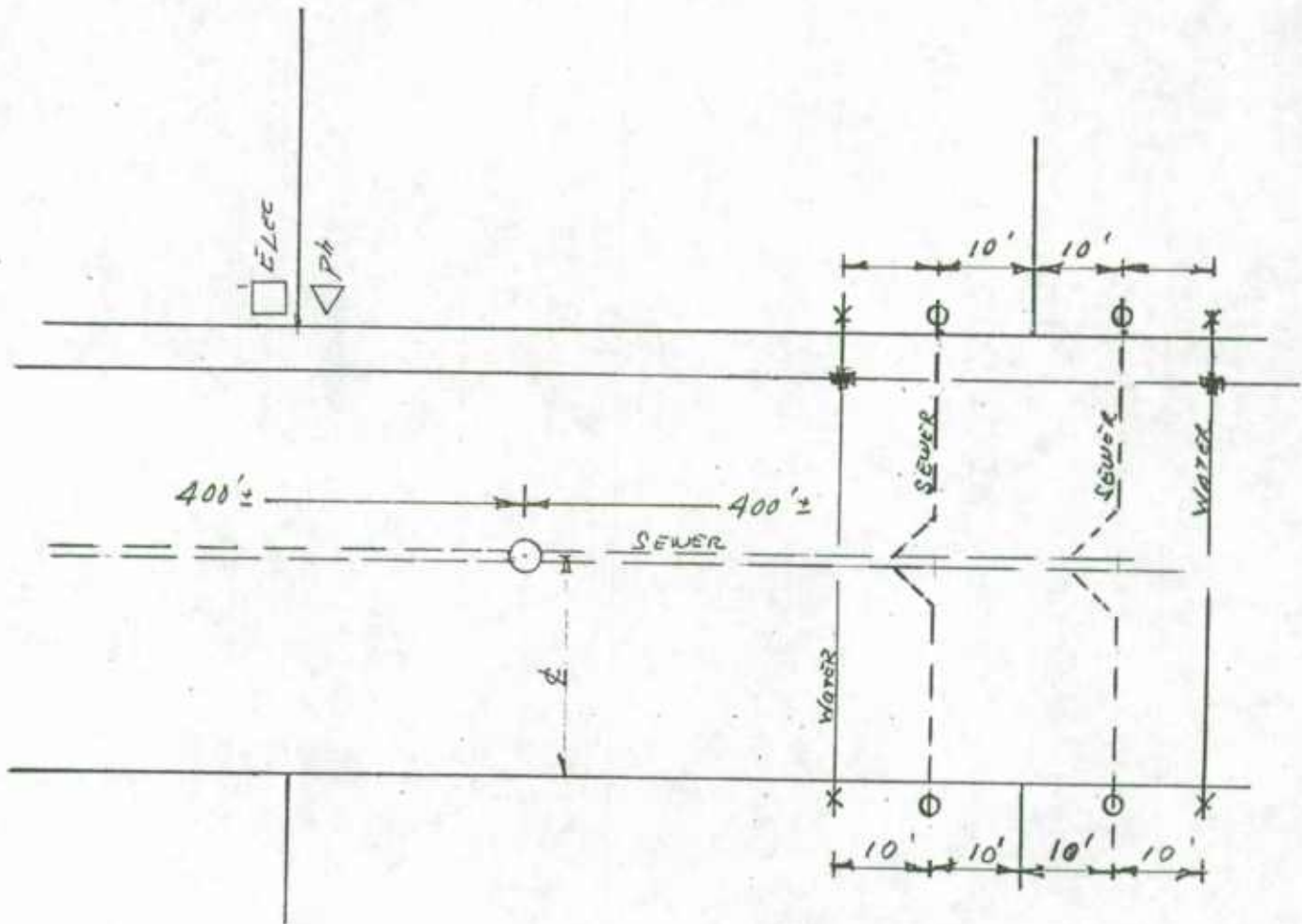
- 30- smart weed/ rice cut grass
- 35- rosemallow
- 32- picker weed/ Arrow arum
- 38- big cord grass

i. description of wildlife habitat

None near and none shown on the Somerset County overlay maps.



TYPICAL UTILITY DESIGN.



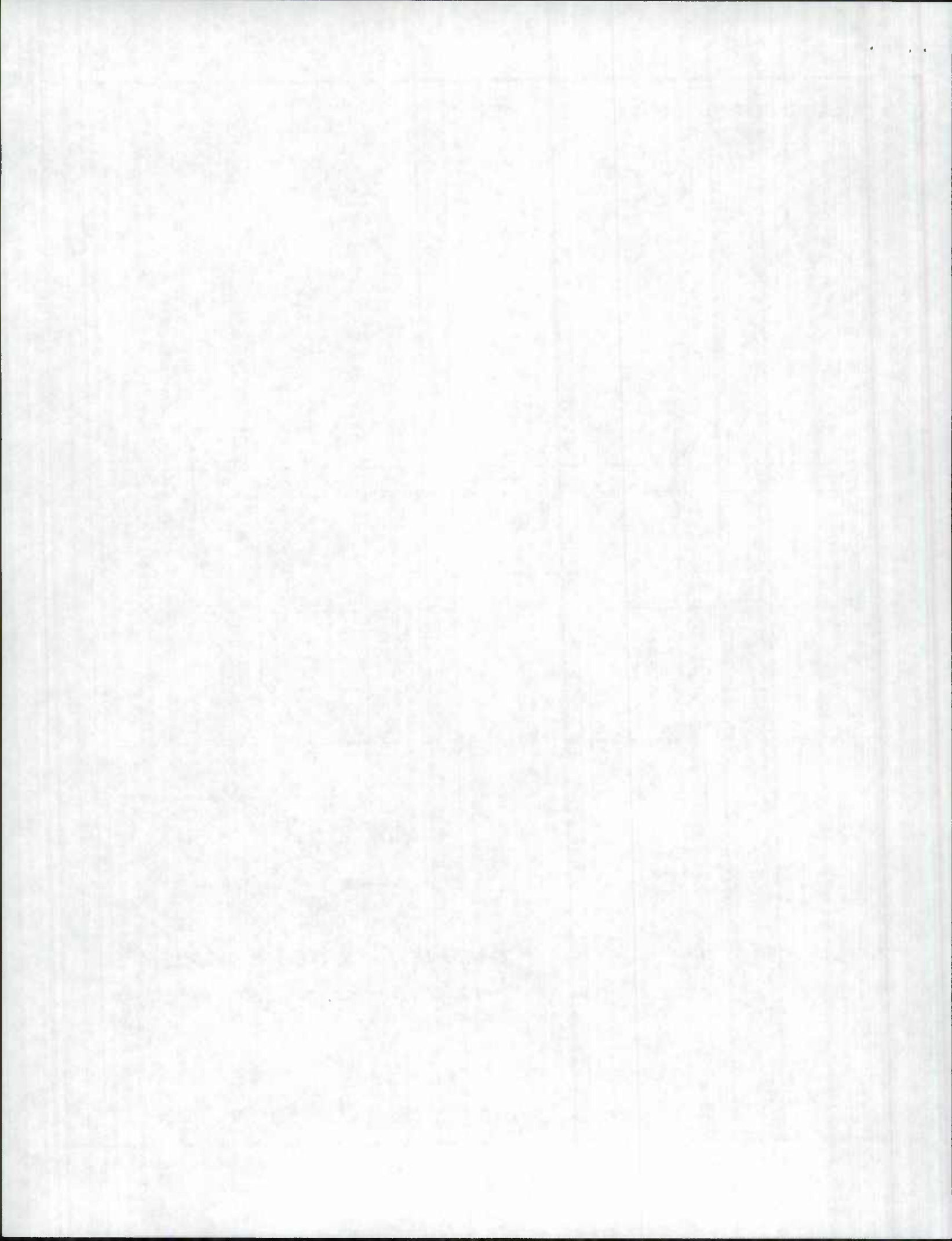
- O CLEAN OUT SEWER
- X WATER VALVE

**C. KENNETH CARTER & ASSOCIATES**

RT. 2, BOX 500, SELBYVILLE, DELAWARE 19975

C. KENNETH CARTER

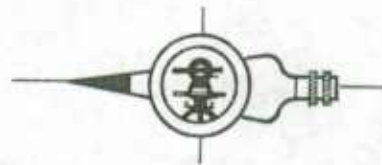
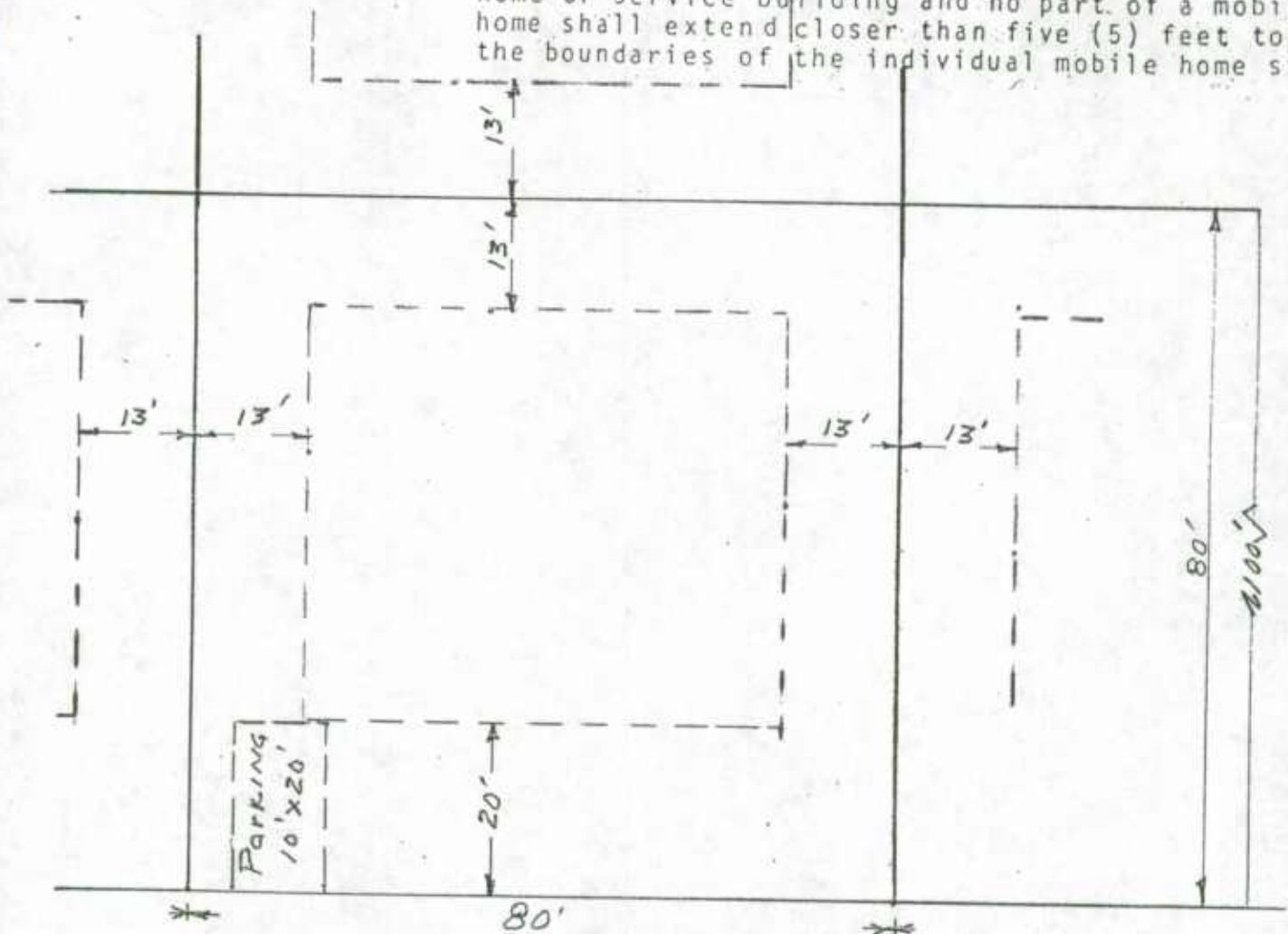
PROFESSIONAL LAND SURVEYOR





# TYPICAL LOT SETBACK LINES

No mobile home shall be parked closer than twenty-five (25) feet to any other mobile home or service building and no part of a mobile home shall extend closer than five (5) feet to the boundaries of the individual mobile home site.

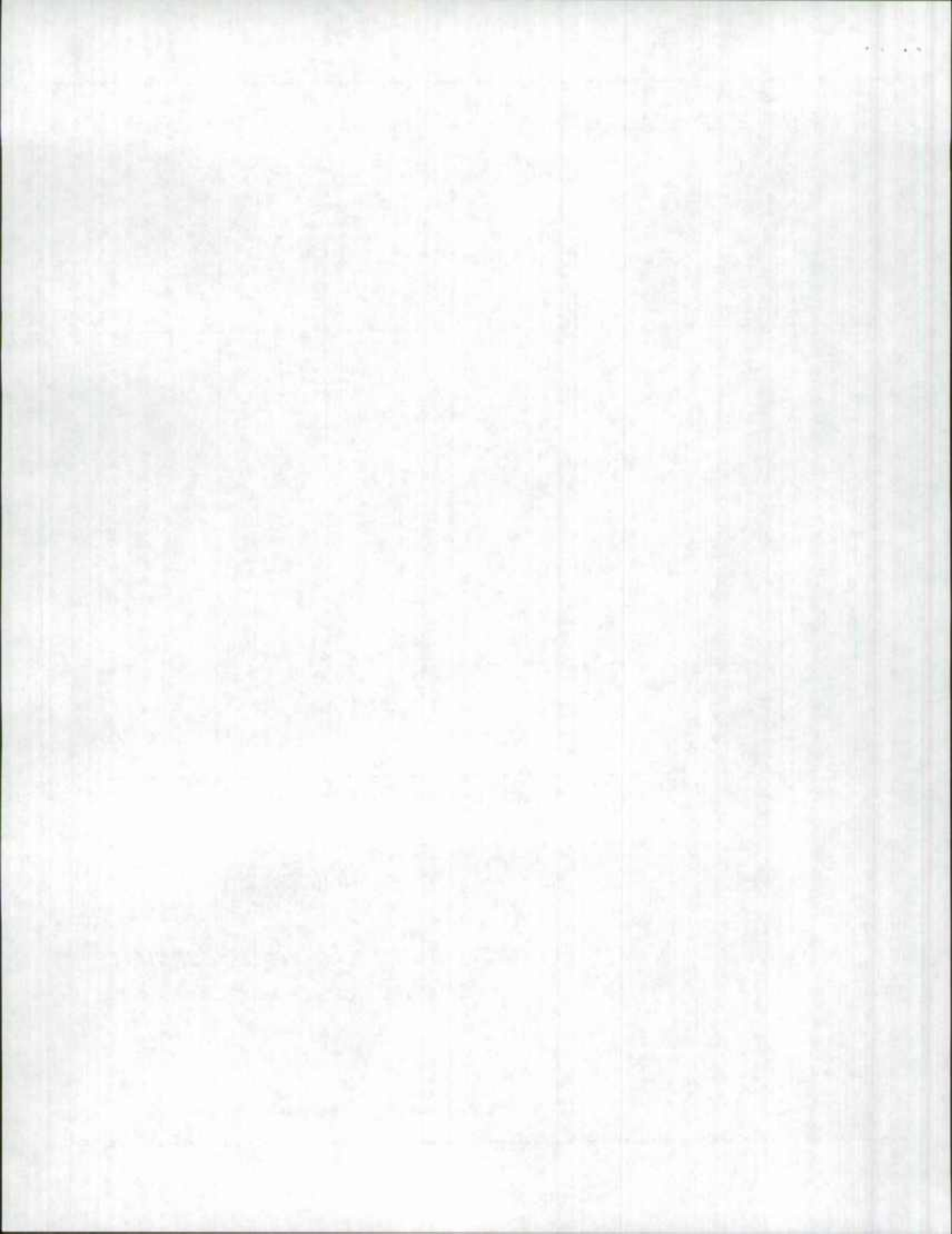


**C. KENNETH CARTER & ASSOCIATES**

RT. 2, BOX 500, SELBYVILLE, DELAWARE 19975

C. KENNETH CARTER

PROFESSIONAL LAND SURVEYOR





Martin O'Malley, Governor  
Anthony G. Brown, Lt. Governor  
John R. Griffin, Secretary  
Eric Schwaab, Deputy Secretary

April 4, 2007

Mr. Gordon B. Mead  
Davis, Bowen & Friedel, Inc.  
One Plaza East, Suite 200  
P.O. Box 93  
Salisbury, MD 21803-0093

**RE: Environmental Review for Chase Plaza Retail Site, Skipjack Circle and Market Lane south of Princess Anne, Somerset County, Maryland.**

Dear Mr. Mead:

The Wildlife and Heritage Service's database indicates that there are records for the state-listed endangered and federally-listed threatened Sensitive Joint-vetch (*Aeschynomene virginica*) occurring downstream of this project site in Jones Creek. As these important plant populations could be adversely impacted by activities on your project site, the WHS recommends strict adherence to all appropriate best management practices during all phases of construction, in order to reduce the likelihood of adverse impacts to the Sensitive Joint-vetch and other important species that occur along Jones Branch.

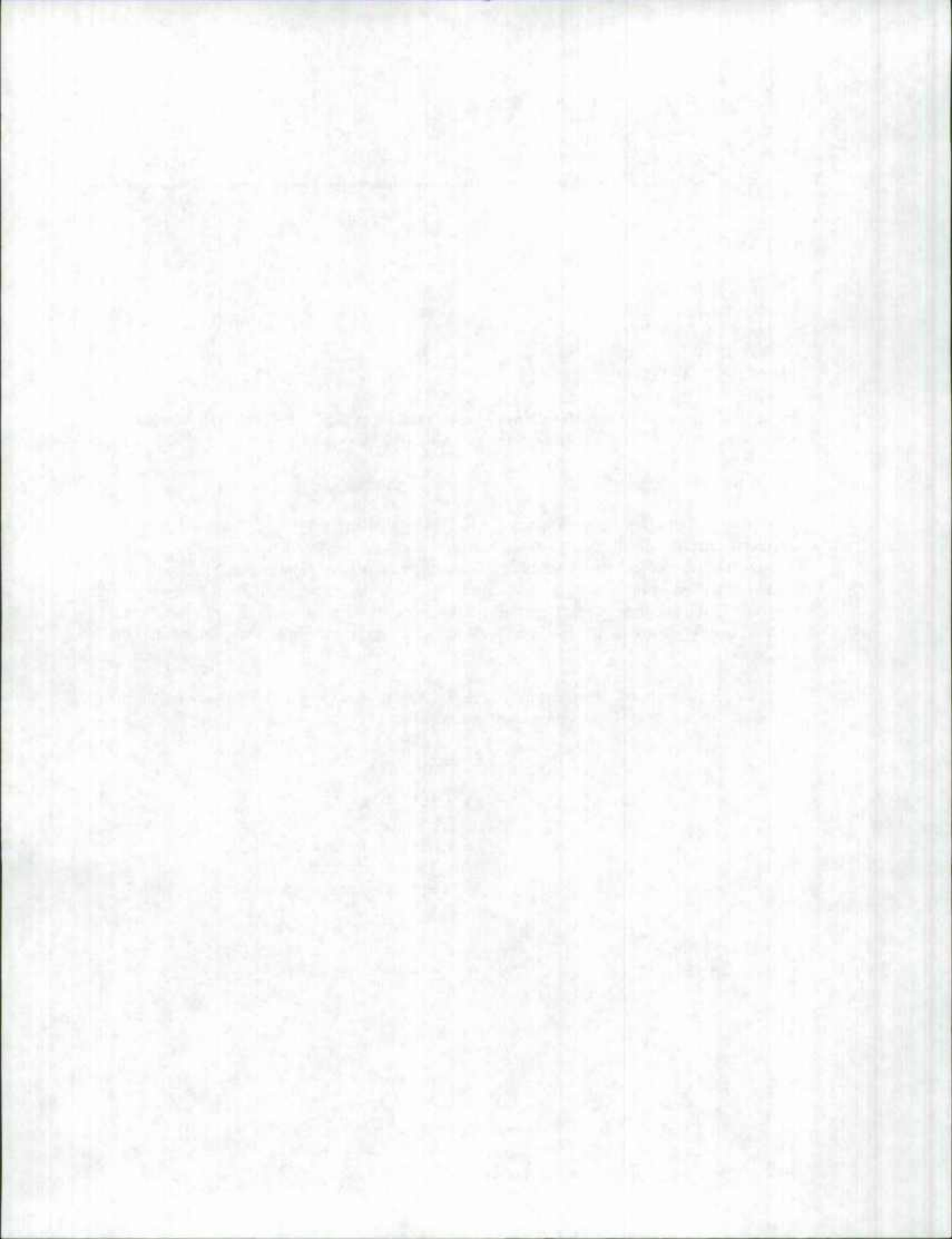
Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,

A handwritten signature in cursive script that reads "Lori A. Byrne".

Lori A. Byrne,  
Environmental Review Coordinator  
Wildlife and Heritage Service  
MD Dept. of Natural Resources

ER #2007.0708.so  
Cc: L. Hoerger, CAC





**Roberts, Julie**

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**From:** Roberts, Julie

**Sent:** Tuesday, August 21, 2012 4:17 PM

**To:** 'Bob Cadwallader'

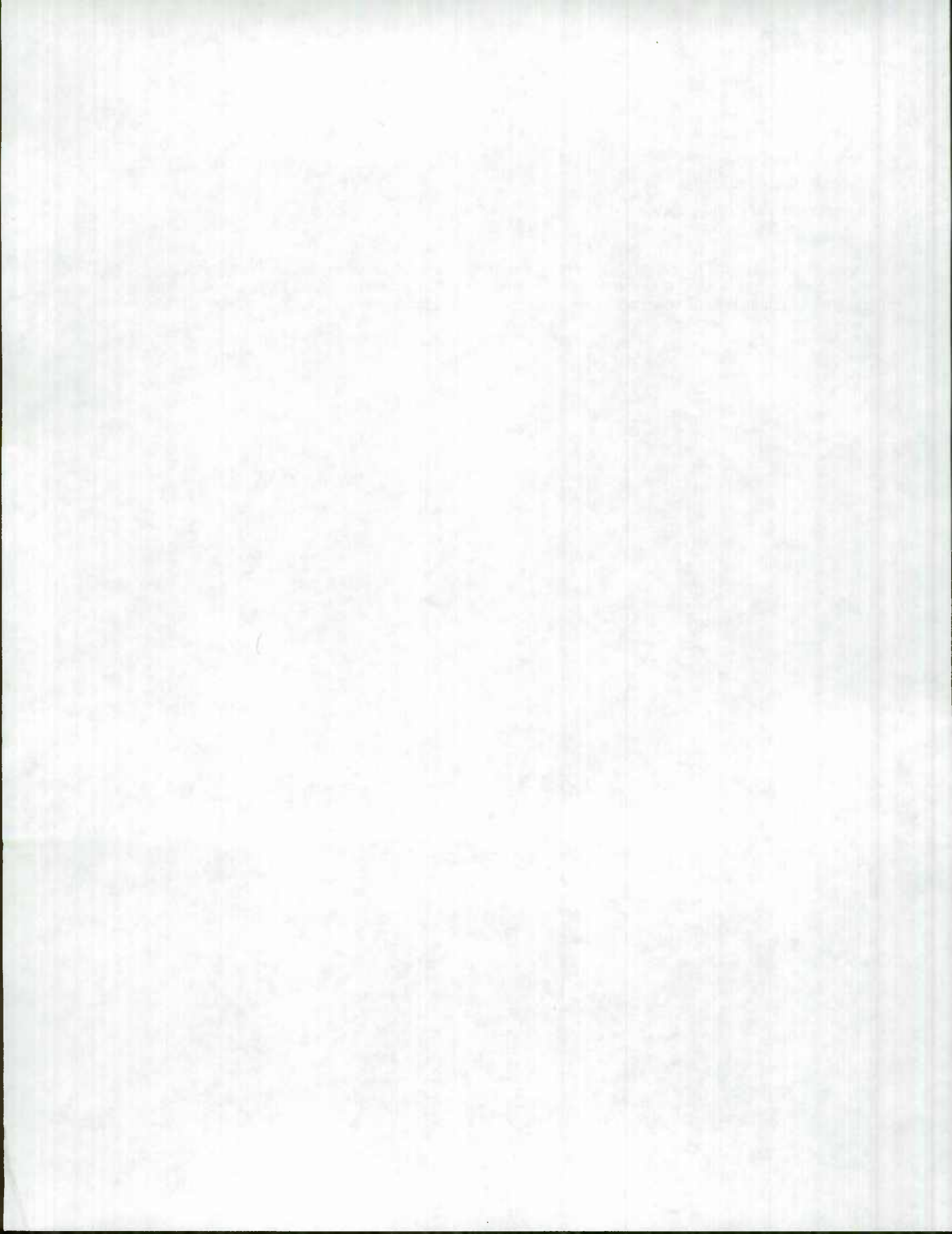
**Subject:** Manokin Village BMP

Hi Bob,

As we discussed on the phone, the Buffer Management Plan for Manokin Village appears to have all of the necessary components. Therefore, we do not have any further comments on this project, provided the appropriate signatures and bonds are received for the proposed plantings.

Julie Roberts  
Natural Resources Planner  
Critical Area Commission  
410-260-3476

8/21/2012



**Roberts, Julie**

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**From:** Roberts, Julie  
**Sent:** Tuesday, September 29, 2009 2:03 PM  
**To:** 'Tom Lawton'  
**Subject:** Chase House Estates

At my first fly by here, it appears that there is a discrepancy between the Condo Parcel size on the plan (at 22.42 acres) and the table (at 22.45 acres). Since we are close on impervious here, it needs to be double checked. Could you check this out?  
Thanks, Julie

correct

Julie Roberts  
Natural Resources Planner  
Critical Area Commission  
410-260-3476

## **Wetlands & Waterways**

Wetlands are essential natural resources that provide fish and wildlife habitat, flood protection, and water quality enhancement. These sensitive areas are impacted by even the smallest of changes in hydrology or water quality. For this reason, stormwater management measures should not be located within nontidal wetlands and their buffers, tidal wetlands, and 100-year floodplains. This includes many of the ESD techniques listed in this Chapter. If stormwater management facilities must be located within these areas, State and federal permits are required.

In addition to the above restrictions, runoff from new development and redevelopment must be treated prior to discharging directly into jurisdictional wetlands or waters of the State. In most cases, using ESD to MEP will provide adequate treatment and meet this requirement. Where discharges are permitted, there are additional concerns. When implementing ESD within areas of sensitive wetlands with unusual or unique plant communities like bogs, Delmarva bays, or Wetlands of Special State Concern, designers should incorporate features and materials that complement or mimic local natural conditions. For example, bogs are nutrient-deficient, acidic environments where runoff pH is critical. In these areas, designers should specify the use of native or locally available materials that are acidic (pH < 7) like granite or sandstone instead of limestone or marble (pH > 7) for riprap in conveyance channels and energy dissipaters. Likewise, landscaping should promote native plants that match both the conditions found within ESD practices and local wetland communities.

In addition to using local or native materials and plants, designers should consider how runoff is conveyed to wetlands. Storm drainage systems are usually designed to discharge directly into wetlands and/or floodplains. This approach minimizes the ecological interaction that occurs between wetland areas and adjacent buffers. Using more natural channel designs (e.g., coastal plains outfalls, step/pool systems, bioswales) or promoting sheetflow to convey runoff from ESD practices into wetlands connects and promotes interaction within these areas

## **Maryland's Critical Areas**

Maryland's Critical Area Act recognizes that the land immediately surrounding the Chesapeake and Atlantic Coastal Bays and their tributaries has the greatest potential to affect water quality and wildlife habitat. Therefore, all land within 1,000 feet of tidal waters or adjacent tidal wetlands is designated as the "Critical Area." While the State Critical Area Commission provides oversight and reviews some development projects, each appropriate County and municipality enforces this law.

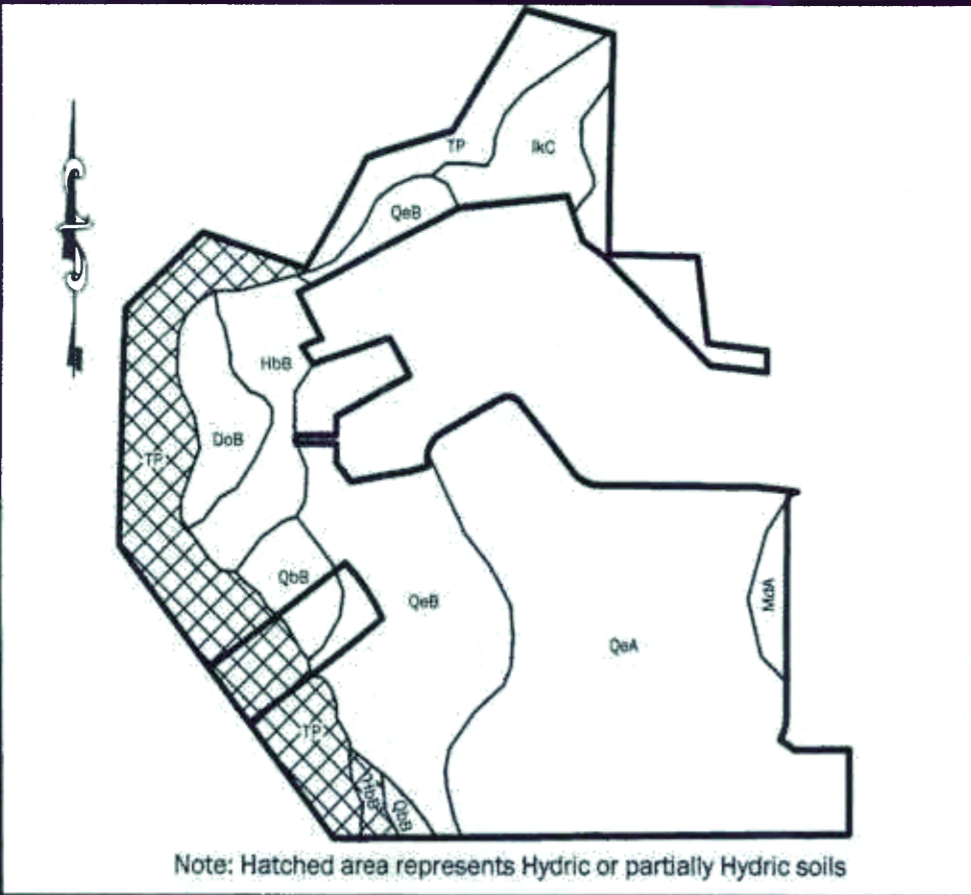
All development located within the Critical Area must address additional criteria. Some provisions of these criteria, like those relating to the protection of habitat, are applied uniformly throughout the Critical Area. Others provisions that may impact ESD implementation are related to water quality and site imperviousness and are specific to land classifications discussed below.



# Chase House Estates

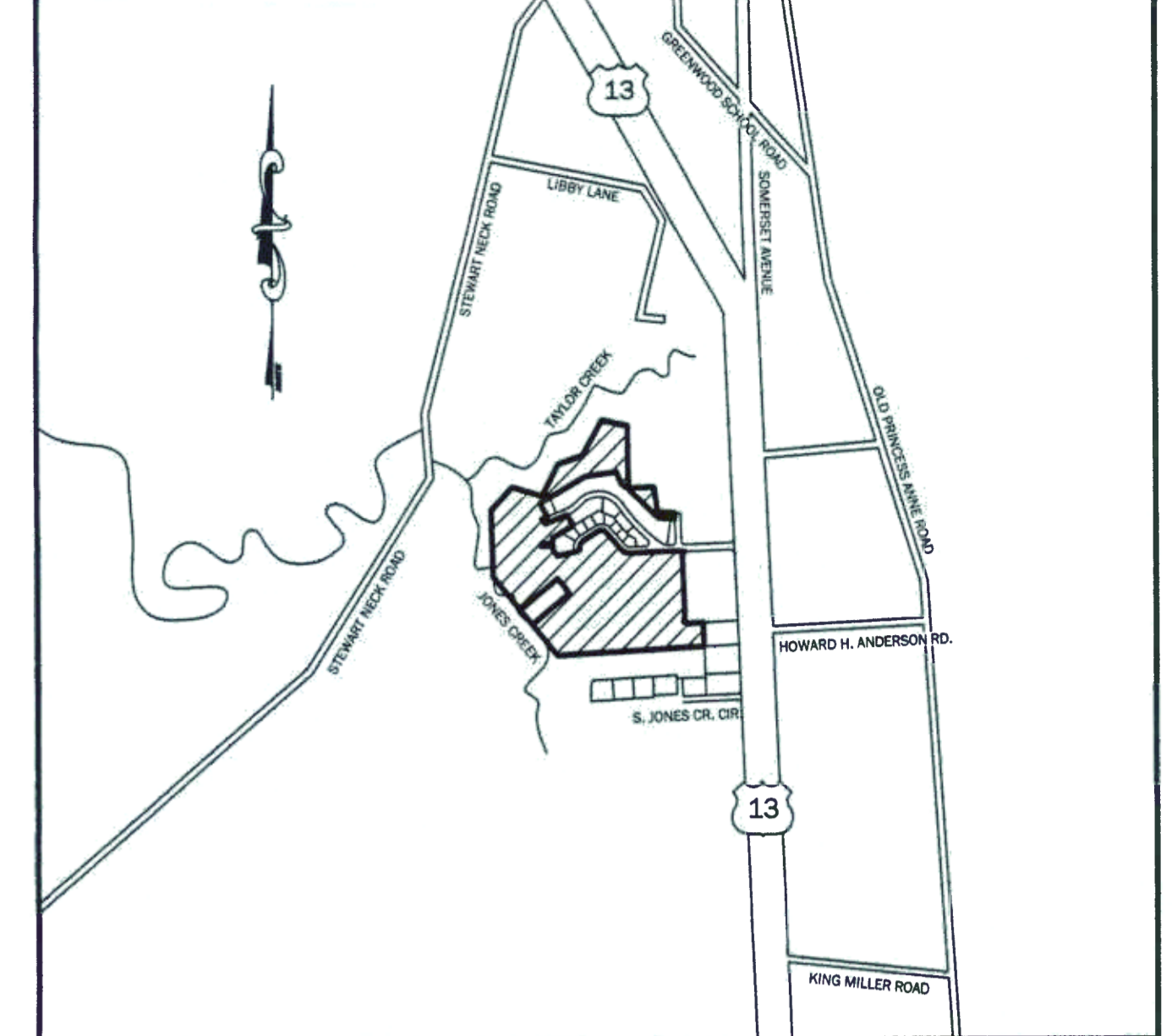
**SOILS BASED UPON THE NRCS WEB SOIL SURVEY**

QeA	Queponco silt loam, 0 to 2% slopes	15.6 acres
QeB	Queponco silt loam, 2 to 5% slopes	8.6 acres
TP	Transquaking & Mispillion soils (Tidal) * All Hydric	7.9 acres
HbB	Hambrook sandy loam, 2 to 5% slopes	2.7 acres
DoB	Downer sandy loam, 2 to 5% slopes	1.6 acres
IKC	Ingle-side-Runtlint complex, 5 to 10% slopes	1.6 acres
QbB	Queponco loam, 2 to 5% slopes	1.3 acres
MdA	Manokin silt loam, 0 to 2% slope *Partially Hydric	0.6 acres



**ON-SITE SOILS PER NRCS SOIL SURVEY N.T.S.**

- Critical Areas Notes**
- Total area of site (This phase only) = 40.16 acres
  - Total area of site within C.B.C.A. = 38.68 acres
  - Area of C.B.C.A. within tidal wetlands = 9.04 acres
  - Area of C.B.C.A. within non-tidal wetlands = 1.07 acre
  - Area of uplands = 30.06 acres
  - Area of deforestation within the C.B.C.A. = 0.00 acres
  - Required percent of site to be retained in forestry = 15.0%
  - Proposed percent of site to be retained in forestry = 19.8%
  - C.B.C.A. land classification: L.D.A. - Limited Development Area
  - Soil types are based upon the NRCS Web Soil Survey
  - Non-tidal wetlands data by Environmental Resources, Inc. and surveyed by Davis, Bowen, & Fritzel Inc.
  - Area of the "Chesapeake Bay Critical Area District". No disturbance of area may occur without a "Chesapeake Bay Critical Area" certificate of compliance.
  - This subdivision is located within the Chesapeake Bay Critical Area and must comply with the development standards of the Maryland Critical Area Law.
  - Total lot coverage permitted on site not to exceed 25% per lot and 15% of total site. Please refer to the lot area table for proposed lot coverage per lot & total project lot coverage table for overall site coverage.
  - No slopes greater than 15% are shown on this property.
  - Tidal & Non-tidal wetland areas as located on this plat are to remain in natural vegetation. These areas shall not be developed or disturbed without approvals from the County, State, and Federal agencies.
  - Forest Requirement for Critical Areas:  
Project Area x 15% = 40.16 acres x 15% = 6.02 acres  
Forest Provided for Critical Areas:  
Area of forest to be conserved outside the tidal wetlands = 3.60 acres  
Area of seedlings to be planted outside of the tidal wetlands = 3.03 acres  
Total area of forest conservation to be provided = 6.63 acres



**VICINITY MAP - SCALE: 1" = 1400'**

**Minimum Requirements**

ZONE R-3 (Residential)  
Cluster Development

Minimum Area of Lot = 6,000 sq ft  
Minimum Lot Frontage = 50'  
Minimum Setbacks = 25' Front, 25' Rear, 8' Sides

**Land Use Summary**

Zone R-3 (Residential)  
Within Limited Development Area Critical Area Overlay Area:

Site Area = 40.16 acres  
Area within the Critical Areas = 38.68 acres  
Area outside the Critical Areas = 1.48 acres  
Tidal Wetland Area = 9.04 acres  
Non-Tidal Wetland Area = 1.07 acres  
Area of Roads to be dedicated = 1.93 acres

Proposed Units:  
Single Family = 19 New Units  
Condominium = (6) 10 unit condos - 60 New Units  
Townhouse condo = (5) 8 unit condo - 40 New Units  
(1) 5 unit condo - 5 New Units  
Total New Units Proposed = 124 New Units

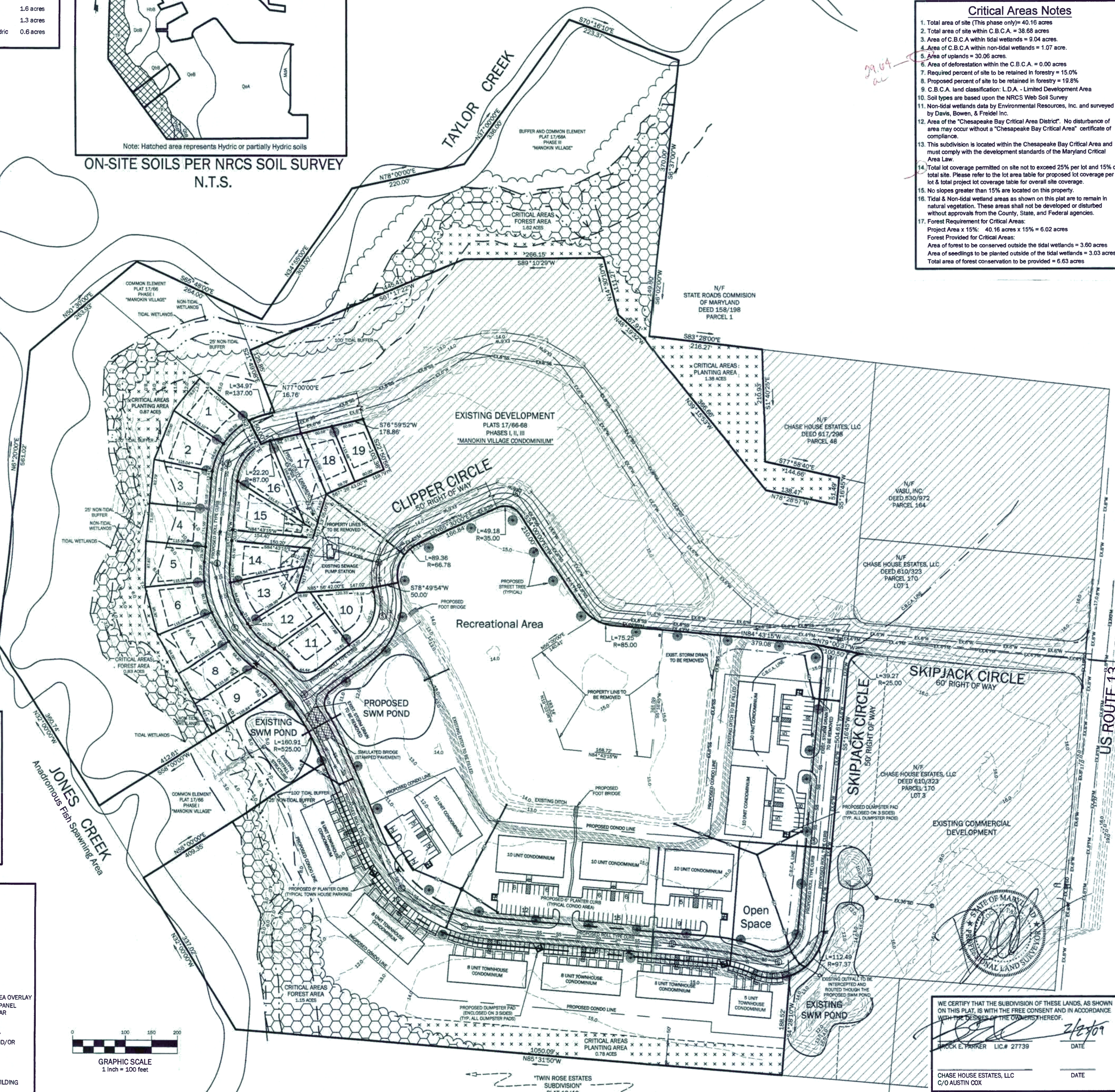
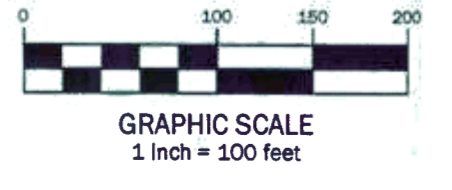
**Parking Notes**

**REQUIRED**  
RESIDENTIAL PARKING SPACES REQUIRED  
2 SPACES PER DWELLING UNIT  
124 UNITS PROPOSED  
124 UNITS X 2 SPACES PER UNIT = 248 SPACES

**PROVIDED**

STANDARD SPACES PROVIDED CONDO	110 SPACES
VAN ACCESS SPACES PROVIDED CONDO	12 SPACES
STANDARD SPACES PROVIDED TOWN	78 SPACES
VAN ACCESS HANDICAP SPACES PROVIDED TOWN	12 SPACES
SPACES PROVIDED SINGLE FAMILY LOTS	38 SPACES
TOTAL SPACES PROVIDED	250 SPACES
SURPLUS SPACES PROVIDED	2 SPACES

- General Notes**
- THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY: CHASE HOUSE ESTATES, LLC C/O AUSTIN COX P.O. BOX 2739 SALISBURY, MD 21802-2739 Phone: 410-334-6406 Fax: 410-334-6498
  - REFERENCES: DEED - 610/323, 610/317, PLAT - 17/66-68
  - TOTAL AREA OF PARCELS = 40.16 ACRES  
TAX MAP 23 P/O PARCEL 166 = 32.52±  
TAX MAP 23 P/O PARCEL 175 = 6.09±  
TAX MAP 23 P/O PARCEL 173 = 1.15±
  - THE ZONING OF THIS PROPERTY: R-3 RESIDENTIAL WITH A L.D.A. CRITICAL AREA OVERLAY
  - THIS PROPERTY IS SHOWN ON F.R.M. COMMUNITY PANEL #24061.0175A (PANEL 175 OF 450), DATED 6/15/81. AS BEING IN FLOOD ZONE A. AREAS OF 100-YEAR FLOODING, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED & FLOOD ZONE C, AREA OF MINIMAL FLOODING.
  - NO TITLE REPORT WAS PROVIDED FOR OUR USE. THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.
  - THE CURRENT WATER/SEWER PLAN SERVICE CATEGORY W-1/S-1.
  - THIS PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWAGE DISPOSAL.
  - NO DEVELOPMENT WILL BE PERMITTED WITHIN THE 100-FOOT BUFFER.
  - ALL DISTURBANCE ON THE SINGLE FAMILY LOTS MUST OCCUR WITHIN THE BUILDING SETBACKS AS SHOWN ON THE PLAT.



**Lot Area Table**

Lot #	Lot Area	25% Lot Coverage	Driveway	Allowable Lot Coverage	Prop. Lot Coverage
1	8,379.83	2,094.96	376	1,718.06 ft <sup>2</sup>	1,375.17 ft <sup>2</sup>
2	8,712.23	2,178.06	376	1,802.06 ft <sup>2</sup>	1,441.65 ft <sup>2</sup>
3	8,838.25	2,209.56	376	1,833.56 ft <sup>2</sup>	1,466.85 ft <sup>2</sup>
4	8,228.40	2,057.10	376	1,681.10 ft <sup>2</sup>	1,344.88 ft <sup>2</sup>
5	8,755.23	2,188.81	376	1,812.81 ft <sup>2</sup>	1,450.25 ft <sup>2</sup>
6	8,768.24	2,192.06	376	1,816.06 ft <sup>2</sup>	1,452.85 ft <sup>2</sup>
7	8,476.89	2,119.22	376	1,743.22 ft <sup>2</sup>	1,394.58 ft <sup>2</sup>
8	7,971.61	1,992.90	393	1,599.90 ft <sup>2</sup>	1,279.92 ft <sup>2</sup>
9	9,953.64	2,488.41	423	2,065.41 ft <sup>2</sup>	1,652.33 ft <sup>2</sup>
10	8,195.41	2,048.85	377	1,671.85 ft <sup>2</sup>	1,337.48 ft <sup>2</sup>
11	8,666.02	2,141.51	376	1,765.51 ft <sup>2</sup>	1,412.40 ft <sup>2</sup>
12	8,320.95	2,080.24	376	1,704.24 ft <sup>2</sup>	1,363.39 ft <sup>2</sup>
13	8,275.88	2,068.97	376	1,692.97 ft <sup>2</sup>	1,354.38 ft <sup>2</sup>
14	8,409.23	2,102.31	376	1,726.31 ft <sup>2</sup>	1,381.05 ft <sup>2</sup>
15	8,485.78	2,121.45	376	1,745.45 ft <sup>2</sup>	1,396.36 ft <sup>2</sup>
16	8,447.46	2,111.87	376	1,735.87 ft <sup>2</sup>	1,388.69 ft <sup>2</sup>
17	9,650.08	2,412.52	389	2,023.52 ft <sup>2</sup>	1,618.82 ft <sup>2</sup>
18	7,086.11	1,771.53	407	1,364.53 ft <sup>2</sup>	1,091.62 ft <sup>2</sup>
19	6,505.52	1,626.38	404	1,222.38 ft <sup>2</sup>	977.90 ft <sup>2</sup>
				32,725.89 ft <sup>2</sup>	26,180.55 ft <sup>2</sup>
				0.75 acres	0.60 acres

**Multifamily Area Table**

Category	Area
Total Site Area within the CBCA	38.68 acres
Area of Public roads to be dedicated (within the CBCA)	1.47 acres
Area of Tidal Wetlands	9.04 acres
Net project area (within the CBCA)	28.17 acres
Allowable Lot Coverage (net area x 15%)	4.23 acres
Condominium Lot Coverage Proposed (within the CBCA)	1.17 acres
Condo Sidewalk Lot Coverage Proposed (within the CBCA)	0.07 acres
Condo. Parking Lot Coverage Proposed (within the CBCA)	0.74 acres
Total Condominium Lot Coverage Proposed (within the CBCA)	1.98 acres
Townhome Lot Coverage Proposed (within the CBCA)	0.95 acres
Townhome Sidewalk Lot Coverage Proposed (within the CBCA)	0.14 acres
Townhome Parking Lot Coverage Proposed (within the CBCA)	0.36 acres
Total Townhome Condo Lot Coverage Proposed (within the CBCA)	1.45 acres
Total Project Lot Coverage within the CBCA	3.43 acres
Total Multifamily Home Lot Coverage Area (within the CBCA)	3.43 acres
Recreational Lot Coverage Area Allowable for Future Construction	0.15 acres
Proposed Single Family Lot Coverage Area	0.60 acres
Remaining Allowable Lot Coverage Area Not Utilized	0.05 acres

**LEGEND**

- DENOTES ADA COMPLIANT HANDICAP RAMP
- DENOTES STORM DRAIN INLET
- DENOTES EXISTING FIRE HYDRANT
- DENOTES PROPOSED FIRE HYDRANT
- DENOTES STORM DRAIN MANHOLE
- DENOTES STORM DRAIN MANHOLE
- DENOTES PROPOSED STORM DRAIN
- DENOTES PROPOSED SEWER MAIN
- DENOTES EXISTING SEWER MAIN
- DENOTES EXISTING SEWER FORCE MAIN
- DENOTES PROPOSED WATER MAIN
- DENOTES EXISTING WATER MAIN
- DENOTES CRITICAL AREAS LINE
- DENOTES BUILDING SETBACK LINE
- DENOTES TIDAL WETLANDS BUFFER LINE
- DENOTES NON-TIDAL WETLANDS BUFFER LINE
- DENOTES NON-TIDAL WETLANDS BUFFER LINE
- DENOTES EXISTING WOODS/LINE & FOREST RETENTION EASEMENT
- DENOTES PROPOSED CURBLINE
- DENOTES SIDEWALK
- DENOTES DITCH TO BE FILLED
- DENOTES EXISTING DEVELOPMENT
- DENOTES EXIST. COMMON ELEMENT TO BE UTILIZED THIS SECTION
- DENOTES FOREST RETENTION FOR CRITICAL AREA REQUIREMENT
- DENOTES PLANTING AREA FOR CRITICAL AREAS REQUIREMENT

WE CERTIFY THAT THE SUBDIVISION OF THESE LANDS, AS SHOWN ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS THEREOF.

CHASE HOUSE ESTATES, LLC  
C/O AUSTIN COX

**Preliminary Subdivision Plat**  
**Chase House Estates**

Road Name: Skipjack Circle  
For: Chase House Estates, LLC  
WEST PRINCESS ANNE ELECTION DISTRICT, SOMERSET COUNTY, MARYLAND

DATE: 12/15/08  
SCALE: 1" = 100'

REVISIONS:

DATE	BY	DESCRIPTION
01/09/09	EHH	
02/16/09	EHH	
02/26/09	EHH	

PROJECT: J:\Projects\SA0844\1\SA0844.dwg  
DRAWN BY: EHH  
DATE: 12/15/08

**PARKER & ASSOCIATES**  
CIVIL ENGINEERING  
SITE PLANNING

Plat Number: SA-08-443



# Chase House Estates

Lot Area Table				
Lot #	Lot Area	Gross Imp. Area Allowed	Lot Coverage Allocation	% of Lot
New Lot 1	18,329.51	4,582.38	1,200.00	7%
New Lot 2	15,374.00	3,843.50	1,200.00	8%
New Lot 3	17,936.91	4,484.23	1,200.00	7%
New Lot 4	16,250.78	4,065.20	1,200.00	7%
New Lot 5	10,223.48	2,555.87	1,200.00	12%
Relocated 101	16,829.63	4,207.41	1,200.00	7%
Relocated 102	15,112.87	3,778.22	1,200.00	8%
New Parcel	977,955.96	146,693.40	146,361.60	15%

## SOILS BASED UPON THE NRCS WEB SOIL SURVEY

QeA	Queponco silt loam, 0 to 2% slopes	15.6 acres
QeB	Queponco silt loam, 2 to 5% slopes	8.6 acres
TP	Transquaking & Mispillion soils (Tidal)	7.9 acres
HbB	Hambrook sandy loam, 2 to 5% slopes	2.7 acres
DOB	Downer sandy loam, 2 to 5% slopes	1.6 acres
IkC	Ingleside-Runclint complex, 5 to 10% slopes	1.6 acres
QbB	Queponco loam, 2 to 5% slopes	1.3 acres
MdA	Manokin silt loam, 0 to 2% slope	0.6 acres

## CRITICAL AREAS NOTES

- TOTAL AREA OF SITE = 53.27 ACRES
- TOTAL AREA OF SITE WITHIN C.B.C.A. = 50.26 ACRES
- AREA OF C.B.C.A. WITHIN TIDAL WETLANDS = 9.04 ACRES
- AREA OF C.B.C.A. WITHIN NON-TIDAL WETLANDS = 1.07 ACRE
- AREA OF UPLANDS (WITHIN C.B.C.A.) = 40.15 ACRES
- EXISTING FOREST COVER WITHIN C.B.C.A. = 3.97 ACRES
- AREA OF DEFORESTATION WITHIN THE C.B.C.A. = 0.00 ACRES
- C.B.C.A. LAND CLASSIFICATION: L.D.A. - LIMITED DEVELOPMENT AREA
- SOIL TYPES ARE BASED UPON THE NRCS WEB SOIL SURVEY
- NON-TIDAL WETLANDS DATA BY ENVIRONMENTAL RESOURCES, INC. AND SURVEYED BY DAVIS, BOWEN, & FREIDEL, INC.
- AREA OF THE "CHESAPEAKE BAY CRITICAL AREA DISTRICT". NO DISTURBANCE OF AREA MAY OCCUR WITHOUT A "CHESAPEAKE BAY CRITICAL AREA" CERTIFICATE OF COMPLIANCE.
- THIS SUBDIVISION IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA AND MUST COMPLY WITH THE DEVELOPMENT STANDARDS OF THE MARYLAND CRITICAL AREA LAW.
- TOTAL LOT COVERAGE PERMITTED ON SITE NOT TO EXCEED 15% OF TOTAL SITE.
- NO SLOPES GREATER THAN 15% ARE LOCATED ON THIS PROPERTY.
- TIDAL & NON-TIDAL WETLAND AREAS AS SHOWN ON THIS PLAN ARE TO REMAIN IN NATURAL VEGETATION. THESE AREAS SHALL NOT BE DEVELOPED OR DISTURBED WITHOUT APPROVALS FROM THE COUNTY, STATE, AND FEDERAL AGENCIES.

## DENSITY CALCULATION

AREA OF SITE = 53.27 ACRES

**OUTSIDE OF C.B.C.A.**  
 AREA OF SITE OUTSIDE OF C.B.C.A. = 3.01 ACRES  
 AREA WITHIN THE 100 YEAR FLOODPLAIN = 0 ACRES  
 AREA OF ROADS/PARKING COURTS/STREETS (EXISTING AND PROPOSED) = .73 AC  
 NET AREA OUTSIDE OF THE C.B.C.A. TO BE USED FOR DENSITY CALCULATION = 2.43 AC  
 ALLOWABLE DENSITY OUTSIDE OF THE C.B.C.A. = 1 UNIT PER 5,000 SF NET AREA (20 UNITS) + 25% CLUSTER DENSITY BONUS (5 UNITS)  
 ALLOWABLE NUMBER OF UNITS OUTSIDE OF C.B.C.A. = 20 + 5 = 25 UNITS PERMITTED

**INSIDE OF C.B.C.A.**  
 AREA OF SITE WITHIN THE C.B.C.A. = 50.26 ACRES  
 AREA OF TIDAL WETLANDS IN C.B.C.A. = 9.04 ACRES  
 NET USABLE AREA OF SITE WITHIN C.B.C.A. = 41.22 ACRES  
 ALLOWABLE DENSITY WITHIN C.B.C.A. (3.99 UNITS PER ACRE) = 164 UNITS  
 EXISTING RECORDED SINGLE FAMILY LOTS ON RECORD = 40  
 NET ALLOWABLE NUMBER OF ADDITIONAL UNITS PERMITTED INSIDE OF C.B.C.A. = 124 UNITS

**TOTAL PROPOSED PROJECT DENSITY**  
 TOTAL NUMBER OF UNITS PERMITTED THIS PHASE OF PROJECT = 150 UNITS  
 TOTAL NUMBER OF NEW SINGLE FAMILY HOMES = 5 UNITS  
 TOTAL NUMBER OF APARTMENT UNITS PROVIDED = 144 UNITS  
 2 - 12 UNIT APARTMENT BUILDINGS = 3.97 ACRES  
 5 - 24 UNIT APARTMENT BUILDINGS = 14.4 UNITS  
 TOTAL NUMBER OF UNITS PROPOSED THIS PHASE OF PROJECT = 149 UNITS

## LOT COVERAGE CALCULATION

NET USABLE AREA WITHIN THE C.B.C.A. = 41.22 ACRES  
 TOTAL ALLOWABLE LOT COVERAGE IN C.B.C.A. (15%) = 6.18 ACRES

**SINGLE FAMILY - EXISTING SECTIONS**  
 NUMBER OF EXISTING SINGLE FAMILY LOTS = 40  
 LOT COVERAGE ALLOCATION PER SF LOT = 1,200 SF PER LOT  
 ALLOWABLE EXISTING SINGLE FAMILY LOT COVERAGE = 1.10 ACRES  
 AREA OF EXISTING ROADS = 1.23 ACRES  
 TOTAL AREA OF ALLOWABLE EXISTING LOT COVERAGE = 2.33 ACRES

**SINGLE FAMILY - PROPOSED SECTION**  
 NUMBER OF PROPOSED SINGLE FAMILY LOTS = 5  
 LOT COVERAGE ALLOCATION PER SF LOT = 1,200 SF PER LOT  
 ALLOWABLE EXISTING SINGLE FAMILY LOT COVERAGE = .14 ACRES  
 AREA OF PROPOSED SINGLE FAMILY ROADWAY CONSTRUCTION = .28 ACRE  
 TOTAL AREA OF LOT COVERAGE FOR PROPOSED SINGLE FAMILY PORTION = .42 ACRE

**SINGLE FAMILY - ALL SECTIONS**  
 TOTAL AREA OF LOT COVERAGE FOR ALL SINGLE FAMILY SECTIONS = 2.75 ACRE

**APARTMENT PORTION OF PROJECT**  
 TOTAL AREA OF LOT COVERAGE (IN C.B.C.A.) FOR APARTMENT PORTION = 3.36 ACRES

TOTAL LOT COVERAGE FOR ENTIRE PROJECT = 6.11 ACRES  
 REMAINING LOT COVERAGE NOT UTILIZED = .07 ACRE

## GENERAL NOTES

- THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY:  
 CHASE HOUSE ESTATES, LLC  
 C/O AUSTIN COX  
 P.O. BOX 2739  
 SALISBURY, MD 21802-2739  
 Phone: 410-334-6406 Fax: 410-334-6498
- REFERENCES: DEED - 610/323, 610/317, PLAT - 17/66-68
- TOTAL AREA OF PARCELS = 40.16± ACRES  
 P/O PARCEL 166 = 32.52±  
 P/O PARCEL 175 = 6.09±  
 P/O PARCEL 173 = 1.15±
- THE ZONING OF THIS PROPERTY: R-3 RESIDENTIAL WITH A L.D.A. CRITICAL AREA OVERLAY
- THIS PROPERTY IS SHOWN ON F.L.R.M. COMMUNITY PANEL #240061 0175A (PANEL 175 OF 450), DATED 6/15/81, AS BEING IN FLOOD ZONE A, AREAS OF 100-YEAR FLOODING; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED & FLOOD ZONE C, AREA OF MINIMAL FLOODING.
- NO TITLE REPORT WAS PROVIDED FOR OUR USE. THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.
- THIS PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWAGE DISPOSAL.
- NO DEVELOPMENT WILL BE PERMITTED WITHIN THE 100-FOOT BUFFER.

## Critical Areas Forestry

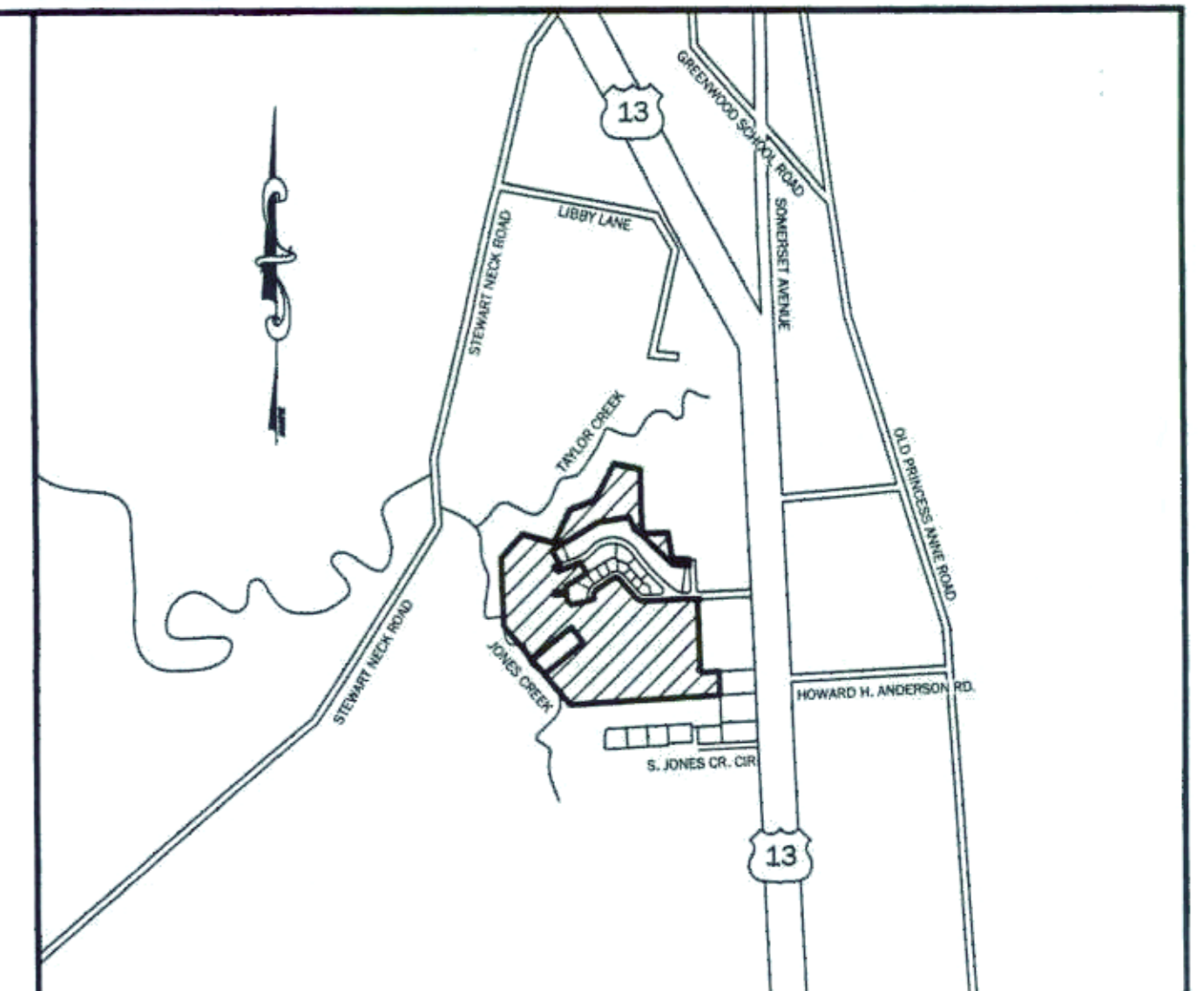
TOTAL AREA OF SITE = 53.27 ACRES  
 15% REQUIREMENT = 7.99 ACRES  
 EXISTING CRITICAL AREAS FORESTRY ON SITE  
 FOREST AREA "A" = 2.35 ACRES  
 FOREST AREA "B" = 1.82 ACRES  
 FOREST AREA "C" = 3.97 ACRES  
 TOTAL = 8.14 ACRES

PLANTING AREA WITHIN CRITICAL AREAS  
 PLANTING AREA "A" = 1.26 ACRES  
 PLANTING AREA "B" = 0.28 ACRES  
 PLANTING AREA "C" = 1.13 ACRES  
 PLANTING AREA "D" = 1.38 ACRES  
 TOTAL = 4.03 ACRES

TOTAL SITE FORESTRY = 8.00 ACRES

## LEGEND

	NOTES ADA COMPLIANT HANDICAP RAMP
	LOT TO BE RELOCATED
	NOTES REFORESTATION SIGNAGE
	NOTES CRITICAL AREAS LINE
	NOTES BUILDING SETBACK LINE
	NOTES TIDAL WETLANDS LINE
	NOTES TIDAL WETLANDS BUFFER LINE
	NOTES NON-TIDAL WETLANDS LINE
	NOTES NON-TIDAL WETLANDS BUFFER LINE
	NOTES EXISTING WOODS LINE
	NOTES PROPOSED CURB LINE
	NOTES EXIST. EDGE OF PAVEMENT
	NOTES DITCH TO BE FILLED
	NOTES EXISTING PAVED AREA



VICINITY MAP - SCALE: 1" = 1400'

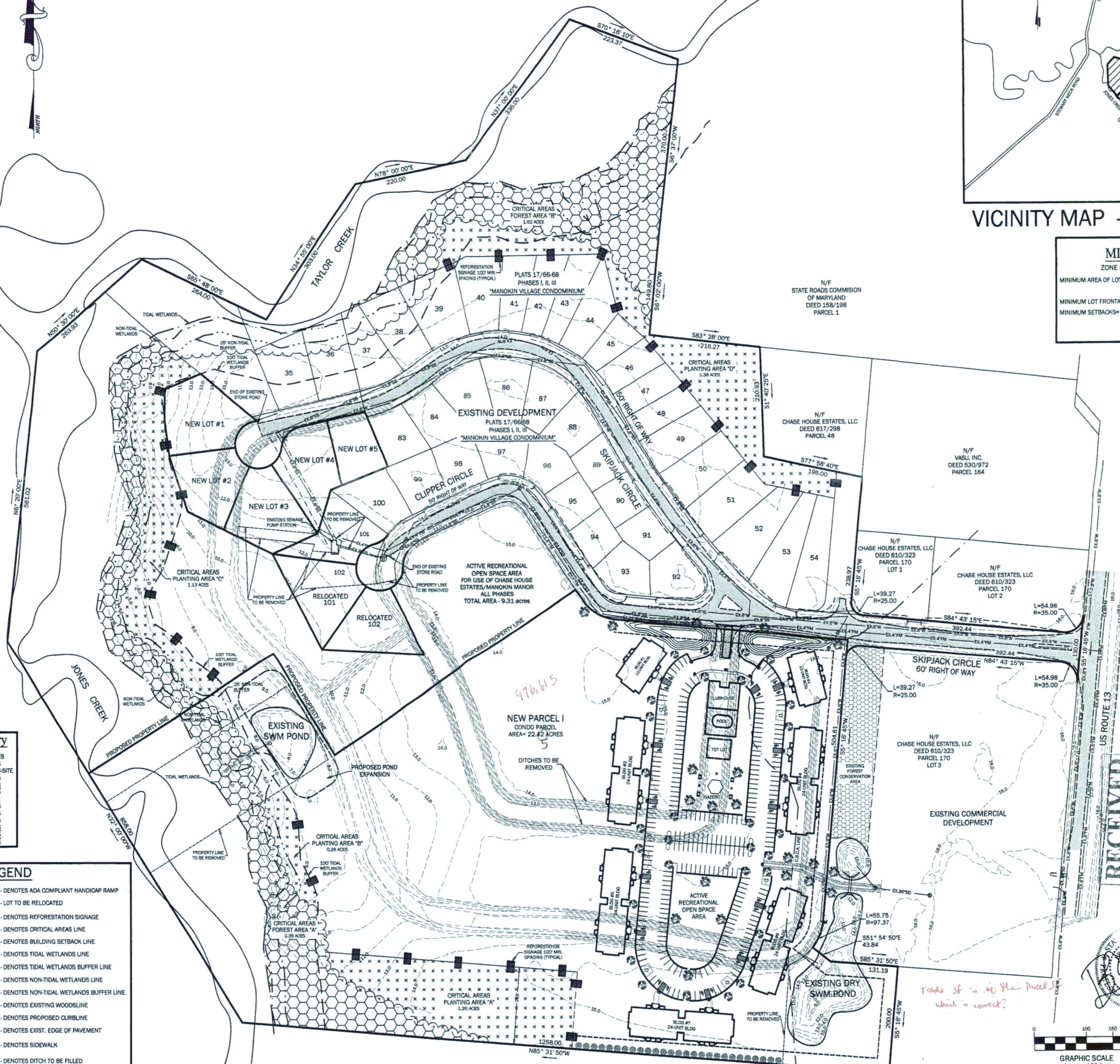
## MINIMUM STANDARDS

ZONE R-3 (RESIDENTIAL) CLUSTER DEVELOPMENT

MINIMUM AREA OF LOT =	6,000 FT <sup>2</sup> (SINGLE FAMILY)
	5,000 FT <sup>2</sup> + 20% (MULTI FAMILY WITH CLUSTER BONUS)
MINIMUM LOT FRONTAGE =	50'
MINIMUM SETBACKS =	25' FRONT 25' REAR 8' SIDES

## PARKING CALCULATION

TOTAL NUMBER OF APARTMENT UNITS = 144 UNITS  
 PARKING REQUIREMENTS = 1 SPACE PER 2 UNITS  
 TOTAL NUMBER OF SPACES REQUIRED = 288 SPACES  
 OF WHICH 7 MUST BE HC ACCESSIBLE  
 OF WHICH 1 MUST BE HC VAN ACCESSIBLE  
 TOTAL NUMBER OF SPACES PROVIDED = 288 SPACES  
 OF WHICH 27 ARE HC ACCESSIBLE  
 OF WHICH 27 ARE VAN ACCESSIBLE



SHEET 1 OF 2

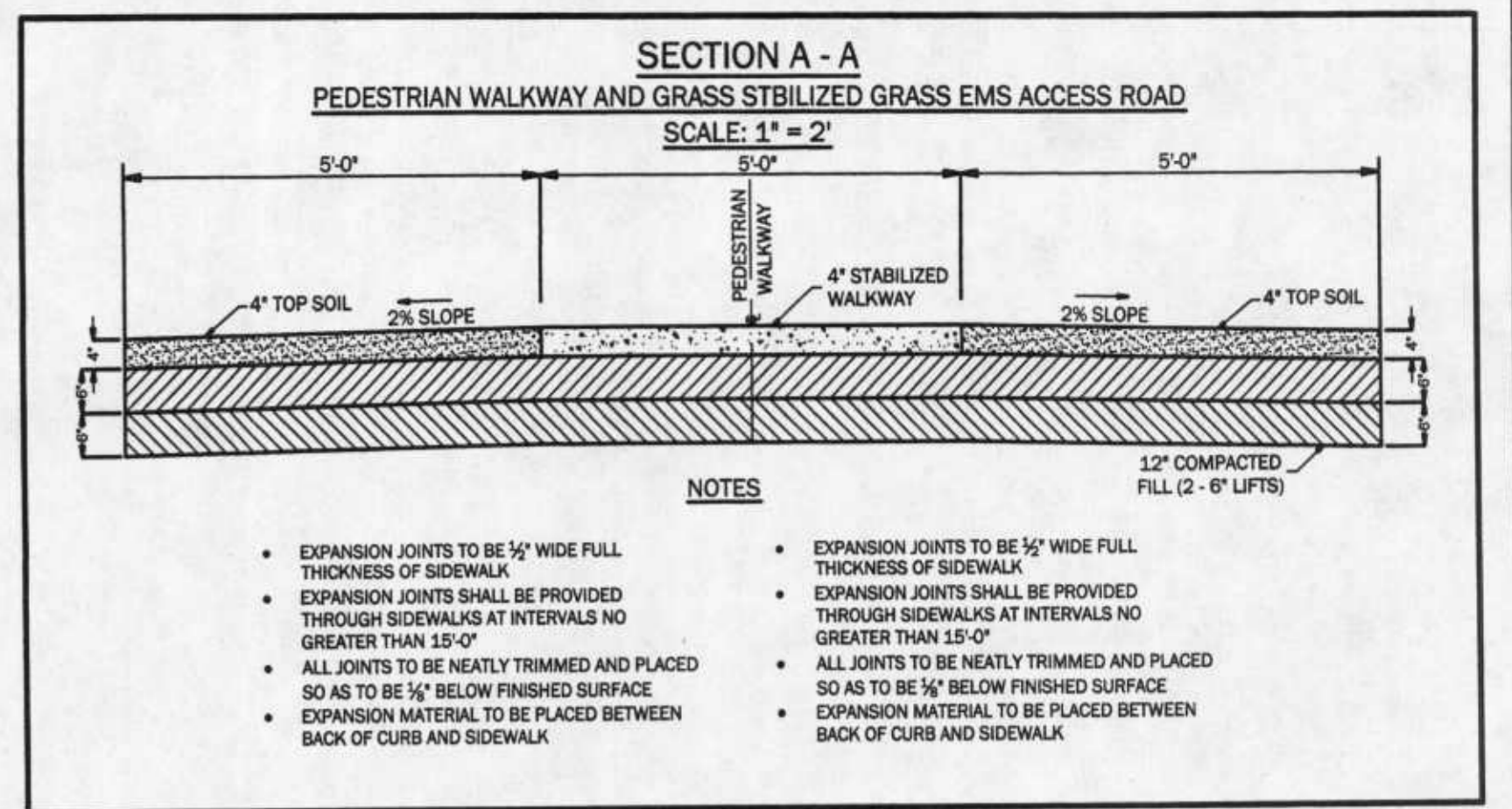
**TITLE SHEET**  
 Chase House Estates

Surveying: PARKER & ASSOCIATES  
 Civil Engineering: PARKER & ASSOCIATES  
 Site Planning: PARKER & ASSOCIATES



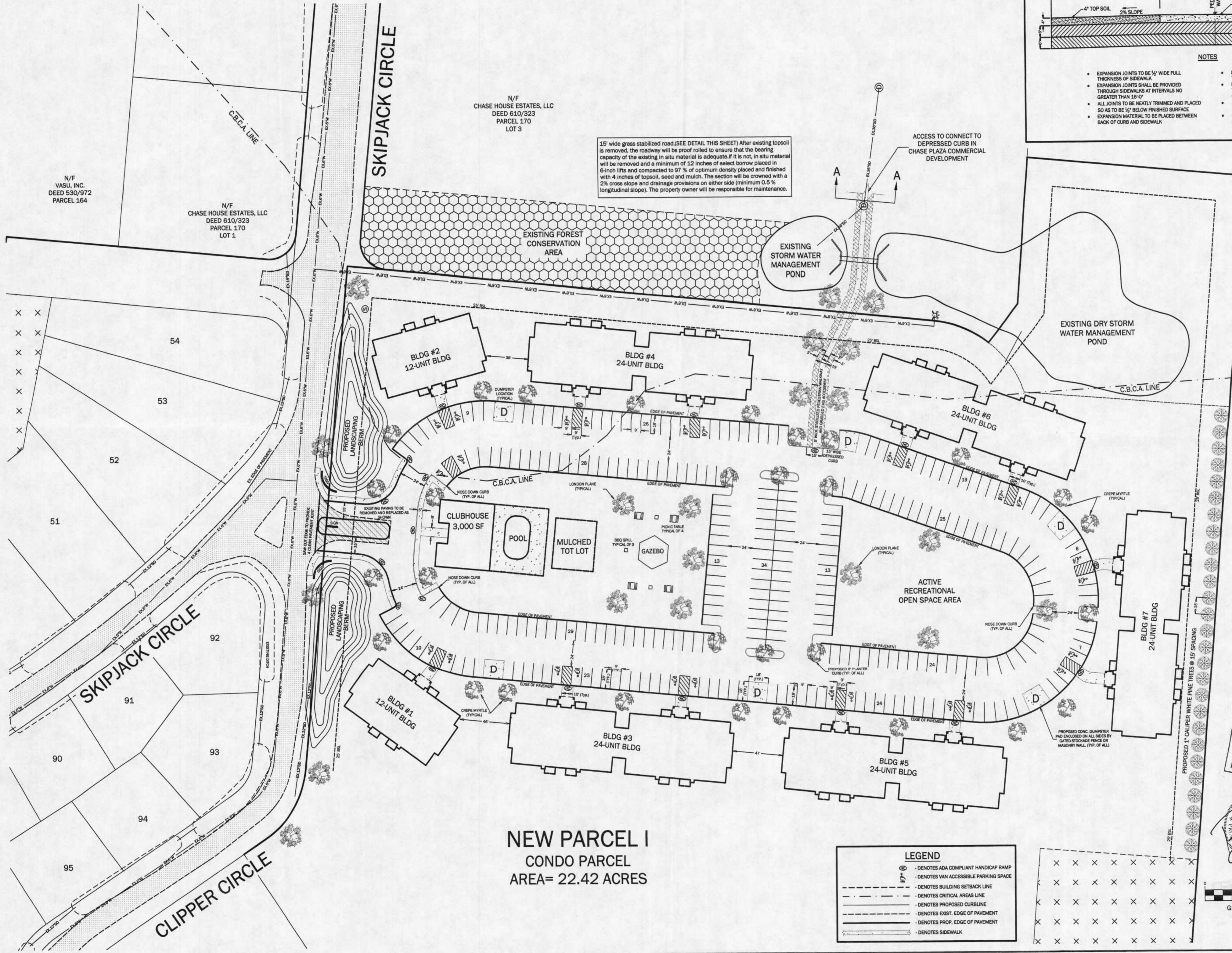
RECEIVED  
 SEP 24 2008  
 CRITICAL AREA COMMISSION  
 Chesapeake & Atlantic Coastal Bays





15' wide grass stabilized road.(SEE DETAIL THIS SHEET) After existing topsoil is removed, the roadway will be proof rolled to ensure that the bearing capacity of the existing in situ material is adequate. If it is not, in situ material will be removed and a minimum of 12 inches of select borrow placed in 6-inch lifts and compacted to 97 % of optimum density placed and finished with 4 inches of topsoil, seed and mulch. The section will be crowned with a 2% cross slope and drainage provisions on either side (minimum 0.5 % longitudinal slope). The property owner will be responsible for maintenance.

ACCESS TO CONNECT TO DEPRESSED CURB IN CHASE PLAZA COMMERCIAL DEVELOPMENT



**NEW PARCEL I**  
CONDO PARCEL  
AREA= 22.42 ACRES



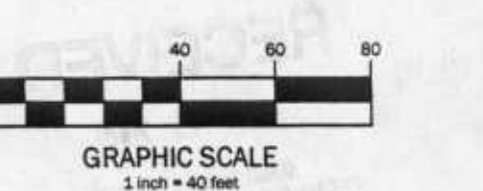
SHEET 2 OF 2

REVISIONS	DATE	BY	DESCRIPTION
1	07/09/08	EHH	ISSUE FOR PERMIT
2	04/20/09	EHH	REVISED PER COMMENTS
3	02/27/09	EHH	REVISED PER COMMENTS
4	09/28/09	EHH	REVISED PER COMMENTS

**CRITICAL AREAS PLAN**  
Chase House Estates

Project Name: Skip Jack Circle  
For: Chase House Estates, LLC  
WEST PRINCESS ANNE ELECTION DISTRICT, SOMERSET COUNTY, MARYLAND

DATE: 07/09/08  
SCALE: 1" = 40'  
DRAWN BY: EHH  
PROJECT: J:\Projects\151871\



**LEGEND**

- DENOTES ADA COMPLIANT HANDICAP RAMP
- DENOTES VAN ACCESSIBLE PARKING SPACE
- - - DENOTES BUILDING SETBACK LINE
- - - DENOTES CRITICAL AREAS LINE
- - - DENOTES PROPOSED CURBLINE
- - - DENOTES EXIST. EDGE OF PAVEMENT
- - - DENOTES PROP. EDGE OF PAVEMENT
- - - DENOTES SIDEWALK

**PARKER & ASSOCIATES**  
CIVIL ENGINEERING  
SITE PLANNING

Aug 27, 2009 10:24am