



*The Jewel of the Chesapeake Bay*  
**North Beach, Maryland**

8916 Chesapeake Avenue | Post Office Box 99  
North Beach, MD 20714

410.257.9618 | 301.855.6681  
[www.northbeachmd.org](http://www.northbeachmd.org)

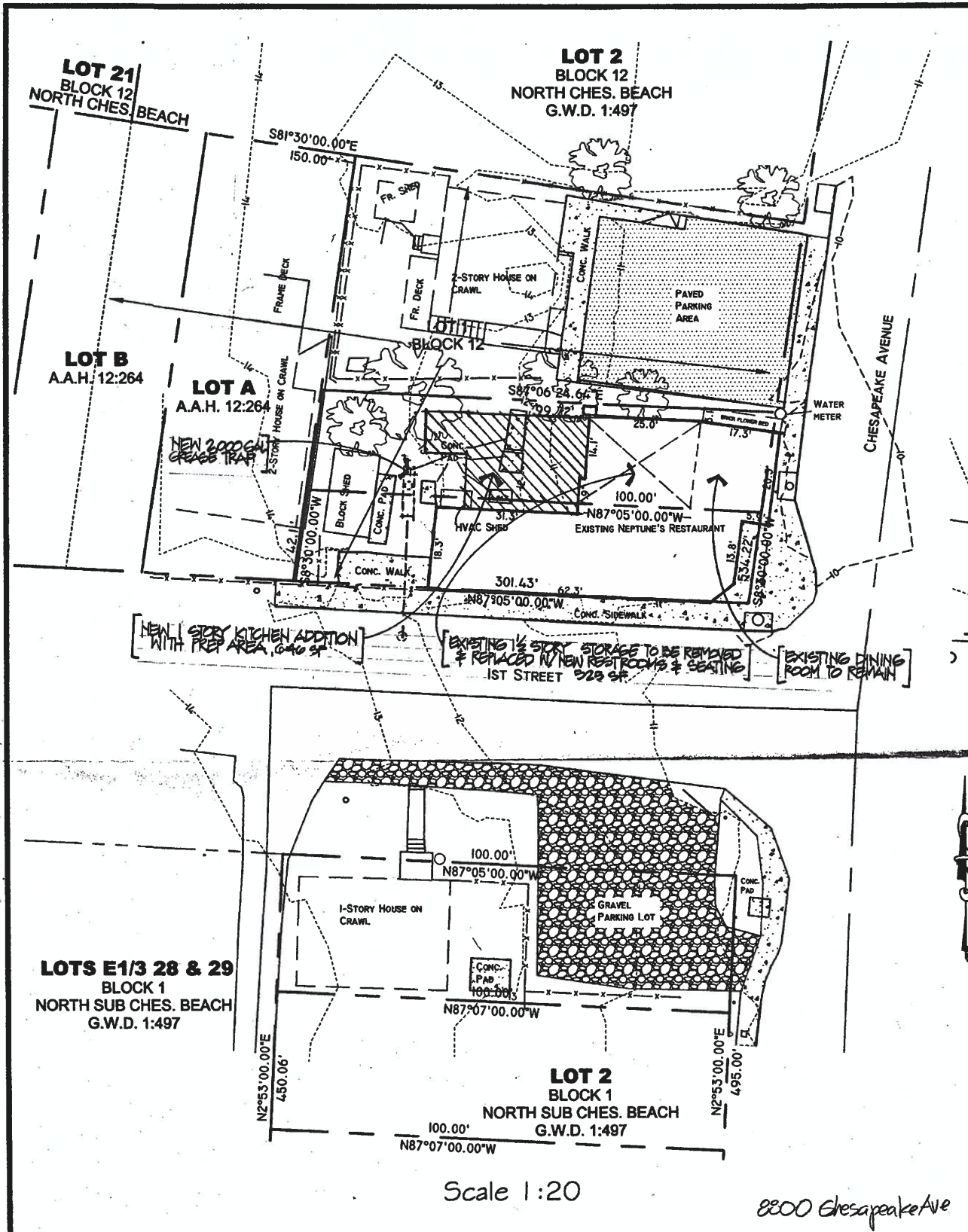
## NORTH BEACH PLANNING COMMISSION MEETING

### AGENDA








AUGUST 16, 2018

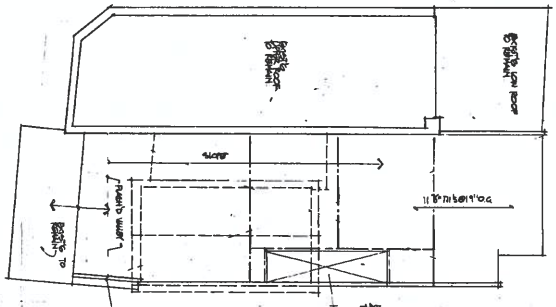
7:00 pm

- 1) Neptunes – 8800 Chesapeake Avenue – Expansion of restaurant
- 2) 8929 Erie Avenue – Re-platting of lots
- 3) 4151 – 9<sup>th</sup> Street – Residential Addition on rear of home
- 4) 4008 2<sup>nd</sup> Street – Residential addition and glass pool enclosure
- 5) 4003 7<sup>th</sup> Street – Tear down and rebuild residential structure

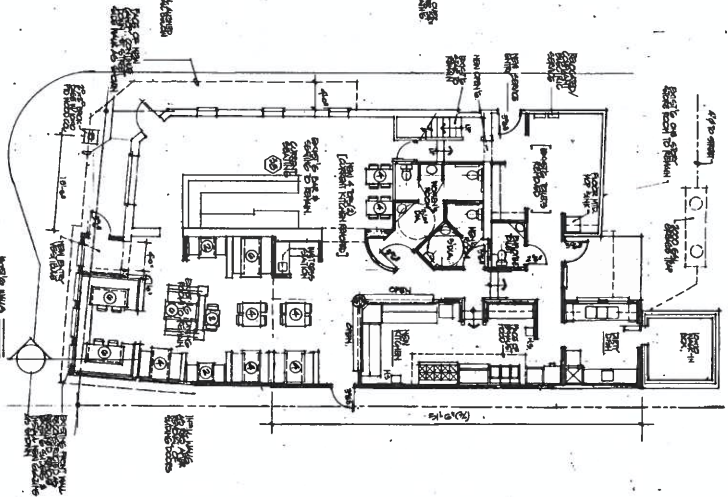


**LEGEND**

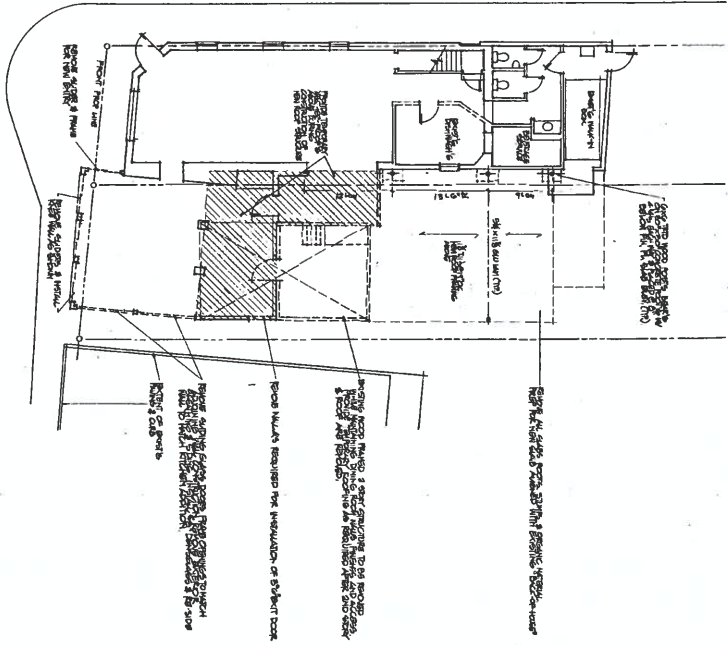
-  TREE
-  CONCRETE
-  PAVEMENT
-  CONTOUR
-  GRAVEL
-  FENCE
-  STORMWATER INLET



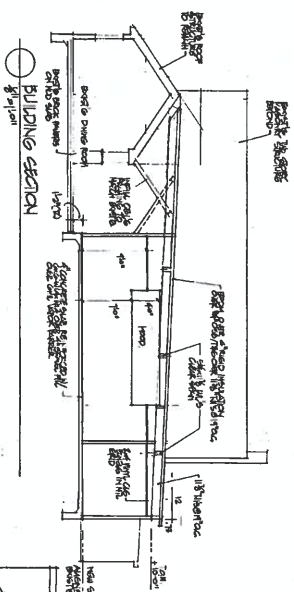
ROOF PLAN



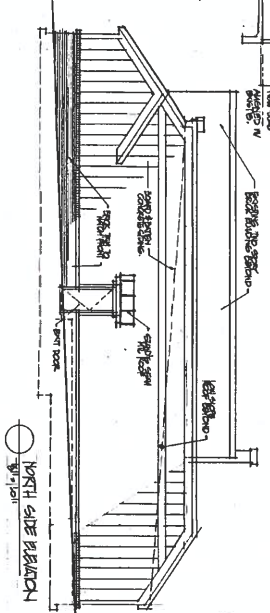
FLOOR PLAN



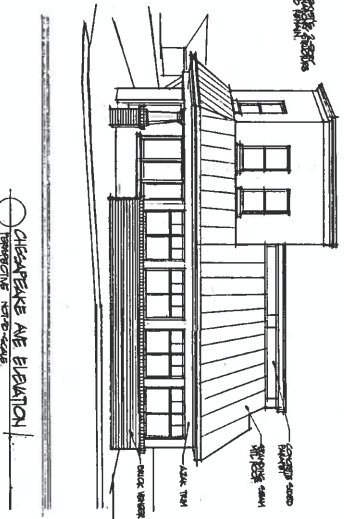
ELEVATION PLAN



BUILDING SECTION



NORTH SIDE ELEVATION



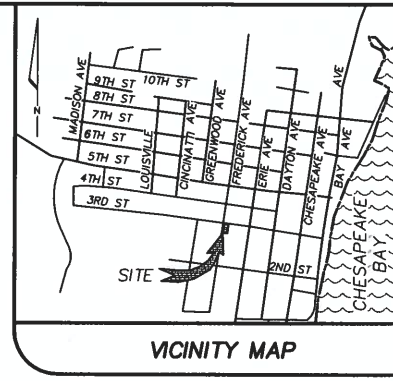
CHESAPEAKE AVE ELEVATION

Thomas K. Schneider, AIA Architect 12021 Redwood Dr. North Beach, MD 20714 Tel: 410-551-9777	
PROJECT TITLE SHEET TITLE DATE SHEET NUMBER	A

**NEPTUNE'S SEAFOOD PUB**  
 8800 Chesapeake Avenue  
 North Beach, MD 20714  
**RENOVATIONS/REMODELING**

**NOTES**

1. THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 13, BLOCK 14, NORTH CHESAPEAKE BEACH INTO TWO LOTS: LOT 13-A CONTAINING 3,750 SQUARE FEET AND LOT 13-B CONTAINING 3,750 SQUARE FEET.
2. THESE LOTS WERE ORIGINALLY RECORDED IN PLAT BOOK G.W.D. 8 @ 305. ALL NOTES AND CONDITIONS RECORDED IN PLAT BOOK G.W.D. 8 @ 305 ARE STILL APPLICABLE WITH THE EXCEPTION OF ANY CHANGES BY THIS PLAT.
3. THERE SHALL ONLY BE ONE DWELLING CONSTRUCTED ON LOT 13-A.
4. THERE SHALL ONLY BE ONE DWELLING CONSTRUCTED ON LOT 13-B.
5. THE BEARINGS, DISTANCES AND ACREAGE INDICATED HEREON IS COMPUTED BASED ON INFORMATION TAKEN FROM PLAT BOOK G.W.D. 8 @ 305. PERMANENT MONUMENTS AND METAL RODS HAVE BEEN SET AS REQUIRED BY ARTICLE 21, 3-108, ANNOTATED CODE OF MARYLAND, AND ARE BASED ON EXISTING FIELD MONUMENTATION LOCATED BY COLLINSON, OLIFF & ASSOCIATES, INC. THIS PLAT IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY AS DEFINED BY C.O.M.A.R. REGULATIONS.
6. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
7. THIS PLAT IS A "SPECIAL PURPOSE SURVEY" PER SECTION 09.13.06.10 OF C.O.M.A.R. REGULATIONS.
8. LOTS 13-A & 13-B ARE ZONED R-2: RESIDENTIAL - SINGLE FAMILY & MULTI-FAMILY.
9. THE EAST REAR YARD SETBACK SHOWN ON LOTS 13-A & 13-B ARE PER BOARD OF APPEALS CASE NO. XX-XX.
10. DEVELOPMENT OF LOTS 13-A & 13-B ARE SUBJECT TO CONDITIONS SET FORTH IN BOARD APPEALS CASE NO. XX-XX.



**VICINITY MAP**

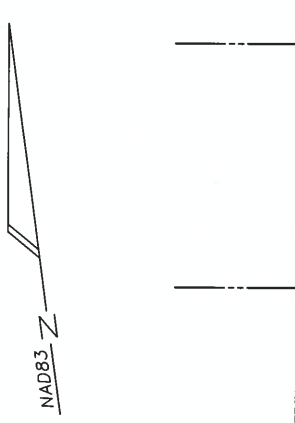
TM 200  
TAX ID#: 03-056961  
SCALE: 1"=2000'

**APPROVED FOR RECORDING  
THE TOWN OF NORTH BEACH**

**OWNER/DEVELOPER INFORMATION**

NAME: JOHN SCOTT, SCOTT PROPERTIES, LLC  
ADDRESS: 1300 SPRING STREET, SUITE 300  
SILVER SPRING, MD 20910

DATE \_\_\_\_\_ CHAIRMAN OF THE PLANNING COMMISSION  
DATE \_\_\_\_\_ ZONING ADMINISTRATION

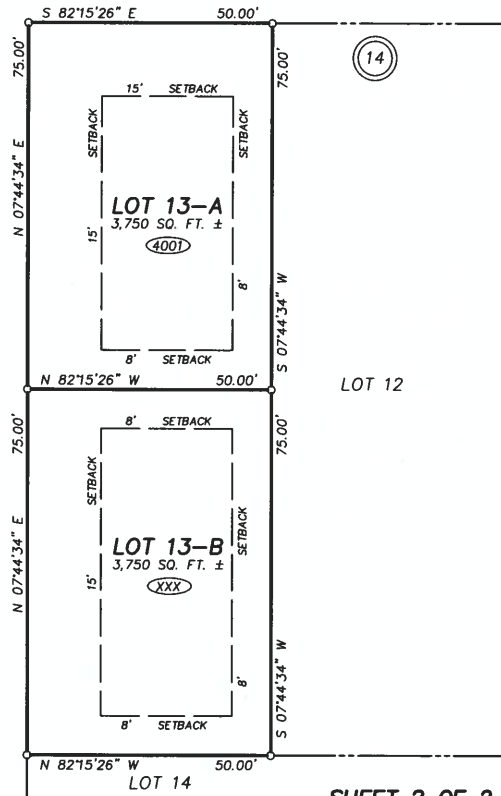


**LEGEND**

○ ASSIGNED HOUSE NUMBER

ERIE AVENUE  
50' PUBLIC R/W

3RD STREET  
50' PUBLIC R/W



**SHEET 2 OF 2**

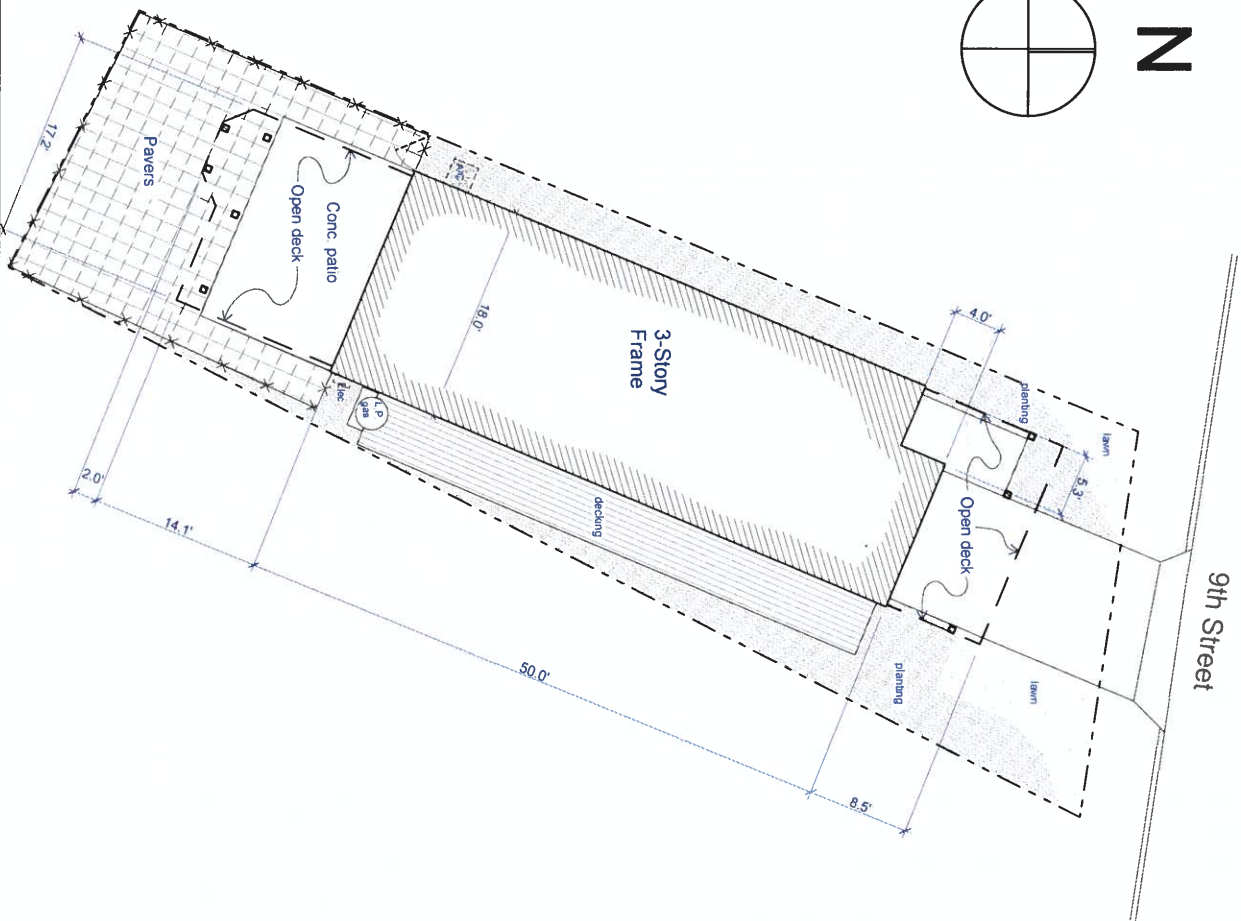
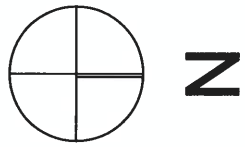
<b>FINAL PLAT</b>
<b>LOTS 13-A &amp; 13-B ~ BLOCK 14</b>
<b>NORTH CHESAPEAKE BEACH</b>
<b>LOCATED IN NORTH BEACH</b>
<b>THIRD DISTRICT, CALVERT COUNTY, MD.</b>
<b>FOR: SCOT PROPERTIES, LLC</b>

**COA** COLLINSON, OLIFF & ASSOCIATES, INC.  
Surveyors · Engineers  
Land Planners  
110 MAIN STREET  
PRINCE FREDERICK, MARYLAND 20678  
301-855-1599 · 410-535-3101 · FAX 410-535-3103

DRAWN BY: NJM  
SCALE: 1" = 30'  
DATE: JULY 2018  
JOB NO.: 1-12763  
FOLDER: N. CHES. BEACH  
BLOCK 14



VICINITY



1

Existing Site Plan

SCALE: 1" = 10'



JC Solomon LLC  
 8100 Flower Avenue  
 Takoma Park, MD 20912  
 202 903 8314 - mail@jcsolomon.com

**ADDITION  
 ENCLOSE  
 EXISTING REAR  
 DECK**

4151 9th Street  
 North Beach, MD  
 20714

Existing Site  
 Plan

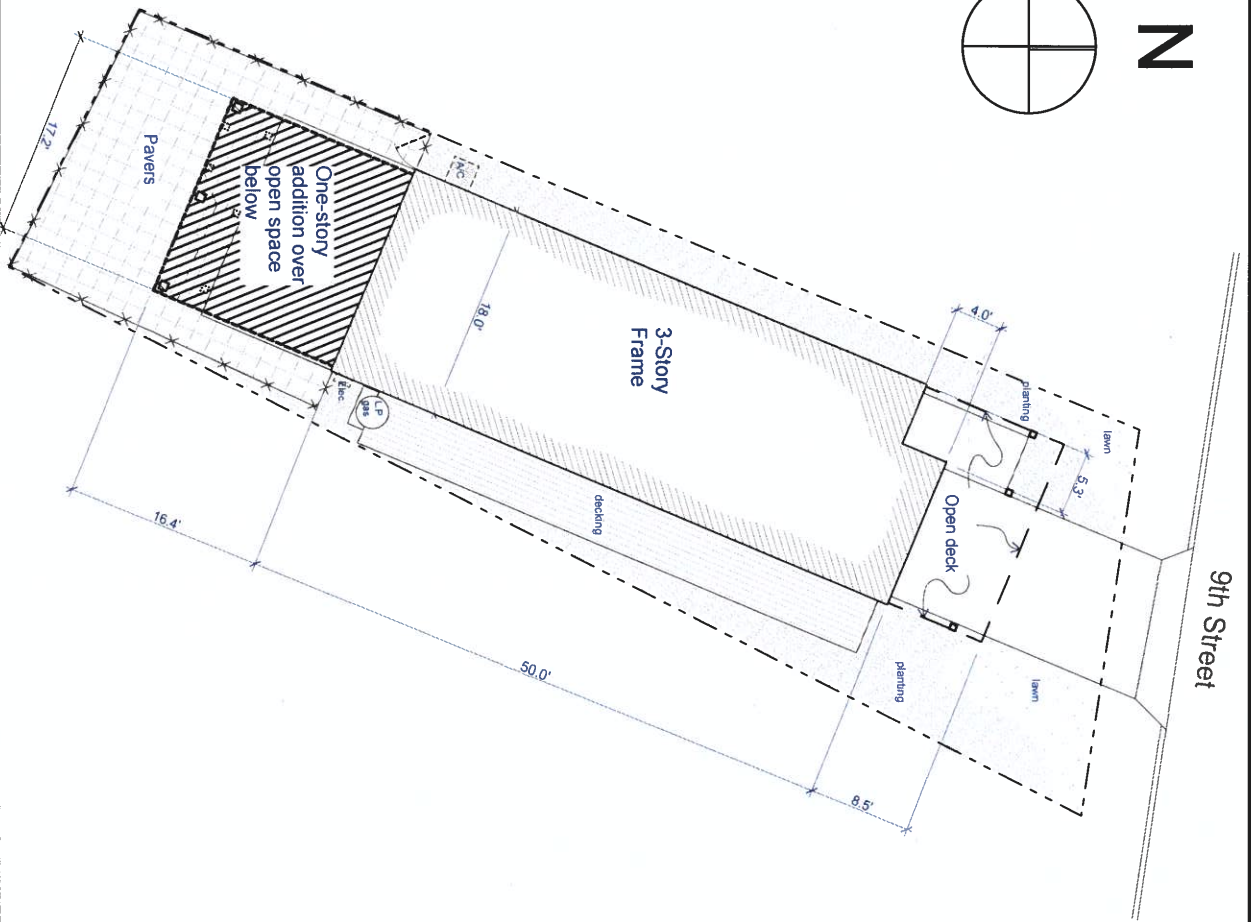
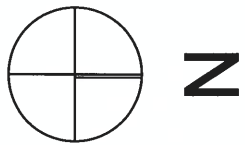
Date 6/7/218

Revisions

A-1



VICINITY



1

Proposed Site Plan

SCALE: 1" = 10'



JC Solomon LLC  
 8100 Flower Avenue  
 Takoma Park, MD 20912  
 202.903.8314 - mail@jcsolomon.com

**ADDITION  
 ENCLOSE  
 EXISTING REAR  
 DECK**

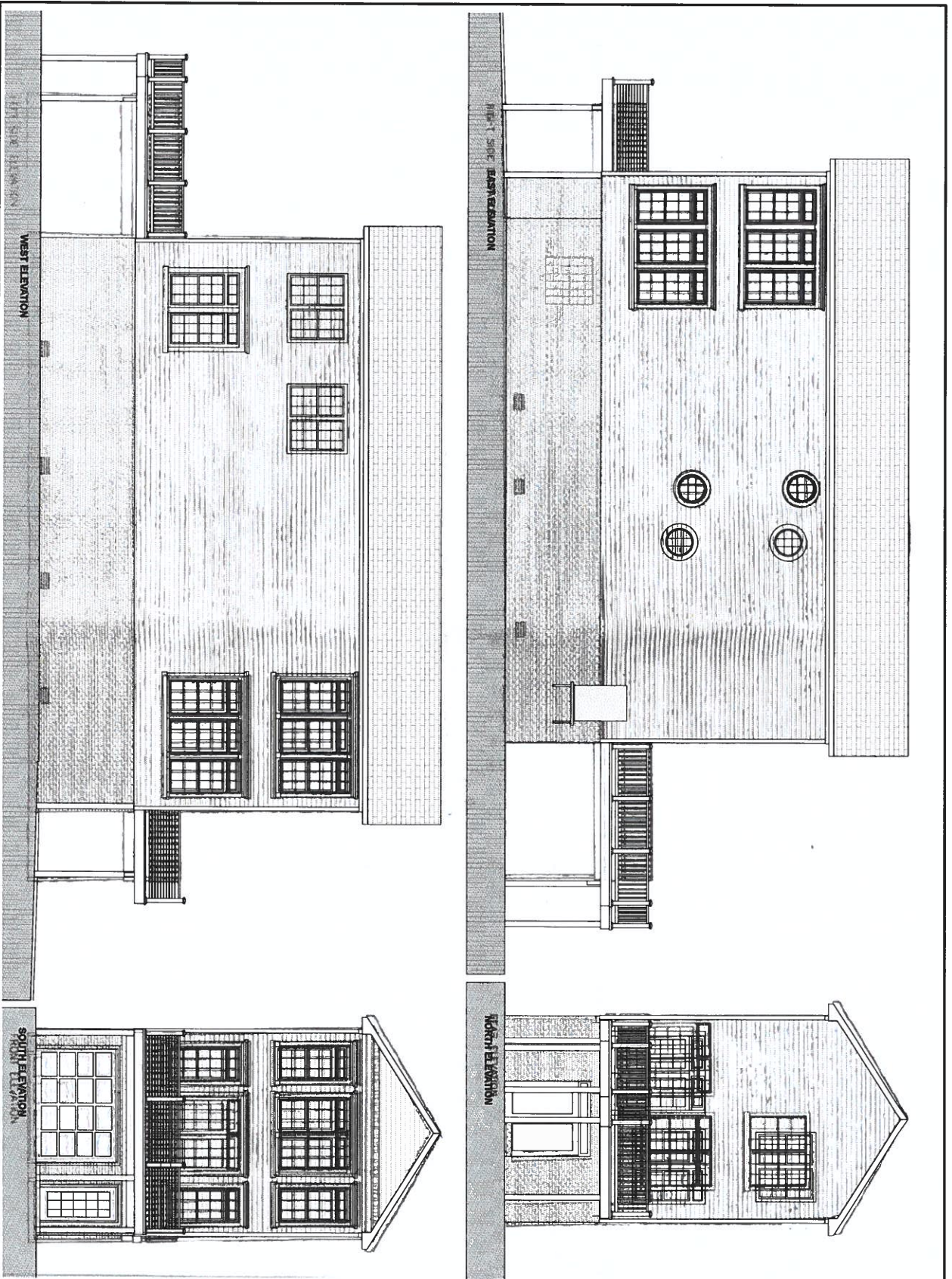
4151 9th Street  
 North Beach, MD  
 20714

**Proposed  
 Site Plan**

Date 6/7/18

Revisors

**A-2**



JC Solomon LLC  
 8100 Flower Avenue  
 Takoma Park, MD 20912  
 202.803.8314 - mail@jcsolomon.com

**ADDITION  
 ENCLOSE  
 EXISTING REAR  
 DECK**

4151 9th Street  
 North Beach, MD  
 20714

**Existing  
 Elevations**

Date 6/7/218

Revisions

**A-3**



JC Solomon LLC  
 8100 Flower Avenue  
 Takoma Park, MD 20912  
 202 903 8314 - mail@solomon.com

**ADDITION  
 ENCLOSE  
 EXISTING REAR  
 DECK**

4151 9th Street  
 North Beach, MD  
 20714

**Proposed  
 Elevations**

Date 6/7/218

Revisions

**A-4**





# TOWN OF NORTH BEACH

9036 BAY AVENUE  
P.O. BOX 99  
NORTH BEACH, MARYLAND 20714

**Council Members**  
Andrew Hunt, Vice President  
Gregg Dotson  
Jane Hagen  
Randy Hummel  
Gwen Schiada  
Lynda Striegel

Michael Bojokles, Mayor

## MISCELLANEOUS ZONING PERMIT APPLICATION (Projects without electrical, plumbing or grading work)

NAME: Scagg's Homes Inc

MAILING ADDRESS: 7011 Briscoes Turn Rd Owings MD 207

PHONE: 240-832-0927 EVENING: \_\_\_\_\_

DATE OF APPLICATION: 9-17-07

PROPERTY ADDRESS: 4033 7<sup>th</sup> St NB MD

TYPE OF PROJECT: Demo

LOCATION ON LOT (Show dimensions of lot and distance of project from property lines):

*Demo existing home for rebuild.*

PROJECT DESCRIPTION (Show size, type of materials, etc., and attach a sketch as applicable):

Applicant and/or Authorized Agent Signature: [Signature]

APPROVED: [Signature] 9/17/07 07-69 \$50.00

Zoning Administrator Date Permit No. Fee

ZONING PERMIT  
Town of North Beach

Applicant's Name Tom & Marcella Salvage  
Property Address 4033 7th Street, North Beach, Md 20714

Description of Property Lot 13 Blk/Sec 9 Sub. Div. \_\_\_\_\_  
Purpose of Permit Construction of a single family detached  
shelling

Zoning Permit application dated 9/17/07 Is hereby approved as per existing  
Town Ordinances.

9/17/07  
Date Approved

John A. Hermon/Sw  
Zoning Administrator

\*\*\*\*\*

Fees:  
Zoning Permit \$ 150.00 Road Bond \$ 0

Water Capital Connection \$ 0 Sewer Capital Connection \$ 0  
Water Connection Lateral \$ 0 Sewer Connection Lateral \$ 0

Water Meter Purchased \$ 0  
Meter Size \_\_\_\_\_  
Meter ID # \_\_\_\_\_

**Total Payment: \$ 150.00 + 50.00 demo = \$200.00**

Critical Area Zone \_\_\_\_\_ Flood Zone \_\_\_\_\_  
Town Zoning \_\_\_\_\_ Minimum Elevation \_\_\_\_\_

Special Conditions/Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tax Map: \_\_\_\_\_

Date Use & Occupancy Permit Issued: \_\_\_\_\_

**COPY**

*Pd 9/18/07 # 1616*

**APPLICATION FOR  
HEALTH DEPARTMENT/  
ZONING APPROVAL  
AND/OR  
BUILDING PERMIT**  
Calvert County Inspections and Permits Division  
150 Main Street, Suite 201, Prince Frederick, MD 20678  
(410) 535-2155 or (410) 535-2156



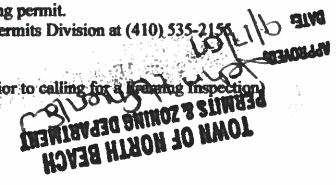
**Office Use Only**  
Building A/P # \_\_\_\_\_  
Grading A/P # \_\_\_\_\_  
Received by: \_\_\_\_\_ Date: \_\_\_\_\_

**To be Completed by Applicant:**  
Tax ID # 03-055493  
Tax Map 200 Grid \_\_\_\_\_ Parcel \_\_\_\_\_  
Blk 9 Lot 13 Sect \_\_\_\_\_

**Also To be Completed by Applicant:**

<b>Property Owner Information</b>	Name: <u>Tom + Marcella Savage</u>	Phone: _____
	Mailing Address: <u>4033 7th Street</u>	
	City, State & Zip: <u>N. Beach 20714</u>	E-mail: _____
<b>Job Location Information</b>	Town or Subdivision: <u>N. Ches Beach</u>	Deed Reference: <u>KPS/1511/704</u>
	Premise Address: <u>4033 7th Street</u>	Lot Size or Acreage: <u>2625 4</u>
	City, State & Zip: <u>N. Beach MD 20714</u>	
	Directions to site from Courthouse: <u>Rt 4 North, Right on Plum Point Rd bear left on Rt 201, left on 7th Street</u>	
<b>Contractor Information</b>	Company Name: <u>Scaggs Homes</u>	Phone: <u>240 832 0927</u>
	Mailing Address: <u>7011 BRISCOE TURN RD</u>	City, State & Zip: <u>Cwingo 20736</u>
	Contractor's Name: <u>Richard J. Scaggs</u>	E-mail: <u>ascaggs@aol.com</u>
	Calvert County License #: <u>04226539</u>	State License #: <u>MHBR No 5737</u>

**SPECIAL INSTRUCTIONS:**  
A. An approved sewerage and water certificate must be obtained prior to issuance of a building permit.  
B. Inspectors shall be notified, 24 hours prior to an inspection, by calling the Inspections & Permits Division at (410) 535-2155.  
1. Before footings or slabs are poured;  
2. Before foundation walls are backfilled;  
(Foundation Location Surveys must be submitted and approved for new dwellings prior to calling for a footing inspection)  
3. Before framed walls are insulated;  
(Note: Certifications required for engineered floor and roof systems.)  
4. Before interior walls are covered; and  
5. Upon completion of building  
C. Permit is good for only 6 months unless under continuous construction.  
D. See information sheets which pertain to your project for other special instructions.  
E. Return this completed application and other required information to the Inspections & Permits Division.



**PROPOSED CONSTRUCTION INFORMATION**  FLOODPLAIN

Description of Work: replace existing single family dwelling  
and hook up to existing water + sewer

Total Square Footage of Proposed Finished Floor Area: \_\_\_\_\_ Total Square Footage of Proposed Porches, Garages, Decks, Sheds, etc.: \_\_\_\_\_

Type of Work:  New  Addition  Existing (remodel, repair)  Replacement  Demolition  Fire Restoration

Type of Structure:  
 Single Family Detached Home  Accessory Apartment  Modular Home  Dbl. Wide Mobile Home  
 Single Wide Mobile Home  Single Family Attached Home  Apartment/Condo  Construction Trailer  
 Res. Accessory Structure  Res. Water Dependent  Comm. Water Dependent  Comm. Accessory Structure  
 Single Wide Mobile Home replaced w/DBL Wide, Modular, Stick Built  Commercial Building

# Bldgs: <u>1</u>	# Units: <u>1</u>	Footing <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Pile <input type="checkbox"/> Caisson	Estimated Construction Cost: \$ <u>250,000</u>
# Kitchens: <u>1</u>	# Stories: <u>3</u>	<input type="checkbox"/> Other	
# Full Baths: <u>3</u>	Bldg. Height: <u>26</u>	Exterior <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Brick	Heat <input type="checkbox"/> Oil <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric
# Half Baths: <u>1</u>	# Fireplaces: <u>0</u>	Walls <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Other	<input type="checkbox"/> Other
# Rooms: (exclude kitchen & baths) <u>3</u>		Interior <input type="checkbox"/> Plaster <input type="checkbox"/> Panel <input checked="" type="checkbox"/> Drywall	Equipment <input checked="" type="checkbox"/> Air Cond. <input type="checkbox"/> Boiler <input type="checkbox"/> Furnace
<input checked="" type="checkbox"/> Basement <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Crawl		Walls <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Other
Sewerage: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Septic Tank		Roof <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Pitch <input type="checkbox"/> Shed	Is the property in the Critical Area? _____
Water: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Individual Well		Structure <input type="checkbox"/> Other	Board of Appeals Case # _____
		Roof <input type="checkbox"/> Built-up <input type="checkbox"/> Roll <input checked="" type="checkbox"/> Shingles	Is the Property in a Town Center? _____
		Cover <input type="checkbox"/> Other	

**Use & Occupancy Permit Requested:**  
 Use & Occupancy Permit with structural modification  Use & Occupancy Permit with no structural modification  
Complete: Existing Use \_\_\_\_\_ Proposed Use: \_\_\_\_\_

I hereby certify that I have the authority to make this application, that the information given is correct, and that use and construction shall conform to the County Health Regulations, the Building Code and Zoning Ordinances, and private deed restrictions, if any, which are imposed on the property.

<b>SIGNATURE OF OWNER OR AUTHORIZED AGENT:</b> <u>Jason Scaggs</u>	<b>DATE:</b> <u>8-31-07</u>
<b>PLEASE PRINT NAME:</b> <u>Jason Scaggs</u>	<b>PHONE:</b> <u>240-832-0927</u>

NOTES:  
 LOT AREA = 2,625  $\text{sq ft}$   
 DISTURBED AREA = 2,600  $\text{sq ft}$   
 TOPOGRAPHY = COUNTY  
 SOIL TYPE = SEE SHEET FOUR  
 PROPOSED HOUSE ELEVATIONS:  
 FIRST FLOOR = 22.0  
 BASEMENT/GARAGE = 13.3

DECKS AND OTHER STRUCTURES NOT SHOWN DO NOT HAVE ZONING APPROVAL FOR CONSTRUCTION.

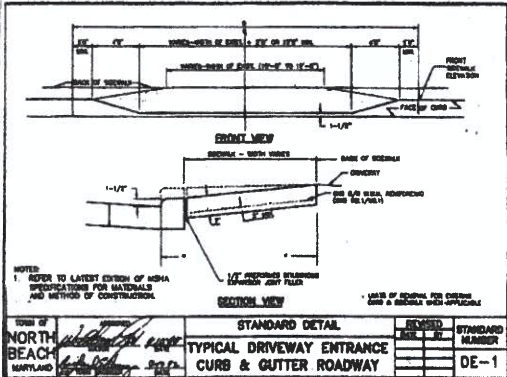
THE ISSUANCE OF COUNTY PERMITS IS A LOCAL PROCESS AND DOES NOT IMPLY THAT THE APPLICANT HAS MET STATE & FEDERAL REQUIREMENTS FOR WETLAND FILLING AND/OR WETLAND BUFFER DISTURBANCES.

TOWN OF NORTH BEACH  
 PERMITS & ZONING DEPARTMENT  
 APPROVED: *John A. Hoffmann*  
 DATE: 9/17/07

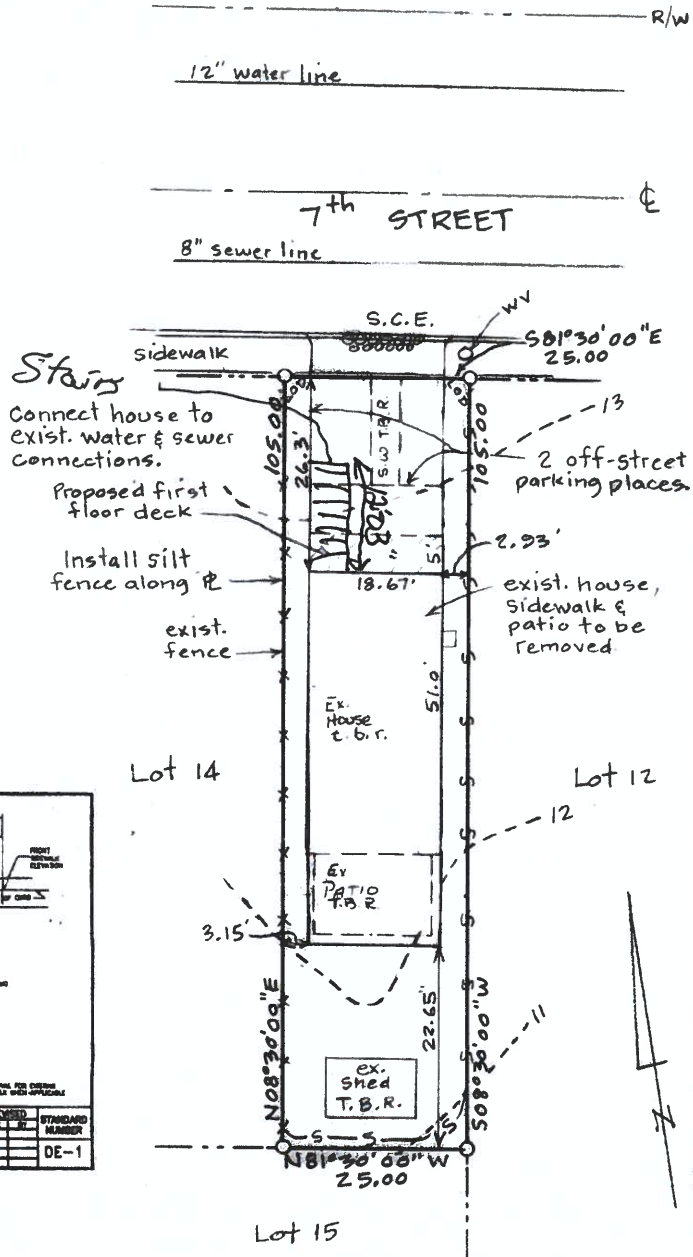
LEGEND  
 s-s-s silt fence  
 -L-O-L- limit of disturbance

Note:  
 Meet Town Engineer for approval prior to installation of driveway - Use DE-1 Standard from the town of North Beach.

PROFESSIONAL CERTIFICATION:  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10686, EXPIRATION DATE NOVEMBER 18, 2007.



Note:  
 All BRL's are grandfathered based on existing footprint  
 front - 14.63' west side - 3.22'  
 east side - 2.91' rear - 29.03'



Tax Map 200  
 Tax I.D. 03-055493  
 4033 7th Street

Site plan - Part of lot 13 Blk. 9  
 NORTH BEACH  
 3rd District, Calvert County, Md.

**R.A. BARRETT & ASSOCIATES, INC.**  
 ENGINEERS & SURVEYORS  
 100 JIBSAL DR. SUITE 103  
 PRINCE FREDERICK, MD 20678  
 410-257-2255 301-855-9554 FAX: 410-257-3782

DATE	8-07
SCALE	1"=20'
DRAWN BY	GN
DRAWING #	CG 2007
JOB #	11470

**STORMWATER MANAGEMENT NARRATIVE**

<b>PROPERTY LOCATED AT:</b>	4033 7TH STREET, NORTH BEACH, MD 20714 03-055493 TAX MAP 200, BLOCK 9
<b>DESCRIPTION OF WORK:</b>	REMOVE EXISTING DWELL REPLACE WITH SINGLE FAMILY DWELLING
<b>TOTAL SITE AREA:</b>	06 ACRES
<b>PROPOSED IMPERVIOUS AREA:</b>	030 ACRES
<b>NON-STRUCTURAL BMPs:</b>	10% RULE COMPLIANCE, REQUIRED TO TREAT .006 ACRES OR 243 SQ.FT. OF NEW IMPERVIOUS SURFACE.  PER SECTION 5, OPTION 2 OF THE CRITICAL AREA 10% RULE GUIDANCE MANUAL, ONE TREE OR THREE SHRUBS SHALL BE PLANTED FOR EVERY 100 SQ.FT.

	SO.FT. OF IMPERVIOUS SURFACE TO BE TREATED	NUMBER REQUIRED
A COMBINATION OF TREES AND SHRUBS MAY BE PLANTED	TREES 243	3
	SHRUBS 243	9

**Option 2. Tree and/or Shrub Plantings**  
When local government staff and applicant jointly determine that the nature of the project or site constraints warrant an alternative to the recommended residential BMPs under Option 1, staff may require the applicant to plant native trees and/or shrubs on the residential site. Trees and shrubs planted for stormwater management benefits should be nursery grown containerized or balled and burlap stock. In general, trees should be at least four feet in height and shrubs should be three gallons in size. A listing of native trees and shrubs is available at: <http://www.dnr.state.md.us/criticalarea/trees.html>.

**Non-Buffer Areas:** The planting requirement for this area is a minimum of one tree or three shrubs for every 100 square feet (or portion thereof) of new impervious surface created. A combination planting of trees and shrubs is also acceptable.

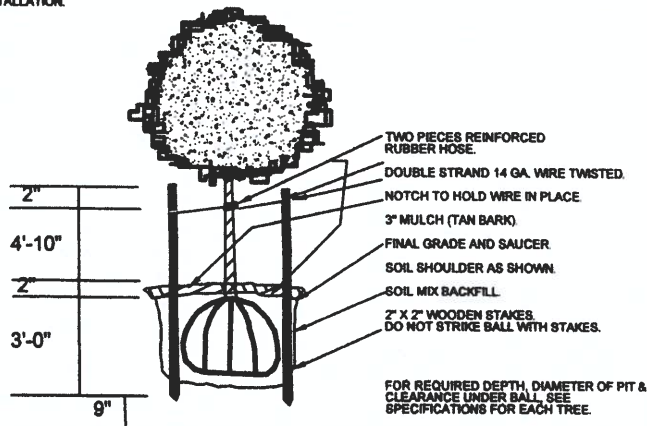
The applicant should take steps to ensure the plantings are healthy and in good condition after the first growing season. This may entail watering, weeding, mulching, and use of tree shelters and other techniques to reduce deer browsing.

ALL WORK SHALL BE PER THE "SPECIFICATIONS FOR TREE SAPLING STOCK AND INSTALLATION PROCEDURES" OF THE RURAL DESIGN MANUAL, APPROVED BY THE CALVERT COUNTY PLANNING COMMISSION ON SEPTEMBER 18, 1996.

PLANT MATERIALS ARE TO BE INSTALLED A MINIMUM OF FIVE FEET BEHIND THE RIGHT-OF-WAY PROPERTY LINE.

LOCATIONS OF THE PLANT MATERIAL MAY BE ADJUSTED IN THE FIELD TO ACCOMMODATE DRIVEWAYS, STORM DRAINS AND UTILITIES.

ANY SUBSTITUTION IN SPECIFIED PLANT MATERIAL MUST BE APPROVED BY PLANNING & ZONING PRIOR TO INSTALLATION.



**TYPICAL TREE PLANTING DETAIL  
NOT TO SCALE**

TAX MAP 200  
TAX I.D. 03-055493  
4033 7TH STREET

**SITE PLAN - PAGE 2 OF 2  
LOT P/O OF LOT 13, BLOCK 9  
NORTH BEACH**

TOWN OF NORTH BEACH  
3RD ELECTION DISTRICT CALVERT COUNTY, MD



**R.A. BARRETT  
& ASSOCIATES, INC.**  
ENGINEERS & SURVEYORS

100 JIBSAIL DR., SUITE 103  
PRINCE FREDERICK, MD 20678  
410-257-2266 301-866-6664 FAX: 410-257-3782

DATE  
8/2007  
SCALE  
1"=30'  
DRAWN BY  
KAB  
DRAWING #  
CC2039.9  
JOB #  
11470



92  
7/19

**APPLICATION FOR  
GRADING PERMIT**



Calvert County, Inspections and Permits Division  
150 Main Street, Suite 201  
Prince Frederick, Maryland 20678  
(410)535-2155, (410)535-2156

Grading #	_____
Building A/P #	_____
Received by:	_____
Date:	_____ Office Use Only

Tax ID # 03-055493  
 TM 200 Grid     Parcel      
 Blk 9 Lot 13 Sect    

<b>Property Owner Information</b>	Name <u>Thomas + Marcella Savage</u>	Daytime Phone _____
	Current Mailing Address <u>4033 7th St</u>	City, State, & Zip <u>N. Beach 20714</u>
<b>Job Location Information</b>	Town or Subdivision <u>N. Ches Beach</u>	Name of Main Road <u>7th Street</u>
	Address <u>4033 7th Street</u>	City & Zip <u>N. Beach 20714</u>
	Deed Reference <u>KR21511/704</u>	Acres <u>2625 A</u> Lot(s) <u>13</u>
	Directions to job site from Courthouse <u>Rt 4 North, Right on Plum Point Rd, bear LEFT on Rt 201, left on 7th Street</u>	
<b>Contractor Information</b>	Company Name <u>Scaggs Homes</u>	License Number <u>MD BR no 5137</u>
	Address <u>7011 Briscoe Turn Rd</u>	City, State, & Zip <u>Owings MD 20736</u>
	Name of Superintendent/Contractor _____	Phone Number <u>240 832 0927</u>

The Property is located in:  a Town Center  the Critical Area  the Flood Plain Board of Appeals Case # \_\_\_\_\_

Description of work: replace existing single family dwelling and hook up to existing water + sewer connections

I certify that the plan of development and the plan for control of erosion and sediment meet the requirements, standards, and specifications of the Calvert Soil Conservation District.

9/4/07 Date      Michael R. Rodewick Signature of Engineer or Licensed Land Surveyor      Michael Rodewick Please Print Name

100095 License #      4102572255 Phone Number      100 Jibsaic Drive, #103 Ft. Fred MD 20678 Mailing Address

I hereby certify that:

- 1) I have the authority to make this application and the information given is correct;
- 2) Construction and installation of erosion and sediment control measures shall be in accordance with the Erosion and Sediment Control Ordinance of Calvert County; and
- 3) I shall request the Calvert County Project Management Division to approve work completed in accordance with the approved sediment and erosion control plan for this site. Approval is required upon completion of installation of perimeter sediment and erosion controls and upon final stabilization of all sites with disturbed areas before removal of controls.

9/4/07 Date      240-832-0927 Phone number      [Signature] Signature of Owner or Authorized Agent      Jason Scaggs Please Print Name

Reviewed for Calvert S.C.D. and meets Technical Requirements **FOR OFFICE USE ONLY**

\_\_\_\_\_ Date \_\_\_\_\_ Representative, USDA - NRCS

I hereby certify that the plan of development and the plan for control of erosion and sediment meet the requirements, standards, and specifications of the Calvert Soil Conservation District, as set forth in the Statewide Sediment Control Law, Natural Resources Article Sections 8-1101 through 8-1106 of the Annotated Code of Maryland.

\_\_\_\_\_ Date \_\_\_\_\_ Representative, Calvert Soil Conservation District

Approval of this application is hereby granted for the issuance of a grading permit subject to all applicable State and County laws.

\_\_\_\_\_ Date \_\_\_\_\_ Division Chief, Project Management & Inspections

\_\_\_\_\_ Date \_\_\_\_\_ Planning and Zoning

Fees \$ \_\_\_\_\_

<b>PWA Approved:</b>	
PWA \$ _____	SWM \$ _____
Base \$ _____	Other \$ _____
Surface \$ _____	Other \$ _____
DPW Approved:	Date: _____

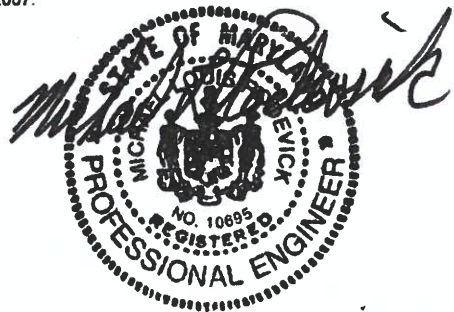


100 Jibsail Drive, Suite 103  
Prince Frederick, MD 20678  
410-257-2255 / 410-257-3782  
301-855-5554

**SWM REPORT**  
**TAX MAP 200**  
**LOT P/O 13, BLOCK 9**  
**NORTH BEACH**  
**4033 7TH STREET**

**PROFESSIONAL CERTIFICATION:**

I HEREBY CERTIFY THAT THESE DOCUMENTS  
WERE PREPARED OR APPROVED BY ME AND THAT  
I AM A DULY LICENSED PROFESSIONAL ENGINEER  
UNDER THE LAWS OF THE STATE OF MARYLAND,  
LICENSE NO. 10895, EXPIRATION DATE: NOVEMBER  
18, 2007.







100 JIBSAIL DRIVE, SUITE 103  
 PRINCE FREDERICK, MD 20678  
 410-257-2255 / 410-257-3782  
 301-855-5554

**STORMWATER MANAGEMENT NARRATIVE**

**PROPERTY LOCATED AT:** 4033 7TH STREET, NORTH BEACH, MD 20714  
 03-055493  
 TAX MAP 200, BLOCK 9

**DESCRIPTION OF WORK:** REMOVE EXISTING DWELL REPLACE  
 WITH SINGLE FAMILY DWELLING

**TOTAL SITE AREA:** .06 ACRES

**PROPOSED IMPERVIOUS AREA:** .030 ACRES

**NON STURCTURAL BMPs:** 10% RULE COMPLIANCE, REQUIRED TO TREAT .006 ACRES OR 243  
 SQ.FT. OF NEW IMPERVIOUS SURFACE.

PER SECTION 5, OPTION 2 OF THE CRITICAL AREA 10% RULE  
 GUIDANCE MANUAL, ONE TREE OR THREE SHRUBS SHALL BE  
 PLANTED FOR EVERY 100 SQ.FT.

	SQ.FT. OF IMPERVIU S SURFACE TO BE TREATED	NUMBER REQUIRED
A COMBINATION OF TREES AND SHRUBS MAY BE PLANTED	TREES 243	3
	SHRUBS 243	9

**Option 2. Tree and/or Shrub Plantings**

When local government staff and applicant jointly determine that the nature of the project or site constraints warrant an alternative to the recommended residential BMPs under Option 1, staff may require the applicant to plant native trees and/or shrubs on the residential site. Trees and shrubs planted for stormwater management benefits should be nursery grown containerized or balled and burlap stock. In general, trees should be at least four feet in height and shrubs should be three gallons in size. A listing of native trees and shrubs is available at: <http://www.dnr.state.md.us/criticalarea/trees.html>.

**Non-Buffer Areas:** The planting requirement for this area is a minimum of one tree or three shrubs for every 100 square feet (or portion thereof) of new impervious surface created. A combination planting of trees and shrubs is also acceptable.

The applicant should take steps to ensure the plantings are healthy and in good condition after the first growing season. This may entail watering, weeding, mulching, and use of tree shelters and other techniques to reduce deer browsing.

## Worksheet A: Standard Application Process

### Calculating Pollutant Removal Requirements

#### Step 1: Calculating Existing and Proposed Site Imperviousness

**A: Calculate Percent Imperviousness**

1) Site Area within the Critical Area IDA, A = **0.060** acres

2) Site Impervious Surface Area, Existing and Proposed. (See Table 4.1 for details)

	(a) Existing (acres)	(b) Proposed (acres)
Roads	_____	_____
Parking Lots	_____	_____
Driveways	_____	<b>0.008</b>
Sidewalks/Paths	<b>0.001</b>	_____
Rooftops	<b>0.019</b>	<b>0.022</b>
Decks	_____	_____
Swimming pools/ponds	_____	_____
Other	<b>0.004</b>	_____
<b>Impervious Surface Area</b>	<b>0.024 Acres</b>	<b>0.030 Acres</b>

3) Imperviousness (I)

Existing Imperviousness, I pre = Impervious Surface Area/Site area  
 = (Step 2a)/(Step 1)  
 = **40.0%**

Proposed Imperviousness, I post = Impervious Surface Area/Site area  
 = (Step 2b)/(Step 1)  
 = **50.0%**

**B. Define Development Category (circle)**

1) **New Development:** Existing imperviousness less than 15% | (Go to Step 2A)

2) **Redevelopment:** Existing Imperviousness of 15% | or more (Go to Step 2B)

3) **Single Lot Residential Development:** Single lot being developed or improved; single family residential development; and more than 250 square feet of impervious area and associated disturbance (Go to Section 5, Residential Approach, for detailed criteria and requirements).

1 NOTE: All Acreage used in this worksheet refers to area within the IDA of the Critical Area Only.

**Step 2: Calculate the Predevelopment Load (Lpre)****A: New Development:**

$$\begin{aligned}
 L_{pre} &= 0.5 \times A \\
 &= 0.5 \times 0.060 \\
 &= 0.0300 \text{ lbs/year of total phosphorus}
 \end{aligned}$$

Where:

- $L_{pre}$  = Average annual load of total phosphorus exported from the site prior to development (lbs/year)  
 0.5 = Annual total phosphorus load from undeveloped lands (lbs/acre/year)  
 A = Area of the site within the Critical Area IDA (acres)

**B. Redevelopment:**

$$\begin{aligned}
 L_{pre} &= (Rv)(C)(A)(8.16) \\
 Rv &= 0.05 + 0.009 (I_{pre}) \\
 &= 0.05 + 0.009 \times 40.0\% = 0.0536 \\
 L_{pre} &= 0.0536 \times 0.3 \times 0.06 \times 8.16 \quad \text{Multiply all numbers} \\
 &= 0.0079 \text{ lbs/year of total phosphorus}
 \end{aligned}$$

Where:

- $L_{pre}$  = Average annual load of total phosphorus exported from the site prior to development (lbs/year)  
 $Rv$  = Runoff coefficient, which expresses the fraction of rainfall which is converted into runoff  
 $C$  = Flow-weighted mean concentration of the pollutant (total phosphorus) in urban runoff (mg/L) = 0.30 mg/l  
 A = Area of the site within the Critical Area IDA (acres)  
 8.16 = Includes regional constraints and unit conversion factors.

**Step 3: Calculate Post-Development Load (L<sub>post</sub>)****A. New Development and Redevelopment**

$$L_{post} = (Rv)(C)(A)(8.16)$$

$$Rv = 0.05 + 0.009 (I_{post})$$

$$= 0.05 + 0.009 \times 50.0\% = 0.0545$$

$$L_{post} = 0.0545 \times 0.3 \times 0.06 \times 8.16 \quad \text{Multiply all numbers}$$

$$= 0.0080 \quad \text{lbs/year of total phosphorus}$$

Where:

- L<sub>post</sub>** = Average annual load of total phosphorus exported from the post-development site (lbs/year)
- Rv** = Runoff coefficient, which expresses the fraction of rainfall which is converted into runoff
- I<sub>post</sub>** = Post-Development (proposed) site imperviousness (i.e. I=75 if site is 75% impervious)
- C** = Flow-weighted mean concentration of the pollutant (total phosphorus) in urban runoff (mg/L) = 0.30 mg/l
- A** = Area of the site within the Critical Area IDA (acres)
- 8.16** = Includes regional constraints and unit conversion factors.

**Step 4: Calculate the Pollutant Removal Requirement (RR)**

$$RR = L_{post} - (.9)(L_{pre})$$

$$= 0.008 - 0.900 \times 0.008$$

$$= 0.0000 \quad \text{lbs/year of total phosphorus}$$

Where:

- RR** = Pollutant removal requirement (lbs/year)
- L<sub>post</sub>** = Average annual load of total phosphorus exported from the post-development site (lbs/year)
- L<sub>pre</sub>** = Average annual load of total phosphorus exported from the site prior to development (lbs/year)