



**PLANNING COMMISSION
REPORT- SUBDIVISION**

TO: Planning Commission Members

VIA: Robert S. Cohn, AICP, Planning Commission Administrator *RC*

FROM: Carolyn Sunderland, Principal Planner *[Signature]*

PC DATE: March 17, 2010

RE: **SD10-02, William and Joann McCready, Lots 9 and 10, Non-buildable Residue of Parcel 325 and the Replatting of Parcel 2 of 41 and Part of Parcel 383**

The site is located between MD Rt. 2/4 and MD Rt. 765 in St. Leonard. The site consists of 13.57 acres and includes three separate parcels: Parcel 325 (a.k.a. Parcel 'A'), Part of Parcel 383 and Parcel 2 of Parcel 41. The site is located entirely within the Residential District of the St. Leonard Town Center.

Parcel 'A' consists of 11.981 acres and was created as a "non-buildable" parcel by plat (ABE 1/364) in 1984. The tract from which Parcel 'A' originated was a 95-acre parcel created by deed in 1975. The parent tract (as of June 29, 1967) from which the 95-acre parcel derived, originally consisted of 115 acres and traces back to a deed recorded in 1937(37/67). On October 4, 1967, a 1-acre parcel (Parcel 157) was out-conveyed from the 115-acre parent tract. Parcel 157 supports an existing dwelling. Furthermore, it is presumed that sometime before 1975, approximately 19± acres of the parent tract was out-conveyed to the State of Maryland for inclusion in the MD Rt. 2/4 highway expansion. In 1977, a second 1-acre parcel was out-conveyed on which a dwelling was built. Consequently, prior to the creation of Parcel 'A', two lots and approximately 19 acres of right-of-way had been out-conveyed from the parent tract.

At the time that Parcel 'A' was created, the 95-acre tract was combined with the adjacent tract (for a total of 116 acres) and subdivided into five lots (Lots 1-5), six non-buildable parcels (Parcel A-F), and two non-contiguous residue areas under MSD 92-53. Three of the five lots (Lots 1, 2 and 5) were created from the 95-acre tract. In 1993, Non-buildable Parcels 'B' and 'C' and the residue of the 95-acre tract were resubdivided to created three additional lots (Lots 1-3) and three non-contiguous residue parcels. In 1998, the two non-contiguous residue parcels located on the north side of the property were combined into one deed and became known as Parcel 383.

The eastern most residue parcel of Parcel 383 is the second parcel included in this application. This part of Parcel 383 consists of 1.381 acres and is currently undeveloped. No development of either residue parcel of Parcel 383 has taken place. The third parcel included in this application is Parcel 2 of Parcel 41, consisting of 8,863 sq. ft. (0.20 acres). Parcel 2 of 41 was created by deed from Parcel 'A' and is located between proposed Lot 9 and Parcel 1 of Parcel 41 to the north. Parcel 2 of Parcel 41 contains part of an existing U-shaped driveway used by Parcel 1 of Parcel 41. Parcel 1 of Parcel 41 is not a buildable parcel. Consequently, a total of eight developed parcels/lots have been previously created from the parent tract of parcels included in this application.

Approximately 9.3 acres (70%) of the site is wooded. Several small streams weave through the woodlands and the topography consists of moderate to steep slopes. The remainder of the site closest to MD Rt. 765, is relatively flat and maintained in working fields. A portion of a pond is located just within the woodlands on the southern property boundary. With the exception of the U-shaped driveway, the site is currently undeveloped.

Within the Residential District (RD) of the St. Leonard's Town Center, the conventional density is one unit per 40,000 sq. ft. based upon gross tract area. With 13.57 acres included in this application, the site is permitted up to 13 lots. The St. Leonard Town Center Master Plan states that clustering should be required. Such a requirement, however, was not incorporated into the St. Leonard Town Center Zoning Ordinance (SLTCZO). And, the Calvert County Zoning Ordinance (CCZO), Article 5-2.01.C.1, only mandates clustering outside of Town Centers. The proposal then, is to create two conventional density lots. Since eight developed parcels/lots have already been created from the parent tract, these two lots will be designated as Lots 9 and 10.

As part of this application, the residue of Parcel 383 will be replatted to provide 3,137 sq. ft. (0.07 acres) of land for Lot 9, in order to fully accommodate the lot's septic recovery area. The applicants do not want to upgrade the existing driveway to a private lane at this time. Therefore, Parcel 2 of Parcel 41, which adjoins Lot 9 to the north, will be extended to the west to join Lot 10. Parcel 2 of Parcel 41 will also be converted to a revertible parcel (Revertible Parcel 'B'). Revertible Parcel 'B' will then be conveyed with Lot 10, to provide frontage and access onto MD Rt. 765. The Residue of Parcel 'A' has been designed with a 30' wide "lotstem" that will extend up and around Lot 10 and connect to Revertible Parcel 'B' for access. Shared driveways, however, are limited to serving no more than two lots/developed parcels. Consequently, the existing U-shaped driveway must be modified so the owners of Parcel 1 of Parcel 41 can no longer use that portion of the driveway located on Parcel 2 of Parcel 41 intended to serve Lots 9 and 10. In addition, Residue of Parcel 'A' must be deemed "non-buildable" for residential purposes on the final plat until such time that it obtains a final subdivision approval by the Planning Commission; which at a minimum, will require Revertible Parcel 'B' and the shared driveway to be upgraded to private lane standards.

Subdivisions within the RD must meet the requirements set forth in the SLTCZO, Articles 5.5.1 and 5.2. The minimum lot size within the RD is 40,000 sq. ft. Lot 9 will be 1.062 acres in size while Lot 10 will be 40,478 sq. ft. in size. The minimum lot width requirement is 100' and the minimum setback from MD Rt. 765 is 100' (deep) from the edge of pavement. No new entrances are permitted onto MD Rt. 4. Furthermore, 35' front setbacks shall also be required from

Revertible Parcel 'B' and the 30' wide "lotstem" of Non-buildable Residue 'A', so that Lots 9 and 10 will be in compliance if ever a private lane should be established. Lots 9 and 10 will also be served by public water, which currently extends along MD Rt. 765 and individual septic systems.

Front roadway buffers are not required along right-of-ways within the Town Centers. The SLTCZO, Section 5.5.2.B, only requires the installation of street trees for new roads; therefore, no street trees are required for this subdivision. All structural development within the subdivision (including signage) will be subject to the review and approval of the St. Leonard Architectural Review Committee and Planning Commission Administrator prior to issuance of building permits.

The following agencies have submitted comments:

Engineering memo dated:	05-05-10
Transportation memo dated:	12-09-09
Environmental memo dated:	01-04-10
HDC memo dated:	12-09-09
Health Dept. memo dated:	not yet rec'd
SMECO memo dated:	not rec'd
Water & Sewer memo dated:	not yet rec'd
SHA memo dated:	01-22-10

The Department of Planning and Zoning has reviewed the proposed subdivision and the above referenced review agency comments, and recommends preliminary approval of **SD 10-02, William and Joann Mc Cready, Lots 9 and 10, Non-buildable Residue of Parcel 325 and the Replatting of Part of Parcel 383 and Parcel 2 of 41**, subject to the following conditions:

Subdivision Layout and Design - Minimum Standards and Requirements

1. This subdivision and all subsequent site development, must meet all of the requirements of the St. Leonard Town Center Master Plan and Zoning Ordinance (as amended March 25, 2008) including those more specifically set forth for the Residential District, as well as the Calvert County Zoning Ordinance (adopted September 22, 2009), where applicable.
2. At a minimum, buildings shall be arranged to avoid facing the front of a house onto the rear of another. House locations or notes to address this requirement shall be shown on the final plat.
3. Provide signed certificates by the Health Officer, surveyor and owners of all parcels included in this subdivision application on the final plat.
4. The site is a joint application of three separate parcels: Parcel 325 (a.k.a. Parcel 'A') consisting of 11.981 acres; Parcel 2 of Parcel 41, consisting 8,863 sq. ft. (0.20 acre) and Part of Parcel 383, consisting of 1.381 acres. Within the Residential District (RD) of the

St. Leonard's Town Center, the conventional density is one unit per 40,000 sq. ft. based upon gross tract area. With 13.57 acres included in this application, the site is permitted up to 13 lots. This approval is for the creation of two conventional density lots. Since eight developed parcels/lots have already been created from the parent tract (as of June 29, 1967) of the parcels included in this application, the two lots will be designated as Lots 9 and 10. The subdivision will also result in a residue (of Parcel 325) consisting of 9.891 acres. A note reflecting this condition shall be included on the final plat.

Note: The Calvert County Zoning Ordinance (CCZO), Article 5-2.01.C.1, only mandates clustering outside of Town Centers. And, there are no provisions in the St. Leonard Town Center Zoning Ordinance (SLTCZO) that require this subdivision to utilize a cluster design.

5. As part of this subdivision approval, the eastern most Part of Parcel 383 (1.381 acres) will be replatted to provide a 3,137 sq. ft. (0.07 acres) land for Lot 9, in order to fully accommodate the lot's septic recovery area. The replatting will leave this Part of Parcel 383 with 1.311 acres. The replatting of shall be shown and noted on the final plat with Lot 9.
6. Parcel 2 of Parcel 41 (approximately 0.20 acre) which adjoins Lot 9 to the north, shall be converted to a revertible parcel (Revertible Parcel 'B'). Revertible Parcel 'B' must be conveyed with Lot 10, to provide frontage and access onto MD Rt. 765. The replatting of Parcel 2 of Parcel 41 to Revertible Parcel 'B'; shall be included on the first plat to be recorded for this subdivision. The standard notes for revertible parcels shall be included on the final plats.
7. Lots 9 and 10 shall share the existing entrance and driveway located on Parcel 2 of Parcel 41 (to become Revertible Parcel 'B'). Shared driveways, however, are limited to serving no more than two lots/developed parcels. Currently, this driveway is part of a U-shaped driveway that extends onto the adjoining property (Parcel 1 of Parcel 41) and is being used in common by the owners of Parcel 1. Consequently, to preclude meeting the private lane requirements with this subdivision, the following conditions shall be met: 1) the existing U-shaped driveway must be modified into two separate driveways in such a way as to eliminate any further common use, 2) road plans for the proposed modifications to convert the U-shaped driveway must be reviewed and approved by both the Dept. of Public Works and the Maryland State Highway Administration prior to approval of the final plats, 3) the approved modifications shall be completed prior to or with the issuance of the first residential building permit for either Lot 9 or Lot 10, and 4) Residue of Parcel 'A' must be deemed "non-buildable" for residential purposes on the final plat until such time that it obtains a final subdivision approval by the Planning Commission that includes requirements to upgrade Revertible Parcel 'B' and the shared driveway to private lane standards. Notes reflecting this condition shall be included on the final plats.
8. The Residue of Parcel 'A' must maintain a separate 30' wide "lotstem" that connects to Revertible Parcel 'B' for access. An access easement shall be provided over Revertible Parcel 'B' for use by the owners of Residue of Parcel 'A' until such time that the existing

driveway is upgrading to private lane standards. The access easement shall be shown and noted on the final plat. A deed for the access easement shall be submitted for recordation with the final plat recording package.

9. Per Article 7-1.06.I.1, Lots 9 and 10 must maintain a minimum 25' of frontage on the approved public road or private lane right-of-way.
10. Per the CCZO, Article 7-1.06.F.1, the first three lots to be created for residential purposes from any parcel on record as of February 23, 1988, shall be exempt from meeting the requirements of the Adequate Public Facilities Ordinance (APFO). Parcel 'A' was created by plat (ABE 1/364) in 1984. Thus, Parcel 'A' is a parent tract for the purposes of meeting the APFO and carries with it, three APFO lot exemptions. The three APFO lot exemptions allotted to the 95-tract were used with the creation of Lots 1-3 in 1993. Parcel 2 of Parcel 41 was not a parcel of record as of 1988 and therefore, carries no APFO lot exemptions. Thus, Lots 9 and 10 will use two of the three APFO lot exemptions permitted for Parcel 'A' (Parcel 325). A note to this effect shall be included on the final plat.
11. In accordance with the SLTCZO, Articles 5.5.1 and 5.2, the minimum lot size within the RD is 40,000 sq. ft., the minimum lot width is 100' and the minimum setback from MD Rt. 765 is 100' (deep) from the edge of pavement. No new entrances shall be permitted onto MD Rt. 4. Furthermore, 35' front setbacks shall be provided from Revertible Parcel 'B' and the 30' wide "lotstem" of Non-buildable Residue 'A', so that Lots 9 and 10 will be in compliance should Revertible Parcel "B" ever be upgraded to a private lane. The lot areas and setbacks/BRL's shall be shown on the final plat.
12. Site development within this subdivision must meet the requirements of SLTCZO Article 6, Architectural Requirements and Guidelines. Architectural Review approval is required for all structures including signage, prior to issuance of building permits for the site. A note to this effect shall be included on the final plat.
13. A minimum 12' wide easement shall be provided along the entire length of frontage with MD Rt. 765, to accommodate a future pedestrian walkway/bike trail adjacent to the right-of-way. This easement shall be made to the benefit of the Calvert County Board of Commissioners or its designee, for installation of the walkway and for subsequent public use. The sidewalk easement shall be shown and noted on the final plat. A deed of easement shall be submitted for recordation with the final plat recording package.

Environmental

14. Indicate on the final plat any steep slope areas (25 percent or greater) which are present on-site. A minimum 10' setback must also be provided adjacent to the steep slopes. Add the following note to the final plat: "No grading or clearing or structures shall be permitted on existing slopes of 25 percent or greater, within the 10' setback of steep slopes, or on SrE and ErE soils within 100' of a perennial or intermittent stream; unless the applicant first obtains an approval from the Planning Commission or its designee, that

meets the requirements of Article 8-2.05.D 4-7 of the Calvert County Zoning Ordinance and obtains an approved grading permit."

15. Delineate all streams (perennial and/or intermittent) on the final plat. A minimum 50' buffer is required adjacent to the streams. Add the following notes to the final plat: 1) "Streams and stream buffers are to be left undisturbed in perpetuity and to serve for water quality benefits." and 2) "No structure, grading or clearing shall be permitted on SrE and ErE soils within 100' of a perennial or intermittent stream."
16. Indicate on the final plat any non-tidal wetland areas present on-site, including the limits and water elevation of the pond. A minimum 50' undisturbed natural vegetation buffer must also be maintained from the boundaries of the non-tidal wetland landward. Per the County Zoning Ordinance, label the non-tidal wetlands and 50' wetland buffer on the final plat and place the following notes on the final plat: 1) "All wetlands and associated buffers shall remain undisturbed in perpetuity and to serve for water quality benefits as per the Calvert County Zoning Ordinance.", 2) "When any disturbance is proposed within 100' of the edge of the wetland buffer, protective snow fencing shall be placed 10' beyond the edge of the buffer." and 3) "The issuance of County permits or approvals is a local process and does not imply that the applicant has met State and Federal requirements for wetlands under COMAR; the Federal Water Pollution Control Act; or the Rivers and Harbors Act." 4) "Any work proposed in tidal wetlands will require authorization from the MDE Tidal Wetlands Division and the US Army Corps of Engineers."
17. Indicate on the final plat any 100 year-floodplain, including "My" soils that exist on-site. A minimum 10' setback must also be provided adjacent to the 100-year floodplain. Label the 100-year floodplain areas and required setbacks on the final plat and place a note on the plat stating, "No residential construction will be permitted within the 100-year floodplain."
18. For Lots 9 and 10 to be granted an exemption from meeting the requirements of the Forest Conservation Program, the applicants must provide a signed, notarized and dated Declaration of Intent for an Intrafamily Transfer with the final plat application package. The terms of the Declaration of Intent shall be in effect for a period of five (5) consecutive full taxable years following the date of execution. A note reflecting this condition shall be included on the final plat.

Historic District Commission

19. Add the following note to the final plat: "All contractors working on the site shall be made aware that archaeological remains may be encountered during site preparation of this project. If such a discovery occurs, the contractor and/or developer shall cease work and contact the Dept. of Planning and Zoning's Historic Preservation Planner, immediately, so that the materials may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County."

Dept. of Public Works and Maryland State Highway Administration (MSHA) – Road Standards and Stormwater Management

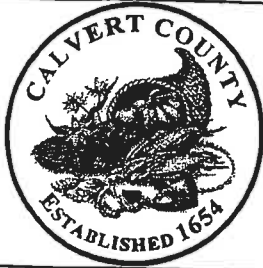
Dept. of Public Works (DPW):

20. The applicants' surveyor shall certify on the plat that the location of the subdivision street intersection onto MD. Rt. 765 meets or exceeds AASHTO sight distance criteria for the posted speed limit of the road. An easement shall be provided on the final plat to accommodate the sight distance triangle for clearing, if necessary.
21. Revertible Parcel B shall extend from MD Route 765 to Lot 10 and shall be deeded to Lot 10 for road frontage purposes. This shall be noted on the final plat.
22. The Stormwater Management Study submitted is approved in concept.
23. The existing Parcel 41- Parcel 1 as shown on the preliminary plan, is exempt from Stormwater Management per Section 123.3.2.C. Any proposed impervious area for Parcel 41- Parcel 2 shall be addressed at the time of permit application. A note stating this shall be placed on the final plat.
24. Stormwater Management for Lot 9 and Lot 10 shall be addressed at time of permit application. A note stating this shall be placed on the final plat.
25. The existing horseshoe driveway shall be abandoned and modified into two separate driveways. A 10' wide area of pavement in Revertible Parcel B, at the common lot line of Parcel B and Parcel 41-Parcel 1, shall be removed. In addition, a fence shall be constructed along the common property line in the area of pavement removal to deter any future reconnection. This shall be done and inspected by this Department prior to final plat approval.
26. A shared driveway shall serve Lots 9 and 10. A shared driveway access easement shall be shown and noted over Revertible Parcel 'B' on the final plat. A Deed of Easement for the shared driveway shall be submitted for recordation with the final plat recording package to facilitate this.
27. A Shared Driveway Maintenance Agreement for the driveway serving Lots 9 and 10 and the Residue of Parcel 'A' shall be submitted for review and approval by DPW and recorded at time of final plat recordation. The Maintenance Agreement shall be referenced on the final plat.
28. The proposed shared driveway shall be private, non-County owned and maintained and shall not be petitionable in perpetuity to the County for County ownership or for County maintenance in perpetuity. The developer shall be responsible for providing any driveway construction and the lot owners shall be responsible for maintenance including snow removal and repairs as well as other improvements and road service normally provided by the County. A note to this effect shall be included on the final plat.

27. Access to Lots 9 and 10 is restricted to the shared driveway located within Revertible Parcel 'B'. A note stating this shall be placed on the final plat.
28. As the existing driveway (located within Revertible 'B') to serve Lots 9 and 10 is already paved, no widening improvements will be required.
29. Access to MD Rt. 765 is subject to the review and requirements of the Maryland State Highway Administration.

MSHA:

30. The entire property (including Non-Buildable Residue 'A') is to be shown on the final plat.
31. The right-of-ways of MD Rt. 765 and MD Rt. 2/4 are to be labeled "Denied Vehicular Access" except at the entrance location to the existing driveway located on Revertible Parcel 'B'.
32. A minimum 10' widening strip extending along the site's entire frontage of MD Rt. 765 shall be deeded to MSHA. MSHA requires that the right-of-way dedication/donations be platted to MSHA standards. These plats must be submitted in hard copy format for review, checking and final issuance. Please contact Mr. Daniel Andrews of the Plats and Surveys Division (410 545-8860) for additional information and contact Ms. Susan Bauer, District 5 Rights-of-Way Chief (410 841-1057) for additional information regarding the deed process.
33. A Sight Distance Profile is required for the entrance along MD Rt. 765.



Subdivision Application

Calvert County, Maryland
Department of Planning and Zoning
150 Main Street, Prince Frederick, MD 20678
Phone: (410)535-2348 or (301)855-1243 TDD: (410) 535-6355
Fax: (410)414-3092 Email: pz@co.cal.md.us

Notice! Separate applications must be filed with the following agencies if applicable to the subdivision. Other agency permits may be necessary:

- Environmental Health for drain field percolation tests
- State and Federal wetland permits for developments involving wetlands
- State Highway Administration for access permits on state roads

Note: All information must be completed if applicable. Incomplete applications/forms/checklists, plans, etc. will result in the entire submittal package being returned to the engineer.

PROJECT INFORMATION

Project Name: WILLIAM P. & JOANN MCCREADY

Type of Subdivision: Residential Commercial Industrial Mixed Use Institutional

Subdivision Type: Major Minor (Major subdivisions are defined as: (1) When the total number of residential lots derived from the Parent Tract (as of June 29, 1967) is six or more. (2) Any division of non-residential land for development purposes and/or the creation of any new public rights-of-way.)

Utilities: Public Sewer Septic System Public Water Well

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

# of Exception Lots: <u>—</u>	Total Parcel Acreage: <u>13.57</u>	Average Lot Size: <u>0.99</u>
# of Conventional Lots: <u>2</u>	Wetlands Acreage: <u>N/A</u>	Total Area in Lots: <u>1.99</u>
# of Family Conveyance Lots: <u>—</u>	Net Acreage: <u>13.57</u>	Total Open Space* Acreage: <u>—</u>
# of TDR Lots: <u>—</u>		Public R/W Acreage: <u>—</u>
# of Receiving Area Lots: <u>—</u>		Private R/W Acreage: <u>—</u>
TOTAL LOTS PROPOSED: <u>2</u>		Widening Strip Acreage: <u>0.09</u>
		Recreation Area Acreage: <u>—</u>
		Residue Acreage: <u>11.20</u>
		Total Platted Area: <u>2.37</u>

Multi-Family Subdivision Information (if applicable). If subdivision involves multi-family units, provide the number of units and the density. To obtain the density, divide the total number of units by the acreage involved with each unit type):

# of Townhouses: <u>—</u>	Density (units per acre): <u>—</u>
# of Apartments: <u>—</u>	Density (units per acre): <u>—</u>
# of Duplexes: <u>—</u>	Density (units per acre): <u>—</u>
# of Condominiums: <u>—</u>	Density (units per acre): <u>—</u>

* Total acreage in open space shall include open space committed from previous cluster subdivisions, but shall not include lots or rights-of-way (see Section 5-2.01.C.2 of the Zoning Ordinance).

7d

PROPERTY INFORMATION

Location (Postal Area / City): Select from List ST. LEONARD

Zoning District: Select from List ST. LEONARD TOWN CENTER
 If within a Town Center, specify sub-district of the Town Center: RESIDENTIAL DISTRICT
 Acreage within the Town Center: 13.57 AC±

Is any portion of the property within the one-mile radius of a Town Center, as defined in Z.O. Section 2-10.02.C?
 Yes No IN TOWN CENTER
 If within the one-mile radius, indicate acreage:

Road Frontage(s): ST. LEONARD ROAD

Road Type: State County Private

Election District: 1 Community Planning District: 13

Is Subdivision within Critical Area?: Yes No

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

Parcel Information (parcels included in the subdivision):

Tax Map No.	Parcel No.	Tax ID No.	Lot (if any)	Block (if any)	Section (if any)
<u>31</u>	<u>325</u>	<u>01-197800</u>	<u> </u>	<u> </u>	<u> </u>
<u>31</u>	<u>383</u>	<u>01-027093</u>	<u> </u>	<u> </u>	<u> </u>
<u>31</u>	<u>41</u>	<u>01-017012</u>	<u> </u>	<u> </u>	<u> </u>

Current or Past Applications¹ (if any):

Application Type	Case #	Resolution #	Action Date
<input type="checkbox"/> Rezoning	<u> </u>	<u> </u>	<u> </u>
<input type="checkbox"/> Board of Appeals	<u> </u>	<u> </u>	<u> </u>
<input type="checkbox"/> Subdivision	<u> </u>	<u> </u>	<u> </u>
<input type="checkbox"/> Transfer Zone	<u> </u>	<u> </u>	<u> </u>
<input type="checkbox"/> Agricultural Preservation District	<u> </u>	<u> </u>	<u> </u>
<input type="checkbox"/> Historic District	<u> </u>	<u> </u>	<u> </u>
<input type="checkbox"/> Historic Sites Survey	<u> </u>	<u> </u>	<u> </u>
<input type="checkbox"/> Site Plan Review	<u> </u>	<u> </u>	<u> </u>
<input type="checkbox"/> Replatting	<u> </u>	<u> </u>	<u> </u>
<input type="checkbox"/> Building or Grading Permit	<u> </u>	<u> </u>	<u> </u>
<input type="checkbox"/> Other (specify):	<u> </u>	<u> </u>	<u> </u>

Family Conveyance – Check any & all boxes if applicable:

- For access & rights-of-way*
- For creation of lots*
- Intra-family for forest conservation requirements (Declaration of Intent required with final plat)
- Intra-family transfer for critical area requirements*

¹ This shall include all applications, including those that may currently be pending. If, during the subdivision review process, other types of applications are submitted, this application shall be amended accordingly.

* Requires Family Conveyance Affidavit with preliminary plan application submittal.

7d

OWNER AUTHORIZATION

I/We the undersigned and the owners of the property described above do hereby submit this application for subdivision and authorize the agent(s) listed below to act on my/our behalf. I/We also grant any review agencies and/or board members permission to conduct site visits to the subject property. (If there are more than two owners, please attach a supplemental signature form.)

Owner's corporation (if any): _____

Print or type First Name: WILLIAM E.

Last Name: MCCREADY

Signature: William E. McCready

Date: 10/12/09

Print or type First Name: JOANN

Last Name: MCCREADY

Signature: Joann McCready

Date: 10/12/09

Address: 5205 ST. LEONARD ROAD

Phone: 410-586-2950

City: ST. LEONARD

State: MD

Zip Code: 20685

Phone: 410-586-2950

Fax: _____

Email: WEMCCREADY@COMCAST.NET

APPLICANT INFORMATION & AUTHORIZATION (if different than owner)

I/We the undersigned do hereby submit this application for subdivision and authorize the agent listed below to act on my/our behalf. (If there are more than two applicants, please attach a supplemental signature form.)

Applicant's corporation (if any): _____

Print or type First Name: _____

Last Name: _____

Signature: _____

Date: _____

Print or type First Name: _____

Last Name: _____

Signature: _____

Date: _____

Address: _____

Phone: _____

City: _____

State: _____

Zip Code: _____

Phone: _____

Fax: _____

Email: _____

AGENT CERTIFICATION

I certify that the information, attachments and plans submitted herewith are true and correct to the best of my knowledge and ability. I file this application and will act on behalf of the owner(s) and applicant(s) listed above.

Agent's corporation (if any): C.O.A. INC.

Print or type First Name: JEWELL

Last Name: JEWELL

Signature: Jewell Jewell

Date: 8-26-09

Address: P.O. Box 2209

City: PRINCE FREDERICK

State: MD

Zip Code: 20678

Phone: 410-535-3101

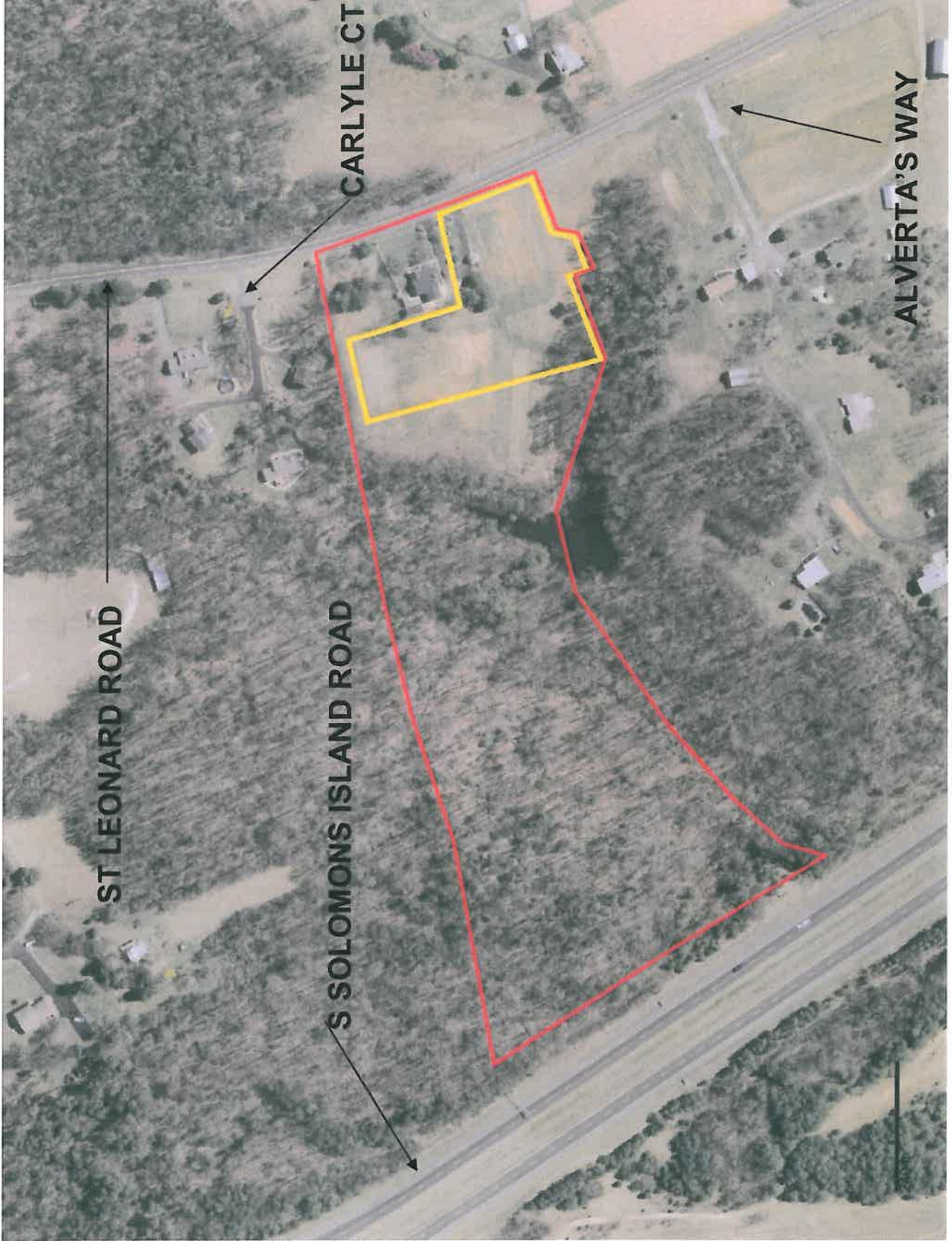
Fax: 410-535-3103

Email: JTEWELL@COAINC.COM

Agent Notes:

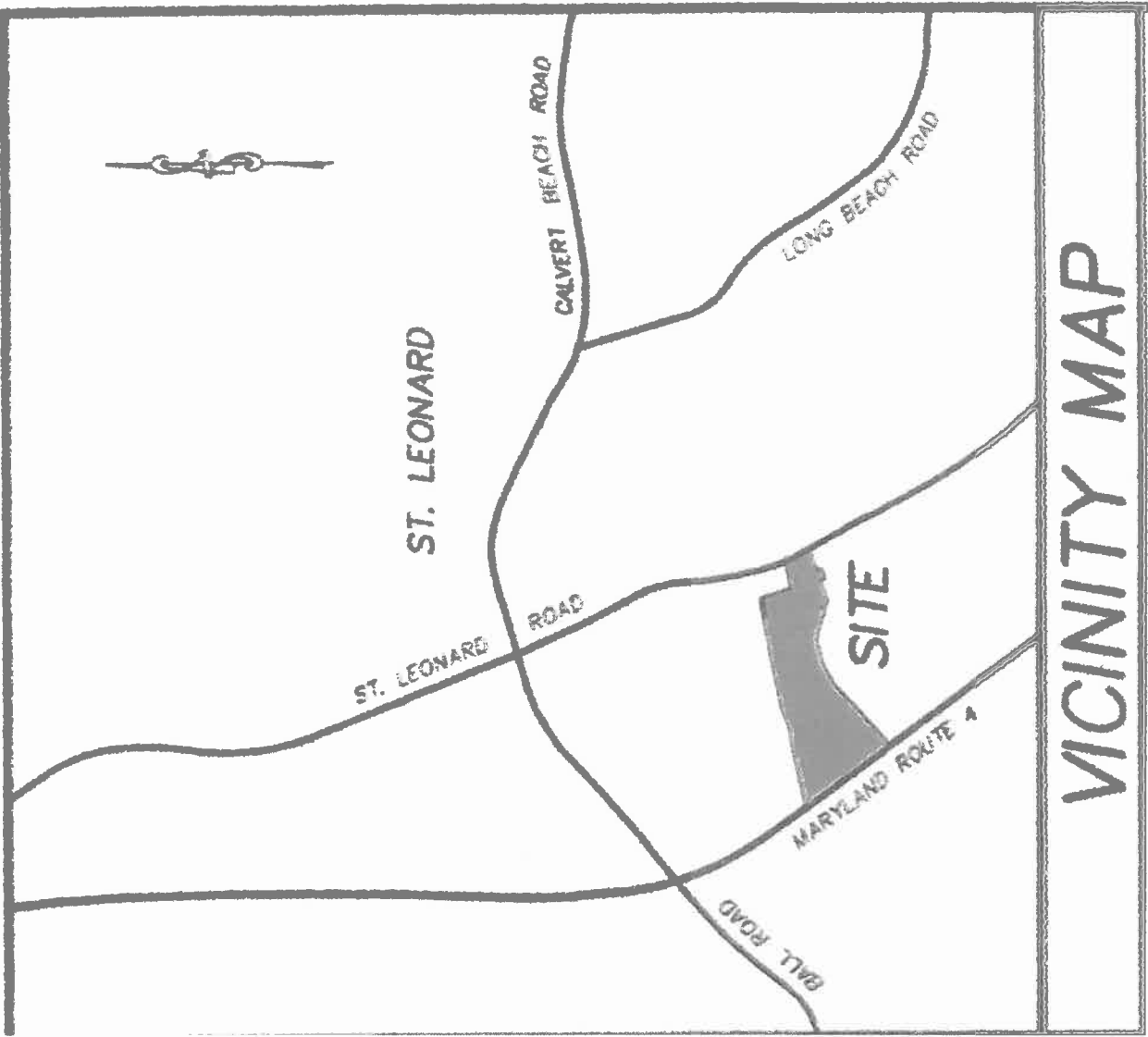
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Item 7d; SD 10-02 WILLIAM & JOANN MCCREADY, LOTS 9&10



7d

Item 7d; SD 10-02 WILLIAM & JOANN MCCREADY, LOTS 9&10



7d

