



**Planning & Zoning: Lot Consolidation and Reconfiguration in the Critical Area  
Worksheet and Examples**

Calvert County, Maryland Department of Planning & Zoning  
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All file names should use the format: Project Name, Project Number, Version, Brief Description  
 ([Lisas Kennel\\_CSPR-123456\\_Plan 2\\_Maps](#))

Please check off in the "Appl(licant)" column to acknowledge each component has been included. Planning & Zoning will do the same in the P&Z column during their review. If the item is not applicable to your project, please check the N/A box.

*Examples can be found on pages 3 - 10. When the document is submitted, only include pages 1 & 2 plus the supporting documentation.*

Project Name:		Project Number:	
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An applicant for lot consolidation or reconfiguration in the Critical Area shall submit the following:

SUBMISSION REQUIREMENTS	Appl	N/A	P&Z
A. One file containing this checklist, named with the appropriate format. ( <a href="#">Lisas Kennel_SPR-654321_Plan 2_Lot Consolidation Worksheet</a> )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Replatting Procedures & Checklist (all applicable items must be addressed).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. The date of original recordation that created each parcel of land or buildable lot to be consolidated or reconfigured shall be shown on the plan (plats and deeds shall be submitted for all lots/parcels shown on the replatting).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. A plat drawn to scale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. A plat that shows all existing and proposed lot or parcel boundaries along with a table that lists existing and proposed parcels and lots.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**FINDINGS OF FACT**

An applicant (or applicant's agent) for lot consolidation or reconfiguration in the Critical Area shall complete this section as the Findings of Fact required by COMAR 27.01.02.08, effective 8/10/2009. All items must be addressed. Please mark YES or NO as applicable for each item.

1. The proposed replatting (consolidation or reconfiguration) will result in no greater number of lots or parcels in the Critical Area than the existing configuration;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. The proposed replatting (consolidation or reconfiguration) will result in no greater lot coverage than the existing configuration would allow;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. The proposed replatting (consolidation or reconfiguration) does not	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(a) create an additional riparian lot or parcel, waterfront lot, or any other lot or parcel deeded with water access, or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Intensify or increase impacts associated with riparian access.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. The proposed replatting (consolidation or reconfiguration) does not include a Resource Conservation Area that serves development activities in the Intensely Developed Area or Limited Development Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The proposed replatting (consolidation or reconfiguration) will not create a lot or parcel that will serve development activities outside the Critical Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. The proposed replatting (consolidation or reconfiguration):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(a) delineates each Habitat Protection Area (HPA) including required buffers on site,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) provides protection measures for the HPA that provides for the least adverse impact (approved HPA Plan required per Section 8-1.08 of the CCZO), and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) results in no greater impact to the HPA than the impact from the existing lot or parcel configuration.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Name:		Project Number:	
7. The proposed replatting (consolidation or reconfiguration) provides for the possibility of stormwater management for all proposed development activities at the building permit stage (this shall be shown and/or noted on the replatting).			
8. The proposed replatting (consolidation or reconfiguration) provides benefits to fish, wildlife and plant habitat (a note addressing this shall be included on the replatting).			
If you answered <b>YES</b> to any of items 1-6, list the item number below along with a written explanation; if you answered <b>NO</b> to item 7 or 8, list the item number below along with a written explanation:			
if you need additional space, please attach a separate piece of paper.			
Additional comments:			
Applicant's Name:		Applicant's eMail:	
Signature:		Date Signed:	
This form has been reviewed and approved by a Calvert County Environmental Reviewer.			
Signature:		Date signed	
A signed and approved copy of this form shall be sent to the Surveyor/Engineer of the replatting.			
<p>Note: The County shall submit a copy of the reviewed and approved replatting and findings of fact to the Critical Area Commission within 30 days of approval and shall not grant any permits or approvals until at least 30 days after the Commission received the copy of the approval. If written comments from the Critical Area Commission are not received by the County within 35 days (calendar days) of the date the package was sent by the County, the County will proceed with the replatting process, recordation of the replatting and review of any pending or submitted permits.</p>			
Mailing date to Critical Area Commission:			
End of 35 days date:		(if completed electronically, this date will auto-calculate as a weekday)	