

SM 158-05
SUB

Cryer Subdivision
05-110-0021

MSA-S-1829-5183

9/24/05 RAE
Comments

12/23/05 GH
Comments

11/30/10
File originally
cleaned DS

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

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/

December 23, 2005

Ms. Sue Veith
St Mary's County Government
Department of Land Use and Growth Management
23150 Leonard Hall Drive
PO Box 653
Leonardtown, MD 20650-0653

RE: Local Case No. 05-110-117 Cryer Property Re-subdivision

Dear Ms. Veith:

Thank you for providing information on the referenced project. I have reviewed the plan submitted, and I have the following comments:

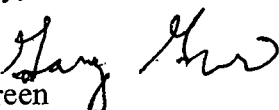
- 1) Four (4) lots will be created from Parcel 255. Lot 5000-2A is 15 acres and the entire lot is within the Critical Area including wetlands, streams, and buffers. Lot 5000-2B is 15 acres and 3.49 acres are within the Critical Area including expanded Buffer and wetlands. Lot 5000-2D is 2.36 acres and 1.11 acres are within the Critical Area. Lot 5000-2D contains a single-family dwelling and barn outside the Critical Area.
- 2) Since Lots 5000-2A, 2B, and 2D are within the RCA and the total Critical Area acreage is 19.59 acres, they can only have one dwelling in the Critical Area (e.g. one unit per 20 acres RCA density). Lots 5000-2B and 2D can not have any development activities (septic, dwelling, etc.) in the RCA portions of the lots.
- 3) Septic reserve areas need to be shown on revised plans.
- 4) Tidal and non-tidal wetlands need to be identified on revised plans.
- 5) Any impacts to wetlands and streams will require authorization from the Maryland Department of the Environment.

Ms. Veith
December 23, 2005
Page Two

- 6) The Buffer appears to be incorrect on Lots 5000-2A and 2B. Revised plans will need to include Buffer areas from both wetlands and streams. In accordance with Section 71.8.a(1) of the St. Mary's County Comprehensive Zoning Ordinance, the Buffer shall be expanded to include contiguous sensitive areas such as nontidal wetlands and areas of hydric soils.
- 7) In accordance with Chapter 71.4.2 of the St. Mary's County Comprehensive Zoning Ordinance, a 100-foot Buffer shall be established from the edge of tributary streams within the Critical area. The stream Buffer must be shown on the plans.
- 8) Coordination will need to be provided from the Maryland Department of Natural Resources, Heritage Division to determine if federally listed or stated endangered species and unique habitat exist on the site.
- 9) The subdivision represents a change in land use from agricultural to residential use, which requires that the 100-foot Buffer be fully established in native forest vegetation. The Buffer must be established on all newly created lots.
- 10) In accordance with Section 72.3.1.c of the St. Mary's County Comprehensive Zoning Ordinance and Subdivision Ordinance, all forest and developed woodland shall be conserve red to the greatest extent practicable, and any trees removed shall be replaced in accordance with requirements of that section. Appropriate notes should be included on the revised plat.

Thank you for the opportunity to review this proposal. Please feel free to call me at (410) 260-3476 if you have any questions.

Sincerely,


Gary Green
Environmental Analyst
cc: SM158-05

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

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March 29, 2005

Mr. Mark Kalmus
Department of Planning and Zoning
23150 Leonard Hall Drive
Leonardtown, Maryland 20650

RE: Cryer Subdivision
#05-110-021

Dear Mr. Kalmus:

I have reviewed the proposal to create 3 lots and an outparcel from Lot 500-1. Lot 500-1 is 37.28 acres, with 17.73 acres in the Critical Area. Within the Critical Area portion of the existing lot is a single family dwelling and facilities; it is designated LDA. The site contains the expanded Buffer and wetlands. No subdivision is proposed within the Critical Area portion of the site. This office has no comments on the subdivision.

Thank you for the opportunity to review this proposal. Please call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Regina A. Esslinger".

Regina A. Esslinger, Chief
Project Evaluation Division

RAE/jjd

cc: SM158-05

OWNER'S CERTIFICATE

We, Arrowhead, LLC, a Maryland limited liability company the owners of the property shown hereon and described in the Surveyor's Certificate affixed hereto, hereby adopt this plat of Resubdivision upon its approval by all required agencies. There are no pending suits or actions at law, leases, liens, mortgages or deeds of trust affecting this subdivision except as noted or shown hereon. All parties in interest thereto have affixed their signatures indicating their assent to this plan.

We further establish the minimum building restriction lines as required by the St. Mary's County Zoning Ordinance and dedicate the streets, walkways, easements, rights-of-way and other improvements, where applicable, to public use.

The requirements of Section 3-10B of the Annotated Code of Maryland (Real Property Article) as far as it concerns the making of this plan and setting of the markers required therein have been complied with to the best of our knowledge, information and belief.

There shall be a 10' utility easement along all lot lines. These easements are to include use by the St. Mary's County Metropolitan Commission, its successors and assigns for construction, installation, maintenance, repair, inspection and operation of public water and sewer facilities, should such facilities ever be installed.

Arrowhead, LLC, Representative Date

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge, information and belief, that the plat shown hereon is correct (subject to title search) and conforms to the specifications; this is a Minor Resubdivision Plat of all of the lands conveyed unto Arrowhead, LLC, a Maryland limited liability company, by deed dated September 12, 2005, from William Randall Guy, Trustee, as recorded among the Land Records for St. Mary's County, Maryland, in Liber E.W.A. 2611 at Folio 610. Said tract or parcel of land also being called and known as Lot 500-2 of a Boundary Line Adjustment Plat entitled CRYER PROPERTY, Lots 500-1 & 500-2 as recorded among the plat records of St. Mary's County, Maryland, in Liber E.W.A. 41 at Folio 13. The requirements of Section 3-10B of the Annotated Code of Maryland (Real Property Article) as far as it concerns the making of the plan and setting of the markers required therein have been complied with to the best of my knowledge, information and belief.

William P. Higgs
 William P. Higgs
 Professional Land Surveyor
 MD Registration # 1080B

10-31-05

Date

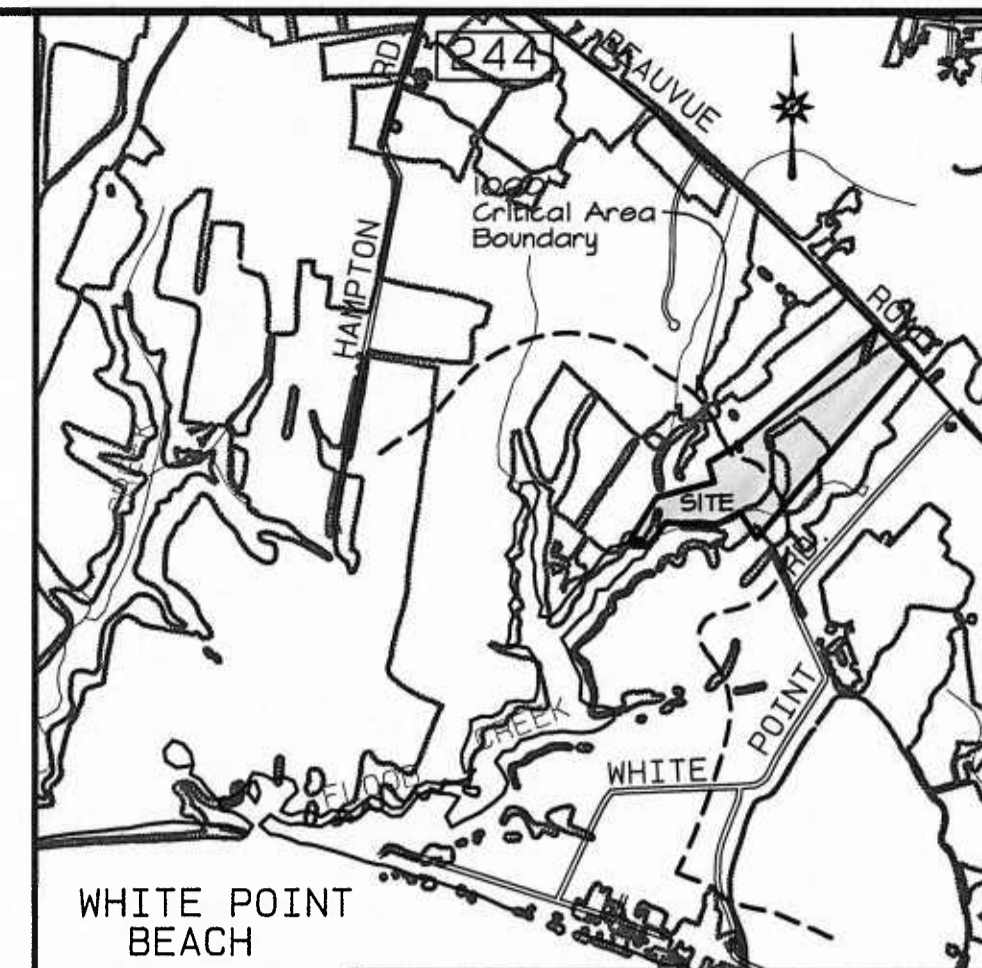
LEGEND

- PROPERTY LINE
- PROPERTY LINE ADJOINING BUILDING RESTRICTION LINE
- 100' CRITICAL AREA BUFFER
- CRITICAL AREA BUFFER
- WETLANDS
- WETLANDS BUFFER
- STREAM
- STREAM BUFFER
- 20' TREE FLOODPLAIN
- FLOODPLAIN BUFFER
- FOREST CONSERVATION AREA
- NERGIST
- PROPOSED SRA
- SOILS TYPE DIVISION LINE
- 5' CONTOUR (COUNTY)
- 2' CONTOUR (FIELD RUN)
- 10' CONTOUR (FIELD RUN)

CRITICAL AREA NOTES

- 1,195.4 Acres of subject property lies within Maryland's Critical Area. Any and all development activities proposed within this area are subject to Critical Area Regulations and will not be permitted until all appropriate local, state and federal agencies have approved the Development Plan.
- The Critical Area Buffer must remain in natural vegetation and may not be disturbed except as provided under Chapter 71 Section 8 (Habitat Protection Standards) of the St. Mary's County Comprehensive Zoning Ordinance (CZO) 02-01.
- No development is permitted in wetlands without approval from the appropriate local, state and federal agencies.
- All existing forest shown hereon shall remain undisturbed except as permitted under the provisions of Chapter 72 (Forest and Woodland Resources) in the Critical Area of the St. Mary's County Comprehensive Zoning Ordinance (CZO) 02-01. Any and all afforested or reforested areas created under said Provisions, as may be designated on this plat, shall be preserved from future disturbance.
- Locations of Natural Heritage Areas, Threatened or Endangered Species and Habitats of Significant Plants or Wildlife are identified on this plat in accordance with Chapter 71 (Resource Protection Standards) of the St. Mary's County Comprehensive Zoning Ordinance (CZO) 02-01.
- This plan has been prepared in accordance with deeds and plats of record and the recording thereof does not assure title to any portion or portions of said property which may lie beyond the natural mean high water mark or tidal wetlands used for calculations of density rights, and furthermore, a 100' protective buffer, as may be shown hereon, shall be maintained from said mean high water mark or adjacent tidal wetlands since the riparian rights to the same are subject to the regulatory powers of the state and federal governments.
- Each lot shall be required to meet impervious surface limits and clearing limits per Chapter 41 (Chesapeake Bay Critical Area) of the St. Mary's County Comprehensive Zoning Ordinance (CZO) 02-01.

CRYER PROPERTY RESUBDIVISION AND FOREST CONSERVATION PLAN OF FARMSTEAD 5000-2A, 5000-2B, 5000-2C & LOT 5000-2D PER DEED E.W.A. 2611/610 TAX MAP 49, BLOCK 14, P/O PARCEL 255



VICINITY MAP
SCALE 1" = 2000'

GENERAL NOTES

1. Subject property is located on Tax Map 49 at Block 14 as part of Parcel 255.
2. The total area of this site is 41.36 Acres +/- (F.S. 5000-2A = 15.00 Ac., F.S. 5000-2B = 15.00 Ac., F.S. 5000-2C = 11.37 Ac., and lot 5000-2D = 2.36 Ac.).
3. Subject property is zoned RPD with an RCA Overlay (part).
4. Building Restriction Lines (BRL's) shall be as shown purposed hereon. The BRL's are mapped in accordance with the St. Mary's County Comprehensive Zoning Ordinance (CZO) 02-01 Chapter 32.3.2 and Schedule 32.1 for Zone RPD as follows: 25' Front, 15' Side, and 20' Rear applied from the more restrictive of the lots lines or from sensitive areas mapped per CZO 02-01 Chapter 32.1.
5. These lots are to be served by individual septic systems and deep drilled wells. Deep Drilled Wells shall be drilled to an approved confined aquifer.
6. This Health Department Approval certifies the above lots are in conformance with pertinent Health Department Laws and Regulations as of the approval date; however, this approval is not intended to restrict future changes in regulations. Changes in topography or site designations may void this approval. The designated perc area is the only area approved by the St. Mary's County Health Department for sewage disposal purposes. The approved lots include a minimum area of 12,000 sq. ft. for sewage disposal purposes, as required by current Maryland State Health Law. Improvement of any nature including but not limited to the installation of other utility lines in this area may render the lot undevelopable. To determine the exact area of the lot approved for sewage disposal purposes, or to establish a different area for such purposes, you should contact the St. Mary's County Health Department, Office of Environmental Health.
7. This subdivision is in compliance with the St. Mary's County Comprehensive Water and Sewerage Plan.
8. There shall be a 10' Utility Easement along all lot lines. The easements are to include use by the St. Mary's County Metropolitan Commission, its successors and assigns, for construction, maintenance, repair, inspection and operation of public water and sewer facilities, should such facilities ever be installed.
9. Unless otherwise shown, there are no restrictions of record affecting this subdivision, subject to a Title Search.
10. Areas established for Resource Protection on this site, in accordance with required protection levels, must remain in undisturbed open space & undeveloped. There is a Density Parcel for lot 5000-2D on this Minor Resubdivision Plat.
11. Forested Lots 5000-2A, 5000-2B, and 5000-2C, as shown hereon, are to be accessed by the Existing 50' private R/W (Penansey Lane) as Recorded among the plat records in E.W.A. 41/13, serving 5 Lots, 1 Outparcel and 3 Farmsteads including this subdivision. Farmstead 5000-2A and Lot 5000-2D also to be accessed via the Existing 50' private R/W (Penansey Lane) as Recorded among the plat records in E.W.A. 41/13, serving 5 Lots, 1 Outparcel and 3 Farmsteads including this subdivision. This private 50' R/W and the 20' Access Easement does not necessarily provide these accesses from these F.S. Lots to a county or state road at this time. Road and utility construction and maintenance are the responsibility of the buyer of these lots unless otherwise provided in the deed for this subdivision. CAUTION: This private 50' R/W and the 20' Access Easement does not necessarily provide these accesses from these F.S. Lots to a county or state road at this time.
12. Road and utility construction and maintenance are the responsibility of the buyer of these lots unless otherwise provided in the deed for this subdivision.
13. There are no existing non-conforming structures contained within subject lots in accordance with Chapter 52.4 of the St. Mary's County Zoning Ordinance.
14. Current Water and Sewerage Plan Category Designation are as follows:
 Water = W-N.F.S. and Sewer = S-N.P.S.
15. Owner has no plans for further subdivision.
16. There shall be 5 lots & Outparcel A and 3 Farmsteads served by the Existing 50' private R/W (Penansey Lane) as shown hereon, including this plot.
17. Premise Addresses for the Lots hereon are shown as thus: (XXX).
18. This plat was prepared without the benefit of a Title Report, which could reveal additional conveyances, easements, covenants, rights-of-way and/or more stringent building restriction lines not shown hereon.
19. The Horizontal Delineations shown hereon are N.A.D. 88 North Rotation is also referenced to N.A.D. 88.
20. The Subject Property shown hereon appears to be located in Flood Hazard Zones (X and AE) as delineated on Flood Insurance Rate Maps for St. Mary's County, Md., as distributed by the Federal Emergency Management Agency, Community Panel Number 24031C0301E, Effective Date October 14th, 2004.
21. Non-Tidal Wetlands information on site of subject subdivision was derived from the "National Wetlands Inventory" Maps distributed by the U.S. Department of the Interior, Fish & Wildlife Service, MD, VA.
22. Soils information shown hereon was taken from the "Soil Survey of St. Mary's County, Maryland" as prepared by the U.S. Department of Agriculture, Soil Conservation Service, Sheet #26 thereof.
23. Except for the Field Run Topography around subject Sewage Reserve Areas, topographic information shown hereon was taken from a map obtained from the St. Mary's County Department of Public Works, as compiled by Photoscience, Inc., using photogrammetric methods.
24. There appear to be no Critical Habitats, Cultural Features or Historic Sites located within subject property per MERLIN online maps.
25. The F.S.'s & Lot shown hereon contain an area of at least 20,000 square feet not including rights-of-way (existing or proposed), 50 year flood plains, and grades of 25% or greater.
26. Unless otherwise shown hereon, there are no wells or septic systems within 100' of the lot lines.
27. Proposed Subdivision is subject to a Forest Conservation Plan of a portion of the existing forested lands on said property. For Forest Cons. Plan no fees are required. No clearing of trees will occur within the Critical Area Boundaries.
28. Existing house and outparcences for F.S. 5000-2B are exempt from Stormwater Management pursuant to the St. Mary's County Comprehensive Zoning Ordinance. Any further development of Farmstead 5000-2B shall be subject to the provisions of the St. Mary's County Stormwater Management, Grading, Erosion and Sediment Control Ordinance (Ordinance 02-12).
29. Prior to the issuance of a Building Permit for F.S. 5000-2A and 5000-2C, Stormwater Management and Over-Lot Grading shall be provided in accordance with the St. Mary's County Stormwater Management, Grading, Erosion and Sediment Control Ordinance (Ordinance 02-12).
30. An Engineered Sediment and Erosion Control Plan shall be a condition of every permit issued for grading, clearing or construction on this site. Stormwater Management shall be provided in accordance with the St. Mary's County Stormwater Management, Grading, Erosion and Sediment Control Ordinance (Ordinance 02-12). All grading shall be required to manage all drainage discharge from areas of development on this site. The approved Stormwater Management system shall manage the runoff from any location of a point of runoff collection to elevation of the Tidal Water at the base of the hill.
31. Farmstead 5000-2B is subject to a Density Reserve Easement for 5000-2B and is not to be used for future Density Calculations.

FOREST CONSERVATION WORKSHEET

NET TRACT AREA	=	41.36 AC.
A. TOTAL TRACT AREA	=	41.36 AC.
B. EXISTING FOREST	=	14.94 AC.
C. NET TRACT AREA	=	27.71 AC.
LAND USE CATEGORY: (FROM TABLE 3.2, PAGE 40, MANUAL)		
INSERT THE NUMBER 1 UNDER THE APPROPRIATE LAND USE ZONING		
ARA MDR IDA HDR MFD OJA		
D. AFFORESTATION THRESHOLD	20% X D =	5.55 AC.
E. CONSERVATION THRESHOLD	50% X D =	13.84 AC.
F. EXISTING FOREST COVER		14.94 AC.
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD		0.65 AC.
BREAK EVEN POINT		
H. GREENUP FRONT (RETENTION REQUIRED FOR NO MITIGATION)		14.02 AC.
I. CLEARING PERMITTED WITHOUT MITIGATION		0.92 AC.
PROPOSED FOREST CLEARING:		
J. TOTAL AREA OF FOREST TO BE CLEARED		0.92 AC.
K. TOTAL AREA OF FOREST TO BE RETAINED		14.02 AC.
PLANTING REQUIREMENTS:		
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD		0.00 AC.
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD		0.00 AC.
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD		0.00 AC.
R. TOTAL REFORESTATION REQUIRED		0.00 AC.
S. TOTAL AFFORESTATION REQUIRED		0.00 AC.
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED		0.00 AC.

FOREST PROTECTION PLAN

REQUIRED FOREST CONSERVATION INCLUDES RETENTION OF EXISTING FOREST ON THE NET TRACT. THE TOTAL TRACT IS BEING SUBDIVIDED AT THIS TIME WITH RESULTING LOTS TO BE SOLD AND DEVELOPED AT FUTURE UNKNOWN DATES.

PROTECTIVE SIGNAGE WILL BE PLACED ALONG THE PROTECTED FOREST AREA BOUNDARY AS SHOWN HEREON UPON RECORDATION OF THE SUBDIVISION PLAT. PROTECTIVE SIGNS AND THEIR INSTALLATION SHALL MEET THE SPECIFICATIONS AND STANDARDS GIVEN IN THIS APPROVED FOREST CONSERVATION PLAN. SIGNS MUST BE MAINTAINED INDEFINITELY.

PROTECTIVE FENCING SHALL BE INSTALLED ALONG THE PROTECTED FOREST AREA BOUNDARY AS SHOWN HEREON AND/OR ANY ADDITIONAL AREAS WHERE IT COMES WITHIN 50 FEET OF ANY CLEARING, GRADING OR CONSTRUCTION. FENCING MUST BE INSTALLED PRIOR TO ANY OF THESE DEVELOPMENT ACTIVITIES, AND MEET THE SPECIFICATIONS AND STANDARDS SET FORTH IN THE FOREST PROTECTION PLAN WITHIN THIS APPROVED FOREST CONSERVATION PLAN. FENCING MUST BE MAINTAINED THROUGH COMPLETION OF ALL DEVELOPMENT ACTIVITIES.

FOREST PROTECTION TIME TABLE DURING DEVELOPMENT ACTIVITIES

ANY CLEARING, GRADINGS AND/OR CONSTRUCTION PROPOSED WITHIN 50 FEET OF PROTECTED FOREST AREAS MUST COMPLY WITH THE FOLLOWING FOREST PROTECTION PLAN.

1. FIELD LOCATION OF THE PROTECTED FOREST AREA BOUNDARY IN ACCORDANCE WITH SURVEY BEARINGS AND DISTANCES AND CRITICAL ROOT ZONE DETERMINATION GIVEN IN THIS APPROVED FOREST CONSERVATION PLAN.
2. INSTALLATION OF PROTECTIVE SIGNAGE AND FENCING ALONG THE PROTECTED FOREST AREA BOUNDARY IN ACCORDANCE WITH DETAILS ENCLOSED IN THIS APPROVED FOREST CONSERVATION PLAN.
3. NOTIFY THE ST. MARY'S COUNTY DEPARTMENT OF PLANNING AND ZONING, FOREST CONSERVATION COORDINATOR TO CONDUCT PRE-CLEARING/GRADING/CONSTRUCTION FIELD INSPECTION OF THE BOUNDARY LOCATION AND INSTALLED FOREST PROTECTION DEVICES.
4. AFTER INSPECTION APPROVAL IS GRANTED, CONDUCT THE CLEARING, GRADINGS AND/OR CONSTRUCTION.
5. AFTER COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND BEFORE REMOVAL OF THE FOREST PROTECTION DEVICES, NOTIFY THE ST. MARY'S COUNTY DEPARTMENT OF PLANNING AND ZONING, FOREST CONSERVATION COORDINATOR TO CONDUCT A FIELD INSPECTION OF THE PROTECTED FOREST AREAS.

FOREST PROTECTION NOTES

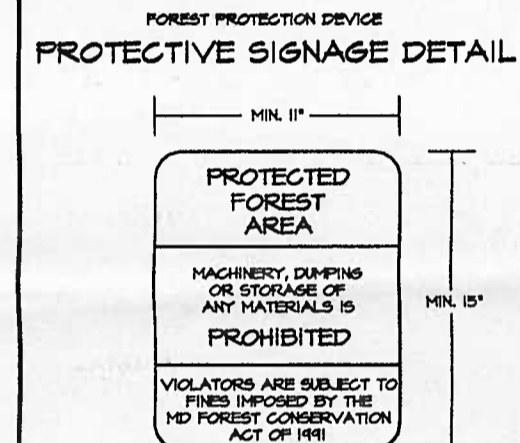
1. PROTECTED FOREST AREAS SHOWN HEREON ARE PROHIBITED FROM CLEARING, GRADINGS, CONSTRUCTION AND/OR DEVELOPMENT BY A FOREST CONSERVATION EASEMENT AGREEMENT RECORDED IN THE LAND RECORDS OF ST. MARY'S COUNTY.
2. PRIORITY AREAS SELECTED FOR FOREST CONSERVATION CONTAIN A NATURAL FORESTED BUFFER TO ADJOINING PROPERTIES, INTERMITTENT AND/OR PERENNIAL STREAMS AND THEIR 50 FOOT BUFFER, SLOPES OF >25%, AND ARE PART OF A FOREST > 100 ACRES IN SIZE.
3. APPROVAL OF THE FOREST STAND DELINEATION FOR THE PROPERTY SHOWN HEREON WAS RECEIVED FROM THE ST. MARY'S COUNTY, DEPARTMENT OF LAND USE & GROWTH MANAGEMENT ON 10-31-05 (FILE NO.).

QUALIFIED PROFESSIONAL'S CERTIFICATION

THIS FOREST CONSERVATION PLAN IS PREPARED BY LITTLE SILENCES REST, INC., UNDER THE DIRECT SUPERVISION OF STEVEN VAUGHAN, WHO MEETS THE FORESTRY REQUIREMENTS OF MD COMAR 08.01.06, AND IS APPROVED BY THE MD DEPT. OF NATURAL RESOURCES, FOREST CONSERVATION PROGRAM AS PROFESSIONALS QUALIFIED TO CONDUCT FOREST STAND DELINEATIONS AND FOREST CONSERVATION PLANS.

St. M. Vaughan
 STEVEN VAUGHAN
 QUALIFIED PROFESSIONAL

10-31-05
 DATE



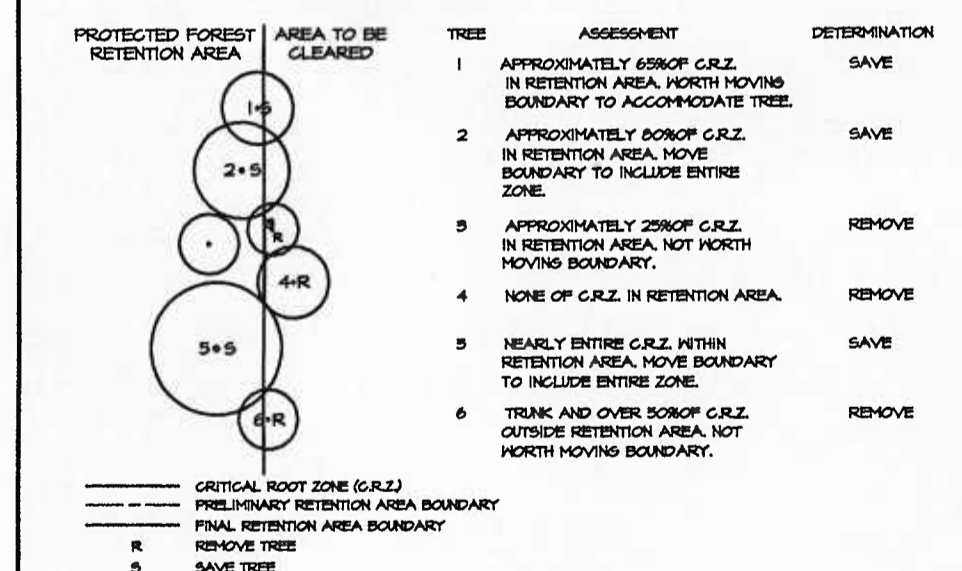
FOREST CONSERVATION PER LOT SUMMARY

F.S.#/LOT No.	F.S.#/LOT AREA	FORESTED AREA	CONSERV. AREA
5000-2A	15.00 AC.	8.00 AC. IN C.A.	N/A
5000-2B	15.00 AC.	2.65 AC. OUT C.A.	2.65 AC.
5000-2B	15.00 AC.	2.06 AC. IN C.A.	N/A
5000-2C	15.00 AC.	11.84 AC. OUT C.A.	11.31 AC.
5000-2D	2.36 AC.	0 AC. OUT C.A.	0 AC.
TOTAL	41.36 AC.	14.54 AC.	14.02 AC.

CRITICAL ROOT ZONE

AREA OF ROOT PROTECTION NECESSARY FOR TREE SURVIVAL. DEFINED ZONE ENCIRCLES A TREE TRUNK ONE FOOT OUTWARD FOR EACH INCH OF TRUNK DIAMETER MEASURED AT 4.5 FEET ABOVE GROUND. MINIMUM RADIUS IS 8 FEET. THE ZONE IS 1.5 FEET OUTWARD FOR EACH TRUNK DIAMETER EQUALING OR EXCEEDING 30 INCHES, AND FOR ALL TREES WITHIN A RETENTION AREA LESS THAN 10,000 SQ. FT.

FIELD LOCATION AND MARKING OF THE PROTECTED FOREST BOUNDARY MAY REQUIRE A CRITICAL ROOT ZONE DETERMINATION FOR EACH INDIVIDUAL TREE IN CLOSE PROXIMITY TO THE BOUNDARY. THE DETERMINATION SAVES TREES WITH APPROXIMATELY 10 FEET OR MORE OF THE CRITICAL ROOT ZONE IN THE RETENTION AREA. MARKING THE CRITICAL ROOT ZONE IN THE RETENTION AREA, HOWEVER, DOES NOT ESTABLISH A FINAL RETENTION AREA BOUNDARY. THE FOLLOWING EXAMPLE SHOWS USE OF THE CRITICAL ROOT ZONE IN ESTABLISHING A FINAL RETENTION AREA BOUNDARY.

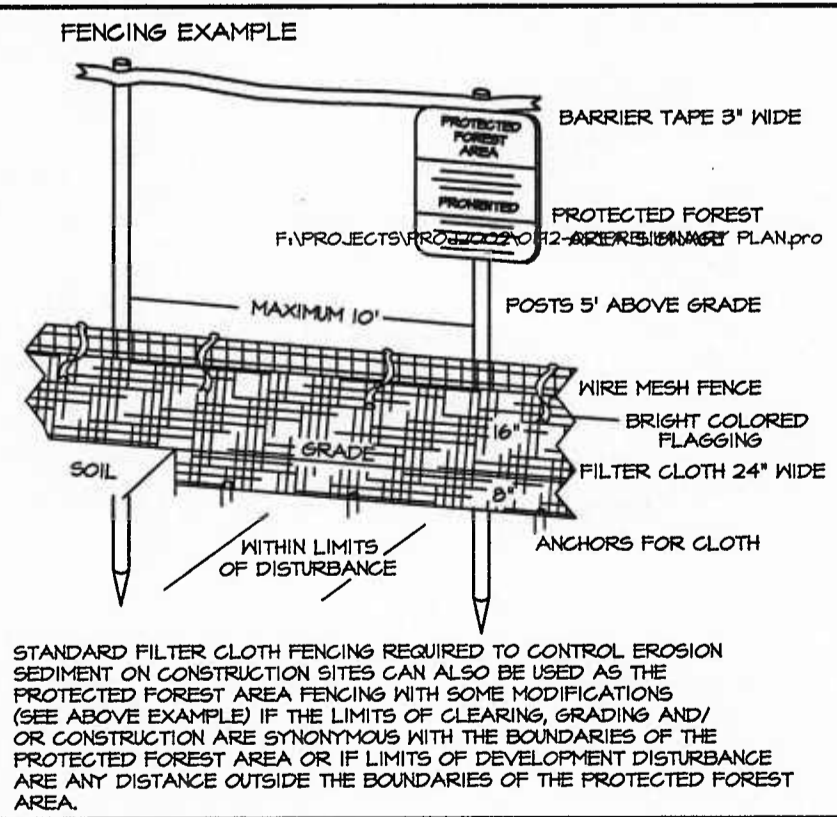


- NOTES:
1. TREE SPECIES AND HEALTH SHOULD BE CONSIDERED IN CRZ ASSIGNMENTS ALONG THE RETENTION AREA BOUNDARY.
 2. ANY DISTURBED CRITICAL ROOT ZONE IN THE RETENTION AREA MUST BE SHOWN ON THE FOREST CONSERVATION PLAN.
 3. PRUNING, AIRBORN TIMELING, WORMHOLE MANAGEMENT AND OTHER PROCEDURES (SEE EXAMPLES IN APPENDIX C OF THIS STATE FOREST CONSERVATION TECHNICAL MANUAL, 2ND EDITION) SHOULD BE CONSIDERED TO ENSURE LONG TERM SURVIVAL OF RETAINED TREES.

FOREST PROTECTION DEVICE PROTECTIVE FENCING DETAIL

CONSTRUCTION FENCING SUCH AS FILTER CLOTH, CHAIN-LINK, PLASTIC OR WIRE MESH STAKED STRAIN BARS, BARBED WIRE, OR SNOW FENCING MAY BE USED TO MARK BOUNDARIES OF PROTECTED FOREST AREAS DURING CLEARING, GRADINGS, AND/OR CONSTRUCTION HOWEVER THE FENCE MUST MEET THE FOLLOWING REQUIREMENTS:

- A) FENCE POSTS MUST BE A MINIMUM OF 5' ABOVE GRADE WITH CLOTH, MESH WIRE OR SLATS SECURELY ATTACHED TO FORM A STRUCTURE CAPABLE OF RESISTING THE WEIGHT OF AN ADULT HUMAN, BRIGHTLY COLORED, 3" WIDE PLASTIC, BARRIER TAPE MUST BE STRUNG BETWEEN THE TOPS OF EACH FENCE POST.
- B) BRIGHTLY COLORED FENCING SLATS, MESH OR CLOTH, EXTENDING FROM GROUND TO AT LEAST 4' ABOVE GRADE ARE RECOMMENDED. DRAB FENCING MATERIALS (CLOTH, WIRE) MAY BE HIGH-LIGHTED WITH COLORED FLAGGING STREAMERS AT FREQUENT INTERVALS ALONG THE UPPER EDGE.
- C) PROTECTED FOREST AREA SIGNAGE (SEE ENCLOSED DETAIL) MUST BE ATTACHED TO FENCE POSTS A MINIMUM OF EVERY 50 FEET.
- D) SEE STATE, COUNTY OR MUNICIPAL FOREST CONSERVATION MANUAL FOR ILLUSTRATIONS OF VARIOUS TYPES OF PROTECTED FOREST AREA FENCING WITH SOME MODIFICATIONS (SEE ABOVE EXAMPLE) IF THE LIMITS OF CLEARING, GRADING AND/OR CONSTRUCTION ARE SYNCHRONOUS WITH THE BOUNDARIES OF THE PROTECTED FOREST AREA OR IF LIMITS OF DEVELOPMENT DISTURBANCE ARE ANY DISTANCE OUTSIDE THE BOUNDARIES OF THE PROTECTED FOREST AREA.



RECEIVED

NOV 28 2005

CRITICAL AREA - EXISTING CONDITIONS TABLE

LOT #	LOT AREA	EXISTING IMPERVIOUS SURFACE WITHIN THE EXPANDED 100' BUFFER	EXISTING FOREST IN C.A.	EXISTING IMPERVIOUS SURFACE OUT OF THE EXPANDED 100' BUFFER	AREA WITHIN CRITICAL AREA	AREA OUT OF CRITICAL AREA	IMPERVIOUS SURFACE ALLOWED AT 10% IN C.A.
5000-2A	15.00 AC.	1,444 s.f.	0 s.f.	8,00 AC. IN C.A.	15.00 AC.	0.00 AC.	98,010 s.f.
5000-2B	15.00 AC.	0.00 s.f.	0 s.f.	2.06 AC. IN C.A.	3.44 AC.	11.51 AC.	22,804 s.f.
5000-2D	2.36 AC.	0.00 s.f.	0 s.f.	0.00 AC. IN C.A.	1.11 AC.	1.25 AC.	1,293 s.f.

RECEIVED

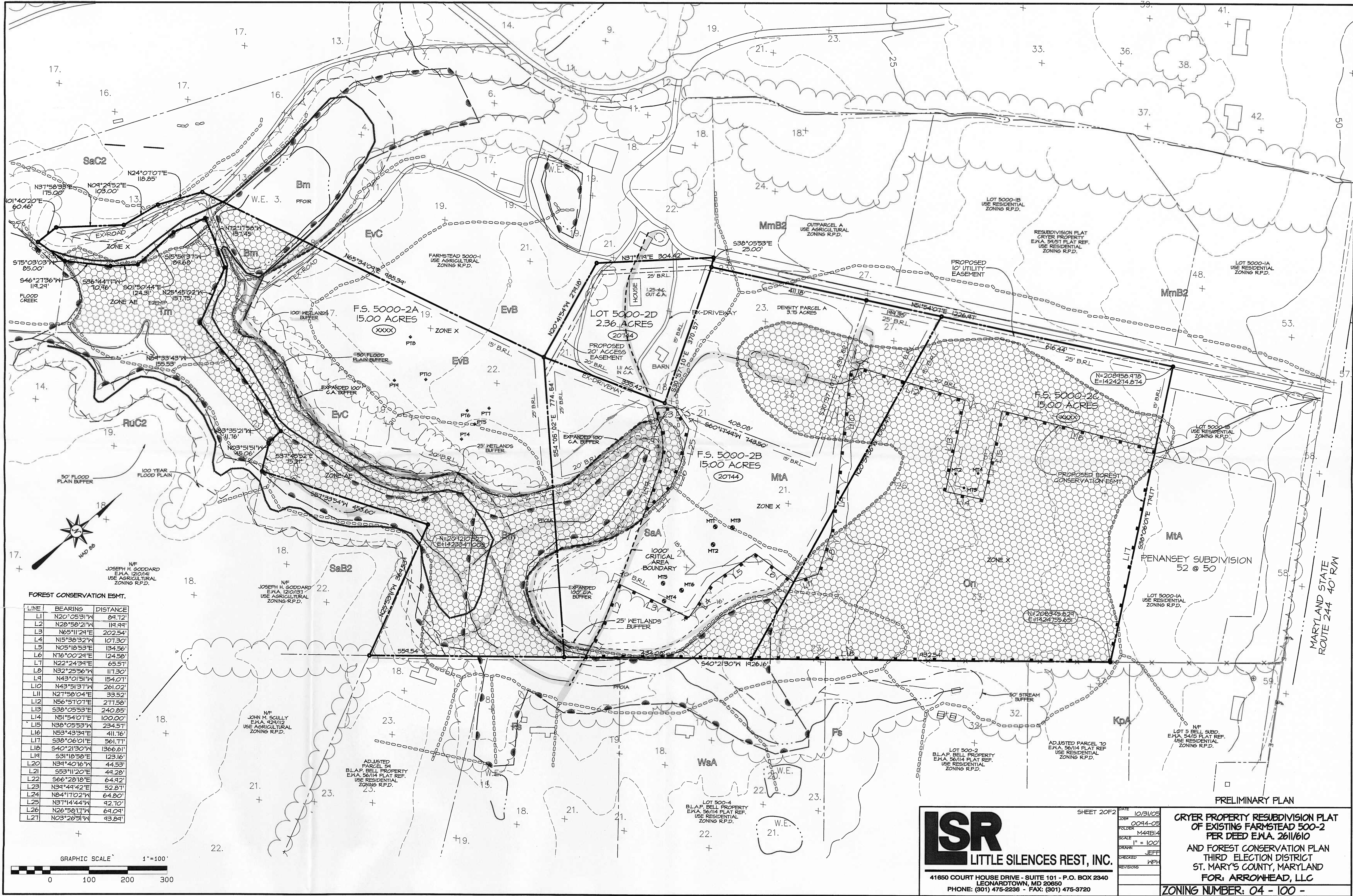
NOV 2 2005

ST. MARY'S COUNTY HEALTH DEPARTMENT APPROVAL		ST. MARY'S COUNTY DEPT. OF LAND USE & GROWTH MANAGEMENT (LUGM)	
SANTARUM	DATE	DIRECTOR	DATE
EMERSON HEALTH DIRECTOR	DATE	CHAIRMAN	DATE

LSR
 LITTLE SILENCES REST, INC.
 41650 COURT HOUSE DRIVE - SUITE 101 - P.O. BOX 2340
 LEONARDTOWN, MD 20650
 PHONE: (301) 475-2236 - FAX: (301) 475-3720

CRITICAL AREA COMMISSION
PRELIMINARY PLAN
 SHEET 1 OF 2
 DATE 10/31/05
 JOB# 0094-05
 FOLDER M44B14
 SCALE 1" = 100'
 DRAWN JEFF
 CHECKED WPH
 REVISIONS
CRYER PROPERTY RESUBDIVISION PLAT OF EXISTING FARMSTEAD 500-2 PER DEED E.W.A. 2611/610 AND FOREST CONSERVATION PLAN THIRD ELECTION DISTRICT ST. MARY'S COUNTY, MARYLAND FOR: ARROWHEAD, LLC
ZONING NUMBER: 05 - 100 -

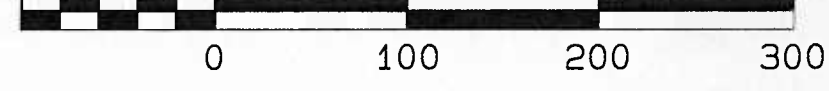
05-110-117



FOREST CONSERVATION ESMT.

LINE	BEARING	DISTANCE
L1	N20°05'31"W	89.12'
L2	N28°50'21"W	119.99'
L3	N65°11'29"E	202.54'
L4	N15°38'32"W	107.30'
L5	N05°18'53"E	134.56'
L6	N76°00'29"E	124.58'
L7	N22°24'39"E	65.57'
L8	N32°25'56"W	117.30'
L9	N43°01'31"W	154.07'
L10	N43°51'37"W	261.02'
L11	N27°58'04"E	33.52'
L12	N56°51'07"E	277.58'
L13	S38°05'53"E	240.85'
L14	N51°54'07"E	100.00'
L15	N38°05'53"W	234.57'
L16	N53°43'34"E	411.76'
L17	S38°06'01"E	156.77'
L18	S40°21'30"W	1366.61'
L19	S31°18'56"E	123.16'
L20	N34°40'16"W	44.53'
L21	S53°11'20"E	44.28'
L22	S66°28'18"E	64.92'
L23	N34°44'42"E	52.87'
L24	N84°17'02"W	64.80'
L25	N37°14'44"W	42.70'
L26	N26°58'17"W	69.09'
L27	N03°28'51"W	43.89'

GRAPHIC SCALE 1" = 100'



PRELIMINARY PLAN

LSR
LITTLE SILENCES REST, INC.
41650 COURT HOUSE DRIVE - SUITE 101 - P.O. BOX 2340
LEONARDTOWN, MD 20650
PHONE: (301) 475-2238 - FAX: (301) 475-3720

SHEET 20F2 DATE 10/31/05
JOB# 0044-05
FOLDER M449B14
SCALE 1" = 100'
DRAWN JEFF
CHECKED KPH
REVISIONS

CRYER PROPERTY RESUBDIVISION PLAT OF EXISTING FARMSTEAD 500-2 PER DEED E.M.A. 2611/610 AND FOREST CONSERVATION PLAN THIRD ELECTION DISTRICT ST. MARY'S COUNTY, MARYLAND FOR: ARROWHEAD, LLC
ZONING NUMBER: 04 - 100 -