

7/19

MSA.S. 1829-5755

Comments
KLS 7/26/06

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/

July 24, 2006

Ms. Aimee Dailey
Charles County Department of Planning
And Growth Management
P O Box 2150
La Plata, Maryland 20646

RE: MIR 60280
Schroeder, TM43, Lot 8, Parcel 108

Dear Ms. Dailey:

Thank you for providing information regarding the above referenced site plan. The applicant is requesting a building and grading permit to construct a 816 square foot parking pad outside the Buffer and place backfill in the Buffer to stabilize an existing bulkhead. The property is 1.05 acres and designated Limited Development Zone (LDZ) and Buffer Exemption Area (BEA). It is currently developed with a driveway.

Mitigation at a ratio of 2:1 should be provided for disturbance in the Buffer and 1:1 for disturbance outside the Buffer. Mitigation should be provided in the form of native shrubs and trees. Aerial photos show there should be sufficient room to plant in the Buffer.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3475.

Sincerely,

A handwritten signature in black ink that reads "Kate Schmidt".

Kate Schmidt
Natural Resource Planner
CS449-06

CHESAPEAKE BAY CRITICAL AREA COMMISSION

1804 West Street, Suite 100
Annapolis, Maryland 21401

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: Charles Date: 7/13/06

Name of Project (site name, subdivision name, or other): Schroeder

Local case number: MIR 60280

Project location/Address: 1500 Shirley Blvd.

Tax map# 43 Block# _____ Lot# 8 Parcel# 108

Type of application:
(Select all applicable)

- SUBDIVISION
- SITE PLAN
- VARIANCE:
- Buffer ___ Slope ___
- Imp.Surf. ___ Other ___
- SPECIAL EXCEPTION
- CONDITIONAL USE
- REZONING
- GRADING PERMIT
- BLDG PERMIT
- INTRAFAMILY
- GROWTH ALLOCATION
- OTHERS _____

Type of Project:
(Select all applicable)

- RESIDENTIAL
- COMMERCIAL
- WATER DEPENDENT FACILITY/PIER/MARINA
- INDUSTRIAL
- MIXED USE
- REDEVELOPMENT
- SHORE EROSION PROTEC.
- AGRICULTURE
- OTHERS _____
e.g. PUD

Current Use:
(Select all applicable)

- COMMERCIAL
- RESIDENTIAL
- AGRICULTURE
- FOREST/BUFFER/WOODLAND
- INDUSTRIAL
- INSTITUTIONAL
- OPEN SPACE/RECRE.
- SURFACE MINING
- VACANT
- WATER DEPENDENT FACILITY/PIER/MARINA
- OTHERS _____

Describe Proposed use of project site: Parking pad; backfill to existing bulkhead, adding dirt & grass seed in Buffer to stabilize soil

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: 1.05

IDA ACRES	_____	AREA DISTURBED: <u>29664</u>
LDA ACRES	<u>1.05</u>	# LOTS CREATED: <u>0</u>
RCA ACRES	_____	# DWELLING UNITS: <u>0</u>
AGRICULTURAL LAND:	_____	
EXISTING FOREST/WOODLAND/TREES: <u>71570</u>		FOREST/WOODLAND/TREES REMOVED: <u>0</u>
FOREST/WOODLAND/TREES CREATED:	_____	
EXISTING IMPERVIOUS SURFACE: _____		PROPOSED IMPERVIOUS SURFACE: _____
TOTAL IMPERVIOUS SURFACE: <u>wn</u>		
GROWTH ALLOCATION DEDUCTED: _____		
RCA to LDA: _____	RCA to IDA: _____	LDA to IDA: _____

RECEIVED
 JUL 14 2006
 CRITICAL AREA COMMISSION
 Chesapeake & Atlantic Coastal Bays
 Hearing Date: _____

Local Jurisdiction Contact person: _____
 Telephone number: _____
 Response from Commission required by: _____

SHIRLEY BOULEVARD - 50' R/W

STEVEN F. SCHROEDER

"SHROW"
home 301-934-9464
cell 240-216-0453

LOT 7

LOT 9

N17°01'E

100.00'

RS

RS



N72°59'00"W

471.72'

S72°59'E

447.13'

2" BLUE STAPLE
PARKING

↑ existing
driv

LOT 8
1.05 AC.

RS 145' FROM
PROPERTY CORNER

34

24

136'

Buffer

50'
17.50
GRASS

RS 22' FROM
PROPERTY CORNER

35

102.98'

S03°12'00"W

BEA

PORT TOBACCO RIVER

LOT # 8
SECTION THREE

PORT TOBACCO RIVIERA

1ST ELECTION DISTRICT OF MARYLAND
CHARLES COUNTY, MARYLAND

PLAT TO SHOW CORNERS & SET

SURVEYOR'S CERTIFICATE

I hereby certify that the position of all existing improvements on the above described property have been carefully established by this survey, and that unless otherwise shown, there are no visible encroachments. I believe this to be true to the best of my knowledge and available information.

Herbert N. Redmond Oct. 18, 1999

RECEIVED

JUL 14 2006

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

NOTES:

- 1) This plan was prepared without the benefit of a Title Report which may reveal additional conveyances, easements, rights-of-way or buildir restriction lines not shown, nor is it to be used to locate property lines.
- 2) This plat is not to be relied upon for the establishment or location fences, garages, buildings or other existing or future improvements.



DH Steffens Co

ENGINEERS
LAND SURVEYORS
LAND PLANNERS

317 CHARLES STREET • LA PLATA, MD 20646 • 934-2921 • 870-8263
100 EXPLORATION DR, SUITE 1020 • LEXINGTON PARK, MD 20653 • 862-2228 • 1-800-331-16

PLAT BOOK	9	LIBER	DATE	SCALE
PLAT NO.	14	FOLIO	10/18/99	1"=50'
			FILE NO.	509947 - 1724

CHARLES COUNTY ZONING APPLICATION
CRITICAL AREA BUFFER MANAGEMENT PLAN

The Charles County Zoning Ordinance defines Buffer Management Plan as a program of action intended to protect and manage resources in the Critical Area Buffer, thereby protecting beneficial functions of the Buffer related to water quality and habitat protection. Any activity within the Buffer, including disturbance of plants, requires the submission and approval of a Buffer Management Plan.

Completion of the form below will provide the written portion of a Buffer Management Plan, to be filed with the Planning Division as an official record of any Buffer impacts resulting from proposed development, as well as proposed mitigation of those impacts. The graphic portion of the Buffer Management Plan will be attached as a site plan.

General Property Information:

Property Owner (s) (or Contact): Steven F. Schroeder

Property Owner's (s') address: P.O. Box 241
Port Tobacco, MD 20677

Property Owner's (s') (or Contact's) Phone: 301-934-9464

Project Address (if different): 7500 Shirley Blvd.
Port Tobacco, MD 20677

Tax Map # 43 Block # Parcel # 108 Section # 3 Lot # 8

Proposed Activity:

New development / redevelopment (e.g., new building, addition to home, replacement of structures).

Shore erosion control

Shore/Water access

Other (please explain) _____

Is the property in a designated Buffer Exemption Area (BEA)? Yes No

Charles County Critical Area Buffer Management Plan

<i>Buffer Disturbance Category</i>	<i>Mitigation Ratio</i>
New development / redevelopment (non-BEA)	3:1
New development / redevelopment (BEA)	2:1
Shore erosion control	1:1
Shore/Water Access	2:1
Other	0

*BEA = Buffer Exemption Area

*Please consult with the Planning Division if the purpose of your Buffer disturbance is in the 'Other' category.

Mitigation Ratio = 3:1 (From the foregoing table)

Step 3 Mitigation Amount

Mitigation Amount = (Sq. ft. or # of trees disturbed) X (mitigation ratio) =

$\frac{1750}{816}$ Sq. ft. or $\frac{5250}{2448}$ # trees planted
 → outside buffer

Buffer Planting Plan

This section is to help you provide specific details on your Mitigation location and plantings.

Plant Materials & Planting Schedule

Required standards for plant materials and scheduling are provided by Article IX, Section 297-132 (E), of the Zoning Ordinance.

Planting Location

All mitigation should be located within the Critical Area in the following order of preference:

1. On-site within the Buffer
2. On-site adjacent to existing Buffer
3. On-site within the Critical Area
4. Off-site in order of preference 1-3 above
5. Fee-in-lieu payment



Charles County Government
 Department of Planning and Growth Management
 200 Baltimore Street, P.O. Box 2150, La Plata, MD 20646
 (301) 645-645-0692 or (301) 870-3935 Fax: (301) 645-0575
 www.charlescounty.org
 Inspections: (301) 870-8710 or (301) 645-3302

FOR OFFICE USE ONLY
 Date Received: 7/16/06
 Permit Number: MIR
 Revision To: 60280
 Plans on File #: _____
 Same Day: or N
 Time Received: _____

BUILDING AND ZONING PERMIT APPLICATION

Property Tax Number <u>X 01-007475</u>	OR	Tax Map	Parcel <u>8</u>	Grid
Property Owner(s) Name <u>X Steven Schroeder</u>	Address/E-Mail Address <u>P.O. Box 241</u>		City, State <u>Port Tobacco md</u>	Zip <u>20677</u>
Applicant(s) Name	Address/E-Mail Address		City, State	Zip
			City, State	Zip
			City, State	Zip

Contractor's Name	Address/E-Mail Address	City, State	Zip	Phone No.
MD Homebuilders Registration No.	MD Home Improvement No.	MD State License No.		

Job Address (ADC Map #, House #, Street, City, etc.) <u>X 7500 Shirley Blvd.</u>	<u>8</u>	<u>3</u>	<u>1.05</u>
Subdivision Name <u>X Port Tobacco Riviera</u>	Lot No.	Section	Block
			Acreage

General Description of Work and Intended Use:
X Stabilization for- erosion control
PARKING PAD 24' x 34'

Total Disturbed Area <u>X 2800 sq</u>	Flood Plain Elevation	Front Yard Setback	Rear Yard Setback	Right Yard Setback	Left Yard Setback
State Road <input type="checkbox"/> Yes <input type="checkbox"/> No	Chesapeake Bay Critical Area: <input type="checkbox"/> Yes <input type="checkbox"/> No	Stormwater Management			
County Road <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Resource Protection Zone: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Provided <input type="checkbox"/> Exempt <input type="checkbox"/> Waived			
PDRB Approval <input type="checkbox"/> Yes <input type="checkbox"/> No	Development District: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				

Total Floor Area: _____	No. of Full Bathrooms: <u>NONE</u>	Public: <input type="checkbox"/> Water <input type="checkbox"/> Sewer	Related Permits Required:
No. of Stories: <u>N/A</u>	No. of 1/2 Bathrooms: <u>NONE</u>	Private: <input type="checkbox"/> Well <input type="checkbox"/> Septic	Electrical <input type="checkbox"/> Yes <input type="checkbox"/> No
No. of Bedrooms: _____	Rough-In Only: _____	Food/Drink: <input type="checkbox"/> Yes <input type="checkbox"/> No	Plumbing <input type="checkbox"/> Yes <input type="checkbox"/> No

Estimated Construction Cost (Building Cost Only):	Commercial Business Trading As:
Application Fee: _____	Treasurer's Validation
Plan Review Fee: _____	
Soil Conservation Fee: _____	
Inspections: _____	
Total \$ _____	
Name on Check: _____	

CAUTION: I/we have carefully examined and read this application and know the same is true and correct. I/we are also aware that whoever is indicated as the OWNER assumes full responsibility for this application and for the construction and will comply with all provisions of the Charles County ordinances and State laws whether herein specified or not. I/we further understand that to start construction before a building permit is issued and to use and occupy the premises before a Use and Occupancy Certificate is obtained is in violation of the law.

X Steven Schroeder Steven F. Schroeder 6-26-06
 Signature of Owner or Authorized Agent Printed Name Date Permit Specialist Initials