CS 693-06 Cliffton on the Potomac -Site Special Except. 60830

Plan

Comments 10/20106655

Remsee KS

1927

MSA.S. 1829 - 5763

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/

Nov. 15, 2006 Detober 26, 2006

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

RE: 9309 Overlook Circle; Clifton on the Potomac SFD 60830

Dear Ms. Dailey:

Thank you for providing revised information regarding the above referenced building permit. The applicant is requesting to construct a new single family dwelling on a 0.35 acre lot. The property is located within a Limited Development Area (LDA) and is currently undeveloped.

Based on the information provided, I have the following comments:

- 1. Critical Area Note #6 should also state the bald eagle nest Zone 3 time of year development restrictions.
- 2. I understand that planting for this and other lots held by Riverview Builders will be accomplished collectively off site. Please note that at a minimum the lot must be 15% wooded, which is 2,298 square feet. The site plan indicates 2,989 square feet of woodland will remain.

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

Sincerely,

Kate Selmidt

Kate Schmidt Natural Resource Planner CS693-06

6-10

CHARLESCO

740-06

CRITICAL AREA COMMISSION FOR THE CHESAPEAKE AND ATLANTIC COASTAL BAYS 1804 WEST STREET, SUITE 100 ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction C	narus	Count			Date:	11/13/00
Tax Map #	Parcel #	Block #	Lot #	Section		FOR RESUBMITTAL ONLY Corrections Redesign No Change Non-Critical Area *Complete Only Page 1
Project Name	(site name, sub	odivision nam	e, or other)	PINTERN	Lew B	General Project Information drs / Cufftm on Pu
Project locatio				carlla.		
City 1				Zip		
Local case nur	mber	SPD U	0530			
Applicant:	Last name	Graina	pr		First n	ame Boyd
Company		Rivervie	w Blar	5		
Application 1 Building Perm Buffer Manag Conditional U Consistency R Disturbance > Grading Perm	ement Plan Se Report 5,000 sq ft	I that apply)	Other Rezon Site P Speci	ning Plan al Exception ivision		
Local Jurisdi	ction Contact	Information	:			
Last name	Darly		First name	ann		L. Charles
Phone # 2	50164501	21	Response f	from Commissi	on Require	d By
Far #			Hearing de	ate.		

1.0				CHARLESCO		PAGE 03
ECIFIC PROJECT	INFORM	ATION				
escribe Proposed use	of project si	te:				
NEW SED						
	Man			Yes		
The stilles Themeson	Yes	Gro	wth Allocatio			
htra-Family Transfer	the	-	fer Exemption			
randiamered Lot	مر	Dui	ICI ZACINPUCI			
roject Type (check a	ll that appl	y)		1-		
Commercial		Reci	reational	X		
Consistency Report			evelopment			
ndustrial			dential			
nstitutional			e Erosion Co			
Mixed Use		Wat	er-Dependent	Facility		
Other						
			Sur ma		C. STANKA	
SITE INVENTORY (Acres		Ft	Total Disturbed Area	576	
DA Area					, T	
LDA Area		5-	518	# of Lots Created		
RCA Area						
Total Disturbed Area		96	16			200
		Acres	Sq Ft		Acres	Sq Ft 280
Existing Forest/Woodlan	d/Trees		4445	Existing Impervious Surface		-+7
Created Forest/Woodlan	d/Trees			New Impervious Surface		2402
Removed Forest/Woodla	nd/Trees		1456	Removed Impervious Surface		01112
				Total Impervious Surface		280
underdibate	- prov	ided a	er plar		***	280
VARIANCE INFOR	MATION ((Check all t	hat apply)			a b
		Acres	Sq Ft		Acres	Sq Ft
				Buffer Forest Clearing		
Buffer Disturbance				Mitigation		
Buffer Disturbance Non-Buffer Disturbance						
Non-Buffer Disturbance			Ctm	cture		
Non-Buffer Disturbance Variance Type	—			acture here Addition		
Non-Buffer Disturbance Variance Type Buffer	Р		Acc. Struct	nure Addition		
Non-Buffer Disturbance Variance Type Buffer Forest Clearing			Acc. Struct Barn			
Non-Buffer Disturbance Variance Type Buffer Forest Clearing HPA Impact			Acc. Struct Barn Deck			
Non-Buffer Disturbance Variance Type Buffer Forest Clearing HPA Impact Impervious Surface			Acc. Struct Barn Deck Dwelling	nure Addition		
Non-Buffer Disturbance Variance Type Buffer Forest Clearing HPA Impact Impervious Surface Expanded Buffer			Acc. Struct Barn Deck Dwelling Dwelling	nure Addition		
Non-Buffer Disturbance Variance Type Buffer Forest Clearing HPA Impact Impervious Surface Expanded Buffer Nontidal Wetlands			Acc. Struct Barn Deck Dwelling Dwelling Garage	nure Addition		
Non-Buffer Disturbance Variance Type Buffer Forest Clearing HPA Impact Impervious Surface Expanded Buffer Nontidal Wetlands Other			Acc. Struct Barn Deck Dwelling Dwelling Garage Gazebo	nure Addition		
Non-Buffer Disturbance Variance Type Buffer Forest Clearing HPA Impact Impervious Surface Expanded Buffer Nontidal Wetlands Other Setback			Acc. Struct Barn Deck Dwelling Dwelling Garage Gazebo Other	nure Addition		
Non-Buffer Disturbance Variance Type Buffer Forest Clearing HPA Impact Impervious Surface Expanded Buffer Nontidal Wetlands Other			Acc. Struct Barn Deck Dwelling Dwelling Garage Gazebo Other Patio	nure Addition		
Non-Buffer Disturbance Variance Type Buffer Forest Clearing HPA Impact Impervious Surface Expanded Buffer Nontidal Wetlands Other Setback			Acc. Struct Barn Deck Dwelling Dwelling Garage Gazebo Other	nure Addition		

Robert L. Ehrlich, Jr. Governor

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Martin G. Madden Chairman

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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/

October 26, 2006

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

RE: 9309 Overlook Circle; Clifton on the Potomac SFD 60830

Dear Ms. Dailey:

Thank you for providing information regarding the above referenced building permit. The applicant is requesting to construct a new single family dwelling on a 0.35 acre lot. The property is located within a Limited Development Area (LDA) and is currently undeveloped.

Based on the information provided, I have the following comments:

- 1. It appears this lot falls within the ¼ mile protection area (Zone 3) of a bald eagle's nest, as identified in the Habitat Protection Plan developed by McCarthy & Associates and Lawrence Abell & Associates for Clifton on the Potomac. Should this be the case, the site plan should reflect the Zone 3 development restrictions.
- 2. The submitted planting plan does not conform to Charles County standards for mitigation plantings. I understand the applicant is exploring off site options for this and other lots in the development process. While this is acceptable to this office, I recommend a portion of the mitigation requirement for each lot be achieved on site to the extent feasible. In this case, it would appear that there is opportunity to achieve some plantings.
- 3. Please have the applicant verify the amount of existing woody vegetation to be cleared. The submitted plan shows two proposed treelines.

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

Sinçerely,

Kate Schmidt Natural Resource Planner CS693-06

TTY for the Deaf Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

693-86

CRITICAL AREA COMMISSION FOR THE CHESAPEAKE AND ATLANTIC COASTAL BAYS 1804 WEST STREET, SUITE 100 ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction:	Cha	rus lon	nty		Date:	10/16/06
			0		_	FOR RESUBMITTAL ONLY
Tax Map #	Parcel #	Block #	Lot #	Section		Corrections
79	95	L	31			Redesign
						No Change
						Non-Critical Area
· · · · · · · · · · · · · · · · · · ·					-	*Complete Only Page 1
						*Complete Only Page 1 General Project Information
						Seneral Project Information
Project Name	(site name, sub	division name	e, or other)	UIFFT	mmp	otomac
		_				
Project locatio	n/Address	9309 0	verlook	wich		
City Ne	NRUNG			Zip	20101	24
	0					
Local case nur	mber	SPPCa	2230			
					1	
Applicant:	Last name				First n	ame
1.1.2		71				
Company		Kever VK	WBID	rs		

Application Type (check all that apply):

Building Permit Buffer Management Plan Conditional Use Consistency Report Disturbance > 5,000 sq ft Grading Permit Local Jurisdiction Contac	Other Image: Constraint of the second se	OCT 8 2006 CRITICAL AREA COMMISSION Chesapeake & Atlantic Coastal Bays
Last name Darle	J First name Junu	
Phone # 301695	Response from Commission Re	quired By
Fax #	Hearing date	

SPECIFIC PROJECT INFORMATION

Describe	Proposed	l use of	project	site:
	\sim	$\sim \sim$	•	

New SI-D	
Yes Intra-Family Transfer	Yes Growth Allocation Buffer Exemption Area
Project Type (check all that apply)CommercialConsistency ReportIndustrialInstitutionalMixed UseOther	Recreational

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area 9,98 - Sc
IDA Area			
LDA Area	•35		# of Lots Created
RCA Area			
Total Disturbed Area		998L	

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		4445	Existing Impervious Surface		
Created Forest/Woodland/Trees			New Impervious Surface		2442
Removed Forest/Woodland/Trees		1801	Removed Impervious Surface		<u> </u>
Kemeted Foreign Hoodiand Free			Total Impervious Surface		2462

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

Variance Type		Structure	
Buffer		Acc. Structure Addition	
Forest Clearing		Barn	
HPA Impact		Deck	
Impervious Surface		Dwelling	
Expanded Buffer	\Box	Dwelling Addition	
Nontidal Wetlands		Garage	
Other		Gazebo	
Setback		Other	
Steep Slopes		Patio	
- 1 1		Pool	
		Shed	

VEGETATIVE ESTABLISHMENT DETAILS AND SPECIFICATIONS PERMANENT SEEDING

A. SOIL TESTS: LIME AND FERTILIZER WILL BE APPLIED PER SOIL TESTS RESULTS FOR SITES GREATER THAN 5 ACRES. SOIL TESTS WILL BE DONE AT COMPLETION OF INITIAL ROUGH GRADING OR AS RECOMMENDED BY THE SEDIMENT CONTROL INSPECTOR. RATES AND ANALYSES WILL BE PROVIDED TO THE GRADING INSPECTOR AS WELL AS THE CONTRACTOR.

THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE: A. SOIL PH SHALL BE BETWEEN 6.0 AND 7.0

B. SOLUBLE SALTS SHALL BE LESS THAN 500 PARTS PER MILLION (PPM). C. THE SOIL SHALL CONTAIN LESS THAN 40% CLAY BUT ENOUGH FINE GRAINED MATERIAL (>30% SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION IS IF LOVEGRASS OR SERECIA LESPEDEZA IS TO BE PLANTED, THEN A SANDY SOIL (<30% SILT PLUS CLAY) WOULD BE ACCEPTABLE. . SOIL SHALL CONTAIN 1.5% MINIMUM ORGANIC MATTER BY WEIGHT. SOIL MUST CONTAIN SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.

F. IF THESE CONDITIONS CANNOT BE MET BY SOILS ON SITE, ADDING TOPSOIL IS REQUIRED IN ACCORDANCE WITH SECTION 21 STANDARD AND SPECIFICATION FOR TOPSOIL OR AMENDMENTS MADE AS RECOMMENDED BY A CERTIFIED AGRONOMIST.

B. SEEDBED PREPARATION: AREA TO BE SEEDED SHALL BE LOOSE AND FRIABLE TO A DEPTH OF AT LEAST 3 INCHES. THE TOP LAYER SHALL BE LOOSENED BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING OCCURS. FOR SITES LESS THAN 5 ACRES, APPLY 100 POUNDS OF DOLOMITIC LIMESTONE AND 21 POUNDS OF 10-10-10 FERTILIZER PER 1,000 SQUARE FEET. HARROW OR DISK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES ON SLOPES FLATTER THAN 3:1.

SEEDING: APPLY 5-6 POUNDS PER 1,000 SQUARE FEET OF TALL FESCUE BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 15. APPLY SEED UNIFORMLY ON A MOIST FIRM SEEDBED WITH A CYCLONE SEEDER, CULTIPACKER SEEDER OR HYDROSEEDER (SLURRY INCLUDES SEEDS AND FERTILIZER, RECOMMENDED ON STEEP SLOPES ONLY). MAXIMUM SEED DEPTH SHOULD BE 1/4 INCH IN CLAYEY SOILS AND 1/2 INCH IN SANDY SOILS WHEN USING OTHER THAN THE HYDROSEEDER METHOD. IRRIGATE WHERE NECESSARY TO SUPPORT ADEQUATE GROWTH UNTIL VEGETATION IS FIRMLY ESTABLISHED. IF OTHER SEED MIXES ARE TO BE USED, SELECT FROM TABLE 25, ENTITLED "PERMANENT SEEDING FOR LOW MAINTENANCE AREAS" FROM THE CURRENT STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. MIXES SUITABLE FOR THIS ARE 1,3 AND 5-7. MIXES 5-7 ARE SUITABLE IN NON-MOWABLE SITUATIONS.

D. MULCHING: MULCH SHALL BE APPLIED TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING. DURING THE TIME PERIODS WHEN SEEDING IS NOT PERMITTED, MULCH SHALL BE APPLIED IMMEDIATELY AFTER GRADING MULCH SHALL BE UNROTTED, UNCHOPPED, SMALL GRAIN STRAW APPLIED AT A RATE OF 2 TONS PER ACRE OR 90 POUNDS PER 1.000 SQUARE FEET (2 BALES). IF A MULCH-ANCHORING TOOL IS USED, APPLY 2.5 TONS PER ACRE, MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE COMPLETELY FREE OF PROHIBITED NOXIOUS WEEDS. SPREAD MULCH UNIFORMLY, MECHANICALLY OR BY HAND, TO A DEPTH OF 1-2 INCHES.

SECURING STRAW MULCH: STRAW MULCH SHALL BE SECURED IMMEDIATELY FOLLOWING MULCH APPLICATION TO MINIMIZE MOVEMENT BY WIND OR WATER. THE FOLLOWING METHODS ARE PERMITTED: (I) USE A MULCH-ANCHORING TOOL WHICH IS DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE TO A MINIMUM DEPTH OF 2 INCHES. THIS IS THE MOST EFFECTIVE METHOD FOR SECURING MULCH, HOWEVER, IT IS LIMITED TO RELATIVELY FLAT AREAS WHERE EQUIPMENT CAN OPERATE SAFELY.

(II) WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. IF MIXED WITH WATER, USE 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.

(III) LIQUID BINDERS MAY BE USED. APPLY AT HIGHER RATES AT THE EDGES WHERE WIND CATCHES MULCH. SUCH AS IN VALLEYS AND ON CRESTS OF SLOPES. THE REMAINDER OF THE AREA SHOULD APPEAR UNIFORM AFTER BINDER APPLICATION. BINDERS LISTED IN THE 1994 STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL OR APPROVED EQUAL SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURERS.

(IV) LIGHTWEIGHT PLASTIC NETTING MAY BE USED TO SECURE MULCH. THE NETTING WILL BE STAPLED TO THE GROUND ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

2. TEMPORARY SEEDING LIME: 100 POUNDS OF DOLOMITIC LIMESTONE PER 1,000 SQUARE FEET

FERTILIZER: 15 POUNDS OF 10-10-10 PER 1,000 SQUARE FEET. PERENNIAL RYE - 0.92 POUNDS PER 1,000 SQUARE FEET

> (FEBRUARY 1 THROUGH APRIL 30 OR AUGUST 15 THROUGH NOVEMBER 1)

MILLET - 0.92 POUNDS PER 1,000 SQUARE FEET (MAY 1

THROUGH AUGUST 15). MULCH: SAME AS 1 D AND E ABOVE.

3. NO FILLS MAY BE PLACED ON FROZEN GROUND. ALL FILL TO BE PLACED IN APPROXIMATELY HORIZONTAL LAYERS, EACH LAYER HAVING A LOOSE THICKNESS OF NOT MORE THAN 8 INCHES. ALL FILL IN ROADWAYS AND PARKING AREAS ARE TO BE CLASSIFIED AS PER CHARLES COUNTY REQUIREMENTS. ANY FILL WITHIN THE BUILDING AREA IS TO BE COMPACTED TO A MINIMUM OF 95% DENSITY. FILLS FOR POND EMBANKMENTS SHALL BE COMPACTED AS PER MD-378 CONSTRUCTION SPECIFICATIONS. ALL OTHER FILLS SHALL BE COMPACTED SUFFICIENTLY SO AS TO BE STABLE AND PREVENT EROSION AND SLIPPAGE.

4. TOPSOIL SHALL BE APPLIED AS PER THE STANDARD AND SPECIFICATIONS FOR TOPSOIL FROM THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

NOTE: USE OF THIS INFORMATION DOES NOT PRECLUDE MEETING ALL OF THE REQUIREMENTS OF THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

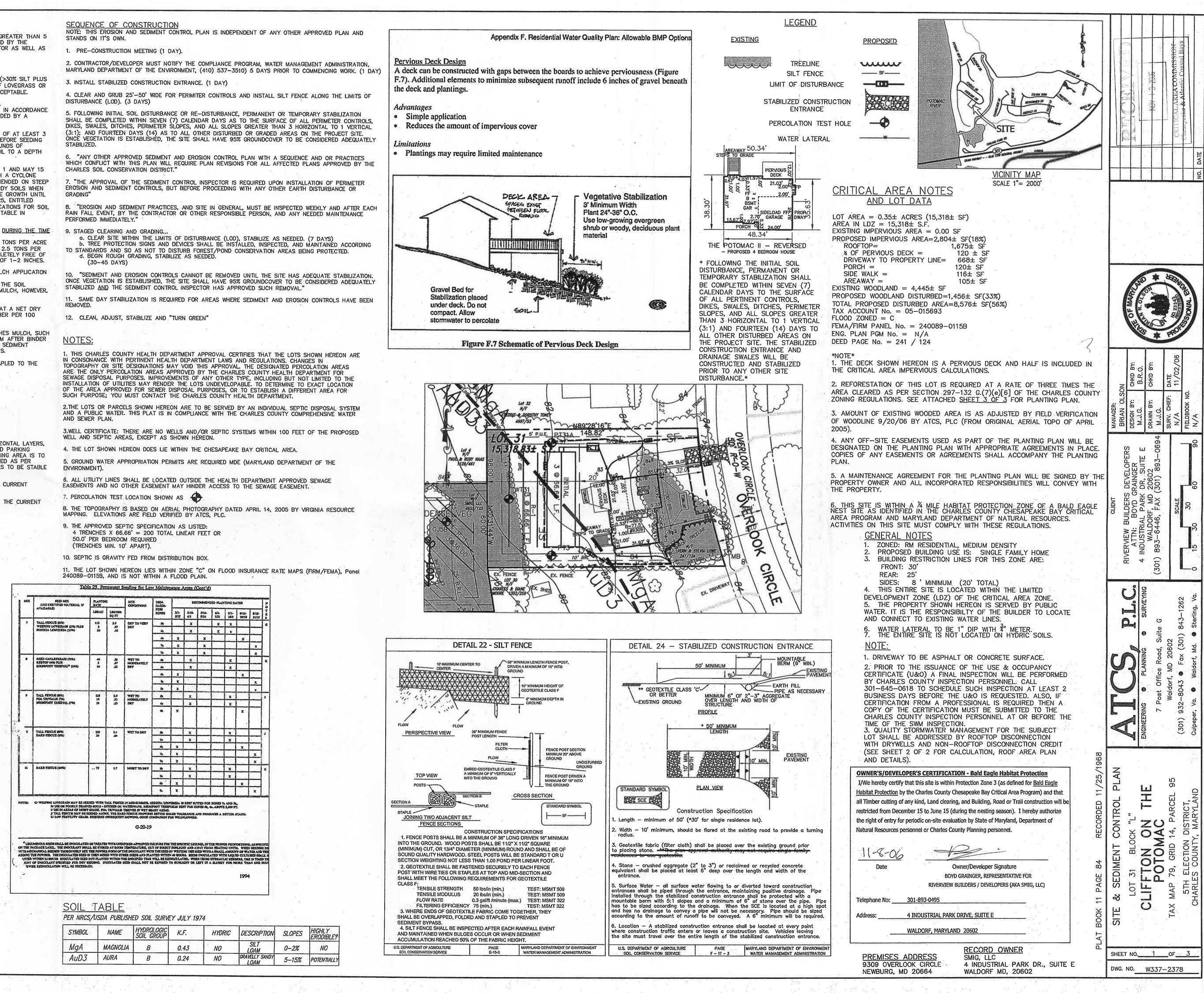
	RES CERTIFIED" MATERIAL IF AVAILABLE	PLANTING		STTS	LEDA		RECO	MONENT	NO PL	ANTIN	DATE	-	a int
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81	CANADA HEARGHARS (19%), KENTUCKY HEARGRAES (19%),		1.00				1 x			÷			-1^
	EDTOP (SW)*		1			X	1			1	×	1	-
			1.	· · ·	76	×	1	1			1	×	
3	KENTUCEY BLUEERAPS (SPA).	150	3.4	MOST TO	74	X						×	1
1	CREEFING RED FRECUE OR A HARD FRECUE (198), REDTOP (198)			MODERATELY			×			· ×.			1
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DATE

STABILIZED.

(30-45 DAYS)

50.0' PER BEDROOM REQUIRED (TRENCHES MIN. 10' APART).



	PER NRCS/U	USDA PUBLISH	ED SOIL SURVE	EY JULY 19	74
[SYMBOL	NAME	HYDROLOGIC SOIL GROUP	K.F.	Ī
	MgA	MAGNOLIA	В	0.43	
	AuD3	AURA	В	0.24	

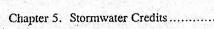
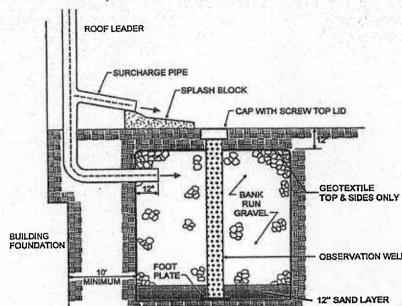


Figure 5.1 Schematic of Dry Well



.Rooftop Runoff Disconnection

Table 5.2 Rooftop Disconnection Compensation Storage Volume Requirements (Per Disconnection Using Drywells, Raingardens, etc.)

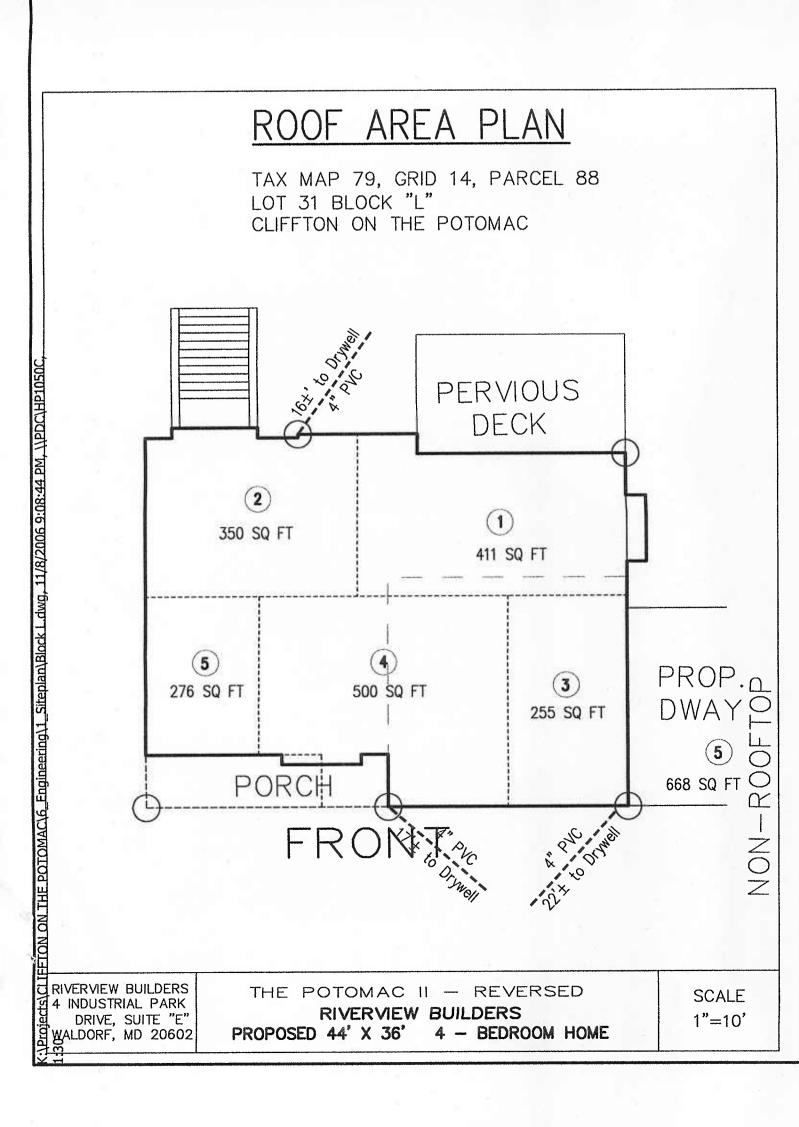
Disconnection	0-14 ft.	15-29 ft.	30-44 ft.	45-59 ft.	60-74 ft.	>= 75 ft.	
Length Provided							
% WQ Treated by Disconnect	0%	20%	40%	60%	80%	100%	
2% WQ Treated by Storage	100 %	80 %	60 %	40 %	20 %	0 %	
Max. Storage Volume* (Eastern Rainfall Zone)	40 cu-ft.	32 cu-ft.	24 cu-ft.	16 cu-ft.	8 cu-ft.	0 cu-ft.	

Note:

Size based on <= 500 square feet of roof area. Use 0-14' disconnection.

Drywell Details:

NO.	SQ. FT.	VOLUME -	SIZE
2	350	40 cuft.	4' x 10' x 2.5' deep
3	255	40 cuft.	4' x 10' x 2.5' deep
4	500	Share drywell	w/#3



ROOFTOP DISCONNECTION WITH DRYWELL CREDIT AND NON-ROOFTOP DISCONNECTION

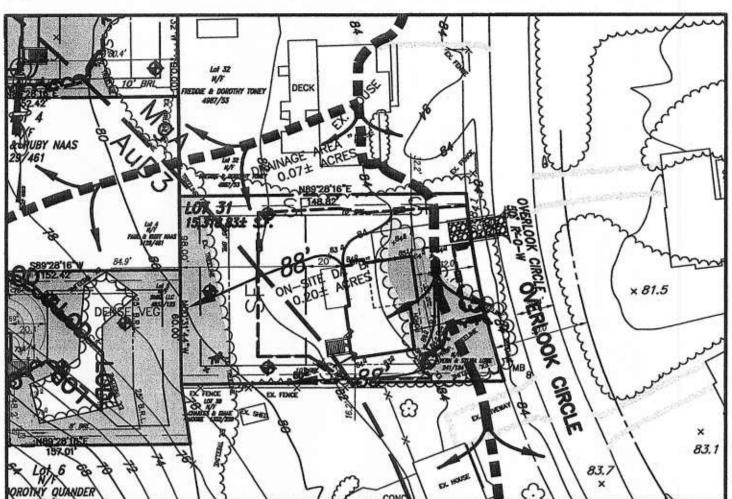
- Contributing area of rooftop of each disconnection to each drywell 500 sf or less
- Length of disconnection shown, dimensioned and 75' or greater
- ✓ Lot size greater than 6000 sf
- \blacksquare Slope of disconnection shown and 5% or less.
- Disconnection entirely in vegetated swale, channel or filter strip.
- Downspout/drywell at a minimum of 10' away from nearest impervious area or basement/foundation wall. ✓ Not located in "D" Soils
- Depth to seasonal high groundwater provided with 4' vertical separation from the bottom of the drywell (based on information from the Charles County Soil Survey)
- ✓ Details and material specifications provided (see drywell detail attached)
- Observation well provided and with sizes and material specified (see drywell detail attached)

RO	OFTOP DISC	ONNECTIO	N		
	Downspout elevation	Downspout distance to disconnect	Elevation at the disconnect	Slop %	
1	84.0	88'	80.0	4.5%	
2	To drywell.	See the roof	area plan bel	ow	
3	To drywell.	See the roof	area plan bel	ow	
4	To drywell.	See the roof	area plan bel	ow	
5	84.0	88'	80.8	3.6%	

NON-ROOFTOP	DISCONNECTION
·····	1

	Description	Discharge elevation	Distance to disconnect	
	DRIVEWAY	84.1	78'	
S	SOIL TABLE			

ER NRCS/L	ISDA PUBLISHI	ED SOIL SURVE	Y JULY 197	74			
SYMBOL	NAME	HYDROLOGIC SOIL GROUP	K.F.	HYDRIC	DESCRIPTION	SLOPES	HIGHLY ERODIBLE?
MgA	MAGNOLIA	В	0.43	NO	SILT LOAM	0-2%	NO
AuD3	AURA	В	0.24	NO	GRAVELLY SANDY LOAM	5-15%	POTENTIALL



SEDIMENT CONTROL DRAINAGE AREA MAP SCALE 1'' = 50'

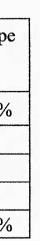
SEDIMENT AND EROSION CONTROL SITE ANALYSIS: TOTAL DRAINAGE AREA = $0.27\pm$ ACRES

DRAINAGE AREA "A" TO SF ALONG NORTH LOTLINE (UNDISTURBED) = $0.07\pm$ AC. ON-SITE DRAINAGE AREA "B" ON LOT 31L (DISTURBED) = 0.20± AC.

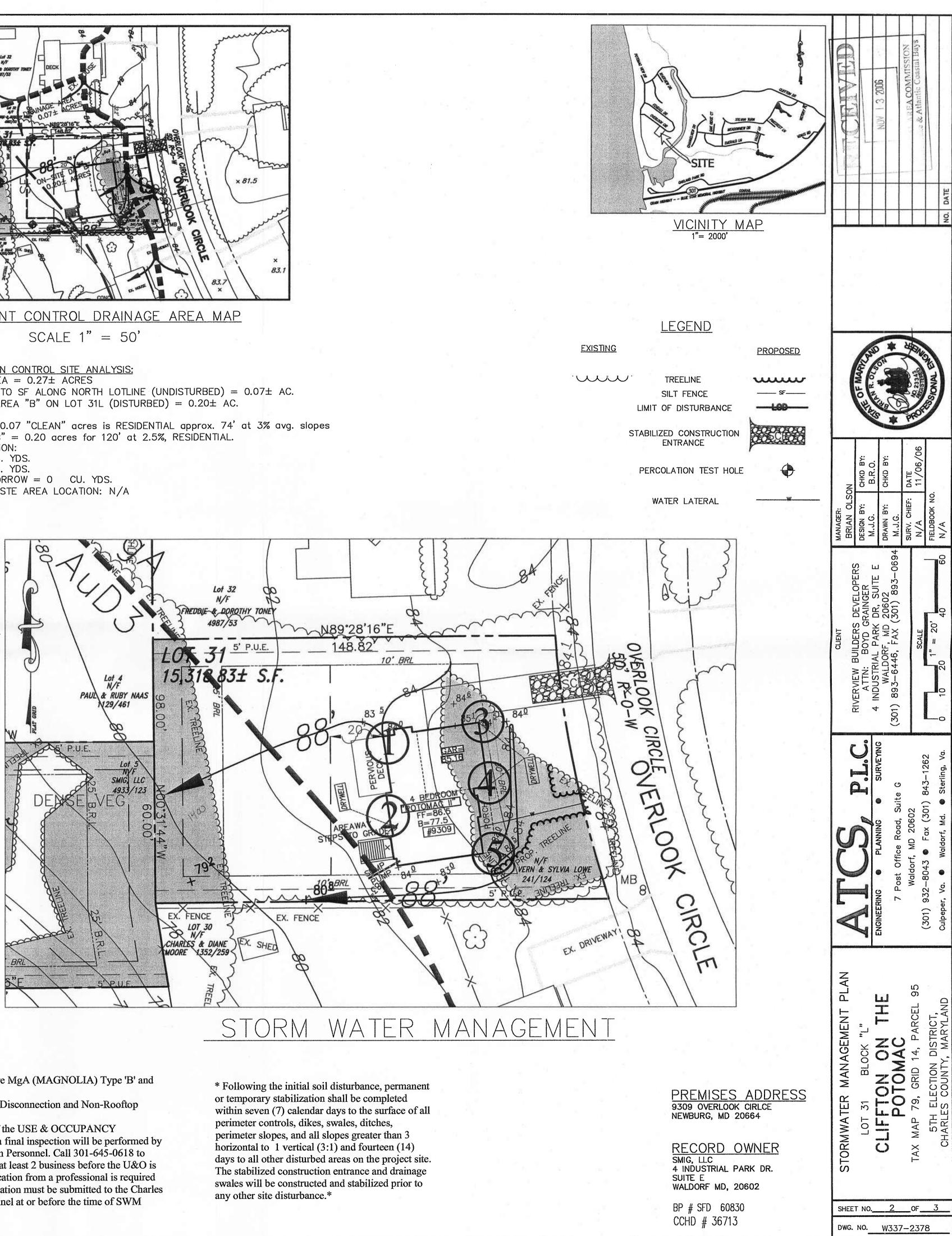
Condition of DA "A" 0.07 "CLEAN" acres is RESIDENTIAL approx. 74' at 3% avg. slopes to SF. ON-SITE DA "B" = 0.20 acres for 120' at 2.5%, RESIDENTIAL. VOLUME OF EXCAVATION:

CUT 395 CU. YDS. FILL 395 CU. YDS.

VOLUME OF SPOIL BORROW = 0 CU. YDS. OFF-SITE BORROW/WASTE AREA LOCATION: N/A



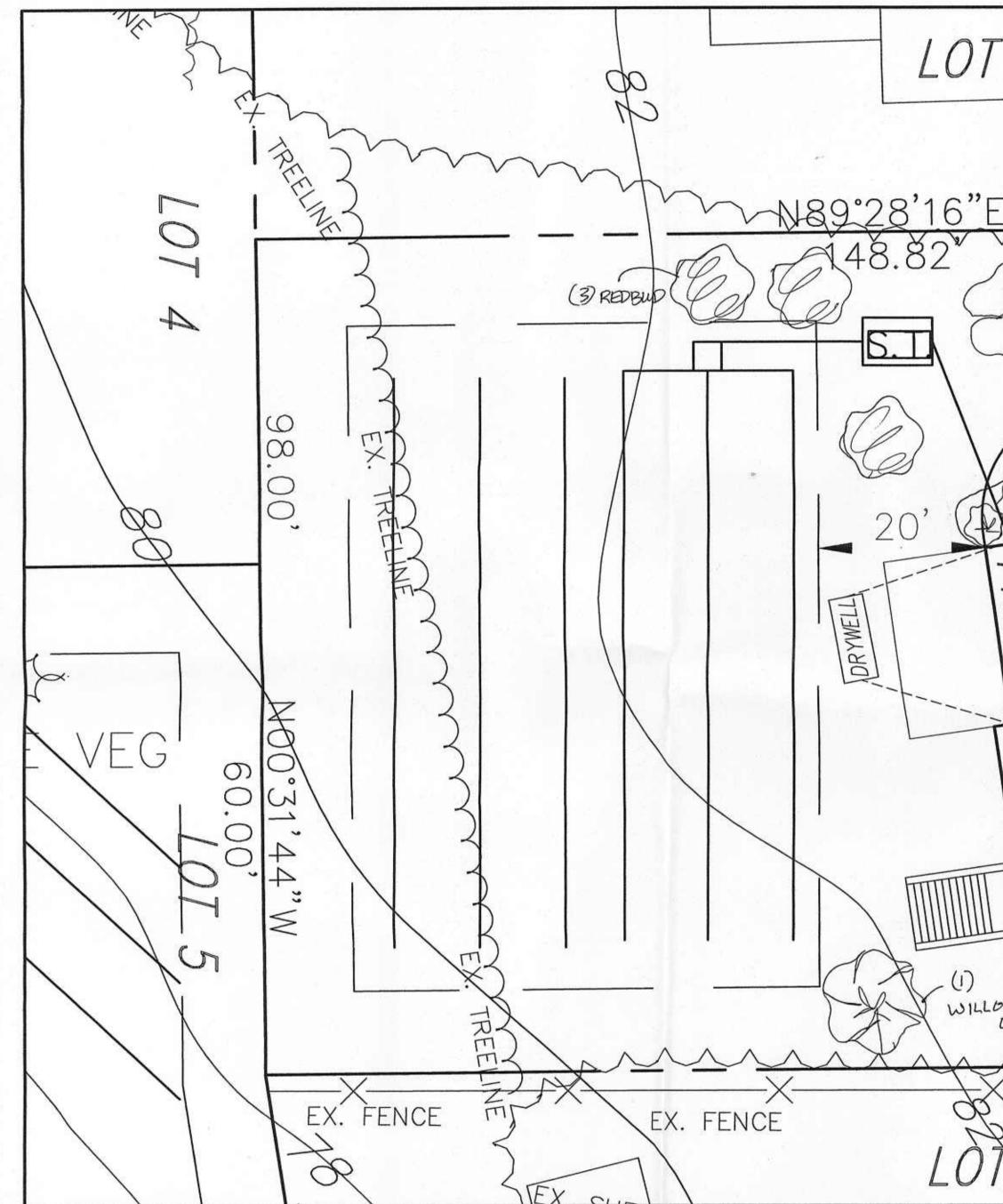
Elevation at the	Slope	
at me	70	
disconnect		
81.5	3.3 %	



Note: 1. Soil types for this lot are MgA (MAGNOLIA) Type 'B' and AuD3 (AURA) Type 'B'.

2. Lot subject to Rooftop Disconnection and Non-Rooftop Disconnection credit.

3. Prior to the issuance of the USE & OCCUPANCY CERTIFICATE (U&O), a final inspection will be performed by Charles County Inspection Personnel. Call 301-645-0618 to schedule such inspection at least 2 business before the U&O is requested. Also, if certification from a professional is required then a copy of the certification must be submitted to the Charles County Inspection Personnel at or before the time of SWM inspection.



PLANT SCHEDULE

				(3)	REDBUD	300 SOFT		
DWG	SHEE			(1)	DOGWOOD	100 SOFT	CRITICA	AREA REQUIREMENTS
•	EET			(3)	RIVER BIRCH	12ND SAFT	1456 557	PT PISTURBED USBODE
NO.	NO.			(3)	RED MAPLE	1200 SQFT	@ 3:1 =	4368 SQFT.
	_/			2	WILLOW DAK	800 SQFT	4440	SQPT. PROVIDED ON
(V		(3)	INKBERRY	 168 50 FT	1778 391	SQFT, TRUTPER ON		
				8)	AZALEA	288 SQFT.		
	РF I			(7)	17EA	 252 SUFT		
	ω			(\mathbf{D})	WIMTERBORRY	 100 SOFT		
		NO.	DATE		REVISION	4448 SOFT.		

Projects/CLIFFTON ON THE POTOMAC/6_Engineering/1_Siteplan/Block L.dwg, 11/2/2006 3:46:09 PM, //PDC/HP1050

, ctr 30 y BLN - (3) RED MAPLER OVERI 50' OAK Z (3) RIVER BIRG \bigcirc 0 \bigcirc 入 \leq \bigcirc \mathcal{O} RCLE (B) AZALEA QQ D ROP NODO VIBURNI VIBURNU DRYWEL OSE 6 2 D (3) IN KBEPPY m HOUSE MARK I O D D D D D D D D ·X3 DOGWOOD THI 0 WILLOW O^4 DAK 32 BRIVEWAYI 00

<u>PRE</u> 9309 NEWE

CLIENT MANAGER: ED AREA RIVERVIEW BUILDERS DEVELOPERS ATTN: BOYD GRAINGER 4 INDUSTRIAL PARK DR, SUITE E WALDORF, MD 20602 (301) 893-6446, FAX (301) 893-0694 DESIGN BY: CHKD BY: IN SITE. DRAWN BY: CHKD BY: SURV. CHIEF: DATE SCALE FIELDBOOK NO. 1"=10' 10 20 5 0

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EMISES ADDRESS	RECORD OWNER		
9 OVERLOOK CIRCLE	SMIG, LLC		
BURG, MD 20664	4 INDUSTRIAL PARK DR., SU	ITE E	
	WALDORF MD, 20602		
PI ANT	ING PLAN		
	BLOCK "L"	남편 영상 소리에 나는	
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TAX MAP 79, G	RID 14, PARCEL 95		
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CHARLES CO	UNTY, MARYLAND	والأحد والمراسقية	

CRITIC 001 8 2006 R -X= X ¥ AC K 5 AR H R X -JE A (66) Native Tree Seedlings * V R A R K R K (1) Dogwood @ 100 = 100 (6) Red Maple @ 45D = 2400 (12) 1+ca @ 36 = 432 (5) Upright Holly @ 15D = 500 (4) azalca @ 36 = 144 (46) Native Tree Scedlings @ 45D = 26400 RIVERVIEW BUILDERS LOT 31 BLOCK "L" SCALE 1/8"=1.0' CRITICAL AREA NOTES. 01 STURBED APER 9922 @ 3:1= 29766 SQ. FT. and a 3576 24190

