

Plan

1927

MSA.S. 1829-5763

Comments
10/26/66 KS

Revised
11/14/66 KS

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
~~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 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,

A handwritten signature in cursive script that reads "Kate Schmidt".

Kate Schmidt
Natural Resource Planner
CS693-06

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: Charles County

Date: 11/13/06

Tax Map #	Parcel #	Block #	Lot #	Section
<u>79</u>	<u>95</u>	<u>L</u>	<u>31</u>	

FOR RESUBMITTAL ONLY

Corrections

Redesign

No Change

Non-Critical Area

*Complete Only Page 1
General Project Information

Project Name (site name, subdivision name, or other) | Riverview Bldrs (Custom on Potomac)

Project location/Address | 9309 Overlook Circle

City | 1 Zip |

Local case number | SPD 00830

Applicant: Last name | Granger First name | Boyd

Company | Riverview Bldrs

Application Type (check all that apply):

- | | |
|---|--|
| Building Permit <input checked="" type="checkbox"/> | Other <input type="checkbox"/> |
| Buffer Management Plan <input type="checkbox"/> | Rezoning <input type="checkbox"/> |
| Conditional Use <input type="checkbox"/> | Site Plan <input type="checkbox"/> |
| Consistency Report <input type="checkbox"/> | Special Exception <input type="checkbox"/> |
| Disturbance > 5,000 sq ft <input checked="" type="checkbox"/> | Subdivision <input type="checkbox"/> |
| Grading Permit <input type="checkbox"/> | Variance <input type="checkbox"/> |

Local Jurisdiction Contact Information:

Last name Darby First name Sumner

Phone # 3016450721 Response from Commission Required By _____

Fax # _____ Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

NEW SFD

Intra-Family Transfer	Yes <input type="checkbox"/>	Growth Allocation	Yes <input type="checkbox"/>
Grandfathered Lot	<input checked="" type="checkbox"/>	Buffer Exemption Area	<input type="checkbox"/>

Project Type (check all that apply)

Commercial	<input type="checkbox"/>	Recreational	<input checked="" type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Redevelopment	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Residential	<input type="checkbox"/>
Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Water-Dependent Facility	<input type="checkbox"/>
Other	<input type="checkbox"/>		

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area		15318
RCA Area		
Total Disturbed Area		8576

Total Disturbed Area 8576

of Lots Created

	Acres	Sq Ft	Acres	Sq Ft
Existing Forest/Woodland/Trees		4445	Existing Impervious Surface	2804
Created Forest/Woodland/Trees			New Impervious Surface	2462
Removed Forest/Woodland/Trees		1456	Removed Impervious Surface	2804
			Total Impervious Surface	2462

under debate - provided per plan

VARIANCE INFORMATION (Check all that apply)

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

Variance Type

Buffer	<input type="checkbox"/>
Forest Clearing	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>
Impervious Surface	<input type="checkbox"/>
Expanded Buffer	<input type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>
Other	<input type="checkbox"/>
Setback	<input type="checkbox"/>
Steep Slopes	<input type="checkbox"/>

Structure

Acc. Structure Addition	<input type="checkbox"/>
Barn	<input type="checkbox"/>
Deck	<input type="checkbox"/>
Dwelling	<input type="checkbox"/>
Dwelling Addition	<input type="checkbox"/>
Garage	<input type="checkbox"/>
Gazebo	<input type="checkbox"/>
Other	<input type="checkbox"/>
Patio	<input type="checkbox"/>
Pool	<input type="checkbox"/>
Shed	<input type="checkbox"/>

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Governor



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Lt. Governor

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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.

Sincerely,

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

Kate Schmidt
Natural Resource Planner
CS693-06

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: Charles County

Date: 10/16/06

Tax Map #	Parcel #	Block #	Lot #	Section
<u>79</u>	<u>95</u>	<u>L</u>	<u>31</u>	

FOR RESUBMITTAL ONLY

Corrections

Redesign

No Change

Non-Critical Area

*Complete Only Page 1
General Project Information

Project Name (site name, subdivision name, or other) | Clifton on Potomac

Project location/Address | 9309 Overlook Circle

City | Newburg | Zip | 20664

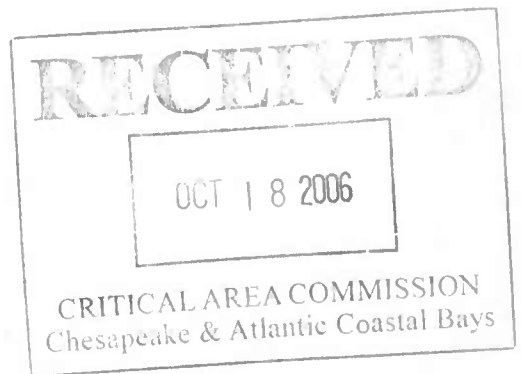
Local case number | SFD 60830

Applicant: Last name | | First name | |

Company | River View Bldrs

Application Type (check all that apply):

- | | |
|---|---|
| Building Permit <input checked="" type="checkbox"/> | Other <input type="checkbox"/> |
| Buffer Management Plan <input type="checkbox"/> | Rezoning <input type="checkbox"/> |
| Conditional Use <input type="checkbox"/> | Site Plan <input checked="" type="checkbox"/> |
| Consistency Report <input type="checkbox"/> | Special Exception <input type="checkbox"/> |
| Disturbance > 5,000 sq ft <input checked="" type="checkbox"/> | Subdivision <input type="checkbox"/> |
| Grading Permit <input type="checkbox"/> | Variance <input type="checkbox"/> |



Local Jurisdiction Contact Information:

Last name Dawley | First name Ann

Phone # 301 695 0781 | Response from Commission Required By _____

Fax # _____ | Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

new SFD

Intra-Family Transfer	Yes <input type="checkbox"/>	Growth Allocation	Yes <input type="checkbox"/>
Grandfathered Lot	<input checked="" type="checkbox"/>	Buffer Exemption Area	<input type="checkbox"/>

Project Type (check all that apply)

Commercial	<input type="checkbox"/>	Recreational	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Redevelopment	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Water-Dependent Facility	<input type="checkbox"/>
Other	<input type="checkbox"/>		

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area	.35	
RCA Area		
Total Disturbed Area		9982

Total Disturbed Area

of Lots Created

	Acres	Sq Ft	Acres	Sq Ft
Existing Forest/Woodland/Trees		4445	Existing Impervious Surface	0
Created Forest/Woodland/Trees			New Impervious Surface	2462
Removed Forest/Woodland/Trees		1801	Removed Impervious Surface	0
			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

Buffer
 Forest Clearing
 HPA Impact
 Impervious Surface
 Expanded Buffer
 Nontidal Wetlands
 Other
 Setback
 Steep Slopes

Structure

Acc. Structure Addition
 Barn
 Deck
 Dwelling
 Dwelling Addition
 Garage
 Gazebo
 Other
 Patio
 Pool
 Shed

Figure 5.1 Schematic of Dry Well

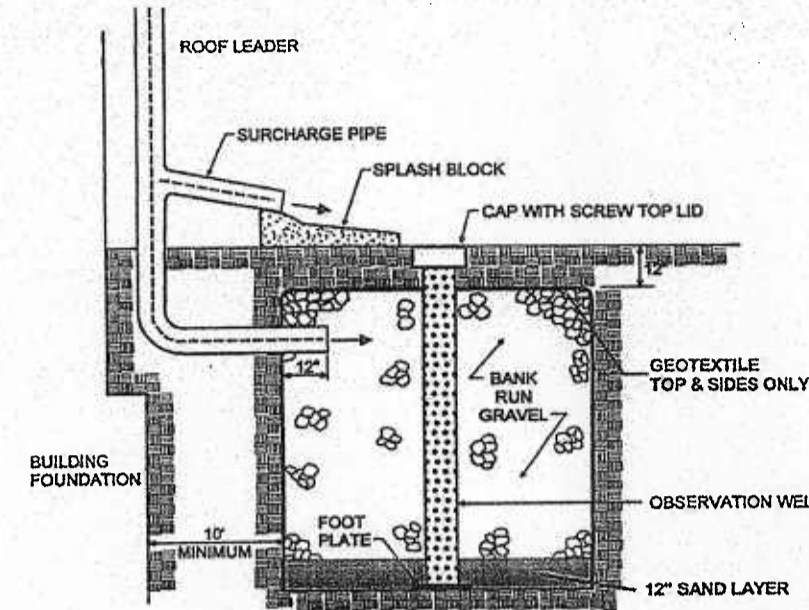


Table 5.2 Rooftop Disconnection Compensation Storage Volume Requirements (Per Disconnection Using Drywells, Raingardens, etc.)

Disconnection Length Provided	0-14 ft.	15-29 ft.	30-44 ft.	45-59 ft.	60-74 ft.	>= 75 ft.
% 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 cu.-ft.	4' x 10' x 2.5' deep
3	255	40 cu.-ft.	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
- ✓ 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)

ROOFTOP DISCONNECTION

	Downspout elevation	Downspout distance to disconnect	Elevation at the disconnect	Slope %
1	84.0	88'	80.0	4.5%
2	To drywell.	See the roof area plan below		
3	To drywell.	See the roof area plan below		
4	To drywell.	See the roof area plan below		
5	84.0	88'	80.8	3.6%

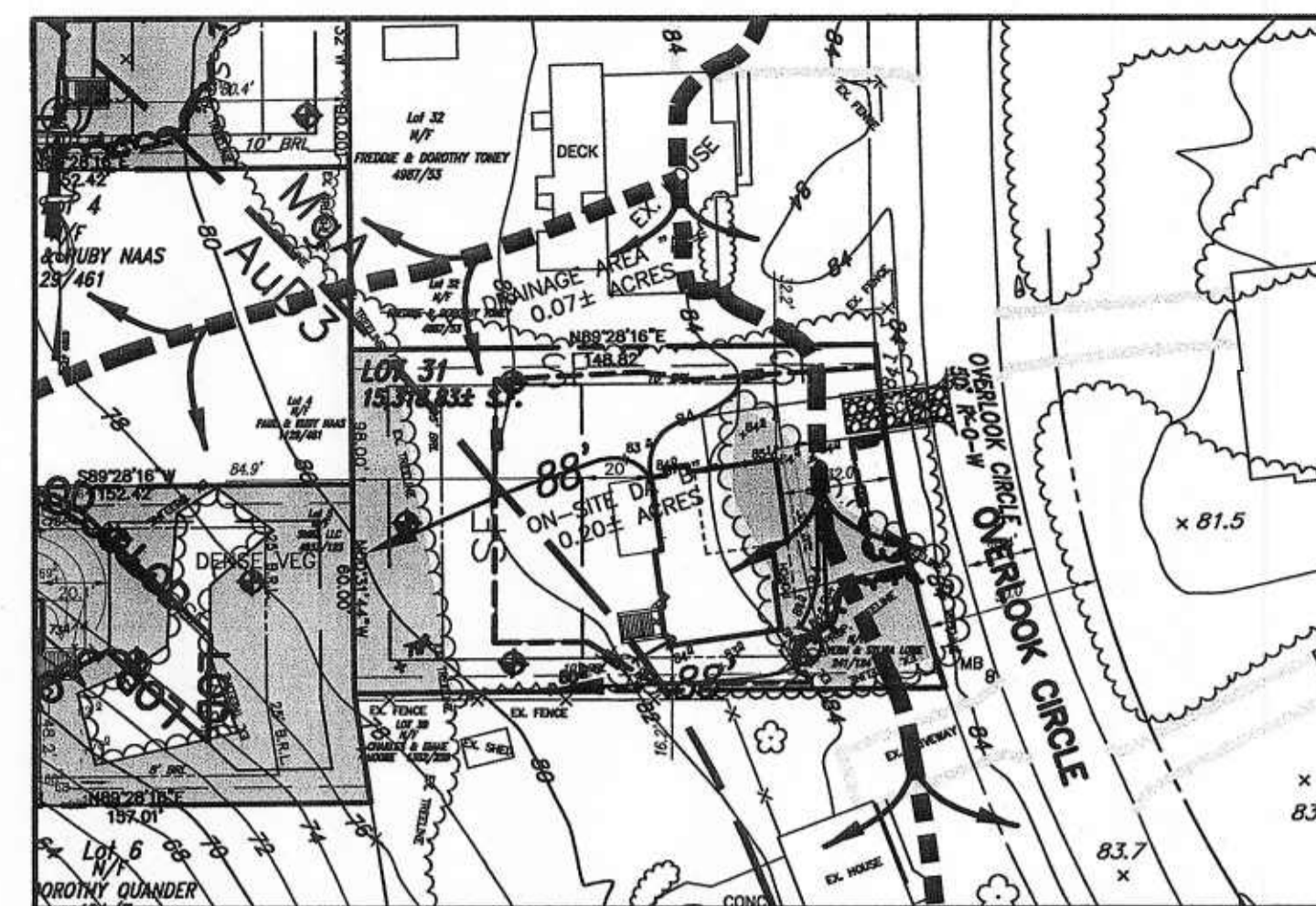
NON-ROOFTOP DISCONNECTION

Description	Discharge elevation	Distance to disconnect	Elevation at the disconnect	Slope %
DRIVEWAY	84.1	78'	81.5	3.3 %

SOIL TABLE

PER NRCS/USDA PUBLISHED SOIL SURVEY JULY 1974

SYMBOL	NAME	HYDROLOGIC SOIL GROUP	K.F.	HYDRIC	DESCRIPTION	SLOPES	HIGHLY ERODIBLE?
MgA	MAGNOLIA	B	0.43	NO	SILT LOAM	0-2%	NO
AuD3	AURA	B	0.24	NO	GRAVELLY SANDY LOAM	5-15%	POTENTIALLY



SEDIMENT CONTROL DRAINAGE AREA MAP

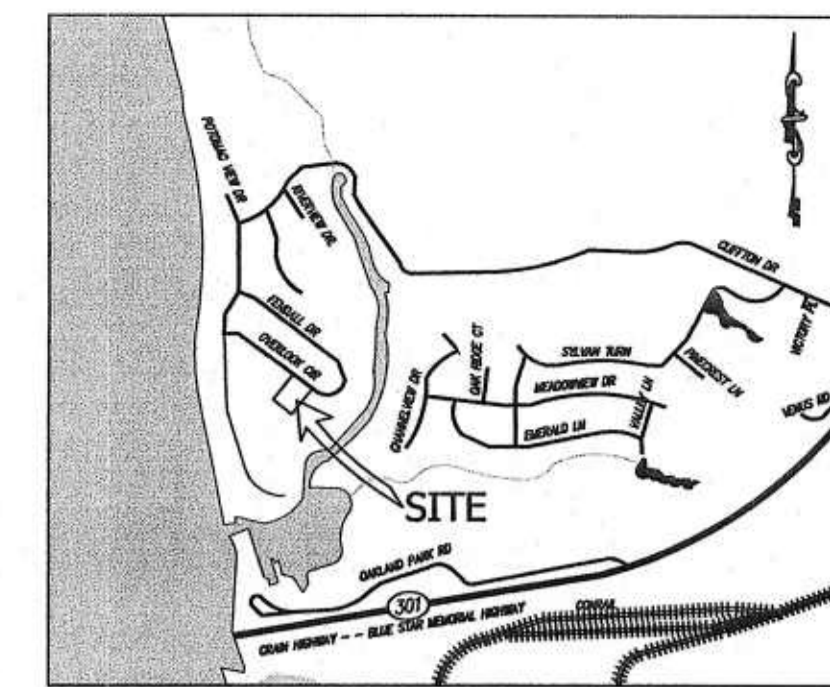
SCALE 1" = 50'

SEDIMENT AND EROSION CONTROL SITE ANALYSIS:

TOTAL DRAINAGE AREA = 0.27± ACRES
 DRAINAGE AREA "A" TO SF ALONG NORTH LOTLINE (UNDISTURBED) = 0.07± 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



VICINITY MAP
1" = 2000'

LEGEND

- EXISTING
- PROPOSED
- TREELINE
- SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- PERCOLATION TEST HOLE
- WATER LATERAL

RECEIVED	NOV 13 2006	SEA COMMISSION	& Atlantic Coastal Bays
NO.	DATE		



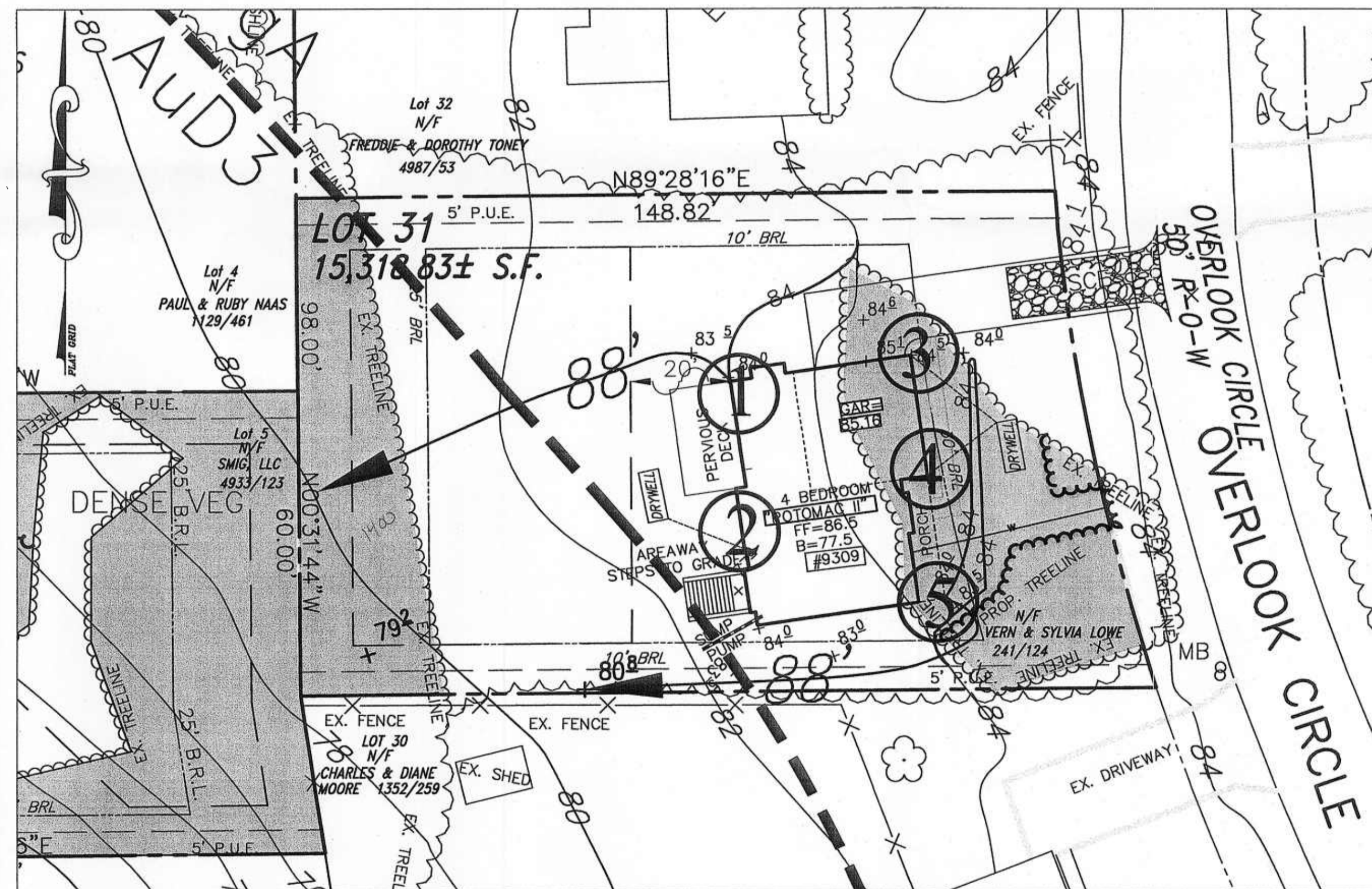
MANAGER:	CHD BY:	CHKD BY:	DATE:	FIELDBOOK NO.:
BRIAN OLSON	B.R.O.	M.J.G.	11/06/06	N/A

CLIENT:	SCALE
RIVERVIEW BUILDERS DEVELOPERS ATTN: BOYD GRANGER 4 INDUSTRIAL PARK DR, SUITE E WALDORF, MD 20602 (301) 893-6446; FAX (301) 893-0694	0 10 20 40 60 1" = 20'

ATCS, P.L.C.
 ENGINEERING • PLANNING • SURVEYING
 7 Post Office Road, Suite G
 Waldorf, MD 20602
 (301) 932-8043 • Fax (301) 843-1262
 Culpeper, Va. • Waldorf, Md. • Sterling, Va.

STORMWATER MANAGEMENT PLAN
 LOT 31 BLOCK "L"
CLIFFTON ON THE POTOMAC
 TAX MAP 79, GRID 14, PARCEL 95
 5TH ELECTION DISTRICT,
 CHARLES COUNTY, MARYLAND

SHEET NO. 2 OF 3
 DWG. NO. W337-2378



STORM WATER MANAGEMENT

Note:

- Soil types for this lot are MgA (MAGNOLIA) Type 'B' and AuD3 (AURA) Type 'B'.
- Lot subject to Rooftop Disconnection and Non-Rooftop Disconnection credit.
- 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.

* Following the initial soil disturbance, permanent or temporary stabilization shall be completed within seven (7) calendar days to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and fourteen (14) days to all other disturbed areas on the project site. The stabilized construction entrance and drainage swales will be constructed and stabilized prior to any other site disturbance.*

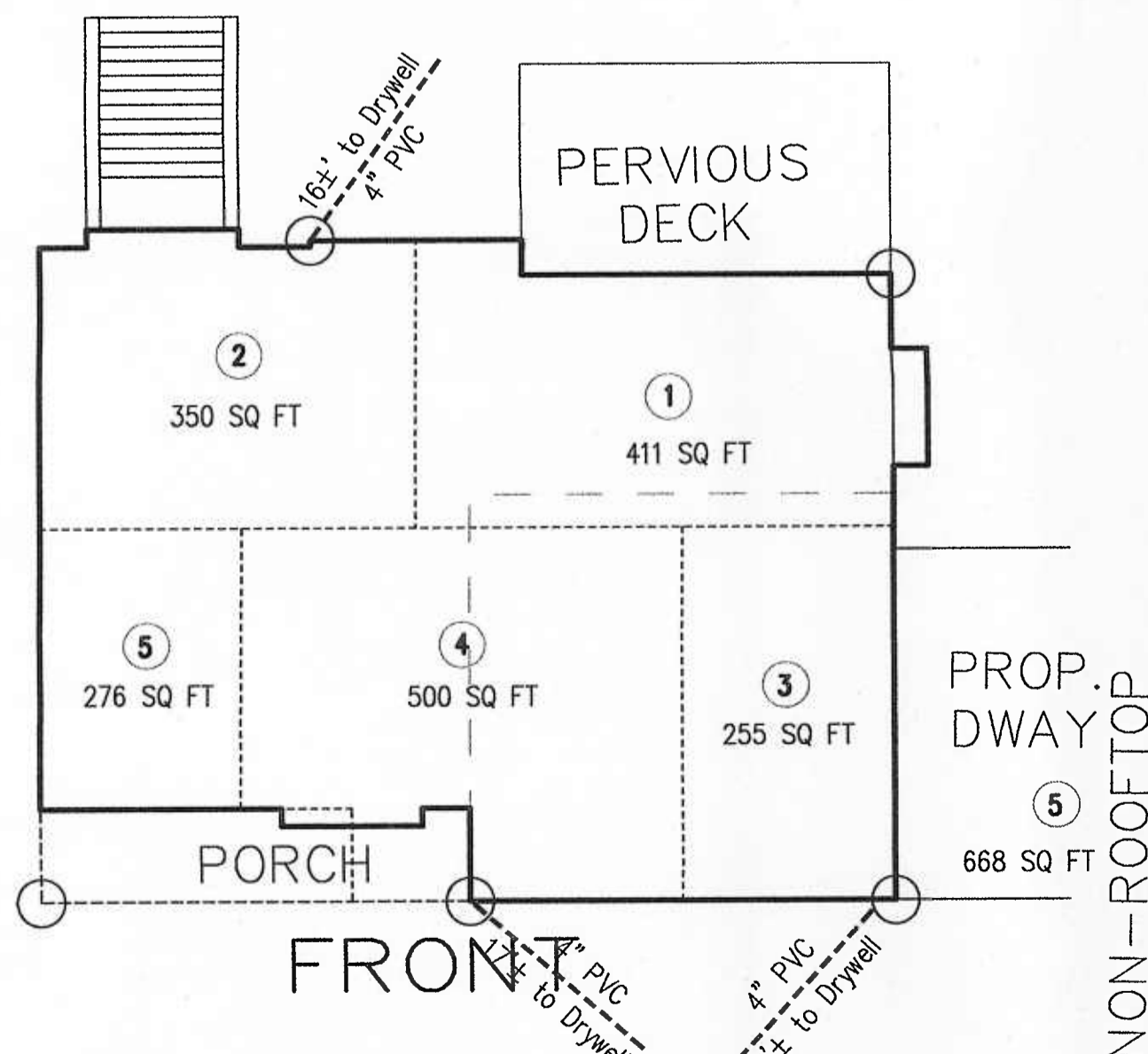
PREMISES ADDRESS
 9309 OVERLOOK CIRLCE
 NEWBURG, MD 20664

RECORD OWNER
 SMIG, LLC
 4 INDUSTRIAL PARK DR.
 SUITE E
 WALDORF MD, 20602

BP # SFD 60830
 CCHD # 36713

ROOF AREA PLAN

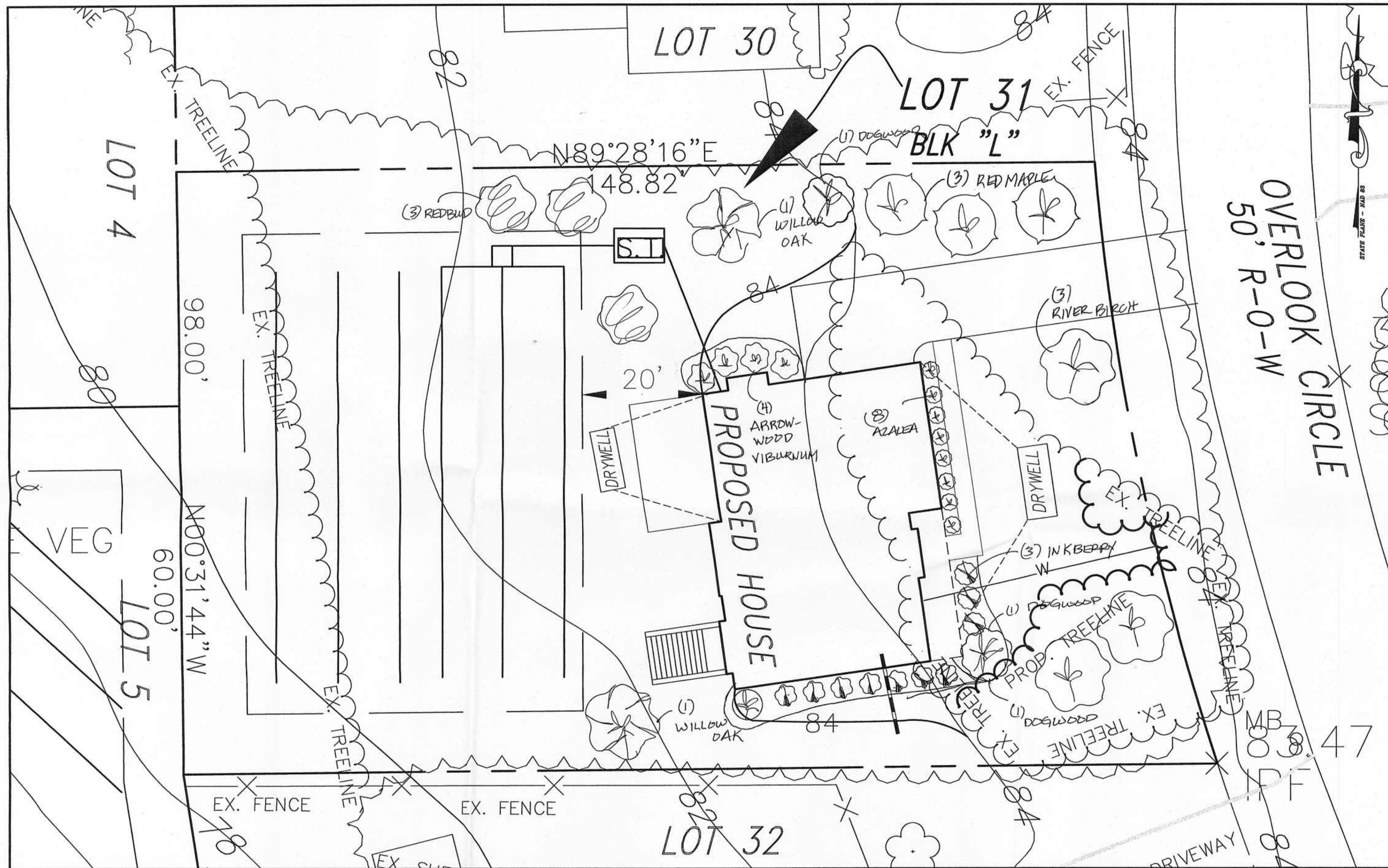
TAX MAP 79, GRID 14, PARCEL 88
 LOT 31 BLOCK "L"
 CLIFFTON ON THE POTOMAC



THE POTOMAC II - REVERSED
 RIVERVIEW BUILDERS
 PROPOSED 44' X 36' 4 - BEDROOM HOME

SCALE
1"=10'

C:\Projects\CLIFFTON ON THE POTOMAC\CLIFFTON Block L.dwg, 11/21/06 5:08:54 PM, A:\BCH\BCH101516.C

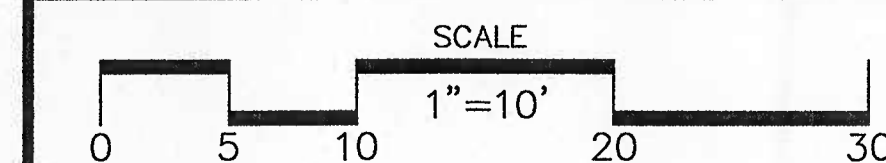


PLANT SCHEDULE

(3) REDBUD	300 SQFT
(2) DOGWOOD	200 SQFT
(3) RIVER BIRCH	1200 SQFT
(3) RED MAPLE	1200 SQFT
(2) WILLOW OAK	800 SQFT
(3) INK BERRY	1000 SQFT
(5) AZALEA	288 SQFT
(1) YUCCA	252 SQFT
(1) WINTERBERRY	100 SQFT
TOTAL	4448 SQFT

CRITICAL AREA REQUIREMENTS
 1456 SQFT DISTURBED WEEDED AREA
 @ 3:1 = 4368 SQFT.
 4448 SQFT. PROVIDED ON SITE.

CLIENT
 RIVERVIEW BUILDERS DEVELOPERS
 ATTN: BOYD GRAINGER
 4 INDUSTRIAL PARK DR, SUITE E
 WALDORF, MD 20602
 (301) 893-6446, FAX (301) 893-0694

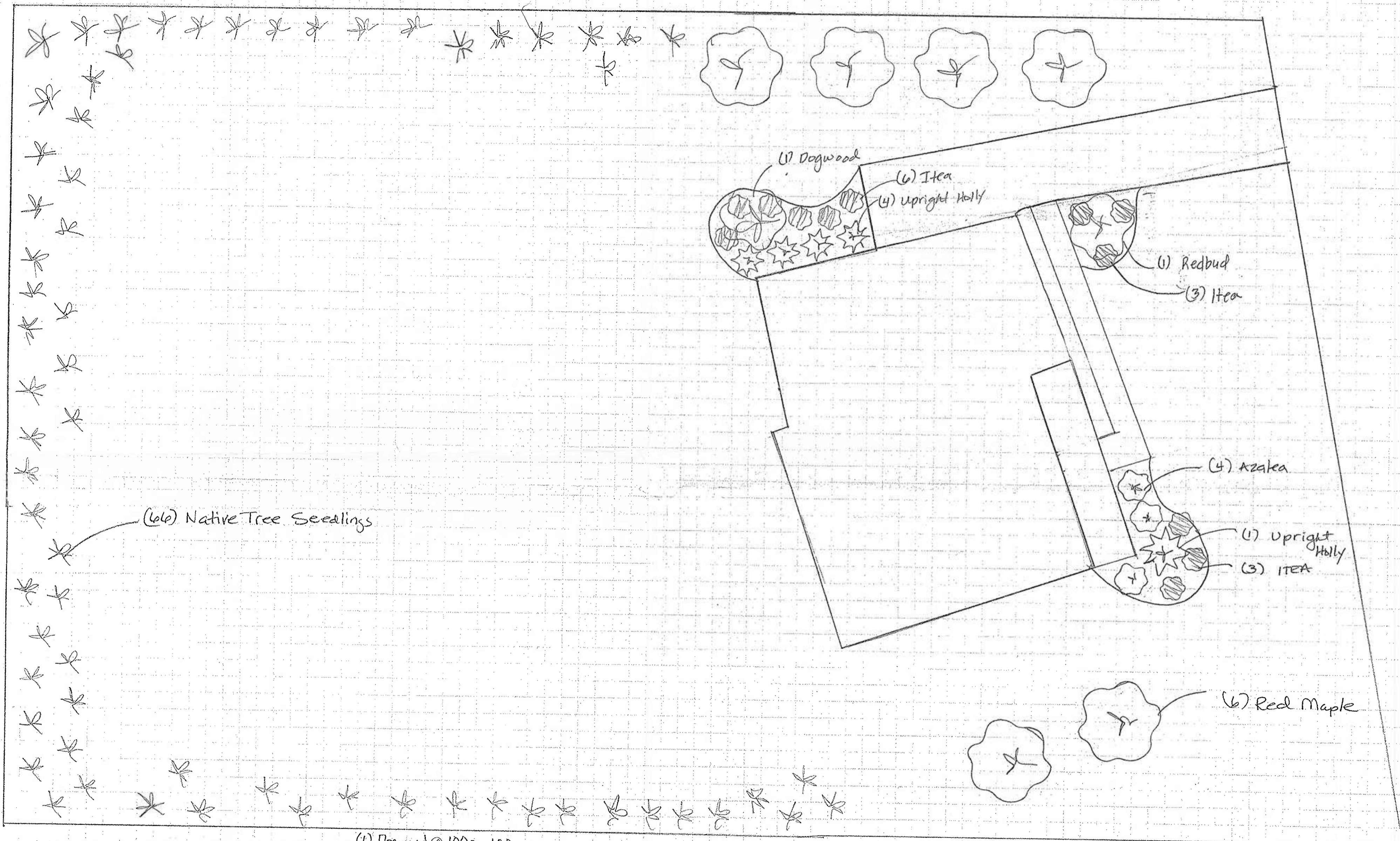


MANAGER:
 DESIGN BY: CHKD BY:
 DRAWN BY: CHKD BY:
 SURV. CHIEF: DATE
 FIELDBOOK NO.

PREMISES ADDRESS
 9309 OVERLOOK CIRCLE
 NEWBURG, MD 20664

RECORD OWNER
 SMIG, LLC
 4 INDUSTRIAL PARK DR., SUITE E
 WALDORF MD, 20602

PLANTING PLAN
 LOT 31 BLOCK "L"
CLIFFTON ON THE POTOMAC
 TAX MAP 79, GRID 14, PARCEL 95
 5TH ELECTION DISTRICT,
 CHARLES COUNTY, MARYLAND



RIVERVIEW BUILDERS
 LOT 31 BLOCK "L"
 SCALE 1/8" = 1.0'

- (1) Dogwood @ 100 = 100
- (6) Red Maple @ 400 = 2400
- (12) Itea @ 36 = 432
- (5) Upright Holly @ 100 = 500
- (4) azalea @ 36 = 144
- (60) Native Tree Seedlings @ 400 = 26400

CRITICAL AREA NOTES: DISTURBED AREA 9922 @ 3:1 = 29766 SQ. FT.

3576
 26190

3576

3576