

CS 740-06 Swan Point Golf Course
Other Bulkhead

MSA.S.1829-5767

Comments
11/20/06 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/

November 20, 2006

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

RE: Swan Point Golf Course
Revetment Replacement Project

Dear Ms. Dailey:

I am writing to provide comments regarding the above referenced project. The applicant is requesting a permit to replace 1,600 linear feet of existing and deteriorating bulkhead. The new bulkhead will be placed no more than 18" waterward of the existing bulkhead. Provided the applicant receives the necessary permits from the Maryland Department of the Environment, this office has no concerns as to the proposed project. I expect the applicant is meeting the provisions of the Charles County Zoning Code Section 297-131(5)(e) which allows for temporary disturbance to the Buffer to install approved shore erosion protection devices.

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
CS740-06

Cc: Mr. Jon Dunn, US Steel Corporation
Mr. Milton McCarthy, McCarthy and Associates

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: 11-15-06

Tax Map #	Parcel #	Block #	Lot #	Section

FOR RESUBMITTAL ONLY

Corrections

Redesign

No Change

Non-Critical Area

*Complete Only Page 1
General Project Information

Tax ID: _____

Project Name (site name, subdivision name, or other) Swan Pt. Golf Course Bulkhead

Project location/Address _____

City Issle Zip _____

Local case number _____

Applicant: Last name _____ First name _____

Company US Steel Corporation

Application Type (check all that apply):

- | | | | |
|---------------------------|--------------------------|-------------------|---|
| Building Permit | <input type="checkbox"/> | Variance | <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 type="checkbox"/> | Subdivision | <input type="checkbox"/> |
| Grading Permit | <input type="checkbox"/> | Other | <input checked="" type="checkbox"/> <u>Bulkhead</u> |

Local Jurisdiction Contact Information:

Last name Dailey First name Aimee

Phone # _____ Response from Commission Required By _____

Fax # _____ Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

--

Intra-Family Transfer Yes
 Grandfathered Lot

Growth Allocation Yes
 Buffer Exemption Area

Project Type (check all that apply)

Commercial
 Consistency Report
 Industrial
 Institutional
 Mixed Use
 Other

Recreational
 Redevelopment
 Residential
 Shore Erosion Control
 Water-Dependent Facility

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area		
RCA Area		
Total Area		

Total Disturbed Area Acres Sq Ft

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Impervious Surface		
Created Forest/Woodland/Trees			New Impervious Surface		
Removed Forest/Woodland/Trees			Removed Impervious Surface		
			Total Impervious Surface		

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
 Setback
 Steep Slopes
 Other

Structure

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

McCARTHY & ASSOCIATES, INC.

REGULATORY and ENVIRONMENTAL
CONSULTANTS

October 26, 2006

HAND DELIVERED

Ms. Andi Cunabaugh
Permit Coordinator
Maryland Department of the Environment
Montgomery Park Business Center, #430
1800 Washington Boulevard
Baltimore, Maryland 21230

RECEIVED

NOV 15 2006

CRITICAL AREA COMMISSION

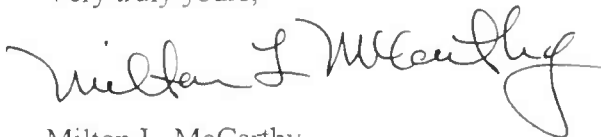
Re: United States Steel Corporation
Swan Point Golf Course
Issue, Charles County, Maryland

Dear Ms. Cunabaugh:

On behalf of United States Steel Corporation, please find attached one original and four (4) copies of the completed Joint Federal/State Permit Application for the alteration of any tidal, non-tidal wetland, or flood plain. The applicant is requesting authorization from Maryland Department of the Environment, pursuant to Maryland State Programmatic General Permit III (MDSPGP-III), a Category I permit to replace 1,600 linear feet of functional, but failing timber bulkhead on Swan Point Golf Course. The structure is located adjacent to the 2nd tee box, fairway, and green, and retains the soil that support these areas on this section of the golf course. The existing bulkhead is deteriorating to a point that the structure is dilapidated and failing. Evidence of this is separating structural members of the bulkhead and the loss of soil adjacent to the bulkhead on the landward side. Numerous "sink" holes along the fairway adjacent to the bulkhead are present. I am providing ten (10) each photographs taken at various locations along this structure that show the failing condition of this bulkhead. Please be advised that the applicant will be constructing this bulkhead no more than 18 inches channelward of the existing structure in accordance with the Category I conditions for a replacement bulkhead.

I believe that the information provided with the application is adequate for your agency to authorize this project. However, if you need additional information, please do not hesitate to call.

Very truly yours,



Milton L. McCarthy

Attachment(s)

cc:

Jon Dunn (United States Steel Corporation)

14458 Old Mill Road • #201
Upper Marlboro, MD 20772

JOINT FEDERAL/STATE APPLICATION FOR THE ALTERATION OF ANY FLOOD PLAIN, WATERWAY, TIDAL OR NONTIDAL WETLAND IN MARYLAND

FOR AGENCY USE ONLY (Revised 10/01/1993)

Application number _____	Date Determined Complete _____
Date received by State _____	Dates(s) returned _____
Date received by Corps _____	
Type of State Permit needed _____	Date of field review _____
Type of Corps permit needed _____	Agency performed field review _____

+++++
Please submit 1 original and 4 copies of this form, required maps and plans to the Permit Service Center as noted on the last page of this form.

- Any application which is not completed in full or is accompanied by poor quality drawings may be considered incomplete and result in a time delay to the applicant.

Please check one of the following:

Resubmittal _____ Appl. amendment: _____ Modify an existing permit: _____
 Jurisdictional determination only _____ Applying for authorization
 Previously assigned number (resubmittals and amendments): _____

Date: October 25, 2006

1. APPLICATION INFORMATION:

APPLICANT NAME:

A. Name: Mr. Jon Dunn	B. Daytime telephone: 301-259-4412
C. Company: United States Steel Corporation	
D. Address: 11390 Lord Baltimore Drive	
E. City: Issue	State: Maryland Zip: 20645-2229

AGENT/ENGINEER INFORMATION

A. Name: Mr. Milton L. McCarthy	B. Daytime telephone: 301-627-7505
C. Company: McCarthy & Associates, Inc.	
D. Address: 14458 Old Mill Road, #201	
E. City: Upper Marlboro	State: Maryland Zip: 20772

ENVIRONMENTAL CONSULTANT:

A. Name: Mr. Milton L. McCarthy	B. Daytime telephone: (301) 627-7505
C. Company: McCarthy & Associates, Inc.	
D. Address: 14458 Old Mill Road, Suite 201	
E. City: Upper Marlboro	State: Maryland Zip: 20772

CONTRACTOR (IF KNOWN)

A. Name: Mr. Mike McCook	B. Daytime telephone:
C. Company: Pristine Marine, LLC	
D. Address: P.O. Box 1059	
E. City: LaPlata	State: Maryland Zip: 20646

PRINCIPAL CONTACT

A. Name: Mr. Milton L. McCarthy	B. Daytime telephone: (301) 627-7505
C. Company: McCarthy & Associates, Inc.	
D. Address: 14458 Old Mill Road, Suite 201	
E. City: Upper Marlboro	State: Maryland Zip: 20772

2. PROJECT DESCRIPTION:

a. GIVE WRITTEN DESCRIPTION OF PROJECT:

Replace 1,600 linear feet of functional, but failing bulkhead on the 2nd fairway of Swan Point Golf Course. New structure to be placed 1.5 feet channelward of existing structure.

Has any portion of the project been completed? Yes ___ No If yes, explain

b. ACTIVITY check all activities that are proposed in the wetland, waterway, flood plain, and nontidal wetland buffer as appropriate. N/A

- A. filling
 B. ___ dredging
 C. ___ excavating
 D. ___ flooding or impounding water
 E. ___ draining
 F. grading
 G. removing or destroying vegetation.
 H. building structures (bulkhead)

Area for item(s) checked: Wetland 2,400 (sq. ft.)
 Buffer (non-tidal wetland only) N/A
 Expanded Buffer (non-tidal wetland only) N/A
 Length of stream affected N/A (linear feet)

c. Type of Projects: Project dimensions

For each activity give overall length and width (in feet), in columns 1 and 2. For multiple activities, give total area of disturbance in sq. feet in column 3. For activities in tidal waters, give maximum distance channelward (in feet) in column 4. For dam or small ponds, give average depth (in feet) for the completed project in column 5. Give the volume of fill or dredged material in column 6.

	Length (Ft.)	Width (Ft.)	Maximum/Average		Volume of fill/dredge	
			Area Sq. Ft.	Channelward Encroachment	Pond Depth	material (cyd) below MHW or OHW
	1	2	3	4	5	6
A. Bulkhead*	<u>1,600</u>	_____	<u>2,400</u>	<u>1.5 ft</u>	_____	<u>100</u>
B. Revetment*	_____	_____	_____	_____	_____	_____
C. Vegetative Stabilization	_____	_____	_____	_____	_____	_____
D. Gabions	_____	_____	_____	_____	_____	_____
E. Groins	_____	_____	_____	_____	_____	_____
F. Jetties	_____	_____	_____	_____	_____	_____
G. Boat Ramp	_____	_____	_____	_____	_____	_____
H. Pier*	_____	_____	_____	_____	_____	_____
I. Breakwater	_____	_____	_____	_____	_____	_____
J. Repair & Maintenance	_____	_____	_____	_____	_____	_____
K. Road Crossing	_____	_____	_____	_____	_____	_____
L. Utility Line	_____	_____	_____	_____	_____	_____
M. Outfall Construction	_____	_____	_____	_____	_____	_____
N. Small Pond	_____	_____	_____	_____	_____	_____
O. Dam	_____	_____	_____	_____	_____	_____
√ P. Lot Fill	_____	_____	_____	_____	_____	_____
Q. Building Structures	_____	_____	_____	_____	_____	_____
R. Culvert	_____	_____	_____	_____	_____	_____
S. Bridge	_____	_____	_____	_____	_____	_____
T. Stream Channelization	_____	_____	_____	_____	_____	_____
U. Parking Area	_____	_____	_____	_____	_____	_____
V. Dredging*	_____	_____	_____	_____	_____	_____
1 New	2	Maintenance	3	Hydraulic	4	Mechanical
W. ___ Other (explain)						

*For projects indicated with an asterisk refer to the sample plans and checklists included in this packet.

d. PROJECT PURPOSE: Give brief description of the project purpose:
Stabilize tee, fairway, and green on 2nd hole of Swan Point Golf Course.

PROJECT LOCATION:

a. LOCATION INFORMATION:

- A County: Charles B. City: Issue C. Name of waterway Matthews Cove
D. State stream use class designation: II or closest waterway:
E. Site address or location: Swan Point Golf Course
F. Directions from intersection of nearest two state roads: Refer to vicinity map.
G. Is your project located in the Chesapeake Bay Critical Area (generally within 1,000 feet of tidal waters or tidal wetlands?)
Yes: No:
H. County Map Book Coordinates (Alexandria Drafting Co.) Excluding Garret and Somerset Counties:
Page: 36 Letter: E, F Number: 9
I. FEMA Flood plain Map Panel Number (if known):
J. Latitude: Longitude:

b. ACTIVITY LOCATION: Check one or more of the following as appropriate for the type of wetland/waterway where you are proposing an activity:

- A. Tidal waters F. 100 foot buffer (nontidal wetland) H. 100 year flood plain
B. Tidal wetlands of special state concern) (outside stream channel)
C. Special aquatic site G. In stream channel I. River lake, pond
(e.g.-mudflat, vegetated shallows) Tidal: Nontidal:
D. Nontidal wetland J. Other (explain)
E. 25 foot buffer
(nontidal wetland only)

c. LAND USE:

- A. Current use of space is: 1. Agriculture: has SCS designated project site as a prior converted cropland?
Yes No Wooded Marsh/Swamp Developed Other (explain)
golf course
B. Present zoning is: Residential Comm/Ind. Agriculture Marina
C. Project complies with current zoning: Yes No

THE FOLLOWING INFORMATION IS REQUIRED BY THE STATE (blocks 4-7):

4. Reduction of impacts: Explain measures taken or considered to avoid or minimize wetland losses in F. Also check items A-# if any apply to your project.

- A. Reduced the area of disturbance B. Reduced size/scope C. Relocated structures
of project D. Redesigned project
E. Other:

F. Explanation: Need to replace structure in accordance with Category 1 of MDSPGP-III

Describe reasons why impacts were not avoided or reduced in Q. Also check items G-P that apply to your project.

- G. Cost K. Parcel Size N. Safety/Public welfare issue
H. Extensive wetlands on site L. Other regulatory O. Inadequate zoning
I. Engineering/design requirement P. Other
constraints M. Failure to accomplish
J. Other natural features project purpose

Q. Description:

9. MITIGATION PLAN: Please provide the following information:

a. Description of monetary proposal, if applicable (for State requirements only). Attach another sheet if necessary.

N/A

b. Give a brief description of the mitigation project.

c. Describe why you selected your proposed mitigation site, including what other areas were considered and why they were rejected.

d. Describe how the mitigation site will be protected in the future.

10. Have adjacent property owners been notified? A. Yes No

Provide names and mailing addresses below (use separate sheet if necessary):

11. Historic Properties: Is your project located in the vicinity of historic properties? (for example: structures over 50 years old, archeological sites, shell mounds, Indian or Colonial artifacts). Provide supplemental information in section 12.

A. Yes B. No C. Unknown

12. ADDITIONAL INFORMATION: Use this space for detailed responses to any of the previous items. Attach another sheet if necessary.

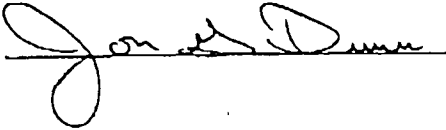
Check box if data is enclosed for any one or more of the following (See checklist for required information).

A. Soil Borings D. Field Surveys G. Site Plan
B. Wetland data sheets E. Alt. site analysis H. Avoidance and minimization
C. Photographs F. Market analysis analysis
I. Other (explain):

Certification:

I hereby designate and authorize the agent named above to act on my behalf in the processing of this application and to furnish any information that is requested. I certify that the information on this form and the attached plans and specifications is true and accurate to the best of my knowledge and belief. I understand that any of the agencies involved in authorizing the proposed works may request information in addition to that set forth herein as may be deemed appropriate in considering this proposal. I certify that all Waters of the United States have been identified and delineated on site, and that all jurisdictional wetlands have been delineated in accordance with current guidelines. I grant permission to the agencies responsible for authorization of this work, or their duly authorized representative, to enter to project site for inspection purposes during working hours. I will abide by the conditions of the permit or license if issued and will not begin work without the appropriate authorization. I also certify that the proposed works are consistent with Maryland's Coastal Zone Management Plan. I understand that none of the information contained in the application form is confidential and that I may request that additional required information be considered confidential under applicable laws. I further understand that failure of the landowner to sign the application will result in the application being deemed incomplete.

LANDOWNER MUST SIGN:



DATE:

10/26/06

McCARTHY & ASSOCIATES, INC.

REGULATORY and ENVIRONMENTAL
CONSULTANTS

November 3, 2006

Via: Federal Express Mail

Mr. Joe Hamilton
Maryland Department of the Environment
Montgomery Park Business Center, #430
1800 Washington Boulevard
Baltimore, Maryland 21230

Re: U.S. Steel Corporation/Swan Point Golf Course/Bulkhead
Tracking Number: 200666807

Dear Mr. Hamilton:

I am writing as a follow up to our conversation today concerning the above-referenced project, which is currently pending authorization from Maryland Department of the Environment, Tidal Wetlands Division. During our conversation, we discussed two items raised by you in regard to this project. These include a potential issue with Maryland Historical Trust (MHT) and the potential for adverse effects on the nesting bald eagle located near the 8th green on the existing golf course.

I discussed the potential of historic and archaeological resources earlier today with Dr. Dixie Henry of MHT, who received a copy of the permit application on October 31, 2006. She indicated to me that since this was a replacement bulkhead, she did not anticipate any issue with her agency regarding the proposed work. Furthermore, she indicated that she would e-mail a letter to you and I later this afternoon stating this fact. Once I receive her letter, I will provide a copy to you. This should resolve any potential issues with MHT for the proposed work.

There is currently a bald eagle nest adjacent to the 8th green on the existing golf course. This eagle nest is the subject of the Swan Point Bald Eagle Management Plan, prepared by Ms. Sue Ricciardi and myself on August 19, 2005. This document was reviewed and approved by Glenn Therres, Bald Eagle Specialist, Maryland Department of Natural Resources (DNR), pursuant to his letter to Ms. Aimee Dailey of Charles County Planning and Growth Management on December 12, 2005. A copy of his approval letter is attached for your review.

In addition, I am providing you with the Forested Bald Eagle Buffer Plan, prepared by Loiederman Soltész Associates, Inc. This plan has located on it the eagle nest and 330', 660' and 1,320' radial buffers from the eagle nest. These areas are high-lighted in yellow on the subject plan. I have high-lighted in red, north of the eagle nest, the location of where the proposed replacement bulkhead work is to take place along the 2nd tee, fairway and green.

14458 Old Mill Road • #201
Upper Marlboro. MD 20772

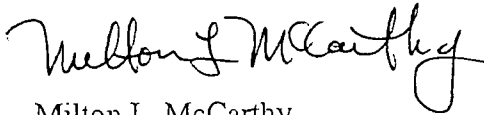
Phone: 301-627-7505 • Fax: 301-627-5571

Mr. Joe Hamilton
Page 2
November 3, 2006

You will note that the distance from the eagle nest is a minimum of 2,650 feet and a maximum of 3,400 feet where the work is to take place. These distances are a minimum of more than twice the distance of where the Bald Eagle Management Plan applies. Therefore, there would be no seasonal time-of-year restriction to construct this bulkhead as it relates to this species.

I believe this letter adequately addresses those concerns we discussed earlier today. However, should you have any questions, or need additional information, please do not hesitate to contact me at your earliest convenience.

Very truly yours,



Milton L. McCarthy

cc:

Jon Dunn (USX Corporation)
Dr. Dixie Henry (MHT)
Glenn Therres (DNR, Wildlife & Heritage Service)



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: 11/8/06
 Permit Number: DRD
 Revision To: 60230
 Plans on File #: _____
 Same Day: Y or (N)
 Time Received: _____

BUILDING AND ZONING PERMIT APPLICATION

Property Tax Number <u>05025354</u>	OR	Tax Map <u>86</u>	Parcel <u>91</u>	Grid
Property Owner(s) Name <u>United States Steel Corp.</u>	Address/E-Mail Address <u>11390 Lord Baltimore Drive, Issues, MD 20645</u>		City, State <u>Issues, MD</u>	Zip <u>20645</u>
Applicant(s) Name <u>Jon G. Dunn</u>	Address/E-Mail Address <u>jdunn@uss.com</u>		City, State <u>Issues, MD</u>	Zip <u>20645</u>
Contractor's Name <u>Austine Marine, LLC</u>	Address/E-Mail Address <u>P.O. Box 1053 LaPlata, MD 20646</u>		City, State <u>LaPlata, MD</u>	Zip <u>20646</u>
MD Homebuilders Registration No.	MD Home Improvement No.	MD State License No. <u>08195833</u>		

Job Address (ADC Map #, House #, Street, City, etc.)
11550 Swan Point Boulevard, Issues, MD 20645

Subdivision Name <u>N/A</u>	Lot No.	Section	Block	Acreage
--------------------------------	---------	---------	-------	---------

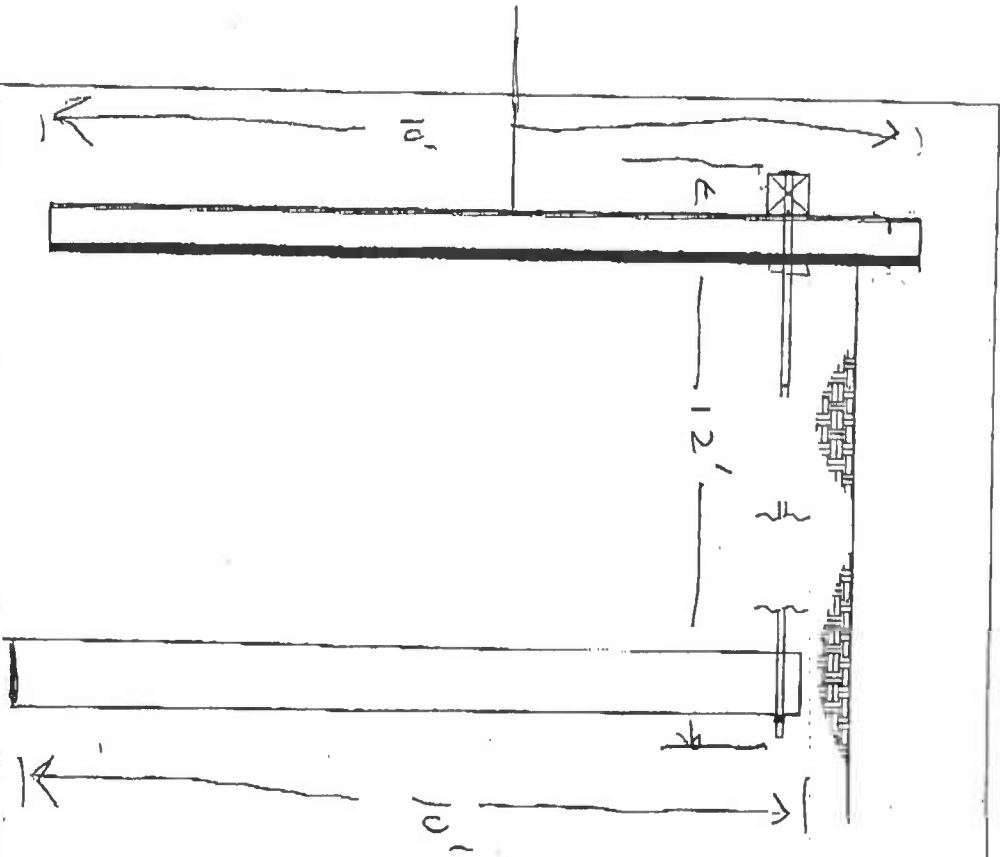
General Description of Work and Intended Use:
Replacement of deteriorated bulkhead at hole no. 2 (Swan Point Yacht and Country Club golf course.)

Total Disturbed Area <u>2100 ft²</u>	Flood Plain Elevation <u>1' to 5' above sea level</u>	Front Yard Setback <u>N/A</u>	Rear Yard Setback <u>N/A</u>	Right Yard Setback <u>N/A</u>	Left Yard Setback <u>N/A</u>
State Road <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Road <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PDRB Approval <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Chesapeake Bay Critical Area: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Resource Protection Zone: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Development District <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Floor Area: <u>N/A</u>	No. of Full Bathrooms <u>N/A</u>	No. of 1/2 Bathrooms <u>N/A</u>	Rough-in Only <u>N/A</u>	Public: <input type="checkbox"/> Water <input type="checkbox"/> Sewer	Private: <input type="checkbox"/> Well <input type="checkbox"/> Septic
No. of Stories: <u>N/A</u>	No. of Bedrooms <u>N/A</u>	Stormwater Management: <input type="checkbox"/> Provided <input type="checkbox"/> Exempt <input type="checkbox"/> Waived		Related Permits Required: Electrical <input type="checkbox"/> Yes <input type="checkbox"/> No Plumbing <input type="checkbox"/> Yes <input type="checkbox"/> No	

Estimated Construction Cost (Building Cost Only): <u>\$355,000</u>	Commercial Business Trading As: <u>Swan Point Yacht and Country Club</u>
Application Fee: <u>80.00</u>	Treasurer's Validation PAID NOV 08 2006 <i>kbld</i> CHARLES COUNTY TREASURER
Plan Review Fee: _____	
Soil Conservation Fee: _____	
Inspections: _____	
Total: <u>\$ 80.00</u>	
Name on Check: <u>John Dunn</u>	

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 heretofore 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.

Signature of Owner or Authorized Agent <u>Jon G. Dunn</u>	Printed Name <u>Jon G. Dunn</u>	Date <u>11/8/06</u>	Permit Specialist Initials <u>JMP</u>
--	------------------------------------	------------------------	--



REVISIONS			
NO.	DATE	DESCRIPTION	APPROVED
1			

PROPRIETARY AND CONFIDENTIAL

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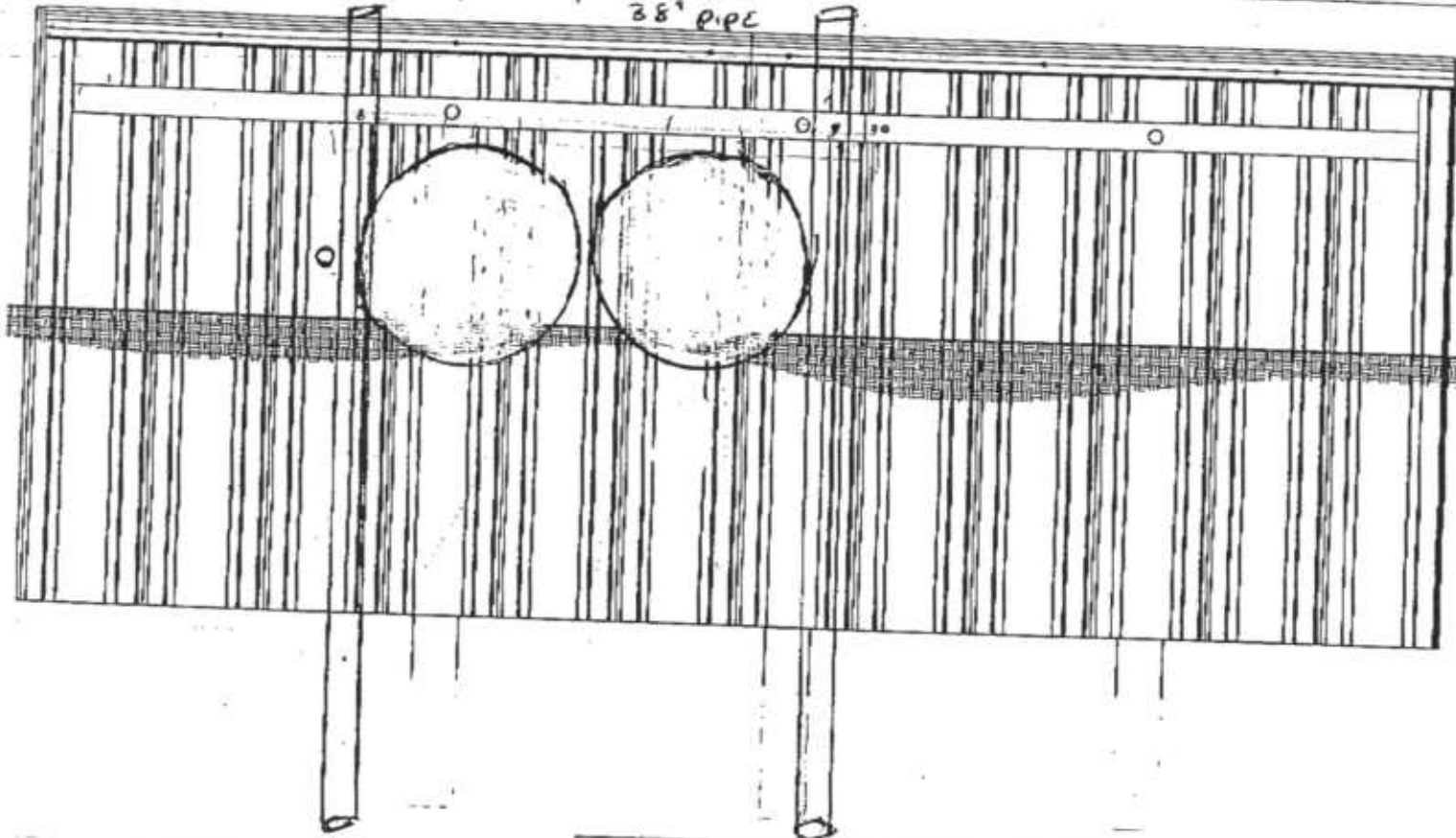
CRANE MATERIALS INTERNATIONAL

Drop Wale Stancord Drawing—
Side Elevation

SCALE	DATE	FILE	REV
1/4" = 1'-0"	08/09/05	Drop Wale Stancord Elevation	REL
SCALE	DATE	FILE	REV
1/4" = 1'-0"	08/09/05	Drop Wale Stancord Elevation	REL

Front poles
 8" top 16'(1) each side
 of pipe pass w/ double
 3/8" pipe

REVISIONS				
NO.	REV.	DESCRIPTION	DATE	APPROVED



3'6" - 4'6"

MUD LINE

MIN 4'

PROPRIETARY AND CONFIDENTIAL

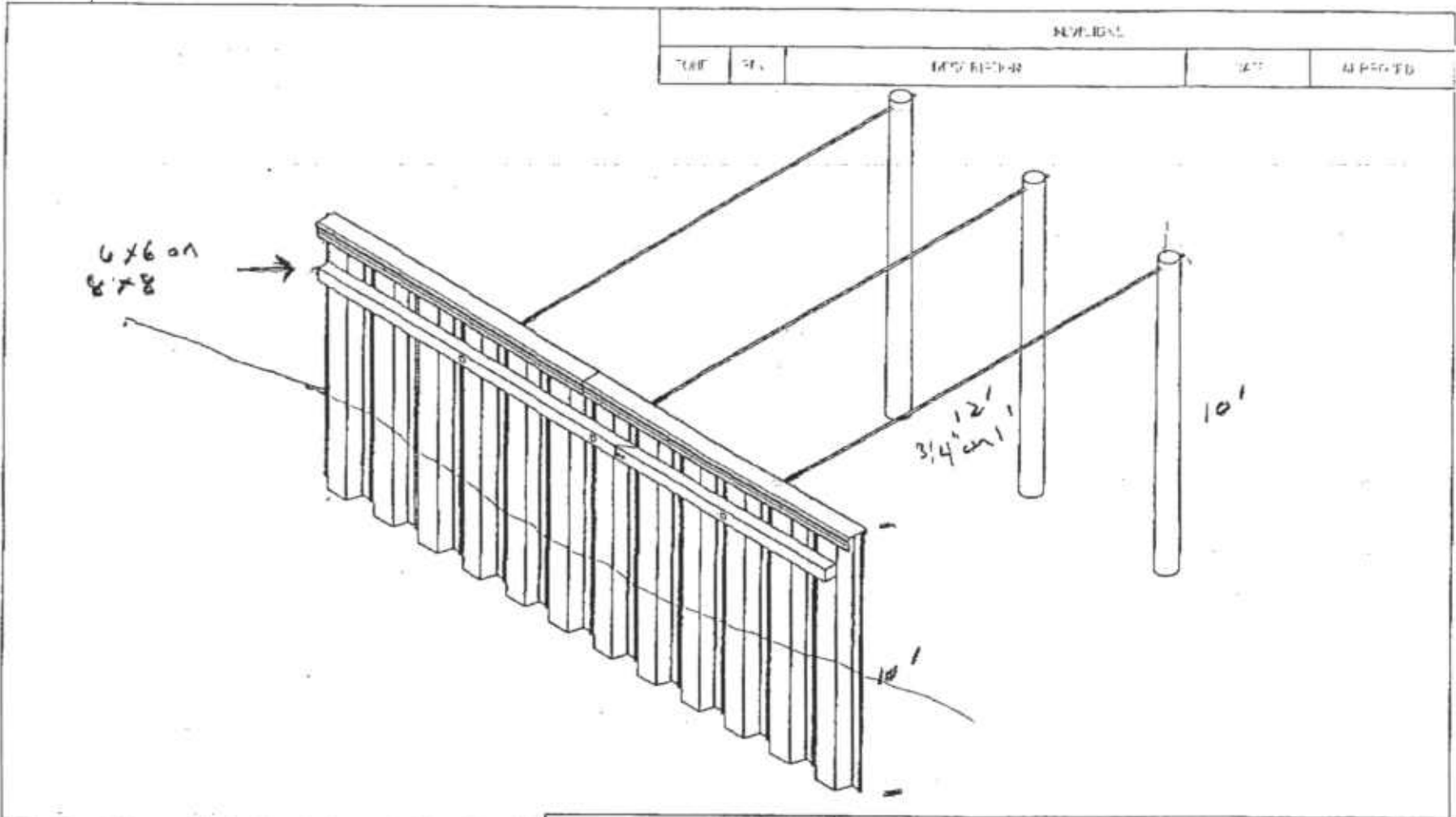
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CRANE MATERIALS INTERNATIONAL

Drop Wale Standard Drawing -
 Front Elevation

SIZE A	DATE 06/09/05	FILE Drop Wale Std Dwg-Front Elevation 051405.DWG	REV REL
SCALE N/A	DRAWN CBB	SHEET 2 of 4	



PROPRIETARY AND CONFIDENTIAL



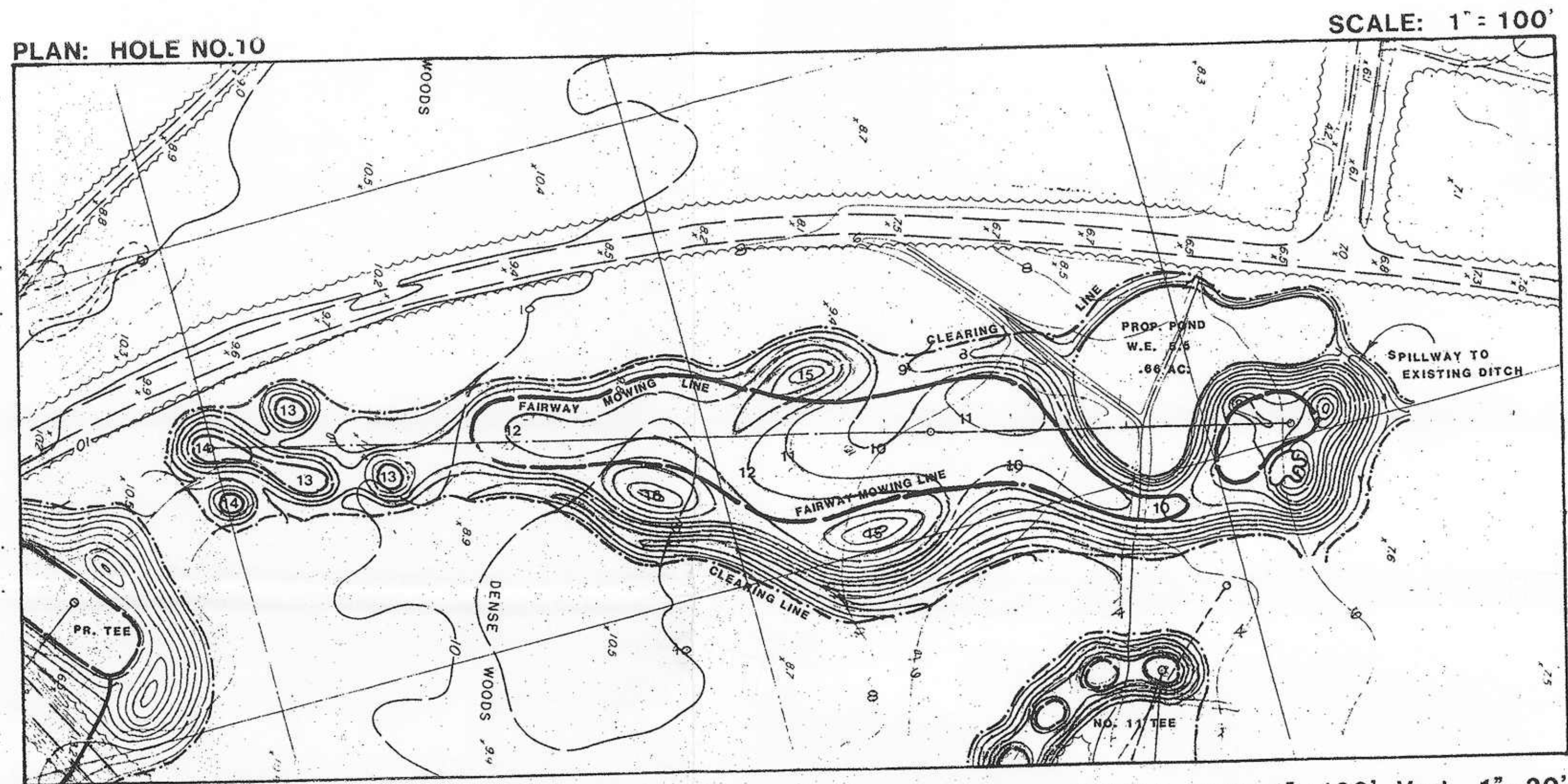
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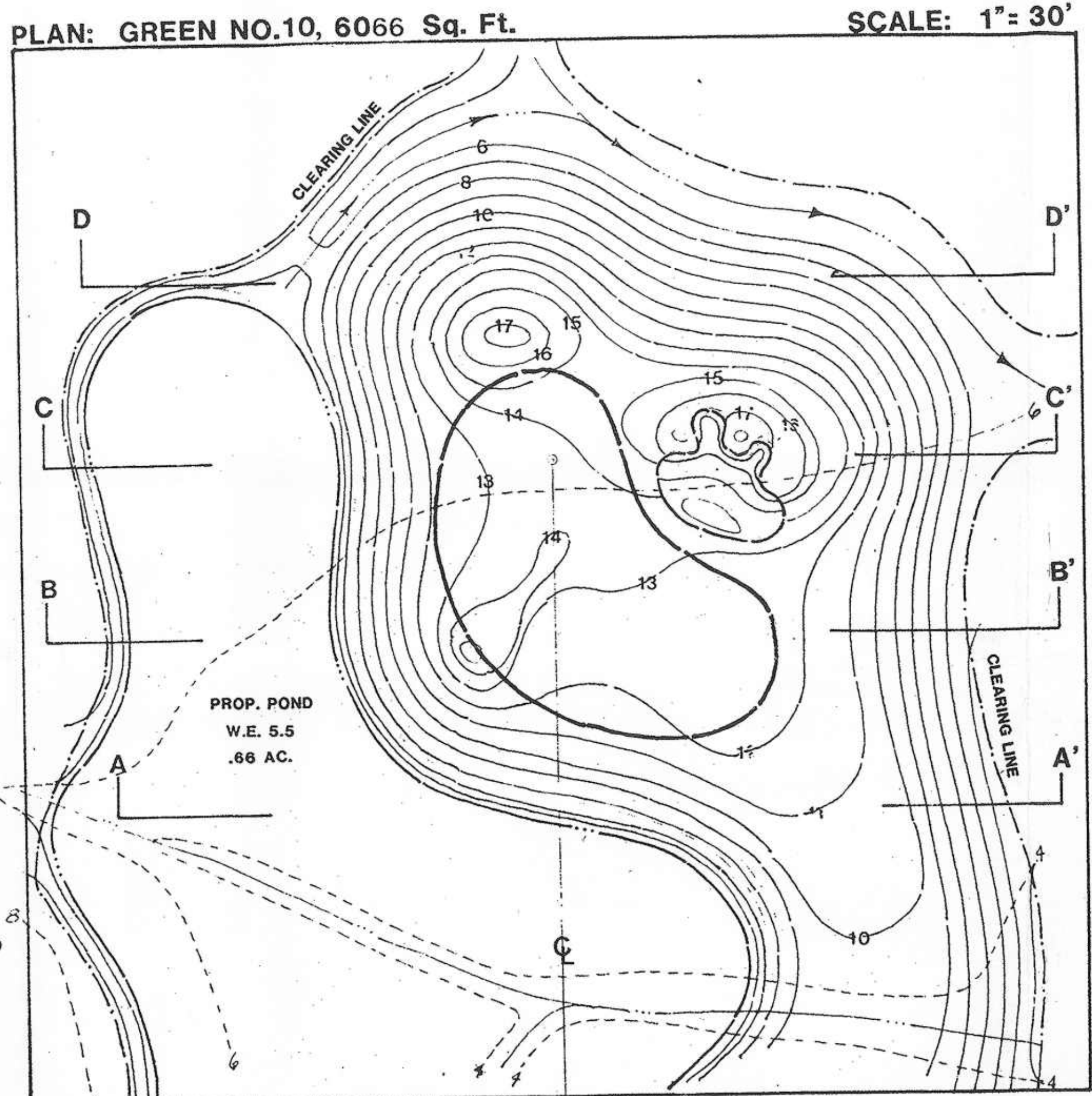
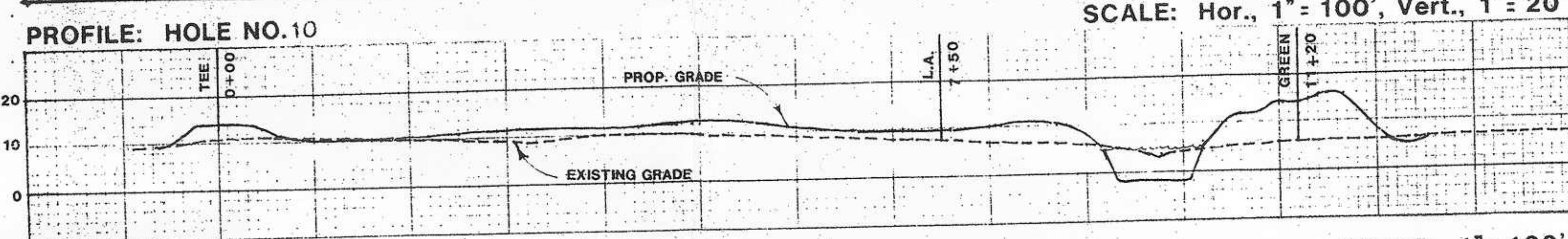
Drop Wale Standard Drawing-ISO

SIZE A	DATE 08/09/05	FILE Drop Wale Std Dwg-ISO 052475.DWG	REV REL
SCALE N/A	DRAWN CBB	SHEET 1 of 1	

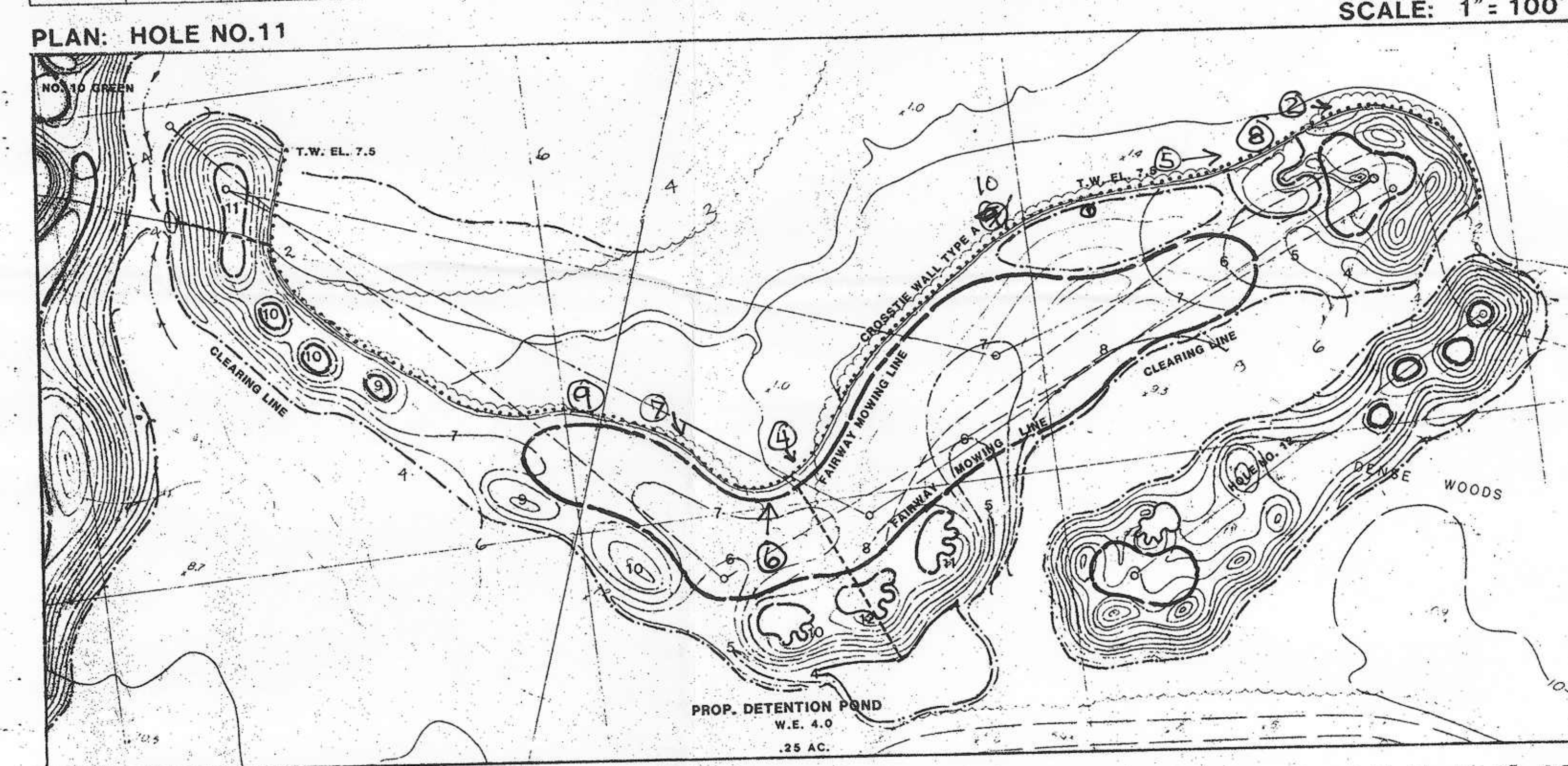
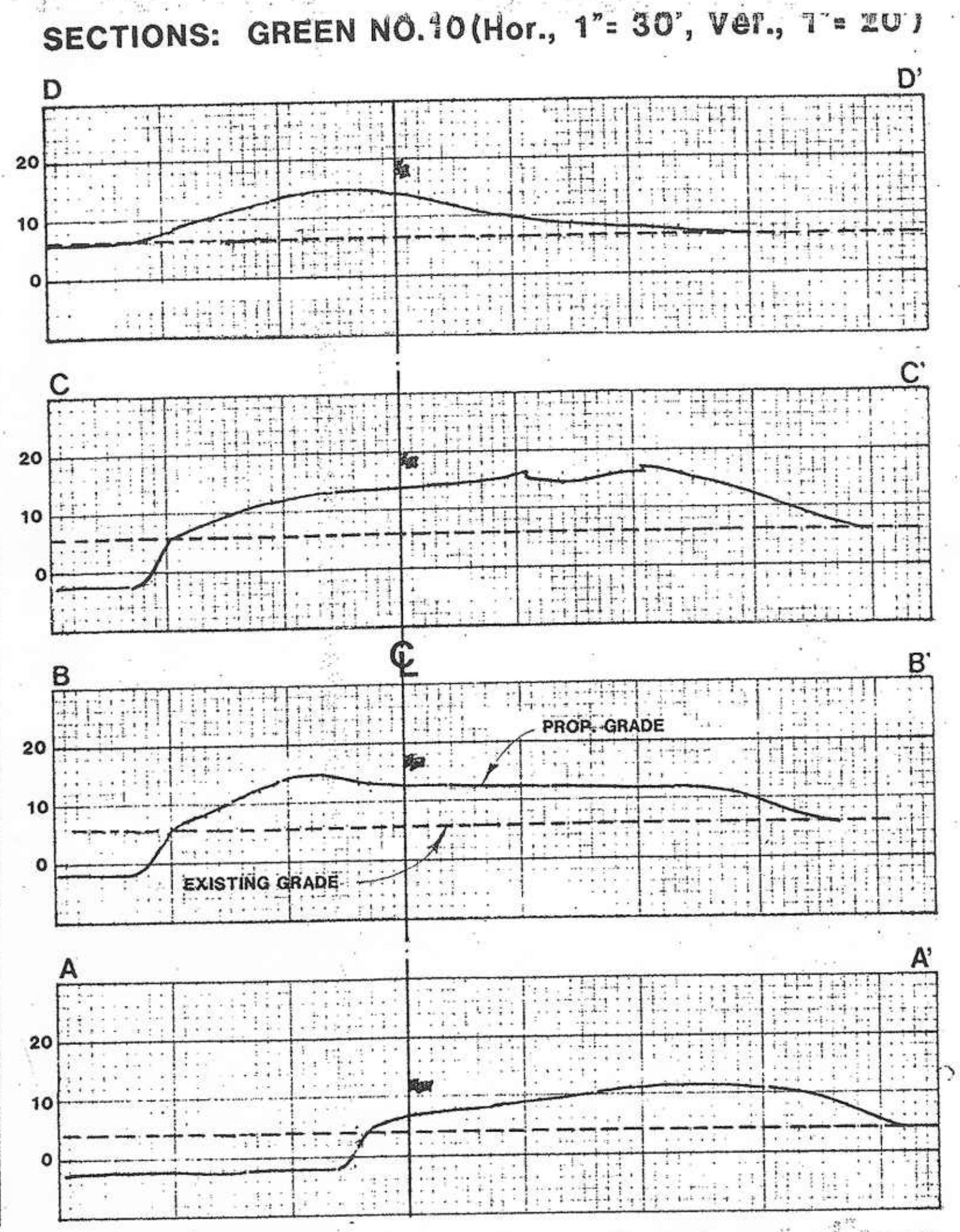




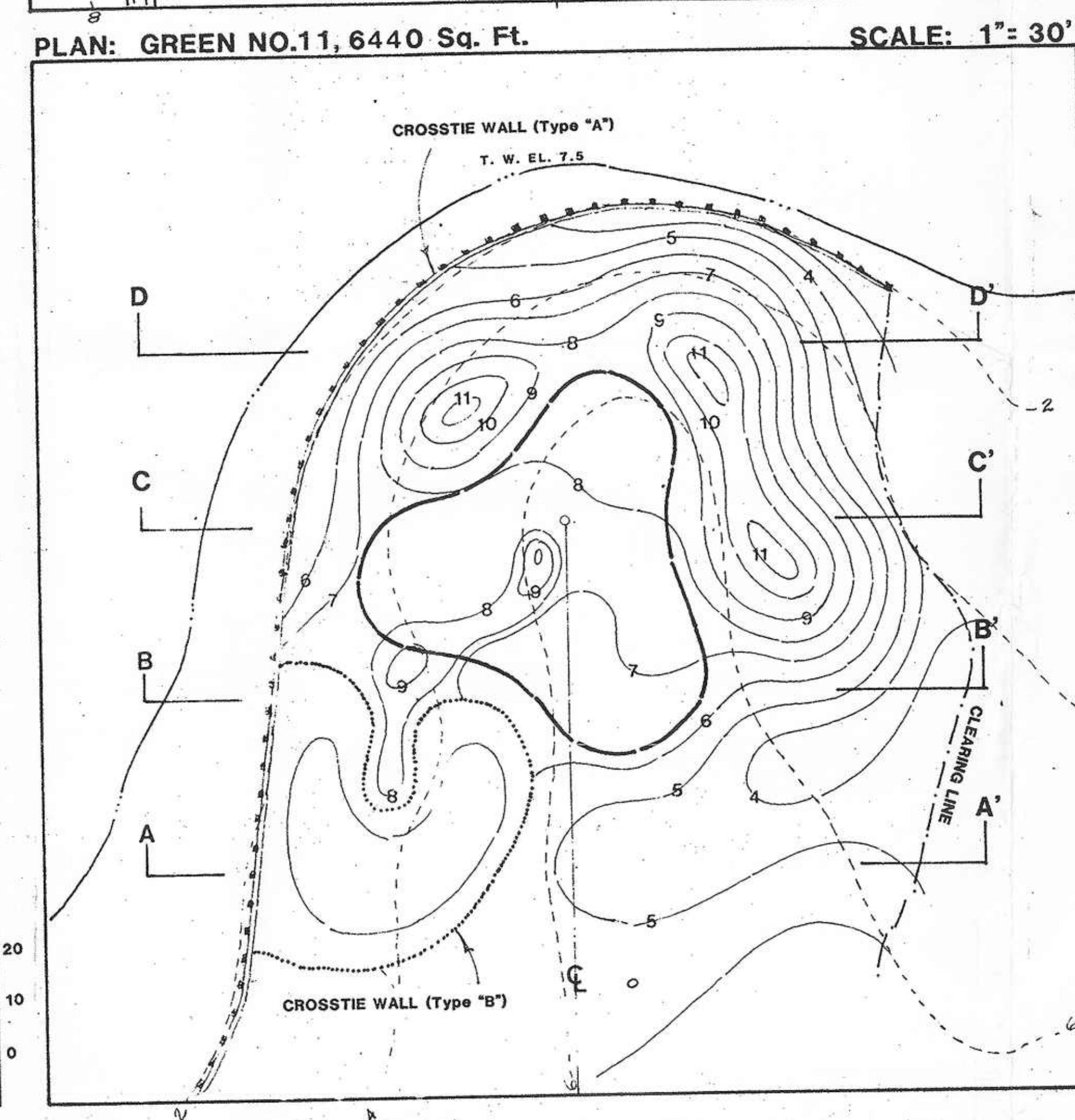
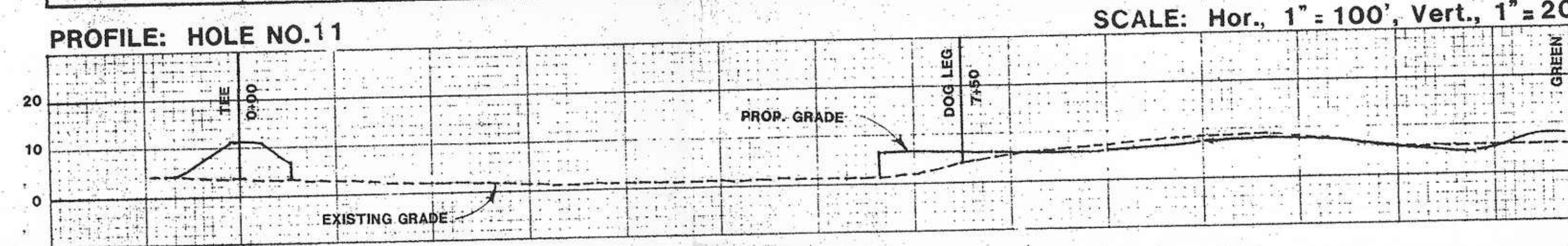
SCALE: 1" = 100'



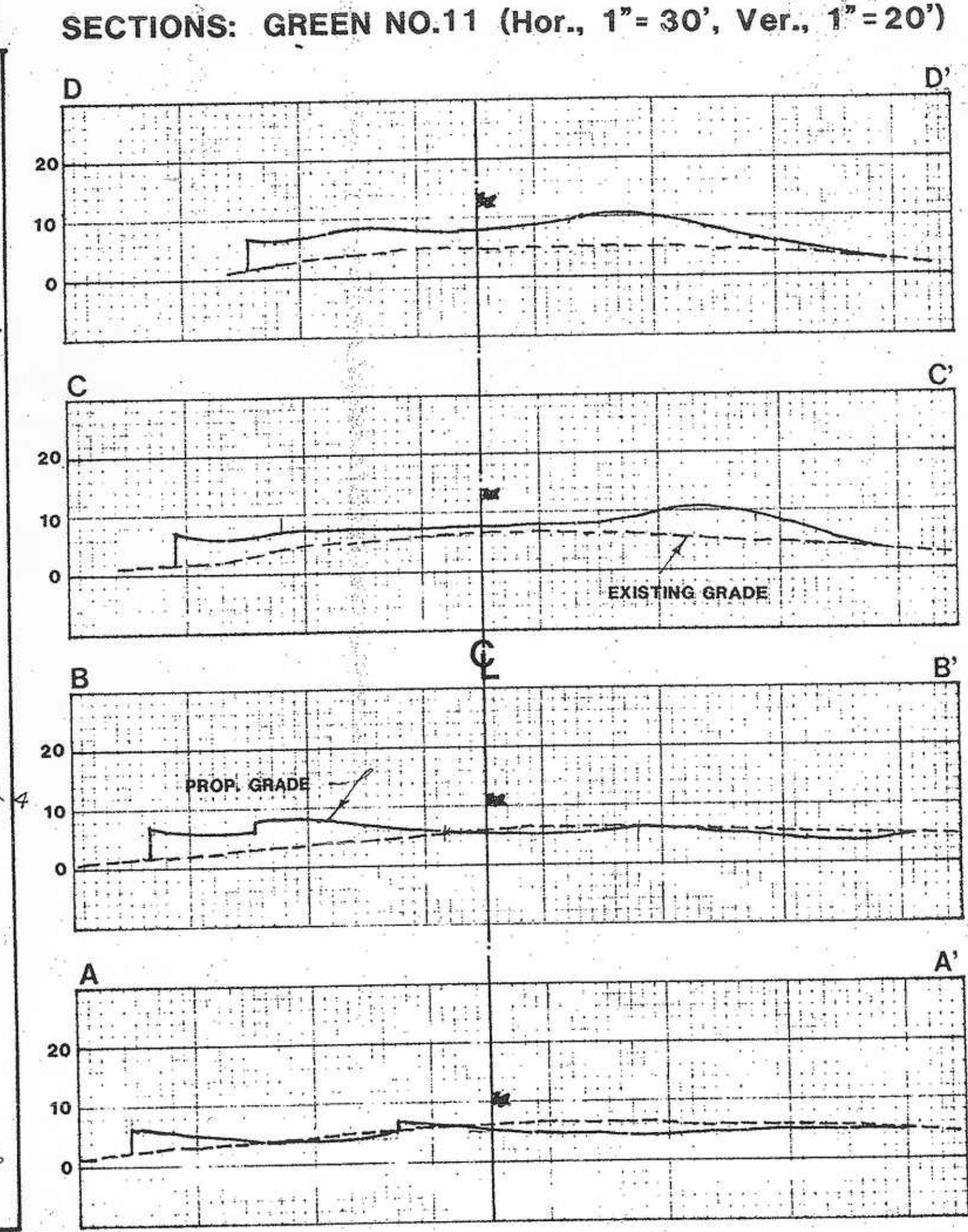
SCALE: 1" = 30'



SCALE: 1" = 100'



SCALE: 1" = 30'



SWAN POINT GOLF COURSE
 ISSUE, CHARLES COUNTY, MARYLAND 20645

USS REALTY DEVELOPMENT
 DIVISION OF UNITED STATES STEEL CORPORATION
 600 GRANT STREET
 PITTSBURGH, PENNSYLVANIA 15230

Graphic Scale in Feet:
 0 200 400 600 800 1000

AD A. L. DAVIS, INC.
 GOLF COURSE ARCHITECTS
 1475 LITTLE TEXAS VALLEY ROAD, N.W.
 ROME, GEORGIA 30161 TELEPHONE: (404) 234-0548

Notes:
 Topographic Survey by D. H. STEFFENS CO., ENGINEERS,
 LA PLATA, MARYLAND

Revisions		Sheet Title	
By	Date	GRADING PLANS: HOLES NO. 10 & 11	
ALD	10-8-85	Drawn	Sheet No.
		Checked	2 of 8
		Approved	
		Scale	Job No.
		1" = 200'	8235

RECEIVED
 NOV 15 2006
 CRITICAL AREA COMMISSION



LEGEND

- TIDAL WETLANDS
- NON-TIDAL WETLANDS
- WETLANDS BUFFER
- CRITICAL AREA BOUNDARY
- BOUNDARY LINE
- GOLF COURSE BOUNDARY
- 100' CRITICAL AREA BUFFER
- GREAT BLUE HERON AND BALD EAGLE BUFFER AREA
- POND
- GOLF FAIRWAY
- BALD EAGLE PROTECTION ZONE
- COLONIAL NESTING BIRD PROTECTION ZONE

TOTAL AREA (ACREAGE) OF GOLF COURSE	
NON - CRITICAL AREA	= 49.43 ACRES
CRITICAL AREA	= 140.74 ACRES
EXISTING IMPERVIOUS COVERAGE FOR GOLF COURSE IN THE CRITICAL AREA	
GAFF PATH	= 176,957 SQUARE FEET
BUILDINGS	= 38,283 SQUARE FEET
ROADS AND PARKING LOT	= 129,260 SQUARE FEET
FOREST COVER AREA (ACREAGE)	
INSIDE CRITICAL AREA	= 187.29 ACRES
OUTSIDE CRITICAL AREA	= 130.54 ACRES
TOTAL FOREST COVER	= 317.83 ACRES

ENVIRONMENTAL CONSTRAINTS BASESHEET

**SWAN POINT GOLF & COUNTRY CLUB
SWAN POINT GOLF COURSE RENOVATION PROJECT
THE VILLAGES AT SWAN POINT**

5TH ELECTION DISTRICT
CHARLES COUNTY, MARYLAND

DATE: 10/25/09
SCALE: 1" = 300'

SHEET 1 OF 1

PROJECT NO. 2202-09-01

LS Liederman Soltesz Associates, Inc.

Rockville
Lanham
Frederick
Waldorf
Leonardtown
Chantilly

WALDORF OFFICE
401 Post Office Road, Suite 103
Waldorf, MD 20602
t. 301.870.2166 f. 301.870.2884
www.LSAssociates.net

NO.	REVISIONS	BY	DATE

NO.	DATE	BY	DATE

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST OBTAIN THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND UTILITY CLEARANCES BY DIGGING TEST PITS BY HAND. UTILITY AT 180' DEPTH SHALL BE ASSORTED PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THESE 120' HIGHER, CONTRACTOR TO SEEK CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

NO.	DATE	BY	DATE

OWNER INFORMATION
UES REAL ESTATE
A DIVISION OF U.S. STEEL CORP.
C/O JOHN G. DUNN
11500 GOLF COURSE DRIVE
ISSUE, MD 20642-229
PHONE: 301-269-4359

CONTRACT PURCHASER
BROOKFIELD HOMES
8000 EXECUTIVE PARK AVENUE
SUITE 200
FAIRFAX, VIRGINIA 22031
PHONE: 703-278-1428



LEGEND

SYMBOL	USE / OWNERSHIP
	ORIGINAL SWAN POINT PROPERTY
	TIDAL WETLANDS (WEIR CREEK)
	APPROXIMATE GOLF COURSE BOUNDARY (OVERLAPS OTHER AREAS)

LS Loiederman
Soltész Associates, Inc.
Engineering
Planning
Surveying
Environmental Sciences

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Waldorf, MD 20602
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NO.	REVISIONS	BY	DATE

Date: **NOV. 1, 2006** CAD Standards Version: **2000**
Designed: **WRB** Technician: **WRB** Checked: **LEC**

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Map No. 36	Grid D/8
Tax Map 86, 88	Zoning Category RM AC WPC
Grid	W & S Category
ASSORTED	XXX / XXX
Parcel	Plat / Deed Reference
ASSORTED	L 1503 F 295

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER INFORMATION

U.S. STEEL CORPORATION

2005 AERIAL VIEW

THE VILLAGES AT SWAN POINT

5TH. ELECTION DISTRICT
CHARLES COUNTY, MARYLAND



1" = 400'

SHEET 1

OF 1

PROJECT NO.
2202-00