

CS 741-06 Clifton on the Potomac  
Site Plan 60643

MSA S. 1829-5768

Comments  
not 11/14/06 KS

Robert L. Ehrlich, Jr.  
Governor



Martin G. Madden  
Chairman

Michael S. Steele  
Lt. Governor

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/](http://www.dnr.state.md.us/criticalarea/)

November 15, 2006

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

RE: 12025 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 13,718 square foot 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. I understand that mitigation 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 2,058 square feet. The site plan indicates 3,624 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  
CS741-06

741-06

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>102</u>	<u>L</u>	<u>3</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) Custom on Potomac

Project location/Address 12025 Potomac View Rd

City \_\_\_\_\_ Zip \_\_\_\_\_

Local case number SFD 60643

Applicant: Last name Granger First name Bryce

Company Overview Bids

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 type="checkbox"/>  | Subdivision <input type="checkbox"/>       |
| Grading Permit <input checked="" type="checkbox"/>  | Variance <input type="checkbox"/>          |

Local Jurisdiction Contact Information:

Last name Darley First name Aimee

Phone # 3016450721 Response from Commission Required By \_\_\_\_\_

Fax # \_\_\_\_\_ Hearing date \_\_\_\_\_

**SPECIFIC PROJECT INFORMATION**

Describe Proposed use of project site:

New SED

Intra-Family Transfer   
 Grandfathered Lot

Yes

Growth Allocation   
 Buffer Exemption Area

Yes

**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		13718
RCA Area		
Total Disturbed Area		8086

Total Disturbed Area

# of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		11710	Existing Impervious Surface		0
Created Forest/Woodland/Trees			New Impervious Surface		7875
Removed Forest/Woodland/Trees		8086	Removed Impervious Surface		0
			Total Impervious Surface		7875

**VARIANCE INFORMATION (Check all that apply)**

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

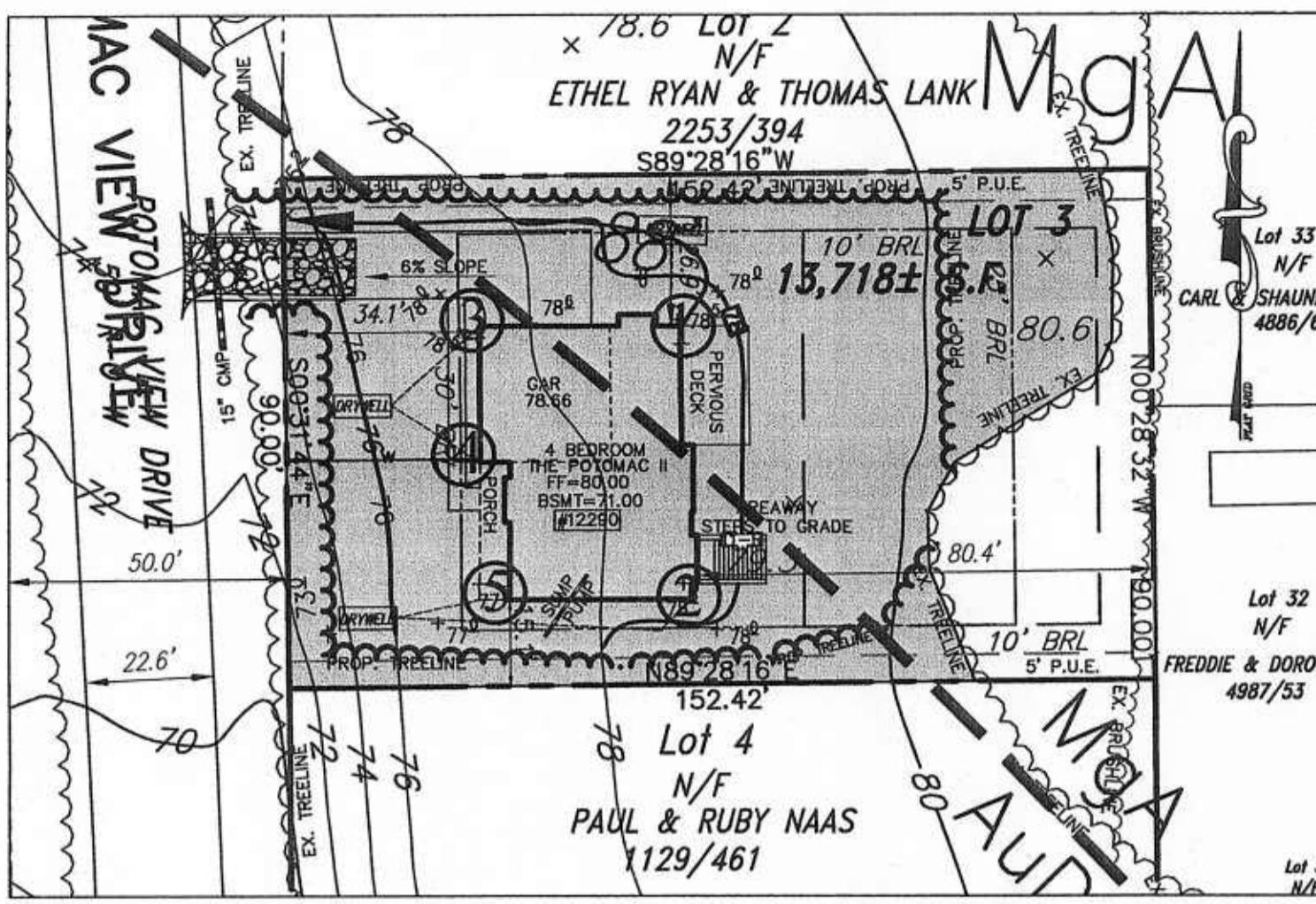
Variance Type

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





STORM WATER MANAGEMENT

Chapter 5. Stormwater Credits.....Rooftop Runoff Disconnection

Figure 5.1 Schematic of Dry Well

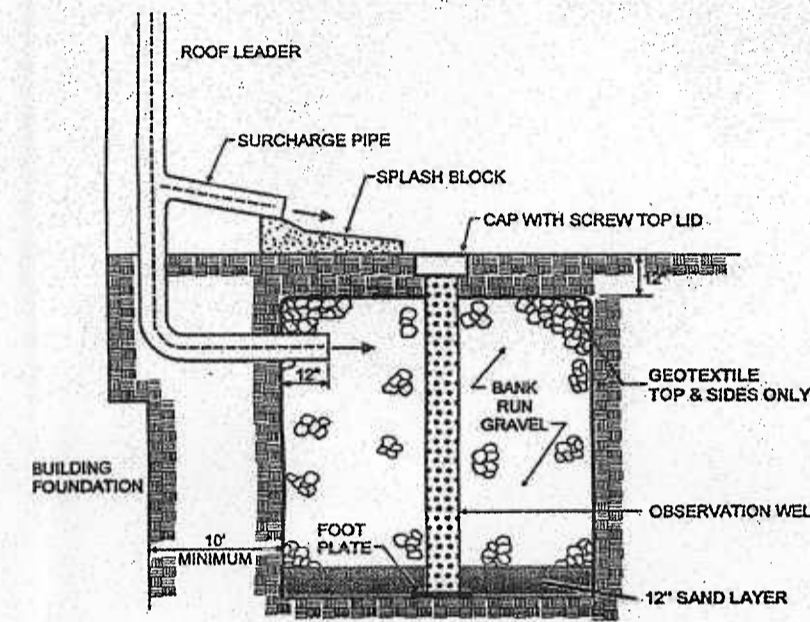


Table 5.2 Rooftop Disconnection Compensation Storage Volume Requirements (Per Disconnection Using Drywells, Raingardens, etc.)

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
5	276	Share drywell	w/#2

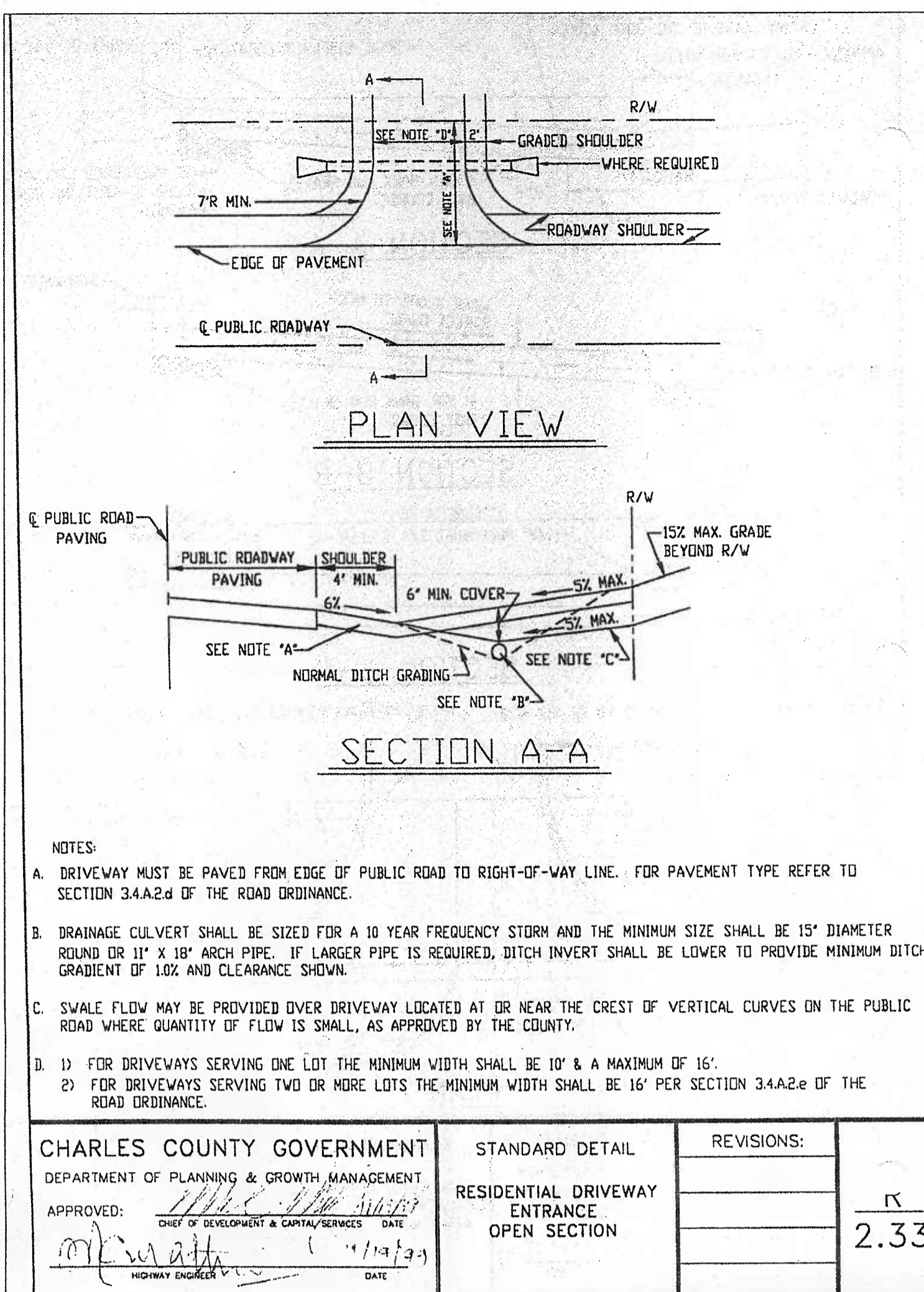
ROOFTOP DISCONNECTION WITH DRYWELL CREDIT

- 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)

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



- NOTES:
- DRIVEWAY MUST BE PAVED FROM EDGE OF PUBLIC ROAD TO RIGHT-OF-WAY LINE. FOR PAVEMENT TYPE REFER TO SECTION 3.4.A.2.d OF THE ROAD ORDINANCE.
  - DRAINAGE CULVERT SHALL BE SIZED FOR A 10 YEAR FREQUENCY STORM AND THE MINIMUM SIZE SHALL BE 15" DIAMETER ROUND OR 11" X 18" ARCH PIPE. IF LARGER PIPE IS REQUIRED, DITCH INVERT SHALL BE LOWER TO PROVIDE MINIMUM DITCH GRADIENT OF 1.0% AND CLEARANCE SHOWN.
  - SWALE FLOW MAY BE PROVIDED OVER DRIVEWAY LOCATED AT OR NEAR THE CREST OF VERTICAL CURVES ON THE PUBLIC ROAD WHERE QUANTITY OF FLOW IS SMALL, AS APPROVED BY THE COUNTY.
    - FOR DRIVEWAYS SERVING ONE LOT THE MINIMUM WIDTH SHALL BE 10' & A MAXIMUM OF 16'.
    - FOR DRIVEWAYS SERVING TWO OR MORE LOTS THE MINIMUM WIDTH SHALL BE 16' PER SECTION 3.4.A.2.e OF THE ROAD ORDINANCE.

CHARLES COUNTY GOVERNMENT  
DEPARTMENT OF PLANNING & GROWTH MANAGEMENT  
STANDARD DETAIL  
RESIDENTIAL DRIVEWAY ENTRANCE OPEN SECTION  
REVISIONS: 1/23

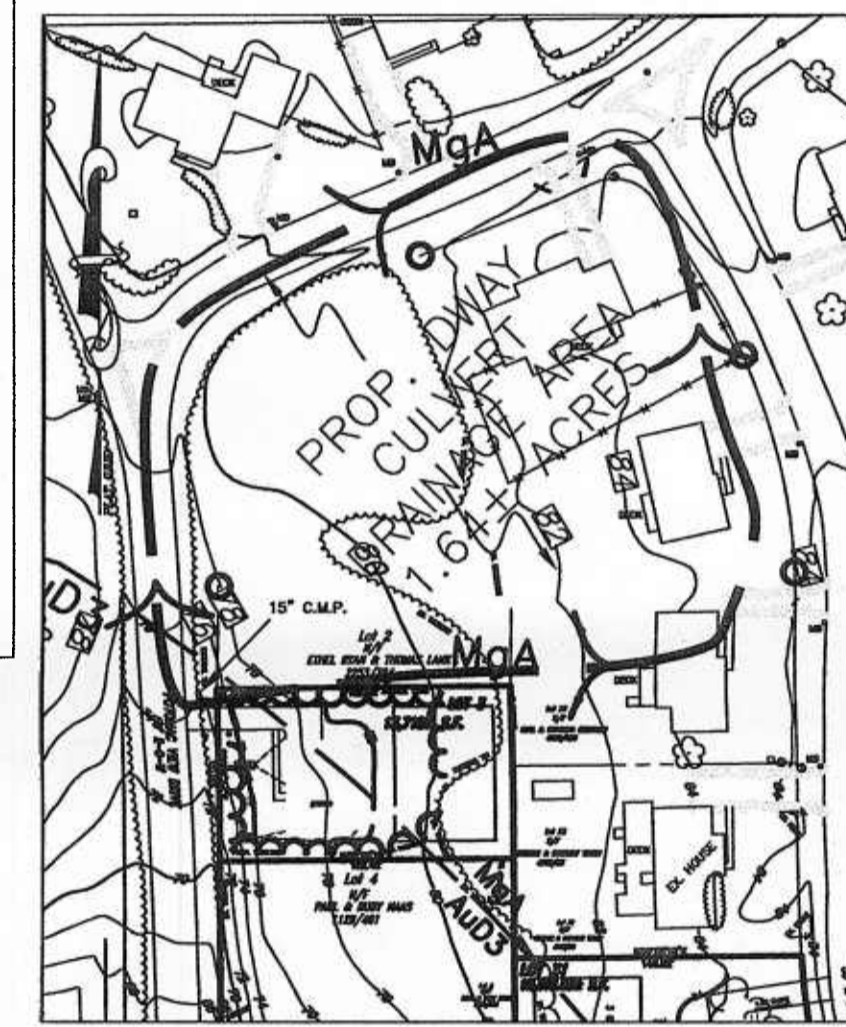
CULVERT PIPE CALCULATIONS

GIVEN INPUT DATA:  
SHAPE ..... CIRCULAR  
SOLVING FOR ..... DEPTH OF FLOW  
DIAMETER ..... 1.2500 FT  
FLOWRATE ..... 1.2500 CFS  
SLOPE ..... 0.0100 FT/FT  
MANNING'S N ..... 0.0240

COMPUTED RESULTS:  
DEPTH ..... 0.5163 FT  
AREA ..... 1.2272 FT<sup>2</sup>  
WETTED AREA ..... 0.4784 FT<sup>2</sup>  
WETTED PERIMETER ..... 1.7449 FT  
PERIMETER ..... 3.9270 FT  
VELOCITY ..... 2.6130 FPS  
HYDRAULIC RADIUS ..... 0.2742 FT  
PERCENT FULL ..... 41.3024 %  
FULL FLOW FLOWRATE ..... 3.4991 CFS  
FULL FLOW VELOCITY ..... 2.8513 FPS

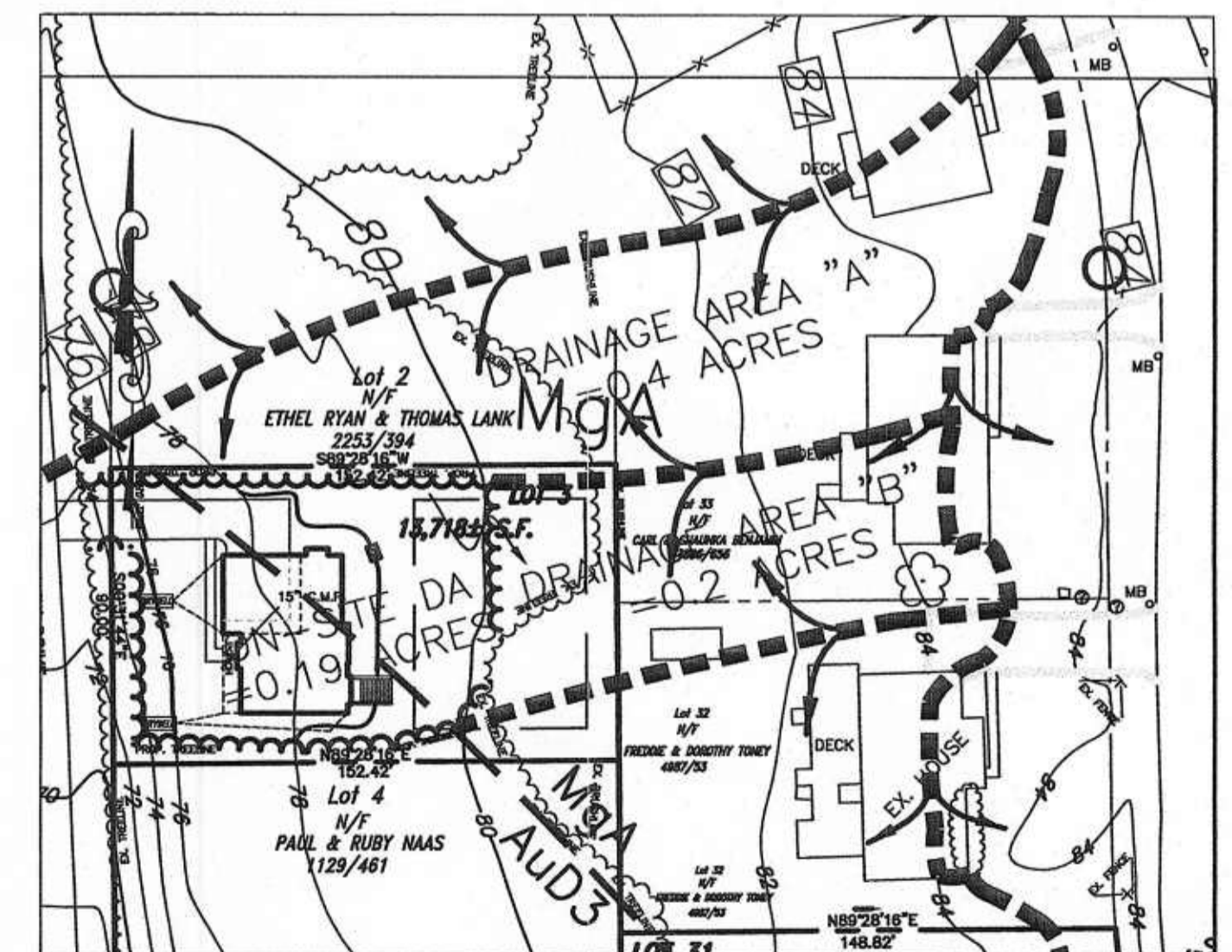
CRITICAL INFORMATION  
CRITICAL DEPTH ..... 0.4411 FT  
CRITICAL SLOPE ..... 0.0179 FT/FT  
CRITICAL VELOCITY ..... 3.2289 FPS  
CRITICAL AREA ..... 0.3871 FT<sup>2</sup>  
CRITICAL PERIMETER ..... 1.5903 FT  
CRITICAL HYDRAULIC RADIUS ..... 0.2344 FT  
CRITICAL TOP WIDTH ..... 1.1947 FT  
SPECIFIC ENERGY ..... 0.6224 FT  
MINIMUM ENERGY ..... 0.6617 FT  
FROUDE NUMBER ..... 0.7390  
FLOW CONDITION ..... SUBCRITICAL

PIPE SIZING  
Q = CIA = 1.25 CFS  
C = 0.13 (31 ACRE LOT IN "B" SOILS)  
I = 5.86 (10 MINUTE TIME OF COLLECTION FOR 10 YEAR STORM)  
A = 1.64 AC. USE 27 FT. 15" CMP @ 1% SLOPE  
INVERT IN = 72.00'  
INVERT OUT = 71.73'



DRIVEWAY CULVERT DRAINAGE AREA MAP SCALE 1" = 100'

SEDIMENT AND EROSION CONTROL SITE ANALYSIS & DRIVEWAY CULVERT DA:  
TOTAL DRAINAGE AREA = 0.79± ACRES  
DRIVEWAY CULVERT DRAINAGE AREA (UNDISTURBED) = 1.64± AC.  
DRAINAGE AREA "A" (UNDISTURBED) TO NORTH LOTLINE SF = 0.40± AC.  
DRAINAGE AREA "B" TO SF ALONG REAR/EAST LOTLINE (UNDISTURBED) = 0.20± AC.  
ON-SITE DRAINAGE AREA "C" ON LOT 3L (DISTURBED) = 0.19± AC.



SEDIMENT CONTROL DRAINAGE AREA MAP SCALE 1" = 50'

- Note:
- Soil types for this lot are MgA (MAGNOLIA) Type 'B' & 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  
12290 POTOMAC VIEW DRIVE  
NEWBURG, MD 20664

RECORD OWNER  
JERRY AND FAITH EARLL  
6200 OREGON AVE, NW  
WASHINGTON, DC 20015

PROJECTS/CLIFFTON ON THE POTOMAC/Engineering/Stephen/Block/Lawg/11/8/2006 7:27:45 PM \PROJECT\PR050C

RIVERVIEW BUILDERS  
4 INDUSTRIAL PARK DR.  
SUITE "E"  
WALDORF, MD 20602

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

SCALE  
1"=10'

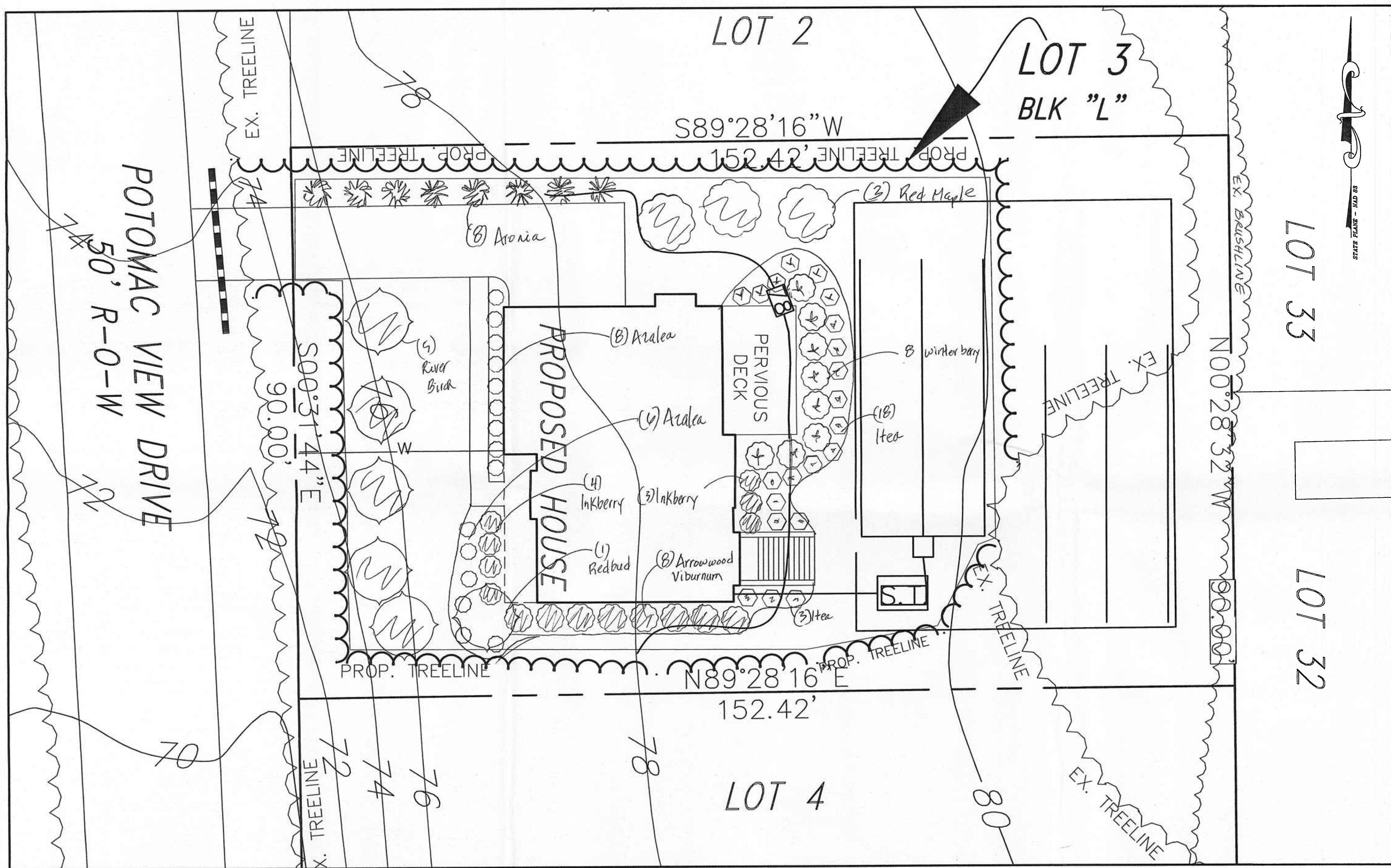
ATCS, P.L.C.  
ENGINEERING • PLANNING • SURVEYING

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 3 BLOCK "L"  
CLIFFTON ON THE POTOMAC

TAX MAP 79, GRID 14, PARCEL 102  
5TH ELECTION DISTRICT,  
CHARLES COUNTY, MARYLAND

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



PREMISES ADDRESS: 12290 POTOMAC VIEW DRIVE, NEWBURG, MD 20664  
 RECORD OWNER: JERRY & FAITH EARLL, 6200 OREGON AVE. NW, WASHINGTON, DC 20015

Plant Schedule

NO.	DATE	REVISION
3		Red Maple 1250
14		Azalea 504
1		Redbud 100
7		Inkberry Holly 252
21		Itea 756
8		Winterberry 800
8		Arrowwood Viburnum 800
5		River Birch 2000
8		Aronia 850
		7212

**CRITICAL AREA REQUIREMENTS**  
 2520 DISTURBED WOODED AREA @ 3:1  
 = 25560 SQ FT. FOR MITIGATION

MITIGATION PROVIDED ON SITE 7212

MITIGATION PROVIDED OFF SITE 12348

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

SCALE: 1"=10'

MANAGER:

DESIGN BY:      CHKD BY:

DRAWN BY:      CHKD BY:

SURV. CHIEF:      DATE

FIELDBOOK NO.

PLANTING PLAN  
 LOT 3 BLOCK "L"  
**CLIFFTON ON THE POTOMAC**  
 TAX MAP 79, GRID 14, PARCEL 102  
 5TH ELECTION DISTRICT,  
 CHARLES COUNTY, MARYLAND