

S1829-6574

APC
9/7/01
10/2/01

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

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/

October 2, 2007

Aimee Dailey
Charles County Department of Planning and Growth Management
PO Box 2150
La Plata, MD 20646

Re: Charleston Estates – Local No. SFD 70389

Dear Ms. Dailey:

Thank you for forwarding the letter from Mr. Tomlinson, the Land Surveyor for above-mentioned property. Mr. Tomlinson responded to my comment letter dated September 7, 2007 questioning why the Buffer was expanded on the plat. His letter states that the Buffer has been expanded to recognize the erosion that has taken place with this active shoreline and noted that the Buffer on the plat did not reflect this erosion.

We have no further comments on this project. Thank you for forwarding the requested materials. If you have any questions, please contact me at (410) 260-3476.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Roberts".

Julie Roberts
Natural Resources Planner

Cc: CS 531-07

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

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/

September 7, 2007

Aimee Dailey
Charles County Department of Planning and Growth Management
PO Box 2150
La Plata, MD 20646

Re: Charleston Estates – Local No. SFD 70389

Dear Ms. Dailey:

Thank you for forwarding the above-referenced building permit application. The applicant proposes to build a single family dwelling unit on 22.2418 acres in the Resource Conservation Area (RCA). The lot is currently improved with a gravel driveway equaling 21,068 square feet and the applicant proposes to build an additional 7,648 square feet of gravel drive onto the existing drive. The applicant also proposes to build a 4,829 square foot dwelling unit. Based on this information, I have the following comments:

1. The applicant has shown the 100-foot Buffer on the plan and does not propose any development in this area.
2. Although hydric soils are present on-site (Othello Fine Sandy Loam), it does not appear that the Buffer must be expanded, as the soil is only present on a small portion of this lot which is not contiguous to the Buffer.
3. The applicant has provided information concerning the existing forest cover for this lot of which 7.22 acres, or 32.5%, is forested; therefore, afforestation is not required. No clearing is proposed for the development of this site.
4. The proposed impervious surface is within the limits for a property of this size. The applicant proposes 19,187 square feet of development, or 1.9% (showing the gravel drive at 50% impervious), or 23,011 square feet of development, or 2.4% (with the gravel drive at full impervious).
5. Please have the applicant specify why the Buffer has been expanded in the southwest quadrant of the site.
6. Our records do not indicate the presence of any rare or threatened wildlife, FIDs, or any other areas of special concern.

Aimee Dailey
Page 2 of 2
9/7/2007

Thank you for the opportunity to provide comments. If you have any questions, please contact me at (410) 260-3476.

Sincerely,

A handwritten signature in black ink, appearing to read 'Julie Roberts', with a long horizontal flourish extending to the right.

Julie Roberts
Natural Resources Planner

Cc: CS 531-07

**CHARLES SOIL CONSERVATION DISTRICT
DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT**

Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within seven (7) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3:1 horizontal to 1 vertical (3:1) and fourteen (14) days as to all other disturbed or graded areas on the project site. Once vegetation is established, the site shall have 45% groundcover to be considered adequately stabilized.

- Permanent Seeding:
 - 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 contractor as well as the contractor.

The minimum soil conditions required for permanent vegetative establishment are:

- Soil pH shall be between 6.0 and 7.0.
- 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 limestone or services limestone is to be planted, then a sandy soil (30% silt plus clay) would be acceptable.
- Soil shall contain sufficient pore space to permit adequate root penetration.
- 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.

- Seeding: Apply 5-6 pounds per 1000 square feet of fall seeder 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, catapillar seeder or hydroseeder (slurry seeder) and fertilizer, recommended on steep slopes only. Minimum seed depth should be 1/2 inch in sandy soils and 1/4 inch in clay soils when using 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 "Minimum Seeding For Low Maintenance Areas" from the current Standards and Specifications for Soil Erosion and Sediment Control. Mixes suitable for this are L3 and S-7. Mixes S-7 are suitable in non-removable situations.

- 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 untreated, unchopped, small grain straw applied at a rate of 2 tons per acre or 40 pounds per 1000 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 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:
 - 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.
 - 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.
 - 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 manufacturer.
 - Lightweight plastic netting may be used to secure mulch. The netting will be stapled to the ground according to manufacturer's recommendations.

- Temporary Seeding:
 - Lime: 15 pounds of dolomitic limestone per 1000 square feet.
 - Fertilizer: 15 pounds of 10-10-10 per 1000 square feet.
 - Seed: Perennial ryegrass - 0.42 pounds per 1000 square feet (following through 30 or more days through November 1).
Millet - 0.52 pounds per 1000 square feet (May 1 through August 31).
Same as 1 and 2 above.

- 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 6 inches. All fill in roadways and parking areas are to be classified as per Charles County requirements. Any fill within the building footprint is to be compacted to a minimum of 95% density. This for pond embankments shall be compacted as per MD-37B Construction Specifications. All other fills shall be compacted sufficiently so as to be stable and prevent erosion and slippage.

- Permanent Seed:
 - Installation of seed should follow permanent seeding dates. Seeded preparation for seed shall be as noted in section 20 above. Permanent seed approved soil and fertilizer per permanent seeding specifications and lightly irrigate soil prior to laying seed. Seed is to be laid on the contour with all ends slightly abutting. Slopes steeper than 3:1 or where area to be permanently seeded or protected with an erosion control netting. Additional watering for establishment may be required. Seed is not to be installed on frozen ground. Seed shall not be transplanted when moisture content (dry) or soil and/or extreme temperatures may adversely affect its survival. In the absence of adequate rainfall, irrigation should be performed to ensure establishment of seed.

- 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.

GENERAL NOTES:

- Site Data:
Tax Map: B1, Block: 14, Parcel: 10
Tax Account No. 05-036610
Reference: Plat Book 46 Page 124
Zoning: Agricultural Conservation (AC), RZ2, & Chesapeake Bay Critical Area (CBCA)
- This plan has been prepared based on available records, but without the benefit of a title report. Prior to construction, please contact your attorney or title company to determine whether there are any easements, or restrictions, other than those shown, which could affect the use of this property.
- The dwelling does not appear to lie within the 100 year flood plain as shown on F.I.R.M. Panel 2400084-0120 B, effective date June 5, 1985 (Zone C).
- Topography obtained from plans prepared by Merle Thorpe Architects.
- Lot is serviced by individual septic disposal system and well drilled into an approved, confined aquifer.
- This Health Department approval certifies that the lot(s) shown hereon are in conformance with the pertinent Maryland State and Charles County laws and regulations as of the approval date; however, this approval is subject to any changes in such laws and regulations. Changes in designations or site designations may void this approval. The designated percolation areas are the only percolation test areas approved by the Charles County Health Department for sewage disposal purposes. The approved lot(s) include approved area(s) of, at least, 10,000 square foot for sewage disposal purposes as required by current Maryland State Law. Improvements of any other nature, including but not limited to the installation of other utilities in these areas, may render the lot(s) undevelopable. To determine the exact area of the lot(s) approved for sewage disposal purposes, or to establish a different area for such purposes, you must contact the Charles County Health Department, Division of Environmental Health Services.
- There is no well or septic within 100 feet of those shown hereon unless otherwise noted.
- All utility lines shall be located outside the Health Department approved sewage easement and no other easement may hinder access to it.
- This plan is based upon a 4 bedroom dwelling with Sand Hound Design.

OWNER'S/DEVELOPER'S CERTIFICATION FOR SEDIMENT AND EROSION CONTROL

All sediment control practices will be installed and maintained in accord with the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control. Permanent and temporary vegetative stabilization will meet Section G- Vegetative Practices of the 1994 Standards and Specifications for Soil Erosion and Sediment Control.

Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within seven (7) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes and all slopes greater than three (3) horizontal to one (1) vertical (3:1) and fourteen (14) days as to all other disturbed or graded areas of the project site. Once vegetation is established, the site shall have 45% groundcover to be considered adequately stabilized.

The permanent driveway or entrance location shall be used as a stabilized construction entrance. Two-inch stone base shall be placed at least six (6) inches deep, 30 feet long and to feet wide over approved filter cloth. The entrance shall be top dressed with stone as necessary to prevent tracking of sediment onto public streets or rights-of-way.

I/We hereby certify that all clearing, grading, construction, stabilization and/or development will be done pursuant to this plan (for permit referenced below) and any noted Charles Soil Conservation District requirements. Any responsible personnel involved in the construction project will have a certificate of attendance at a Maryland Department of the Environment approved training program for the control of sediment and erosion before beginning the project. I/We hereby authorize the right of entry for periodic on-site evaluation by State of Maryland, Department of the Environment, Compliance Inspectors and representatives of the Charles Soil Conservation District.

Signature: _____ Date: _____
Name: _____ Title: _____ Phone #: _____
Firm: _____ Complete Address: _____

Soil Map Number	Soil Name	Symbol	Hydric Soil	Hydrologic Group	K Factor
84	Mattapex Fine Sandy Loam, 0 to 2 percent slopes	M1A	No	C	.31
84	Mattapex Fine Sandy Loam, 2 to 5 percent slopes, moderately eroded	M2B	No	C	.43
84	Sassafras Sandy Loam, 0 to 2 percent slopes	S1A	No	C	.28
84	Sassafras Sandy Loam, 2 to 5 percent slopes, moderately eroded	S2B	No	C	.28
84	Othello Fine Sandy Loam	O5	Yes	C/D	.31

SEDIMENT CONTROL NOTES:

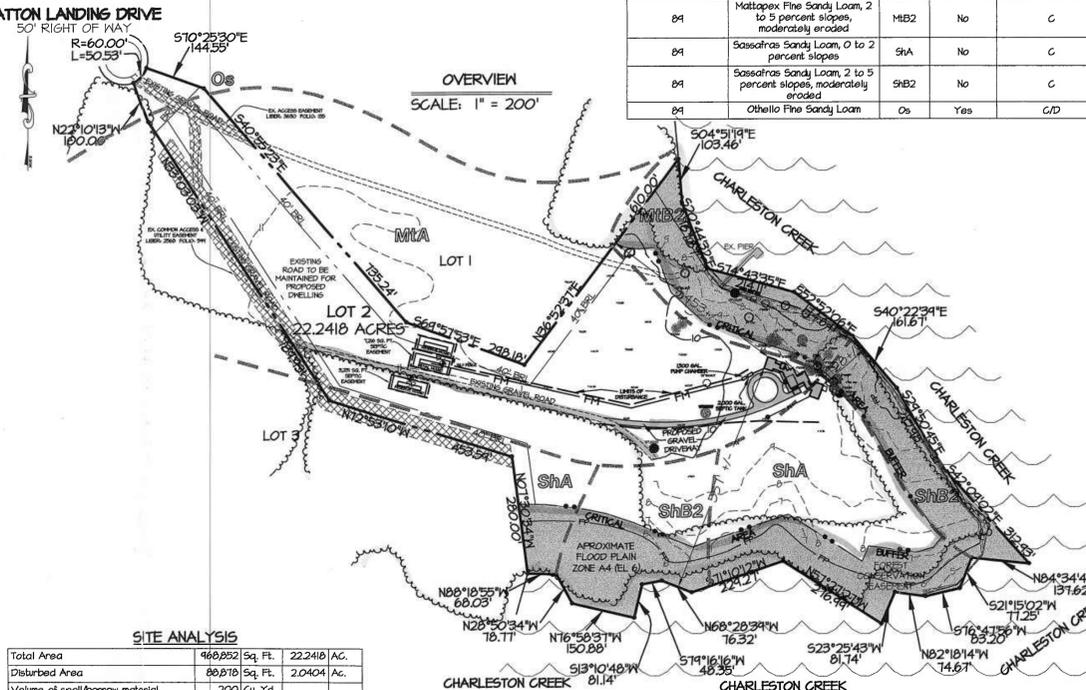
- Total Disturbed Area = 88878 Sq.Ft.
- All sediment control devices shall be constructed, maintained, and removed in accordance with the specifications and standard details given in the Maryland Department of Environment 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
 - All sediment control measures will be constructed and placed in operation before excavation is started. The contractor shall adjust the sediment control devices as necessary to meet field conditions, keep them clean and in working order during construction, and remove them at the end of the construction with the disturbed area being stabilized in accordance with Note 6 below.
 - The contractor shall take whatever measures are necessary to keep mud and debris from being tracked on public roads.
 - All disturbed areas that will not be paved, sodded, or landscaped will be stabilized by topsoiling, seeding, and mulching in accordance with Chapter 6-20, Section III of the Standards and Specifications. The following requirements will be met:
 - Seven (7) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes and all slopes greater than three horizontal to one vertical (3:1) and fourteen (14) days as to all other disturbed or graded areas on project site. Once vegetation is established, the site shall have 45% ground cover to be considered adequately stabilized.
 - Fourteen (14) days as to all other disturbed or graded areas on project site. Temporary stabilization will be in accordance with Section 20 of the Standards and Specifications.
 - Approval shall be requested by the owner/developer upon final stabilization of the site before removal of the sediment controls.
 - An approved copy of the sediment control plan shall be on the site at all times.

SEQUENCE OF CONSTRUCTION:

- Contractor/developer must notify the Charles County Inspectors at 301-645-0700 5 days prior to earth disturbance.
 - Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within seven (7) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes and all slopes greater than three horizontal to one vertical (3:1) and fourteen (14) days as to all other disturbed or graded areas on project site. Once vegetation is established, the site shall have 45% ground cover to be considered adequately stabilized.
 - Install perimeter sediment control devices.
 - The approval of the sediment control inspector is required upon installation of the perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading.
 - Erosion and sediment practices, and site in general, must be inspected every week and after every rainfall event by the contractor or other responsible person, and may need maintenance performed immediately.
 - Upon inspections approval, clear rough grade, temporary stake stockpile and temporary stabilize site.
 - Grade driveway.
 - Stockpile existing topsoil, immediately apply temporary stabilization. Weeks 1-2
 - Construct foundation. Weeks 2-12
 - Backfill basement & temporary stabilized all disturbed areas. Weeks 5-14
 - Install utilities and driveway. Week 15
 - Stabilize entire disturbed areas with sod or seeding in accordance with the seeding schedule as soon as foundation is backfilled.
 - Upon final stabilization with 45% vegetative ground cover and inspectors approval. Remove silt fence and provide some day stabilization. Week 16
- TOTAL ESTIMATED TIME OF CONSTRUCTION: 4 Months

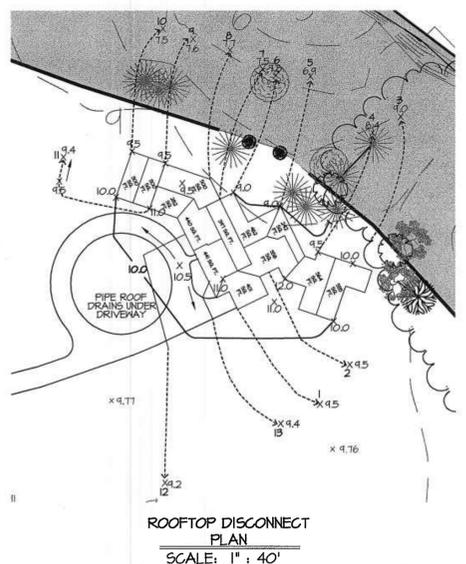
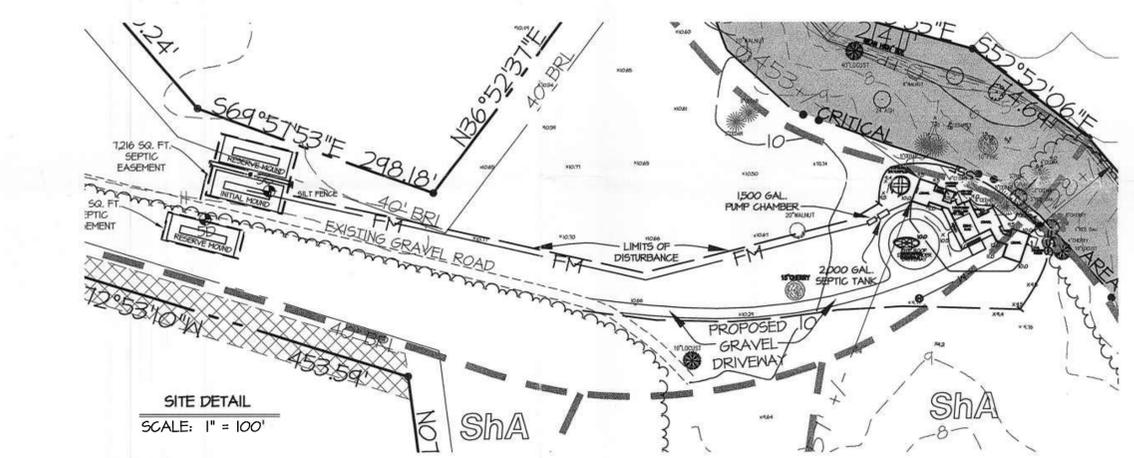
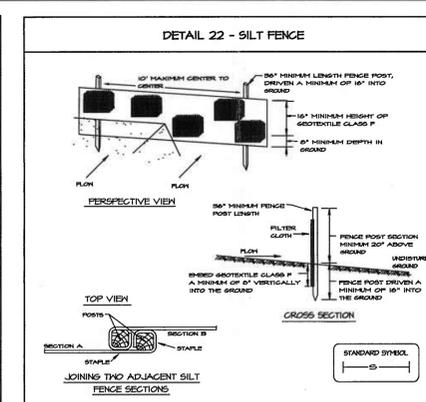
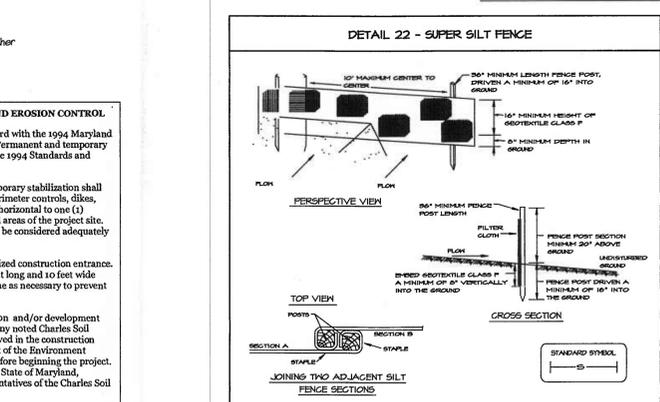
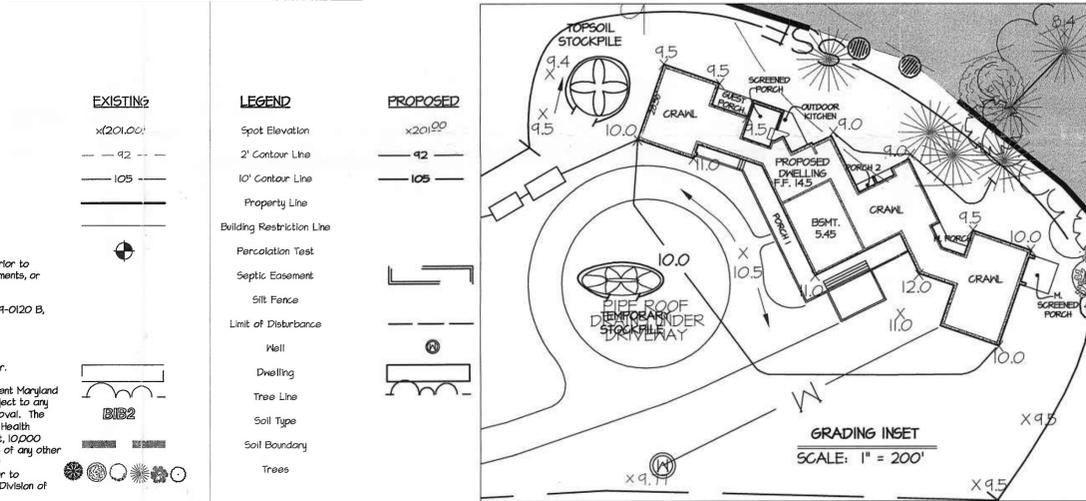
CRITICAL AREA NOTES:

Total Lot Area: 22,248 Acres
Total Area Within CBCA: Entire Lot is Within CBCA
Forest Cover Required: 3.33 Ac. or 15%
Existing Forest Cover: 7.22 Ac.
Proposed Clearing: 0 Sq. Ft.
Allowable Impervious Area Within CBCA: 145,527 Sq. Ft. or 15%
Existing Impervious Area Within CBCA:
Gravel Driveway: 21,060/2
Total: 10,534 Sq. Ft.
Proposed Impervious Area Within CBCA:
Gravel Driveway: 7648/2
Total: 3,824 Sq. Ft.
Dwelling: 3,441 Sq. Ft.
Porch 1: 112 Sq. Ft.
M. Screened Porch: 100 Sq. Ft.
Porch 2: 39 Sq. Ft.
Outdoor Kitchen: 161 Sq. Ft.
Screened Porch: 85 Sq. Ft.
Guest Porch: 25 Sq. Ft.
Total: 8,651 Sq. Ft.
TOTAL IMPERVIOUS AREA: 14,181 SQ. FT. OR 14%



SITE ANALYSIS

Total Area	488822	Sq. Ft.	22,248 AC.
Disturbed Area	88878	Sq. Ft.	2,040 AC.
Volume of spoil/borrow material	200	Cu. Yd.	
Off-site borrow/waste area location	0	Cu. Yd.	
Volume of excavation	300	Cu. Yd.	



ROOFTOP DISCONNECTS

DESCRIPTION	DRAINAGE AREA (sq ft)	DISCONNECT LENGTH	AVE. % SLOPE	REQUIRED STORAGE (IN CUBIC FEET)	LENGTH (IN FEET)	WIDTH (IN FEET)	PROVIDED STORAGE (cu ft)
1	401	75 L.F.	3.3%	0	0	0	0
2	556	75 L.F.	3.3%	0	0	0	0
3	555	75 L.F.	0.7%	0	0	0	0
4	564	75 L.F.	1.5%	0	0	0	0
5	242	75 L.F.	2.8%	0	0	0	0
6	462	75 L.F.	1.6%	0	0	0	0
7	281	75 L.F.	2.0%	0	0	0	0
8	500	75 L.F.	2.4%	0	0	0	0
9	300	75 L.F.	2.5%	0	0	0	0
10	300	75 L.F.	2.7%	0	0	0	0
11	282	75 L.F.	2.1%	0	0	0	0
12	440	75 L.F.	1.7%	0	0	0	0
13	441	75 L.F.	2.1%	0	0	0	0

SITE, SEDIMENT, EROSION CONTROL, STORMWATER MANAGEMENT, SEWAGE EASEMENT AND SANDMOUND DESIGN PLAN

LOT 2
SECTION 2
CHARLESTON ESTATES
5TH ELECTION DISTRICT
CHARLES COUNTY, MARYLAND
GRAPHIC SCALE 1" = 30'

SHEET 1 OF 2

CHARLES COUNTY HEALTH DEPARTMENT
DIRECTOR CHARLES COUNTY ENVIRONMENTAL HEALTH DATE
SANITARIAN DATE

CCCHD # 44014

US DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE E-10-3

MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

PERMIT NUMBER- CHARLES SOIL CONSERVATION DISTRICT APPROVAL CHARLES SOIL SED. CTRL. PLAN NUMBER
Sediment and Erosion Control Plan approved by the Charles Soil Conservation District.

DATE 8/16/07

RECEIVED
SEP 4 2007
CRITICAL AREA COMMISSION