

SM 0134-07
VAR

Tepel, Rick (Repl Dwell)
06-2674

51829-6762



**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/

March 21, 2007

Ms. Yvonne Chaillet
St. Mary's County Government
Department of Land Use and Growth Management
P O Box 653
Leonardtown, Maryland 20650

Re: R. Tepel Variance, 24151 Half Pone Point Road
Local Case Number 06-2674

Dear Ms. Chaillet:

Thank you for providing information on the above referenced variance. The applicant is requesting a variance to allow redevelopment of a single family dwelling within the 100-foot Buffer, above the impervious surface trading limit of 1,000 square feet. The property is 74,052 square feet in size and located with the Resource Conservation Area (RCA).

Currently, the property is developed with a single family dwelling, shed, extensive parking area and driveway within the 100-foot Buffer in addition to improvements outside the Buffer. The proposed development plan would remove these features and construct a new dwelling further from mean high water but still partially within the 100-foot Buffer; therefore a variance to Section 71.8.3 of the St. Mary's County Zoning Ordinance is required. The variance to the impervious surface trading limit of 1,000 square feet (Section 41.5.3) is required as 5,134 square feet of impervious surface would be removed from the 100-foot Buffer and 2,590 square feet of new impervious surface would be constructed within the 100-foot Buffer.

Provided this lot is properly grandfathered, this office does not oppose these variance requests. However, the variances requested must be the minimum necessary. While, the new dwelling is located further inland and is reducing impervious surface within the 100-foot Buffer, it appears the second patio located on the south side of the house is not necessary to establish a residential use and could be located outside of the Buffer. Therefore, while this office concedes the new dwelling may meet the variance standards, the second patio may not.

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

1. Per CZO Section 41.5.3.i(3)(b), all areas where impervious surface was removed within the 100-foot Buffer should be planted in natural forest vegetation, and mitigation at a ratio of 2:1,

Ms. Yvonne Chaillet
March 21, 2007
Page 2 of 2

for the footprint of disturbance should be provided. This mitigation is in addition to that required under Section 72.3 for clearing of forest and developed woodlands.

2. A Buffer Management Plan in accordance with Section 71.8.3 should be provided.

Thank you for the opportunity to provide comments. Please include this letter in your file and submit it as part of the record for this variance. Also, please notify the Commission in writing of the decision made in this case.

Sincerely,

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

Kate Schmidt
Natural Resource Planner

SM134-07

ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT
Denis D. Canavan, Director
Phillip J. Shire, Deputy Director



Francis Jack Russell, President
Kenneth R. Dement, Commissioner
Lawrence D. Jarboe, Commissioner
Thomas A. Mattingly, Sr., Commissioner
Daniel H. Raley, Commissioner

MEMORANDUM

DATE: April 12, 2007
TO: Denis Canavan, Director
FROM: Yvonne Chaillet, Zoning Administrator
SUBJECT: AD VAAP #06-2674, Tepel
Administrative Hearing of April 12, 2007
Supplemental Report

FILE COPY

I. DEVELOPMENT DATA

REQUEST: Variance from Section 71.8.3 of the Comprehensive Zoning Ordinance to add new impervious surface in the Critical Area Buffer and to clear in the Critical Area Buffer and variance from Section 41.5.3 of the Comprehensive Zoning Ordinance to trade in excess of 1,000 square feet of impervious surface in the Critical Area Buffer to construct a replacement single-family dwelling and appurtenances

OWNER: Frederick and Paula Tepel

LOCATION: 24151 Half Pone Point Road, Hollywood, MD 20636

TAX MAP: 27 ELECTION DISTRICT: 6th

BLOCK: 6 ACREAGE: 1.7 acres

PARCEL: 49 USE: 11, Detached Dwelling Unit

ZONING: Rural Preservation District (RPD), Resource Conservation Area (RCA) Overlay

II. NOTIFICATION: The property was advertised in St. Mary's Today on March 25, 2007 and April 1, 2007 and in the Enterprise on March 28, 2007 and April 4, 2007.

III. APPLICABLE REGULATIONS

St. Mary's County Zoning Ordinance (Ordinance)

1. Section 20.4 Director of Planning and Zoning. Powers and Duties.
2. Section 24.4 Specific Standards for Granting Variances in the Critical Area.
3. Section 71.8.3 The 100-Foot Critical Area Buffer
4. Section 41.5.3 Impervious Surface Trading Regulations

Administrative Hearing of April 12, 2007 Supplemental Report
VAAP #06-2674, Tepel
Page 2 of 6

IV. STAFF COMMENTS:

1. The subject property (Property) is a grandfathered lot located on Cuckold Creek in the Maryland Critical Area. The existing single-family dwelling was constructed in 1940 and is less than 1,200 square feet in size. The Property also contains a concrete walkway, gravel driveway, and shed.
2. The Property is constrained by the 100-Foot Critical Area Buffer (Buffer) and steep slopes at the shoreline and on the south side of the Property. The Applicants propose to remove the existing house and shed and replace it with a two-story house containing a basement. The new house will be located further from Cuckold Creek than the existing house, but it cannot be moved entirely outside the Buffer due to the location of the septic easement area in the front of the Property. A garage will be attached to the house with a breezeway and the Applicants plan to construct an attached deck, an in-ground pool, and two patios. The garage, breezeway, and pool will be entirely outside the Buffer.
3. The amount of existing impervious surface on the Property is 7,064 square feet or 9.5 percent of the Property. Of this amount, 4,474 square feet is within the Buffer. The amount of impervious surface following redevelopment will be 8,535 square feet or 11.5 percent of the Property, which is under the allowed amount of 15 percent. The amount of impervious surface proposed in the Buffer is 2,501 square feet for a net change of minus (-) 1,973 square feet. The relief sought is for 1,501 square feet of new impervious surface in the Buffer. Pursuant to Section 41.5.3.i(3)(b) of the Ordinance:

On any grandfathered parcel or lot that has impervious surface in the Buffer and no feasible site for the proposed construction exists outside the Buffer, the existing impervious surfaces may be relocated or replaced when the replacement surfaces do not encroach closer to tidal waters, wetlands, or tributary streams than the surfaces they replace; the replacement surfaces are located entirely outside sensitive areas (except the Buffer); all areas where surfaces are removed are planted in natural forest vegetation; all required clearing and an area equivalent to the footprint of new disturbance are mitigated at a ratio of two to one; and the total area of replacement impervious surface in the Buffer does not exceed the lesser of the area removed or 1,000 square feet.

4. The Applicants can comply with all of the requirements specified in the above Section, except the limitation of 1,000 square feet placed on the amount of impervious surface that can be traded in the Buffer.
5. The Applicants are proposing to construct two patios: one on the back or waterside of the house and one on the southeast corner of the Property. Staff cannot support locating a patio on the southeast corner of the Property because it is in steep slopes and prohibited by Section 71.7 of the Ordinance. It is also in the Buffer and cannot meet the minimum necessary standard for granting a variance.

Administrative Hearing of April 12, 2007 Supplemental Report
VAAP #06-2674, Tepel
Page 3 of 6

6. The existing amount of vegetative cover is 66,400 square feet or 89.7 percent of the Property. The Applicants have minimized the amount of clearing necessary for the development, but still need to clear 10,608 square feet or 16 percent of the Property. Mitigation will be required at a ratio of three to one (3:1) for clearing in the Buffer and for adding impervious surface in the Buffer.
7. The Property is in flood hazard zone AE according to FIRM (Flood Insurance Rate Map) panel #24037C0182E. The proposed construction is outside the floodplain area and a flood elevation certificate is not required.
8. A deep drilled well and a septic system will serve the Property.
9. The Health Department and Soil Conservation District have reviewed and approved the engineered site plan. The Maryland Critical Area Commission does not oppose the variance request to replace the existing single-family dwelling and to add a patio on the water side of the house. However, the Commission opposes the second patio because it is in the Buffer and may not meet the minimum necessary standard.
10. Attachment #1 is the Applicant's Letter of Intent addressing the standards for granting a variance in the Critical Area. Staff's analysis of the Applicant's compliance with the Critical Area standards, are provided below:

- a. *That special conditions or circumstances exist that are peculiar to the land or structure involved and that strict enforcement of the Critical Area provisions of this Ordinance would result in unwarranted hardship.*

Staff Analysis: The Property is a grandfathered lot and is constrained by the 100-Foot Critical Area Buffer and the need to locate the septic system outside the Buffer. For these reasons, a portion of the house will be constructed inside the Buffer. The Applicants cannot meet the 1,000 square-foot restriction on trading impervious surface in the Buffer and propose as much of the development as possible outside the Buffer.

For these reasons, staff finds that special conditions exist on the Property and that a strict enforcement of the Critical Area provisions of the Ordinance would result in unwarranted hardship by depriving the Applicants of the ability to redevelop the Property, subject to the Applicants removing the patio proposed in the southeast corner of the Property.

- b. *That strict interpretation of the Critical Area provisions of this Ordinance will deprive the applicant of rights commonly enjoyed by other properties in similar areas within the Critical Area of St. Mary's County.*

Staff Analysis: The Property was recorded prior to the adoption of the Maryland Critical Area regulations. A strict interpretation of the Ordinance would prohibit improving an older property by relocating a new house as far as possible from mean high water, but allowing the addition of new impervious surface in the Buffer.

Administrative Hearing of April 12, 2007 Supplemental Report
VAAP #06-2674, Tepel
Page 4 of 6

For these reasons, a strict interpretation of the Critical Area provisions of the Ordinance would deprive the Applicants of rights commonly enjoyed by other property owners in the RCA, subject to the Applicants removing the patio proposed in the southeast corner of the Property.

- c. *The granting of a variance will not confer upon an applicant any special privilege that would be denied by the Critical Area provisions of this Ordinance to other lands or structures within the Critical Area of St. Mary's County.*

Staff Analysis: Staff finds that the granting of the variances will not confer any special privileges upon the Applicants, subject to the Applicants removing the patio proposed in the southeast corner of the Property. Any property owner with a grandfathered lot, which is constrained by topographical conditions and which cannot meet current environmental regulations and the Critical Area provisions of the Ordinance, has the opportunity to file for a variance and seek relief from the regulations.

- d. *The variance request is not based upon conditions or circumstances that are the result of actions by the applicant.*

Staff Analysis: Staff finds that the variance requests are not based upon conditions or circumstances that are the result of actions by the landowner, excepting the patio proposed in the southeast corner of the Property. The adoption of the County's Critical Area program after recordation of the lot, which prohibits development in the Buffer, created the need for the variances.

- e. *The granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the Critical Area, and that the granting of a variance will be in harmony with the general spirit and intent of the Critical Area program.*

Staff Analysis: The Applicants must provide mitigation for new impervious surface in the Buffer and for clearing in the Buffer. A Critical Area Planting Agreement and Planting Plan are necessary to mitigate any adverse impacts to water quality.

Staff believes that the required plantings will improve and maintain the functions of the Buffer. The Planting Agreement requires mitigation at a ratio of three to one (3:1) per square foot of the variance granted in accordance with Section 24.4.2.b of the Ordinance.

The required plantings will improve plant diversity and habitat value for the site and will improve the runoff characteristics for the Property, which should contribute to improved infiltration and reduction of non-point source pollution leaving the site.

Staff finds that the granting of the variances to trade more than 1,000 square feet of impervious surface in the Buffer and to clear and add impervious surface in the Buffer will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the Buffer, and that the granting of the variances will be in harmony with the

Administrative Hearing of April 12, 2007 Supplemental Report
VAAP #06-2674, TepeI
Page 5 of 6

general spirit and intent of the Critical Area program, subject to the Applicants removing the patio proposed in the southeast corner of the Property.

- f. *The variance is the minimum necessary to achieve a reasonable use of the land or structures.*

Staff Analysis: The proposed replacement dwelling and appurtenances will create a total of 8,535 square feet of impervious surface on the Property, which is 11.5 percent of the Property. The amount of impervious surface proposed in the Buffer following removal of the existing house and shed will be 1,501 square feet. The patio in the southeast corner of the Property represents 280 square feet of the 1,501 square feet.

The Applicants have minimized the clearing and have moved the proposed house as far as possible from Cuckold Creek. The proposed house will have an attached garage, decks, a pool, and patio behind the house. A second patio in the Buffer does not meet the minimum necessary to achieve a reasonable use of the land.

For these reasons, staff finds that this standard can be met, subject to removing the patio proposed in the southeast corner of the Property.

- V. **STAFF RECOMMENDATION:** Staff recommends approval of the request for a variance from Section 71.8.3 of the Comprehensive Zoning Ordinance to add new impervious surface in the Critical Area Buffer and to clear in the Critical Area Buffer; and

Staff recommends approval of the request for a variance from Section 41.5.3 of the Comprehensive Zoning Ordinance to trade in excess of 1,000 square feet of impervious surface in the Critical Area Buffer to construct a replacement single-family dwelling and appurtenances, subject to the following conditions:

1. The Applicants shall remove the patio proposed in the southeast corner of the Property; and
2. The Applicants shall adhere to the requirements of the Critical Area Planting Agreement (CAPA #06-2674) which requires mitigation at a ratio of three to one (3:1) per square foot of the variances granted pursuant to Section 24.4.2.b of the Ordinance.

- VI. **CONCLUSION:** The public hearing was held as advertised, and the Property was properly posted and the adjoining property owners notified by certified mail. The certified mail receipts were submitted at the hearing.

Cindy Greb of Compass Point LLC presented the variance request on behalf of the Applicants. Ms. Greb was the only person in attendance. No comments, written or otherwise, were received from anyone prior to the hearing.

Ms. Greb submitted copies of a revised site plan showing that the patio in the southeast corner of the Property had been removed. Ms. Greb had received the staff report in advance, which indicated that staff and the Critical Area Commission did not support the impervious surface in the Buffer from this patio.

Administrative Hearing of April 12, 2007 Supplemental Report
VAAP #06-2674, Tepel
Page 6 of 6

Discussion followed regarding whether or not the Applicants had to mitigate in the Buffer. Staff said that disturbance to the Buffer required mitigation in the Buffer. Plantings required for new impervious surface outside the Buffer or for clearing outside the Buffer could be planted anywhere on the Property. The Applicants should work with Sue Veith, Environmental Planner, to determine what type of vegetation to plant and where on the Property it could be placed.

Ms. Chaillet summarized the staff report and stated that it would be the Planning Director's decision to grant the variance and that his decision would be made within 15 days from the date of the hearing.

Approval of two amendments
Decision stated in staff report.

April 27, 2007
Date

Denis Canavan
Denis Canavan, Director

VII. ATTACHMENTS:

- Attachment #1- Letter of Intent
- Attachment #2- Critical Area Comments
- Attachment #3- Critical Area Planting Agreement
- Attachment #4- Location Map
- Attachment #5- Site Plan

Variance Application Date: March 6, 2007

General Notes

- This site is located on Tax Map 27 at Grid 6 as Parcel 49.
- This site contains 1.70 Acres of land, more or less.
- Present zoning: RFD/RCA Overlay
- Building Restriction Lines (BRL's) and Minimum Yard Requirements are established as per the St. Mary's County Zoning Ordinance as follows: 25' Front, 15' Side and 20' Rear.
- Water supply shall be from a deep drilled well to an approved confined aquifer.
- Sewage flow shall be to an individual septic system.

This Health Department approval certifies that the lots shown herein are in conformance with pertinent Health Department laws and regulations as of the approval date; however, this approval is subject to changes in such laws and regulations. Changes in topography or site designations may void this approval. The designated parcel areas are the only parcels approved by the St. Mary's County Health Department for sewage disposal purposes. The approved lots include an approved area of at least 8,060 square feet for sewage disposal purposes as required by current Maryland State Health Department law. Improvements of any nature including, but not limited to, the installation of other utility lines in this area may render the lots undevelopable. To determine the exact area of the approved area for sewage disposal purposes or to establish a different area for such purposes, you should contact the St. Mary's County Health Department, Office of Environmental Health. All utility lines shall be located outside the Health Department approved sewage easement and no other easement may hinder access to it.

- This subdivision is in compliance with the St. Mary's County Comprehensive Water and Sewer Plan.
- There shall be a ten (10) foot utility easement along all lot lines. These easements are to include use by the St. Mary's County Metropolitan Commission, its successors and assigns, for construction, installation, maintenance, repair, inspection, and operation of public water and sewer facilities, should such facilities ever be installed.
- Subject Property does not appear to be in the Flood Hazard Zone as delineated on Flood Hazard Boundary Maps for St. Mary's County, Maryland, and distributed by the Federal Emergency Management Agency per F.I.R.M. Community Panel #240064-0006 IS.
- There are no existing wells or sewage easements within 100' of the proposed repair, installation, and operation of public water and sewer facilities, should such facilities ever be installed.
- Minimum Ownership Statement - These lots contain at least a 20,000 square foot area which does not include rights-of-way (existing or proposed), 50 year flood plains and 25% or greater grades. The 20,000 square foot area includes the combined area of the sewage reserve area plus the building site.
- This lot will be graded so as to drain surface water away from foundation walls. The grade away from the foundation will fall a minimum of 6 inches within the first 10 feet.
- Present Sewer Category: N.P.S. (No Planned Service)
Present Water Category: N.P.S. (No Planned Service)

Critical Area Notes

- Approximately 1.70 Acres of the Site Area lie within Maryland's Chesapeake Bay Critical Area. Any and all development activities proposed within this area are subject to Critical Area Regulations and will not be permitted until all appropriate local, state and federal agencies have conducted a thorough environmental review and have approved the development plan.
- The one-hundred foot (100') Critical Area Buffer must remain in natural vegetation and may not be disturbed except as provided under Chapter 41 of the St. Mary's County Critical Area Ordinance (Chesapeake Bay Critical Area Program).
- No development is permitted in Tidal or Non-tidal Wetlands or their associated buffers without approval from the appropriate local, state and federal agencies.
- Any and all afforested or reforested areas created under the provisions of Chapter 41 of the St. Mary's County Comprehensive Zoning Ordinance (Chesapeake Bay Critical Area Program) and designated on this plat shall be preserved from future disturbance. All existing forest shown hereon shall remain undisturbed except as permitted under the provisions of the St. Mary's County Critical Area Ordinance.
- Existing area of impervious surface within 100' Buffer: 5,134 Sq. Ft.
- Existing area of impervious surface within 1,000' Boundary: 2,590 Sq. Ft.
- Proposed area of impervious surface within 100' Buffer: 2,616 Sq. Ft.
- Proposed area of impervious surface within 1,000' Boundary: 4,255 Sq. Ft.
- Areas with slopes of 15 percent (15%) or greater: 23,603 Sq. Ft.
- Existing trees or forested areas: 66,408 Sq. Ft.
- Proposed areas of vegetation clearing: 7,186 Sq. Ft.
- Afforestation Threshold Area: 22,215 Sq. Ft.
- Afforestation Area Required: 0.00 Sq. Ft.
- Afforestation Area Provided: 0.00 Sq. Ft.
- Reforestation Area Required: 7,186 Sq. Ft.
- Reforestation Area Provided: 7,290 Sq. Ft.
- Proposed area of soil disturbance: 15,591 Sq. Ft.
- There are no known natural heritage areas, habitats of threatened or endangered species, or habitats of significant plants or wildlife identified within the Site Area in accordance with Chapter 41 of the St. Mary's County Critical Area Ordinance (Chesapeake Bay Critical Area Program).

SEDIMENT AND EROSION CONTROL NOTES

- Prior to any excavation or placement of embankment, all control devices shall be in place.
- All construction shall be in accordance with the "1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control", as prepared by Maryland Dept. of the Environment in association with Soil Conservation Service.
- Silt fence shall be installed per S.C.S. Std. Detail #22.
- Stabilized construction entrance shall be constructed per S.C.S. Std. Detail #24.
- Upon completion of all excavation the area shall be sloped and graded as shown. All disturbed areas not otherwise paved, graveled or sodded shall be topsoiled, limed, fertilized, seeded and mulched in accordance with S.C.S. Standard Section III. This includes both temporary and permanent stabilization seeding.
 - Lime: Two ton Dolomitic Limestone per acre
 - Fertilizer: 600lbs 0-20-20 per acre
 - Seeds: 400lbs 36-0-0 per acre
 - 500lbs 10-20-20 per acre
 - Seeds: 100lbs Kentucky 31 Fescue per acre, 5lbs Red Top Clover per acre, 40lbs 10-20-20 per acre.
 - Disk lime and fertilizer uniformly into soil
 - Mulch: One and one-half (1 1/2) to two (2) tons of straw per acre.
 - No slope shall be greater than 2:1 unless otherwise approved.
- Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within:
 - Seven days as to the surface of all perimeter controls, swales, ditches, perimeter slopes and all slopes greater than 3:1
 - Fourteen days as to all other disturbed or graded areas on the project site.
- All excess dirt to be removed to an approved dump site with an approved sediment and erosion control plan.

INSPECTION PROCEDURES

The developer shall request that the inspection agency for sediment and erosion control approve work completed at the stages of construction specified below in accordance with the approved sediment and erosion control plan, and the grading or building permit:

- On all sites, approval of the inspection agency shall be requested upon completion of the installation of perimeter sediment and erosion controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made, and:
- Approval shall be requested upon final stabilization of all sites before removal of sediment and erosion controls.
- Contractor shall notify M.D.E., Enforcement Division, at least 48 hours prior to commencing clearing or grading at (410) 537-3510 or M.D.E., Sediment and Stormwater Administration, 1800 Washington Boulevard, Baltimore, MD 21230-1708

SEQUENCE OF CONSTRUCTION

- Contractor is to notify St. Mary's County Soil Conservation District at 301-475-8402 at least 5 days in advance of the beginning of construction to schedule a pre-construction meeting.
- Clear and grub areas necessary for the installation of perimeter controls and install perimeter controls.
- Remaining clearing and grubbing, remove existing structures, rough grading of site for building construction and septic installation.
- Construct Buildings
- Final grading and permanent stabilization of all disturbed areas.
- Remove all sediment controls upon approval by inspecting authority and stabilize the sediment control areas.

CONSTRUCTION TIMING

- One (1) to Two (2) weeks
- One (1) to Two (2) weeks
- One (1) to Two (2) weeks
- Two (2) to Three (3) months
- One (1) to Two (2) weeks
- Two (2) to Four (4) days

SCD INFORMATION

Developer : Compass Pointe, LLC.
22934 Three Natch Road
California, MD 20619
(301) 863-6625

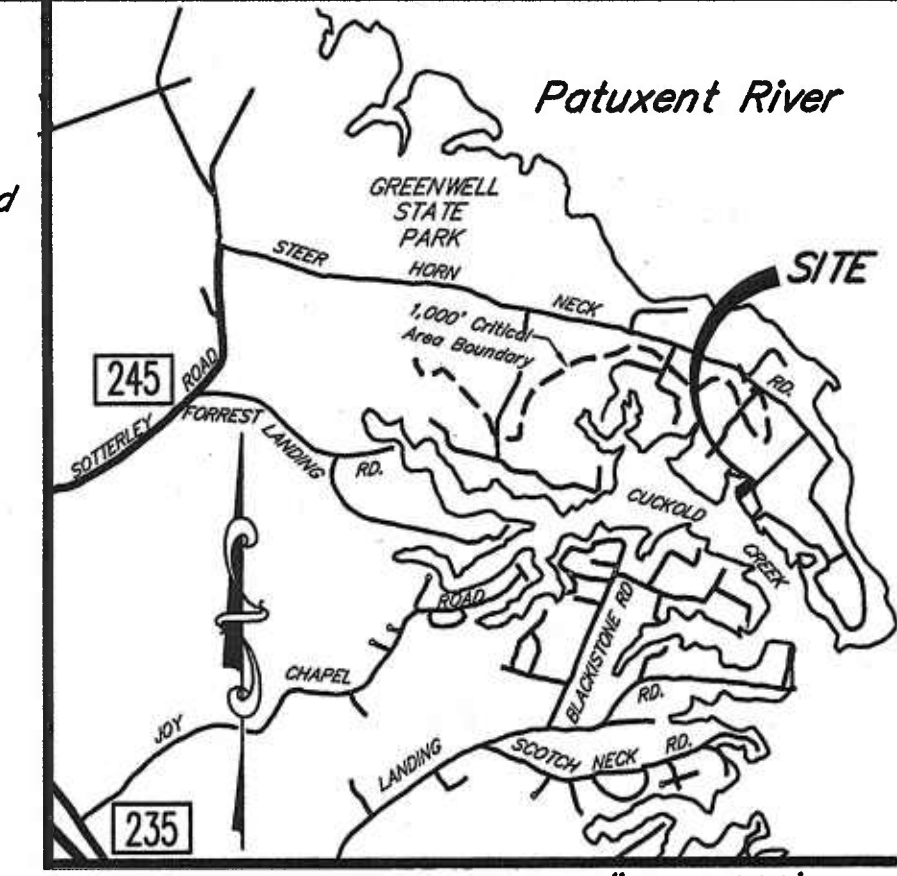
Engineering Firm : Nokleby Surveying, Inc.
46925B Shangri-La Drive, S.
Lexington Park, MD 20653
(301) 862-3135

Owner : Rick & Paula Tepel
24151 Half Pine Point Road
Hollywood, MD 20636
(301) 904-4492

Topography : Field located on datum from mean High Tide

Total Disturbed Area = 0.43 Ac.
Total Area to be Vegetatively Stabilized = 0.21 Ac.
Earth Cut = 185 cy
Earth Fill = 185 cy

Estimates of earthwork quantities are provided solely for the purpose of determining permitting requirements. Since final earthwork quantities are based on many variable conditions which the Engineer has no control, including variability of soils, allowable survey and construction tolerances, and compaction ratios, the Engineer cannot guarantee the accuracy of the estimates for final construction. The Owner/Developer should require the Contractor to provide their own estimates of the quantities in their respective bids.



Vicinity Map - Scale: 1" = 4,000'

Legend

- Existing Grade (intermediate) - - - - -
- Existing Grade (index) - - - - -
- Finished Grade - - - - -
- Silt Fence - SF - SF - SF -
- Super Silt Fence - SSF - SSF - SSF -
- Limits of Disturbance - - - - -
- Stabilized Construction Entrance

DEVELOPER'S CERTIFICATE

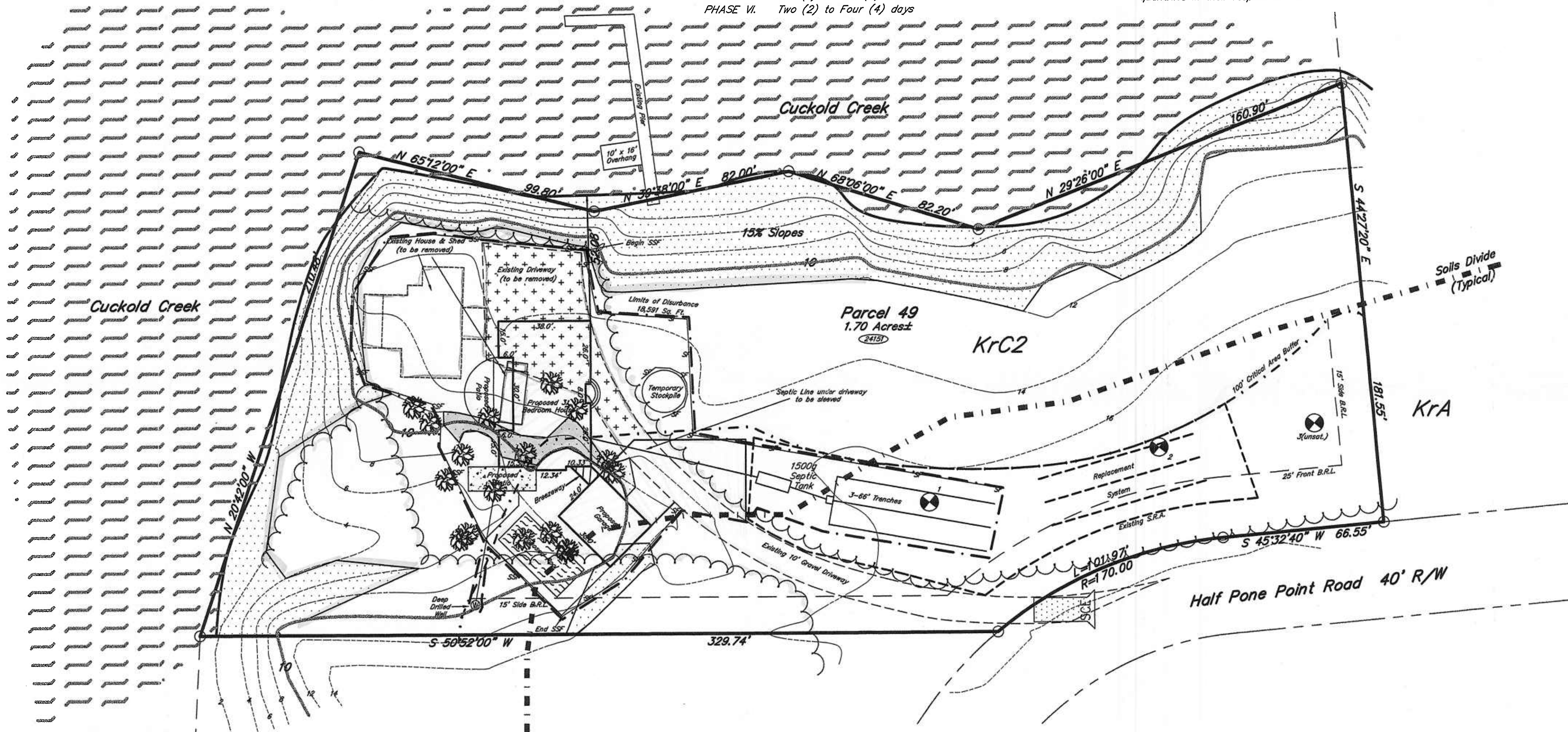
I hereby certify that any clearing, grading, construction and/or development will be done pursuant to this plan and that any responsible personnel involved in the construction will have a certificate of attendance at a Maryland Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project.

[Signature] 3-6-07
Compass Pointe, LLC. Date

Surveyor's Certificate

I hereby certify that this plan has been prepared in accordance with the "1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control" and the "Grading and Sediment Control Ordinance of St. Mary's County", to the best of my knowledge, information and belief.

[Signature] 3-6-2007
Jerry D. Nokleby - MD Certificate #472 Date



Allowable Impervious = 1.70 Ac. x 15% = 0.255 Acres or 11,107.8 Sq. Ft.

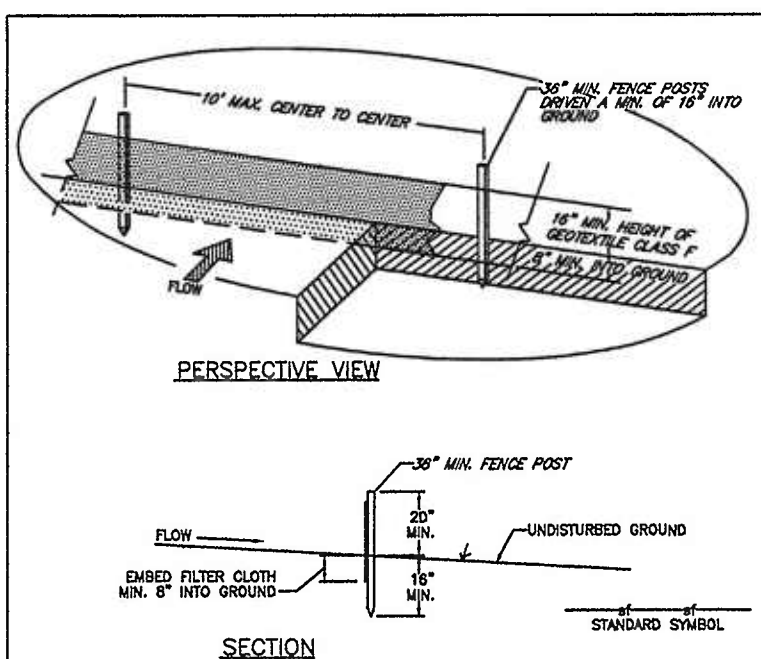
Structure	Existing		Proposed	
	100' Buffer	1,000' Boundary	100' Buffer	1,000' Boundary
House	1,552 Sq. Ft.	0 Sq. Ft.	House	1,818 Sq. Ft.
Shed	232 Sq. Ft.	0 Sq. Ft.	Patio	798 Sq. Ft.
Pdr	660 Sq. Ft.	0 Sq. Ft.	Detached Garage	720 Sq. Ft.
Driveway	2,684 Sq. Ft.	2,590 Sq. Ft.	Pool	244 Sq. Ft.
			Parking	0 Sq. Ft.
			Dr. Driveway to remain	3,280 Sq. Ft.
Total	5,134 Sq. Ft.	2,590 Sq. Ft.	Total	6,871 Sq. Ft.

Impervious Areas to be Removed:		Proposed Impervious Area:	
House	1,552 Sq. Ft.	House	2,100 Sq. Ft.
Shed	232 Sq. Ft.	Patio	1,912 Sq. Ft.
Driveway	2,684 Sq. Ft.	Detached Garage	720 Sq. Ft.
		Pool	244 Sq. Ft.
		Parking	1,883 Sq. Ft.
		Dr. Driveway to remain	3,280 Sq. Ft.
			10,127 Sq. Ft.

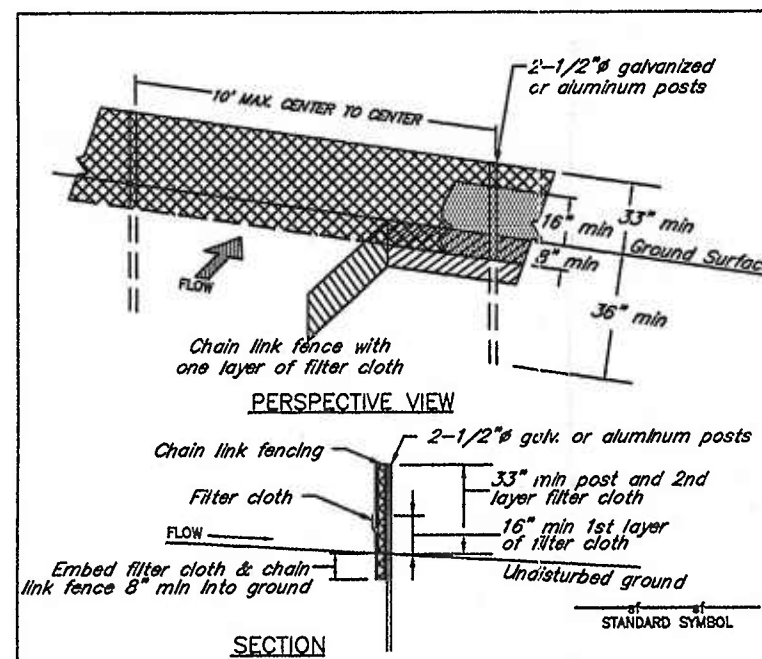
Reforestation Plan

Required = 7,186 sq. ft. of mitigation
Provided = 7,200 sq. ft.
6' Tall Trees @ 400 sq. ft. per tree
10 trees = 4,000 sq. ft.
Shrubs @ 200 sq. ft. per shrub
16 shrubs = 3,200 sq. ft.

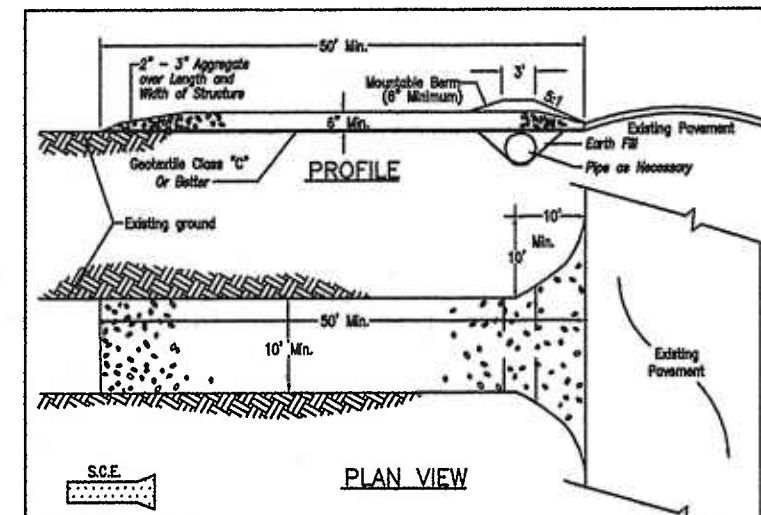
** should be planted in Buffer*



DETAIL 22
SILT FENCE
MARYLAND DEPT. OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION



DETAIL 33
SUPER SILT FENCE
MARYLAND DEPT. OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION



DETAIL 24
STABILIZED CONSTRUCTION ENTRANCE
MARYLAND DEPT. OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

Date	Description	By
6/16/07	Showed distance from cor. hse to MHW	DEE
01/08/07	Comments per HD	DSF
12/11/06	Revised House & Calculations per client	DSF
10/10/06	Comments per DLUGM	DSF
9/26/06	Comments per SCS	DSF
9/14/06	Comments per HD	DSF

No.	Date	Description	By
6	4/16/07	Showed distance from cor. hse to MHW	DEE
5	01/08/07	Comments per HD	DSF
4	12/11/06	Revised House & Calculations per client	DSF
3	10/10/06	Comments per DLUGM	DSF
2	9/26/06	Comments per SCS	DSF
1	9/14/06	Comments per HD	DSF

Date	Description	By
6/16/07	Showed distance from cor. hse to MHW	DEE
01/08/07	Comments per HD	DSF
12/11/06	Revised House & Calculations per client	DSF
10/10/06	Comments per DLUGM	DSF
9/26/06	Comments per SCS	DSF
9/14/06	Comments per HD	DSF

NOKLEBY SURVEYING INCORPORATED

46925-B Shangri-La Drive, S.
Lexington Park, Maryland 20653
Phone: (301) 862-3135 • FAX: (301) 862-4360

DLUGM Control No.: 06-2674
ADDRESS: 24151 Half Pine Point Road

Critical Area Site Plan
Tax Map 27, Grid 6, Parcel 49
P/O Half Pine Point
per E.W.A. 267B, Folio 2
Sixth Election District
St. Mary's County, Maryland

Contract #: 27-6-49
Date: 07/21/06
Drawing: 27049sp
Scale: 1" = 30'
Sheet: 1 of 1

RECEIVED
MAR 07 2007
CRITICAL AREA COMMISSION

RECEIVED
MAR 07 2007
CRITICAL AREA COMMISSION

RECEIVED
MAR 06 2007