

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

April 18, 2011

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

**RE: SM 207-08 Haskills Marina Site Plan  
St. Mary's County Project 08-132-005**

Dear Ms. Glenn:

Thank you for providing a revised site plan for the referenced project. The applicant is seeking approval of a subdivision around existing conditions at an existing marina facility. The property is 1.887 acres in size and located in an Intensely Developed Area (IDA). It is my understanding that no development activity, other than the subdivision, is proposed at this time. This project was reviewed by the Critical Area Commission in 2008 and 2010. The project submitted at that time involved the development of a condominium project. This type of development is no longer proposed, so many of the comments in previous correspondence are not applicable to the current plan. I have reviewed the plat for the referenced subdivision, and I have the following comments:

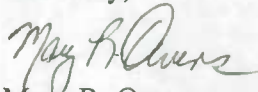
1. New regulations regarding the Buffer became effective on March 8, 2010. In accordance with the provisions of COMAR 27.01.09.01-1 through 27.01.09.01-7, Buffer establishment is required when creating new lots with existing development. The area of Buffer establishment required is equal to the total lot coverage.
2. The Buffer Management Plan must be approved by the County and bonded prior to final approval of the plat for recordation.
3. At such time in the future that any development or redevelopment is proposed on this site, compliance with the 10% pollutant reduction requirement will be necessary. This requirement may be satisfied through compliance with County stormwater regulations; however, the applicant will need to demonstrate compliance by completing the 10% pollutant reduction calculations portion of Version 2.1 of the ESD to the MEP Worksheet that is accessible on-line at <http://www.chesapeakestormwater.net/>



Ms. Glenn  
April 18, 2011  
Page 2

Thank you for the opportunity to provide comments on this project. If you would like to discuss these comments, please call me at (410) 260-3480.

Sincerely,



Mary R. Owens  
Education and Conservation Coordinator

cc: Nokleby Surveying, Inc.

Martin O'Malley  
*Governor*

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July 29, 2010

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

**RE: SM 207-08 Haskell's Marina Site Plan  
St. Mary's County Project: 08-132-005**

Dear Ms. Palmer:

Thank you for providing information on the referenced project. The applicant is seeking site plan approval to develop six condominium units in addition to a marina facility. The property is 1.887 acres in size and located in the Intensely Developed Area (IDA). The plans indicate that the site is currently developed with a marina building with living space, a garage, a shed, ten boat slips, a driveway and parking area. The applicant is proposing to establish a new use on this property and construct six condominium units in three buildings with new driveways, parking, sidewalks, and stormwater facilities. The existing garage and shed will be removed. The site plan does not indicate that this property is within a designated Buffer Management Overlay (BMO). It appears that extensive improvements are proposed within the Critical Area Buffer. Based on the information provided, I have the following comment:

1. The existing marina building within the 100-foot Buffer will be used as a marina store and as living space for an on-site marina caretaker. It is my understanding that no expansion of the existing building is proposed.
2. The site plan indicates three new condominium buildings, which are located almost entirely outside the Buffer; however, related development activities including roads, parking, stormwater management, sidewalks, and utility connections are within the Buffer. New development activities are prohibited within the Buffer without a variance. It is not clear how the applicant would propose to meet the standards for a variance to accommodate a new use on this property.
3. In order to avoid the need for a variance, substantial reconfiguration of this project will be required. Revisions to the site plan should ensure that the limits of disturbance include 15 feet of construction access around all proposed development (structures, parking areas, utilities,

TTY for the Deaf  
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stormwater treatment practices, etc.). The limits of disturbance must be located entirely outside of the Buffer.

4. The applicant may be able to address some of the proposed development within the 100-foot Buffer by applying the County's "Impervious Surface Trading" provisions; however, the plans do not include sufficient information to determine whether the proposal meets the requirements of Section 41.5.3.i(3)(a) of the St. Mary's County Comprehensive Zoning Ordinance. It appears that the applicant is proposing more than 1,000 square feet of new impervious surface areas and additional development activities within the Buffer. If the applicant proposes to apply this provision to move forward with this project, the concept plan must include a table that breaks out the existing and proposed building area, driveways, stormwater management practices, utilities, and parking areas.
5. The Impervious Surface Trading policy also prohibits new "replacement surfaces" any closer to tidal waters than the surfaces they replace. The areas of impervious surface that are being removed in the Buffer are further from tidal waters than the area of new impervious surface (namely the parking lot) which is proposed.
6. New regulations regarding the Critical Area Buffer became effective on March 8, 2010. In accordance with the provisions of COMAR 27.01.09.01-1 through 27.01.09.01-7, Buffer establishment is now required for all development activity on properties that include the Buffer. This project involves the development of a new use (condominiums); therefore, the applicants are required to fully establish the 100-foot Buffer. The new regulations include requirements to submit a Buffer Management Plan, to provide a replacement guarantee, and to use new planting credits for the type and size of planting proposed. The regulations can be reviewed on-line at the following address:  
[http://www.dsd.state.md.us/comar/SubtitleSearch.aspx?search=27.01.09.\\*](http://www.dsd.state.md.us/comar/SubtitleSearch.aspx?search=27.01.09.*) The Buffer Management Plan must be approved before a building permit can be issued.
7. Compliance with the 10% pollutant reduction rule is required per Section 41.3.f of the St. Mary's County Comprehensive Zoning Ordinance prior to site plan approval. This requirement may be satisfied through compliance with County stormwater regulations; however, the applicant will need to complete Worksheet A in the 10% Rule Guidance Manual and submit a copy to this office with the revised site plan.

Thank you for the opportunity to provide comments. It is recommended that the applicant and their consultant meet with County and Commission staff in order to discuss these issues because they substantively affect the development potential of the property. Please contact me at (410) 260-3480 to arrange a convenient meeting time.

Sincerely,



Mary R. Owens  
Education and Conservation Coordinator

cc: Mr. Trueman Haskell

Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor



Margaret G. McHale  
Chair

Ren Serey  
Executive Director

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CRITICAL AREA COMMISSION  
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May 16, 2008

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

Re: Project File #08-132-005; Haskills Marina  
Concept Plan

Dear Ms. Glenn:

Thank you for forwarding the above referenced application for review and comment. The applicant is seeking site plan approval to develop six condominium units in addition a marina facility. The property is 1.887 acres in size and located in the Intensely Developed Area (IDA). It is currently developed with a marina building located in the 100-foot Buffer, a house, and piers. The house will be removed and three condominium buildings will be constructed outside the 100-foot Buffer. A parking area adjacent to the marina building is proposed within the 100-foot Buffer. The site plan does not indicate that this property is a designated Buffer Management Overlay (BMO). Based on the information provided, I have the following comments:

1. The existing marina building within the 100-foot Buffer will be used as a marina store and as living space for an on-site marina caretaker. This office is not opposed to using the existing structure; however any future expansion will require a variance. It does not appear that the applicant could meet the standards for a variance.
2. Section 41.8.2.a(1) of the Comprehensive Zoning Ordinance states new parking areas are prohibited from location in the 100-foot Buffer.
3. The applicant may be able to trade impervious surface within the 100-foot Buffer in order to provide parking, however it is not clear from the information provided on the site whether the proposal meets the requirements of Section 41.5.3.i(3)(a).





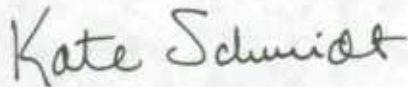
Ms. Brandy Glenn  
File #07-2416  
May 13, 2008  
Page 2 of 2

It appears that the applicant is proposing more than 1,000 square feet of new impervious surface areas within the Buffer. The concept plan should include a table that breaks out the existing and proposed areas of impervious surface within the 100-foot Buffer by building area, driveways, and parking areas.

4. The impervious surface trading policy also prohibits new impervious surface any closer to tidal waters than the surfaces they replace. The areas of impervious surface that are being removed in the Buffer are further from tidal waters than the area of impervious surface (namely the parking lot) which is proposed.
5. Compliance with the 10% pollutant reduction rule is required per Section 41.3.f of the CZO prior to site plan approval. Please have the applicant complete Worksheet A in the 10% Rule Guidance Manual and submit a copy to this office with the revised site plan.

Thank you for the opportunity to provide comments. Please contact me at (410) 260-3475 if you have any questions.

Sincerely,



Kate Schmidt  
Natural Resource Planner  
SM207-08

St. Mary's County Government  
DEPARTMENT OF LAND USE  
AND GROWTH MANAGEMENT

Denis D. Canavan, Director  
Phillip J. Shire, Deputy Director



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

STAFF REVIEW/REFERRAL

January 29, 2009

CONTROL NO: 08-132-005 Haskell's Marina  
TAX MAP: 65  
BLOCK: 12  
PARCEL: 59  
APPLICANT: Trueman Haskell et al/Compass Pointe/Nokleby Surveying  
REVISION SUBMISSION DATE: 6/11/08

The above-referenced project satisfactorily addresses the TEC comments for the referenced meeting and is ready for signature approval.

YES  NO

COMMENTS:

1. Please reconfigure the amount of proposed impervious surface in the buffer so that it does not constitute an overall increase in impervious surfaces in the buffer.
2. Please change General Note #7 to say, change "subdivision" to "site plan."
3. Please add as General note #4, "Building Restriction Lines (BRL's) shall be as shown herein. The BRL's are mapped in accordance with the St. Mary's County Comprehensive Zoning Ordinance (CZO) 02-01, Section 32.3.2 and Schedule 32.1 for Zone RL as follows: 25' Front, 10' Side, and 20' Rear, applied from the more restrictive of the lots lines or from sensitive areas per CZO 02-01 Section 71." Then renumber all subsequent notes.
4. Please revise the location of parking spaces 1 through 3, perhaps by space 6 or to the northwest of the marina care living space.

APPLICANT ACTION: Address the above comments and submit the revised plan for review. Then obtain and verify approvals from all TEC agencies and make application to the Planning Commission for concept plan approval.

REVIEWED / REFERRED BY: \_\_\_\_\_  
Christine Allred, Plans Reviewer

CC: Trueman L Haskell, Jr. et al.  
5516 Whitfield Chapel Road  
Lanham, MD 206706-2512

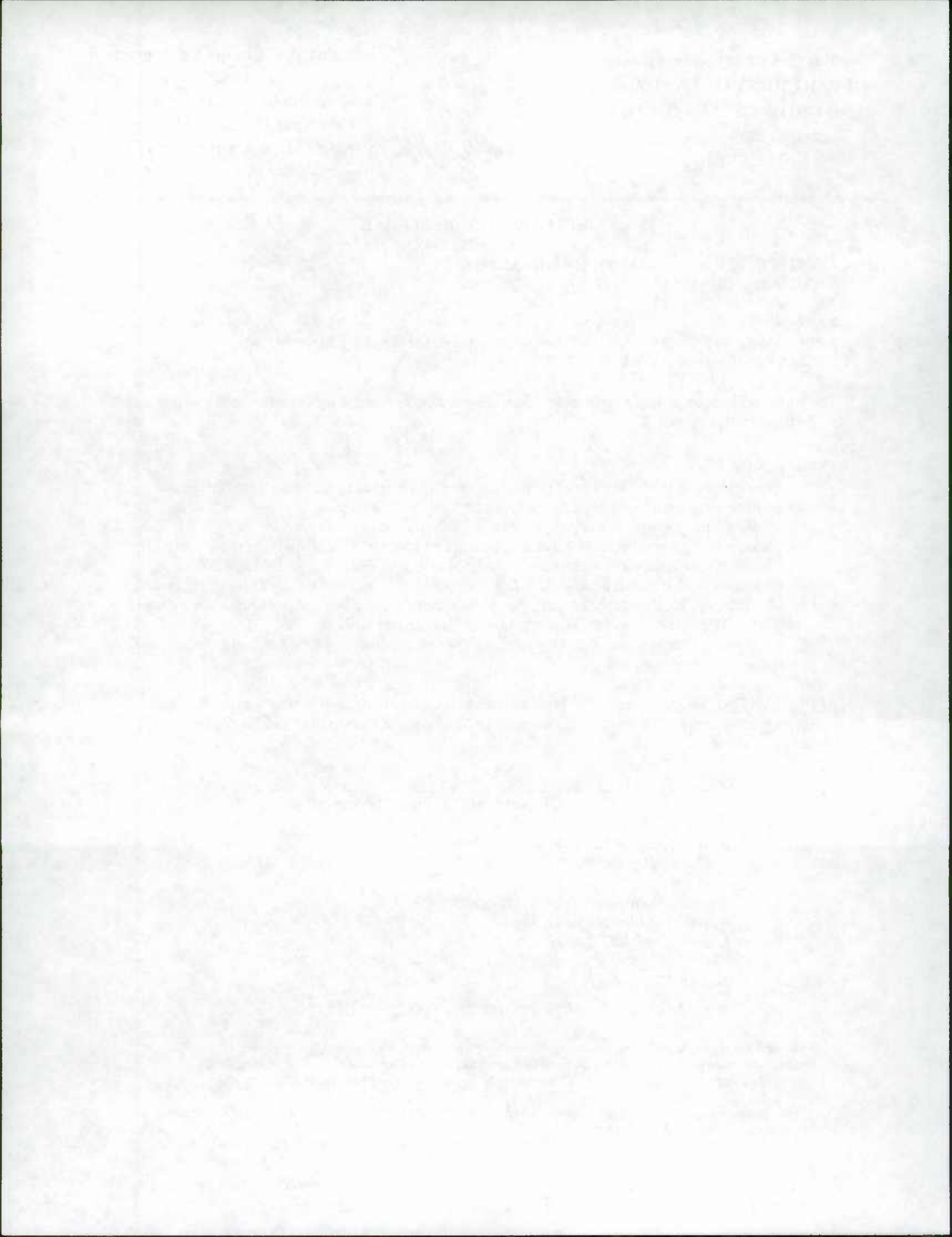
Compass Pointe Real Estate Development  
42120 St. Andrews Church Road  
Leonardtown, MD 20650

Nokleby Surveying

\\GC\DMS\HTLTR\PZLTR\PROD\PZ2008\P0007982.DOC

You can check the status of your project and read future staff comments by going to the County website at [www.co.saint-marys.md.us](http://www.co.saint-marys.md.us). Go to "EGOV" and click on "Plan Review Comments." Follow the directions for entering your Project Number. Your Project Number can be found in the "Case File Number" section above.

- a. To determine the status of your project, click on "Reviews" and select the review type your project is currently undergoing (e.g. minor subdivision).
- b. To read staff reports, click on "Project Text" or "Project Documents" and select the report you want to read.





207-08

**NOKLEBY SURVEYING, INC.**  
**46925B SHANGRI-LA DRIVE, S.**  
**LEXINGTON PARK, MARYLAND 20653**

*Attn: Kate Schmidt  
State of Maryland Critical Area Commission  
Chesapeake and Atlantic Coastal Bays  
1804 West Street  
Suite 100  
Annapolis, Maryland 21401*

*June 9, 2008*

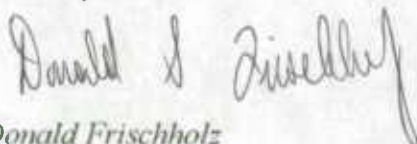
*Re: Tax Map 65, Grid 12, Parcel 59  
Haskell's Marina  
DLUGM #08-132-005*

*Dear Kate,*

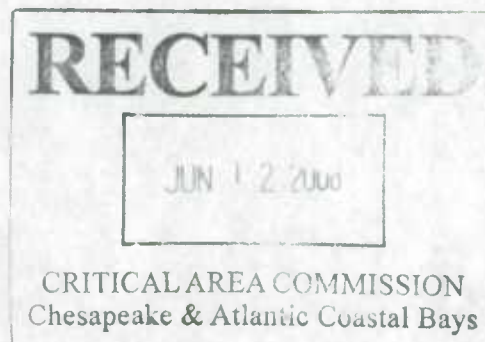
*In response to your letter dated May 16, 2008, please note the following responses to your comments:*

- 1. The existing marina may be remodeled. There will be no future expansion of the existing building.*
- 2. See comment #3*
- 3. This parcel meets the requirements of Section 41.5.3.i(3)(a) in so far as, no new impervious shall encroach closer than tidal waters than the surfaces they replace. I have requested from Land Use and Growth Management a photograph that depicts the existing impervious surface as of March 27, 1990*
- 4. Parking spaces 1-6 are proposed over existing gravel oyster shell driveways. There is no proposed impervious areas for parking within the 100' C.A. Buffer.*
- 5. 10% rule worksheet is attached*

*Sincerely Yours,*



*Donald Frischholz  
Nokleby Surveying, Inc.*



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## Worksheet A: Standard Application Process

### Calculating Pollutant Removal Requirements<sup>1</sup>

#### Step 1: Calculate Existing and Proposed Site Imperviousness

#### A. Calculate Percent Imperviousness

- 1) Site Area within the Critical Area IDA, A = 1.887 acres
- 2) Site Impervious Surface Area, Existing and Proposed, (See Table 4.1 for details)

	(a) Existing (acres)	(b) Proposed (acres)
Roads	<u>∅</u>	<u>∅</u>
Parking lots	<u>∅</u>	<u>∅</u>
Driveways	<u>0.153</u>	<u>0.21</u>
Sidewalks/paths	<u>0.003</u>	<u>∅</u>
Rooftops	<u>0.105</u>	<u>0.23</u>
Decks	<u>∅</u>	<u>∅</u>
Swimming pools/ponds	<u>∅</u>	<u>∅</u>
Other (Boat Ramp)	<u>0.005</u>	<u>0.005</u>
<b>Impervious Surface Area</b>	<u><b>0.266</b></u>	<u><b>0.445</b></u>

∅ does not match site plan info

#### 3) Imperviousness (I)

Existing Imperviousness,  $I_{pre}$  = Impervious Surface Area / Site Area  
 = (Step 2a) / (Step 1)  
 =  $(\underline{0.266}) / (\underline{1.887})$   
 = 14.1 %

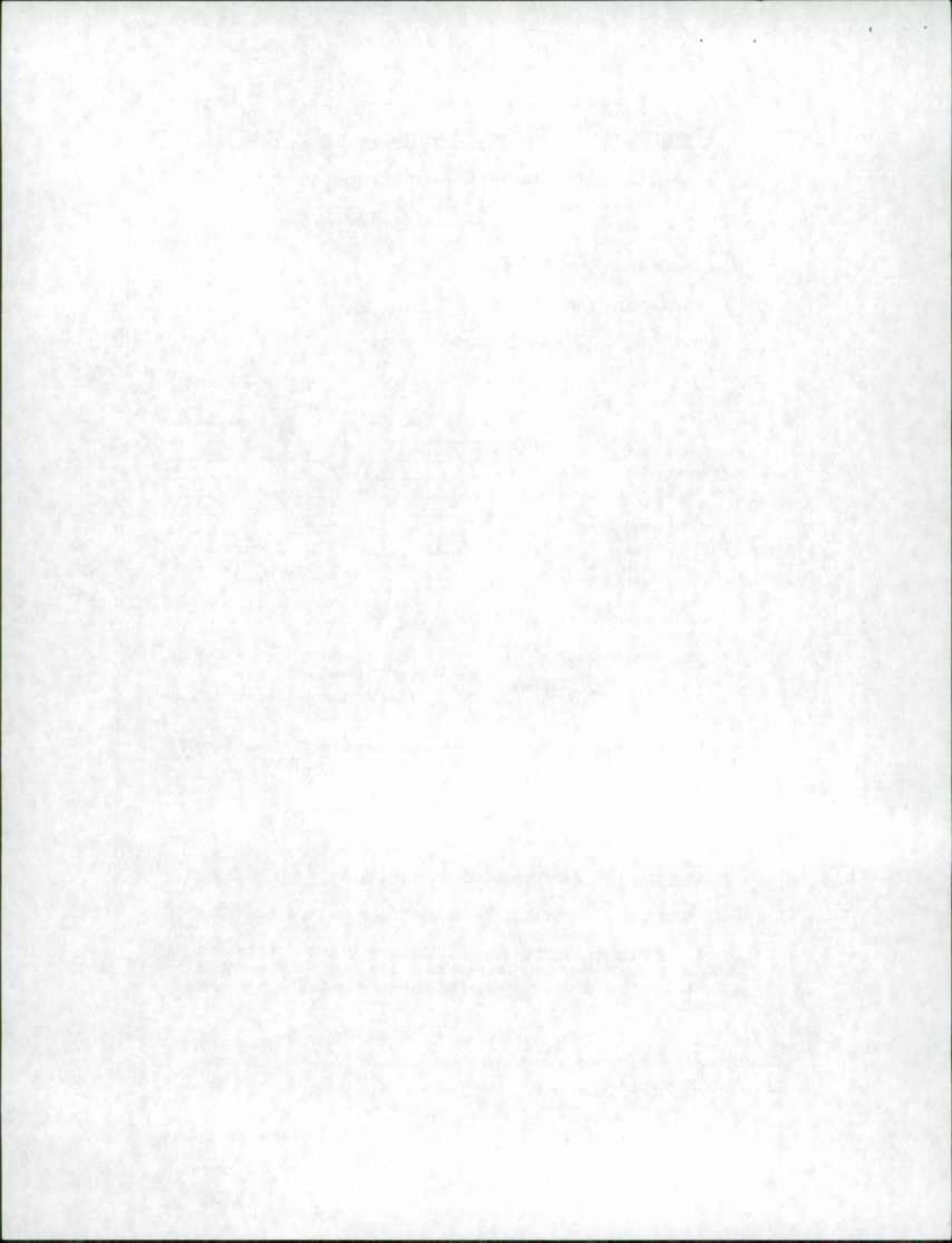
Proposed Imperviousness,  $I_{post}$  = Impervious Surface Area / Site Area  
 = (Step 2b) / (Step 1)  
 =  $(\underline{0.445}) / (\underline{1.887})$   
 = 23.6 %

#### B. Define Development Category (circle)

- 1) New Development: Existing imperviousness less than 15% | (Go to Step 2A)
- 2) Redevelopment: Existing imperviousness of 15% | or more (Go to Step 2B)
- 3) Single Lot Residential Development: Single lot being developed or improved; single family residential development; and more than 250 square feet of impervious area and associated disturbance (Go to Section 5, Residential Approach, for detailed criteria and requirements).

<sup>1</sup> NOTE: All acreage used in this worksheet refers to areas within the IDA of the Critical Area only.





**Step 2: Calculate the Predevelopment Load ( $L_{pre}$ )**

**A. New Development**

$$\begin{aligned} L_{pre} &= (0.5) (A) \\ &= (0.5) ( \underline{1.887} ) \\ &= \underline{0.9435} \text{ lbs /year of total phosphorus} \end{aligned}$$

Where:

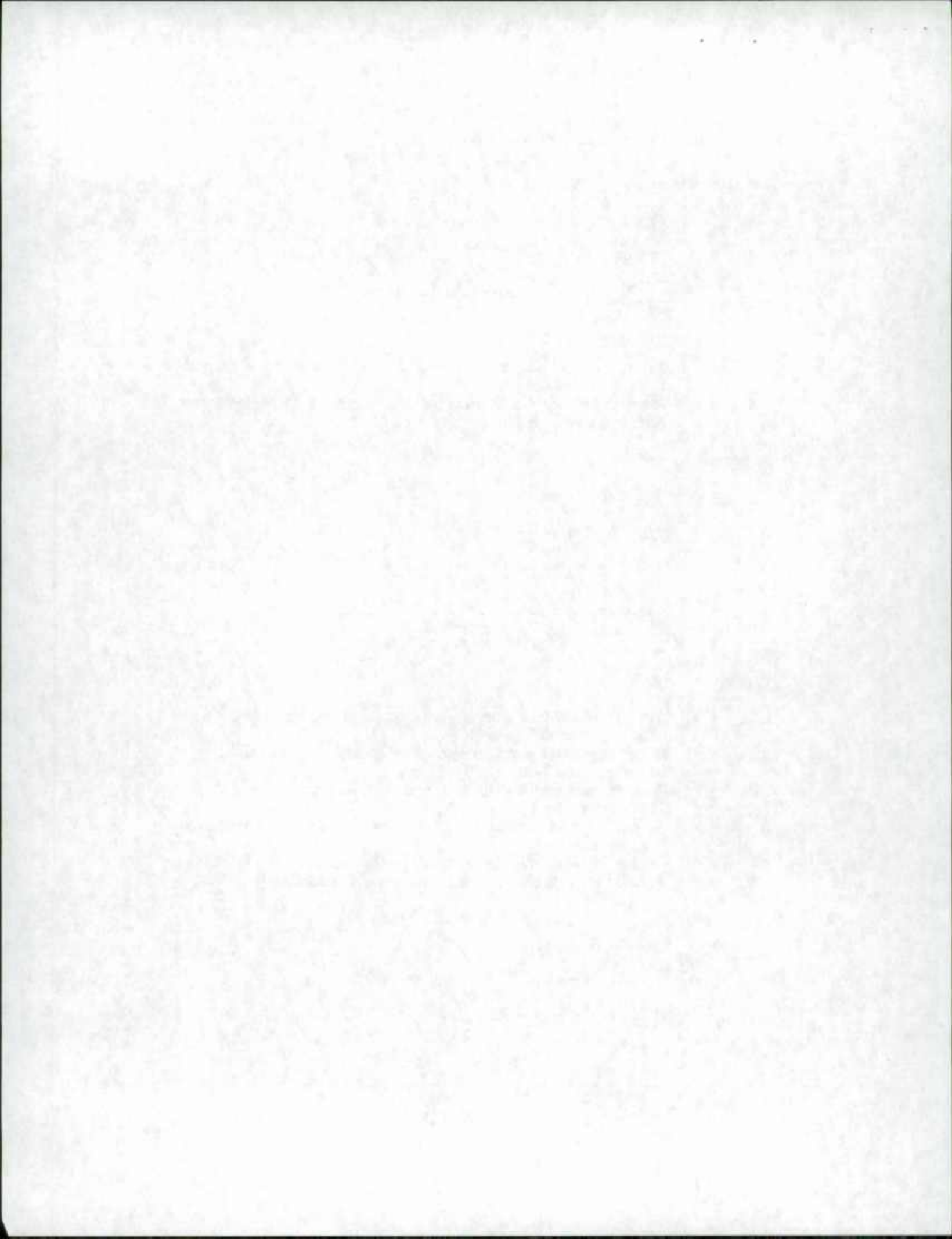
- $L_{pre}$  = Average annual load of total phosphorus exported from the site prior to development (lbs/year)
- 0.5 = Annual total phosphorus load from undeveloped lands (lbs/acre/year)
- A = Area of the site within the Critical Area IDA (acres)

**B. Redevelopment**

$$\begin{aligned} L_{pre} &= (R_v) (C) (A) (8.16) \\ R_v &= 0.05 + 0.009 (I_{pre}) \\ &= 0.05 + 0.009 ( \underline{\hspace{2cm}} ) = \underline{\hspace{2cm}} \\ L_{pre} &= ( \underline{\hspace{2cm}} ) ( \underline{\hspace{2cm}} ) ( \underline{\hspace{2cm}} ) (8.16) \\ &= \underline{\hspace{2cm}} \text{ lbs/year of total phosphorus} \end{aligned}$$

Where:

- $L_{pre}$  = Average annual load of total phosphorus exported from the site prior to development (lbs/year)
- $R_v$  = Runoff coefficient, which expresses the fraction of rainfall which is converted into runoff
- $I_{pre}$  = Pre-development (existing) site imperviousness (i.e.,  $I = 75$  if site is 75% impervious)
- C = Flow-weighted mean concentration of the pollutant (total phosphorus) in urban runoff (mg/l) = 0.30 mg/l
- A = Area of the site within the Critical Area IDA (acres)
- 8.16 = Includes regional constants and unit conversion factors





**Step 3: Calculate the Post-Development Load ( $L_{post}$ )**

**A. New Development and Redevelopment:**

$$L_{post} = (R_v) (C) (A) (8.16)$$

$$R_v = 0.05 + 0.009 (I_{post})$$

$$= 0.05 + 0.009 ( \underline{23.6} ) = \underline{0.2624}$$

$$L_{post} = ( \underline{0.2624} ) ( \underline{0.30} ) ( \underline{1.887} ) (8.16)$$

$$= \underline{1.212} \text{ lbs/year of total phosphorus}$$

Where:

$L_{post}$  = Average annual load of total phosphorus exported from the post-development site (lbs/year)

$R_v$  = Runoff coefficient, which expresses the fraction of rainfall which is converted into runoff

$I_{post}$  = Post-development (proposed) site imperviousness (i.e.,  $I = 75$  if site is 75% impervious)

$C$  = Flow-weighted mean concentration of the pollutant (total phosphorus) in urban runoff (mg/l) = 0.30 mg/l

$A$  = Area of the site within the Critical Area IDA (acres)

8.16 = Includes regional constants and unit conversion factors

**Step 4: Calculate the Pollutant Removal Requirement (RR)**

$$RR = L_{post} - (0.9) (L_{pre})$$

$$= ( \underline{1.212} ) - (0.9) ( \underline{0.9435} )$$

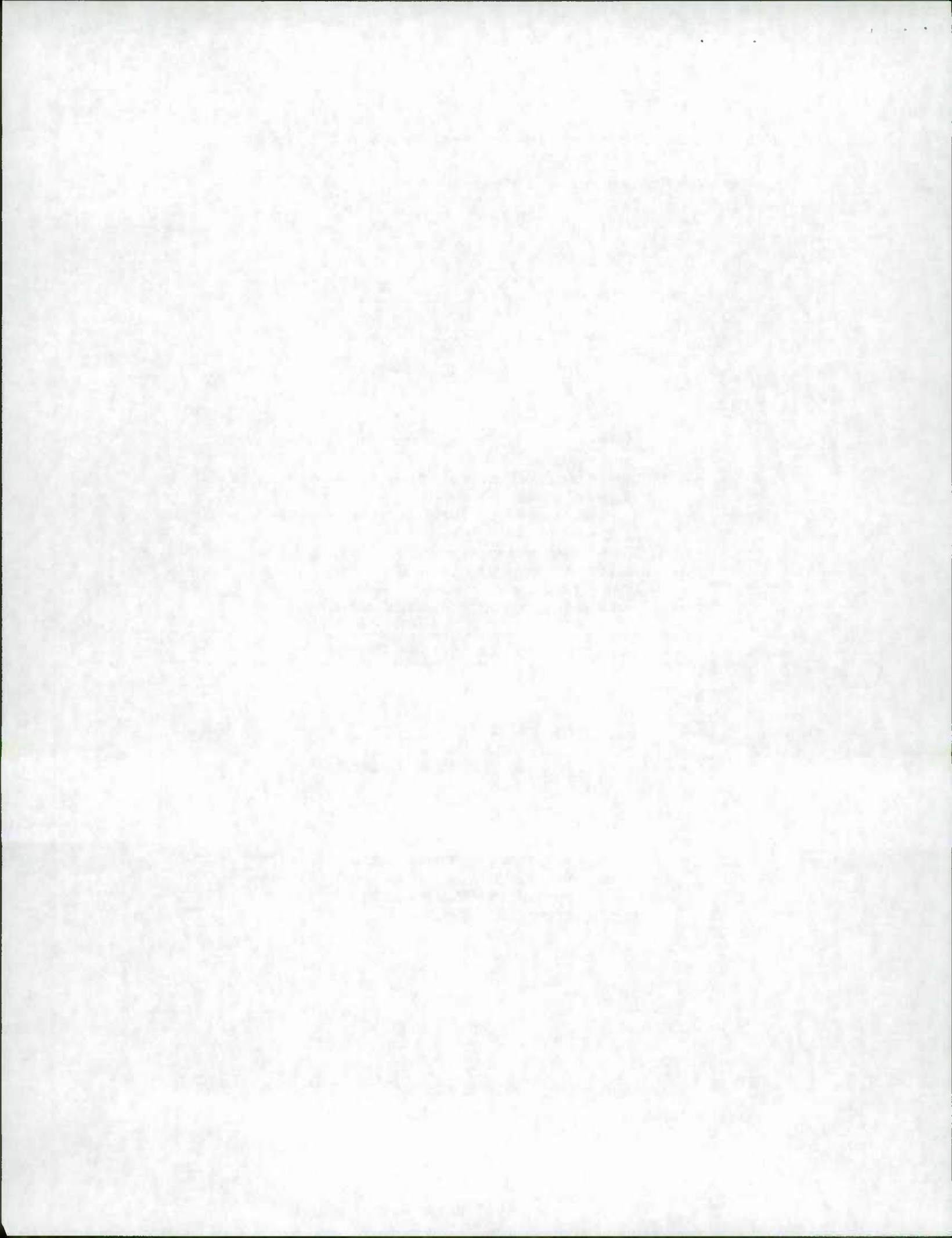
$$= \underline{0.363} \text{ lbs/year of total phosphorus}$$

Where:

RR = Pollutant removal requirement (lbs/year)

$L_{post}$  = Average annual load of total phosphorus exported from the post-development site (lbs/year)

$L_{pre}$  = Average annual load of total phosphorus exported from the site prior to development (lbs/year)



**Step 5:****Identify Feasible BMP(s)**

Select BMP Options using the screening matrices provided in the Chapter 4 of the 2000 Maryland Stormwater Design Manual. Calculate the load removed for each option.

BMP Type	( $L_{post}$ )	x	( $BMP_{RE}$ )	x	(% DA Served)	=	LR
(7) Rain Gardens	0.363	x	50%	x	0.320	=	0.058 lbs/year
_____	_____	x	50%	x	_____	=	_____ lbs/year
_____	_____	x	50%	x	_____	=	_____ lbs/year
_____	_____	x	50%	x	_____	=	_____ lbs/year
						Load Removed, LR (total) =	0.407 lbs/year
						Pollutant Removal Requirement, RR (from Step 4) =	0.363 lbs/year

Where:

- Load Removed, LR = Annual total phosphorus load removed by the proposed BMP (lbs/year)
- $L_{post}$  = Average annual load of total phosphorus exported from the post-development site (lbs/year)
- $BMP_{RE}$  = BMP removal efficiency for total phosphorus, Table 4.8 (%)
- % DA Served = Fraction of the site area within the critical area IDA served by the BMP (%)
- RR = Pollutant removal requirement (lbs/year)

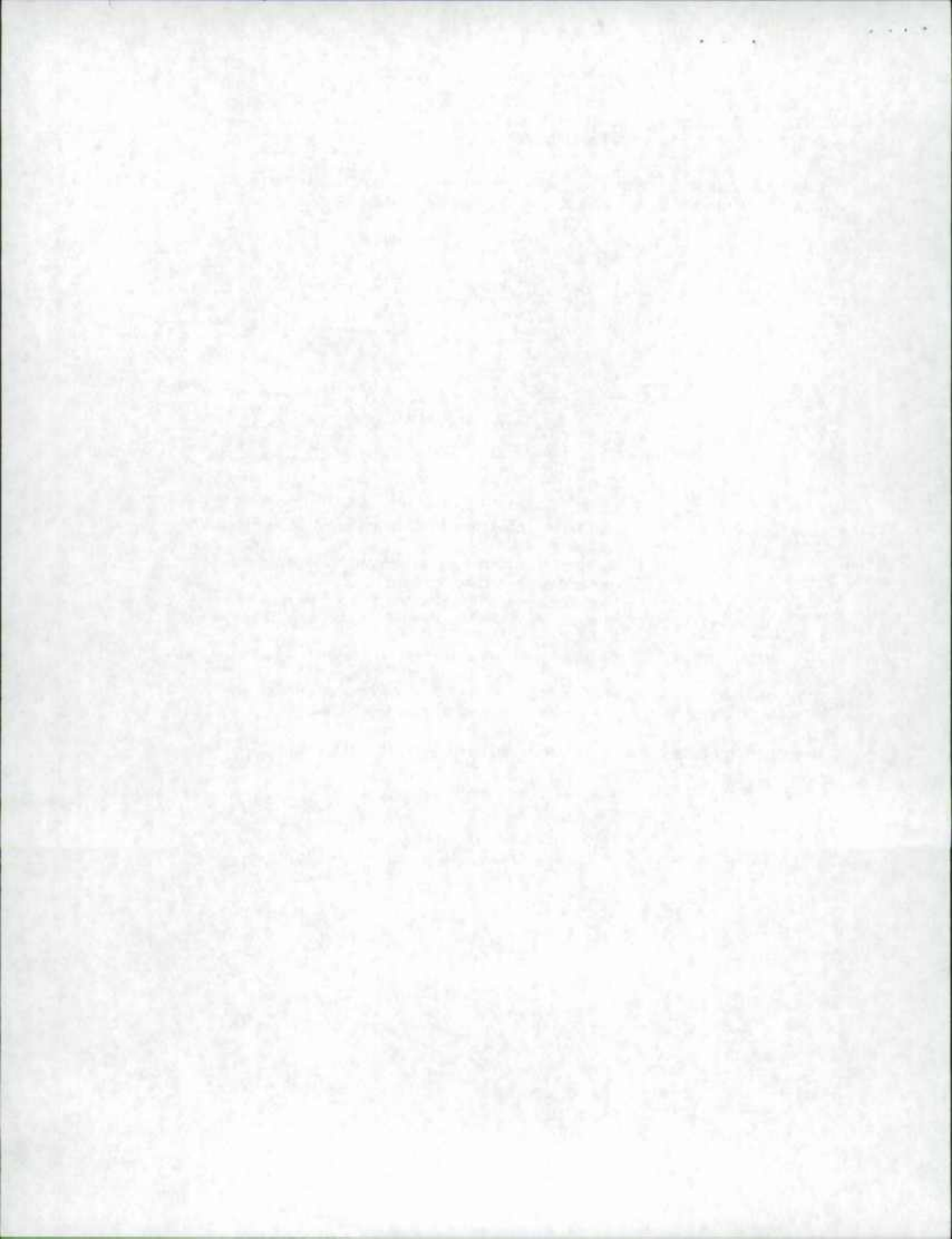
If the Load Removed is equal to or greater than the Pollutant Removal Requirement computed in Step 4, then the on-site BMP complies with the 10% Rule.

Has the RR (pollutant removal requirement) been met?

Yes

No







Parcel 58  
N/F  
Mary Ellen Davis  
M.R.B. 296/357  
Zoned: RL Use: Residential

**Saint Georges**

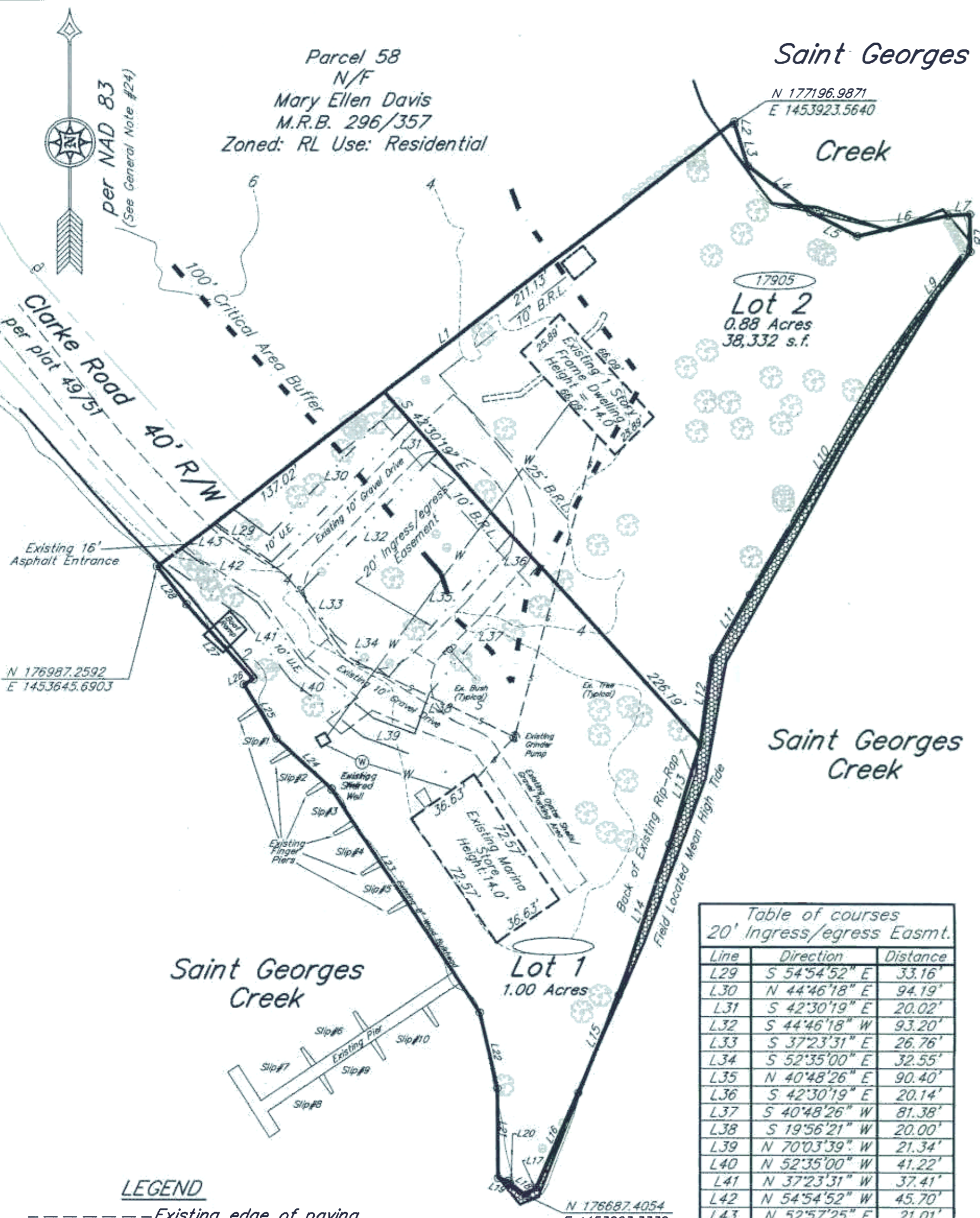
N 177196.9871  
E 1453923.5640

**Creek**

17905  
Lot 2  
0.88 Acres  
38,332 s.f.

**Saint Georges**  
**Creek**

Lot 1  
1.00 Acres



**Table of courses  
20' Ingress/egress Easmt.**

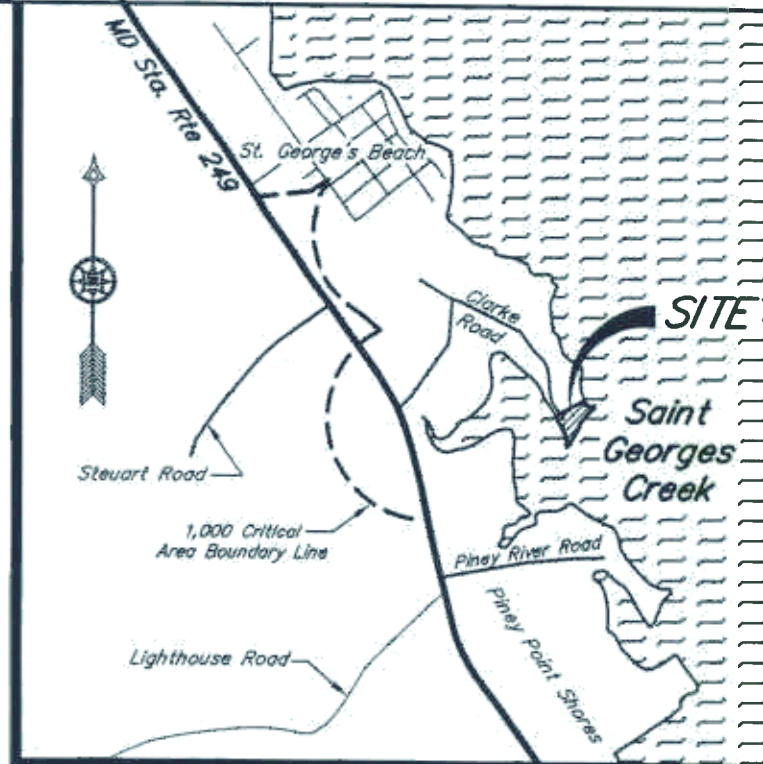
Line	Direction	Distance
L29	S 54°54'52" E	33.16'
L30	N 44°46'18" E	94.19'
L31	S 42°30'19" E	20.02'
L32	S 44°46'18" W	93.20'
L33	S 37°23'31" E	26.76'
L34	S 52°35'00" E	32.55'
L35	N 40°48'26" E	90.40'
L36	S 42°30'19" E	20.14'
L37	S 40°48'26" W	81.38'
L38	S 19°56'21" W	20.00'
L39	N 70°03'39" W	21.34'
L40	N 52°35'00" W	41.22'
L41	N 37°23'31" W	37.41'
L42	N 54°54'52" W	45.70'
L43	N 52°57'25" E	21.01'

**General Notes**

- This site is located on Tax Map 65, Grid 12, Parcel 59.
- The SITE AREA = 1.88 Ac.±  
- Area in RL/IDA overlay  
SITE AREA Density Calculations:  
RL/IDA overlay = 1.88 / 1 = 1 units  
Proposed: 2 units (existing)  
Remaining Density in (SITE AREA): 0 units
- Present zoning: RL/IDA
- Adjoining properties are Zoned RL/IDA, unless otherwise shown herein.
- Building Restriction Lines (B.R.L.) and Minimum Yard Requirements are established as per the St. Mary's County Zoning Ordinance as follows: 25' Front, 10' Side, and 100' Rear. B.R.L.'s may be superseded by limits of Resource Protection areas (identified in accordance with Chapter 71.00 of the Zoning Ordinance) as shown and labeled on this subdivision plot.
- Water supply shall be from an existing shored individual deep drilled well to an approved confined aquifer.
- Sewage flow shall be to a central public sanitary sewer system. There are no existing wells or sewage easements within 100' of the proposed wells or sewage easements, unless otherwise shown.
- 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.
- No restrictions affecting this site are known, subject to title search.
- Areas established for resource protection on this site, in accordance with required protection levels, must remain in undisturbed open space and undeveloped.
- There are no Parcels, Outparcels or Outlots shown herein.
- CAUTION: The Rights-of-Way shown herein do not necessarily provide access from these lots to a County or State Road at this time. Road and utility construction and maintenance are the responsibility of the buyer of these lots, unless otherwise provided herein.
- There are no existing nonconforming structures in accordance with Chapter 52.4 of the St. Mary's County Zoning Ordinance.
- Present Sewer Category: S-1  
Present Water Category: W-6D
- This plan is in compliance with the St. Mary's County Comprehensive sewer and water plan.
- There are no further plans to develop this property.
- Lots 1 and 2 to be served by the Private Right-of-Way shown herein. This 20' Private Ingress/egress easement unnamed providing ingress and egress for said lots is private as defined in the St. Mary's County Zoning Ordinance, and as such shall not be maintained by the County, nor shall said private ingress/egress easement be considered for acceptance into the County Highway Maintenance System until such is improved to the appropriate County Road Standard(s) at the individual lot owners expense. The above lots are to be served by an existing R-20 multiple driveway entrance as per the St. Mary's County Road Ordinance. Premise addresses are shown as thus: XXXXX
- Trip Generation Rates are 10.0 trips/unit. Affected road is Maryland State Route 249 and Clarke Road.
- This site is exempt from the Forest Conservation Act per Section 75.2.2.h.(1) of the St. Mary's County Zoning Ordinance and a Declaration of Intent shall be filed with the Department of Land Use and Growth Management.
- Subject Property appears to be in the 100 Year Flood Boundary, 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 #24037C0319E. The 100 year flood is at elevation 4' based on NGVD 1929. No improvement shall be made in the floodplain easement shown herein without specific authorization from St. Mary's County.
- Hydric Soil types do not appear to be present per the Soil Survey of St. Mary's County, Maryland, as distributed by the U. S. Department of Agriculture, Soil Conservation Service, as shown herein. There are no known Tidal or Non-tidal Wetlands per the State of Maryland Wetland Features Maps.
- Resource Protection Standards are superseded by Critical Area Standards within the Critical Area portion of each lot.
- There are no known Cultural Feature, Critical Habitats, or Historical Sites per MD Merlin Online Maps.
- The Maryland Grid coordinates shown herein are for the exclusive use of the St. Mary's County Department of Land Use and Growth Management and are to be used as an aid in placement of the property shown hereon on the St. Mary's County Tax Maps.
- Topography shown hereon was field shot.
- Soils shown hereon was taken from St. Mary's County Soil Survey

**Critical Area Notes**

- Approximately 1.887 Acres of this site lie within Maryland's Critical Area. Any and all 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 and have approved the development plan.
- The Critical Area Buffer must remain in natural vegetation and may not be disturbed except as provided under Chapter 71, Section 8 (Habitat Protection Standards) of the St. Mary's County Comprehensive Zoning Ordinance (02-01, as amended).
- No development is permitted in Tidal or Non-tidal Wetlands or their associated buffers without approval from the appropriate local, state and federal agencies. This site has not been field evaluated for tidal or non-tidal wetlands.
- All existing forest shown hereon shall remain undisturbed except as permitted under the provisions of Chapter 72 (Forest and Woodland Resources, in the Critical Area) of the St. Mary's County Comprehensive Zoning Ordinance. on this plot shall be preserved from future disturbance. Any and all afforested or reforested areas created under the provisions of the St. Mary's County Critical Area Ordinance and designated on this plot shall be preserved from future disturbance.
- Locations of natural heritage areas, habitats of threatened or endangered species, and habitats of significant plants or wildlife are identified on this plot in accordance with Section 71.8 of the St. Mary's County Comprehensive Zoning Ordinance.
- Existing area of lot coverage within 100' Buffer: 7,294 Sq. Ft.
- Existing area of lot coverage within 1,000' Boundary: 10,915 Sq. Ft.
- Areas with slopes of 15 percent (15%) or greater: 0.00 Sq. Ft.
- Existing trees or forested areas: 31,200 Sq. Ft.
- Proposed areas of vegetation clearing: 0.00 Sq. Ft.
- Afforestation Threshold Area: 0.00 Sq. Ft.
- Afforestation Area Required: 0.00 Sq. Ft.
- Afforestation Area Provided: 0.00 Sq. Ft.
- Reforestation Area Required: 0.00 Sq. Ft.
- Reforestation Area Provided: 0.00 Sq. Ft.
- Proposed area of soil disturbance: 0.00 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).



Location Map 1" = 2500'

**Table of Courses  
Boundary**

LINE	BEARING	DISTANCE
L1	N52°57'25"E	348.15'
L2	S01°43'04"E	1.37'
L3	S18°07'29"E	20.81'
L4	S54°39'15"E	36.79'
L5	S63°03'09"E	25.25'
L6	N77°11'25"E	44.67'
L7	N87°10'27"E	10.46'
L8	S01°02'49"E	17.62'
L9	S37°56'29"W	52.22'
L10	S31°11'43"W	141.47'
L11	S30°13'45"W	35.09'
L12	S08°26'44"W	40.79'
L13	S17°28'22"W	50.08'
L14	S18°45'05"W	76.50'
L15	S22°45'00"W	50.53'
L16	S23°59'20"W	49.37'
L17	S54°51'53"W	6.49'
L18	N52°14'38"W	9.32'
L19	N74°00'15"W	5.07'
L20	N40°15'58"W	1.59'
L21	N00°24'55"W	42.65'
L22	N13°09'19"W	37.38'
L23	N33°44'24"W	126.13'
L24	N48°14'50"W	35.71'
L25	N31°43'58"W	30.09'
L26	N60°51'19"E	5.13'
L27	N41°55'24"W	48.14'
L28	N37°57'47"W	23.15'

**Owner's Certificate**

We, Trueman E. Haskell, Jr., Sharon H. Bauer and William Z. Haskell, owners of the property shown hereon and described in the Surveyors Certificate affixed hereto, hereby adopt this plan of subdivision upon its approval by all required agencies. There are no pending suits or actions at law, leases, liens, mortgages or deeds of trust affecting this subdivision except as noted or shown hereon (see Mortgage Reference, if applicable). All parties in interest thereto have indicated their assent to this plan of subdivision. We further establish the minimum building restriction lines as required by the St. Mary's County Zoning Ordinance and dedicate the streets, walkways, easements, rights-of-way and other improvements, where applicable, to public use. We hereby grant unto the St. Mary's County Metropolitan Commission, its successors and assigns, a right of ingress and egress over, and a perpetual easement in, the 10 foot water line, and/or sewer line easement (along all lot lines), as well as others that may be shown herein, for construction, installation, maintenance, repair, inspection, and operation of any public water and sewer facilities, should such facilities ever be installed. The requirements of Section 3-108 of the ANNOTATED CODE OF MARYLAND (Real Property Article) as far as it concerns the making of the plat and setting of the markers required therein have been or will be complied with to the best of our knowledge, information and belief.

Trueman E. Haskell, Jr. \_\_\_\_\_ Date \_\_\_\_\_  
Sharon H. Bauer \_\_\_\_\_ Date \_\_\_\_\_  
William Z. Haskell \_\_\_\_\_ Date \_\_\_\_\_

**Owners:**

Trueman L. Haskell, Jr., William Z. Haskell, & Sharon H. Bauer  
5516 Whitfield Chapel Road  
Lanham, Maryland 206706-2512



**Surveyor's Certificate**

I hereby certify, to the best of my knowledge, information and belief, that the plat shown hereon is correct and conforms to the specifications; that this is a subdivision of all of the lands conveyed unto Trueman E. Haskell, Jr., Sharon H. Bauer and William Z. Haskell from Maxine Z. Haskell by deed dated July 6, 1990 as recorded among Land Records of St. Mary's County, Maryland in Liber EWA 574 folio 207.

The requirements of Section 3-108 of the ANNOTATED CODE OF MARYLAND (Real Property Article) as far as it concerns the making of the plat and setting of the markers required therein have been or will be complied with to the best of my knowledge, information and belief. This plat was prepared without the benefit of a title report which could reveal additional conveyances, easements, rights-of-way and building restriction lines not shown hereon.

Jerry D. Nokleby, Property Line Surveyor  
Maryland Certificate No. 472  
Date: 3-11-11

Land Use and Growth Management Control Number:

Metropolitan Commission	Department of Public Works	Health Department	Department of Land Use and Growth Management			<p><b>2 Lot Minor Subdivision Plat</b> Haskell's Marina Tax Map 65, Grid 12, Parcel 59 per E.W.A. 574, Folio 207 Second Election District St. Mary's County, Maryland</p>
Date	Date	Date	Date			
Director	Director	Director	Director			
Sanitarian		P.C. Chairman				
Contract #: 65-12-59	Drawing: 65059RP1	Chkd by: JDN	Dwn. by: FAB	Date: 02/21/10 Scale: 1" = 50' Page 1 of 1		



**LEGEND**

- EXISTING EDGE OF PAVING
- EXISTING BUILDINGS
- EXISTING WATERLINE
- EXISTING CENTERLINE
- R.O.W. LINES
- LOT BOUNDARY
- ABUTTING LOT BOUNDARIES
- EXISTING CONTOURS
- EXISTING PERC TEST
- SEWAGE RESERVE AREA
- SOILS DIVIDE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED RAIN GARDEN
- PROPOSED SECURITY LIGHT
- PROP. MOTION SENSING FLOOD LIGHT

13,947 Sq. Ft.  
Outside C.A. Buffer

EXISTING IMPERVIOUS AREA			
AREA	w/in 100'	w/in 1000'	
House	240 Sq. Ft.	1,472 Sq. Ft.	
Walkways	14 Sq. Ft.	107 Sq. Ft.	
Marina Store	2,625 Sq. Ft.	0.00 Sq. Ft.	
Shed	156 Sq. Ft.	0.00 Sq. Ft.	
Driveways	4,619 Sq. Ft.	2,042 Sq. Ft.	
Roof Ramp	200 Sq. Ft.	0.00 Sq. Ft.	
Total	7,824 Sq. Ft.	3,621 Sq. Ft.	
AREA TO BE REMOVED			
AREA	w/in 100'	w/in 1000'	
House	240 Sq. Ft.	1,472 Sq. Ft.	
Walkways	14 Sq. Ft.	107 Sq. Ft.	
Shed	156 Sq. Ft.	0.00 Sq. Ft.	
Driveways	1,379 Sq. Ft.	2,042 Sq. Ft.	
Total	1,749 Sq. Ft.	3,621 Sq. Ft.	
PROPOSED IMPERVIOUS			
AREA	w/in 100'	w/in 1000'	
Condo Units	0.00 Sq. Ft.	4,830 Sq. Ft.	
Driveways	1,217 Sq. Ft.	4,611 Sq. Ft.	
Concrete Walk	157 Sq. Ft.	0 Sq. Ft.	
Total	1,374 Sq. Ft.	9,441 Sq. Ft.	

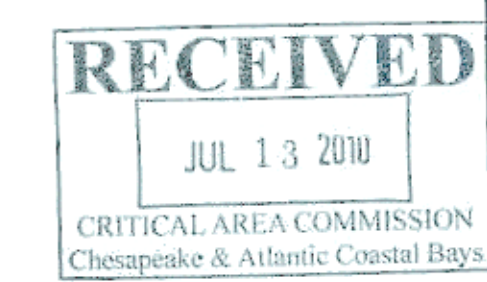
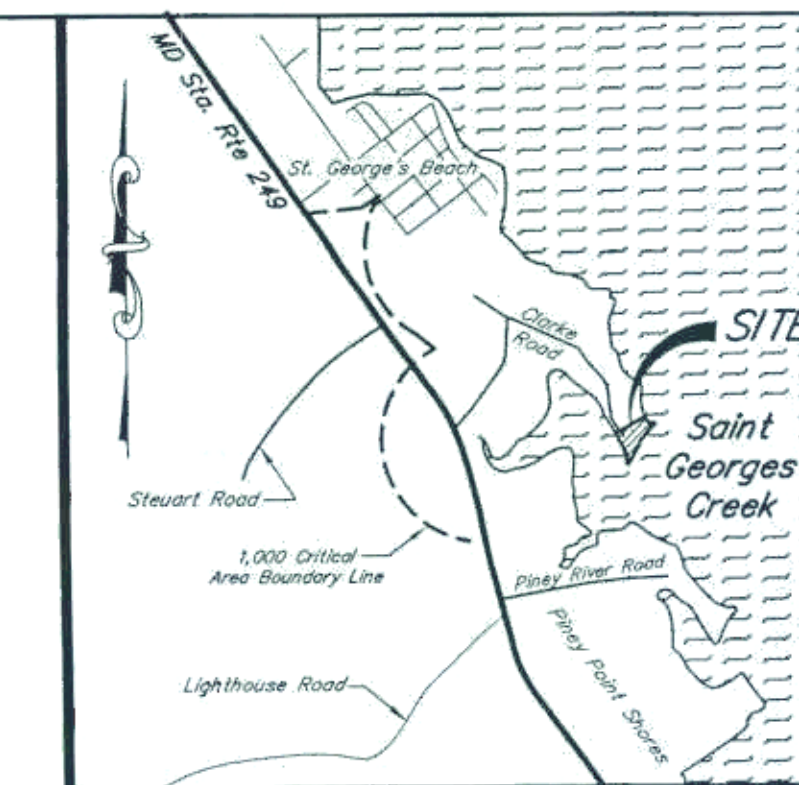
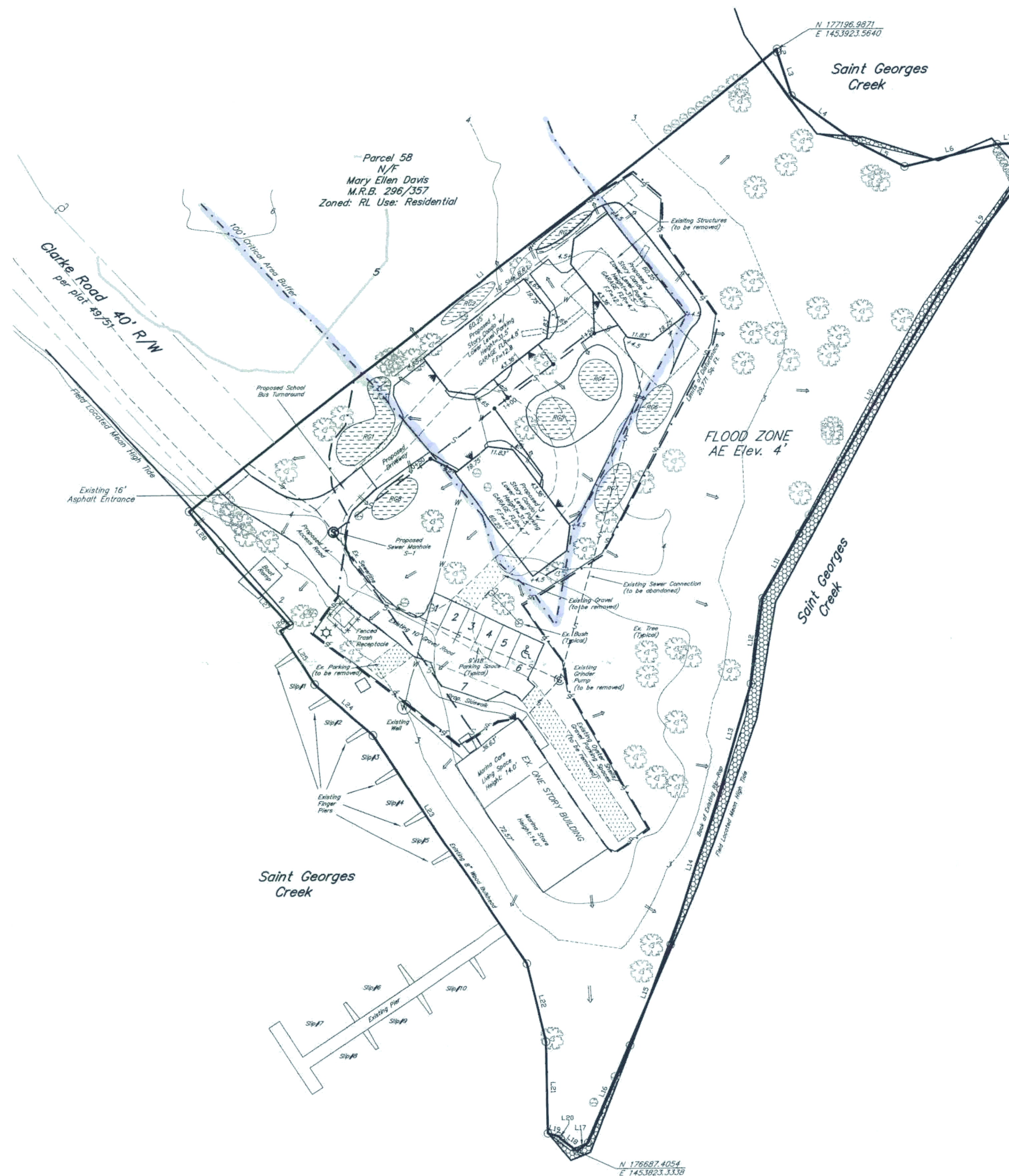
NOTE: This parcel qualifies for a reduction of the additional 20' building restriction line from the 100' critical area buffer per chapter 33.1.2.b of the St. Mary's County Comprehensive Zoning Ordinance (less than 15,000 Sq. Ft. of the parcel is buildable)

**Floor Area Ratio (F.A.R.) Table**

	AREA	ACERAGE	F.A.R. (%)
Existing	4,369 Sq. Ft.	82,197 Sq. Ft.	5.3%

**Summary Information on Development Impacts**

Haskell's Marina	Before Construction	Year 1	At Buildout
Planned start of construction	5-1-10		
Planned end of construction	9-1-11		
Dwelling units (Multi-family)	1	6	6
Non-residential development square footage	1,780	1,780	1,780
Total trip generation from residences (Average)	10	60	60
Total trip generation from non-residential development	10	10	10
School population			
Elementary	.215 per unit	0.125	1.29
Middle	.107 per unit	0.107	0.642
High	.154 per unit	0.154	0.924
Average daily water usage (Residential)	300	1,800	1,800
Average daily sewage flow (Residential)	300	5,000	5,000



Land Use and Growth Management Control Number: 08-132-005

Metropolitan Commission  Date  Director	Department of Public Works  Date  Director	Health Department  Date  Director  Sanitarian	Department of Land Use and Growth Management  Date  Director  P.C. Chairman		<b>NOKLEBY SURVEYING INCORPORATED</b>  46925-B Shangri-La Drive, S. Lexington Park, Maryland 20653 Phone: (301) 862-3135 * FAX: (301) 862-4360	<b>Major Site Plan</b> Haskell's Marina Tax Map 65, Grid 12, Parcel 59 per E.W.A. 574, Folio 207 Second Election District St. Mary's County, Maryland															
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> <th>By</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center;">REVISION</td> </tr> </tbody> </table>						No.	Date	Description	By	REVISION											
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REVISION																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Contract #</td> <td>65-12-59</td> <td>Drawing</td> <td>65059sp</td> <td>Chk'd by</td> <td>JON</td> <td>Dwn. by</td> <td>DSF</td> </tr> <tr> <td>Date</td> <td>09/11/09</td> <td>Scale</td> <td>1" = 30'</td> <td>Page</td> <td>2</td> <td>of</td> <td>4</td> </tr> </table>						Contract #	65-12-59	Drawing	65059sp	Chk'd by	JON	Dwn. by	DSF	Date	09/11/09	Scale	1" = 30'	Page	2	of	4
Contract #	65-12-59	Drawing	65059sp	Chk'd by	JON	Dwn. by	DSF														
Date	09/11/09	Scale	1" = 30'	Page	2	of	4														



**General Notes**

- This site is located on Tax Map 65 at Grid 12 as Parcel 59.
- This site contains 1.887 Acres of land, more or less.  
**DENSITY CALCULATIONS**  
 RL maximum density=5 units per acre (by purchasing TDR's)  
 1.887 Ac. x 5 units= 9.435 units  
 6 units proposed (5 TDR's will be required)
- Present zoning: RL/DA Overlay
- Water supply shall be from a deep drilled well to an approved confined aquifer.
- Sewage flow shall be to a public sewer system.
- Present Water: W-6  
 Present Sewer: S-1
- This subdivision is in compliance with the St. Mary's County Comprehensive Water and Sewer Plan.
- Existing structures Floor Area Ratio (FAR) = 0.05.
- A Landscaping plan will be submitted as part of the major site plan, in accordance with section 60.4.1.(5).(1).
- A Lighting plan for the parking facilities will be submitted as part of the major site plan, in accordance with section 70.2.2.

**Critical Area Notes**

- Approximately 1.887 Acres of this site lie within Maryland's Critical Area. Any and all 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 and have approved the development plan.
- The Critical Area Buffer must remain in natural vegetation and may not be disturbed except as provided under Chapter 71, Section 8 (Habitat Protection Standards) of the St. Mary's County Comprehensive Zoning Ordinance (02-01, as amended).
- No development is permitted in Tidal or Non-tidal Wetlands or their associated buffers without approval from the appropriate local, state and federal agencies. This site has not been field evaluated for tidal or non-tidal wetlands.
- All existing forest shown hereon shall remain undisturbed except as permitted under the provisions of Chapter 72 (Forest and Woodland Resources, in the Critical Area) of the St. Mary's County Comprehensive Zoning Ordinance. on this plot shall be preserved from future disturbance. Any and all afforested or reforested areas created under the provisions of the St. Mary's County Critical Area Ordinance and designated on this plot shall be preserved from future disturbance.
- Locations of natural heritage areas, habitats of threatened or endangered species, and habitats of significant plants or wildlife are identified on this plot in accordance with Section 71.8 of the St. Mary's County Comprehensive Zoning Ordinance.
- Existing area of impervious surface within 100' Buffer: 6,930 Sq. Ft.
- Existing area of impervious surface within 1,000' Boundary: 3,628 Sq. Ft.
- Proposed area of impervious surface within 100' Buffer: 4,883 Sq. Ft.
- Proposed area of impervious surface within 1,000' Boundary: 9,456 Sq. Ft.
- Areas with slopes of 15 percent (15%) or greater: 0.00 Sq. Ft.
- Existing trees or forested areas: 31,200 Sq. Ft.
- Proposed areas of vegetation clearing: 2,600 Sq. Ft.
- Afforestation Threshold Area: 12,329 Sq. Ft.
- Afforestation Area Required: 0.00 Sq. Ft.
- Afforestation Area Provided: 0.00 Sq. Ft.
- Reforestation Area Required: 0.00 Sq. Ft.
- Reforestation Area Provided: 0.00 Sq. Ft.
- Proposed area of soil disturbance: 25,501 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).

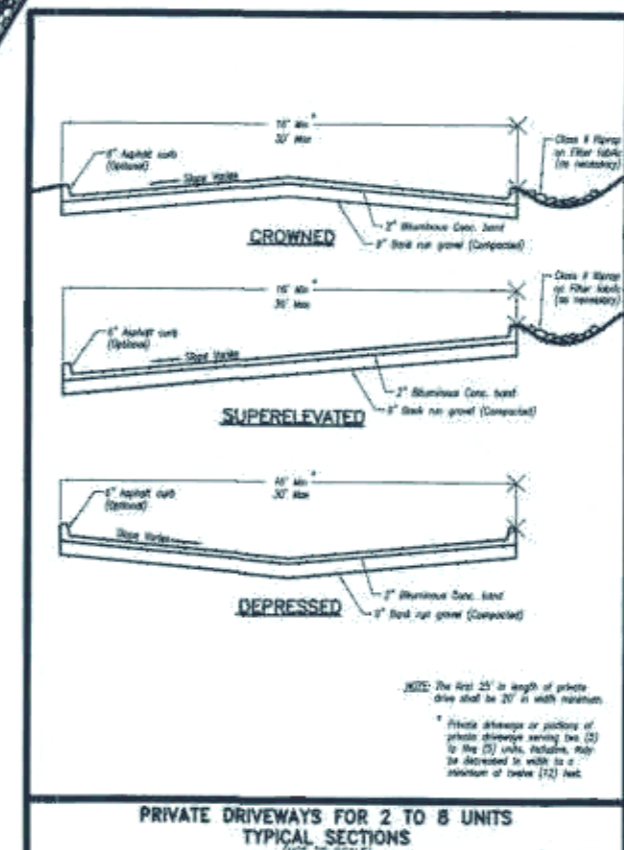
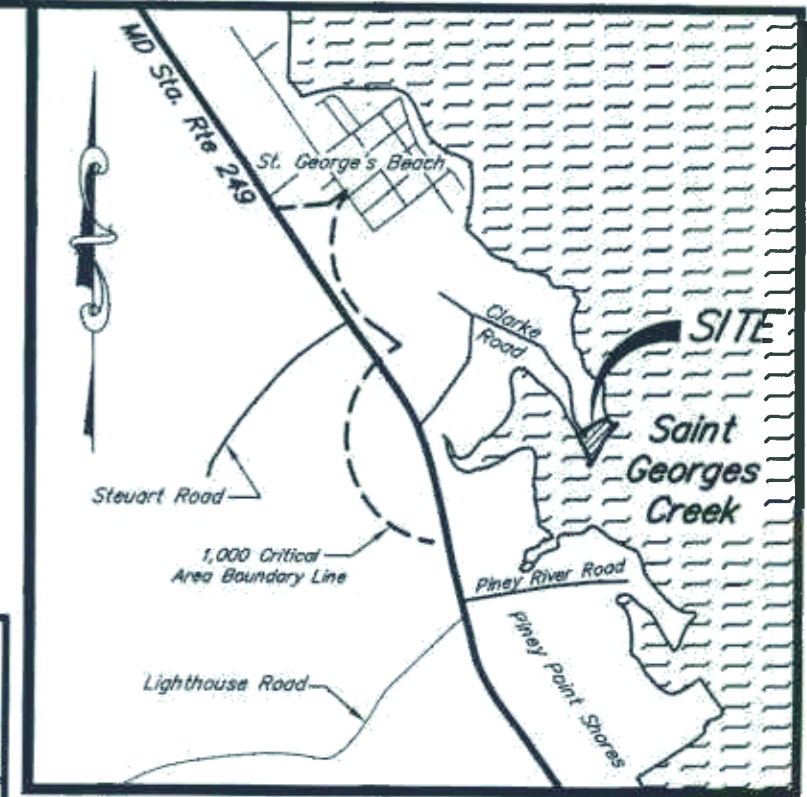
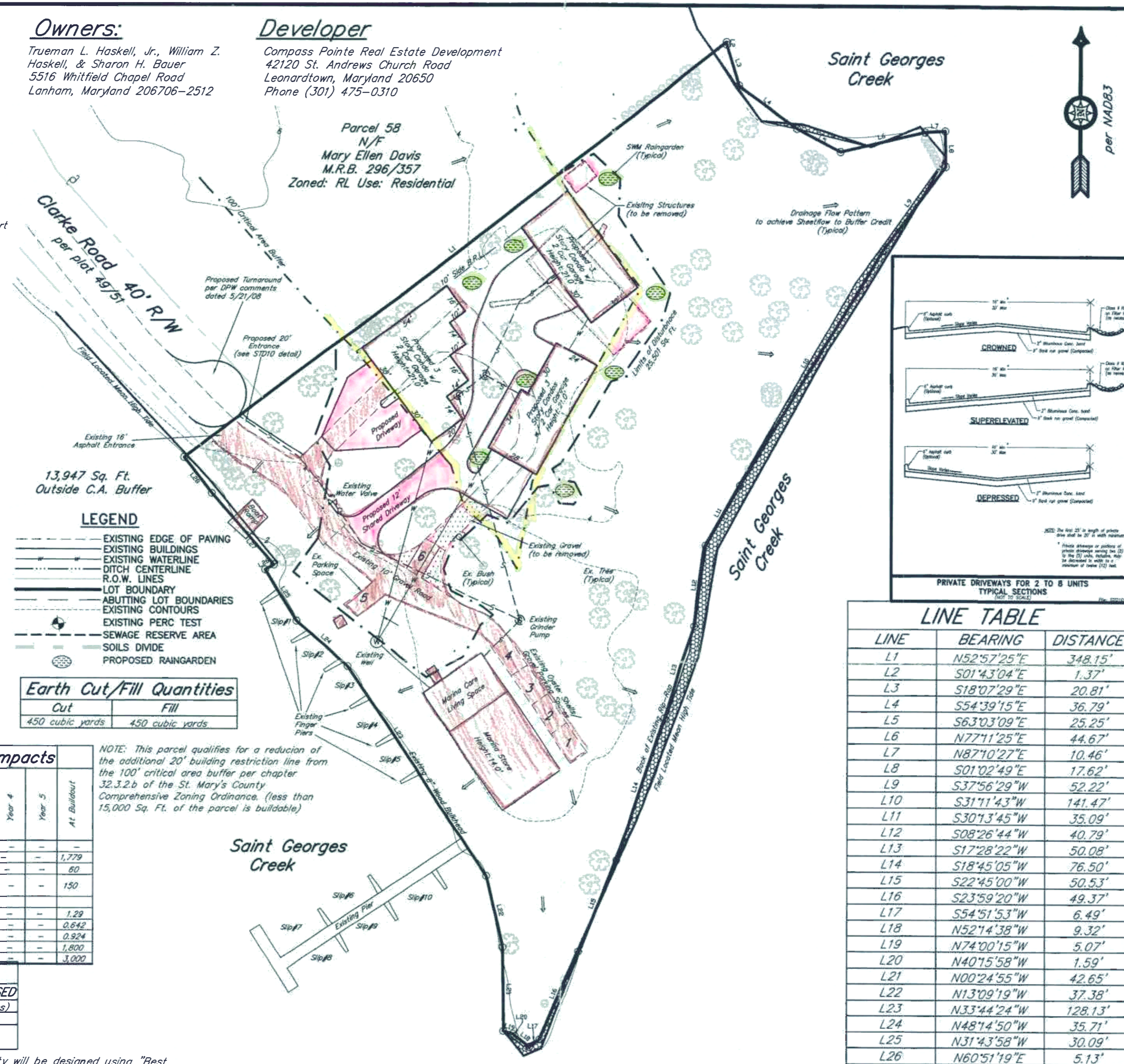
**Owners:**

Trueman L. Haskell, Jr., William Z. Haskell, & Sharon H. Bauer  
 5516 Whitfield Chapel Road  
 Lanham, Maryland 206706-2512

**Developer**

Compass Pointe Real Estate Development  
 42120 St. Andrews Church Road  
 Leonardtown, Maryland 20650  
 Phone (301) 475-0310

Parcel 58  
 N/F  
 Mary Ellen Davis  
 M.R.B. 296/357  
 Zoned: RL Use: Residential



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N52°57'25"E	348.15'
L2	S01°43'04"E	1.37'
L3	S18°07'29"E	20.81'
L4	S54°39'15"E	36.79'
L5	S63°03'09"E	25.25'
L6	N77°11'25"E	44.67'
L7	N87°10'27"E	10.46'
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L13	S17°28'22"W	50.08'
L14	S18°45'05"W	76.50'
L15	S22°45'00"W	50.53'
L16	S23°59'20"W	49.37'
L17	S54°51'53"W	6.49'
L18	N52°14'38"W	9.32'
L19	N74°00'15"W	5.07'
L20	N40°15'58"W	1.59'
L21	N00°24'55"W	42.65'
L22	N13°09'19"W	37.38'
L23	N33°44'24"W	128.13'
L24	N48°14'50"W	35.71'
L25	N31°43'58"W	30.09'
L26	N60°51'19"E	5.13'
L27	N41°55'24"W	48.14'
L28	N37°57'47"W	23.15'

**EXISTING IMPERVIOUS AREA**

AREA	w/in 100'	w/in 1000'
House	240 Sq. Ft.	1,472 Sq. Ft.
Walkways	14 Sq. Ft.	107 Sq. Ft.
Marina Store	2,695 Sq. Ft.	0.00 Sq. Ft.
Shed	156 Sq. Ft.	0.00 Sq. Ft.
Driveways	4,619 Sq. Ft.	2,042 Sq. Ft.
Boat Ramp	200 Sq. Ft.	0.00 Sq. Ft.
Total	7,924 Sq. Ft.	3,621 Sq. Ft.

**AREA TO BE REMOVED**

AREA	w/in 100'	w/in 1000'
House	240 Sq. Ft.	1,472 Sq. Ft.
Walkways	14 Sq. Ft.	107 Sq. Ft.
Shed	156 Sq. Ft.	0.00 Sq. Ft.
Driveways	457 Sq. Ft.	2,042 Sq. Ft.
Total	867 Sq. Ft.	3,621 Sq. Ft.

**PROPOSED IMPERVIOUS**

AREA	w/in 100'	w/in 1000'
Condo Units	0.00 Sq. Ft.	7,300 Sq. Ft.
Driveways	1,524 Sq. Ft.	3,618 Sq. Ft.

**Summary Information on Development Impacts**

	Before Construction	Year 1	Year 2	Year 3	Year 4	Year 5	At Buildout
Haskell's Marina & Condos 6 condo units							
Planned start of construction 5-1-09							
Planned end of construction 5-1-11							
Dwelling units (Multi-family)	-	6	-	-	-	-	-
Non-residential development square footage	-	1,779	-	-	-	-	1,779
Total trip generation from residences (Average)	-	60	-	-	-	-	60
Total trip generation from non-residential development	150	-	-	-	-	-	150
School population							
Elementary .215 per unit	-	1.29	-	-	-	-	1.29
Middle .107 per unit	-	0.642	-	-	-	-	0.642
High .154 per unit	-	0.924	-	-	-	-	0.924
Average daily water usage (Residential)	-	1,800	-	-	-	-	1,800
Average daily sewage flow (Residential)	-	3,000	-	-	-	-	3,000

NOTE: This parcel qualifies for a reduction of the additional 20' building restriction line from the 100' critical area buffer per chapter 32.3.2.b of the St. Mary's County Comprehensive Zoning Ordinance, (less than 15,000 Sq. Ft. of the parcel is buildable).

**Parking Requirements**

USE	REQUIRED	PROPOSED
Dwelling Unit Attached	2 per unit	6 (garages)
On-Site Worker's Housing	1 per Bed	1
Marina	1 per 5 slips, & 5 per 1,000 Sq. Ft. Gross Floor Area	6

**SWM NOTE:** Stormwater Management for this property will be designed using "Best Management Practices" in accordance with the Maryland Department of the Environment Design Manual. Water Quantity will be addressed by sheetflow to tidal waters, and Water Quality will be addressed by rain gardens.

**NOTE:** All interior roads within Haskell's Marina are to be private roads.

**NOTE:** Entire site consists of MtA soils

Land Use and Growth Management Control Number: 08-132-005

Metropolitan Commission

Date \_\_\_\_\_

Director \_\_\_\_\_

Department of Public Works

Date \_\_\_\_\_

Director \_\_\_\_\_

Health Department

Date \_\_\_\_\_

Director \_\_\_\_\_

Sanitarian \_\_\_\_\_

Department of Land Use and Growth Management

Date \_\_\_\_\_

Director \_\_\_\_\_

P.C. Chairman \_\_\_\_\_

No.	Date	Description	By
3	06/09/08	Revised Parking Areas per field visit	DSF
2	05/27/08	Address all TEC Comments	DSF
1	05/14/08	Revised per Health Department	FAB

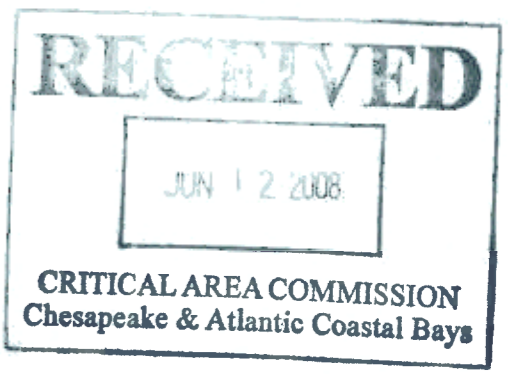
REVISION

**NOKLEBY SURVEYING INCORPORATED**

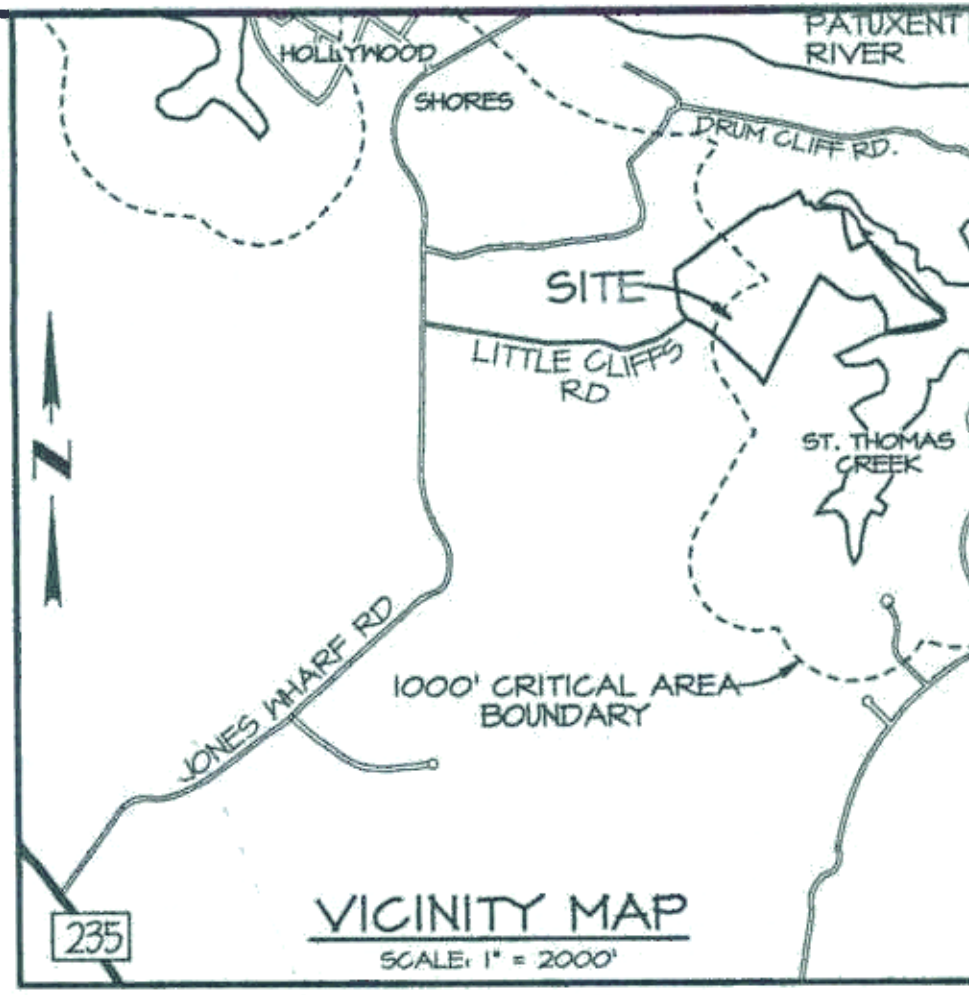
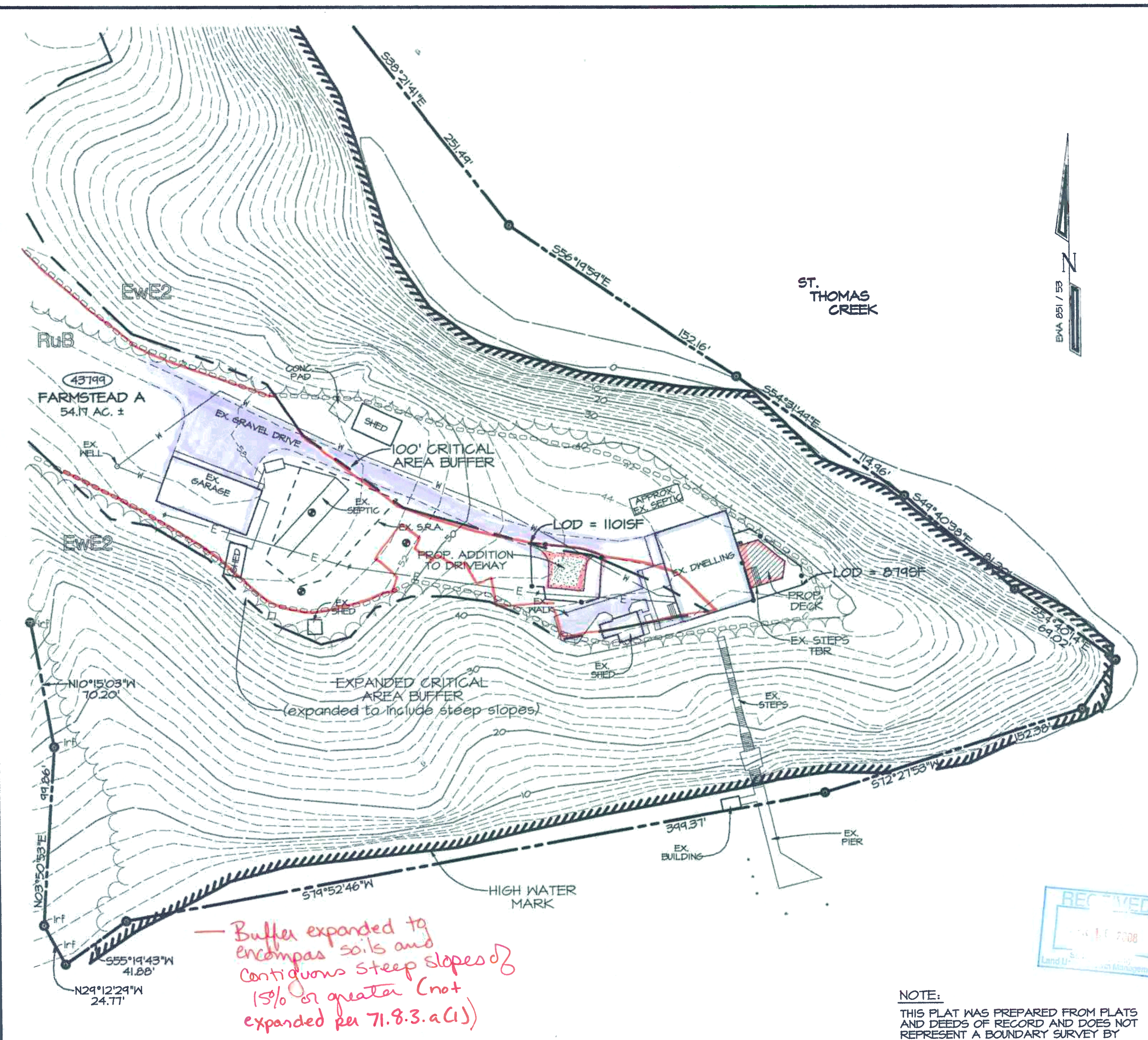
46925-B Shangri-La Drive, S.  
 Lexington Park, Maryland 20653  
 Phone: (301) 862-3135 \* FAX: (301) 862-4360

**Concept Plan**  
 Haskell's Marina  
 Tax Map 65, Grid 12, Parcel 59  
 per E.W.A. 574, Folio 207  
 Second Election District  
 St. Mary's County, Maryland

Contract #: 65-12-59  
 Drawing: 65059cp  
 Chkd by: JDN  
 Dwn. by: DSF  
 Date: 03/13/08  
 Scale: 1" = 40'  
 Page 1 of 1







**CRITICAL AREA CALCULATIONS**

LOT AREA: 2359645 s.f. = 54.17 AC.  
 IMPERVIOUS ALLOWED @ 15%: 353946 s.f. = 8.12 AC.  
 EXISTING IMPERVIOUS: 28602 s.f. = 0.65 AC.  
 PROPOSED IMPERVIOUS: 450390 s.f. = 10.25 AC.

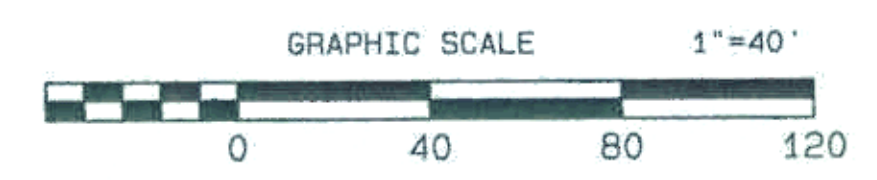
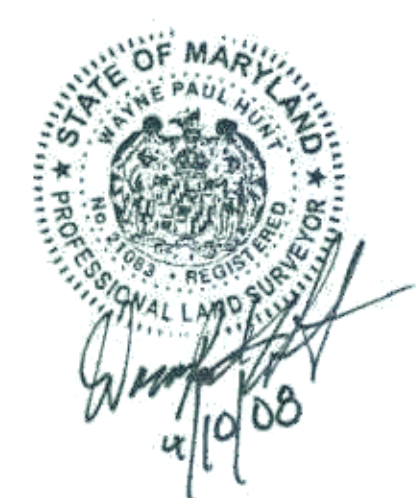
HOUSE = 0 s.f.  
 PORCH = 0 s.f.  
 DECK = 430 s.f.  
 DRIVE = 0 s.f.  
 WALKS = 0 s.f.  
 GARAGE = 0 s.f.

TOTAL PROPOSED IMPERVIOUS: 29,422 s.f. = 0.68 AC. = 1.25 %  
 TOTAL DISTURBED AREA = 1,980 s.f. = 0.05 AC. = 0 %  
 WOODED DISTURBED AREA = 0 s.f. = 0 AC. = 0 %

**IMPERVIOUS AREAS INSIDE EXPANDED CRITICAL AREA BUFFER**

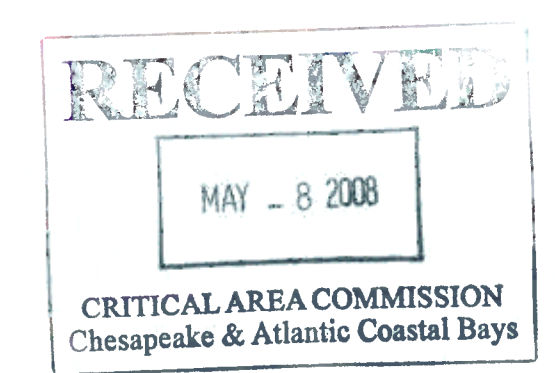
AREA TYPE	EXISTING	REMOVED	PROPOSED
HOUSE	2200 s.f.	0 s.f.	0 s.f.
STOOP	0 s.f.	0 s.f.	0 s.f.
WALK	630 s.f.	60 s.f.	0 s.f.
DECK	0 s.f.	0 s.f.	450 s.f.
SHED	370 s.f.	0 s.f.	0 s.f.
GARAGE	0 s.f.	0 s.f.	0 s.f.
DRIVENWAY	1080 s.f.	0 s.f.	0 s.f.
TOTAL	5080 s.f.	60 s.f.	450 s.f.
GRAND TOTAL	= 5420 s.f.		

*Buffer expanded to encompass soils and contiguous steep slopes of 15% or greater (not expanded per 71.8.3.a(1))*



**NOTE:**  
 THIS PLAT WAS PREPARED FROM PLATS AND DEEDS OF RECORD AND DOES NOT REPRESENT A BOUNDARY SURVEY BY THIS FIRM.

- LEGEND**
- PROPERTY LINE
  - PROPERTY LINE ADJOINING ACCESS/UTILITY EASMT.
  - PERC TEST
  - NON-TIDAL WETLANDS
  - WETLANDS BUFFER
  - 100 YEAR FLOODPLAIN
  - 50' FLOODPLAIN BUFFER
  - INTERMITTENT STREAM
  - 50' STREAM BUFFER
  - PROPOSED S.R.A.
  - SOILS TYPE DIVISION LINE
  - LIMIT OF EXISTING FOREST
  - 2' CONTOUR (LIDAR)
  - 10' CONTOUR (LIDAR)
  - HIGHLY ERODIBLE SOIL TYPES
  - HYDRIC SOIL TYPES
  - STEEP SLOPES (25% +)
  - STEEP SLOPES (15% - 25%)



**ST. MARY'S COUNTY HEALTH DEPARTMENT APPROVAL**

SANITARIAN \_\_\_\_\_ DATE \_\_\_\_\_

ENVIRONMENTAL HEALTH DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**LSR**  
 LITTLE SILENCES REST, INC.  
 41650 COURT HOUSE DRIVE - SUITE 101 - P.O. BOX 2340  
 LEONARDTOWN, MD 20650  
 PHONE: (301) 475-2236 - FAX: (301) 475-3720

DATE: 03/20/08  
 JOB#: 0110-98  
 FOLDER: M20B12  
 SCALE: 1" = 40'  
 DRAWN: KB  
 CHECKED: WPH  
 REVISIONS:

**CRITICAL AREAS BUILDING PERMIT PLAT**  
 FARMSTEAD A ~ SMIROLODO SUB.  
 54.17 AC.±  
 SIXTH ELECTION DISTRICT  
 ST. MARY'S COUNTY, MARYLAND  
 FOR: KEVIN STEVENS  
**PERMIT NUMBER: 07-2594**