

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/

December 29, 2008

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

Re: File #08-131-027; Harbor View Bed & Breakfast
40000 Mary Helen Way

Dear Ms. Glenn:

This office received a revised site plan for the above referenced project on December 17, 2008. The applicant is seeking to convert an existing marina building to a bed and breakfast facility. The marina facility, or Lot 1, is 1.03 acres in size and located within the Limited Development Area (LDA). The applicant revised the site plan to clarify existing and proposed lot coverage and existing and proposed vegetation. Based on the revised plan, this office has no further comments.

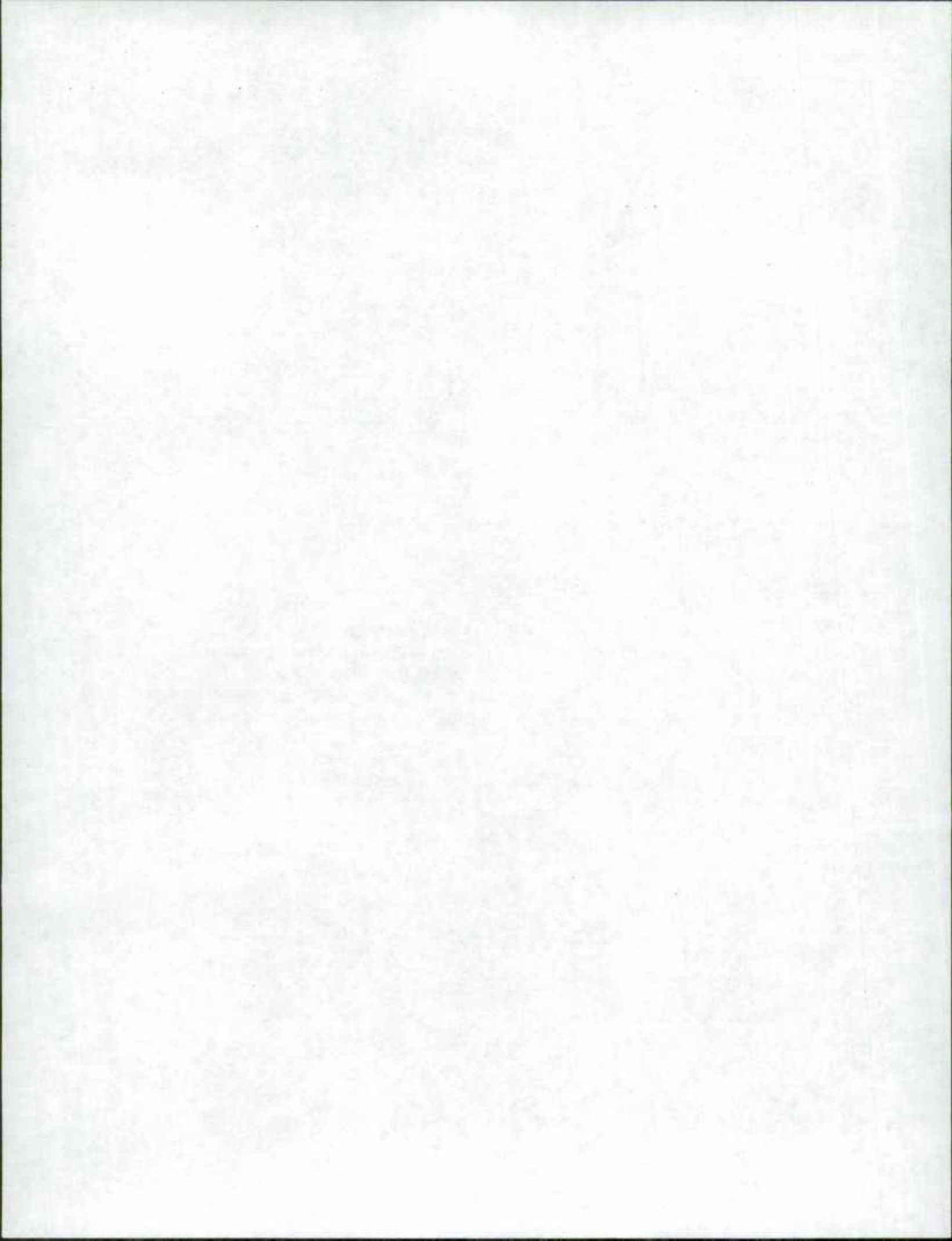
Thank you for the opportunity to provide comment. Please contact me at (410) 260-3475 if you have any questions or concerns.

Sincerely,

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

Kate Charbonneau
Regional Program Chief
SM489-08

Cc: Donnie Mills, Mehaffey & Associates



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 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: File #08-131-027; Harbor View Bed & Breakfast
40000 Mary Helen Way

Dear Ms. Glenn:

Thank you for providing the above referenced site plan for review and comment. The applicant is seeking to convert an existing marina building to a bed and breakfast facility. The marina facility, or Lot 1, is 1.03 acres in size and located within the Limited Development Area (LDA). The lot is currently developed with a restaurant and pavilion, marina office, and parking lot. This lot is part of a subdivision that was approved in 1998. Based on the information provided, I have the following comments:

1. The site plan must contain information regarding existing and proposed lot coverage. Section 8, Ch. 119, 2008 Laws of Maryland at 765, contains provisions in regard to the lot coverage requirements of Natural Resources Article §8-1808.3 which may be applicable to this subdivision. Under these provisions, a development project whose initial application for development that satisfies all local requirements is filed by October 1, 2008 and whose development plan is approved (recorded) by July 1, 2010 may utilize the County's approved impervious surface area limitations in effect prior to July 1, 2008 provided that:
 - a) The approved development plan remains valid in accordance with the County's procedures and requirements; and
 - b) By July 1, 2010, the applicant prepares a detailed lot coverage plan drawn to scale and showing the amounts of impervious surface area, partially pervious area, and developed pervious surface area in the development project.

In addition to (a) and (b) above, Section 8, Ch. 119, 2008 Laws of Maryland at 765 requires the lot coverage plan to be approved by the County and implemented in accordance with the approved lot coverage plan. Should the applicant intend to develop this subdivision in accordance with the County's impervious surface area limitations, please indicate that intent and ensure that the applicant is aware of the requirements of Chapter 119 of the 2008 Laws of Maryland for proceeding as such.

2. I am unable to reconcile serious differences between the subdivision plat that was approved in 1998 and the current site plan. Namely, the amount of impervious surface shown in 1998 greatly exceeds the amount of impervious surface shown on the current site plan, not including the expanded parking area on Lot 1. If the parking area was developed to be considered pervious in accordance with prior County procedures, the site plan should reflect this and a lot coverage plan will need to be filed in order for the applicant to demonstrate this grandfathering.
3. The 1998 subdivision plat indicated that 8,276 square feet of planting was required to meet the 15% afforestation threshold, yet this site plan states only 2,785 square feet of vegetation currently exists. Prior to site plan approval, the 15% afforestation that was required 10 years ago should be provided.
4. This office has serious concerns about the addition of a pool to the Buffer. It would appear that the deck is currently considered to be impervious. However, this office would appreciate information as to when the deck was constructed, and if the construction was after the Critical Area Program was adopted, whether the construction was ever considered to be pervious. If that were the case, I do not believe the applicant could construct the pool without a variance to the 100-foot Buffer.

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

Sincerely,



Kate Schmidt
Regional Program Chief

Cc: SM489-08

MEHAFFEY & ASSOCIATES, P.C.

Civil and Environmental Engineering • Land Planning



December 16, 2008

David Berry
St Mary's County Department of Land Use and Growth Management
P.O. Box 653
LEONARDTOWN MD 20650

RE: Harbor View Minor Site Plan
Tax Map 39, Block 24, Parcel 16 Lot 1
3rd District
LUGM File#: 08-131-00027

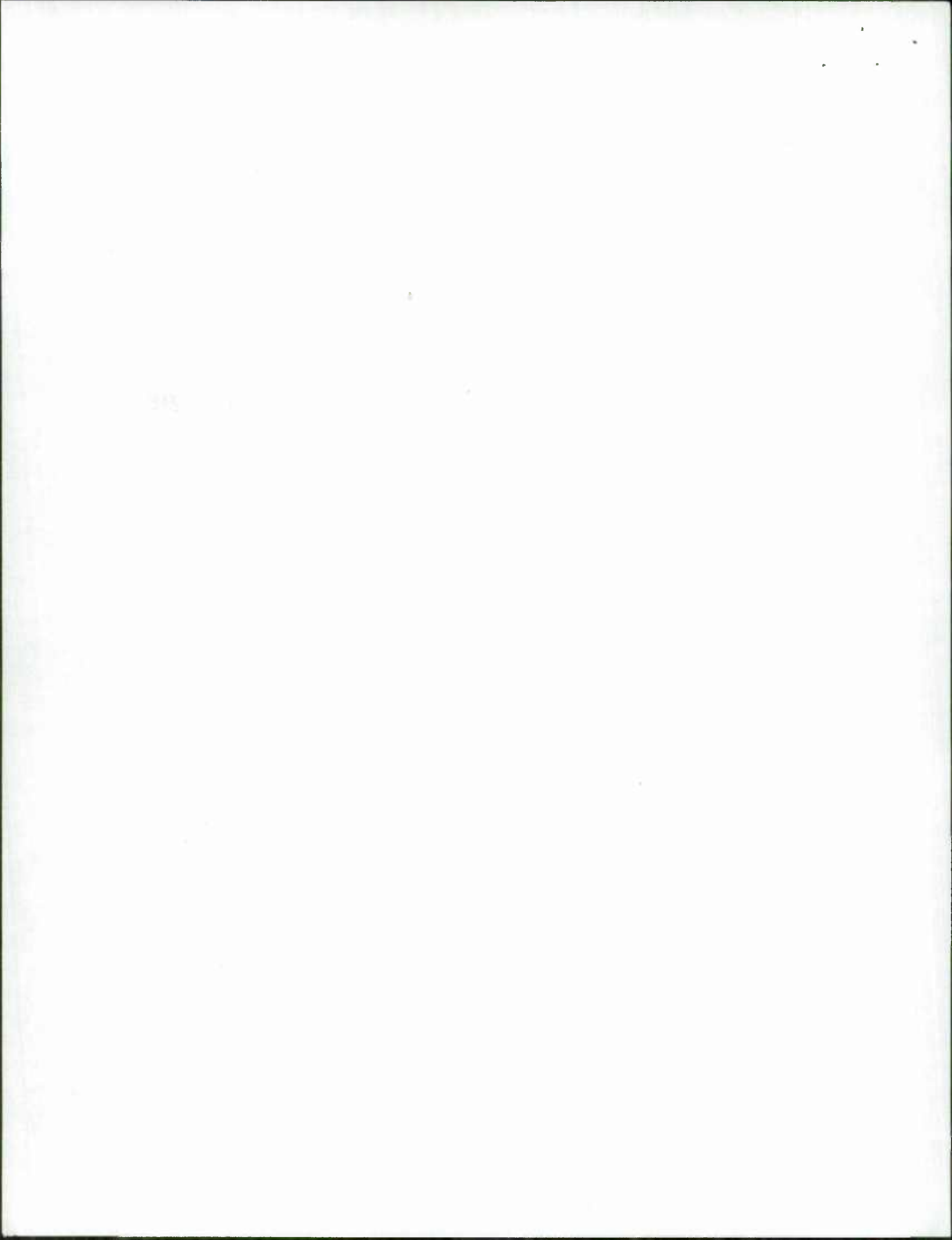


Dear Mr. Berry,

Please note that the concept plan has been revised per the TEC report of August 14, 2007. Below is a brief response or description of the revisions. Find attached a copy of the revised concept plan for review and approval.

Land Use and Growth Management

- A. Zoning Ordinance Requirement
1. Section 32.1 FAR calculations has been provided on the plan, see note 10.
 2. Section 51.53.a.(4) The parking area is screened from the view of adjacent properties by dense evergreen vegetation and/or planted 6' berm. It would not be appealing to screen Lots 2 - 5.
 3. Section 51.118.a.(2) The proposed swimming pool has been removed from the plan.
 4. Section 60.4 Concept Checklist
 - a. LUGM control number has been added to the plan.
 - b. The zoning has been corrected as directed. CM zoning is pending.
 5. Section 60.6.1.f
 - a-e. Parking has been calculated on the plan (see note 12). Please note that Yacht Club use will be scheduled use and parking will utilize the access to Dock Master Suite to meet the parking requirement.
 - f. Loading zones have been added at the access to the Dock Master Suite.



6. Section 60.6.1.g
Dimensions on the existing structures have been added to the plan.
7. Section 63.4
No response required.
8. Section 63.4
Currently the property use would require a "B" buffer, however, applying the buffer yard requirements to the lot would greatly impact the area for allowable development. The lots internal of the property wouldn't allow the buffer yard to be applied to the property, furthermore the site plan proposes no additional buildings or impervious surface. The master development provides screening from the adjacent properties. The marine uses will be mainly used by the owners of lots 2 through 5 and have been in you use for a number of years.

B. Required Regulations

1. No response required.

C. Staff Recommended

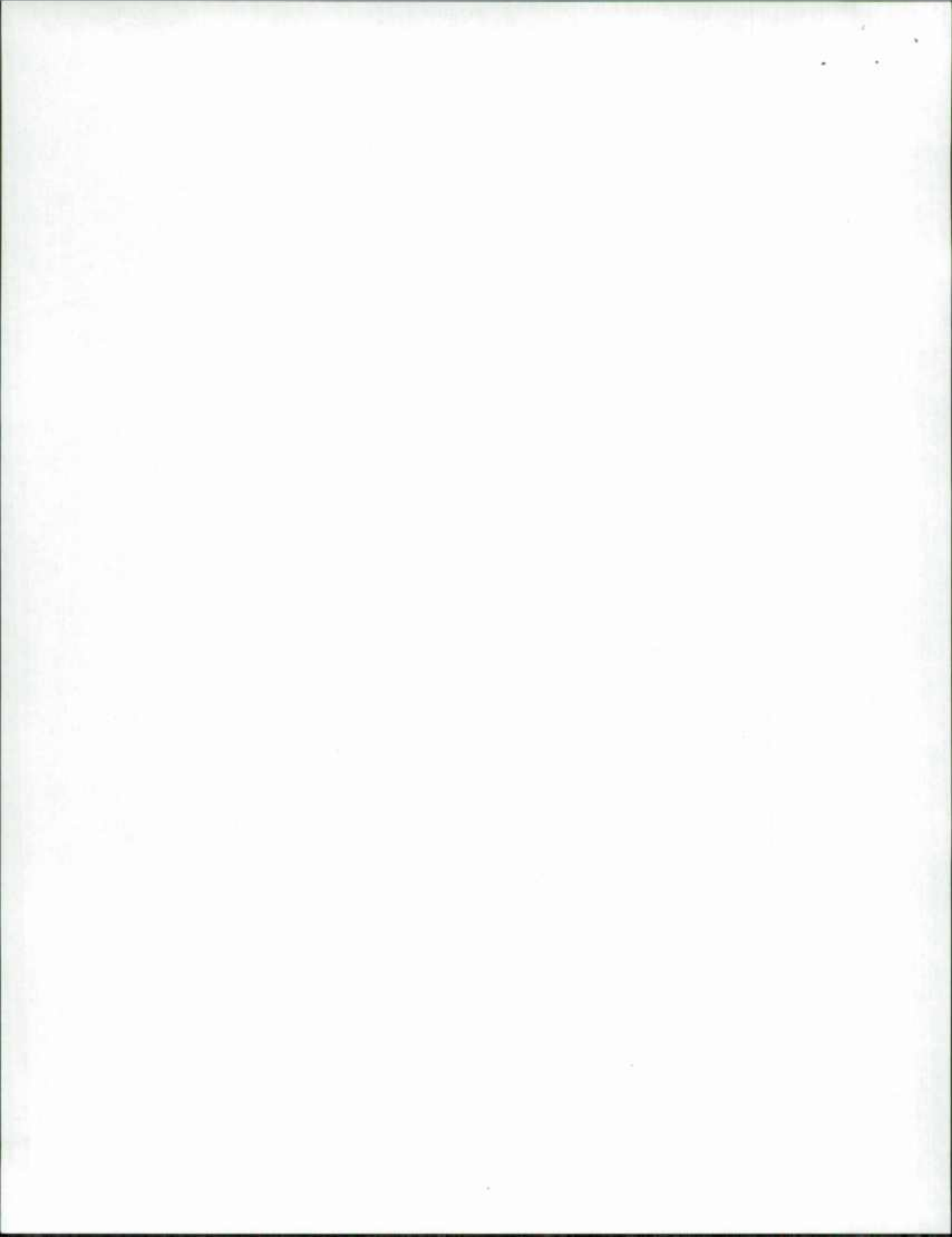
1. It's understood that the zoning issues need to be resolved prior to final approval. The zoning correction is in the process.
2. The square footage for the proposed uses within the building has been added to the plan.

Department of Public Works

1. Please note that there is no additional impervious surface proposed by the plan. Existing vegetative strips treat more than 20% of the existing impervious surface and no addition stormwater management will be provided by the project.
2. The proposed pool has been removed from the plan.
3. The parking area is within the easement shown at EWA 45/80.
4. Emergency vehicle area is shown on the plan.
5. No response required.

Critical Area Commission

1. Our meeting on December 5, 2008 corrected many of the questions/comments regarding this project. Lot coverage table and summary of impervious areas have been added to the plan.
2. Reconciled in the Dec. 5 meeting.
3. The planting area has been corrected on the plan and the single trees have been calculated in the square footage. Many of the trees have been calculated as 1" caliper trees or 200 sqft even though most of them are larger than that already.
4. The proposed pool has been removed from the plan.



Page 3

Soil Conservation District

Approved the Site Plan, September 10, 2008.

Health Department

1. Water and sewer category has been corrected on the plan.
2. Water and sewerage usage will be calculated by the architect prior to final approval. EDU table is shown on the plan.

Metcom

The architect computations for sewerage usage will be completed before final approval.

State Highway Administration

Approved the Site Plan, September 11, 2008.

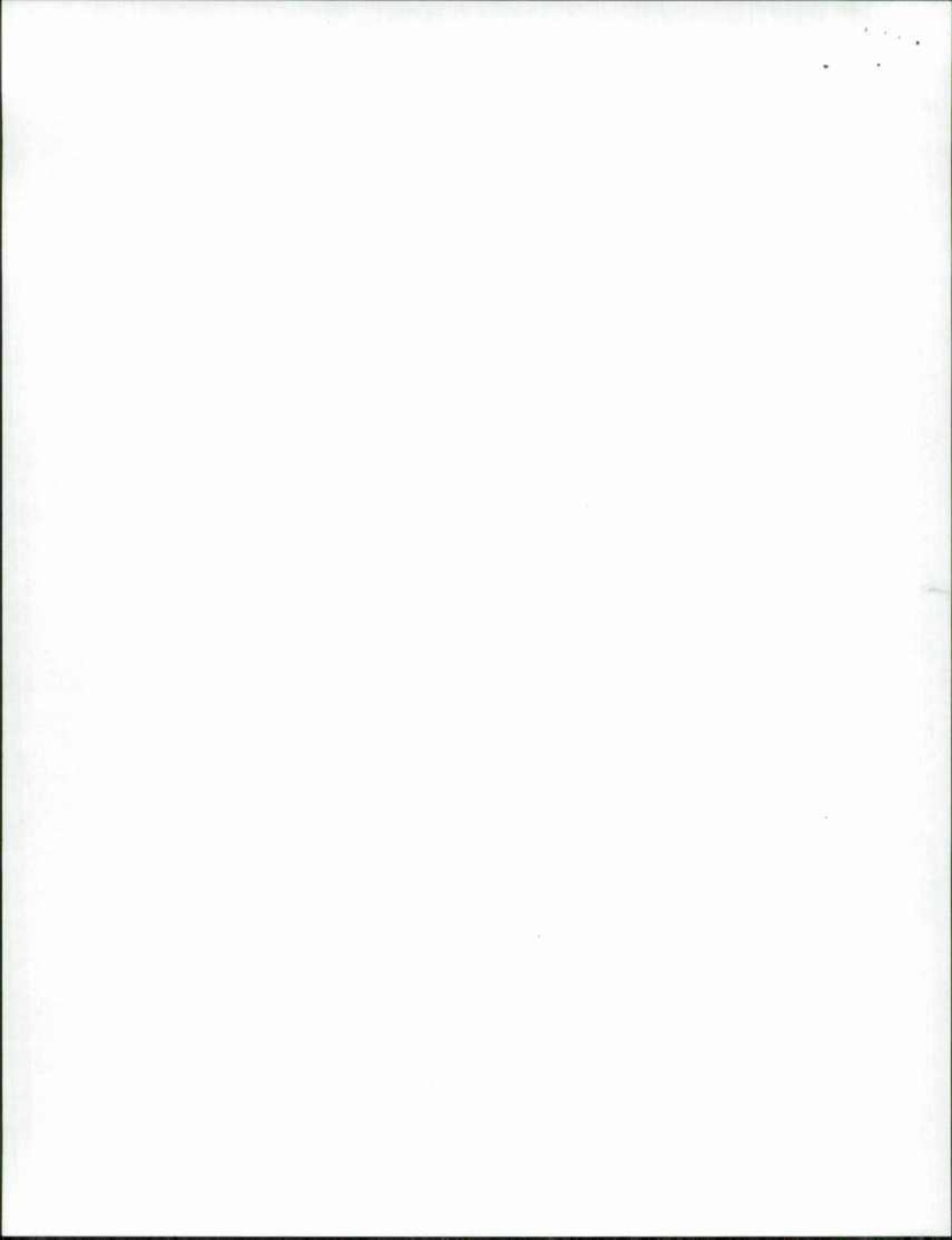
Message: Please find attached information for review and approval. If you have any questions or need additional information, please give me a call.

Sincerely,



Donnie Mills

copy: Phil Dorsey
DPW&T
Heath Department
Critical Area Commission
Metcom



General Notes

- This site is located on Tax Map 39, Grid 24, Parcel 16.
- The SITE AREA is 1.24 AC. 2 Existing: 5 units (4 to be removed) Proposed: 2-Duplex's (4 units) 1 Dwelling Unit remains with this proposal.
- Present zoning: CL/ADA (overlay)
- Alloping properties are listed RP/ADA (overlay), unless otherwise shown herein.
- Building Restriction Lines (B.R.L.'s) shown hereon are per approved Site Plan entitled "Harbor View" Sub-Division by Breton Bay Permit Service, Inc. date 10/3/96. Duplex Units shall have a 0' foot side setback.
- Water supply shall be from a shared deep drilled well to an approved confined aquifer for a shared small water system.
- Sanitary flow shall be to a central public sanitary sewer system.
- 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.
- 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, Outlots or Outlets shown hereon.
- CAUTION:** The Rights-of-Way shown hereon do not necessarily provide access from these lots to a County or State Road of this time. Road and utility construction and maintenance are the responsibility of the buyer of these lots, unless otherwise provided herein.
- Existing Dockmaster Building and Restaurant structures on these subdivided parcels are non-complying in accordance with Section 48.3 of Zoning Ordinance #90-11.
- Present Sewer Category: R5a (Rural Sewer Service Environmental Present Water Category: N.P.S. (No Planned Service))
- No further subdivision will be allowed.
- The above lots to be served by Joe Hazel Road as shown herein. The above lots are to be served by an existing driveway entrance.
- The above lots are to be served by the private right-of-way shown herein. This private right-of-way, named Mary Helen Way, 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 right-of-way be considered for acceptance into the County Highway Maintenance System until such is approved to the appropriate County Road Standards of the individual lot owners expense. The above lots are to be served by a R-20 commercial driveway entrance as per the St. Mary's County Road Ordinance. The Developer shall be responsible for the installation or bonding of the multiple driveway entrance(s) prior to the recording of this plat.
- Premise addresses are shown as those ~~shown~~.
- Trip Generation Rates are 10.0 trips/unit. Affected road is Joe Hazel Road.
- Stormwater Management to be exempted per Dept. of Planning and Zoning Comments dated 12/16/97.
- This site is exempt from the Forest Conservation Act per Section 44.2.3.b. of the St. Mary's County Zoning Ordinance.
- 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 FIRM Community Panel # 240001-0047.8.
- Hydro 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 Non-Tidal Wetlands per the State of Maryland Non-Tidal Wetland Inventory Maps.

Development, Construction, Utility and Drainage Easement Covenant:

There is hereby created a blanket easement upon, across, over, through and under the property shown hereon for ingress, egress, construction, installation, replacement, repair and maintenance of all streets and parking lots, utility and service lines and systems, including, but not limited to, drainage areas, storm water management, streets, parking, pedestrian walkways, water, sewer, gas, telephones, electricity, television cables or communication lines systems. By virtue of this easement it shall be expressly permissible for Harbor View Villas Homeowners Association, its successors and/or assigns, including but not limited to St. Mary's METCOMM and St. Mary's Department of Public Works with the approval of the declarant, to complete construction of all contemplated improvements to the subject property, install and maintain facilities and equipment on said property, to excavate for such purposes and to offer and maintain wires, circuits and conduits on, in and under the roofs and exterior walls of improvements thereon, providing such disturbed areas are restored to the condition in which they were found.

Notwithstanding a specific easement designation shown on this plat, there is automatically created an easement upon, across, over, through and under the property shown hereon for drainage area and storm water management following the natural flow of water throughout the watershed in which said property is located.

Afforestation Plan

Required = 8,102 Sq. Ft. of mitigation (15% of 1.24 Acres)
 Provided = 8,200 Sq. Ft. of mitigation
 6" Tall trees of 400 Sq. Ft. per tree
 (12) 12 trees = 4,800 Sq. Ft.
 Shrubs of 200 Sq. Ft. per shrub
 (17) 17 shrubs = 3,400 Sq. Ft.

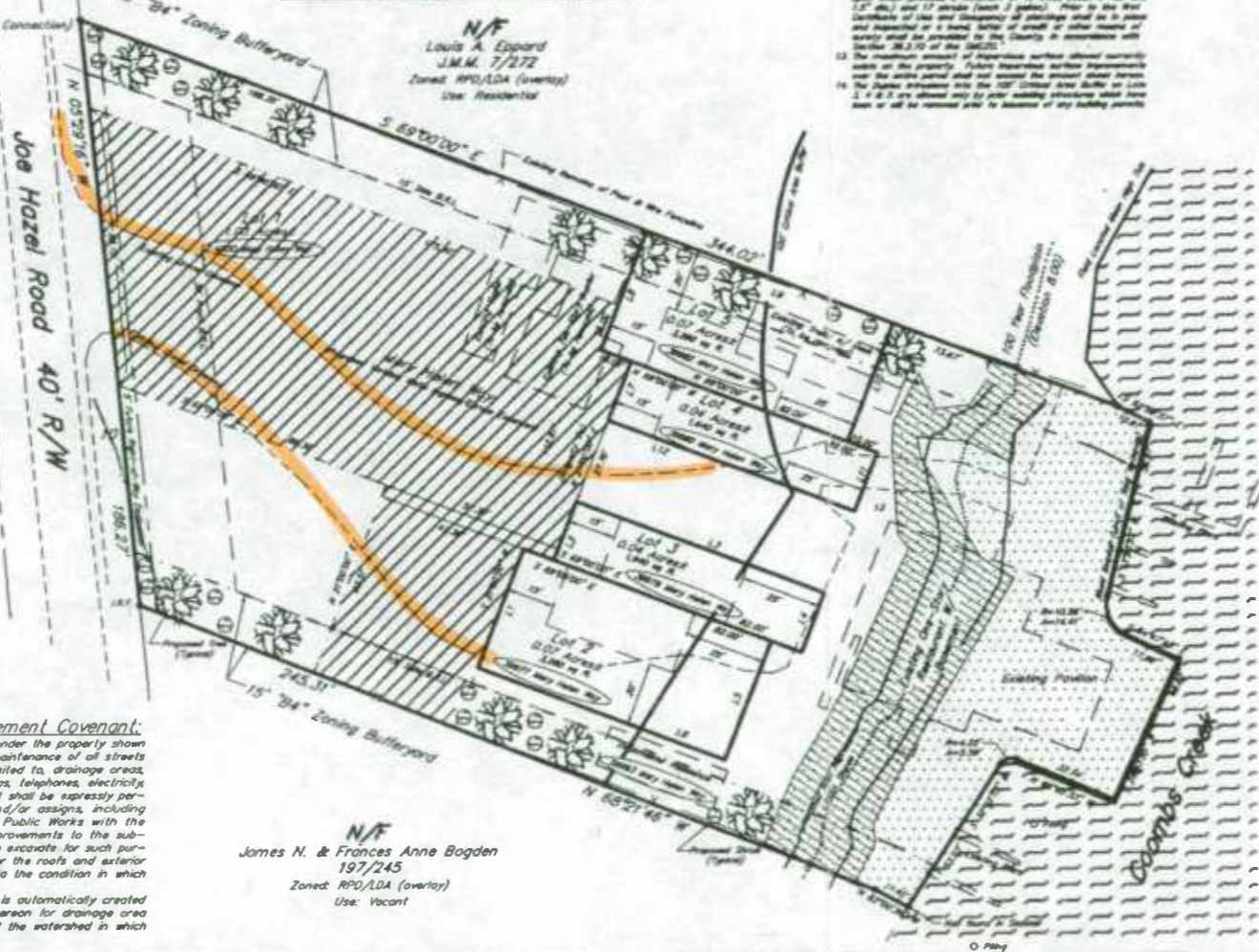
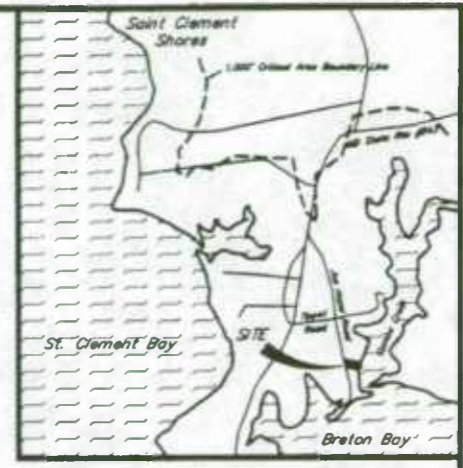
Table of Courses

LINE	DIRECTION	DISTANCE
1	N 21°30'00" E	40.00'
2	N 21°30'00" E	20.00'
3	N 21°30'00" E	20.00'
4	N 21°30'00" E	20.00'
5	N 21°30'00" E	20.00'
6	N 21°30'00" E	20.00'
7	N 21°30'00" E	20.00'
8	N 21°30'00" E	20.00'
9	N 21°30'00" E	20.00'
10	N 21°30'00" E	20.00'
11	N 21°30'00" E	20.00'
12	N 21°30'00" E	20.00'



Critical Area Notes

1. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map.
2. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map.
3. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map.
4. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map.
5. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map.
6. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map.
7. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map.
8. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map.
9. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map.
10. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map.
11. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map.
12. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map.
13. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map.
14. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map.
15. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map.
16. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map.
17. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map.
18. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map.
19. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map.
20. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map. The area of the Critical Area is shown on the attached map.



Owner's Certificate

We, Harbor View Partnership, the owners of the property shown hereon and described in the Surveyor's Certificate attached 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 hereto 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 hereon, for construction, installation, maintenance, repair, inspection, and operation of public water and sewer facilities. 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 thereon have been or will be complied with to the best of my/our knowledge, information and belief.

[Signature] 2-23-98
 Harbor View Partnership, Inc. Date

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 Harbor View Partnership by deed dated 07/17/89 from Mary Helen Patterson, Widow as recorded among the Land Records of St. Mary's County, Maryland in Liber M.R.B. 482 at Folio 437. 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 thereon 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.

[Signature] 2-23-98
 Larry O. Day, Registered Land Surveyor Date
 Maryland Certificate No. 9006

Health Department
 Date: 3/29/98
 Director: *[Signature]*

Metropolitan Commission
 Date: 2/16/98
 Director: *[Signature]*

Planning and Zoning
 Date: 5-26-98
 Director: *[Signature]*
 P.C. Chairman: *[Signature]*
 Case File Number: 96-2558

No.	Date	Description	By
5	02/23/98	Add O.P.Z. Note \ Critical Area #14	J.T.M.
4	02/10/98	Change note #5 per H.D. / Client	J.T.M.
3	1/22/98	D.P.W. Comments 11/20/97 & 1/21/98	J.T.M.
2	01/16/98	Revise per Client	J.T.M.
1	04/06/98	OPZ Comments 12/16/97	J.T.M.

DAY & ASSOCIATES, INC.
 Surveying, Land Planning & Engineering
 44425 Pecan Court - Suite 153
 California, Maryland 20619
 Phone: (301) 863-0333 or FAX: (301) 863-7460

Simplified Subdivision Plat
 Lots 1, 2, 3, 4 & 5
Harbor View Villas
 Third Election District
 St. Mary's County, Maryland

Drawn by: 97-014 Drawing #: 97014RP Date by: S.D. Date by: J.T.M.
 Date: 07/16/97 Scale: 1"=30' Page: 1 of 1

45 80
 msk85a.1262 - 3049



1998 Aerial

0 20 40 80 120 160 Feet

DLUGM 12/5/2008 by SV



2003 Aerial

0 20 40 80 120 160 Feet

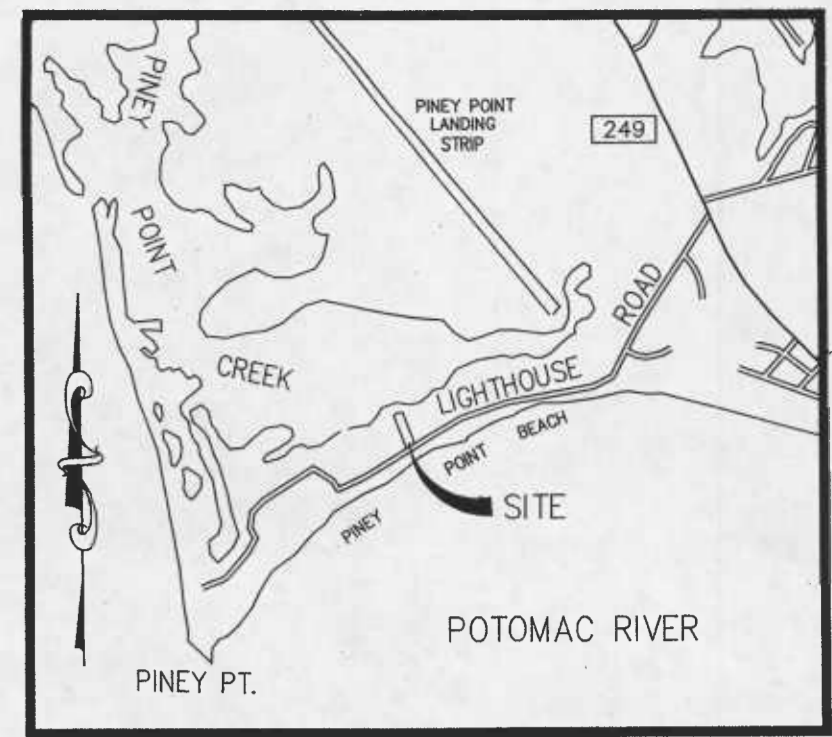
DLUGM 12/5/2008 by SV



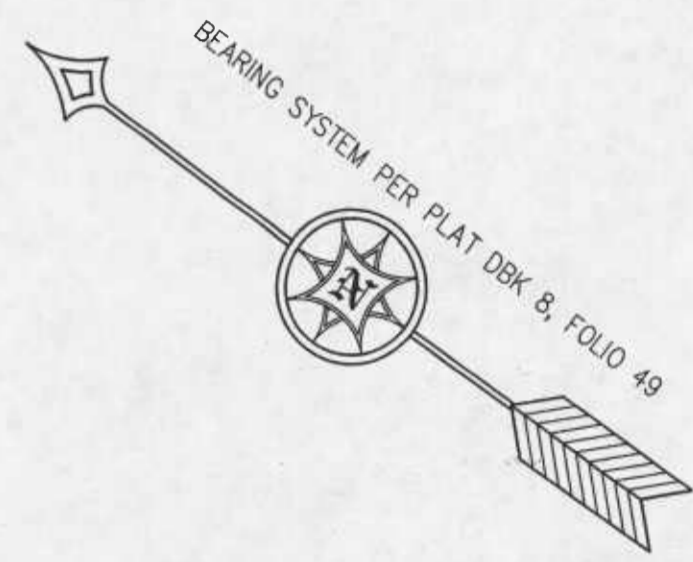
2007 Aerial

0 20 40 80 120 160 Feet

DLUGM 12/5/2008 by SV



VICINITY MAP
SCALE: 1"=2,000'
ADC MAP PAGE 27 GRID H-6
ST. MARY'S COUNTY



LEGEND

- EXPANDED CRITICAL AREA BUFFER: [Symbol]
- 100 YEAR FLOODPLAIN ELEVATION DIVISION: [Symbol]
- INTERMEDIATE CONTOUR: [Symbol]
- INDEX CONTOUR: [Symbol]
- PROPOSED SUPER SILT FENCE: [Symbol]
- LIMIT OF DISTURBANCE (LOD): [Symbol]
- EXISTING TREE: [Symbol]
- PROPOSED NATIVE REEDS/SHRUBS: [Symbol]
- PROPOSED PERVIOUS PAVERS (50% PERVIOUS): [Symbol]

PINEY POINT CREEK

LOT 500-17
0.81 AC.±
35,351 SQ. FT.

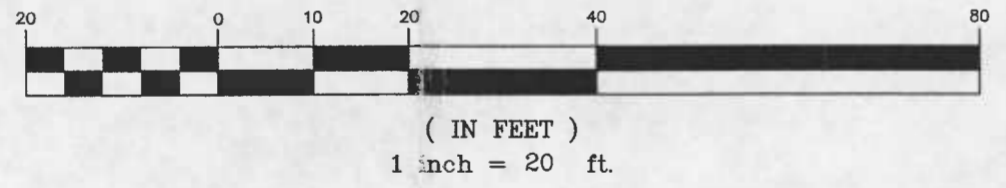
LOT 19
WARREN TOLSON AT PINEY POINT SUBDIVISION
PLAT EBA 8/49
ZONED: RL/IDA OVERLAY

LOT 16
WARREN TOLSON AT PINEY POINT SUBDIVISION
PLAT EBA 8/49
ZONED: RL/IDA OVERLAY

GENERAL NOTES

1. THIS SITE IS LOCATED ON TAX MAP 65, GRID 16, P/O PARCEL 225.
2. THE SITE AREA = 0.81 AC.±
3. PRESENT ZONING: RL/IDA OVERLAY
4. ADJOINING PROPERTIES ARE ZONED RL/IDA OVERLAY.
5. BUILDING RESTRICTION LINES SHALL BE AS SHOWN HEREIN. THE BUILDING RESTRICTION LINES ARE MAPPED IN ACCORDANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE (CZO) 02-01 CHAPTER 32.3.2 AND SCHEDULE 32.4 FOR ZONE RL AS FOLLOWS: 25' FRONT, 10' SIDE, AND 20' REAR APPLIED FROM THE MORE RESTRICTIVE OF THE LOTS LINES. SENSITIVE AREAS ARE EXCLUDED FROM THE BUILDABLE AREA.
6. PREMISE ADDRESSES ARE SHOWN AS THUS: XXXXX
7. WATER SUPPLY SHALL BE FROM INDIVIDUAL DEEP DRILLED WELL TO AN APPROVED CONFINED AQUIFER.
8. SEWAGE FLOW SHALL BE TO A CENTRAL PUBLIC SANITARY SEWER SYSTEM.
9. PRESENT SEWER CATEGORY: S-1
10. PRESENT WATER CATEGORY: W-6D
11. 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.
12. THE 100-YEAR FLOODPLAIN IS AT ELEVATIONS 4 AND 5' BASED ON NAVD 1988 AS SHOWN HEREIN. NO IMPROVEMENT SHALL BE MADE IN THE FLOODPLAIN WITHOUT SPECIFIC AUTHORIZATION FROM ST. MARY'S COUNTY.
13. THIS PLAN IS IN COMPLIANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN. A WAIVER OR DEFERRAL TO CONNECT TO THE PUBLIC WATERLINE AND SEWER HAS BEEN GRANTED FOR THIS PROPERTY, AND SUBSEQUENTLY THE RESULTING PRIVATE WATER AND SEWER SERVICE SHALL BE:
 - A. APPROVED BY THE OFFICE OF ENVIRONMENTAL HEALTH; AND
 - B. DESIGNED FOR FUTURE CONNECTION TO PUBLIC WATER SYSTEM WHEN THE METROPOLITAN COMMISSION DETERMINES THAT A CONNECTION IS FEASIBLE AND THEN THE PRIVATE WATER AND/OR SEWER SERVICES SHALL BE DISCONTINUED, AND THE PROPERTY SHALL BE CONNECTED TO THE PUBLIC SYSTEM.

GRAPHIC SCALE



Structure is in the floodplain Zone A2 Base Flood Elev. NAVD 88. A Flood Elevation Certificate must be approved by the Code Coordinator prior to any framing inspection request and/or approval. The structure must be designed to meet the requirements of CZO 76.6.2. Contact the Code Coordinator at 301-475-4200 ext. 1592 for specifications.

Revegetate areas where impervious surfaces were removed with natural plant materials-ground cover, shrubs and/or perennials. All species are to be native to the coastal plain in Maryland.

CAPA 08-0767
for 36 trees and 46 shrubs

All species to be native to the coastal plain in Maryland + Salt tolerant

per approved Pot variance dated 10/23/08 p.1 & 2

APPROVED
As Noted in Red
JAN 09 2009
Elaine C. Ferat
Land Use & Growth Management

Legend

- [Symbol] New/Replacement lot coverage
- [Symbol] Existing lot coverage to be removed
- no clearing of woody vegetation requested or approved
- Blaze Orange Fence

CRITICAL AREA NOTES

1. APPROXIMATELY 0.81 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.
2. 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).
3. NO DEVELOPMENT IS PERMITTED IN TIDAL OR NON-TIDAL WETLANDS OR OTHER ASSOCIATED BERTHS WITHOUT APPROVAL FROM THE APPROPRIATE LOCAL, STATE AND FEDERAL AGENCIES.
4. 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. ANY AND ALL FORESTED OR RESTORED AREAS CREATED UNDER THE PROVISIONS OF THE ST. MARY'S COUNTY CRITICAL AREA ORDINANCE AND DESIGNATED ON THIS PLAN SHALL BE PRESERVED FROM FUTURE DISTURBANCE.
5. LOCATIONS OF NATURAL HERITAGE AREAS, HABITATS OF THREATENED OR ENDANGERED SPECIES, AND HABITATS OF SIGNIFICANT PLANTS OR WILDLIFE ARE IDENTIFIED ON THIS PLAN IN ACCORDANCE WITH SECTION 71.8 OF THE ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE.
6. EXISTING AREA OF IMPERVIOUS SURFACE WITHIN 200' BUFFER: 2,729 SQ. FT.
7. AREAS WITH SLOPES OF 15 PERCENT (15%) OR GREATER: 0.00 SQ. FT.
8. EXISTING TREES OR FORESTED AREAS: 3,600 SQ. FT.
9. AREA OF EXISTING IMPERVIOUS SURFACE: 3,969 SQ. FT.
10. PROPOSED AREA OF SOIL DISTURBANCE: 11,805 SQ. FT.
11. PROPOSED AREA OF IMPERVIOUS SURFACE: 4,510 SQ. FT. (2,411 SQ. FT. WITHIN THE CRITICAL AREA BUFFERS)
12. CRITICAL AREA MITIGATION 3:1 OF DISTURBANCE TO THE 200' BUFFER:
 - AMOUNT OF DISTURBANCE: 7,807 SQ. FT.
 - AMOUNT OF MITIGATION: 23,421 SQ. FT. OR 36 TREES & 46 SHRUBS
 - 12' TREES ACCOUNT FOR 800 SF OF MITIGATION

ROBERT T. MCCARTHY, CHIEF ENGINEER
PROFESSIONAL CERTIFICATION: I, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE No. 200393
EXP. DATE 3-19-2009

HEALTH DEPARTMENT
DATE
DIRECTOR

DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT
DATE
DIRECTOR

NO.	DATE	DESCRIPTION	BY
3.	10/22/08	REVISED PER VARIANCE HEARING	KJO
2.	08/25/08	REMOVE DETACHED ACCESSORY REFERENCE, MOVE STEPS	JTN
1.	08/08/08	ADDRESS NOTES FROM PRE APPLICATION MEETING FOR VARIANCE	JTN

THE TECH GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
GEOTECHNICAL • ENVIRONMENTAL
MATERIALS CONSULTANTS • FACILITIES
44425 Pecan Court - Suite 153
California, MD 20619

SITE PLAN
FOR ELAINE C. FERAT
PER DEED LIBER JWW 3122, FOLIO 143
LOT 500-17
WARREN TOLSON AT PINEY POINT SUBDIVISION
PER PLAT LIBER EBA 8, FOLIO 49
SECOND ELECTION DISTRICT
ST. MARY'S COUNTY, MARYLAND
PROJECT: 207044 DRAWING: 207044SP CHKD BY: CFY DWN BY: JTN

DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT CASE FILE NO. 08-0767

RECEIVED
JAN 16 2009

St. Mary's County
Land Use & Growth Management