

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/

November 3, 2008

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

Dear Ms. Veith:

RE: Town Creek Marina

Thank you for providing information on the referenced project. The subject site is a commercial marina located in the Limited Development Area (LDA) of the Critical Area. Plans for redevelopment of the marina on this site were reviewed by this office in 2005. A new plan has been submitted to this office for comment. Based on the information submitted, it appears that there is a proposed new concrete pad for a crane. The following comments apply to the proposal.

1. Lot coverage is limited to 15 % of the parcel or lot. If the lot coverage is exceeded by the proposed concrete pad a variance or growth allocation may be required. Please provide additional information.
2. Please have the applicant address Chapter 41.7 of the St. Mary's County Comprehensive Zoning Ordinance regarding development in the County's Buffer Management Overlay area.
3. The project appears to involve the expansion of an existing marina use; however, this use and the requirements of Chapter 41.8 of the St. Mary's County Comprehensive Zoning Ordinance have not been addressed. The applicant should provide this additional information.

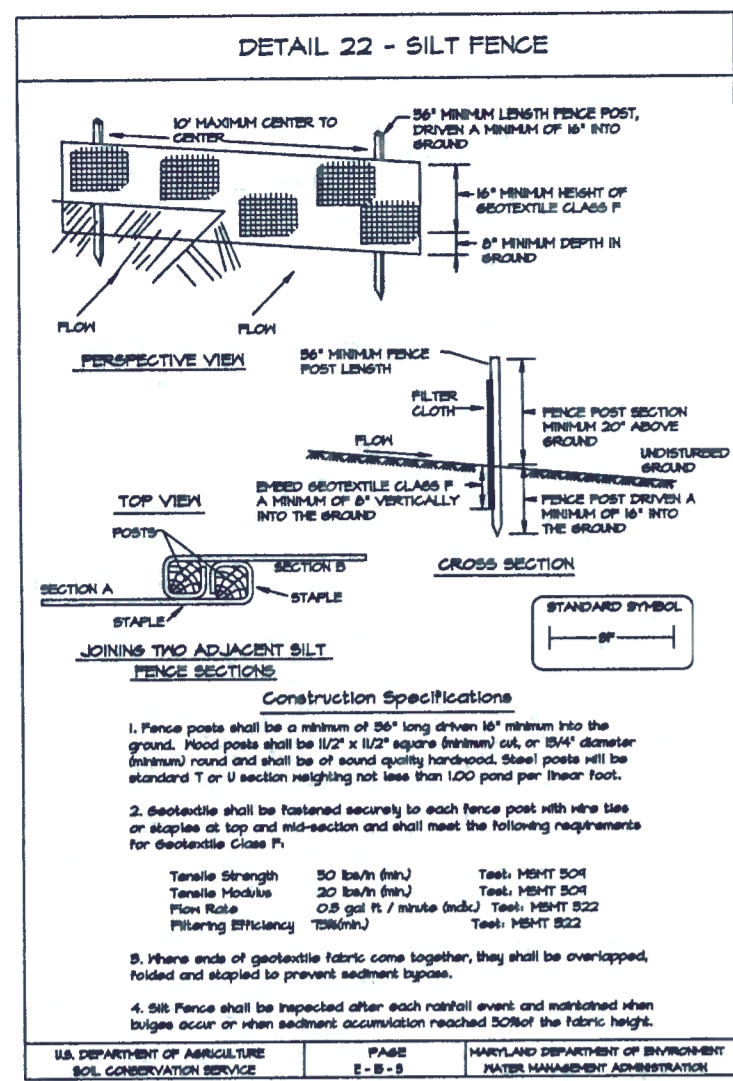
Letter to Ms. Veith
November 3, 2008
Page 2

Thank you for the opportunity to provide comments on this site plan. Please provide the additional information requested. It is likely that additional comments and recommendations will be submitted when these comments have been addressed. If you would like to discuss these comments, please call me at (410) 260-3479.

Sincerely,



Marshall Johnson
Natural Resource Planner



CRITICAL AREA CALCULATIONS

LOT AREA (FASTLAND): 22,847 s.f. = 0.52 AC.

IMPERVIOUS ALLOWANCE: 31,250 s.f. = 0.71 AC.

PROPOSED IMPERVIOUS (IN BUFFER): 0 s.f.

PROPOSED IMPERVIOUS (OUT OF BUFFER): 1600 s.f.

HOUSE = 240 s.f.

PORCH = 240 s.f.

DECK = 240 s.f.

DRIVE = 104 s.f.

WALKS = 82 s.f.

STEPS = 80 s.f.

TOTAL PROPOSED IMPERVIOUS: 3,314 s.f. = 0.08 AC. = 14.5 %

EXISTING WOODS = 5195 s.f.

INDIVIDUAL TREES (12) = 4800 s.f.

TOTAL EXISTING WOODS = 9995 s.f. = 0.23 AC.

PROPOSED CLEARING: 1287 s.f.

INDIVIDUAL TREES (11) = 4400 s.f.

TOTAL PROPOSED CLEARING = 5687 s.f. = 0.13 AC. = 56.9 %

CONSULTANT'S CERTIFICATION

I hereby certify that, to the best of my knowledge and belief, these plans have been designed in accordance with approved erosion and sedimentation ordinances, regulations, standards and criteria.

William P. Higgs
Prof. Land Surveyor, MD #10808
8/20/07
Date

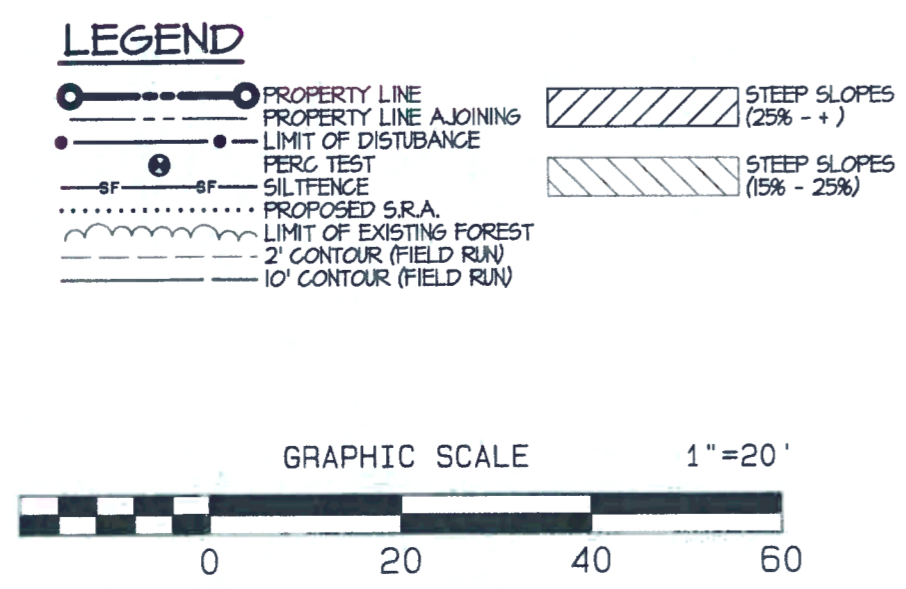


OWNER'S/DEVELOPER'S CERTIFICATION

Any clearing, grading, construction or development, or all of these, will be done pursuant to this plan, and that all responsible personnel involved in the construction project will have a "Certificate of Training" from a Maryland Department of the Environment approved training program before beginning the project.

Rufus R. Cannon
8/20/07
Date

- GENERAL NOTES**
- Subject lot is to be served by an individual deep well drilled to an approved confined aquifer and an individual septic system for sewage disposal.
 - Unless otherwise shown hereon, there are no proposed or existing wells or sewerage systems within 100' of the proposed wells and sewerage systems.
 - This lot is in compliance with the St. Mary's County Comprehensive Water and Sewerage Plan. Water Category = R-NPS, Sewer Category = 5-NPS.
 - This Health Department approval certifies that the above lot in compliance with pertinent Health Department laws and regulations as of the approval date. However, this approval is subject to changes in such law and regulations, changes in topography or site designations may void this approval. This Designated per area is the only per area approved by the St. Mary's County Health Department for sewage disposal purposes. The approved lot includes a minimum installed area of 1,044 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 the area may render the lot undevelopable. To determine the exact area of the lot approved for such purposes, you should contact the St. Mary's County Health Department, Office of Environmental Health. Septic system design based upon a three bedroom proposed house. (C) indicates perc test.
 - This plan was prepared without the benefit of a Title Report which may show additional conveyances, easements, covenants, rights-of-way or building restriction lines not shown hereon.
 - Unless otherwise shown, property lines, topography and perc tests were taken from deeds and plats of record and do not represent a survey by this firm.
 - Subject property will be graded so as to drain surface water away from foundation walls. The grade away from foundation walls will fall a minimum of six inches (6") within the first ten feet (10').
 - Contours and spot shots shown hereon are referenced to field located high water mark.
 - This site appears to lie within the EVB (Evesboro) soil type as delineated on the "soil survey of St. Mary's County, Maryland" as distributed by the U.S. Dept. of Agriculture, Soil Conservation Service, sheet 26 thereof.
 - Subject lots and all adjoining properties shown hereon appear to lie within the RFD (Rural Preservation) zoning district, with a RCA Overlay.
 - Well abandonment report from well driller required before septic installation.



CRITICAL AREA - EXISTING CONDITIONS TABLE

| LOT # | LOT AREA (FASTLAND) | EXISTING IMPERVIOUS SURFACE WITHIN THE EXPANDED 100' BUFFER | SLOPES 15% OR GREATER | EXISTING FOREST | EXISTING IMPERVIOUS SURFACE OUT OF THE EXPANDED 100' BUFFER | AREA WITHIN CRITICAL AREA | AREA OUT OF CRITICAL AREA | IMPERVIOUS SURFACE ALLOWED AT 31.25% |
|-------|---------------------|-------------------------------------------------------------|-----------------------|-----------------|-------------------------------------------------------------|---------------------------|---------------------------|--------------------------------------|
| 4 | 0.52 AC. | -0- | 3,103 s.f. | 0.23 AC. | 1,571 s.f. | 0.52 AC. | -0- | 5,445 s.f. |

NOTE: ALL EXISTING IMPERVIOUS SURFACE TO BE REMOVED

FLOOD ZONE

ZONE AE - ELEV = 5.0'
AS SHOWN ON
FLOOD INSURANCE MAP
24031C02BIE
EFFECTIVE DATE:
OCTOBER 14, 2004

ST. MARY'S DISTRICT SOIL CONSERVATION APPROVED 20

ATTEST
Reviewed for St. Mary's S.C.D. and meets Technical Requirements
Signature Date
U. S. Soil Conservation Service

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) 475-2238 - FAX: (301) 475-3720

RECEIVED
OCT 9 2008
St. Mary's County Land Use Management

RECEIVED
OCT 21 2008
CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

** See Sheet 2 of 2 For Low Pressure Design

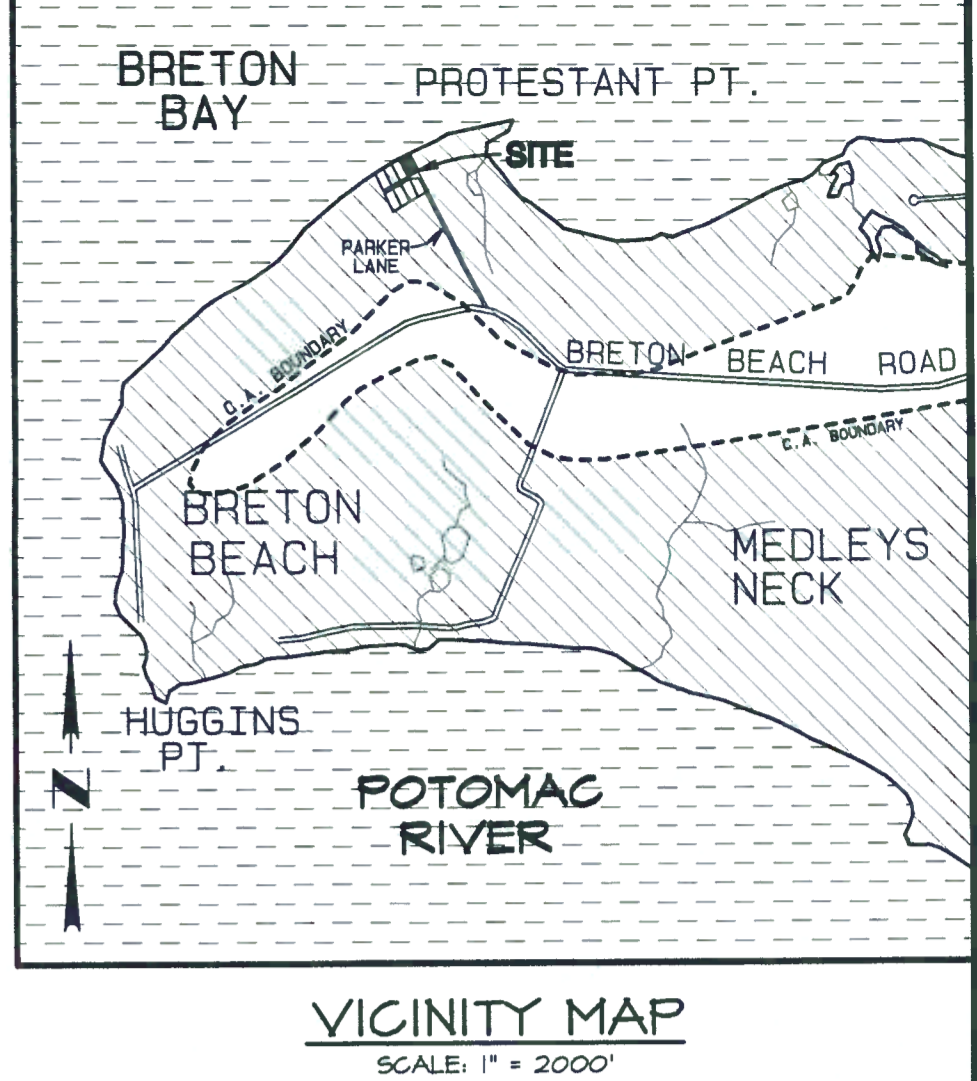
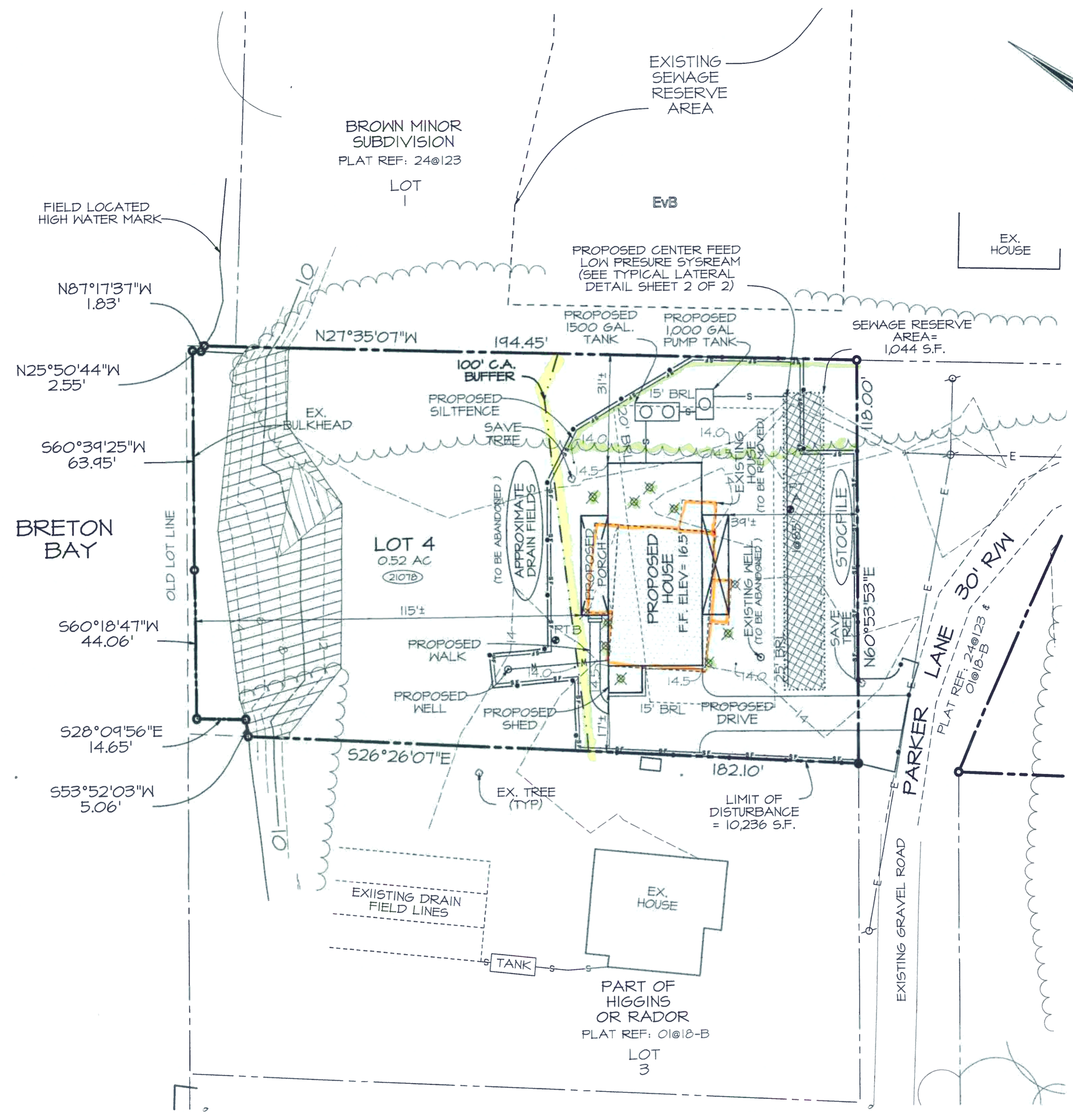
SCD INFORMATION

| | | |
|-------------------------|---------------------------------------|--------------------------|
| OWNER | LUEM Case File No. | 07-100-0834 |
| DEVELOPER: | Total Disturbed Area: | 0.23 Acres |
| Rufus R. Cannon | Site Impervious Area: | 0.08 Acres |
| 10706 Wooddale Dr. | Area to be Vegetatively Stabilized: | 0.15 Acres |
| Silver Spring, MD 20901 | Earthwork Quantities: | Cut: 150 cu Fill: 150 cu |
| 301-938-4248 | APPLICANT | |
| | LITTLE SILENCES REST, INC. | |
| | P.O. BOX 2340 - LEONARDTOWN, MD 20650 | |
| | PHONE: 301-475-2236 FAX: 301-475-3720 | |

CRITICAL AREA BUILDING PERMIT PLAT, SEDIMENT & EROSION CONTROL PLAN

LOT 4
PART OF HIGGINS OR RADNOR
THIRD ELECTION DISTRICT
ST. MARY'S COUNTY, MARYLAND
FOR: RUFUS R. CANNON

ZONING #: 07-0834 HD FILE #: 330-06



- SOIL CONSERVATION GENERAL NOTES**
- The Contractor shall notify M.D.E. Environment Division at telephone number 410-531-5510 at least 48 hours prior to commencing clearing or grading activities. The Contractor may mail Notice to MDE Sediment and Stormwater Administration, 1800 Washington Blvd, Suite 440, Baltimore, MD 21286-1028.
 - Approval of the Inspection Agency shall be requested upon completion for installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading.
 - Approval shall be requested upon final stabilization of all sites before removal of sediment controls.
 - Specifications for erosion control practices shall be the "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" by the Maryland Department of the Environment.
 - Site is exempt from Forest Conservation Requirements per Section 75.2.2h of the St. Mary's County Comprehensive Zoning Ordinance (CZO) 02-01 (disturbance of less than 40,000 square feet of forested area).
 - Grassland Site is exempt from Stormwater Management Requirements.

TEMPORARY & PERMANENT STABILIZATION

- Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within:
 - Seven (7) calendar days for all perimeter controls, dikes, shades, ditches, perimeter slopes and all slopes greater than 3:1 horizontal to 1:1 vertical (5:1) and
 - Fourteen (14) days as to all disturbed or graded areas in the project site.
- Temporary Seeding Schedule:

| Species* | lbs/acre | lbs/1,000 sf | Planting Depth (ft) | 2/1 | 5/1 | 8/1-11/30 |
|-----------------------------|----------|--------------|---------------------|-----|-----|-----------|
| Barley | 122 | 2.80 | 1/4-1/2 | X | - | by 10/15 |
| Oats | 46 | 2.21 | 1/4-1/2 | X | - | - |
| Rye | 140 | 3.22 | 1/4-1/2 | X | - | X |
| Barley/Rye + Foxtail Millet | 150 | 3.45 | 1/4-1/2 | X | X | X |
- Permanent Seeding Schedule:

| Species* | Minimum Seeding Rates lbs/acre | Planting Depth (ft) | Recommended application dates |
|-----------------------|--------------------------------|---------------------|-------------------------------|
| Tall fescue 75% | | | 03/01 - 05/15 |
| Canada bluegrass 10% | | | 03/15 - 11/15 |
| KY bluegrass 10% | | | 03/15 - 11/15 |
| red top 5% | 150 | 3.40 | 1/4-1/2 |
| weeping lovegrass 17% | 4 | 0.24 | 1/4-1/2 |
| Serecid lespedeza 83% | 20 | 0.46 | 03/01 - 05/15 |

Fertilizer application rate: 10-20-20, N 90 lbs/ac or 2.0 lbs/1,000 SF.
K2O 175 lbs/ac or 4.0 lbs/1,000 SF.
Lime application rate: 2 tons/ac. or 100 lbs/1,000 SF.

* Other mixes may be used as recommended by the Soil Conservation Service.
** Soil preparation shall comply with Section 6.2.0.1 & 6.2.0.2 of the 1994 MD STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

- SEQUENCE OF CONSTRUCTION**
- Contractor shall arrange a Pre-Construction Meeting with the St. Mary's Soil Conservation District (301-475-8422) prior to the disturbance of any land on site. - 1 to 2 days
 - Clear and grub those areas necessary for the installation of the perimeter control devices. Install perimeter control devices concurrently with clearing and grubbing. - 1 to 2 days
 - Request approval of perimeter control devices by inspecting authority prior to other land disturbance or grading. - 2 days +/-
 - Clear, grub and rough grade the remainder of the site. - 2 to 3 days
 - Remove existing house and cap existing well. - 2 to 3 days
 - Construct house and outbuildings. - 3 to 6 months
 - Final grading, landscaping & permanent stabilization of site. - 1 to 2 days
 - Remove sediment control devices upon inspector's approval. - 2 days +/-