

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 3, 2008

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

RE: 08-131-042, Service Launch Co.

Dear Ms. Glenn:

Thank you for providing information on the above referenced proposal. The site is located within the Limited Development Area (LDA) of the Chesapeake Bay Critical Area. The plan shows existing development on the site including a boat launch, parking and related buildings. The applicant has requested approval of launch service use of the site from the County. No new development is proposed. Therefore, this office has no comment.

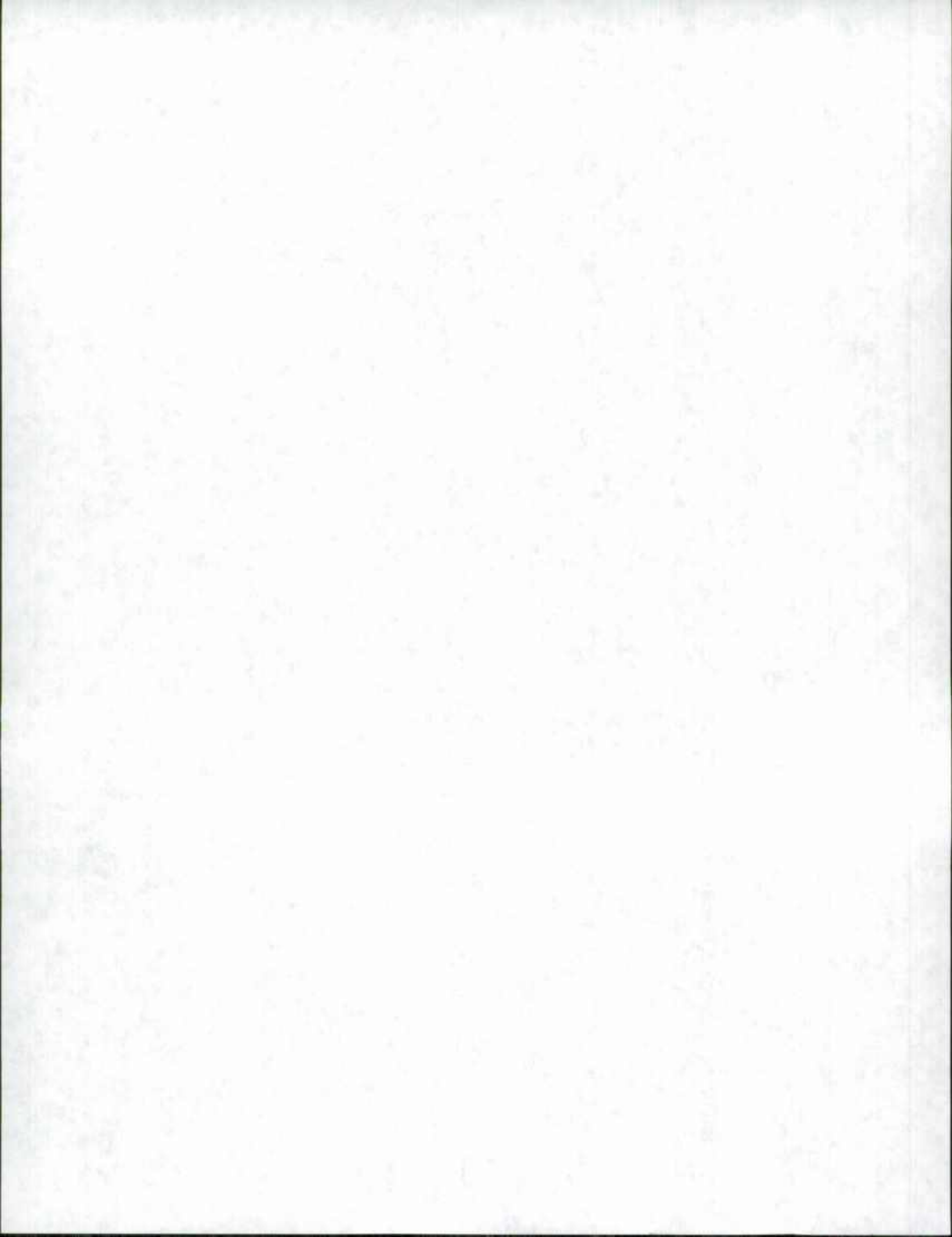
Thank you for the opportunity to provide comments. If you have any additional questions please contact me at 410-260-3479.

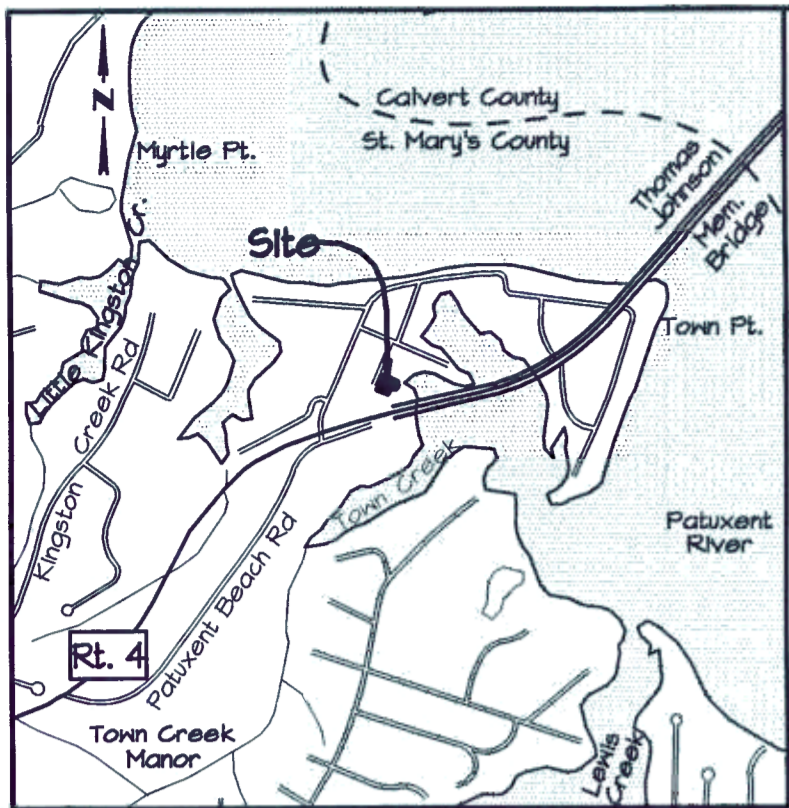
Sincerely,

A handwritten signature in black ink, appearing to read "Marshall Johnson".

Marshall Johnson, Natural Resources Planner

cc: SM 649-08



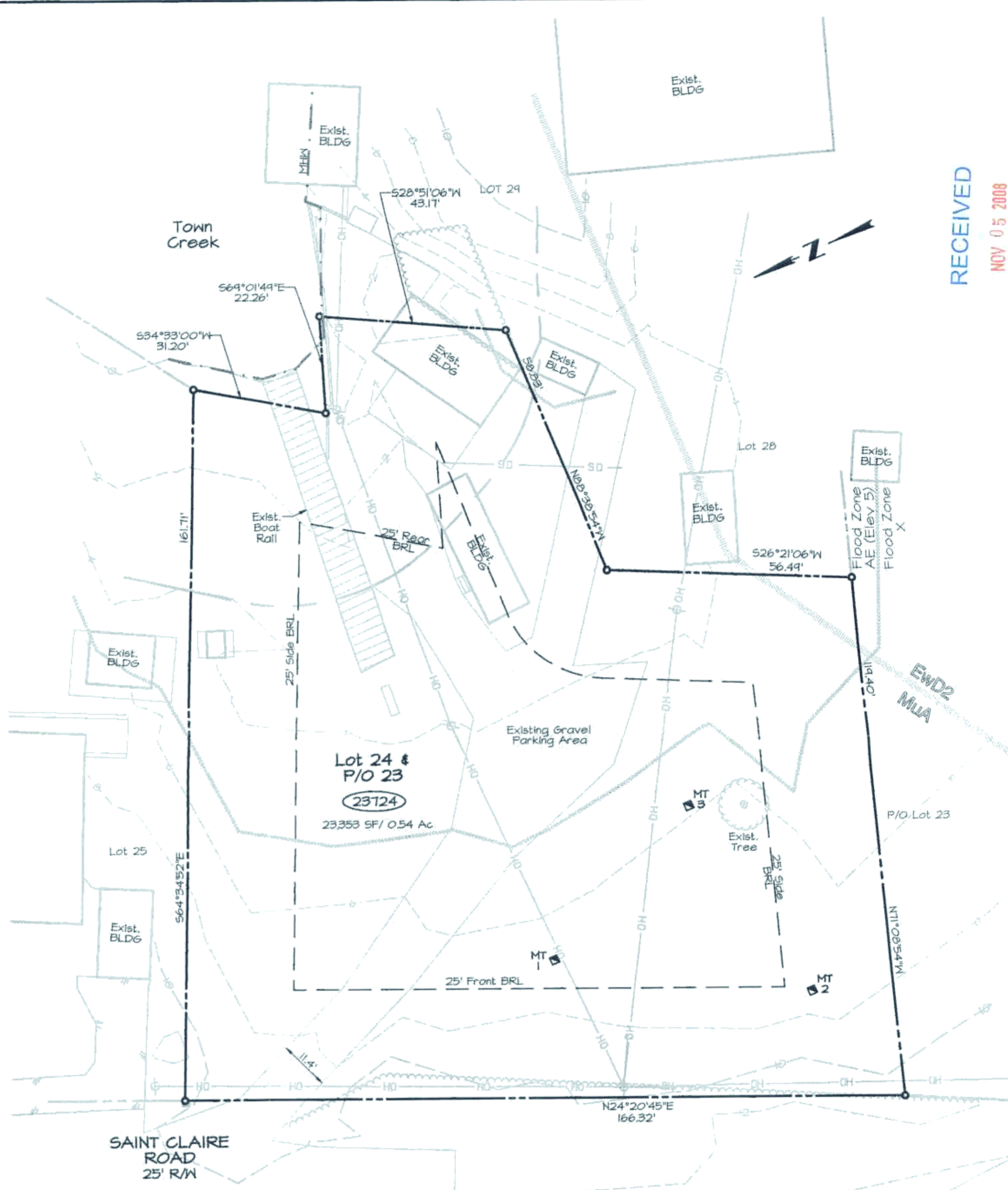


Legend

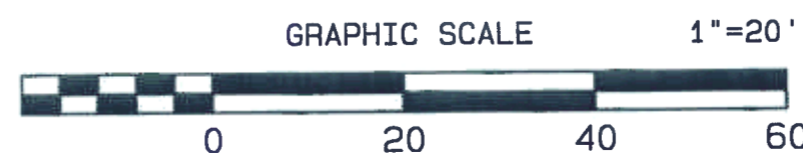
	Property Line
	R.O.W.
	Lot Lines
	Contours
	Building Restriction Line
	Soil Group Line
	Centerline
	Pavement
	Ditch
	Wood Line
	Spot Grade
	Storm Sewer
	Over Head Utilities
	Mean High Water Line

GENERAL NOTES

- Owner/Applicant:
Gary A. Bradford
Cape Henry Launch Service Inc.
P.O. Box 5326
Virginia Beach, VA 23471
(001) 751.371.3535
- Consultant/Civil Engineer:
Mehaffey & Associates, P.C.
P.O. Box 2450
Leonardtown, MD. 20650
301.475.0406 fax 301.475.2822
- Property Data:
Tax map 35, Block 2, Parcel 6, Lot 24 & p/o 23
Site area 23,353 SF / 0.54 Ac.
8th Election District
Deed Reference: JMW 3/23/ 335
Zoning District: CM/ BMO/ LDA
Water category W-6D, Sewer category S-6D
- Existing Use: #100 (Dock, ramp and/or railway, public)
Proposed Use: #100 (Dock, ramp and/or railway, public)
- Yard setbacks per Schedule 32.1:
a. 25 ft front yard (Minor Collector)
b. 25 ft rear yard
c. 25 ft side yard
- Property situated in Flood Hazard Zone "X" & "AE" as shown on Firm Community Panel # 2403TC-0203E. Effective date October 19, 2004.
- Boundary, Contours, & Existing Conditions per L&R, Inc. Survey dated March 27, 2007
- There are no tidal or non-tidal wetland on this site per the Solomons Island National Wetland Inventory Map.
- Site is exempt from forest conservation requirements per section 75.2.2.h of the St. Mary's County Comprehensive Zoning Ordinance.
- There is no proposed Land Disturbance.
- Existing gravel drive is to serve as parking area.
- Site is Located within the Critical Area Boundary.



Plot Plan
Scale 1" = 20'



William L. Mehaffey
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17625, EXPIRATION DATE 12/11/09.

RECEIVED
NOV 05 2008
St. Mary's County
Land Use & Growth Management

LUGM File #08-0374 Sheet 1 of 1

Minor Site Plan/ Existing Conditions

Lot 24 & P/O 23

Wm. R. Edwards Subdivision

Tax Map 35, Block: 2, Parcel: 6

for: Cape Henry Launch Service Inc.

June 2, 2008
REVISION

MEHAFFEY & ASSOCIATES, P.C.

Civil & Environmental Engineering / Land Planning

41650 Court House Drive ~ PO Box 2450
Leonardtown, Maryland 20650
301.475.0406 ~ Fax 301.475.2822

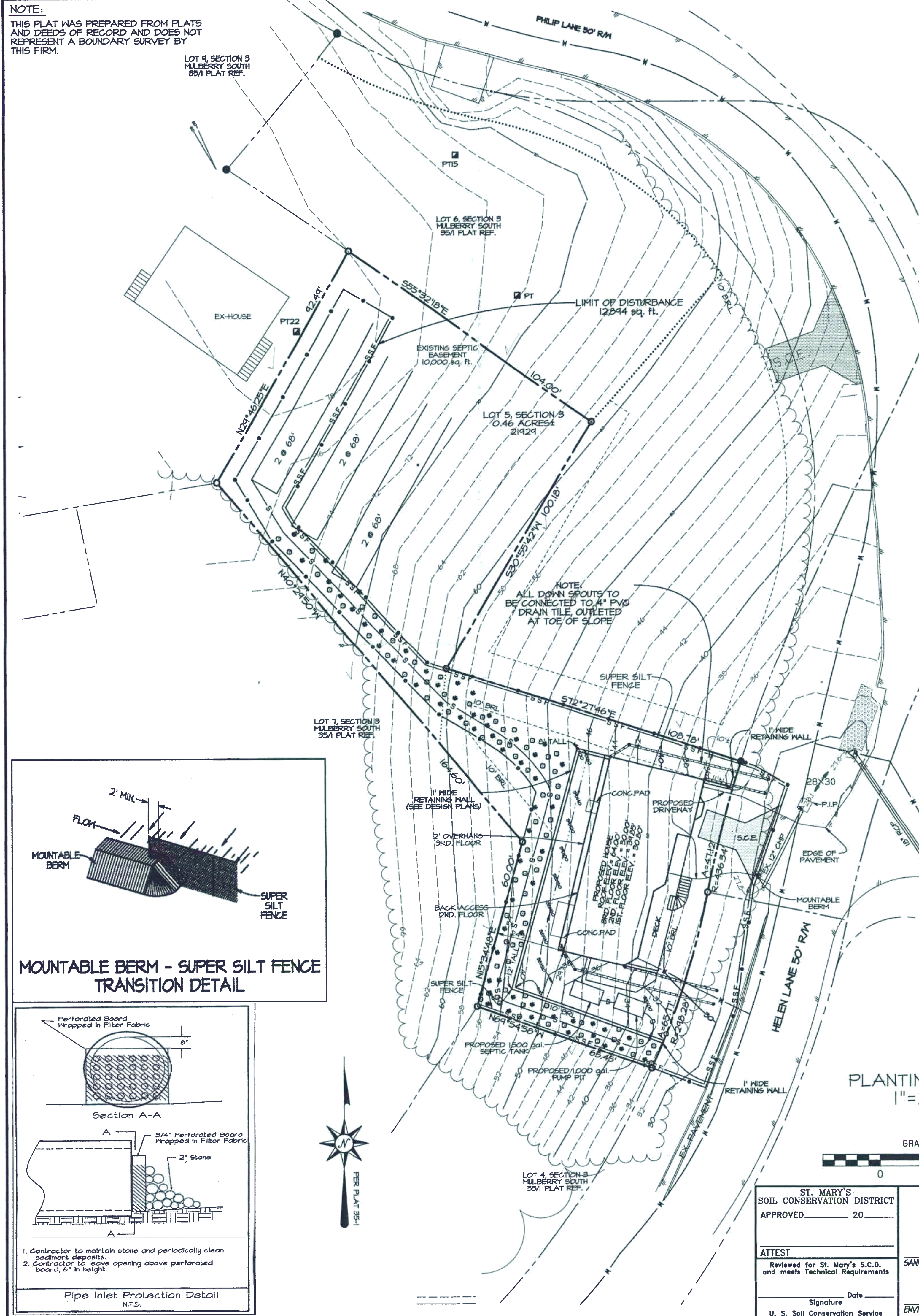
St. Mary's Co., Maryland

8th Election District

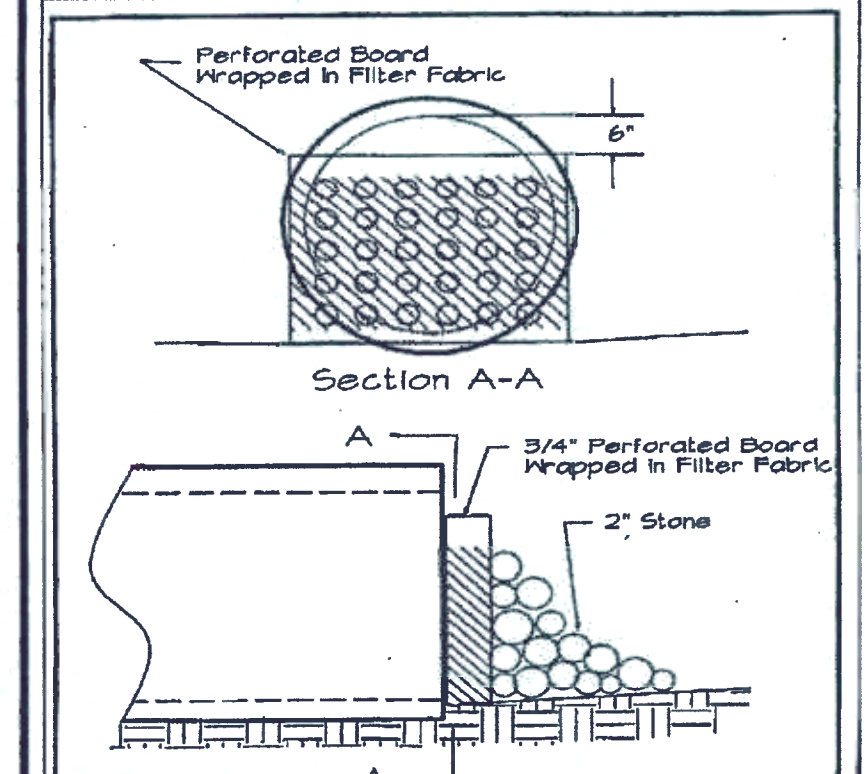
NOTE:

THIS PLAN WAS PREPARED FROM PLATS AND DEEDS OF RECORD AND DOES NOT REPRESENT A BOUNDARY SURVEY BY THIS FIRM.

LOT 9, SECTION 3
MULBERRY SOUTH
35A1 PLAT REF.



MOUNTABLE BERM - SUPER SILT FENCE TRANSITION DETAIL



- 1. Contractor to maintain stone and periodically clean sediment deposits.
- 2. Contractor to leave opening above perforated board, 6" in height.

Pipe Inlet Protection Detail

PROJECTS/PROJ000/2011-01/001-08

HEALTH DEPT. NOTES

- 1. THIS HEALTH DEPT. APPROVAL CERTIFIES THAT THE ABOVE LOT IS IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE... APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS...
- 2. INDICATES PERC TEST.
- 3. PROPOSED HOUSE TO HAVE FOUR BEDROOMS.
- 4. SUBJECT LOT IS TO BE SERVED BY A PUBLIC WATER SYSTEM AND INDIVIDUAL SEPTIC SYSTEM FOR SEWAGE DISPOSAL.
- 5. THIS PLAN IS IN COMPLIANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN, WATER CATEGORY = IN-RM, SEWER CATEGORY = 5-NP.
- 6. UNLESS OTHERWISE SHOWN HEREON, THERE ARE NO PROPOSED OR EXISTING WELLS OR SEWERAGE SYSTEMS WITHIN 100' OF THE PROPOSED WELLS AND SEWERAGE SYSTEMS.
- 7. THIS LOT CONTAINS AN AREA OF AT LEAST 20,000 SQ. FT. NOT INCLUDING RIGHTS-OF-WAY (EXISTING OR PROPOSED), 50 YEAR FLOOD PLAINS, AND GRADES OF 2% OR GREATER.
- 8. 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.
- 9. 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.
- 10. SUBJECT PROPERTY WILL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS, THE GRADE AWAY FROM THE FOUNDATION WILL FALL A MINIMUM OF SIX INCHES (6") WITHIN THE FIRST TEN FEET (10').
- 11. AREA AROUND SEPTIC TANK AND PUMP PIT WILL BE GRADED SUCH THAT THERE WILL BE NO MORE THAN 3" OF COVER FOR FINAL GRADE.

CRITICAL AREA NOTES

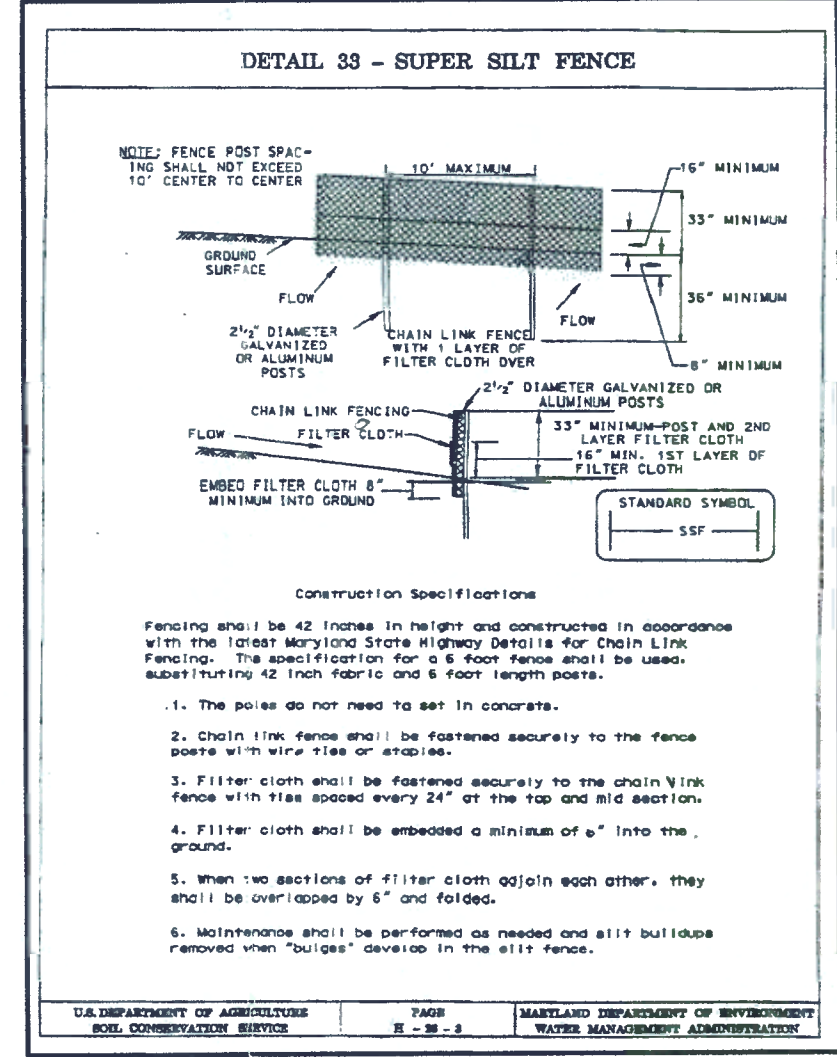
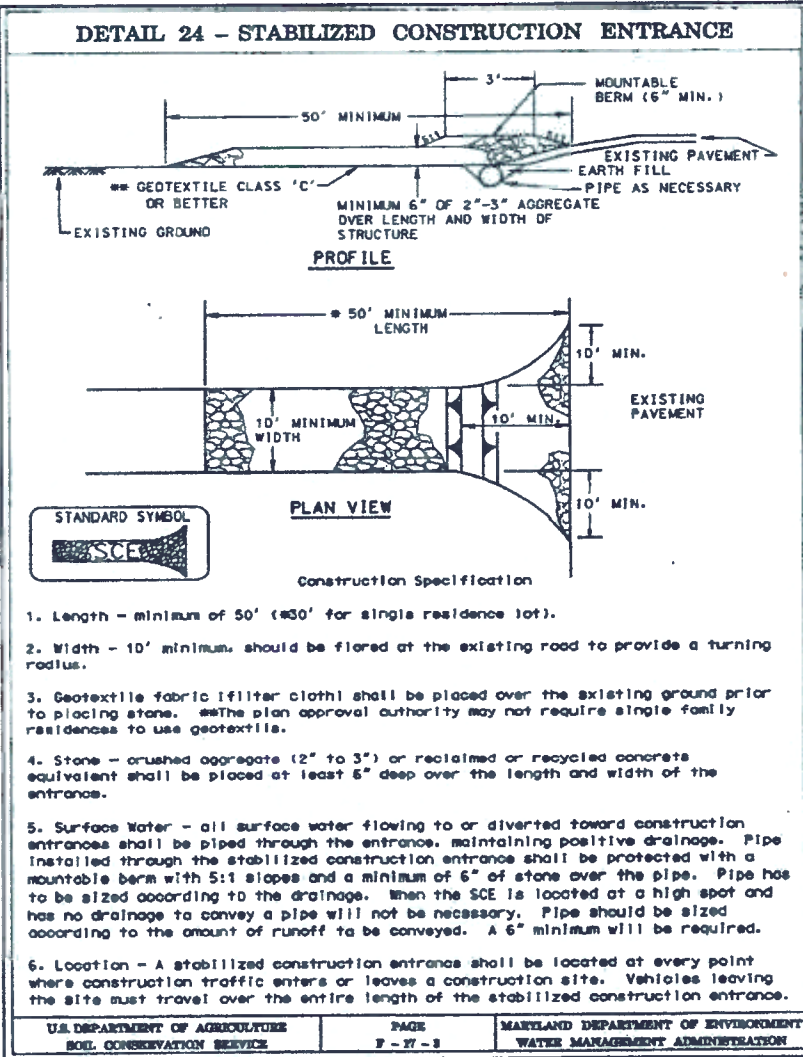
- 1. All of subject property lies within Maryland's Critical Area. Any and all development activities proposed within this area are subject to Critical Area Regulations and will not be permitted until all appropriate local, state and federal agencies have conducted a thorough environmental review and have approved development plans.
- 2. The Critical Area Buffer must remain in natural vegetation and may not be disturbed except as provided under Chapter 12 Section D (Habitat Protection Standards) of the St. Mary's County Comprehensive Zoning Ordinance (CZO) 02-01.
- 3. No development is permitted in wetlands without approval from the appropriate local, state and federal agencies. This site has been not been field evaluated for tidal or non-tidal wetlands.
- 4. All existing forest shown hereon shall remain undisturbed except as permitted under the provisions of Chapter 12 (Forest and Woodland Resources) in the Critical Area of the St. Mary's County Comprehensive Zoning Ordinance. Any and all forested or reforested areas created under the provisions of the St. Mary's County Critical Area Ordinance and designated on this plat shall be preserved from future disturbances.
- 5. Locations of natural heritage areas, habitats of threatened or endangered species, and habitats of significant plants or wildlife are identified on this plat in accordance with Section 12.2 of the St. Mary's County Comprehensive Zoning Ordinance (CZO) 02-01.
- 6. Existing lot coverage within the 100 foot Critical Area Buffer is 3,919 square feet.
- 7. Area of slopes 15% or greater is 20,038 square feet.
- 8. Existing trees or forested area is 20,038 square feet.
- 9. Area of existing lot coverage is 0 square feet.
- 10. Proposed area of vegetation clearing is 10,921 square feet.
- 11. Proposed area of soil disturbance is 12,939 square feet.
- 12. Proposed area of lot coverage is 3,246 square feet.
- 13. Required area of reforestation or afforestation is 30,469 square feet.

FOREST CLEARING PLANTING PLAN

MITIGATION CALCULATIONS (PLANTING REQUIREMENTS) table with columns for MTIS TYPE, MTIS AREA, PLANTING REQUIRED, and TRENCHES table with columns for SYMBOL, NAME, QTY.

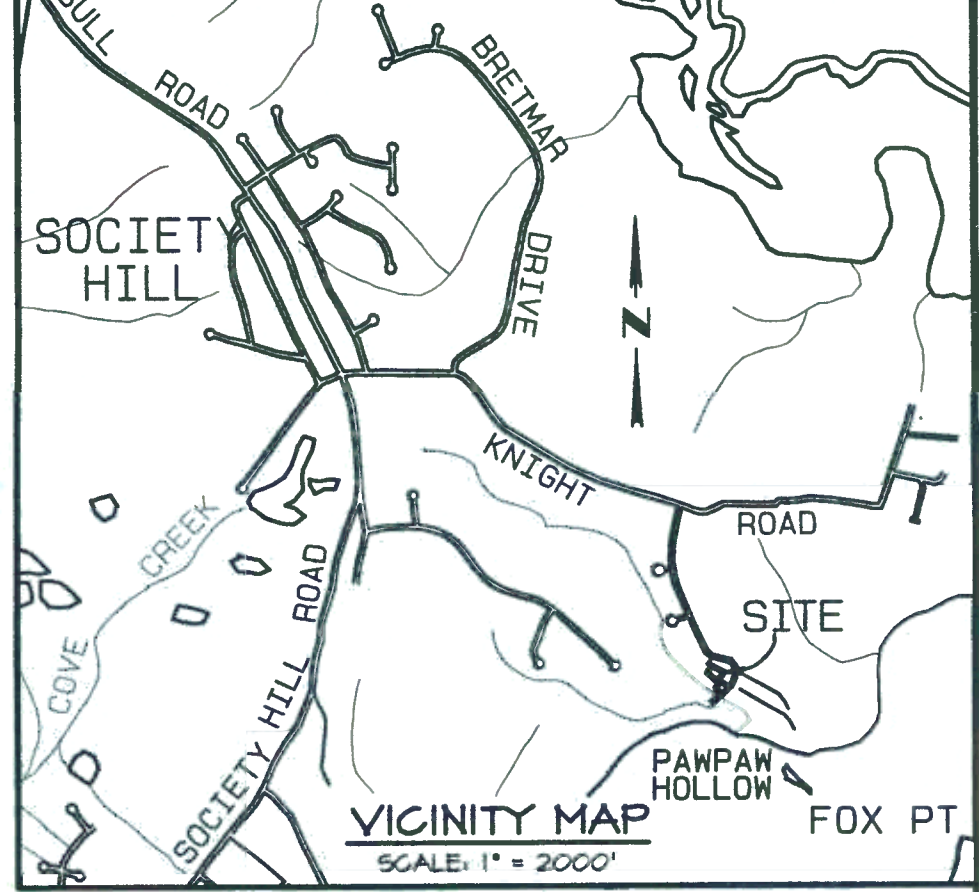
LOT 5 - PLANTING PLAN NOTES

- 1. Per Section 12.3.5.2(2) of the St. Mary's County Zoning Ordinance, up to 40% of required plantings may be shrubs.
- 2. The lines and bushes listed above may be substituted with approved equivalents from the Native Plants for Wildlife Habitat and Conservation Landscaping - Maryland Field Guide published by the U.S. Fish and Wildlife Service, or as approved by the St. Mary's County Department of Land Use & Growth Management.



CRITICAL AREA CALCULATIONS

CRITICAL AREA CALCULATIONS table with columns for AREA TYPE, EXISTING, ALLOWABLE, and PROPOSED. Includes sub-tables for LOT COVERAGE INSIDE/OUT OF BUFFER and FOREST COVER TABULATIONS.



GENERAL NOTES

- 1. Subject property appears to lie within the FUD/DIA zoning district. Subject property also appears to lie within the R3A overlay district.
- 2. 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 for above hereon.
- 3. 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.
- 4. 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').
- 5. The topographic data shown hereon is based upon a field survey performed by this firm (LSR, Inc.) on Feb. 13, 2006 and digital maps obtained from the St. Mary's County Government, using photogrammetric and laser ranging (LIDAR) methods.
- 6. Contours and spot shots shown hereon are field located, high water mark, access shall be to be conveyed online to an appropriate disposal area fill and topsoil necessary for final stabilization shall be imported as needed.

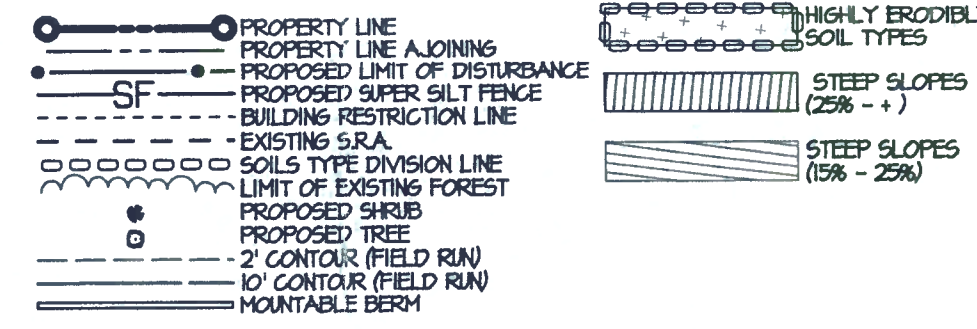
CRITICAL AREA NOTES

- 1. Site meets 15% minimum forest cover requirements.
- 2. Proposed development does not meet forest clearing limitations.
- 3. Proposed development meets lot coverage limitations.
- 4. Variance for greater than 30% clearing is required.

UTILITY INSTALLATION NOTE:

ALL TRENCHES OR HOLES CREATED FOR UTILITY INSTALLATION SHALL BE BACKFILLED, COMPACTED, AND STABILIZED AT THE END OF EACH WORK DAY. EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH OR HOLE. NO MORE THAN ONE TRENCH OR HOLE SHALL BE OPENED THAN CAN BE STABILIZED THE SAME DAY. IF AN AREA MUST BE LEFT UNSTABILIZED OVERNIGHT, SILT FENCE SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF ALL DISTURBED AREAS AND STOCKPILES, AND APPROPRIATE SAFETY MEASURES WILL BE INSTALLED AS REQUIRED.

LEGEND



SOIL CONSERVATION GENERAL NOTES

- 1. The Contractor shall notify M.D.E. Environment Division at telephone number 410-336-2310 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 21230-1108.
- 2. Request approval of permit application shall be requested upon completion for installation of perimeter erosion and sediment control, but before proceeding with any other earth disturbance or grading.
- 3. Approval shall be requested upon final stabilization of all sites before removal of sediment controls.
- 4. 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.
- 5. Granddaded Site is exempt from Stormwater Management Requirements.

TEMPORARY & PERMANENT STABILIZATION

- 1. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
- Seven (7) calendar days for all perimeter controls, dikes, swales, ditches, KY bluegrass 10% and all slopes greater than 3 horizontal to 1 vertical (3:1) and
- Fourteen (14) days as to all disturbed or graded areas in the project site.
- 2. Temporary Seeding Schedule:
- Minimum Seeding Rates: Planting 2 1/2" 5/1" 8/1"
- Species lbs/acre lbs/1000 sf Depth (ft) 4/50 3/4 1/30
- 3. Permanent Seeding Schedule:
- Minimum Seeding Rates Planting Recommended application dates
- Species lbs/acre lbs/1000 sf Depth (ft) 4/50 3/4 1/30
- Tall fescue 75% 03/01 - 05/15
- Canada bluegrass 10% 08/15 - 1/15
- KY bluegrass 10% 03/01 - 05/15
- Red top 5% 08/15 - 1/15
- Weeping lovegrass 17% 4 0.40 1/4-1/2 03/01 - 05/15
- Sericea lespedeza 8% 20 0.46 1/4-1/2 05/16 - 06/14
- 4. Fertilizer application rate: 10-20-20 N 90 lbs/acre or 2.0 lbs/1000 SF, P205 175 lbs/acre or 4.0 lbs/1000 SF, K2O 175 lbs/acre or 4.0 lbs/1000 SF.
- Line application rate: 2 tons/acre or 100 lbs/1000 SF.
- 5. Other mixes may be used as recommended by the Soil Conservation Service.
- Soil preparation shall comply with Section 6.20.2 & 6.20.3 of the "1994 MD STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL."

SEQUENCE OF CONSTRUCTION

- 1. Contractor shall arrange a Pre-Construction Meeting with the St. Mary's County Board of Appeals on 03/01/11 at 10:00 AM.
- 2. 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
- 3. Request approval of permit application by inspecting authority prior to other land disturbance or grading. 2 to 3 days
- 4. Clear, grub and rough grade the remainder of the site. 3 to 6 months
- 5. Construct ditches to house on-site stormwater. 1 to 2 days
- 6. Final grading, landscaping & permanent stabilization of site with a minimum 2" inches topsoil, seed, and mulch. 1 to 2 days
- 7. Remove sediment control devices upon MDE Inspector's approval. 2 day +/-

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 sediment control ordinances, regulations, standards and criteria.

OWNER/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.

Signature: [Signature] Date: 9-17-08
Owner/Developer Authorized Representative

C. A. BUILDING PERMIT, PLANTING & SEDIMENT & EROSION CONTROL PLAN

LOT 5, SECTION 3
MULBERRY SOUTH SUBDIVISION
THIRD ELECTION DISTRICT
ST. MARY'S COUNTY, MARYLAND
FOR: MARGARITA HOLTON
ZONING NUMBER: 08-031 HD. FILE # 514-06

ST. MARY'S SOIL CONSERVATION DISTRICT APPROVED 20... ST. MARY'S COUNTY HEALTH DEPARTMENT APPROVAL... SCD INFORMATION... OWNER: MARGARITA HOLTON... DEVELOPER: MARGARITA HOLTON... APPLICANT: 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

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

