

**ST. MARY'S COUNTY BOARD OF APPEALS
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the St. Mary's County Board of Appeals will hold a Public Hearing on August 24, 2017 at 6:30 p.m. in the Commissioners Hearing Room, Chesapeake Building located at 41770 Baldrige Street in Leonardtown, Maryland to take testimony and receive evidence in the following matters pursuant to the Rules of Practice and Procedure of the St. Mary's County Board of Appeals:

In the Matter of the Appeal of Amerco Real Estate Company/U-Haul – Case No.17-02

In the Matter of the Appeal of Amerco Real Estate Company/U-Haul - Case No.17-03

In the Matter of the Appeal of Woods at Myrtle Point, Sections 2, 4, 5 & 6 – Case No.17-04

The public is invited to attend. Property owners with standing may testify and offer evidence and thereby become parties to the proceeding. The administrative record is available for inspection in the Office of the County Attorney, 41770 Baldrige Street in Leonardtown, Maryland. Copies of the Rules of Practice and Procedure are available on the web page of the St. Mary's County Board of Appeals.

By: George R. Sparling, County Attorney

Publish: August 11, 2017



St. Mary's County Department of Land Use and Growth Management
 23150 Leonard Hall Drive, Leonardtown, Md. 20650
 Phone (301) 475-4200, ext. 1500 Fax (301) 475-4672
BOARD OF APPEALS / ADMINISTRATIVE VARIANCE
APPLICATION



INSTRUCTIONS TO APPLICANT:

Please complete the information below prior to Board of Appeals submission. This application will be required in order to accept and process your submission. All application materials must be folded or of a size which will fit into a standard legal folder.

CONTROL NUMBER: _____ (To be completed by LUGM personnel)

PROJECT NAME: ~~Concept Site Plan 16 13200002 Woods at Myrtle Point, Sect. 2, 4, 5 & 6~~

PROPERTY OWNER: Myrtle Point Holdings, LLC/Curtis Development Corp.

ADDRESS: 131 Main St., #205 Prince Frederick MD 20678

PHONE #: _____ E-MAIL ADDRESS: _____

AGENT (if other than property owner): Chris Longmore

ADDRESS: 22738 Maple Rd. #101 Lexington Park MD 20653

PHONE #: 301-862-3764 E-MAIL ADDRESS chris@paxlawyers.com

PROPERTY LOCATION (Address, if known. Otherwise, describe location as N-S-E-W side of (Street Name), approx. (feet) N-S-E-W of Intersection with State/County Road): Patuxent Blvd. California MD

PARCEL IDENTIFICATION: TAX MAP: 034 BLOCK: _____ PARCEL: 587, ^{726, 753, 752} LOT _____

ZONING: RL-T/AE ACREAGE: 50.5 ELECTION DISTRICT: 08 ADC MAP: _____ GRID: 06

ACTION REQUESTED: (Check appropriate block)

- | | |
|--|--|
| <input type="checkbox"/> Administrative Variance | <input type="checkbox"/> Critical Area Administrative Variance |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Critical Area Variance |
| <input type="checkbox"/> Area _____ | <input type="checkbox"/> Encroachment in 100' buffer _____ |
| <input type="checkbox"/> Bulk _____ | <input type="checkbox"/> Increase of Impervious Surface of _____ |
| <input type="checkbox"/> Density _____ | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Other _____ | |
| <input checked="" type="checkbox"/> Appeal of Administrator's Decision | <input type="checkbox"/> Conditional Use Approval |

Please describe requested action: Please see attached Notice of Appeal with Exhibit.

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APPLICATION SUBMISSION REQUIREMENTS:

Pre-Application Conference Held with _____ on _____
(staff) (date)

- Letter of Intent addressing standards
- Deed/Contract of Sale
- Non-CA Site Plan/Plot Plan
12 Prints – BOA
3 Prints - Administrative

- Critical Area Site Plan/Plot Plan
14 Prints – BOA
3 Prints - Administrative

- Signed Planting Agreement
- Denied Building Permit/Zoning Permit
- ADC Location Map

Review Fees

- Conditional Use \$750 + \$50 Advertising Fee
- Variance/Critical Area Variance \$500 + \$50 Advertising Fee
- *Appeal \$340 + \$50 Advertising Fee
- Administrative Variance – All \$500 + \$50 Advertising Fee
- Expansion of Non-Conforming Use \$670 + \$50 Advertising Fee
- Resubmissions/Revisions \$20 each

Agency Approvals Received

- _____ Health Department
- _____ Soil Conservation District
- _____ Critical Area Comments
- _____ DPWT (if applicable)

Other fees may apply. See the St. Mary's County User Fee Schedule, effective July 1, 2005.

Please show topography on all Critical Area Site Plans.

***APPEALS:** Pursuant to Section 23.1.2 of the Comprehensive Zoning Ordinance an appeal shall be taken within 30 days of the date of the action being appealed by filing an application for Board of Appeals review with the Department of Land Use and Growth Management. An application for appeal **shall identify with specificity all grounds for the appeal.** Please state in detail your grounds for appeal. Please provide a separate written Notice of Appeal, if more space is needed.

Please see attached Notice of Appeal.

- I hereby swear or affirm that I have the authority from the property owner to make this application and that this application is correct.
- I hereby swear or affirm that I am the property owner and that this application is correct.

Staff and Board members are hereby authorized to enter the site to view the particulars of the application.

PROPERTY OWNER/AUTHORIZED AGENT'S SIGNATURE: _____

PRINT NAME: Christopher T. Longmore

DATE: July 13, 2017

I prefer all correspondence to be sent (circle one) U.S. Mail/Emailed/Faxed (Fax #) _____

BEFORE THE ST. MARY'S COUNTY BOARD OF APPEALS

**In re: Concept Plan #16-13200002
WOODS AT MYRTLE POINT, SECTIONS 2, 4,
5, & 6**

*

*

Appeal No. _____

**Appeal from the June 26, 2017 Decision
of the St. Mary's County Planning
Commission to Deny Concept Site Plan
Approval**

*

*

NOTICE OF APPEAL

Comes Now, Myrtle Point Holdings, LLC and Curtis Development Corporation, by and through their attorneys Christopher T. Longmore and the law firm of Dugan, McKissick & Longmore, LLC, pursuant to Rule 2-102 of the Rules of Practice and Procedure of the St. Mary's County Board of Appeals, and files this notice of appeal of the June 26, 2017 decision of the St. Mary's County Planning Commission, and in support thereof states as follows:

1. The Appellants and their addresses are as follows:

- a. Myrtle Point Holdings, LLC, 5620 Linda Lane, Camp Springs, MD 20748
- b. Curtis Development Corporation, 131 Main Street, Suite 205, Prince Frederick, MD 20678

2. Street Address of Property: Patuxent Boulevard, California, Maryland 20619.

3. The map and parcel number of the Property: Tax Map 034, Grid 06, Parcels 587, 726, 752 & 753, 8th Election District, Tax Identification Number: 177971.

4. Land Use and Growth Management Control Number: Concept Plan # 16-13200002, Woods at Myrtle Point, Sections 2, 4, 5, & 6.

5. The administrative action that is the subject of this appeal is the decision of

the June 26, 2017 decision on the St. Mary's County Planning Commission's decision to



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& LONGMORE, LLC
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deny the Appellants' request for Concept Site Plan Approval to include 164 dwelling units and a 4,855 square foot recreation facility.

6. The names and addresses of the owners located within 200 feet of the subject of the appeal (as shown on the Official Zoning Maps and contained in the records of the Maryland Department of Assessments and Taxation), including lands abutting any public or private right of way or common areas located within 200 feet of the property that is the subject of the hearing: Please see attached Exhibit A.

7. The following are specific statements of the bases of the appeal:

a. The Planning Commission considered information that was not within the record of the Planning Commission hearing, including but not limited to the personal opinions and experiences of individual Planning Commission members.

b. The Planning Commission considered information in reaching its decision that was irrelevant to the application, including but not limited to the traffic issues not related to the proposed development.

c. The Planning Commission failed to make the findings required by Section 60.6 of the St. Mary's Comprehensive Zoning Ordinance.

d. The Planning Commission failed to accept the credible testimony regarding the traffic relating to the site, despite the fact that there was no credible, relevant or substantial evidence in the record to rebut the findings of said testimony regarding traffic.

e. The Planning Commission, in denying the application, took actions that went beyond their authority and role in reviewing a concept site plan, including but not limited to making determinations regarding traffic and other adequate public facilities



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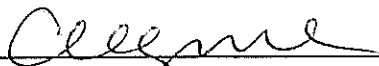
criteria despite the fact that the St. Mary's County Comprehensive Zoning Ordinance expressly designates that these decisions are to be made by the Planning Director as part of the final site plan approval. See Chapters 60 and 70 of the St. Mary's County Comprehensive Zoning Ordinance.

f. The Planning Commission, in denying the application, took actions that were contrary to the stated goals and objectives of the St. Mary's County, Maryland Comprehensive Plan and the St. Mary's County Comprehensive Zoning Ordinance, including but not limited to the promotion of this kind of development within in the Lexington Park Development District.

8. As of the filing of this Notice of Appeal, the minutes of the June 27, 2017 Planning Commission hearing have not been published or approved by the Planning Commission.

9. The undersigned reserves the right to supplement the above information pursuant to the Rules of Procedure of the Board of Appeals and at the hearing on this Appeal.

Respectfully Submitted,



Christopher T. Longmore
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Certificate of Service

I certify, that on this 12th day of July, 2017, a copy of this Notice of Appeal was



DUGAN, MCKISSICK
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LEXINGTON PARK, MARYLAND 20653
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hand-delivered and mailed, first class pre-paid postage, to George Sparling, County Attorney, P.O. Box 653, Chesapeake Building, 41770 Baldrige Street, Leonardtown, Maryland 20650 and Bill Hunt, Director, Department of Land Use and Growth Management, 23150 Leonard Hall Drive, Leonardtown, Maryland 20650.



Christopher T. Longmore



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EXHIBIT A

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Jeffrey and Melissa Williamson
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Andrew Krohn
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Mark and Judith Polca
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Edmond and Jeannie Farrington
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California MD 20619

Christopher Vincent
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Robert and Michele Fuller
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Joseph and Chung Suarez
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Stanley and Asparsa Hollins
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Muge and Levent Aygen
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BEFORE THE ST. MARY'S COUNTY BOARD OF APPEALS JUL 17 2017

In re: Concept Plan #16-13200002
WOODS AT MYRTLE POINT, SECTIONS 2, 4,
5, & 6

*

COUNTY ATTORNEY

*

Appeal No. _____

Appeal from the June 26, 2017 Decision
of the St. Mary's County Planning
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3. The map and parcel number of the Property: Tax Map 034, Grid 06, Parcels 587, 726, 752 & 753, 8th Election District, Tax Identification Number: 177971.
4. Land Use and Growth Management Control Number: Concept Plan # 16-13200002, Woods at Myrtle Point, Sections 2, 4, 5, & 6.
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deny the Appellants' request for Concept Site Plan Approval to include 164 dwelling units and a 4,855 square foot recreation facility.

6. The names and addresses of the owners located within 200 feet of the subject of the appeal (as shown on the Official Zoning Maps and contained in the records of the Maryland Department of Assessments and Taxation), including lands abutting any public or private right of way or common areas located within 200 feet of the property that is the subject of the hearing: Please see attached Exhibit A.

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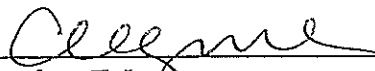
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Respectfully Submitted,




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Certificate of Service

I certify, that on this 12th day of July, 2017, a copy of this Notice of Appeal was



hand-delivered and mailed, first class pre-paid postage, to George Sparling, County Attorney, P.O. Box 653, Chesapeake Building, 41770 Baldrige Street, Leonardtown, Maryland 20650 and Bill Hunt, Director, Department of Land Use and Growth Management, 23150 Leonard Hall Drive, Leonardtown, Maryland 20650.



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Benjamin and Cheryl Shevchuk
23711 Gambrel Oak Court
California MD 20619

Ryan M. Allshouse
45205 Woodhaven Dr.
California MD 20619

Andrew Krohn
45209 Woodhaven Dr.
California MD 20619

Mark and Judith Polca
45213 Woodhaven Dr.
California MD 20619

Edmond and Jeannie Farrington
45217 Woodhaven Dr.
California MD 20619

Christopher Vincent
45221 Woodhaven Dr.
California MD 20619

Robert and Michele Fuller
45225 Woodhaven Dr.
California MD 20619

Joseph and Chung Suarez
45229 Woodhaven Dr.
California MD 20619

Julie Lyall
45480 Havenridge Street
California MD 20619



DUGAN, MCKISSICK
& LONGMORE...
22738 MAPLE ROAD, SUITE 101
BRIGHTON PARK, MARYLAND 20653
PHONE: 301 862-3764
FAX: 301 862-3789

Anthony and Cynthia Piccini, et al.
23820 Dewberry Way
California MD 20619

Stanley and Asparsa Hollins
23815 Dewberry Way
California MD 20619

Scott and Elizabeth Dornisch
23730 Morningwood Way
California MD 20619

Muge and Levent Aygen
23725 Morning Wood Way
California MD 20619



DUGAN, MCKISSICK
& LONGMORE, P.A.

22738 MAPLE ROAD, SUITE 101
ENNINGTON PARK, MARYLAND 20653
PHONE: 301 862-3764
FAX: 301 862-3789



St. Mary's County Department of Land Use and Growth Management
 23150 Leonard Hall Drive, Leonardtown, Md. 20650
 Phone (301) 475-4200, ext. 1500 Fax (301) 475-4672
BOARD OF APPEALS / ADMINISTRATIVE VARIANCE APPLICATION



INSTRUCTIONS TO APPLICANT:

Please complete the information below prior to Board of Appeals submission. This application will be required in order to accept and process your submission. All application materials must be folded or of a size which will fit into a standard legal folder.

CONTROL NUMBER: _____ (To be completed by LUGM personnel)

PROJECT NAME: ~~Concept Site Plan 16 13200002 Woods at Myrtle Point, Sect. 2, 4, 5 & 6~~

PROPERTY OWNER: Myrtle Point Holdings, LLC/Curtis Development Corp.

ADDRESS: 131 Main Str., #205 Prince Frederick MD 20678

PHONE #: _____ E-MAIL ADDRESS: _____

AGENT (if other than property owner): Chris Longmore

ADDRESS: 22738 Maple Rd. #101 Lexington Park MD 20653

PHONE #: 301-862-3764 E-MAIL ADDRESS chris@paxlawyers.com

PROPERTY LOCATION (Address, if known. Otherwise, describe location as N-S-E-W side of (Street Name), approx. (feet) N-S-E-W of Intersection with State/County Road): Patuxent Blvd, California MD

PARCEL IDENTIFICATION: TAX MAP: 034 BLOCK: _____ PARCEL: 587, LOT 726, 753, 752

ZONING: RL/^{RL-T/AE} ACREAGE: 50.5 REFLECTION DISTRICT: 08 ADC MAP: _____ GRID: 06

ACTION REQUESTED: (Check appropriate block)

- | | |
|--|--|
| <input type="checkbox"/> Administrative Variance | <input type="checkbox"/> Critical Area Administrative Variance |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Critical Area Variance |
| <input type="checkbox"/> Area _____ | <input type="checkbox"/> Encroachment in 100' buffer _____ |
| <input type="checkbox"/> Bulk _____ | <input type="checkbox"/> Increase of Impervious Surface of _____ |
| <input type="checkbox"/> Density _____ | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Other _____ | |
| <input checked="" type="checkbox"/> Appeal of Administrator's Decision | <input type="checkbox"/> Conditional Use Approval |

Please describe requested action: Please see attached Notice of Appeal with Exhibit.

(OVER)

RECEIVED

JUL 13 2017

COUNTY ATTORNEY

APPLICATION SUBMISSION REQUIREMENTS:

Pre-Application Conference Held with _____ on _____
(staff) (date)

- Letter of Intent addressing standards
- Deed/Contract of Sale
- Non-CA Site Plan/Plot Plan
12 Prints – BOA
3 Prints - Administrative

- Critical Area Site Plan/Plot Plan
14 Prints – BOA
3 Prints - Administrative

- Signed Planting Agreement
- Denied Building Permit/Zoning Permit
- ADC Location Map

Review Fees

- Conditional Use \$750 + \$50 Advertising Fee
- Variance/Critical Area Variance \$500 + \$50 Advertising Fee
- *Appeal \$340 + \$50 Advertising Fee
- Administrative Variance – All \$500 + \$50 Advertising Fee
- Expansion of Non-Conforming Use \$670 + \$50 Advertising Fee
- Resubmissions/Revisions \$20 each

Agency Approvals Received

- _____ Health Department
- _____ Soil Conservation District
- _____ Critical Area Comments
- _____ DPWT (if applicable)

Other fees may apply. See the St. Mary's County User Fee Schedule, effective July 1, 2005.

Please show topography on all Critical Area Site Plans.

***APPEALS:** Pursuant to Section 23.1.2 of the Comprehensive Zoning Ordinance an appeal shall be taken within 30 days of the date of the action being appealed by filing an application for Board of Appeals review with the Department of Land Use and Growth Management. An application for appeal shall identify with specificity all grounds for the appeal. Please state in detail your grounds for appeal. Please provide a separate written Notice of Appeal, if more space is needed.

Please see attached Notice of Appeal.

- I hereby swear or affirm that I have the authority from the property owner to make this application and that this application is correct.
- I hereby swear or affirm that I am the property owner and that this application is correct.

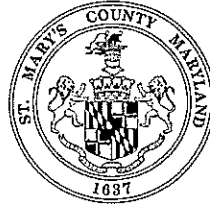
Staff and Board members are hereby authorized to enter the site to view the particulars of the application.

PROPERTY OWNER/AUTHORIZED AGENT'S SIGNATURE: 

PRINT NAME: Christopher T. Longmore

DATE: July 13, 2017


I prefer all correspondence to be sent (circle one) U.S. Mail/Emailed/Faxed (Fax #) _____



ST. MARY'S COUNTY PLANNING COMMISSION

AGENDA

6:30 P.M. Monday June 26, 2017
St. Mary's County Governmental Center
Chesapeake Building Public Meeting Room
Located at 41770 Baldrige Street, Leonardtown, Maryland

- I. Call to Order
- II. Agenda Review/Additions – Deletions
- III. Review/Approval of Minutes for June 12, 2017
- IV. Public Hearing
 1. Comprehensive Water and Sewerage Plan (CWSP) 2016 Amendment
 2.  **CONCEPT SITE PLAN # 16-13200002, WOODS AT MYRTLE POINT, Sections 2, 4, 5, 6**
(Zoning Ordinance 10-02) (Use # 14, 16, 35)
OWNERS/DEVELOPER: Myrtle Point Holdings, LLC/Curtis Development Corporation
AGENT: Mudd Engineering, LLC
LOCATION: Patuxent Boulevard, California, MD 20619.
TM-034 GRID-06 PAR-587,726,752 & 753, ED-08 TAX ID-177971
ZONING: RL/RLT/AE ACREAGE: 50.5
LAND USE: Residential Low Density
ACTION REQUESTED: Concept Site Plan approval for Sections 2, 4, 5 & 6 to include 164 dwelling units and a 4,855 square foot recreation facility.
- V. Discussion
- VI. Adjournment

The next scheduled Planning Commission meeting is July 10, 2017

For more information, contact Michele Beck, Department of Land Use and Growth Management at (301) 475-4200, X-1506 or at Michele.Beck@stmarysmd.com

The meeting may be videotaped and aired live and may be rebroadcast on Cable Channel 95. To view the schedule for Channel 95, please log on to <http://www.co.saint-marys.md.us/broadcast.asp>.



STAFF REPORT
Planning Commission Meeting of
June 26, 2017

- Agenda Item #1
- Reviewed in accordance with the and Zoning Ordinance #10-02 and the Lexington Park Development District Master Plan

ACTION REQUESTED: Concept Site Approval for Woods at Myrtle Point Sections 2, 4, 5 & 6 to include 164 dwelling units and a 4,855 square foot recreation facility. The subject properties have 50.5 acres.

I. DEVELOPMENT DATA

CONCEPT SITE PLAN # 16-13200002, Woods at Myrtle Point, Sections 2, 4, 5, & 6 (Zoning Ordinance 10-02) Use # 15, Dwelling Units Attached and Use # 35, Public Recreation Facility, are a permitted high and low intensity use within the RL and RL-T zone.
OWNERS / DEVELOPER: Myrtle Point Holdings, LLC / Curtis Development Corporation
AGENT: Mudd Engineering, LLC
LOCATION: Patuxent Boulevard, California, MD 20619.
TM-034 GRID-06 PAR-587,726,752 & 753, ED-08TAX ID-177971
ZONING: RL /RL-T/ AE ACREAGE: 50.5
LAND USE: Residential Low Density (RL)

II. PUBLIC HEARING NOTICE REQUIREMENTS (CZO 21.3):

The public notice for the Planning Commission Public Hearing was published in the *Enterprise* on June 7, 2017, and June 14, 2017. The property has been posted in accordance with CZO requirements, Section 21.3.3. Certified mail receipts have been received and have been entered into the record of this public hearing. The agenda was posted on the website on June 19, 2017.

III. BACKGROUND INFORMATION

- A Planning Commission meeting was held on March 26, 2007, for a Standard Subdivision Plan for 135 townhouses for Sections 2 & 3 and was approved. (PC minutes attached).
- A Planning Commission meeting was held on October 14, 2008, for a Final Subdivision Plan for 81 lots for Sections 4, 5 & 6 and was approved. Also approved was the last two Phases of Section 1. (PC minutes attached).
- A Planning Commission meeting was held on March 9, 2009, for a Final Subdivision Plan for 135 townhouses for Sections 2 & 3 and was approved. (PC minutes attached)
- A Planning Commission meeting was held on June 24, 2013, for Concept Site Plan, for 131 townhouses for Section 3, combining Section 2 into 3 and converting Section 2 to an outparcel. It was approved. (PC minutes attached).
- The Concept Site Plan for Woods at Myrtle Point, Sections 2, 4, 5 & 6, for 164 dwelling units and a recreation facility was reviewed by the Technical Evaluation Committee on June 9, 2016.

IV. APPLICABLE REQUIREMENTS:

- Lexington Park Development District Master Plan. The land use for the subject property is Residential Low Density (RL). A map showing the property and the land use designation is attached.
- St. Mary's Comprehensive Zoning Ordinance. The zoning for the subject property Residential Low Density (RL), Residential Low Density-Transitional (RL-T) Airport Environs Overlay (AE)

Section 51.3.14:

1. Site plan approval shall be required
2. The minimum area for any single parcel having a townhouse structure shall be three acres. Said parcel shall have a depth from the street of at least 200 feet and frontage on a street of at least 200 feet. (all parcels exceed these requirements)
3. A townhouse structure may not exceed 130 feet in length.
4. Lot width for end units shall be adequate to meet zone setback requirements from adjacent properties and rights-of-way. A structure containing three (3) or more dwelling units shall be a minimum of 75 feet from the boundary of the site where the site adjoins a single-family detached dwelling.
5. Rear yards shall be screened from rear yards of adjacent attached dwelling unit's rear yards by a six-foot privacy fence extending not less than 15 feet from the rear building wall.
6. Minimum distance between two unattached attached dwelling structures shall be 40 feet between exterior walls. This setback shall increase to 60 feet if the structures are face to face. In a cluster these separations may be reduced to 25 and 40 feet respectively. Structures shall be setback at least 25 feet from any interior driveway and at least 15 feet from off-street parking areas (excluding garages provided in individual units).
7. A minimum of 800 square feet of open space per attached dwelling unit (exclusive of front, side, or rear yards) shall be maintained in common open space in a location approved by the Planning Commission.
8. No part of an attached dwelling unit may exceed 40 feet in height. (Townhomes are 30' and the condominiums are 50', per section 32-3 footnote #7 can be increased to 50' with side and rear yard increase 1 foot to 1 foot)

60.6. Concept Site Plan

1. For all non-residential and **multi-family residential** projects that require major site plan approval, a concept site plan shall first be approved by the Planning Commission before the major site plan may be processed for approval by the Planning Director.
2. The applicant shall create a phasing plan if the project size exceeds the County Annual Growth Policy. **(Not applicable)**
3. At a regularly scheduled meeting, the Planning Commission shall receive information regarding the concept site plan from the applicant and the TEC. In addition, the Planning Commission shall consider any information presented by the public.
4. In order to approve the concept plan, the Planning Commission shall make six findings that the proposed development:
 1. Is consistent with the Comprehensive Plan and Lexington Park Development Plan; the land use is RL and zoning is RL And RL-T with an AE overlay.
 2. May be served by adequate public facilities as required by Section 70.2.2;
To be determined by the Planning Commission
 3. Is consistent with the County Annual Growth Policy, including any required phasing plans;
Not Applicable
 4. Will promote the health, safety, and welfare of the general public;
To be determined by the Planning Commission
 5. Adequately developed recreational and other community amenities are provided in accordance with the Comprehensive Plan and the Comprehensive Zoning Ordinance;
To be determined by the Planning Commission
 6. Is consistent with Chapter 62 design objectives.
To be determined by the Planning Commission.
5. Section 61.3.1 Lighting Standards: Not shown on the Concept Site Plan. Will have to be addressed on the final site plan and approved by staff.
6. Section 62.3.1 Countywide Design Standards: shown on the Concept Plan. Compliance to be determined by the Planning

Commission as part of its review of 60.6.4.f

7. Section 63.2. Landscaping: Must be approved by the Planning Commission.
8. Section 63.3. Buffer Yard Requirements: Buffer Yards are not required on Residential High-Intensity against Residential High-Intensity.
9. Section 64 Parking Requirements: The parking requirements are shown on each section of the concept site plan. Section 2, 108 required, 127 provided, in Section 4, 70 required, 70 provided, in Section 5, 172 required 234 provided, in Section 6, 48 required 69 provided. The maximum number of parking spaces allowed for these sections is 398. 500 spaces are being provided. The additional 102 spaces will be requiring additional 20,000 sq. ft. of landscaping.
10. Sensitive Area Analysis: Staff has determined that this site contains streams that would be affected by the proposed development, using Merlin-Environmental Resource, Soil Survey, Flood Map 24037Co184F, and Wetlands Map. Site plan shows appropriate buffers to protect, per section 71.4

V. OUTSTANDING ISSUES: Section 4, 5 & 6 were originally approved for 80 units, this proposed plan is for 164 units. 80 TDR's will be required. The 4 additional units were already approved in section 3 (approver for 135 and only building 131), bring the total to 164 units.

VI. MOTION: In the matter of CONCEPT SITE PLAN # 16-1320002, Woods at Myrtle Point Sections 2, 4, 5, & 6, having accepted the staff report and having made a finding that the objectives of Section 60.6 of the Comprehensive Zoning Ordinance have been / have not been met, and noting that the referenced project has / has not met all requirements for concept approval, I move that the concept site plan be DENIED / APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS:

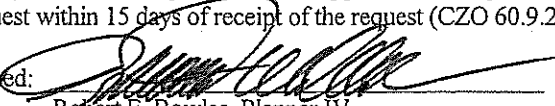
VII. FINAL APPROVAL:

Following approval of the concept site plan, a final site plan must be prepared and approved by the TEC agencies and Director of the Department of Land Use and Growth Management (CZO 60.6. 1. f. 6). Approval of a final site plan by the Director shall be based on a determination that adequate public facilities, as defined in Sections 70.7 through 70.12, will be available to serve the new development. Prior to signature approval of any site plan approved by the Planning Director, all necessary legal arrangements and financial guarantees required under this chapter shall be executed (CZO 70.2.2).

VIII. EXPIRATION:

An approved concept site plan shall expire two years after the date of such approval unless final site plan approval has been obtained. Final approval of a major or minor site plan submitted under the provisions of this chapter shall expire one year after the date of such approval unless building permits have been obtained for construction in accordance therewith. (CZO 60.9.1). A single one-year extension may be given by the Director upon written request by the applicant to be made within 30 days before the expiration of the approved concept site plan or final site plan. The Planning Director shall act on the request within 15 days of receipt of the request (CZO 60.9.2).

Signed:


Robert E. Bowles, Planner IV

June 15, 2017

ATTACHMENTS:

- Attachment 1 – Location Map, 3/26/07, 10/14/08, 3/9/09, 6/26/13, PC Minutes**
- Attachment 2 – Health Department Approval**
- Attachment 3 – Metropolitan Commission Approval**
- Attachment 4 – St. Mary's Soil Conservation District Approval**
- Attachment 5 – Department of Public Works and Transportation Approval**
- Attachment 6 – SHA Approval**
- Attachment 7 - Wetlands, Soils & Flood maps**
- Attachment 8 – Land Use Map & Zoning Map**
- Attachment 9 – TIS Revision 2017**

Zoning Map St Mary's County Maryland

nt, GIS a rke & Growt / Management

+ Find Address or Street Q

-

Draw

Select draw mode

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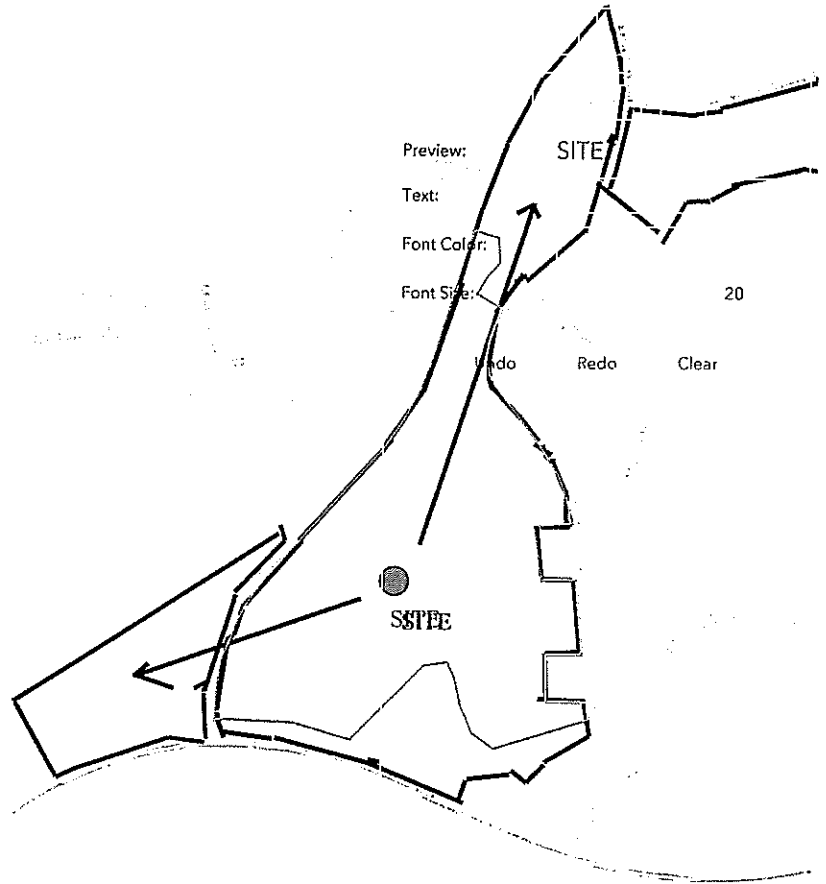
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St 1

LOCATION MAP

ATTACHMENT 1

600ft
-76.507 38.323 Degrees

The Chair closed the case to Public Testimony.

Mr. Thompson moved that having accepted the staff report, dated March 19, 2007, and having made findings pursuant to Section 30.11.4 of the Subdivision Ordinance (*Criteria for Approval of a Family Conveyance*), the Planning Commission grant approval of the Family Conveyance subdivision plan with the condition that agreements ensuring access to, and use and maintenance of, the road shall be recorded prior to recordation of the plat. The motion was seconded by Mr. Hayden and passed by a 7-0 vote.

DEVELOPMENT REVIEW

Standard Subdivision Plan #04-120-052, Woods At Myrtle Point Sections 2 & 3

The Applicant is requesting a preliminary review and approval of a STANDARD SUBDIVISION PLAN for 135 town homes. The property contains 33.79 acres; is zoned Residential Low-Density District (RL) and Airport Environs Overlay (AE); and is located at the West Side of Patuxent Boulevard, approximately 1,600 feet north of its intersection with MD Route 4, Maryland; Tax Map 34, Grid 11, Parcel 585

Applicant: Myrtle Point Partnership, LLP (Paul Summers)
 Present: Pat Mudd, P.F. Summers; Carl Wilson, Traffic Group.

Mr. Shire explained the outstanding issues with the property are the school mitigation at the middle school level, stormwater management, and traffic mitigation. The traffic mitigation requirements include acceleration on Maryland Route 4 west bound, re-striping at the intersection of MD-4 and MD 235 to allow for a triple left turn and a straight through, and the county staff has been pressing for, at the intersection of MD-4 and Patuxent Boulevard, a "Maryland T" at the intersection to make it easier to get in and out Patuxent Boulevard. The State Highway is willing to consider this proposal but would like a re-evaluation of a traffic signal warrant to determine if a light could still be considered and some revised calculations of the traffic study. The school mitigation is the same as the previous sections of the Woods at Myrtle Point. The developer is paying an up front cost of \$2,425 for this mitigation. When the building permits are issued there will be another \$3,375 collected for school mitigation.

Mr. Reeves questioned if the Planning Commission discussed a light further down the road. Mr. Shire explained there was some discussion on putting a light at Myrtle Point Road and MD 4, but hasn't gotten any definite indication from the traffic experts on which would be the better area. Ms. Guazzo explained when the development is completed there will be 3,620 car trips from the development and the intersection is failing. Ms. Guazzo questioned if SHA is going to make inquiries or going to ask the consultants about this issue. Mr. Shire explained before SHA considers a traffic signal on MD 4, they would like a revised study. Ms. Guazzo explained SHA completed one and the development company is willing to put in the light. Mr. Shire explained they are asking for a re-evaluation of the report. Mr. Thompson explained he was sure they asked for SHA to be at the meetings with these types of cases. Ms. McNeill explained her concern on this project was the traffic signals, lanes, and that they need to have a SHA representative there. Mr. Thompson explained he would like a traffic stop so people could get to Solomons.

Ms. Guazzo questioned Mr. Groeger to explain the letter from SHA to the Board. Mr. Groeger explained SHA is concerned about the queuing and the operation of the intersection overall and how to treat the traffic. They want to determine if they need a traffic signal and/or a channeling system of some type for the outbound traffic heading toward Solomons Island. SHA may want one or both of these measures in place. The traffic impact study that was received doesn't address these issues other than listing the level of service, capacity, and what the

expected congestion is going to be. Mr. Groeger explained if just a traffic signal is installed at the intersection, it will still be at a failing level of service, there will be less congestion at intersection without the traffic signal. If only the traffic signal is installed, the congestion with the one lane would have the queues backed up, though it would be safer for the side street to enter the highway. Mr. Groeger explained this is the reason why they suggested the channelized signal be used at that intersection. It would reduce the critical lane volume and address the congestion. Ms. McNeill questioned if there was anything that would improve the problem. Mr. Groeger explained without prohibiting left hand turns, which would create unsafe movements, there is nothing available. Mr. Thompson asked in Mr. Groeger's opinion which one to the 'T's would be better, the one that flashes yellow for everything or one that would stop traffic from Solomons. Mr. Groeger explained that SHA would be making the call, but either one of those would help ease the congestion. Ms. Guazzo asked Mr. Groeger how much on either side of MD 4 SHA owns. Mr. Groeger explained SHA owns at least 100 feet. Ms. Guazzo questioned if SHA could help out and put in an island for the entrance. Mr. Groeger explained it could be possible. Mr. Canavan suggested they reword the motion.

Mr. Wilson said he would explain the three issues the SHA letter brought up. The first issue is the left lane queue analyses. The left turn lane today is approximately 450 feet long. The queue lengths with all the developments that will happen at the Woods will allow 217 feet of cars. The traffic signal that is warranted is the channelized 'T' signal and this report will be sent to SHA. Ms. Guazzo questioned if the report takes into account all of the dwelling units that will be built. Mr. Wilson explained it is taking those into account. Mr. Canavan questioned Mr. Wilson if the signal is installed, does he expect more traffic utilizing the signal over and above what they calculated and would the queuing system still work. Mr. Wilson explained it could happen and the queuing on the left hand turn into the site. Mr. Summers explained they went back to their design and peeled off a lane structure to the west bound MD 4 lane and out of the left hand turn lane on to east bound MD 4 to receive the numbers for Mr. Wilson's new report.

Mr. Thompson moved that having accepted the staff report, dated March 13, 2007, and having made the following findings of adequate facilities pursuant to Section 40.10 of Zoning Ordinance #90-11 except for Stormwater Management as noted on the attached adequate facilities checklist; that the Applicant is entitled to provide school mitigation; and that the project must meet all TEC agency requirements and return to the Planning Commission for final approval, the Planning Commission granted approval of the preliminary subdivision plan of section 2&3 with the condition that school mitigation fees, approved by the Planning Director and paid within 90 days of Preliminary Approval, and determination by the State Highway Association who will determine which intersection model will be adequate for their approval and that will be prior to the final subdivision approval. The motion was seconded by Mr. Evan and passed by a 6-1 vote with Ms. McNeill objecting.

Concept Site Plan # 04-132-008, Faith Bible Church, Gymnasium

The Applicant is requesting a review of and Approval of a Concept Development Plan for an 8,625 square foot Gymnasium. The property contains 4.05 acres; is zoned Rural Preservation District (RPD); and is located at 23325 Three Notch Road, Oakville, Maryland; Tax Map 19, Grid 4, Parcel 402.

Applicant: Faith Bible Church
Present: John Norris, John Harris, and Thomas Martin

Mr. Bowles explained the Faith Bible Church is up for re-approval. They had received their concept approval in January of 2005; however, it had expired due to issues. The outstanding issues that the project would utilize is design enhancements and 2 TDRs as methods for achieving floor area ratios as required by this project, final finding of Adequate Public Facilities shall be made

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Tuesday, October 14, 2008**

Members present were Steven Reeves, Chairman; Howard Thompson, Shelby Guazzo, Susan McNeill, Merl Evans, and Lawrence Chase. Brandon Hayden was excused. Department of Land Use & Growth Management (LUGM) staff present were Phil Shire, Deputy Director; Bob Bowles, Planner IV; Jeff Jackman, Senior Planner; Dave Berry, Planner II; and Jada Stuckert, Recording Secretary. Deputy County Attorney David Weiskopf was also present.

The Chair called the meeting to order at 6:30 p.m.

APPROVAL OF THE MINUTES – The minutes of September 22, 2008 were approved as amended.

DEVELOPMENT REVIEW

CCSP #05-132-019 – St. Mary's Marketplace

Mr. Reeves announced the applicant for this case has submitted a letter requesting the application be withdrawn, however reserves the right to reapply without going through the TEC process.

CCSP #08-132-009 – PNC Bank

Mr. Berry read the staff report which recommended approval of the concept site plan for PNC Bank to be located at 22610 Three Notch Road in Lexington Park. Mr. Berry stated the final findings for adequate public facilities will be made administratively by the Planning Director, as a prerequisite to final site plan approval. Ms. McNeill asked if this is a standard building for PNC Bank. Ms. Aubry Macky stated yes this is the typical LEED design. Mr. Reeves asked if this branch would replace the existing branch. Mr. Berry stated this building would replace the existing branch. Ms. McNeill asked if the gas tanks have been removed from the site. Ms. Noel Trent stated the tanks have already been removed.

Mr. Evans made a motion in the matter of CCSP #08-132-009, PNC Bank, having accepted the staff report and having made a finding that the objectives of Section 60.5.3 of the zoning ordinance have been met, and noting that the referenced project has met all requirements for concept approval, I move that the concept site plan be approved and Mr. Chase seconded. The motion passed by a 7-0 vote.

SSUB #04-120-009 – The Woods at Myrtle Point Section 1, Phase 2

Mr. Berry read the staff report which recommended approval of the 68 lot major subdivision. Mr. Berry stated stormwater management and traffic mitigation are the only two outstanding issues. Ms. Guazzo stated this development needs a full service traffic signal at Patuxent and Route 4. Ms. Guazzo referenced the State Highway Administration (SHA) letter which stated the light will be constructed and be flashing until SHA warrants the signal light be turned on. Mr. Groeger stated he is unaware if the signal is warranted now and how long it will take to turn the signal on. Mr. Berry stated the plans for the traffic light have been submitted to SHA and it is his understanding that once the plans are approved construction can begin on the traffic signal.

Ms. Guazzo inquired about the performance bonds and asked if the amounts of the bonds have been revised. Mr. Groeger stated the performance bonds are all the same and are adequate for the development.

Ms. Guazzo asked how many of the roads in the development will become public roads. Mr. Groeger stated all roads except "lanes" will become public roads. Ms. McNeill asked if an updated traffic study has been done. Mr. Groeger stated the traffic study was done 10/29/03 and the warrant study was done in 2007 however nothing else has been submitted. Mr. Groeger stated

the development will open with a level "F" once buildout is complete. Ms. McNeill stated this development has a bad impact on traffic in the area as well as the corner of Route 235 and Route 4. Mr. Groeger stated even with the improvements of the development it will still operate at a level "F" and the rest will be mitigated. Mr. Evans stated when SHA first opened the intersection of Route 235 and Route 4 it was operating at a level "E". Mr. Evans stated we can't require a developer to mitigate a situation that was failing to begin with. Ms. Guazzo recommended a condition be added to the motion to require the traffic light be able to function.

Mr. Patt Mudd gave a quick overview stating there will also be an acceleration lane and a free right turn lane with 1,300 feet onto Route 4 as well as the full traffic light which is required by the time the 124th building permit. Mr. Mudd stated traffic light construction will begin as soon as SHA approval is granted.

Ms. Guazzo stated she has concerns with and asked about the homeowners agreements. Mr. Reeves recommended hearing from the homeowners first.

Mr. George Skouzes stated he lost trust when the developer up and left. Mr. Skouzes stated no maintenance of the common property has been done therefore the appearance of the property is a concern. Mr. Skouzes stated the homeowners put together their own time and money to mow some of the common areas even though some of their punch lists haven't been completed. Mr. Skouzes stated the condition of the silt fences and unfinished road are also a concern as well as the payment for the SMECO light posts. Mr. Skouzes stated more sections of Myrtle Point should not be opened for building until the first section is done. Ms. Guazzo asked if Mr. Skouzes paid the \$1,500 for maintenance and the \$400 for the Homeowners Association (HOA). Mr. Skouzes stated yes he paid a prorated amount for maintenance and the HOA.

Ms. Laurie Ludlow stated she is concerned that the other phases will be granted and begun then the builder will leave again. Ms. Ludlow stated she agrees with Mr. Skouzes comments and stated her punch list has not been completed.

Ms. Sherry Norris stated she owns one of the six homes not completed and she agrees with Mr. Skouzes comments. Ms. Norris asked the Commission to place a condition on the project stating phase one has to be completed prior to the opening of any other phases.

Ms. Allison Swift stated she agrees with Mr. Skouzes comments and her punch list has not been completed.

Mr. Reeves asked if Mr. Summers was building the homes himself. Mr. Summers stated P.F. Summers Construction went out of business. Mr. Paul Summers stated it was never his intention to walk away from his obligations and he is not proud of the lack of maintenance on the property. Mr. Summers explained with the slow collapse of the economy P.F. Summers Construction went south and by the time he realized it was too late and he had to close immediately. Mr. Summers stated a local bank has bonded the project. Ms. Guazzo asked what type of equity was put up for this. Mr. Summers stated none; the bond is pledged against the property.

Mr. Evans asked for some answers to the public comments. Mr. Summers stated the unfinished road is under contract and he will try to get the maintenance on the property taken care of. Mr. Summers stated Frank Walters would be appointed as Treasurer of the HOA, Chuck Miller is the President and one other member at large would be appointed.

Ms. Guazzo stated she is very concerned with the HOA which refers to a deed of trust and also refers to by-laws. Ms. Guazzo stated she would like to have a copy of the by-laws. Mr. Summers stated the trustees are three persons from Fulton Bank. Mr. Longmore stated it is not uncommon to have the financiers as the trustees of a HOA. Ms. Guazzo asked who is on the Board of Directors and how they are elected and how they are removed. Mr. Summers was unclear as to

how many members there were on the Board of Directors stated there were less than ten with two non-voting homeowners.

Mr. Summers stated he hopes to have the HOA documents and by-laws changed while he still has some control over the development. Mr. Summers stated he would like to add more transparencies. Mr. Evans asked about the unfinished punch lists. Mr. Summers stated he hopes to finish these however everything hinges on the approval of these prior to October 23, 2008. Mr. Summers stated his first step would be to complete the homes that are not completed. Mr. Reeves asked that Mr. Summers meet with the homeowners to address more of their concerns. Mr. Summers agreed to do so.

The Planning Commission took a ten minute recess.

Mr. Skouzes recommended returning the \$1,500 to the homeowners as "good faith" so they may be able to finish projects on their punch lists. Mr. Skouzes stated the \$1,500 can then be reconstituted to the development when it's time for the pool to be installed.

Ms. Guazzo highlights a portion of property on the south side of Route 4 and stated this property should be included in Mr. Summers assets. Mr. Summers stated this property is an estate without heirs however he may have the potential to purchase the land through the State. Ms. Guazzo asked that staff look into this.

Mr. Longmore stated we are here tonight to vote on the stormwater management portion of the project however he is glad his client has had the opportunity to discuss the issues and stated he is trying to remedy the situation. Ms. Guazzo agreed and stated in this situation the Commission must place conditions on the project to refine the progress of the build-out. Mr. Summers agreed with the conditions. Ms. McNeill asked that the developer return yearly to give the Commission an update.

Mr. Shire stated once the final approval is granted the applicant has one year from the date of the approval to record the lots at which time we will be dealing with private homeowners. Mr. Summers stated by phasing the development it gives more control and asked if he could opt to abide by the new Annual Growth Policy. Mr. Shire stated he would have to research this with the legal department. Mr. Longmore reaffirmed his client agrees with the conditions.

Ms. Guazzo made a motion in the matter of SSUB #04-120-009, Woods at Myrtle Point, Section 1, Phase 2, containing 68 lots, having accepted the staff report and having made the following findings: of adequate facilities pursuant to Section 40.10 of the Zoning Ordinance #90-11 for current stormwater management requirements, with the condition that before the first building permit for Section 1, Phase 2 is issued the developer will have had 85% of the building permits for Section 1, Phase 1 issued, I move that the final subdivision plan for Section 1, Phase 2, be approved that and Mr. Evans seconded. The motion passed by a 7-0 vote.

SSUB #04-120-020 – The Woods at Myrtle Point Section 1, Phase 3

Ms. Guazzo made a motion in the matter of SSUB #04-120-020, Woods at Myrtle Point, Section 1, Phase 3, containing 21 lots, having accepted the staff report and having made the following finding: of adequate facilities pursuant to Section 40.10 of the Zoning Ordinance #90-11 for current stormwater management requirements, with the condition that before the building permit is issued for the tenth house in Section 1, Phase 3 road improvements for the intersection of Patuxent Boulevard and MD Route 4 shall be finished and a full service traffic signal will be built and can be operational, I move that the final subdivision plan for Section 1, Phase 3, be approved and Mr. Thompson seconded. The motion passed by a 7-0 vote.

SSUB #04-120-032 – The Woods at Myrtle Point Section 4, 5, and 6

Ms. Guazzo made a motion in the matter of SSUB #04-120-032, Woods at Myrtle Point, Sections 4, 5, and 6, containing 81 lots, having accepted the staff report and having made the following finding: of adequate facilities pursuant to Section 40.10 of the Zoning Ordinance #90-11 for current stormwater management requirements, with the condition that before Sections 4, 5, and 6 move forward with grading and building permits the developer will appear before the Planning Commission to present the development plan for the community facilities to be located within the Woods at Myrtle Point to include location and time of implementation, I move that the final subdivision plan for Sections 4, 5, and 6 be approved, I further move that if more than a year has passed before commencement of Sections 4, 5, and/or 6 the developer shall appear before the Planning Commission to give updates on the disposition of lots and planning for the Woods at Myrtle Point and Mr. Hayden seconded. The motion passed by a 7-0 vote.

Mr. Evans stated he appreciated Mr. Summers attending the meeting and asked that he meet with the homeowners to address more of their concerns.

DISCUSSION

Comprehensive Plan Update

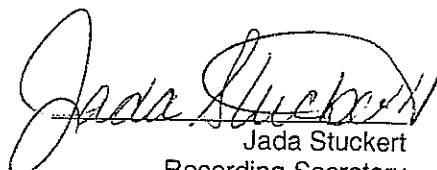
Mr. Jackman gave an update on the Comprehensive Plan stating a draft will be presented to the Commission on 11/24/08 with the first public hearing being held at the end of January.

Annual Growth Policy Procedures

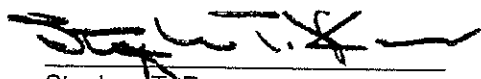
Mr. Bowles read the Annual Growth Policy Procedures to the Commission. *Mr. Evans made a motion to accept the procedures and forward those to the Board of County Commissioners and Ms. Guazzo seconded. The motion passed by a 7-0 vote.*

ADJOURNMENT

The meeting was adjourned at 9:50 p.m.


Jada Stuckert
Recording Secretary

Approved in open session:


Stephen Reeves
Chairman

Mr. Berry gave an overview of the plan for a hotel site stating the final findings for adequate public facilities will be made administratively by the Planning Director, as a prerequisite to final site plan approval. Mr. Berry stated three (3) TDRs will be required for final approval and there are no other outstanding issues that would affect a decision this evening.

Ms. McNeill asked what the occupancy would be for this hotel. Mr. Berry stated the final design is not confirmed but he believes 50 rooms are being proposed. Ms. Guazzo asked if 5 floors and 45 feet high are logical. Mr. Hayden asked what the distance is from the AICUZ. Mr. Jackman stated it is 425 feet. Ms. McNeill asked about the buffering. Mr. Jerry Nokleby stated at this time we have not done the landscaping however there isn't much landscaping in the area. Mr. Nokleby stated we are trying to get through the concept plan phase so we can continue to work on the finalities.

Ms. Guazzo asked if the new stormwater management is being utilized. Mr. Bowles stated all projects coming before the Commission have to abide by the 2007 Storm Water Management regulations. Ms. Guazzo asked if the Navy has been consulted on this project. Mr. Evans stated this building would be consistent with the Exploration Park buildings and the Holiday Inn.

Mr. Hayden made a motion in the matter of CCSP #08-132-004, Hotel Site PC Patel, having accepted the staff report and having made a finding that the objectives of Section 60.5.3 of the zoning ordinance have been met, and noting that the referenced project has met all requirements for concept approval, I move that the concept site plan be approved and Mr. Seibert seconded. The motion passed by a 7-0 vote.

FSUB #04-120-052 – Woods at Myrtle Point Section 2 & 3

Mr. Berry gave an overview of the plan for 135 town homes stating there are no outstanding issues that would affect a decision this evening.

Ms. Guazzo stated we have given the final approval for the single-family attached houses and now we have a change in type for Sections 2 & 3 for town homes. Mr. Summers stated we would like to advertise both the single family homes and the town houses to address both markets. Ms. Guazzo stated Section 3 has over 5 units per acre and nothing for usable recreation space. Mr. Berry stated the density is calculated for the overall project and there was no requirement for a recreation area in ordinance 90-11. Ms. Guazzo asked about the setbacks. Mr. Berry stated setbacks are required but no buffer is required.

Mr. Siebert asked if the old stormwater management is being utilized. Mr. Mudd stated three different sets of stormwater management regulations are being utilized on this property. Mr. Mudd ensured the Committee the current stormwater management regulations are being followed for the current development. Mr. Mudd stated we had some issues in the first phase but have worked through those. Mr. Mudd stated we have been very involved with the Soil Conservation District.

Ms. McNeill asked for an update on the concerns of the public that were voice at the last hearing. Mr. Summers gave a brief overview. Ms. Guazzo stated she is concerned with the viewscape from Route 4. Mr. Mudd stated the right-of-way is in excess of 200 feet and is already vegetated and wooded. Mr. Mudd stated there are no plans to reduce the vegetation or to add any additional vegetation. Ms. Guazzo stated there should be plantings between the 60 foot right-of-way and the property line.

Ms. Guazzo asked how many pumping stations would be on the property. Mr. Mudd stated only one exists to date, the second will go into Section 4, and a third in Section 5 respectively. Ms. Guazzo asked if the third pumping station will be dependent upon the build out of Section 5. Mr. Mudd stated when we get to Section 1 Phase 3 we will need to get the third pumping station on line. Mr. Mudd stated this is several years away.

Mr. Seibert made a motion in the matter of FSUB #04-120-052, Woods at Myrtle Point, Sections, 2 & 3, containing 1135 lots, having accepted the staff report and having made

the following findings: of adequate facilities pursuant to Section 40.10 of Zoning Ordinance #90-11 for Stormwater management in accordance with current regulations, I move that the final subdivision plan for Sections 2 and 3 be approved and Mr. Hayden seconded. The motion passed by a 7-0 vote.

DISCUSSION

Capital Improvement Plan Presentation by Elaine Kramer

Ms. Kramer gave an overview of the Capital Improvement Plan stating the categories and priorities used to evaluate the projects in the list are similar to those used in past years. Ms. Kramer explained priority A indicates that the project should be given immediate attention and accommodated in the budget for the upcoming fiscal year. Ms. Kramer explained priority B indicates that the project should be deferred to a later year and priority C indicates that a project should never be undertaken.

Ms. Guazzo stated she would like to see a new library for Leonardtown and recommended finding some funds for this item. *Ms. Guazzo made a motion to recommend to the Board of County Commissioners satisfaction with most of the recommended FY 2010 – 2015 Capital Improvement Plan however would recommend a sum of money be considered for insertion in FY 2011 to preserve the ability for grant applications for the Leonardtown Library; also that the Planning Commission recommends providing a new Library rather than renovating the existing Library and to allow the Chairman to sign a letter to be forwarded to the Board of County Commissioners and Mr. Siebert seconded. The motion passed by a 7-0 vote.*

PC Annual Report

Mr. Jackman gave an overview of the Planning Commission 2008 annual report. Ms. McNeill asked that the hours of Planning Commission be clarified. Mr. Hayden asked that his corrections be made to the attendance table. Mr. Evans stated it would be helpful if the Commission had time in the future to discuss land preservation due to the tobacco buy-out. Ms. McNeill asked that the economic conditions be addressed in the report.

Digital Signs

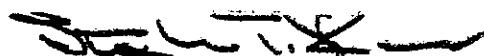
Mr. Shire announced a work session scheduled for next Monday, March 16, 2009 at 3:00 p.m. Mr. Reeves stated he may not be present.

ADJOURNMENT

The meeting was adjourned at 9:35 p.m.


Jada Stuckert
Recording Secretary

Approved in open session: April 13, 2009


Stephen T. Reeves
Chairman

DEVELOPMENT REVIEW

CCSP #12-132-013 – Woods at Myrtle Point Section 3

The applicant is requesting approval of the concept site plan for 131 townhouse units. The property contains 22.65 acres; is zoned RL/AE; and is located at Myrtle Point Road, California, Maryland; Tax Map 34, Grid 11, Parcel 752.

Owner: Myrtle Point Holdings, LLC
Presenters: Dave Berry, LUGM; Chris Longmore, Pat Mudd, George Rathlev

Mr. Rathlev gave an overview of the property and phase/section history. Mr. Rathlev indicated the new plan has four (4) less lots, shows a reduction in clearing, reduction in excavation, and will meet the new stormwater management regulations making the development more environmentally friendly.

Ms. Guazzo indicated the new plan is nice however asked that two tot lots be included. Mr. Rathlev stated two tot lots could be incorporated prior to final approval.

Mr. Mudd gave an overview of the new stormwater management systems that would be used in the development. Mr. Mudd indicated there would be 21-22 smaller systems that are designed to let water seep into the ground rather than fill and spill over into the creek.

Ms. Guazzo made a motion in the matter of CCSP #12-132-013, Woods at Myrtle Point, Sections 2 and 3, having noted that previously final subdivision was approved on March 2, 2009, the developer returns today to request a new concept plan for Sections 2 & 3 therefore the Board having accepted the staff report and having made a finding that the objectives of Section 60.5.3 of the zoning ordinance for the 131 dwellings to be placed on Section 3 have been met, with Section 2 to be returned to outparcel status, and noting that the referenced project has met all the requirements for concept approval, and final site plans approvals may be granted administratively upon receipt of final approvals from all agencies, I move that the concept plan be approved and Mr. Willard seconded. The motion passed by a 7-0 vote.

DISCUSSION

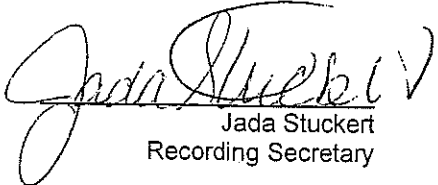
Delegation of Administrative Authority

Mr. Shire gave an overview of the request to allow delegation of administrative authority to the Planning Director.

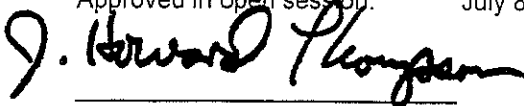
Mr. Siebert made a motion to table this item to the next meeting and Ms. Guazzo seconded. The motion passed by a 7-0 vote.

ADJOURNMENT

The meeting was adjourned at 8:40 p.m.


Jada Stuckert
Recording Secretary

Approved in open session: July 8, 2013



Howard Thompson
Chairman

TAX NO.: 8177971
Z.P. NO.: 16-132-002
FAX TO:
MAIL TO:
EMAIL TO: mudd 5/13/16
METRO TO:

TEC SUBMITTAL FOR THE MONTH OF June 2016 DUE TO LUGM 6/9/16
PAGES: 1

St. Mary's County Health Department
Environmental Health
P.O. Box 316
Leonardtown, MD 20650
301-475-4321 (phone)
301-475-4373 (fax)

CLERICAL NEEDS BY: 6/7/16



mudd eng
@ md
metrocast.net
2ppp

Meenakshi G. Brewster, MD, MPH
Health Officer

Daryl Calvano
Environmental Health Director

PUBLIC WATER & SEWER PLAT REVIEW CHECKLIST

Owner/Applicant: Curtis Development Corp. Surveyor: Mudd
Property Location: Rts 4 & 235 Election District: 8th
Purpose: (check one) SUBDIVISION BLAP CONFIRMATORY
Tax Map: 34 Block: 6 Parcel: 753 Sec: Lot:
4A- Rec. area & 5B-Townhouses
Wood 250
Subdivision: Myrtle Point

DO NOT WRITE UNDER THIS LINE - HEALTH DEPARTMENT USE ONLY

HD FILE
PWS X Rec. 1P
DATE RECEIVED: 5/11, 2016
APPROVED: No objection to concept.

GENERAL NOTES:

- Property ID Block (including: Tax Map, Block & Parcel)
- Meets Comprehensive Water & Sewer Plan (categories indicated)
- Allocation letter (indicating specific number of EDU's)
- Review Fee Remitted
- Surveyor's Signature & Stamp
- Vicinity Map
- North Arrow
- GAP required

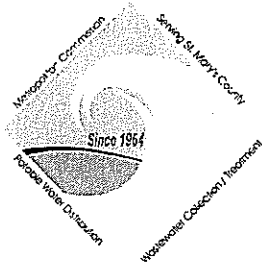
- Proposed pool, clubhouse + bath house will require review by DDMH programs.
- Will need proof of adequate EDUs.

RECEIVED

JUN 08 2016

St. Mary's County
Land Use & Growth Management

Reviewed by: Heather Moritz Date: 5/13/16



St. Mary's County Metropolitan Commission
23121 Camden Way California, MD 20619

Serving St. Mary's County
Potable Water Distribution - Wastewater Collection / Treatment

Phone: 301-737-7400
FAX: 301-737-7458

**TEC AGENCY APPROVAL VERIFICATION SLIP
TRANSMITTAL FOR PLANNING COMMISSION REVIEW**

TO: Department of Land Use and Growth Management, Attn: Phil Shire
FROM: St. Mary's County Metropolitan Commission
RE: 16-132-002 Woods at Myrtle Point Section 4a & 5b – Patuxent Blvd
Control Number and Project Name
DATE: December 15, 2016

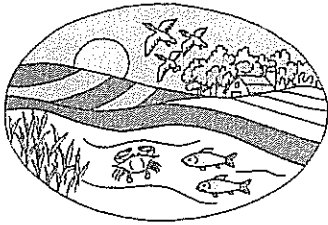
The above-referenced project satisfactorily addresses the TEC comments and is ready for approval for the Planning Commission.

YES X NO _____

1. Please verify the LUGM # and verify that each section was not given an individual number. If so separate submissions for each section may be required.
2. Water and sewer construction plans are required for MetCom review and approval. Please submit construction plans, all necessary review fees, and the review checklist directly to MetCom for review. Please submit each section and pumping station under separate cover. Please also make sure if phasing is proposed to include a phasing plan.
 - a. It appears that additional sewer flow from section 5 and 6 is proposed to flow to the existing sewer pump station #5. Please submit calculations showing that this existing pumping station can handle the increased flow. Please refer to section 5 of the design manual for more information.
 - b. Please verify that the total number of proposed lots do not exceed the original number approved to flow through the Kingston pump station. If the number of EDUs increases verification of the existing Kingston pump station's capacity will be required.
 - c. Please note that the sewer serving section 6 will need to be adjusted as to not run across Section 5 and should follow the Myrtle Point Road R-O-W.
3. MetCom signature required on record plat for the Townhome section/s. Please submit a paper review copy of the record plat along with the required record plat review fees directly to MetCom.

SIGNATURE: Man C. Hallahan

RECEIVED
ATTACHMENT 3
St. Mary's County



St. Mary's Soil Conservation District
26737 RADIO STATION WAY, SUITE B
LEONARDTOWN, MD 20650
PHONE 301-475-8402 EXT. 3 ■ FAX 301-475-8391
WWW.STMARYSSCD.COM

MEMO

To: Bob Bowles, LUGM
From: Jane R. Sanders, St. Mary's Soil Conservation District
Subject: Technical Evaluation Committee Comments
Date: June 8, 2016

Pursuant to the provisions of St. Mary's County Development Ordinances, the following comments are offered for consideration in review of the project titled: WOODS AT MYRTLE POINT, SECTION 4A & 5B, zoning number #16-132-00002.

This submission circulated for review on May 5, 2016 meets the requirements for **preliminary approval** by this agency as submitted.

YES NO

Additions and corrections required or recommended by this agency prior to final approval are as follows:

THE CONCEPT STORMWATER/EROSION AND SEDIMENT CONTROL PLAN has been reviewed. Please delineate slopes steeper than 15% on the plan and provide the dimensions for the pool and pool decking. Then, the site development plan for this project can be submitted for review once the CONCEPT plan has been recommended for approval by DPW&T. Please contact this office for the appropriate review fees on the 2nd and 3rd step of the three step review process.

Jane R. Sanders

Jane R. Sanders, Erosion and Sediment Control Specialist

ATTACHMENT

4

ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF
PUBLIC WORKS & TRANSPORTATION

John J. Groeger, P.E., Interim Director



COMMISSIONERS OF ST. MARY'S COUNTY

James R. Guy, President
Michael L. Hewitt, Commissioner
Tom Jarboe, Commissioner
Todd B. Morgan, Commissioner
John E. O'Connor, Commissioner

MEMORANDUM

DATE: April 17, 2017
TO: Bill Hunt, Deputy Director
Department of Land Use and Growth Management
From: John J. Groeger, P.E.
Interim Director
RE: Woods at Myrtle Point, Sections 2, 4B, 5&6 16-132-002

This Department has reviewed the revised traffic impact study (copy attached with APF sheet) for the referenced development and offers the following:

1. The technical content of the report appears to be acceptable.
2. The revised development generates 13 additional outbound peak hour trips in the morning peak hour, and 4 extra inbound trips in the afternoon peak hour.
3. The level-of-service at the MD Route 4 – Patuxent Blvd intersection is 'F' in both the morning and afternoon peak hours. The critical lane volume is proposed to increase by 3 in the morning, and stay the same in the afternoon peak hour.
4. Although the Zoning Ordinance requires mitigation for failing intersections, no additional mitigation has been proposed to address the additional 3 critical trips in the morning peak hour.

It is trusted that the above will assist in making the APF determination for this development. If you have any questions, please do not hesitate to contact this Department.


John J. Groeger, P.E.

Attachment

cc: Mike Lenhart, Lenhart Traffic Consulting, Inc.
Pat Mudd, P.E., Mudd Engineering, Inc.
Tim Hoerner, Curtis Investment Group

JJG:

S:\jgroeger\hunt woods at myrtle point.doc

RECEIVED

ATTACHMENT 5

St. Mary's County
Land Use & Growth Management

P.O. BOX 508 • THE ARNOLD BUILDING • 44825 ST. ANDREWS CHURCH RD. • CALIFORNIA, MD 20619
PHONE 301.475-4200 EXT *3516 • FAX 301.863.8810 • www.co.saint-marys.md.us

Woods Pt

Adequate Public Facilities Report to Department of Public Works & Transportation

MAR 06 2017

Name of Development Myrtle Point Date 3-2-2017

LU&GM Case File No. 16-13200002 Checked By J. Moore

1. In accordance with Article 7 of the St. Mary's County Comprehensive Zoning Ordinance, public roads within this development will be designed and constructed in accordance with the St. Mary's County Road Ordinance, and shall adequately accommodate vehicular traffic projected by this Department. *increase CLV by 3 trips*

The Development must be served by roads which have a Level of Service "D" in development districts or Level of Service "C" in all other areas.

List existing roads and intersections that are directly affected by the proposed Development. Include from the point of first egress from and ingress to the proposed Development to the intersection with the first County collector road or State road in all directions.

2. This project is inside / outside (circle one) the Development District.
3. Describe Existing Geometry, Road Conditions, ADT, PHV, LOS and Existing Speed Limit.

Existing Road(s)	Lane Width	Shoulder Width & Type	ADT	PHV	LOS	Existing Conditions
MD 4 (Patuxent Beach Road)	12'	8' Asphalt	31,500	2,500	F	SL 45 MPH
Patuxent Boulevard	12'	11' Asphalt	1,250	125	A	SL 35 MPH

4. If direct residential access to a public road is proposed, existing # lots & dwellings currently served by the access road = 357
5. Additional # lots or units proposed = 78
6. Size of commercial/industrial building = N/A
7. Projected Zoning Ordinance or ITE trip generation rates = Single Family + Condo/Townhouse
8. Specify independent variable used in computing ITE trip generation rates = Units
9. Proposed ADT: 1,250 Proposed PHV: 135 Proposed LOS: A

10. Specify proposed/future improvements to the public facility:

The analysis is provided in support of a change in proposed development from an approved TIA showing 222 Single-Family Houses and 135 Townhouses to a revised plan which would include 127 Single-Family Houses, 241 Townhouses, and 57 Condominiums. Because the Saint Mary's County Comprehensive Zoning Ordinance Trip Generation rates for Townhouses/Condominiums is significantly lower than the rate for Single-Family Houses, the change in total trips generated is negligible (less than 10 new peak hour trips) relative to the approved TIA.

11. CERTIFICATION

I hereby certify that the data shown hereon is correct, existing conditions are as stated, and projected traffic volumes will not lower the Level of Service below an acceptable Level of Service after development.

Signed: [Signature]

Date: 3/2/17



Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor
Pete K. Rahn, Secretary
Gregory Slater, Administrator

April 13, 2017

Mr. Robert E. Bowles,
Manager, Development Services
St. Mary's County Department of Land Use & Growth Management
23150 Leonard Hall Drive
Leonardtown, MD 20650

Dear Mr. Bowles:

Thank you for the opportunity to review the Preliminary Plans for the proposed Woods at Myrtle Point development in St. Mary's County. The State Highway Administration (SHA) has reviewed the plans and we are pleased to respond.

Woods at Myrtle Point
County No. LUGM 16-13200002
Plan submission dated March 2, 2017
Patuxent Boulevard
St. Mary's County

The SHA does not have comments at this time since the development is off a county road and no state access is proposed. Should St. Mary's County require a Traffic Impact Study, SHA requests inclusion in the scoping efforts. If you have any questions, or require additional information, please contact Mr. Erich Florence at 410-841-1044, by using our toll free number in Maryland only at 1-800-331-5603 (x1044) or via email at eflorence@sha.state.md.us.

Sincerely,

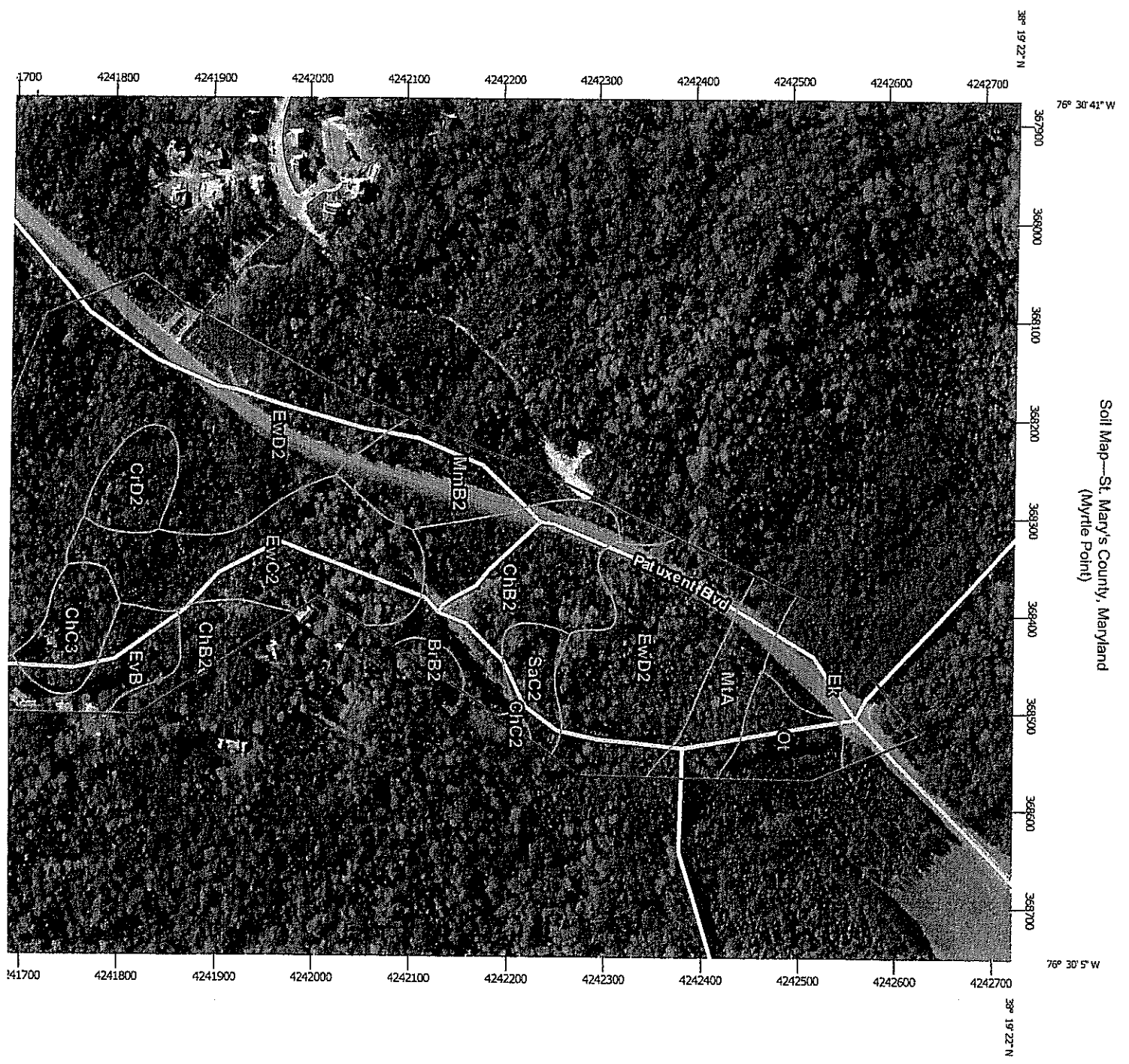
Corren Johnson
Acting District 5 Engineer

RECEIVED

St. Mary's County
Land Use & Growth Management

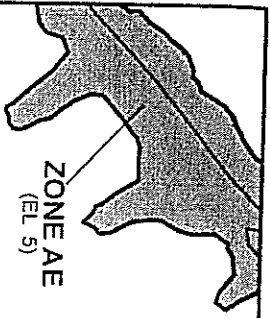
Maryland Department of Transportation
State Highway Administration
138 Defense Highway, Annapolis, MD 21401
410.841.1000 | TTY 800.735.2258 | roads.maryland.gov
My telephone number/toll-free number is 800-331-5603

ATTACHMENT 6



Soil Map—St. Mary's County, Maryland
(Myrtle Point)

SOILS MAP



ZONE AE
(EL 5)

RECEIVED

368' 000m
E

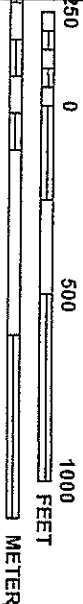
Site

PATUXENT BOULEVARD

DE



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

**ST. MARY'S COUNTY,
MARYLAND
AND INCORPORATED AREAS**

PANEL 184 OF 412

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER PANEL	SUFFIX
ST. MARY'S COUNTY	24004	0184 F

Notice to User: This map was released on December 12, 2014 to make a correction. This version replaces any previous versions. See the Notice-to-User Letter that accompanied this correction for details.

Notice to User: The Map Number shown below should be used when ordering map orders. The Community Number shown above should be used on insurance applications for the subject community.

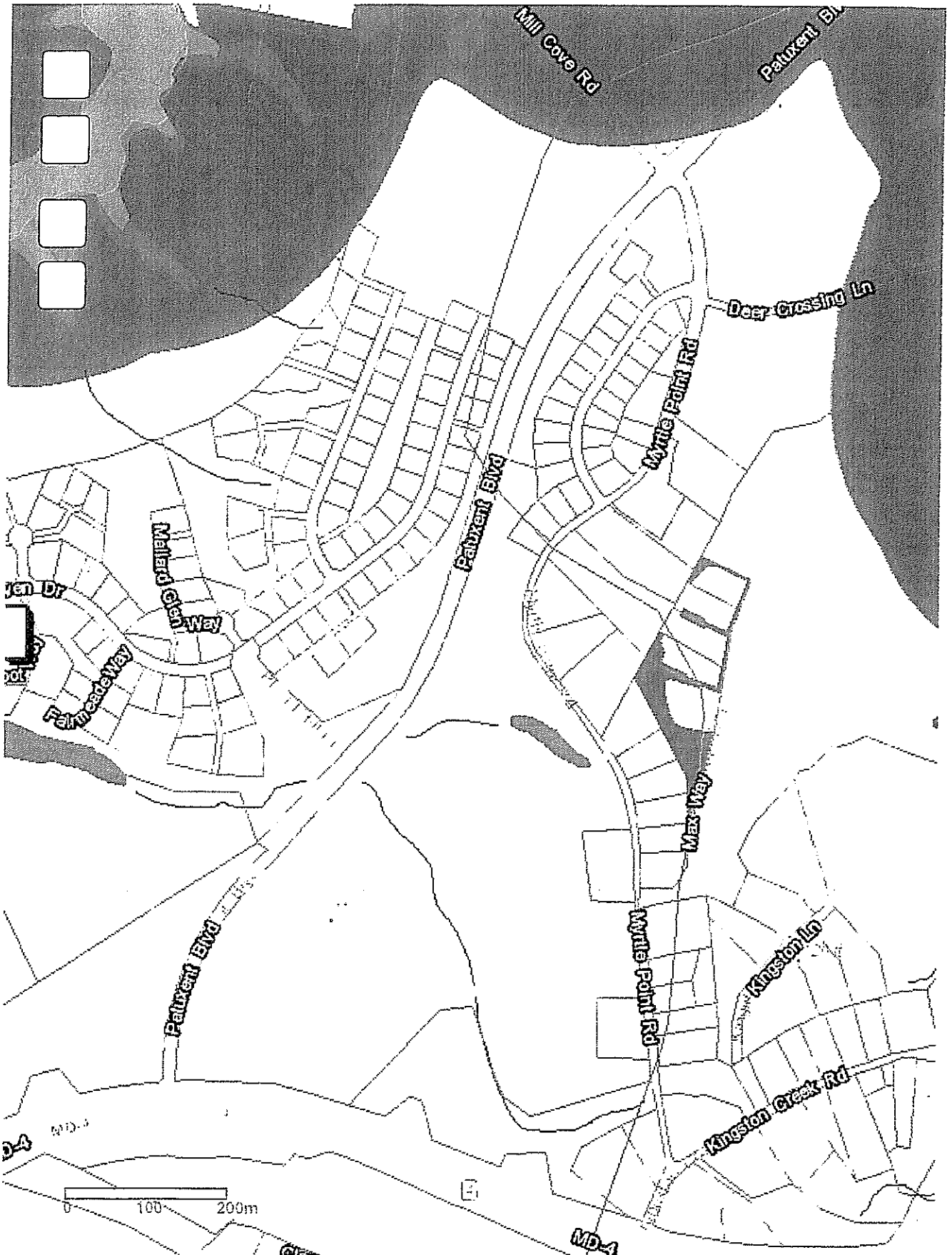
MAP NUMBER
24037C0184F

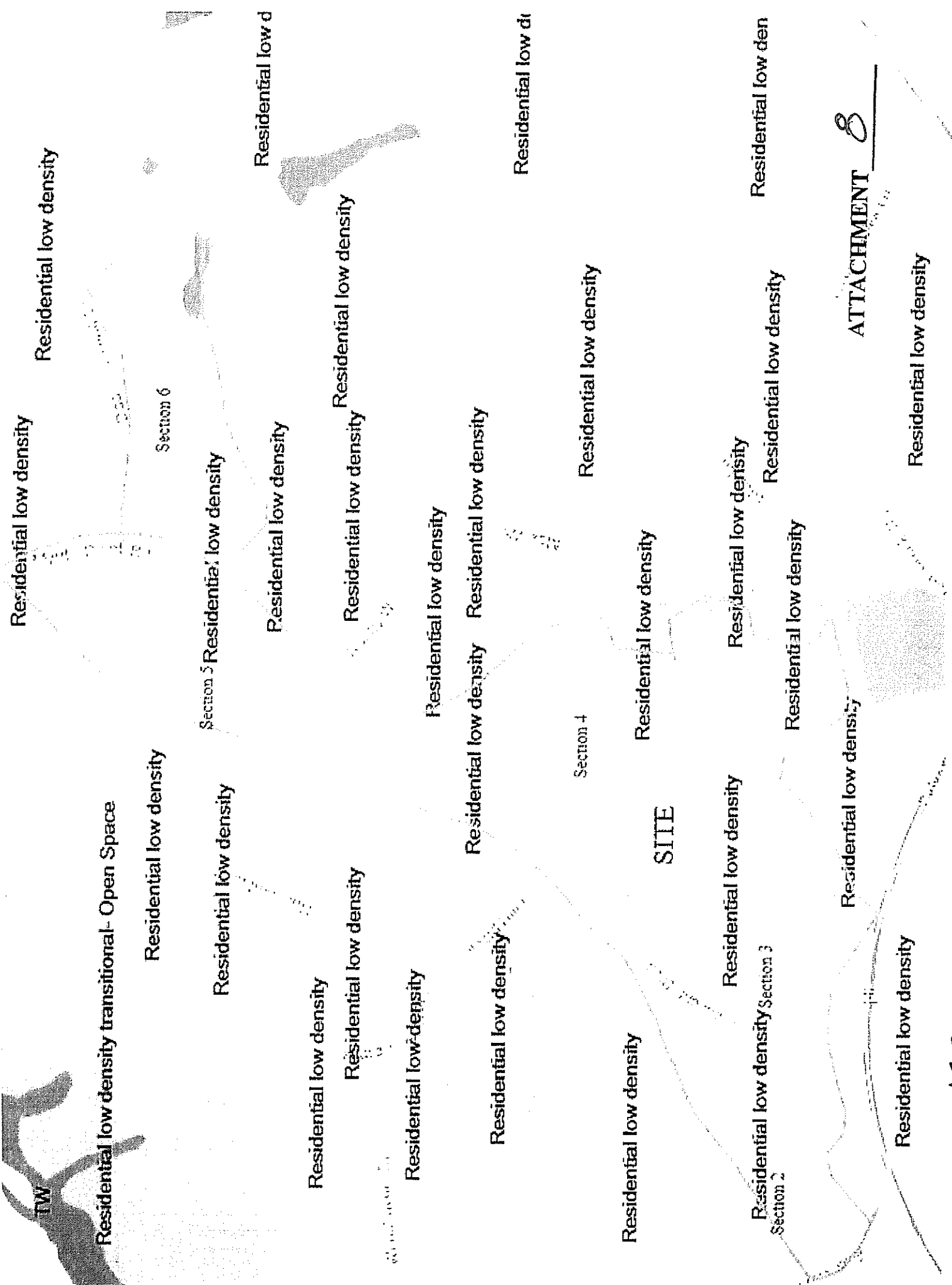
MAP REVISED
NOVEMBER 19, 2014

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.mec.fema.gov

Flood Plain





Residential low density

Residential low density

Residential low density transitional- Open Space

Residential low density

Section 6

Section 5 Residential low density

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Section 4

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SITE

Residential low density

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Section 3
Residential low density

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Residential low density

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Residential low density

Residential low density

ATTACHMENT 8

Residential low density

LAND USE

RL

Section 6

Section 5

RL

RL

RL

RL

RL

Section 4

SITE

RL⁵

Section 3

Section 2

RL⁵

ATTACHMENT

8

RL⁵

Lenhart Traffic Consulting, Inc.
Traffic Engineering & Transportation Planning

MAR 06 2017

March 2, 2017

Curtis Investment Group
Mr. Tim Hoerner
5620 Linda Lane
Camp Springs, MD 20748

RE: Woods at Myrtle Point – Proposed Land Use Changes

Mr. Tim Hoerner:


The purpose of this letter report is to provide a review of proposed minor changes in land use for the Woods at Myrtle Point located near California in Saint Mary's County. The original development was approved as part of the 'Sections 2&3 Woods at Myrtle Point' TIA dated February 26, 2007. The 2007 TIA considered the development of 222 Single-Family Homes and 135 Townhouses, while the new development is proposed to be comprised of 137 Single-Family Homes, 241 Townhouses, and 57 Condominiums. This analysis provides a comparison of total traffic conditions between the 2007 TIS land uses and the new proposed land uses.

The following intersections were included as part of both the original analysis and this analysis:

1. Patuxent Boulevard at Mill Cove Road/Myrtle Point Road
2. MD 4 at Patuxent Boulevard

The following exhibits and analyses have been provided:

- Exhibit 1 Shows the existing lane use and traffic controls for the two intersections.
- Exhibit 2 Shows the total traffic volumes from the approved 2007 TIA, which included the development of 222 Single-Family Homes and 125 Townhouses as well as all approved background developments and a regional growth factor of 3% annually. Appendix A includes Exhibit 10 from the 2007 TIA showing the same total traffic volumes.

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ATTACHMENT 9

- Exhibit 3 Provides a comparison of trip generation from the 2007 TIA with 222 Single-Family Homes and 125 Townhouses versus the proposed development with 137 Single-Family Homes, 241 Townhouses, and 57 Dwelling Units. Trip generation rates are based on St. Mary's County Comprehensive Zoning Ordinance.
- Exhibit 4 Details trip assignment for the additional trips generated by the proposed change in land use. Trip distributions from the 2007 TIA were used.
- Exhibit 5 Provides the new total traffic volumes based on summing the additional trips generated by the proposed change (Exhibit 4) with the total traffic volumes from the original study (Exhibit 2).
- Exhibit 6 Includes a comparison of CLV results between the 2007 TIA and the new total traffic volumes from Exhibit 5.
- Appendix A Contains relevant original figures from the 2007 TIA as well as a 2016 turning movement count for the intersection of MD 4 at Patuxent Boulevard.
- Appendix B Contains the CLV worksheets.

As shown on Exhibit 3, the proposed land use changes generate a negligible amount of additional trips relative to the land use changes analyzed in the 2007 TIA, and actually decrease the number of inbound trips during the AM peak hour. The relatively minimal changes in the trip generation in spite of the increase in the number of total units is due to the fact that the St. Mary's County trip generation rates for Townhouses and Condominiums are significantly lower than the rates for Single-Family Houses. The greatest increase in trips shown on Exhibit 3 is 13 outs during the AM peak hour, of which 10 are projected to use the free right turn lane from Patuxent Boulevard onto MD 4 as shown on Exhibit 4. The only CLV change resulting from the proposed land use change is an increase of 3 vehicles during the AM peak hour at the intersection of MD 4 at Patuxent Boulevard. This change would have almost no impact on operations at this intersection.

In addition to the analysis documented above, a comparison was made at the intersection of MD 4 at Patuxent Boulevard between existing traffic volumes from an SHA turning movement count dated May 4, 2016 and the projected 2009 Base Peak Hour Traffic Volumes used in the 2007

TIA (TIA Exhibit 4). Appendix A includes the SHA turning movement count and Exhibit 4 from the 2007 TIA. The comparison of these two sets of volumes shows that all movements along MD 4 are operating with significantly lower volumes as of 2016 than were projected for the 2009 Base Peak Hour Traffic Volumes in the 2007 TIA. The only exception is the westbound through movement during the PM peak hour, which is within 10% and is not one of the critical movements in the CLV analysis. Given that existing volumes are substantially lower than the projected volumes used in the 2007 TIA, operations at the study intersections would be expected to be better than the results shown in the approved 2007 TIA, even with the additional trips generated by the change in land use.

Based on this analysis, the proposed change in land use will have a negligible impact on the traffic operations projected in the approved 2007 TIA.

Should you have any questions or comments regarding this information, please do not hesitate to contact me.

Sincerely,



Nick Driban, P.E., P.T.O.E.

Associate Vice President – Lenhart Traffic Consulting, Inc.

Cc: Mike Lenhart



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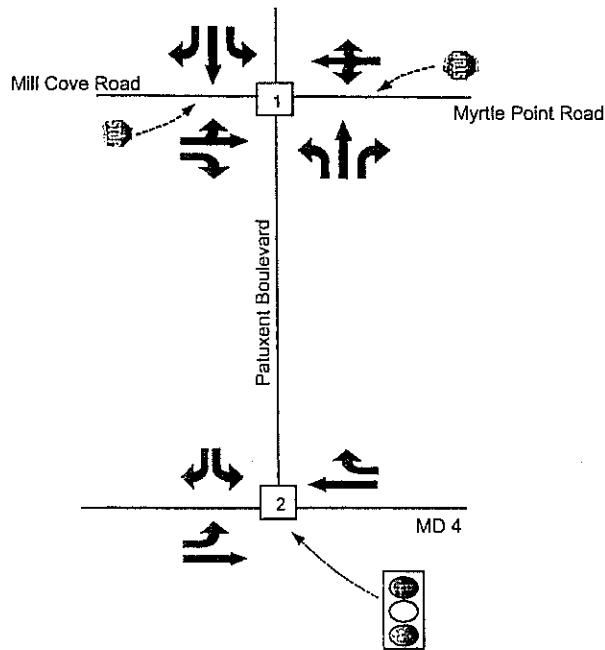
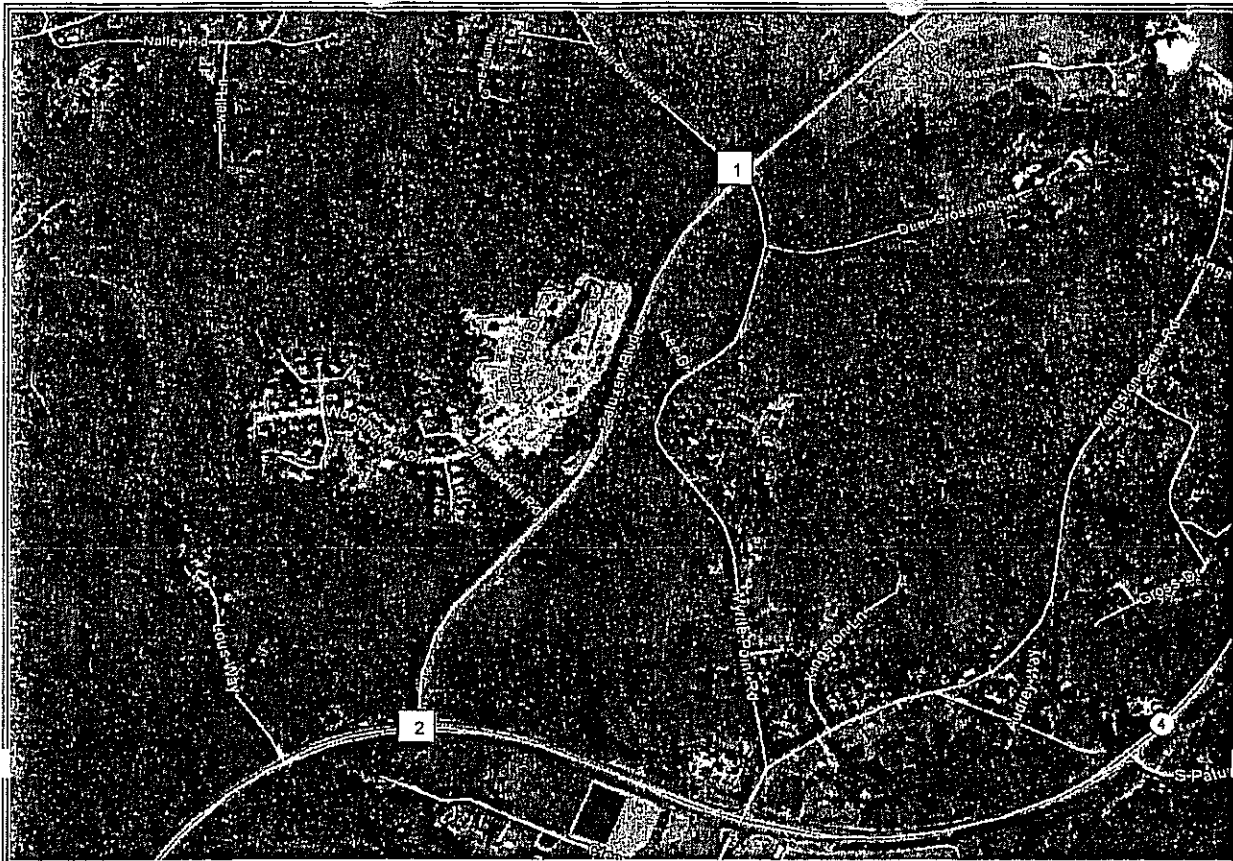
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email: mленhart@lenharttraffic.com



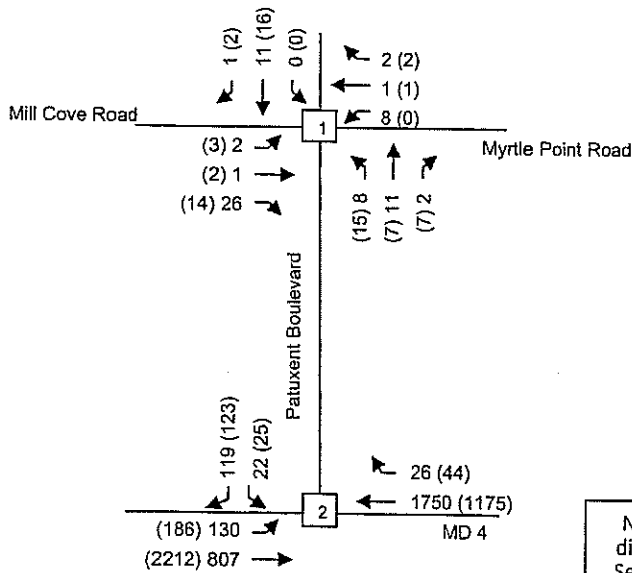
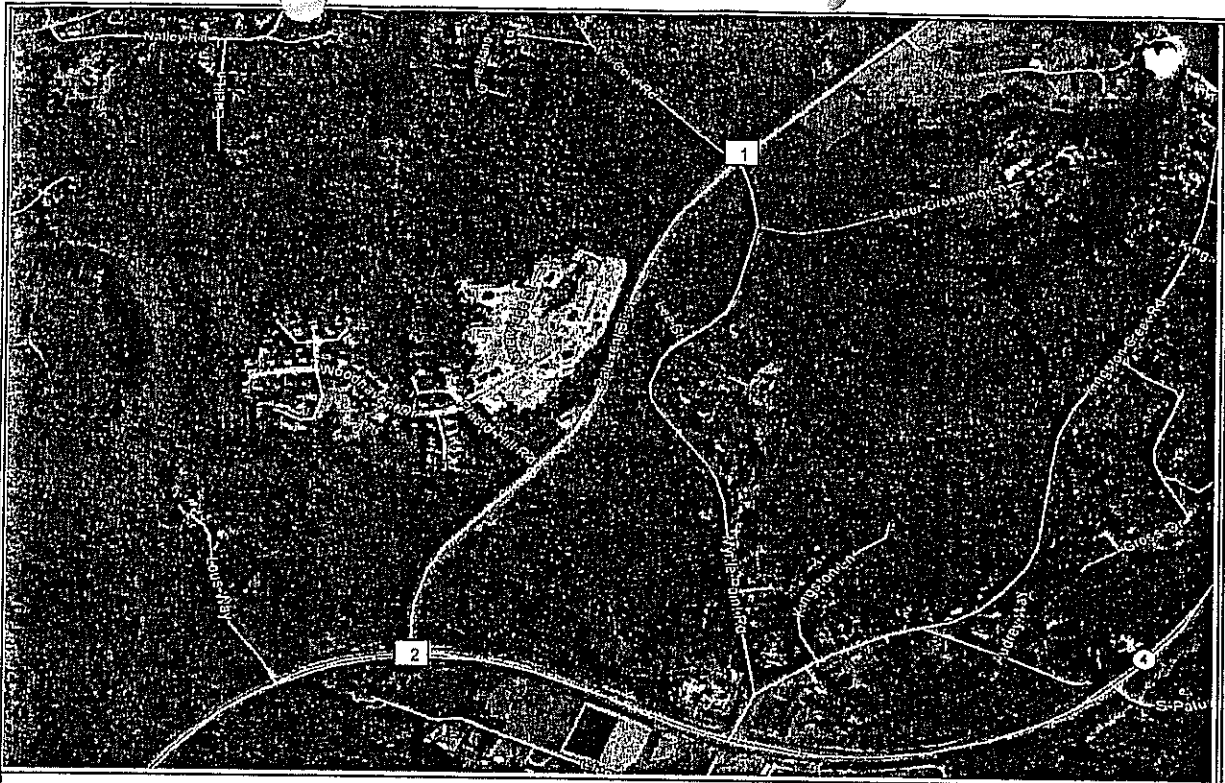
Traffic Impact Analysis

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Existing Lane Use
& Traffic Controls

→ Existing

Exhibit
1



Note: Volumes taken directly from the '2007 Sections 2&3 Woods at Myrtle Point TIA' from Exhibit 10 - 2009 Total Peak Hour Traffic

<p>Traffic Impact Analysis</p>	<p>Total Traffic Approved 2007 TIA</p>	<p>Exhibit 2</p>
<p>LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com</p>			Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

St. Mary's County Trip Generation Rates

Use	Daily Trips	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Single-Family Residence	9.55 / DU	0.20	0.56	0.76	0.66	0.36	1.02
Condo/Townhouse	5.86 / DU	0.07	0.37	0.44	0.36	0.19	0.55

Trip Generation Totals

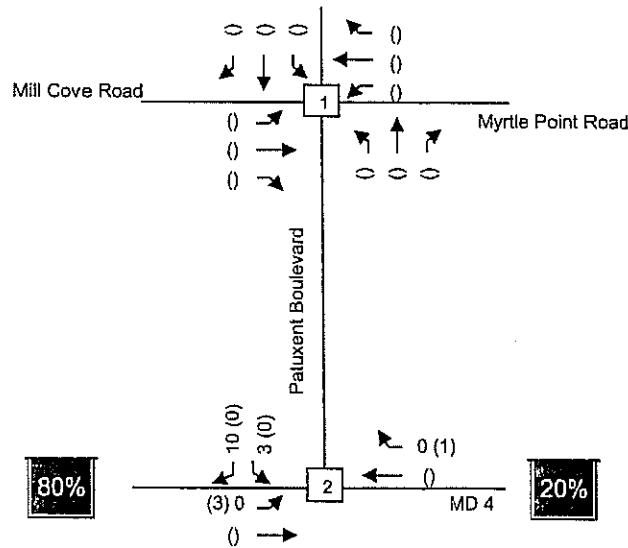
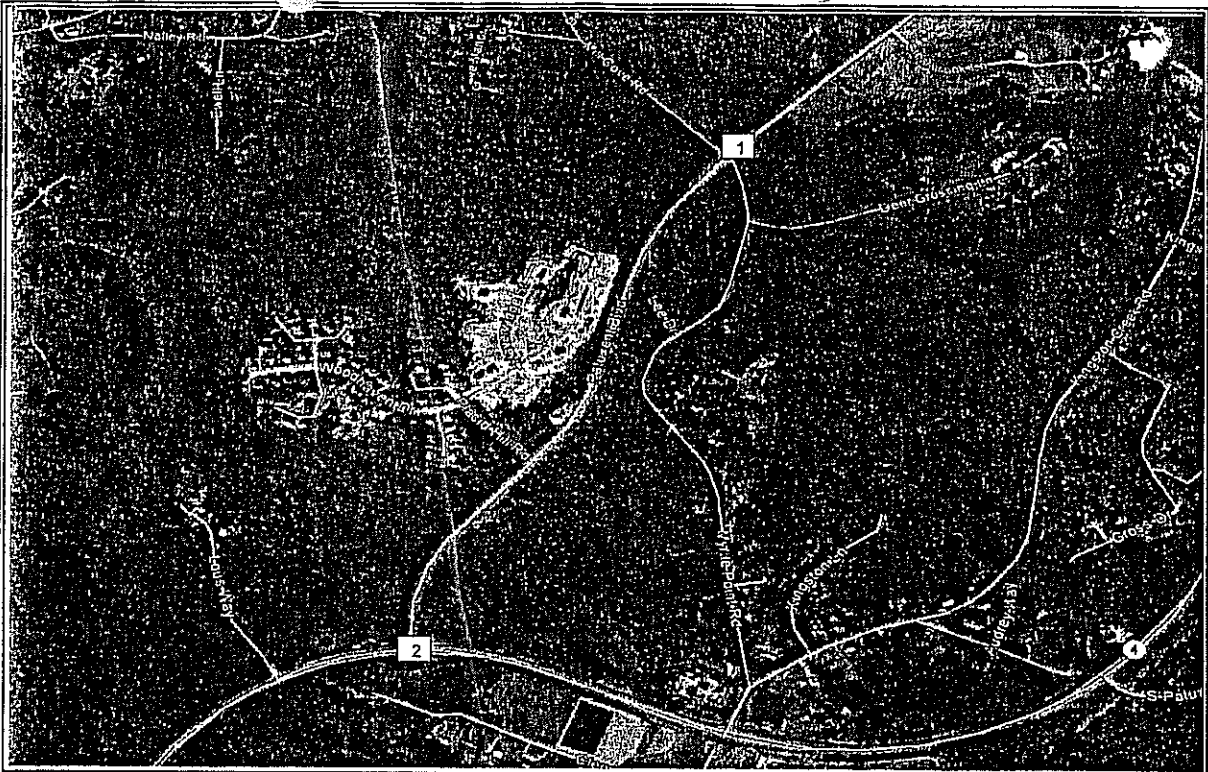
	AM Peak			PM Peak		
	In	Out	Total	In	Out	Total
	Trip Generation Based on Approved 2007 TIA					
Single-Family Homes	45	124	169	146	80	226
Townhouses	9	50	59	48	26	74
Total:	54	174	228	194	106	300

	AM Peak			PM Peak		
	In	Out	Total	In	Out	Total
	Trip Generation Based on 2017 Plan Version					
Single-Family Homes	27	77	104	91	49	140
Townhouses	17	89	106	87	46	133
Condominiums	4	21	25	20	11	31
Total:	48	187	235	198	106	304

Net Change from 2011 to 2017 Plan Version	-6	13	7	4	0	4
--	-----------	-----------	----------	----------	----------	----------

Condo

NOTES:
 Trip Generation Rates obtained from St. Mary's County Comprehensive Zoning Ordinance.



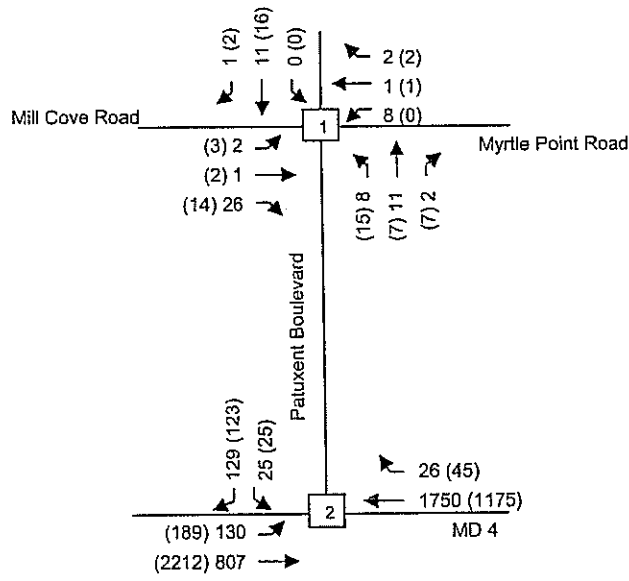
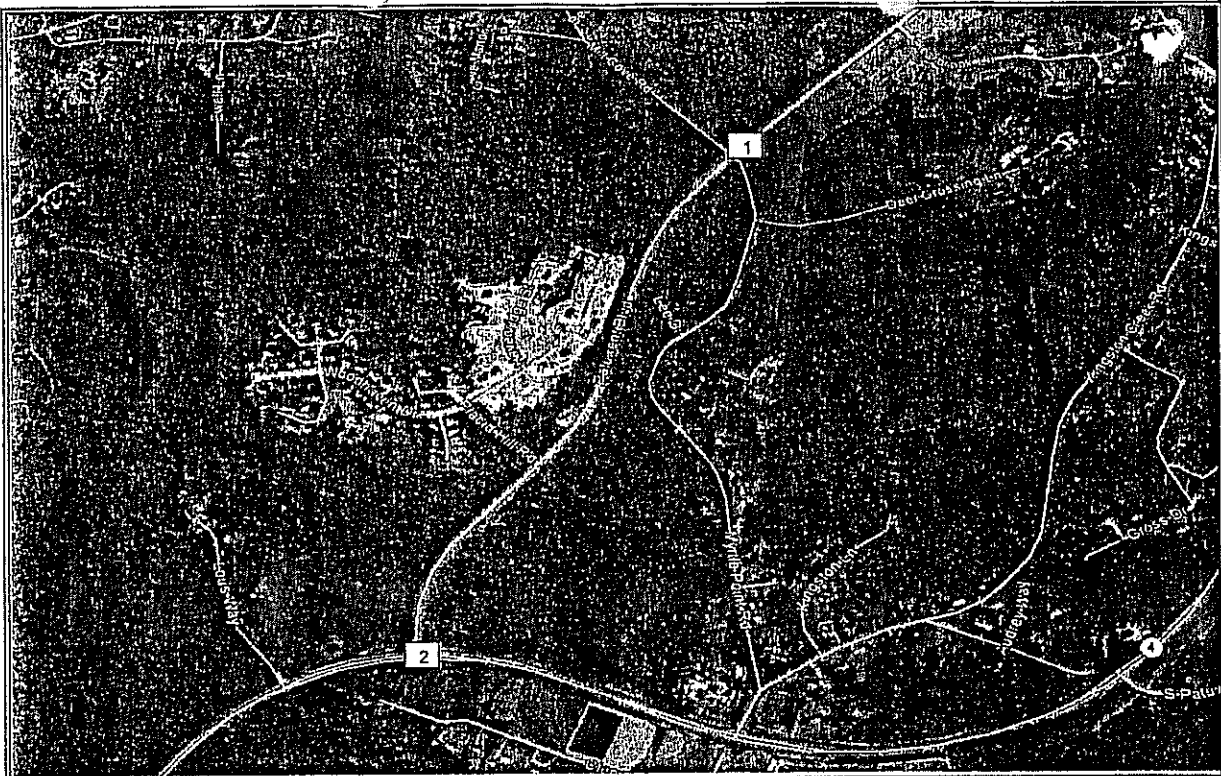
Traffic Impact Analysis

New Trip Assignment

Exhibit

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Key: xx = AM Peak Vol's (xx) = PM Peak Vol's



Traffic Impact Analysis

New Total Traffic

Exhibit


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Key: xx = AM Peak Vol's (xx) = PM Peak Vol's


5

Level-of-Service Results

Morning Peak Hour	Total CLV (from 2007 TIA)	Total CLV (New)
1). Patuxent Boulevard & Mill Cove/Myrtle Point 2). MD 4 & Patuxent Boulevard	A / 45 F / 1902	A / 45 F / 1905
Evening Peak Hour	Total CLV (from 2007 TIA)	Total CLV (New)
1). Patuxent Boulevard & Mill Cove/Myrtle Point 2). MD 4 & Patuxent Boulevard	A / 37 F / 2237	A / 37 F / 2237

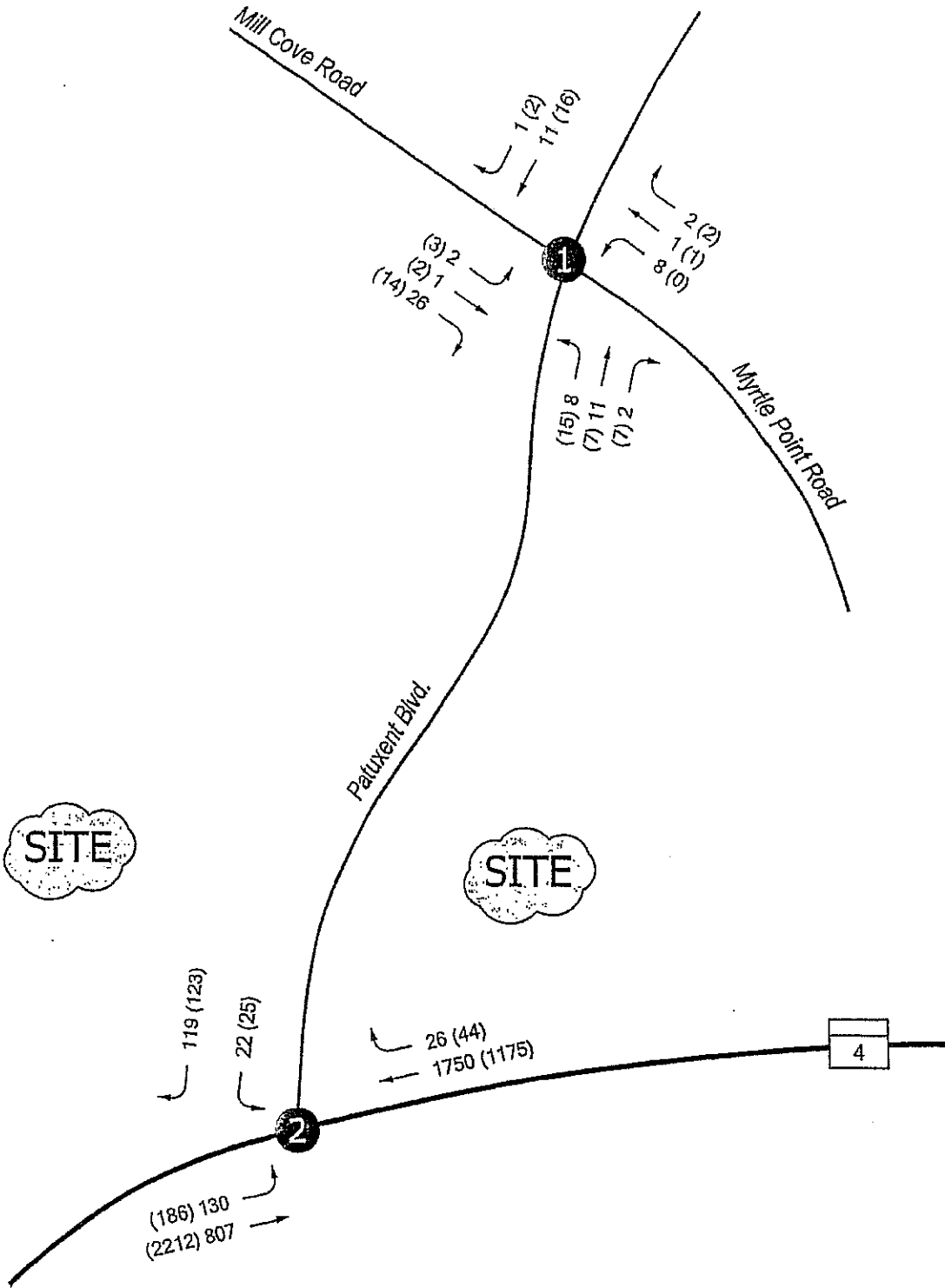
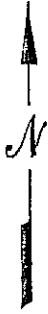
NOTES:

- Total CLV from 2007 TIA from TIA Exhibit 11

Traffic Impact Analysis  LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com	CLV Level-of-Service Results Comparison	Exhibit 6

Appendix A

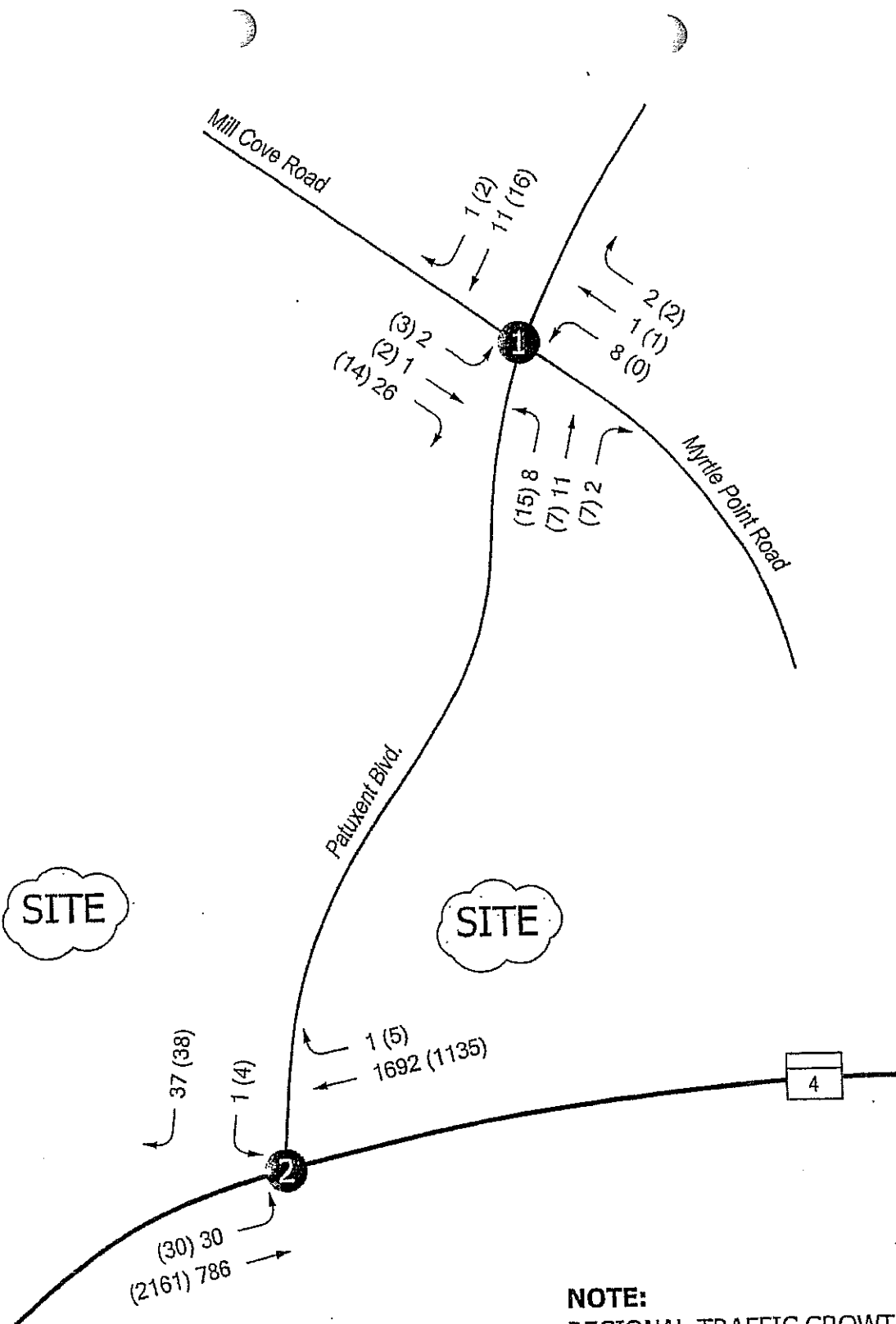
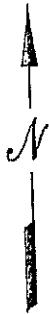
Exhibits from 2007 TIA
2016 SHA Turning Movement Count



NOT TO SCALE

00 - MORNING PEAK HOUR
(00) - EVENING PEAK HOUR

EXHIBIT 10
2009 TOTAL PEAK HOUR
TRAFFIC VOLUMES



NOTE:
REGIONAL TRAFFIC GROWTH AT 3%
ANNUAL RATE APPLIED TO ALL VOLUMES
FOR 3 YEARS, ALL MOVEMENTS.

NOT TO SCALE



00 - MORNING PEAK HOUR
(00) - EVENING PEAK HOUR

EXHIBIT 4
2009 BASE PEAK HOUR
TRAFFIC VOLUMES

Ohio Highway Administration Data Services Engineering Division
Turning Movement Count Study - Field Sheet

Station ID: S2007180006
Date: Wednesday 05/04/2016
Location: MD 4 at PATUXENT BLVD
Interval (dd): 15 min

County: St Marys
Town: none
Weather: Sunny

Comments:

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-10:00P	Start	End	Volume	LOS	V/C
		07:00	08:00	2409	F	1.06		16:45	17:45	2886	E	0.98

Hour Begin	MD 4					MD 4					Patuxent Boulevard					Grand Total					
	From North					From South					From East						From West				
	U.Turn	Left	Through	Right	TOTAL	U.Turn	Left	Thru	Right	TOTAL	U.Turn	Left	Thru	RIGHT	TOTAL		U.Turn	Left	Through	Right	TOTAL
0:00	0	0	18	0	18	0	1	21	0	22	0	0	0	0	0	0	0	0	0	0	4
0:15	0	0	27	0	27	0	1	15	0	16	0	0	0	0	0	0	1	0	0	1	4
0:30	0	0	12	0	12	0	1	15	0	16	0	0	0	0	0	0	0	0	0	0	2
0:45	0	0	13	0	13	0	1	13	0	14	0	0	0	0	0	0	0	0	1	1	2
1:00	0	0	19	0	19	0	0	16	0	16	0	0	0	0	0	0	0	0	0	0	3
1:15	0	0	10	0	10	0	0	11	0	11	0	0	0	0	0	0	0	0	0	0	2
1:30	0	0	6	0	6	0	0	8	0	8	0	0	0	0	0	0	0	0	0	0	1
1:45	0	0	6	0	6	0	1	11	0	12	0	0	0	0	0	0	0	0	0	0	11
2:00	0	0	5	0	5	0	0	15	0	15	0	0	0	0	0	0	0	0	0	0	21
2:15	0	0	5	0	5	0	0	4	0	4	0	0	0	0	0	0	0	0	0	0	1
2:30	0	0	7	0	7	0	0	4	0	4	0	0	0	0	0	0	0	0	0	0	1
2:45	0	0	15	0	15	0	0	6	0	6	0	0	0	0	0	0	0	0	0	0	2
3:00	0	0	3	0	3	0	0	11	0	11	0	0	0	0	0	0	0	0	0	0	14
3:15	0	0	21	0	21	0	0	11	0	11	0	0	0	0	0	0	0	0	0	0	32
3:30	0	0	21	1	22	0	0	10	0	10	0	0	0	0	0	0	0	0	0	0	32
3:45	0	0	11	0	11	0	0	18	0	18	0	0	0	0	0	0	0	0	1	1	30
4:00	0	0	19	0	19	0	0	33	0	33	0	0	0	0	0	0	0	0	1	1	53
4:15	0	0	43	0	43	0	2	38	0	40	0	0	0	0	0	0	0	0	0	0	83
4:30	0	0	57	0	57	0	0	52	0	52	0	0	0	0	0	0	1	0	0	1	110
4:45	0	0	73	0	73	0	1	63	0	64	0	0	0	0	0	0	1	0	4	5	142

Date: Wednesday 05/04/2016

Town: none

Location: MD 4 at PATUXENT BLVD

WL: Sunny

Interval (dd): 15 min

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-10:00PM	Start	End	Volume	LOS	V/C
		07:00	08:00	2409	F	1.06		16:45	17:45	2886	E	0.98

5:00	0	0	97	0	97	0	0	90	0	90	0	0	0	0	0	0	0	1	0	1	2	18
5:15	0	0	119	0	119	0	0	153	0	153	0	0	0	0	0	0	0	0	0	8	8	28
5:30	0	0	152	0	152	0	0	200	0	200	0	0	0	0	0	0	0	2	0	5	7	35
5:45	0	0	200	1	201	0	1	250	0	251	0	0	0	0	0	0	0	3	0	7	10	46
6:00	0	0	235	0	235	0	6	233	0	239	0	0	0	0	0	0	0	1	0	7	8	48
6:15	0	0	281	0	281	0	1	266	0	267	0	0	0	0	0	0	0	2	0	7	9	54
6:30	0	0	366	0	366	0	2	229	0	231	0	0	0	0	0	0	0	1	0	15	16	61
6:45	0	0	342	2	344	0	2	202	0	204	0	0	0	0	0	0	0	1	0	24	25	57
7:00	0	0	372	0	372	0	1	147	0	148	0	0	0	0	0	0	0	2	0	19	21	54
7:15	0	0	431	0	431	0	2	180	0	182	0	0	0	0	0	0	0	4	0	25	29	64
7:30	0	0	386	0	386	0	9	187	0	188	0	0	0	0	0	0	0	2	0	20	22	60
7:45	0	0	428	4	433	0	8	163	0	169	0	0	0	0	0	0	0	3	0	17	20	62
8:00	0	0	300	1	301	0	3	179	0	182	0	0	0	0	0	0	0	4	0	16	20	50
8:15	0	0	268	0	268	0	4	145	0	149	0	0	0	0	0	0	0	1	0	6	7	42
8:30	0	0	273	1	274	0	6	161	0	167	0	0	0	0	0	0	0	1	0	11	12	45
8:45	0	0	243	2	245	0	4	166	0	170	0	0	0	0	0	0	0	2	0	7	9	42
9:00	0	0	206	2	208	0	3	146	0	149	0	0	0	0	0	0	0	0	0	10	10	36
9:15	0	0	236	0	236	0	1	156	0	157	0	0	0	0	0	0	0	0	0	6	6	39
9:30	0	0	204	1	205	0	4	145	0	149	0	0	0	0	0	0	0	1	0	7	8	36
9:45	0	0	200	0	200	0	4	138	0	142	0	0	0	0	0	0	0	0	0	7	7	34
10:00	0	0	148	1	149	0	6	148	0	154	0	0	0	0	0	0	0	1	0	8	9	31
10:15	0	0	170	0	170	0	6	164	0	170	0	0	0	0	0	0	0	1	0	5	6	34
10:30	0	0	199	3	202	0	9	169	0	178	0	0	0	0	0	0	0	1	0	5	6	38
10:45	0	0	198	2	200	0	6	152	0	158	0	0	0	0	0	0	0	3	0	8	11	36
11:00	0	0	174	0	174	0	7	166	0	173	0	0	0	0	0	0	0	1	0	9	10	35
11:15	0	0	173	3	176	0	7	172	0	179	0	0	0	0	0	0	0	0	0	4	4	35

Date: Wednesday 05/04/2016

Town: none

Location: MD 4 at PATUXENT BLVD

Weather: Sunny

Interval (dd): 15 min

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-19:00P	Start	End	Volume	LOS	V/C
		07:00	08:00	2409	F	1.05		16:45	17:45	2888	E	0.98

11:30	0	0	192	1	193	0	5	198	0	203	0	0	0	0	0	0	0	2	0	9	11	41
11:45	0	0	177	1	178	0	9	228	0	237	0	0	0	0	0	0	0	4	0	4	8	42
12:00	0	0	184	2	186	0	16	229	0	245	0	0	0	0	0	0	0	3	0	9	12	44
12:15	0	0	176	2	178	0	9	211	0	220	0	0	0	0	0	0	0	1	0	8	9	40
12:30	0	0	236	1	237	0	4	195	0	200	0	0	0	0	0	0	0	1	0	9	10	44
12:45	0	0	176	1	177	0	7	204	0	211	0	0	0	0	0	0	0	2	0	7	9	39
13:00	0	0	200	0	200	0	5	174	0	179	0	0	0	0	0	0	0	2	0	10	12	39
13:15	0	0	199	1	200	0	12	198	0	210	0	0	0	0	0	0	0	3	0	8	11	42
13:30	0	0	195	2	197	0	8	209	0	217	0	0	0	0	0	0	0	0	0	6	6	42
13:45	0	0	161	3	164	0	5	232	0	237	0	0	0	0	0	0	0	1	0	8	9	41
14:00	0	0	185	1	186	0	4	200	0	204	0	0	0	0	0	0	0	1	0	8	9	39
14:15	0	0	199	1	200	0	5	214	0	219	0	0	0	0	0	0	0	1	0	6	7	42
14:30	0	0	190	0	190	0	6	260	0	266	0	0	0	0	0	0	0	1	0	3	4	46
14:45	0	0	178	2	181	0	13	281	0	294	0	0	0	0	0	0	0	2	0	10	12	48
15:00	0	0	194	1	195	0	10	313	0	323	0	0	0	0	0	0	0	1	0	10	11	52
15:15	0	0	187	1	188	0	8	347	0	355	0	0	0	0	0	0	0	2	0	5	7	55
15:30	0	0	286	1	287	0	12	386	0	398	0	0	0	0	0	0	0	4	0	6	10	69
15:45	0	0	264	1	265	0	16	429	0	445	0	0	0	0	0	0	0	1	0	9	10	72
16:00	0	0	213	1	214	0	18	443	0	461	0	0	0	0	0	0	0	2	0	9	11	68
16:15	0	0	247	2	249	0	11	380	0	391	0	0	0	0	0	0	0	1	0	19	20	66
16:30	0	0	314	1	315	0	12	411	0	423	0	0	0	0	0	0	0	0	0	4	4	74
16:45	0	0	251	1	252	0	23	373	0	386	0	0	0	0	0	0	0	2	0	11	13	66
17:00	0	0	290	0	290	0	13	402	0	415	0	0	0	0	0	0	0	2	0	9	11	71
17:15	0	0	305	2	307	0	15	393	0	408	0	0	0	0	0	0	0	6	0	5	11	72
17:30	0	0	353	3	358	0	25	381	0	406	0	0	0	0	0	0	0	2	0	9	11	75
17:45	0	0	319	3	322	0	16	309	0	327	0	0	0	0	0	0	0	3	0	8	11	60

Date: Wednesday 05/04/2016

Town: none

Location: MD 4 at PATUXENT BLVD

W Sunny

Interval (dd): 15 min

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-19:00PM	Start	End	Volume	LOS	V/C
		07:00	08:00	2409	F	1.06		16:45	17:45	2886	E	0.98

18:00	0	0	263	3	266	0	12	324	0	336	0	0	0	0	0	0	0	0	10	10	61			
18:15	0	0	251	0	251	0	9	254	0	263	0	0	0	0	0	0	0	0	3	0	11	14	52	
18:30	0	0	221	2	223	0	14	224	0	238	0	0	0	0	0	0	0	0	1	0	6	7	46	
18:45	0	0	209	3	212	0	12	241	0	253	0	0	0	0	0	0	0	0	3	0	4	7	47	
19:00	0	0	161	0	161	0	7	224	0	231	0	0	0	0	0	0	0	0	1	0	4	5	39	
19:15	0	0	162	1	163	0	6	202	0	208	0	0	0	0	0	0	0	0	0	0	2	2	37	
19:30	0	0	154	1	155	0	6	160	0	166	0	0	0	0	0	0	0	0	1	0	5	6	32	
19:45	0	0	139	2	141	0	14	157	0	171	0	0	0	0	0	0	0	0	0	0	4	4	31	
20:00	0	0	138	2	140	0	8	145	0	153	0	0	0	0	0	0	0	0	0	0	2	2	29	
20:15	0	0	136	1	137	0	4	127	0	131	0	0	0	0	0	0	0	0	0	0	1	1	26	
20:30	0	0	131	1	132	0	5	119	0	124	0	0	0	0	0	0	0	0	0	0	1	1	25	
20:45	0	0	136	0	138	0	7	125	0	132	0	0	0	0	0	0	0	0	0	0	1	1	27	
21:00	0	0	105	2	107	0	7	98	0	105	0	0	0	0	0	0	0	0	0	0	4	4	21	
21:15	0	0	89	2	91	0	2	89	0	101	0	0	0	0	0	0	0	0	0	1	0	1	2	19
21:30	0	0	95	1	96	0	0	66	0	66	0	0	0	0	0	0	0	0	0	0	0	0	0	16
21:45	0	0	74	1	75	0	5	68	0	73	0	0	0	0	0	0	0	0	0	0	2	2	15	
22:00	0	0	49	0	49	0	2	47	0	49	0	0	0	0	0	0	0	0	0	0	0	0	0	9
22:15	0	0	57	0	57	0	3	54	0	57	0	0	0	0	0	0	0	0	0	0	0	0	0	11
22:30	0	0	82	0	82	0	3	16	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	10
22:45	0	0	59	0	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
23:00	0	0	34	0	34	0	4	27	0	31	0	0	0	0	0	0	0	0	0	0	0	0	0	6
23:15	0	0	25	0	25	0	1	36	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0	6
23:30	0	0	34	0	34	0	0	39	0	39	0	0	0	0	0	0	0	0	0	0	1	1	7	7
23:45	0	0	22	0	22	0	0	31	0	31	0	0	0	0	0	0	0	0	0	0	0	0	0	5

Date: Wednesday 04/07/2010

Down: none

Location: MD 4 at PATUXENT BLVD

Weather: Sunny

Interval (dd): 15 min

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-10:00PM	Start	End	Volume	LOS	V/C
		07:00	08:00	2409	F	1.05		16:45	17:45	2865	E	0.98

TOTAL:	0	0	15503	81	15584	0	528	15356	0	15884	0	0	0	0	0	0	0	101	0	539	640	3211
M Peak:	0	0	1618	4	1622	0	18	677	0	695	0	0	0	0	0	0	0	11	0	81	92	240
M Peak:	0	0	1209	6	1215	0	76	1549	0	1625	0	0	0	0	0	0	0	12	0	34	46	288

Date: Wednesday 05/04/2016

Town: none

Location: MD 4 at PATUXENT BLVD

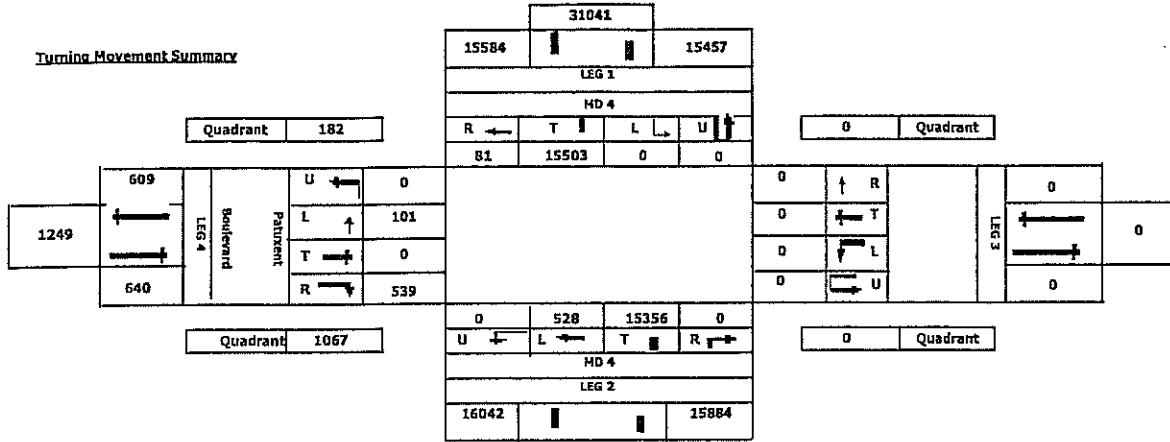
W Sunny

Interval: 15 min

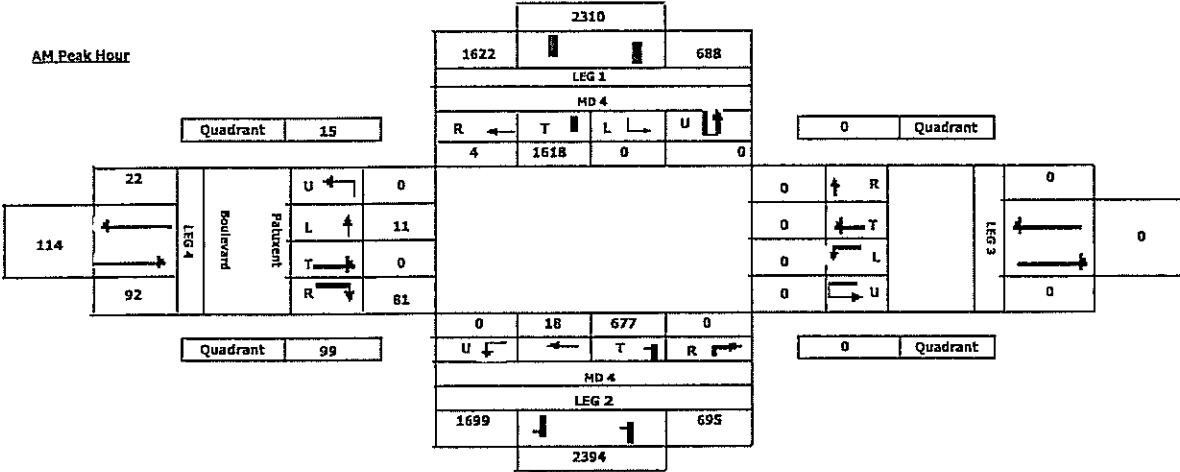
(dd):

PEAK HOURS	AM PERIOD	Start	End	Volume	LOS	V/C	PM PERIOD	Start	End	Volume	LOS	V/C
	6:00AM-12:00PM	07:00	08:00	2409	F	1.06	12:00PM-19:00P	16:45	17:45	2886	E	0.98

Turning Movement Summary



AM Peak Hour

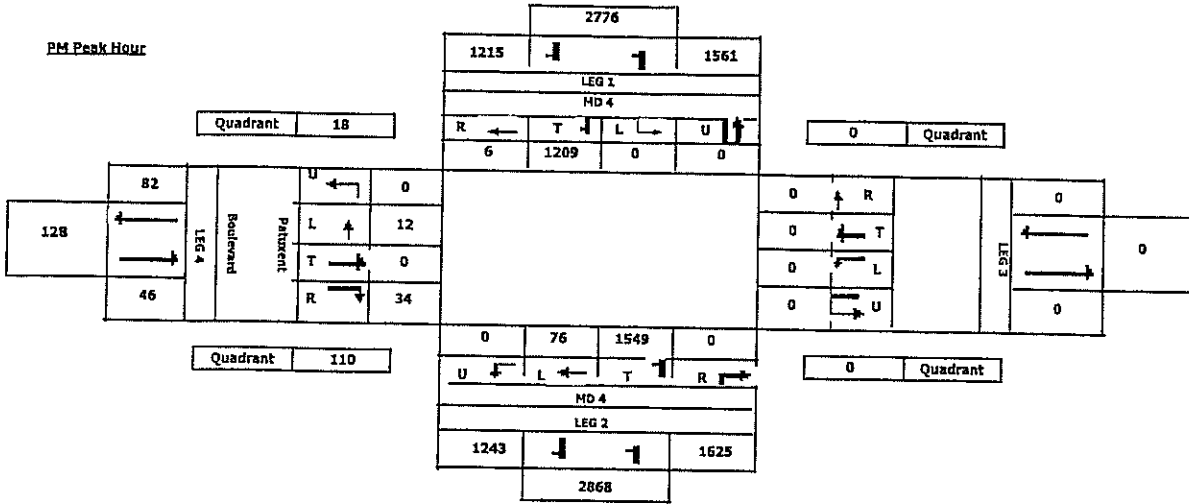


Location: MD 4 at PATUXENT BLVD

Weather: Sunny

Interval (dd): 15 min

PEAK HOURS	AM PERIOD	Start	End	Volume	LOS	V/C	PM PERIOD	Start	End	Volume	LOS	V/C
		07:00	08:00					12:00PM-12:00P	16:45				17:45
	6:00AM-12:00PM			2409	F	1.06	12:00PM-12:00P			2886	E	0.98



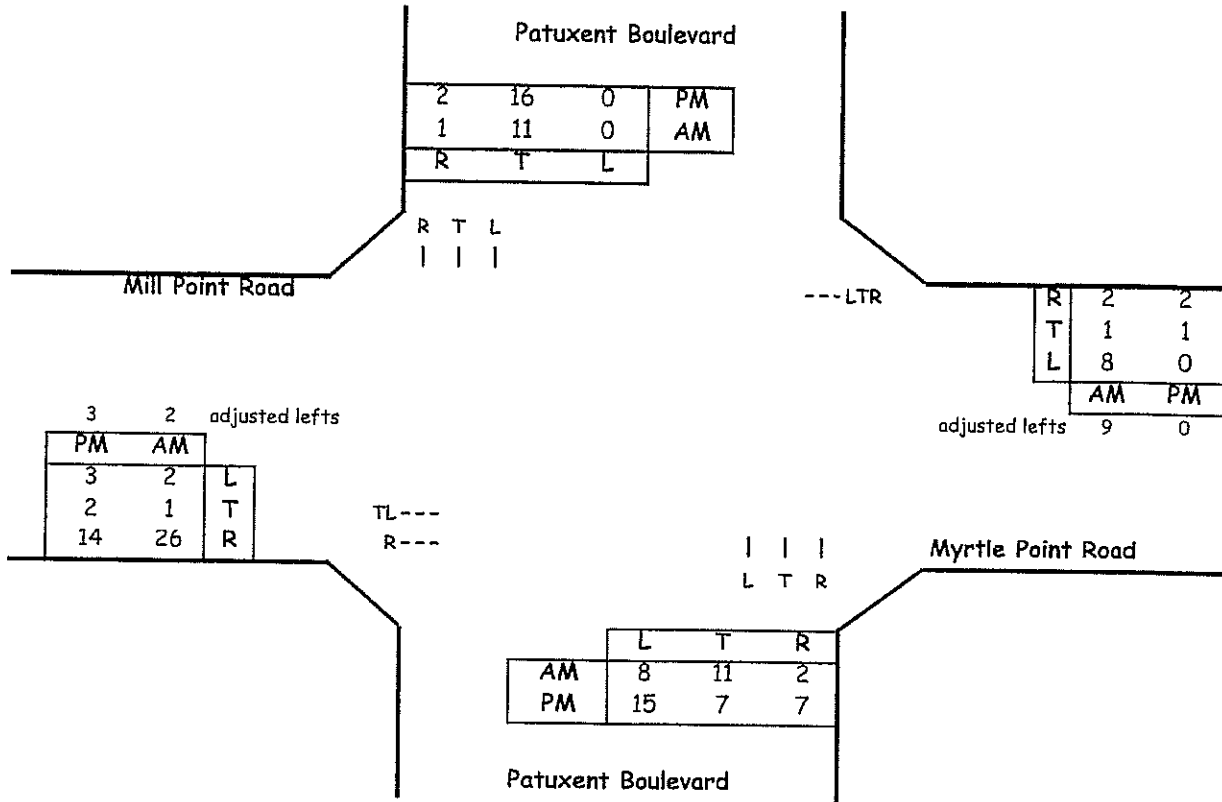
Appendix B

Critical Lane Volume (LOS) Worksheets

CRITICAL LANE VOLUME (CLV) METHODOLOGY for MSHA

Main Line: Patuxent Boulevard Date of Count: N/A
 Minor Street: Mill Cove Rd/Myrtle Point Rd Analyst: Lenhart Traffic Consulting
 Study Period: Total Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour							
Dir	Thru Volumes			+ Opposing Lefts			AM CLV
	VOL	x LUF	= Total	VOL	x LUF	= Total	
NB	11	1.00	11	0	1	0	19
SB	11	1.00	11	8	1	8	
EB	18	1	18	8	1	8	26
WB	12	1	12	2	1	2	
CLV TOTAL=							45
Level of Service (LOS) =							A

Evening Peak Hour							
Dir	Thru Volumes			+ Opposing Lefts			PM CLV
	VOL	x LUF	= Total	VOL	x LUF	= Total	
NB	7	1.00	7	0	1	0	31
SB	16	1.00	16	15	1	15	
EB	5	1	5	0	1	0	6
WB	3	1	3	3	1	3	
CLV TOTAL=							37
Level of Service (LOS) =							A

Critical Lane Volume Analysis

LENHART TRAFFIC CONSULTING, INC.
 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
 SEVERNA PARK, MD 21146
 www.lenharttraffic.com

Patuxent Boulevard &
 Mill Cove Rd/Myrtle Point Rd
 (Total Traffic)

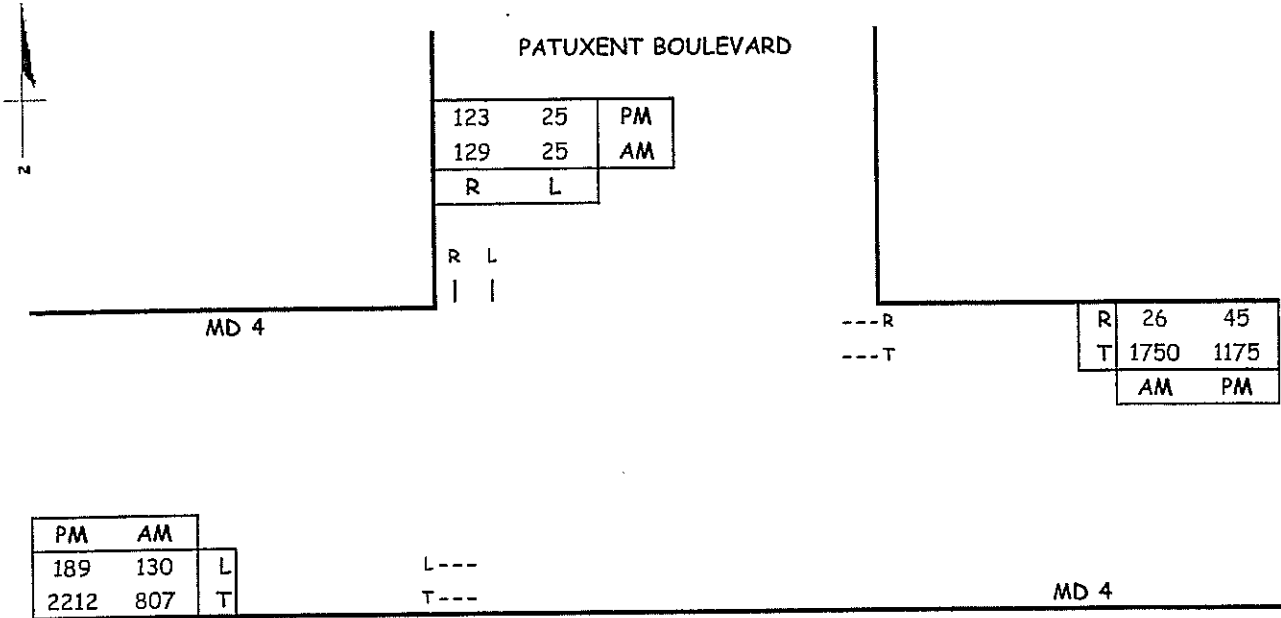
Intersection
1

CRITICAL LANE VOLUME (CLV) METHODOLOGY for MSHA

Intersection of: Patuxent Boulevard
and: MD 4
Conditions: Total Traffic

Date of Count:
Day of Week:
Analyst:

Lane Use + Traffic Volumes



Capacity Analysis

Morning Peak Hour							
Dir	Thru Volumes			+ Opposing Lefts			AM
	VOL	x LUF	= Total	VOL	x LUF	= Total	CLV
SB	25	1.00	25				25
EB	807	1.00	807				1880
WB	1750	1.00	1750	130	1.00	130	
CLV TOTAL=							1905
Level of Service (LOS) =							F

Evening Peak Hour							
Dir	Thru Volumes			+ Opposing Lefts			PM
	VOL	x LUF	= Total	VOL	x LUF	= Total	CLV
SB	25	1.00	25				25
EB	2212	1.00	2212				2212
WB	1175	1.00	1175	189	1.00	189	
CLV TOTAL=							2237
Level of Service (LOS) =							F

Critical Lane Volume Analysis	Patuxent Boulevard & MD 4 (Total Traffic)	Intersection 2
LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com		

Attachment 10 – Conceptual Rendering
Attachment 11 – Site Plan

cc Curtis Development Corp.
131 Main Street, Suite 205
Prince Frederick, Md. 20678

Mudd Engineering, LLC
17764 Whitestone Drive
Tall Timbers, Md. 20690

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the St. Mary's County Planning Commission will conduct a public hearing, in The Commissioners Meeting Room in the St. Mary's County Chesapeake Building, located at 41770 Baldrige Street, Leonardtown, MD on **Monday, June 26, 2017**, beginning at 6:30 p.m. for the purpose of receiving public testimony to consider the following Concept Site Plan review:

CONCEPT SITE PLAN # 16-13200002, Woods at Myrtle Point, Sections 2, 4, 5, & 6 (Zoning Ordinance 10-02) Use # 15, Dwelling Units Attached and Use # 35, Public Recreation Facility, are a permitted high and low intensity use within the RL zone. OWNERS / DEVELOPER: Myrtle Point Holdings, LLC / Curtis Development Corporation AGENT: Mudd Engineering, LLC LOCATION: Patuxent Boulevard, California, MD 20619. TM-034 GRID-06 PAR-587,726,752 & 753, ED-08TAX ID-177971 LAND USE: Residential Low Density (RL), Airport Environs Overlay (AE) ZONING: RL / AE ACREAGE: 50.5 ACTION REQUESTED: Review of a Concept Site Plan for Sections 2, 4, 5 & 6 to include 164 dwelling units and a 4,855 square foot recreation facility.

This public hearing is required by law to allow the applicant and all interested parties the opportunity to present evidence and public comment regarding this proposal. A decision will be made solely on evidence and testimony presented during the public hearing. Information submitted after the public hearing record is closed will not be considered.

The file on this application will be available for review in the Department of Land Use and Growth Management, 23150 Leonard Hall Drive, Leonardtown, MD until 2:00 p.m. the day of the meeting. If you have any questions regarding this application, please contact Development Services Division, at the Department of Land Use and Growth Management, 23150 Leonard Hall Drive, Leonardtown, MD or at (301) 475-4200 (Ext *1506).

Robert E. Bowles, Sr. Planner IV
Manager Development Services

Please publish as a Legal Notice in *The Enterprise* on June 7, 2017 and June 14, 2017.

ZONING NOTICE OF PUBLIC HEARING

Date & Time: Monday, June 26, 2017, at 6:30 p.m.

Location: In the Commissioners' Hearing Room of the Chesapeake Building, located at 41770 Baldridge Street, Leonardtown, MD.

Case Number: CONCEPT SITE PLAN # 16-13200002, Woods at Myrtle Point, Sections 2.4,5, &6
OWNER: Myrtle Point Holdings, LLC / Curtis Development Corporation

Subject Property: TM-034 GRID-06 PAR-587,726,752 & 753, ED-08 TAX ID-177971

Request: **ACTION REQUESTED:** Review of a Concept Site Plan for Sections 2, 4, 5 & 6 to include 164 dwelling units and a 4,855 square foot recreation facility.

A copy of the proposed amendment is available for viewing at the St. Mary's County Department of Land Use and Growth Management, 23150 Leonard Hall Drive, Leonardtown, Maryland, and at www.stmarysmd.com.

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, June 26, 2017**

Members present: Howard Thompson–Chairman, Shelby Guazzo–Co-Chair, Martin Siebert, Patricia Robrecht, Hal Willard, Joseph VanKirk, Caroline King and Clarke Guy.

Bill Hunt, Acting Director; Kathleen Easley, Senior Planner, Bob Bowles, Development Services Manager; were present from the Department of Land Use and Growth Management.

George Sparling, County Attorney and Christy Hollander of MetCom.

The meeting was called to order by Chairman Thompson at approximately 6:37 p.m.

APPROVAL OF THE MINUTES

Commissioner Clarke Guy made a motion to approve the minutes of June 12, 2017. Commissioner Hal Willard seconded. The motion passed unanimously.

Commissioner Clarke Guy made a motion to approve the minutes of June 19, 2017. Commissioner Joseph Van Kirk seconded. The motion passed unanimously.

PUBLIC HEARING

DISCUSSION

1. Comprehensive Water and Sewerage Plan (CWSP) 2016 Amendment

Presented by Kathleen Easley, Senior Planner

Exhibit 1 – Staff Report

Attachment 2 Tables 3-4 St. Mary's Metropolitan Commission Capital Improvement Plan & Budget

Attachment 3 Tables 4-5- Inventory of Existing Community System Appropriations.

Commissioner Patricia Robrecht made a motion in the matter of the Comprehensive Water and Sewerage Plan (CWSP) 2016 Update: having accepted the public hearing staff report dated May 25, 2017, and having held a public hearing on proposed amendments to the CWSP, and having made findings of adequacy with respect to the objectives and policies of the CWSP as required by the Environment Article of the Maryland Annotated Code, and of the St. Mary's County Code, and of consistency with the St. Mary's County Comprehensive Plan, I move that the Planning Commission adopt a resolution to approve and recommend to the Commissioners of St. Mary's County that the CWSP 2016 Update be adopted and that the CWSP be amended to incorporate the revised tables of attachments 1-3 of said public hearing staff report; I further move that the Chair be authorized to sign the resolution on behalf of the Planning Commission and transmit it to the Commissioners of St. Mary's County.

Commissioner Martin Siebert seconded.

The motion was passed unanimously.

2. **CONCEPT SITE PLAN # 16-13200002, WOODS AT MYRTLE POINT, Sections 2, 4, 5, 6**
(Zoning Ordinance 10-02) (Use # 14, 16, 35)
OWNERS/DEVELOPER: Myrtle Point Holdings, LLC/Curtis Development Corporation
AGENT: Mudd Engineering, LLC
LOCATION: Patuxent Boulevard, California, MD 20619.
TM-034 GRID-06 PAR-587,726,752 & 753, ED-08 TAX ID-177971
ZONING: RL/RLT/AE ACREAGE: 50.5
LAND USE: Residential Low Density
ACTION REQUESTED: Concept Site Plan approval for Sections 2, 4, 5 & 6 to include 164 dwelling units and a 4,855 square foot recreation facility.

Agenda Item 1: Staff Report

Attachment 1: Development Review

Attachment 2: Public Water & Sewer Plat Review Checklist 6/9/16

Attachment 3: TEC Agency Approval Verification Slip Transmittal for Planning Comm. Review

Attachment 4: Memo from Jane Saunders to Bob Bowels; dated June 8, 2016

Attachment 5: Memo from John Groeger to Bill Hunt; dated April 17, 2017

Attachment 6: Adequate public Facilities Report to Dept. PW&T; dated 3/2/17

Attachment 7: Soils Map

Attachment 8: Site Map

Attachment 9: Letter from Curtis Investment Group; dated 3/2/17

Exhibit 1: Existing Lane Use & Traffic Controls

Exhibit 2: Total Traffic Approved 2007 TIA

Exhibit 3: Trip Generation Comparison for Myrtle Point

Exhibit 4: New Trip Assignment

Exhibit 5: New Total Traffic

Exhibit 6: CLV Level of Service Results Comparison

Exhibit 7: 2009 Total Peak Hour Traffic Volumes

Exhibit 8: 2009 Base Peak Hour Traffic Volumes

Exhibit 9: Turning Movement Court Study

Exhibit 10: Critical Lane Volume Methodology

Intersection 1: Patuxent Boulevard & Mill Cove Rd/Myrtle Point Rd.

Intersection 2: Patuxent Boulevard & MD 4 (Total Traffic)

Commission Chair Mr. Howard Thompson recused.

Mr. Tim Homer of Curtis Investment Group and Curtis Homes presented a slide show with details of the continued work on the community, the changes from single family homes to condominiums and town homes. He also discussed the movement of the recreation center that will allow a more centralized area for the home owners. Discussed the pool is large enough to support swim team practices and meets along with the ability to open a Community Day Care Center in the Recreation Facility.

Mr. Frank Mazza of Curtis Investment Group and Curtis Homes presented in more detail the plans for the change of the community from single family homes to the added town homes and condominiums.

Mr. Mike Lenhardt, Traffic Engineer stated that the most current Traffic Impact Study of 2007 was used as the basis and litigation of the original approval. He stated that the reduction in single family homes of 43-46% will lessen traffic.

Citizens who spoke: Walt Munnikhuysen, Robert Willey, Greg Shields and Jeff Williamson, Sam Thompson and Philip Menthe.

Commissioner Clarke Guy made a motion In the matter of CONCEPT SITE PLAN # 16-13200002, Woods at Myrtle Point Sections 2, 4, 5, & 6 having accepted the staff report and having made a finding that the objectives of Section 60.6 of the Comprehensive Zoning Ordinance have not been met, and noting that the referenced project has not met all requirements for concept approval. I move that the concept site plan be denied.

Commissioner Caroline King seconded.

For: (5) Shelby Guazzo—Co-Chair, Patricia Robrecht, Joseph VanKirk, Caroline King and Clarke Guy.

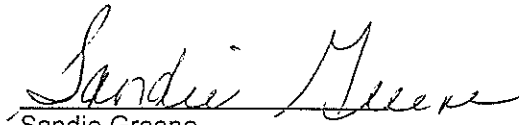
Against: (2) Hal Willard and Martin Siebert

ADJOURNMENT

A motion to adjourn was made at approximately 9:48p.m. by Commissioner Clarke Guy. Commissioner Joseph Van Kirk seconded. The motion passed unanimously.

Approved in open session: July 10, 2017


Howard Thompson
Chairman


Sandie Greene
Recording Secretary

St. Mary's County Planning Commission

CONCEPT SITE PLAN #16-1320002, WOODS AT MYRTLE POINT, Sections 2, 4, 5, 6
 (Zoning Ordinance 10-02) (Use # 14, 16, 35)
 June 26, 2017

WE ASK THOSE CITIZENS WISHING TO ADDRESS THE ST. MARY'S COUNTY PLANNING COMMISSION TO PLEASE REGISTER ON THE SIGN-UP SHEET AND LIMIT THEIR REMARKS TO THREE MINUTES OR LESS, OR FIVE MINUTES OR LESS IF THEY REPRESENT AN ORGANIZATION. THE TIME LIMITATIONS WILL BE MAINTAINED IN ORDER TO ALLOW EVERYONE AN OPPORTUNITY TO SPEAK.

WE WILL CONDUCT OUR MEETING IN AN ORDERLY FASHION AND ASK THAT EVERYONE WISHING TO SPEAK, FIRST BE RECOGNIZED BY THE CHAIRMAN, COME TO THE MICROPHONE AND GIVE THEIR NAME, THE ORGANIZATION REPRESENTED (IF APPLICABLE) AND ADDRESS, PRIOR TO MAKING COMMENT TO THE BOARD.

THANK YOU FOR YOUR COOPERATION.

NAME	ADDRESS	PHONE #	EMAIL	SPEAK Yes or No
1 ✓ Walt Munnikhuysen	45545 Deer Crossing, CA, MD	410 610 7347	Munnikhuysen@comcast.net	yes
Don Grestree	45505 Havenridge Dr	301 576 0152	GooseSP@PLIVE.COM	NO
Robert Willey	23919 Mill Cove Rd	301 862 3547	fletcher51e@verizon.net	Yes
Iris talt-Willey	"	301 862 2347		
De Blair wood	2456 E Muntle Ave	301 992 5762	Blwood@verizon.net	NO
#3 Greg Shields	2414 Mill Cove Rd.	301 863 8992	gregs49@gmail	yes
Debbie Shields	"	"	Spynshirlds@gmail	No
4 Jeff Willey	4500 Havenridge st	—	—	yes

WE ASK THOSE CITIZENS WISHING TO ADDRESS THE ST. MARY'S COUNTY PLANNING COMMISSION TO PLEASE REGISTER ON

Note: These lists are considered to be public documents, and may be released upon request.

Planning Commission

SIGN-IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS	PHONE #	EMAIL
Walt Munnikhuson	45549 Deer Crossing, CA, MD	410 610 7347	Wmunnik@comcast.net
Julie Delaney	45549 Deer Crossing LN CA, MD	240-298-4596	Julaney@gmail.com
Williamson	45560 Havenridge CA MD		
P MAULHAK	23678 MYRTLE PT RD		ARTWORK1@ccislink.com
Suzanne K. Anderson	45263 Mill Cove Harbor Rd California MD	301-863-0576	SuzanneK@chesapeake.net
Susan Thompson	45550 Deer Crossing Ln California	240-538-2953	ssstompson1983@gmail.com
Jane Riggs	24065 Mill Cove Rd Calif	301-862-5440	riggs.gene@yahoo.com
Phillip Menthe	23706 Myrtle Point Rd Calif		

Note: These lists are considered to be public documents, and may be released upon request.

Public Hearing Comments
St. Mary's County Planning Commission
June 26, 2017

I live at 45549 Deer Crossing Lane. Ours is a small, rural, waterfront community accessed by the private Deer Crossing Lane. The proposed high density development is incompatible with our neighborhood. As proposed, the development will greatly increase traffic congestion, add noise and light pollution. We have watched the developer consistently clear land bare without seeding and thereby allow severe erosion. The proposed development will decrease our property values and resulting taxes paid and we stand in strong objection to the current plans.

We propose several options to mitigate some of the negative impacts.

1. We strongly prefer the single family development previously approved for Sections 5 and 6. Especially for Section 6, return to the approved development plan of single family homes for the area immediately abutting our neighborhood. The previously approved 9 single family homes are much more in keeping with our neighborhood and much more appropriate for the traffic of Myrtle Point Road.
2. Eliminate the entrance/exit to Section 5 from Myrtle Point Rd. Let the proposed entrance/exit to Section 5 be onto Patuxent Boulevard. Patuxent Boulevard is much more capable of handling the increased traffic.

During the November 2014 Public Hearing for the approval of the "then" Section 5 plan, we made the recommendation for elimination of the Myrtle Point Road exit and instead moving it to Patuxent Blvd. At that time, the developer's project engineer stated that the terrain was too steep along Patuxent Blvd and such an entrance was not practical. Obviously that was not true and we appreciate the revised plan that creates that entrance/exit. Now close the Myrtle Point entrance/exit and replace it with added landscape buffering to separate the high density housing from our single family neighborhood. After all, you buffer your single family homes from the proposed high density homes, show us the same respect.

3. The impact the proposed development will have on local transportation is large. Route 4 is already backed-up for both morning and evening rush hours. It is highly constrained by a 2 lane bridge that will not change anytime soon. The intersection of Kingston Road/Myrtle Point Roads with Route 4 is already hazardous throughout the day. Adding more cars to that intersection will exasperate the existing problem. The traffic analysis in the development package does not address the Kingston Rd/Myrtle Point Rd intersection with Rt. 4, yet Section 5 and 6 dump cars onto Myrtle Point Rd. The issue of the Rt.4 and Kingston Rd/Myrtle Point Rd was brought up as far back as the 2008 Public Hearings (Attachment 1 of the agenda package) and yet it continues to be ignored. The 3/2/17 memo from Lenhart Traffic Consulting Inc. (Attachment 9 in the agenda package) uses SHA 2007 data for their analysis. There is no reason to assume 2007 data is accurate today. The traffic analysis presented is factually deficient, based on very old data and insufficient in its scope. It should be corrected.

The 4/17/17 memo from County's Public Works & Transportation (Attachment 5 in the agenda package) cites only Route 4 and Patuxent Blvd as being impacted by the proposed development. Myrtle Point Rd. is not mentioned. This is a mistake and must be corrected to accurately reflect the plans. That same memo cites an additional 13 outbound trips in the morning rush hour. How could this possibly reflect the proposed added number of units and request for an additional 102 parking spaces above the standard. With the noted inconsistencies, is it possible the Public Works & Transportation staff was looking at the wrong development plan?

Certainly the people along Kingston Rd. will be affected by the proposed development and they were not even apprised of this Public Hearing with signage. Why not?

4. The proposed development plan is requesting approval for 102 additional parking spaces. Clearly more cars are expected than the requirement calls for. The additional cars were not factored into the traffic analysis. Why? This needs to be corrected.
5. At the November 2014 Public Hearing, the developer presented a concept plan for Section 6, proposing to change it from 9 single family homes to the location for the pool and clubhouse. Lot 224 was on those plans and when the developer was asked about plans for Lot 224, the developer said "we will never develop that". Now, Lot 224 is also shown on the Development Plan, labeled as "Site" but with no details. We understand that negotiations are ongoing to sell that property for development of at least 2 homes and to connect these homes to the sewer system of the proposed development. Why isn't there full disclosure regarding this lot and what else is not being disclosed?
6. The proposed plan calls for an additional 80 homes and requests approval of 80 Transfer Development Rights. At the 2014 Public Hearing, the developer was praised for clustering development, eliminating some single family homes and concentrating them into townhomes and creating more open space. Now, that open space is being eliminated. Please do not approve higher density with TDRs which will transfer the positive impact of clustering to another community. Any request for additional townhomes/condos should reduce the total number of homes in this development.

The Agenda Package prepared for this evenings public Hearing has a Staff Report attached, signed by Robert Bowles and dated 6/15/17. "Paragraph III. Background Information", lists prior Planning Commission meetings regarding the Woods at Myrtle Point. It fails to reference the Planning Commission meeting held November 10, 2014 where Sections 4, 5 & 6 were presented and the preliminary subdivision plan was approved. Why was that meeting and the minutes excluded from the briefing package and record? The minutes contain relevant information to today's deliberations. As noted in this testimony, many of the issues raised are long standing issues, still not addressed.



Walter Mummukhyser
45459
6-26-17



TOWNHOMES



CONDO BUILDING 2 - VIEW 1 FROM PATUXENT BEACH RD.
 SCALE: N.T.S. DATE: 12/1/2016

DISCLAIMER:
 THIS IS AN ARCHITECTURAL
 RENDERING OF PROPOSED BUILDING
 FOR ILLUSTRATION PURPOSES ONLY
 AND IS SUBJECT TO CHANGE. ACTUAL
 FINAL BUILDING MAY VARY FROM
 ARCHITECTURAL RENDERING.



Myrtle Point Condos

St. Mary's County, Maryland

d b a

DANIEL BALL & ASSOCIATES
 ARCHITECTS PLANNERS
 5913 TWIN KNOLLS ROAD, SUITE 210
 COLUMBIA, MD 21046
 TEL: (410) 715-0969
 FAX: (410) 715-0969
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CONDO BUILDING 2 - VIEW 2 FROM PATUXENT BEACH RD.
 SCALE: N.T.S. DATE: 12/7/2016

DISCLAIMER:
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 RENDERING OF PROPOSED BUILDING
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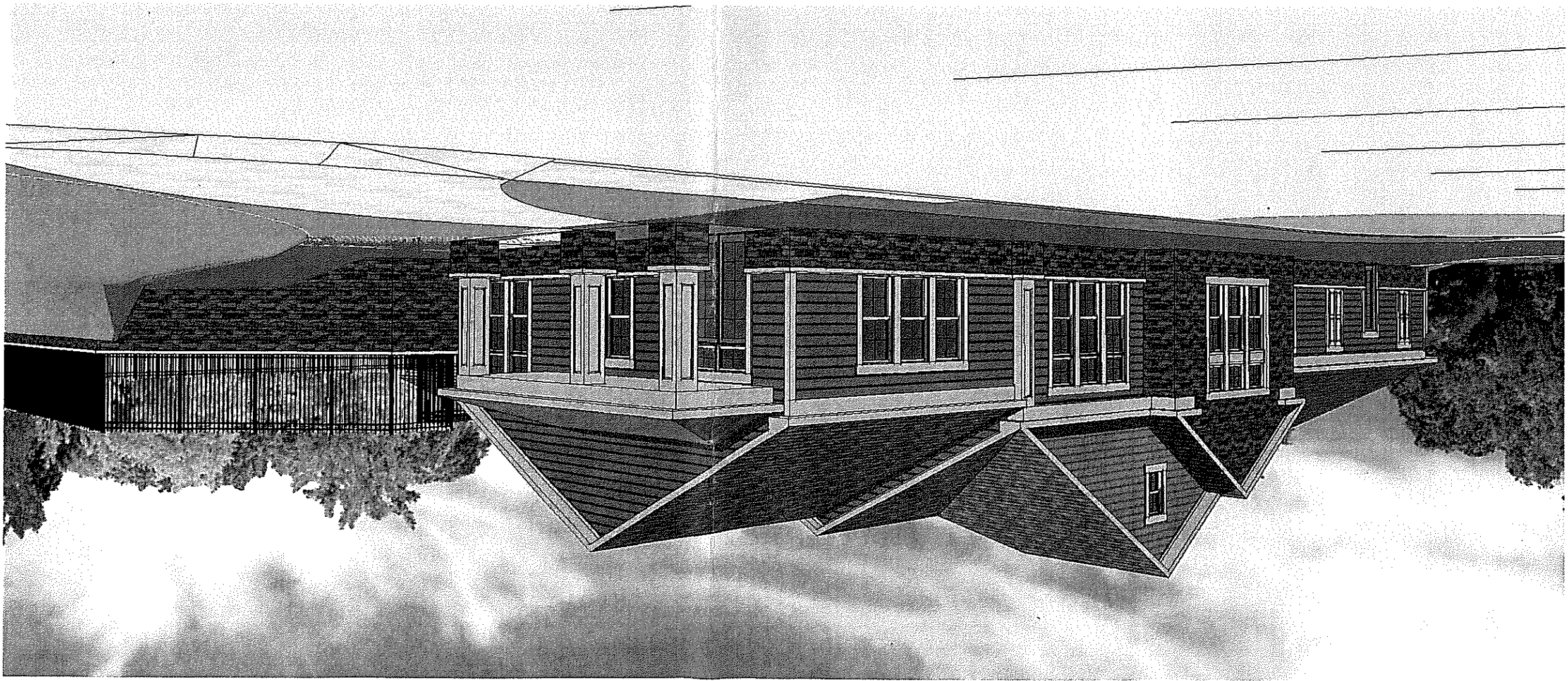


Myrtle Point Condos

St. Mary's County, Maryland



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 ARCHITECTS, PLANNERS
 1000 W. BALTIMORE AVENUE, SUITE 216
 COLUMBIA, MD 21048
 PHONE: (410) 713-9400
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CLUBHOUSE/DAYCARE BUILDING

SCALE: N.T.S.

DATE: 12/1/2016

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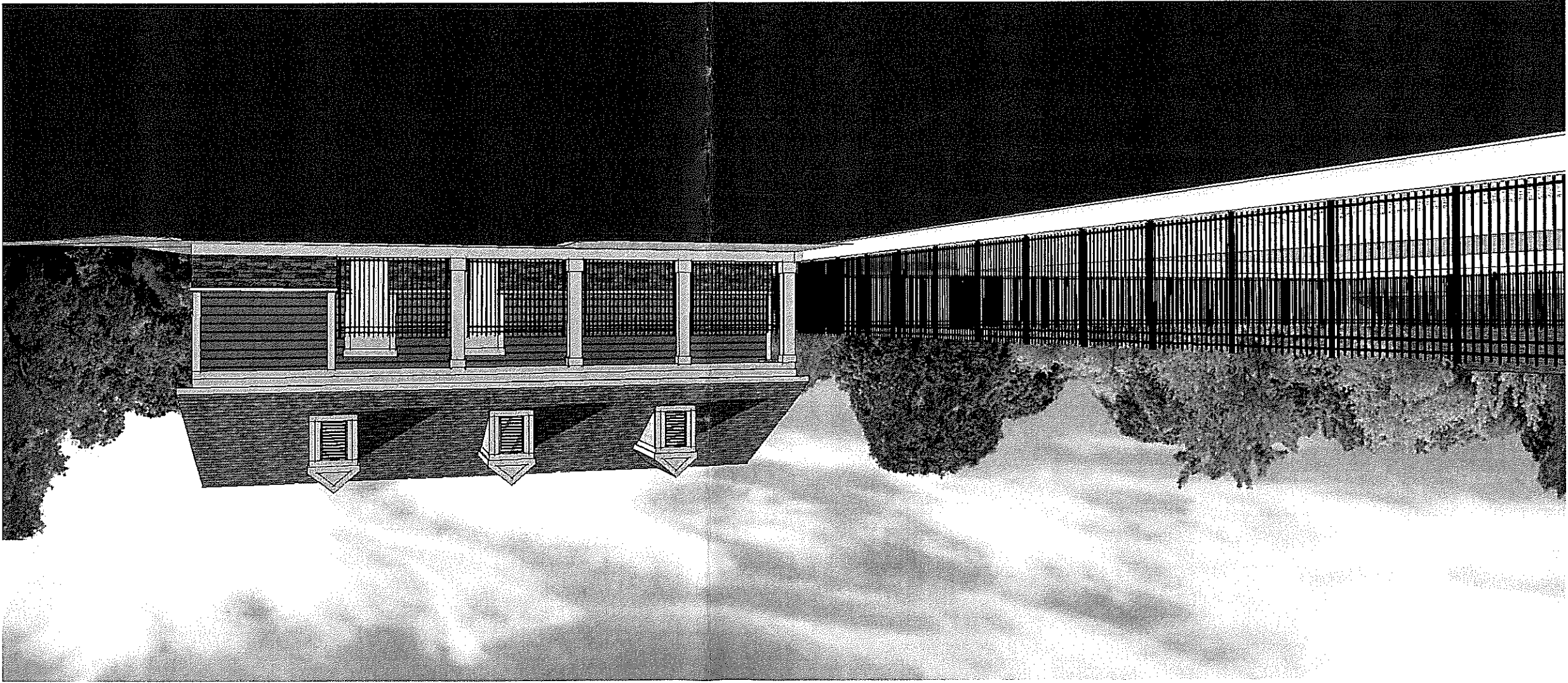


Myrtle Point Clubhouse

St. Mary's County, Maryland

d b a

DANIEL BALL & ASSOCIATES
ARCHITECTS & PLANNERS
50 LUMBERA, NO. 2124S
COLUMBIA, MD. 21046-5116
TEL: (410) 715-0899
FAX: (410) 715-0899
© COPYRIGHT 2016

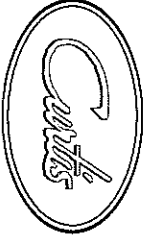


POOLHOUSE BUILDING

SCALE: N.T.S.

DATE: 12/1/2016

DISCLAIMER:
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 AND IS SUBJECT TO CHANGE. ACTUAL
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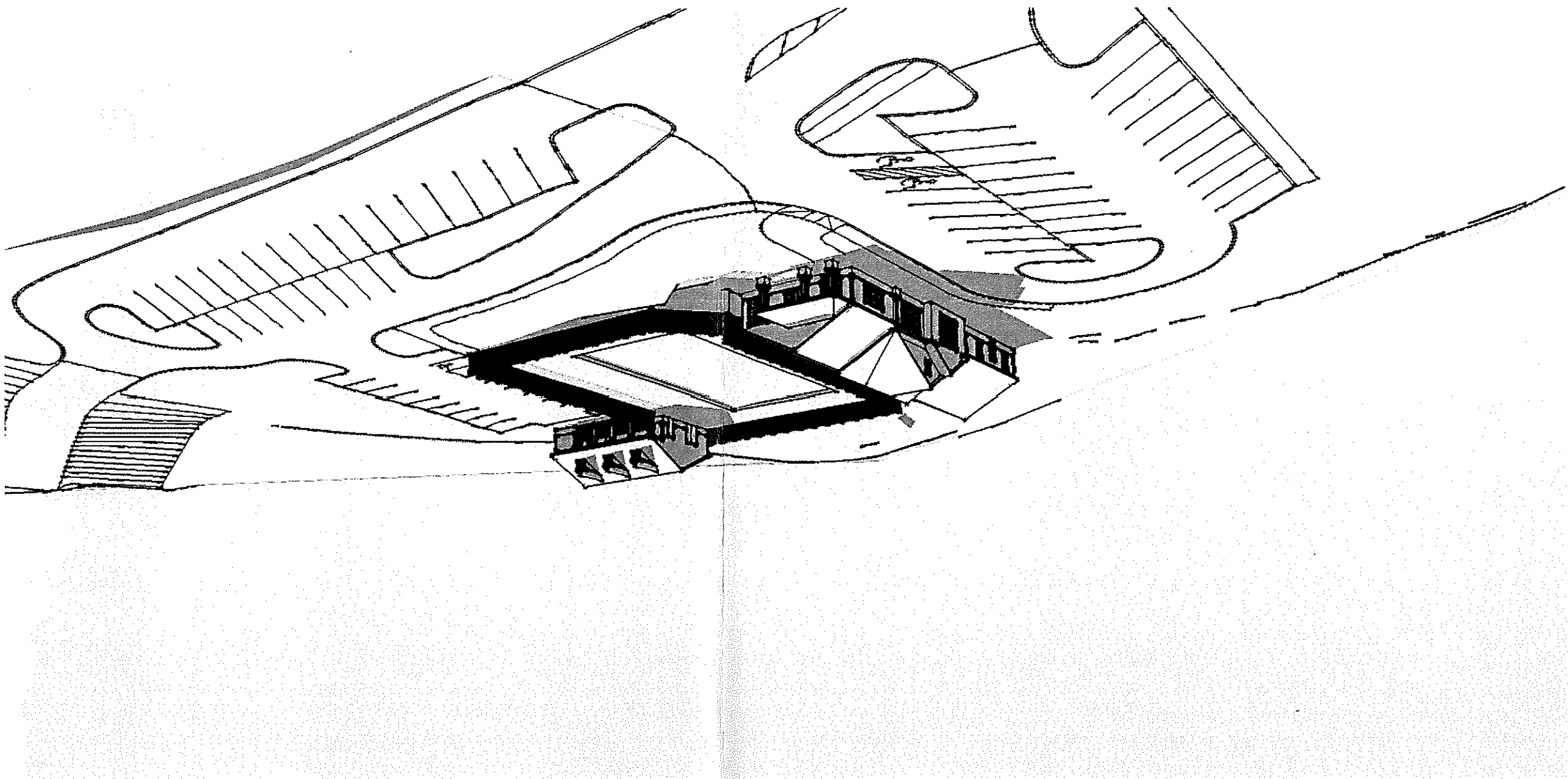


Myrtle Point Clubhouse

St. Mary's County, Maryland



DANIEL BALL & ASSOCIATES
 ARCHITECTS-PLANNERS
 5113 TWIN KNOLLS RD. SUITE 216
 BOWEN, MD 21048
 TEL: (410) 715-0889
 FAX: (410) 715-0889
 © COPYRIGHT 2016



AERIAL VIEW

SCALE: N.T.S.

DATE: 12/12/16

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Myrtle Point Clubhouse

St. Mary's County, Maryland



DANIEL BALL & ASSOCIATES
 ARCHITECTS PLANNERS
 5013 WINDING ROAD, SUITE 312
 COLUMBIA, MD 21046
 FAX: (410) 275-0989
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CLUBHOUSE/DAYCARE BUILDING

SCALE: N.T.S.

DATE: 12/1/2016

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d b a

DANIEL BALL & ASSOCIATES
 ARCHITECTS, PLANNERS
 1100 W. WASHINGTON ST., SUITE 210
 GAITHERSBURG, MD 20878
 PHONE: (410) 715-0008
 FAX: (410) 715-0009
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Myrtle Point Clubhouse

St. Mary's County, Maryland



SHEET NO.

1 of 3



POOLHOUSE BUILDING

SCALE: N.T.S.

DATE: 12/1/2016

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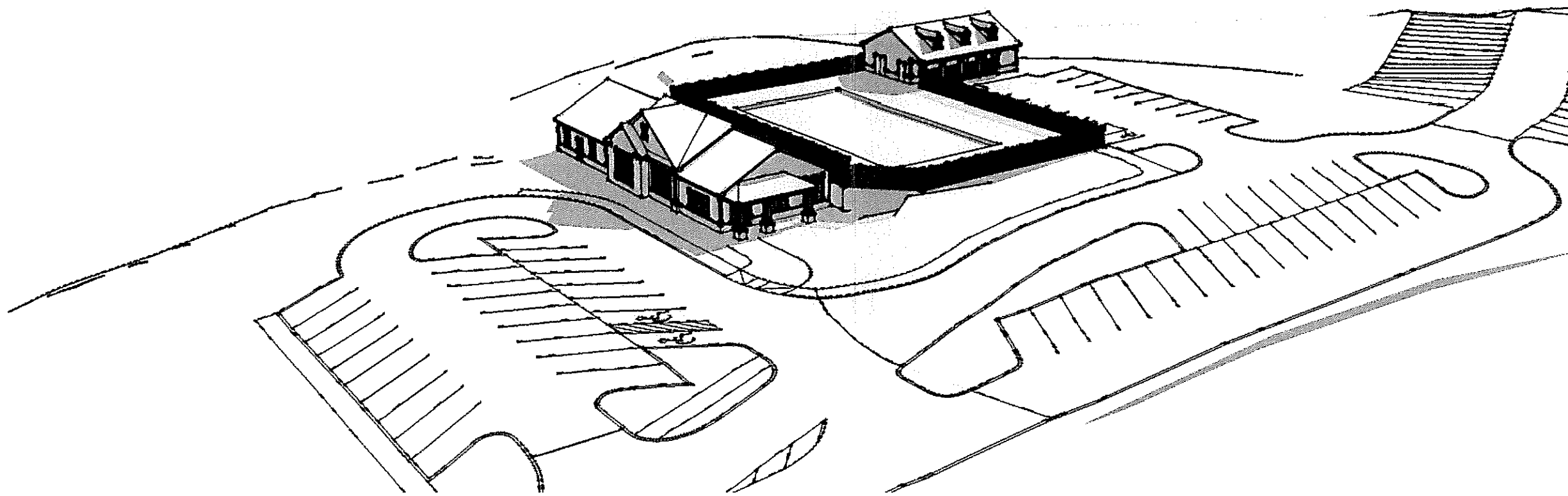
Myrtle Point Clubhouse

St. Mary's County, Maryland

d b a
 DANIEL BALL & ASSOCIATES
 ARCHITECTS, PLANNERS
 1000 W. BALTIMORE AVENUE, SUITE 416
 COLUMBIA, MD 21046
 PHONE: (410) 713-9900
 FAX: (410) 713-9909
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SHEET NO.

2 of 3



AERIAL VIEW

SCALE: N.T.S.

DATE: 12/1/2016

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DANIEL BALL & ASSOCIATES
ARCHITECTS, PLANNERS
2000 W. WASHINGTON ST., SUITE 216
COLLEGE PARK, MD 20740
PHONE: (410) 721-8000
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Myrtle Point Clubhouse

St. Mary's County, Maryland



SHEET NO.

3 of 3




CONDO BUILDING 2 - VIEW 1 FROM PATUXENT BEACH RD.

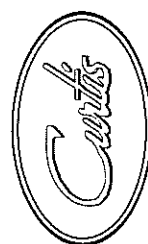
SCALE: N.T.S.

DATE: 12/7/2016

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 DANIEL BALL & ASSOCIATES
 ARCHITECTS, PLANNERS
 5513 TWIN KNOLLS ROAD, SUITE 216
 PHOENIX, AZ 85032
 PHONE: (480) 915-0400
 FAX: (480) 915-0568
 © Copyright 2016

Myrtle Point Condos
 St. Mary's County, Maryland



SHEET NO.

1 of 2




CONDO BUILDING 2 - VIEW 2 FROM PATUXENT BEACH RD.

SCALE: N.T.S.

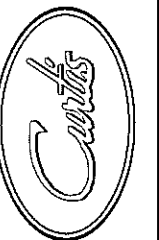
DATE: 12/1/2016

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 FINAL BUILDING MAY VARY FROM
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 DANIEL BALL & ASSOCIATES
 ARCHITECTS - PLANNERS
 5513 TWIN KNOLLS ROAD, SUITE 216
 PINECREEK, VA 22129
 PHONE: (703) 715-0088
 FAX: (703) 715-0959
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Myrtle Point Condos

St. Mary's County, Maryland



SHEET NO.

2 of 2

June 2017 Planning Commission Presentation

The Woods at Myrtle Point



Presentation Overview

- *The Woods at Myrtle Point project history and overview*
- *Developing and building an economically sustainable community for our homeowners*
- *Market and product analysis*

Project History

Layout and Design 2011

- Project proposed a total of 357 units
- Comprised of single family & townhouse product
- 3 wastewater pumping stations
- 9 off site entrances
- Clubhouse located in the critical wetland area

LEGEND

	Section 1 Phase 1 (155 Single Family Lots)
	Section 1 Phase 2 (68 Single Family Lots)
	Section 1 Phase 3 (21 Single Family Lots)
	Section 2 (19 Townhouse Lots)
	Section 3 (116 Townhouse Lots)
	Section 4 (15 Single Family Lots)
	Section 5 (14 Single Family Lots)
	Section 6 (9 Single Family Lots)

THE WOODS AT MYRTLE POINT
St. Mary's County, Maryland



This drawing is a preliminary illustration and is not a contract. It is intended to provide a general overview of the project and is not intended to be used for construction purposes. All dimensions and specifications are subject to change without notice. The developer reserves the right to modify or cancel this project at any time without notice.

Project History

Section 1 Original Plan



Project History

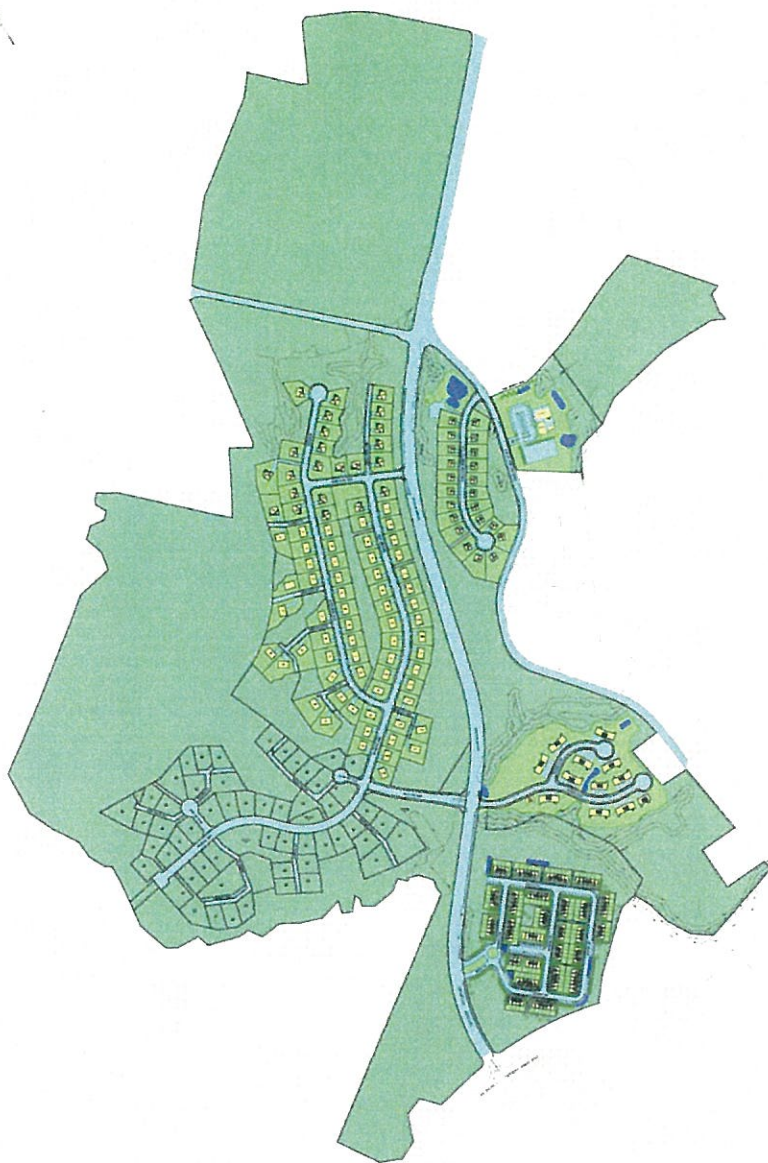
Section 2-6 Original Plan



Project History

Project Revisions in 2014

- Planning Commission approval of townhouses in Section 4
- Review of clubhouse and pool location in Section 6
- Reduction of disturbed areas, mass clearing, impervious areas and green/open spaces conserved
- Off site entrances off of Patuxent Blvd. and Myrtle Point Rd. reduced to 6



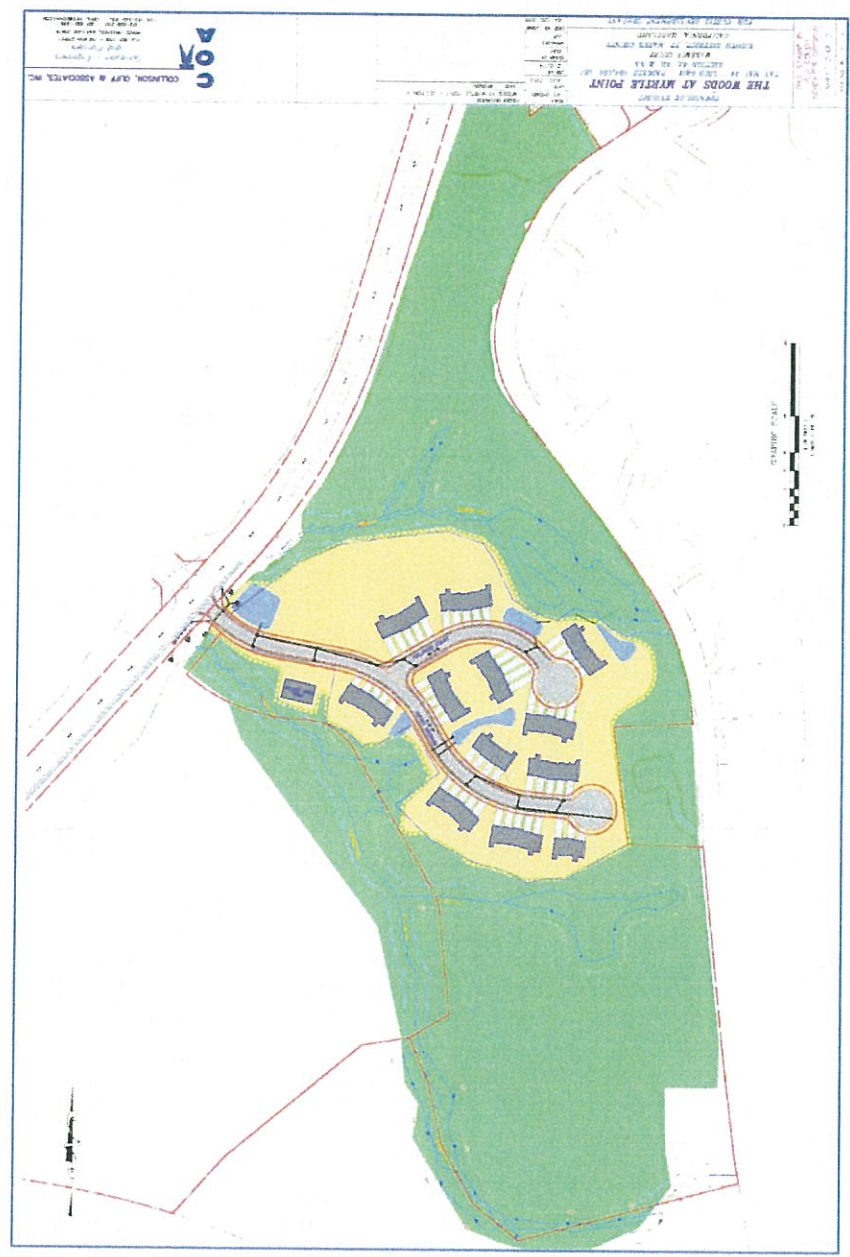
Project History

Section 4 Single Family Layout Revision 2011



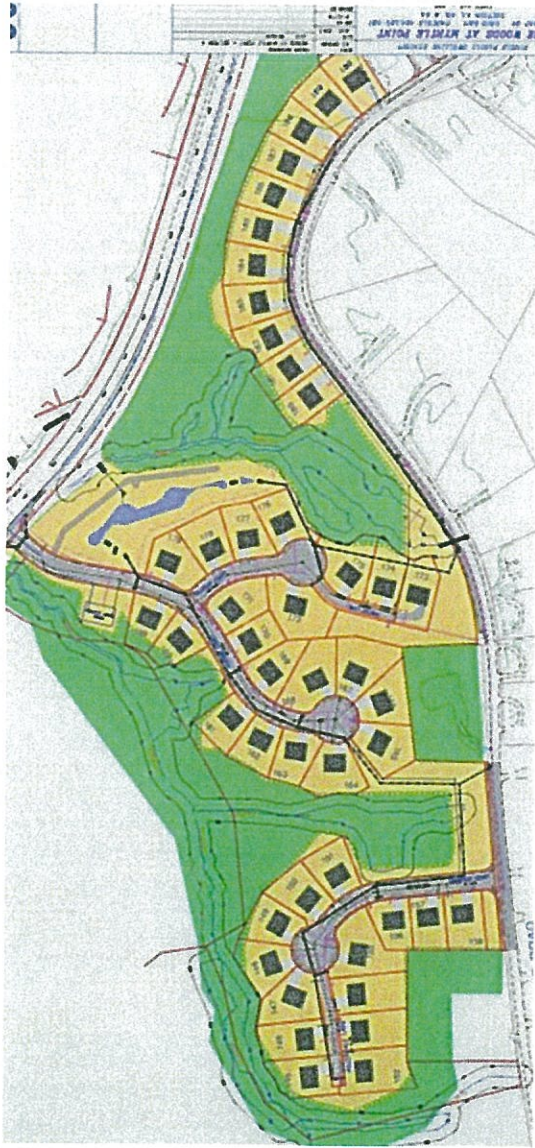
Project History

Planning Commission
Approval of Townhouse
Layout in Section 4,
Revised 2014



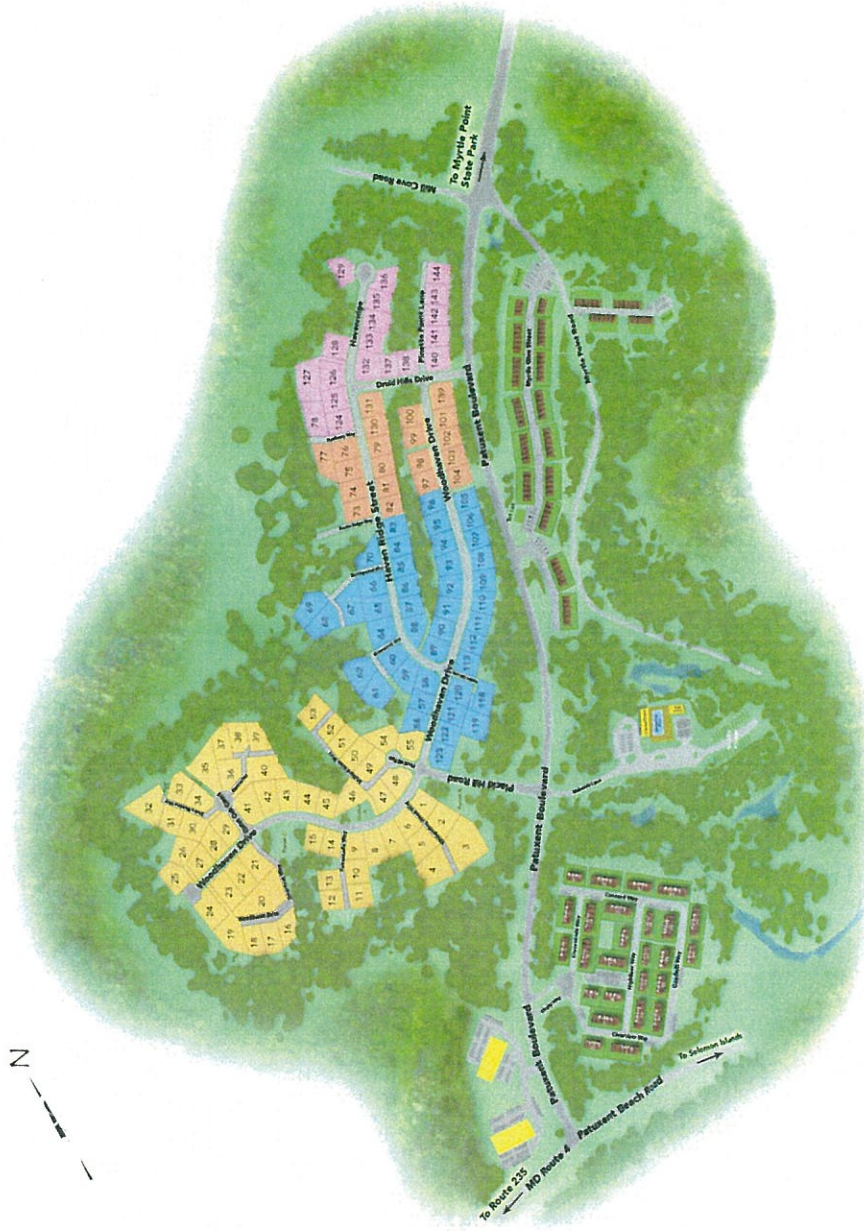
Project History

Development Footprint Consolidation



Proposed Future Community Layout

- Proposed build out total of 433 units
- Product comprised of single family units, luxury townhouses and luxury condo units
- Clubhouse and pool relocated to center of community
- Additional open space conserved and mass clearing reduced



Developing and Building a Lasting Community for Our Homeowners

Reasoning for Density Increase Request

- Provide a “move in” market within the Myrtle Point community for home buyers
- More units provides a greater capital account replacement fund for preservation of infrastructure: including private roads for townhouses, landscaping, maintenance, utilities, clubhouse and pool
- Professionally managed HOA and day care center for the community
- HOA dues structure is high to protect homeowner equity and home investment along with a high quality of life
- Higher density allows for multi family product that shrinks the development footprint, decreases mass grading and creates more open space and forest conservation
- Our luxury townhomes are an average of 2,400 square feet, have built in elevator shafts with knock out flooring, feature high end appliances, oversized garages and 40’ finished back yards
- Our luxury condominiums average 1,400 square feet, feature high end appliances with storage, garage space available, including elevator access for all residents

Developing and Building a Lasting Community for Our Homeowners

Proposed Townhouse Interiors



Developing and Building a Lasting Community for Our Homeowners

Proposed Townhouse Exteriors & Community Playgrounds



Developing and Building a Lasting Community for Our Homeowners

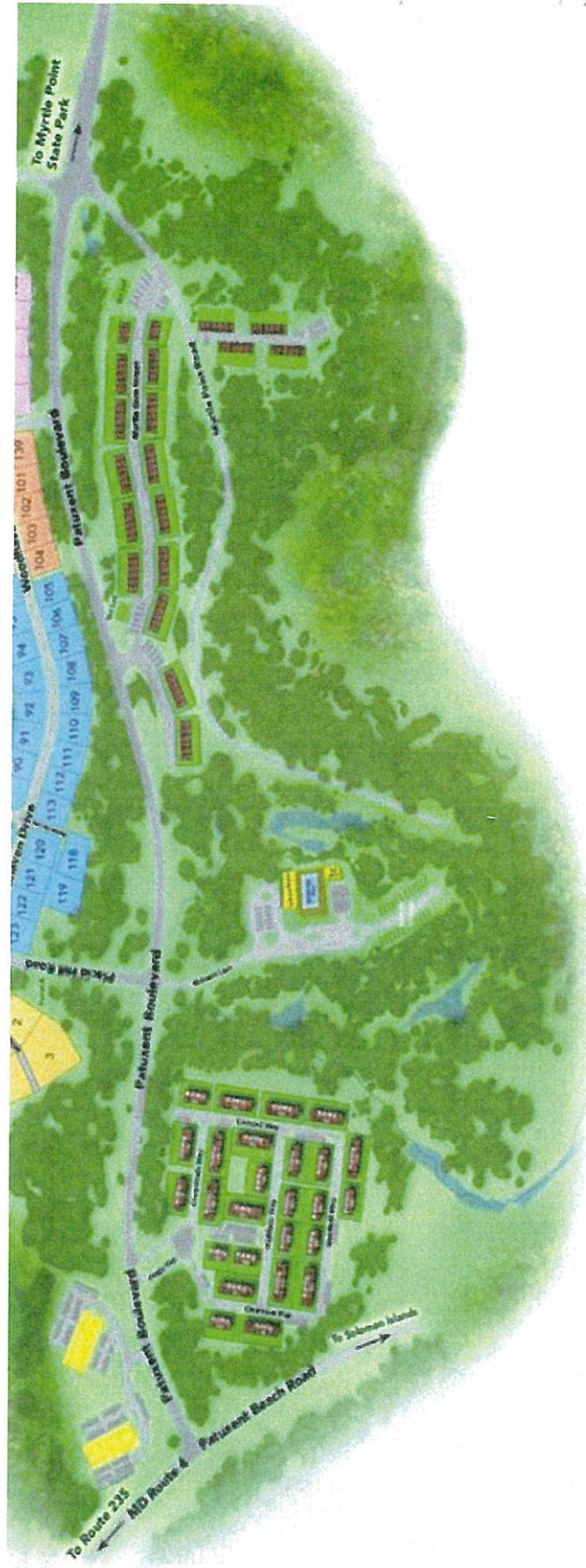
Section 1 - Current

- Section 1, 1 - Sold
- Section 1, 2A - Sold (with exception of Model)
- Section 1, 2B - Selling
- Section 1, 3 - Selling



Developing and Building a Lasting Community for Our Homeowners

Sections 2, 3, 4B, 5B and 6 - Proposed



Market & Product Analysis

Development Footprint & Open Space Calculations 2011-2017

Section	P.F. Summers Plan				2014 Curtis Plan				2017 Curtis Plan			
	Area	Open Space	FCE Areas	Area	Open Space	FCE Areas	Area	Open Space	FCE Areas	Area	Open Space	FCE Areas
2	11.7055	8.7782	3.03	11.7055	11.7055		11.7055	9.069		11.7055	9.069	6.57
3	22.6488	9.708	6.04	22.6488	11.0454		22.6488	11.0454		22.6488	11.0454	6.04
4A	19.3558	11.5792	9.0657	31.0766	25.7542		16.8952	14.7121		16.8952	14.7121	11.15
4B	6.6602	1.5795	1.5137				9.7036	9.7036		9.7036	9.7036	9.7
5A	5.0606	1.9406	0.7151									
5B	12.3261	3.3378	1.7421	12.3261	3.9414		16.8039	9.6939		16.8039	9.6939	5.22
6	5.1551	1.5675	0.0858	5.1551	1.5675		5.1551	3.2083		5.1551	3.2083	1.64
Totals	82.9121	38.4908	22.1924	82.9121	54.014		82.9121	57.4323		82.9121	57.4323	40.32

Market & Product Analysis

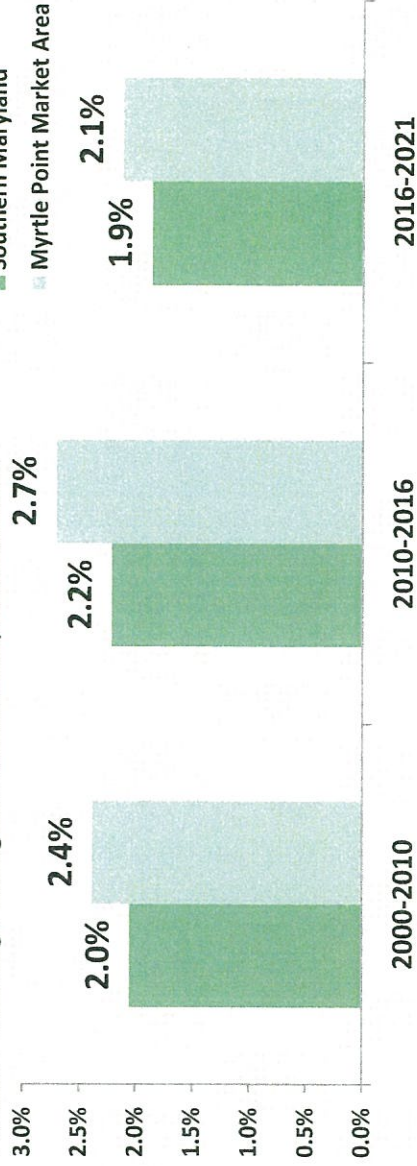
Projected Household Growth in Lexington Park Market



Households	Southern Maryland			Myrtle Point Market Area		
	Count	Total Change #	Annual Change %	Count	Total Change #	Annual Change %
2000	97,757			21,175		
2010	119,691	21,934	22.4%	26,782	5,607	26.5%
2016	136,471	16,780	14.0%	31,428	4,646	17.3%
2021	149,641	13,170	9.7%	34,908	3,480	11.1%
					561	2.4%
					774	2.7%
					696	2.1%

Source: 2000 Census; 2010 Census; MWCOG Rd 8.4; and Real Property Research Group, Inc.

Annual Percentage Change in Households, 2000 to 2021

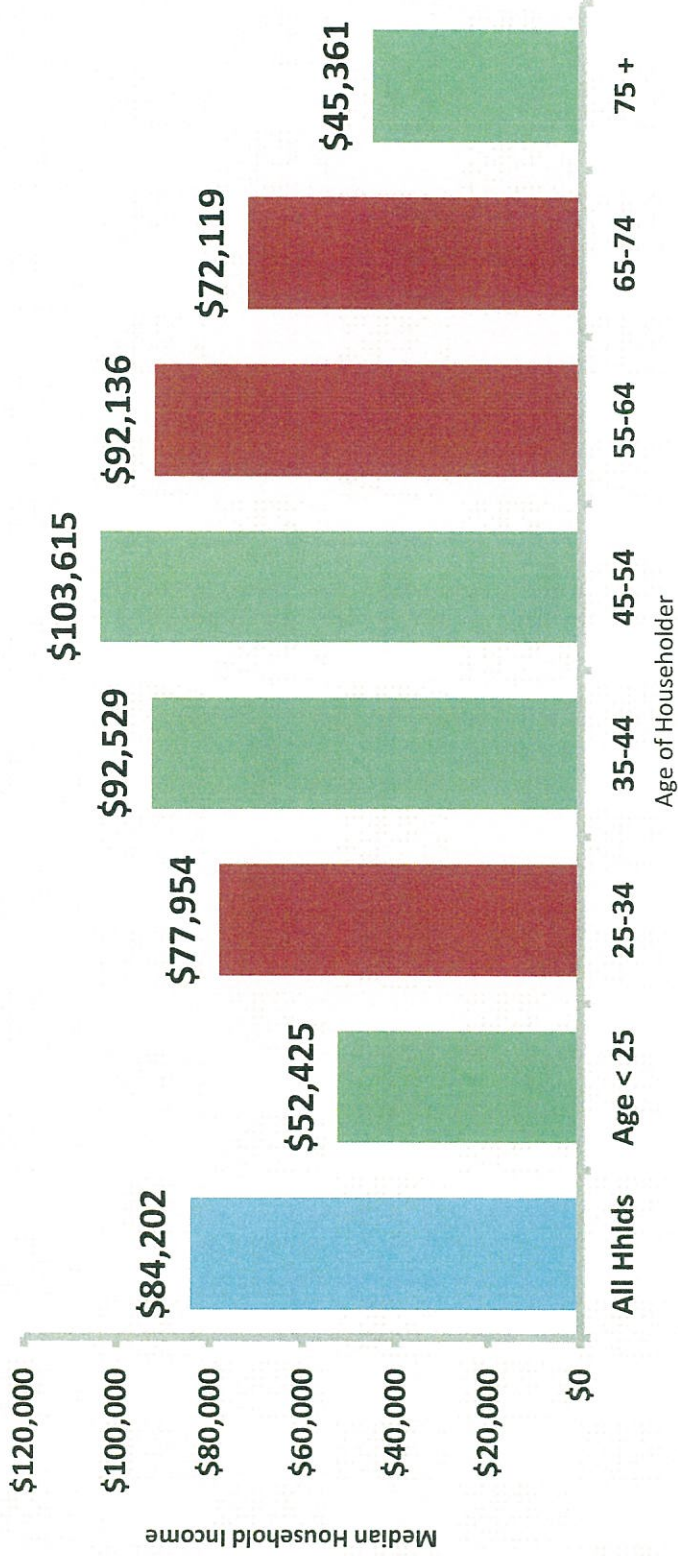


Trends show that the Lexington Park region continues to grow faster than the rest of So. MD

Market & Product Analysis

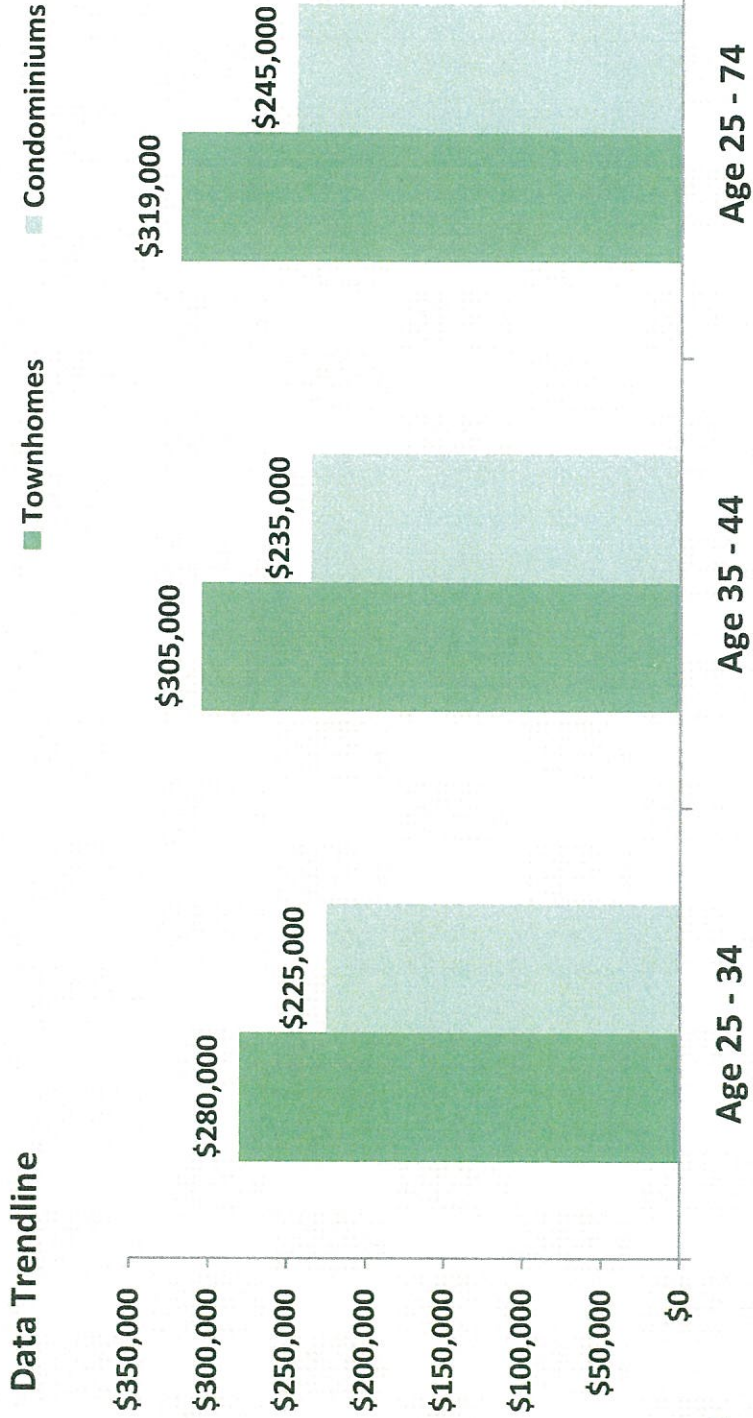
Incomes of Target Markets for Condominiums in Lexington Park

2016 Median Household Income by Age of Householder



Market & Product Analysis

Product Age & Income



Market & Product Analysis

Existing Condominiums & Townhouses in the Market

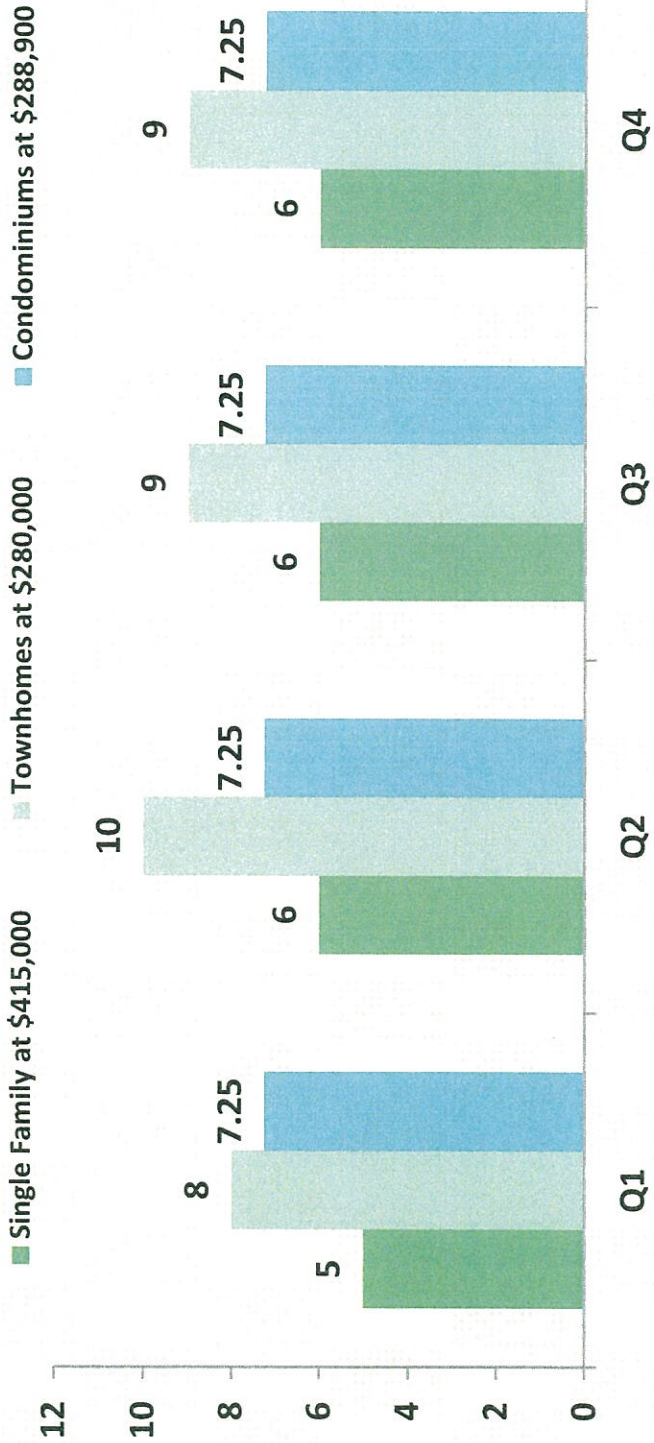
Builder	Community	Base Price		Avg. Base Price	Finished Sq.Ft.		Avg. Sq.Ft.	Price Per Sq.Ft.	Price Incentives
		From:	To:		From:	To:			
Townhomes									
Marrick Homes	Clarks Rest	\$288,900	\$308,900	\$298,900	1,920	2,112	2,016	\$148	\$9 to \$10 CC
Marrick Homes	Elizabeth Hills	\$223,900	\$248,900	\$236,400	1,440	1,672	1,556	\$152	\$9 to \$10 CC
Stanley Martin	Wildewood	\$218,370	\$250,990	\$234,044	1,656	2,096	1,786	\$131	\$8 to \$10 CC
		\$218,370	\$308,900	\$256,448	1,440	2,112	1,786	\$144	
Condominiums									
Sturbridge	Wildewood	\$176,900	\$216,900	\$198,550	1,260	1,470	1,349	\$147	\$8K to \$11.5K CC
		\$176,900	\$216,900	\$198,550	1,260	1,470	1,349	\$147	

Source: Real Property Research Group, Inc., November 2016

Market & Product Analysis

Projected Sales Absorption Per Product Type

Projected Sales Absorption per Product Type



Market & Product Analysis

Proposed Townhouse Product

- 2,200 - 2,400 SQ FT
- Oversized Garages
- Plenty of accommodated parking
- Extended back yards
- Surrounded in woods and open space
- Open floor plans
- Granite Standard
- Elevators Optional



Market & Product Analysis

Proposed Luxury Condominium Product

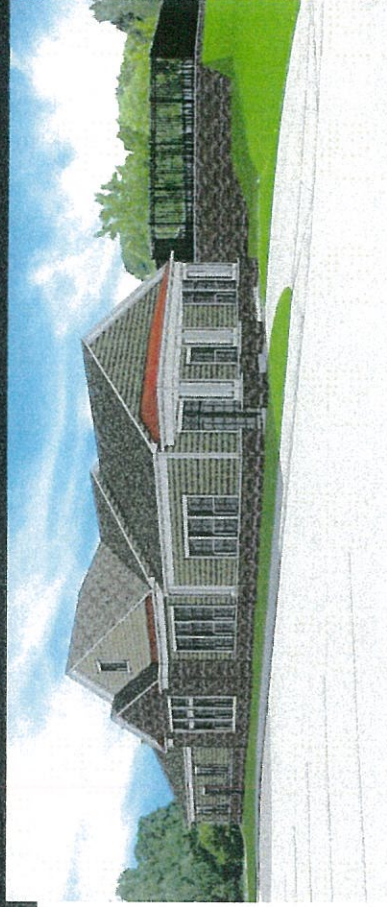
- Average of 1,400 SQ FT
- 2 bedrooms, 2 bathrooms
- Elevators
- Open floor plans
- Optional garage parking/storage
- Views of the Patuxent River



Market & Product Analysis

Proposed Clubhouse & Pool

- Clubhouse, pool and daycare center for community families
- Storage for boats and RV's
- Exclusive Day Care Center for the Myrtle Point Community



Thank You For Your Time



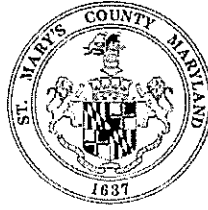
CurtisHomes.com



PC packet.

**ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT**

William B. Hunt, AICP, Director



COMMISSIONERS OF ST. MARYS COUNTY

James R. Guy, President
Michael L. Hewitt, Commissioner
Tom Jarboe, Commissioner
Todd B. Morgan, Commissioner
John E. O'Connor, Commissioner

July 27, 2017

Curtis Development Corp.
131 Main Street, Suite 205
Prince Frederick, Md. 20678

RE: CCSP # # 16-13200002, Woods at Myrtle Point, Sections 2, 4, 5, & 6
Tax Map 034, Grid 06, Parcels 0587, 0726, 0752 & 0753

Dear Sir or Madam:

On June 26, 2017, the St. Mary's County Planning Commission reviewed your request for Concept Site Plan Approval of Woods at Myrtle Point, Sections 2, 4, 5, & 6.

The Planning Commission having accepted the staff report and having made a finding that the objectives of Section 60.6 of the Comprehensive Zoning ordinance have not been met, and noting that the referenced project has not met all requirements for concept approval, I move that the concept site plan be denied.

The next step would be to appeal the decision of the Planning Commission within thirty (30) days of this decision.

If you have any questions, please contact me at (301) 475-4200, ext. 1522.

Sincerely,

Robert E. Bowles, Sr.
Planner IV

cc: Mudd Engineering, LLC
17764 Whitestone Drive
Tall Timbers, Md. 20690

ST. MARY'S COUNTY
GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT
William B. Hunt, AICP, Acting Director



COMMISSIONERS OF ST. MARY'S
COUNTY

James R. Guy, President
Michael L. Hewitt, Commissioner
Tom Jarboe, Commissioner
Todd B. Morgan, Commissioner
John E. O'Connor, Commissioner

STAFF REVIEW

February 21, 2017

CONTROL NO: #16-13200002
TAX MAP: 0034
BLOCK: 0006
PARCEL: 0752, 726,

APPLICANT: Curtis Homes / Mudd Engineering

REVISION SUBMISSION DATE: February 14, 2017

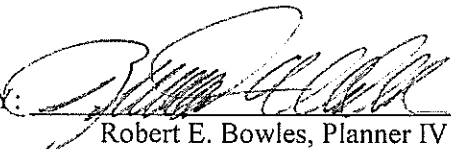
The above-referenced project satisfactorily addresses the TEC comments for the referenced meeting and is ready for signature approval.

YES NO

COMMENTS:

1. Please submit a revised APF report signed by DPW&T
2. Please resubmit a SHA revised approval
3. Please provide either a three-dimensional architectural sketch in color for project or four sections through the project (one each generally facing north, south, east and west) showing the massing of structures, landscaping and existing vegetation to remain.

APPLICANT ACTION: Address the above comments, submit all agency approval letters and make application to the Planning Commission for Concept Site Plan approval per CZO 60.4.1.

REVIEWED BY: 
Robert E. Bowles, Planner IV

CC: Curtis Development Corp.
131 Main Street, Suite 205
Prince Frederick, Md. 20678

Mudd Engineering, LLC
17764 Whitestone Drive
Tall Timbers, Md. 20690

You can check the status of your project and read future staff comments by going to the County website at www.co.stmarysmd.com. Go to "Your Government" and click on "Land Use" then "Development Services." Look in the text portion and click on "view your plan review comments." Follow the directions for entering your Project Number. Your Project Number can be found in the "Control Number" section above.

ST. MARY'S COUNTY
GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT
Phillip J. Shire, Director
William B. Hunt, AICP, Deputy Director



COMMISSIONERS OF ST. MARY'S
COUNTY
James R. Guy, President
Michael L. Hewitt, Commissioner
Tom Jarboe, Commissioner
Todd B. Morgan, Commissioner
John E. O'Connor, Commissioner

STAFF REVIEW
January 9, 2017

CONTROL NO: #16-13200002
TAX MAP: 0034
BLOCK: 0006
PARCEL: 0752, 726,

APPLICANT: Curtis Homes / Mudd Engineering

REVISION SUBMISSION DATE: December 5, 2016

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

YES NO

COMMENTS:

1. Add the latest revision date to the revision box
2. Add the AE zone to the zoning notes.
3. Submit the subdivision plan to run concurrent with the site plan.
4. Eighty (80) Transferable Development Rights are required for this project. Please add the following note to the General Notes:

TDR PLAT NOTE - _____ Transferable Development Rights required for this site plan have been conveyed to the Commissioners of Saint Mary's County by Instrument of Final Transfer dated _____ recorded at JWW Liber _____ Folio _____ Serial #s _____ in accordance with section 26.9 of the comprehensive Zoning Ordinance #10-02

APPLICANT ACTION: Address the above comments, submit all agency approval letters and make application to the Planning Commission for Concept Site Plan approval per CZO 60.4.1.

REVIEWED BY: *Susan McCauley*
Susan McCauley, Planner IV

ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT

Phillip J. Shire, Director
William B. Hunt, AICP, Deputy Director



COMMISSIONERS OF ST. MARY'S COUNTY
James R. Guy, President
Michael L. Hewitt, Commissioner
Tom Jarboe, Commissioner
Todd B. Morgan, Commissioner
John E. O'Connor, Commissioner

STAFF REVIEW
June 9, 2016

MEMORANDUM:

TO : The Applicant
FROM: Plans Review/Dept. of Land Use and Growth Management
SUBJ : Review of Project Control Number: 16-13200002, Woods @ Myrtle Point, Rec Area and Townhouses.
TEC Agenda: June 9, 2016

Pursuant to the provisions of the St. Mary's County Development Ordinances, the following comments are offered for consideration. Additions and corrections required or recommended by this Department are as follows:

A. Required by the St. Mary's County Zoning Ordinance 10-02 (Citations to Ordinance provided):

1. Schedule 60.5 -- Items required by the Concept Site Plan Checklist.
 - ✓ a. Add LUGM Number above the Title Block.
 - ✓ b. Add "Parcel 752" along with "Parcel 753" to your property data.
 - ✓ c. Clarify site area. Area on deeds and plan differ.
 - ✓ d. Show and label water line.
 - ✓ e. In the Summary Information on Development Impacts, the chart grid shows a total of 86 townhomes. However, description statement on chart shows 85. Please correct.
 - ✓ f. Show proposed bicycle and pedestrian circulation.
 - ✓ g. Label open space acreage on site plan that is stated in the Site Data.
 - h. Show one tree per 40 ft. of road frontage, or existing vegetation.
 - i. Please show proposed signage, if any.

B. Additional Staff Comments/Recommendations:

1. This project will require Planning Commission Concept Site Plan review and approval.
2. Provide a complete history of the phasing/approvals and plat recordation on the plan.
3. Water and Sewer Service categories are W-3D and S-3D. Connection to public water and sewer service is required.

C. The next step in the review process for this project is:

Address the above comments and submit 1 print for review/approval.

Signed:


Susan McCauley, Planner III



Cc: Curtis Development Corp.
131 Main Street, Suite 205
Prince Frederick, Md. 20678

Mudd Engineering, LLC
17764 Whitestone Drive
Tall Timbers, Md. 20690

You can check the status of your project and read future staff comments by going to the County website at www.stmarysmd.com. Go to **"Your Government"** and click on **"Land Use"** then **"Development Services."** Look in the text portion and click on **"view your plan review comments."** Follow the directions for entering your Project Number. Your Project Number can be found in the **"Control Number"** section above.

LETTER OF TRANSMITTAL

MUDD ENGINEERING, LLC
11764 WHITESTONE DRIVE
TALL TIMBERS, MD 20690
(301) 994-0101

LUGM
P.O. BOX 653
LEONARDTOWN, MD 20650

DATE: June 6, 2017

RE: Woods @ Myrtle Point, Sec 2, 4A, 5 & 6

ATTN: Ms. Michele Beck

TRACKING NUMBER: #16-13200002

WE ARE SENDING: ORIGINALS APPLICATIONS PRINTS
 SPECIFICATIONS COMPUTATIONS OTHER

VIA: BY MAIL BY MESSENGER BY HAND OTHER

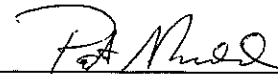
FOR: APPROVAL REVISION YOUR USE OTHER

COPIES	NUMBER	DESCRIPTION
1	47	Certified Mail Receipts

NOTES: The white certified mail receipts are attached for the letters sent for the Planning Commission Hearing on June 26, 2017.

RECEIVED
JUN 06 2017
St. Mary's County
Land Use & Growth Management

cc: _____



PAT MUDD, P.E.

Mudd Engineering, LLC

17764 Whitestone Drive
Tall Timbers, Maryland 20690

February 14, 2017

Saint Mary's County
Department of Land Use & Growth Management
Susan McCauley
P.O. Box 653
Leonardtown, MD. 20650

Subject: Woods @ Myrtle Point
Sections 2, 4A, 5 & 6
(16-13200002)

Dear Ms McCauley,

Please find attached one (1) copy of the revised site plan for the referenced project. This submittal is in response to your department's review comments dated January 9, 2017 for the above referenced plan. If this site plan is satisfactory, the applicante would like to proceed to the Planning Commission as soon as possible. I have addressed your comments as follows:

- 1. Add the latest revision date to the revision box.*
The date of the plan set has been revised. The latest revision date has been added to each sheet that has been revised.
- 2. Add the AE zone to the zoning notes.*
The phrase 'AE Overlay,' has been added to the zoning notes, and the AE Overlay notes have been added to the cover sheet.
- 3. Submit the subdivision plan to run concurrent with the site plan.*
When the standard site plan is submitted for each section, a subdivision plat will also be submitted.
- 4. Eighty (80) Transferable Development Rights are required for this project. Please add the following note to the General Notes:*
TDR PLAT NOTE - _____ Transferable Development Rights required for this site plan have been conveyed to the Commissioners of Saint Mary's County by Instrument of Final Transfer dated _____ recorded at JWW Liber _____ Folio _____ Serial #s _____ in accordance with Section 26.9 of the Comprehensive Zoning Ordinance #10-02.
The note has been added to the cover sheet.

If you have any questions or comment, please do not hesitate to contact me at (301) 994-0101, on my cell phone at (410) 474-8163, or via e-mail at muddeng@md.metrocast.net.

Sincerely,
MUDD ENGINEERING, LLC



Pat Mudd, P.E.
Sole Member

attachments

RECEIVED

FEB 14 2017

St. Mary's County
Land Use & Growth Management

Mudd Engineering, LLC

17764 Whitestone Drive
Tall Timbers, Maryland 20690

December 5, 2016

Saint Mary's County
Department of Land Use & Growth Management
Susan McCauley
P.O. Box 653
Leonardtown, MD. 20650

Subject: Woods @ Myrtle Point
Rec Area and Townhouse
(16-13200002)

Dear Ms McCauley,

Please find attached one (1) copy of the revised site plan for the referenced project. The owner has expanded the scope of this project to include conceptual plans for Sections 2 & 6 as well as 4A & 5B. This submittal is in response to your department's review comments dated June 9, 2016 for the above referenced plan. I have addressed your comments as follows:

A. Required by the St. Mary's County Zoning Ordinance 10-02 (Citations to Ordinance provided):

1. Schedule 60.5 - Items required by the Concept Site Plan Checklist.

- ✓ *a. Add LUGM Number above the Title Block.*
The LUGM number has been added to each sheet.
- ✓ *b. Add "Parcel 752" along with "Parcel 753" to your property data.*
Parcel 752 has been added to the property data block.
- ✓ *c. Clarity site area. Area on deeds and plan differ.*
Site areas are shown on the plan and do not necessarily correspond to the deeds or tax map information.
- ✓ *d. Show and label water line.*
Water lines are shown and have been labeled. *on some pages*
- ✓ *e. In the Summary Information on Development Impacts, the chart grid shows a total of 86 townhomes. However, description statement on chart shows 85. Please correct.*
Eighty six townhouses for Section 5 is correct.
- ✓ *f. Show proposed bicycle and pedestrian circulation.*
A pedestrian circulation sheet has been added.
- ✓ *g. Label open space acreage on site plan that is stated in the Site Data.*
A new sheet for open space has been added that shows open space areas and summarizes the areas in a table.

RECEIVED

DEC 5 2016

St. Mary's County
Land Use & Growth Management

✓ h. *Show one tree per 40 ft. of road frontage, or existing vegetation.*
Existing vegetation has been shown along Patuxent Boulevard and it is the intent of this plan to maintain as much existing wood as a buffer as possible.

✓ i. *Please show proposed signage, if any.*
Site identification signs have been indicated and labeled.

B. Additional Staff Comments /Recommendations:

✓ 1. *This project will require Planning Commission Concept Site Plan review and approval.*
We would like to request a Planning Commission hearing in January 2017.

✓ 2. *Provide a complete history of the phasing/approvals and plat recordation on the plan.*
A summary table is attached.

✓ 3. *Water and Sewer Service categories are W-3D and S-3D. Connection to public water and sewer service is required.*
Acknowledged.

C. The next step in the review process for this project is:

✓ *Address the above comments and submit 1 print for review/approval.*
So noted.

If you have any questions or comment, please do not hesitate to contact me at (301) 994-0101, on my cell phone at (410) 474-8163, or via e-mail at muddeng@md.metrocast.net .

Sincerely,
MUDD ENGINEERING, LLC



Pat Mudd, P.E.
Sole Member

attachments

*E-mail
communication*

Susan McCauley - Re: Myrtle Point

From: Susan McCauley
To: Pat Mudd, P.E.
Date: 12/9/2016 9:07 AM
Subject: Re: Myrtle Point
CC: Bowles, Bob

Pat -

Just looked at your submission which includes 3 more sections that was not on the previous section of the May 2016 submission. . In order to go to PC you need all agency approvals for this new submission. I cannot review and complete comments from LUGM by your deadline time.

Susan McCauley

Planner III
Department of Land Use and Growth Management
23150 Leonardhall Drive
Leonardtown, Maryland 20650
Susan.McCauley@stmarysmd.com
[301-475-4200](tel:301-475-4200) x *1526

>>> "Pat Mudd, P.E." <muddeng@md.metrocast.net> 12/9/2016 7:58 AM >>>

Susie

Will it be possible to get the concept plan for Myrtle Point on the Planning Commission agenda in January?

Pat Mudd, P.E.
Mudd Engineering, LLC
[\(301\) 994-0101](tel:301-994-0101) office
[\(410\) 474-8163](tel:410-474-8163) cell
muddeng@md.metrocast.net

Michele Beck - Re: Myrtle Point

From: Susan McCauley
To: Pat Mudd, P.E.
Date: 12/9/2016 8:35 AM
Subject: Re: Myrtle Point
CC: Beck, Michele; Bowles, Bob

Good Morning Pat

You can make the January 9th meeting with a submission to us by Monday 12/12/16 or the January 23 meeting with a submission deadline of December 27th.

Also NEED a 2nd copy of this submission that was dropped off on 12/5/16. Need road names please as soon as possible.

Let me know. Thanks
Susie

Susan McCauley

Planner III
Department of Land Use and Growth Management
23150 Leonardhall Drive
Leonardtwn, Maryland 20650
Susan.McCauley@stmarysmd.com
[301-475-4200](tel:301-475-4200) x *1526

>>> "Pat Mudd, P.E." <muddeng@md.metrocast.net> 12/9/2016 7:58 AM >>>
Susie

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Pat Mudd, P.E.
Mudd Engineering, LLC
[\(301\) 994-0101](tel:301-994-0101) office
[\(410\) 474-8163](tel:410-474-8163) cell
muddeng@md.metrocast.net

Bob Bowles - Myrtle Point Section 6

From: "Pat Mudd, P.E." <muddeng@md.metrocast.net>
To: "Bob Bowles" <Bob.Bowles@stmarysmd.com>
Date: 3/24/2017 3:21 PM
Subject: Myrtle Point Section 6

Bob

Curtis wants to start clearing and grading in Section 6. They have talked to SCD and DPW about this and both are agreeable. However, John Groeger says he needs something from your department before he could issue a grading permit. Do you know what he needs and can you provide it or would it be helpful for us to come in and talk about what we are trying to accomplish?

Pat Mudd, P.E.
Mudd Engineering, LLC
(301) 994-0101 office
(410) 474-8163 cell
muddeng@md.metrocast.net

From: John Groeger
To: Pat Mudd, P.E.
CC: Bowles, Bob
Date: 3/25/2017 11:24 AM
Subject: Re: Myrtle Point Section 6

Talked to Tim yesterday. We are OK to issue GP on a currently approved plan if its OK with LUGM , then modify later to shown the change in development type. With the understanding that the change in use may not be approved by LUGM/Planning Commission since there are single family homes on Myrtle Pt Rd currently.

John

>>> "Pat Mudd, P.E." <muddeng@md.metrocast.net> 3/22/2017 11:30 AM >>>
We are redesigning the section to comply with the current SWM requirements, changing the product from single family to townhouses, and reduce the limits of disturbance. Their hope is to start clearing and grading the site under the old design while the new is being reviewed and approved. Also, they are hoping to get a grading permit without recording the subdivision plat. That is what they want to talk about.

Pat Mudd, P.E.
Mudd Engineering, LLC
(301) 994-0101 office
(410) 474-8163 cell
muddeng@md.metrocast.net

-----Original Message-----

From: John Groeger
Sent: Wednesday, March 22, 2017 10:56 AM
To: P.E. Pat Mudd
Subject: Re: Myrtle Point Section 6

I'm willing to meet, but I'm not sure a meeting is needed. All they need to do is secure the grading permit, install the traps, and do a prelim as-built for the traps before May 4. they could probably build the traps in a week. Are the questions about obtaining the permit, or grandfathering?

John

>>> "Pat Mudd, P.E." <muddeng@md.metrocast.net> 3/22/2017 10:19 AM >>>

John

Are you available to meet with Curtis to discuss a way to move forward with a grading permit for Section 6? The old plans have been resubmitted to your office and to SCD for reapproval.

Pat Mudd, P.E.
Mudd Engineering, LLC
(301) 994-0101 office
(410) 474-8163 cell
muddeng@md.metrocast.net

From: John Groeger
To: Bowles, Bob; Hunt, Bill
Date: 3/22/2017 11:34 AM
Subject: Fwd: Re: Myrtle Point Section 6

This sounds OK with me, how about you two?

>>> "Pat Mudd, P.E." <muddeng@md.metrocast.net> 3/22/2017 11:30 AM >>>

We are redesigning the section to comply with the current SWM requirements, changing the product from single family to townhouses, and reduce the limits of disturbance. Their hope is to start clearing and grading the site under the old design while the new is being reviewed and approved. Also, they are hoping to get a grading permit without recording the subdivision plat. That is what they want to talk about.

Pat Mudd, P.E.
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muddeng@md.metrocast.net

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Pat Mudd, P.E.
Mudd Engineering, LLC
(301) 994-0101 office
(410) 474-8163 cell
muddeng@md.metrocast.net

Pat Mudd, P.E.

From: "John Groeger" <John.Groeger@stmarysmd.com>
Date: Wednesday, January 04, 2017 9:42 AM
To: "Pat Mudd" <muddeng@md.metrocast.net>
Cc: <frank@curtisinvestments.com>; "Merrilynn Lawrence" <Merrilynn.Lawrence@stmarysmd.com>
Subject: Woods at Myrtle Point, Sections 2, 4A, 5 & 6

Pat, we have approved the revised concept plan. Comments were made for the detailed site plan, please pull the plans from the ftp server. Of particular note are the need to protect the drainage outfalls to reduce the potential for erosion. We are also requesting an updated trip generation analysis to assure that the final trips generated by the entire development are less than shown on the approved traffic impact study. Please let us know if you have any questions. Thanks.

John

Bob Bowles - RE: Myrtle Point Section 4A, 4B, and 5A

From: Joe Kadjeski <jkadjeski@coainc.com>
To: Phil Shire <Phil.Shire@stmarysmd.com>
Date: 1/23/2014 11:50 AM
Subject: RE: Myrtle Point Section 4A, 4B, and 5A
CC: Dan Kelsh <dkelsh@coainc.com>, Bob Bowles <Bob.Bowles@stmarysmd.com>

Phil,

The owner/applicant would like to meet with all agencies to review the proposed change from Single Family Detached subdivision to a Townhouse Development prior to proceeding with preparation of a Concept Plan submittal package. The purpose of the meeting would be to introduce the project to agencies that have not been involved in previous discussions as well as to confirm/discuss various items including:

1. Setback requirements from environmental features
2. Building setbacks (clustering provision)
3. Open Space requirements (on-site versus proposed recreation area)
4. Forest Conservation (Has FSD/FCP requirements been previously addressed?)
5. Disturbance to erodible soils
6. Roadway design parameters (Public vs Private)
7. Status of Pump Station #4 Design/approval and utilization/modification for TH development.

Do most of the agencies attend the TEC review meeting? If so, would it be possible to be added to the February 13, 2013 agenda as an item of discussion?

I would email all agencies the exhibits previously provided to LUGM with a brief explanation of the project prior to the meeting. My intent would be to bring a more developed Concept Plan to the meeting to use for discussion purposes. Let me know your thoughts and if any additional information would be beneficial to have prepared for the meeting.

Thanks again,
 Joe

From: Phil Shire [mailto:Phil.Shire@stmarysmd.com]
Sent: Wednesday, January 08, 2014 8:45 AM
To: Joe Kadjeski
Cc: Dan Kelsh; Bob Bowles
Subject: RE: Myrtle Point Section 4A, 4B, and 5A

We'll get you something in writing Joe. I did discuss with John Groeger and relayed our initial support for the re-arranged layout.

>>> Joe Kadjeski <jkadjeski@coainc.com> 1/7/2014 5:05 PM >>>

Phil,

Just following up on the email below. FYI - We are meeting with DPW&T this Friday to review the proposed concept as well.

Thanks,
 Joe

5-1 lots

From: Joe Kadjeski

Sent: Friday, December 27, 2013 9:12 AM
To: 'Phil Shire'
Cc: Dan Kelsh; Bob Bowles
Subject: Re: Myrtle Point Section 4A, 4B, and 5A

Thanks Phil.

Attached is a complete summary chart of the proposed changes to the development. It also includes moving the proposed clubhouse to Section 6 to eliminate the previously proposed disturbance within the Critical Area. Thanks again.

Joe

From: Phil Shire [<mailto:Phil.Shire@stmarysmd.com>]
Sent: Thursday, December 26, 2013 4:55 PM
To: Joe Kadjiski
Cc: Dan Kelsh; Bob Bowles
Subject: [KEYWORD] - Re: Myrtle Point Section 4A, 4B, and 5A

Thanks Joe. I'll run your clearing and disturbance numbers by staff. Although the erodible soils are more stringently protected by the current regs, less area is being disturbed (as you demonstrate) so that in itself deserves merit. Because of the holidays, we have minimal staff, but I will get you a formal response next week.

Phil

>>> Joe Kadjiski <jkadjiski@coainc.com> 12/26/2013 11:53 AM >>>

Phil,

As a follow-up to my voicemail left with Jada, I believe you are aware the current owner of the subject project is looking to convert the previous single family detached design to a townhouse development. We have done a conceptual layout which reduces the LOD from roughly 23 acres to 10.5 acres, the impervious area from 7.5 acres to 4.3 acres and the total clearing from 20.6 acres to 10 acres.

We are under the assumption that the proposed design will need to satisfy current ordinance requirements (whereas I am told the previous design was grandfathered under previous ordinances). One issue the current ordinance brings to the forefront is the protection of Highly Erodible Soils noted in Chapter 71.7. In this case, almost the entire property is overlaid by soils classified as highly erodible (Evesboro-westphalia complex).

The purpose of this email is to request clarification on whether or not these soils can be disturbed (graded) for the proposed development and if so the process for approval.

Please review and contact me to discuss and we can determine if a brief meeting is the best way to review. I have also attached two exhibits, one showing the previously submitted SFD layout and the second showing a proposed townhouse development.

Thanks,

Joe

Joseph J. Kadjiski, P.E.
Collinson, Oliff, & Associates, Inc.
410-535-3101 (ext. 116)
410-535-3103 (fax)

Margaret Lewis - Re: Myrtle Point

From: Margaret Lewis
To: Kadjeski, Joe
Date: 2/26/2014 4:26 PM
Subject: Re: Myrtle Point
CC: Bowles, Bob; Glenn, Brandy

Here are a few suggestions regarding the pre-application exhibits:

- 1) Consider the number of parking spaces per unit in each driveway for guests.
Assure the road is wide enough for parking on-street. (i.e., 26')
Can cars park on both sides? (We recommend 6" curb, not rolled curb.)
Assuming 2-car garages?
- 2) We'd want to look at interparcel paths and sidewalk locations.
Please extend the sidewalks to the fillet of cul-de-sacs.
Sidewalks must be moved back (not adjacent to curbs) for at least a 5-foot setback.
- 3) The courts should be public to serve the townhouses with this style of layout.
Be sure to tie the fillet in with the shoulder not the travel lane on the Myrtle Point Road or Patuxent Blvd roads.
Be sure to place driveways away from fillets. There is a regulation for the minimum distance to a fillet. (See 1st TH on Fellwood Court.)
Of course the sketch shows driveway locations overlapping and very skewed in some locations, which would need revised.
- 4) Perhaps lighting could be considered at the main intersection for safety.
- 5) What are the long shaded symbols representing for the areas in front of the pump sta, midway on Makemie Court and on the right side of Fellwood Court?

That's about all I had Joe.

Maybe you won't need me at the meeting.

If you change your sketch for a private road layout, let me know so I can look at the alternate pdf.

Thanks for the preview!
Hope the comments help.

Peggy

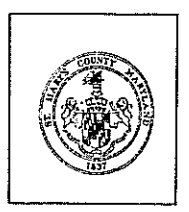
>>> Joe Kadjeski <jkadjeski@coainc.com> 2/26/2014 2:59 PM >>>

Peggy,

Attached will be presented at the Pre-application meeting tomorrow. The proposal is to convert Section 4A, 4B, 5A and Section 6 from SFD to a Townhouse development in the area of 4B. Section 6 will be replaced with

Woods at Myrtle
Point -
No-132-002

Department of Land Use and Growth Management
10000 Ard Hall Drive, Leonardtown, Md. 20650
75-4200, ext. 1500 Fax (301) 475-4672
**S / ADMINISTRATIVE VARIANCE
APPLICATION**



MP file drawer

Board of Appeals submission. This application will be required in order that application materials must be folded or of a size which will fit into a standard

_____ (To be completed by LUGM personnel)

PROJECT NAME: ~~Concept Site Plan 16 13200002 Woods at Myrtle Point, Sect. 2, 4, 5 & 6~~

PROPERTY OWNER: Myrtle Point Holdings, LLC/Curtis Development Corp.

ADDRESS: 131 Main Str., #205 Prince Frederick MD 20678

PHONE #: _____ E-MAIL ADDRESS: _____

AGENT (if other than property owner): Chris Longmore

ADDRESS: 22738 Maple Rd. #101 Lexington Park MD 20653

PHONE #: 301 862 3764 E-MAIL ADDRESS chris@paxlawyers.com

PROPERTY LOCATION (Address, if known. Otherwise, describe location as N-S-E-W side of (Street Name), approx. (feet) N-S-E-W of Intersection with State/County) Road): Patuxent Blvd. California MD

PARCEL IDENTIFICATION: TAX MAP: 034 BLOCK: _____ PARCEL: 587, ⁷²⁶ LOT 753, 752

ZONING: RL/ ^{RL-T/AE} ACREAGE: 50.5 REFLECTION DISTRICT: 08 ADC MAP: _____ GRID: 06

ACTION REQUESTED: (Check appropriate block)

- Administrative Variance
- Variance
 - Area _____
 - Bulk _____
 - Density _____
 - Other _____
- Critical Area Administrative Variance
- Critical Area Variance
 - Encroachment in 100' buffer _____
 - Increase of Impervious Surface of _____
 - Other _____

Appeal of Administrator's Decision Conditional Use Approval

Please describe requested action: Please see attached Notice of Appeal with Exhibit.

(OVER)

RECEIVED

JUL 13 2017



St. Mary's County Department of Land Use and Growth Management

23150 Leonard Hall Drive, Leonardtown, Md. 20650
Phone (301) 475-4200, ext. 1500 Fax (301) 475-4672

DEVELOPMENT REVIEW APPLICATION



Instructions to Applicant:

Please complete the information below prior to your submission. This application will be required in order to accept and process your submission. All application materials must be folded or of a size which will fit into a standard legal folder. ALL INFORMATION MUST BE COMPLETE OR SUBMISSION WILL BE RETURNED TO APPLICANT.

CONTROL NUMBER: 16-132 0000 2 (To be completed by LUGM personnel)

PROJECT NAME: 'Woods @ Myrtle Point Sections 2, 4A, 5 & 6

DATE 12/9/16

DIGITAL SUBMISSIONS ARE REQUESTED FOR ALL TEC AND RECORDING DOCUMENTS

REQUEST: (Check appropriate block(s))

DEPT. OF LAND USE AND GROWTH MANAGEMENT TEC/PLANNING COMMISSION REVIEW/APPROVAL: REVIEW ONLY:

- Confirmatory Plat
- Boundary Line Adjustment Plat
- Forest Stand Delineation of proposed _____
- Boundary Survey
- Lot Consolidation Agreement.
- Plat Exempt Division by Deed
- Amendment to CWSP from category. _____ to _____
- Deed Review
- Resubmission
- ____ Other (Specify) _____
- Forest Conservation Plan Amendment
- Forest Conservation Plan for _____
- Preliminary review/approval of _____ lot minor/major/farmstead
- Final review/approval of _____ lot minor/major/farmstead
- Concept Site Plan review/approval
For Townhouse, 54 Condos & Rec Area (specify)
- Site Plan review/approval for _____ sq. ft. (type of use)
For _____ (specify)
- Zoning Map Amendment from _____ Zone to _____
- Review/Approval of Expansion of Non-Conforming Use _____

OWNER/CONTRACT PURCHASER Myrtle Point Holdings, LLC
MAILING ADDRESS: 5620 Linda Lane, Camp Springs, MD 20746
PHONE #: 443 458 8765 E-MAIL ADDRESS _____

AUTHORIZED AGENT: Mudd Engineering, LLC
ADDRESS: 17764 Whitestone Dr Tall Timbers, MD 20690
PHONE #: 301 994 0101 E-MAIL ADDRESS muddeng @ md.metrocast.net

PROPERTY LOCATION: Address if known. If not known, then directions as follows:
Describe location as N-S-E-W side of (Street Name), approx. (feet) N-S-E-W of Intersection with State/County) Road

PARCEL IDENTIFICATION: TAX MAP: 34 BLOCK: _____ PARCEL: _____
ZONING: RL ACREAGE _____ ZONING OVERLAYS (if applicable): NE
ACREAGE IN EACH ZONE/OVERLAY _____ ELECTION DIST 2 TAX ID ACCT # _____
CWSP WATER/SEWER SERVICE CATEGORY WSD/S&D USE TYPE# _____

(OVER)

Development Review Application

Page 2 of 2

I hereby request that EDUs for this application be allocated at: (choose one below)

Concept Site Plan Approval, Final site Plan Approval,

Preliminary Subdivision Approval, Final Record Plat Approval

I hereby swear or affirm that I have received authority from the property owner to make this application and that this application is correct (See attached "Limited Power of Attorney")

I hereby swear or affirm that I am the property owner and that this application is correct:

PROPERTY OWNER/AUTHORIZED AGENT'S SIGNATURE: 

PRINT NAME Frank Marzella

PRE - APPLICATION MEETING DATE _____

(List chronologically beginning with date of last approval)

REVIEW FEES:

# of Lots/Sq. Ft. of Site Plan/Acres Disturbed	Type of Project:	Initial Submission Fees	Resubmission Fees
	Minor Subdivision 1-7 Lots and Farmstead Subdivisions	\$750 + \$100 per lot + Zoning Permit Fee	
	Major Subdivision 8+ Lots	\$1900 + \$100 per lot + Zoning Permit Fee	
	Concept Site Plan	\$725 each + Zoning Permit Fee	
	Major Site Plan - (multi-family projects)	\$1500 per acre of disturbed area + Zoning Permit Fee	
	Minor Site Plan (Includes DPWT Fee)	\$250 - Less than 500 sq. ft. + Zoning Permit Fee \$375 - Over 500 sq. ft. + Zoning Permit Fee	
	Zoning Permit Fee (Required)	\$15.00	
	Soil Conservation Storm Water Management Concept Plan	\$250- Less than 5 acres \$500- 5 acres or greater	
	BLAP, Boundary Surveys, Confirmatory Plats, Plat Exemptions, Lot Consolidation Agreement, FCP, FSD, Transfer Development Rights	\$70.00	
	Health Department Plat Fee	\$120.00 per lot or site plan	
	MetCom Fees	\$60.00 No public water and sewer \$120.00 Public water and/or sewer	
	TEC Review/Concept Site Plan		
	Recording Package/Documents	\$60 LUGM Review Fee \$5 Per Plat Recording Fee (Clerk of the Court)	
	Additional Recording Documents	\$30 DPWT Review 1-10 lots \$60 more than 10 lots \$60 Recording Fee (each) (Clerk of the Court)	

Resubmissions - \$20 each after first resubmission

Other fees may apply; see the Schedule of Fee's for St. Mary's County, Effective April 2010

Grand Total

SUBMISSION REQUIREMENTS:

Deed/Off-Conveyance Checklist Various Maps (i.e. Quad Sheet, Soils Map, Tax Map, FEMA, Wetlands, etc.)

Checklist (Varies by application type)

Plans (see below for # of prints) Limited Power of Attorney

NUMBER OF PRINTS REQUIRED FOR REVIEW/APPROVAL:

LUGM Review Only - 2 Prints

TEC Committee - 22 Prints,

Non-TEC Site Plans - 2 Prints

3 Prints (Critical Area)

Planning Commission - 15 Prints

Forest Stand Delineation - 2 Prints

Forest Conservation - 2 Prints

Resubmissions - 1 Print (2-Critical Area)

Recording Package 5 Mylars 7 Paper

Incomplete Submissions will not be accepted

FOR RECORDING DOCUMENTS PLEASE MAKE CHECKS PAYABLE TO THE CLERK OF THE COURT Also Please make the \$60.00 check and the \$5.00 two Separate Checks. The Courthouse will not accept one full check. Thanks. ALL OTHER SUBMISSIONS, CHECKS ARE MADE PAYABLE TO THE COMMISSIONERS OF ST. MARYS COUNTY



St. Mary's County Department of Land Use and Growth Management

23150 Leonard Hall Drive, Leonardtown, Md. 20650
Phone (301) 475-4200, ext. 1500 Fax (301) 475-4672

DEVELOPMENT REVIEW APPLICATION



Instructions to Applicant:

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CONTROL NUMBER: ¹³² 16-~~100~~-002 (To be completed by LUGM personnel)

PROJECT NAME: Woods @ Myrtle Point, Sec 4A (Recreation Area) & Sec 5B (Townhouses)

DATE 5/3/10

DIGITAL SUBMISSIONS ARE REQUESTED FOR ALL TEC AND RECORDING DOCUMENTS

REQUEST: (Check appropriate block(s))

DEPT. OF LAND USE AND GROWTH MANAGEMENT REVIEW ONLY: TEC/PLANNING COMMISSION REVIEW/APPROVAL:

- Confirmatory Plat
- Boundary Line Adjustment Plat
- Forest Stand Delineation of proposed _____
- Boundary Survey
- Lot Consolidation Agreement.
- Plat Exempt Division by Deed
- Amendment to CWSP from category. _____ to _____
- Deed Review
- Resubmission
- Other (Specify) _____

- Forest Conservation Plan Amendment
- Forest Conservation Plan for _____
- Preliminary review/approval of ___ lot minor/major/farmstead
- Final review/approval of ___ lot minor/major/farmstead
- Concept Site Plan review/approval
For Rec Area & 84 Townhouses (specify)
Site Plan review/approval for ___ sq. ft. (type of use)
For _____ (specify)
- Zoning Map Amendment from _____ Zone to _____
- Review/Approval of Expansion of Non-Conforming Use _____

OWNER/CONTRACT PURCHASER Curtis Development Corp
MAILING ADDRESS: 131 Main Street, Suite 205, Prince Frederick, MD 20678
PHONE #: 443 458-8765 E-MAIL ADDRESS t.hoerner@curtisinvestments.com

AUTHORIZED AGENT: Mudd Engineering, LLC
ADDRESS: 17764 Whitestone Drive, Tall Timbers, MD 20690
PHONE #: 301 984 9101 E-MAIL ADDRESS muddeng@md.metrocast.net

PROPERTY LOCATION: Address if known. If not known, then directions as follows:
Describe location as N-S-E-W side of (Street Name), approx. (feet) N-S-E-W of Intersection with State/County) Road
East Side of Patuxent Boulevard approximately 1600 feet north of MD Route 4.

PARCEL IDENTIFICATION: TAX MAP: 34 BLOCK: 6 PARCEL: 753
ZONING: RL ACREAGE 33.41 ZONING OVERLAYS (if applicable):
ACREAGE IN EACH ZONE/OVERLAY ELECTION DIST 8 TAX ID ACCT # 08-177971
CWSP WATER/SEWER SERVICE CATEGORY 33D, WSD USE TYPE# 14, 119 RECEIVED

(OVER)

RECEIVED

Development Review Application

Page 2 of 2

I hereby request that EDUs for this application be allocated at: (choose one below)

Concept Site Plan Approval, Final site Plan Approval,

Preliminary Subdivision Approval, Final Record Plat Approval

St. Mary's County
Land Use & Growth Management

I hereby swear or affirm that I have received authority from the property owner to make this application and that this application is correct (See attached "Limited Power of Attorney").

I hereby swear or affirm that I am the property owner and that this application is correct:

PROPERTY OWNER/AUTHORIZED AGENT'S SIGNATURE: [Signature]

PRINT NAME Tim Hoerner

PRE - APPLICATION MEETING DATE _____

(List chronologically beginning with date of last approval)

REVIEW FEES:

# of Lots/Sq. Ft. of Site Plan/Acres Disturbed	Type of Project:	Initial Submission Fees	Resubmission Fees
	Minor Subdivision 1-7 Lots and Farmstead Subdivisions	\$750 + \$100 per lot + Zoning Permit Fee	
	Major Subdivision 8+ Lots	\$1900 + \$100 per lot + Zoning Permit Fee	
	Concept Site Plan	\$725 each + Zoning Permit Fee	725
	Major Site Plan - (multi-family projects)	\$1500 per acre of disturbed area. + Zoning Permit Fee	
	Minor Site Plan (Includes DPWT Fee)	\$250 - Less than 500 sq. ft. + Zoning Permit Fee \$375 - Over 500 sq. ft. + Zoning Permit Fee	
	Zoning Permit Fee (Required)	\$15.00	15
	Soil Conservation Storm Water Management Concept Plan	\$250- Less than 5 acres \$500- 5 acres or greater	500
	BLAP, Boundary Surveys, Confirmatory Plats, Plat Exemptions, Lot Consolidation Agreement, FCP, FSD, Transfer Development Rights	\$70.00	
	Health Department Plat Fee	\$120.00 per lot or site plan	120
	MetCom Fees	\$60.00 No public water and sewer \$120.00 Public water and/or sewer	120
	Recording Package/Documents	\$60 LUGM Review Fee \$5 Per Plat Recording Fee (Clerk of the Court)	
	Additional Recording Documents	\$30 DPWT Review 1-10 lots \$60 more than 10 lots \$60 Recording Fee (each) (Clerk of the Court)	

Resubmissions - \$20 each after first resubmission

Other fees may apply; see the Schedule of Fee's for St. Mary's County, Effective April 2010
Grand Total 1430

SUBMISSION REQUIREMENTS:

- Deed/Off-Conveyance Checklist Various Maps (i.e. Quad Sheet, Soils Map, Tax Map, FEMA, Wetlands, etc.)
- Checklist (Varies by application type)
- Plans (see below for # of prints) Limited Power of Attorney

NUMBER OF PRINTS REQUIRED FOR REVIEW/APPROVAL:

- LUGM Review Only - 2 Prints
- TEC Committee - 22 Prints.
- Non-TEC Site Plans - 2 Prints
- 3 Prints (Critical Area)
- Planning Commission - 15 Prints
- Forest Stand Delineation - 2 Prints
- Forest Conservation - 2 Prints
- Resubmissions - 1 Print (2-Critical Area)
- Recording Package 5 Mylars 7 Paper

FOR RECORDING DOCUMENTS PLEASE MAKE CHECKS PAYABLE TO THE CLERK OF THE COURT Also Please make the \$60.00 check and the \$5.00 two Separate Checks. The Courthouse will not accept one full check. Thanks. ALL OTHER SUBMISSIONS, CHECKS ARE MADE PAYABLE TO THE COMMISSIONERS OF ST. MARYS COUNTY

**ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT**

Phillip Shire, Director

William Hunt, Deputy Director



COMMISSIONERS OF ST. MARY'S COUNTY

James R. Guy, President

Michael L. Hewitt, Commissioner

Tom Jarboe, Commissioner

Todd B. Morgan, Commissioner

John E. O'Connor, Commissioner

June 1, 2017

Legal letter
sign for
PC submission

Pat Mudd
Mudd Engineering
17764 Whitestone Drive
Tall Timbers, MD 20690

**RE: Public Hearing on Monday, June 26, 2017
Concept Site Plan # 16-132-001 Woods at Myrtle Point**

Dear Mr. Mudd;

NOTICE IS HEREBY GIVEN that the St. Mary's County Planning Commission will conduct a Public Hearing, in the Commissioners Meeting Room in the St. Mary's County Chesapeake Building, located at 41770 Baldrige Street, Leonardtown, MD on **Monday, June 26, 2017**, beginning at 6:30 p.m. for the purpose of receiving public testimony to consider the following Concept Site Plan Review:

CONCEPT SITE PLAN # 16-1320002, Woods at Myrtle Point, Sections 2, 4, 5, & 6 (Zoning Ordinance 10-02) Use # 15, Dwelling Units Attached and Use # 35, Public Recreation Facility, are a permitted high and low intensity use within the RL zone.
OWNERS / DEVELOPER: Myrtle Point Holdings, LLC / Curtis Development Corporation
AGENT: Mudd Engineering, LLC
LOCATION: Patuxent Boulevard, California, MD 20619.
TM-034 GRID-06 PAR-587,726,752 & 753, ED-08TAX ID-177971
LAND USE: Residential Low Density (RL), Airport Environs Overlay (AE)
ZONING: RL / AE ACREAGE: 50.5
ACTION REQUESTED: Review of a Concept Site Plan for Sections 2, 4, 5 & 6 to include 164 dwelling units and a 4,855 square foot recreation facility.

This public hearing is required by law to allow the applicant and all interested parties the opportunity to present evidence and public comment regarding this proposal. A decision will be made solely on evidence and testimony presented during the public hearing. Information submitted after the public hearing record is closed will not be considered.

The file on this application will be available for review in the Department of Land Use and Growth Management, at 23150 Leonard Hall Drive, Leonardtown, MD until 2:00 p.m. the day of the meeting. If you have any questions regarding this application, please contact Michele Beck, Administrative Coordinator, at the Department of Land Use and Growth Management, Development Services Division, 23150 Leonard Hall Drive, Leonardtown, Maryland or at (301) 475-4200 (x *1506).

Section 21.3.2 of the St. Mary's County Comprehensive Zoning Ordinance requires that you must mail certified notice by **June 9, 2017**, and provide this department with the names and addresses of all property owners to receive notice. Enclosed is a sample notification letter (Attachment 1) for your convenience. It will be necessary to notify all owners of contiguous property as well as owners of properties to be traversed or which about a right of way or easement, through which any service lines are to be installed even though they are not included in the proposed new subdivisions and service areas.

Please bring the white certified mail receipts, not the green return receipts, to the Department of Land Use & Growth Management **prior** to hearing. These receipts **must** be stamped by the postmaster and indicate the date mailed from the post office. Certified mail receipts sent from an individual business (which do not bear the postmaster's stamp) are not acceptable. These receipts are necessary for you to certify that you sent the mailings on or before the required date. **Failure to do so may result in a postponement of the meeting.**

Additionally, Section **21.3.3** of the Comprehensive Zoning Ordinance requires that you must post the property subject of the application by **June 9, 2017**, and notify this department the same day notice is posted. Attached is a sample sign which contains the information that must be shown on your sign. The sign must be 24" x 36" in size, so that it is visible from the public right of way.

Your property will require posting of **five (5) signs**. **One (1)** along (Maryland Route 4) at entrance to Patuxent Blvd., **one (1)** on Patuxent Blvd at entrance to Makemie Lane, **one (1)** on Patuxent Blvd at entrance to Myrtle Point Road, **one (1)** on Myrtle Point Road at entrance to Deer Crossing Lane, **one (1)** on Myrtle Point Road at entrance to Woodslea Way; (no more than 25 feet back from your road front property line, or at your access drive, indicating the distance and direction to the land subject of the application). If you do not have frontage on a public street, one (1) sign must be posted within the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land that is the subject of the application.

Once you have posted your property, you must notify me at the Department of Land Use and Growth Management, Development Services Division, by phone at (301) 475-4200 (x *1506). If you have any questions concerning this matter, please feel free to contact me at the same number at your earliest convenience.

Sincerely,

Michele Beck
Administrative Coordinator
Department of Land Use
And Growth Management

Attachment 1: Sample Letter
Attachment 2: Sample Sign

ZONING NOTICE OF PUBLIC HEARING

Date & Time: Monday, June 26, 2017, at 6:30 p.m.

In The Commissioners' Hearing Room of the Chesapeake Building, located at 41770 Baldrige Street, Leonardtown, MD

Case No.: CONCEPT SITE PLAN # 16-1320002, Woods at Myrtle Point, Sections 2, 4, 5, & 6
OWNER: Myrtle Point Holdings, LLC / Curtis Development Corporation

Subject Property: TM-004 GR00-06 PAR-587,726,752 & 753, ED-08 TAX ID-177971

Request: ACTION REQUESTED: Review of a Concept Site Plan for Sections 2, 4, 5 & 6 to include 164 dwelling units and a 4,555 square foot recreation facility

A copy of the proposed development is available for review at the St. Mary's County Department of Planning and Economic Management, 21700 Leonardtown Road, Leonardtown, Maryland 20648 or at www.stmarysmd.com

ZONING NOTICE OF PUBLIC HEARING

Date & Time: Monday, June 26, 2017, at 6:30 p.m.

In The Commissioners' Hearing Room of the Chesapeake Building, located at 41770 Baldrige Street, Leonardtown, MD.

Case No.: CONCEPT SITE PLAN # 16-13200002, Woods at Myrtle Point,
Sections 2, 4, 5, & 6

OWNER: Myrtle Point Holdings, LLC / Curtis Development Corporation

Subject Property: TM-034 GRID-06 PAR-587,726,752 & 753, ED-08 TAX ID-177971

Request: ACTION REQUESTED: Review of a Concept Site Plan for Sections 2, 4, 5 & 6 to include 164 dwelling units and a 4,855 square foot recreation facility.

A copy of the proposed amendments & application for zoning at the 1st Myrtle County Department of Land Use and Growth Management, 23150 Leonardtown Drive, Leonardtown, Maryland, and at www.lemaryland.com.

ZONING NOTICE OF PUBLIC HEARING

Date & Time: Monday, June 26, 2017, at 6:30 p.m.

In The Commissioners' Hearing Room of the Chesapeake Building located at 41779 Baldridge Street, Leonardtown, MD.

Case No: CONCEPT SITE PLAN # 16-1 (20000) Woods of Myrtle Point,
Sections 2, 3, 7 & 8
UNWHR Myrtle Point Holdings, LLC, Curto Development Corporation

Subject Property: 1M-034 040-04 PAR-061 726 702 & 703, ED-08 TAX ID: 177971

Request: ACTION REQUESTED: Review of a Concept Site Plan for Sections
2, 3, 7 & 8 to include 164 sheafing units and a 4,855 square foot
recreation facility.

ZONING NOTICE OF PUBLIC HEARING

Date & Time: Monday, June 26, 2017, at 6:30 p.m.
In The Commissioners' Hearing Room of the Chesapeake Building, located
at 41770 Baldrige Street, Leonardtown, MD.

Case No.: CONCEPT SITE PLAN # 16-13200002, Woods at Myrtle Point,
Sections 2, 4, 5, & 6
OWNER: Myrtle Point Holdings, LLC / Curtis Development Corporation

Subject Property: TM-034 GRID-06 PAR-587,726,752 & 753, ED-08 TAX ID-177971

Request: ACTION REQUESTED: Review of a Concept Site Plan for Sections
2, 4, 5 & 6 to include 164 dwelling units and a 4,953 square foot
recreation facility.

Notice of the proposed development is available for viewing at the City's Planning Department, 41770 Baldrige Street, Leonardtown, MD 20650.

APG MEDIA CHESAPEAKE LLC

CHESAPEAKE CLASSIFIEDS

29088 Airpark Dr. ~ P.O. Box 600 ~ Easton, MD 21601
 For Billing Inquiries Please Call 410-822-1500 or 1-800-287-0902

THIS IS YOUR
INVOICE

ORDER NO.	ACCOUNT NO.	DATE
2714140	412701	6/1/2017

TERMS NET
 10 Days

TO: ST MARYS DEPT OF LAND USE & GRO
 PO BOX 653
 LEONARDTOWN MD 20650

A service charge of 1.5 percent per month on the unpaid balance will be added on bills unpaid by the last day of the month in which the bill is due. This is a finance charge at the annual percentage rate of 18% per year.

There will be a \$20.00 charge for all returned checks.

AMOUNT PAID \$ _____

Please detach top portion and return with remittance and make check payable to APG Media of Chesapeake LLC

START DATE	STOP DATE	INSERTIONS	INDEXING TERMS	AD ORDER NUMBER	PO NUMBER	LINES	CLASS	AMOUNT
05/24	05/31	4	CONCEPT SITE PLAN ST MARY'S M	2714140		290.4	3270	209.44

WLB

THE ENTERPRISE

CONCEPT SITE PLAN ST MARY'S MA

Run Dates: 05/24/17, 05/31/17

COST OF AD: 209.44

RECEIVED

JUN 05 2017

St. Mary's County
 Land Use & Growth Management

ACCT.#	412701	CLIENT
AGING		
cur		
30		
60		
90		
120		
TOTAL		\$209.44

AD GIVEN BY	
PHONE NUMBER	301-475-4200
SALES REPRESENTATIVE	403
FED ID 61-1731604	APG Media of Chesapeake LLC

For Billing Inquiries Please Call 410-822-1500 or 1-800-287-0902

APG Media of Chesapeake, LLC
P.O. Box 600
29088 Airpark Drive
Easton, MD 21601

05/31/17
2714140

CERTIFICATE OF PUBLICATION

STATE OF : MARYLAND

COUNTY OF: St. Mary's County

This is to certify that the annexed legal advertisement has been published in the publications and insertions listed below. "CONCEPT SITE PLAN ST MARY'S MARKET-PLACE..." was published in the:

The Enterprise 05/24/17
The Enterprise 05/31/17



David Fike
President & Publisher

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the St. Mary's County Planning Commission will conduct a public hearing, in The Commissioners Meeting Room in the St. Mary's County Chesapeake Building, located at 41770 Baldrige Street, Leonardtown, MD on **Monday, June 12, 2017**, beginning at 6:30 p.m. for the purpose of receiving public testimony to consider the following Concept Site Plan review:

CONCEPT SITE PLAN # 17-13200001, St. Mary's Marketplace, Phase II

(Zoning Ordinance 10-02) (Use # 74, 76, 77, 78)

OWNER: Investors Acquisition Group, LLC

AGENT: Bohler Engineering

LOCATION: Northwest quadrant of MD 235 and MD 4

TM-034 GRID-16 PAR-0051, 0422, 0500, & 0552 ED-08

TAX ID-099863, 029180, & 021309

ZONING: CMX/AE ACREAGE: 13.69

PHASE II ACREAGE: 3.41

ACTION REQUESTED: Review of a concept site plan for Phase II, a 23,772 Sq. Ft., Shopping Center Continuation.

This public hearing is required by law to allow the applicant and all interested parties the opportunity to present evidence and public comment regarding this proposal. A decision will be made solely on evidence and testimony presented during the public hearing. Information submitted after the public hearing record is closed will not be considered.

The file on this application will be available for review in the Department of Land Use and Growth Management, 23150 Leonard Hall Drive, Leonardtown, Maryland until 2:00 p.m. the day of the meeting. If you have any questions regarding this application, please contact Development Services Division, at the Department of Land Use and Growth Management, 23150 Leonard Hall Drive, Leonardtown, Maryland or at (301) 475-4200 (X-1506).

Robert E. Bowles, Sr., Planner IV
Manager Development Services

2714140 EN

5-24,5-31-17

RECEIVED

JUN 05 2017

St. Mary's County
Land Use & Growth Management

LETTER OF TRANSMITTAL

MUDD ENGINEERING, LLC
11764 WHITESTONE DRIVE
TALL TIMBERS, MD 20690
(301) 994-0101

LUGM
P.O. BOX 653
LEONARDTOWN, MD 20650

DATE: May 23, 2017
RE: Woods @ Myrtle Point, Sec 2, 4A, 5 & 6
ATTN: Ms. Susie McCauley

TRACKING NUMBER: #16-13200002

WE ARE SENDING: ORIGINALS APPLICATIONS PRINTS
 SPECIFICATIONS COMPUTATIONS OTHER


VIA: BY MAIL BY MESSENGER BY HAND OTHER

FOR: APPROVAL REVISION YOUR USE OTHER

COPIES	NUMBER	DESCRIPTION
15	16	Revised Concept Plan
		RECEIVED
		MAY 28 2017
		St. Mary's County Land Use & Growth Management

NOTES: Sheets 3 and 7-11 have been updated to show the open space comparisons with previous submittals as well and more clearly show the landscaping & lighting.

cc: _____



PAT MUDD, P.E.

APG MEDIA OF CHESAPEAKE LLC

CHESAPEAKE CLASSIFIEDS
 29088 Airpark Dr ~ P.O. Box 600 ~ Easton, MD 21601
 For Billing Inquiries Please Call 410-822-1500 or 1-800-287-0902

THIS IS YOUR
INVOICE

ORDER NO.	ACCOUNT NO.	DATE
2717287	412701	6/14/2017

TERMS NET
 10 Days

A service charge of 1.5 percent per month on the unpaid balance will be added on bills unpaid by the last day of the month in which the bill is due. This is a finance charge at the annual percentage rate of 18% per year.

There will be a \$20.00 charge for all returned checks.

TO: ST MARYS DEPT OF LAND USE & GRO
 PO BOX 653
 LEONARDTOWN MD 20650

AMOUNT PAID \$ _____

Please detach top portion and return with remittance and make check payable to APG Media of Chesapeake LLC

START DATE	STOP DATE	INSERTIONS	INDEXING TERMS	AD ORDER NUMBER	PO NUMBER	LINES	CLASS	AMOUNT
06/07	06/14	4	CONCEPT SITE PLAN WOODS AT M	2717287		329.4	3270	237.50

THE ENTERPRISE

CONCEPT SITE PLAN WOODS AT MYR

Run Dates: 06/07/17, 06/14/17

COST OF AD: 237.50

RECEIVED

JUN 14 2017

St. Mary's County
 Land Use & Growth Management

FILE COPY

AD GIVEN BY	
PHONE NUMBER	301-475-4200
SALES REPRESENTATIVE	403
FED ID 61-1731604	APG Media of Chesapeake LLC

For Billing Inquiries Please Call 410-822-1500 or 1-800-287-0902

ACCT.#	412701	CLIENT
		AGING
cur		
30		
60		
90		
120		
TOTAL		\$237.50

16-132-002

CERTIFICATE OF PUBLICATION

STATE OF : MARYLAND

COUNTY OF: St. Mary's County

This is to certify that the annexed legal advertisement has been published in the publications and insertions listed below. "CONCEPT SITE PLAN WOODS AT MYRTLE POINT..." was published in the:

The Enterprise 06/07/17
The Enterprise 06/14/17



David Fike
President & Publisher

RECEIVED

JUN 19 2017

St. Mary's County
Land Use & Growth Management

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the St. Mary's County Planning Commission will conduct a public hearing, in The Commissioners Meeting Room in the St. Mary's County Chesapeake Building, located at 41770 Baldrige Street, Leonardtown, MD on **Monday, June 26, 2017**, beginning at 6:30 p.m. for the purpose of receiving public testimony to consider the following Concept Site Plan review:

CONCEPT SITE PLAN # 16-13200002, Woods at Myrtle Point, Sections 2, 4, 5, & 6

(Zoning Ordinance 10-02) Use # 15, Dwelling Units Attached and Use # 35, Public Recreation Facility, are a permitted high and low intensity use within the RL zone.

OWNERS / DEVELOPER: Myrtle Point Holdings, LLC / Curtis Development Corporation

AGENT: Mudd Engineering, LLC

LOCATION: Patuxent Boulevard, California, MD 20619.

TM-034 GRID-06 PAR-587,726,752 & 753, ED-08TAX ID-177971

LAND USE: Residential Low Density (RL), Airport Environs Overlay (AE)

ZONING: RL / AE ACREAGE: 50.5

ACTION REQUESTED: Review of a Concept Site Plan for Sections 2, 4, 5 & 6 to include 164 dwelling units and a 4,855 square foot recreation facility.

This public hearing is required by law to allow the applicant and all interested parties the opportunity to present evidence and public comment regarding this proposal. A decision will be made solely on evidence and testimony presented during the public hearing. Information submitted after the public hearing record is closed will not be considered.

The file on this application will be available for review in the Department of Land Use and Growth Management, 23150 Leonard Hall Drive, Leonardtown, MD until 2:00 p.m. the day of the meeting. If you have any questions regarding this application, please contact Development Services Division, at the Department of Land Use and Growth Management, 23150 Leonard Hall Drive, Leonardtown, MD or at (301) 475-4200 (Ext *1506).

Robert E. Bowles, Sr., Planner IV
Manager Development Services

2717287 EN

6-7,6-14-17

ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT
William B. Hunt, AICP, Acting Director



COMMISSIONERS OF ST. MARYS COUNTY
James R. Guy, President
Michael L. Hewitt, Commissioner
Tom Jarboe, Commissioner
Todd B. Morgan, Commissioner
John E. O'Connor, Commissioner

June 20, 2017

Myrtle Point
Guide

To: Planning Commission Members

Re: Woods at Myrtle Point background.

I have attached a chart to guide you through the process as to what has happened with Woods at Myrtle Point, from its Phasing Plan approved in 2005 through the plan you now have today.

I hope this helps you.

Bob Bowles, Planner IV, FCQP
Manager Development Services

WOODS AT MYRTLE POINT RECORDED LOTS
AS OF JUNE 24, 2016

<u>Date</u>	<u>Plat Ref</u>	<u>Type</u>	<u># of Lots 189 recorded</u>
1973	11/14	subdivision	20
1981	17/39	subdivision	2
4/22/05	59/1	subdivision	55
8/14/05	67/71	subdivision	1
7/27/12	70/77	subdivision	68
7/15/13	71/61	Blap	500-13,500-18,500-19, 500-20, Parcel E&F
3/14/14	72/31	subdivision	23
11/7/14	72/111	re-subdivision	Outparcel B, 1 farmstead
12/12/14	72/120	Blap	500-62
2/19/15	73/16	subdivision	20
12/23/15	74/1	Blap	lots 140-144, Outparcel B
3/25/16	74/29	Blap	revised lot 129, outparcel B

In HTE review:

04-12000052	135 dwelling units	Sections 2 and 3
13-12000004	131 dwelling units	Section 3 Townhouses
14-12000005	57 dwelling units	Section 4, 5, and 6
16-13200002	84 dwelling units	Section 4a and 5b townhouses (site plan for Development envelopment)
Total in review	407	

Woods at Myrtle Point Breakdown:

Section 2: Was originally approved with a 2005 Phasing Plan as future development of two apartment buildings with 14 units and a clubhouse that was moved there from out of the Critical Area. On March 9, 2009 these 14 units were transferred to Section 3 and increased Section 3 Townhouses from 121 to 135. Section 2 then became open space and the clubhouse was removed. Section 2 now has 54 condominium units

Section 4: Was originally approved for 35 single family units with the 2005 phasing plan and on October 14, 2008 received final approval. Section 4 has now become the Clubhouse and recreation facility.

Section 5: Was originally approved for 37 single family homes with the 2005 phasing plan and on October 14, 2008 received final approval. Section 5 now has 86 townhouse units.

Section 6: Was originally approved for 9 single family homes with the 2005 phasing plan and on October 14, 2008 received final approval. Section 6 in 2015 was converted to the Club house and recreation facility. Section 6 now has 24 town house units.

Section 3: Was originally approved with the 2005 phasing plan for 121 townhouse units. Section 3 increased from 121 to 135 townhouse units March 9, 2009. Section 3 returned to the Planning Commission on June 24, 2013 and was approved for 131 townhouse units, leaving the 4 units for future development leaving section 2 as open space.

Myrtle Point Residential and Amenities
2005 to 2017

Total Buildout of Residential Units: The total number of residential units approved in this development is 363 without TDRs. If the 2017 is approved, the project would consist of 144 single family homes (all in Section 1), 245 townhouses, and 54 condominiums. This is a total of 443 and means 80 TDRs are needed.

Section Number	2005 Phasing Plan	October 14, 2008	March 9, 2009	June 24, 2013	2015	2017 Current Plan
Section 2	14 Apartments and Clubhouse		14 Apartments from 2005 are moved to Section 3 and become Townhouses Clubhouse is moved to Section 6 in the 2015 proposal and moved to Section 4 in the 2017 Plan	Open space, This Open space is new in the 2013 proposal		54 Condos, Open space Condos are new in the 2017 plan Open space is from 2013 but is reduced in the 2017 plan. Replacement open space is added in Section 4.
Section 3	121 Townhouses		135 Townhouses; The 121 Townhouses from 2005, plus the 14 Apartments from 2005 which are now Townhouses	131 Townhouses; 135 Townhouses from 2009 are reduced by 4		131 Townhouses 4 townhouses from 2009 are added to Sections 5 & 6
Section 4	35 Single family homes	35 Single family homes final approval; The 35 SF become Townhouses in Sections 5 & 6 in the 2017 Plan				Clubhouse, Recreation Facility, and Open space The Clubhouse is moved from Section 6 in the 2015 proposal, The Recreation Facility is moved from Section 6 in the 2015 proposal

Section Number	2005 Phasing Plan	October 14 2008	March 9, 2009	June 24 2013	2015	Current Plan
Section 2	14 Apartments and Clubhouse		14 Apartments were moved to Section 3	Open space		54 Condos and Open space
Section 3	121 Townhouses		135 Townhouses	131 Townhouses		
Section 4	35 Single family homes	35 Single family homes final approval				Clubhouse Recreation Facility and Openspace
Section 5	37 Single family homes	37 Single family homes final approval				86 Townhouses
Section 6	9 Single family homes	9 Single family homes final approval			Clubhouse and Recreation Facility	24 Townhouses



St. Mary's County Department of Land Use and Growth Management
 23150 Leonard Hall Drive, Leonardtown, Md. 20650
 Phone (301) 475-4200, ext. 1500 Fax (301) 475-4672
APPLICATION SUBMISSION CHECKLIST



TEC SUBMISSION REQUIREMENTS

YES		NO
✓	Development Review Application	_____
✓	Fee Total \$ <u>1,480</u>	_____
✓	Complete Deeds	_____
_____	<u>Off Conveyance Checklist</u>	_____
_____	<u>Limited Power of Attorney</u>	_____
✓	Soils Map	_____
✓	Tax Map	_____
✓	FEMA Map (FIRM Panel)	_____
✓	Wetlands Map	_____
_____	Declaration of Intent (if applicable)	_____
_____	Road Maintenance Agreement (if applicable)	_____
_____	Water/Sewer Waive (if applicable)	_____
_____	Environmental Report (if critical area)	_____
_____	Adequate Public Facilities Summary (if applicable)	_____
_____	22 copies of plan → <u>20 copies</u>	✓
✓	Appropriate Checklist	_____
_____	Copy of previously recorded PLAT (Re-subdivisions/site plans with lots)	✓

PLANNING COMMISSION SUBMISSION REQUIREMENTS

_____	Development Review Application	_____
_____	Fee (if applicable)	_____
_____	Approval Slip Metcom	_____
_____	Approval Slip Health Dept	_____
_____	Approval Slip DPW	_____
_____	Approval Slip SHA	_____
_____	Approval Slip LUGM	_____
_____	CWSP Application (if applicable)	_____
_____	APF Final Report	_____
_____	FCP (if applicable)	_____
_____	15 Prints	_____
_____	\$50.00 Advertising Fee	_____



St. Mary's County Department of Land Use and Growth Management

23150 Leonard Hall Drive, Leonardtown, Md. 20650
Phone (301) 475-4200, ext. 1500 Fax (301) 475-4672

CONCEPT SITE PLAN REVIEW CHECKLIST



Control Number 16-132002 Project Waldenwood Sections 2, 4A, 5+6 ^{510 TH}
Applicant Curtis DEU Surveyor/Engineer Club speak ^{54 CONDO}
Address _____
Zoning RL TM 34 BK _____ Parcel 752, 726, 753, + 752 (pool) ^{+ Club}
Date 12/12 Reviewer Alm TEC Date -

I. Required Supporting Information

Yes	No	Na	Standard	Reference
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concept Site Plan Application Form <i>May submission</i>	CZO§60.5.2.a
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Meeting Date _____ If applicable	CZO§60.5.1
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Development Sketch Plan	CZO§60.5.2.a.(4)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed Development Sketch Plan	CZO§60.5.2.a.(5)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Either a three dimensional architectural sketch for the entire proposed development site or four sections throughout the site (one each, generally facing north, south, east, and west) showing existing and proposed grade and massing of structures, landscaping, and existing vegetation to remain	CZO§60.5.2.a.(6)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Deed to evidence applicant ownership	CZO§60.5.2.a.(1)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If leased provide an excuted lease agreement	CZO§60.5.2.a.(1)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Current tax assessment map (portion showing site location)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Schedule 70.5 Summary Information on Development Impact	CZO§70.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Variances to regulations requested, with written response to criteria for variance, contained in section 24 of the Comprehensive Zoning Ordinance.	CZO§24.1
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conditional Use Approval	CZO§24

II. Title Information

Yes	No	Na	Standard	Reference
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale (1" = 100' preferable) and identify properties with 200 ft perimeter of site	CZO§605421a
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Date of original	CZO60.4.1.k
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Land Use and Growth Management Control Number placed immediately above the title information block	CZO60.4.1.k
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project Name (include "Concept Site Plan" in plan title)	CZO60.4.1.k
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tax Map, Block, Parcel	CZO60.4.1.k
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Zoning Overlay	CZO60.4.1.k
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If subdivision, AE zone notes apply	CZO60.4.1.k

1) Add revision Date 2) Add AE zone notes 3) TDRS

Yes	No	Na	Standard	Reference
			Vicinity Map	<i>CZO§60.5.2.a.(3)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale 1-2000 preferred	<i>CZO§60.5.2.a.(3).(a)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,000' Critical Area Boundary, if applicable	<i>CZO§60.5.2.a.(3).(b)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	North Arrow	<i>CZO§60.5.2.a.(3).(c)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of Site	<i>CZO 60.5.2.a(3)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Names and Numbers of adjoining roads	<i>CZO 60.5.2.a(3)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Streams and other bodies of water	<i>CZO 60.5.2.a(3)</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other Landmarks	<i>CZO 60.5.2.a(3)</i>
			Pre Development Sketch Plan	<i>CZO§60.5.2.a.(4)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Predevelopment sketch site plan on a separate sheet showing natural & built environment	<i>CZ) 60.5.2.a(4)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Boundaries of the property showing all bearings and distances drawn to scale	<i>CZO§60.5.2.a.(4).(a)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Topography Minimum of 5' contours (Cite Source)	<i>CZO§60.5.2.a.(4).(b)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Identification of all adjacent property owners	<i>CZO§60.5.2.a.(2)</i>
			Existing Environmental Features	<i>CZO§60.5.2.a.(4).(c)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Streams	<i>CZO§60.5.2.a.(4).(c)(i)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wetlands	<i>CZO§60.5.2.a.(4).(c).(ii)</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Flood Plain	<i>CZO§60.5.2.a.(4).(c).(iii)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soils	<i>CZO§60.5.2.a.(4).(c).(viii)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Steep Slopes	<i>CZO§71.7.3</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Highly Erodible soils	<i>CZO§71.7.4</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Habitat Protection Areas	<i>CZO§71.8</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Specimen Trees	<i>CZO§60.5.2.a.(4).(c).(v)</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Forest Conservation Requirements <i>Done</i>	<i>CZO§75.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fields and Farmland	<i>CZO§60.5.2.a.(4).(c).(vi)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Primary Drainage Patterns with flow direction arrows	<i>CZO§60.5.2.a.(4).(c).(vii)</i>
			Existing Built Features	<i>CZO§60.5.2.a.(4).(d)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roads	<i>CZO§60.5.2.a.(4).(d).(i)</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking	<i>CZO§60.5.2.a.(4).(d).(ii)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pedestrian and bicycle circulation	<i>CZO§60.5.2.a.(4).(d).(iii)</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Structures	CZO§60.5.2.a.(4).(d).(iv)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Historic Sites	CZO§60.5.2.a.(4).(d).(v)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater Management Areas	CZO§60.5.2.a.(4).(d).(vi)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fences	CZO§60.5.2.a.(4).(d).(vii)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreation Areas	CZO§60.5.2.a.(4).(d).(viii)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	CZO§60.5.2.a.(4).(d).(ix)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing Easements	CZO§60.5.2.a.(4).(e)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing Overlay Zones <i>NE</i>	CZO§60.5.2.a.(4).(e)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing Required Buffers	CZO§60.5.2.a.(4).(e)

Landscaping and Buffer Yards

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conceptual Landscaping plans, showing percentage required	CZO§60.5.2.a.(5).(e).(xi) CZO§ 63.3
<i>Existing Buffers</i>				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Buffer Yards: sized and spaced to achieve effect as depicted in 63.4.3 Type "A", "B", or "C", plan shall have required plant type and size.	CZO§ 63.4 Sched. 63.4.4

Notes:

Yes	No	Na	Standard	Reference
			Proposed Development Sketch Plan	CZO§60.5.2.a.(5)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Accurate Sketch of the lot drawn to scale	CZO§60.5.2.a.(5).(a)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limits of Proposed Grading on the Site	CZO§60.5.2.a.(5).(b)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Topography at 5' contours	CZO§60.5.2.a.(5).(c)
			Environmental Features as shown on the pre-development plan	CZO§60.5.2.a.(5).(d)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Drainage Patterns with flow direction arrows	CZO§60.5.2.a.(5).(d)
			Existing Features that will remain and Proposed Built Features	CZO§60.5.2.a.(5).(e)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Internal Roads	CZO§60.5.2.a.(5).(e).(i)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Parking and lanes	CZO§60.5.2.a.(5).(e).(ii)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed pedestrian and bicycle circulation	CZO§60.5.2.a.(5).(e).(iii)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Access to public Rights of Way	CZO§60.5.2.a.(5).(f)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Historic Sites	CZO§60.5.2.a.(5).(e).(v)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location, dimensions, height, and setbacks for all proposed buildings including floor area ratios	CZO§60.5.2.a.(5).(e).(iv) Schedule 32.1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Features	<i>CZO§60.5.2.a(5). (e). (vii)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Recreation Areas	<i>CZO§60.5.2.a(5). (e). (viii)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Community Open Space	<i>CZO§60.5.2.a(5). (e). (ix)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed Siting of water and Sewerage Facilities	<i>CZO§60.5.2.a(5). (e). (x)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conceptual Landscaping Plan	<i>CZO§60.5.2.a(5). (e). (xi)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Easements	<i>CZO§60.5.2.a(5). (g)</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Buffer Yards: sized and spaced to achieve effect as depicted in 63.4.3 Type "A", "B", or "C", plan shall have required plant type and size.	<i>CZO§60.5.2.a(5). (g)</i> <i>CZO§ 63.3Sched. 63.3.a</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Stormwater Management Areas	<i>CZO§60.5.2.a(5). (e). (vi)</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	In addition to these requirements, if the proposed project is in the Critical Area, please use the Critical Area Checklist.	

Notes:



St. Mary's County Department of Land Use and Growth Management

23150 Leonard Hall Drive, Leonardtown, Md. 20650
Phone (301) 475-4200, ext. 1500 Fax (301) 475-4672



CONCEPT SITE PLAN REVIEW CHECKLIST

Control Number _____ Project Woods @ Myrtle Point, Sec 4A & 5B
Applicant Curtis Development Corp Surveyor/Engineer Moon Engineering
Address 131 Main Street, Suite 205, Prince Frederick, MD 20678
Zoning RL TM 34 BK 6 Parcel 753
Date 5/3/14 Reviewer _____ TEC Date _____

I. Required Supporting Information

Yes	No	Na	Standard	Reference
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concept Site Plan Application Form	CZO§60.5.2.a
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Meeting Date _____ If applicable	CZO§60.5.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pre-Development Sketch Plan	CZO§60.5.2.a.(4)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Development Sketch Plan	CZO§60.5.2.a.(5)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Either a three dimensional architectural sketch for the entire proposed development site or four sections throughout the site (one each, generally facing north, south, east, and west) showing existing and proposed grade and massing of structures, landscaping, and existing vegetation to remain	CZO§60.5.2.a.(6)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Deed to evidence applicant ownership	CZO§60.5.2.a.(1)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If leased provide an excuted lease agreement	CZO§60.5.2.a.(1)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Current tax assessment map (portion showing site location)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Schedule 70.5 Summary Information on Development Impact	CZO§70.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Variances to regulations requested, with written response to criteria for variance, contained in section 24 of the Comprehensive Zoning Ordinance.	CZO§24.1
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conditional Use Approval	CZO§24

II. Title Information

Yes	No	Na	Standard	Reference
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale (1"=100'preferable) and identify properties with 200 ft perimeter of site	CZO§60.5.2.a
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date of original	CZO60.4.1.k
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use and Growth Management Control Number placed immediately above the title information block	CZO60.4.1.k
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project Name (include "Concept Site Plan " in plan title)	CZO60.4.1.k
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tax Map, Block, Parcel	CZO60.4.1.k
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Zoning Overlay	CZO60.4.1.k
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If subdivision, AE zone notes apply	CZO60.4.1.k

RECEIVED

Yes	No	Na	Standard	Reference
			Vicinity Map	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale 1-2000 preferred	CZO§60.5.2.a.(3)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,000' Critical Area Boundary, if applicable	CZO§60.5.2.a.(3).(a)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	North Arrow	CZO§60.5.2.a.(3).(b)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of Site	CZO§60.5.2.a.(3).(c)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Names and Numbers of adjoining roads	CZO 60.5.2.a(3)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Streams and other bodies of water	CZO 60.5.2.a(3)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Landmarks	CZO 60.5.2.a(3)
			Pre Development Sketch Plan	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Predevelopment sketch site plan on a separate sheet showing natural & built environment	CZO§60.5.2.a.(4) CZ) 60.5.2.a(4)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Boundaries of the property showing all bearings and distances drawn to scale	CZO§60.5.2.a.(4).(a)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Topography Minimum of 5' contours (Cite Source)	CZO§60.5.2.a.(4).(b)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Identification of all adjacent property owners	CZO§60.5.2.a.(2)
			Existing Environmental Features	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Streams	CZO§60.5.2.a.(4).(c)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wetlands	CZO§60.5.2.a.(4).(c)(i) CZO§60.5.2.a.(4).(c).(ii)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Flood Plain	CZO§60.5.2.a.(4).(c).(iii)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soils	CZO§60.5.2.a.(4).(c).(viii)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Steep Slopes	CZO§71.7.3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Highly Erodible soils	CZO§71.7.4
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Habitat Protection Areas	CZO§71.8
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Specimen Trees	CZO§60.5.2.a.(4).(c).(v)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Forest Conservation Requirements	CZO§75.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fields and Farmland	CZO§60.5.2.a.(4).(c).(vi)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Primary Drainage Patterns with flow direction arrows	CZO§60.5.2.a.(4).(c).(vii)
			Existing Built Features	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roads	CZO§60.5.2.a.(4).(d).(i)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking	CZO§60.5.2.a.(4).(d).(ii)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pedestrian and bicycle circulation	CZO§60.5.2.a.(4).(d).(iii)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structures	CZO§60.5.2.a.(4).(d).(iv)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Historic Sites	CZO§60.5.2.a.(4).(d).(v)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater Management Areas	CZO§60.5.2.a.(4).(d).(vi)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fences	CZO§60.5.2.a.(4).(d).(vii)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreation Areas	CZO§60.5.2.a.(4).(d).(viii)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	CZO§60.5.2.a.(4).(d).(ix)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing Easements	CZO§60.5.2.a.(4).(e)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing Overlay Zones	CZO§60.5.2.a.(4).(e)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing Required Buffers	CZO§60.5.2.a.(4).(e)

Landscaping and Buffer Yards

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conceptual Landscaping plans, showing percentage required	CZO§60.5.2.a.(5).(e).(xi) CZO§ 63.3
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Buffer Yards: sized and spaced to achieve effect as depicted in 63.4.3 Type "A", "B", or "C", plan shall have required plant type and size.	CZO§ 63.4 Sched. 63.4.4

Notes:

Yes	No	Na	Standard	Reference
			Proposed Development Sketch Plan	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Accurate Sketch of the lot drawn to scale	CZO§60.5.2.a.(5)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limits of Proposed Grading on the Site	CZO§60.5.2.a.(5).(a)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Topography at 5' contours	CZO§60.5.2.a.(5).(b)
			Environmental Features as shown on the pre-development plan	CZO§60.5.2.a.(5).(c)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Drainage Patterns with flow direction arrows	CZO§60.5.2.a.(5).(d)
			Existing Features that will remain and Proposed Built Features	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Internal Roads	CZO§60.5.2.a.(5).(e)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Parking and lanes	CZO§60.5.2.a.(5).(e).(i)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed pedestrian and bicycle circulation	CZO§60.5.2.a.(5).(e).(ii)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Access to public Rights of Way	CZO§60.5.2.a.(5).(e).(iii)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Historic Sites	CZO§60.5.2.a.(5).(f)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location, dimensions, height, and setbacks for all proposed buildings including floor area ratios	CZO§60.5.2.a.(5).(e).(v) Schedule 32.1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Fences	CZO§60.5.2.a.(5).(e).(vii)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Creation Areas	CZO§60.5.2.a.(5).(e).(viii)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Community Open Space	CZO§60.5.2.a.(5).(e).(ix)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Siting of water and Sewerage Facilities	CZO§60.5.2.a.(5).(e).(x)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conceptual Landscaping Plan	CZO§60.5.2.a.(5).(e).(xi)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Easements	CZO§60.5.2.a.(5).(g)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Buffer Yards: sized and spaced to achieve effect as depicted in 63.4.3 Type "A", "B", or "C", plan shall have required plant type and size.	CZO§60.5.2.a.(5).(g) CZO§ 63.3Sched. 63.3.a
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Stormwater Management Areas	CZO§60.5.2.a.(5).(e).(vi)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	In addition to these requirements, if the proposed project is in the Critical Area, please use the Critical Area Checklist.	

Notes:



CONCEPT EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT PLAN PREPARATION CHECKLIST

The Concept Erosion and Sediment Control and Stormwater Management plan shall be submitted to the St. Mary's County Department of Land Use and Growth Management for distribution to the review agencies through the Technical Evaluation Committee (TEC), and shall include natural resources mapping, erosion and sediment control locations, ESD locations, concept narrative, and where applicable, geotechnical testing. SMSCD and/or DPW&T may require additional information at this phase; however, at a minimum, the Concept Plan shall include the following:

- 1. Plan location of all site resources shown in Table 1 of Concept E&S Guidelines.
- 2. Field verification from the project engineer of the natural resource map.
- 3. Include appropriate photographs of the natural resources.
- 4. Proposed limits of clearing and grading.
- 5. Existing and proposed drainage area maps with drainage area sizes listed.
- 6. Location and dimensions of proposed impervious areas (buildings, roadways, parking, and sidewalks).
- 7. Location of existing and proposed utilities.
- 8. Preliminary locations of erosion and sediment control practices.
- 9. Preliminary location of ESD practices, and sizing calculations based on each drainage area as well as the overall site area.
- 10. Suitability factors for each ESD practice chosen.
- 11. Include stable conveyance of stormwater at potential outfall locations.
- 12. A narrative that supports the concept and describes how the design will achieve the following:
 - a. Natural resources protection, enhancement, and preservation.
 - b. Maintenance of natural flow patterns.
 - c. Reduction of impervious areas through better site design, alternative surfaces, and nonstructural practices.
 - d. Integration of erosion and sediment controls into the stormwater strategy.
 - e. Implementation of ESD planning techniques and practices to the MEP.
- 13. Geotechnical testing of site soils to identifying highly erodible soils. (If appropriate)
- 14. Delineation of vegetative buffer strips along water bodies.
- 15. Delineation of long or steep slopes (steeper than 15%).
- 16. Discharges to Chesapeake Bay, to impaired waters or to waters with an established Total Maximum Daily Load (TMDL)
 - a. Protection measures for discharges.
 - b. Time limits of discharges.
- 17. Evaluation and designation of stabilization requirements.

- ✓18. The scope of the Concept Erosion and Sediment Control plan is to be clearly defined and fully identified in the title block. All Concept Plan sheets are to be numbered chronologically with a Concept SWM E&S#.
- ✓19. Plans are to be legible and shall include: scale (1"=50' maximum), two foot contour intervals, legends, north arrow. All plan sheets must be the same size with a maximum size of 24"x36". Include a site specific vicinity map to scale. Include road name(s), nearest intersections and distance to. Include enough detail on the vicinity map so that someone unfamiliar with the site can quickly locate it in the field.
- ✓20. All Concept Plans submitted for review shall contain one (1) set of folded prints for each review agency. The narrative and any accompanying data including this completed checklist should be included on the concept plan sheets, but optionally can be included on a separate 8 ½"x11" document.
- ✓21. If the Concept Plan is presented on three or more sheets, provide a composite-overall drawing showing how the individual sheets tie together. Match lines and matching sheet numbers are to be included on each sheet.
- ✓22. Show property lines and names of all adjacent property owners.
- ✓23. Plans must include topographic data sufficiently adequate to show existing conditions adjacent to the site and downstream of all concept sediment controls. This shall be a **minimum** 50 foot adjacent strip upstream, and a **minimum** 100 foot downstream, or as otherwise needed to clearly reflect existing conditions.
- ✓24. **The following certification shall be included on all Concept Erosion and Sediment Control Plans and shall be signed at time of plan submittal. Include on the first sheet (lower right hand corner) and do not alter the wording.**

<u>CONSULTANTS CERTIFICATION</u>	
<i>"I certify that this Concept Erosion and Sediment Control and Stormwater Management Plan represents all significant natural resources based on my personal knowledge of the site, and that this plan was prepared in accordance with the requirements of the review agencies. I have reviewed this Concept Plan with the owner/developer".</i>	
Signature _____	MD License # _____
Print Name _____	Date _____

*(Include seal, company name, address and phone number if not included elsewhere on plan).

- ✓25. With concept stormwater management and erosion and sediment control approval from all applicable review and approval agencies, the project may proceed to the site development phase.

TEMPORARY CHECKLIST



St. Mary's County Department of Land Use and Growth Management
 23150 Leonard Hall Drive, Leonardtown, Md. 20650
 Phone (301) 475-4200, ext. 1500 Fax (301) 475-4672
CONCEPT SITE PLAN REVIEW CHECKLIST



Control Number 16-132-002 Project Woods @ Myrtle Point
 Applicant Curtis Dev Surveyor/Engineer Mudd
 Address 131 Main St Prince Frederick Md 20678
 Zoning RL TM 34 BK 6 Parcel 752 (7532)
 Date 5/16 Reviewer A McCuskey TEC Date 6-9-16

*No Duplication
Per Phil*

I. Required Supporting Information

Yes	No	Na	Standard	Reference
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concept Site Plan Application Form	CZO§60.5.2.a
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pre-Application Meeting Date _____ If applicable	CZO§60.5.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pre-Development Sketch Plan	CZO§60.5.2.a.(4)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Development Sketch Plan	CZO§60.5.2.a.(5)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Either a three dimensional architectural sketch for the entire proposed development site or four sections throughout the site (one each, generally facing north, south, east, and west) showing existing and proposed grade and massing of structures, landscaping, and existing vegetation to remain	CZO§60.5.2.a.(6)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Deed to evidence applicant ownership <i>Deed = not 752</i>	CZO§60.5.2.a.(1)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If leased provide an excuted lease agreement	CZO§60.5.2.a.(1)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Current tax assessment map (portion showing site location)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Schedule 70.5 Summary Information on Development Impact <i>Correct</i>	CZO§70.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Variances to regulations requested, with written response to criteria for variance, contained in section 24 of the Comprehensive Zoning Ordinance.	CZO§24.1
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conditional Use Approval	CZO§24

II. Title Information

Yes	No	Na	Standard	Reference
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale (1" = 100' preferable) and identify properties with 200 ft perimeter of site	CZO§605421a
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date of original	CZO60.4.1.k
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use and Growth Management Control Number placed immediately above the title information block	CZO60.4.1.k
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project Name (include "Concept Site Plan" in plan title)	CZO60.4.1.k
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tax Map, Block, Parcel <i>Correct Parcel</i>	CZO60.4.1.k
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Zoning Overlay	CZO60.4.1.k
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	If subdivision, AE zone notes apply	CZO60.4.1.k

Label 175

Add LUGM # - Parcel # Corridor

*13 ~~2~~ x 6 = ~~78~~ 78
2 x 4 = 8*

General water categories do not state table

Yes	No	Na	Standard	Reference
			Vicinity Map	<i>Reference</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale 1-2000 preferred	CZO§60.5.2.a.(3)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,000' Critical Area Boundary, if applicable	CZO§60.5.2.a.(3).(a)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	North Arrow	CZO§60.5.2.a.(3).(b)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of Site	CZO 60.5.2.a(3)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Names and Numbers of adjoining roads	CZO 60.5.2.a(3)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Streams and other bodies of water	CZO 60.5.2.a(3)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Landmarks	CZO 60.5.2.a(3)
			Pre Development Sketch Plan	CZO§60.5.2.a.(4)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Predevelopment sketch site plan on a separate sheet showing natural & built environment	CZ) 60.5.2.a(4)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Boundaries of the property showing all bearings and distances drawn to scale	CZO§60.5.2.a.(4).(a)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Topography Minimum of 5' contours (Cite Source)	CZO§60.5.2.a.(4).(b)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Identification of all adjacent property owners	CZO§60.5.2.a.(2)
			Existing Environmental Features	CZO§60.5.2.a.(4).(c)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Streams	CZO§60.5.2.a.(4).(c)(i)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wetlands <i>couldn't find</i>	CZO§60.5.2.a.(4).(c).(ii)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Flood Plain	CZO§60.5.2.a.(4).(c).(iii)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soils	CZO§60.5.2.a.(4).(c).(viii)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Steep Slopes	CZO§71.7.3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Highly Erodible soils	CZO§71.7.4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Habitat Protection Areas <i>7105</i>	CZO§71.8
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specimen Trees	CZO§60.5.2.a.(4).(c).(v)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Forest Conservation Requirements <i>Done</i>	CZO§75.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fields and Farmland	CZO§60.5.2.a.(4).(c).(vi)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Primary Drainage Patterns with flow direction arrows	CZO§60.5.2.a.(4).(c).(vii)
			Existing Built Features	CZO§60.5.2.a.(4).(d)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roads	CZO§60.5.2.a.(4).(d).(i)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking	CZO§60.5.2.a.(4).(d).(ii)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pedestrian and bicycle circulation	CZO§60.5.2.a.(4).(d).(iii)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Structures	CZO§60.5.2.a.(4).(d).(iv)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Historic Sites	CZO§60.5.2.a.(4).(d).(v)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater Management Areas	CZO§60.5.2.a.(4).(d).(vi)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fences	CZO§60.5.2.a.(4).(d).(vii)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreation Areas	CZO§60.5.2.a.(4).(d).(viii)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	CZO§60.5.2.a.(4).(d).(ix)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing Easements	CZO§60.5.2.a.(4).(e)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing Overlay Zones	CZO§60.5.2.a.(4).(e)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing Required Buffers	CZO§60.5.2.a.(4).(e)

Landscaping and Buffer Yards

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conceptual Landscaping plans, showing percentage required	CZO§60.5.2.a.(5).(e).(xi) CZO§ 63.3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Buffer Yards: sized and spaced to achieve effect as depicted in 63.4.3 Type "A", "B", or "C", plan shall have required plant type and size.	CZO§ 63.4 Sched. 63.4.4

Notes:

1 tree per 40 ft frontage?

Yes	No	Na	Standard	Reference
			Proposed Development Sketch Plan	CZO§60.5.2.a.(5)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Accurate Sketch of the lot drawn to scale	CZO§60.5.2.a.(5).(a)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limits of Proposed Grading on the Site	CZO§60.5.2.a.(5).(b)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Topography at 5' contours	CZO§60.5.2.a.(5).(c)
			Environmental Features as shown on the pre-development plan	CZO§60.5.2.a.(5).(d)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Drainage Patterns with flow direction arrows	CZO§60.5.2.a.(5).(d)
			Existing Features that will remain and Proposed Built Features	CZO§60.5.2.a.(5).(e)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Internal Roads	CZO§60.5.2.a.(5).(e).(i)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Parking and lanes	CZO§60.5.2.a.(5).(e).(ii)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed pedestrian and bicycle circulation	CZO§60.5.2.a.(5).(e).(iii)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Access to public Rights of Way	CZO§60.5.2.a.(5).(f)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Historic Sites	CZO§60.5.2.a.(5).(e).(v)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location, dimensions, height, and setbacks for all proposed buildings including floor area ratios	CZO§60.5.2.a.(5).(e).(iv) Schedule 32.1

Sharon B... & ...

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed Features <i>around pool</i>	CZO§60.5.2.a.(5).(e).(vii)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Recreation Areas	CZO§60.5.2.a.(5).(e).(viii)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed Community Open Space <i>LANDSCAPE</i>	CZO§60.5.2.a.(5).(e).(ix)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed Siting of water and Sewerage Facilities	CZO§60.5.2.a.(5).(e).(x)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Conceptual Landscaping Plan	CZO§60.5.2.a.(5).(e).(xi)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Easements	CZO§60.5.2.a.(5).(g)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Buffer Yards: sized and spaced to achieve effect as depicted in 63.4.3 Type "A", "B", or "C", plan shall have required plant type and size.	CZO§60.5.2.a.(5).(g) CZO§ 63.3Sched. 63.3.a
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Stormwater Management Areas	CZO§60.5.2.a.(5).(e).(vi)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	In addition to these requirements, if the proposed project is in the Critical Area, please use the Critical Area Checklist.	

? Notes:

~~Clearing - ECP/PSD~~

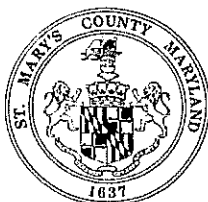
~~post fence~~

open space label

show & label w/ Land

Add. Compts: S.O Table

**ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT**
Phillip J. Shire, Director
William B. Hunt, AICP, Deputy Director



COMMISSIONERS OF ST MARY'S COUNTY
James R. Guy, President
Michael L. Hewitt, Commissioner
Tom Jarboe, Commissioner
Todd B. Morgan, Commissioner
John E. O'Connor, Commissioner

MEMORANDUM:

TO: Technical Evaluation Committee
FROM: Land Use & Growth Management /Plans Review
DATE: May 05, 2016
SUBJ: June, 2016 TEC Review Cycle

TEC
Meeting

A Meeting has been scheduled for June 09, 2016 at 1:30 p.m. at the Department of Land Use and Growth Management; 23150 Leonard Hall Drive, Leonardtown, MD to discuss any issues there may be prior to issuing final comments to the applicants. **FINAL** TEC Comments are due in this office for copying and distribution to the owner and their representatives by **MONDAY, JUNE 13, 2016 BEFORE 5:00.**

1. MAJOR SITE PLAN # 16-13200002, WOODS AT MYRTLE POINT SECTION 4A & 5B

(Zoning Ordinance 10-02) (Use # 14,119,122)

OWNER: Myrtle Point Holdings, LLC.

AGENT: Mudd Engineering

LOCATION: Patuxent Boulevard, California, MD 20619

TM-034 GRID-06 PAR-0753 ED-08 TAX ID-177971 ~~OK~~ -X

TM-034 GRID-06 PAR-0753 ED-08 TAX ID-179016 ~~OK~~ -OK

TM-034 GRID-06 PAR-0753 ED-08 TAX ID-179017 ~~OK~~ -OK

ZONING: RL

ACREAGE: 33.41

ACTION REQUESTED: Review of a Concept Plan for a 4,200 square foot Recreation Area and 84 Townhouses.

115510 8177970
0753 ~~177697~~

2. MAJOR SITE PLAN # 16-13200001, FLAT BROKE SHOOTERS

(Zoning Ordinance 10-02) (Use # 69)

OWNER: Cindi & Steven Thomas

AGENT: Little Silences Rest, Inc.

LOCATION: 48845 Saint James Church Road, Lexington Park, MD 20653

TM-059 GRID-23 PAR-0130 ED-01 TAX ID-007866

ZONING: RPD

ACREAGE: 4.58

ACTION REQUESTED: Review of a Concept Plan for an 11,000 square foot firearms training center.

3. MINOR SUBDIVISION # 16-11000016, FISHER TWO LOT MINOR SUBDIVISION

(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)

OWNER: Israel Fisher

AGENT: D.H. Steffens, Inc.

LOCATION: 27610 James Road, Mechanicsville, MD 20659

TM-008 GRID-19 PAR-0039 ED-05 TAX ID-027322

ZONING: RPD

ACREAGE: 100.20

ACTION REQUESTED: Review of a 2 lot Minor Subdivision.

For information, contact Merrilynn Lawrence, Department of Land Use and Growth Management at (301) 475-4200 x 1529 or at Merrilynn.Lawrence@stmarysmd.com

Dave's comments

ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT
Phillip J. Shire, Director
William B. Hunt, AICP, Deputy Director



COMMISSIONERS OF ST MARY'S COUNTY
James R. Guy, President
Michael L. Hewitt, Commissioner
Tom Jarboe, Commissioner
Todd B. Morgan, Commissioner
John E. O'Connor, Commissioner

MEMORANDUM:

TO: Technical Evaluation Committee
FROM: Land Use & Growth Management /Plans Review
DATE: May 05, 2016
SUBJ: June, 2016 TEC Review Cycle

TEC comments
after meeting
→ from in-house and agencies

A Meeting has been scheduled for June 09, 2016 at 1:30 p.m. at the Department of Land Use and Growth Management; 23150 Leonard Hall Drive, Leonardtown, MD to discuss any issues there may be prior to issuing final comments to the applicants. **FINAL** TEC Comments are due in this office for copying and distribution to the owner and their representatives by **MONDAY, JUNE 13, 2016 BEFORE 5:00.**

1. MAJOR SITE PLAN # 16-13200002, WOODS AT MYRTLE POINT SECTION 4A & 5B

(Zoning Ordinance 10-02) (Use # 14, 119, 122)

OWNER: Myrtle Point Holdings, LLC.

AGENT: Mudd Engineering

LOCATION: Patuxent Boulevard, California, MD 20619

TM-034 GRID-06 PAR-0753 ED-08 TAX ID-177971

TM-034 GRID-06 PAR-0753 ED-08 TAX ID-179016

TM-034 GRID-06 PAR-0753 ED-08 TAX ID-179017

ZONING: RL

ACREAGE: 33.41

ACTION REQUESTED: Review of a Concept Plan for a 4,200 square foot Recreation Area and 84 Townhouses.

- ✓ Provide a complete history of the phasing/approvals and plat recordation on the plan.
- ✓ Water and Sewer Service categories are W-3D and S-3D. Connection to public water and sewer service is required.

2. MAJOR SITE PLAN # 16-13200001, FLAT BROKE SHOOTERS

(Zoning Ordinance 10-02) (Use # 69)

OWNER: Cindi & Steven Thomas

AGENT: Little Silences Rest, Inc.

LOCATION: 48845 Saint James Church Road, Lexington Park, MD 20653

TM-059 GRID-23 PAR-0130 ED-01 TAX ID-007866

ZONING: RPD

ACREAGE: 4.58

ACTION REQUESTED: Review of a Concept Plan for an 11,000 square foot firearms training center.

Affected roadways and intersections within the Rural Preservation District are expected to operate at a level of service C or better. Applicant is to demonstrate that 1) affected roadways and intersections will operate at acceptable levels of service, or 2) improvements will be made, concurrent with development of the project, to offset additional traffic impacts.

Provide DPW&T concurrence with LOS claims.



ST. MARY'S COUNTY GOVERNMENT

DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT

P.O. BOX 653 - 23150 LEONARD HALL DRIVE - LEONARDTOWN, MARYLAND 20650

ADDRESSING COMMENTS

Case No. 16-132-002

Property or Agenda Description:

Date Completed: 12/18/2016

1. MAJOR SITE PLAN # 16-13200002, WOODS AT MYRTLE POINT SECTION
4A & 5B (Zoning Ordinance 10-02) (Use # 14,119,122)
OWNER: Myrtle Point Holdings, LLC.
AGENT: Mudd Engineering
LOCATION: Patuxent Boulevard, California, MD 20619
TM-034 GRID-06 PAR-0753 ED-08 TAX ID-177971
TM-034 GRID-06 PAR-0753 ED-08 TAX ID-179016
TM-034 GRID-06 PAR-0753 ED-08 TAX ID-179017
ZONING: RL
ACREAGE: 33.41
ACTION REQUESTED: Review of a Concept Plan for a 4,200 square foot
Recreation Area and 84 Townhouses.

Comments:

1. Significant changes on this concept configuration and building types since last submission on 06/13/2016.
2. The following access road names have been reserved for this development. Please clarify the suffix preference as follows:
 - a. Englewood Way - Proposed- Vs - Englewood Ct (Reserved in 2005)
 - b. Wooslea Way- Proposed - Vs- Wooslea Ct (Reserved in 2005)
3. Please show proposed location for Beechmont Dr (Road name reserved in 2005)
4. Please confirm the access road name Englewood Way for 4-Story Condo buildings on page 8 of 16.
5. Myrtle Point Club house will be assigned a premise address off of Makemie Ln once the concept plan has been approved by Development Review.

Note:

Comments are based on the Concept Site Plan stamped as having been received on 12/09/16. If lot

Aura G. Grego

Digitally signed by Aura G. Grego
DN: cn=Aura G. Grego, ou=St. Mary's County Government, ou=Land
Use and Growth Management, email=aura.gregostmaysmd.com,
c=US
Date: 2017.01.12 16:14:28 -0500

Addressing Technician

Date This Report Printed: 1/12/2017

FD



ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT
P.O. BOX 653 - 23150 LEONARD HALL DRIVE - LEONARDTOWN, MARYLAND 20650

ADDRESSING COMMENTS

Case No. 16-132-002

Property or Agenda Description:

1. MAJOR SITE PLAN # 16-13200002, WOODS AT MYRTLE POINT SECTION
4A & 5B (Zoning Ordinance 10-02) (Use # 14,119,122)
OWNER: Myrtle Point Holdings, LLC.
AGENT: Mudd Engineering
LOCATION: Patuxent Boulevard, California, MD 20619
TM-034 GRID-06 PAR-0753 ED-08 TAX ID-177971
TM-034 GRID-06 PAR-0753 ED-08 TAX ID-179016
TM-034 GRID-06 PAR-0753 ED-08 TAX ID-179017
ZONING: RL
ACREAGE: 33.41
ACTION REQUESTED: Review of a Concept Plan for a 4,200 square foot
Recreation Area and 84 Townhouses.

Comments:

1. Makemie Lane and Myrtle Glen Way are acceptable road names and have been reserved for this community.
2. For the Woods At Myrtle Point Club House an address will be calculated off Makemie Ln once the Concept Site Plan has been approved.
3. For the Towhouse Development proposed off of Patuxent Boulevard addressing options are:
 - a. Individual 5-digit premise numbers for each townhosue.
 - b. Individual building premise numbers with unit numbers for each towhouse.
- C. Please consider naming the access road for Townhouse buildings 1-3. An alternative could be installing directional signs showing the premise address range.

Please let me know your preferences regarding the above comments via email at:
aura.grego@stmarysmd.com.

Note:

Comments based on the Concept Site Plan stamped as having been received on 05/04/16. If lot configurations or right of way access are changed, the premise addresses may need to be re-assigned.

Addressing Technician

Date This Report Issued: 6/13/2016

TAX NO.: 8177971
Z.P. NO.: 16-132-00
FAX TO:
EMAIL TO: mudd

PAGES-

121 116

St. Mary's County Health Department
Environmental Health
P.O. Box 316
Leonardtown, MD 20650
301-475-4321 (phone)
301-475-4373 (fax)



7261
752
753

Meenakshi G. Brewster, MD, MPH
Health Officer

Daryl Calvano
Environmental Health Director

Curtis Development Corp.

PUBLIC WATER & SEWER PLAT REVIEW CHECKLIST

Owner/Applicant: *Myrtle Point Holdings LLC* Surveyor: *Mudd*

Property Location: *Rt. 4 & 235* Election District: *8th*

Purpose: (check one) SUBDIVISION BLAP CONFIRMATORY

Tax Map: *34* Block: *6* Parcel: *587* Sec: *214A, 54* Lot: *6* Subdivision: *Woods*

DO NOT WRITE UNDER THIS LINE - HEALTH DEPARTMENT USE ONLY

HD FILE
PWS Rec. *1 PKT*
DATE RECEIVED: *12/5, 2016*
APPROVED: *No objection to concept*

Myrtle Point Rec Area & Townhouse

GENERAL NOTES:

- Property ID Block (including: Tax Map, Block & Parcel)
- Meets Comprehensive Water & Sewer Plan (categories indicated)
- Req* Allocation letter (indicating specific number of EDU's)
- Review Fee Remitted
- Surveyor's Signature & Stamp
- Vicinity Map
- North Arrow
- GAP required

- Need proof of adequate EDU's
- Pool, clubhouse, and bathhouse will require review by DHMH programs.
- Where water & sewerlines cross will need to be sleeved

Reviewed by: *Jessica Howard* Date: *12/6/16*

Pat Mudd, P.E.

From: "Jane Sanders" <Jane.Sanders@stmarysscd.com>
Date: Wednesday, April 12, 2017 10:58 AM
To: "'Pat Mudd, P.E.'" <muddeng@md.metrocast.net>
Subject: CONCEPT plan for Woods at Myrtle Point, Sec. 2, 4A, 5 and 6

Pat,

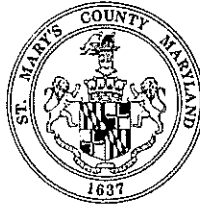
The CONCEPT plan for Woods at Myrtle Point, Sec. 2, 4A, 5 and 6 is approvable. You can submit site development plan along with review fees for steps 2 and 3.

Thanks,

Jane Sanders
St. Mary's Soil Conservation District
26737 Radio Station Way
Leonardtown, MD 20650
301-475-8402, x109
FAX: 301-475-8391
www.stmarysscd.com



ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT
William B. Hunt, AICP, Acting Director



COMMISSIONERS OF ST. MARY'S COUNTY
James R. Guy, President
Michael L. Hewitt, Commissioner
Tom Jarboe, Commissioner
Todd B. Morgan, Commissioner
John E. O'Connor, Commissioner

MEMORANDUM:

TO: Susan McCauley, Planner III, Development Services

FROM: **Environmental Review**
Kelly Palmer, CFM, Environmental Planner III

SUBJ: MAJOR SITE PLAN 16-132-002, WOODS AT MYRTLE POINT SECTIONS 2, 4A, 5, & 6

DATE: 04/17/2017

Pursuant to the provisions of the St. Mary's County Development Ordinances, the following comments are offered for consideration in review of:

Reviewed in accordance with Zoning Ordinance 10-02

Case File Number: Major Site Plan #16-132-002

Name of Project: Woods at Myrtle Point Sections 2, 4A, 5, & 6

1. Environmental Comments:

a.) The stream buffers have been properly expanded, as requested. Please proceed with final plans.

ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT

Phillip J. Shire, Director

William B. Hunt, AICP, Deputy Director



COMMISSIONERS OF ST. MARY'S COUNTY

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Todd B. Morgan, Commissioner
John E. O'Connor, Commissioner

MEMORANDUM:

TO: Susan McCauley, Planner III, Development Services

FROM: **Environmental Review**
Kelly Palmer, CFM, Environmental Planner III

SUBJ: MAJOR SITE PLAN 16-132-002, WOODS AT MYRTLE POINT SECTIONS 2, 4A, 5, & 6

DATE: 12/19/2016

Pursuant to the provisions of the St. Mary's County Development Ordinances, the following comments are offered for consideration in review of:

Reviewed in accordance with Zoning Ordinance 10-02

Case File Number: Major Site Plan #16-132-002

Name of Project: Woods at Myrtle Point Sections 2, 4A, 5, & 6

1. Environmental Comments:

- a.) Please expand the stream buffers to include areas of steep slopes and highly erodible soils as required under Section 71.7 of the Comprehensive Zoning Ordinance.
- b.) The townhouse site and the recreation area site appear to be within Potential Forest Interior Dwelling Species (FIDS) Habitat. Please add FIDS notes to the plan and adhere to time of year restrictions for development.
- c.) The proposed development is more than 50 feet from the Special Flood Hazard Area (SFHA) per Flood Insurance Rate Map Panels 184F and 192E. Floodplain review will not be needed at the building permit phase for the proposed development under this plan.

Submitted by:
Kelly Palmer, CFM, Environmental Planner III

Date: 12/19/2016

511

ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT
Phillip J. Shire, Director
William B. Hunt, AICP, Deputy Director



COMMISSIONERS OF ST. MARY'S COUNTY
James R. Guy, President
Michael L. Hewitt, Commissioner
Tom Jarboe, Commissioner
Todd B. Morgan, Commissioner
John E. O'Connor, Commissioner

MEMORANDUM:

TO: Susan McCauley, Planner III, Development Services

FROM: **Environmental Review**
Kelly Palmer, CFM, Environmental Planner III

SUBJ: MAJOR SITE PLAN 16-132-002, WOODS AT MYRTLE POINT SECTION 4A & 5B

DATE: 05/23/2016

Pursuant to the provisions of the St. Mary's County Development Ordinances, the following comments are offered for consideration in review of:

Reviewed in accordance with Zoning Ordinance 10-02

Case File Number: Major Site Plan #16-132-002

Name of Project: Woods at Myrtle Point Section 4A & 5B

1. Environmental Comments:

- a.) Please expand the stream buffers to include areas of steep slopes and highly erodible soils as required under Section 71.7 of the Comprehensive Zoning Ordinance.
- b.) The townhouse site and the recreation area site appear to be within Potential Forest Interior Dwelling Species (FIDS) Habitat. Please add FIDS notes to the plan and adhere to time of year restrictions for development.
- c.) The proposed development is more than 50 feet from the Special Flood Hazard Area (SFHA) per Flood Insurance Rate Map Panels 184F and 192E. Floodplain review will not be needed at the building permit phase for the proposed development under this plan.

Submitted by: Kelly Palmer
Kelly Palmer, CFM, Environmental Planner III

Date: 05/23/2016

Bob Bowles - RE: Woods @ Myrtle Point LUGM #16-13200002

From: Erich Florence <EFlorence@sha.state.md.us>
To: "Pat Mudd, P.E." <muddeng@md.metrocast.net>
Date: 4/5/2017 11:09 AM
Subject: RE: Woods @ Myrtle Point LUGM #16-13200002
CC: Bob Bowles <Bob.Bowles@stmarysmd.com>, "thoener@curtisinvestments.com" <...>

*File
16-132-002*

Bob,

SHA has no further comments for the subject development.

Erich

From: Pat Mudd, P.E. [mailto:muddeng@md.metrocast.net]
Sent: Thursday, March 02, 2017 8:35 AM
To: Erich Florence <EFlorence@sha.state.md.us>
Subject: Woods @ Myrtle Point LUGM #16-13200002

Erich

You reviewed this plan for the June 2016 TEC cycle and sent an email to Merrilynn Lawrence with a comment. LUGM is now telling me I need a letter from SHA before I can take this plan to the Planning Commission. Is that something you can provide?

Pat Mudd, P.E.
Mudd Engineering, LLC
(301) 994-0101 office
(410) 474-8163 cell
muddeng@md.metrocast.net

*Woods
drawn*

From: Erich Florence <EFlorence@sha.state.md.us>
To: Merrilynn Lawrence <Merrilynn.Lawrence@stmarysmd.com>
Date: 6/9/2016 1:24 PM
Subject: June 2016 TEC

Hi Merrilynn,

1. Major Site Plan #16-13200002, Woods at Myrtle Point Section 4A & 5B
SHA requests a review of the TIS once available. No comment on the site plan. Access is not from a state road.

2. Major Site Plan #16-132000001, Flat Broke Shooters
SHA has no comments.

3. Minor Subdivision #16-11000016, Fisher Two Lot Minor Subdivision
SHA has no comments.

Erich

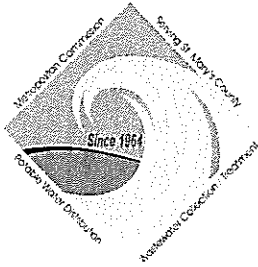
Sent from my iPad

[http://www.roads.maryland.gov/OCImages/511_logo_sm.JPG]Maryland now features 511 traveler information!

Call 511 or visit: www.md511.org<<http://www.md511.org/>>

P Please consider the environment before printing this email

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St. Mary's County Metropolitan Commission
23121 Camden Way California, MD 20619

Serving St. Mary's County
Potable Water Distribution - Wastewater Collection / Treatment

Phone: 301-737-7400
FAX: 301-737-7458

**TEC AGENCY APPROVAL VERIFICATION SLIP
TRANSMITTAL FOR PLANNING COMMISSION REVIEW**

TO: Department of Land Use and Growth Management, Attn: Phil Shire
FROM: St. Mary's County Metropolitan Commission
RE: 16-132-002 Woods at Myrtle Point Section 4a & 5b – Patuxent Blvd
Control Number and Project Name
DATE: June 9, 2016

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

YES X NO _____

1. Water and sewer construction plans are required for MetCom review and approval. Please submit construction plans, all necessary review fees, and the review checklist directly to MetCom for review.
 - a. Please note that some of the flow from this proposed development flows to sewer pump station #4 which has not been approved. Please submit revised construction plans for pump station #4 for review and approval.
2. MetCom signature required on record plat for the Townhome section. Please submit a paper review copy of the record plat along with the required record plat review fees directly to MetCom.

SIGNATURE: _____

Christy Hollander

Christy Hollander, P. E., Assistant Engineer

MEMORANDUM:

To: Christie Sterling-Hollander, Metropolitan Commission
From: Joseph Guyther, Saint Mary's County Fire Board
Date: Sunday, June 12th 2016
Subject: Fire Department Comments for June 9th, 2016 TEC Review

1. MAJOR SITE PLAN # 16-13200002, WOODS AT MYRTLE POINT SECTION 4A & 5B

(Zoning Ordinance 10-02) (Use # 14,119,122)

OWNER: Myrtle Point Holdings, LLC.

AGENT: Mudd Engineering

LOCATION: Patuxent Boulevard, California, MD 20619

TM-034 GRID-06 PAR-0753 ED-08 TAX ID-177971

TM-034 GRID-06 PAR-0753 ED-08 TAX ID-179016

TM-034 GRID-06 PAR-0753 ED-08 TAX ID-179017

ZONING: RL

ACREAGE: 33.41

ACTION REQUESTED: Review of a Concept Plan for a 4,200 square foot Recreation Area and 84 Townhouses.

Comments: NFPA 13R compliant residential sprinkler systems shall be installed in all townhouses.
(Co. 9)

2. MAJOR SITE PLAN # 16-13200001, FLAT BROKE SHOOTERS

(Zoning Ordinance 10-02) (Use # 69)

OWNER: Cindi & Steven Thomas

AGENT: Little Silences Rest, Inc.

LOCATION: 48845 Saint James Church Road, Lexington Park, MD 20653

TM-059 GRID-23 PAR-0130 ED-01 TAX ID-007866

ZONING: RPD

ACREAGE: 4.58

ACTION REQUESTED: Review of a Concept Plan for an 11,000 square foot firearms training center.

Comments: In accordance with Section 70.12.2.b.(2)(a) of the St. Mary's Comprehensive Zoning Ordinance an NFPA 1142 compliant water source or an NFPA 13 compliant sprinkler system shall be provided.

The NFPA 1142 calculation of required minimum water supply for this 11,000 square foot building:

Occupancy Hazard Classification Number: 7 (Schools)

Construction Classification Number: 1.0 (Type III, Ordinary, limited or noncombustible exterior walls)

Minimum Water Supply Required: Volume of structure/Occupancy Hazard Classification Number x

Construction Classification Number

Minimum Water Supply: $11,000 \times 10/7 \times 1.0 = 15,700$ gallons

The above amount of water is greater than the amount of water carried of the first alarm apparatus and shall be provided from a fire department accessible source within 1,000 feet of the proposed structure unless a compliant sprinkler system is installed.

A fire department emergency access 3200 Series or equivalent Knox-Box <http://www.knoxbox.com/> key box shall be placed at the main entrance to the building. Contact Bay District Volunteer Fire Department - Knox Box to obtain an authorization form to order the box.

(Co. 3)

3. MINOR SUBDIVISION # 16-11000016, FISHER TWO LOT MINOR SUBDIVISION

(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)

OWNER: Israel Fisher

AGENT: D.H. Steffens, Inc.

LOCATION: 27610 James Road, Mechanicsville, MD 20659

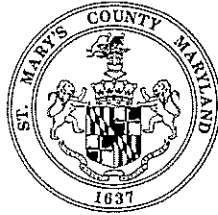
TM-008 GRID-19 PAR-0039 ED-05 TAX ID-027322

ZONING: RPD

ACREAGE: 100.20

ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF
PUBLIC WORKS & TRANSPORTATION

George A. Erichsen, P.E., Director



COMMISSIONERS OF ST. MARY'S COUNTY

James R. Guy, President
Michael L. Hewitt, Commissioner
Tom Jarboe, Commissioner
Todd B. Morgan, Commissioner
John E. O'Connor, Commissioner

MEMORANDUM

TEC ITEM #1

DATE: June 9, 2016
TO: Robert E. Bowles, *Manager*, Development Services, Department of Land Use & Growth Management
FROM: Margaret C. Lewis, *Engineer*, Department of Public Works & Transportation
SUBJECT: #16-132-002, Woods at Myrtle Point, Section 4A & 5B, Recreation Area and Townhouses, Concept Plan
Engineer: Patrick H. Mudd, P.E., Mudd Engineering OWNER: Myrtle Point Holdings, LLC

This Department has reviewed the plan and we have the following comments:

1. Include the file number 16-132-002 on the plans.
2. Clarify if the roads are private or public.
3. Provide a sight distance plan for the entrance per Plate R/11 of the St. Mary's County Road Ordinance.
4. Specify entrance type and assure radii are labeled on the Phase 2 detailed site plan stage.
5. Show the pedestrian continuity from other sections. (Prior plan layouts included hiker/biker trails.)
6. Provide marked crosswalks and signing across Patuxent Boulevard.
7. Revise the acceleration/deceleration lane per Plate R/12 of the St. Mary's County Road Ordinance. Provide 270' full pavement width and 165' taper length for the deceleration lane. Provide 50' full pavement width and 25' taper length for the acceleration lane based on a 45 mph speed as shown on the R/12 detail.
8. It is understood that Pond #6 is not an ESD device. Clarify in the narrative why the pond is remaining. (It is understood that the major revision to the development plan now requires ESD to the MEP per Chapter 5 of the MDE Design Manual, rather than using pond designs from Chapter 3.)
9. Address the following items on Form #17 of the Concept Erosion & Sediment Control & Stormwater Management Plan Preparation Checklist:
 - Item #11 – Show and label all potential outfall locations with an asterisk. Include stable conveyance of stormwater at potential outfall locations at the Phase 2 detailed site plan stage.
 - Item #12c – Discuss in a narrative reduction of impervious areas through better site design and alternative surfaces. Please refer to Better Site Design Techniques from Table 5.2 on Page 5.10 of the MDE Design Manual. For instance, discuss the ability to use alternative surfaces for any overflow parking for the townhouse section and for the recreation section.
 - Item #12e – Consider additional ESD practices in the parking areas to meet ESD to the MEP. For instance, 8,769 sf of impervious area is unmanaged. Pro
 - Item #13 – Geotechnical testing of soils will be required at the Phase 2 detailed site plan stage.
 - Item #25 – once the concept stormwater management and sediment and erosion control plan approval is obtained from all applicable review agencies, the project may proceed to the site development phase (Phase 2) per Section 3.10.3b on Page 24 of the St. Mary's County Stormwater Management Ordinance.

If you have any questions regarding these comments, please do not hesitate to contact Margaret C. Lewis, *Engineer*.



Phone: 301-475-4256 ext. 6; Fax: 301-475-4255

St. Mary's County Public Schools
Division of Supporting Services
Department of Capital Planning
27190 Point Lookout Road
Loveville, Maryland 20656

Ms. Kimberly Howe
Director

May 24, 2016

Mr. Phil Shire
Director,
St. Mary's County Department of Land Use and Growth Management
P.O. Box 653
23150 Leonard Hall Drive
Leonardtown, Maryland 20650

Case File No.:	<u>16-13200002</u>
Name of File:	<u>Woods at Myrtle Point Section 4A & 5B</u>
Type of Dwelling:	<u>Townhouses</u>

Dear Mr. Shire:

St. Mary's County Public Schools has modified the review procedures for the Technical Evaluation Committee (TEC) process to include a review and recommendation on bus stops. The bus stop(s) for this project would be located at the intersection of Patuxent Boulevard and the entrance to the development and/or at the intersection of Myrtle Point Road and Myrtle Glen Way (the other entrance to the development). These bus stop(s) would serve elementary, middle, and high school students. These bus stop(s) will be in effect once the county formally accepts the roads within the subdivision. By school system policy, buses do not typically enter active construction sites or roads the county has not formally accepted.

The above referenced bus stop(s) have been designated based on the plan currently under review. St. Mary's County Public Schools reserves the right to review the placement of bus stops again in any future phases of development.

If you have any questions or need additional information, please do not hesitate to contact my office at (301) 475-4256, extension 6.

Sincerely,

Kimberly Howe
Director of Capital Planning

RECEIVED

KH:meh

JUN 06 2016

St. Mary's County
Land Use & Growth Management



MARYLAND
DEPARTMENT OF
NATURAL RESOURCES

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor
Mark Belton, Secretary
Joanne Throwe, Deputy Secretary

June 30, 2016

Ms. Merrilynn Lawrence
St. Mary's County DLUGM
P.O. Box 653
Leonardtown, Maryland 20650

RE: Environmental Review for June 2016 TEC Review Cycle, St. Mary's County, Maryland.

Dear Ms. Lawrence:

For **Major Site Plan #16-13200001, Flat Broke Shooters**, the Wildlife and Heritage Service has determined that there are no official State or Federal records for listed plant or animal species within the delineated area shown on the map provided. As a result, we have no specific concerns regarding potential impacts or recommendations for protection measures at this time.

For **Major Site Plan #16-13200002, Woods at Myrtle Point, Section 4A & 5B, and for Minor Subdivision #16-11000016, Fisher Two-lot Subdivision**, the Wildlife and Heritage Service has determined that there are no official State or Federal records for listed plant or animal species within the delineated area shown on the map provided. We would like to point out, however, that our remote analysis suggests that the forested area on this property contains Forest Interior Dwelling Bird habitat. Populations of many bird species which depend on this type of forested habitat are declining in Maryland and throughout the eastern United States. Interested landowners can contact us for further voluntary guidelines to help conserve this important habitat

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,

Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER# 2016.0688-0690.sm

RECEIVED

JUL 12 2016

St. Mary's County
Land Use & Growth Management

FA\Softpro\Settlement Documents\111018- PF Summers to Myrtle Point Holdings, LLC Deed

REMIT TO:
BYRON L. HUFFMAN, P.C.
P.O. BOX 369
COLUMBIA, MARYLAND 21045

FILE NAME: 111018
TAX I.D. No. 075832(PT) 076553, 029075
TITLE INSURER: FIDELITY NATIONAL TITLE INSURANCE COMPANY

RECORDING FEE	20.00
RECORDATION T	5,904.00
TR TAX COUNTY	7,388.00
TR TAX STATE	3,690.00
TRP FD SUR \$4	40.00
TOTAL	17,042.00
Rec# SH02	RCPT # 25819
JAN 11	RT# # 1517
Nov 17, 2011	02:25 PM



THIS DEED, made November 4, 2011, by and between

P.F.SUMMERS MYRTLE POINT, LLC, a Maryland Limited Liability Company (collectively, if more than one, "Grantor"); and

MYRTLE POINT HOLDINGS, LLC, a Maryland Limited Liability Company (collectively, if more than one, "Grantee"),

WITNESSES THAT:

IN CONSIDERATION of the sum of Seven Hundred Thirty Eight Thousand and 00/100 Dollars (\$738,000.00) and other good and valuable consideration, the Grantor does grant and convey unto the Grantee in Fee Simple as sole owner, all the property situate in St Mary's County, Maryland, in the Eighth Election District, described as:

See Exhibit A.

ADDRESS: 23983 Patuxent Boulevard (Parcel 484), Acreage Myrtle Point Rd (Parcel 585 (West) and Parcel 585 (East)) and Schedules B and C (Parcel 587), California, Maryland 20619.

By the execution of this Deed, the Grantor hereby certifies under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, is in the sum total of \$738,000.00.

Being the same property described in Liber 2747, folio 48 and (as to Parcel 587 only) in Liber 2747, folio 62.

TO HAVE AND TO HOLD the Property, together with the building and improvements thereupon erected, made or being, and all and every, the rights, alleys, ways, water, privileges, appurtenances and advantages to the same belonging or in anywise appertaining, unto the said Grantee, and the Grantee's heirs, personal representatives, successors and assigns, in fee simple forever.

AND the Grantor covenants that the Grantor will warrant specially the property hereby conveyed and will execute such further assurances of said land as may be requisite.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed as of the day and year first above written.

GRANTOR:

P.F.Summers Myrtle Point, LLC

BY: [Signature]
Paul F. Summers, III- Member-Manager

**STATE OF
COUNTY OF**

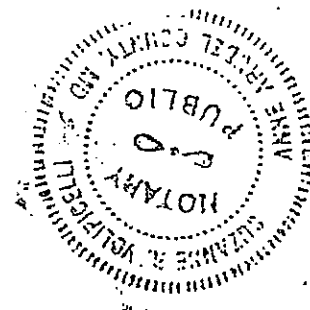
SS:

I HEREBY CERTIFY THAT ON November 4, 2011, before me, a Notary Public in and for the State and County aforesaid, personally appeared Paul F.Summers, III, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that s/he is the Member-Manager of P.F.Summers Myrtle Point, LLC, and, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the said entity by him/herself in such capacity.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

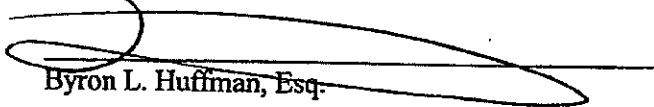
My Comm. Exp.: 1/4/2012

[Signature]
Notary Public



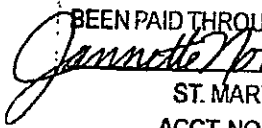
F:\Soft\prolSettlement Documents\111018-PF Summers to Myrtle Point Holdings, LLC Deed

I HEREBY CERTIFY that I am admitted to practice before the Court of Appeals of the State of Maryland, and that the within instrument was prepared under my supervision.


Byron L. Huffman, Esq.

THIS IS TO CERTIFY THAT ALL TAXES ON THIS PROPERTY HAVE

BEEN PAID THROUGH June 30, 2012

 Jannette Press, Esq. TREASURER
ST. MARY'S COUNTY, MD

ACCT. NO. 08075832 - P583 3ac.
08076553 - P587 10a.
08029075 P484 47ac.
11/17/11

**Description of
Parcel 484
2,071,825 Square Feet or
47.5626 Acres of Land
Eighth Election District
St Mary's County, Maryland**

Beginning for the same at a rebar and cap set lying on the eastern right-of-way line of Mill Cove Road, forty (40) feet wide, said point also lying distant North 42°19'54"East, 11.11 feet from the southwestern most corner of an agricultural lot as shown on a plat entitled "Langley Minor Subdivision" dated September 21, 1978 and recorded among the Plat Records of St. Mary's County, Maryland in Plat Book 14 at Folio 21; thence departing said point so fixed and binding on a portion of the southern outline of said agricultural lot as now surveyed by Loiederman Soltesz Associates, Inc.

1. North 42°19'54"East, 508.34 feet; thence
2. North 56°34'54"East, 615.80 feet to a point intersecting the southern edge of Mill Creek; thence running along a portion of the southern edge of Mill Creek
3. North 42°13'48"East, 113.57 feet; thence continuing
4. North 28°05'52"East, 28.43 feet to a point marking the northwestern most corner of Lot 1 as shown on a plat entitled "Myrtle Point, Section 1" dated April 12, 1973 and recorded among the Plat Records of St. Mary's County, Maryland in Plat Book 11 at Folio 14; thence binding on the western outline of said Lot 1
5. South 42°33'54"East, 316.44 feet to an iron pipe found intersecting the northern right-of-way line of Ann Lane (50' R/W) and marking the southwestern most corner of said Lot 1; thence
6. South 61°37'09"East, 50.00 feet to a point intersecting the southern right-of-way line of said Ann Lane; thence binding on a portion of the southern right-of-way line of said Ann Lane
7. North 28°22'51"East, 355.34 feet; thence 39.15 feet along an arc of a curve to the right, having a radius of 25.00 feet and a chord bearing and distance of
8. North 73°14'28"East, 35.27 feet to a point intersecting the western right-of-way line of Iris Drive (50' R/W); thence binding on a portion of said Iris Drive
9. South 61°53'56"East, 220.56 feet; thence 240.49 feet along an arc of a curve to the right, having a radius of 792.65 feet and a chord bearing and distance of
10. South 53°12'25"East, 239.57 feet; thence
11. South 44°30'54"East, 490.00 feet; thence 39.29 feet along an arc of a curve to the right, having a radius of 25.00 feet and a chord bearing and distance of

EXHIBIT A

12. South $00^{\circ}30'26''$ West, 35.37 feet to a point intersecting the northern right-of-way line of Patuxent Boulevard, a variable width right-of-way; thence binding on a portion of the northern right-of-way line of said Patuxent Boulevard
13. South $34^{\circ}10'30''$ West, 50.97 feet; thence
14. South $45^{\circ}29'06''$ West, 1189.92 feet to a rebar and cap set; thence
15. South $52^{\circ}11'42''$ West, 171.17 feet to a rebar and cap set; thence
16. South $45^{\circ}29'06''$ West, 280.00 feet to a rebar and cap set; thence 39.26 feet along an arc of a curve to the right, having a radius of 25.00 feet and a chord bearing and distance of
17. North $89^{\circ}31'22''$ West, 35.35 feet to a rebar and cap set intersecting the eastern right-of-way line of said Mill Cove Road; thence binding on a portion of the eastern right-of-way line of said Mill Cove Road
18. North $44^{\circ}31'51''$ West, 1176.89 feet to a rebar and cap set; thence 74.04 feet along an arc of a curve to the right, having a radius of 440.00 feet and a chord bearing and distance of
19. North $39^{\circ}42'38''$ West, 73.95 feet to a rebar and cap set; thence
20. North $34^{\circ}53'24''$ West, 28.71 feet to the **Point and Place of Beginning**.
Containing 2,071,825 square feet or 47.5626 acres of land, more or less.

Being all of Parcel I as acquired by P.F. Summers Myrtle Point, LLC by deed dated March 24, 2006 as recorded in Liber 2747 at Folio 48, all among the Land Records of St. Mary's County, Maryland.

S:\survey\13920000\descrip\NEW_MyrtleDesc484.doc

EXHIBIT A

**Description of
Part of Parcel 585 (West)
509,891 Square Feet or
11.7055 Acres of Land
Eighth Election District
St Mary's County, Maryland**

Beginning for the same at an iron pipe found lying on the eastern right-of-way line of a fifty (50) feet wide private drive, said point also marking the southwestern most corner of a piece or parcel of land conveyed by James Louis Clements and Elizabeth C. Clements to Lewis E. Abbott and Patricia C. Abbott by deed dated January 20, 1976 and recorded among the Land Records of St. Mary's County, Maryland in Liber 265 at Folio 152; thence departing said point so fixed and binding on the southern outline of said Abbott lands as now surveyed by Loiederman Soltesz Associates, Inc.

1. North 57°13'25"East, 688.25 feet to an iron pipe found marking the southwestern most corner of a piece or parcel of land conveyed by Roscoe L. Strickland to James L. Clements and Elizabeth C. Clements by deed dated June 29, 1973 and recorded among said land records in Liber 193 at Folio 259; thence binding on a portion of the lands of said Clements parcel
2. North 57°20'18"East, 296.50 feet to an iron pipe found; thence
3. North 57°19'52"East, 313.19 feet; thence
4. North 56°41'49"East, 285.18 feet; thence
5. South 48°01'10"East, 49.12 feet to a point on the westerly Right of Way line of Patuxent Boulevard (variable width Right of Way); thence
6. South 41°58'50"West, 154.63 feet to a rebar and cap set; thence 842.72 feet along an arc of a curve to the left, having a radius of 1163.85 feet and a chord bearing and distance of
7. South 21°14'14"West, 824.43 feet to a rebar and cap set; thence 51.62 feet along an arc of a curve to the right, having a radius of 35.00 feet and a chord bearing and distance of
8. South 42°44'54"West, 47.07 feet to a rebar and cap set intersecting the northern right-of-way line of Patuxent Beach Road (Maryland Route 4), variable in width; thence binding on a portion of the northern right-of-way line of said Patuxent Beach Road 261.52 feet along an arc of a curve to the left, having a radius of 2050.00 feet and a chord bearing and distance of
9. South 81°20'53"West, 261.35 feet; thence
10. South 83°48'06"West, 53.02 feet; thence
11. North 39°59'42"West, 125.93 feet; thence
12. South 73°17'10"West, 111.27 feet; thence

EXHIBIT A

13. South 22°23'43"West, 161.55 feet; thence 119.41 feet along an arc of a curve to the left, having a radius of 2050.00 feet and a chord bearing and distance of
14. South 67°12'36"West, 119.40 feet; thence
15. North 63°31'09"West, 132.23 feet to a point intersecting the eastern right-of-way line of said private drive; thence binding on the eastern right-of-way line of said private drive
16. North 30°00'22"West, 254.75 feet to the point and place of beginning.

Containing 509,891 square feet or 11.7055 acres of land, more or less.

Being a portion of Parcel III as acquired by P.F. Summers Myrtle Point, LLC by deed dated March 24, 2006 as recorded in Liber 2747 at Folio 48, all among the Land Records of St. Mary's County, Maryland.

S:\survey\13920000\descrip\NEW_MyrtleDesc_PO_587West.doc

EXHIBIT A

**Description of
Parcel 585 (East)
2,889,147 Square Feet or
66.3257 Acres of Land
Eighth Election District
St Mary's County, Maryland**

Beginning for the same at a rebar and cap set lying on the western right-of-way line of Myrtle Point Road, variable in width, said point also marking the northeastern most corner of a piece or parcel of land conveyed by Joseph R. Tarleton and Mary M. Tarleton to National Capital Presbytery, Inc. by deed dated April 11, 1989 and recorded among the Land Records of St. Mary's County, Maryland in Liber MRB 467 at Folio 237; thence departing said point so fixed and binding on the northern outline of said National Capital Presbytery, Inc. lands as now surveyed by Loiederman Soltesz Associates, Inc.

1. South 75°04'46"West, 506.40 feet; thence
2. North 51°10'14"West, 135.30 feet; thence
3. North 27°40'14"West, 145.60 feet; thence
4. North 12°40'14"West, 140.00 feet; thence
5. North 23°40'14"West, 104.00 feet; thence
6. South 81°19'46"West, 105.60 feet; thence
7. South 50°34'46"West, 392.70 feet; thence
8. South 42°19'46"West, 171.27 feet to a rebar and cap set intersecting the northern right-of-way line of Patuxent Beach Road (Maryland Route 4), variable in width; thence departing the northern outline of said National Capital Presbytery lands and binding on a portion of the northern right-of-way line of said Patuxent Beach Road 631.87 feet along an arc of a curve to the left, having a radius of 2050.00 feet and a chord bearing and distance of
9. North 82°02'09"West, 629.37 feet to a rebar and cap set; thence 56.11 feet along an arc of a curve to the right, having a radius of 35.00 feet and a chord bearing and distance of
10. North 44°56'27"West, 50.29 feet to a rebar and cap set intersecting the eastern right-of-way line of Patuxent Boulevard, variable in width; thence binding on the eastern right-of-way line of said Patuxent Boulevard 775.51 feet along an arc of a curve to the right, having a radius of 1083.85 feet and a chord bearing and distance of
11. North 21°28'57"East, 759.08 feet to a rebar and cap set; thence
12. North 41°58'50"East, 815.86 feet to a rebar and cap set; thence 590.53 feet along an arc of a curve to the left, having a radius of 1340.00 feet and a chord bearing and distance of

EXHIBIT A

13. North 29°21'21"East, 585.76 feet to a rebar and cap set; thence
14. North 16°43'51"East, 787.88 feet to a rebar and cap set; thence 1084.01 feet along an arc of a curve to the right, having a radius of 2160.00 feet and a chord bearing and distance of
15. North 31°06'28"East, 1072.67 feet to a rebar and cap set; thence
16. North 45°29'06"East, 43.70 feet to a rebar and cap set; thence 66.88 feet along an arc of a curve to the right, having a radius of 35.00 feet and a chord bearing and distance of
17. South 79°46'12"East, 57.16 feet to a rebar and cap set intersecting the western right-of-way line of Myrtle Point Road, variable in width; thence binding on a portion of the western right-of-way line of said Myrtle Point Road 82.32 feet along an arc of a curve to the right, having a radius of 355.00 feet and a chord bearing and distance of
18. South 18°22'56"East, 82.13 feet to a rebar and cap set; thence
19. South 11°44'21"East, 132.95 feet to a rebar and cap set; thence 372.07 feet along an arc of a curve to the right, having a radius of 754.43 feet and a chord bearing and distance of
20. South 02°23'22"West, 368.31 feet to a rebar and cap set; thence
21. South 16°31'05"West, 275.31 feet to a rebar and cap set; thence
22. South 11°58'35"West, 65.32 feet to a rebar and cap set; thence
23. South 20°16'14"West, 145.38 feet to a rebar and cap set; thence 169.44 feet along an arc of a curve to the right, having a radius of 266.85 feet and a chord bearing and distance of
24. South 38°27'39"West, 166.61 feet to a rebar and cap set; thence
25. South 56°39'04"West, 238.53 feet to a rebar and cap set; thence 218.75 feet along an arc of a curve to the left, having a radius of 376.85 feet and a chord bearing and distance of
26. South 40°01'18"West, 215.69 feet to a rebar and cap set; thence
27. South 23°23'32"West, 104.70 feet to a rebar and cap set; thence 331.86 feet along an arc of a curve to the left, having a radius of 313.13 feet and a chord bearing and distance of
28. South 06°58'10"East, 316.55 feet to a rebar and cap set; thence
29. South 37°19'52"East, 403.80 feet to a rebar and cap set; thence 380.21 feet along an arc of a curve to the right, having a radius of 653.92 feet and a chord bearing and distance of
30. South 20°40'28"East, 374.87 feet to a point intersecting the northern outline of a piece or parcel of land conveyed by Margaret E. Persons to Zora F. Siemasko and Edward Siemasko by deed dated October 28, 1986 and recorded among said land records in Liber MRB 316 at Folio 367; thence binding on the northern outline of said Siemasko lands
31. South 87°16'20"West, 175.49 feet to an iron pipe found marking the northwestern most corner of said Siemasko lands; thence continuing with said Siemasko lands
32. South 07°12'47"East, 261.26 feet to an iron pipe found marking the southwestern most corner of said Siemasko lands; thence continuing with said Siemasko lands

EXHIBIT A

33. South 88°31'00"East, 167.83 feet to a point intersecting the western right-of-way line of said Myrtle Point Road; thence binding on the western right-of-way line of said Myrtle Point Road
34. South 05°51'33"East, 433.93 feet to a point intersecting the northern outline of a piece or parcel of land conveyed by Madeleine A. Hoffer to Benjamin A. Bowling and Sheila H. Bowling by deed dated January 21, 1986 and recorded among said land records in Liber MRB 247 at Folio 233; thence binding on the northern outline of said Bowling lands
35. South 89°39'56"West, 228.44 feet to an iron pipe found marking the northwestern most corner of said Bowling lands; thence continuing with said Bowling lands
36. South 00°12'30"East, 255.83 feet to an iron pipe found marking the southwestern most corner of said Bowling lands; thence continuing with said Bowling lands
37. North 89°34'00"East, 257.14 feet to an iron pipe found intersecting the western right-of-way line of said Myrtle Point Road; thence binding on the western right-of-way line of said Myrtle Point Road
38. South 10°40'09"East, 55.92 feet to the **point and place of beginning.**

Containing 2,889,147 square feet or 66.3257 acres of land, more or less.

Being all of Parcel II as acquired by P.F. Summers Myrtle Point, LLC by deed dated March 24, 2006 as recorded in Liber 2747 at Folio 48, all among the Land Records of St. Mary's County, Maryland.

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EXHIBIT A

**Description of
Parcel 587
706,725 Square Feet or
16.2242 Acres of Land
Eighth Election District
St Mary's County, Maryland**

Beginning for the same at a point lying on the eastern right-of-way line of Myrtle Point Road, variable in width, said point also lying in the centerline of Deer Crossing Lane, a fifteen (15) foot wide private road, said point further marking the southwestern most corner of Parcel A as shown on a plat entitled "Clearbrook Farms, Plat 1 of 2" dated January, 1995 and recorded among the Plat Records of St. Mary's County, Maryland in Plat Book 40 at Folio 59; thence departing said point so fixed and binding on a portion of the southern outline of said Parcel A and the centerline of said Deer Crossing Lane as now surveyed by Loiederman Soltesz Associates, Inc.

1. South 77°38'20"East, 78.82 feet; thence continuing with said centerline and southern parcel line
2. South 75°12'00"East, 106.45 feet; thence
3. South 85°23'08"East, 51.94 feet; thence
4. North 83°45'08"East, 53.25 feet; thence
5. North 76°05'04"East, 13.97 feet; thence
6. North 76°10'20"East, 266.51 feet; thence
7. North 68°49'28"East, 317.32 feet; thence
8. North 69°38'12"East, 86.05 feet; thence
9. North 74°59'55"East, 191.08 feet to a concrete monument found; thence
10. South 37°13'03"East, 550.20 feet to an iron pipe found; thence
11. South 72°11'31"West, 59.88 feet; thence
12. South 10°15'16"West, 111.69 feet; thence
13. South 08°46'48"East, 54.67 feet to an iron pipe found; thence
14. North 60°19'26"West, 85.66 feet to an iron pipe found; thence
15. North 87°02'10"West, 162.91 feet to an iron pipe found; thence
16. North 88°28'46"West, 150.04 feet to an iron pipe found; thence
17. South 81°40'19"West, 61.05 feet; thence
18. South 81°27'31"West, 338.91 feet; thence
19. South 60°18'44"West, 120.01 feet; thence
20. South 55°16'23"West, 47.44 feet; thence
21. South 78°32'59"West, 179.54 feet; thence
22. South 30°42'12"West, 149.69 feet; thence
23. North 53°27'11"West, 388.56 feet to a rebar and cap set; thence

EXHIBIT A

24. North 16°31'05"East, 273.73 feet to a rebar and cap set; thence 166.22 feet along an arc of a curve to the left, having a radius of 794.43 feet and a chord bearing and distance of
25. North 10°31'27"East, 165.91 feet to the point and place of beginning.

Containing 706,725 square feet or 16.2242 acres of land, more or less.

Being all of Parcel IV as acquired by P.F. Summers Myrtle Point, LLC by deed dated March 24, 2006 as recorded in Liber 2747 at Folio 48 and all of the lands acquired by P.F. Summers Myrtle Point, LLC by deed dated March 21, 2006 as recorded in Liber 2747 at Folio 62, all among the Land Records of St. Mary's County, Maryland.

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EXHIBIT A

**CERTIFICATION OF EXEMPTION FROM WITHHOLDING
UPON DISPOSITION OF MARYLAND REAL ESTATE**

File Number: 111018

Property: Parcels 585(E), 585 (W), 484 & 587 California MD20619


Based on the certification below, Transferors claim exemption from the tax withholding requirements of § 10-912 of the Tax-General Article, Annotated Code of Maryland. § 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation.

1. Transferor Information	
Name of Transferor:	P.F.Summers Myrtle Point, LLC

2. Reason for Exemption

Resident Status	<input type="checkbox"/> I, Transferor, am a resident of the State of Maryland <input checked="" type="checkbox"/> Transferor is a resident entity under § 10-912(A)(4) of Maryland's Tax General Article, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC § 121.
Foreclosure	<input type="checkbox"/> This is a transfer of REO Property acquired by the grantor in a foreclosure action and conveyed herein to a third party. <input type="checkbox"/> This is a transfer of foreclosed property from the Substitute Trustees to the secured party or a third party bona fide purchaser.
Other	<input type="checkbox"/> This is a transfer from the U.S. of America and its instrumentalities, or the State of Maryland and its instrumentalities and/or 24 political subdivisions.

Under penalties of perjury, we certify that we have examined this declaration and that to the best of our knowledge, it is true, correct and complete.

3a. Individual Transferors
3b. Entity Transferors
P.F.Summers Myrtle Point, LLC BY:  Paul F. Summers, III- Member-Manager

111018- acreage at Woods at Myrtle Point – Deed to Myrtle Point Holdings, LLC

✓ 08-075832

183.34 Acres Myrtle Point Road (part only as per legal descriptions attached to Deed)- 11.7055 acres + 66.3257 acres

✓ 08-076553

Schedules B and C, Myrtle Point (Parcel 587)

✓ 08-029075

47.56 acres Patuxent Beach Road (Parcel 484)

(23968
Patuxent Boulevard)

State of Maryland Land Instrument Intake Sheet

[] Baltimore City [X] County: ST MARY'S

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Recording Validation

Form with sections 1-11: 1. Type(s) of Instruments (Deed checked), 2. Conveyance Type (Improved Sale), 3. Tax Exemptions (Recording, State Transfer, County Transfer), 4. Consideration and Tax Calculations, 5. Fees (Recording Charge, Surcharge, etc.), 6. Description of Property (The Woods at Myrtle Point), 7. Transferred From (P.F. Summers Myrtle Point, LLC), 8. Transferred To (Myrtle Point Holdings, LLC), 9. Other Names to Be Indexed, 10. Contact/Mail Information (Sally 111018), 11. IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER.

Return to: TRI-COUNTY ABSTRACT, INC. P.O. Box 377 Leonardtown, MD 20650

BEFORE THE ST. MARY'S COUNTY BOARD OF APPEALS

In re: Concept Plan #16-13200002
WOODS AT MYRTLE POINT, SECTIONS 2, 4,
5, & 6

*

Appeal No. _____

*

Appeal from the June 26, 2017 Decision
of the St. Mary's County Planning
Commission to Deny Concept Site Plan
Approval

*

*

NOTICE OF APPEAL

Comes Now, Myrtle Point Holdings, LLC and Curtis Development Corporation, by and through their attorneys Christopher T. Longmore and the law firm of Dugan, McKissick & Longmore, LLC, pursuant to Rule 2-102 of the Rules of Practice and Procedure of the St. Mary's County Board of Appeals, and files this notice of appeal of the June 26, 2017 decision of the St. Mary's County Planning Commission, and in support thereof states as follows:

1. The Appellants and their addresses are as follows:
 - a. Myrtle Point Holdings, LLC, 5620 Linda Lane, Camp Springs, MD 20748
 - b. Curtis Development Corporation, 131 Main Street, Suite 205, Prince Frederick, MD 20678
2. Street Address of Property: Patuxent Boulevard, California, Maryland 20619.
3. The map and parcel number of the Property: Tax Map 034, Grid 06, Parcels 587, 726, 752 & 753, 8th Election District, Tax Identification Number: 177971.
4. Land Use and Growth Management Control Number: Concept Plan # 16-13200002, Woods at Myrtle Point, Sections 2, 4, 5, & 6.
5. The administrative action that is the subject of this appeal is the decision of

the June 26, 2017 decision on the St. Mary's County Planning Commission's decision to



DUGAN, MCKISSICK
& LONGMORE, LLC
22738 MAPLE ROAD, SUITE 101
BENNINGTON PARK, MARYLAND 20653
PHONE: 301 862-3764
FAX: 301 862-3789

RECEIVED

JUL 13 2017

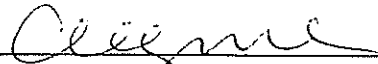
criteria despite the fact that the St. Mary's County Comprehensive Zoning Ordinance expressly designates that these decisions are to be made by the Planning Director as part of the final site plan approval. See Chapters 60 and 70 of the St. Mary's County Comprehensive Zoning Ordinance.

f. The Planning Commission, in denying the application, took actions that were contrary to the stated goals and objectives of the St. Mary's County, Maryland Comprehensive Plan and the St. Mary's County Comprehensive Zoning Ordinance, including but not limited to the promotion of this kind of development within in the Lexington Park Development District.

8. As of the filing of this Notice of Appeal, the minutes of the June 27, 2017 Planning Commission hearing have not been published or approved by the Planning Commission.

9. The undersigned reserves the right to supplement the above information pursuant to the Rules of Procedure of the Board of Appeals and at the hearing on this Appeal.

Respectfully Submitted,



Christopher T. Longmore
Dugan, McKissick & Longmore, LLC
22738 Maple Road, Suite 101
Lexington Park, Maryland 20653
(301) 862-3764
chris@paxlawyers.com

Certificate of Service

I certify, that on this 12th day of July, 2017, a copy of this Notice of Appeal was



DUGAN, MCKISSICK
& LONGMORE...
22738 MAPLE ROAD, SUITE 101
LEXINGTON PARK, MARYLAND 20653
PHONE: 301 862-3764
FAX: 301 862-3789

EXHIBIT A

Myrtle Point Holdings, LLC
5620 Linda Lane
Camp Springs, MD 20748

Stanley and Laura Semanchick
45590 Havenridge St.
California MD 20619

Vincent and Michelle Ackerman
45570 Havenridge St.
California MD 20619

Jeffrey and Melissa Williamson
45560 Havenridge St.
California MD 20619

Curtis Development Corporation
131 Main Street, Suite 205
Prince Frederick, MD 20678

Angelo and Maria Barracchini
23700 Quiet Oak Court
California MD 20619

Patrick J. O'Shea
23658 Edgewood Way
California MD 20619

Christa M. Willett
23662 Edgewood Way
California MD 20619

Cameron and Mary Rebecca Pinckney
23661 Edgewood Way
California MD 20169

Doyal and Margaret Crouse
744 Buckeye Court
Millersville MD 21108



DUGAN, MCKISSICK
& LONGMORE, LLP
22738 MAPLE ROAD, SUITE 101
EDNOTON PARK, MARYLAND 20633
PHONE: 301 862-3764
FAX: 301 862-3789

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JUL 13 2017

St. Mary's County
Land Use & Growth Management

Ronald and Nancy Hickman
23531 Myrtle Point Road
California MD 20619

Rachel E. Yeatman
23580 Myrtle Point Road
California MD 20619

Blair K. Wood
23563 Myrtle Point Road
California MD 20619

Blair K. Wood
23562 Myrtle Point Road
California MD 20619

Janelle A. Ackerman
23552 Myrtle Point Road
California MD 20619

Philip and Susan Menthe
23706 Myrtle Point Road
California MD 20619

Paul and Betty Manchak
Manchak Living Trust
11740 Asbury Circle, Apt. 1312
Solomons MD 20688

Timothy Moore and Carolyn Mattingly
P.O. Box 495
California MD 20619

James and Cynthia Wade
23642 Myrtle Point Road
California MD 20619

Paul S. Biggs, Jr.
P.O. Box 2143
California MD 20619

Jonathan and Angela Yarum
23596 Myrtle Point Road
California MD 20619



DUGAN, MCKISSICK
& LONGMORE...
22738 MAPLE ROAD, SUITE 101
EDWINGTON PARK, MARYLAND 20633
PHONE: 301 862-3764
FAX: 301 862-3789

Allen and Rose Ewell
23840 Ewell Lane
Hollywood MD 20636

Randall Wallace and Jessica Howlin
1620 Stone Drive
Huntingtown MD 20639

Joseph and Shannon Wallace
23788 Mill Pond Road
Hollywood MD 20636

Edwin G. Reid, Jr.
23794 Mill Pond Road
Hollywood MD 20636

Thomas and Mary Wallace
23820 Mill Pond Road
Hollywood MD 20636

William J. Wallace
47863 Park Hall Road
Park Hall MD 20667

Charles L. Hewitt, et al.
c/o Daniel T. Hewitt
1528 Spring Place, NW
Washington DC 20010

James and Elizabeth Clements
23530 Lous Way
California MD 20619

Lewis and Patricia Abbott
23480 Lous Way
California MD 20619

Ricky L. and Ruth E. Johnson
23297 Shady Mile Dr.
California MD 20619

Alma L. Texeira Blackwell
Pamela A. Allen
45218 Clements Lane
California MD 20619



DUGAN, MCKISSICK
& LONGMORE, P.A.
22738 MAPLE ROAD, SUITE 101
EXINGTON PARK, MARYLAND 20653
PHONE: 301 862-3764
FAX: 301 862-3789

Anthony and Cynthia Piccini, et al.
23820 Dewberry Way
California MD 20619

Stanley and Asparsa Hollins
23815 Dewberry Way
California MD 20619

Scott and Elizabeth Dornisch
23730 Morningwood Way
California MD 20619

Muge and Levent Aygen
23725 Morning Wood Way
California MD 20619



DUGAN, MCKISSICK
& LONGMORE, P.A.
22738 MAPLE ROAD, SUITE 101
LEXINGTON PARK, MARYLAND 20653
PHONE: 301 862-3764
FAX: 301 862-3789

WOODS AT MYRTLE POINT

Section 5 p/o Parcel 752 acres 16.67 acres
 16.67 x 3.5 = 58 units by right , proposed 86
 86 - 58 = 26 additional units Needed 26 TDRs

Section 6 Parcel 726 5.15 acres
 5.15 x 3.5 = 18 units by right , proposed 24
 24-18 = 6 additional units Needed 6 TDRs

Section 2 Parcel 752 11.70 acres
 11.70 x 3.5 = 40 units by rights, proposed 54
 54-40 = 14 additional units Needed 14 TDRs

TOTAL TDRS NEEDED AT 3.5 DENSITY = 46

RL

Section 5 TH
 16.67 x 1 = 16 By Right
 86 proposed - 16 = 70 TDRS Needed

TH
 110 ~~condos~~
 54 condos

Section 6 TH
 5.15 acres = 5 By Right
 24 proposed - 5 = 19 TDRS needed

Section 2 Condos
 11.70 acres = 11 by right
 54 proposed = 11 = 43 TDRS needed

TOTAL (132)

WOODS @ MYRTLE POINT
DEVELOPMENT SUMMARY TABLE

12/5/2016

SECTION	DATE	RECORDING INFORMATION	SITE AREA	LOT AREA	OPEN SPACE	PUBLIC R/W	PRIVATE R/W	METCOM	NUMBER OF LOTS	FOREST CONSERVATION
SECTION 1, PHASE 1	2/22/2005	59/01	42.37	19.3247	18.0952	3.1694	1.7807		55	17.32
LOT 26 - SHARED DRWY	4/25/2008	65/18			-0.2418			0.2418		
SEC 1 PH 1 PARCEL G	8/14/2009	67/71			10.1105	3.58171	0.8261		67	6.5135
SECTION1, PHASE 2	7/27/2012	70/77	35.06451	20.5462	2.2808	-0.41	0.1141		-5	
SEC 1 PH 2 BLAP	7/15/2013	71/61	0	-1.9849	4.6936	1.1219		0.4119	24**	
SECTION 5B	3/14/2014	72/31	12.3262	6.0988					1*	
FARMSTEAD 1	11/7/2014	72/111	20	20						
LOT 62 BLAP	12/12/2014	72/120	0	0.0093			-0.0093			
SECTION 1, PHASE 3	2/19/2015	73/16	18.4489	6.4761	9.9032	1.9897	0.0799		21	5.6263
SEC 1 PH 3 BLAP	12/23/2015	74/01		0.2151	-0.2151					
LOT 129 BLAP	3/25/2016	74/29		0.1769	-0.1769					
			128.20961	70.8622	44.4495	9.45271	2.7915	0.6537	162	29.4598

*CRITICAL AREA LOT & NOT INCLUDED IN THE TOTAL.
**LOTS TO BE DEPLATTED

ZVF

5B - deplat?

from 24 lots FO

86 FX

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St. Mary's County
Land Use & Planning Department

SI-PH1

55

Sec 2

Sec 3

121 lots

Sec 5

37 lots

Sec 1 PH 2

68

(141)

Sec 4

35 lots

Sec 6

9 lots

Sec 1 PH 3

21 lots

346 TOTAL

54 + 110 - Sec 2

(164)

+ 141

305

+ 121

426

4A

5 + 6

(8 TDR)

Phasing Phase

Sec 2 + 3 - 135 Lots

Sec 4 - 35 Lots

Sec 5 - 37 Lots

Sec 6 - 9 Lots

216 TTL

81

Sec 1 55, 68 + 21

74-1 Sec 3
73/14

70/77 - Sec 1 P# 2
71/68

144

Accum

Sec 2 - 0

Sec 3 - 131

PH2 - 67

PH1 - 58

PH3 - 20

145

Sec
~~PH1~~ =
+ 1

Sec 1 = 145 + 1

Sec 2 - 0

Sec 3 - 131 - 4

Sec 4 - 57 - ~~52~~

Sec 5 + 23

Sec 456 84 + 3

Maps submitted
for checklist

Real Property Data Search (w3)

Guide to searching the database requirements

Search Result for ST MARY'S COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration	
Account Identifier: District - 08 Account Number - 177969			
Owner Information			
Owner Name:	CURTIS DEVELOPMENT CORPORATION	Use: Principal Residence:	RESIDENTIAL NO
Mailing Address:	5620 LINDA LN CAMP SPRINGS MD 20748-0000	Deed Reference:	/03639/ 00351
Location & Structure Information			
Premises Address:	MYRTLE POINT RD CALIFORNIA 20619-0000	Legal Description:	OUTPARCEL B PLAT 59/01 THE WOODS AT MYRTLE POINT
Map:	Grid:	Parcel:	Sub District:
0034	0006	0753	0402
			Subdivision:
			0402
			Section:
			Block:
			Lot:
			Assessment Year:
			2015
			Plat No:
			0059/0001
			Plat Ref:
Special Tax Areas:		Town:	NONE
		Ad Valorem:	
		Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area
			28.4130 AC
County Use			
Stories	Basement	Type	Exterior
			Full/Half Bath
			Garage
			Last Major Renovation
Value Information			
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015
Land:	60,300	60,300	
Improvements	0	0	
Total:	60,300	60,300	992,200
Preferential Land:	0		60,300
			As of 07/01/2016
			0
Transfer Information			
Seller: PF SUMMERS MYRTLE POINT LLC	Date: 11/04/2011	Price: \$503,000	
Type: NON-ARMS LENGTH OTHER	Deed1: /03639/ 00351	Deed2:	
Seller: EAGLE TOP PARTNERSHIP LLP ET AL	Date: 04/03/2006	Price: \$4,000,000	
Type: ARMS LENGTH MULTIPLE	Deed1: EWA /02747/ 00048	Deed2:	
Seller:	Date:	Price:	
Type:	Deed1:	Deed2:	
Exemption Information			
Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00
Tax Exempt Exempt Class:		Special Tax Recapture:	NONE
Homestead Application Information			
Homestead Application Status: No Application			

Real Property Data Search (w3)

[Guide to searching the database](#)

Search Result for ST MARY'S COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Account Identifier: **District - 08 Account Number - 177970**

Owner Information

Owner Name: MYRTLE POINT HOLDINGS LLC
A MARYLAND LIMITED LIABILITY COMPANY

Mailing Address: 5620 LINDA LN
CAMP SPRING MD 20748-0000

Use: Principal Residence: RESIDENTIAL NO

Deed Reference: /03639/ 00335

Location & Structure Information

Premises Address: PATUXENT BLVD

Legal Description: 54.00 ACRES PATUXENT BLVD MYRTLE POINT

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0034	0006	0752		0402				2015	

Special Tax Areas:

Town: NONE

Ad Valorem:

Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
			54.0000 AC	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

Value Information

	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015	As of 07/01/2016
Land:	1,065,500	1,065,500		
Improvements	0	0		
Total:	1,065,500	1,065,500	1,065,500	1,065,500
Preferential Land:	0			0

Transfer Information

Seller: PF SUMMERS MYRTLE POINT LLC	Date: 11/17/2011	Price: \$738,000
Type: NON-ARMS LENGTH OTHER	Deed1: /03639/ 00335	Deed2:
Seller: EAGLE TOP PARTNERSHIP LLP ET AL	Date: 04/03/2006	Price: \$4,000,000
Type: ARMS LENGTH MULTIPLE	Deed1: EWA /02747/ 00048	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00
Tax Exempt:		Special Tax Recapture:	
Exempt Class:		NONE	

Homestead Application Information

Homestead Application Status: No Application

Real Property Data Search (w3)

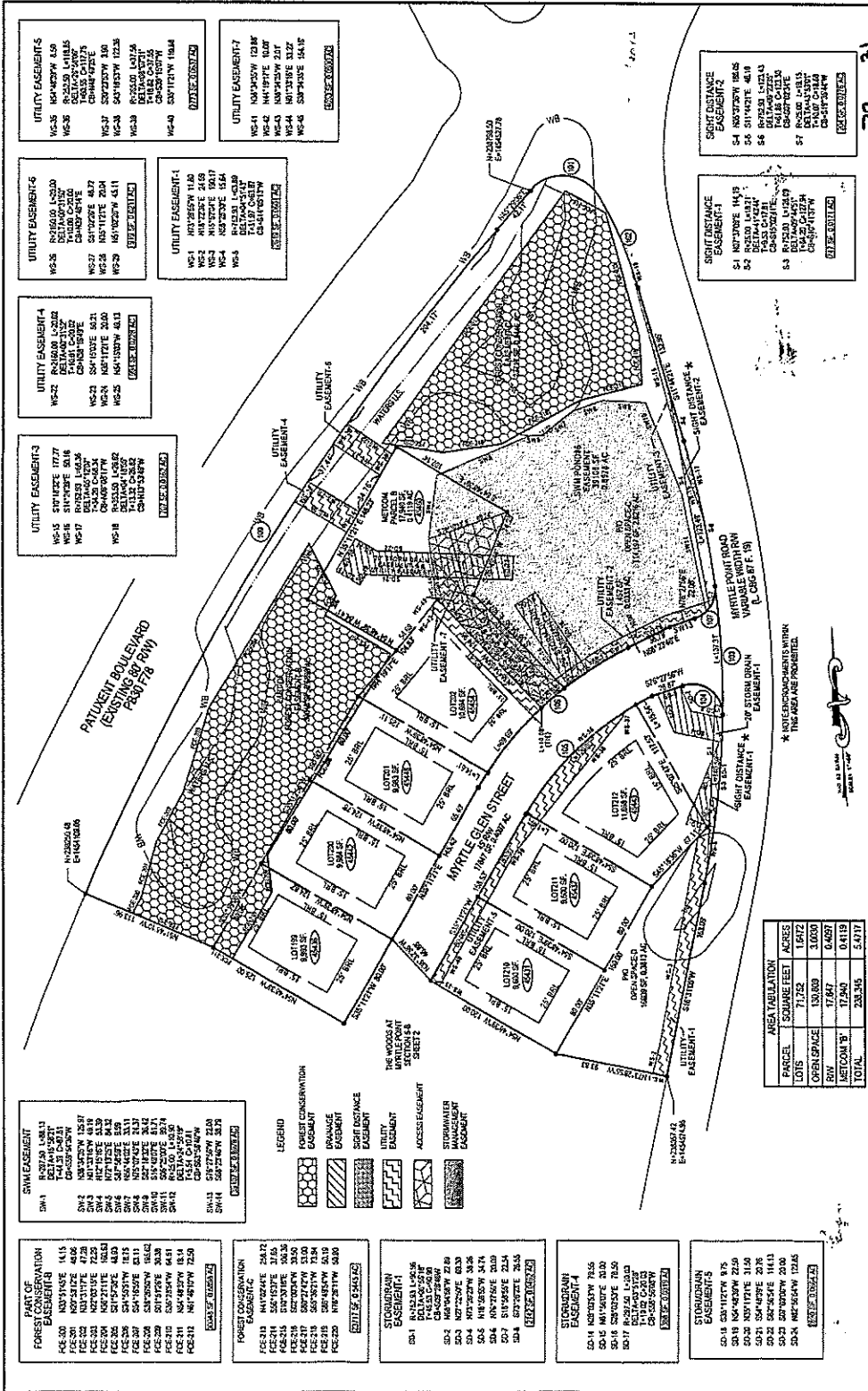
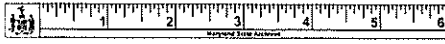
Guide to searching the database

Search Result for ST MARY'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration					
Account Identifier:		District - 08 Account Number - 177971							
Owner Information									
Owner Name:	MYRTLE POINT HOLDINGS LLC A MARYLAND LIMITED LIABILITY COMPANY			Use: Principal Residence:	RESIDENTIAL NO				
Mailing Address:	5620 LINDA LN CAMP SPRING MD 20748-0000			Deed Reference:	/03639/ 00335				
Location & Structure Information									
Premises Address:	PATUXENT BLVD			Legal Description:	11.7055 ACRES PATUXENT BEACH RD CALIFORNIA				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0034	006	0753		0402				2015	Plat Ref:
Special Tax Areas:				Town:	NONE				
				Ad Valorem:					
				Tax Class:					
Primary Structure Built	Above Grade Enclosed Area			Finished Basement Area	Property Land Area	County Use			
					11.7055 AC				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015		As of 07/01/2016			
Land:	232,500		232,200						
Improvements	0		0						
Total:	232,500		232,200	232,200	232,200		232,200		
Preferential Land:	0						0		
Transfer Information									
Seller: PF SUMMERS MYRTLE POINT LLC		Date: 11/17/2011		Price: \$738,000					
Type: NON-ARMS LENGTH OTHER		Deed1: /03639/ 00335		Deed2:					
Seller: EAGLE TOP PARTNERSHIP LLP ET AL		Date: 04/03/2006		Price: \$4,000,000					
Type: ARMS LENGTH MULTIPLE		Deed1: EWA /02747/ 00048		Deed2:					
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Exemption Information									
Partial Exempt Assessments:	Class			07/01/2015	07/01/2016				
County:	000			0.00					
State:	000			0.00					
Municipal:	000			0.00|0.00	0.00|0.00				
Tax Exempt:	Special Tax Recapture:								
Exempt Class:	NONE								
Homestead Application Information									
Homestead Application Status: No Application									

Search Result for ST MARY'S COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 08 Account Number - 177970							
Owner Information									
Owner Name:	MYRTLE POINT HOLDINGS LLC A MARYLAND LIMITED LIABILITY COMPANY				Use: Principal Residence:	RESIDENTIAL NO			
Mailing Address:	5620 LINDA LN CAMP SPRING MD 20748-0000				Deed Reference:	/03639/ 00335			
Location & Structure Information									
Premises Address:		PATUXENT BLVD			Legal Description:		54.00 ACRES PATUXENT BLVD MYRTLE POINT		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0034	0006	0752	<i>not on deed</i>	0402				2015	
Special Tax Areas:					Town:	NONE			
					Ad Valorem:				
					Tax Class:				
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
					54.0000 AC				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
		Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015			
						As of 07/01/2016			
Land:	1,065,500		1,065,500						
Improvements	0		0						
Total:	1,065,500		1,065,500		1,065,500		1,065,500		
Preferential Land:	0		0				0		
Transfer Information									
Seller: PF SUMMERS MYRTLE POINT LLC		Date: 11/17/2011			Price: \$738,000				
Type: NON-ARMS LENGTH OTHER		Deed1: /03639/ 00335			Deed2:				
Seller: EAGLE TOP PARTNERSHIP LLP ET AL		Date: 04/03/2006			Price: \$4,000,000				
Type: ARMS LENGTH MULTIPLE		Deed1: EWA /02747/ 00048			Deed2:				
Seller:		Date:			Price:				
Type:		Deed1:			Deed2:				
Exemption Information									
Partial Exempt Assessments:		Class			07/01/2015		07/01/2016		
County:		000			0.00				
State:		000			0.00				
Municipal:		000			0.00|0.00		0.00|0.00		
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									



UTILITY EASEMENT-1

W-35 N-14-23-24 L-1300
W-36 N-14-23-24 L-1300
W-37 N-14-23-24 L-1300
W-38 N-14-23-24 L-1300
W-39 N-14-23-24 L-1300
W-40 N-14-23-24 L-1300
W-41 N-14-23-24 L-1300
W-42 N-14-23-24 L-1300
W-43 N-14-23-24 L-1300
W-44 N-14-23-24 L-1300
W-45 N-14-23-24 L-1300

UTILITY EASEMENT-2

W-46 N-14-23-24 L-1300
W-47 N-14-23-24 L-1300
W-48 N-14-23-24 L-1300
W-49 N-14-23-24 L-1300
W-50 N-14-23-24 L-1300
W-51 N-14-23-24 L-1300
W-52 N-14-23-24 L-1300
W-53 N-14-23-24 L-1300
W-54 N-14-23-24 L-1300
W-55 N-14-23-24 L-1300
W-56 N-14-23-24 L-1300

UTILITY EASEMENT-3

W-57 N-14-23-24 L-1300
W-58 N-14-23-24 L-1300
W-59 N-14-23-24 L-1300
W-60 N-14-23-24 L-1300
W-61 N-14-23-24 L-1300
W-62 N-14-23-24 L-1300
W-63 N-14-23-24 L-1300
W-64 N-14-23-24 L-1300
W-65 N-14-23-24 L-1300
W-66 N-14-23-24 L-1300
W-67 N-14-23-24 L-1300

UTILITY EASEMENT-4

W-68 N-14-23-24 L-1300
W-69 N-14-23-24 L-1300
W-70 N-14-23-24 L-1300
W-71 N-14-23-24 L-1300
W-72 N-14-23-24 L-1300
W-73 N-14-23-24 L-1300
W-74 N-14-23-24 L-1300
W-75 N-14-23-24 L-1300
W-76 N-14-23-24 L-1300
W-77 N-14-23-24 L-1300
W-78 N-14-23-24 L-1300

UTILITY EASEMENT-5

W-79 N-14-23-24 L-1300
W-80 N-14-23-24 L-1300
W-81 N-14-23-24 L-1300
W-82 N-14-23-24 L-1300
W-83 N-14-23-24 L-1300
W-84 N-14-23-24 L-1300
W-85 N-14-23-24 L-1300
W-86 N-14-23-24 L-1300
W-87 N-14-23-24 L-1300
W-88 N-14-23-24 L-1300
W-89 N-14-23-24 L-1300

UTILITY EASEMENT-6

W-90 N-14-23-24 L-1300
W-91 N-14-23-24 L-1300
W-92 N-14-23-24 L-1300
W-93 N-14-23-24 L-1300
W-94 N-14-23-24 L-1300
W-95 N-14-23-24 L-1300
W-96 N-14-23-24 L-1300
W-97 N-14-23-24 L-1300
W-98 N-14-23-24 L-1300
W-99 N-14-23-24 L-1300
W-100 N-14-23-24 L-1300

UTILITY EASEMENT-7

W-101 N-14-23-24 L-1300
W-102 N-14-23-24 L-1300
W-103 N-14-23-24 L-1300
W-104 N-14-23-24 L-1300
W-105 N-14-23-24 L-1300
W-106 N-14-23-24 L-1300
W-107 N-14-23-24 L-1300
W-108 N-14-23-24 L-1300
W-109 N-14-23-24 L-1300
W-110 N-14-23-24 L-1300
W-111 N-14-23-24 L-1300

UTILITY EASEMENT-8

W-112 N-14-23-24 L-1300
W-113 N-14-23-24 L-1300
W-114 N-14-23-24 L-1300
W-115 N-14-23-24 L-1300
W-116 N-14-23-24 L-1300
W-117 N-14-23-24 L-1300
W-118 N-14-23-24 L-1300
W-119 N-14-23-24 L-1300
W-120 N-14-23-24 L-1300
W-121 N-14-23-24 L-1300
W-122 N-14-23-24 L-1300

UTILITY EASEMENT-9

W-123 N-14-23-24 L-1300
W-124 N-14-23-24 L-1300
W-125 N-14-23-24 L-1300
W-126 N-14-23-24 L-1300
W-127 N-14-23-24 L-1300
W-128 N-14-23-24 L-1300
W-129 N-14-23-24 L-1300
W-130 N-14-23-24 L-1300
W-131 N-14-23-24 L-1300
W-132 N-14-23-24 L-1300
W-133 N-14-23-24 L-1300

UTILITY EASEMENT-10

W-134 N-14-23-24 L-1300
W-135 N-14-23-24 L-1300
W-136 N-14-23-24 L-1300
W-137 N-14-23-24 L-1300
W-138 N-14-23-24 L-1300
W-139 N-14-23-24 L-1300
W-140 N-14-23-24 L-1300
W-141 N-14-23-24 L-1300
W-142 N-14-23-24 L-1300
W-143 N-14-23-24 L-1300
W-144 N-14-23-24 L-1300

FOREST CONSERVATION EASEMENT-1

F-1 N-14-23-24 L-1300
F-2 N-14-23-24 L-1300
F-3 N-14-23-24 L-1300
F-4 N-14-23-24 L-1300
F-5 N-14-23-24 L-1300
F-6 N-14-23-24 L-1300
F-7 N-14-23-24 L-1300
F-8 N-14-23-24 L-1300
F-9 N-14-23-24 L-1300
F-10 N-14-23-24 L-1300
F-11 N-14-23-24 L-1300

FOREST CONSERVATION EASEMENT-2

F-12 N-14-23-24 L-1300
F-13 N-14-23-24 L-1300
F-14 N-14-23-24 L-1300
F-15 N-14-23-24 L-1300
F-16 N-14-23-24 L-1300
F-17 N-14-23-24 L-1300
F-18 N-14-23-24 L-1300
F-19 N-14-23-24 L-1300
F-20 N-14-23-24 L-1300
F-21 N-14-23-24 L-1300
F-22 N-14-23-24 L-1300

FOREST CONSERVATION EASEMENT-3

F-23 N-14-23-24 L-1300
F-24 N-14-23-24 L-1300
F-25 N-14-23-24 L-1300
F-26 N-14-23-24 L-1300
F-27 N-14-23-24 L-1300
F-28 N-14-23-24 L-1300
F-29 N-14-23-24 L-1300
F-30 N-14-23-24 L-1300
F-31 N-14-23-24 L-1300
F-32 N-14-23-24 L-1300
F-33 N-14-23-24 L-1300

FOREST CONSERVATION EASEMENT-4

F-34 N-14-23-24 L-1300
F-35 N-14-23-24 L-1300
F-36 N-14-23-24 L-1300
F-37 N-14-23-24 L-1300
F-38 N-14-23-24 L-1300
F-39 N-14-23-24 L-1300
F-40 N-14-23-24 L-1300
F-41 N-14-23-24 L-1300
F-42 N-14-23-24 L-1300
F-43 N-14-23-24 L-1300
F-44 N-14-23-24 L-1300

FOREST CONSERVATION EASEMENT-5

F-45 N-14-23-24 L-1300
F-46 N-14-23-24 L-1300
F-47 N-14-23-24 L-1300
F-48 N-14-23-24 L-1300
F-49 N-14-23-24 L-1300
F-50 N-14-23-24 L-1300
F-51 N-14-23-24 L-1300
F-52 N-14-23-24 L-1300
F-53 N-14-23-24 L-1300
F-54 N-14-23-24 L-1300
F-55 N-14-23-24 L-1300

STORAGE DRAIN EASEMENT-1

S-1 N-14-23-24 L-1300
S-2 N-14-23-24 L-1300
S-3 N-14-23-24 L-1300
S-4 N-14-23-24 L-1300
S-5 N-14-23-24 L-1300
S-6 N-14-23-24 L-1300
S-7 N-14-23-24 L-1300
S-8 N-14-23-24 L-1300
S-9 N-14-23-24 L-1300
S-10 N-14-23-24 L-1300
S-11 N-14-23-24 L-1300

STORAGE DRAIN EASEMENT-2

S-12 N-14-23-24 L-1300
S-13 N-14-23-24 L-1300
S-14 N-14-23-24 L-1300
S-15 N-14-23-24 L-1300
S-16 N-14-23-24 L-1300
S-17 N-14-23-24 L-1300
S-18 N-14-23-24 L-1300
S-19 N-14-23-24 L-1300
S-20 N-14-23-24 L-1300
S-21 N-14-23-24 L-1300
S-22 N-14-23-24 L-1300

STORAGE DRAIN EASEMENT-3

S-23 N-14-23-24 L-1300
S-24 N-14-23-24 L-1300
S-25 N-14-23-24 L-1300
S-26 N-14-23-24 L-1300
S-27 N-14-23-24 L-1300
S-28 N-14-23-24 L-1300
S-29 N-14-23-24 L-1300
S-30 N-14-23-24 L-1300
S-31 N-14-23-24 L-1300
S-32 N-14-23-24 L-1300
S-33 N-14-23-24 L-1300

STORAGE DRAIN EASEMENT-4

S-34 N-14-23-24 L-1300
S-35 N-14-23-24 L-1300
S-36 N-14-23-24 L-1300
S-37 N-14-23-24 L-1300
S-38 N-14-23-24 L-1300
S-39 N-14-23-24 L-1300
S-40 N-14-23-24 L-1300
S-41 N-14-23-24 L-1300
S-42 N-14-23-24 L-1300
S-43 N-14-23-24 L-1300
S-44 N-14-23-24 L-1300

STORAGE DRAIN EASEMENT-5

S-45 N-14-23-24 L-1300
S-46 N-14-23-24 L-1300
S-47 N-14-23-24 L-1300
S-48 N-14-23-24 L-1300
S-49 N-14-23-24 L-1300
S-50 N-14-23-24 L-1300
S-51 N-14-23-24 L-1300
S-52 N-14-23-24 L-1300
S-53 N-14-23-24 L-1300
S-54 N-14-23-24 L-1300
S-55 N-14-23-24 L-1300

AREA TABULATION

PARCEL	SQUARE FEET	ACRES
LOTS	71,752	1,6172
OPEN SPACE	130,889	3,0000
SW	17,844	0,4057
METCOM 'B'	17,844	0,4119
TOTAL	238,345	5,4317

DATE TABLE

NO.	ENCL.	DATE	BY	REVISION	REASON
1	1	01/15/2012	...	...	...
2	2	01/15/2012	...	...	...
3	3	01/15/2012	...	...	...
4	4	01/15/2012	...	...	...
5	5	01/15/2012	...	...	...
6	6	01/15/2012	...	...	...
7	7	01/15/2012	...	...	...
8	8	01/15/2012	...	...	...
9	9	01/15/2012	...	...	...
10	10	01/15/2012	...	...	...

LEGEND

- FOREST CONSERVATION EASEMENT
- STORAGE DRAIN EASEMENT
- UTILITY EASEMENT
- ACCESS EASEMENT
- STORAGE DRAIN EASEMENT
- STORAGE DRAIN EASEMENT
- STORAGE DRAIN EASEMENT
- STORAGE DRAIN EASEMENT
- STORAGE DRAIN EASEMENT
- STORAGE DRAIN EASEMENT
- STORAGE DRAIN EASEMENT

ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

PLANNED

REFERENCE

PLAT APPROVED

ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

PLANNED

REFERENCE

PLAT APPROVED

ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

PLANNED

REFERENCE

PLAT APPROVED

ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

PLANNED

REFERENCE

PLAT APPROVED

ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

THE WOODS AT MYRTLE POINT

SECTION-59, LOTS 191-214, PRO OPEN SPACE PARCELS 'C' & 'D' AND METCOM PARCEL 'B'

EIGHTH ELECTION DISTRICT ST. MARY'S COUNTY, MARYLAND

DATE: 01/15/2012

SCALE: 1"=40'

PLANNED

REFERENCE

PLAT APPROVED

ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

PLANNED

REFERENCE

PLAT APPROVED

ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

PLANNED

REFERENCE

PLAT APPROVED

ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

PLANNED

REFERENCE

PLAT APPROVED

ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

PLANNED

REFERENCE

PLAT APPROVED

MEB 31857-9925-3

PLANNED

REFERENCE

PLAT APPROVED

ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT
Phillip Shire, Director
William B. Hunt, AICP, Deputy Director



COMMISSIONERS OF ST. MARY'S COUNTY
James R. Guy, President
Michael L. Hewitt, Commissioner
Tom Jarboe, Commissioner
Todd B. Morgan, Commissioner
John E. O'Connor, Commissioner

MEMORANDUM:

TO: TEC Committee
FROM: Harry Knight, Permits Coordinator
DATE: 6-13-16

SUBJECT: MAJOR SITE PLAN # 16-13200002, WOODS AT MYRTLE POINT SECTION 4A & 5B
(Zoning Ordinance) (Use #)

OW MYRTLE POINT HOLDINGS LLC
AA MUDD ENGINEERING

LOCATION TM-GRED-PAR-SEC-BLK-LOT-ED-TAXID

PATUXENT BLVD 0034-06-0753-5B - - -8-179016
MYRTLE POINT RD 0034-06-0753-5B - - -8-179017

RL
33.41

ACTION REQUESTED: Review of a MAJOR SITE PLAN

A minimum two sets of signed and sealed construction drawings will be required for the proposed clubhouse, community pool and bath house. The drawings must illustrate the proposed method of construction and provide adequate detail in order to verify compliance with the St. Mary's County Building Code and the Maryland State Fire Code. Any questions pertaining to the construction drawings should be referred to the Permits Coordinator, Harry Knight, at 301-475-4200 ext. *1560.



split

CLARKS MILL
MILL CREEK
PAGE
NALLEY
EWEEL
COVE MANOR
MILLCOVE HARBOR
DEER POND
SYPPER
ANN
IRIS
SWANFALL
CLEARBROOK
PATUXENT
MILLCOVE
DEER CROSSING
HAVENRIDGE
WOODHAVEN
MYRTLE GLEN
RUEFLY
KINGSTON VILLAGE
KINGSTON CREEK
KINGSTON SHORE
GROSS
SOUTH PATUXENT BEACH
LOUIS
FAIRMEADE
WOODHAVEN
FLACID HILL
MYRTLE POINT
KINGSTON
SEVEN GABLES
CLEMENTS
ELMBROOK
CALACRES
PATUXENT BEACH
CHRISTY
WOODLAND ACRES
OAK
POTTER
OLD PINE
NEW HOPE
SHADY MILE
F BIRCH
ARGYLE
ROCKY
BARINGER
OAK TREE
LINDEN
TOWN CREEK
DENT
CONOR
ROPER
MARSHALL
LEGERTON
PARK
CAMELOT
POPULAR
WORTH
THREE NOTCH
CAMDEN
FDR
ABELL HOUSE





District: **08** Account Number: **179017**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

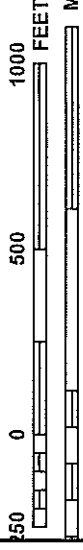
Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

RECEIVED



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0184F

**FIRM
FLOOD INSURANCE RATE MAP**

ST. MARY'S COUNTY,
MARYLAND
AND INCORPORATED AREAS

PANEL 184 OF 412

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY ST. MARY'S COUNTY NUMBER 240994 PANEL 0184 SUFFIX F

Notice: This map was reissued on December 12, 2014 to make a correction. This version replaces any previous versions. See the 'Notice-to-User' Letter that accompanied this correction for details.

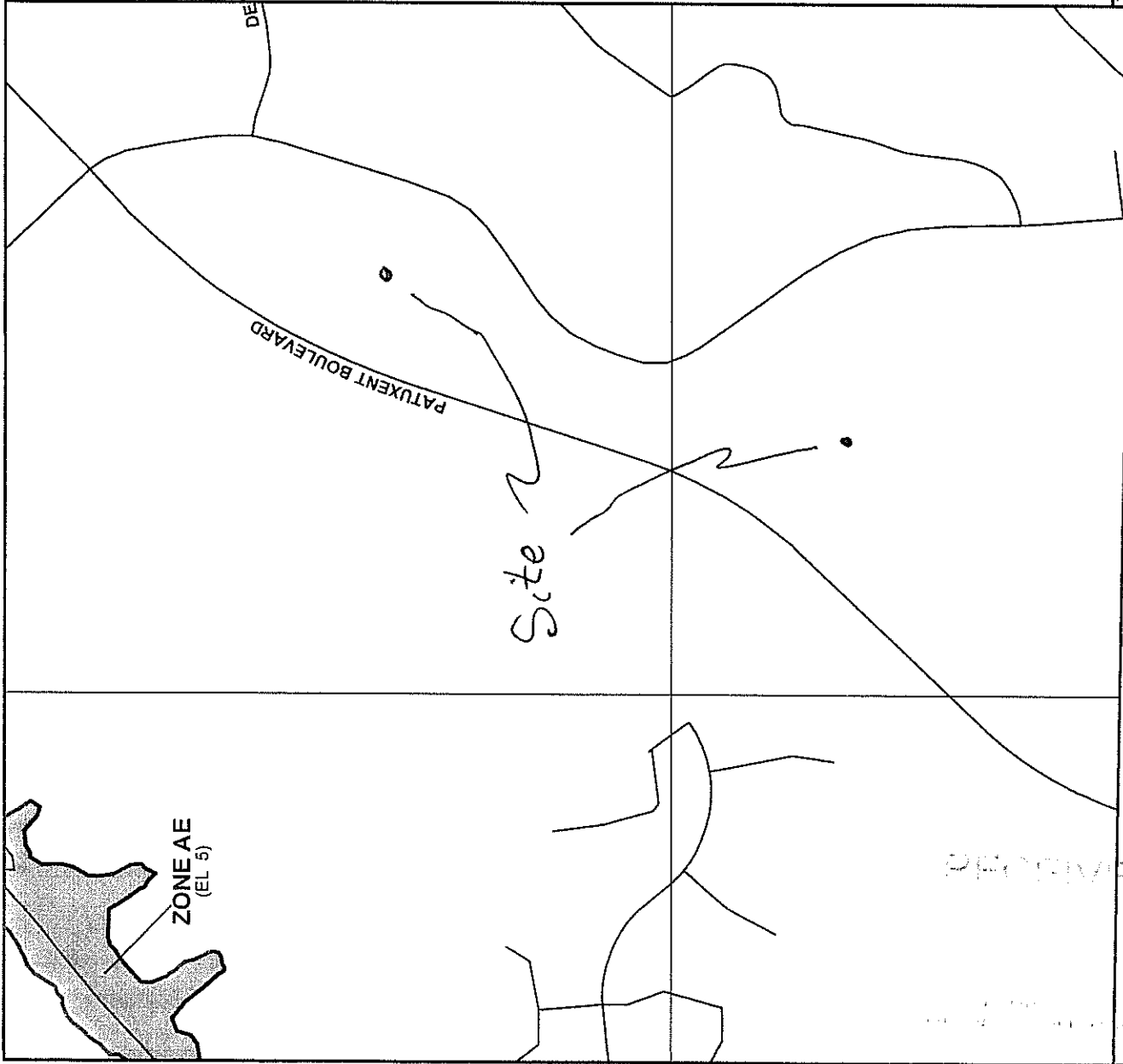
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
24037C0184F

MAP REVISED
NOVEMBER 19, 2014

Federal Emergency Management Agency



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Soil Map—St. Mary's County, Maryland
(Myrtle Point)



Map Scale: 1:5,660 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 18N WGS84



originally 14

Section 2 was approved (when) for XX type and XX units and there is no change

Section 4 was approved (when) for XX type and XX units and on the proposed plan there are YY type and YY units

Section 5 was approved (when) for XX type and XX units and on the proposed plan there are YY type and YY units

Section 6 was approved (when) for XX type and XX units and on the proposed plan there are YY type and YY units

ON MARCH 9, 2009

Sec 2 - received final approval for NO UNITS
only as open space ~~and~~ moving it 14 ^{those}
units to Sec 3 -

Sec 4 - Received approval ON OCT 14, 2008
35 UNITS single family

Sec 3 - originally approved for 12 1/2 units
was approved for 135 including
on those
March 9 the 14 from Sec 2.

Sec 5 - 37 Single Family -

Sec 6 - 9 Single Family -

**Environmental
LOT COVERAGE CONDITIONS**

Existing

house / garage
1,344 x 560 = 1,904 sqft

wood deck(s)
184 x 728 = 912 sqft

porch(s)
209 x _____ = 209 sqft

stoop(s)
_____ x _____ = _____ sqft

step(s)
12 x _____ = 12 sqft

asphalt / ~~concrete~~ / driveway
110 x 546 = 656 sqft

paths / walkways / sidewalks
295 x _____ = 295 sqft

ANY OTHER STRUCTURES / SURFACES
80 x _____ = 80 sqft

TOTAL OF ALL EXISTING STRUCTURES AND SURFACES = 4,068 sqft of lot coverage

Proposed

Enclose Porch
_____ x _____ = _____ sqft;

TOTAL OF PROPOSED STRUCTURE(S) and/or SURFACE(S) 232 sqft of lot coverage

VEGETATION/ STRUCTURE REMOVAL, if applicable

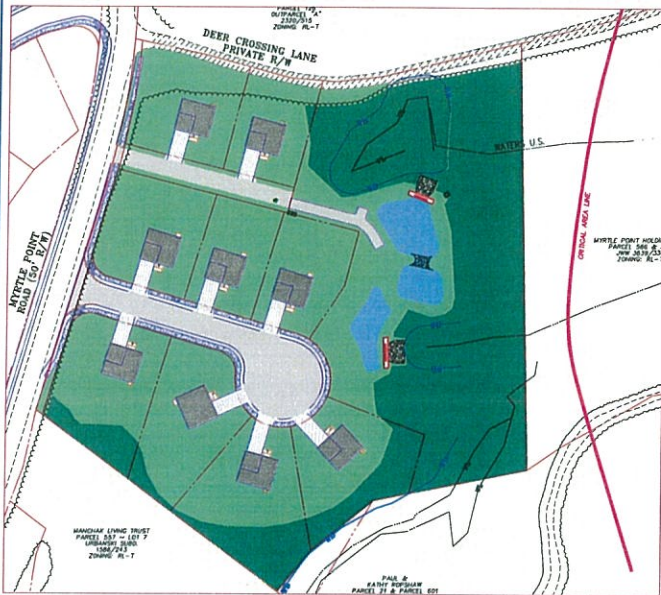
_____ x _____ = _____ sqft; _____ x _____ = _____ sqft;

TOTAL OF STRUCTURE(S) or SURFACE(S) TO BE REMOVED = _____ sqft

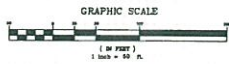
LOD for proposed conditions = _____ sqft

Myrtle Point Development Consolidation

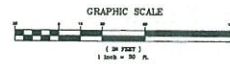
Description	Total Disturbance ac±	Total Impervious ac±	Comments
<u>Existing SFD Design</u>			
Sect. 4A, 4B & 5A	22.8	7.5	<i>See Exhibit A</i>
<u>Proposed TH Design</u>			
Sect. 4A, 4B & 5A	10.4	4.3	<i>See Exhibit B</i>
Net Decrease (Sect. 4 & 5)	(12.4)	(3.2)	
<u>Existing Clubhouse (CH)</u>			
Sect. 6 + Clubhouse Site	5.5	1.5	<i>CAC Disturbance (1.7ac)</i>
<u>Proposed Clubhouse (CH)</u>			
Sect. 6 + Clubhouse Site	4.2	1.3	<i>No CAC Disturbance</i>
Net Decrease (Sect. 6 & CH)	(1.3)	(0.2)	
Total Net Decrease	(13.7)	(3.4)	<i>No CAC Disturbance</i>



CURRENT PLAN



PROPOSED PLAN



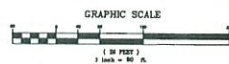
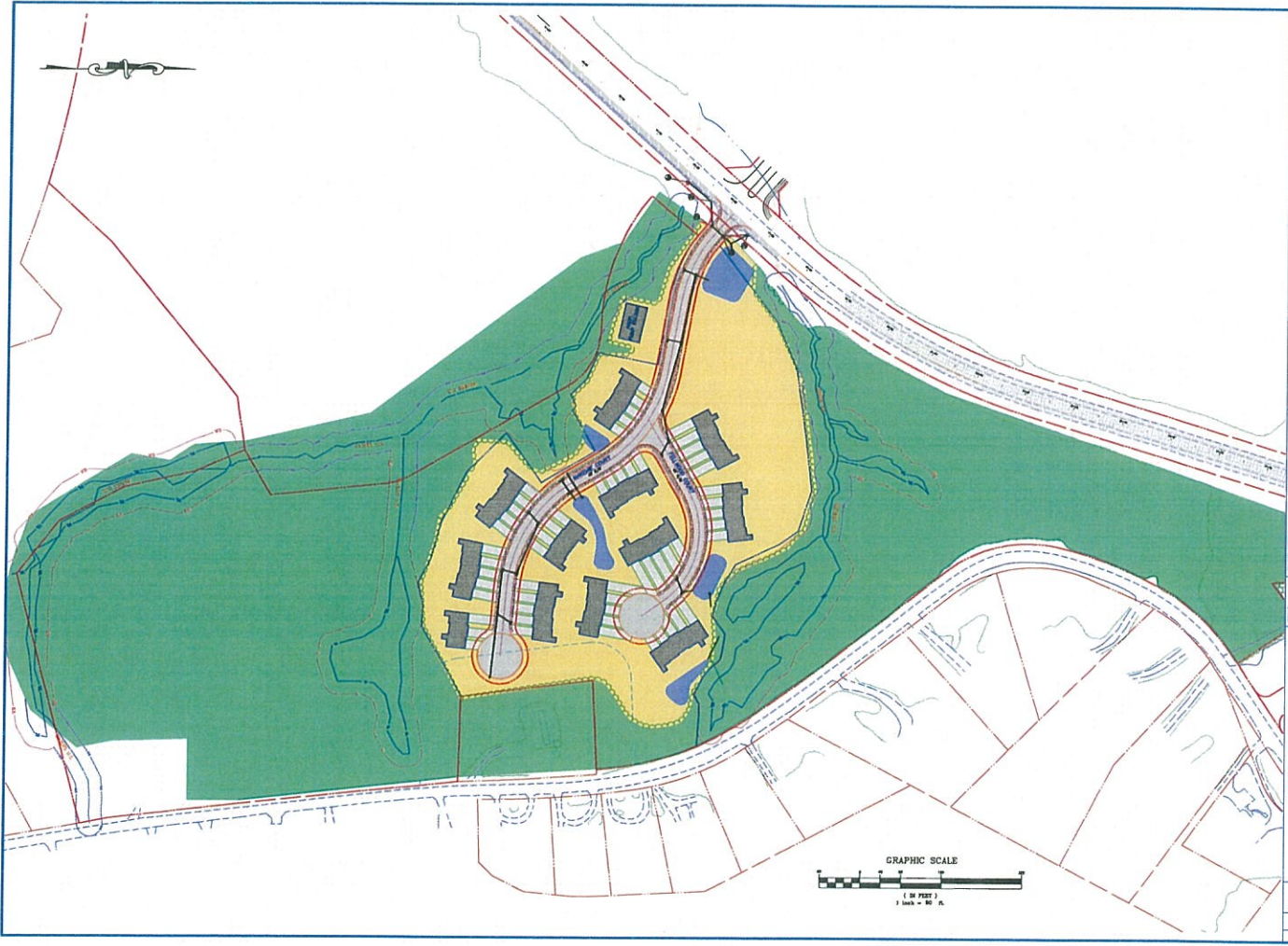
COT A
COLLINSON, OULT & ASSOCIATES, INC.
Surveyors - Engineers
PLS Land Planners
P.L.L.C.
10000 WOODBURN ROAD
MAYFIELD PARK
MAYFIELD, MARYLAND 20715
TEL: 410-326-7300
FAX: 410-326-7301
WWW.COTAI.COM

NO.	DATE	DESCRIPTION
1	08/15/2013	PRELIMINARY
2	08/15/2013	REVISION
3	08/15/2013	REVISION
4	08/15/2013	REVISION
5	08/15/2013	REVISION
6	08/15/2013	REVISION
7	08/15/2013	REVISION
8	08/15/2013	REVISION
9	08/15/2013	REVISION
10	08/15/2013	REVISION
11	08/15/2013	REVISION
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48	08/15/2013	REVISION
49	08/15/2013	REVISION
50	08/15/2013	REVISION

CONCEPT PLAN - RECREATION AREA
MYRTLE POINT CLUBHOUSE
THE FORDS AT MYRTLE POINT
LOTS 215 - 223
EIGHTH DISTRICT, ST. MARYS COUNTY
CALIFORNIA, MARYLAND
FOR CIVETS DEVELOPMENT COMPANY

THIS STAMP IN RED COLOR INDICATES ORIGINAL
1 OF 1
FILE NO. B - X - X

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<p>THE WOODS AT ARROYO POINT PLAN NO. 03 - SECTION 4A, 4B, & 5A MARICOPA COUNTY EIGHTH JUDICIAL DISTRICT GILBERT, ARIZONA</p>		<p>DATE: 08/15/12 PREPARED BY: J. J. COLLINS CHECKED BY: J. J. COLLINS SCALE: AS SHOWN</p>	<p>PLANS REVIEWED BY: J. J. COLLINS DATE: 08/15/12</p>
<p>THIS STAMP IN RED COLOR INDICATES ORIGINAL</p>		<p>THE CHUTE DEVELOPMENT COMPANY</p>	
<p>SHEET 2 OF 2</p>		<p>FILE NO. B - X - X</p>	

C O A
 COLLINSON, CLIFF & ASSOCIATES, INC.
 Surveyors - Engineers
 1000 N. GILBERT AVENUE, SUITE 100
 GILBERT, ARIZONA 85234
 PHONE: 480.831.1111 FAX: 480.831.1112
 WWW.COLLINSON.COM

MAP LEGEND

- | | | | |
|--|------------------------|--|-----------------------|
| | Area of Interest (AOI) | | Spot Area |
| | Soils | | Stony Spot |
| | Soil Map Unit Polygons | | Very Stony Spot |
| | Soil Map Unit Lines | | Wet Spot |
| | Soil Map Unit Points | | Other |
| | Special Point Features | | Special Line Features |
| | Blowout | | Water Features |
| | Borrow Pit | | Streams and Canals |
| | Clay Spot | | Transportation |
| | Closed Depression | | Rails |
| | Gravel Pit | | Interstate Highways |
| | Gravelly Spot | | US Routes |
| | Landfill | | Major Roads |
| | Lava Flow | | Local Roads |
| | Marsh or swamp | | Background |
| | Mine or Quarry | | Aerial Photography |
| | Miscellaneous Water | | |
| | Perennial Water | | |
| | Rock Outcrop | | |
| | Saline Spot | | |
| | Sandy Spot | | |
| | Severely Eroded Spot | | |
| | Sinkhole | | |
| | Slide or Slip | | |
| | Sodic Spot | | |

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Mary's County, Maryland
Survey Area Data: Version 12, Sep 30, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 14, 2011—Nov 12, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

St. Mary's County, Maryland (MD037)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrB2	Bourne fine sandy loam, 2 to 5 percent slopes, moderately eroded	0.4	0.6%
ChB2	Chillum loam, 2 to 5 percent slopes moderately eroded	8.9	13.9%
ChC2	Chillum loam, 5 to 10 percent slopes, moderately eroded	0.1	0.2%
ChC3	Chillum loam, 5 to 10 percent slopes, severely eroded	2.2	3.4%
CrD2	Croom gravelly sandy loam, 10 to 15 percent slopes, moderately eroded	1.9	2.9%
Ek	Elkton silt loam	3.0	4.7%
EvB	Evesboro loamy sand, 0 to 8 percent slopes	2.5	4.0%
EwC2	Evesboro-Westphalia complex, 6 to 12 percent slopes, moderately eroded	8.0	12.5%
EwD2	Evesboro-Westphalia complex, 12 to 20 percent slopes, moderately eroded	26.1	40.8%
MmB2	Matapeake fine sandy loam, 2 to 5 percent slopes moderately eroded	4.2	6.6%
MtA	Mattapex fine sandy loam, 0 to 2 percent slopes	2.8	4.4%
Ot	Othello silt loam	2.2	3.4%
SaC2	Sassafras sandy loam, 5 to 10 percent slopes, moderately eroded	1.5	2.4%
Totals for Area of Interest		63.9	100.0%