

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

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Phillip J. Shire, Deputy Director*



Board of County Commissioners

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MEMORANDUM:

TO: The Applicant
FROM: Plans Review/Dept. of Land Use and Growth Management
SUBJ: TEC Items on July 12, 2007 Agenda

DATE: July 3, 2007

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 #02-01

Case File Number: CONCEPT SITE PLAN #07-13200014
Name of Project: CHARLOTTE HALL COMMONS

This submission was circulated for review on 6/14/07.

Additions and corrections required or recommended by this Department are as follows:

- A. **Required by the St. Mary's County Zoning Ordinance (Citations to Ordinance provided):**
1. **Section 60.4 – Concept Site Plan Checklist**
 - a. Above the Title Block complete the LU & GM Control Number #07-13200014.
 - b. Inter-Parcel Connection must be considered and proposed
 - c. Please include Limits of proposed disturbance and total disturbance to the plan.
 - d. Please provide a three dimensional sketch or four (4) sections throughout the site showing grade, structure elevations and landscaping or existing vegetation.
 - e. Add primary drainage patterns with flow direction arrows.
 - f. Show existing and proposed easements.
 - g. Designate recreation areas and Identify building #'s for commercial vrs residential.
 2. **Section 60.5.3 – In order to approve the concept plan, the Planning Commission shall make findings that the proposed development:**
 - a. Is consistent with the Comprehensive Plan and applicable functional plans;
 - b. May be served by adequate public facilities at the time prescribed by Section 70.2.2 and as required by Section 70.2.2;
 - c. Will promote the health, safety, and welfare of the general public, and
 - d. Is consistent with County-wide design objectives.
 3. **Section 63.4.5.c – Buffer Yards:** High intensity use requires a "B" Type buffer along property line.
 4. **Section 66.4 – Addressing Technician Comments:** All required addresses will be assigned upon Final configuration approval.
 5. **Section 70.8.1, 70.9.1.b – New development requiring subdivision approval within an area designated for service under the Comprehensive Water and Sewerage Plan (i.e., within a W-1, W-3D, or W-6D service area**

for water and within an S-1, S-3D, or S-6D service area for sewerage) shall be required to connect to the public community water and sewerage system. The Director may waive or defer the above requirements with concurrence from the Metropolitan Commission and from the Office of Environmental Health, if the applicant demonstrates that connecting to or constructing a new water and sewer system would not be feasible. This plan can not be approved until a waiver is approved.

6. Section 70.11.1 – APF Schools: This project is within the Northern School District, and currently has no school capacity.
 7. Section 71.5.1.b – 25’-buffer shall be preserved from the edge of non-tidal wetlands and shall be expanded up to 100’ to include areas of adjoining hydric soils.
- B. Required by Regulations, Ordinances or Policies administered by this Office (Citations to Ordinances or Regulations provided):
1. Maryland Accessibility Code - Fire Marshal/Building Code - International Building Code – Memo from Harry Knight is available on the web.
 2. Comprehensive Water and Sewerage Plan (CWSP): Following concept review and approval of this plan by the Planning Commission, public hearings must be held by the Planning Commission and County Commissioners to amend the CWSP.
 3. You can check the status of your project and read future staff comments by going to the County website at www.co.saint-marys.md.us. Go to “EGOV” and click on “Plan Review Comments.” Follow the directions for entering your Project Number. Your Project Number can be found in the “Case File Number” section above.
 - a. To determine the status of your project, click on “Reviews” and select the review type your project is currently undergoing (e.g. minor subdivision).
 - b. To read staff reports, click on “Project Text” and select the report you want to read.
- C. THE NEXT STEP IN THE REVIEW PROCESS FOR THIS PROJECT IS:

ADDRESS THE ABOVE COMMENTS AND OBTAIN APPROVALS FROM APPROPRIATE TEC AGENCIES, AND MAKE APPLICATION FOR PLANNING COMMISSION REVIEW AND APPROVAL OF THE CONCEPT SITE PLAN IN ORDER TO PROCEED WITH AN AMENDMENT TO THE CWSP.

Signed: _____
Robert E. Bowles, Planner

CC to: Rainbow Construction
C/o Mark Guadagnoli
P.O. Box 2430
Waldorf, MD 20602

Crouse Engineering, Inc
3215 Leonardtown Road
Waldorf, MD 20602