Project:

Reviewer/Date: AJ 8/8/24

Site Visit Req.?:

CRITICAL AREA ENVIRONMENTAL WORKSHEET

Permit# : 24-0666 TM 65 GR 3 PAR 312 LOT/BL 34 ZONE RCA

Tax I.D.: 02-029677 Address/Subdivision: 17581 Whitestone drive

Acreage: Sq. Ft. 62,227 Fastland : (Ac. - Tidal Wetlands)

L.C. Allowed: 9,334 ☐ IDA/No Limit ☐ PUD/ Other

Subdivided Before Dec. 1. 1985

☐ 25% + 500 (0 - 8,000) ☐ 31.25% (8,001 - 21,780)

☐ 15% (>36,300) ☐ 5,445 s.f. (21,781 - 36,300)

Subdivided After Dec.1, 1985

☐ 15% (>36,300)

☐ 25% (1 acre or less, subdivided after 12/1/85)

Lot Coverage Calculations	Existing	Removed	Adding	Total
House	2,537	2,537	3,384	3,384
Porch	1,431	1,431	1,745	1,745
Walk/Pad	1,129	784	404	749
Lean to	62			62
Garage	1,942			1,942
Driveway	4,905	1,724	928	4,109
TOTALS	12,006	6,476	6,461	11,991
Percent I.S.				

L.C. in Buffer (sq. ft) Existing Proposed

Prop. L.C. in buffer

House: 835

Porch: 1,653

Walk/Pad: 67

Total: 2,555

Comments

Variance Required? Y / N

Minimum Forest Coverage req'd (15%) : 9,334 Buff. Clring/Over % I.S.

Woody Vegetative Cover	Existing Veg.	Clearing Non Buffer	Clearing Buffer
Individual Trees ( )			
Individual Shrubs ( )			
Forest/Woodland (sq.ft.)	12,584	400	
Other			
TOTALS			
Percentage of total veg. cover			

Clring O/S CA Buffer

Clring 20-30%

Clring I/S CA Buffer

100 sqft =1 tree/3 shrubs or BMP

New I.S. in Buffer

Min 15% Woody Veg.

Mitigation	sq.ft.
Variance/Violation 3:1	7,665
Buffer Violation 4:1	
Reforestation 1:1	400
Reforestation 1.5 :1	
Reforestation 3:1	
IDA I.S./ IDA & BMO	
BMO 2:1	
Afforestation	
TOTAL	
Buffer Establishment	sq.ft.
existing	
required	3,906
TOTAL	10,164

Credit LC Removed Buffer 1,807 Removed

Buffer Management Plan				
Required? Y/N		Approved	Date of Inspection	(Enter in HTE)
Submitted Y/N				
Type:	Simplified	Minor	Major	

Soils Soil Description Area Disturbed (sq.ft.) Comments

☐ Hydric Soil

☐ Highly Erodible

☐ Other

Soil Survey Sheet

Floodplain Elev. Certificate req'd?

Zone/ Elevation ☐ Yes

Zone/ Elevation ☐ No

Floodplain Panel #

Turn over for more info--------->

Wetlands	Streams	> 15% Slopes
☐ Tidal (sq.ft. _____)	☐ Yes	☐ Yes
☐ Non - Tidal	☐ No	☐ No
☐ Adjacent	☐ Adjacent	☐ Adjacent
☐ None		Topo Grid #

Variance Summary	Expand for Hydric Soil	Expand for HE Soil	MDE permit required	BOA	Admin.
100' Buffer	☐	☐	☐	☐	☐
Stream Buffer	☐	☐	☐	☐	☐
Wetland Buffer	☐	☐	☐	☐	☐
Tidal Wetland	☐	☐	☐	☐	☐
Non-Tidal Wetland	☐	☐	☐	☐	☐
Disturb Steep Slopes	☐	☐	☐	☐	☐
Over LS Limit	☐	☐	☐	☐	☐
Clearing > 30 %	☐	☐	☐	☐	☐
Critical Area Setback	☐	☐	☐	☐	☐
Floodplain	☐	☐	☐	☐	☐

Additional Comments:

ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT
Jessica S. B. Andritz, Director
Courtney Jenkins, AICP, Deputy Director

COMMISSIONERS OF ST. MARY'S COUNTY:
James R. Guy, President
Michael R. Alderson, Jr., Commissioner
Eric S. Colvin, Commissioner
Michael L. Hewitt, Commissioner
Scott R. Ostrow, Commissioner

Critical Area Site Plan Checklist (CZO Section 71.2.4)

Permit approval may be delayed if the below information is not provided at the time of application

SP Scale 1"=30' not correct

Permit # 24-0666

N/A	Acceptable	Unacceptable	
☐	☑	☐	Using a scale of 1"=10' 1"=20' 1"=30' 1"=40' 1"=50' or 1"=60' show the boundary of the property and the location and dimensions of all existing and proposed structures.
☐	☑	☐	Indicate the Critical Area Overlay Zones: RCA ✓ LDA ___ IDA ___ BMO ___ Zone RL

☆ This includes **buildings** (houses, sheds, barns, garages, gazeboes, porches, stoops, etc.) **paving** (decks, patios, steps, walkways, driveways, roads, parking lots, paths) **recreational amenities** (swimming pools, tennis courts, basketball courts, etc.)

Lot Coverage Calculations (square foot)				
	Existing	Removed	Adding	Total
Dwelling	2,537	2,537	835	835
Walkways	448	448	67	67
Porches	1,377	1,377	1,653	1,653
Decks				
Pool				
Driveway/Parking	4,905	1,724	928	4109
Garage	1,942			1942
Roads				
Sheds				
Lean-To	62			62
Walk/Pad	681	336	337	682
TOTALS	11,952	6,422	3,820	9,350
Percent L.C.				

☐	☑	☐	Label and dimension **all** structures and surfaces that are proposed and **all** surfaces and surfaces that are to be removed. Show total amounts of **existing** and **proposed lot coverage** and amount of any lot coverage to be **removed**.
☐	☑	☐	Clearly identify boundaries of forest, boundaries of shrubby woody vegetation and individual trees and shrubs.

☆ Use appropriate symbols for different types of vegetation when identifying individual trees and shrubs. **Identify vegetative areas, trees, and shrubs to be removed.**

☐	☑	☐	Location of the shoreline (mean high water line) drawn to scale if present
☐	☑	☐	Location of all USGS streams, wetlands, hydric and highly erodible soils, on or adjacent to the parcel, if present See Attached GIS Map
☐	☑	☐	Show the names of all bodies of water.
☐	☑	☐	Indicate the boundaries of all buffers: the tidal wetland buffer, non-tidal wetland buffer, and stream buffers including expansion for steep slopes, hydric soils, and highly erodible soils, if applicable. See Att. GIS Map
☐	☑	☐	Show all recorded easements (slope, forest retention, drainage, access, sewage disposal)

 Initial Review for CA Review Completed 7/23/24 SG

P.O. BOX 653 • PATUXENT BUILDING • 23150 LEONARD HALL DRIVE, LEONARDTOWN, MD 20650
PHONE (301) 475-4200, EXT. 1500 • FAX (301) 475-4635 • www.stmaryscountymd.gov

Real Property Data Search ( )
Search Result for ST MARY'S COUNTY

View Map **View GroundRent Redemption** **View GroundRent Registration**

Special Tax Recapture: None

Account Identifier: **District -** 02 **Account Number -** 029677

Owner Information

Owner Name:	HALLGREN DOUGLAS H	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	17581 WHITESTONE DR TALL TIMBERS MD 20690-2024	**Deed Reference:**	/01156/ 00353

Location & Structure Information

Premises Address:	17581 WHITESTONE DR TALL TIMBERS 20690-0000 Waterfront	**Legal Description:**	61,632 SQ FT LOT 34 PLAT TEN LANDINGS AT PINEY POINT

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	30 129
0065	0003	0312	2040016.19	0170			34	2023	Plat Ref:	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1994	6,042 SF		1.4100 AC	

StoriesBasement	Type	Exterior	QualityFull/Half Bath	Garage	Last Notice of Major Improvements
2 1/2 YES		STANDARD UNITWOOD SHINGLE/6	6 full	1 Detached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2023	As of 07/01/2023	As of 07/01/2024
Land:	406,100	366,100		
Improvements	63,100	103,300		
Total:	469,200	469,400	1,036,700	469,333
Preferential Land:	0	0		

Transfer Information

Seller: BLASER, THOMAS M & PAULINE G	**Date:** 05/16/1997	**Price:** $550,000
Type: ARMS LENGTH MULTIPLE	**Deed1:** EWA /01156/ 00353	**Deed2:**
Seller: PINEY PT LANDING PARTNERSHIP	**Date:** 04/20/1994	**Price:** $365,000
Type: NON-ARMS LENGTH OTHER	**Deed1:** EWA /00886/ 00463	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 12/02/2014

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Initial Review for CA Review Completed 7/23/24 RJH

ArcGIS Web Map



7/23/2024, 4:21:48 PM

Address Points
- Existing
- Property Boundaries

Critical Area (Adopted May 2021)
- Resource Conservation Area
- Critical Area 100ft Buffer

SCANNED 7/29/24

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

Initial Review for CA Review Completed 7/23/24

Printed from the Public GIS Map
Provided by the St Marys County Government

ArcGIS Web Map



7/23/2024, 4:19:53 PM

Address Points
- Existing

Property Boundaries

DNR Wetlands
- Estuarine
- Palustrine

NRCS Soils (SSURGO) - Hydric Soils

Slopes Greater than 15%

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

SCANNED 7/29/24 SM

Initial Review for CA Review Completed 7/23/24 SM

Printed from the Public GIS Map
Provided by the St Marys County Government

Project: 24-0666

Reviewer/Date: _____

Site Visit Req.?: _____

CRITICAL AREA ENVIRONMENTAL WORKSHEET

Permit# : 24-0666 TM 65 GR 03 PAR 0312 LOT/BL 34 ZONE _____

Tax I.D.: 19-02029677 Address/Subdivision: 17581 Whitestone Dr. / Landings at Piney Point

Acreage: 1.4100 Sq. Ft. _____ Fastland : _____ (Ac. - Tidal Wetlands)

I.S. Allowed: _____ ☐ IDA/No Limit ☐ PUD/ Other

Subdivided Before Dec. 1, 1985

☐ 25% + 500 (0 - 8,000) ☐ 31.25% (8,001 - 21,780)

☐ 15% (>36,300) ☐ 5,445 s.f. (21,781 - 36,300)

Subdivided After Dec.1, 1985

☐ 15% (>36,300)

☐ 25% (1 acre or less, subdivided after 12/1/85)

Impervious Surface (I.S.) Calculations					**I.S. in Buffer (sq. ft)**		**Comments**
	Existing	Removed	Adding	Total	**Existing**	**Proposed**	
							Variance Required? Y / N
TOTALS							
Percent I.S.							

Minimum Forest Coverage req'd (15%) : _____

Buff. Cling/Over % I.S.

Cling O/S CA Buffer

Cling 20-30%

Cling I/S CA Buffer

100 sqft =1 tree/3 shrubs or BMP

New I.S. in Buffer

Min 15% Woody Veg.

Woody Vegetative Cover	Existing Veg.	Clearing	
		Non Buffer	Buffer
Individual Trees ( )			
Individual Shrubs ( )			
Forest/Woodland (sq.ft.)			
Other			
TOTALS			
Percentage of total veg. cover			

Mitigation	sq.ft.
Variance/Violation 3:1	
Buffer Violation 4:1	
Reforestation 1:1	
Reforestation 1.5 :1	
Reforestation 3:1	
IDA I.S./ IDA & BMO	
BMO 2:1	
Afforestation	
TOTAL	
Buffer Establishment	sq.ft.
existing	
required	
TOTAL	

Buffer Management Plan			
Required? Y/N		Approved _____ Date of Inspection _____	(Enter in HTE)
Submitted Y/N			
Type:	Simplified _____ Minor _____ Major _____		

Soils Soil Description Area Disturbed (sq.ft.) Comments

☐ Hydric Soil _____

☐ Highly Erodible _____

☐ Other _____

Soil Survey Sheet _____

Floodplain Elev. Certificate req'd?

Zone/ Elevation _____ ☐ Yes

Zone/ Elevation _____ ☐ No

Floodplain Panel # _____

Turn over for more info---------->

Wetlands	Streams	> 15% Slopes
☐ Tidal (sq.ft._____)	☐ Yes	☐ Yes
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☐ None		Topo Grid #

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Over I.S. limit	☐	☐	☐	☐	☐
Clearing > 30 %	☐	☐	☐	☐	☐
Critical Area Setback	☐	☐	☐	☐	☐
Floodplain	☐	☐	☐	☐	☐

Additional Comments:

Prior CAPAs? trees shrubs **CAPAs Completed ?**

Prior Permits? **for?**


17587 WHITESTONE DR
17585 WHITESTONE DR
17581 WHITESTONE DR
17571 WHITESTONE