

Hearing Date: March 26, 2013

**Report to the Board of Appeals
Request for Modification of Special Exception and Variance
Surface Mining of More Than 10 Acres
Docket #1108**

SUMMARY OF REQUEST

Mine Site Area: Approximately 249.3 acres, containing Phases 1-8, on a combined 503.9 acre tract

Location of Site: Waldorf, East Side of Leonardtown Road (Route 5), South of Poplar Hill Road, both sides of Gardiner Road, in the 8th Election District (Tax Map 16, Parcels 11, 13, 50, 76, 117, 119 and 120)

Location of Modification Area: Property boundary and associated buffer between mining site at south side of Parcel 119/120 and the property of Homeland Trio LLC, Parcel 33. Proposed modification area includes 100' forested buffer along 1600' property line, which equates to 3.67 acres (160,000 square feet)

Owner: Southstar Limited Partnership

Applicant: Chaney Enterprises Limited Partnership

Zoning: Rural Conservation (RC) Zoning District with Resource Protection Zone (RPZ) Overlay

Proposed Activity: (Use #7.05.120) Surface mining of more than 10 acres

Request: Approval for modification to special exception for surface mining of more than 10 acres. A variance is requested to mine up to the property boundary adjacent with Parcel 33, thereby eliminating a forest buffer in this area.

MODIFICATION REQUEST/VARIANCE

The applicant, Chaney Enterprises Ltd. Partnership, requests approval by the Board of Appeals for a modification of an approved Special Exception. Original approval of Docket #1108 was granted on April 20, 2004 for a period of three years. The project was subsequently renewed May 22, 2007, and July 24, 2012 for five year periods. Per Article XIII, surface mining is subject to several conditions and the proposed modification requests relief from the following standard condition.

7.05.110 Surface mining of more than 10 acres

- B. *The approved portion of the tract shall have a buffer to be retained in its natural topographic conditions, undisturbed by excavation of mining for minimum of 100 feet in width. The setback area shall not be used for any purpose except for planting, fencing and roads for ingress and egress to the tract. This setback shall be increased to 250 feet if adjoining homes are within 250 feet of the approved portion of the tract. The Board of Appeals may establish wider setbacks as warranted to protect the surrounding community.*

The Applicant requests relief from the requirement of maintaining the minimum 100 foot buffer along the real property line where the subject property abuts the Homeland Trio property (Parcel 33) to the south of Phase 5, such that the Applicant is not required to maintain any buffer along that real property line. The adjoining property owner, Homeland Trio, has provided the Applicant with written permission in a signed Agreement to forgo the buffer to allow the Applicant to mine to the real property line between the properties.

The following is a discussion of issues identified by the Planning Division relevant for consideration by the Board of Appeals and is based on information provided by the Applicant and received by the Planning Division on December 10, 2012.

SURROUNDING USES AND ENVIRONMENT

Land Use

The subject area of the mining property is located at the south end of Phase 4 and abuts the western boundary of the mining site and Zekiah Waterway. The Zekiah Waterway is protected by the Resource Protection Overlay Zone (RPZ) and the Applicants do not propose to disturb the RPZ for the purposes of their modification request. Phase 4 of the mining site is to the north of the subject area. An area protected by RPZ and Phase 5 are to the east. To the south is the 31.07 acre property owned by Homeland Trio (Parcel 33), which appears to be cleared of vegetation according to a 2011 aerial photo.

According to the Applicant, the Homeland Trio property was previously mined and currently has an unnatural land formation between it and the mining site, which the owners of Homeland Trio would like removed. The relief of the buffer requirement would allow mining up to the property boundary and a more natural slope from one property to the other, mimicking natural contours that existed prior to mining activity on both properties.

South of the Homeland Trio property is a 19 acre parcel (Parcel 256) with a residential single family dwelling and accessory structures. This parcel appears to be cleared of most vegetation according to a 2011 aerial photo. The subject area (property boundary of Homeland Trio) is approximately 550 feet from the residential dwelling on Parcel 256.

Roads

The subject property line and subject adjacent property (Homeland Trio) are not in close proximity to the haul roads, County roads, or State roads. Therefore, roads are not a concern regarding this Special Exception Modification.

Property Buffers

The subject area contains a 100-foot-wide buffer of natural vegetation, as required by the *Zoning Ordinance*. This modification requests relief from the requirement of maintaining this buffer along the real property line where the subject property abuts the Homeland Trio property to the south of Phase 4, such that the Applicant is not required to maintain any buffer along that real property line.

Waterways and Wetland Habitats Supporting Rare, Threatened and Endangered Species

The Zekiah Swamp Run (Zekiah Waterway), a Wetland of Special State Concern, abuts the eastern boundary of the subject area. The western portion of the subject area contains streams and adjacent wetlands. These areas are protected by the RPZ Overlay Zone, which is required to extend 100' beyond the edge of stream bank or edge of adjacent non-tidal wetlands and 100-year floodplain, and be expanded up to an additional 100' for adjacent steep slopes, which shall not be disturbed. The Applicants do not propose to disturb the environmental features protected by the RPZ to the east and west of the subject area.

Forest Supporting Forest Interior Dwelling Species of Birds (FIDS)

Prior to mining, Phases 2 through 8 were completely forested and identified by the Applicant as habitat for FIDS. Additionally, the *2000 Edition of the Maryland Atlas of Greenways, Water Trails, and Green Infrastructure* identifies the forest on the proposed mine site as part of a forest hub (greater than 100 acres in size) "which represents the most important ecological areas remaining in Maryland." This does not imply regulatory protection; however, maintaining forested hubs as open space is vital to retaining the State's biological diversity.

The Applicant's requested Modification to the Special Exception is not expected to strongly impact FIDS due to the narrowness of the proposed additional clearing.

Consistency with the Comprehensive Plan

Chapter 12 of the *2006 Charles County Comprehensive Plan* describes the County's goal and objectives concerning mineral extraction and discusses the management of mineral extraction in terms of predetermined implementation strategies. The County's goal for mineral extraction is: "Support the extraction of mineral resources and related operations including processing while safeguarding the public by providing reduction of the negative impacts resulting from extraction and transportation to the maximum extent practicable."

The Comprehensive Plan states five specific objectives regarding mineral extraction: 1- require that appropriate post-excavation uses for this land be consistent with the County's land planning process, 2- protect existing neighborhoods from the impacts of adjacent extraction operations and associated transportation of mined materials, 3- protect the natural environment from all sources of pollution resulting from mineral extraction, 4- provide adequate regulation and monitoring to all mining operations, and 5- recognize and consider the property owners' right to extract mineral resources. The implementation strategies include special exception standards for the protection of existing neighborhoods from extraction activities, extraction on County-owned sites for the benefit of the County, and consideration of alternatives for the transportation of mined materials.

The Applicant states the proposed modification and variance are consistent with the Charles County Comprehensive Plan generally and it's mineral resources component specifically.

PLANNING DIVISION FINDINGS

The Petition for Modification to Special Exception #1108, was evaluated based on the standards set forth in Article XXV, §297- 415, and Article XIII, §297-212, Use #7.05.120. The Planning Division offers the following findings, for consideration by the Board of Appeals:

1. The owner of the project property, consisting of Parcels 11, 13, 50, 76, 117, 119 and 120, on Tax Map 16, is Southstar Limited Partnership of Waldorf, Maryland. The applicant for the requested Modification to Special Exception is Chaney Enterprises, LP of Waldorf, MD. According to the submitted information, the project property is approximately 503.9 acres in area, and the area of the proposed mine site is approximately 249.3 acres. The length of the property border where the Applicant is requesting relief from the buffer requirement is approximately 1600 feet long.
2. The Board of Appeals will determine, based on the Applicant's submitted information and public testimony, whether the proposed modification will endanger the public health, safety and general welfare. Additionally, the Board has the discretion to determine whether the proposed conditions are adequate to meet this requirement, or if additional conditions are necessary.
3. The requested use is permissible in the Rural Conservation (RC) Zoning District by Special Exception.
4. The Board of Appeals will evaluate the Applicant's submitted information and public testimony, to determine whether the proposed modification would result in detriment to the use, peaceful enjoyment, economic value or development of the surrounding properties or the general neighborhood. (Public testimony is not available at the time of this report.)
5. The following findings are in accordance with the standards and requirements set forth in Article XIII, §297- 212 for use 7.05.110, on Surface Mining of more than 10 acres:

A. Compliance with all applicable local, state, or federal laws, regulations or permitting requirements.

Finding: The Applicant is requesting relief from the condition of a 100 foot buffer along the property boundary with adjacent property owner, Homeland Trio. The Applicant is responsible for obtaining approval with all other local, state and federal regulations, and all permits and approvals that need to be obtained relating to this modification.

B. The approved portion of the tract shall have a buffer retained in its natural topographic condition, undisturbed by excavation of mining for a minimum of 100 feet in width. The setback area shall not be used for any purpose except planting, fencing, and roads for ingress and egress to the tract. The setback shall be increased to 250 feet if adjoining homes

are within 250 feet of the approved portion of the tract. The Board of Appeals may establish wider setbacks as warranted to protect the surrounding community.

Finding: A minimum 100 foot wide natural buffer has been retained around the mining area. This buffer is expanded in locations where existing homes are within 250 feet of the proposed mining area. The Applicant is requesting a Modification to Special Exception to allow mining to the real property line between the mining area and the Property of Homeland Trio property. The owners of the Homeland Trio property have agreed, in writing to the removal of the buffer and extension of the mineable area to the real property line. The Applicant states the subject area properties have exceptional topographical conditions that have been amplified by current and past mining on both parcels, resulting in unnatural land formation between the two properties. The property owners of Homeland trio would like the formation removed to allow a more natural slope from one property to the other, which would mimic the natural contours that existed prior to mining on either property.

C. The height of structures below the maximum allowed and any man-made land form may be limited by the Board.

Finding: No structures or permanent land forms are proposed as part of this Modification/Variance request.

D. Equipment for washing, sorting, crushing, grinding, loading, unloading, spreading, weighing, screening, sizing, or similar operations shall not be located within 750 feet of an existing home. Any such use shall be at least 300 feet from any property line, except that the Board may permit sedimentation ponds to be closer than 300 feet but not closer than 100 feet to such property line if the applicant demonstrates the topographic necessity of such a location and that sufficient safeguards will be provided for the protection of neighboring residents and uses.

Finding: The information provided by the Applicant indicates that no sand and gravel processing will occur at the mining site, and sediment ponds are located at locations consistent with the existing topography, more than 100 feet from the property lines.

E. All operations shall be conducted in a safe manner to prevent hazards to persons, physical or environmental damage to lands, and improvements or damage to any street, bridge, or public right-of-way. All operations must conform to the performance standards contained in Article II, Sections 32 and 33, established for the IG Zone.

Finding: The Applicant stated that mining operations will be conducted in accordance with County grading and State mining permit requirements, and all operations will conform to the performance standards contained in Article II, Sections 32 and 33, of the *Zoning Ordinance*, regarding noise and air quality in the Special Exception that was approved July 24, 2012. The proposed Modification is not expected to affect this requirement.

F. Existing trees and ground cover along public road frontage and lot lines shall be preserved, maintained, and supplemented by selective cutting, transplanting, and addition of

new trees, shrubs, and ground cover.

Finding: The subject area where the modification is being requested does not have public road frontage.

G. Buffer areas around environmental features shall be consistent with the standards by the Resource Protection Overlay Zone. No disturbance or grading shall occur within these buffer areas.

Finding: The buffers provided on the Special Exception #1108 Buffer Modification Exhibit are consistent with the Resource Protection Overlay Zone and the State's Wetland of Special State Concern buffers. According to submitted information, disturbance will not occur within the delineated buffers on either side of the mining site adjacent to the Homeland Trio property.

H. Excavated area shall be maintained and thoroughly drained, except for draining and ponding areas which are used for production.

Finding: No production activity takes place at the mining site utilizing pond water.

I. Roads in the permit area for ingress and egress from excavation areas to public roads shall not be less than 20 feet wide and shall be hard-surfaced and maintained for a distance of 150 feet from the public road into the excavation area. All other roads shall be treated as needed with a preventative dust control.

Finding: The subject property line and subject adjacent property (Homeland Trio) are not in close proximity to the haul roads, County roads, or State roads. Therefore, roads are not a concern regarding this Special Exception Modification.

J. The Board of Appeals shall limit the permit to operate such quarry to a specific expiration date.

Finding: The Applicant is requesting a modification to Special Exception #1108 that was approved on July 24, 2012 for a five (5) year period.

K. Operation hours for excavation processing and filling operations will be established by the Board and shall be restricted to no more than nine hours daily between 6:00 a.m. and 4:00 p.m., except that Saturday operations may be permitted between 7:00 a.m. and 3:00 p.m. No blasting shall be permitted between the hours of 6:00 a.m. and 7:30 a.m. No operation shall be permitted on Sundays except for repairs to equipment. The Board may further limit hours of operation based on the impact of traffic and operations on the surrounding community.

Finding: The Applicant originally requested the hours of 7:00 a.m. to 4:00 p.m. on week days and 7:00 a.m. to 3:00 p.m. on Saturday with no Sunday operations, and does not propose changes to these hours of operation with this Modification Request.

L. Truckloads.

(1) The maximum number of truckloads hauled from a site shall not exceed the following:

Mining site of more than 100 acres, 20 to 200 loads per day

Mining site of 51 to 100 acres, 20 to 150 loads per day

Mining site less than 51 acres, 100 loads per day or less

(2) The Board may reduce the maximum loads per day after weighing factors such as haul roads, routes, traffic patterns, number of trucks, nature of the community and proximity to school, churches, businesses and inhabited dwellings.

Finding: In accordance with the *Zoning Ordinance*, the Applicant requested 200 truckloads per day with renewal of Special Exception#1108 that was approved July 24, 2012. This Buffer Modification Request does not propose to alter the truckload quantity.

M. A site plan shall be submitted for approval to the Board at the time when the application is filed, showing the following:

(1) Setback area, including screening and fencing.

Finding: The modified setback area is shown on the Plan, which shows mining proposed up to the property line. All other setbacks are to remain in place as under Special Exception #1108 renewal approved on July 24, 2012. Fencing is not proposed.

(2) The portion of tract, if any, actually being excavated and proposed excavation areas.

Finding: The Plan shows the proposed modified excavation area at the southern end of Phase 4. The modified excavation area includes the forested buffer that is currently between the mining site and the property boundary of Homeland Trio (Parcel 33), which encompasses an additional 3.67 acres (160,000 square feet).

(3) Existing and proposed structures and major mechanical equipment.

Finding: No structures currently exist, and no new structures or stationary mechanical equipment are proposed.

(4) Existing and proposed access roads.

Finding: The proposed modified excavation area does not include access roads.

(5) Water supply and sewage disposal.

Finding: No water or sewer services were proposed with the renewal of Special Exception #1108 approved on July 24, 2012. The proposed Modification does not propose to alter this criterion.

(6) All necessary pollution control measures.

Finding: The Buffer Modification Exhibit illustrates the approximate locations for sediment and erosion control devices that are in close proximity to the subject area.

(7) Stockpile area.

Finding: The location of the stockpile areas closest to the subject area is shown on the Buffer Modification Exhibit.

(8) Points of access to the site and provisions to control unauthorized entry to the site along the entire perimeter.

Finding: Points of access and gates near entrances are not applicable to this modification request.

(9) A traffic and road condition study to determine the adequacy of the road network and structural elements serving the site for truck traffic to be generated by the quarry.

Finding: A traffic study was submitted with the original application and necessary auxiliary lands on MD Route 5 constructed.

(10) Environmental features, including topography, steep slopes, hydric and erodible soils, wetlands, one-hundred year floodplain and forested areas.

Finding: Environmental features, including topography, steep slopes, hydric and erodible soils, and forested areas have been shown, as applicable.

(11) Historic resources, including sites not previously cataloged, shall be identified and a description provided of how these resources will be protected.

Finding: Historic resources are not known to occur within the subject area of this modification request.

(12) The Board may request that an environmental impact analysis of an application be conducted by the applicant and submitted to the county staff for review and comment.

Finding: The Board may request that an environmental impact analysis of an application be conducted by the applicant and submitted to the County staff for review and comment.

6. Given the submitted information and limited scope of the modification request, the proposed project does not require an Adequate Public Facilities review by the Planning Commission.
7. Based on submitted information, it appears that the requested Modification to Special Exception conforms to the objectives of the *Comprehensive Plan* and complies with the requirements of the *Zoning Ordinance*.

Variance Request Findings

The Board is authorized to grant variances from the strict application of these regulations when, by reason of exceptional narrowness, shallowness or shape of specific parcels of property or by reason of exceptional topographical conditions or other extraordinary situations or conditions of specific parcels of property, the strict application of the regulations of this chapter would result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of said property. However, the Board of Appeals shall not grant variances that will substantially impair the intent, purpose and integrity of this chapter. This provision shall not be construed to permit the Board, under the guise of a variance, to change the permitted use of land.

C. In addition to those general findings required in Subsection B above, variance requests shall not be granted unless the following criteria are met:

(1) That special conditions or circumstances exist that are unique to the subject property or structure and that a strict enforcement of the provisions of this chapter would result in unwarranted hardship which is not generally shared by owners of property in the same land use classification.

Finding: The Applicant states that Homeland Trio has agreed to the removal of the buffer and extension of the mineable area to the real property line, therefore their agreement to waive the protection makes it is possible for the Board of Appeals to provide a variance to the strict compliance with the buffer standards.

(2) That strict enforcement of the provisions of this chapter would deprive the property owner of rights commonly shared by other owners of property in the area.

Finding: The Applicant states that relief from the requirement for a 100 foot buffer would allow a more natural slope from one property to the other, mimicking the natural contours that existed prior to mining activity on either property. Furthermore, this is not a condition that would be generally shared by owners of property in the same land use classification unless surface mining had occurred.

(3) That the granting of a variance will not confer upon an applicant any special privilege that would denied to other owners of like property and/or structures within the same zone/land use classification.

Finding: The Applicant does not claim special privilege as a basis for the granting of the variance.

(4) That the variance request is not based upon conditions or circumstances which are self-created or self-imposed.

Finding: The variance request does not appear to be based upon conditions or circumstances which are self-created or self-imposed. The Applicant and the adjacent property owner, Homeland

Trio, have agreed in writing to the removal of the buffer and extension of the mineable area up to the real property line.

(5) That great profitability or lack of knowledge of the restrictions shall not be considered as sufficient justification for a variance.

Finding: The Applicant does not claim a need for greater profitability or lack of knowledge of the restrictions as reasons supporting the request.

(6) That the proposed variance is consistent with the Charles County Comprehensive Plan.

Finding: The Applicant states the proposed modification and variance is consistent with the Charles County Comprehensive Plan generally and its mineral resources component specifically.

PLANNING DIVISION RECOMMENDATIONS

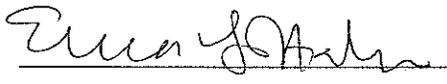
The Planning division staff finds that the applicant has met or justified compliance with the criteria for approval. Therefore, for the purposes of providing compliance with the requirements of the *Zoning Ordinance*, the Planning division staff recommends the following Conditions of Approval, should the Board choose to approve the application for Modification of Special Exception Docket #1108:

1. The granting of Modification to Special Exception Docket #1108 for surface mining is granted from the date of the Board's Order, and shall be effective until the period of five (5) years following approval date of renewal of Special Exception Docket #1108, which was July 24, 2012.
2. Carry forth the conditions for Special Exception Renewal, Docket #1108 for surface mining provided in the previous order of July 24 2012.
3. The Applicant shall comply with all minimum standards established in Article XIII of the current *Zoning Ordinance* with the exception of the modified buffer between the mining site and the Homeland Trio property, as requested. This proposed modified buffer area is the only area where the Applicant is permitted to deviate from Article XIII, §297-212, Use 7.05.110 Surface mining of more than 10 acres, Condition B.
4. The continued operation of this Special Exception is contingent upon compliance with all applicable County, State, and Federal regulations, including, but not limited to, the following local regulations: *Charles County Zoning Ordinance, Grading and Sediment Control Ordinance, Road Ordinance, Storm Water Management Ordinance, Forest Conservation Ordinance, and Floodplain Ordinance*. The Applicant is expected to revise plans/applications related to the aforementioned regulatory documents for review and approval regarding the proposed Modification to Special Exception Docket #1108 if required to do so.
5. The operation and maintenance of this Modification to Special Exception shall be in

compliance and consistent with any and all testimony.

6. The Board of Appeals for Charles County, Maryland, after proper notice and hearing, may suspend and/or revoke this Special Exception, provided findings by the Board of Appeals that any of the above-stated conditions have not been subject to full compliance by the Applicant, its agents, assignees, or successors in interest.

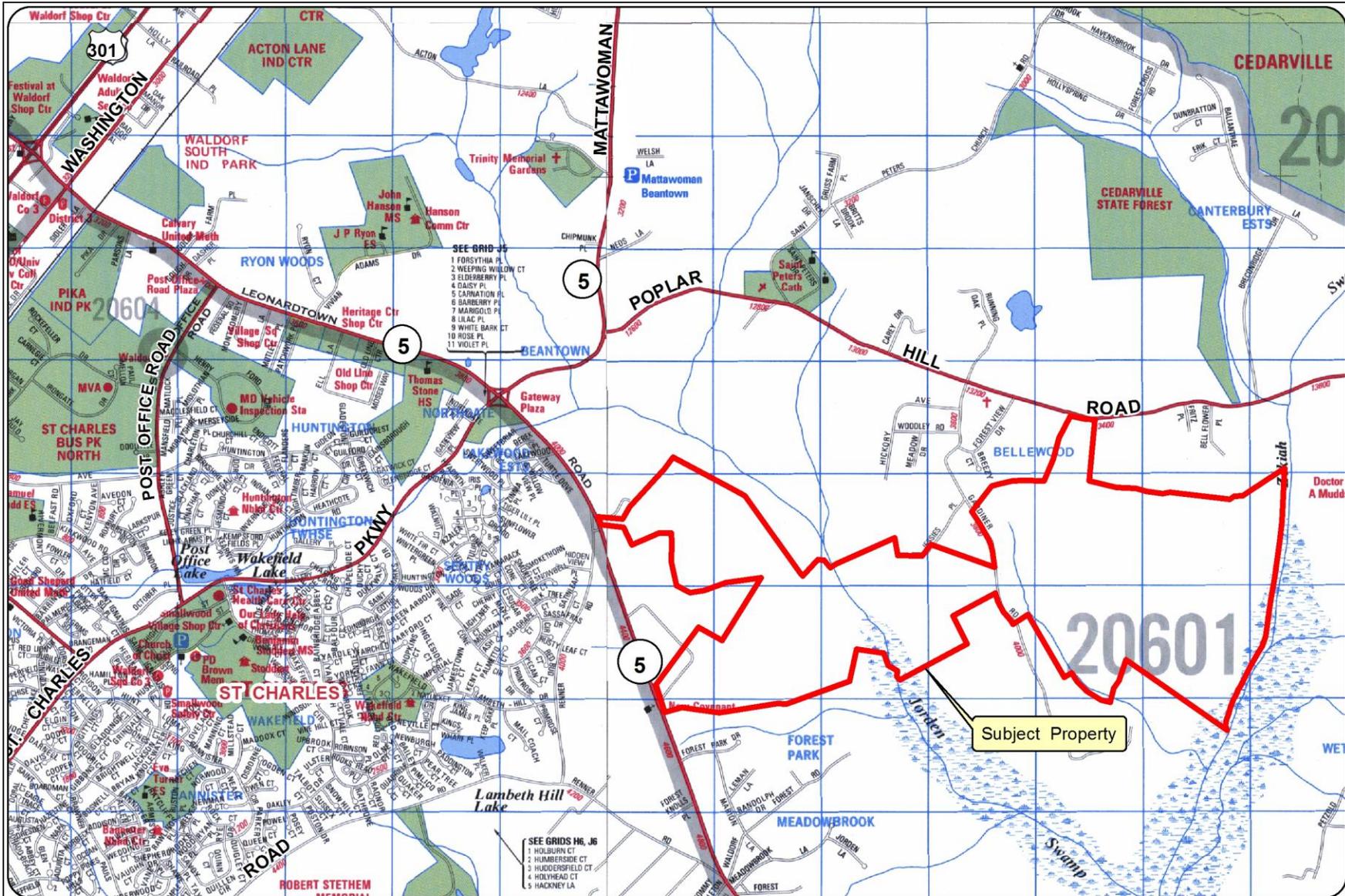
Prepared by the Planning Division, Department of Planning and Growth Management.

Erica Hahn:  Date: 3/12/13
Planner

Charles Rice:  Date: 3-12-13
Env. Programs Manager

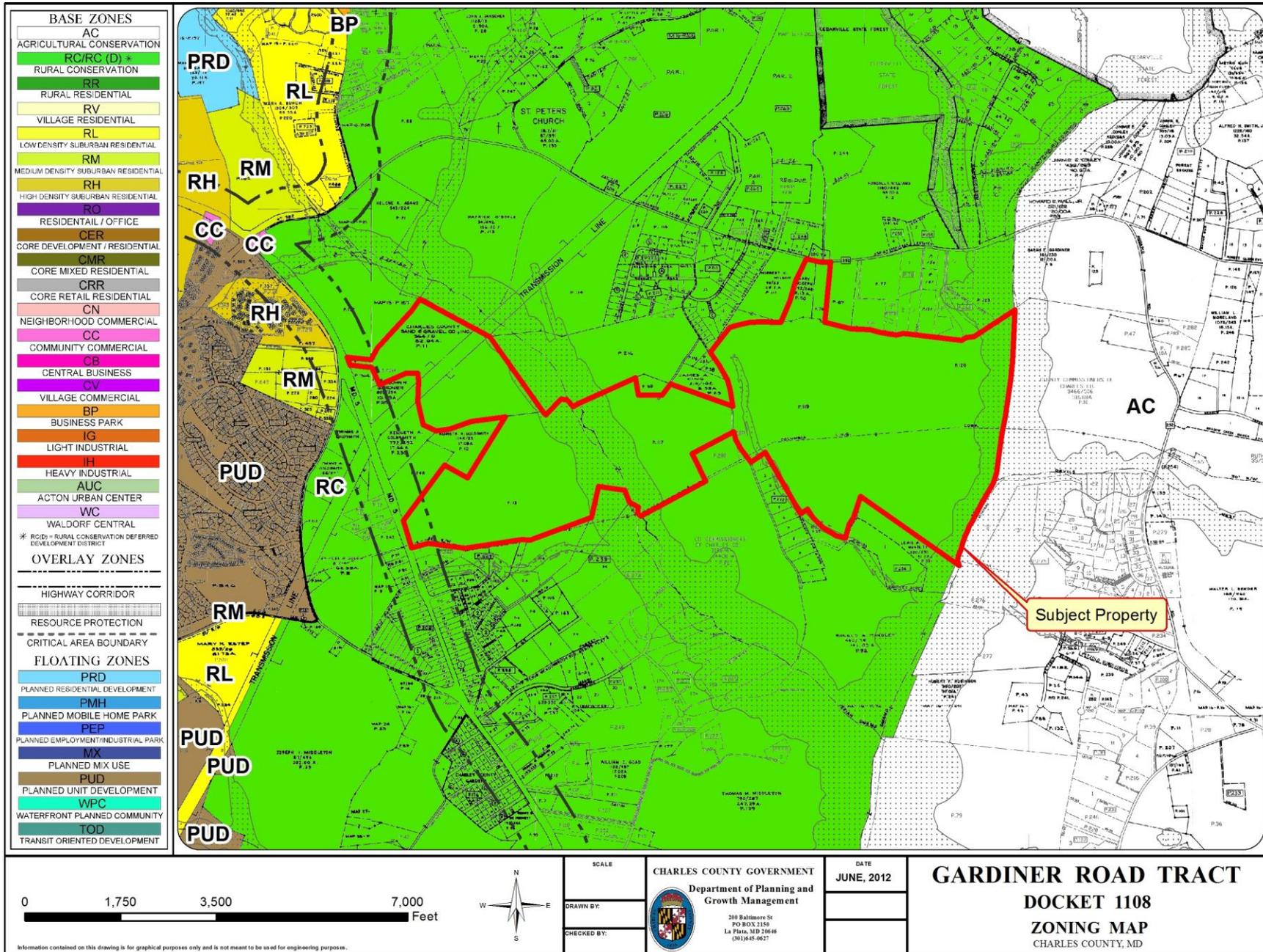
Attachments:

- Docket #1108 Location Map
- Docket #1108 Zoning Map
- Docket #1108 Zoning Map with Area of Interest
- Docket #1108 Aerial Map
- Docket #1108 Aerial Map with Area of Interest
- Docket #1108 Modification Request Exhibit

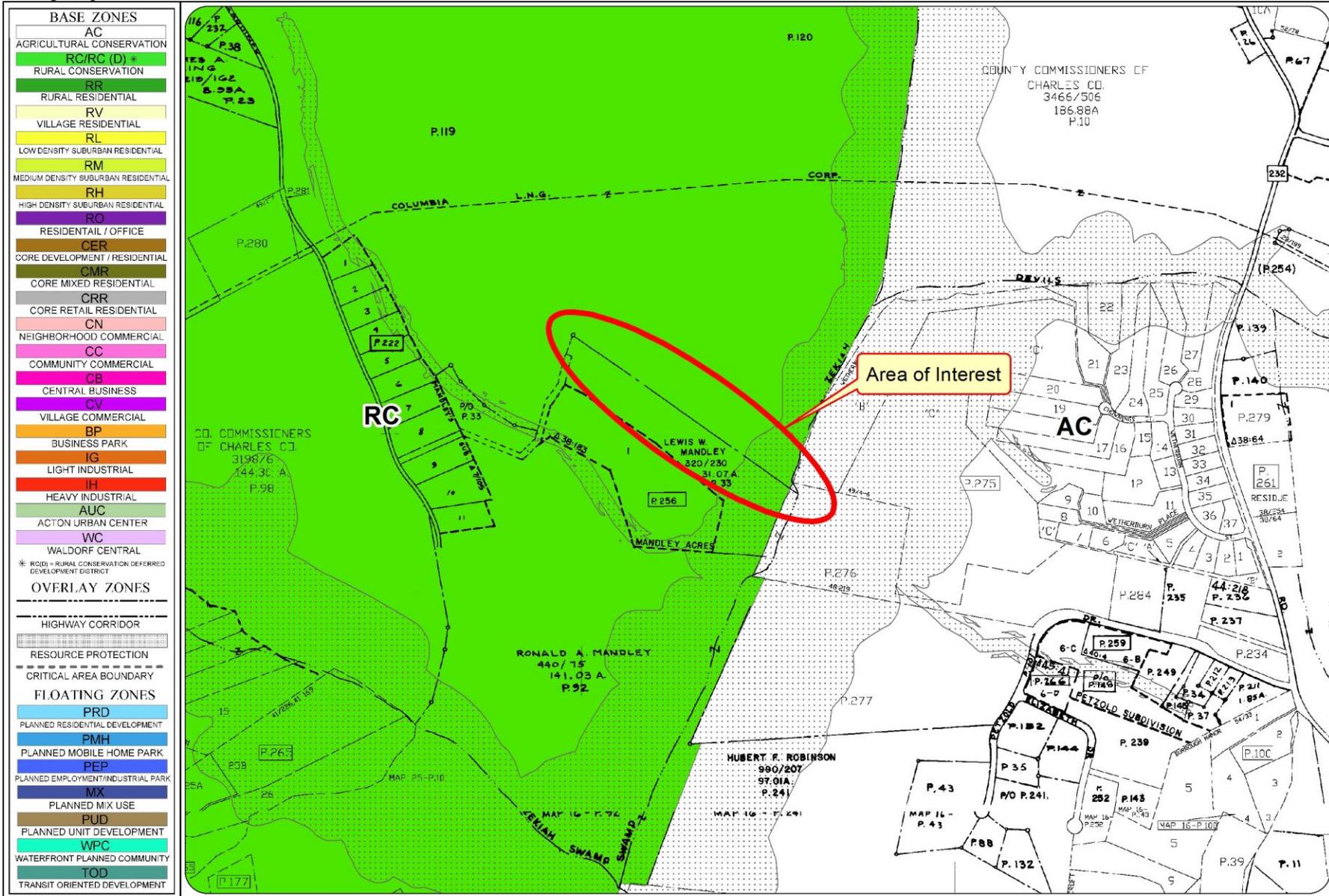


<p>0 1,750 3,500 7,000 Feet</p>	<p>SCALE</p> <p>DRAWN BY:</p> <p>CHECKED BY:</p>	<p>CHARLES COUNTY GOVERNMENT Department of Planning and Growth Management</p> <p>200 Baltimore St PO BOX 2150 La Plata, MD 20646 (301)645-9637</p>	<p>DATE JUNE, 2012</p>	<p>GARDINER ROAD TRACT DOCKET 1108 LOCATION MAP CHARLES COUNTY, MD</p>
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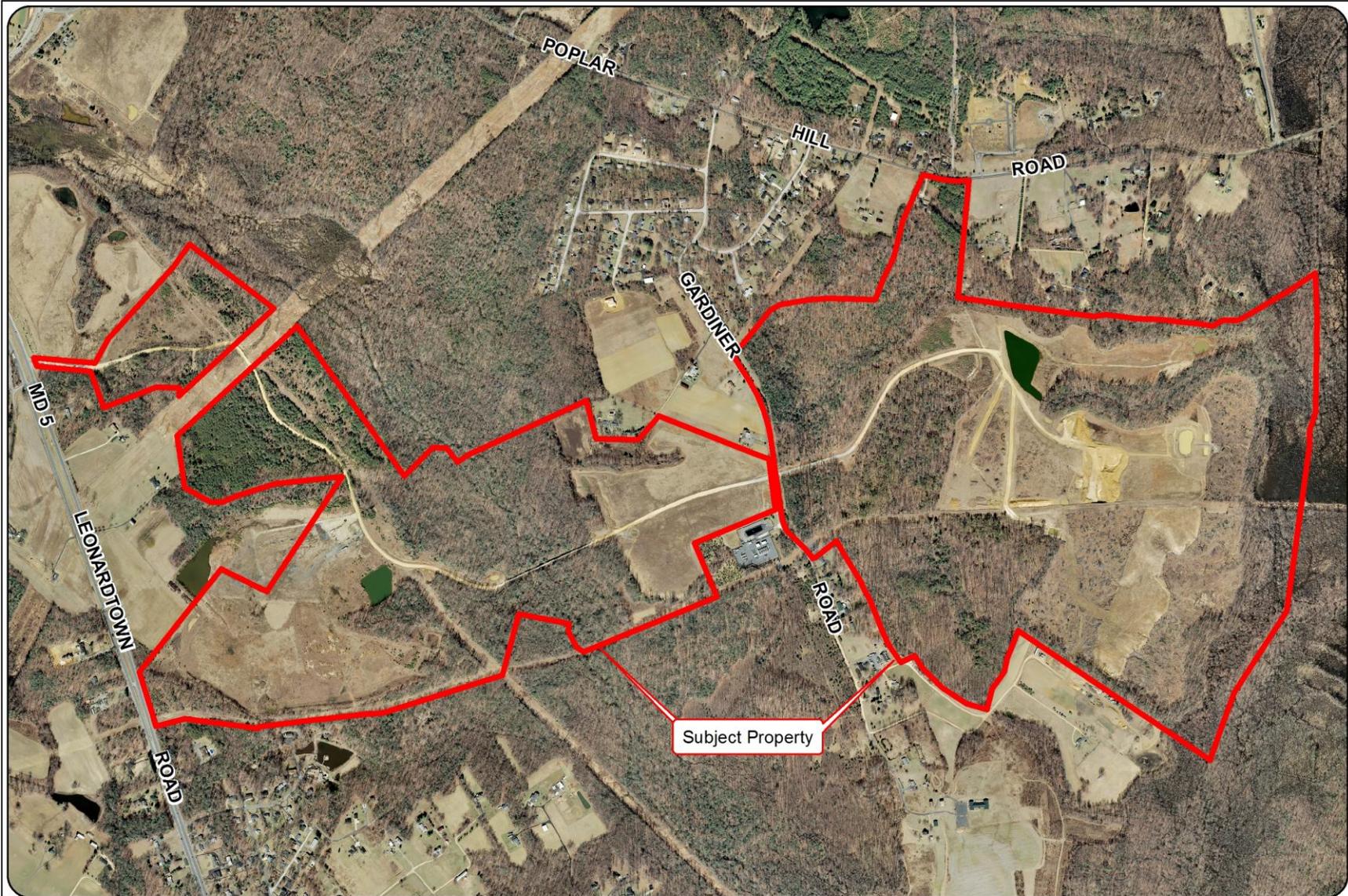
Information contained on this drawing is for graphical purposes only and is not meant to be used for engineering purposes.



Zoning Map with Area of Interest



<p>0 750 1,500 3,000 Feet</p>		<p>SCALE</p>	<p>CHARLES COUNTY GOVERNMENT</p> <p>Department of Planning and Growth Management</p> <p>200 Baltimore St PO BOX 2150 La Plata, MD 20646 (301)467-5627</p>	<p>DATE</p> <p>MAR, 2013</p>	<p>GARDINER ROAD</p> <p>DOCKET 1108</p> <p>ZONING MAP</p> <p>CHARLES COUNTY, MD</p>
		<p>DRAWN BY:</p>	<p>CHECKED BY:</p>	<p>DATE</p>	



<p>0 1,000 2,000 4,000</p> <p>————— Feet</p>		<p>SCALE</p> <hr/> <p>DRAWN BY:</p> <hr/> <p>CHECKED BY:</p>	<p>CHARLES COUNTY GOVERNMENT Department of Planning and Growth Management</p> <p>200 Baltimore St PO BOX 2150 LA PLATA, MD 20646 (301) 645-6627</p>	<p>DATE</p> <p>JUNE, 2012</p>	<p>GARDINER ROAD TRACT DOCKET 1108 AERIAL MAP (2011) CHARLES COUNTY, MD</p>
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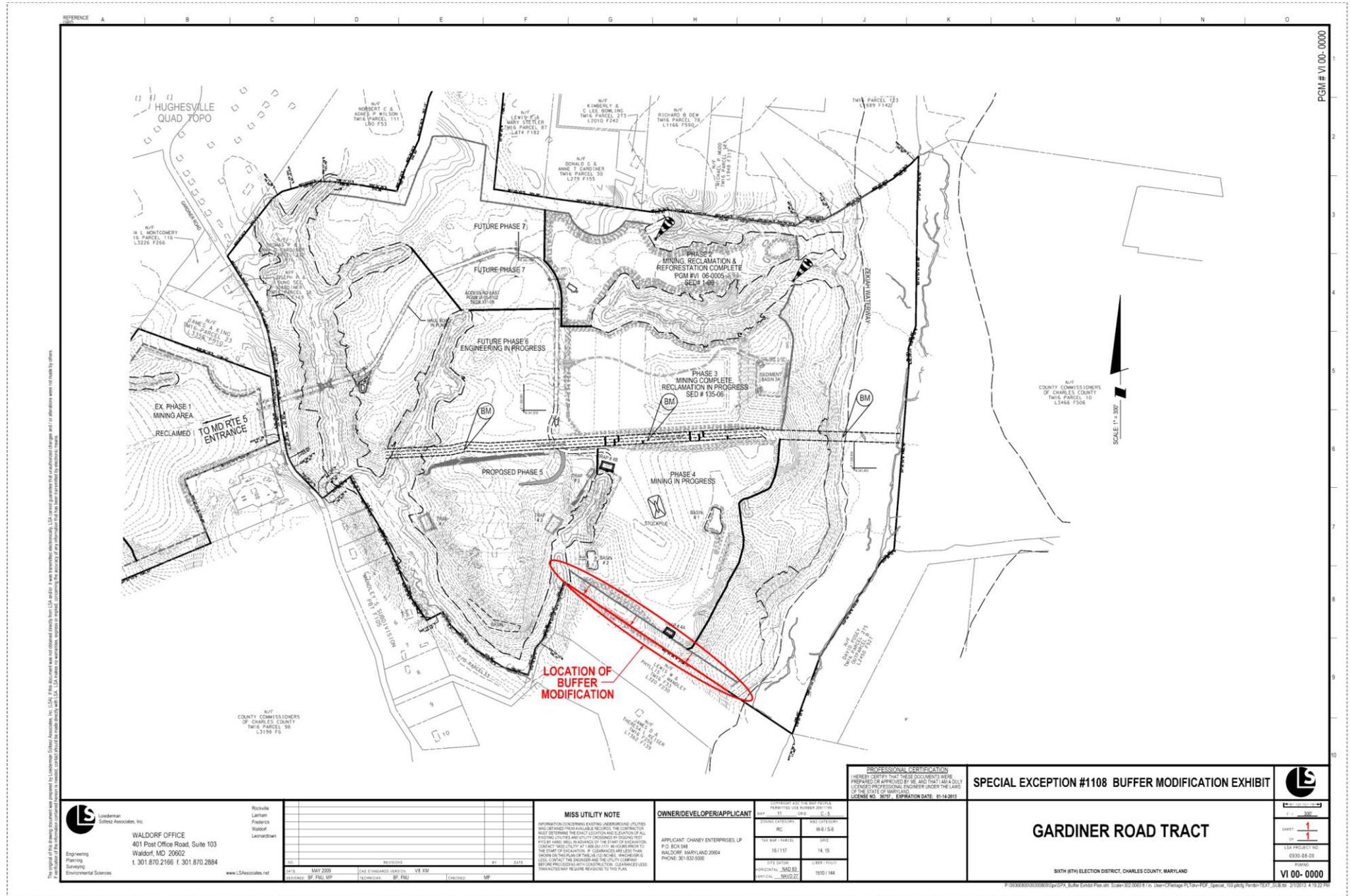
Aerial Map with Area of Interest



Area of Interest

<p>0 150 300 600 Feet</p>		<p>SCALE</p> <p>DRAWN BY:</p> <p>CHECKED BY:</p>	<p>CHARLES COUNTY GOVERNMENT Department of Planning and Growth Management</p>  <p>200 Baltimore St PO BOX 2150 La Plata, MD 20646 (301)245-0627</p>	<p>DATE</p> <p>MAR, 2013</p>	<p>GARDINER ROAD DOCKET 1108 AERIAL MAP (2011) CHARLES COUNTY, MD</p>
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LS Landstar
Sohler Associates, Inc.
Engineering
Planning
Surveying
Environmental Science

Rochelle
Latham
Friedrick
Waldorf
Larsen/Smith

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1.301.870.2166 f.301.870.2884
www.LSAssociates.net

NO.	REVISIONS	DATE
01	MAY 2009	ISSUED FOR PERMITTING
02	SEP 2009	REVISED FOR PERMITTING

MISS UTILITY NOTE
INFORMATION ON EXISTING UTILITIES AND RECORDS IS PROVIDED FOR YOUR INFORMATION ONLY. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES AND VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BY HAND. WELL IN ADVANCE OF THE START OF CONSTRUCTION. CONTRACTORS SHALL NOTIFY THE UTILITIES PROVIDER AT LEAST 48 HOURS PRIOR TO ANY WORK TO BE DONE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CLEARANCES PRIOR TO ANY WORK TO BE DONE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CLEARANCES PRIOR TO ANY WORK TO BE DONE.

OWNER/DEVELOPER/APPLICANT
APPLICANT: CHANEY ENTERPRISES LP
P.O. BOX 148
WALDORF, MARYLAND 20604
PHONE: 301-832-9300

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 30791 EXPIRATION DATE: 01-14-2013

DATE PREPARED	16/11/17
DATE CHECKED	14/11/17
DATE APPROVED	10/01/16

SPECIAL EXCEPTION #1108 BUFFER MODIFICATION EXHIBIT

GARDINER ROAD TRACT

SIXTH (6TH) ELECTION DISTRICT, CHARLES COUNTY, MARYLAND

LS

SCALE: 1" = 300'

DATE: 03/08/2013

PROJECT: 1108

PGM: VI 00-0000

