

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

*Jessica S.B. Andritz, Esq., Director  
Courtney Jenkins, AICP, Deputy Director*



**COMMISSIONERS OF ST. MARY'S COUNTY**

James R. Guy, President  
Michael R. Alderson, Jr., Commissioner  
Eric Colvin, Commissioner  
Michael L. Hewitt, Commissioner  
Scott R. Ostrow, Commissioner

---

**MEMORANDUM**

**To:** Board of Appeals  
**From:** Stacy Clements, Environmental Planner  
**Subject:** CUAP 23-0047, Sloan Loveville Gravel Mine  
**Date of Hearing:** December 14, 2023

---

**SECTION I. Development Data:**

**Request:** The Applicant requests the modification of conditional use approval 15-131-050 and 21-131-0001 to expand mining operations by 12.2 acres, pursuant to Chapter 25 of the Comprehensive Zoning Ordinance, for use type 82, Extractive Industry within the Rural Preservation District (RPD).

**Agent:** Christopher Longmore, Dugan McKissick & Longmore  
Barry Vukmer, Chesapeake Trails Surveying, LLC (the "Applicant")

**Owner:** Multiflora, LLC (the "Owners")

**Location:** 28625 Abell's Way, Loveville, MD  
**Tax Map:** 19 **Grid:** 19 **Parcel:** 133  
**Election District:** 3  
**Acreage:** 156.226 acres (parcel 168=35.23 acres; parcel 10=43.01 acres; parcel 169=15.001 acres; parcel 133=62.985 acres)  
**Land Use:** Rural Preservation  
**Zoning:** Rural Preservation District (RPD)

**SECTION II. Notification:** The property was posted, and conditional use request was advertised in *Southern Maryland News* on November 24 2023, and December 1, 2023. The agenda was posted by Friday, December 8, 2023.

**SECTION III. Applicable Regulations: St. Mary's County Comprehensive Zoning Ordinance (Ordinance)**

1. Chapter 25. Conditional Uses
2. Schedule 50.4. Use Classifications, Use Types and Location within Zoning District
3. Section 51.3.82. Extractive Industry

**SECTION IV. Recommended Motion:** Staff recommends the following motion (with modifications and additions following discussion):

“In the matter of CUAP 23-0047, Sloan Loveville Gravel Mine, having made a finding that the standards for granting a conditional use and the objectives of Section 51.3.82 of the St. Mary’s County Comprehensive Zoning Ordinance **(have / have not)** been met, I move to **(approve / deny)** the request to allow the Sloan Loveville gravel mine to expand mining operations.”

**SECTION V. Property and Case Information:**

1. The subject property (hereinafter the “Property”) is an existing 52.46-acre gravel mine, approved under Minor Site Plan 13-131-021 (4.96-acre) Conditional Use Application (CUAP) 15-131-050 (48.50-acres addition), along with the wash plant approved under (CUAP) 21-131-0001. The current approved mining operation is 52.46-acres. The Property contains a single-family dwelling and several agricultural outbuildings according to the site plan submitted in support of this conditional use request.
2. The Applicant is requesting a modification to this previously approved Conditional Use (attachments 2 & 3) surface gravel mine, use type 82, Extractive Industry. The Applicant is proposing to add 12.2 acres to the existing mining operations. Extractive Industry is defined by the Comprehensive Zoning Ordinance (CZO) as the “Removal of natural materials from the surface or subsurface of the earth for sale or further processing. This classification includes sand and gravel mining and mineral extraction.” The total proposed mining operation will be 64.66-acre.
3. The mining operation is regulated by the State of Maryland’s Department of Environment, per Title 26, Subtitle 21, Chapter 01 of the *Code of Maryland Regulations (COMAR)*, to have an approved Mining and Reclamation Plan, permit, and license to operate a surface mine. COMAR Title 26, Subtitle 21, Chapter 01 also regulates setback and haul road requirements.
4. Currently, the mine is operational Monday through Friday from 7:00 a.m. to 5:00 p.m. and Saturday from 7:00 a.m. to 12:00 p.m. for site maintenance only. (Attachment 3) Sixteen trips per day were previously approved with CUAP 15-131-050. With this application, the project proposes no increase in hours or trips generated. Upon completion of the mining the Project will be reclaimed and returned to its agricultural use. (Attachment 2)
5. The proposed project has been reviewed by the approving TEC agencies. Comments are attached. Department of Public Works and Transportation, Maryland State Highway Administration, and the St. Mary’s County Health Department have approved the site plan. Approvals are still pending for LUGM (Conditional Use approval required) and the Soil Conservation District. The Soil Conservation District (SCD) will need to approve a Sediment and Erosion Control plan prior to the issuing of the updated Mining Permit and license which is issued by Maryland Department Environment for surface mine operations in the State of Maryland. SCD recommended the revised plan for approval on 5/9/23. They are currently waiting on 6 sets for stamp/signature.

6. Pursuant to Section 25.9 of the Ordinance, “Limitations on Conditional Use Approval,” “Subject to an extension of time granted by the Board of Appeals for cause, no conditional use permit shall be valid for a period longer than one year unless a site plan is approved, a building permit is issued, construction is actually begun within that period and is thereafter diligently pursued to completion, or a certificate of occupancy is issued and use commenced within that period.”

**SECTION VI. Standards for Granting a Conditional Use:** Pursuant to Section 25.6 of the Ordinance, no conditional use shall be approved by the Board of Appeals unless the Board finds that (responses are taken from the Applicant’s standards letter dated July 31, 2023):

- a. The conditional use complies with the standards of the district in which it is to be located and standards applicable to that use.*

The property is located within the Rural Preservation District and similarly has a rural preservation land use designation. There is an existing and approved mining operation on the property and this application is to modify/expand the operation to include an additional 12.2 acres, more or less. Extractive Industry is the current use of the property. The use is allowed as a conditional use in the RPD and, as set forth below, meets all the standards for approval of the conditional use.

- b. The establishment, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, safety, convenience, morals, order, or general welfare.*

The operation of this conditional use will not endanger public health, safety, convenience, morals, order or general welfare, have raised no objections to this proposal.

- c. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and will not substantially diminish or impair property values within the neighborhood.*

The proposed conditional use will not interfere with the use and enjoyment of neighboring properties, nor will it diminish or impair the values within the neighborhood. There is an existing and approved mining operation on the property and the proposed modification/expansion is consistent with the current use. In addition, the proposed expansion area meets all setback and/or buffering requirements of the Comprehensive Zoning Ordinance, as shown on the minor site plan submitted as part of this application.

- d. The proposed use at the proposed location will not have adverse effects above and beyond those inherently associated with the proposed use irrespective of its location within the zoning district.*

The proposed modification/expansion will not have any adverse effects beyond those inherently associated with the proposed based on its location, as it is proposed on a property that has current approved mining operation will complement and be consistent with that current use of the property.

*e. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*

There are adequate utilities, access roads, drainage and other necessary facilities for this proposed use, as the property currently includes all of these features in relation to the existing mining operation on the site. In addition, the TEC agencies that reviewed the minor site plan relating to this proposal concur that the proposed use meets all agency and regulatory requirements.

*f. Adequate measures have been or will be taken to provide ingress and egress following a design that minimizes traffic congestion in the public streets.*

The design of the existing ingress and egress appropriately minimizes traffic congestion on any public streets and the proposed conditional use will not cause any such congestion. In addition, there were no objections to ingress and egress for the site by the TEC agencies who reviewed the minor site plan for traffic related issues.

*g. The proposed conditional use is not contrary to the goals, objectives, and policies of the Comprehensive Plan.*

The proposed conditional use supports the goals, objectives and policies of the Comprehensive Plan, as the Comprehensive Plan includes the express goal that “[m]ineral resource extraction principally mining of sand and gravel, is recognized as an important economic activity and regulations shall encourage the utilization of these resources.”

*h. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located or to the special requirements established for the specific conditional use in Chapter 51.*

The property currently has a mining operation that was approved as a condition use. The proposed modification/expansion will meet all required County and State requirements for the requested condition use approval.

## **SECTION VII. Attachments:**

Attachment 1: Standards Letter  
Attachment 2: Conditional Use Order 15-131-050  
Attachment 3: Conditional Use Order 21-131-001  
Attachment 4: Location Map

Attachment 5: Land Use Map  
Attachment 6: Zoning Map  
Attachment 7: Minor Site Plan

Conditional Use Application Date: June 8, 2023



DUGAN, McKISSICK  
& LONGMORE<sup>LLC</sup>  
ATTORNEYS AT LAW

BILL D. McKISSICK, JR. \*  
CHRISTOPHER T. LONGMORE \* †  
REBEKKA J. HUTCHINS\*  
SAMUEL H. WIEST \* † ‡

PARTNER \*  
OF COUNSEL \*\*  
ADMITTED IN DISTRICT OF COLUMBIA †  
ADMITTED IN VIRGINIA ‡

22738 MAPLE ROAD, SUITE 210, LEXINGTON PARK, MD 20653  
PHONE: 301-862-3764 | FAX: 301-500-2176  
WWW.PAXLAWYERS.COM

BRYAN T. DUGAN \*\*  
DAVID C. WEIGEL  
AMBER K. YATES  
OLIVIA M. SANTERRE  
KELSEY C. HARRIS  
RICHARD R. GROSS

July 31, 2023

BY EMAIL (Amanda.Yowell@stmaryscountymd.gov)

Amanda Yowell, Zoning Administrator  
Department of Land Use and Growth Management  
23150 Leonard Hall Drive  
P.O. Box 653  
Leonardtown, Maryland 20650

**Re: Sloan Loveville Gravel Pit  
12.2 Acre Surface Mine Modification Plan  
CUAP # 23-0047**

Dear Ms. Yowell:

The following are the conditional use standards and a brief summary of how this project meets those standards.

- 1. The conditional use complies with the standards of the district in which it is to be located and standards applicable to that use;**

The property is located within the Rural Preservation District and similarly has a rural preservation land use designation. There is an existing and approved mining operation on the property and this application is to modify/expand the operation to include an additional 12.2 acres, more or less. Extractive Industry is the current use on the property. The use is allowed as a conditional use in the RPD and, as set forth below, meets all the standards for approval of the conditional use.

- 2. The establishment, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, safety, convenience, morals, order, or general welfare;**

The operation of this conditional use will not endanger public health, safety, convenience, morals, order or general welfare. The proposed modification of the existing surface mine has been reviewed by all the applicable TEC agencies and those agencies, who are charged with protecting the public safety and welfare, have raised no objections to this proposal.

- 3. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood;**

The proposed conditional use will not interfere with the use and enjoyment of neighboring properties, nor will it diminish or impair the values within the neighborhood. There is an existing and approved mining operation on the property and the proposed modification/expansion is consistent with the current use. In addition, the proposed expansion area meets all setback and/or buffering requirements of the Comprehensive Zoning Ordinance, as shown on the minor site plan submitted as part of this application.

- 4. The proposed use at the proposed location will not have adverse effects above and beyond those inherently associated with the proposed use irrespective of its location within the zoning district;**

The proposed modification/expansion will not have any adverse effects beyond those inherently associated with the proposed based on its location, as it is proposed on a property that has a current approved mining operation and will complement and be consistent with that current use of the property.

- 5. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;**

There are adequate utilities, access roads, drainage and other necessary facilities for this proposed use, as the property currently includes all of these features in relation to the existing mining operation on the site. In addition, the TEC agencies that have reviewed the minor site plan relating to this proposal concur that the proposed use meets all agency and regulatory requirements.

- 6. Adequate measures have been or will be taken to provide ingress and egress following a design that minimizes traffic congestion in the public streets;**

The design of the existing ingress and egress appropriately minimize traffic congestion on any public streets and the proposed conditional use will not cause any such congestion. In addition, there were no objections to the ingress and egress for the site by the TEC agencies who reviewed the minor site plan for traffic related issues.

**7. The proposed conditional use is not contrary to the goals, objectives, and policies of the Comprehensive Plan;**

The proposed conditional use supports the goals, objectives and policies of the Comprehensive Plan, as the Comprehensive Plan includes the express goal that “[m]ineral resource extraction, principally mining of sand and gravel, is recognized as an important economic activity and regulations shall encourage the utilization of these resources.”

**8. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located or to the special requirements established for the specific conditional use in Chapter 51.**

The property currently has a mining operation that was approved as a conditional use. The proposed modification/expansion will meet all required County and State requirements for the requested conditional use approval.

My client reserves the right to supplement this letter at the Board of Appeals hearing on this matter and/or prior to that hearing.

Sincerely,

*Christopher T. Longmore / CLK*  
Christopher T. Longmore

cc: Stacy Clements, Environmental Planner III  
Barry Vukmer, Chesapeake Trails Surveying

**ST. MARY'S COUNTY BOARD OF APPEALS**

In the Matter of Randal Sloan

28451, 28455, 28465 Point Lookout Road, Leonardtown MD

Case No. CUAP #15-131-050

**DECISION AND ORDER****Introduction**

Randal Sloan (hereinafter "Applicant"), filed an application for a Conditional Use Permit pursuant to Chapter 25 of the St. Mary's County Comprehensive Zoning Ordinance (hereinafter the "Ordinance") regarding property located at 28451, 28455, 28465 Point Lookout Road, Leonardtown, Maryland (hereinafter the "Property"). The application seeks a permit for an extractive industry involving the mining of more than five acres.

After due notice, a public hearing was conducted at 6:30 p.m. on November 10, 2016, at the St. Mary's County Governmental Center at 41770 Baldrige Street, Leonardtown, Maryland. All persons desiring to be heard were heard after being duly sworn, documentary evidence was received, and the proceedings were recorded electronically.

**Legal Standard**

The Board shall not vary the regulations of the Ordinance unless it finds, based on the evidence, that:

- a. The conditional use complies with the standards of the district in which it is to be located and standards applicable to that use.
- b. The establishment, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, safety, convenience, morals, order, or general welfare.
- c. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
- d. The proposed use at the proposed location will not have adverse effects above and beyond those inherently associated with the proposed use irrespective of its location within the zoning district.
- e. Adequate utilities, access roads, drainage, and necessary facilities have been or are being provided.
- f. Adequate measures have been or will be taken to provide ingress and egress following a design that minimizes traffic congestion in the public streets.

- g. The proposed conditional use is not contrary to the goals, objectives, and policies of the Comprehensive Plan.
- h. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located or to the special requirements established for the specific conditional use in Chapter 51.

### **Findings of Fact**

The Property consists of three agricultural parcels which contain single-family dwellings and numerous outbuildings. Other large, primarily agricultural parcels surround the Property.

The existing entrance on Maryland Route 5 is currently used for access to parcel 169, which is currently under a mining permit from the Maryland Department of the Environment (MDE) to mine less than five (5) acres. The existing gravel haul road on parcel 169 will be extended to parcels 10, 107, and 168. Parcel 169 is situated east of parcel 107 and north of parcels 10 and 168.

The Applicant proposes to mine the Property Monday through Friday from 6:30 a.m. to 5:00 p.m. and Saturday from 5:30 a.m. to 12:00 p.m. Sixteen truck trips per day are anticipated.

### **Conclusions of Law**

The Maryland Department of the Environment has jurisdiction over the surface mine site, including the internal haul road, utilities, drainage, other facilities associated with the mining operation, and reclamation of the land once mining has ceased. The erosion and sediment control plan approved by the Soil Conservation District is submitted to the Maryland Department of the Environment as part of the permit application. The Maryland Department of the Environment reviews stormwater management in accordance with the State's requirements.

The Property is located in the Rural Preservation District. In accordance with Section 5.12 of the Comprehensive Plan, mineral resource extraction, principally the mining of sand and gravel, is recognized as an important economic activity and regulations shall encourage utilization of these resources. An extractive industry has inherent adverse effects and, therefore, this land use is permitted, not by right, but with conditions.

The proposed use at the proposed location will not have adverse effects above and beyond those inherently associated with the proposed use irrespective of its location within the zoning district.

**ORDER**

**NOW, THEREFORE, BE IT ORDERED**, that, having made a finding that the standards for a conditional use pursuant to Chapter 25 of the St. Mary's County Comprehensive Zoning Ordinance have been met, a Conditional Use Permit for an extractive industry involving the mining of more than five acres is *granted*, upon the following conditions:

1. Burning on site is limited to the area designated on page 13 of 23 of the Site Plan.
2. Hours of operation from Monday to Friday, 7:00 a.m. to 5:00 p.m., and from 7:00 a.m. to 12:00 p.m. on Saturday for site maintenance only.
3. Compliance with the State Highway Administration entrance permit.
4. Documentation that the activity will not interfere with transmission lines of the Southern Maryland Electric Cooperative Inc.

Date: December 15, 2016

  
George A. Hayden, Chairman

Those voting to approve the conditional use:

Mr. Hayden, Mr. Brown, Mr. Greene, Mr. Payne and Mr. Miedzinski

Those voting to deny the conditional use:

Approved as to form and legal sufficiency:

  
George R. Sparling, County Attorney

**IN THE ST. MARY'S COUNTY BOARD OF APPEALS**

**CUAP # 20-131-0001**

---

**SLOAN GRAVEL MINE, WASH PLANT**

**THIRD ELECTION DISTRICT**

**DATE HEARD: APRIL 8, 2021**

---

**ORDERED BY:**

**Mr. Ichniowski, Mr. Brown, Mr. Ichniowski  
Mr. Miedzinski, and Mr. Richardson**

**ENVIRONMENTAL PLANNER: STACY CLEMENTS**

---

**DATE SIGNED: May 13, 2021**

### **Pleadings**

Barry Vukmer, Chesapeake Trails Surveying, LLC (the “Applicant”) seeks the modification of conditional use approval, CUAP # 15-131-050, to install a wash plant at the existing Sloan Gravel Mine, pursuant to Comprehensive Zoning Ordinance (“CZO”), Extractive Industry, Use Type # 82, within the Rural Preservation District (“RPD”).

### **Public Notification**

The hearing notice was advertised in *The Southern Maryland News*, a newspaper of general circulation in St. Mary’s County (“County”), on March 19, 2021 and March 26, 2021. The hearing notice was also posted on the Property. The file contains the certification of mailing to all adjoining landowners, including those located across a street. Each person designated in the application as owning land that is located within two hundred feet of the subject property was notified by mail, sent to the address furnished by the St. Mary’s County Department of Land Use and Growth Management (“LUGM”). The agenda was also posted on the County’s website on March 31, 2021. Therefore, the St. Mary’s County Board of Appeals (“Board”) finds and concludes that the Applicant has complied with the notice requirements.

### **Public Hearing**

A public hearing was conducted at 6:30 p.m. on April 8, 2021 at the St. Mary’s County Governmental Center, 41770 Baldrige Street, Leonardtown, Maryland. All persons desiring to be heard were heard after being duly sworn, the proceedings were recorded electronically, and the following was presented about the proposed conditional use requested by the Applicant.

### **The Property and the Site**

Multiflora, LLC owns a property of approximately 62.985 acres (the “Subject Property”) at 28625 Abell’s Way, Loveville, Maryland. The Subject Property is located in the RPD and is

identified on Tax Map 19, Grid 19, Parcel 133. On the Subject Property, the Applicant proposes to install a wash plant at the existing Sloan Gravel Mine.

### **The Conditional Use Requested**

The Applicant seeks a conditional use pursuant to CZO, Chapter 25, Schedule 50.4 Use # 82, Section 51.3.82 to install the wash plant.

### **The St. Mary's County Comprehensive Zoning Ordinance**

Pursuant to Schedule 50.4 of the CZO, Use Type 82, "Extractive Industry" is defined as:

Removal of natural materials from the surface or subsurface of the earth for sale or further processing. This classification includes sand and gravel mining and mineral extraction.

### **The Evidence Submitted at the Hearing by LUGM**

Stacy Clements, an Environmental Planner for the St. Mary's County Department of Land Use and Growth Management ("LUGM"), presented the following evidence:

- The subject property (hereinafter the "Property") is an existing gravel mine, approved under Conditional Use Application (CUAP) 15-131-050. It consists of 62.985 acres according to the Maryland Department of Assessments and Taxation. The Property contains a single-family dwelling and several agricultural outbuildings according to the site plan submitted in support of this conditional use request.
- The Applicant is requesting a modification to this previously approved Conditional Use, Ex. 2, Att. 2., surface gravel mine, use type 82, Extractive Industry. The Applicant is proposing to add a wash plant. Extractive Industry is defined by the Comprehensive Zoning Ordinance (CZO) as the "Removal of natural materials from the surface or subsurface of the earth for sale or further processing. This

classification includes sand and gravel mining and mineral extraction.” A Wash Plant is further defined as “A facility where sand and gravel is washed during processing.”

- The Applicant has been approved by the State of Maryland’s Department of Environment (“MDE”), per Title 26, Subtitle 21, Chapter 01 of the Code of Maryland Regulations (COMAR), to have an approved Mining and Reclamation Plan, permit, and license to operate a surface mine. COMAR Title 26, Subtitle 21, Chapter 01 also regulates setback and haul road requirements. MDE’s Water and Science Administration has also approved a Water Appropriation and Use Permit. Ex. 2, Att. 3.
- The Department of Land Use and Growth Management reviewed the proposed project during the January 2021 TEC cycle. Comments are attached. The St. Mary’s County Department of Public Works & Transportation (“DPW&T”), the St. Mary’s County Metropolitan Commission (“MetCom”), and the St. Mary’s County Soil Conservation District have approved the site plan. Approvals are still pending for LUGM (Conditional Use approval required), the St. Mary’s County Health Department, and Maryland State Highways Authority. The Soil Conservation District has approved a Sediment and Erosion Control plan prior to the issuing of the existing Mining Permit and license which is issued by MDE for surface mine operations in the State of Maryland.
- Pursuant to CZO § 25.9, “Limitations on Conditional Use Approval,” “Subject to an extension of time granted by the Board of Appeals for cause, no conditional use permit shall be valid for a period longer than one year unless a site plan is approved,

a building permit is issued, construction is actually begun within that period and is thereafter diligently pursued to completion, or a certificate of occupancy is issued and use commenced within that period.”.

- The following Attachments to the Staff Report were introduced:

- #1: Standards Letter;
- #2: Conditional Use Order 15-131-050
- #3: Water Appropriation and Use Permit
- #4: Land Use Map;
- #5: Location Map;
- #6: Zoning Plan.
- #7: Minor Site Plan
- #8: TEC Comments

### **Applicant’s Testimony and Exhibits**

The Applicant appeared over WebEx before the Board. The following evidence was presented:

- The Applicant has an approved Use # 82 from 2016 and an MDE Water Appropriations Permit from January 2021.
- The Applicant presented photos of the proposed wash plant and of the existing equipment on the site.
- The driveway is proposed to be paved.
- The existing wash plant will be closed upon approval.
- The hours of operation will remain the same.
- Several hundred thousand gallons of water will be used each day, and the Applicant

will use an existing pond on site that is supplied by groundwater, i.e., a shallow aquifer is filling the pond.

- The Applicant will maintain the existing conditions on the conditional use permit, though the fourth condition is inapplicable.
- The Applicant anticipates 40–50 additional trucks per day at least a year in the future.
- The State Geologist had the plan under review as part of the Water Appropriation and Use Permit review, and Mr. Sloan is on record that if any wells ran dry, he would replace a new well for that person. Notwithstanding, the Applicant testified that the State does not anticipate the wells running dry.
- The Applicant proffers that he would replace any shallow wells that run dry that are within a half mile (1/2 mile) from the onsite pond. Attorney for the applicant, Christopher Longmore of Dugan McKissick & Longmore, wished to preserve the record that any such conditions imposed by the Board concerning such a proffer would be preempted by the State.

### **Decision**

#### **County Requirements for Granting Conditional Uses**

The St. Mary's County Comprehensive Zoning Ordinance § 25.6 sets forth eight separate standards that must be met for a conditional use to be granted:

1. The conditional use complies with the standards of the district in which it is to be located and standards applicable to that use;
2. The establishment, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, safety, convenience, morals, order, or

- general welfare;
3. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood;
  4. The proposed use at the proposed location will not have adverse effects above and beyond those inherently associated with the proposed use irrespective of its location within the zoning district;
  5. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
  6. Adequate measures have been or will be taken to provide ingress and egress following a design that minimizes traffic congestion in the public streets;
  7. The proposed conditional use is not contrary to the goals, objectives, and policies of the St. Mary's County, Maryland Comprehensive Plan ("Comprehensive Plan"); and
  8. The conditional use, in all other respects, conforms to the applicable regulations of the district in which it is located or to the special requirements established for the specific conditional use in the Ordinance.

### Conclusions

Upon review of the facts and circumstances, the Board concludes that the Applicant has met the general standards for granting a conditional use under CZO § 25.6. Several factors support this decision.

First, the Subject Property is in the RPD. The regulations of that zoning district, per CZO § 31.1, are "intended to foster agricultural, forestry, *mineral resource extraction*, and aquacultural uses and protect the land base necessary to support these activities." (Emphasis added).

Furthermore, Use # 82, Extractive Industry, with a total affected area of more than 5 acres, can only be approved as a conditional use by the Board of Appeals, which was approved with CUAP 15-131-050. Ex. 2, Att. 2. Additionally, a wash plant is a common practice with sand and gravel pits.

Second, the gravel mine is subject to numerous County, State, and Federal regulations intended to assure the public's health, safety, and welfare. MDE, Water and Science Administration requires semi-annual water quantity reports from the mining operation and may suspend or revoke the Water Appropriation and Use Permit according to Title 5 of the Environmental Article, Annotated Code of Maryland. Moreover, the Applicant's mining activity will be monitored by MDE

Third, the current uses on adjoining properties are residential and agricultural. The existing gravel mine is buffered by existing forest and land in agricultural use on neighboring properties. However, it is proposed to be approximately 275 feet to the nearest adjacent residence. Thus, the Board does not conclude that amending the conditional use will be injurious to the use and enjoyment of other properties or substantially diminish or impair property values within that neighborhood.

Fourth, this is an existing gravel mine that has been operating in the current location for five years. Further, the fourth condition imposed by the Board will mitigate against adverse effects from the water use by the wash plant.

Fifth, the commercial site plan review process, administered by LUGM, will ensure that adequate utilities, road access and erosion controls will be provided. In addition, MDE administers the surface mining program within the state, through its licensing and permitting process, which makes it subject to MDE inspections.

Sixth, the existing point of ingress and egress is an existing gravel road with direct access onto Maryland Route 5 and will thus minimize traffic congestion in public streets.

Seventh, the proposed Site comports with the Comprehensive Plan, Section 4.4 of which seeks to “[a]llow supplemental income productive activities at a scale or intensity that will not unduly change the character of the area[,] establish performance standards that will prevent negative impacts on surrounding properties,” and “[p]romote use of best management practices in resource-based activities to minimize contamination of surface and groundwater and adverse effects on plants, fish and wildlife resources, and other environmentally sensitive areas.” Here, the conditions imposed by this Board will ensure that negative impacts on surrounding properties are eliminated. Moreover, the Board is confident that water resources will be properly managed with the fourth condition imposed by the Board—namely, that Sloan agrees to replace, any hand dug shallow wells that go dry within one half (1/2) mile radius of the onsite pond.

Finally, Chapter 51 standards for an Extractive Industry have been streamlined, by policy, to require a commercial site plan and require conditional use approval by the Board of Appeals. The MDE mining regulations allow limits of disturbance within 25 feet of property boundaries. The proposed Wash Plant is within the current approved limits of disturbance for the approved MDE mining permit.

### **ORDER**

**PURSUANT** to the application of Barry Vukmer, Chesapeake Trails Surveying, LLC, requesting conditional use approval pursuant to Chapter 25 of the St. Mary’s County Comprehensive Zoning Ordinance for Use Type 82, Extractive Industry, (CUAP #20-131-0001) to install a wash plant at the Sloan Gravel Mine; and

**PURSUANT** to the notice, posting of the property, and public hearing and in accordance

with the provisions of law, it is

**ORDERED**, by the St. Mary's County Board of Appeals, that the Applicant is granted a conditional use to install a wash plant at the Sloan Gravel Mine with the following four conditions:

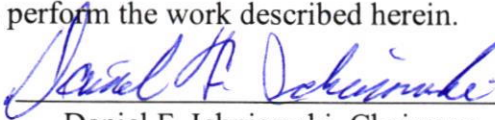
- Burning on site is limited to the designated area on Site Plan;
- Hours of operation from Monday to Friday, 7:00 a.m. to 5:00 p.m., and from 7:00 a.m. to 12:00 p.m. on Saturday for site maintenance only;
- Compliance with the State Highway Administration entrance permit;
- Sloan agrees to replace, any hand dug shallow wells that go dry within one half (1/2) mile radius of the onsite pond.

**ORDERED**, by the St. Mary's County Board of Appeals, that the Applicants' future intended Office Trailer and Scales buildings do not have to come back before the Board of Appeals.

Additionally, the foregoing conditional use is also subject to the following condition that the Applicant shall comply with any instructions and necessary approvals from the Department of Land Use and Growth Management.

This Order does not constitute a building permit. In order for the Applicant to construct the structures permitted in this decision, they must apply for and obtain the necessary building permits, along with any other approvals required to perform the work described herein.

Date: May 13, 2021

  
Daniel F. Ichniowski, Chairman

Those voting to grant the conditional use:

Mr. Ichniowski, Mr. Brown, Ms. Delahay,  
Mr. Miedzinski, and Mr. Richardson

Those voting to deny the conditional use:

Approved as to form and legal sufficiency

---

Steve Scott, Board of Appeals Attorney

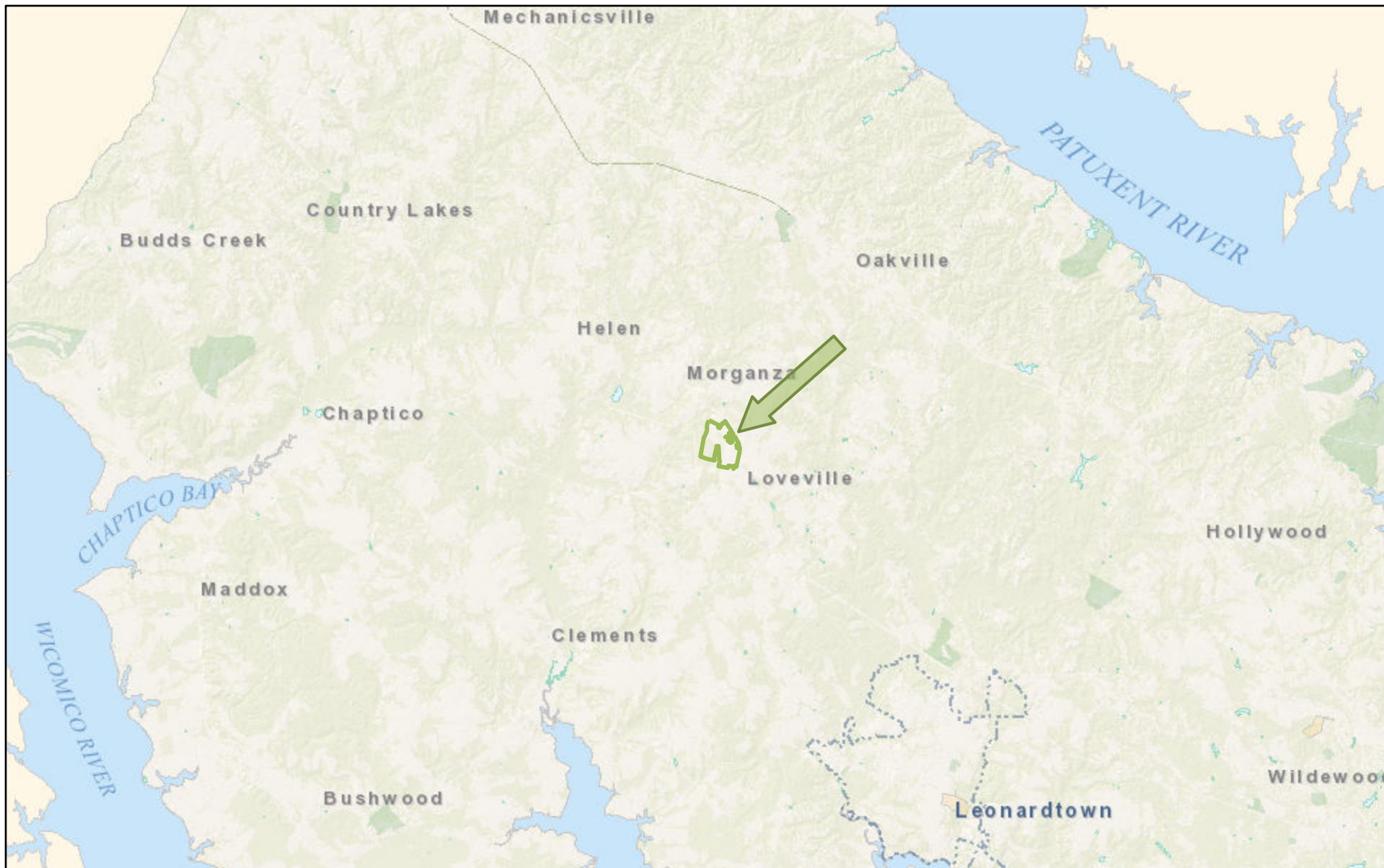
**NOTICE TO APPLICANTS**

Within thirty days from the date of this Decision, any person, firm, corporation, or governmental agency having an interest therein and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals. St. Mary's County may not issue a permit for the requested activity until the 30-day appeal period has elapsed.

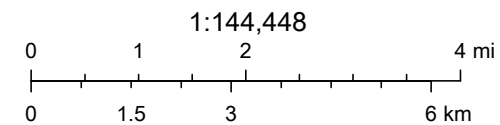
Further, St. Mary's County Comprehensive Zoning Ordinance § 25.9 provides, "Subject to an extension of time granted by the Board of Appeals for cause, no conditional use permit shall be valid for a period longer than one year unless a site plan is approved, a building permit is issued, construction is actually begun within that period and is thereafter diligently pursued to completion, or a certificate of occupancy is issued and use commenced within that period."

If this case is not appealed, exhibits must be claimed within 60 days of the date of this Order; otherwise, they will be discarded.

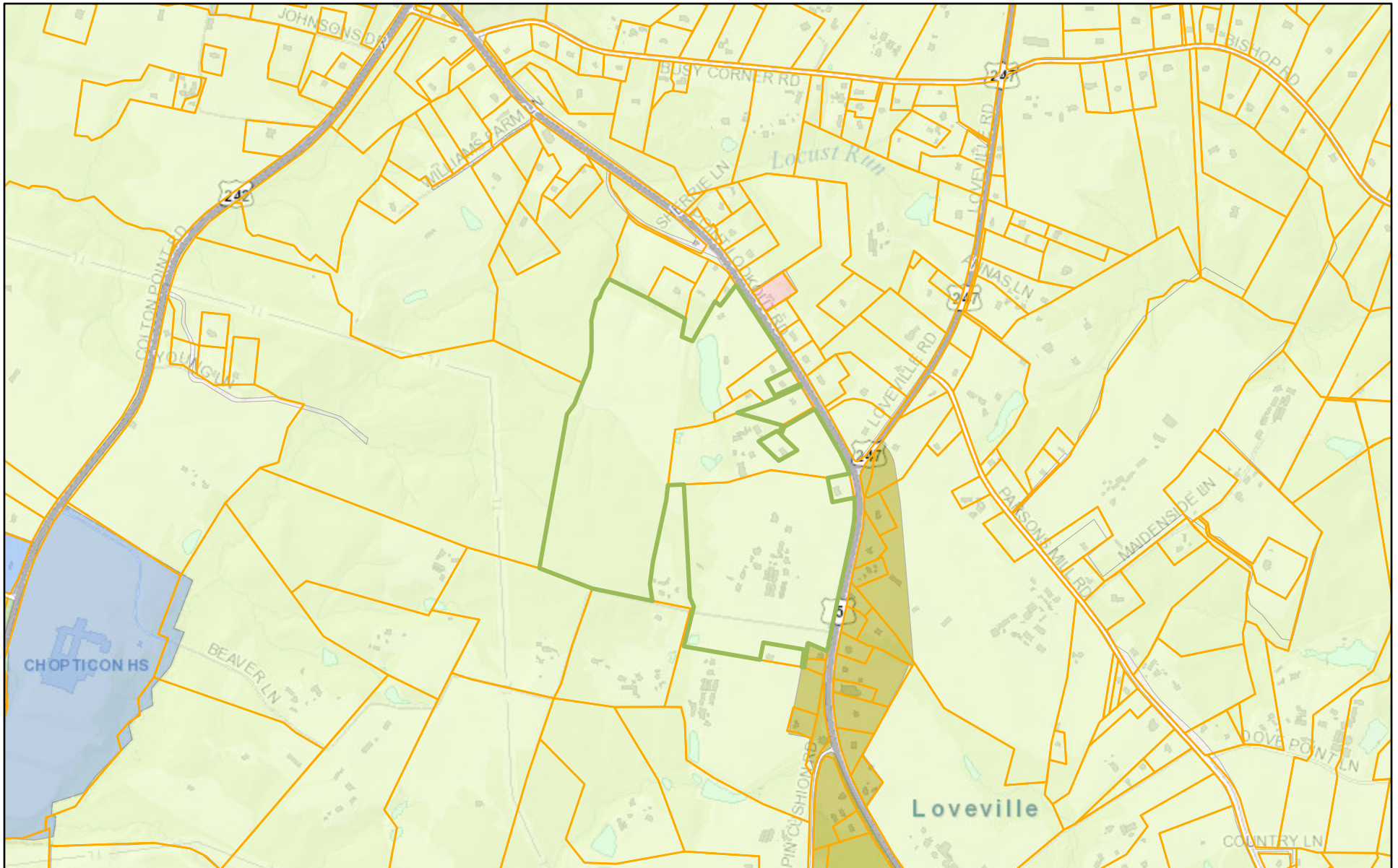
# Location Map CUAP 23-0047 Sloan Loveville Surface Mine



8/25/2023, 10:19:32 AM

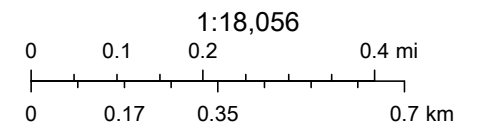


# Land Use Map CUAP 23-0047 Sloan Loveville Surface Mine

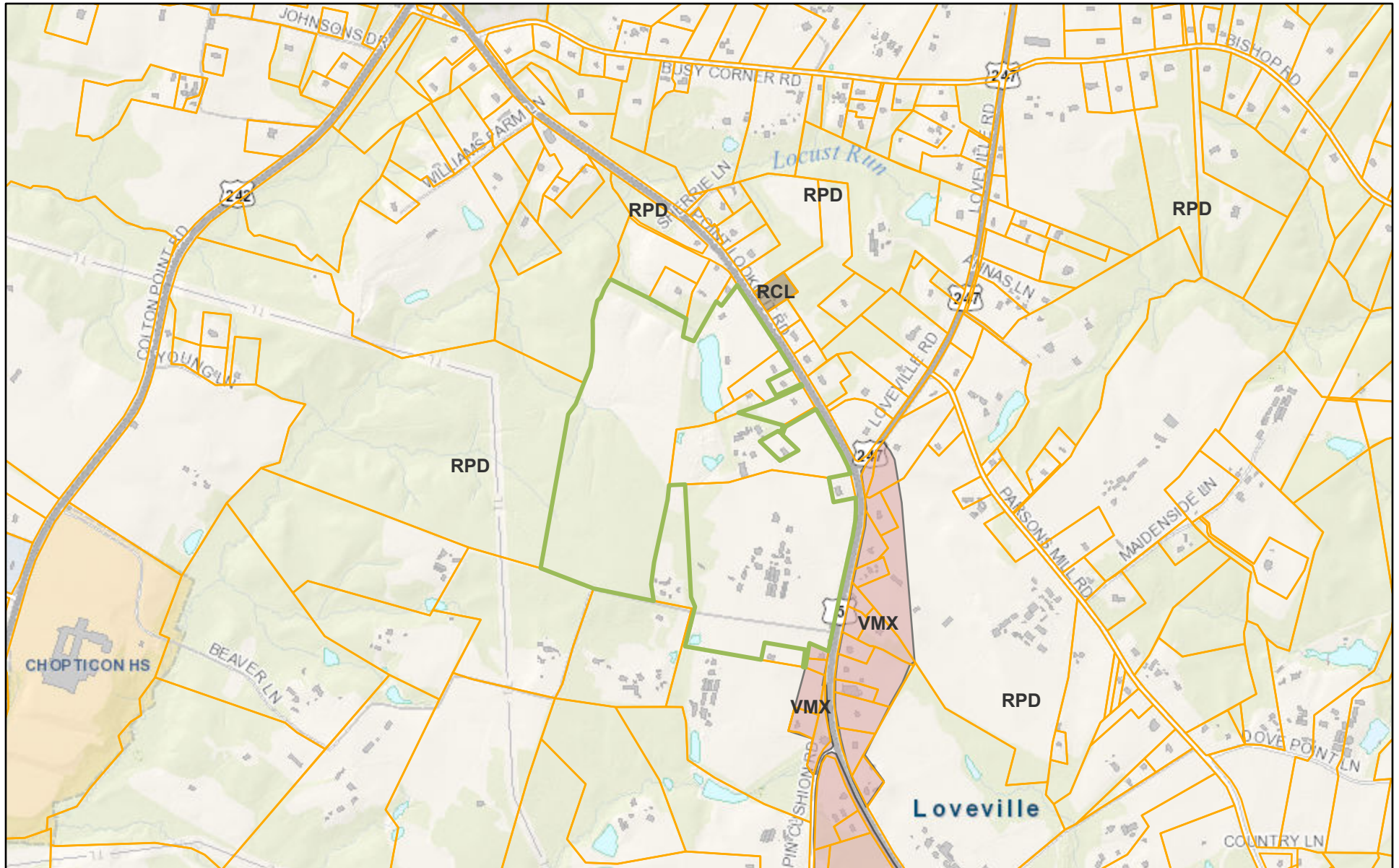


8/25/2023, 10:22:36 AM

- |                     |                          |                    |
|---------------------|--------------------------|--------------------|
| Property Boundaries | Open Space               | Rural Commerce     |
| Public Lands        | Mixed-Uses Low Intensity | Rural Preservation |



# Zoning Map CUAP 23-0047 Sloan Loveville Surface Mine



8/25/2023, 10:31:15 AM

Property Boundaries Zoning (Sep 2019)

VMX RCL RPD

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

- FOREST INTERIOR DWELLING SPECIES HABITAT NOTES
1. DEVELOPMENT ACTIVITIES INCLUDING CLEARING, GRADING, AND CONSTRUCTION SHALL BE MINIMIZED DURING THE MAY TO AUGUST BREEDING SEASON.
  2. UNAVOIDABLE DEVELOPMENT ACTIVITIES OR OTHER DISTURBANCES DURING THE MONTH OF MAY TO AUGUST BREEDING SEASON SHALL BE FOCUSED ON THE PERIPHERY OF THE AREA (ROADS, UTILITY LINES, CORRIDORS, AND STRUCTURES).
  3. CONTINUOUS COVER OF BRANCHES AND FOLIAGE FORMED BY THE CROWNS OF ADJACENT TREES (FOREST CANOPY) AND TREES AND SHRUBS UNDERNEATH THE CANOPY (UNDERSTORY VEGETATION) SHOULD BE RETAINED IN SO FAR AS POSSIBLE.
  4. CLEARING AND DEVELOPMENT ACTIVITIES SHOULD BE CLUSTERED AND CREATION OF SMALL CLEARINGS SHOULD BE MINIMIZED.
  5. WHERE FOREST MUST BE CLEARED, THE CLEARED FOREST SHOULD BE ALLOWED OR ENCOURAGED TO RETURN TO A NATIVE VEGETATION IN SO MUCH AS POSSIBLE.

OWNER/DEVELOPER:  
Multiflora LLC  
24770 Maypole Road  
Leonardtown, MD 20650

CONSULTANT:  
CTS, LLC  
Chesapeake Trails Surveying, LLC  
P.O. Box 957  
301.475.5900

Prop. New Disturbed Area: 12.20 acres  
Area to be vegetatively stabilized: 12.20 acres  
Earthwork: (APPROXIMATE) Cut: 148050 cubic yards  
(APPROXIMATE) Reclaim Fill: 54975 cubic yards

Existing approved LOD: 52.46 acres  
New Total Disturbed Area for Site: 64.66 acres (INCLUDES 8400SF FOR BLDG)

CONTRACTOR TO INDEPENDENTLY VERIFY CUTS AND FILL WITH EXCAVATOR

OWNER/DEVELOPER CERTIFICATION:

Any clearing, grading, construction or development, or all of these, will be done pursuant to this plan, and all responsible personnel involved in the construction project will have a Certificate of Training from a Maryland Department of the Environment approved training program before the beginning the Project.

*Randal H Sloan* 1-24-2023  
Multiflora LLC, Randal Sloan - Member Date

CONSULTANT CERTIFICATION:

I hereby certify that to the best of my knowledge and belief, these plans have been designed in accordance with the approved Erosion and Sediment Control Ordinance, regulations, standards.

*Barrett C. Vukmer* 1-24-2023  
BARRETT C. VUKMER Date  
Chesapeake Trails Surveying, LLC  
MD Professional Land Surveyor #21754

TEST PIT

- A 4" TOPSOIL  
OVERBURDEN  
SANDY CLAY  
SAND & PEA GRAVEL  
WHITE SAND  
SAND w/ 3/4 STONE  
SELECT FILL
- C 4" TOPSOIL  
OVERBURDEN  
SAND AND STONE
- D 12" TOPSOIL  
SANDY CLAY  
SAND AND GRAVEL  
WHITE SAND  
SAND AND GRAVEL

LINETYPE LEGEND

① BORING/TEST PIT LOCATION

ADJOINING PROPERTY

PROPERTY LINE

GRAVEL PIT SETBACK

EXISTING CONTOUR LINE & ELEVATION

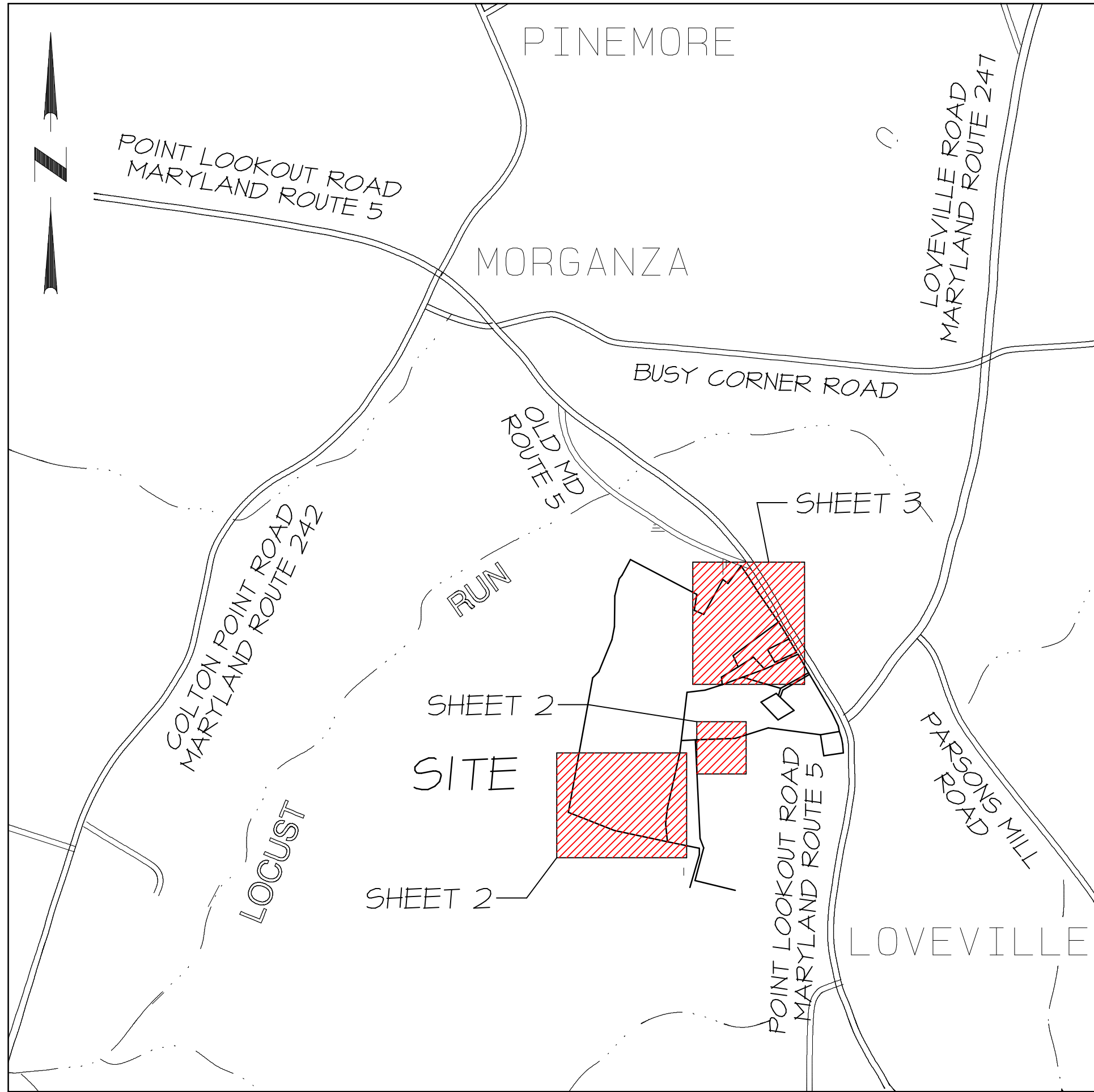
PROPOSED CONTOUR LINE & ELEVATION

PROPOSED EARTH DIKE

PROPOSED SILT FENCE

SOILS TYPE & DELINEATION

WETLANDS & BUFFER



LOCATION MAP

SCALE 1" = 1000'

BENCHMARKS

BM #1 - ELEV 144.81'  
NAIL SET  
N 253870.86'  
E 1400655.42'

BM #2 - ELEV 138.90'  
PK NAIL SET  
N 255459.05'  
E 1402146.15'

CHESAPEAKE TRAILS  
SURVEYING, LLC



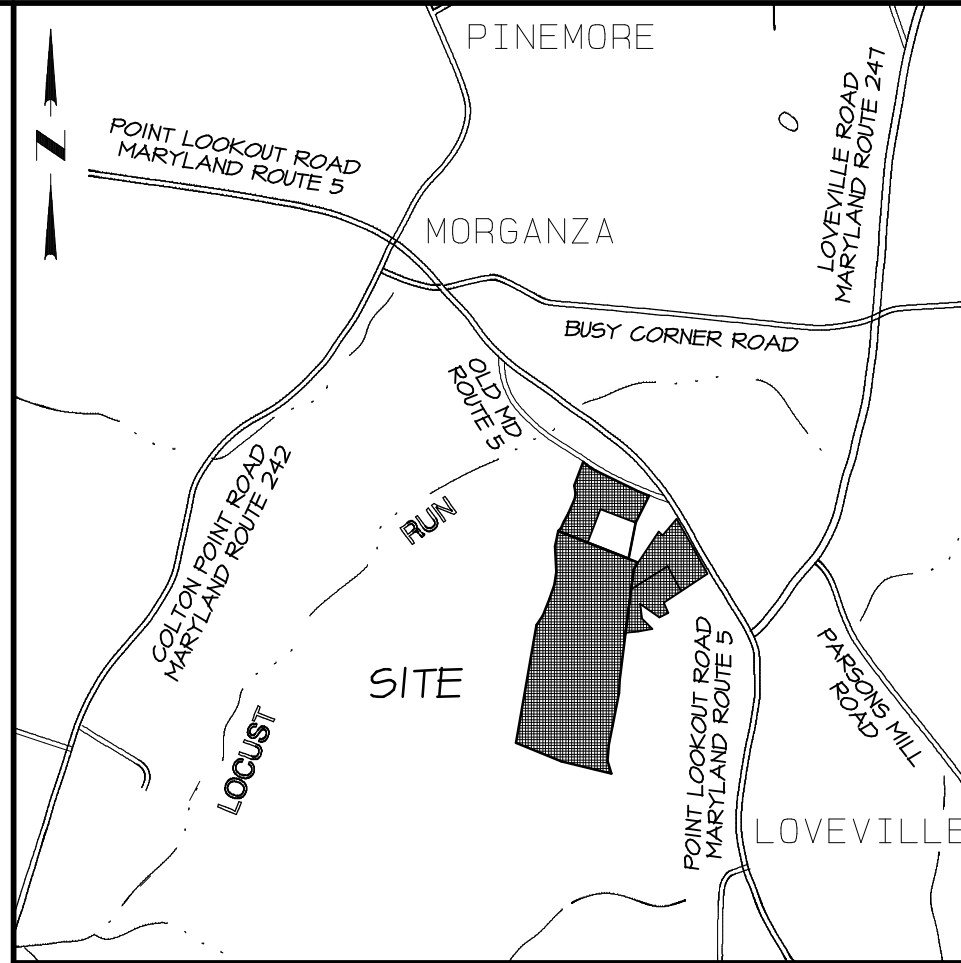
COURT SQUARE BUILDING  
22660 WASHINGTON STREET  
P.O. BOX 957  
LEONARDTOWN, MD 20650  
301-475-5900 FAX 301-475-9535

LUGM #MSP23-0047  
GRAVEL PIT MODIFICATION PLAN  
MINOR SITE PLAN  
28625 ABELL'S WAY  
MULTIFLORA LLC  
DEED 5114 @ 215 PLAT 77@34  
THIRD ELECTION DISTRICT  
ST. MARY'S COUNTY, MD  
FOR: SLOAN MATERIALS LLC

DATE	JOB #	FOLDER	SCALE	DRAWN	CHECKED	REVISED	SHEET 1 OF 5
1-14-2023	19-011	M19_B19	AS SHOWN	VUKMER	VUKMER	DEC 2-23-23	
						6-6-23	

VICINITY MAP

Horz. scale 1"=2,000'



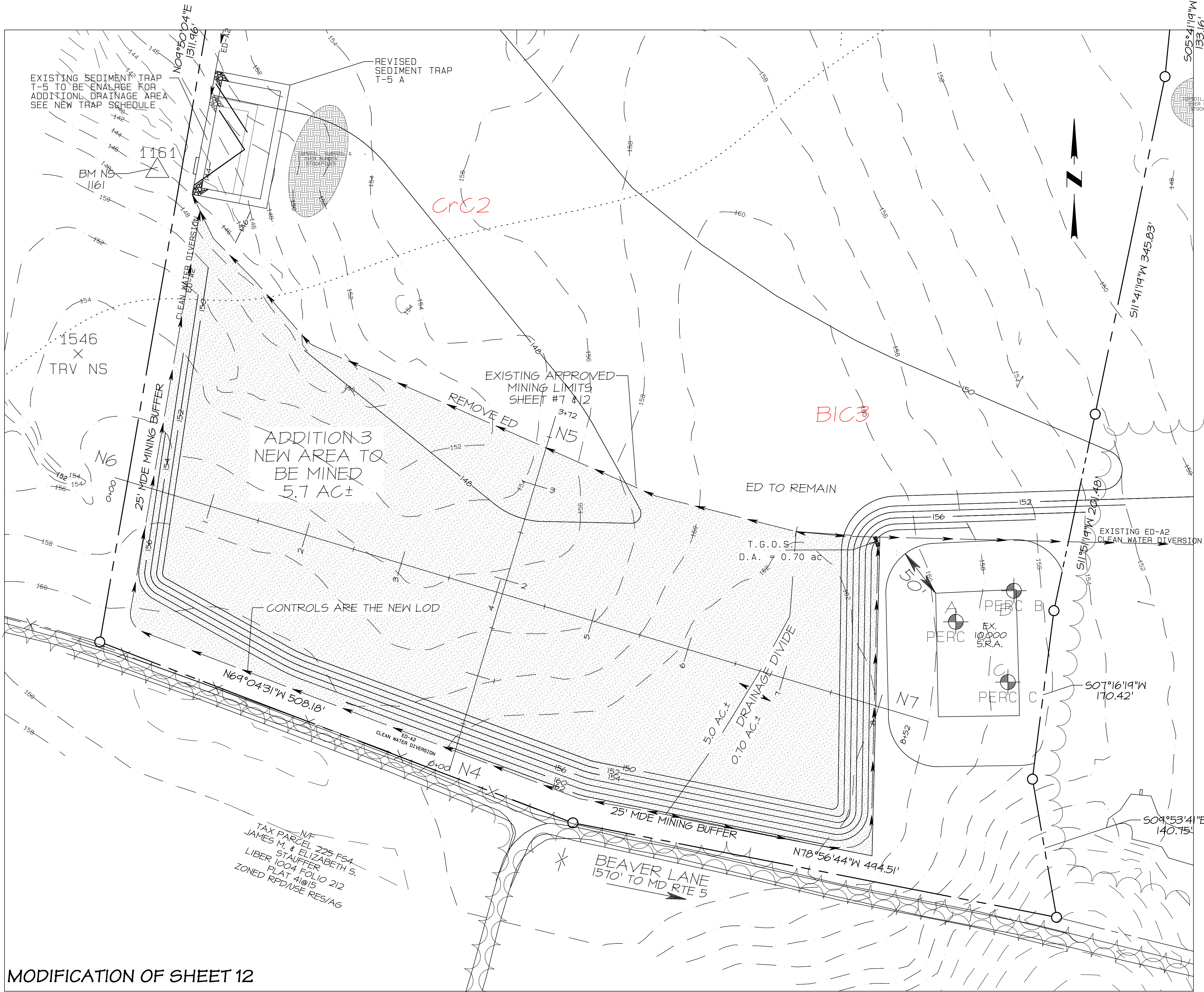
1. OWNER/BUILDING ADDRESS  
MULTIFLORA LLC  
24770 MAYPOLE ROAD  
LEONARDTOWN, MD 20650  
(301) 475-3651
2. CONSULTANT:  
CHESAPEAKE TRAILS SURVEYING, LLC  
P.O. BOX 957  
LEONARDTOWN, MD 20636  
(301) 475-5900
3. PROPERTY DATA:  
TOTAL SITE TRACT AREA 62.985 ACRES/128  
TOTAL PROPOSED MINING OPERATION 64.66 ACRES±  
TAX MAP 19, BLOCK 19, PARCEL 133  
THIRD ELECTION DISTRICT  
DEED REFERENCE: 5114 @ 215  
ZONING DISTRICT RPD  
WATER CATEGORY NPS  
SEWER CATEGORY NPS
4. CURRENT/EXISTING USES ON THE PROPERTY:  
#82 - EXTRACTIVE INDUSTRY - SAND AND GRAVEL MINE  
AND WASH PLANT
5. PROPOSED USE:  
#82 - EXTRACTIVE INDUSTRY - SAND AND GRAVEL MINE  
EXPANSION OF 12.2 ACRES.
6. SETBACKS:  
YARD SETBACKS PER SCHEDULE 32.1 DEVELOPMENT STANDARDS  
FRONT 25 FT (50' ARTERIAL)  
REAR 20 FT  
SIDE 15 FT  
MDE MINING BUFFER PER COMAR - 25'
7. PROPERTY IS SITUATED IN ZONE "X" ON FIRM COMMUNITY PANEL  
#24037C0156E AND #24037C0152E DATED 10/19/2004.
8. SITE TOPOGRAPHY IS PER THE APPROVED SITE PLAN 15-131-0050.  
HORIZONTAL DATUM IS NAD 83, VERTICAL DATUM IS NGVD 88.
9. WETLANDS ARE SHOWN PER THE APPROVED MINING PLAN 15-131-0050  
AND PER MDE MAPPING.
10. THE PROJECT IS EXEMPT FROM FOREST CONSERVATION.
11. THE EXISTING ACCESS WAS INSTALLED UNDER LUGM APPROVED PLAN  
15-131-050.
12. ALL BUILDINGS AND IMPROVEMENTS FOR THIS SITE ARE TEMPORARY AND  
WILL BE REMOVED WHEN THE PIT IS CLOSED. NO STORMWATER MANAGEMENT  
TREATMENT IS REQUIRED. A TEMPORARY 5000 SF BUILDING IS PROPOSED  
WITH THIS PLAN TO BE REMOVED AT THE END OF MINING.
13. ADEQUATE PUBLIC FACILITIES HAVE BEEN ADDRESSED BY THE PRIOR  
APPROVAL OF 15-131-050. NOTHING ADDITIONAL IS PROPOSED THAT  
WOULD IMPACT APP.

HEALTH DEPARTMENT NOTES:

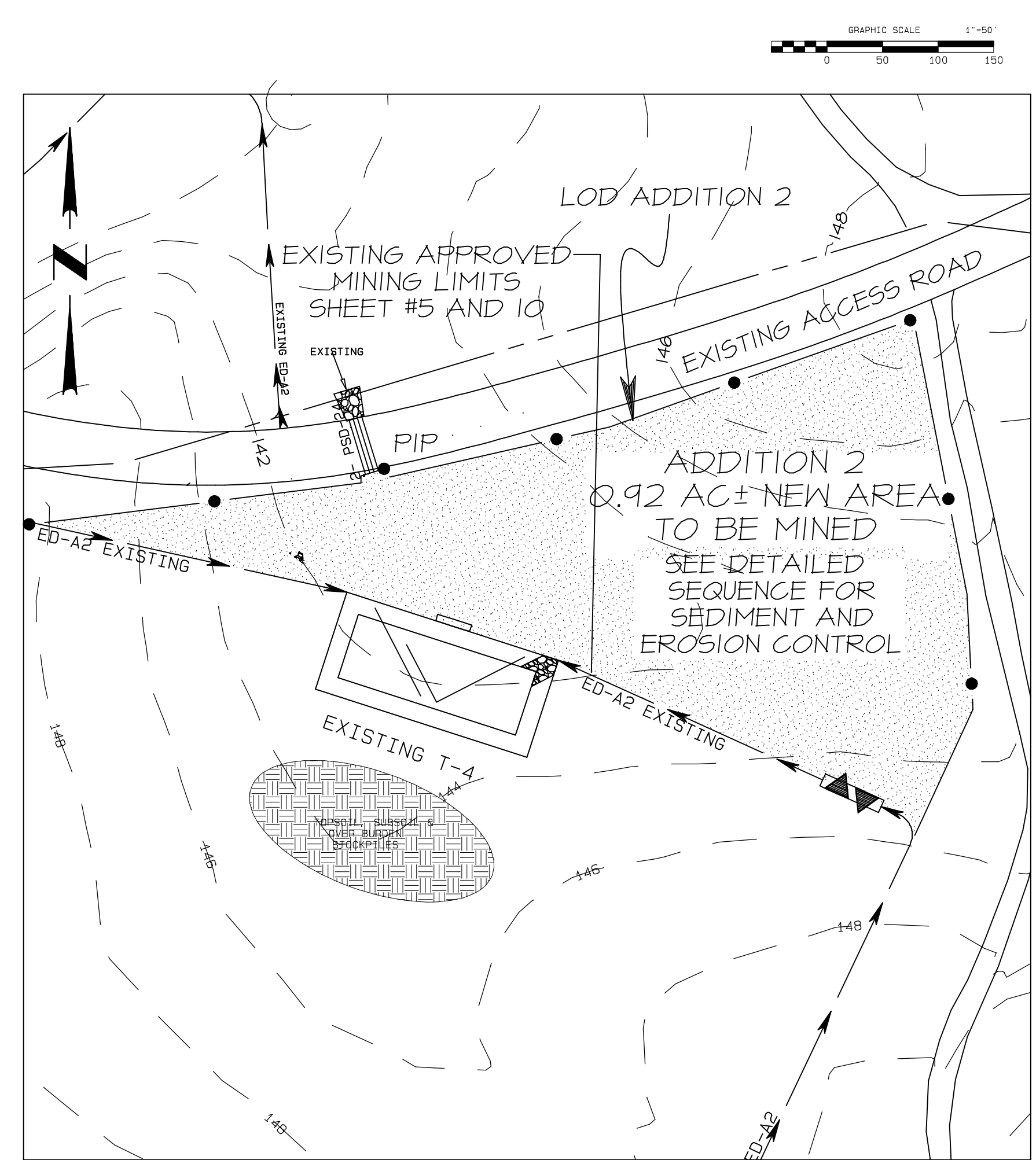
1. THIS HEALTH DEPT. APPROVAL CERTIFIES THAT THE ABOVE LOT IS IN CONSONANCE WITH  
PERTINENT HEALTH DEPT. LAWS AND REGULATIONS AS OF THE APPROVAL DATE; HOWEVER,  
THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN  
TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL. THE DESIGNATED PERC  
AREA IS THE ONLY PERC AREA APPROVED BY THE ST. MARY'S COUNTY HEALTH DEPT. FOR  
SEWAGE DISPOSAL PURPOSES AS REQUIRED BY CURRENT MARYLAND STATE HEALTH DEPARTMENT  
LAW. IMPROVEMENT OF ANY NATURE, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF  
OTHER UTILITY LINES IN THE AREA MAY RENDER THE LOT UNDEVELOPABLE. TO DETERMINE THE  
EXACT AREA OF THE LOT APPROVED FOR SUCH PURPOSES, YOU SHOULD CONTACT THE ST. MARY'S  
CO. HEALTH DEPT. OFFICE OF ENVIRONMENTAL HEALTH.
2. THIS LOT IS TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEM. DEEP WELL WILL  
BE DRILLED TO AN APPROVED CONFINED AQUIFER.
3. PRIOR TO ANY SITE EXCAVATION MISS UTILITY SHOULD BE CONTACTED AT 1.800.257.7777 AT  
LEAST FORTY-EIGHT HOURS PRIOR TO ANY WORK.
4. ANY DEVIATION FROM THE APPROVED PLAN IS AT THE SOLE RISK OF THE OWNER/CONTRACTOR  
AND MAY JEOPARDIZE THE APPROVAL.

INDEX OF DRAWINGS

SHEET #	NAME	DESCRIPTION
1	COVER SHEET	
2 & 3	MINING & RECLAMATION PLANS	MINING SECTIONS - E#5 PLAN
4	DETAILS	
5	PROFILES	
6	RESERVED	



MODIFICATION OF SHEET 12



MODIFICATION OF SHEET 12

- Soil Conservation General Notes
- The Contractor shall notify M.D.E., Enforcement Division at telephone number 410.537.3510, at least 48 hours prior to commencing Clearing or Grading activities. The Contractor may mail Notice to M.D.E., Sediment and Stormwater Administration, 1600 Washington Blvd., Baltimore, Maryland 21230-1708.
  - Approval by the Inspection Agency shall be requested upon completion of the installation of the perimeter erosion controls and before proceeding with any other earth disturbance or grading.
  - Approval shall be requested upon final stabilization of all sites before removal of sediment controls.
  - Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:  
A) Three calendar days for all perimeter controls, dikes, swales, ditches, perimeter slopes and all slopes greater than 3 horizontal to 1 vertical (3:1) and  
B) Seven days as to all after disturbed or graded areas in the project site.
  - Temporary Seeding Schedule:  
Minimum Seeding Rates  
Species/lbs per acre lbs/1,000 SF Planting Depth 2/1- 4/30 5/1- 8/14 8/15 11/30  
barley 122 2.80 1/4-1/2" X - by 10/15  
oats 96 2.21 1/4-1/2" X -  
rye 140 3.22 1/4-1/2" X - X  
rye plus 150 3.45 1/4-1/2" X X X  
Foxtail Millet 150 3.45 1/4-1/2" X X X  
10-10-10 fertilizer shall be applied at 600 lbs per acre.  
Lime shall be applied at 2 tons per acre.  
Other mixes may be used as recommended by the Soil Conservation District.

Permanent Seeding Schedule:

Minimum Seeding Rates	per acre	lbs/1,000 SF	Planting Depth in.	Recommended application dates
Species/lbs				
Tall fescue 75%				03/01 - 05/15
Canada bluegrass 10%				08/15 - 11/15
KY bluegrass 10%	50	3.40	.25-.50	
redtop 5%				
Weeping lovegrass 17%	4	0.90	.25-.50	03/01 - 05/15
Serecia lespedeza 83%	20	0.46		05/16 - 08/14

Fertilizer application rate: 10-20-10: N 90 lbs/ac or 2.0 lbs/1,000 SF,  
P205 175 lbs/ac or 4.0 lbs/1,000 SF,  
K20 175 lbs/ac or 4.0 lbs/1,000 SF.

Lime application rate: 2 tons/ac. or 100 lbs/1,000 SF.

\*\* Other mixes may be used as recommended by the Soil Conservation District.



TEST PIT RESULTS  
A 6" TOPSOIL, 2' CLAY, 14' GRAVEL  
B 6" TOPSOIL, 4' CLAY, 15' GRAVEL

- SEQUENCE OF CONSTRUCTION FOR ADDITION 2:
- Install pipe inlet protection at dual HDPE pipes crossing the main haul/access road. 1 day
  - For this small area of mining the initial cut outside of the existing EDA2 shall be in the most southwesterly area. The cut shall divert all of the swale flow into the mine. No sediment is to leave the active mining site. 1 day
  - Immediately remove all material from this area and reclaim swale area with 4" of topsoil seed and mulch with erosion control matting in the centerline of the swale. 30 days

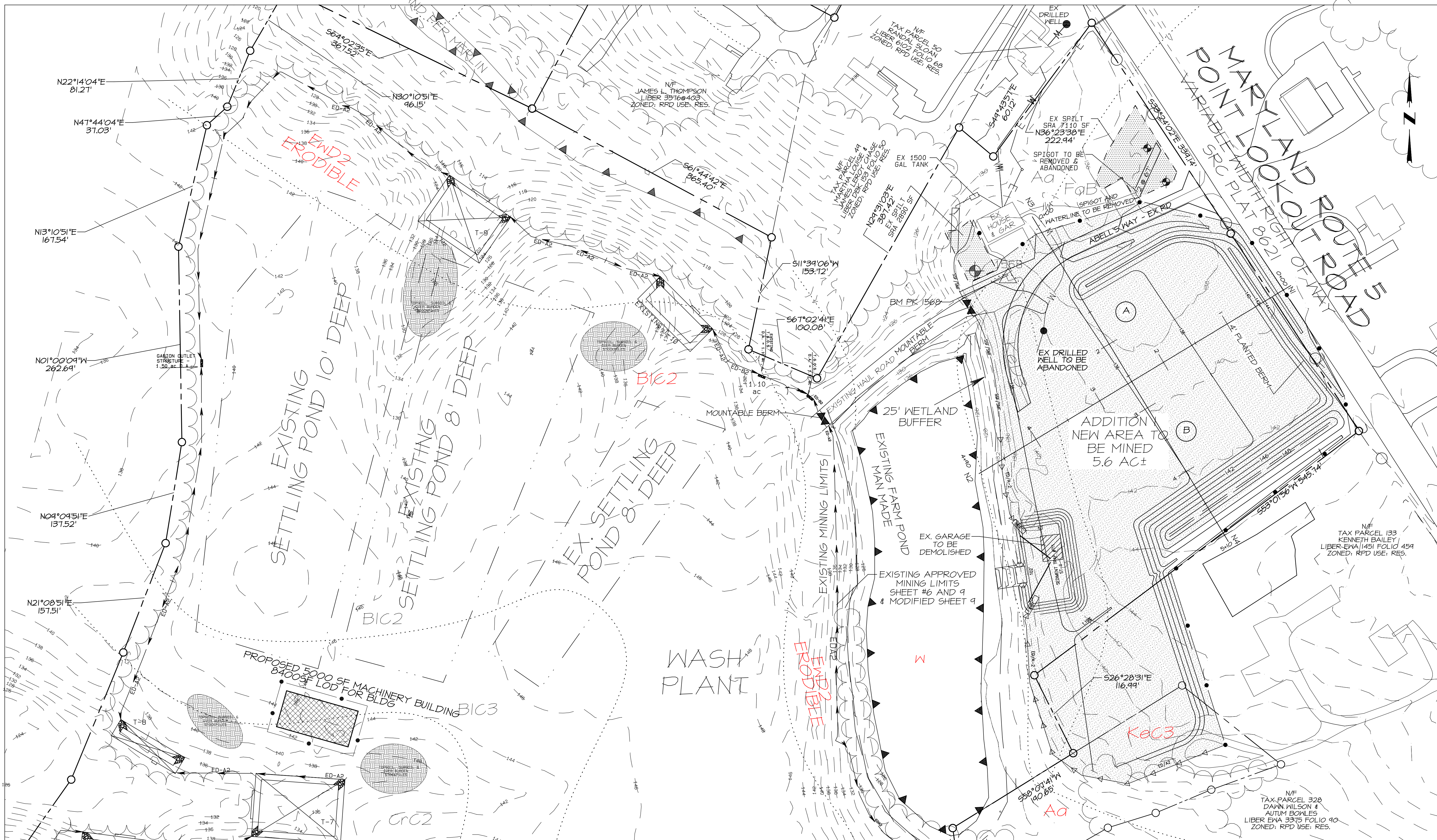
**CHESAPEAKE TRAILS SURVEYING, LLC**

**CGTS**

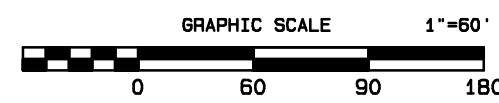
COURT SQUARE BUILDING  
22660 WASHINGTON STREET  
P.O. BOX 957  
LEONARDTOWN, MD 20650  
301-475-5900 FAX 301-475-9535

**LUGM #MSP23-0047**  
**GRAVEL PIT MODIFICATION PLAN**  
MINOR SITE PLAN  
28625 ABELL'S WAY  
MULTIFLORA LLC  
DEED 5114 @ 215 PLAT 77@34  
THIRD ELECTION DISTRICT  
ST. MARY'S COUNTY, MD  
FOR: SLOAN MATERIALS LLC

1-14-2023	DATE
19-011	JOB #
M19-B19	FOLDER
AS SHOWN	SCALE
YUKMER	DRAWN
YUKMER	CHECKED
YUKMER	REVISED
10-23	DATE
6-6-23	DATE
SHEET2 OF 4	



7. SEQUENCE OF CONSTRUCTION FOR ADDITIONS 1 AND 3:
1. Contact St. Mary's County Soil Conservation District at 301-475-8402 ext. 3 at least 5 days prior to beginning work for scheduling of a pre-construction meeting. Mining, stabilization and reclamation shall be in 10 acre increments. 15 days.
  2. Clear and grub those areas necessary for the installation of the perimeter control devices. 5 days.
  3. Remove existing earth dike as shown and installation and construction of perimeter control devices. 5 days.
  4. Request approval of perimeter control devices from MDE inspector at 410-537-3510 prior to other land disturbance or grading. 45 days.
  5. Timber and clear as necessary, brush to be disposed of off site with an approved E&S plan or ground to mulch on site. 10-15 years.
  6. Begin mining operations. Immediately stabilize all disturbed areas not actively being mined every 5 years the mining operation plan will need renewed/updated. Only the amount of material needed will be mined and reclaimed as work progresses. 45 days.
  7. Once all mining operations are completed all stockpiled overburden is to be graded at a minimum slope of 50:1 and a maximum slope of 3:1. Spread all of the stockpiled topsoil then minimum 4" of seed/mulch/fertilize. 1 day.
  8. MDE inspector's approval shall be requested upon final stabilization of all sites prior to removal of sediment controls. 10-15 years.
- total time of construction



## MODIFICATION OF SHEET 9 & 11

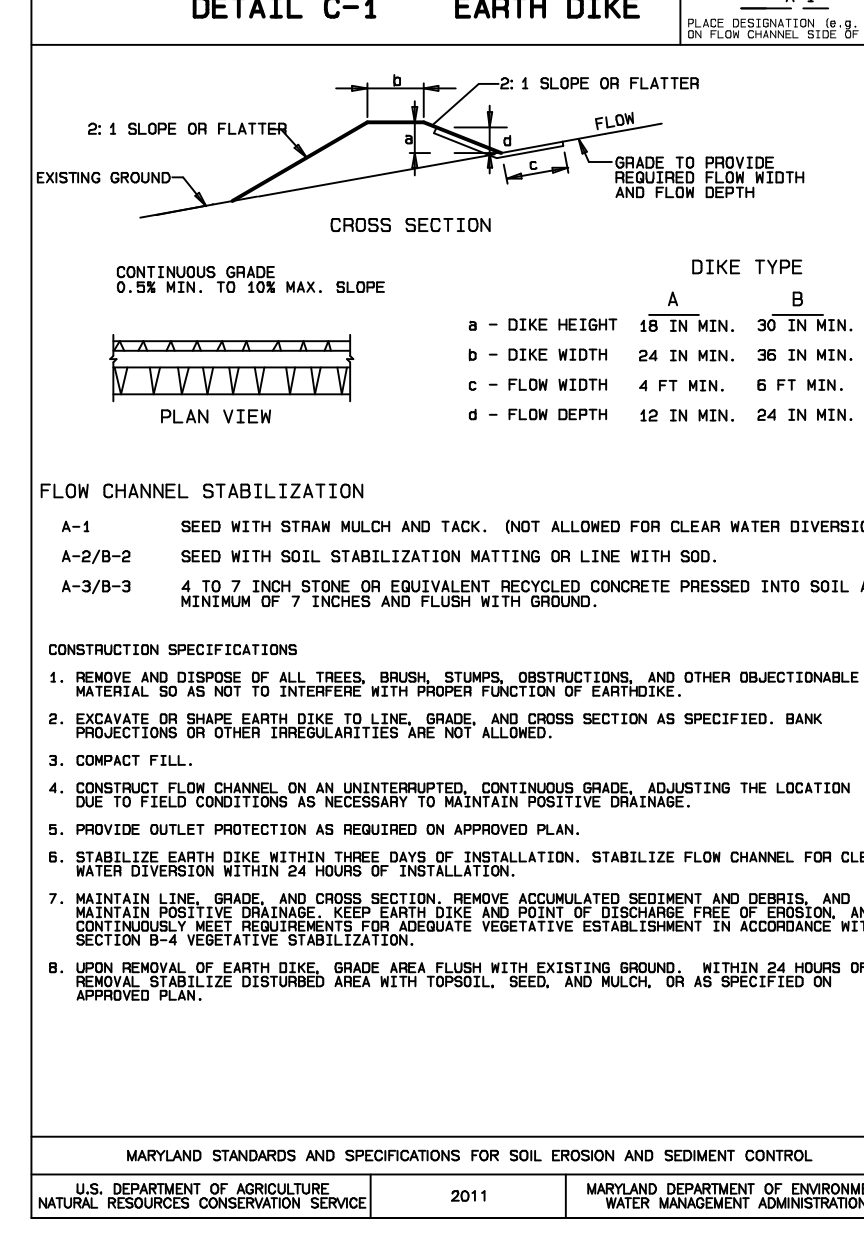
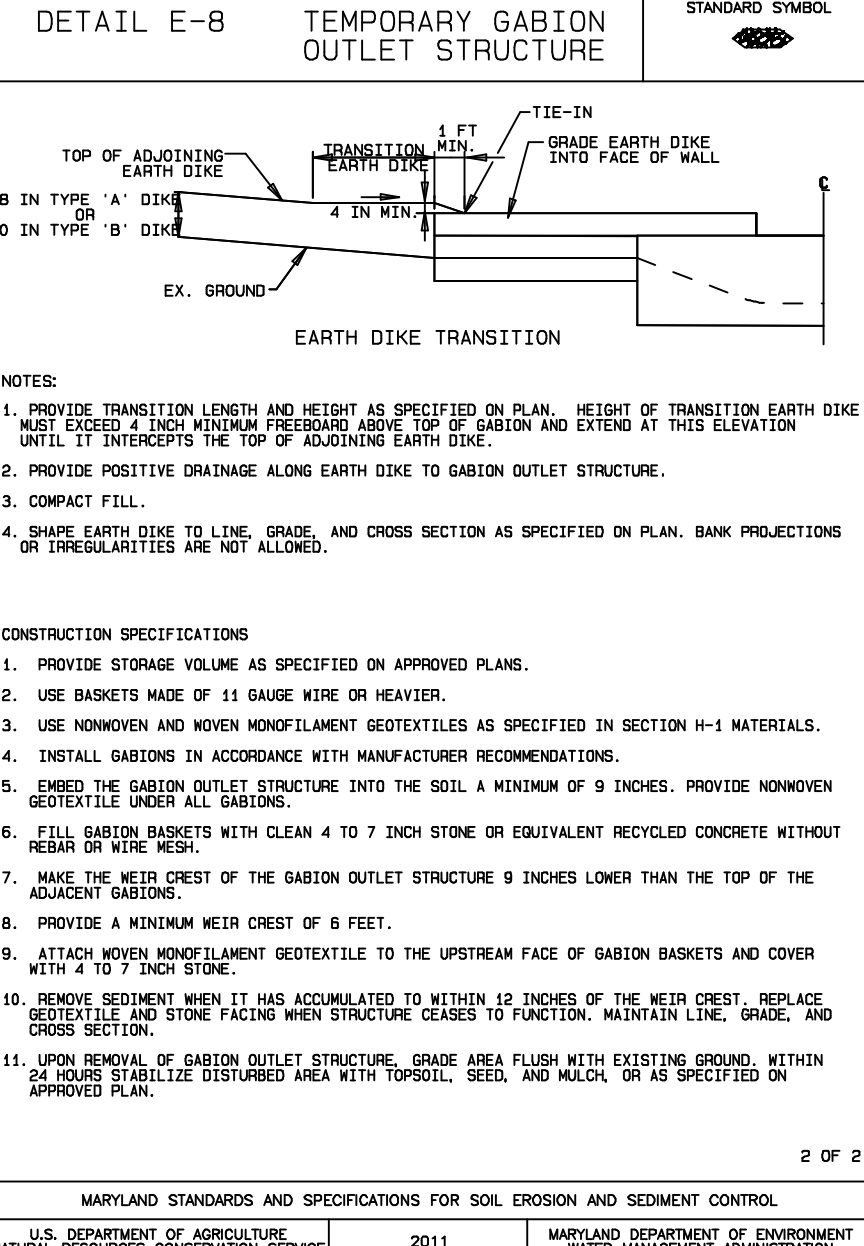
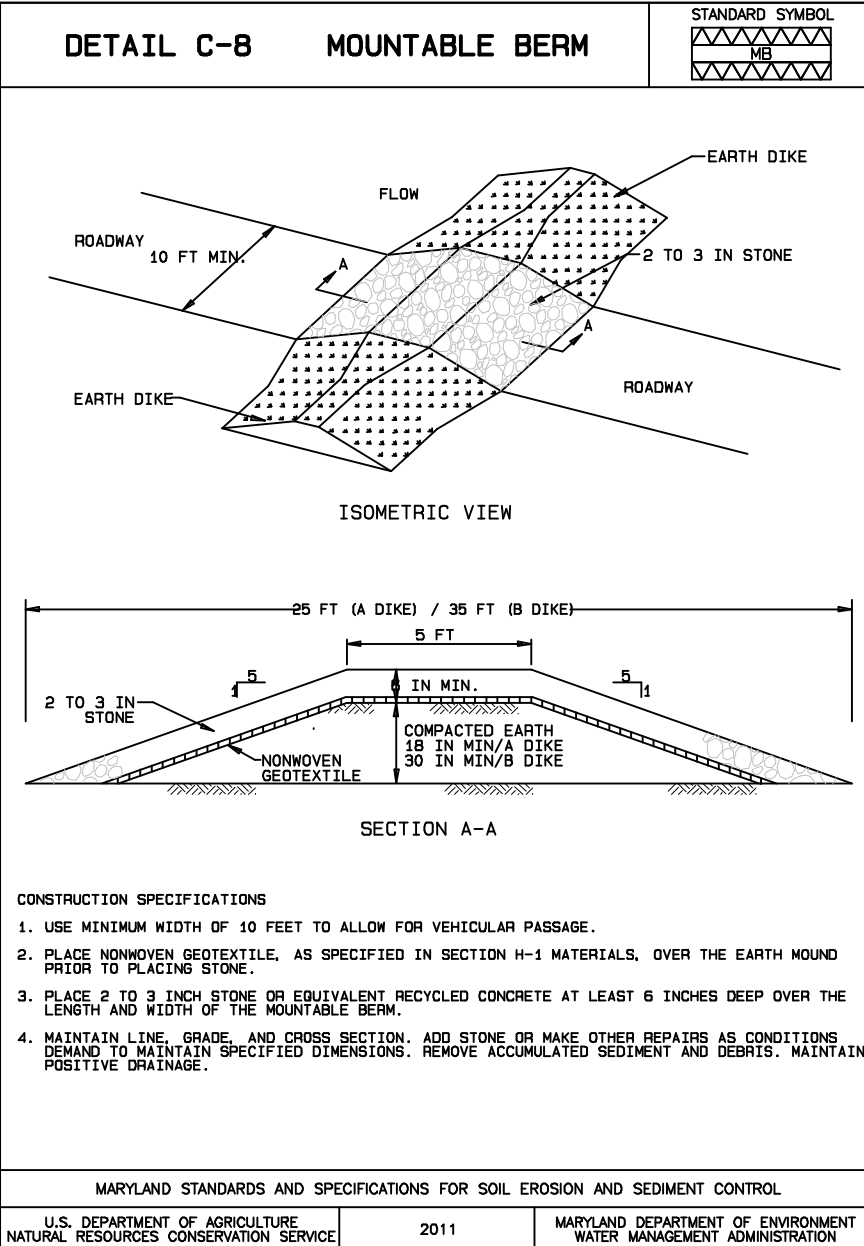
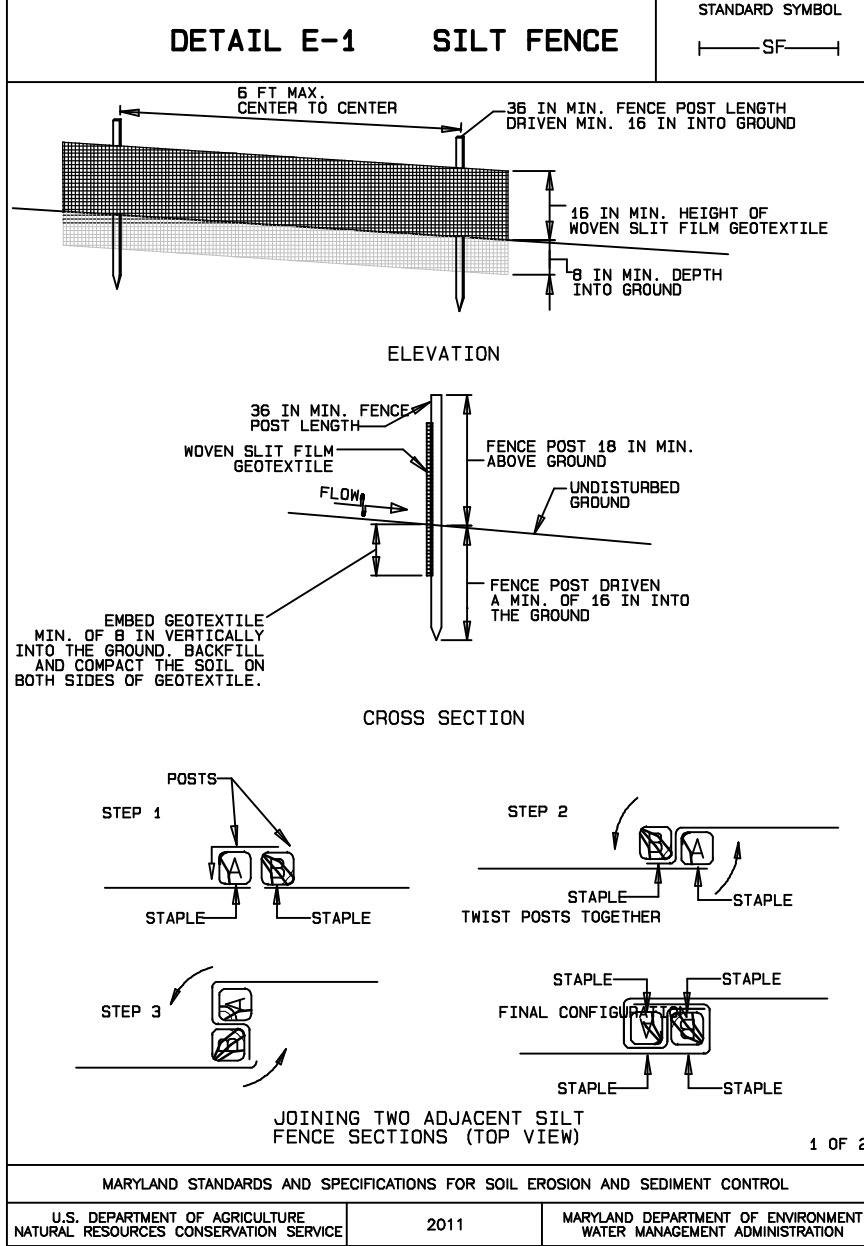
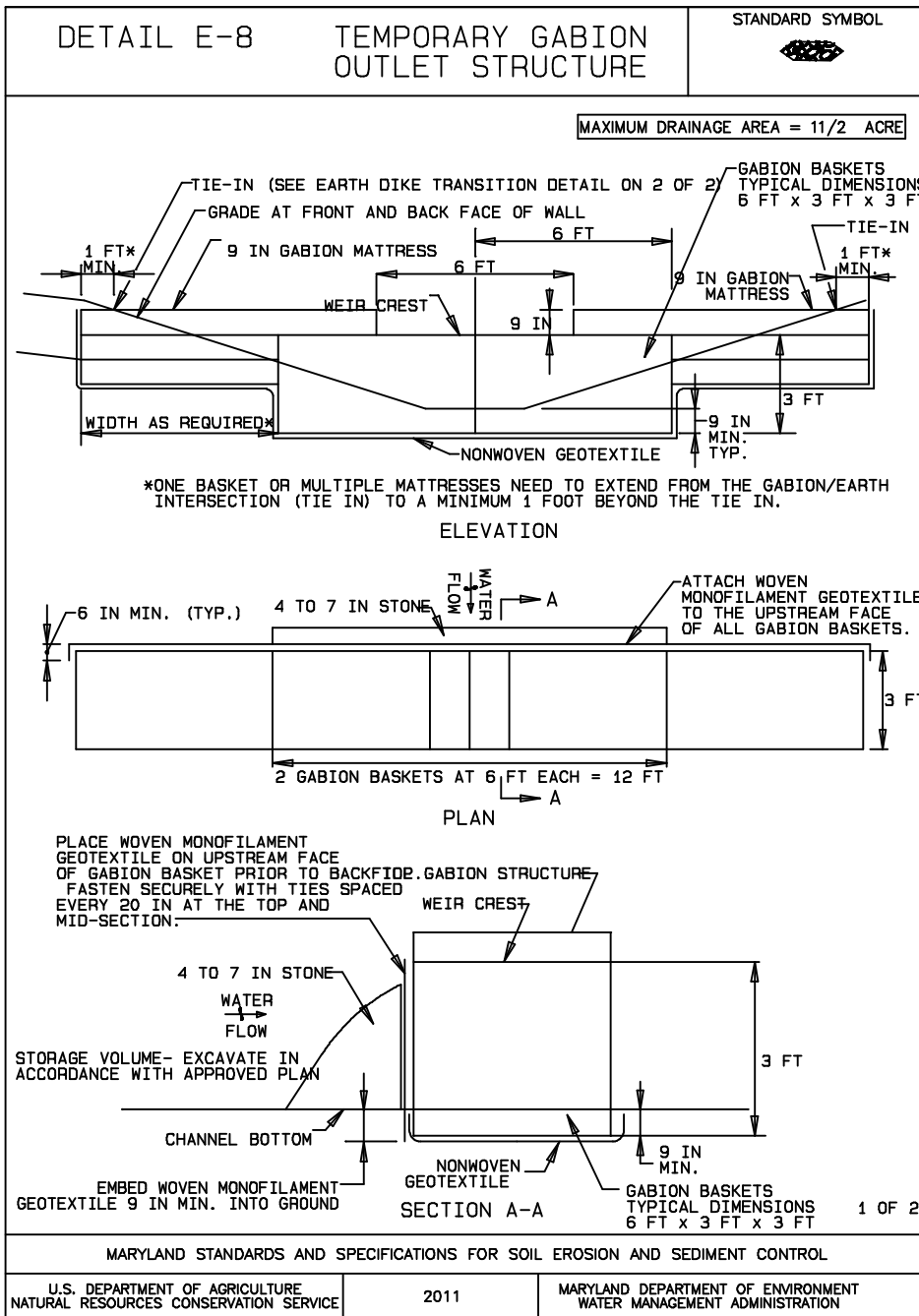


**LUGM #MSP23-0047**  
**CHESAPEAKE TRAILS**  
**SURVEYING, LLC**

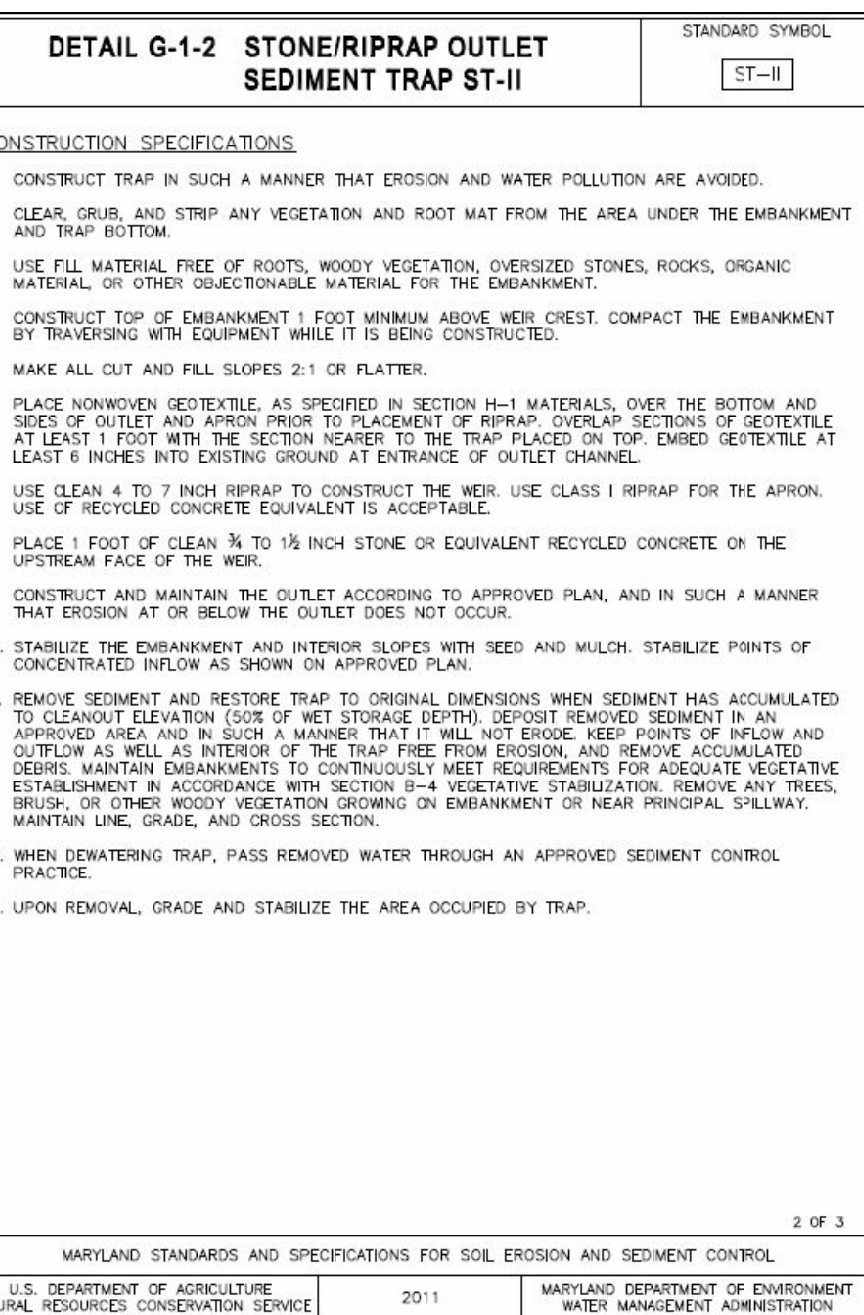
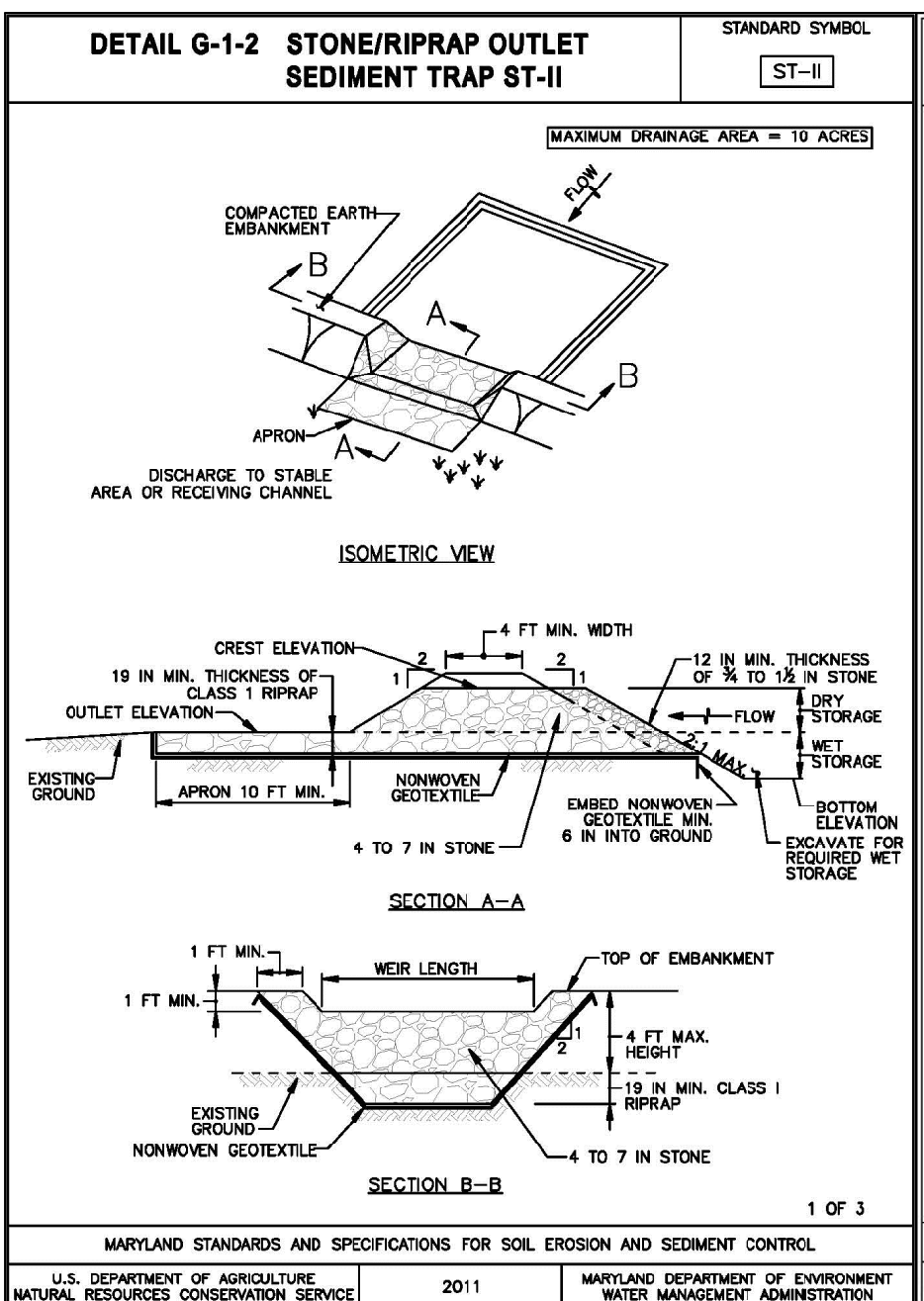
COURT SQUARE BUILDING  
22660 WASHINGTON STREET  
P.O. BOX 957  
LEONARDTOWN, MD 20650  
301-475-5900 FAX 301-475-9535

**GRAVEL PIT MODIFICATION PLAN**  
**MINOR SITE PLAN**  
**28625 ABELL'S WAY**  
**MULTIFLORA LLC**  
**DEED 5114 @ 215 PLAT 77@34**  
**THIRD ELECTION DISTRICT**  
**ST. MARY'S COUNTY, MD**  
**FOR: SLOAN MATERIALS LLC**

DATE	JOB #	FOLDER
1-14-2023	19-011	M19_B19
SCALE	DRAWN	CHECKED
AS SHOWN	VUKMER	VUKMER
REVISED	DATE	BY
REVISED	2-23-23	3-10-23
6-6-23		
SHEET 3 OF 5		



DETAIL G-1-2	STONE OUTLET SEDIMENT TRAP ST-II	STANDARD SYMBOL
		ST-II
SEDIMENT TRAP SA		
DRAINAGE AREA - INITIAL	9.00	ACRES
DRAINAGE AREA - INTERIM	9.00	ACRES
DRAINAGE AREA - FINAL	9.00	ACRES
TOTAL STORAGE REQUIRED	32400	CF
TOTAL STORAGE PROVIDED	32400	CF
WET STORAGE REQUIRED	16200	CF
WET STORAGE PROVIDED	16200	CF
DRY STORAGE REQUIRED	16200	CF
DRY STORAGE PROVIDED	16200	CF
EXISTING GROUND ELEVATION AT OUTLET (WET STORAGE ELEVATION)	143.0	FT
TRAP BOTTOM ELEVATION	139	FT
TRAP BOTTOM DIMENSIONS	110'x60'	FT x FT
WEIR LENGTH	38	FT
WEIR CREST (DRY STORAGE) ELEVATION	144	FT
CLEANOUT ELEVATION	142.0	FT
TOP OF EMBANKMENT ELEVATION	146.00	FT
SIDE SLOPE	2	H:V RATIO
EMBANKMENT TOP WIDTH	4	FT
OUTLET PROTECTION LENGTH	10	FT
OUTLET PROTECTION DEPTH	19	IN
DETAIL G-1-2	STONE OUTLET SEDIMENT TRAP ST-II	STANDARD SYMBOL
		ST-II
SEDIMENT TRAP 11		
DRAINAGE AREA - INITIAL	5.3	ACRES
DRAINAGE AREA - INTERIM	5.30	ACRES
DRAINAGE AREA - FINAL	4.00	ACRES
TOTAL STORAGE REQUIRED	19080	CF
TOTAL STORAGE PROVIDED	19992	CF
WET STORAGE REQUIRED	9540	CF
WET STORAGE PROVIDED	9898	CF
DRY STORAGE REQUIRED	9540	CF
DRY STORAGE PROVIDED	10094	CF
EXISTING GROUND ELEVATION AT OUTLET (WET STORAGE ELEVATION)	132.0	FT
TRAP BOTTOM ELEVATION	130.25	FT
TRAP BOTTOM DIMENSIONS	102'x50'	FT x FT
WEIR LENGTH	22	FT
WEIR CREST (DRY STORAGE) ELEVATION	133.1	FT
CLEANOUT ELEVATION	131.0	FT
TOP OF EMBANKMENT ELEVATION	134.10	FT
SIDE SLOPE	2	H:V RATIO
EMBANKMENT TOP WIDTH	4	FT
OUTLET PROTECTION LENGTH	10	FT
OUTLET PROTECTION DEPTH	19	IN



**CHESAPEAKE TRAILS SURVEYING, LLC**

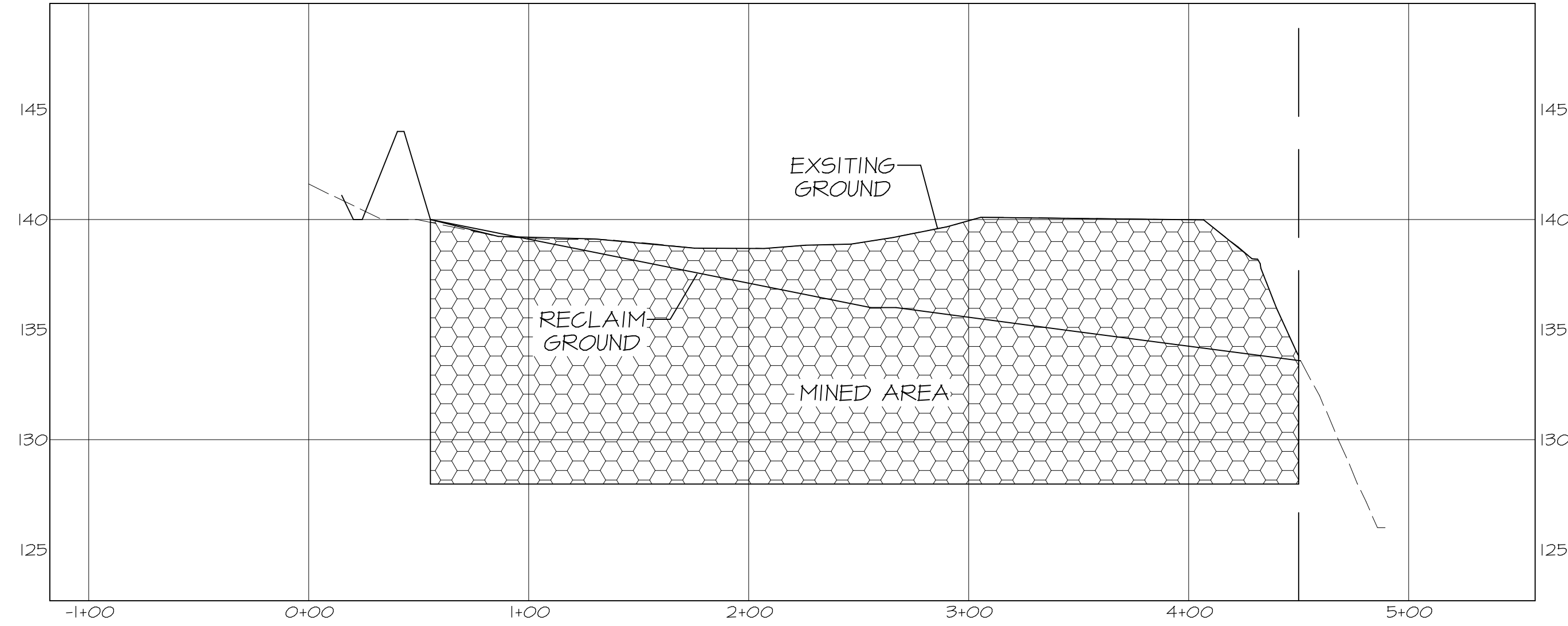
COURT SQUARE BUILDING  
22660 WASHINGTON STREET  
P.O. BOX 957  
LEONARDTOWN, MD 20650  
301-475-5900 FAX 301-475-9535

**GRAVEL PIT MODIFICATION PLAN**

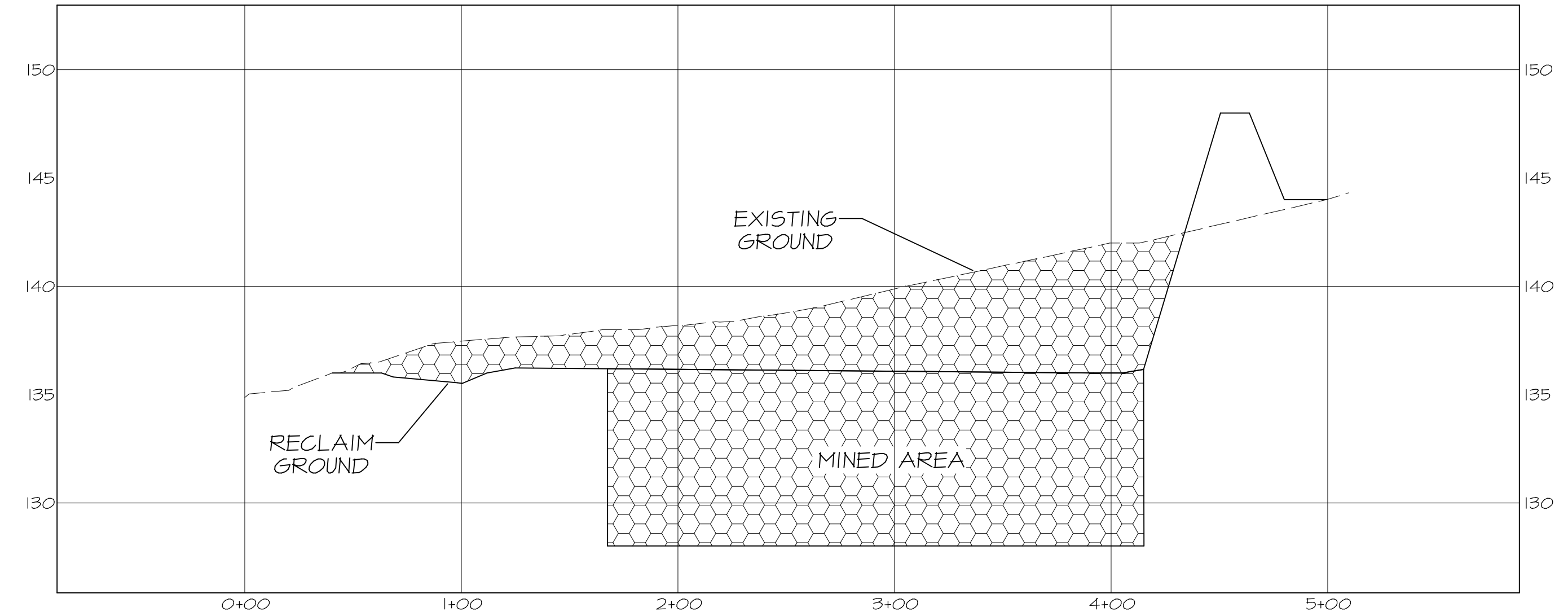
MINOR SITE PLAN  
28625 ABELL'S WAY  
MULTIFLORA LLC  
DEED 5114 @ 215 PLAT 77@34  
THIRD ELECTION DISTRICT  
ST. MARY'S COUNTY, MD  
FOR: SLOAN MATERIALS LLC

1-14-2023	DATE
19-011	JOB #
M19-B19	FOLDER
AS SHOWN	SCALE
YUKMER	DRAWN
YUKMER	CHECKED
YUKMER	REVISED
5-10-23	DATE
6-6-23	DATE
SHEET 4 OF 5	

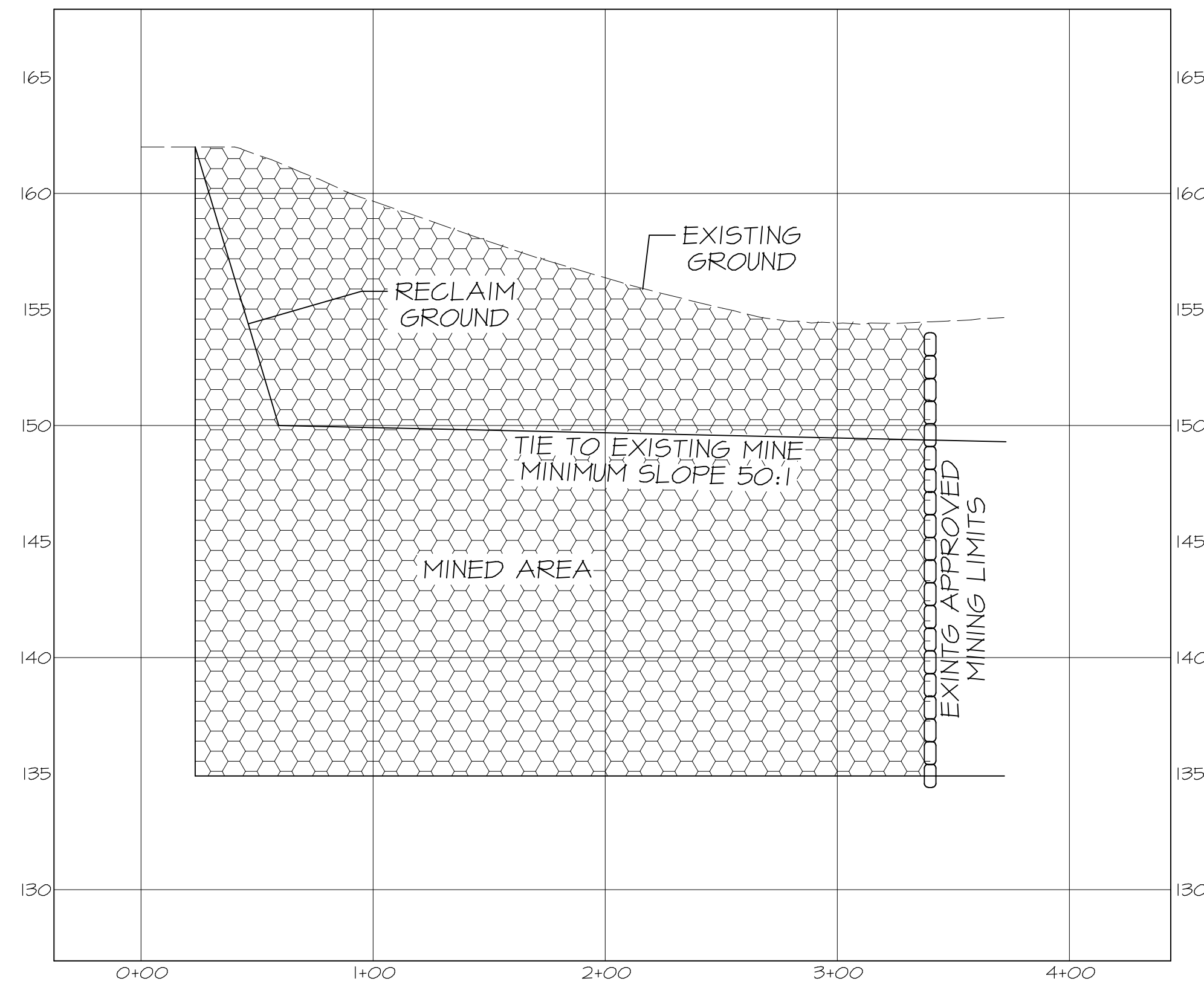
PROFILE N1 ~ N2



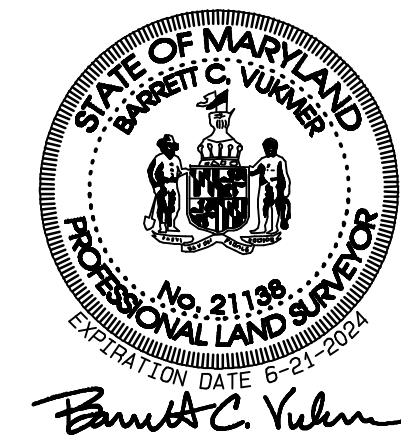
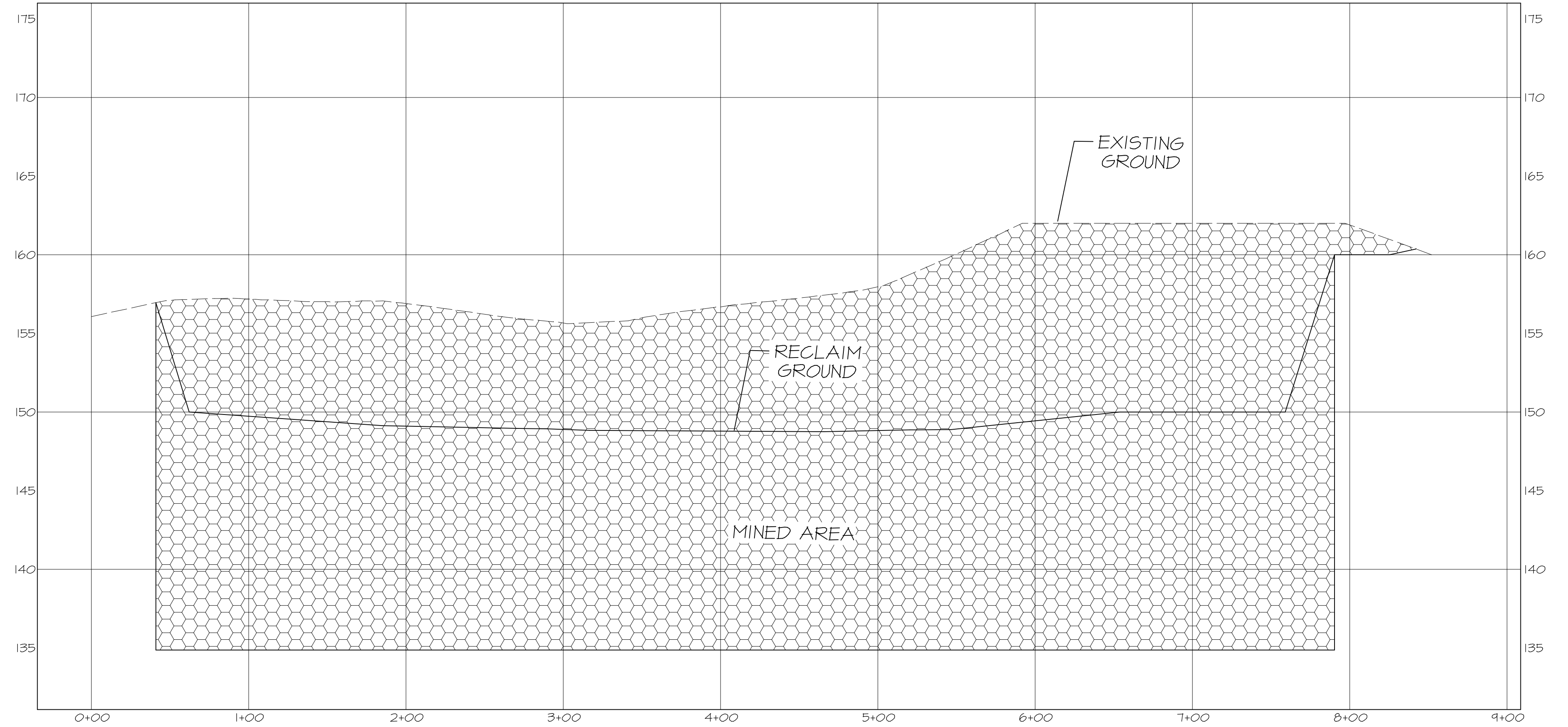
PROFILE N3 ~ N4



PROFILE N5 ~ N6



PROFILE N7 ~ N8



**CHESAPEAKE TRAILS  
SURVEYING, LLC**

**COURT SQUARE BUILDING  
22660 WASHINGTON STREET  
P. O. BOX 957  
LEONARDTOWN, MD 20650  
301-475-5900 FAX 301-475-9535**

**LUGM #MSP23-0047  
GRAVEL PIT MODIFICATION PLAN  
MINOR SITE PLAN  
28625 ABELL'S WAY  
MULTIFLORA LLC  
DEED 5114 @ 215 PLAT 77@34  
THIRD ELECTION DISTRICT  
ST. MARY'S COUNTY, MD  
FOR: SLOAN MATERIALS LLC**

1-14-2023	DATE
19-011	JOB #
M19_B19	FOLDER
AS SHOWN	SCALE
VUKMER	DRAWN
VUKMER	CHECKED
REC 2-23-23	REVISED
3-10-23	
6-6-23	
	SHEETS OF 5