



LITTLE SILENCES REST, INC.

41650 Court House Drive, Suite 101 • P.O. Box 2340 • Leonardtown, MD 20650 • 301-475-2236 • FAX: 301-475-3720

August 17, 2010

Maryland Department of Transportation
State Highway Administration
707 North Calvert Street
Baltimore, Maryland 21202

Attn: Mr. Frank Coxon, Jr.

Re: Wheatley's Plain Subdivision
#MSUB 10-110-00016

Dear Mr. Coxon:

In response to your comments of July 15, 2010, we would like to offer the following:

1. A 70' dedication strip will be provided in the future. A future easement has been shown on the plan.
2. The purpose of this plat is to transfer property for the future development of a church. We agree that now would be a good time to establish preliminary geometry, but are unable to comply. Detailed planning needed for design will not occur till after the property has been conveyed. I would ask that you defer comments regarding entrance design and roadway improvements to concur with forthcoming site development plans. Please note that proposed Lot encompasses all available State Right-of-Way frontage, allowing for as much future easements or dedications as could be provided now. If your desire is to show all required easements and dedications on one plat, perhaps you could defer current road widening requirements as well.
3. Denied access has not been shown along Route 4 as the future site design may require direct access.

Two copies of the revised Preliminary Plan and proposed Record Plat are included herewith for your review and approval. Should you have any questions or concerns, please don't hesitate to contact me. Please note we are still awaiting Survey information to re-establish the Maryland Route 4 Right-of-Way in this vicinity.

Sincerely Yours,

Kevin Butler
Little Silences Rest, Inc.
301-475-2236 (x05)
kbutler@lsrcorp.com



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

August 27, 2010

Mr. Kevin Butler
Little Silences Rest, Inc.
P. O. Box 2340
Leonardtown, Maryland 20650

Re: St. Mary's County
10-11000016
Wheatley Plains Glebe Farm
Lot 3
MD 4, 500' south of Fairgrounds Road
Milepost 2.17

Dear Mr. Butler:

Thank you for your letter dated August 17th, which we received on August 20th regarding comments made by the State Highway Administration (SHA) on the Minor Subdivision Plan. Reviewed your letter and offer the following comments.

- The SHA is desirous of requiring the dedication at the time of subdivision, not during the site plan stage. Dedication will be required in order to construct a standard access into the property.
- Lot 3, previously know as Outparcel A currently has its access restricted to the existing 50' private right-of-way located at the south side of proposed Lot 3. The restriction was established at the time Lot 2 was created.
- Does the property have access to the private lane located at the north end of the property? If so, the SHA recommends the entrance for the future church be located opposite Fairgrounds Road.
- The property frontage is to be labeled as Denied Vehicular Access.

Thank you for the opportunity to comment on this development. Should you have any questions, please contact Mr. Frank Coxon at 410-545-5582, or at our toll free number in Maryland only 1-800-876-4742 (extension 5582). You may also reach Mr. Coxon at his e-mail address (fcoxon@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Engineering Access Permits Division

SDF/fc

cc: Mr. Dave Berry, St. Mary's County, Land Use and Growth Management
Mr. Stewart DeMent, SHA, Resident Maintenance Engineer
Mr. Mike Huber, SHA, District Utility Engineer
Ms. Margaret Lewis, St. Mary's County, Department of Public Works
Mr. Greg Phillips, SHA, District Traffic Division
Ms. Debra Russell, SHA, Assistant District Engineer for Capital Programs

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410-545-0300 • www.marylandroads.com