SM 232-99 St. Inigoes landing
SUB 98-0548

USA_S_1829_574

TB Comments 5/4/99

Judge John C. North, II
Chairman

Ren Serey
Executive Director

STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401
(410) 260-7516 Fax: (410) 974-5338

May 4, 1999

Ms. Christine Holmberg
Department of Planning and Zoning
P O Box 3000
Leonardtown, Maryland 20650

RE: SUB #98-0548, St. Inigoes Landing
CBCAC # 232-99

Dear Ms. Holmberg:

Thank you for providing information on the referenced project. The applicant is seeking approval of a two-lot subdivision. Staff have no objection to the subdivision as it appears to comply with the Critical Area regulations.

Thank you for the opportunity to comment. If you have any questions, you can contact me at (410) 260-7073.

Sincerely yours,

Tracy Batchelder

Tracy Batchelder
Natural Resources Planner

TTB/jjd

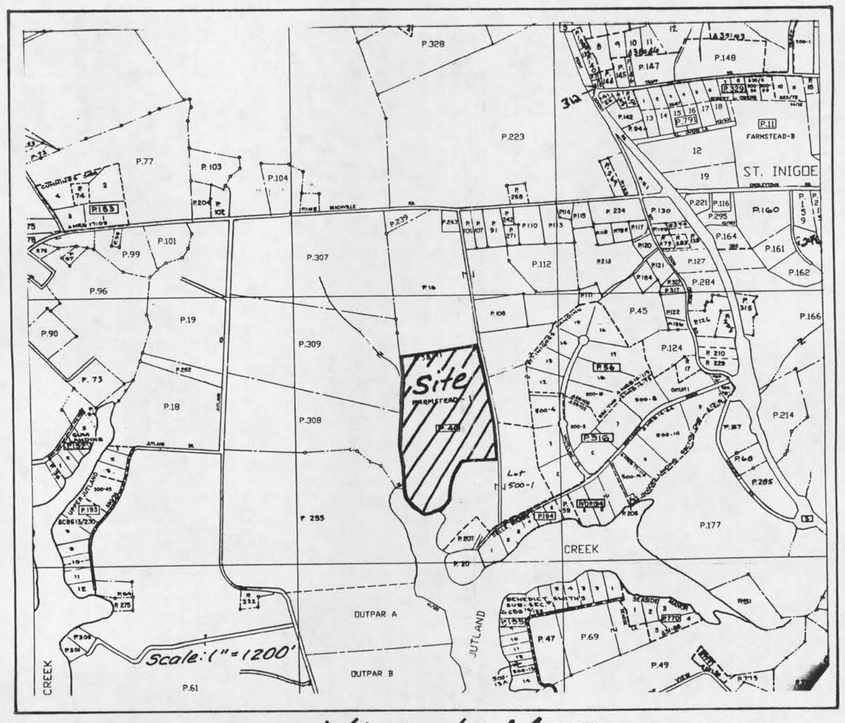
GENERAL NOTES

1. This site is located on Tax Map 67, Grid 16, Parcel 40.
2. Site area in acres = 36.88 acres, more or less.
3. Zoning of Site = RPD/LDA overlay
4. Building Restriction Lines are: 75 foot front, 30 foot side, 50 foot rear.
5. These lots to be served by individual drilled well.
   * Deep wells will be drilled to an approved confined aquifer.
6. These lots to be served by individual septic systems.
   * This Health Department approval certifies that the above lot is in consonance with pertinent Health Department 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 Department for sewage disposal purposes. The approved lot(s) includes an approved area of 10,000 square feet 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 this area may render the lot undevelopable. To determine the exact area of the lot approved for sewage disposal purposes or to establish a different area for such purposes you should contact the St. Mary's County Health Department, Office of Environmental Health.

     ⊕ INDICATES PERC TESTS
7. This subdivision is in compliance with the St. Mary's County Comprehensive Water and Sewer Plan.
8. There shall be a 10 foot utility easement along all lot lines. These easements are to include use by the St. Mary's County Metropolitan Commission, its successors and assigns for construction, installation, maintenance, repair, inspection and operation of public water and sewer facilities, should such facilities ever be installed.
9. RESOURCE PROTECTION NOTE: Areas established for resource protection on the site, in accordance with required protection levels, must remain in undisturbed open space and undeveloped.
10. PRIVATE ROAD MAINTENANCE: "Caution" The right-of-way shown hereon does not necessarily provide access from this lot to a county or state road at this time. Road and utility construction and maintenance are the responsibility of the buyer of this lot, unless otherwise provided herein.
11. Water and Sewerage Plan Category = NPS
12. There are no additional plans for this site at this time, as deemed by landowner.
13. ⬭ INDICATES PREMISE ADDRESS
14. This plat was prepared without the benefit of a title report which may show additional conveyances, easements, covenants, rights-of-way or more stringent building restriction lines not shown hereon.
15. These lots contain an area of at least 20,000 square feet which does not include rights-of-way (existing or proposed), 50 year flood plains or grades of 25% or greater.
16. Unless otherwise shown there are no existing wells and/or septics within 100 feet of these lot lines, to the best of our knowledge.
17. Soils types for this site are: MuA, Mattapex silt loam, 0 - 2% slopes
    MtA, Mattapex fine sandy loam, 0 - 2% slopes
    MtB2, Mattapex fine sandy loam, 2 - 5% slopes, moderately eroded
18. Unless otherwise shown, there are no environmental features affecting this subdivision site.

CRITICAL AREA NOTES

1. **Approximately 24.05 acres of this site lie within Maryland's Critical Area. Any and all development activities proposed within this area are subject to Critical Area regulations and will not be permitted until all appropriate local, state and federal agencies have conducted a thorough environmental review and have approved the development plan.**
2. **The 100 foot Critical Area Buffer must remain in natural vegetation and may not be disturbed except as provided under Section 38.2 of the St. Mary's County Critical Area Ordinance, part 13, Habitat Protection.**
3. **No development is permitted in wetlands without approval from the appropriate local, state and Federal agencies. This site has (has not) been field evaluated for tidal or non-tidal wetlands.**
4. **All existing forest shown hereon shall remain undisturbed except as permitted under the provisions of the St. Mary's County Critical Area Ordinance. Any and all afforested or reforested areas created under the provisions of the St. Mary's County Critical Area Ordinance and designated on this plat shall be preserved from future disturbance.**



Vicinity Map

OWNERS DEDICATION

We, Barbara B. Graham, Toby A. Bramble and Willard C. Bramble, the owners of the property shown hereon as described in the Surveyors Certificate affixed hereto, hereby adopt this plan of Minor Subdivision upon its approval by all required agencies. There are no pending suits or actions at law, leases, liens, mortgages or deeds of trusts affecting this Minor Subdivision except as noted or shown hereon. All parties in interest thereto have affixed their signatures indicating their assent to this plan.

We, further establish the minimum building restriction lines as required by the St. Mary's County Zoning Ordinance and dedicate the streets, walkways, easements, rights-of-way and other improvements, where applicable, to public use.

We hereby grant unto the St. Mary's County Metropolitan Commission, its successors and assigns, a right of ingress and egress over, and a perpetual easement in, a 10 foot water line, and/or sewer line easement (along all lot lines), as well as others that may be shown herein, for construction, installation, maintenance, repair, inspection and operation of public water and sewer facilities, should any facilities ever be installed.

The requirements of Section 3-108 of the Annotated Code of Maryland (Real Property Article) as far as it concerns the making of the plan and settting of the markers required therein have been complied with to the best of our knowledge, information and belief.

Barbara B. Graham _____ Date _____

Toby A. Bramble _____ Date _____

Willard C. Bramble _____ Date _____

RESOURCE PROTECTION STANDARDS

The following Resource Protection Land has been established in accordance with Section 49.00 of the St. Mary's County Zoning Ordinance, dated August 1, 1990.

1. **The areas designated as "A", of Table "1", which include: Flood Plains, Tidal and Nontidal Wetlands, Drainageways, and slopes greater than 25 percent (25%), are shown hereon and shall remain undisturbed, with exception of those activities allowed under Section 49.02.**
2. **The areas designated as area "B", include areas with slopes from 15% - 25%. 20 percent (20%) of these areas are designated a protection area and shall remain undisturbed.**
3. **The Agricultural and Woodland area of each lot is identified as area "C", of Table "1", and shall be subject to a protection area of 50 percent (50%) and shall remain undisturbed.**

RESOURCE PROTECTION LANDS TABLE "1"

LOT #	LOT AREA	A" 100% PRESERVED	B" (20% PRESERVED) TOTAL "B"	20%	80%	C" (60% PRESERVED) TOTAL "C"	60%	DEVELOPABLE AREA
FS #1	26.71	3.35	0.6	0.12	0.68	23.36	11.68	11.56
1	6.3931	—	—	—	—	6.3931	3.197	3.197
2	3.7745	—	—	—	—	3.7745	1.887	1.887
TOTAL:	36.88	3.35	0.6	0.12	0.68	33.5276	16.764	16.764

SURVEYORS CERTIFICATE

I hereby certify to the best of my knowledge, information and belief that the plat shown hereon is correct (subject to a title search) and conforms to the specifications; that this is a Minor Subdivision of Farmstead 1, St. Inigoes Landing, as recorded among the Plat Records of St. Mary's County, Marland in Plat Book 38, Plat 11; the same being part of the property conveyed unto Barbara B. Graham, Toby A. Bramble and Willard C. Bramble, by deed dated August 25, 1977 from Barbara B. Graham, P.R. Estate of Florence W. Bramble as recorded in the Land Records of St. Mary's County,, Maryland in Liber MRB 280, Folio 178.

The requirements of Section 3-108 of the Annotated Code of Maryland (Real Property Article) as far as it concerns the making of the plan and setting of the markers required therein have been complied with to the best of my knowledge, information and belief.

4-21-99
Date

Jerry D. Nokleby
Property Line Surveyor #472
46925B Shangri-la Drive, S.
Lexington Park, Maryland 20653
(301) 862-3135

RECEIVED
APR 21 1999
BY

STATE OF MARYLAND · JERRY D. NOKLEBY · No. 472 · REGISTERED PROPERTY LINE SURVEYOR

PLANNING & ZONING	DEPARTMENT OF PUBLIC WORKS	HEALTH DEPARTMENT
Date	Date	Date
Director	Director	Health Officer
	Chairman	Director
		Sanitarian

Revision Date

"Simplified Subdivision Plat" Sheet 1 of 2

NOKLEBY SURVEYING, INC.
46925B SHANGRI-LA DRIVE, S.
LEXINGTON PARK, MD 20653
(301) 862-3135

PLAN OF PROPERTY

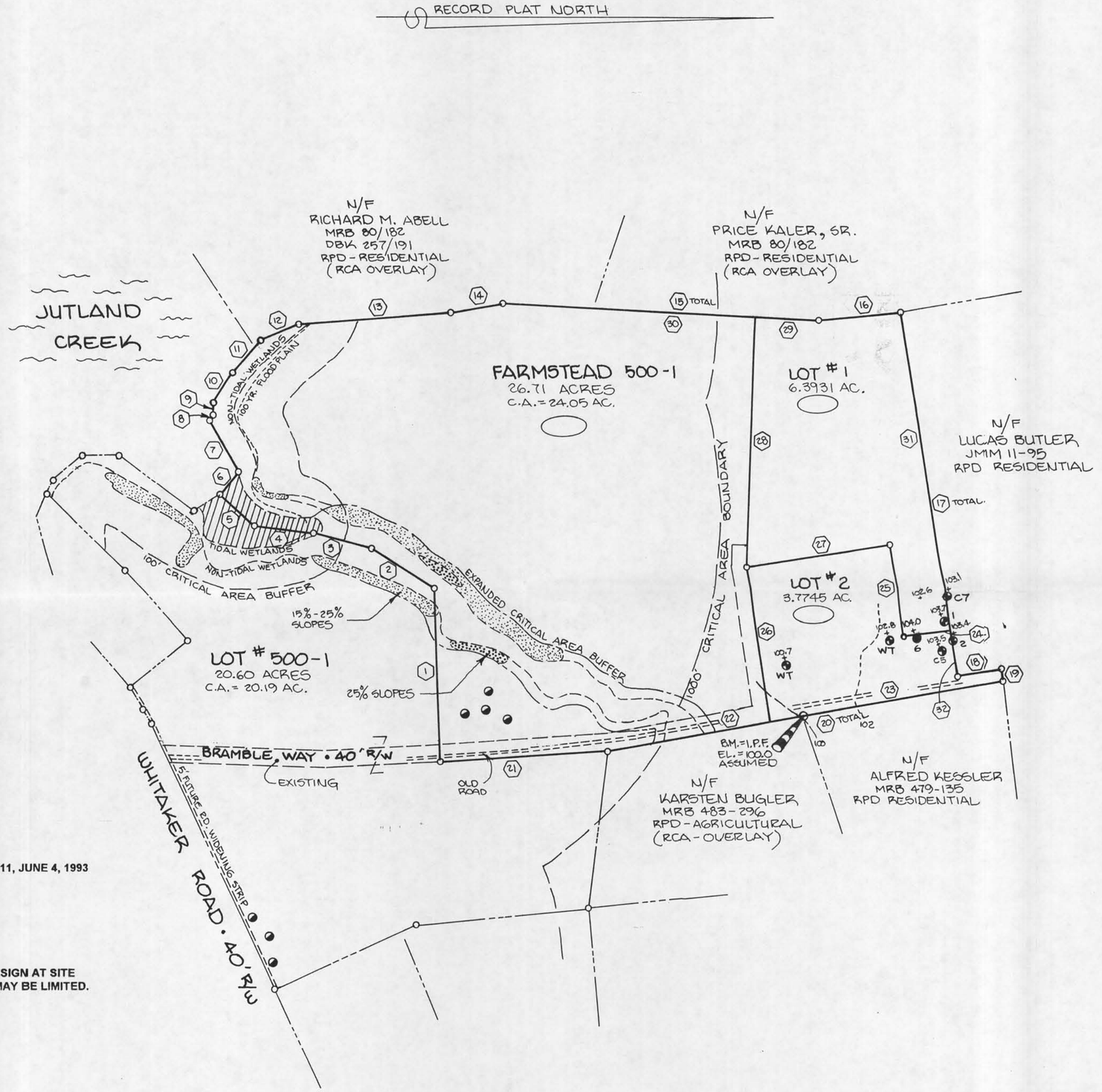
"ST. INIGOES LANDING"
RESUBDIVISION OF FARMSTEAD 1
FARMSTEAD 500-1, LOT #1 & LOT #2
SECTION ONE

SURVEYED FOR: Record Plat
Z.P. # 98-0548

1st ELECTION DISTRICT
St. Mary's COUNTY, MARYLAND
LIBER FOLIO

DATE 4-21-99
SCALE 1" = 200'
DRAWN BY Jerry / Ella
CHECKED BY: Jerry
JOB NUMBER 67-16 10
LICENSE NUMBER 472

090827



NO.	BEARING	DISTANCE
1	N 87 - 58 - 51 E	437.67'
2	N 32 - 11 - 41 E	185.68'
3	N 14 - 18 - 49 E	151.76'
4	N 06 - 54 - 54 E	149.24'
5	N 41 - 25 - 09 E	115.47'
6	N 51 - 39 - 04 W	72.57'
7	S 59 - 45 - 15 W	144.27'
8	N 53 - 49 - 48 W	16.29'
9	N 86 - 58 - 53 W	30.38'
10	N 57 - 36 - 35 W	89.01'
11	N 49 - 37 - 59 W	109.42'
12	N 23 - 22 - 03 W	104.31'
13	N 04 - 33 - 42 W	384.38'
14	N 10 - 24 - 48 W	133.95'
15	N 02 - 45 - 35 E	798.01'
16	N 05 - 51 - 17 W	210.28'
17	N 81 - 00 - 57 E	923.28'
18	N 09 - 56 - 29 W	105.60'
19	N 83 - 17 - 33 E	29.78'
20	S 10 - 11 - 17 E	1,009.63'
21	S 03 - 56 - 04 E	423.66'
22	N 10 - 11 - 17 W	419.63'
23	N 10 - 11 - 17 W	590.00'
24	N 08 - 59 - 03 W	120.00'
25	N 81 - 00 - 57 E	235.00'
26	N 81 - 00 - 57 E	395.39'
27	N 08 - 59 - 03 W	365.47'
28	N 87 - 59 - 59 W	623.75'
29	N 02 - 45 - 35 E	160.00'
30	N 02 - 45 - 35 E	638.01'
31	N 81 - 00 - 57 E	803.28'
32	N 81 - 00 - 57 E	120.00'

PERC TEST CHART

- GOOD PERCS FROM PLAT RECORDED AT △ EWA 38/11, JUNE 4, 1993
- WATER TABLE TEST
- GOOD PERC TEST WITH TEST NUMBER
- BAD TEST

PROPOSED LOTS 2 AND 3 WILL REQUIRE MOUND SYSTEM DESIGN AT SITE PLAN STAGE. BUILDING SIZE AND NUMBER OF BEDROOMS MAY BE LIMITED.

STATE OF MARYLAND
JERRY D. NOKLEBY
No. 472
REGISTERED
PROPERTY LINE SURVEYOR

PLANNING & ZONING CONTROL NO. 98-0548

NOKLEBY SURVEYING, INC. 46925B SHANGRI-LA DRIVE, S. LEXINGTON PARK, MD 20653 (301) 862-3135	**PLAN OF PROPERTY** "ST. INIGOES LANDING" RESUBDIVISION OF FARMSTEAD 1 FARMSTEAD 500-1, LOT # 1 & LOT # 2 SECTION ONE	DATE 10-28-98 SCALE 1" = 200' DRAWN BY J.D. NOKLEBY SHEET 2 OF 2
SURVEYED FOR: RECORD PLAT	1ST ELECTION DISTRICT ST. MARYS COUNTY, MARYLAND LIBER EWA 38 FOLIO 11	JOB NUMBER 67-16-40 LICENSE NUMBER 472

090827