SM 570-99 Greens Rest Farm
SUB 95-0570

MSA_S_1829_607

Comments TB 11/5/99

See also 319-02
533-96

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

November 5, 1999

Ms. Christine Holmberg
Department of Planning and Zoning
P.O. Box 653
Leonardtown, MD 20650

RE: Concept Plan #95-0570, Greens Rest Farm
CBCAC # 570-99

Dear Ms. Holmberg:

Thank you for providing me with the opportunity to comment on the referenced project. Staff reviewed a project proposal on this site to resubdivide the land and relocate lots 500-1 and 500-2. Staff provided comments (see letters dated December 3, 1996 and January 15, 1997) on the project and Kathy McCarthy from the Heritage and Biodiversity Conservation Program provided comments relating to the minimization of impacts on FIDS habitat on the site. In the January letter Mary Owens stated that "every effort must be made to minimize impacts to FID habitat." She goes on to say that "clearing on each of the lots should be limited to 10,000 square feet and notes or building restriction lines should be placed on the plat to ensure that the restriction is understood by potential lot purchasers." How has the County addressed questions raised in Mary Owen's letter? The current site plan should include notes on the FIDS restrictions and building restriction lines (if available) for the lots located in the Critical Area as outlined in her letter.

It is our understanding that the lots to be created by the proposed subdivision are all located outside of the Critical Area.

If you have any questions, I can be contacted at (410) 260-7073.

Sincerely yours,

Tracy Batchelder

Tracy Batchelder
Natural Resources Planner

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093

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EASTON, MARYLAND 21601

STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION

January 15, 1997

Mr. Keith Lackie
Department of Planning and Zoning
P O Box 3000
Leonardtown, Maryland 20650

RE: Greens Rest Farm, ISUB #95-2999
(CBCAC File #SM 533-96)

Dear Mr. Lackie:

This letter is sent in response to your letter to Kathy McCarthy regarding correspondence from Donald Ocker regarding the referenced project. Specifically, the proposed project is an application for resubdivision, and the relocation of the lots will impact Forest Interior Dwelling Birds' (FID) habitat. I have discussed the project with Kathy McCarthy, and it is our understanding that the lots are being relocated in order to accommodate passing perc locations. Because, this subdivision is considered "grandfathered", the lots can be relocated; however, every effort must be made to minimize impacts to FID habitat. In order to accomplish this objective, clearing on each lot should be limited to 10,000 square feet. Notes or a building restriction line should be placed on the plat to ensure that this restriction is understood by potential lot purchasers. In addition, a closed canopy should be maintained over all access paths and driveways.

With regard to the method of reforestation, natural succession or planting may be used. The primary consideration is to maintain a mix of species similar to that of the existing forest. This can be successfully accomplished by both methods. It may be desirable to plant trees near the homesites where some lawn area is likely to be established and to use natural regeneration in the field area of Lot 500-1.

If you have any questions about these comments of other FID related issues, please feel free to call me at (410) 974-2426.

Sincerely yours,

Mary R. Owens

Mary R. Owens
Natural Resources Planner

MRO/jjd

cc: Mr. Donald Ocker
Ms. Kathy McCarthy
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STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION

December 3, 1996

Mr. Keith Lackie
Department of Planning and Zoning
P.O. Box 3000
Leonardtown, Maryland 20650

RE: ISUB #95-2999 Greens Rest Farm
(CBCAC File # SM 533-96)

Dear Mr. Lackie:

Thank you for providing information on the referenced project which is a reconfiguration of a grandfathered subdivision. I have reviewed the subdivision plat, and I have the following comments:

1. The plan indicates that there are highly erodible soils present at the proposed location of Lots 500-1 and 500-2. Although the Buffer has been expanded, it is not clear if it was expanded to include highly erodible soils which are defined as soils with a K value greater than .35 and with slopes greater than 5 percent.

2. It appears that forest clearing will take place on Lots 500-1 and 500-2. There should be a note stating that reforestation will be required for all clearing for dwellings, driveways, and sewage easement areas.

3. Comments regarding the conservation of forest interior dwelling birds (FIDS) have been provided by Katharine McCarthy of Heritage and Biodiversity Conservation Programs. It appears that the proposed lot layout will not adequately address this issue. I am available to meet with you to discuss options for minimizing impacts to FIDS.

Please feel free to call me to discuss these comments at (410) 974-2426. Please forward a copy of the revised plan when these comments have been addressed.

Sincerely yours,

Mary R. Owens

Mary R. Owens
Natural Resources Planner

cc: File # SM533-96

SM 570-99

CHESAPEAKE BAY CRITICAL AREA COMMISSION
45 CALVERT STREET, 2ND FLOOR
ANNAPOLIS, MD 21401

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: St. Mary's Date: 10-28-99

Name of Project (site name, subdivision name, or other): Greens Rest Farm, Sec 5

Local case number: CDSP # 95-0570

Project location/Address: East side of Flat Iron, approximately 3,500' north of its intersection with St. George's Church Road.

Tax map# 58 Block# 20 Lot#_____ Parcel# 1

Type of application: (Select all applicable)

- [X] SUBDIVISION
- [ ] SITE PLAN
- [ ] VARIANCE:
  Buffer__ Slope__
  Imp.Surf.__ Other__
- [ ] SPECIAL EXCEPTION
- [ ] CONDITIONAL USE
- [ ] REZONING
- [ ] GRADING PERMIT
- [ ] BLDG PERMIT
- [ ] INTRAFAMILY
- [ ] GROWTH ALLOCATION
- [ ] OTHERS _____

Type of Project: (Select all applicable)

- [X] RESIDENTIAL
- [ ] COMMERCIAL
- [ ] WATER DEPENDENT FACILITY/PIER/MARINA
- [ ] INDUSTRIAL
- [ ] MIXED USE
- [ ] REDEVELOPMENT
- [ ] SHORE EROSION PROTEC.
- [ ] AGRICULTURE
- [ ] OTHERS _____
  e.g. PUD

Current Use: (Select all applicable)

- [ ] COMMERCIAL
- [X] RESIDENTIAL
- [ ] AGRICULTURE
- [ ] FOREST/BUFFER/WOODLAND
- [ ] INDUSTRIAL
- [ ] INSTITUTIONAL
- [ ] OPEN SPACE/RECRE.
- [ ] SURFACE MINING
- [X] VACANT
- [ ] WATER DEPENDENT FACILITY/PIER/MARINA
- [ ] OTHERS_____

Describe Proposed use of project site: Review of concept development site plan for 29-lot subdivision and phasing plan for 101 lot total

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA:_____

IDA ACRES _____ AREA DISTURBED: _____

LDA ACRES _____ # LOTS CREATED: _____

RCA ACRES _____ # DWELLING UNITS: _____

AGRICULTURAL LAND: _____

EXISTING FOREST/WOODLAND/TREES:_____ FOREST/WOODLAND/TREES REMOVED:_____

FOREST/WOODLAND/TREES CREATED:_____

EXISTING IMPERVIOUS SURFACE:_____ PROPOSED IMPERVIOUS SURFACE:_____

TOTAL IMPERVIOUS SURFACE:_____

GROWTH ALLOCATION DEDUCTED:_____

RCA to LDA:_____ RCA to IDA:_____ LDA to IDA:_____

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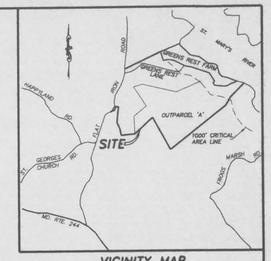
NOV 1 1999
CHESAPEAKE BAY
CRITICAL AREA COMMISSION

Local Jurisdiction Contact person: Christine Holmberg
Telephone number: 301-475-4670
Response from Commission required by: 11-15-99 Hearing Date: 11-11-99



VICINITY MAP
SCALE: 1"=3000'

PHASING SCHEDULE

SECTION	NO. OF LOTS	BEGIN CONSTRUCTION
Section 1	7 Lots	Complete
Section 2	41 Lots	Complete
Section 3	16 Lots	March 2000
Section 4	8 Lots	March 2001
Section 5	29 Lots	March 2002

1. SITE INFORMATION
Tax Map: 58
Block: 20
Parcel: 01
Deed Reference: 146/443
Area: 411.47 Ac.±
Zoned: RPD (RCA Overlay).

2. OWNER/DEVELOPER:
Roger S. Levitan
c/o Law Offices of Hecker, Phillips & Zeeb
Rockwell Building
405 West Franklin Street
Tucson, Arizona 85701
(520) 620-0405

3. ENGINEER/CONSULTANT
NG&O Engineering, INC.
P.O. Box 643
Leonardtown, Maryland 20650
(301) 475-8700

4. PROPOSED DEVELOPMENT:
101 Single Family Residential Lots
with Recreation Area

5. Building Restriction Lines shall be 75' front, 30' side, 50' rear.

6. PARKING REQUIREMENTS:
Single Family: 2 off-street spaces per lot minimum.
Required Parking: 2 spaces per unit = 180 spaces.

7. Lots to be served by individual wells and septic systems.

LEGEND
- 25% SLOPES
- SECTION DIVIDE
- EXISTING TREE LINE
- 100 YEAR FLOOD PLAIN

RECEIVED
OCT 20 1999

GREENS REST FARM

Planning & Zoning Control Number: 97-0570

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NOV 1 1999
CHESAPEAKE BAY CRITICAL AREA COMMISSION

N·G&O ENGINEERING, INC.
ENGINEERING • LAND PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT • ENVIRONMENTAL
P.O. BOX 643 • 23130 MOAKLEY STREET • SUITE 201 • LEONARDTOWN, MD 20650
301-475-8700 • FAX 301-475-8705

2107cdp03

REVISIONS	PHASING PLAN
	SECOND ELECTION DISTRICT ST. MARY'S COUNTY, MARYLAND
	DATE: SEPTEMBER 1999 — PLOTTED: 10/13/99
	SCALE: 1" = 200' — JOB NO.: 97NG02107
	DRAWN BY: REK — SHEET NUMBER 1 of 1
	REVIEWED BY: DFI