

SM 26-05
BLAP

Tolsen, Warren
SUB

MSA-S-1829-5161

MO - 1/29 - Response for ind. name

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

January 24, 2005

Mr. Mark Kalmus
St. Mary's County Government
Department of Land Use and Growth Management
P.O. Box 653
Leonardtown, Maryland 20650-0653

**RE: SM 26-05 BLAP for Lots 500-1 and 500-3 Warren Tolsen Subdivision
Local Project Number 05-141-006**

Dear Mr. Kalmus:

Thank you for providing information on the referenced project plan for Lots 500-1 and 500-3 in the Warren Tolsen Subdivision. It is my understanding that the purpose of the Boundary Line Adjustment Plat is to increase the size of the lots by eliminating Lot 2 and to adjust the lot boundaries to address a right-of-way shift on Lighthouse Road. There are existing dwellings on both lots, and no further development is proposed at this time. The proposed boundary line adjustment will result in two lots, and no rights for an additional dwelling on the former Lot 2 will be retained.

These lots are located within the IDA; therefore, new development activities must provide stormwater quality management in accordance with the County's Critical Area regulations. Note 7 of the Critical Area Notes should be amended to include stormwater quality management.

If you have any questions, please contact me at (410) 260-3480.

Sincerely,

A handwritten signature in cursive script that reads "Mary R. Owens".

Mary R. Owens, Chief
Program Implementation Division

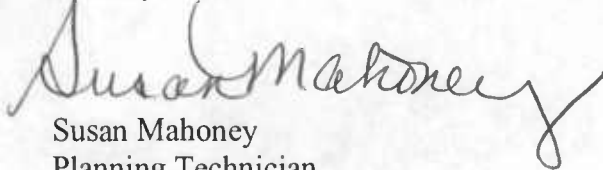
January 10, 2005

Mary Owens
Chesapeake Bay Critical Area Commission
1804 West St, Suite 100
Annapolis, MD 21401

Dear Mary,

Enclosed is a site plan and project application sheet for your review. Please return comments to Mark Kalmus' attention, by January 31, 2004.

Thank you,



Susan Mahoney
Planning Technician
Development Services
(301) 475-4200 ext. 1521
(301) 475-4635 Fax

Enclosed case #05-141-006

RECEIVED

JAN 11 2005

**CHESAPEAKE BAY
CRITICAL AREA COMMISSION**

CHESAPEAKE BAY CRITICAL AREA COMMISSION

1804 West Street Suite 100

Annapolis, Md. 21401

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: St. Mary's County **Date:** 01/10/05

Name of Project (site name, subdivision name, or other): Warren Tolsen Lot 500-1 & 500-3 BLAP

Local Case Number: 05-141-006

Project location/Address: Located on Lighthouse Drive, approx. 4800 ft. from its intersection with Route 5, Piney Point, MD 20674

Tax Map 65 **Block** 16 **Lot** 500-1 & 500-3 **Parcel** 225

Type of Application (Select all applicable)	Type of Project: (Select all applicable)	Current Use: (Select all applicable)
<input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Variance Buffer ___ Slope ___ Imp Surf. ___ Other ___ <input type="checkbox"/> Special Exception <input type="checkbox"/> Conditional Use <input type="checkbox"/> Rezoning <input type="checkbox"/> Grading Permit <input type="checkbox"/> Bldg Permit <input type="checkbox"/> Intrafamily <input type="checkbox"/> Growth Allocation <input checked="" type="checkbox"/> Others <u>BLAP</u>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Water Dependent Facility/Pier/Marina <input type="checkbox"/> Industrial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Redevelopment <input type="checkbox"/> Shore Erosion Protect. <input type="checkbox"/> Agricultural <input type="checkbox"/> Other _____ (e.g. PUD)	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Forrest/Buffer/Woodland <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Open Space/Rec <input type="checkbox"/> Surface Mining <input type="checkbox"/> Vacant <input type="checkbox"/> Water Dependant Facility/Pier/Marina <input type="checkbox"/> Others _____

Describe Proposed use of project site: Re-adjust property boundary lines

FROM ORIGINAL LOT 1-3

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: _____		AREA DISTURBED: _____
IDA ACRES: _____	LDA ACRES: _____	# LOTS CREATED: _____
RCA ACRES: _____	AGRICULTURAL LAND: _____	#DWELLING UNITS: _____
EXISTING FOREST/WOODLAND/TREES: _____	FOREST/WOODLAND/TREES REMOVED: _____	
FOREST/WOODLAND/TREES CREATED: _____	EXISTING IMPERVIOUS SURFACE: _____	PROPOSED IMPERVIOUS SURFACE: _____
TOTAL IMPERVIOUS SURFACE: _____	GROWTH ALLOCATION DEDUCTED: _____	REMOVED IMPERVIOUS SURFACE: _____
RCA TO LDA: _____	RCA TO IDA: _____	LDA TO IDA: _____

RECEIVED

JAN 11 2005

Local Jurisdiction Contact Person: Sue Veith

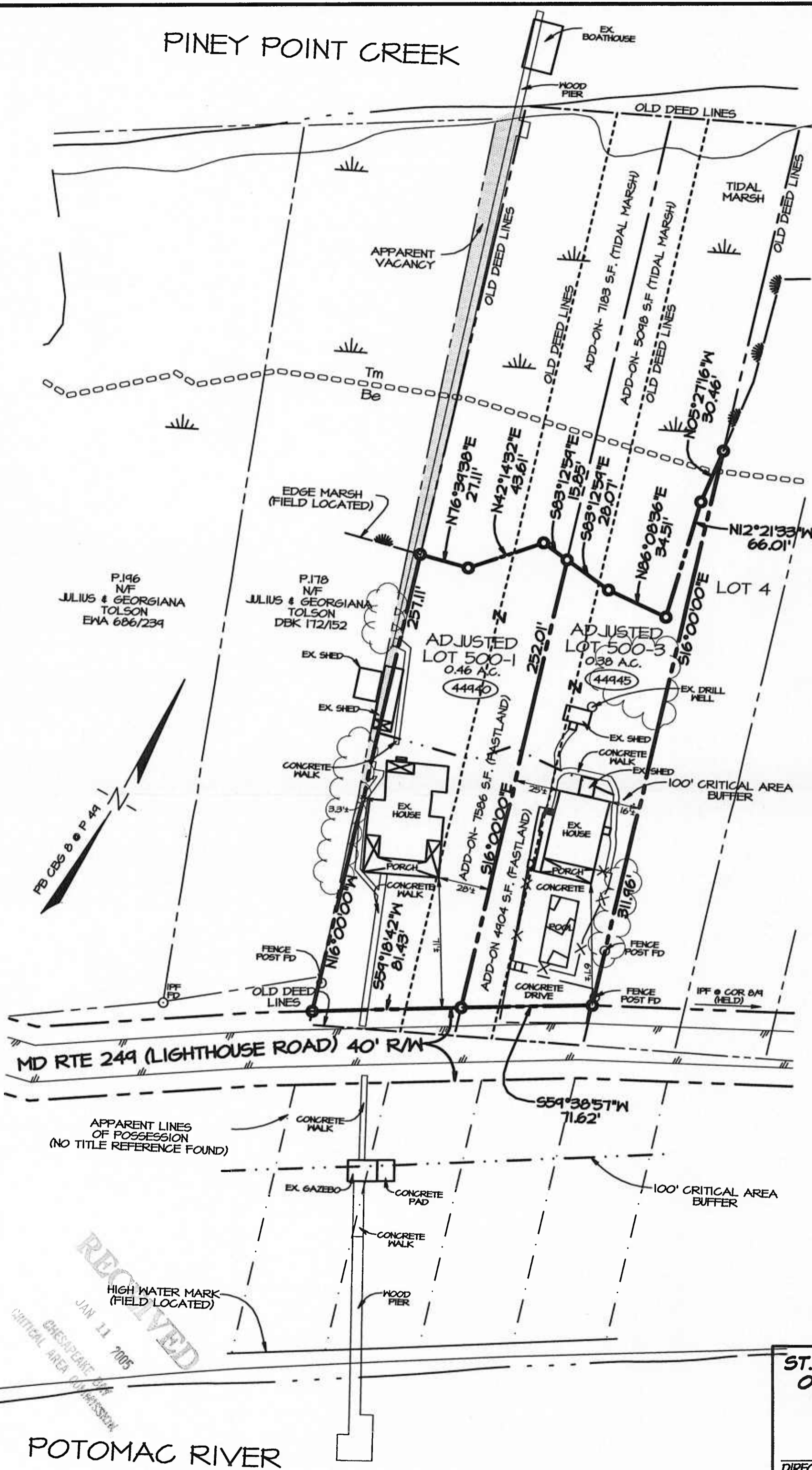
Telephone Number: 301-475-4200 ext 1547

Fax: 301-475-4635

Response from Commission required by: _____ **Hearing Date:** _____

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

PINEY POINT CREEK



GENERAL NOTES

1. Subject properties are located on Tax Map 65 on Grid 16 as Parcel 225 at Lots 1,2,3, Warren Tolsons Subdivision.
2. The properties shown hereon are zoned RL (Residential Low Density). Overlay Zoning is IDA (Intensely Developed Area). All adjoining properties are zoned the same as the subject properties shown hereon.
3. This plat was prepared without the benefit of a title report, which may show additional conveyances, easements, covenants, rights-of-way and/or more stringent building restriction lines not shown hereon.
4. Recording of this boundary line adjustment plat will expand existing deeded lot 1 of record by 7,506 s.f. and lot 3 of record by 4,904 s.f. and will not result in additional building sites or increase in density or intensity beyond the current land use shown hereon.
5. Soils Information shown hereon was taken from the "Soil Survey of St. Mary's County, Maryland" as prepared by the U.S. Department of Agriculture, Soil Conservation Service, Sheet Insert #30 thereof. Subject property lies within Be (Beaches) soils and Tm (Tidal Marsh) soils.
6. This lot is to be served by central sewer and individual drilled well.
7. The premise addresses are shown hereon as thus: ~~6666~~
8. Coordinates shown hereon are based on an assumed datum.

CRITICAL AREA NOTES

1. All of subject property lies 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 approved the Development Plan.
2. The Critical Area Buffer must remain in natural vegetation and may not be disturbed except as provided under Chapter 71 Section 8 (Habitat Protection Standards) of the St. Mary's County Comprehensive Zoning Ordinance (CZO) 02-01.
3. No Development is permitted in wetlands without approval from the Appropriate local, state and federal agencies.
4. All existing forest shown hereon shall remain undisturbed except as permitted under the provisions of Chapter 72 (Forest and Woodland Resources in the Critical Area) of the St. Mary's County Comprehensive Zoning Ordinance (CZO) 02-01. Any and all afforested or reforested areas created under said Provisions, as may be designated on this plat, shall be preserved from future disturbance.
5. Locations of Natural Heritage Areas, Threatened or Endangered Species and Habitats of Significant Plants or Wildlife are identified on this plat in accordance with Chapter 71 (Resource Protection Standards) of the St. Mary's County Comprehensive Zoning Ordinance (CZO) 02-01.
6. This plan has been prepared in accordance with deeds and plats of record and the recording thereof does not assure title to any portion or portions of said property which may lie beyond the natural mean high water mark or tidal wetlands used for calculations of density rights, and furthermore, a 100' protective buffer, as may be shown hereon, shall be maintained from said mean high water mark or adjacent tidal wetlands since the riparian rights to the same are subject to the regulatory powers of the state and federal governments.
7. Each lot shall be required to meet impervious surface limits and clearing limits per Chapter 41 (Chesapeake Bay Critical Area) of the St. Mary's County Comprehensive Zoning Ordinance (CZO) 02-01.

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge, information and belief, that: the plat shown hereon is correct (subject to title search) and conforms to the specifications; this is a Boundary Line Adjustment Plat of all of the lands conveyed unto Frederick E. Ritter and Joan M. Ritter by deed dated May 5, 1999, from Ritter Living Trust as recorded among the Land Records for St. Mary's County, Maryland, in Liber E.W.A. 1439 at Folio 43 also known as lots 1 & 2 Warren Tolsons Subdivision and all of lands conveyed unto Lawrence D. Hill and Mary Ann Hill by deed dated March 13, 1999, from Frederick E. Ritter and Joan M. Ritter as recorded among the Land Records for St. Mary's County, Maryland, in Liber E.W.A. 1395 at Folio 268 also known as lot 3, Warren Tolsons Subdivision.

The requirements of Section 3-10B 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.

Wayne Paul Hunt
 Wayne Paul Hunt
 Professional Land Surveyor
 MD. Registration # 21083

12/30/04
 Date



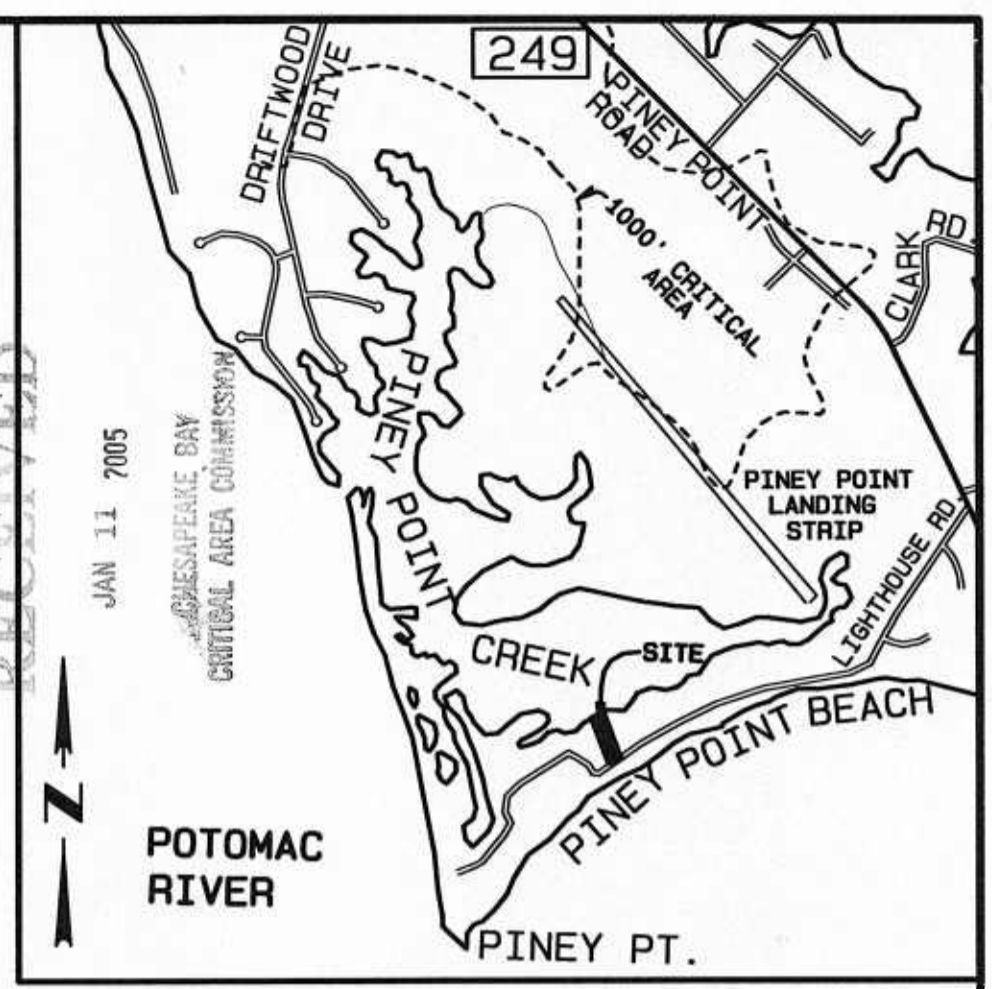
	LOT 500-1	LOT 500-3
AREA LOST TO R.O.W. SHIFT	914 S.F.	1,323 S.F.
TIDAL WETLAND AREA	7,183 S.F.	5,048 S.F.
FASTLAND AREA	20,073 S.F.	16,652 S.F.
RECORD AREA	28,170 S.F.	23,073 S.F.

CRITICAL AREA CALCULATIONS

LOT 500-1 FASTLAND AREA:	20,073 s.f.	0.46 AC.
EXISTING IMPERVIOUS:		
HOUSE =	1,665 s.f.	
PORCH =	622 s.f.	
SHED =	354 s.f.	
CONC WALKS =	683 s.f.	
STEPS =	14 s.f.	
TOTAL EXISTING IMPERVIOUS:	3,338 s.f.	0.08 AC. 16.6 %
TOTAL WOODS =	0 s.f.	0 AC. 0 %
PROPOSED CLEARING =	0 s.f.	0 AC. 0 %

CRITICAL AREA CALCULATIONS

LOT 500-3 FASTLAND AREA:	16,652 s.f. = 0.38 AC.
EXISTING IMPERVIOUS:	
HOUSE =	1,079 s.f.
PORCH =	226 s.f.
DECK =	176 s.f.
DRIVE =	711 s.f.
WALKS =	382 s.f.
SHED =	146 s.f.
CONC PAD =	1,504 s.f.
POOL =	565 s.f.
TOTAL EXISTING IMPERVIOUS:	4,834 s.f. = 0.11 AC. = 29.1 %
TOTAL WOODS =	1,287 s.f. = 0.03 AC. = 0 %
PROPOSED CLEARING =	0 s.f. = 0 AC. = 0 %



OWNER'S CERTIFICATE

We, Frederick E. Ritter and Joan M. Ritter, the owners of lots 1 & 2, Warren Tolsons Subdivision and Lawrence D. Hill and Mary Ann Hill, the owners of lot 3, Warren Tolsons Subdivision shown hereon and described in the Surveyor's Certificate affixed hereto, hereby adopt this Boundary Line Adjustment Plat upon its approval by all required agencies. There are no pending suits or actions at law, leases, liens, mortgages or deeds of trust affecting this 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. The requirements of Section 3-10B of the Annotated Code of Maryland (Real Property Article) as far as it concerns the making of this plan and setting of the markers required therein have been complied with to the best of our knowledge, information and belief.

There shall be a 10' 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".

Frederick E. Ritter	_____	Date
Joan M. Ritter	_____	Date
Lawrence D. Hill	_____	Date
Mary Ann Hill	_____	Date

ST. MARY'S COUNTY DEPT. OF LAND USE & GROWTH MANAGEMENT (LUGM)

DIRECTOR _____ DATE _____
 CHAIRMAN _____ DATE _____



41650 COURT HOUSE DRIVE - SUITE 101 - P.O. BOX 2340
 LEONARDTOWN, MD 20650
 PHONE: (301) 475-2236 - FAX: (301) 475-3720

DATE 12/30/04
 JOB# 0184-04
 FOLDER M65B16P225
 SCALE 1" = 50'
 DRAWN M.DRAKE
 CHECKED W.HUNT
 REVISIONS

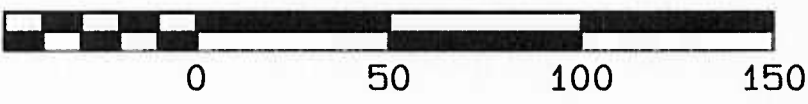
BOUNDARY LINE ADJUSTMENT PLAT
 LOTS 500-1 AND 500-3

FORMER LOTS 1-3
 WARREN TOLSON'S SUBDIVISION OF PINEY POINT
 SECOND ELECTION DISTRICT
 ST. MARY'S COUNTY, MARYLAND

FOR: FREDERICK E. RITTER
 ZONING #: 00-000 HD FILE #: 00-0000

POTOMAC RIVER

GRAPHIC SCALE 1" = 50'



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 JAN 11 7005
 CHESAPEAKE BAY
 CRITICAL AREA COMMISSION