

SM 157-05  
SUB

Indiantown Farm  
05-110-0018

MSA-S-1829-5182

3/25/05  
Comments  
RSD

11/30/10  
File originally  
cleaned by DS

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/](http://www.dnr.state.md.us/criticalarea/)

March 29, 2005

Mr. Mark Kalmus  
Department of Planning and Zoning  
23150 Leonard Hall Drive  
Leonardtown, Maryland 20650

RE: Indiantown Farm Subdivision, Lot 2  
#05-110-018

Dear Mr. Kalmus:

I have reviewed the site plan to create Lot 2 from an 893 acre parcel. Lot 2 is 20.0 acres, is designated RCA, and contains nontidal wetlands, steep slopes, and hydric soils. I have the following comments.

No information was provided as to how much of the original parcel is in the Critical Area. Without this, I am unable to determine how many lots can be permitted in the RCA. We requested this same information when Lot 1 was proposed. Please have the applicant provide this information so we can verify that Lot 2 can be created and determine remaining Critical Area development rights.

It appears the expanded Buffer has been mapped correctly based on the County's policy for hydric soils. Please note that when agricultural use is converted to residential use, the Buffer shall be established in forest vegetation. The applicant must address this.

Thank you for the opportunity to review this subdivision. Please call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Regina A. Esslinger".

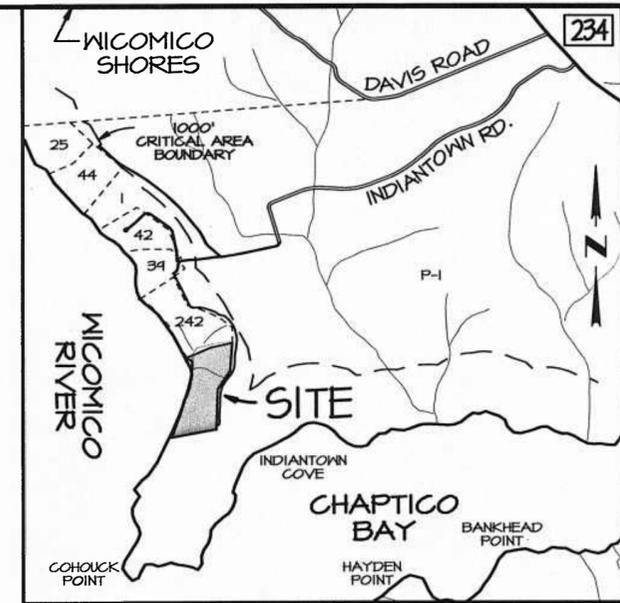
Regina A. Esslinger, Chief  
Project Evaluation Division

RAE/jjd

cc: SM157-05

**GENERAL NOTES**

- Subject property is located on Tax Map 16 at Block 24 as part of Parcel 1.
- The total area of this site is 0.4351 Acres +/-.
- Subject property is zoned RPD (Rural Preservation District).
- Building Restriction Lines (BRL's) shall be as shown hereon. The BRL's are mapped in accordance with the St. Mary's County Comprehensive Zoning Ordinance (CZO) 02-01 Chapter 32.3.2 and Schedule 32.1 for Zone RPD as follows: 25' Front, 15' Side, and 20' Rear applied from the more restrictive of the lot lines or from sensitive areas mapped per CZO 02-01 Chapter 71.
- These lots are to be served by individual septic systems and deep drilled wells. Deep Drilled Wells shall be drilled to an approved confined aquifer.
- This Health Department Approval certifies the above lots are 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 area approved by the St. Mary's County Health Department for sewage disposal purposes. The approved lots include a minimum area of 10,000 sq. ft. for sewage disposal purposes, as required by current Maryland State Health 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.
- This subdivision is in compliance with the St. Mary's County Comprehensive Water and Sewerage Plan.
- There shall be a 10' Utility Easement along all lot lines. The easements are to include use by the St. Mary's County Metropolitan Commission, its successors and assigns, for construction, maintenance, repair, inspection and operation of public water and sewer facilities, should such facilities ever be installed.
- Unless otherwise shown, there are no restrictions of record affecting this subdivision, subject to a Title Search.
- Areas established for Resource Protection on this site, in accordance with required protection levels, must remain in undisturbed open space & undeveloped.
- There are no Outlots, Outparcels or Parcels included herewith.
- Lot 2, as shown hereon, is to be accessed by the 30' Ingress and Egress Easement (Indiantown Road) as shown hereon. CAUTION: This access easement does not necessarily provide access from these lots to a county or state road at this time. Road and utility construction and maintenance are the responsibility of the buyer of these lots, unless otherwise provided herein.
- There are no existing non-conforming structures contained within subject lots in accordance with Chapter 52.4 of the St. Mary's County Zoning Ordinance.
- Current Water and Sewerage Plan Category Designation are as follows: Water = W-N.P.S. and Sewer = S-N.P.S.
- There are no future development plans by the Owner at this time.
- There shall be 6 existing lots and 1 proposed (total of 7 lots) served by the 30' Existing Private Ingress and Egress Easement (Indiantown Road) as shown hereon.
- Premise Addresses for the Lots hereon are shown as thus: (XXXXX)
- This plat was prepared without the benefit of a Title Report, which could reveal additional conveyances, easements, covenants, rights-of-way and/or more stringent building restriction lines not shown hereon.
- The Horizontal and Vertical Datums shown hereon are assumed. North Rotation is referenced to the Plat recorded in Plat Book 53 at Plat Number 61.
- The Subject Property Shown Hereon appears to be located in Flood Hazard Zones AE and X as delineated on Flood Insurance Rate Maps for St. Mary's County, Maryland, as distributed by the Federal Emergency Management Agency, Community Panel Number 2403100121E, Effective Date October 14th, 2004.
- Non-Tidal Wetlands information on site of subject subdivision was derived from a Field Delineation by L.S.R., Inc. on February 17th, 2005.
- 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 #4 thereof.
- Except for the Field Run Topography around subject Sewage Reserve Areas, topographic information shown hereon was taken from a map obtained from the St. Mary's County Department of Public Works, as compiled by Photoscience, Inc., using photogrammetric methods.
- There appear to be no Critical Habitats, Cultural Features or Historic Sites located within subject property per MERLIN online maps.
- The lot(s) shown hereon contain(s) an area of at least 20,000 square feet not including rights-of-way (existing or proposed), 50 year flood plains, and grades of 25% or greater.
- Unless otherwise shown hereon, there are no wells or septic systems within 100' of the lot lines.
- Lot 2, as shown hereon, will be transferred to an immediate family member as defined in Section 6, Part "A" of County Commissioners Ordinance #2000-10, as amended, and represents 1 of the maximum aggregate of three (3) lots entitled to an impact fee exemption in accordance with Section 5, Part "H" of said Ordinance.
- Subject subdivision is exempt from the Forest Conservation requirements of the St. Mary's County Comprehensive Zoning Ordinance per Section 75.2.2.j, transfer to an immediate family member. A "Declaration of Intent" which limits clearing of existing forest to less than 40,000 square feet shall be signed and filed at the Department of Land Use and Growth Management.
- Prior to the issuance of a Building Permit for Lot 2, Stormwater Management and Over-Lot grading shall be provided in accordance with the St. Mary's County Stormwater Management, Grading, Erosion and Sediment Control Ordinance (Ordinance 02-12).
- An Engineered Sediment and Erosion Control Plan shall be a condition of every permit issued for grading, clearing or construction on this site. Stormwater Management approved by the Soil Conservation Service shall be required to manage all drainage discharge from areas of development on this site. The approved Stormwater Management system shall manage the runoff from any location of a point of runoff collection to elevation of the Tidal Water at the base of the hill.



# LOT 2 INDIANTOWN FARM SUBDIVISION

## FOURTH ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

**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 Minor Subdivision Plat of part of the lands conveyed unto INDIANTOWN FARM, INC. a body corporate by deed dated March 1, 1972, from ELEANOR B. MORELAND as recorded among the Land Records for St. Mary's County, Maryland, in Liber D.B.K. 175 at Folio 442.

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.

*William P. Higgs*  
 William P. Higgs  
 Professional Land Surveyor  
 MD. Registration # 10808



3-1-05  
 Date

**OWNER'S CERTIFICATE**

We, INDIANTOWN FARM, INC., owner of the property shown hereon and described in the Surveyor's Certificate affixed hereto, hereby adopt this plat of subdivision 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.

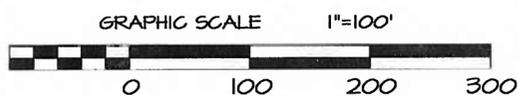
We further establish the minimum building restriction lines as required by the St. Mary's County Zoning Ordinance and dedicate the streets, walkways, easements, rights-of-way and other improvements, where applicable, to public use.

The requirements of Section 3-108 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".

**RECEIVED**

SYD MORELAND  
 Representative  
 Date MAR 10 2005  
 CRITICAL AREA COMMISSION



<b>ST. MARY'S COUNTY HEALTH DEPARTMENT APPROVAL</b>		<b>ST. MARY'S COUNTY DEPT. OF LAND USE &amp; GROWTH MANAGEMENT (LUGM)</b>	
SANITARIAN	DATE	DIRECTOR	DATE
ENVIRONMENTAL HEALTH DIRECTOR	DATE	CHAIRMAN	DATE

**RECEIVED**  
 FEB 9 2005  
 St. Mary's County Land Use & Growth Management

**LSR**  
**LITTLE SILENCES REST, INC.**

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

DATE	02/16/05	<b>PRELIMINARY PLAN MINOR SUBDIVISION PLAT LOT 2 INDIANTOWN FARM SUBDIVISION TAX MAP 16, BLOCK 24, P/O PARCEL 1 FIFTH ELECTION DISTRICT ST. MARY'S COUNTY, MARYLAND FOR: MARY M. MUDD</b>
JOB#	0141-04	
FOLDER	M16B24P1	
SCALE	1" = 100'	
DRAWN	T. VanMeter	
CHECKED	N. Higgs	ZONING #: 03-3184 HD FILE #: INDIANTOWN
REVISIONS		
SHEET	1 OF 2	

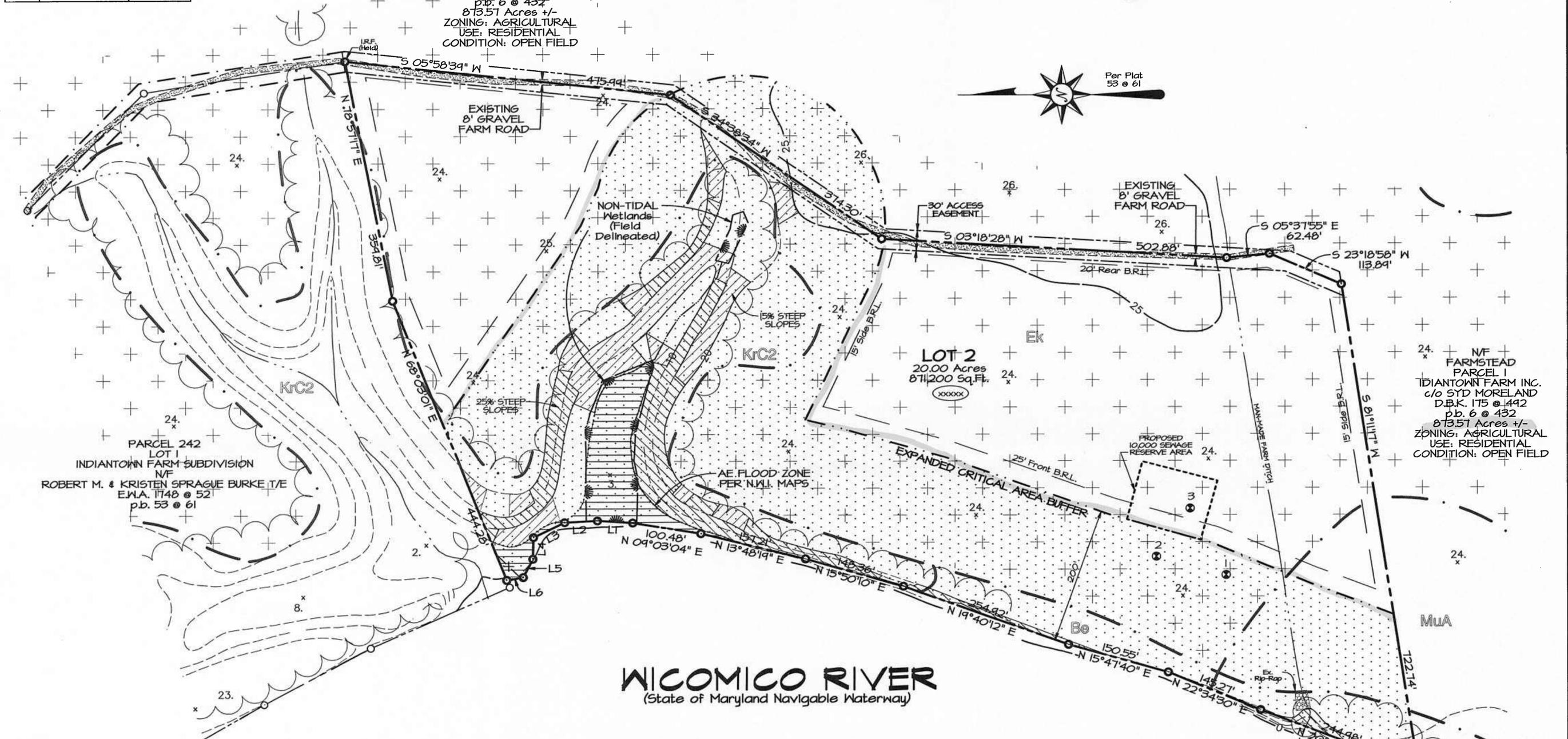
**COURSE DATA**

LINE	BEARING	DISTANCE
L1	N03°41'36"E	51.39'
L2	N03°01'19"W	47.93'
L3	N25°43'21"W	50.47'
L4	N88°24'39"W	31.94'
L5	N62°39'48"W	30.40'
L6	N09°46'53"W	24.13'

**CRITICAL AREA - EXISTING CONDITIONS TABLE**

LOT #	LOT AREA	EXISTING IMPERVIOUS SURFACE WITHIN THE EXPANDED 100' BUFFER	SLOPES 15% OR GREATER	EXISTING FOREST	EXISTING IMPERVIOUS SURFACE OUT OF THE EXPANDED 100' BUFFER	AREA WITHIN CRITICAL AREA	AREA OUT OF CRITICAL AREA	IMPERVIOUS SURFACE ALLOWED AT 15%
LOT 2	20.00 Ac.	0.04 Ac.	0.79 Ac.	3.31 Ac.	0.13 Ac.	20.0 Ac.	0.0 Ac.	3.0 Ac.

N/F FARMSTEAD PARCEL 1  
 IDIANTOWN FARM INC.  
 c/o SYD MORELAND  
 D.B.K. 175 @ 442  
 p.b. 6 @ 432  
 873.57 Acres +/-  
 ZONING: AGRICULTURAL  
 USE: RESIDENTIAL  
 CONDITION: OPEN FIELD



**WICOMICO RIVER**  
 (State of Maryland Navigable Waterway)

**LEGEND**

- PROPERTY LINE
- PROPERTY LINE ADJOINING
- INGRESS/REGRESS EASMT.
- ⊙ PERC. TEST
- NON-TIDAL WETLANDS
- WETLANDS BUFFER
- 100 YEAR FLOODPLAIN
- PROPOSED SRA
- SOILS TYPE DIVISION LINE
- LIMIT OF EXISTING FOREST
- 5' CONTOUR (COUNTY)
- 25' CONTOUR (COUNTY)
- HYDRIC SOIL TYPES
- RESOURCE PROTECTION SENSITIVE AREAS
- 25% STEEP SLOPES
- 15% STEEP SLOPES
- AE FLOOD ZONE



<b>ST. MARY'S COUNTY HEALTH DEPARTMENT APPROVAL</b> SANITARIAN _____ DATE _____ ENVIRONMENTAL HEALTH DIRECTOR _____ DATE _____		<b>ST. MARY'S COUNTY DEPT. OF LAND USE &amp; GROWTH MANAGEMENT (LUGM)</b> DIRECTOR _____ DATE _____ CHAIRMAN _____ DATE _____	
--	--	---	--

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

DATE	02/16/05
JOB#	0141-04
FOLDER	M16B24PI
SCALE	1" = 100'
DRAWN	T. VanMeter
CHECKED	N. Higgs
REVISIONS	
SHEET	2 OF 2

**PRELIMINARY PLAN**  
**MINOR SUBDIVISION PLAT**  
 LOT 2  
 IDIANTOWN FARM SUBDIVISION  
 TAX MAP 16, BLOCK 24, P/O PARCEL 1  
 FIFTH ELECTION DISTRICT  
 ST. MARY'S COUNTY, MARYLAND  
 FOR: MARY M. MUDD  
 ZONING #: 03-3104 HD FILE #: INDIANTOWN

RECEIVED  
 MAR 10 2005  
 CRITICAL AREA COMMISSION