

SM 782-05  
SUB:

Nun's Oak  
05-110-115

12/10/05 ME  
Comments  
10/10/07 KS  
Comments

MSA-S-1829-5261

12/7/10  
File originally  
cleaned. DS

Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor



Margaret G. McHale  
Chair

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/)

October 10, 2007

Ms. Tammy Dean  
St. Mary's County Government  
Department of Land Use and Growth Management  
P O Box 653  
Leonardtown, Maryland 20650

Re: Local Case # 07-11000119  
Nun's Oak Lot 2 & Farmstead 500-A

Dear Ms. Dean:

Thank you for submitting the above referenced minor subdivision for review and comment. The applicant is seeking to subdivide a 139-acre Farmstead Lot. The original parent parcel was approximately 145 acres with approximately 60 acres located in the Resource Conservation Area (RCA). The parcel was subdivided in 2006 to create Lot 1 at 6.0 acres entirely within the Critical Area and Farmstead Lot A at 139 acres. The current proposal is to create Lot 2 at 6.0 acres, also within the Critical Area and Farmstead Lot 500-A at 133 acres. This office provided comments in December 2005 regarding the first subdivision request. Based on that review and this new subdivision plan, I have the following comments.

- The applicant must determine the exact number of acres located within the Critical Area, **excluding State tidal wetlands**. Section 41.6.4a of the St. Mary's County CZO and Natural Resources Article, 8-1808.2 specifically state that a bonafide intrafamily transfer may only be allowed on a grandfathered parcel that is 'at least 12 acres and less than 60 acres'. Based on the information on this plat and the previously approved plat, it does not appear that this information was ever verified.
- If the parcel is less than 60 acres, than the applicant may use the intrafamily transfer provisions to create a third lot or dwelling unit provided the Farmstead Lot only has one dwelling unit. The name of the recipient of the lot must be included on the plat and it must reference the provisions of Section 41.6.4a and Natural Resources Article, 8-1808.2.
- If there are 60 or more acres of property within the Critical Area, subdivision may be allowed under the standard density provisions of one dwelling unit per twenty acres. Again, this may only proceed provided there is only one dwelling unit on the Farmstead Lot.

TTY for the Deaf

Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

- Regardless of which subdivision method occurs, a note must be added to the plat stating no further subdivision in the Critical Area is allowed.
- Lot 2 indicates a ditch that leads to and exits the nontidal wetland. The applicant must clarify whether the ditch would be classified as an ephemeral or intermittent stream. This office has reviewed other sites where drainage swales are classified as intermittent streams. An intermittent stream requires a minimum 100-foot Buffer under Section 71.8.3 of the CZO.
- The site must be reviewed by the Department of Natural Resources Heritage Division verifying that there are no impacts to any rare, threatened, or endangered species, before final approvals are granted.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3475.

Sincerely,

A handwritten signature in cursive script that reads "Kate Schmidt".

Kate Schmidt  
Natural Resource Planner  
SM 782-05

Cc: Ms. Sue Veith, Environmental Planner

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

December 13, 2005

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/)

Ms. Sue Veith  
Department of Planning and Zoning  
23150 Leonard Hall Drive  
Leonardtown, Maryland 20650

RE: Nun's Oak Minor Subdivision  
#05-110-115

Dear Ms. Veith: *Sue*

I have reviewed the proposal to create Lot 1 from Farmstead A. The total site is 139 acres with 60 acres in the RCA. Lot 1 will be 6 acres. I have the following comments.

General Note #27 indicates this subdivision is proposed as an intrafamily transfer. A "Density Parcel A" of 14 acres is shown on the vicinity map. It is not clear how this parcel relates to Farmstead A and whether it affects the ability to subdivide the parcel under the intrafamily provisions, which require the parcel to have been of record as of March 1, 1986 and less than 60 acres. In addition, no information is provided as to how many existing dwellings there are within the RCA. It appears there is at least one dwelling adjacent to the proposed Lot 1; no more than 3 dwellings are permitted in the RCA under the intrafamily transfer provisions. If this parcel qualifies, a note must be provided on the plat stating that it is an intrafamily transfer, providing the name of the recipient, and referencing the provisions in the Natural Resources Article, 8-1808.2

It appears some clearing may be necessary to access Lot 1 beyond the existing driveway. Mitigation must be provided for any clearing.

The site plan shows a stream on the southwestern portion of Lot 1 that traverses the expanded Buffer. A minimum 100-foot Buffer must be provided for intermittent and perennial streams

A letter from the Department of Natural Resources Heritage Division must be obtained, verifying that there are no impacts to any rare, threatened, or endangered species, before final approvals are granted.

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

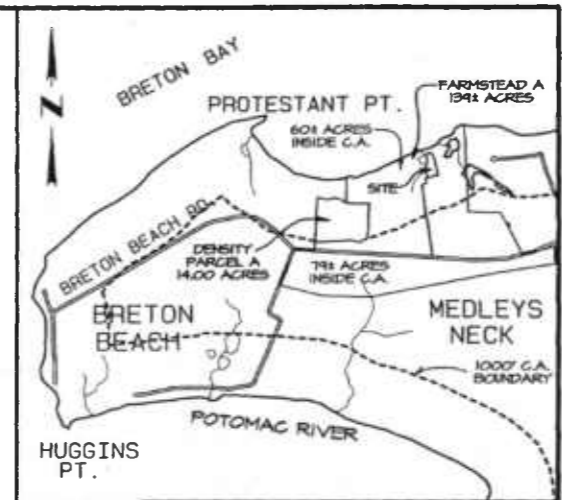
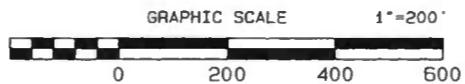
Sincerely,

*Regina A. Esslinger*  
Regina A. Esslinger, Chief  
Project Evaluation Division

cc: SM782-05

**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%
1	6 AC.	-0-	17,344 s.f.	27,646 s.f.	1,001 s.f.	6.00 AC.	-0-	34,204 s.f.
F.S. A	1,941 AC.	420 s.f.	170,282 s.f.	461 AC.	1,141 AC.	601 AC.	791 AC.	91 AC.



**OWNER'S CERTIFICATE**

We, John F. Fenwick and Elizabeth C. Fenwick, the owners 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 3-10B 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.

**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 John F. Fenwick and Elizabeth C. Fenwick by deed dated June 19, 2000, from John F. Fenwick and Elizabeth C. Fenwick as recorded among the Land Records for St. Mary's County, Maryland, in Liber E.W.A. 1810 at Folio 335.

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.

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



3-3-06  
 Date

*John F. Fenwick* 11-13-06  
 John F. Fenwick Date  
*Elizabeth C. Fenwick* 11-13-06  
 Elizabeth C. Fenwick Date

**GENERAL NOTES**

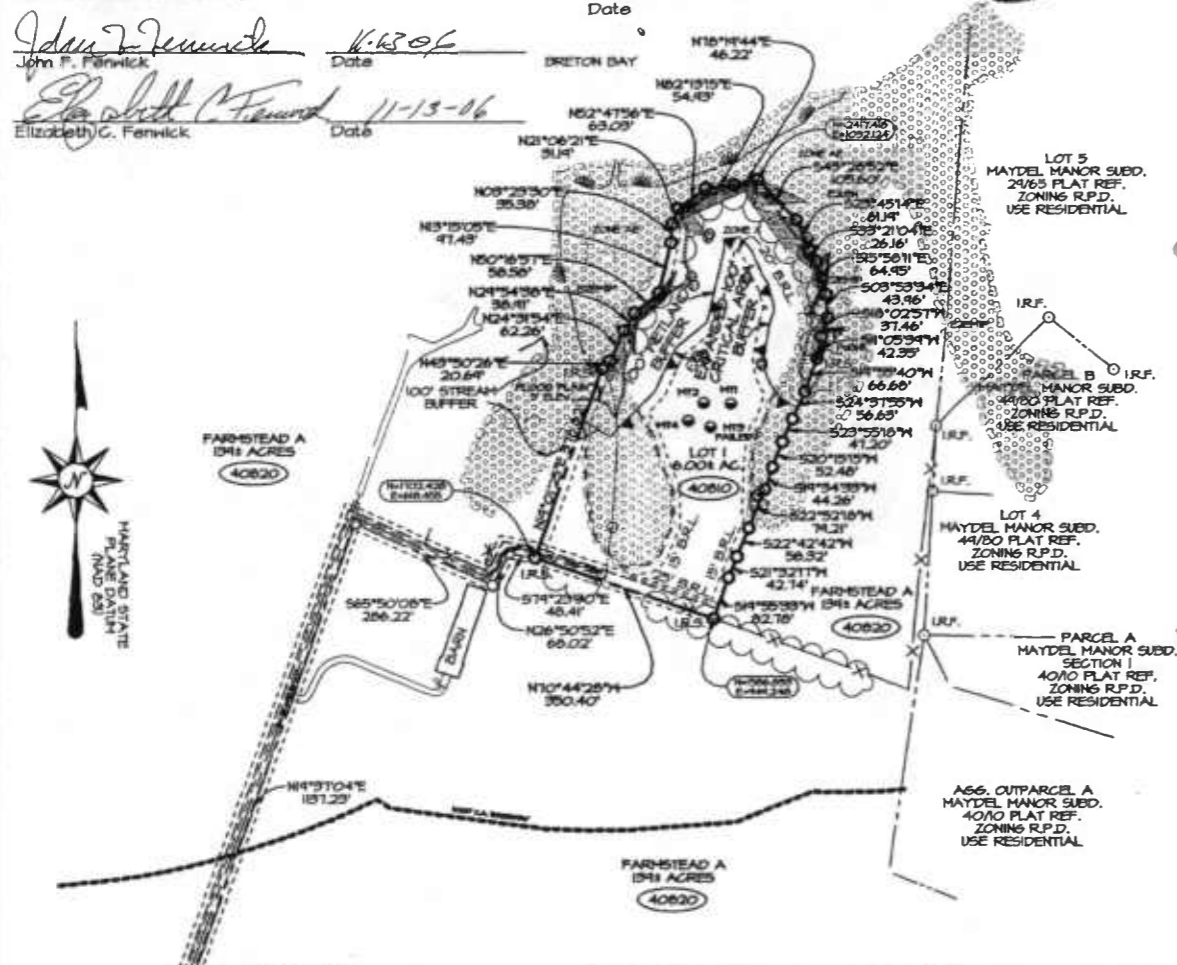
- Subject property is located on Tax Map 4B at Block 15 as Parcel 1T.
- The total area of this site is 145 Acres +/-.
- Subject property is zoned RPD (Rural Preservation District) R.C.A. overlay.
- Building Restriction Lines (B.R.L.'s) shall be as shown hereon. The B.R.L.'s are mapped in accordance with the St. Mary's County Comprehensive Zoning Ordinance (CZO) 02-01 Chapter 32.3.2 and Schedule 321 for Zone RPD as follows: 25' Front, 15' Side, and 20' Rear applied from the more restrictive of the lots lines or from sensitive areas mapped per CZO 02-01 Chapter 11.
- 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.
- The Health Department Approval Certifies the above lots are in conformance 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 parcel 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. The Parcel shown hereon is platted to meet open space, resource protection or density requirement of the St. Mary's County Zoning Ordinance.
- Farmstead A and LOT 1, as shown hereon, are to be accessed by the 20' Access Easement as shown hereon. The above lots are to be served by an R-20 multiple driveway entrance as per the St. Mary's County Road Ordinance. The Developer shall be responsible for the installation/bonding of the multiple driveway entrance. 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 hereon.
- 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 = N-NP-5, and Sewer = S-NP-5.
- No plans currently exist for future subdivision.
- There shall be 2 lots served by the 20' Access Easement as shown hereon.
- Premise Addresses for the Lots hereon are shown as this (XXXX).
- 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 Datum shown hereon are assumed, North Rotation is referenced to the Plat recorded in Plat Book 40 at Plat Number 10.
- The Subject Property Shown Hereon appears to be located in Flood Hazard Zone (XAE) as delineated on Flood Insurance Rate Maps for St. Mary's County, Maryland, as distributed by the Federal Emergency Management Agency, Community Panel Number 240570026E, Effective Date October 18th, 2004.
- TIDAL and Non-Tidal Wetlands Information on site of subject subdivision was derived from the "National Wetlands Inventory" Maps distributed by the U.S. Department of the Interior, FWS st. CLEMENTS ISLAND, MD, VA.
- 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 #26 thereof.
- Except for the Field Run Topography around subject Sewerage 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 Photostereos, Inc., using photogrammetric methods.
- There appear to be no Critical Habitats, Cultural Features or Historic Sites located within subject property per "HELIN" online maps.
- The lot shown hereon contain an area of at least 20,000 square feet not including rights-of-way (existing or proposed), 50 year flood plains, and grades of 2% or greater.
- Unless otherwise shown hereon, there are no wells or septic systems within 100' of the lot lines.
- Lot 1, as shown hereon, will be transferred to an immediate family member as defined in Section 6, Part "A" of County Commissioners Ordinance #2004-08, 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, 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.
- Existing house and outparcels for Farmstead A are exempt from Stormwater Management pursuant to the St. Mary's County Comprehensive Zoning Ordinance. Any further development of Farmstead A shall be subject to the provisions of the St. Mary's County Stormwater Management, Grading, Erosion and Sediment Control Ordinance (Ordinance 02-12).
- Prior to the issuance of a Building Permit for Lot 1, 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. 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.

**LEGEND**

	PROPERTY LINE		RESOURCE PROTECTION SENSITIVE AREAS
	PROPERTY LINE ALONGING		HIGHLY ERODIBLE SOIL TYPES
	INSEPARABLES EASMT. PERC TEST		WETLANDS BUFFER
	NON-TIDAL WETLANDS		100 YEAR FLOODPLAIN
	PROPOSED SRA		SOILS TYPE DIVISION LINE
	LIMIT OF EXISTING FOREST		5' CONTOUR (COUNTY)
	25' CONTOUR (COUNTY)		2' CONTOUR (FIELD RUN)
	10' CONTOUR (FIELD RUN)		STEEP SLOPES (15% - 25%)
			STEEP SLOPES (25% - 1)

**CRITICAL AREA NOTES**

- A portion 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.
- 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.
- No Development is permitted in wetlands without approval from the appropriate local, state and federal agencies.
- 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.
- 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.
- 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 sold 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.
- 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.



ST. MARY'S COUNTY HEALTH DEPARTMENT APPROVAL  
 DATE: 8/22/06  
 ENVIRONMENTAL HEALTH DIRECTOR

ST. MARY'S COUNTY DEPT. OF LAND USE & GROWTH MANAGEMENT (LUGM)  
 DATE: 11/20/06  
 CHAIRMAN

**SR RECEIVED**  
 JUN 21 2006  
 ST. MARY'S COUNTY  
 LITTLE SILENCES REST, INC.  
 41850 COURT HOUSE DRIVE - SUITE 101 - P.O. BOX 2340  
 LEONARDTOWN, MD 20680  
 PHONE: (301) 475-2238 - FAX: (301) 475-3720

DATE: 2/3/06  
 FOLDER: 0031-03  
 PLAN: M40B15P1T  
 SCALE: 1" = 200'  
 DRAWN: JEFF  
 CHECKED: WPH  
 REVISIONS: 2/2/06 PER LUGM

RECORD PLAT  
 LOT 1 AND FARMSTEAD A  
 NUN'S OAK C.A. MINOR SUBDIVISION  
 PER DEED E.W.A. 1810/335  
 SITUATED ON BRETON BAY ROAD  
 THIRD ELECTION DISTRICT  
 ST. MARY'S COUNTY, MARYLAND  
 FOR: JOHN F. FENWICK  
 ZONING NUMBER: 05-110-115 H.D. # 363-031510-05

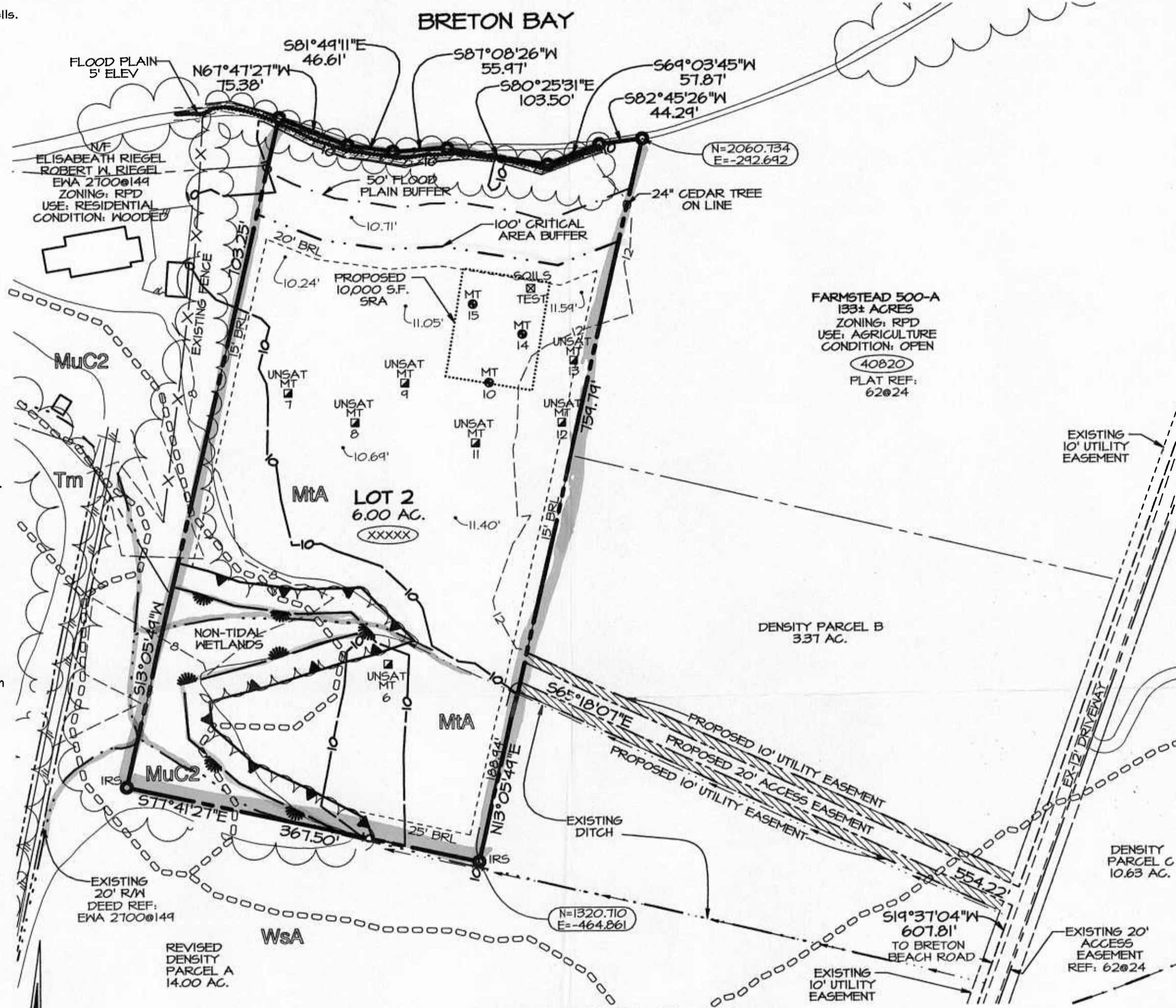


**GENERAL NOTES**

- Subject property is located on Tax Map 48 at Block 15 as part of Parcel 17.
- The total area of this site is 134 Acres +/-.
- Subject property is zoned RPD (Rural Preservation District) with a RCA (Resource Conservation District) overlay.
- 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 lots lines or from sensitive areas mapped per CZO 02-01 Chapter 71.
- These lots are to be served by individual model 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 mound test area is the only area approved by the St. Mary's County Health Department for Mound Design sewage disposal purposes only. The approved lots include a minimum area of 10,000 sq. ft. for Mound Design 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.
- Parcel B and C with Revised Parcel A for existing lot 1, plat reference 62 @ 24 shown hereon are platted to meet density requirements of the St. Mary's County Zoning Ordinance.
- Lot 2 and Adjusted Farmstead A are to be accessed by the Existing 20' Access Easement (Plat Ref: 62@24) and proposed 20' Access Easement, 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.
- No plans currently exist for future subdivision.
- Lots 1, 2, and Adjusted Farmstead A (3 total) shall be served by the Existing 20' Access Easement and proposed 20' Access Easement as shown hereon. The above lots are to be served by an R-20 multiple driveway entrance as per the St. Mary's County Road Ordinance. The Developer shall be responsible for the installation/bonding of the multiple driveway entrance(s) prior to the recording of this plat.
- Premises 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 62 at Plat Number 24.
- The Subject Property Shown Hereon appears to be located in Flood Hazard Zones X and AE as delineated on Flood Insurance Rate Maps for St. Mary's County, Maryland, as distributed by the Federal Emergency Management Agency, Community Panel Number 24031C0281E, Effective Date October 14th, 2004.
- Non-Tidal Wetlands information on site of subject subdivision was derived from the "National Wetlands Inventory" Maps distributed by the U.S. Department of the Interior, FWS St. Clements Island, MD, and Maryland DNR maps. The latter has been field verified and expanded by LSR, INC.
- There appear to be no highly erodible or hydric soil types as defined by the St. Mary's CZO 02-01 located within site of subject subdivision as shown on the "Soil Survey of St. Mary's County, Maryland" as prepared by the U.S. Department of Agriculture, Soil Conservation Service, Sheet #26 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.
- Farmstead 500-A is exempt from Stormwater Management pursuant to the St. Mary's CZO 02-01. Any further development shall be subject to the provisions of the Stormwater Management, Grading, Erosion & Sediment Control Ordinance. 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.
- Subject subdivision is exempt from the Forest Conservation requirements of the St. Mary's County Comprehensive Zoning Ordinance per Section 75.2.2.h. 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.

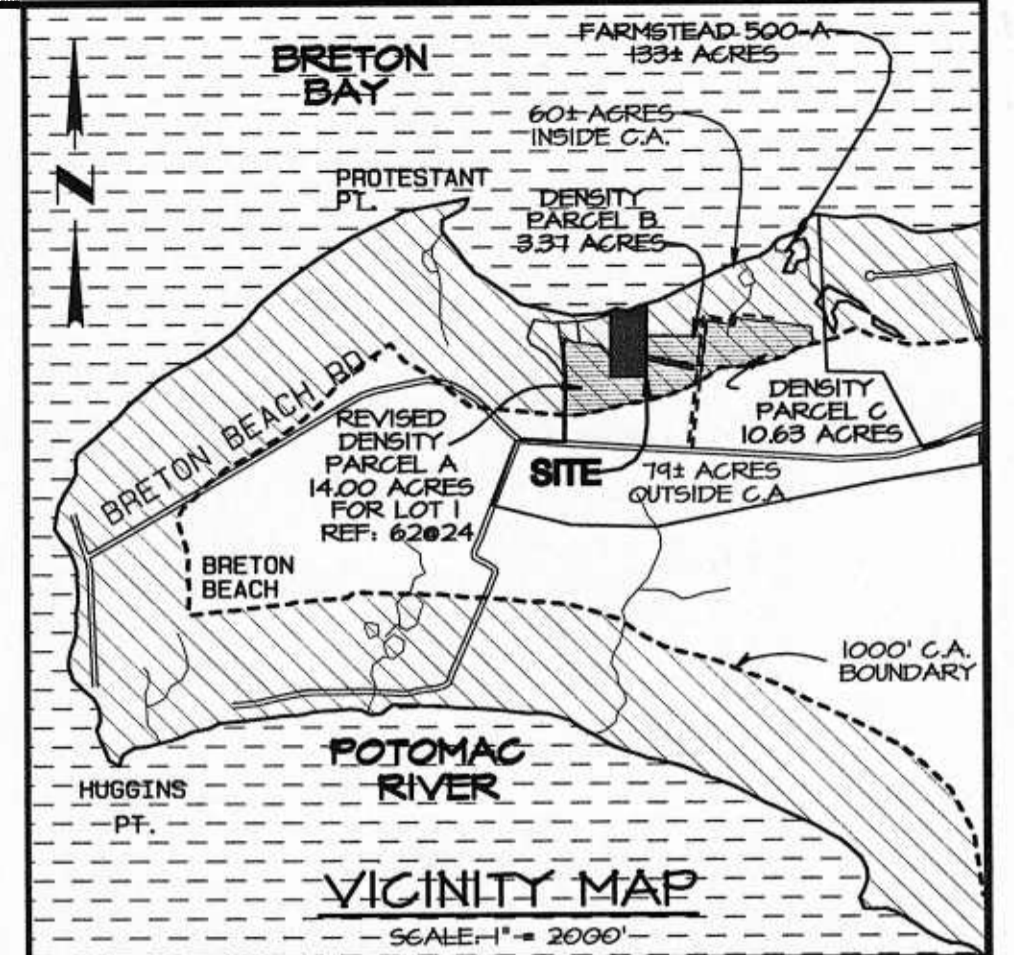
**CRITICAL AREA - EXISTING CONDITIONS TABLE**

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%
2	6.00 AC.	-0-	2654 s.f.	0.91 AC.	-0-	6.00 AC.	-0-	34,204 s.f.
F5 A	133 AC.	420 s.f.	170,282 s.f.	46± AC	1,14± AC.	60± AC.	73± AC	21± AC



**CRITICAL AREA NOTES**

- 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.
- The Critical Area Buffer must remain in natural vegetation and may not be disturbed except as provided under Chapter 71 Section B (Habitat Protection Standards) of the St. Mary's County Comprehensive Zoning Ordinance (CZO) 02-01.
- No Development is permitted in wetlands without approval from the appropriate local, state and federal agencies.
- 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.
- 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.
- 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 of adjacent tidal wetlands since the riparian rights to the same are subject to the regulatory powers of the state and federal governments.
- 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.
  - Area of slopes 15% or greater is 2,654 square feet.
  - Area of existing trees or forested area is 42,054 square feet.
  - Area of existing impervious is -0- square feet.
  - Proposed area of vegetation clearing is -0- square feet.
  - Proposed area of soil disturbance is -0- square feet.
  - Proposed area of impervious surface is -0- square feet.
  - Required area of reforestation or afforestation is -0- square feet.



**OWNER'S CERTIFICATE**

We, John F. Fenwick and Elizabeth C. Fenwick, the owners 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 3-10B 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.

John F. Fenwick \_\_\_\_\_ Date \_\_\_\_\_  
Elizabeth C. Fenwick \_\_\_\_\_ Date \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, the undersigned, a Licensed Surveyor in the State of Maryland, hereby certify, to the best of my knowledge, information and belief, that: this plat was prepared under my direct responsible charge; this plat and the survey work it reflects are in compliance with COMAR 09.13.06.12; 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 John F. Fenwick and Elizabeth C. Fenwick by deed dated June 19, 2000, from John F. Fenwick and Elizabeth C. Fenwick as recorded among the Land Records for St. Mary's County, Maryland, in Liber E.W.A. 1810 at Folio 335. 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 \_\_\_\_\_ 8/22/07  
Professional Land Surveyor  
MD. Registration # 21083

GRAPHIC SCALE 1" = 100'  
0 100 200 300

**LEGEND**

- PROPERTY LINE
- PROPERTY LINE JOINING
- ACCESS EASEMENT
- PERC TEST
- NON-TIDAL WETLANDS
- WETLANDS BUFFER
- 100 YEAR FLOODPLAIN
- 50' FLOODPLAIN BUFFER
- PROPOSED SRA
- SOILS TYPE DIVISION LINE
- LIMIT OF EXISTING FOREST
- 5' CONTOUR (COUNTY)
- 2' CONTOUR (FIELD RUN)
- 10' CONTOUR (FIELD RUN)
- STEEP SLOPES (25% - +)

**ST. MARY'S COUNTY HEALTH DEPARTMENT APPROVAL**

SANITARIAN \_\_\_\_\_ DATE \_\_\_\_\_  
ENVIRONMENTAL HEALTH DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

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

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

RECEIVED SEP 13 2007

**MINOR SUBDIVISION PRELIMINARY PLAN LOT 2 AND FARMSTEAD 500-A NUN'S OAK C.A. MINOR SUBDIVISION**

LIBER E.W.A. 1810 AT FOLIO 335  
SITUATED ON BRETON BAY ROAD  
THIRD ELECTION DISTRICT  
ST. MARY'S COUNTY, MARYLAND  
FOR: JOHN F. FENWICK

ZONING #: \_\_\_\_\_ HD FILE #: 201-06

DATE 08/22/07  
JOB# 0031-03  
FOLDER M40B15P17  
SCALE 1" = 100'  
DRAWN MDRAKE  
CHECKED WPH  
REVISIONS