

SM 695-07
SUB

Friendly Farms
07-110-141

51829-6806

Comments
1/14/08 KS

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/

January 14, 2008

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

Re: Friendly Farm/Mathews Farm
Local Case #07-110-141

Dear Ms. Carter:

Thank you for submitting the above referenced subdivision for review and comment. The applicant is seeking a minor subdivision approval for two lots. Both lots currently exist as separate parcels created under an intra-family transfer subdivision in 1990. The proposed subdivision will convert the parcels into Lot 2 and Lot 3 and adjust boundary lines to coincide with Mean High Water (MHW). Based on the information provided, I have the following comments:

1. The intra-family transfer provisions must be included on the plat and list the names of the current property owners to whom the lots were transferred.
2. Given the subdivision history of this parcel, no further subdivision may be allowed under intra-family transfer. Please include a note on the plat stating no intra-family transfer development rights remain.

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 695-07

GENERAL NOTES

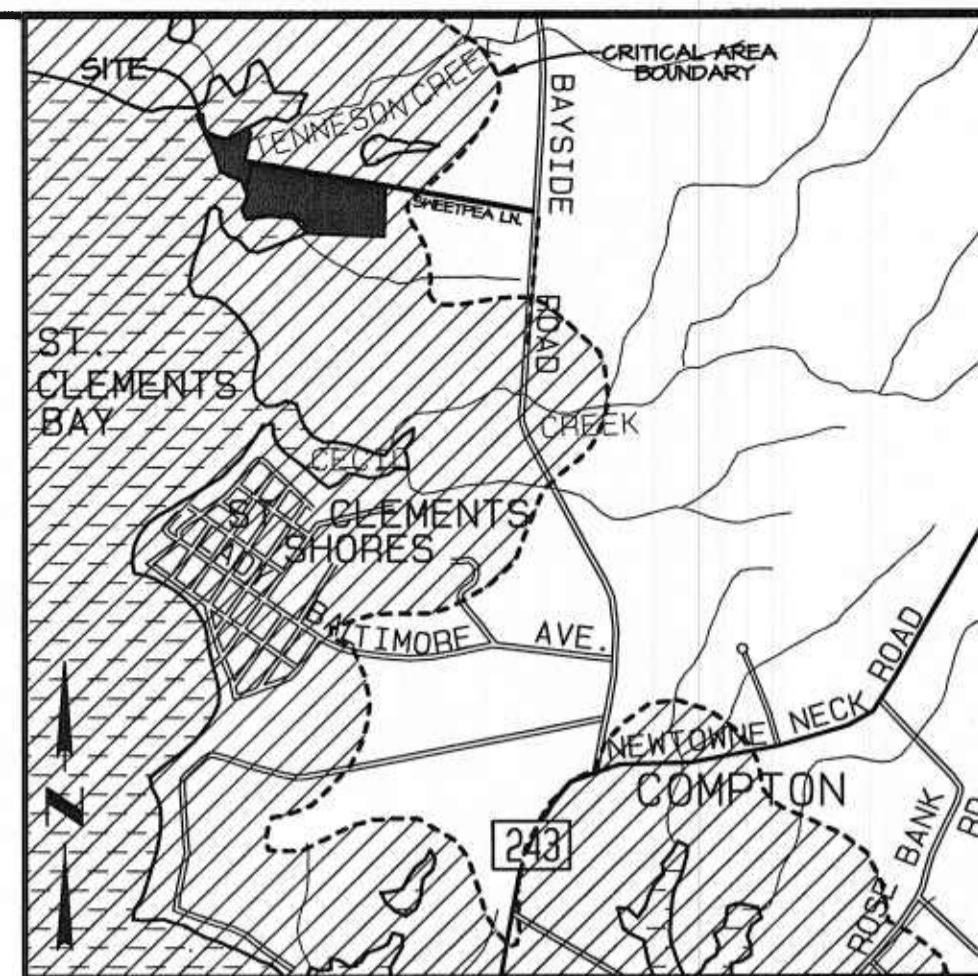
- 1. Subject properties are located on Tax Map 39 at Block 5 as Parcels 257 & 291.
2. The total area of parcel 257 is 18.14 Acres +/- and parcel 291 is 3.56 Acres +/-.

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.

LINE DATA

Table with columns: NO, BEARING, DISTANCE. Contains 30 line items (L1-L30) with bearings and distances.



VICINITY MAP

SCALE: 1" = 2000'

OWNER'S CERTIFICATE

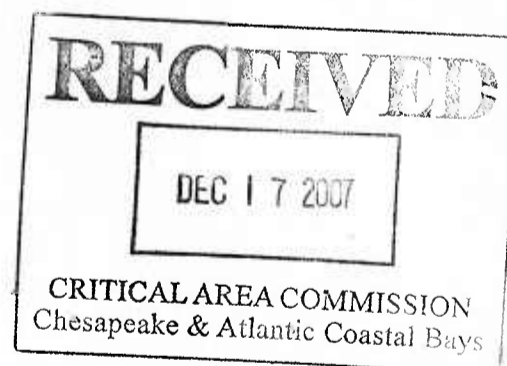
We, Richard Charles Gray and Claire Lillian Liebert, the owners of the properties shown hereon and described in the Surveyor's Certificate affixed hereto, hereby adopt this plat of subdivision upon its approval by all required agencies.

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.

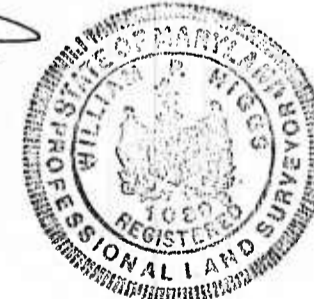
Richard Charles Gray Date
Claire Lillian Liebert Date



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 all the lands conveyed to Richard Charles Gray by deed dated February 14, 2006, from Richard Charles Gray and Carol Marie Gray as recorded among the Land Records for St. Mary's County, Maryland, in Liber EWA 2757 at Folio 245, said lands being further described as Parcel 2, as shown on a plat of Agricultural Subdivision entitled "28.50 Acres Remainder of CBS 126-100, Situated off Bayside Road" as recorded among said Land Records in Plat Liber 34 at Folio 58. And all the lands conveyed to Claire Lillian Liebert by deed dated January 24, 1991, from Charles Alton Parker, Katherine Bailey Parker and Claire Lillian Liebert as recorded among the Land Records for St. Mary's County, Maryland, in Liber EWA 651 at Folio 387, said lands being further described as Parcel 1, as shown on a plat of Agricultural Subdivision entitled "28.50 Acres Remainder of CBS 126-100, Situated off Bayside Road" as recorded among said Land Records in Plat Liber 34 at Folio 58.

William P. Higgs Professional Land Surveyor MD, Registration # 10808
11-27-07 Date



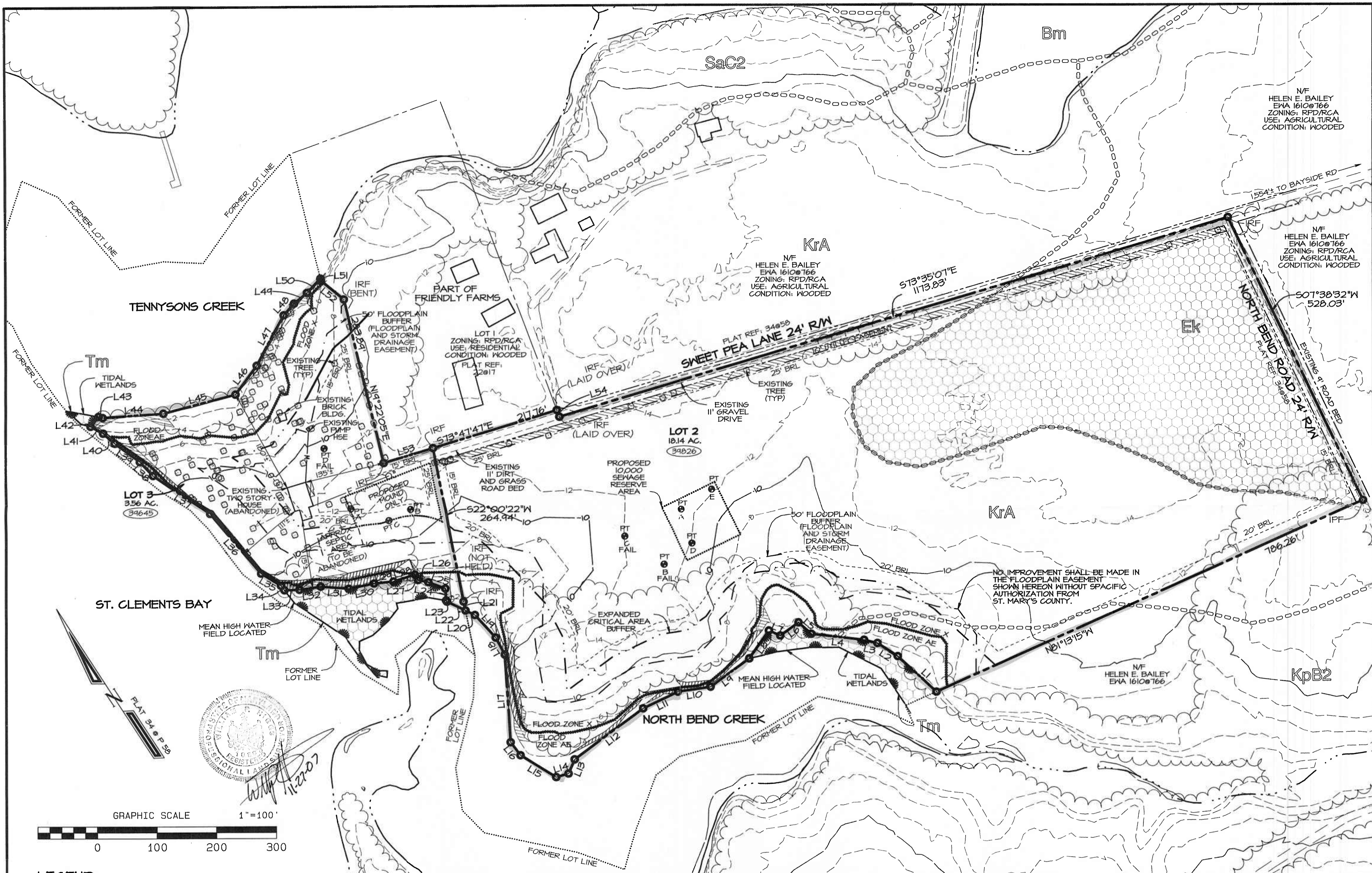
CRITICAL AREA - EXISTING CONDITIONS TABLE

Table with columns: LOT #, LOT (fastland) 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%.

Approval boxes for ST. MARY'S COUNTY HEALTH DEPARTMENT APPROVAL and ST. MARY'S COUNTY DEPT. OF LAND USE & GROWTH MANAGEMENT (LUGM).

LSR LITTLE SILENCES REST, INC. logo and address: 41650 COURT HOUSE DRIVE - SUITE 101 - P.O. BOX 2340 LEONARDTOWN, MD 20650

MINOR SUBDIVISION PRELIMINARY PLAN LOT 2 AND LOT 3 P/O FRIENDLY FARMS OR MATHEN'S FARM SITUATED OFF BAYSIDE ROAD THIRD ELECTION DISTRICT ST. MARY'S COUNTY, MARYLAND



NF
HELEN E. BAILEY
EVA 1610@766
ZONING: RPD/RCA
USE: AGRICULTURAL
CONDITION: WOODED

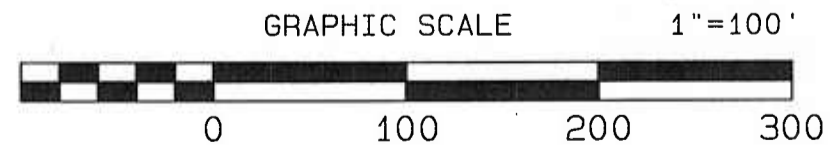
KrA
NF
HELEN E. BAILEY
EVA 1610@766
ZONING: RPD/RCA
USE: AGRICULTURAL
CONDITION: WOODED

NF
HELEN E. BAILEY
EVA 1610@766
ZONING: RPD/RCA
USE: AGRICULTURAL
CONDITION: WOODED

LOT 2
18.14 AC.
34826

LOT 3
3.56 AC.
34645

NO IMPROVEMENT SHALL BE MADE IN THE FLOODPLAIN EASEMENT SHOWN HEREON WITHOUT SPECIFIC AUTHORIZATION FROM ST. MARY'S COUNTY.



- LEGEND**
- PROPERTY LINE
 - PROPERTY LINE JOINING ACCESS/UTILITY EASMT.
 - PERC. TEST
 - TIDAL WETLANDS
 - WETLANDS BUFFER
 - 100 YEAR FLOODPLAIN
 - 50' FLOODPLAIN BUFFER
 - PROPOSED S.R.A.
 - SOILS TYPE DIVISION LINE
 - LIMIT OF EXISTING FOREST
 - 2' CONTOUR (COUNTY-LIDAR)
 - 10' CONTOUR (COUNTY-LIDAR)
 - 2' CONTOUR (FIELD RUN)
 - 10' CONTOUR (FIELD RUN)
 - HYDRIC
 - SOIL TYPES
 - STEEP SLOPES (25% - +)
 - STEEP SLOPES (15% - 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

SHEET 2 OF 2

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	11/26/07
JOB#	0098-07
FOLDER	M9489P251291
SCALE	1" = 100'
DRAWN	M. DRAKE
CHECKED	WPH
REVISIONS	

MINOR SUBDIVISION PRELIMINARY PLAN

LOT 2 AND LOT 3
P/O FRIENDLY FARMS OR MATHEW'S FARM
SITUATED OFF BAYSIDE ROAD
THIRD ELECTION DISTRICT
ST. MARY'S COUNTY, MARYLAND

FOR: RICHARD GRAY AND CLAIRE LIEBERT

ZONING #: 07- HD FILE #: 61-07, 472-07

I, the undersigned, being a duly qualified and licensed Surveyor in and for the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations made by me or under my direct supervision and control, and that the same were made in accordance with the laws and regulations of the State of Maryland, and that the same were made in accordance with the laws and regulations of the State of Maryland, and that the same were made in accordance with the laws and regulations of the State of Maryland.

ORDERS CERTIFICATIONS
 Wherever any part of a well shown plan or map of this State is shown to be in violation of the laws and regulations of the State of Maryland, the Surveyor shall be held responsible for the same, and shall be liable for the same, and shall be liable for the same, and shall be liable for the same.

Charles Alton Parker John Richard Latta 7/29/84
 Charles Alton Parker John Richard Latta

Mathews Bailey Parker John Richard Latta July 29/84
 Mathews Bailey Parker John Richard Latta

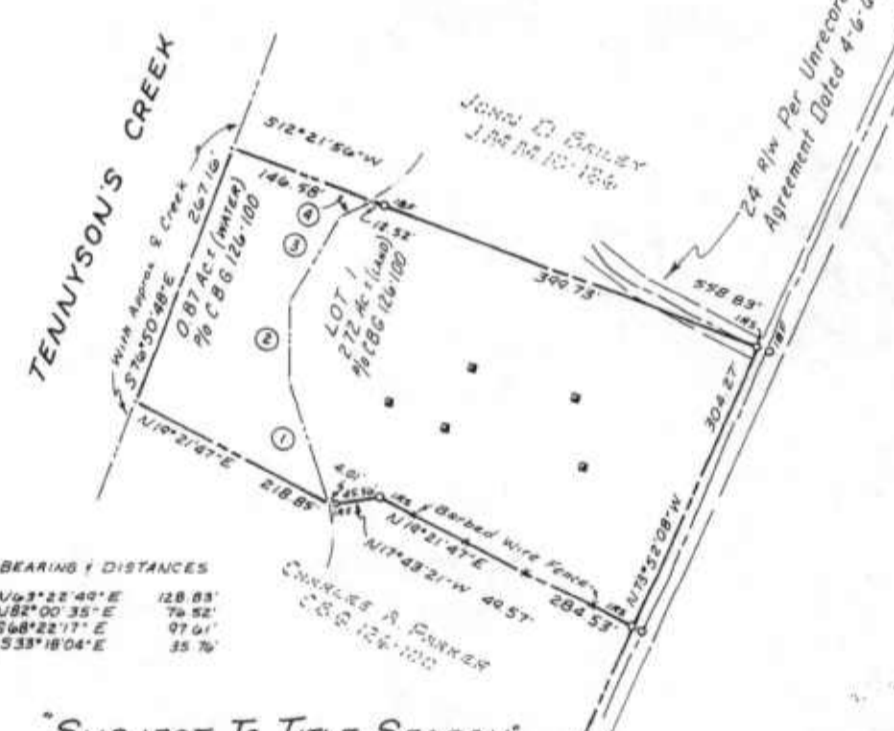
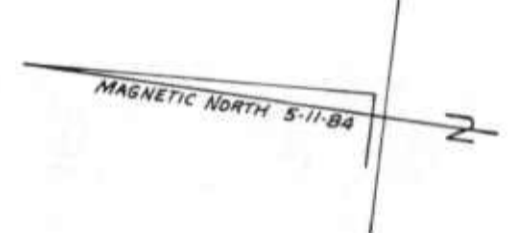
SINGLE ORDERS CERTIFICATION
 I, the undersigned, being a duly qualified and licensed Surveyor in and for the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations made by me or under my direct supervision and control, and that the same were made in accordance with the laws and regulations of the State of Maryland, and that the same were made in accordance with the laws and regulations of the State of Maryland, and that the same were made in accordance with the laws and regulations of the State of Maryland.

William W. Hester 6/26/84
 William W. Hester

BAYSIDE 40' R/W WHARF RD.
 To Md Rte 234

JOHN D. BAILEY
 JRS DE 10-12-84

24' RIGHT OF WAY
 BAYSIDE WHARF RD.

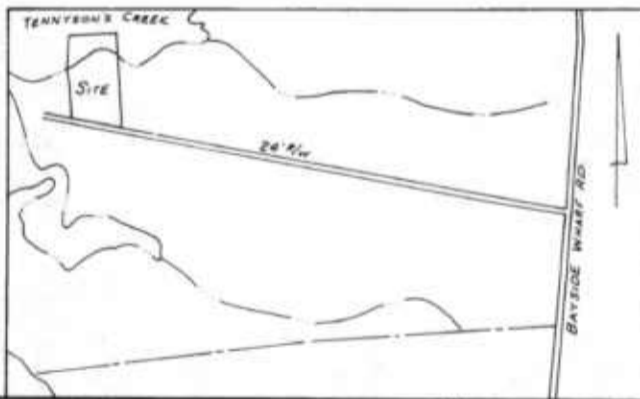


BEARING & DISTANCES

1) N63°22'40"E	128.83'
2) N82°00'35"E	79.52'
3) S68°22'17"E	97.61'
4) S33°18'04"E	35.76'

RESIDUE
 CHARLES A. PARKER
 CBS DE 12-1-83
 2.65 AC ±

VICINITY MAP
 Tax Map 31-Blk 23-P No 12 Scale 1"=600'

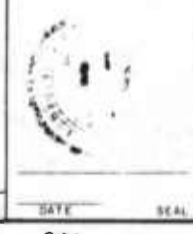


"SUBJECT TO TITLE SEARCH"

FILE NO.	SHEET NO.	PART OF "FRIENDLY FARMS" OR "MATHEWS FARM"		DATE	SCALE
		LOT 1 - 3.59 ACRES ± TOTAL 0.87 ACRES ± (WATER) & 2.72 ACRES ± (LAND) Situated Off Of Bayside Wharf Rd. 3RD District - St. Mary's County, Maryland FOR: RICHARD GRAY		June 21, 1984	1"=100'
				JOB NO.	DRAWN BY
				4-04-4-56-482	Cromwell
				FOLDER REF.	APPROVED
				L-2146	W.P.N. 9/85
				DATE	REVISION

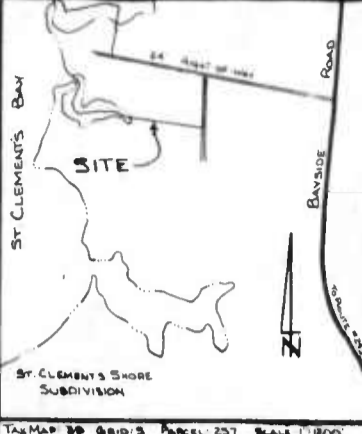
MCRONE
 ENGINEERS • PLANNERS • SURVEYORS

ANNAPOLIS, MARYLAND
 P.O. Box 207 - Leonardtown, Md 20650 - Phone 475-5522
 CENTREVILLE CHESTERTOWN DENTON EASTON LIXTON LEONARDTOWN PRINCETON



MSP SSU 1252-3510

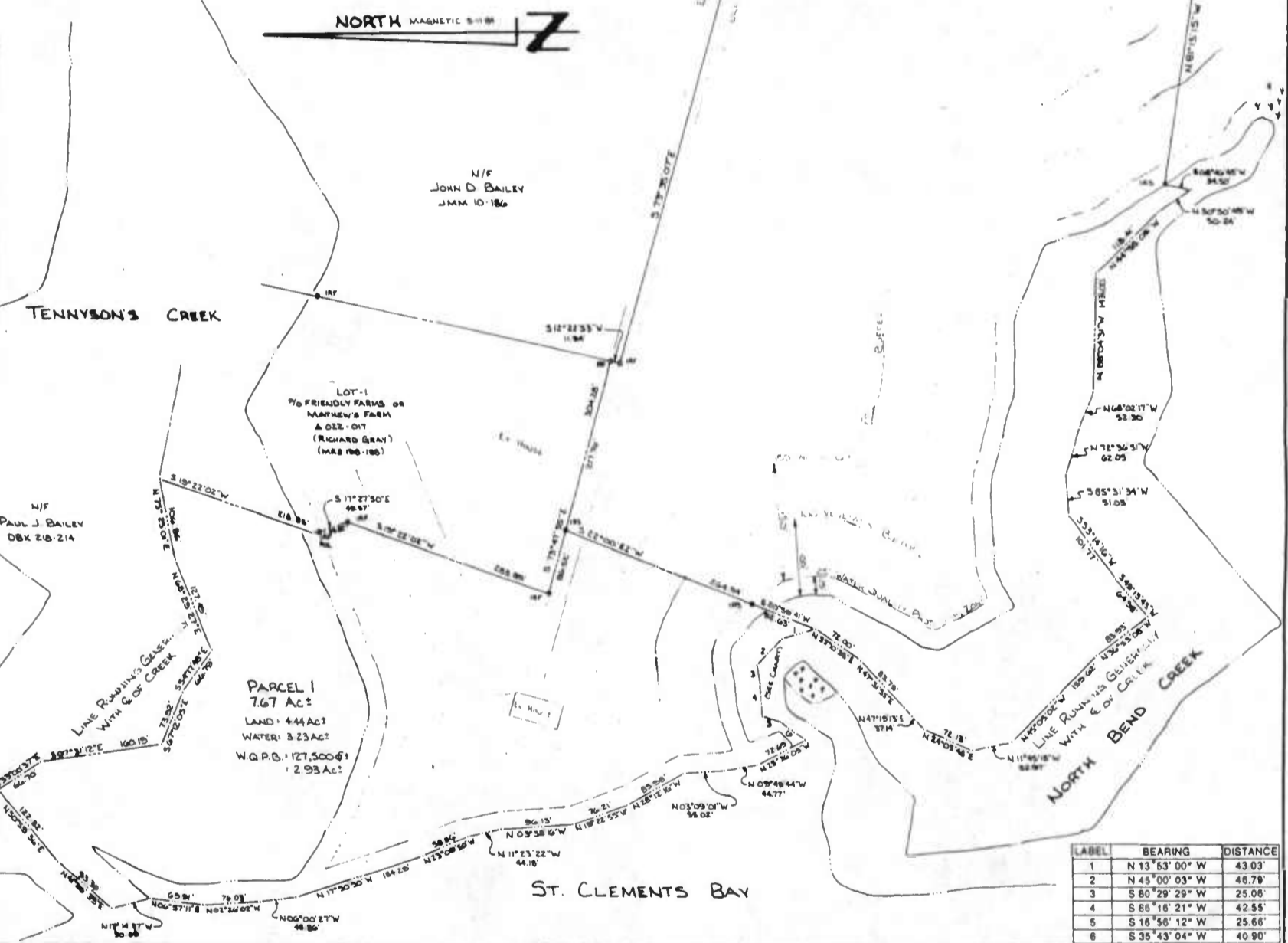
Md HA 45754



TAX MAP 88 GRID'S PARCEL 257 SCALE 1"=800'
VICINITY MAP:

1. The entire site shown hereon is located within the Critical Area, Zoned Resource Conservation Area.
2. Planning and Zoning File Number:
3. 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.
4. The two parcels shown hereon are limited to access by 24' Right-Of-Way shown on this plat.
5. This plat was prepared without the benefit of a Title Report, which may show additional conveyances, easements, covenants, rights-of-way or building restriction lines not shown hereon.
6. This plat prepared for conveyance for agricultural purposes only. The parcels shown hereon do not meet current St. Mary's County Zoning and/or St. Mary's County Subdivision Regulations.
7. This agricultural subdivision satisfied the density requirements under the intra family transfers of the St. Mary's County Ordinance for the Chesapeake Bay Critical Area Program. Total area of land in the Critical Area is 22.98 acres allowing for creation of 3 lots.
8. The lots are created as part of a bonafide intra family transfer under the provisions of the St. Mary's County Critical area residence for a family member and not for the purposes of ultimate commercial site.
9. The 100 foot critical area huffer shall be maintained in natural vegetation except as provided for under the provisions of the St. Mary's County Critical area program.

PARCEL 2
20.83 AC.
LAND: 18.54 AC.
WATER: 2.29 AC.
W.Q.P.B.: 146,050.61
1.301 AC.



LABEL	BEARING	DISTANCE
1	N 13° 53' 00" W	43.03'
2	N 45° 00' 03" W	48.79'
3	S 80° 29' 29" W	25.08'
4	S 88° 16' 21" W	42.55'
5	S 16° 58' 12" W	25.68'
6	S 35° 43' 04" W	40.90'

FILE NO. 51052 05

SHEET NO.	AGRICULTURAL SUBDIVISION		DATE	SCALE
	28.50 ACRES: REMAINDER OF CBG 126-100		05-07-90	1"=100'
FILE NO.	SITUATED OFF BAYSIDE ROAD		JOB NO.	DRAWN BY
	THIRD ELECTION DISTRICT		404461306	T.K.F.
SAINT MARY'S COUNTY, MARYLAND		FOR: RICHARD GRAY	FOLDER REF.	APPROVED
			T-30, G-5	
			DATE	REVISION

MC CRONE

ENGINEERS ■ PLANNERS ■ SURVEYORS

ANNAPOLIS, MARYLAND

CENTREVILLE - CHESTERTOWN - DENTON - EASTON - ELKTON - LEONARDTOWN - PRINCE FREDERICK

3-6-91

Widow Grandmother died in '94 → P1 - Daughter 7.67
P2 - Grandson — could this be split again? 20.83
Grandmother must have passed on legal rights to subdivided in very legal document