

Martin O'Malley  
Governor



Margaret G. McHale  
Chair

Anthony G. Brown  
Lt. Governor

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/)

February 21, 2008

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

Re: Anna Dell Minor Subdivision  
Case Number 08-110-006

Dear Ms. Glenn:

Thank you for submitting the above referenced site plan for review and comment. The applicant is proposing a three lot minor subdivision. The parcel is partially located in the Critical Area and contains approximately 9.69 acres of Resource Conservation Area (RCA). Lot 6 will total 2.0 acres and is located entirely within the RCA. Lot 7 will total 12.75 acres of which 7.69 acres are in the RCA. The remaining lot is located outside the Critical Area. The applicant proposes to use the intra-family transfer provisions of the St. Mary's Comprehensive Zoning Ordinance (CZO) to allow the subdivision of the RCA. Based on the information provided I have the following comments:

1. Provided the parcel area within the Critical Area is of record as of March 1, 1986, the applicant may utilize intrafamily transfer provisions to create two lots.
2. The name of the recipients of the Lot 6 and 7 must be included on the plat and it must reference the provisions of Section 41.6.4a and Natural Resources Article, 8-1808.2.
3. The plat indicates the presence of two intermittent streams on the property with a 50-foot Buffer. The Buffer for tributary streams in the Critical Area is 100-feet and expanded as required by Section 71.8.3 of the CZO.
4. It would appear the 100-foot Buffer to the tributary stream shown on Lot 6 will need to be expanded for steep slopes. It is not clear whether sufficient buildable area for Lot 6 will remain. The applicant may have to reconfigure the lots shown.

TTY for the Deaf

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



Ms. Brandy Glenn  
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5. 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.
6. The Critical Area notes should break out the existing forest area on Lot 7 within the Critical Area to ensure the 15% afforestation threshold is being met.

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

Sincerely,

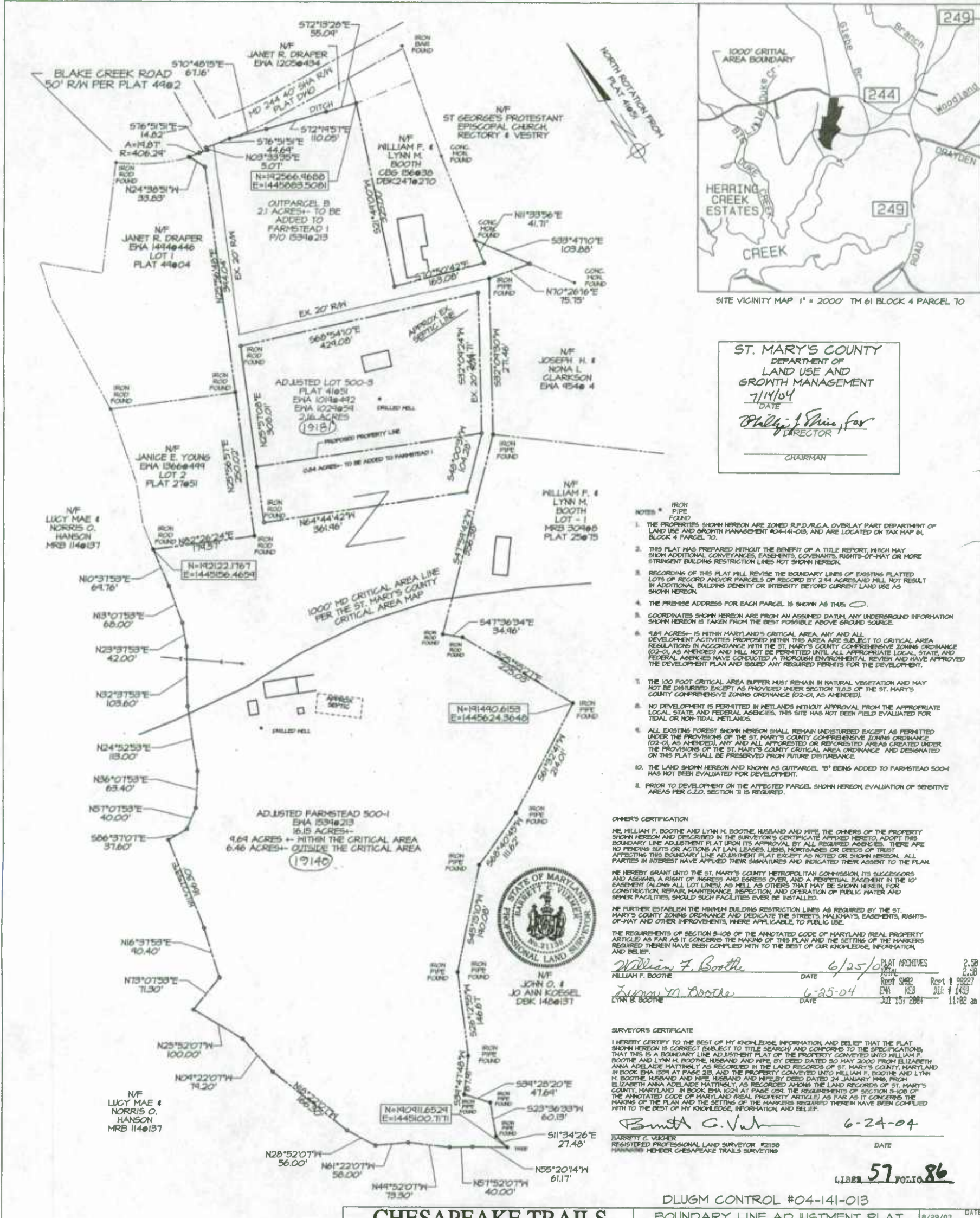


Kate Schmidt  
Natural Resource Planner  
SM 108-08

Cc: Ms. Sue Veith, Environmental Planner



Maryland State Archives



SITE VICINITY MAP 1" = 2000' TM 61 BLOCK 4 PARCEL 70

**ST. MARY'S COUNTY**  
 DEPARTMENT OF  
 LAND USE AND  
 GROWTH MANAGEMENT  
 7/14/04  
 DATE  
*Phillip J. Davis, Jr.*  
 DIRECTOR  
 CHAIRMAN

- NOTES \*
1. THE PROPERTIES SHOWN HEREON ARE ZONED R.P.D./R.C.A. OVERLAY PART DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT 04-14-013, AND ARE LOCATED ON TAX MAP 61, BLOCK 4 PARCEL 70.
  2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY SHOW ADDITIONAL CONVEYANCES, EASEMENTS, COVENANTS, RIGHTS-OF-WAY OR MORE STRINGENT BUILDING RESTRICTION LINES NOT SHOWN HEREON.
  3. RECORDS OF THIS PLAT WILL REVISE THE BOUNDARY LINES OF EXISTING PLATTED LOTS OF RECORD AND/OR PARCELS OF RECORD BY 2.44 ACRES AND WILL NOT RESULT IN ADDITIONAL BUILDING DENSITY OR INTENSITY BEYOND CURRENT LAND USE AS SHOWN HEREON.
  4. THE PREMISE ADDRESS FOR EACH PARCEL IS SHOWN AS THIS ○.
  5. COORDINATES SHOWN HEREON ARE FROM AN ASSUMED DATUM. ANY UNDERGROUND INFORMATION SHOWN HEREON IS TAKEN FROM THE BEST POSSIBLE ABOVE GROUND SOURCE.
  6. 9.64 ACRES-- IS WITHIN MARYLAND'S CRITICAL AREA. ANY AND ALL DEVELOPMENT ACTIVITIES PROPOSED WITHIN THIS AREA ARE SUBJECT TO CRITICAL AREA REGULATIONS IN ACCORDANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE (02-01, AS AMENDED) 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 AND ISSUED ANY REQUIRED PERMITS FOR THE DEVELOPMENT.
  7. THE 100 FOOT CRITICAL AREA BUFFER MUST REMAIN IN NATURAL VEGETATION AND MAY NOT BE DISTURBED EXCEPT AS PROVIDED UNDER SECTION 11.03 OF THE ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE (02-01, AS AMENDED).
  8. NO DEVELOPMENT IS PERMITTED IN WETLANDS WITHOUT APPROVAL FROM THE APPROPRIATE LOCAL, STATE, AND FEDERAL AGENCIES. THIS SITE HAS NOT BEEN FIELD EVALUATED FOR TIDAL OR NON-TIDAL WETLANDS.
  9. ALL EXISTING FOREST SHOWN HEREON SHALL REMAIN UNDISTURBED EXCEPT AS PERMITTED UNDER THE PROVISIONS OF THE ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE (02-01, AS AMENDED), ANY AND ALL APPROPRIATE OR REPOSESTED AREAS CREATED UNDER THE PROVISIONS OF THE ST. MARY'S COUNTY CRITICAL AREA ORDINANCE AND DESIGNATED ON THIS PLAT SHALL BE PRESERVED FROM FUTURE DISTURBANCE.
  10. THE LAND SHOWN HEREON AND KNOWN AS OUTPARCEL 'B' BEING ADDED TO FARMSTEAD 500-1 HAS NOT BEEN EVALUATED FOR DEVELOPMENT.
  11. PRIOR TO DEVELOPMENT ON THE AFFECTED PARCEL SHOWN HEREON, EVALUATION OF SENSITIVE AREAS PER 02.0, SECTION 11 IS REQUIRED.

**OWNER'S CERTIFICATION**

WE, WILLIAM F. BOOTH AND LYNN M. BOOTH, HUSBAND AND WIFE, THE OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE APPLIED HERETO, ADOPT THIS BOUNDARY LINE ADJUSTMENT PLAT UPON ITS APPROVAL BY ALL REQUIRED AGENCIES. THERE ARE NO PENDING SUITS OR ACTIONS AT LAW, LEASES, LENDS, MORTGAGES OR DEEDS OF TRUST AFFECTING THIS BOUNDARY LINE ADJUSTMENT PLAT EXCEPT AS NOTED OR SHOWN HEREON. ALL PARTIES IN INTEREST HAVE APPLIED THEIR SIGNATURES AND INDICATED THEIR ASSENT TO THE PLAN.

WE HEREBY GRANT INTO THE ST. MARY'S COUNTY METROPOLITAN COMMISSION, ITS SUCCESSORS AND ASSIGNS, A RIGHT OF INGRESS AND EGRESS OVER, AND A PERPETUAL EASEMENT IN THE 10' EASEMENT (ALONG ALL LOT LINES), AS WELL AS OTHERS THAT MAY BE SHOWN HEREIN FOR CONSTRUCTION, REPAIR, MAINTENANCE, INSPECTION, AND OPERATION OF PUBLIC WATER AND SEWER FACILITIES, SHOULD SUCH FACILITIES EVER BE INSTALLED.

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.

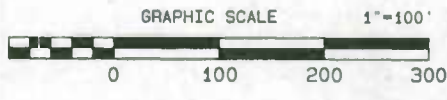
THE REQUIREMENTS OF SECTION 5-100 OF THE ANNOTATED CODE OF MARYLAND (REAL PROPERTY ARTICLE) AS FAR AS IT CONCERNS THE MAKING OF THIS PLAN AND THE SETTING OF THE MARKERS REQUIRED THEREIN HAVE BEEN COMPLIED WITH TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF.

*William F. Booth* 6/25/04  
 WILLIAM F. BOOTH DATE  
*Lynn M. Booth* 6-25-04  
 LYNN M. BOOTH DATE

**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 THAT THIS IS A BOUNDARY LINE ADJUSTMENT PLAT OF THE PROPERTY CONVEYED TO WILLIAM F. BOOTH AND LYNN M. BOOTH, HUSBAND AND WIFE, BY DEED DATED 30 MAY 2000 FROM ELIZABETH ANNA ADELAIDE MATTINGLY AS RECORDED IN THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND IN BOOK EWA 1539 AT PAGE 213, AND THE PROPERTY CONVEYED INTO WILLIAM F. BOOTH AND LYNN M. BOOTH, HUSBAND AND WIFE, BY DEED DATED 24 JANUARY 1996 FROM ELIZABETH ANNA ADELAIDE MATTINGLY, AS RECORDED AMONG THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND IN BOOK EWA 1001 AT PAGE 024. THE REQUIREMENTS OF SECTION 5-100 OF THE ANNOTATED CODE OF MARYLAND (REAL PROPERTY ARTICLE) AS FAR AS IT CONCERNS THE MAKING OF THE PLAN AND THE SETTING OF THE MARKERS REQUIRED THEREIN HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

*Bonita C. Vukner* 6-24-04  
 BONITA C. VUKNER REGISTERED PROFESSIONAL LAND SURVEYOR #21180  
 HARRISBURG MEMBER CHESAPEAKE TRAILS SURVEYING DATE



**CHESAPEAKE TRAILS SURVEYING, LLC**

COURT SQUARE BUILDING  
 22660 WASHINGTON STREET  
 P. O. BOX 957  
 LEONARDTOWN, MD 20650  
 301-475-5900 FAX 301-475-9535

DLUGM CONTROL #04-14-013

BOUNDARY LINE ADJUSTMENT PLAT OF FARMSTEAD 1, LOT 3 AND OUTPARCEL A ANNA DELL SUBDIVISION AS CONTAINED IN EWA 1539@213 SECOND ELECTION DISTRICT SAINT MARY'S COUNTY, MD LOCATED OFF MD 244 & BLAKE CREEK ROAD FOR: BILLY BOOTH

8/29/03	DATE
03-034	JOB #
M61 84	FOLDER
1" = 100'	SCALE
VUKNER	DRAWN
VUKNER	CHECKED
	REVISED

MSA 55u 1252 Bill Pa6712

**HEALTH DEPARTMENT**  
 Date: 11/2/95  
 Health Officer: [Signature]  
 Dir. Env. Hlth: [Signature]  
 Sanitarian: [Signature]

**PLANNING & ZONING**  
 Date: 11/14/95  
 Director: [Signature]  
 P.C. Chairman: [Signature]

VICINITY MAP  
 Scale: 1" = 2000'

- GENERAL NOTES**
- The property shown on Tax Map 61, Block 04, Parcel 70.
  - Total site area 23.02 Acres.
  - The property shown is zoned RPO (RCA overlay part).
  - Building Restriction Lines shall be Front 75', Side 30' and Rear 30'. R.P.L.'s may be superseded by limits of Resource Protection Areas identified in accordance with section 49.00 of the Zoning Ordinance as shown and labeled on this subdivision plat.
  - This lot shall be served by an individual well and septic system.
  - Deep well shall be drilled to an approved confined aquifer.
  - This Health Department approval certifies that 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 designation may void this approval. The designated perc. area is the only area approved by the St. Mary's County Health Department for sewerage disposal purposes. The approved lot includes an area of 10,000 square feet for sewerage disposal purposes as required by current Maryland State Health Department laws. Improvements 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 sewerage 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.
  - "Minimum Denship Statement": These lots contain an area of at least 20,000 square feet which does not include any rights-of-way, 50 year flood plains or grades of 25% or greater.
  - This subdivision is in compliance with the St. Mary's County Comprehensive Water and Sewer Plan.
  - There shall be a 10 foot utility easement along each lot line.
  - Areas established for resource protection on the site, in accordance with required protection levels, must remain in undisturbed open space and undeveloped.
  - Outparcels A & B shown hereon have not been evaluated for compliance with Section 40.10 of the St. Mary's County Zoning Ordinance (Adequate Facilities) and cannot be used as a legal building site until the outparcel is further subdivided in accordance with the St. Mary's County Subdivision Regulations and Zoning Ordinance.
  - The 20' Private Right-of-Way for lanes as defined in the St. Mary's County Zoning Ordinance are private and shall not be maintained by the County, nor shall such lanes be considered for acceptance into the County Highway Maintenance System until such are approved to the appropriate County Road Standard at the individual lot owner's expense.
  - CAUTION: "The 20' Private Right-of-way shown hereon does not necessarily provide vehicular access from this lot to a county or state road at this time. Road and utility construction and maintenance are the responsibility of the buyer of this lot unless otherwise provided herein".
  - There shall be 3 lots served by a 20 foot private right-of-way.
  - This plat was prepared without benefit of Title Report which may show additional conveyances, easements, covenants, rights-of-way or more stringent building restriction lines not shown hereon.
  - Total number of lots is 1.
  - Precise address is shown thus  $\bigcirc$ .

**RESOURCE PROTECTION STANDARDS**

The following RESOURCE PROTECTION LAND has been established in accordance with Section 49.00 of the St. Mary's County Zoning Ordinance, dated April 1, 1990.

- The areas designated as "A", of Tabis "I", which includes Flood Plains, Tidal and Nontidal Wetlands, Drainageway and slopes greater than 25 percent (25%), are shown hereon and shall remain undisturbed, with exception of those activities allowed under Section 49.02.
- The areas designated as "B", include areas with slopes from 15% - 25%. 20 percent (20%) of these areas are designated a protection area and shall remain undisturbed.
- The Agricultural and Woodland area of each lot is identified as area "C", of Tabis "I", and shall be subject to a protection area 50 percent (50%) and shall remain undisturbed.
- Woodlands requiring 50% protection are preserved in areas designated "A" which are 100% protected.

**RESOURCE PROTECTION LANDS TABLE "I"**

Lot #	Lot Area	100% "A" Area Preserved	Total "B" (20%)	Total "C" (50%)	Developable Area
3	3.00 Ac	0	0	3.00	1.50 Ac

**SURVEYORS CERTIFICATE**

I, hereby certify to the best of my knowledge, information and belief that the plat shown hereon is correct (subject to a title search) and conforms to the specifications; that this is a subdivision of part of the property conveyed unto Elizabeth Anna Adelaide Mattingly and Aloysius O. Mattingly, her husband (deceased), by deed dated November 17, 1939 from Mary R. Fowler, single, as recorded among the Land Records of St. Mary's County, Maryland in Liber C88 84 at 472.

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 markers required therein have been complied with to the best of my knowledge, information and belief.

9/17/95  
 Date: [Signature]  
 Robert E. Trautman  
 Professional Land Surveyor #10,584

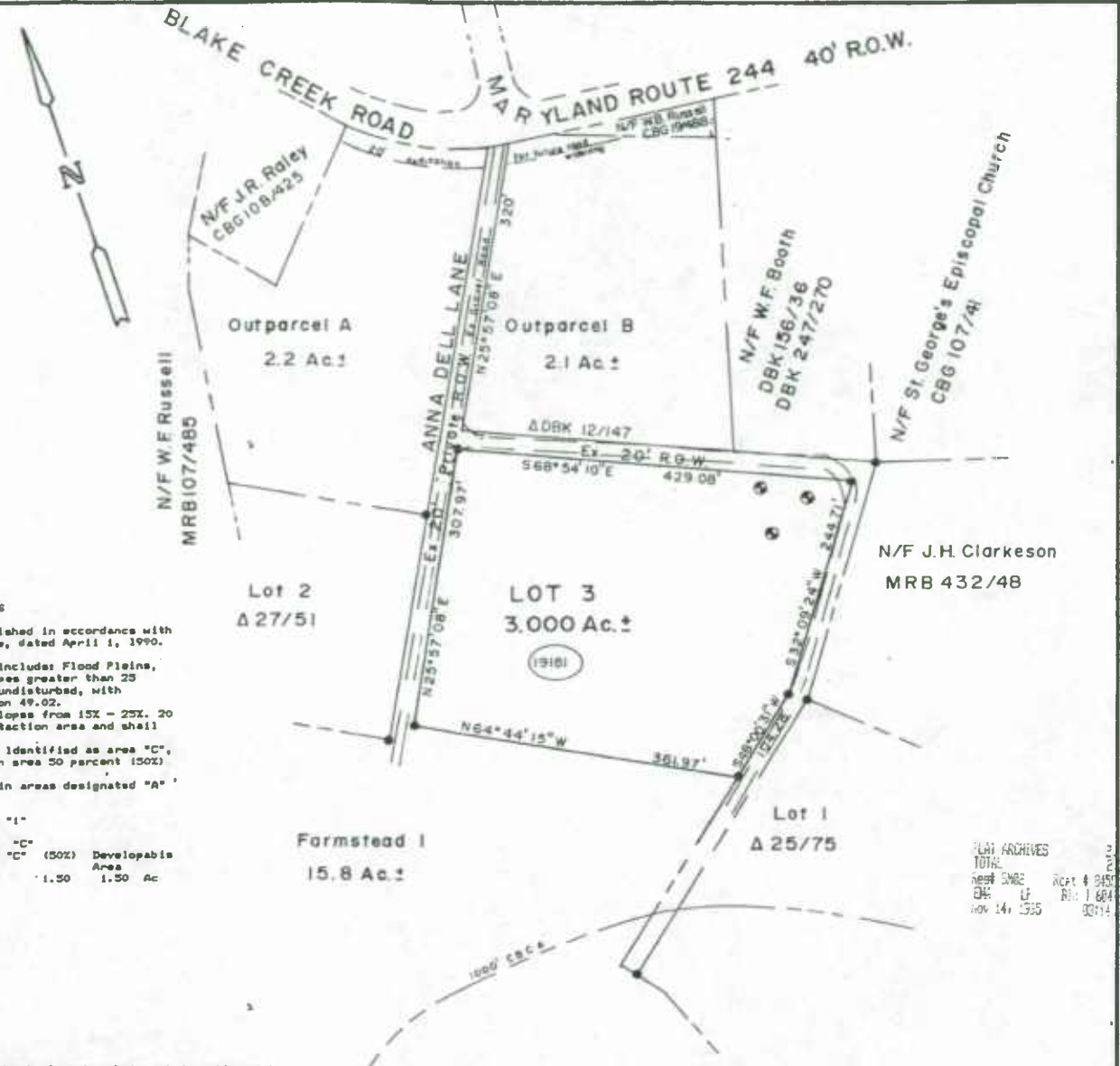
**OWNERS DEDICATION**

I, Elizabeth Anna Adelaide Mattingly, owner of the property shown hereon and described in the Surveyors Certificate affixed hereto, hereby adopt this plan of subdivision upon its approval by all required agencies. There are no suits or actions at law, leases, liens, mortgages or deeds of trusts affecting this subdivision except as noted or shown hereon. All parties in interest hereto have affixed their signatures indicating their assent to this plan.

We further establish the sinibus building restriction lines as required by the zoning ordinance of St. Mary's County and dedicate the streets, walkways, easements, rights-of-ways 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 the plan and setting of markers required therein have been complied with to the best of our knowledge, information and belief.

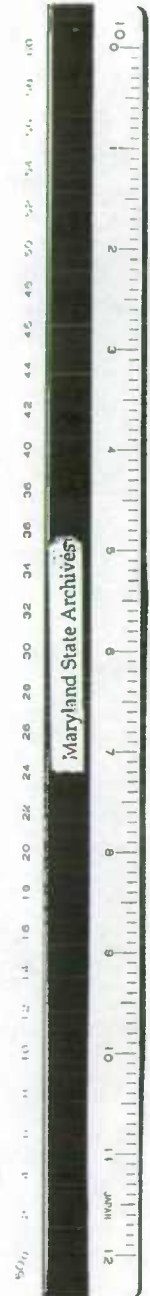
Date: [Signature]  
 Elizabeth Anna Adelaide Mattingly



**ANNA DELL  
 SUBDIVISION**  
 SITUATE  
 Second Election District  
 St. Mary's County, Maryland

Date	REVISIONS	Seal	Scale: 1"=100'	Date: 6-5-95
			<b>ROBERT E. TRAUTMAN</b> Professional Land Surveyor 444 Abell Drive California, Maryland 20619 (301) 862-1457 Drawn by: RET Job No: 95-013 Sheet No: 1 of 1	

msA 354 1252-2524. 41 51



GRAPHIC SCALE 1" = 100'



LEGEND

- CONTOUR LINE & ELEVATION
- B.R.L.S.
- SOILS TYPE & DELINEATION
- WETLANDS & BUFFER
- STREAM & BUFFER
- 15 to 25% SLOPES
- 25% OR >

CRITICAL AREA NOTES

1. APPROXIMATELY 9.69 ACRES OF THIS SITE IS WITHIN M... CRITICAL AREA. ANY AND ALL DEVELOPMENT ACTIVITIES WITHIN THIS AREA ARE SUBJECT TO CRITICAL AREA REG... AND WILL NOT BE PERMITTED UNTIL ALL APPROPRIATE L... STATE, AND FEDERAL AGENCIES HAVE CONDUCTED A THOU... ENVIRONMENTAL REVIEW AND HAVE APPROVED THE DEVELO...
2. THE CRITICAL AREA BUFFER MUST REMAIN IN NATURAL V... AND MAY NOT BE DISTURBED EXCEPT AS PROVIDED UNDER SECTION B (HABITAT PROTECTION STANDARDS) OF THE S... COUNTY COMPREHENSIVE ZONING ORDINANCE (02-01 AS A...
3. NO DEVELOPMENT IS PERMITTED IN WETLANDS WITHOUT A... THE APPROPRIATE LOCAL, STATE, AND FEDERAL AGENCIE... HAS NOT BEEN FIELD EVALUATED FOR TIDAL OR NON-TID...
4. ALL EXISTING FOREST SHOWN HEREON SHALL REMAIN UN... AS PERMITTED UNDER THE PROVISIONS OF THE CHAPTER WOODLAND RESOURCES. IN THE CRITICAL AREA) OF THE COMPREHENSIVE ZONING ORDINANCE. ANY AND ALL AFFO... REFORESTED AREAS CREATED UNDER THE PROVISIONS OF COUNTY CRITICAL AREA ORDINANCE AND DESIGNATED ON... BE PRESERVED FROM FUTURE DISTURBANCE.
5. LOCATIONS OF NATURAL HERITAGE AREAS, HABITATS OF ENDANGERED SPECIES, AND HABITATS OF SIGNIFICANT F... ARE IDENTIFIED ON THIS PLAT IN ACCORDANCE WITH SE... THE ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE.
6. EXISTING IMPERVIOUS SURFACE WITHIN THE 100' CRIT... IS 0 SQ. FT.
7. AREA OF 15% SLOPES OR GREATER IS 28175 SQUARE FEET 31385 SQUARE FEET FROM LOT 7.
8. EXISTING TREES OR FORESTED AREA IS 52298 SQUARE FEET 145,010 SQUARE FEET FOR LOT 7.
9. EXISTING IMPERVIOUS SURFACE IS 5080 SQUARE FEET
10. PROPOSED AREA OF VEGETATIVE CLEARING IS 0 SQUARE
11. PROPOSED AREA OF SOIL DISTURBANCE IS 0 SQUARE FE
12. PROPOSED AREA OF IMPERVIOUS SURFACE IS 0 SQUARE F
13. REQUIRED AREAS OF REFORESTATION OR AFFORESTATION

INTRAFAMILY TRANSFER NOTES

1. THIS PROPERTY BEING DEVELOPED IS WITHIN A SUBDIVISION IN CONJUNCTION WITH AN INTRAFAMILY TRANSFER OF LAND, IN WHICH CASE THE FOLLOWING CONDITIONS SHALL APPLY.
  - A. A COVENANT SHALL RUN WITH THE DEED WHICH STATES THAT THE SUB-DIVISION WAS FOR THE PURPOSE OF CREATING A BONA-FIDE INTRAFAMILY TRANSFER.
  - B. CONVEYANCE OF THE LOT TO A THIRD PARTY AS SECURITY FOR MORTGAGE OR DEED OF TRUST IS NOT PROHIBITED BY THIS ORDINANCE.
  - C. ONCE A TRANSFER IS MADE TO A FAMILY MEMBER, A SUBSEQUENT TRANSFER CANNOT BE MADE UNLESS TO A MEMBER OF THE OWNER'S IMMEDIATE FAMILY, EXCEPT WHEN:
    - a. THE LOT WAS CREATED AS A PART OF A BONA-FIDE TRANSFER AND NOT WITH THE INTENT OF SUBDIVIDING FOR COMMERCIAL SALE.
    - b. A CHANGE IN CIRCUMSTANCES HAS OCCURRED SINCE THE TRANSFERS WERE MADE THAT IS NOT INCONSISTENT WITH THE CRITICAL AREA PROGRAM AND THAT WARRANTS EXCEPTION.

*Barrett C. Vukobratovic*  
 4/9/00

ST. MARY'S COUNTY  
OFFICE OF  
ENVIRONMENTAL HEALTH

SANITARIAN DATE \_\_\_\_\_

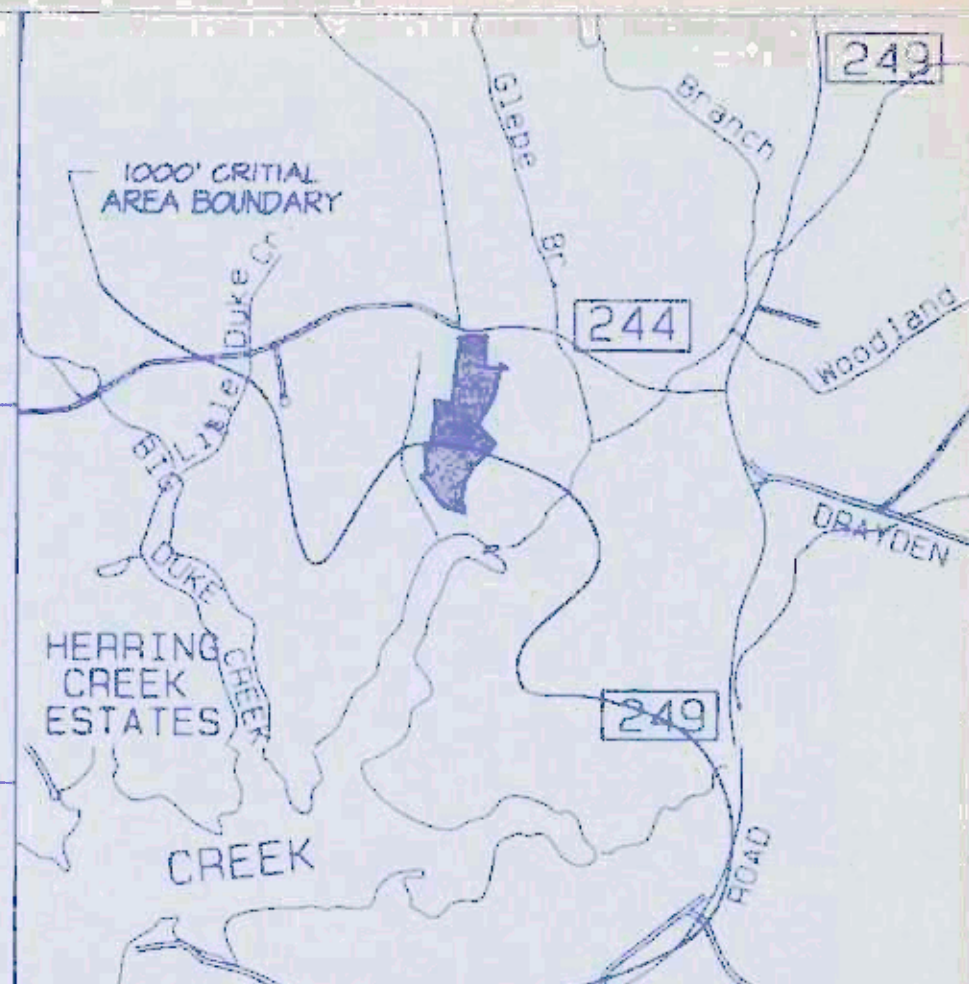
DIRECTOR DATE \_\_\_\_\_

ST. MARY'S COUNTY  
DEPARTMENT OF  
LAND USE AND  
GROWTH MANAGEMENT

DATE \_\_\_\_\_

DIRECTOR \_\_\_\_\_

CHAIRMAN \_\_\_\_\_



SITE VICINITY MAP 1" = 2000' TM 61 BLOCK 4 PARCEL 70

GENERAL NOTES

1. THIS PROPERTY IS LOCATED ON TAX MAP 61 BLOCK 4 PARCEL 70.
2. THE TOTAL AREA OF THIS SITE IS 16.15 ACRES.
3. THIS PROPERTY IS ZONED R.P.O. (RURAL PRESERVATION DISTRICT) AND R.C.A. OVERLAY PART. 6.45 ACRES OF THIS PROPERTY ARE OUTSIDE THE MARYLAND CRITICAL AREA. 9.69 ACRES ARE WITHIN THE MARYLAND CRITICAL AREA. 1 LOT IS PROPOSED OUTSIDE THE CRITICAL AREA AND THE CRITICAL AREA PORTION IS BEING SUBDIVIDED IN ACCORDANCE WITH SECTION 41.6.4.3.1 OF THE ST. MARY'S COMPREHENSIVE ZONING ORDINANCE - BONA FIDE INTRAFAMILY TRANSFER. BUILDING RESTRICTION LINES SHALL BE AS SHOWN HEREON. THE FUTURE RESTRICTION LINES 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.
4. THIS LOT IS TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEM AND DEEP DRILLED WELL. DEEP WELLS SHALL BE DRILLED TO AN APPROVED CONFINED AQUIFER.
5. THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE ABOVE LOT IS 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 PERC AREA IS THE ONLY AREA APPROVED BY THE ST. MARY'S COUNTY HEALTH DEPARTMENT FOR SEWAGE DISPOSAL PURPOSES. THE APPROVED LOT INCLUDES AN AREA OF 10,000 SQ. FT. FOR SEWAGE DISPOSAL PURPOSES AS REQUIRED BY CURRENT MARYLAND STATE HEALTH DEPT. 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.
7. THIS SUBDIVISION IS IN COMPLIANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN.
8. THERE SHALL BE A 10' UTILITY EASEMENT ALONG ALL LOT LINES. THE EASEMENTS ARE TO INCLUDE USE BY THE ST. MARY'S COUNTY COMMISSION METROPOLITAN, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, MAINTENANCE, REPAIR, INSPECTION AND OPERATION OF PUBLIC WATER AND SEWER FACILITIES SHOULD SUCH FACILITIES EVER BE INSTALLED.
9. UNLESS OTHERWISE SHOWN THERE ARE NO RESTRICTIONS OF RECORD AFFECTING THIS SUBDIVISION. (SUBJECT TO TITLE REPORT).
10. AREAS ESTABLISHED FOR RESOURCE PROTECTION ON THE SITE, IN ACCORDANCE WITH REQUIRED PROTECTION LEVELS, MUST REMAIN IN UNOBTURBED OPEN SPACE AND UNDEVELOPED.
11. LOT 7 WILL CONTINUE ITS CURRENT USE OFF OF THE EXISTING ENTRANCE TO NICK MATTINGLY LANE WHICH CURRENTLY HAS 5 USERS. LOTS 5 AND 6 WILL ACCESS MD 244 OFF OF THE PROPOSED 20' R/W AS SHOWN HERE AND WILL ALSO SERVE PARCEL 339. THERE WILL BE A TOTAL OF 3 USERS ON THIS ENTRANCE.
12. CURRENT WATER AND SEWERAGE PLAN CATEGORY DESIGNATION ARE AS FOLLOWS WATER W-N.P.S. SEWER S-N.P.S.
13. THERE ARE NO FUTURE PLANS FOR ADDITIONAL DEVELOPMENT. NO ADDITIONAL DENSITY EXISTS FOR DEVELOPMENT ON THIS PARCEL AT THIS TIME.
14. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY SHOW ADDITIONAL CONVEYANCES, EASEMENTS, COVENANTS, RIGHTS-OF-WAY, OR MORE STRINGENT BUILDING RESTRICTION LINES NOT SHOWN HEREON.
15. UNLESS OTHERWISE SHOWN THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE LOT LINES.
16. TOPOGRAPHY SHOWN HEREON IS FROM THE LIDAR DOWNLOADABLE LAYERS AS RECEIVED FROM THE ST. MARY'S COUNTY GOVERNMENT WEBSITE.
17. THE PREMISE ADDRESS FOR THIS LOT IS SHOWN AS THUS: [ ]
18. THIS LOT CONTAINS AN AREA OF AT LEAST 20,000 SQ. FT. NOT INCLUDING RIGHTS-OF-WAY (EXISTING OR PROPOSED), 50 YEAR FLOOD PLAINS, AND GRADES OF 25% OR GREATER.
19. SOIL TYPES SHOWN HEREON ARE TAKEN FROM THE SOIL SURVEY OF ST. MARY'S COUNTY, SHEET #30.
20. WETLANDS FOR THIS PARCEL ARE FROM THE NATIONAL WETLANDS INVENTORY DEPARTMENT OF THE INTERIOR, FWS, PINEY POINT, MD MAP. INTERMITTENT STREAM AS SHOWN ON THE PINEY POINT QUAD TOPOGRAPHIC MAP.
21. THIS LOT APPEARS TO BE LOCATED IN FLOOD HAZARD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP #24037C0309E, DATED 10/19/2004.
22. VERTICAL DATUM FROM COUNTY LIDAR NAD 1983/93 HORIZONTAL DATUM ASSUMED.
23. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON LOT 6 STORMWATER MANAGEMENT AND OVERLOT GRADING AND SHALL BE PROVIDED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT, EROSION AND SEDIMENT CONTROL ORDINANCE. LOTS 5 AND 7 ARE EXISTING AND ARE EXEMPT. ANY FURTHER DEVELOPMENT SHALL REQUIRE STORMWATER MANAGEMENT AND OVERLOT GRADING.
24. CULTURAL FEATURE AS SHOWN AS NOTES, NO CRITICAL HABITATS OR HISTORIC SITES EXIST PER MERLIN ONLINE MAPPING.
25. THIS LOT IS EXEMPT FROM CURRENT TOR REQUIREMENTS PER SECTION 26.4.2 SUBDIVISION AROUND AN EXISTING DWELLING FOR WHICH A VALID BUILDING PERMIT WAS ISSUED.
26. 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 TO 40,000 SQ. FT. SHALL BE SIGNED AND FILED AT THE DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT.

*Lot 6 may not have buildable area available - Buffer is expanded*

OWNER'S CERTIFICATION

WE, WILLIAM F. BOOTHE AND LYNN M. BOOTHE, HUSBAND AND WIFE, THE OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HERETO, ADOPT THIS MINOR SUBDIVISION 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 BOUNDARY LINE ADJUSTMENT PLAT EXCEPT AS NOTED OR SHOWN HEREON. ALL PARTIES IN INTEREST HAVE AFFIXED THEIR SIGNATURES AND INDICATED THEIR ASSENT TO THE PLAN.

WE HEREBY GRANT UNTO THE ST. MARY'S COUNTY METROPOLITAN COMMISSION, ITS SUCCESSORS AND ASSIGNS, A RIGHT OF INGRESS AND EGRESS OVER, AND A PERPETUAL EASEMENT IN THE 10' EASEMENT (ALONG ALL LOT LINES), AS WELL AS OTHERS THAT MAY BE SHOWN HEREIN, FOR CONSTRUCTION, REPAIR, MAINTENANCE, INSPECTION, AND OPERATION OF PUBLIC WATER AND SEWER FACILITIES, SHOULD SUCH FACILITIES EVER BE INSTALLED.

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.

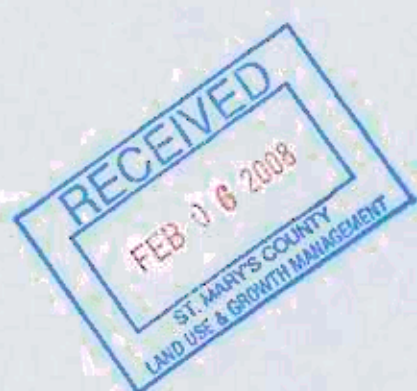
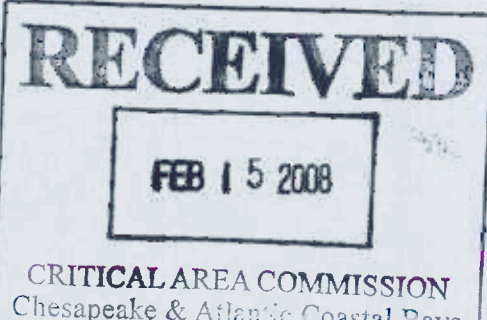
THE REQUIREMENTS OF SECTION 3-10B OF THE ANNOTATED CODE OF MARYLAND (REAL PROPERTY ARTICLE) AS FAR AS IT CONCERNS THE MAKING OF THIS PLAN AND THE SETTING OF THE MARKERS REQUIRED THEREIN HAVE BEEN COMPLIED WITH TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF.

WILLIAM F. BOOTHE \_\_\_\_\_ DATE \_\_\_\_\_  
LYNN M. BOOTHE \_\_\_\_\_ DATE \_\_\_\_\_

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; THAT THIS IS A MINOR SUBDIVISION PLAT OF THE PROPERTY CONVEYED UNTO WILLIAM F. BOOTHE AND LYNN M. BOOTHE, HUSBAND AND WIFE, BY DEED DATED 30 MAY 2000 FROM ELIZABETH ANNA ADELLE MATTINGLY AS RECORDED IN THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND IN BOOK EWA 1539 AT PAGE 213, AND AS SHOWN AS ADJUSTED FARMSTEAD 500-1 ON A PLAT RECORDED IN THE LAND RECORDS OF MARYLAND (REAL PROPERTY ARTICLE) AS FAR AS IT CONCERNS THE MAKING OF THE PLAN AND THE SETTING OF THE MARKERS REQUIRED THEREIN HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

BARRETT C. VUKMER  
REGISTERED PROFESSIONAL LAND SURVEYOR #21138  
MANAGING MEMBER CHESAPEAKE TRAILS SURVEYING \_\_\_\_\_ DATE \_\_\_\_\_



**CHESAPEAKE TRAILS SURVEYING, LLC**

COURT SQUARE BUILDING  
22660 WASHINGTON STREET  
P. O. BOX 957  
LEONARDTOWN, MD 20650  
301-475-5900 FAX 301-475-9535

DLUGM CONTROL # 08-110-  
MINOR SUBDIVISION PLAT  
OF FARMSTEAD 500-1  
PRELIMINARY PLAN  
ANNA DELL SUBDIVISION  
AS CONTAINED IN EWA 1539@213  
SECOND ELECTION DISTRICT  
SAINT MARY'S COUNTY, MD  
LOCATED ON ANNA DELL LANE  
FOR: BILLY BOOTHE

1/15/08	DATE
03-034	JOB #
M61 B4	FOLDER
1" = 100'	SCALE
VUKMER	DRAWN
VUKMER	CHECKED
	REVISED