

GENERAL NOTES

- THIS SITE IS LOCATED ON TAX MAP 126, GRID 5, PARCEL 228.
- THE SITE AREA = 1.17 AC.±
- PRESENT ZONING: C-H/LDA OVERLAY
- BUILDING RESTRICTION LINES SHALL BE AS SHOWN HEREON. THE BUILDING RESTRICTION LINES ARE MAPPED IN ACCORDANCE WITH THE CURRENT CODE OF THE TOWN OF LEONARDTOWN, MARYLAND, CHAPTER 155-34 FOR ZONE C-H AS FOLLOWS: 50' FRONT, 10' SIDE, AND 10' REAR APPLIED FROM THE MORE RESTRICTIVE OF THE LOT LINES.
- PRESENT SEWER CATEGORY: S-3D
- PRESENT WATER CATEGORY: W-3D
- SEWAGE FLOW SHALL BE TO A CENTRAL PUBLIC SANITARY SEWER SYSTEM.
- WATER SUPPLY SHALL BE FROM A CENTRAL PUBLIC WATER SYSTEM.
- THERE ARE NO EXISTING WELLS OR SEWAGE EASEMENTS WITHIN 100' OF THE PROPOSED WELLS OR SEWAGE EASEMENTS, UNLESS OTHERWISE SHOWN.
- THIS SUBDIVISION IS IN COMPLIANCE WITH THE COMMISSIONERS OF LEONARDTOWN WATER AND SEWERAGE PLAN.
- THERE SHALL BE A TEN (10) FOOT UTILITY AND DRAINAGE EASEMENT ALONG ALL LOT LINES.
- PREMISE ADDRESSES ARE SHOWN AS THUS: (XXXXX)
- LOT 1 IS TO HAVE DIRECT ACCESS TO STATE ROUTE 5 POINT LOOKOUT ROAD.
- SUBJECT PROPERTY APPEARS TO BE IN FLOOD HAZARD ZONE "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 24037C0167F, EFFECTIVE DATE NOVEMBER 19TH, 2014
- THERE ARE NON-TIDAL WETLANDS ON SUBJECT PROPERTY PER MARYLAND DEPARTMENT OF NATURAL RESOURCES MAPS.
- SOIL TYPES PER THE WEB SOIL SURVEY OF THE U.S. DEPARTMENT OF AGRICULTURE.
- TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A DIGITAL CONTOUR MAP OBTAINED FROM THE ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS.

- THERE APPEAR TO BE CRITICAL HABITATS (FOREST INTERIOR DWELLING SPECIES) LOCATED WITHIN SUBJECT PROPERTY, HOWEVER, THERE ARE NO CULTURAL FEATURES OR HISTORICAL SITES PER ST. MARY'S COUNTY G.I.S. MAPS.
- THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ACT PER THE CODE OF THE TOWN OF LEONARDTOWN SECTION 80-3.B.(2).
- EXCEPT AS SHOWN HEREON, THERE ARE NO PRIOR RESTRICTIONS OF RECORD AFFECTING THIS SUBDIVISION (SUBJECT TO TITLE SEARCH)
- THERE ARE NO PARCELS, OUTPARCELS OR OUTLOTS SHOWN HEREIN.
- THERE ARE NO EXISTING NONCONFORMING STRUCTURES IN ACCORDANCE WITH THE CODE OF THE TOWN OF LEONARDTOWN.
- AREAS ESTABLISHED FOR RESOURCE PROTECTION ON THIS SITE, IN ACCORDANCE WITH REQUIRED PROTECTION LEVELS, MUST REMAIN IN UNDISTURBED OPEN SPACE AND UNDEVELOPED.
- SUBJECT TO ALL COVENANTS AND RESTRICTIONS, RIGHTS-OF-WAY, EASEMENTS AND OTHER CONDITIONS CONTAINED IN DEEDS AND INSTRUMENTS FORMING THE CHAIN OF TITLE TO THE ABOVE DESCRIBED PROPERTY.
- RESOURCE PROTECTION STANDARDS ARE SUPERSEDED BY CRITICAL AREA STANDARDS WITHIN THE CRITICAL AREA PORTION OF EACH LOT.
- DEVELOPMENT MUST CONFORM TO THE GUIDELINES AND MITIGATION REQUIREMENTS LISTED WITHIN "A GUIDE TO THE CONSERVATION OF FOREST INTERIOR BIRDS IN THE CHESAPEAKE BAY CRITICAL AREA."
- AT TIME OF PROPOSED DEVELOPMENT, ALL CRITICAL AREA REQUIREMENTS FOR DEVELOPMENT IN THE LDA MUST BE MET.
- DURING DESIGN/DEVELOPMENT ANY OTHER HABITAT PROTECTION AREAS THAT ARE NOTED BY MARYLAND DEPARTMENT OF NATURAL RESOURCES WILDLIFE AND HERITAGE SERVICE (WHS), THE APPLICANT MUST ADEQUATELY ADDRESS ANY COMMENTS PROVIDED BY WHS FOR PROTECTIVE MEASURES.
- ONE EQUIVALENT DWELLING UNIT (EDU) HAS BEEN ALLOCATED TO THIS PROPERTY. ADDITIONAL EDU(S) MAY BE REQUIRED DEPENDING ON PROPOSED USE IN THE FUTURE.

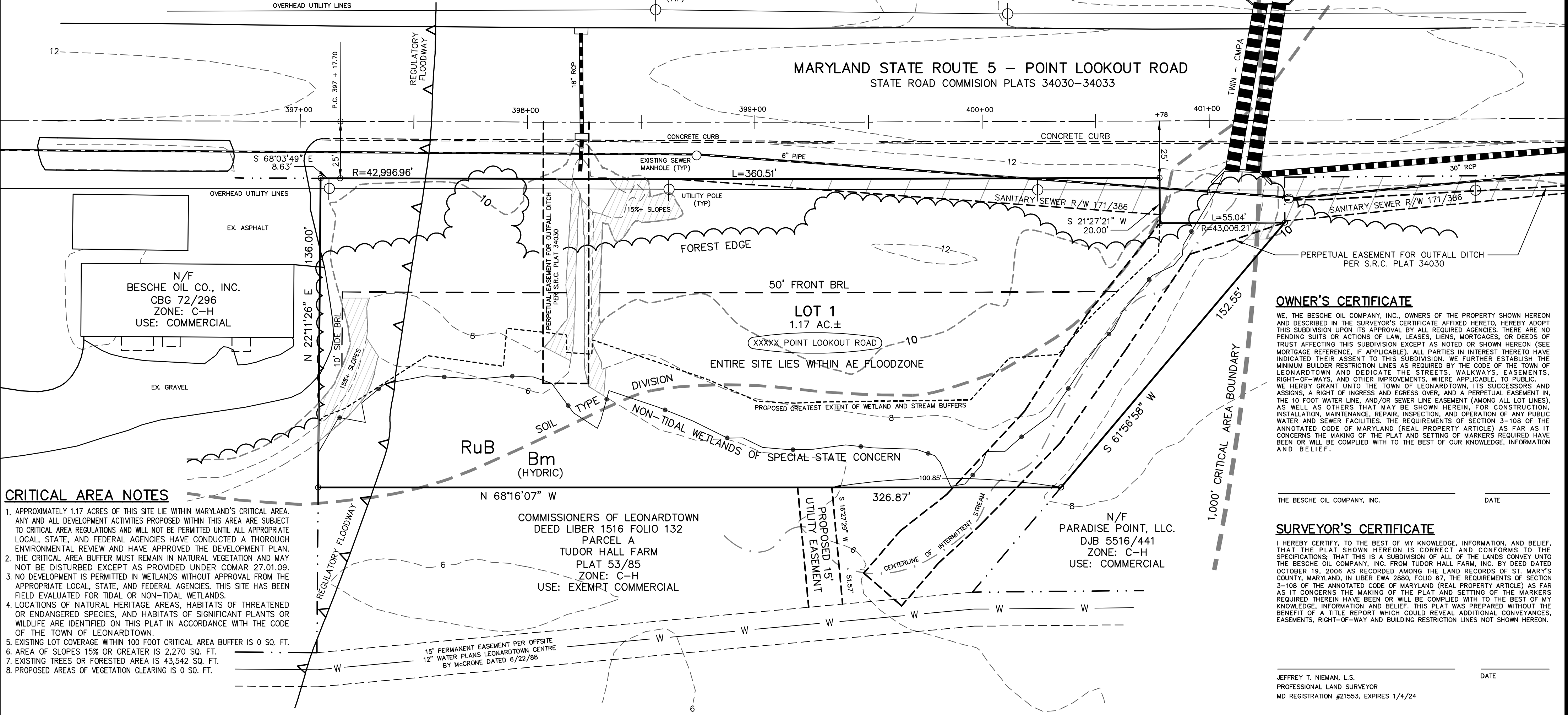
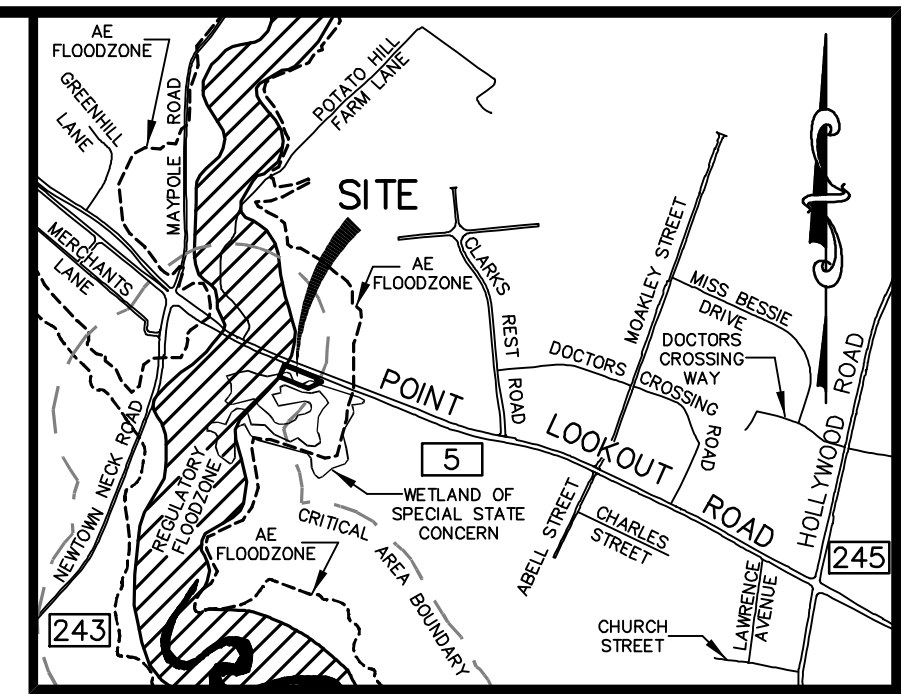
FOREST INTERIOR DWELLING SPECIES HABITAT NOTES

- DEVELOPMENT ACTIVITIES INCLUDING CLEARING, GRADING, AND CONSTRUCTION SHALL BE MINIMIZED DURING THE MAY-AUGUST BREEDING SEASON.
- UNAVOIDABLE DEVELOPMENT ACTIVITIES OR OTHER DISTURBANCES DURING THE MAY TO AUGUST BREEDING SEASON SHALL BE FOCUSED ON THE PERIPHERY OF THE AREA (ROADS, UTILITY LINES, CORRIDORS, AND STRUCTURES).
- CONTINUOUS COVER OF BRANCHES AND FOLIAGE FORMED BY THE CROWNS OF ADJACENT TREES (FOREST CANOPY) AND TREES AND SHRUBS UNDERNEATH THE CANOPY (UNDERSTORY VEGETATION) SHOULD BE RETAINED IN SO FAR AS POSSIBLE.
- CLEARING AND DEVELOPMENT ACTIVITIES SHOULD BE CLUSTERED AND CREATION OF SMALL CLEARINGS SHOULD BE MINIMIZED.
- WHERE FOREST MUST BE CLEARED, THE CLEARED FOREST SHOULD BE ALLOWED OR ENCOURAGED TO RETURN TO NATIVE VEGETATION IN SO MUCH AS POSSIBLE.

EASEMENT AGREEMENT

WE, THE COMMISSIONERS OF LEONARDTOWN, BEING THE ADJACENT PROPERTY OWNERS SHOWN HEREON, HEREBY AGREE TO THE RECORDING OF THIS PLAT AND HEREBY ESTABLISH THE 15' UTILITY EASEMENT SHOWN HEREON.

COMMISSIONERS OF LEONARDTOWN _____ DATE _____



CRITICAL AREA NOTES

- APPROXIMATELY 1.17 ACRES OF THIS SITE LIE 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 CONDUCTED A THOROUGH ENVIRONMENTAL REVIEW AND HAVE APPROVED THE DEVELOPMENT PLAN.
- THE CRITICAL AREA BUFFER MUST REMAIN IN NATURAL VEGETATION AND MAY NOT BE DISTURBED EXCEPT AS PROVIDED UNDER COMAR 27.01.09.
- NO DEVELOPMENT IS PERMITTED IN WETLANDS WITHOUT APPROVAL FROM THE APPROPRIATE LOCAL, STATE, AND FEDERAL AGENCIES. THIS SITE HAS BEEN FIELD EVALUATED FOR TIDAL OR NON-TIDAL WETLANDS.
- LOCATIONS OF NATURAL HERITAGE AREAS, HABITATS OF THREATENED OR ENDANGERED SPECIES, AND HABITATS OF SIGNIFICANT PLANTS OR WILDLIFE ARE IDENTIFIED ON THIS PLAT IN ACCORDANCE WITH THE CODE OF THE TOWN OF LEONARDTOWN.
- EXISTING LOT COVERAGE WITHIN 100 FOOT CRITICAL AREA BUFFER IS 0 SQ. FT.
- AREA OF SLOPES 15% OR GREATER IS 2,270 SQ. FT.
- EXISTING TREES OR FORESTED AREA IS 43,542 SQ. FT.
- PROPOSED AREAS OF VEGETATION CLEARING IS 0 SQ. FT.

OWNER'S CERTIFICATE

WE, THE BESCHE OIL COMPANY, INC., OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIRED HERETO, HEREBY ADOPT THIS SUBDIVISION UPON ITS APPROVAL BY ALL REQUIRED AGENCIES. THERE ARE NO PENDING SUITS OR ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, OR DEEDS OF TRUST AFFECTING THIS SUBDIVISION EXCEPT AS NOTED OR SHOWN HEREON (SEE MORTGAGE REFERENCE, IF APPLICABLE). ALL PARTIES IN INTEREST THERETO HAVE INDICATED THEIR ASSENT TO THIS SUBDIVISION. WE FURTHER ESTABLISH THE MINIMUM BUILDER RESTRICTION LINES AS REQUIRED BY THE CODE OF THE TOWN OF LEONARDTOWN AND DEDICATE THE STREETS, WALKWAYS, EASEMENTS, RIGHT-OF-WAYS, AND OTHER IMPROVEMENTS, WHERE APPLICABLE, TO PUBLIC. WE HEREBY GRANT UNTO THE TOWN OF LEONARDTOWN, ITS SUCCESSORS AND ASSIGNS, A RIGHT OF INGRESS AND EGRESS OVER, AND A PERPETUAL EASEMENT IN, THE 10 FOOT WATER LINE, AND/OR SEWER LINE EASEMENT (AMONG ALL LOT LINES), AS WELL AS OTHERS THAT MAY BE SHOWN HEREIN, FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, INSPECTION, AND OPERATION OF ANY PUBLIC WATER AND SEWER FACILITIES. THE REQUIREMENTS OF SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND (REAL PROPERTY ARTICLE) AS FAR AS IT CONCERNS THE MAKING OF THE PLAT AND SETTING OF MARKERS REQUIRED HAVE BEEN OR WILL BE COMPLIED WITH TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF.

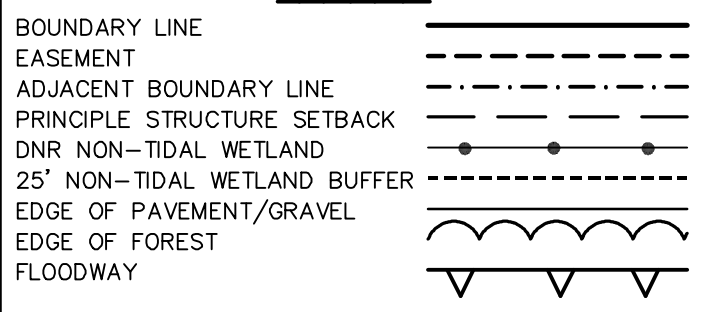
THE BESCHE OIL COMPANY, INC. _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE PLAT SHOWN HEREON IS CORRECT AND CONFORMS TO THE SPECIFICATIONS; THAT THIS IS A SUBDIVISION OF ALL OF THE LANDS CONVEY UNTO THE BESCHE OIL COMPANY, INC. FROM TUDOR HALL FARM, INC. BY DEED DATED OCTOBER 19, 2008 AS RECORDED AMONG THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND, IN LIBER EWA 2880, FOLIO 67, THE REQUIREMENTS OF SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND (REAL PROPERTY ARTICLE) AS FAR AS IT CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS REQUIRED THEREIN HAVE BEEN OR WILL BE COMPLIED WITH TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHT-OF-WAY AND BUILDING RESTRICTION LINES NOT SHOWN HEREON.

JEFFREY T. NIEMAN, L.S. _____ DATE _____
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION #21553, EXPIRES 1/4/24

LEGEND



NO.	DATE	DESCRIPTION	BY
1.	6/29/23	COMMENTS	ZJA

TOWN OF LEONARDTOWN	
CHAIRMAN PLANNING AND ZONING	DATE
TOWN ADMINISTRATOR	DATE

HEALTH DEPARTMENT	
DATE	DIRECTOR

LINEAR SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
42120 ST. ANDREWS CHURCH ROAD
LEONARDTOWN, MARYLAND 20650
PHONE: (301)475-9000

COMMISSIONERS OF LEONARDTOWN PERMIT/CASE NUMBER: 16-22A

MINOR SUBDIVISION
LOT 1
TUDOR HALL FARM SUBDIVISION
(FORMER OUTPARCEL C PER PLAT 53/85)
THIRD ELECTION DISTRICT
ST. MARY'S COUNTY, MARYLAND

DRAWING NO: 126228(1)RP | DRAWN/CHECKED BY: ZJA/JTN
DATE: 12/25/22 | SCALE: 1" = 30' | SHEET 1 OF 1