

Boundary Line Adjustment Plat Checklist

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**St. Mary's County Department of Land Use and Growth Management**

23150 Leonard Hall Drive, Leonardtown, Md. 20650

Phone (301) 475-4200, ext. 1500 Fax (301) 475-4672

BOUNDARY LINE ADJUSTMENT PLAT CHECKLIST

Control Number _____

Project _____

Applicant _____

Surveyor _____

Address _____

Zoning _____ Zoning Overlays (if applicable) _____

TM _____ BK _____ Parcel _____ Acreage _____

Date _____ Reviewer _____

I. Required Supporting Information**Yes No Na Standard** Deed history of property to evidence parcel of record status
(Check deeds for parcel of record status.)**Reference**

SO§30.12.3.a

 Copy of recorded plats, if any, for properties involved

SO§30.12.3.b

 Variances to the subdivision regulations requested, with written response to criteria for variance, contained in section 24 of the Comprehensive Zoning Ordinance.

SO§22.4

II. Title Information**Yes No Na Standard** Date of original**Reference**

SO§30.6.4.a.(1)

 Election district

SO§30.6.4.a.(2)

 Land Use and Growth Management Control Number placed immediately above the title information block

SO§30.6.4.a.(3)

 Name, address and telephone number of surveyor

SO§30.6.4.a.(4)

 Project name (include "Boundary Line Adjustment Plat" in plan title) Revision date Drawn by/checked by

SO§30.6.4.a.(5)

 Sheet _____ of _____

SO§30.6.4.a.(6)

 Legend of symbols used on plan.**III. Plat Information****Yes No Na Standard****Vicinity Map** Scale at not less than 1" = 2,000' or as appropriate to show entire site and surrounding state/county road network.**Reference**

SO§30.6.4.b

 North Arrow

SO§30.6.4.b.(1)

 Critical Area Boundary Drawn

SO§30.6.4.b.(2)

Owner's/Surveyor's Certificate Standard Text Used

SO§30.6.4

 Text is Grammatically Correct

SO§30.6.4

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Plan Information

- North Arrow and scale SO§30.12.4.c.(1)
- Boundary lines with bearings and distances, corner markers and reference monuments of entire site drawn to scale. SO§30.12.4.c.(2)
- Existing and proposed boundaries of entire parcels involved. For the sake of clarity, use the "Z" convention in order to illustrate what area is being adjusted. SO§30.12.4.c.(2)
- Indicates and labels extent of zoning and overlay zone boundaries on plan SO§30.12.4.b.(3)
- Topographic Information SO§ 30.12.4.c.(6)
- Add "500" prefix to adjusted lots. Add "Adjusted Parcel" designation to parcels of record being adjusted SO§30.12.4.c.(3)
- Location, Dimension and purpose of existing easements, including sewerage easements SO§30.12.4.c.(5)
- Entrance Location, minimum site distance available in each direction, acceleration and deceleration lane dimensions, by-pass land dimensions SO§30.12.4.c.(8)
- Owner, and zoning of all adjacent properties SO§30.12.4.c.(4)
- Address oval within each parcel or lot being adjusted. SO§30.12.4.c.(9)
- If site is in the Critical Area, show Critical Area boundary on Vicinity Map and plan. Show Critical Area buffer on plan. SO§30.12.4.c.(7)

Required General Notes

- Standard premise address note SO§30.12.4.b
- Tax Map, Grid, and Parcel SO§30.6.4.c.(14)
- Total acreage SO§30.12.4.b(1)
- Zoning and overlay zoning SO§30.12.4.b.(2)
- Provide the following note: "Recording of this boundary line adjustment plat will expand existing deeded parcel(s) of record by _____ square feet and will not result in additional building sites or increase in density or intensity beyond the current land use shown hereon." SO§30.12.4.b.(3)
- Critical Area Notes (if applicable, to be provided on the plat) SO§30.12.4.b.(4)

- 1. The Critical Area buffer must remain in natural vegetation and may not be disturbed except as provided under COMAR 27.01.09.
- 2. No development is permitted in wetlands without approval from the appropriate local, state, and federal agencies. This site has (has not) been field evaluated for tidal or non-tidal wetlands.
- 3. 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 Section 71.8 of the St. Mary's County Comprehensive Zoning Ordinance.
- 4. Existing lot coverage within 100 foot Critical Area Buffer is _____ square feet.
- 5. Area of slopes 15% or greater is _____ square feet.
- 6. Existing trees or forested area is _____ square feet.
- 7. Area of existing lot coverage is _____ square feet.
- 8. Proposed areas of vegetation clearing is _____ square feet.
- 9. Proposed areas of soil disturbance is _____ square feet.
- 10. Proposed areas of lot coverage is _____ square feet.
- 11. Required areas of reforestation or afforestation is _____ square feet.

Notes:

***Add the following note to all staff reports:** “Along with the recording of this BLAP, deeds describing the revised acreage and metes and bounds, must be prepared and recorded.”