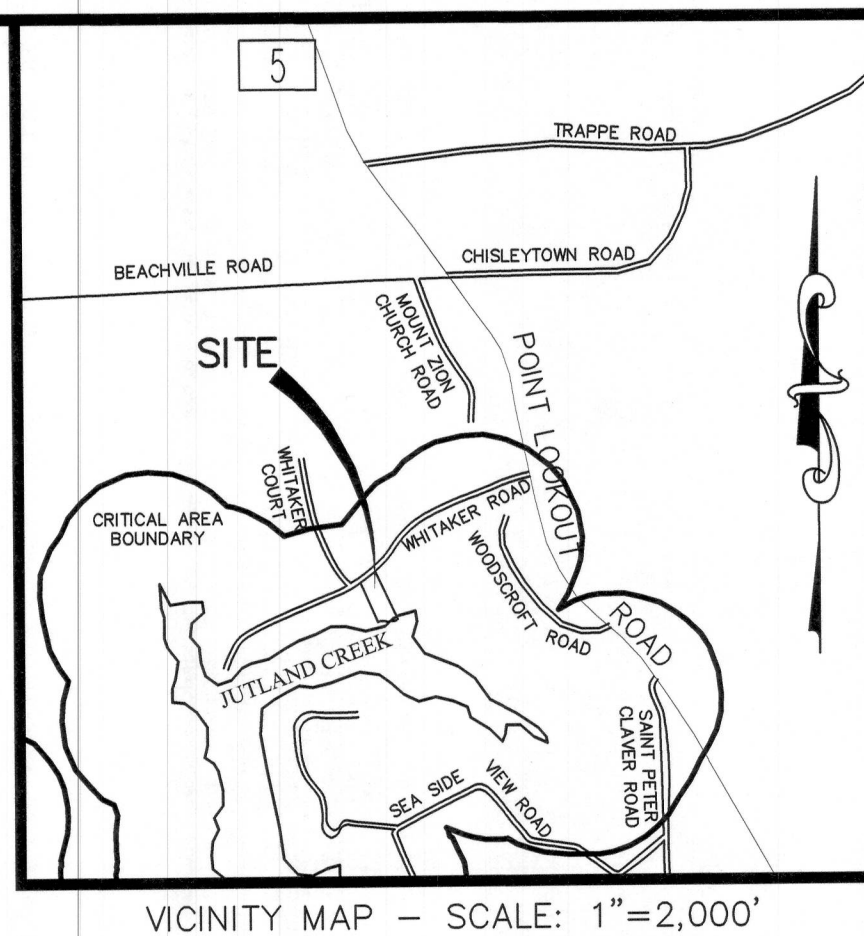
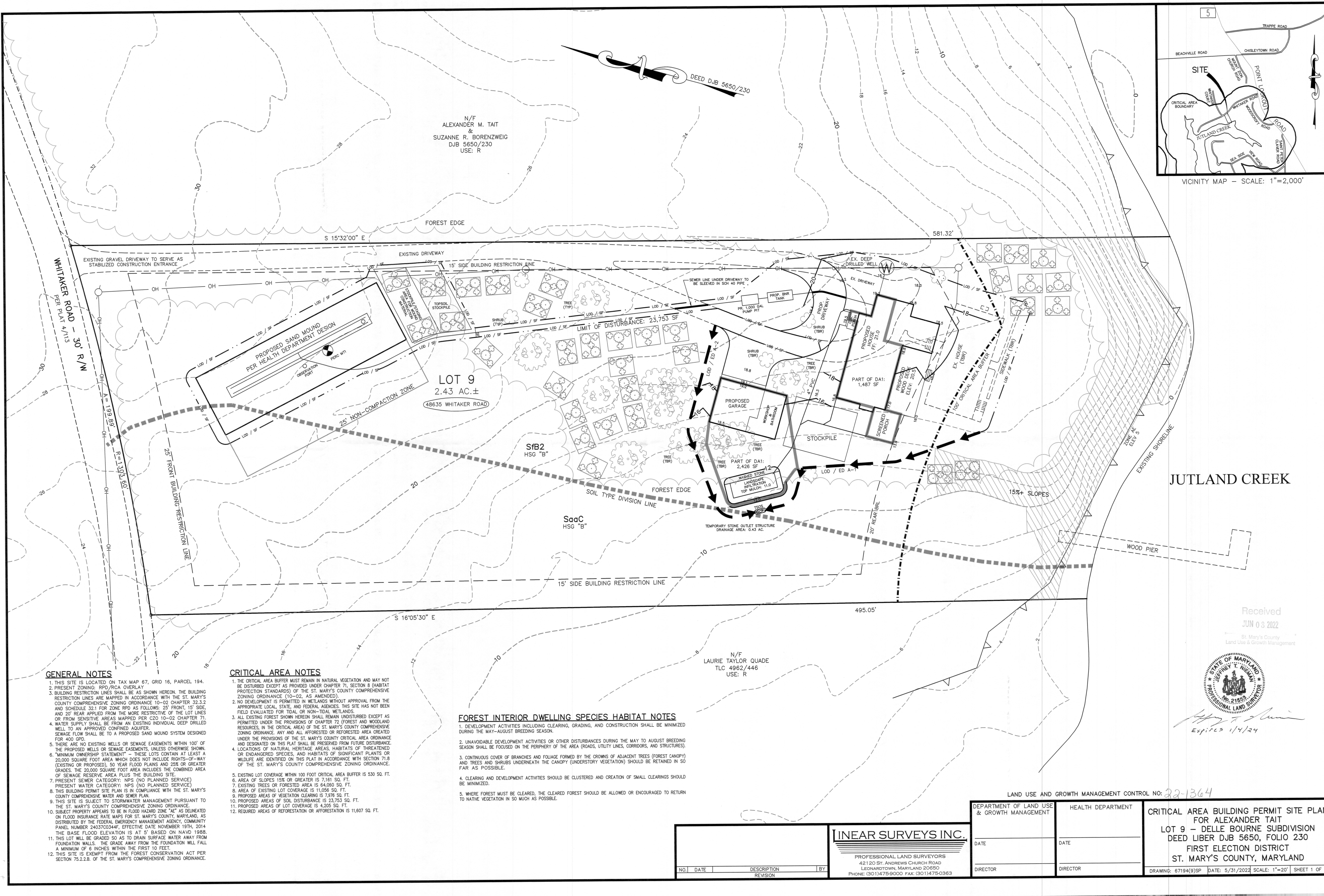




GENERAL NOTES

1. THIS SITE IS LOCATED ON TAX MAP 67, GRID 16, PARCEL 194.
2. PRESENT ZONING: RPD/RCA OVERLAY.
3. BUILDING RESTRICTION LINES SHALL BE AS SHOWN HEREON. THE BUILDING RESTRICTION LINES ARE MAPPED IN ACCORDANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE 10-02 CHAPTER 32.3.2 AND SCHEDULE 3.2.1 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 10-02 CHAPTER 71.
4. WATER SUPPLY SHALL BE FROM AN EXISTING INDIVIDUAL DEEP DRILLED WELL TO AN APPROVED CONTAINED AQUIFER. SEWAGE FLOW SHALL BE TO A PROPOSED SAND MOUND SYSTEM DESIGNED FOR 400 GPD.
5. THERE ARE NO EXISTING WELLS OR SEWAGE EASEMENTS WITHIN 100' OF THE PROPOSED WELLS OR SEWAGE EASEMENTS, UNLESS OTHERWISE SHOWN.
6. "MINIMUM OWNERSHIP STATEMENT" - THESE LOTS CONTAIN AT LEAST A 20,000 SQUARE FOOT AREA WHICH DOES NOT INCLUDE RIGHTS-OF-WAY (EXISTING OR PROPOSED), 50 YEAR FLOOD PLANS AND 25% OR GREATER GRADES. THE 20,000 SQUARE FOOT AREA INCLUDES THE COMBINED AREA OF SEWAGE RESERVE AREA PLUS THE BUILDING SITE.
7. PRESENT SEWER CATEGORY: NPS (NO PLANNED SERVICE). PRESENT WATER CATEGORY: NPS (NO PLANNED SERVICE).
8. THIS BUILDING PERMIT SITE PLAN IS IN COMPLIANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE WATER AND SEWER PLAN.
9. THIS SITE IS SUBJECT TO STORMWATER MANAGEMENT PURSUANT TO THE ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE.
10. 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 2403700344F, EFFECTIVE DATE NOVEMBER 19TH, 2014. THE BASE FLOOD ELEVATION IS AT 5' 5" BASED ON NAVO 1988.
11. THIS LOT WILL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM THE FOUNDATION WILL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
12. THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ACT PER SECTION 75.2.2.B. OF THE ST. MARY'S COMPREHENSIVE ZONING ORDINANCE.

CRITICAL AREA NOTES

1. 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 (10-02, AS AMENDED).
2. 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.
3. 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. ANY AND ALL AFFORESTED OR REFORESTED AREA CREATED UNDER THE PROVISIONS OF THE ST. MARY'S COUNTY CRITICAL AREA ORDINANCE AND DESIGNATED ON THIS PLAN SHALL BE PRESERVED FROM FUTURE DISTURBANCE.
4. LOCATIONS OF NATURAL HERITAGE AREAS, HABITATS OF THREATENED OR ENDANGERED SPECIES, AND HABITATS OF SIGNIFICANT PLANTS OR WILDLIFE ARE IDENTIFIED ON THIS PLAN IN ACCORDANCE WITH SECTION 71.8 OF THE ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE.
5. EXISTING LOT COVERAGE WITHIN 100 FOOT CRITICAL AREA BUFFER IS 530 SQ. FT.
6. AREA OF SLOPES 15% OR GREATER IS 7,161 SQ. FT.
7. EXISTING TREES OR FORESTED AREA IS 64,060 SQ. FT.
8. AREA OF EXISTING LOT COVERAGE IS 11,056 SQ. FT.
9. PROPOSED AREAS OF VEGETATION CLEARING IS 7,676 SQ. FT.
10. PROPOSED AREAS OF SOIL DISTURBANCE IS 23,753 SQ. FT.
11. PROPOSED AREAS OF LOT COVERAGE IS 4,205 SQ. FT.
12. REQUIRED AREAS OF REFORESTATION OR AFFORESTATION IS 11,607 SQ. FT.

FOREST INTERIOR DWELLING SPECIES HABITAT NOTES

1. DEVELOPMENT ACTIVITIES INCLUDING CLEARING, GRADING, AND CONSTRUCTION SHALL BE MINIMIZED DURING THE MAY-AUGUST BREEDING SEASON.
2. 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).
3. 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.
4. CLEARING AND DEVELOPMENT ACTIVITIES SHOULD BE CLUSTERED AND CREATION OF SMALL CLEARINGS SHOULD BE MINIMIZED.
5. WHERE FOREST MUST BE CLEARED, THE CLEARED FOREST SHOULD BE ALLOWED OR ENCOURAGED TO RETURN TO NATIVE VEGETATION IN SO MUCH AS POSSIBLE.

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NO.	DATE	DESCRIPTION	BY
		REVISION	

LAND USE AND GROWTH MANAGEMENT CONTROL NO: 22-1364

DEPARTMENT OF LAND USE & GROWTH MANAGEMENT	HEALTH DEPARTMENT
DATE	DATE
DIRECTOR	DIRECTOR

CRITICAL AREA BUILDING PERMIT SITE PLAN
FOR ALEXANDER TAIT
LOT 9 - DELLE BOURNE SUBDIVISION
DEED LIBER DJB 5650, FOLIO 230
FIRST ELECTION DISTRICT
ST. MARY'S COUNTY, MARYLAND

DRAWING: 67194(9)SP DATE: 5/31/2022 SCALE: 1"=20' SHEET 1 OF 2

