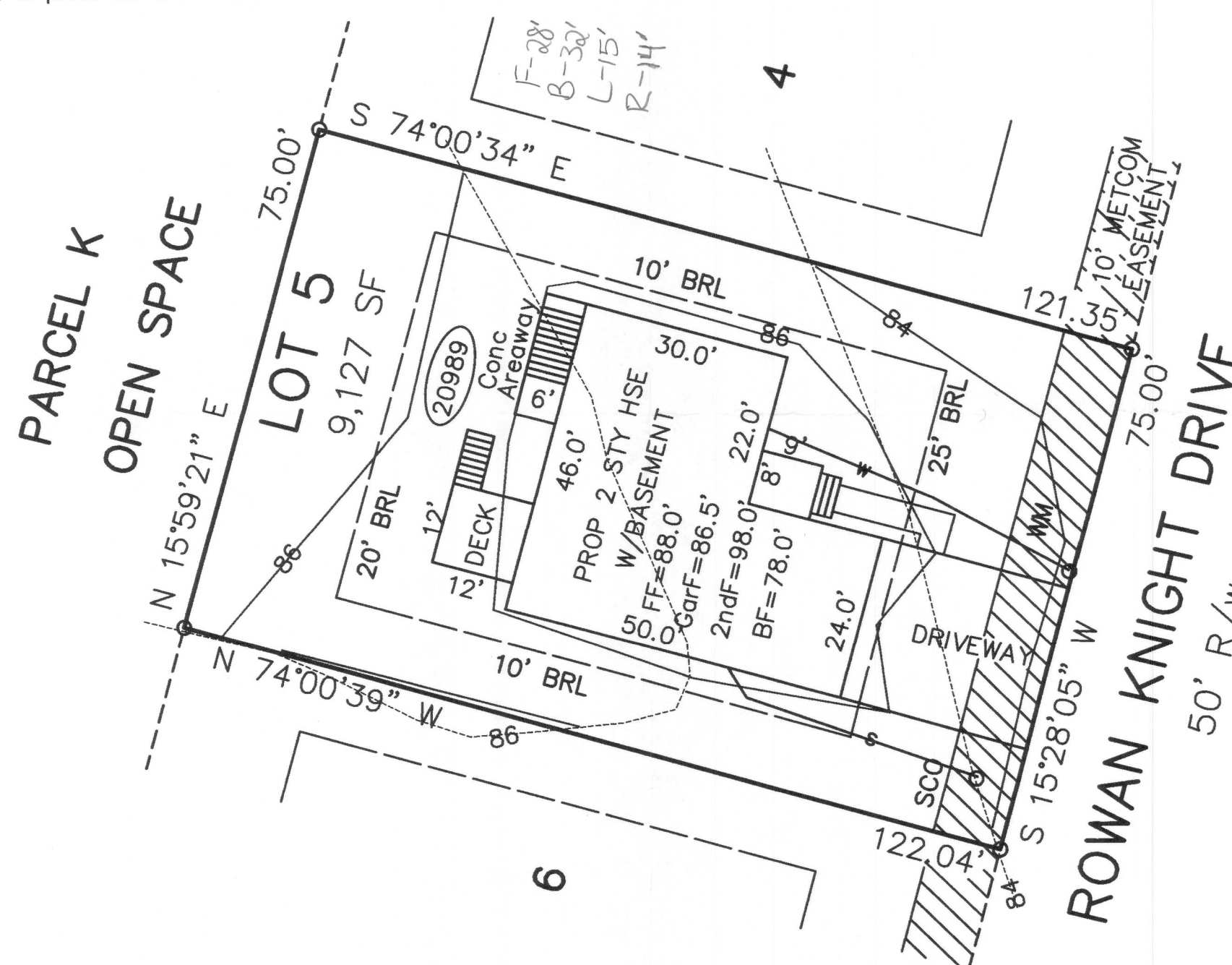
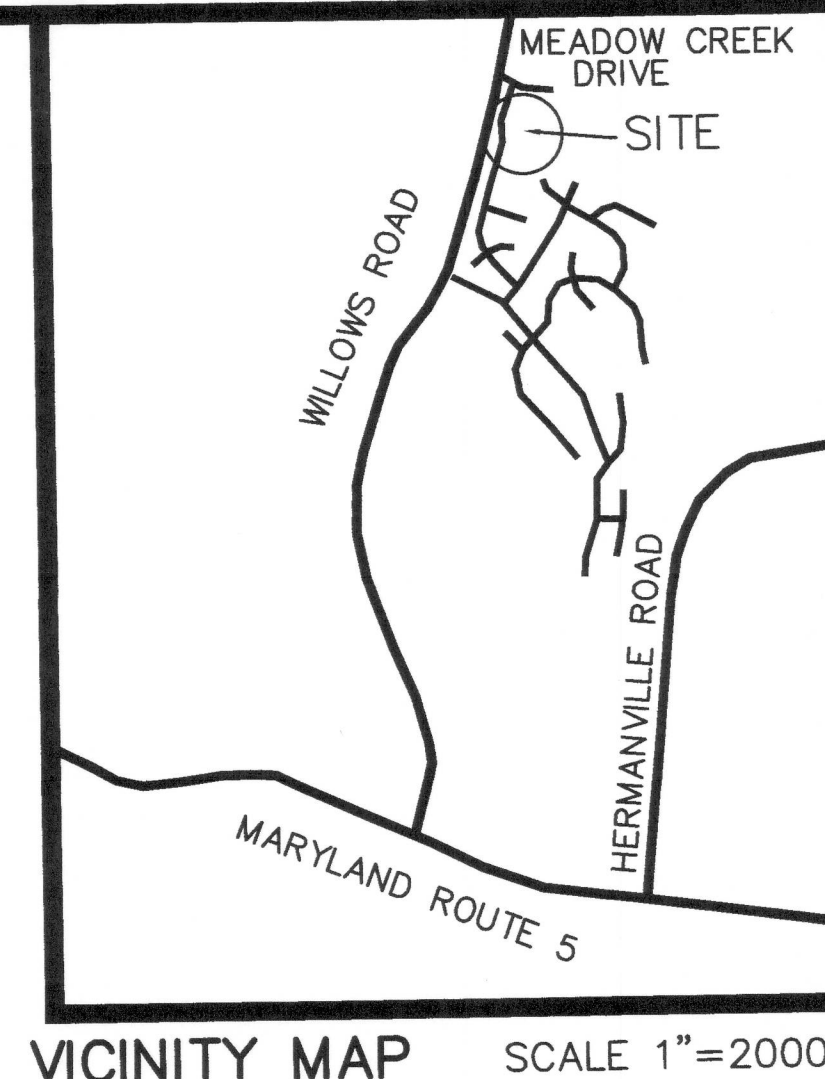


1. The property shown is on Tax Map 51, Block 17, Parcel 618
2. Site area is 9,127 SF
3. The property is zoned RL.
4. Building restriction lines shall be as shown hereon. The building restriction lines are mapped in accordance with St. Mary's County Comprehensive Zoning Ordinance (CZO) 10-02 Chapter 32.3.2 and Schedule 32.1 for zone RPD as follows: 25' front, 10' sides and 20' rear applied from the more restrictive of the lot lines or from sensitive areas mapped per CZO 10-02 Chapter 71.
5. There shall be a 10 foot utility easement along each lot lines.
6. The site is served by a central public sewage disposal system.
7. The site is served by a central public water system.
8. This subdivision is in compliance with the St. Mary's County Comprehensive Water and Sewerage Plan.
9. The plat shown hereon was prepared without the benefit of a title search. Other easements and/or rights-of-way may exist that are not shown hereon. This plat is subject to Title Search.
10. The plan shown hereon does not represent a boundary survey by this firm.
11. This lot will be graded so as to drain surface water away from the foundation walls. The grade away from the foundation walls will fall a minimum of 6 inches within the first 10 feet.
12. Water category is W3D and Sewer category is S3D
13. SWM is being provided per the overall approved Stormwater Management Plan. Per that plan, Lot 5 was approved for maximum 2,800 SF impervious area. Proposed is 2,797.0 sq ft.
14. The site is under a current approved Sediment and Erosion Control plan for the overlot grading shown hereon. Those devices and sediment control structures shall remain in place for the construction of this house site.

AREA TYPE	REMOVED AREA (sf)	PROPOSED AREA (sf)
HOUSE	0	1860.0
PORCHES	0	72.0
SIDEWALK	0	84.0
DRIVEWAY	0	661.0
STEPS	0	12.0
CONC PAD	0	108.0
DEVELOPMENT TOTAL		2797.0



BUILDING PERMIT SITE PLAN
LOT 5 PEMBROOKE PHASE 5
EIGHTH ELECTION DISTRICT
ST. MARY'S COUNTY, MARYLAND

windward
22-1911

HEALTH DEPARTMENT	METROPOLITAN COMMISSION
ENVIRONMENTAL HEALTH DIRECTOR DATE	DIRECTOR DATE

Date	REVISIONS	Seal	Scale: 1' = 20'	Date: 08-16-2022
			ROBERT E. TRAUTMAN Professional Land Surveyor 45248 Abell Drive California, Maryland 20619 (301) 862-1457	
			Drawn By: DJO	
			Checked By: RET	
			Job No.	
			Sheet No: 1 of 2	