

GENERAL NOTES

1. Subject property is located on Tax Map 06, Block 06, all of Parcel 62.
2. The total area of this site is 7.14 Acres +/-.
3. Subject property appears to lie within the R1 Residential Low-Density zoning district as shown on St. Mary's County Official Zoning Maps.
4. Building Restriction Lines (BRLs) shall be in accordance with the St. Mary's County Comprehensive Zoning Ordinance (COZO) 10-02, Chapter 32.32 and Schedule 32.1 for Zone RFD as follows: 50' Arterial, 25' Front, 10' Side, and 20' Rear, applied from the more restrictive of the lots lines or from sensitive areas mapped per COZO 10-02 Chapter 32. Resource Protection.
5. Except as shown hereon, there are no restrictions of record affecting this subdivision, in accordance with Certificate of Title prepared by Stephen H. Scott, Esq., dated September 1, 2024.
6. Areas established for Resource Protection on this site, in accordance with required protection levels, must remain in undeveloped open space & undeveloped. There are no Outlots, Outparcels or Parcels included hereon.
7. Lots 1 thru 6 are to be accessed by the 40' Access Easement (Milestone Lane), as shown hereon.
8. CAUTION: This access easement, or private right-of-way, does not necessarily provide access from these lots to a County or State road at this time. Roads and utility construction and the responsibility of the buyer of these lots, unless otherwise provided herein. Said private right-of-way shall not be considered for acceptance into the County Highway Maintenance System until such time improved to the appropriate County Road Standard at the individual lot owners expense.
9. Lots 1, 2, 3, 4, 5 and 6 (6 lots) shall be served by the 40' Access Easement (Milestone Lane) as shown hereon.
10. The above lots are to be served by an R-20 multiple driveway entrance as per the St. Mary's County Road Ordinance. The Developer shall be responsible for the installation/loading at the multiple driveway entrance(s) prior to the recording of this plat.
11. There are no existing non-conforming structures contained within subject lots in accordance with Chapter 52 of the St. Mary's County Zoning Ordinance.
12. Allowable density = 1/4 / 1.0 = 7 Lots, 6 Lots are proposed.
13. No plans currently exist for future subdivision.
14. Premise Addresses for the Lots hereon are shown as: XXXXXX.
15. Bearings and coordinates shown hereon are referenced to the Maryland State Plane Datum of 1853, 2011 revision (NAD 83/2011). Contours and spot elevations are referenced to the North American Vertical Datum of 1985 (NAVD85). Both datums were established by a global positioning system survey performed by LSC, Inc. in August of 2024.
16. The Subject Property shown hereon appears to be located in Flood Hazard Zone A (as delineated on Flood Insurance Rate Maps for St. Mary's County, Maryland, as distributed by the Federal Emergency Management Agency, Community Panel Number 24031G0004E, Effective Date October 15th, 2004).
17. There appear to be no non-tidal wetlands on site of subject property as shown on the "National Wetlands Inventory" Maps distributed by the U.S. Department of the Interior, Maryland DNR maps.
18. There appear to be no highly erodible or hydric soil types as defined by the St. Mary's COZO 10-02 located within site of subject property as shown on the "Soil Survey" as prepared by the U.S. Department of Agriculture, Natural Resource Conservation Service.
19. Topographic information shown hereon was taken from digital maps obtained from the St. Mary's County government, as provided by the State of Maryland, using photogrammetric and light imaging (LIDAR) methods. Utility locations shown hereon are based upon visual evidence and available records and may not accurately reflect the underground locations or all existing utilities.
20. There appear to be no Critical Habitats, Cultural Features or Historic Sites located within site of subject property per HEREIN online maps.
21. The Applicant has chosen to forgo a stormwater management concept plan for Lots 1 through 6 as part of the record plat process. Subsequent building permit applications must provide concept, site development, and final design plans individually in order to provide environmental site design to the maximum extent practicable for each lot. Prior to the issuance of a building permit for lots 1 thru 6, Stormwater Management and Overall Grading shall be provided in accordance with the St. Mary's County Stormwater Management, Erosion and Sediment Control Ordinance.
22. The grading, slope, drainage and storm water management easements shown hereon are the same as shown on Site Development Plans for subject development on file at the St. Mary's County Department of Public Works and Transportation.

HEALTH DEPARTMENT GENERAL NOTES

- a. Tax Map 06, Block 06, Parcel 62, Lots 1 thru 6.
- b. There shall be a 10 foot Utility Easement along all lot lines. These easements are to include use by the St. Mary's County Metropolitan Commission, its successors and assigns, for construction, maintenance, repair, inspection and operation of public water and sewer facilities, should such facilities ever be installed.
- c. This approval by the St. Mary's County Health Department certifies that the lots shown hereon are in conformance with current Maryland laws and regulations concerning sewage disposal as of the approval date; however, this approval may be voided in the event of future changes in such laws and regulations. The designated sewage disposal areas are the only areas approved by the St. Mary's County Health Department for sewage disposal purposes. Each approved lot includes an approved area of at least 10,000 square feet reserved exclusively for sewage disposal purposes as required by current Maryland laws and regulations. Improvements of any nature including, but not limited to, the installation of other utility lines or structures in this area may render the lots undevelopable. Changes in topography may void this approval. To determine the exact areas of the lots approved for sewage disposal purposes or to establish a different area for such purposes contact the St. Mary's County Health Department, Division of Environmental Health.
- d. The applicant has obtained a waiver or deferral to connect to the public (water/sewer) system, and subsequently the resulting private (water/sewer) service shall be:
 - i. approved by the Office of Environmental Health and
 - ii. designed for future connection to a public system when the Metropolitan Commission determines that a connection is feasible and the private water/sewer service shall be discontinued and the property shall be connected to the public system.
- e. There are no existing wells or sewage easements within 100 feet of the proposed wells or sewage easements, unless otherwise shown.
- f. Water supply shall be from an individual deep drilled well that is drilled to an approved confined aquifer.
- g. Sewage flow for Lots 1 thru 4 shall be to an individual septic system.
- h. Sewage flow for Lots 5 and 6 shall be to an mound septic system.
- i. 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 plains and 25% or greater grades.
- j. Water Category = A-60 ; Sewer Categories = S-60.

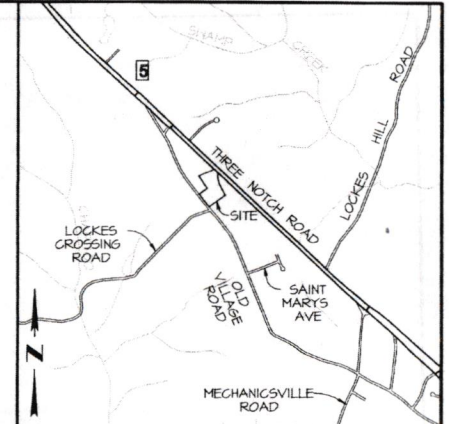
SURVEYOR'S CERTIFICATE

I, the undersigned, a Licensed Surveyor in the State of Maryland, hereby certify, to the best of my knowledge, information and belief, that: this plat was prepared under my direct responsible charge; this plat and the survey work it reflects are in compliance with COMAR 09.13.06.12; the plat shown hereon is correct and conforms to the specifications; this is a Minor Subdivision Plat of all of the lands conveyed unto KDJ Development, LLC by deed dated June 13, 2024, from James Keith Turner, Personal Representative of the Estate of Mary Ann Turner as recorded among the Land Records for St. Mary's County, Maryland, in Liber DJB 6530 at Folio 330, said land being further described in a Boundary Survey Entitled "Boundary Survey of the Land of Mary Agnes Turner" recorded among said Land Records in Plat Book Liber 37 Folio 62.

The requirements of Section 3-10B of the Annotated Code of Maryland (Real Property Article) as far as it concerns the making of the plan and setting of the markers required therein have been complied with to the best of my knowledge, information and belief.

Steven M. Vaughan
Professional Land Surveyor
MD Registration # 21546
Expires January 17, 2025

9/26/2024
Date



VICINITY MAP
SCALE: 1" = 200'

OWNER'S CERTIFICATE

We, KDJ Development, LLC, the owners of the property shown hereon and described in the Surveyor's Certificate affixed hereto, hereby adopt this plat of subdivision 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 subdivision, except as noted or shown hereon. All parties in interest thereto have affixed their signatures indicating their assent to this plan.

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

There shall be a 10' utility easement along all lot lines. These easements are to include use by the St. Mary's County Metropolitan Commission, its successors and assigns for construction, installation, maintenance, repair, inspection and operation of public water and sewer facilities, should such facilities ever be installed.

KDJ Development, LLC
Member

Date

ABBREVIATIONS

AC	= Acres
E	= East
GPS	= Global Positioning System
IPF	= Iron Pipe Found
IRF	= Iron Rod Found
RS	= Iron Rod Set
MD	= Maryland
METCOM	= Metropolitan Commission
N	= North
NF	= Now or Formerly owned by
P.B.	= Plat Book
PPF	= Picked Pipe Found
R/M	= Right of Way
S	= South
SHA	= State Highway Administration
SJ	= Square Feet
SHREC	= Southern Maryland Electric Cooperative
SWH	= Storm Water Management
VRS	= Virtual Reference Station
M	= West

DATUM INFORMATION

DATUM	NAD 83/2011
DISTANCES	GROUND
VRS	RTCM-ref 0348
NORTHING	22625011860
EASTING	13641156471
ELEVATION	166.60
CONVERGENCE	00°04'08.47071"
SCALE FACTOR	0.9999176866
ELEV. FACTOR	0.9999174065

Received

SEP 26 2024

St. Mary's County
Land Use & Growth Management

ST. MARY'S COUNTY
HEALTH DEPARTMENT
APPROVAL BLOCK

ST. MARY'S COUNTY DEPT.
OF LAND USE & GROWTH
MANAGEMENT (LUGM)

REVISIONS

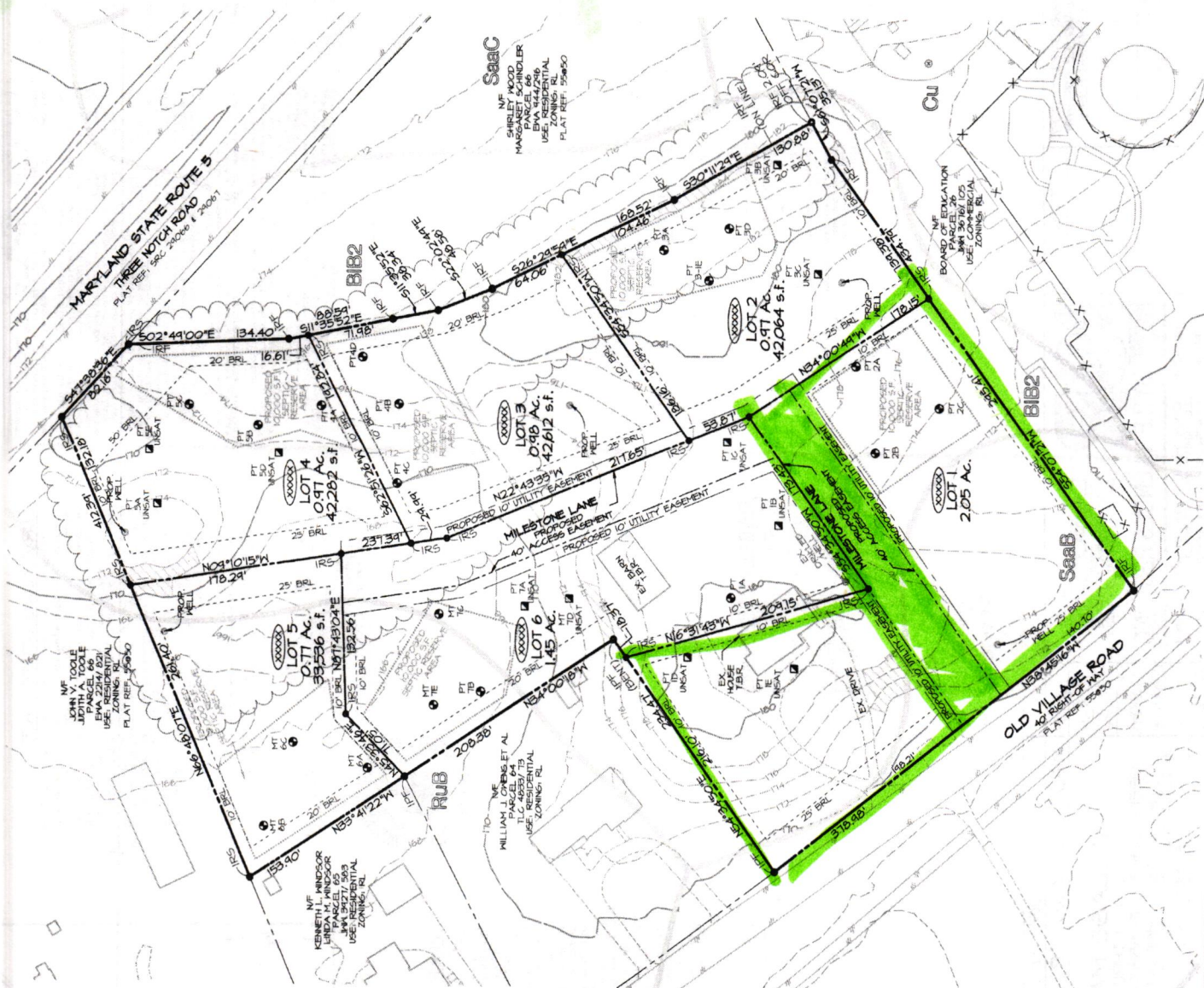
LSR
LITTLE SILENCES REST, INC.

LAND SURVEYING
PLANNING
ENGINEERING • PERMITS
ENVIRONMENTAL SERVICES

41650 COURT HOUSE DRIVE - SUITE 101 - P.O. BOX 2340
LEONARDTOWN, MD 20680
PHONE: (301) 475-2236 - WWW.LSRCORP.COM

DATE	02/21/24
JOB	0031-24
FOLDER	MOB06
SCALE	AS SHOWN
DRAWN	MDRAKE
CHECKED	SV
DATE PLOTTED	9/26/2024

LUGM No.: MSUB24-0380
MINOR SUBDIVISION PRELIMINARY PLAN
VILLAGE MANOR LOTS 1 THRU 6 DEED: LIBER DJB 6530 at FOLIO 330 PLAT REF: LIBER 37 FOLIO 62. 5th ELECTION DISTRICT - ST. MARY'S COUNTY, MARYLAND FOR: MEDNICK CONSTRUCTION
SHEET: 1 OF 2



LEGEND

PROPERTY LINE
PROPERTY LINE
ACCESSIBILITY EIGHT
FEBR TEST
UNSAT FEBR TEST
BUILDING RESTRICTION LINE
PROPOSED SCA
SOILS TYPE DIVISION LINE
LIMIT OF EXISTING FOREST
2' CONTOR (LIDAR)
2' CONTOR (LIDAR)
STEEP SLOPES
(15% - 25%)