

Site Plan for 18830 McKays Beach Road Leonardtown, MD Home addition project:

Exhibits

1. Boundary Survey Map 1995
2. Boundary Survey Map 1978
3. New and removal structure locations
4. Tree location
5. GIS Critical area and flood zone map
6. Septic Evaluation 2 pages

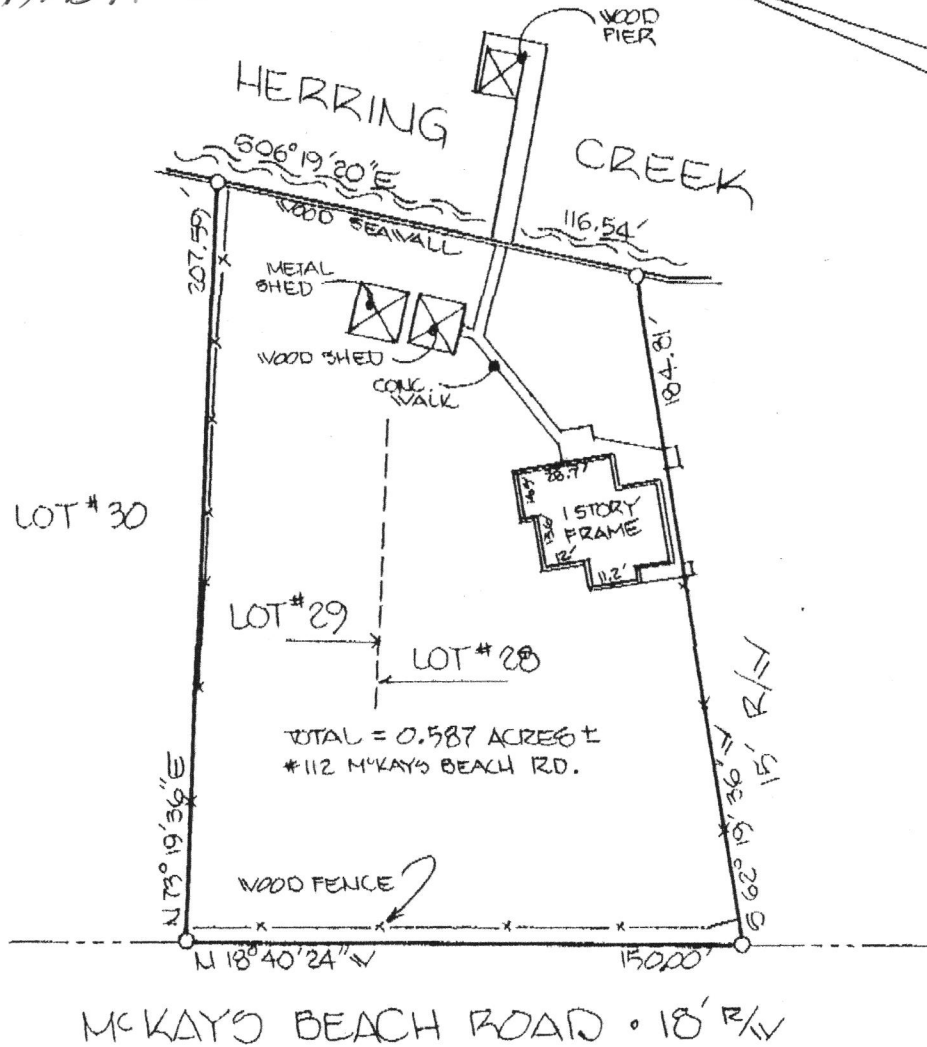
General Notes:

1. Site area .587 acres
2. Area of disturbance 5284 sq. ft.
3. Due to the location of the existing dwelling we would like to demolish most of the existing house and add on in an area of the property that is on higher ground and more compliant with property setbacks. The proposed structure would retain two walls in the northwest corner of the house and remove the remaining.
4. The existing house sits approximately 56' 6" from McKays Cove; 98' from McKays Beach Road; 2' from the south boundary and 82' from the north boundary.
5. SDAT data shows the current structure was built in 1950.
6. Remodeling with an addition to the existing structure by retaining two wall is possible. The proposal is to place the addition out of the flood plain, creating a structure with proper setback from the property lines and built to updated building codes.
7. As shown on the included copy of a survey done in 1995 the house sits within a few feet of the property line. An earlier survey done in 1978 shows the house almost on the line. Exhibits 1 & 2
8. In addition to the flood hazard, construction quality and setback the house has termite damage.
9. Proposed addition is to be set 27' 6" from McKays Beach Road; 25' from the south property line; 32' 6" from the north line and 82' from McKays Cove.
10. Exhibit 3 shows to proposed replacement structure location and impervious trade off areas.
11. The site is served by an individual 2nd strata well drilled to 434' in May of 2014; permit number 130155
12. The site is served by a conventional septic system consisting of an in ground tank, grinder pump ejection pit and fields. In 2012 the system was inspected under supervision of the Health Depart. At that time the contractor and landowner were verbally told that the system was functional and could support multiple bedrooms. See Exhibit 6 page 1 & 2.

Critical Area Notes:

1. 100 % of the site is within the Maryland Critical Area (Exhibit 5) and therefore subject to Critical area regulations
2. The entire existing structure lies within the Critical area buffer
3. 650 sq. ft. of the proposed structure will remain in the Critical Area Buffer
4. All of the proposed replacement structure will be out of flood zone AE.
5. The attached copy of the St Marys County GIS map shows an accurate picture of the high water observed during Isabel (flood zone AE).
6. All existing trees and shrubs will remain except one maple and one magnolia that need to be removed to make room for the proposed structure. These will be replaced by like kind. Location of trees shown on Exhibit 4.
7. Prior to March 27, 1990 there was 1890 sq. ft. of impervious area (Exhibit 2)
8. All pre March 27, 1990 impervious structures (except for one 12' X12' shed will be removed. The proposed impervious area will be 5428 sq. ft.
9. Impervious trade off areas are 225 sq. ft. for a shed, 526 sq. ft. for concrete pads and walkways plus 993 sq. ft. for the existing house. Total 1746 sq. ft.

EXHIBIT 1



MINIMUM ADVICE: I) THE PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR RE-FINANCING; II) THE PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS; AND III) THE PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, BASEMENTS, RIGHTS OF WAY OR BUILDING RESTRICTION LINES NOT SHOWN.

THE PROPERTY SHOWN ON THE ATTACHED PLAT DOES APPEAR TO BE IN THE FLOOD HAZARD ZONE AS DELINEATED ON THE FLOOD HAZARD BOUNDARY MAPS DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOKLEBY
SURVEYING, INC.
P.O. BOX 736
LEXINGTON PARK,
MARYLAND
20653

PLAN OF PROPERTY

66 "MCKAY'S BEACH"
LOTS 28 AND 29

DATE 7-18-95

SCALE 1" = 40'

DRAWN NOKLEBY

N.B.

SURVEYED FOR: LOCATION DRAWING

2nd ELECTION DISTRICT
ST. MARY'S COUNTY, MD
LIBER FOLIO

CONTRACT 61-13-5(28 & 29)

LICENSE NUMBER 472

CAD COMP., INC. 201-594-1123 084726