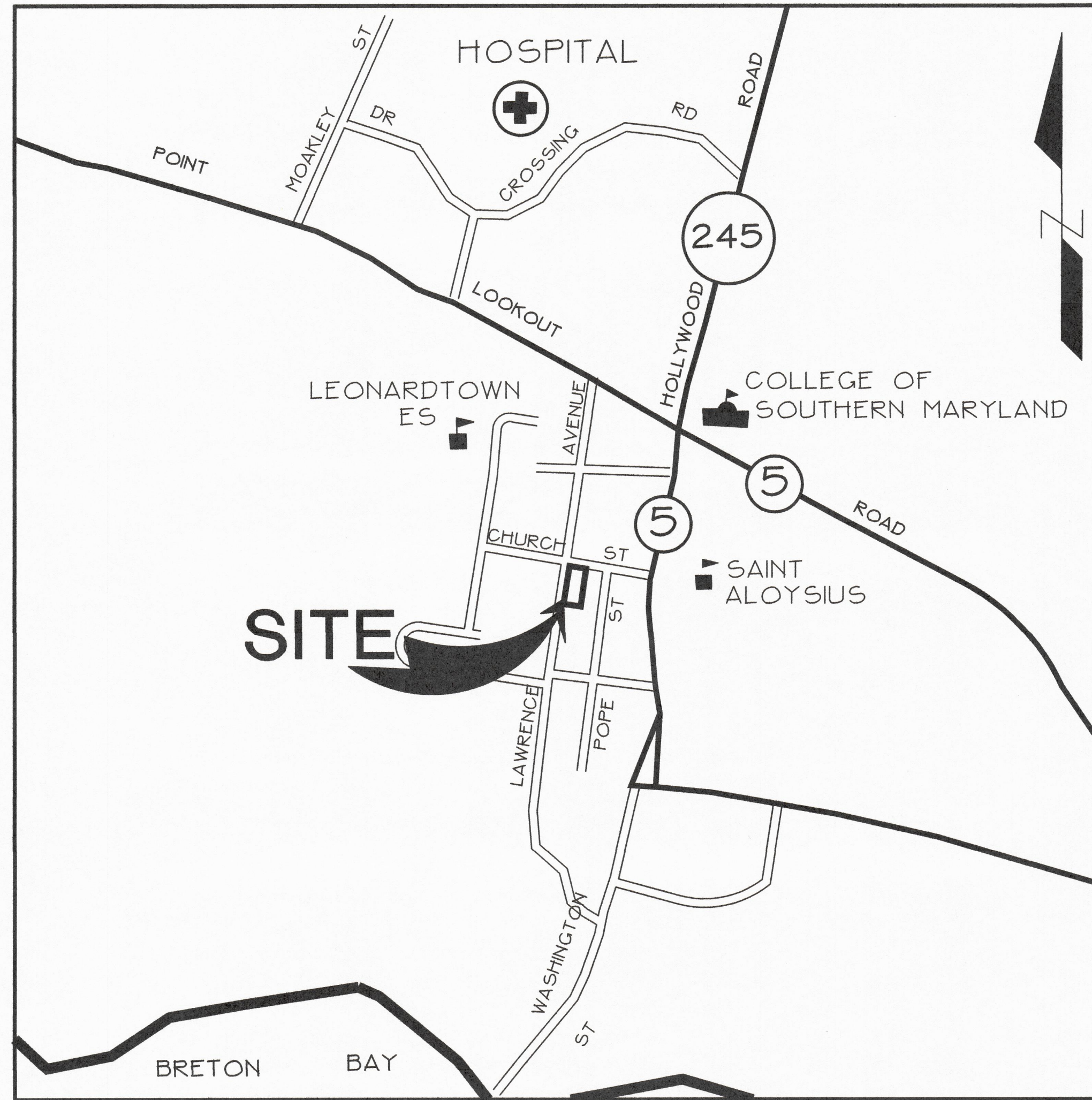


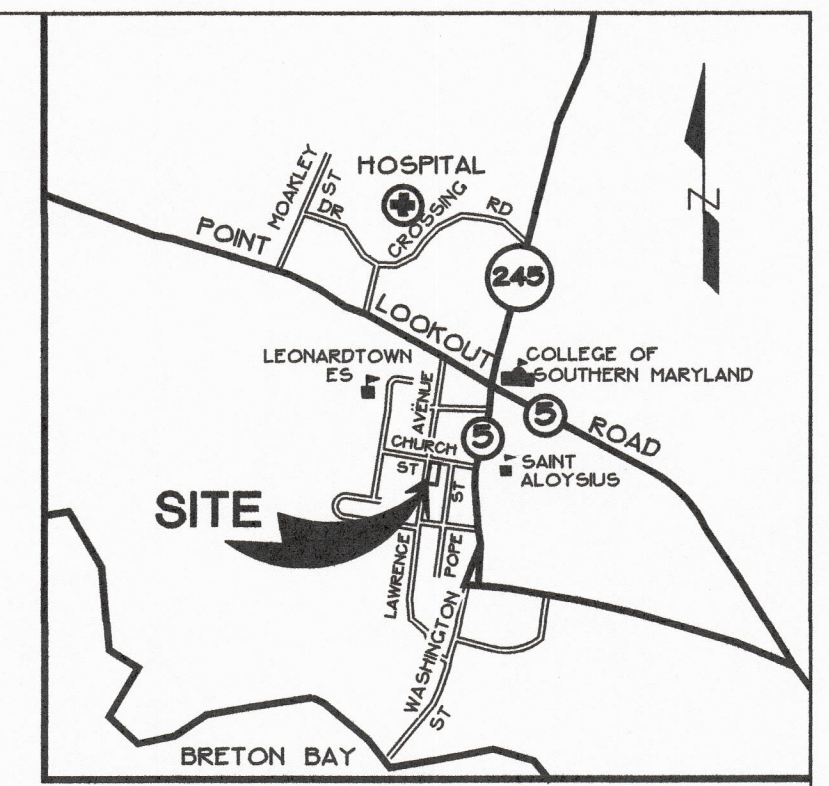
- GENERAL NOTES:**
1. Subject property is located on Tax Map 127, Grid 21, Parcel 260.
 2. The total acreage for this site is 0.590 Acres.
 3. Subject property appears to lie within the R-MF (Residential Multi-Family) zoning district as shown on the Town of Leonardtown official Zoning Maps.
 4. Building Restriction Lines (BRL's) shall be in accordance with the Town of Leonardtown Zoning Ordinance.
 5. Water Category = W-1 (Community System) These lots are to be served by an existing public water system.
 6. Sewer Category = S-1 (Community System) These lots are to be served by an existing public sewer system.
 7. This plan is in compliance with the Town of Leonardtown Comprehensive Water and Sewerage plan.
 8. Except as shown hereon, there are no restrictions of record affecting this PIRD. (Subject to a Title Search).
 9. Premise address for the lots shown hereon are shown as thus: XXXXX.
 10. Bearings and coordinates shown hereon are currently in an assumed datum. Contours and spot elevations are also in an assumed datum.
 11. The Subject Property Shown Hereon appears to be located in Flood Hazard Zone 'X' as delineated on Flood Insurance Rate Maps for St. Mary's County, Maryland, as distributed by the Federal Emergency Management Agency, Community Panel Number 24037CO167F, Effective Date November 19th, 2014.
 12. There appear to be no non-tidal wetlands on site of the subject property as shown on the National Wetlands Inventory.
 13. There appear to be no critical Habitats, Cultural Features or Historic Sites located within site of the subject property per Merlin online maps.
 14. This plat was prepared without the benefit of a Title Report, which could reveal additional conveyances, easements, covenants, rights-of-way and or more stringent building restriction lines not shown hereon.

- HEALTH DEPARTMENT GENERAL NOTES:**
1. The property shown is on Tax Map 133, Block O4, Parcel 482.
 2. Septic design note not required.
 3. There are no known utility easements or shared use agreements for water and sewer facilities on the subject property.
 4. Sewage reserve areas are not required.
 5. This lot is in compliance with the Town of Leonardtown Comprehensive Water and Sewerage Plan.
 6. Unless otherwise shown hereon, there are no proposed or existing wells or sewerage systems within 100 feet of the proposed wells and sewerage systems.
 7. Subject property to be served by a public water system.
 8. Subject property to be served by a public sewer system.
 9. 'Minimum Ownership Statement' Does not apply.
 10. Water Category = W-1, Sewer Category = S-1.

- SOURCE NOTES:**
1. Bearings and coordinates shown hereon are an assumed datum and referenced to deed liber T.L.C. 4843, folio 72. Contours and spot elevations are also in assumed datum. Above datums were established in the field by this firm.
 2. The Subject Property Shown Hereon appears to be located in Flood Hazard Zone 'X' as delineated on Flood Insurance Rate Maps for St. Mary's County, Maryland, as distributed by the Federal Emergency Management Agency, Community Panel Number 24037CO167F, Effective Date November 19th, 2014.
 3. Unless otherwise shown, there are no Non-Tidal Wetlands on the subject property per the 'National Wetlands Inventory Maps' distributed by the U.S. Department of the Interior and Maryland DNR maps.
 4. Soils information shown hereon was taken from the 'Web Soil Survey' as prepared by the U.S. Department of Agriculture, Natural Resource Conservation Service and may not accurately reflect existing soils conditions. No soils testing has been performed by this firm. R. Victor Buckler, in conjunction with this plan, Contractor to verify in the field that existing soils are suitable for the purposes shown hereon, including, but not limited to, foundation support and stormwater management infiltration practices. If Contractor discovers unsuitable soils on site, Contractor shall notify this firm, R. Victor Buckler, of existing conditions and then discuss the need for implementation of alternative design options.
 5. Utility locations shown hereon are based upon visual evidence and may not accurately reflect underground locations or all existing utilities. All utility locations are to be verified by Contractor in the field prior to construction.
 6. The topographic data shown hereon is based upon a field survey performed by this firm (R. Victor Buckler) in March of 2023.



LOCATION MAP SCALE 1" = 600'



VICINITY MAP SCALE 1" = 2000'
TAX MAP 127 GRID 21 PARCEL 260

PROPERTY DATA

Map/Block/Parcel: 127 / 21 / 260
 Lot 1 Area: 0.271 ACRES
 Lot 2 Area: 0.319 ACRES

Current Owner: Laurel Grove Properties, LLC
 Owner Address: 27092 Mt. Zion Church Road
 Mechanicsville, MD. 20659
 Owner Phone: 301-481-8759

Deed Reference: T.L.C. 4843 • 72

Water + Sewer Cat: W-1 / S-1

PROPOSED USES

PRIMARY USE
 RESIDENTIAL SINGLE FAMILY
 LOW INTENSITY
 8 TOTAL UNITS

ZONING DATA

1. Entire property appears to be located within the R-MF (Residential Multi Family) Zoning District
2. Proposed Building Area Data:
 ROSE = 1501 s.f. (Single Family Dwelling)
 DAISY = 1267 s.f. (Single Family Dwelling)
 POPPY = 1004 s.f. (Single Family Dwelling)
 LILY = 1024 s.f. (Single Family Dwelling)
3. R-MF Zoning Data:
 Min. Principal B.R.L. = 15' Front, 10' Side, 15' Rear
 Max Allowable Structure Height = 45'
 Proposed Structure Height = 24' 9"

OPEN SPACE REQUIREMENTS

RECREATION LAND DEDICATION
 REQUIREMENTS (R-MF ZONE)
 1,000 s.f. PER UNIT
 = 1,000 * 8
 = 8,000 S.F. OR 0.184 AC.

FEE IN LIEU
 \$500 PER UNIT
 = 8 * 500
 = \$4,500 FEE IN LIEU

Forest Conservation Requirements

Site is exempt from Forest Conservation Requirements per Chapter 80-3.B.(2) of the Town of Leonardtown Municipal Code.

Parking Requirements

PARKING SPACE REQUIREMENTS
 US: DWELLING ~ 8 UNITS
 - 2.0 PER DWELLING UNIT
 - 8 * 2 = 16 SPACES REQUIRED

TOTAL REQUIRED SPACES 16

PARKING SPACES PROVIDED
 12 REGULAR SPACES
 4 REGULAR GARAGE SPACES
 0 HANDICAPPED SPACES
 0 LOADING ZONE SPACES

Landscaping Requirements

NET PARKING FACILITIES = 8,000 S.F.
 MINIMUM REQUIRED LANDSCAPING = 10%
 + 8,000 * 0.10 = 800 S.F.

LANDSCAPING PROVIDED
 800 S.F. (PARKING)
 0.00 S.F. (SWM FACILITY)
 800 S.F. = 3%

- PARKING SPACES PROVIDED = 16 / 5 = 4 TREES REQUIRED

SUMMARY INFORMATION ON DEVELOPMENT IMPACTS		
	BEFORE DEVELOPMENT	FINAL
DWELLING UNITS	12	8
NON-RESIDENTIAL SQUARE FOOTAGE	0 s.f.	0 s.f.
TOTAL TRIP GENERATIONS FROM RESIDENCES	74.66 ADT	46.88 ADT
TOTAL TRIP GENERATIONS FROM NON-RESIDENTIAL	0 ADT	0 ADT
SCHOOL POPULATION	0	0
ELEMENTARY .215	3	2
MIDDLE .107	3	2
HIGH .154	3	2
AVERAGE DAILY WATER USAGE	3,600 gpd	2,400 gpd
AVERAGE DAILY SEWER FLOW	3,600 gpd	2,400 gpd
DEVELOPMENT ENVELOPE PERCENT IMPERVIOUS	73.6 %	59.3 %
STORMWATER MANAGEMENT REQUIRED	0 c.f.	0 c.f.

BENCHMARKS:

BM#1:
 NORTHING: 20,236.677
 EASTING: 10,054.410
 ELEVATION: 79.87'
 RIM OF MANHOLE

BM#2:
 NORTHING: 19,994.812
 EASTING: 9,990.247
 ELEVATION: 77.51'
 NS BEHIND CURB

HORIZONTAL DATUM - ASSUMED
 VERTICAL DATUM - ASSUMED

<p>OWNER/DEVELOPER'S CERTIFICATE</p> <p>I hereby certify that all clearing, grading, construction and development will be performed in accordance with these plans as approved and that responsible personnel involved in the construction of this project will have a Certificate of Training from an approved Maryland Department of the Environment, Sediment and Stormwater Administration training program for the control of sediment and erosion before beginning this project.</p> <p>Owner _____ Date _____</p>	<p>CONSULTANT'S CERTIFICATE</p> <p>I hereby certify that the plans have been designed in accordance with approved erosion and sediment ordinances, regulations, standards and criteria.</p> <p>I hereby certify that the plans shown hereon are correct and conform to the St. Mary's County standards and specifications for road, grading, sediment control, stormwater and sewer design. All clearing, grading, construction and development will be performed in accordance with these plans as approved.</p> <p>I further hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 21258, expiration date June 15, 2025.</p> <p>R. Victor Buckler _____ Date _____</p>	<p>SCD INFORMATION</p> <p>Lot/Parcel Area: 0.59 Acres</p> <p>Total Disturbed Area: 0.57 Acres</p> <p>Site Impervious Area: 0.35 Acres</p> <p>Area to be Vegetatively Stabilized: 0.22 Acres</p> <p>Earthwork Quantities Cut = 300 cy Fill = 300 cy</p>																														
		<p>OWNER: Laurel Grove Properties, LLC 27092 Mt. Zion Church Road Mechanicsville, MD. 20659 301-481-8759</p> <p>DEVELOPER: Laurel Grove Properties, LLC 27092 Mt. Zion Church Road Mechanicsville, MD. 20659 301-481-8759</p> <p>APPLICANT-CONSULTANT: R. Victor Buckler 40562 Old Horse Landing Road Mechanicsville, MD. 20659 240-925-7465</p>																														
<p>ST. MARY'S COUNTY HEALTH DEPARTMENT</p> <p>APPROVAL DATE _____</p> <p>DIRECTOR, ENVIRONMENTAL HEALTH</p>	<table border="1"> <thead> <tr> <th>Date</th> <th>Revisions</th> <th>Seal</th> </tr> </thead> <tbody> <tr> <td>09-14-23</td> <td>Initial agency + client comments</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Date	Revisions	Seal	09-14-23	Initial agency + client comments																										<p>Scale: As Shown Fax: 301-880-0653 05-03-23</p> <p>R. VICTOR BUCKLER Professional Land Surveyor 40562 Old Horse Landing Road Mechanicsville, Maryland 20659</p> <p>DRAWN BY DEJ Phone: 240-925-7465 CHECKED BY RVB Job No: 127-21-280 Email: Vicb@md.metrocast.net</p>
Date	Revisions	Seal																														
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<p>TOWN OF LEONARDTOWN CONTROL NO: 71-21</p> <p>PIRD & MINOR SITE PLAN</p> <p>TITLE SHEET COTTAGES OF LEONARDTOWN Tax Map 127, Grid 21 as Parcel 260 Deed Liber TLC 4843 Folio 72 THRD ELECTION DISTRICT - ST. MARYS COUNTY, MARYLAND FOR: LAUREL GROVE PROPERTIES, LLC</p>		<p>HEALTH DEPARTMENT FILE # 03019278</p> <p>SHEET 1 OF 3</p>																														