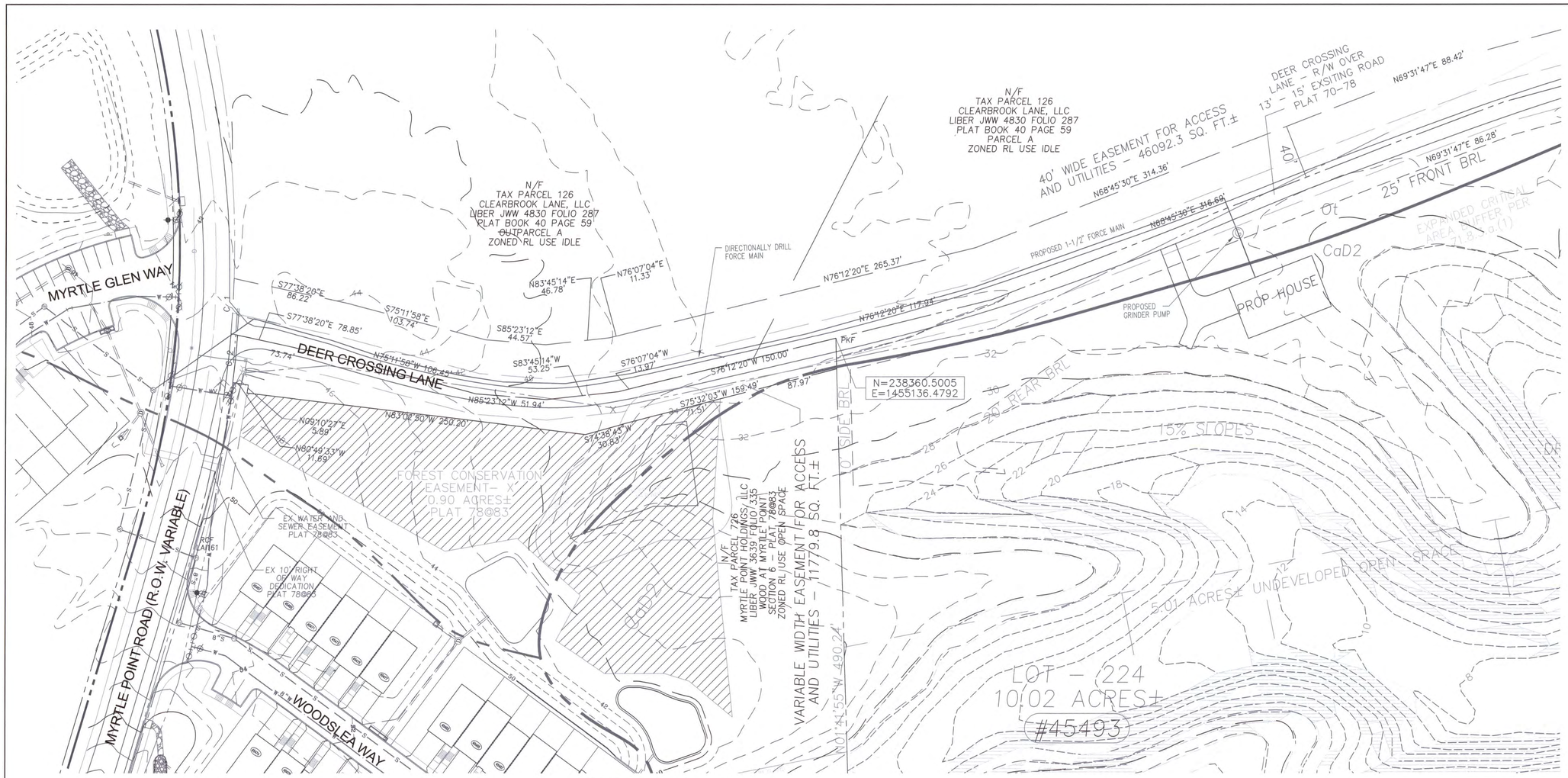
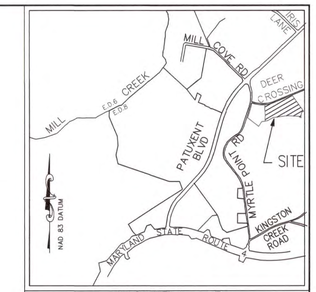


CONCEPT SEWER PLAN
SCALE 1" = 40'



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. OWNER/DEVELOPER: MYRTLE POINT HOLDINGS, LLC
5620 LINDA LANE
CAMP SPRINGS, MD 20748
(301) 702-3200

2. CONSULTANTS: ENGINEER
MUDD ENGINEERING, LLC.
103 GLADES TURN
PANAMA CITY BEACH, FL 32407
(410) 474-8163
muddeng@gmail.com

SURVEYOR
CHESAPEAKE TRAILS SURVEYING, LLC
P.O. BOX 957
LEONARDTOWN, MD 20650
(301) 475-5900
ctsllc@verizon.net

3. PROPERTY DATA: TAX MAP 34, GRID 6, PARCEL 587
TAX ID#: 08-076553
DEED REF. JWW 3639/335
ZONING: RL, RCA OVERLAY
WATER CATEGORY: W6D
SEWER CATEGORY: S6D
ADDRESS: 45493 DEER CROSSING LANE

4. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM AERIAL TOPOGRAPHY, SUPPLIED BY SMART SITE MANAGEMENT COMPANY SUPPLEMENTED WITH FIELD SURVEYING PERFORMED BY CHESAPEAKE TRAILS SURVEYING, LLC. HORIZONTAL DATUM NAD 83/2011, VERTICAL DATUM NAVD 88. ALL ELEVATIONS ARE BASED ON THE SURVEYORS BENCHMARKS, AS REFERENCED IN THEIR SURVEY AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAKING.

5. BUILDING RESTRICTION LINES (BRL) SHALL BE AS SHOWN HEREON. THE BUILDING RESTRICTION LINES ARE MAPPED IN ACCORDANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE (CZO) 10-02, CHAPTER 32.3.2 AND SCHEDULE 32.1 FOR ZONE RL AS FOLLOWS: FRONT 25', SIDE 10', REAR 20'.

6. PROPERTY IS SITUATED IN ZONE "X" AS SHOWN ON FIRM COMMUNITY PANEL #24037C0184F, EFFECTIVE DATE: NOVEMBER 19, 2014, AND PANEL #24037C0192E, EFFECTIVE DATE: OCTOBER 19, 2004.

7. THIS LOT WILL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM THE FOUNDATION WALLS WILL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

8. WATER SUPPLY SHALL BE FROM A CENTRAL WATER SYSTEM.

9. SEWERAGE FLOW SHALL BE TO A CENTRAL SEWER SYSTEM.

10. THIS SITE IS IN COMPLIANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN. CURRENT WATER CATEGORY: W-6D. CURRENT SEWER CATEGORY: S-6D.

11. EDU CALCULATIONS:
SEWER: 1 EDU 's WATER: 1 EDU's

12. INSPECTION AGENCY APPROVAL STATEMENTS:
a. APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
b. APPROVAL SHALL BE REQUESTED UPON FINAL STABILIZATION OF ALL SITES BEFORE REMOVAL OF SEDIMENT CONTROLS.
c. THE CONTRACTOR SHALL NOTIFY MDE, ENFORCEMENT DIVISION, AT LEAST 48 HOURS PRIOR TO COMMENCING CLEARING OR GRADING AT (410) 537-3510, OR MDE, SEDIMENT AND STORMWATER ADMIN, 1800 WASHINGTON BLVD, BALTIMORE MD 21230-1708.

13. SEDIMENT AND DEBRIS THAT IS TRACKED ONTO THE EXISTING ROAD SHALL BE REMOVED AS NEEDED AND AT THE END OF EACH DAY.

OWNER/DEVELOPER CERTIFICATION

Any clearing, grading, construction or development, or all of these, will be done pursuant to this plan, and all responsible personnel involved on the construction project, will have a "Certificate of Training" from a Maryland Department of the Environment approved training program before the beginning of the Project.

I hereby certify that all construction will be done in accordance with the St. Mary's County Road Construction and Inspection Procedures, and these plans and specifications as approved.

Myrtle Point Holdings, LLC Date

ENGINEERS CERTIFICATION

I certify that the plans have been designed in accordance with approved erosion and sediment control ordinances, regulations, standards and criteria.

8-8-23
Patrick Mudd, P.E. Date
Mudd Engineering, LLC
License # 16422

Legend

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
BUILDING RESTRICTION LINE	BUILDING RESTRICTION LINE
CONTOUR	PUBLIC UTILITY EASEMENT
x72.3 SPOT ELEVATION	CONTOUR
EDGE OF PAVEMENT	x105.43 SPOT ELEVATION (TOP OF PAVEMENT OR GROUND)
CRITICAL AREA LINE	EDGE OF PAVEMENT
STREAM CENTERLINE	DITCH LINE
OVERHEAD UTILITY	BUILDING
UNDERGROUND UTILITY	
SEWER	8"W WATER LINE
WATER	8"S SEWER LINE
SOIL DIVIDE	15" HDPE STORMDRAIN
STORMDRAIN	
BUILDING	
WETLANDS & WETLANDS BUFFER	
FOREST RETENTION AREAS	
SLOPES GREATER THAN 15%	

NO.	REVISIONS	BY	DATE

Date: 8-8-2023 CAD Standards Version: AutoCAD 2019
Designed: PHM Technician: Checked: PHM

Mudd Engineering, LLC
103 Glades Turn
Panama City Beach, Florida 32407
(410) 474-8163
muddeng@gmail.com

PLAN PREPARED FOR:
MYRTLE POINT HOLDINGS, LLC
5620 LINDA LANE
CAMP SPRINGS, MD 20748
PHONE: (301) 702-3200

STATE OF MARYLAND PATRICK HUGH MUDD No. 16422 PROFESSIONAL ENGINEER
8-8-23
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland, License No. 16422, Expiration Date 09/30/23.

LUGM #

CONCEPT SEWER PLAN
LOT 224

WOODS AT MYRTLE POINT
SECTION 6

8TH. ELECTION DISTRICT
ST. MARY'S COUNTY, MARYLAND

SCALE ONE INCH
1"= 40'

SHEET 1 OF 2

PROJECT NO. MYRTLE

C:\MYRTLE POINT\SECTIONS4&6\SECTION 6\LOT 224.DWG