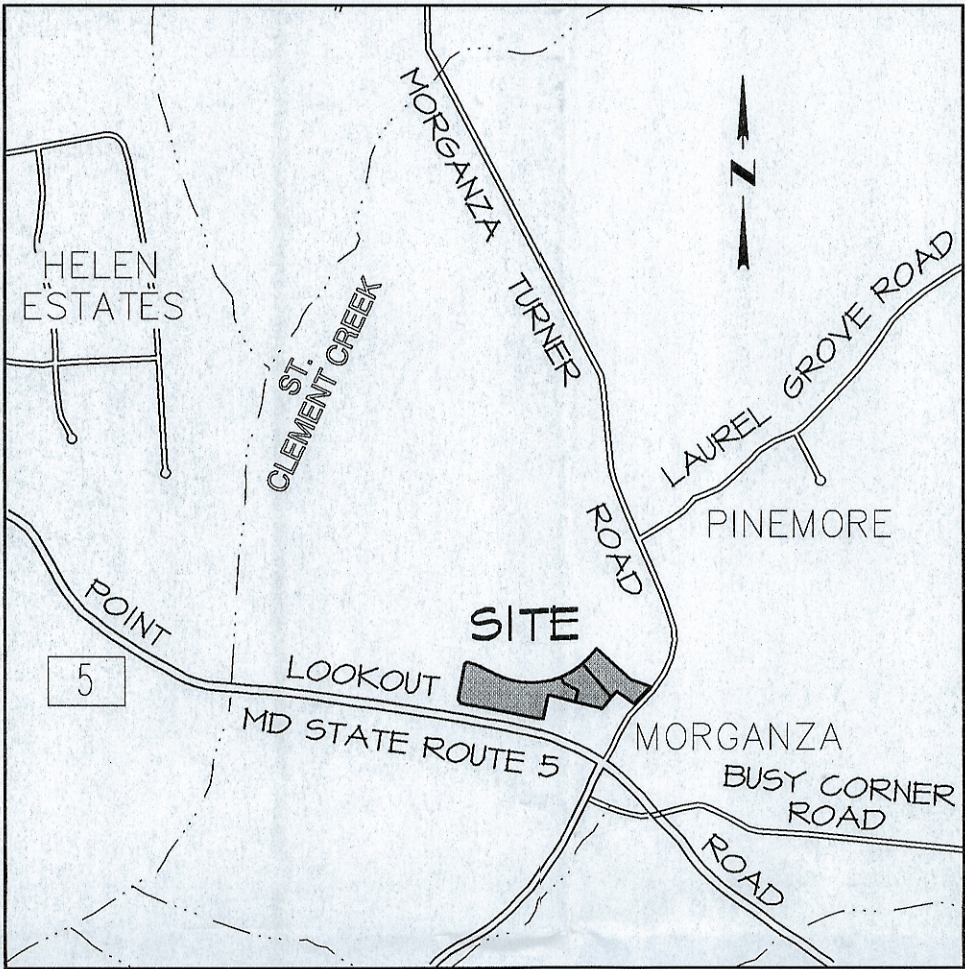


GENERAL NOTES

1. THIS PROPERTY IS LOCATED ON TAX MAP 18, BLOCKS 11, TAX PARCEL 13, TAX ACCOUNT #04054212.
2. THE TOTAL AREA OF THIS SITE IS 15.174 ACRES± LOT 500-12A CONTAINS 3.644 ACRES±, LOT 500-12B CONTAINS 2.891 ACRES± AND LOT 500-12C CONTAINS 8.634 ACRES± PER THIS SURVEY.
3. THIS PROPERTY IS ZONED R.P.D. (RURAL PRESERVATION DISTRICT) RESIDENTIAL DENSITY REQUIREMENTS, 15.174 TOTAL ACRES±, 1 DWELLING UNIT PER 5 ACRES, 3 DWELLING UNIT BEING USED BY THIS PLAT LEAVING NO DEVELOPMENT RIGHTS ON THE PARENT PARCEL. THIS SUBDIVISION REQUIRES 2 TRANSFER DEVELOPMENT RIGHT (TDR'S). THE 2 TRANSFER DEVELOPMENT RIGHT REQUIRED FOR THIS SUBDIVISION HAVE BEEN CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS BY AN INSTRUMENT OF FINAL TRANSFER DATED , AS RECORDED AMONG SAID LAND RECORDS IN LIBER AT FOLIO WITH SERIAL # IN ACCORDANCE WITH SECTION 26.4 OF THE ST. MARY'S COUNTY ZONING ORDINANCE 10-02. NO FURTHER SUBDIVISION IS ALLOWED WITHOUT THE PURCHASE OF TDR'S.
4. BUILDING RESTRICTION LINES SHALL BE AS SHOWN HEREON. THE BUILDING RESTRICTION LINES ARE MAPPED IN ACCORDANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE (CZO) 02-01 CHAPTER 32.3.2 AND SCHEDULE 32.1 FOR ZONE R.P.D. AS FOLLOWS, 25' FRONT, 15' SIDE AND 20' REAR APPLIED FROM THE MORE RESTRICTIVE OF THE LOT LINES OR FROM SENSITIVE AREAS MAPPED PER CZO 10-02 CHAPTER 71.
5. THESE LOTS ARE TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEM AND DEEP DRILLED WELL. DEEP WELLS SHALL BE DRILLED TO AN APPROVED CONFINED AQUIFER.
6. THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE ABOVE LOT IS IN CONSONANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE; HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL. THE DESIGNATED PERC AREA IS THE ONLY AREA APPROVED BY THE ST. MARY'S COUNTY HEALTH DEPARTMENT FOR SEWAGE DISPOSAL PURPOSES. THE APPROVED LOT INCLUDES AN AREA OF 10,000 SQ. FT. FOR SEWAGE DISPOSAL PURPOSES AS REQUIRED BY CURRENT MARYLAND STATE HEALTH LAWS. IMPROVEMENT OF ANY NATURE, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF OTHER UTILITY LINES IN THIS AREA MAY RENDER THE LOT UNDEVELOPABLE. TO DETERMINE THE EXACT AREA OF THE LOT APPROVED FOR SEWAGE DISPOSAL PURPOSES OR TO ESTABLISH A DIFFERENT AREA FOR SUCH PURPOSES, YOU SHOULD CONTACT THE ST. MARY'S COUNTY HEALTH DEPARTMENT, OFFICE OF ENVIRONMENTAL HEALTH.
7. THIS SUBDIVISION IS IN COMPLIANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN.
8. THERE SHALL BE A 10' UTILITY EASEMENT ALONG ALL LOT LINES. THE 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. THERE WERE NO RESTRICTIONS OF RECORD FOUND FOR THIS PROPERTY.
9. AREAS ESTABLISHED FOR RESOURCE PROTECTION ON THE SITE, IN ACCORDANCE WITH REQUIRED PROTECTION LEVELS, MUST REMAIN IN UNDISTURBED OPEN SPACE AND UNDEVELOPED.
10. LOT 500-12A IS TO BE ACCESSED FROM THE EXISTING DRIVEWAY ENTRANCE FROM THE 40' PUBLIC RIGHT OF WAY KNOWN AS MORGANZA TURNER ROAD, LOTS 500-12B AND 500-12C ARE TO BE ACCESSED FROM THE PUBLIC 45' RIGHT OF WAY KNOWN AS GRANDVIEW DRIVE. THE ABOVE LOTS ARE TO BE SERVED BY AN R-16 DRIVEWAY ENTRANCE PER ST. MARY'S COUNTY ROAD ORDINANCE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION/BONDING OF THE MULTIPLE DRIVEWAY ENTRANCE PRIOR TO THE RECORDING OF THIS PLAT.
- CAUTION: THIS RIGHT OF WAY DOES NOT NECESSARILY PROVIDE ACCESS FROM THESE LOTS TO A COUNTY OR STATE ROAD AT THIS TIME. ROAD AND UTILITY CONSTRUCTION AND MAINTENANCE ARE THE RESPONSIBILITY OF THE BUYER OF THESE LOTS, UNLESS OTHERWISE PROVIDED HEREIN.
12. THERE IS CURRENTLY ONE LOT (LOT 500-12A) USING THE SAID PUBLIC ROAD MORGANZA TURNER. AFTER THIS SUBDIVISION THERE WILL BE A TOTAL OF 1 LOT USING MORGANZA TURNER ROAD AND TWO LOTS (LOTS 500-12B & 500-12C) USING SAID GRANDVIEW DRIVE.
13. CURRENT WATER AND SEWERAGE PLAN CATEGORY DESIGNATION ARE AS FOLLOWS, WATER NPS, & SEWER NPS.
14. THERE ARE NO ADDITIONAL PLANS FOR SUBDIVISION AT THIS TIME.
15. THE PROPERTY SHOWN HEREON IS SUBJECT TO A CERTIFICATE OF TITLE AS RECEIVED FROM DUGAN, MCKISSICK & LONGMORE DATED APRIL 3, 2017 WHERE APPLICABLE ANY EASEMENTS OR AGREEMENTS HAVE BEEN SHOWN.
16. UNLESS OTHERWISE SHOWN THERE ARE NO WELLS WITHIN 100' OF THE PROPOSED SEPTIC RESERVE AREAS.
17. TOPOGRAPHY SHOWN HEREON AS 2' CONTOURS ARE TAKEN FROM THE ST. MARY'S COUNTY DEPT. OF ENVIRONMENTAL HEALTH MAP AND FIELD RUN BY THIS FIRM.
18. THE PREMISE ADDRESS FOR THIS LOT IS SHOWN AS THIS.
19. THESE LOTS CONTAIN AN AREA OF AT LEAST 20,000 SQ. FT. NOT INCLUDING RIGHTS-OF-WAY (EXISTING OR PROPOSED), 50 YEAR FLOOD PLAINS, AND GRADES OF 25% OR GREATER.
20. SOIL TYPES SHOWN HEREON ARE TAKEN FROM THE WEB SOIL SURVEY OF ST. MARY'S COUNTY.
21. THERE APPEARS TO BE NO NON-TIDAL WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY DEPARTMENT OF THE INTERIOR, FWS, MECHANICVILLE, MARYLAND MAP.
22. THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD HAZARD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP #2403TC0084E, DATED 10/19/2004. FLOODPLAIN INDICATED HEREON REFLECTS THE SAID FIRM PANEL.
23. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON LOTS 500-12A THRU 500-12C STORMWATER MANAGEMENT AND OVERLOT GRADING SHALL BE PROVIDED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT, GRADING, EROSION AND SEDIMENT CONTROL ORDINANCE.
24. VERTICAL DATUM IS NAVD83 AND HORIZONTAL DATUM IS MD GRID NAD83. NORTH REFERENCE IS AS INDICATED HEREON.
25. NO CRITICAL HABITATS, CULTURAL FEATURES OR HISTORIC SITES WERE FOUND ON THE PROPOSED LOT BY METHODS FOR IDENTIFICATION AS INDICATED IN THE ST. MARY'S COUNTY ZONING ORDINANCE AND SUBDIVISION REGULATIONS.
26. SUBJECT SUBDIVISION IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS PURSUANT TO ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE PER SECTION 75.2.2H. A DECLARATION OF INTENT WHICH LIMITS CLEARING OF FOREST TO LESS THAN 20,000 SQ. FT. SHALL BE SIGNED AND FILED AT THE DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT (LUGM).
27. THE APPLICANT HAS CHOSEN TO FORGO A STORMWATER MANAGEMENT CONCEPT PLAN FOR LOTS 500-12A THRU 500-12C 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 EXTENTS PRACTICABLE FOR EACH LOT.
28. THERE ARE NO EXISTING NON-CONFORMING STRUCTURES ON PROPOSED LOTS WITHIN THE SUBJECT PROPERTY IN ACCORDANCE WITH CHAPTER 52.4 OF THE ST. MARY'S COUNTY ZONING ORDINANCE.
29. THIS SUBDIVISION IS CREATING 3 LOTS, PURSUANT TO THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012. THE TOTAL NUMBER OF RESIDENTIAL BUILDING LOTS ALLOWED TO BE SUBDIVIDED OFF THE PARENT TRACT AS OF DECEMBER 31, 2012 IS 7 LOTS. THEREFORE 4 ADDITIONAL LOT(S) MAY BE SUBDIVIDED. THE REMAINING PARCEL OR TRACT OF LAND MAY BE RE-SUBDIVIDED IF THE PROPERTY IS GRANDFATHERED OR IF THE SUBDIVISION OF THE PROPERTY IS USED FOR AGRICULTURAL ACTIVITIES AND WILL BE SUBJECT TO THE CURRENT STATE LAWS, LOCAL ORDINANCE AND REGULATIONS. THE PROPERTY MAY BE UPGRADED TO A MAJOR SUBDIVISION ON A PUBLIC SEWERAGE SYSTEM, WITH THE ADOPTION OF THE TIERS MAP AS OUTLINED BY STATE OF MARYLAND SENATE BILL 236.

MINOR SUBDIVISION PLAT
"GRANDVIEW HAVEN"

PHASE TWO
RESUBDIVISION OF FARMSTEAD LOT 12,
LOTS 500-12A, 500-12B AND 500-12C



VICINITY MAP
SCALE 1" = 2000'

DEVELOPMENT RIGHTS

TOTAL TRACT AREA 15.174 AC.±
AVAILABLE AREA FOR DENSITY 15.174 AC. / 5 AC. =
AVAILABLE DENSITY 3 DEVELOPMENT UNITS (D.U.)
REQUIRED DEVELOPMENT UNITS,
LOT 15A- 1 D.U. (EX. HOUSE)
LOT 15B- 2 D.U.
LOT 15C- 2 D.U.

TOTAL= 5 D.U.
AVAILABLE 3 D.U. (NEED 2 T.D.R.'S)

COORDINATE TABLE

POINT	NORTHING	EASTING
'A'	254472.5191	1349458.7125
'B'	254082.4302	1400018.0394
'C'	258965.5174	1349612.2690
'D'	258922.0540	1349235.0703

G.P.S. META DATA COORDINATE TABLE

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION	CONVERGENCE	SCALE FACTOR	COMBINED FACTOR
'900'	259258.0081	1399285.8508	131.78	IRS+CAP #21146	0 11 25.33620	0.999987323	0.999986313
'100'	259905.9531	1398050.2033	120.85	IRON ROD FOUND	0 11 15.58817	0.999987466	0.999986378

GPS OBSERVATIONS WERE TAKEN ON 04-25-17 AND ARE BASED ON CORRS STATION "LOVM" NAD 83 (NA2011) EPOCH 2010.0000 WITH A CURRENT POSITION OF: N 38°18'38.11889 W 76°37'57.97379, 6.099 METERS ELLIPSOIDE ELEVATION
DISTANCES SHOWN HEREON ARE GROUND.

OWNER'S CERTIFICATION

WE, ANTHONY JACOB GREENWELL AND CANDLIST SHARON GREENWELL, THE OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HERETO, ADOPT THIS MINOR SUBDIVISION PLAT UPON ITS APPROVAL BY ALL REQUIRED AGENCIES. THERE ARE NO PENDING SUITS OR ACTIONS AT LAW, EASES, LIENS, MORTGAGES OR DEEDS OF TRUST AFFECTING THIS SUBDIVISION EXCEPT AS NOTED OR SHOWN HEREON. ALL PARTIES IN INTEREST HAVE AFFIXED THEIR SIGNATURES AND INDICATED THEIR ASSENT TO THE PLAT.

WE, HEREBY GRANT UNTO THE ST. MARY'S COUNTY METROPOLITAN COMMISSION, ITS SUCCESSORS AND ASSIGNS, A RIGHT OF INGRESS AND EGRESS OVER, AND A PERPETUAL EASEMENT IN THE 10' EASEMENT (ALONG ALL LOT LINES), AS WELL AS OTHERS THAT MAY BE SHOWN HEREIN, FOR CONSTRUCTION, REPAIR, MAINTENANCE, INSPECTION, AND OPERATION OF PUBLIC WATER AND SEWER FACILITIES, SHOULD SUCH FACILITIES EVER BE INSTALLED.

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 3-108 OF THE ANNOTATED CODE OF MARYLAND (REAL PROPERTY ARTICLE) AS FAR AS IT CONCERNS THE MAKING OF THIS PLAN AND THE SETTING OF THE MARKERS REQUIRED THEREIN HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

ANTHONY JACOB GREENWELL DATE

CANDLIST SHARON GREENWELL DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THE PLAT SHOWN HEREON IS CORRECT (SUBJECT TO TITLE SEARCH) AND CONFORMS TO THE SPECIFICATIONS; THAT THIS IS A MINOR SUBDIVISION PLAT OF THE PROPERTY CONVEYED UNTO ANTHONY JACOB GREENWELL AND CANDLIST SHARON GREENWELL, BY DEED DATED JANUARY 25, 2010 FROM ARROWHEAD, LLC, AS RECORDED IN THE LAND RECORDS OF ST. MARY'S COUNTY IN LIBER JMW 3400 AT FOLIO 341.

THE REQUIREMENTS OF SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND (REAL PROPERTY ARTICLE) AS FAR AS IT CONCERNS THE MAKING OF THE PLAN AND THE SETTING OF THE MARKERS REQUIRED THEREIN HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

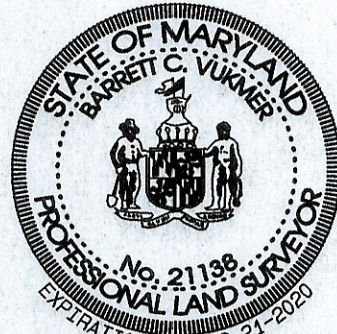
BARRETT C. VUKMER
REGISTERED PROFESSIONAL LAND SURVEYOR #21138
MANAGING MEMBER
CHESAPEAKE TRAILS SURVEYING, L.L.C.

DATE

LEGEND

	FLOODPLAIN
	15%-25% SLOPES
	25%+ SLOPES
	PERC TEST
	WOODS LINE
	SOILS LINE
	EASEMENT LINE
IRS	IRON ROD SET & CAP #21146
RCF	REBAR & CAP FOUND
IPF	IRON PIPE FOUND
●	MONUMENTATION FOUND
⊙	POWER POLE

Barrett C. Vukmer

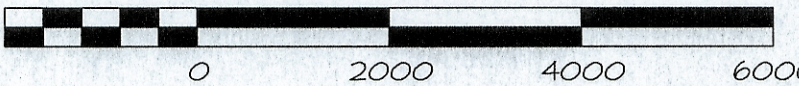


RECEIVED

JUL 23 2018

St. Mary's County
Land Use & Growth Management

GRAPHIC SCALE 1"=2000'



ATTACHMENT 3

LUGM#
17-110-005

ST. MARY'S COUNTY
OFFICE OF
ENVIRONMENTAL HEALTH

APPROVAL DATE

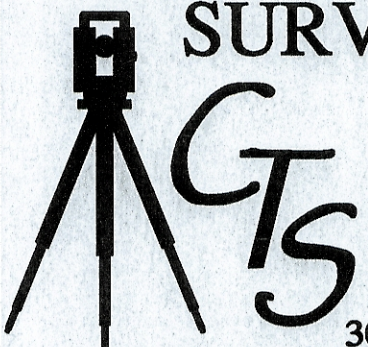
DIRECTOR

ST. MARY'S COUNTY
DEPARTMENT OF
LAND USE & GROWTH
MANAGEMENT

APPROVAL DATE

DIRECTOR

CHESAPEAKE TRAILS
SURVEYING, LLC



COURT SQUARE BUILDING
22660 WASHINGTON STREET
P. O. BOX 957
LEONARDTOWN, MD 20650
301-475-5900 FAX 301-475-9535

PRELIMINARY
MINOR SUBDIVISION PLAT
"GRANDVIEW HAVEN"
PHASE TWO
RESUBDIVISION OF FARMSTEAD LOT 12,
LOTS 500-12A, 500-12B AND 500-12C

FOURTH ELECTION DISTRICT
ST. MARY'S COUNTY, MARYLAND
FOR: ANTHONY GREENWELL

DATE	03/23/17
JOB #	16-011
FOLDER	M18B11P13
SCALE	AS SHOWN
DRAWN	D.FOGEL
CHECKED	B.VUKMER
REVISED	
DRAFT	
SHEET	1 OF 2

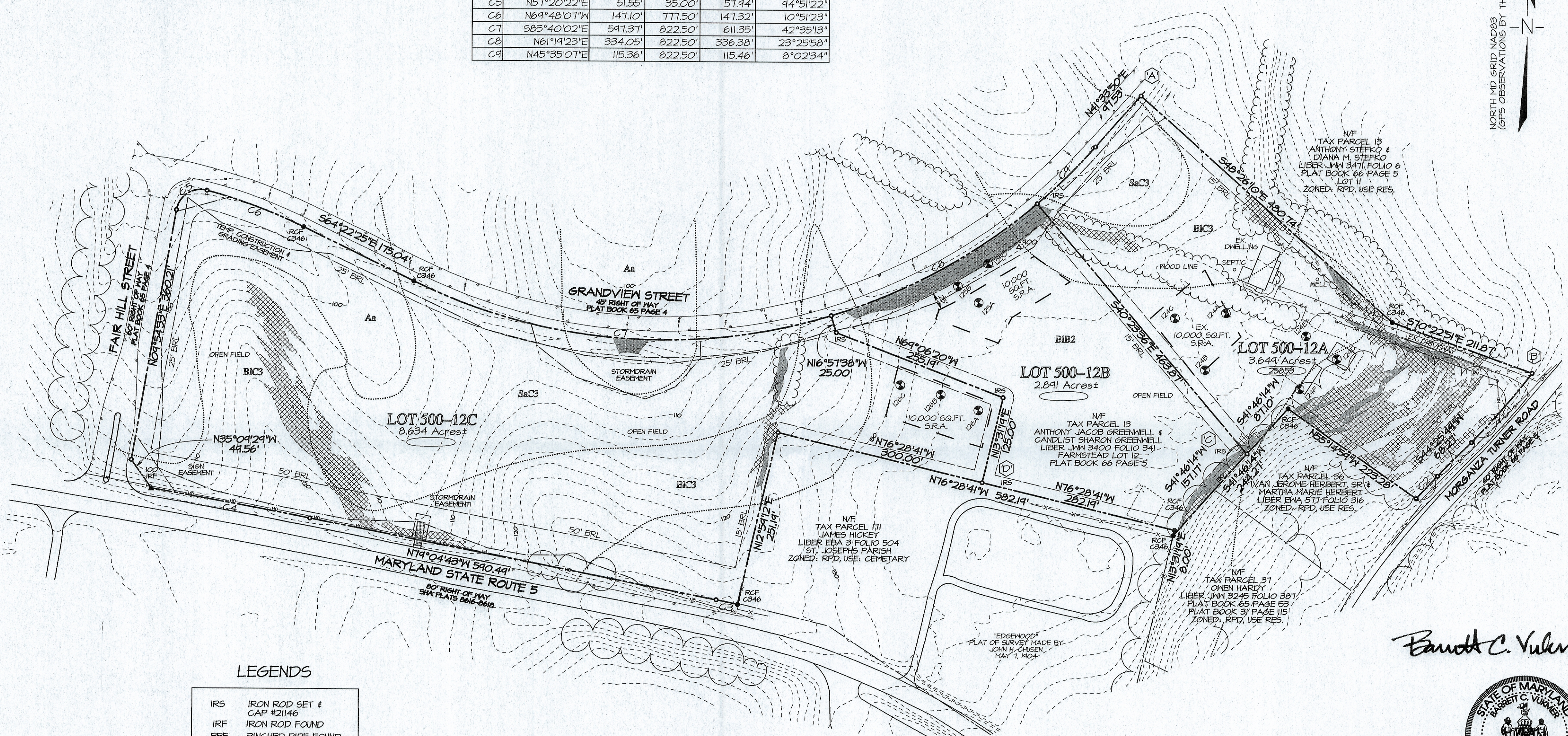
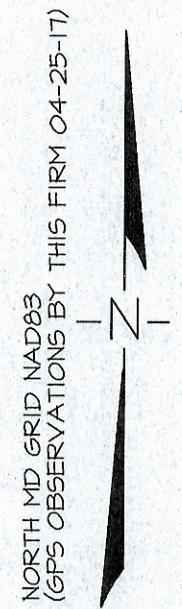
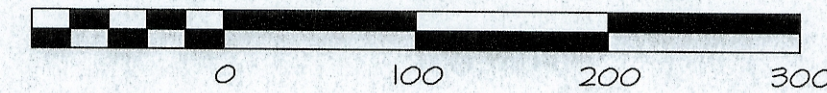
COORDINATE TABLE

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'C'	258965.5174	1399612.2690
'D'	258922.0540	1399235.0703

CURVE TABLE

LINE	CHORD BEARING	CHORD	RADIUS	ARC	DELTA
C1	S41°13'44"W	130.62'	1170.00'	130.64'	6°24'00"
C2	N43°19'51"E	44.32'	1154.96'	44.32'	2°11'56"
C3	N78°19'26"W	31.21'	1185.92'	31.21'	1°30'28"
C4	N79°39'07"W	230.12'	11498.95'	230.12'	1°08'48"
C5	N57°20'22"E	51.55'	35.00'	57.94'	44°51'22"
C6	N69°48'07"W	147.10'	771.50'	147.32'	10°51'23"
C7	S85°40'02"E	597.37'	822.50'	611.35'	42°35'13"
C8	N61°19'23"E	334.05'	822.50'	336.38'	23°25'58"
C9	N45°35'07"E	115.36'	822.50'	115.46'	8°02'34"

GRAPHIC SCALE 1"=100'

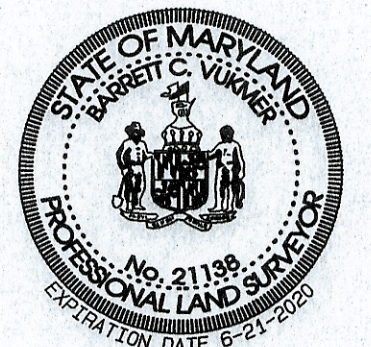


LEGENDS

IRS	IRON ROD SET & CAP #21146
IRF	IRON ROD FOUND
PPF	PINCHED PIPE FOUND
RCF	REBAR & CAP FOUND
IPF	IRON PIPE FOUND
●	MONUMENTATION FOUND
○	POWER POLE

	FLOODPLAIN
	15%-25% SLOPES
	25%+ SLOPES
● '1A'	PERC TEST
	WOODS LINE
	SOILS LINE
	EASEMENT LINE

Barrett C. Vukmer



LUGM# 17-110-005

ST. MARY'S COUNTY DEPARTMENT OF LAND USE & GROWTH MANAGEMENT DATE _____ DIRECTOR _____ CHAIRMAN _____	CHESAPEAKE TRAILS SURVEYING, LLC COURT SQUARE BUILDING 22660 WASHINGTON STREET P. O. BOX 957 LEONARDTOWN, MD 20650 301-475-5900 FAX 301-475-9535	PRELIMINARY MINOR SUBDIVISION PLAT "GRANDVIEW HAVEN" PHASE TWO RESUBDIVISION OF FARMSTEAD LOT 12, LOTS 500-12A, 500-12B AND 500-12C FOURTH ELECTION DISTRICT ST. MARY'S COUNTY, MARYLAND FOR: ANTHONY GREENWELL		03/23/17 DATE 16-011 JOB # M10B11P13 FOLDER 1"=100' SCALE D.FOGEL DRAWN B.VUKMER CHECKED DRAFT REVISED 2 OF 2 SHEET