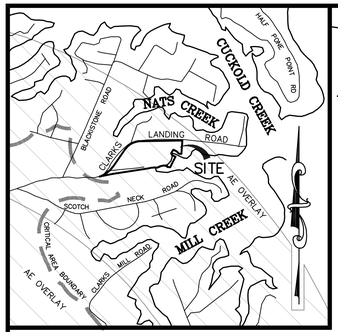


VICINITY MAP – SCALE: 1"=2,000'

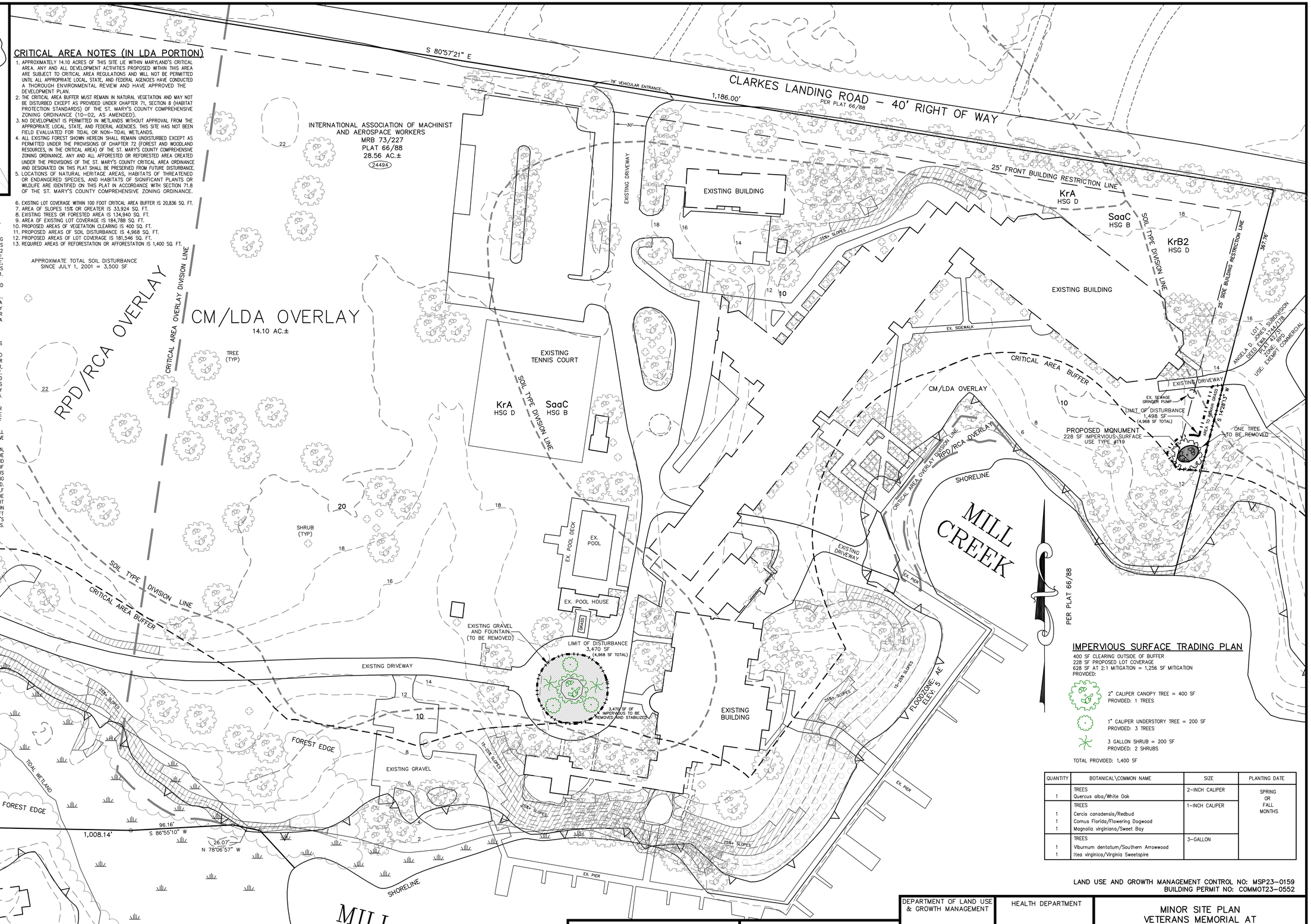
GENERAL NOTES

1. THIS SITE IS LOCATED ON TAX MAP 27, GRID 17, PARCEL 157.
2. PRESENT ZONING: RPD (RCA OVERLAY) & CM (LDA OVERLAY) THE ENTIRETY OF THIS SITE LIES WITHIN AE-4 ZONING OVERLAY.
3. 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 10-02 CHAPTER 32.3.2 AND SCHEDULE 32.1 FOR ZONE RPD AS FOLLOWS: 25' FRONT, 15' SIDE, AND 20' REAR AND FOR ZONE CM AS FOLLOWS: 25' FRONT, 25' SIDE, AND 25' REAR APPLIED FROM THE MORE RESTRICTIVE OF THE LOT LINES OR FROM SENSITIVE AREAS MAPPED PER CZO 10-02 CHAPTER 71.
4. NO PLUMBING IS PROPOSED TO SERVE THIS PROPOSED MEMORIAL.
5. WATER SUPPLY SHALL BE FROM AN EXISTING INDIVIDUAL DEEP DRILLED WELL TO AN APPROVED CONFINED AQUIFER.
6. SEWAGE FLOW SHALL BE TO AN EXISTING INDIVIDUAL SEPTIC SYSTEM..
7. "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. THE 20,000 SQUARE FOOT AREA INCLUDES THE COMBINED AREA OF SEWAGE RESERVE AREA PLUS THE BUILDING SITE.
8. PRESENT SEWER CATEGORY: NPS (NO PLANNED SERVICE) PRESENT WATER CATEGORY: NPS (NO PLANNED SERVICE)
9. THIS BUILDING PERMIT SITE PLAN IS IN COMPLIANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE WATER AND SEWER PLAN.
10. THIS SITE IS EXEMPT FROM STORMWATER MANAGEMENT PURSUANT TO THE ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE. ANY FURTHER DEVELOPMENT SHALL BE SUBJECT TO THE PROVISIONS OF THE STORMWATER, MANAGEMENT, GRADING, EROSION AND SEDIMENT CONTROL ORDINANCE.
11. SUBJECT PROPERTY APPEARS TO BE IN FLOOD HAZARD ZONE "AE" AS DELINEATED ON FLOOD INSURANCE RATE MAPS FOR ST. MARY'S COUNTY, MARYLAND, AS DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 24037C0184F, EFFECTIVE DATE NOVEMBER 19TH, 2014. THE BASE FLOOD ELEVATION IS AT 5' BASED ON NAVD 1988.
12. THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ACT PER SECTION 75.2.2.B. OF THE ST. MARY'S COMPREHENSIVE ZONING ORDINANCE AND A DECLARATION OF INTENT SHALL BE FILED WITH THE DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT.
13. THIS SUBDIVISION LIES WITHIN THE AIRPORT ENVIRONS (AE) OVERLAY AND SHALL BE IN COMPLIANCE WITH CHAPTER 43 OF THE ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE.
    a. WITHIN THE AREA OF THE TRACT HEREBY CREATED, NO STRUCTURE, ERECTION, OBJECT, GROWTH OF TREES, OR VEGETATION WITHIN THE BOUNDARIES OF THE TRACT HEREIN DESCRIBED, NOR ANY OTHER OBJECTS PLACED WITHIN SAID TRACT, SHALL PENETRATE THE AE OVERLAY SUBDISTRICT SURFACES OF AN AIRPORT OR HELIPORT. OWNER, THEIR HIS/HER/THEIR/IT'S THEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTAINING AND PRUNING TREES AND VEGETATION SO THIS HEIGHT RESTRICTION IS NOT EXCEEDED.
    b. THE LANDOWNER EXPRESSLY RESERVES FOR THE USE AND BENEFIT OF ITSELF AND THE PUBLIC A RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE LANDS IDENTIFIED HEREIN, TOGETHER WITH THE RIGHT TO CAUSE ABOVE SUCH TRACT ALL SUCH NOISE, FUMES, DUST, VIBRATION AND FUEL PARTICLES AS MAY BE INHERENT IN THE OPERATION OF AIRCRAFT USING SAID AIRSPACE FOR LANDING AND TAKING OFF FROM THE ST. MARY'S COUNTY REGIONAL AIRPORT AND OTHER REGULATED PUBLIC LANDING STRIPS.

CRITICAL AREA NOTES (IN LDA PORTION)

1. APPROXIMATELY 14.10 ACRES OF THIS SITE LIE WITHIN MARYLAND'S CRITICAL AREA. ANY AND ALL DEVELOPMENT ACTIVITIES PROPOSED WITHIN THIS AREA ARE SUBJECT TO CRITICAL AREA REGULATIONS AND WILL NOT BE PERMITTED UNTIL ALL APPROPRIATE LOCAL, STATE, AND FEDERAL AGENCIES HAVE CONDUCTED A THOROUGH ENVIRONMENTAL REVIEW AND HAVE APPROVED THE DEVELOPMENT PLAN.
2. THE CRITICAL AREA BUFFER MUST REMAIN IN NATURAL VEGETATION AND MAY NOT BE DISTURBED EXCEPT AS PROVIDED UNDER CHAPTER 71, SECTION 8 (HABITAT PROTECTION STANDARDS) OF THE ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE (10-02, AS AMENDED).
3. NO DEVELOPMENT IS PERMITTED IN WETLANDS WITHOUT APPROVAL FROM THE APPROPRIATE LOCAL, STATE, AND FEDERAL AGENCIES. THIS SITE HAS NOT BEEN FIELD EVALUATED FOR TIDAL OR NON-TIDAL WETLANDS.
4. ALL EXISTING FOREST SHOWN HEREON SHALL REMAIN UNDISTURBED EXCEPT AS PERMITTED UNDER THE PROVISIONS OF CHAPTER 72 (FOREST AND WOODLAND RESOURCES, IN THE CRITICAL AREA) OF THE ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE. ANY AND ALL AFFORESTED OR REFORESTED AREA CREATED UNDER THE PROVISIONS OF THE ST. MARY'S COUNTY CRITICAL AREA ORDINANCE AND DESIGNATED ON THIS PLAT SHALL BE PRESERVED FROM FUTURE DISTURBANCE.
5. LOCATIONS OF NATURAL HERITAGE AREAS, HABITATS OF THREATENED OR ENDANGERED SPECIES, AND HABITATS OF SIGNIFICANT PLANTS OR WILDLIFE ARE IDENTIFIED ON THIS PLAT IN ACCORDANCE WITH SECTION 71.8 OF THE ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE.
6. EXISTING LOT COVERAGE WITHIN 100 FOOT CRITICAL AREA BUFFER IS 20,836 SQ. FT.
7. AREA OF SLOPES 15% OR GREATER IS 33,924 SQ. FT.
8. EXISTING TREES OR FORESTED AREA IS 134,940 SQ. FT.
9. AREA OF EXISTING LOT COVERAGE IS 184,788 SQ. FT.
10. PROPOSED AREAS OF VEGETATION CLEARING IS 400 SQ. FT.
11. PROPOSED AREAS OF SOIL DISTURBANCE IS 4,968 SQ. FT.
12. PROPOSED AREAS OF LOT COVERAGE IS 181,546 SQ. FT.
13. REQUIRED AREAS OF REFORESTATION OR AFFORESTATION IS 1,400 SQ. FT.

APPROXIMATE TOTAL SOIL DISTURBANCE SINCE JULY 1, 2001 = 3,500 SF



IMPERVIOUS SURFACE TRADING PLAN

400 SF CLEARING OUTSIDE OF BUFFER
228 SF PROPOSED LOT COVERAGE
628 SF AT 2:1 MITIGATION = 1,256 SF MITIGATION
PROVIDED:

2" CALIPER CANOPY TREE = 400 SF
PROVIDED: 1 TREES

1" CALIPER UNDERSTORY TREE = 200 SF
PROVIDED: 3 TREES

3 GALLON SHRUB = 200 SF
PROVIDED: 2 SHRUBS

TOTAL PROVIDED: 1,400 SF

QUANTITY	BOTANICAL\COMMON NAME	SIZE	PLANTING DATE
1	TREES Quercus alba/White Oak	2-INCH CALIPER	SPRING OR FALL MONTHS
1 1 1	TREES Cercis canadensis/Redbud Cornus Florida/Flowering Dogwood Magnolia virginiana/Sweet Bay	1-INCH CALIPER	
1 1	TREES Viburnum dentatum/Southern Arrowwood Itea virginica/Virginia Sweetspire	3-GALLON	

LAND USE AND GROWTH MANAGEMENT CONTROL NO: MSP23-0159
BUILDING PERMIT NO: COMMOT23-0552

NO.	DATE	DESCRIPTION	BY
3.	8/8/23	REFORESTATION CHANGE	ZJA
2.	7/24/23	ENVIRONMENTAL COMMENTS	ZJA
1.	7/12/23	PLANNER COMMENTS	ZJA

REVISION

LINEAR SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
42120 ST. ANDREWS CHURCH ROAD
LEONARDTOWN, MARYLAND 20650
PHONE: (301)475-9000

DEPARTMENT OF LAND USE & GROWTH MANAGEMENT
DATE
DIRECTOR

HEALTH DEPARTMENT
DATE
DIRECTOR

MINOR SITE PLAN
VETERANS MEMORIAL AT
WILLIAM W. WINPISINGER EDUCATION
AND TECHNOLOGY CENTER
SIXTH ELECTION DISTRICT
ST. MARY'S COUNTY, MARYLAND

DRAWING: 27157SP | DATE: 6/14/23 | SCALE: 1"=40' | SHEET 1 OF 1