

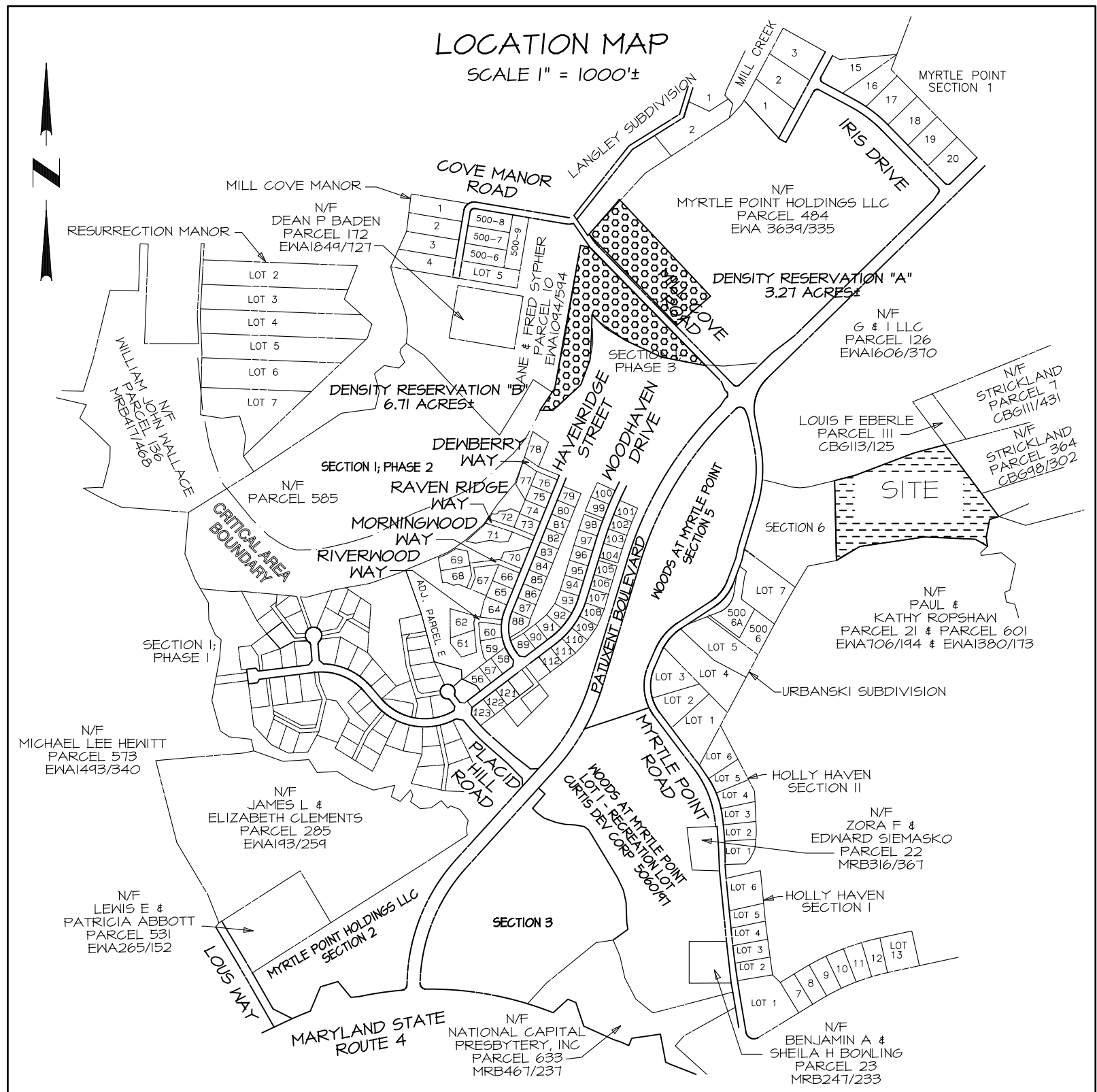
THE WOODS AT MYRTLE POINT

SECTION SIX

MAJOR SUBDIVISION PLAT

LOT - 224

- THE PROPERTY SHOWN HEREON IS ZONED R.L., R.C.A. WITH AN AE4 OVERLAY AND IS LOCATED ON TAX MAP 34, TAX GRID 6, TAX PARCEL 587, 10.02 AC.±. RESIDENTIAL DENSITY REQUIREMENTS: OVERALL SITE = 5 CRITICAL AREA LOTS ALLOWED, EXISTING, PROPOSED HEREON WITH A 9.98 DENSITY RESERVATION TO BE LOCATED ON PARCEL 484 AND 753 OUTPARCEL "B". 3 CRITICAL AREA LOTS REMAIN WITHIN THE MYRTLE POINT DEVELOPMENT.
- 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) 10-02 CHAPTER 32.3.2 AND SCHEDULE 32.1 FOR ZONE R.L. AS FOLLOWS: 25' FRONT, 10' SIDE AND 20' REAR APPLIED FROM THE MORE RESTRICTIVE OF THE LOT LINES OR FROM SENSITIVE AREAS MAPPED PER CZO 10-02 CHAPTER 71. THESE LOTS ARE TO BE SERVED BY A PUBLIC SEWER AND WATER SYSTEM. THE METHOD OF WATER SUPPLY AND FIRE SUPPRESSION ARE TO BE FROM A PUBLIC WATER SYSTEM AND INSTALLED PER THE CURRENT BUILDING CODE. CURRENT WATER AND SEWERAGE PLAN CATEGORY DESIGNATION ARE AS FOLLOWS: WATER W-60 AND SEWER S-60.
- THIS SUBDIVISION IS IN COMPLIANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE WATER & SEWERAGE PLAN.
- 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. THE PROPERTY SHOWN HEREON IS SUBJECT TO A TITLE SEARCH PREPARED BY BLUE CRAB TITLE, INC. WHERE APPLICABLE ANY EASEMENTS, RIGHT-OF-WAYS OR AGREEMENTS HAVE BEEN SHOWN.
- AREAS ESTABLISHED FOR RESOURCE PROTECTION ON THE SITE, IN ACCORDANCE WITH REQUIRED PROTECTION LEVELS, MUST REMAIN IN UNDISTURBED OPEN SPACE AND UNDEVELOPED.
- LOT 224 IS TO BE SERVED BY THE 40' ACCESS AND UTILITY EASEMENT TO MYRTLE POINT ROAD AS SHOWN HEREON - DEER CROSSING LANE. THERE ARE CURRENTLY 9 LOTS PARCELS SERVED BY DEER CROSSING LANE.
- THERE ARE EXISTING NON-CONFORMING STRUCTURES WITHIN THE SUBJECT PROPERTY IN ACCORDANCE WITH CHAPTER 52.4 OF THE ST. MARY'S COUNTY ZONING ORDINANCE, AS SHOWN HEREON.
- THERE ARE NO ADDITIONAL PLANS FOR SUBDIVISION AT THIS TIME.
- THE PREMISE ADDRESS FOR THIS LOT IS SHOWN AS THUS, VERTICAL DATUM IS NAD88 AND HORIZONTAL DATUM IS NAD83.
- NORTH REFERENCE IS AS INDICATED HEREON.
- THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD HAZARD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP #24037C0184F AND #24037C0203F, DATED 11/19/2014.
- WETLAND SHOWN HEREON ARE SHOWN FROM A DELINEATION PROVIDED TO THIS FIRM BY THE OWNERS THAT WAS PREVIOUSLY PERFORMED DURING THE FSD EXAMINATION, DNR MAPPING ALSO INDICATE WETLANDS.
- SOIL TYPES SHOWN HEREON ARE TAKEN FROM THE WEB SOIL SURVEY FOR ST. MARY'S COUNTY.
- TOPOGRAPHY SHOWN HEREON AS 2' CONTOURS ARE TAKEN FROM THE ST. MARY'S COUNTY GOVERNMENT TOPOGRAPHIC MAP AND FIELD RUN BY THIS FIRM.
- NO CRITICAL HABITATS, CULTURAL FEATURES OR HISTORIC SITES WERE FOUND ON THE PROPOSED LOTS BY METHODS FOR IDENTIFICATION AS INDICATED IN THE ST. MARY'S COUNTY ZONING ORDINANCE.
- SUBDIVISION SHOWN HEREON IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS OF THE ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE PER SECTION 75.2.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON LOT 224, STORMWATER MANAGEMENT AND OVERLOT GRADING SHALL BE PROVIDED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT, GRADING, EROSION AND SEDIMENT CONTROL ORDINANCE.
- THE STORMWATER MANAGEMENT MUST BE ADDRESSED IN ACCORDANCE WITH SECTION 5.1.3 OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) DESIGN MANUAL IN ORDER TO PROVIDE ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENTS PRACTICABLE.
- 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 HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING AND PRUNING TREES AND VEGETATION SO THIS HEIGHT RESTRICTION IS NOT EXCEEDED.
- THE LAND-OWNER 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.
- FOREST INTERIOR DWELLING SPECIES HABITAT NOTES:
A. DEVELOPMENT ACTIVITIES INCLUDING CLEARING, GRADING, AND CONSTRUCTION SHALL BE MINIMIZED DURING THE MAY TO AUGUST BREEDING SEASON.
B. UNAVOIDABLE DEVELOPMENT ACTIVITIES OR OTHER DISTURBANCES DURING THE MONTHS OF MAY TO AUGUST BREEDING SEASON SHALL BE FOCUSED ON THE PERIPHERY OF THE AREA (ROADS, UTILITY LINES, CORRIDORS AND STRUCTURES).
C. CONTINUOUS COVER OF BRANCHES AND FOLIAGE FORMED BY THE CROWNS OF ADJACENT TREES (FOREST CANOPY) AND TREES AND SHRUBS UNDERNEATH THE CANOPY (UNDERSTORY VEGETATION) SHOULD BE RETAINED IN SO FAR AS POSSIBLE.
D. CLEARING AND DEVELOPMENT ACTIVITIES SHOULD BE CLUSTERED AND CREATION OF SMALL CLEARINGS SHOULD BE MINIMIZED.
E. WHERE FOREST MUST BE CLEARED, THE CLEARED FOREST SHOULD BE ALLOWED OR ENCOURAGED TO RETURN TO A NATIVE VEGETATION IN SO MUCH AS POSSIBLE. ALL UNDERGROUND INFORMATION SHOWN WAS LOCATED FROM THE BEST ABOVE GROUND INFORMATION.
- THE ADJACENT PROPERTY INFORMATION SHOWN ON THIS PLAT HAS BEEN COMPILED FROM THE 2018 MARYLAND ASSESSMENT AND TAXATION REAL PROPERTY SYSTEM OF ST. MARY'S COUNTY AND MAY NOT ACCURATELY REPRESENT THE CURRENT LAND OWNERS OR DEED REFERENCES.
- THIS SITE IS LOCATED IN THE PATUXENT RIVER WATERSHED AND SHALL BE REQUIRED TO DESIGN AND IMPLEMENT MEASURES TO PREVENT SEVERE EROSION OF HIGHLY ERODIBLE SOILS LOCATED ON & OFF-SITE FROM THE EFFECTS OF ALTERED DRAINAGE PATTERNS AND DISCHARGE OF CONCENTRATED RUNOFF. THESE MEASURES SHALL BE MANAGED USING THE BEST MANAGEMENT PRACTICES (BMPs) ON-SITE & OFF-SITE PRIOR TO A BUILDING PERMIT.
- NO USE SHALL BE MADE OF, NOR SHALL ANY IMPROVEMENTS BE CONSTRUCTED IN ANY FLOODPLAIN AND DRAINAGE EASEMENT WITHOUT SPECIFIC AUTHORIZATION FROM THE ST. MARY'S COUNTY DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT. THE APPLICANT HAS CHOSEN TO FORGO A STORMWATER MANAGEMENT CONCEPT PLAN FOR LOT 224 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.
- THE RIGHT-OF-WAY FOR LANES AS DEFINED IN THE ST. MARY'S COUNTY ZONING ORDINANCE ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE COUNTY; NOR SHALL SUCH LANES BE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY HIGHWAY MAINTENANCE SYSTEM UNTIL SUCH ARE IMPROVED TO THE APPROPRIATE COUNTY ROAD STANDARD AT THE LOT OWNERS EXPENSE.
- 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.
- THIS LOT WILL USE THE BUS SHELTER FOR SECTION 6.



ST. MARY'S COUNTY
OFFICE OF
ENVIRONMENTAL HEALTH

DATE

DIRECTOR

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

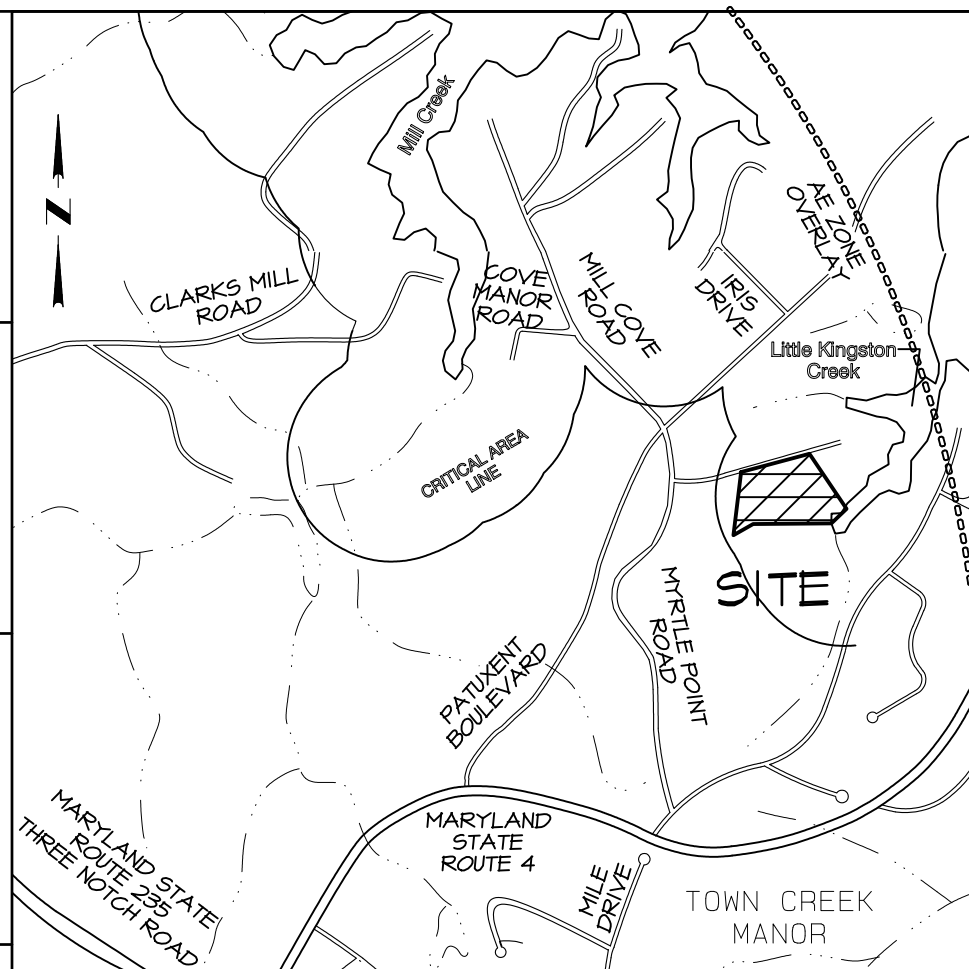
P. C. CHAIRMAN DATE

DIRECTOR DATE

ST. MARY'S COUNTY
METROPOLITAN
COMMISSION

DATE

DIRECTOR



VICINITY MAP
SCALE 1" = 2000'

OWNER'S CERTIFICATION
WE, MYRTLE POINT HOLDINGS, LLC, THE OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HERETO, ADOPT THIS MAJOR SUBDIVISION PLAT UPON ITS APPROVAL BY ALL REQUIRED AGENCIES. THERE ARE NO PENDING SUITS OR ACTIONS AT LAW, LEASES, 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.

MYRTLE POINT HOLDINGS, LLC
GEORGE T. CURTIS III, PRESIDENT DATE

SURVEYOR'S CERTIFICATION
I, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT AND CONFORMS TO THE SPECIFICATIONS; THAT THIS IS A MAJOR SUBDIVISION PLAT OF PART OF THE LAND CONVEYED UNTO MYRTLE POINT HOLDINGS, LLC BY DEED DATED NOVEMBER 4, 2011, FROM P.F. SUMMERS, MYRTLE POINT LLC, IN FEE SIMPLE, AS RECORDED AMONG THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND IN LIBER 3639 AT FOLIO 335.

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

THIS PLAT WAS PREPARED EITHER BY SOMEONE UNDER MY DIRECT SUPERVISION OR BY MYSELF.

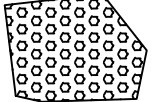
BARRETT C. VUKMER
REGISTERED PROFESSIONAL LAND SURVEYOR #21138
MANAGING MEMBER CHESAPEAKE TRAILS SURVEYING, LLC DATE

Summary Information on Development Impacts

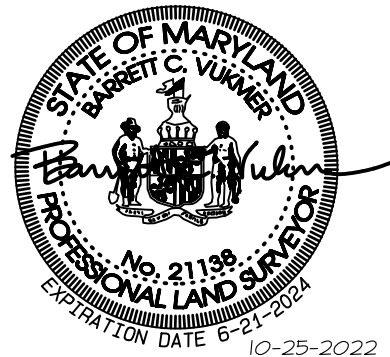
	Before Construction	Year					Total at Buildout
		1	2	3	4	5	
WOODS AT MYRTLE POINT Section 4 Lots 224 Planned start of construction 6-15-2024 Planned end of construction 2-15-2024							
Dwelling units	0	1	0	0	0	0	1
Non-residential development square footage	0	0	0	0	0	0	0
Total trip generation from residences (ADT)	0	5.86	0	0	0	0	5.86
Total trip generation from non-residential development	0	0	0	0	0	0	0
Elementary	0.215 per unit	0	.215	0	0	0	.215
Middle	0.109 per unit	0	.109	0	0	0	.109
High	0.116 per unit	0	.116	0	0	0	.116
Average daily water usage (Residential)	0	0	250	250	250	250	250
Average daily sewage usage (Residential)	0	0	250	250	250	250	250
Percent impervious surface over development envelope	0	5	0	0	0	0	5
Percent forest cover within development envelope	100	90	90	90	90	90	90

CRITICAL AREA LOT 224 COVERAGE & FOREST CLEARING TABLE

	RCA ACREAGE	RCA ALLOWED COVERAGE	EXISTING LOT COVERAGE	15% REQ. VEG COVERAGE	EX VEG COVERAGE
LOT 224	10.02	1.503 AC.	0.138 AC.	1.503 AC.	9.452 AC.

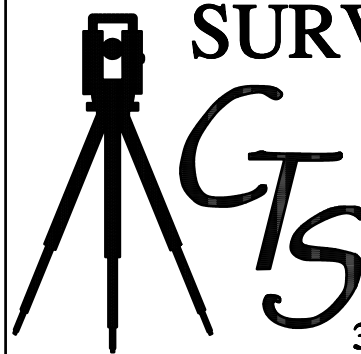
TAX IDENTIFICATION	EXISTING DENSITY	PROPOSED DENSITY FOR LOT 224	CA ZONING
TM34 PAR 484 08-029075 47.56 AC.	NONE	3.27 ACRES±	RCA
TM 34 P 753 OP B 08-177969 27.32	NONE	6.71 ACRES±	RCA
 <p>DENSITY AREAS AS SHOWN IN LOCATION MAP</p>			

APPROVED PHASING PLAN THE WOODS AT MYRTLE POINT			
RCA AREA TOTAL 107.6 ACRES		DENSITY 5 UNITS	
EXISTING RCA	DEVELOPMENT		
FS 1	20.0 ACRES	1 DEVELOPMENT UNIT	TAX ACCT 08-179208
LOT 500-129	0.50 ACRES	1 DEVELOPMENT UNIT	TAX ACCT 08-179314
LOT 224	10.02 ACRES	1 DEVELOPMENT UNIT	LUGM# MJSB22-0021
2 DEVELOPMENT UNITS REMAIN			



10-25-2022

CHESAPEAKE TRAILS
SURVEYING, LLC



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

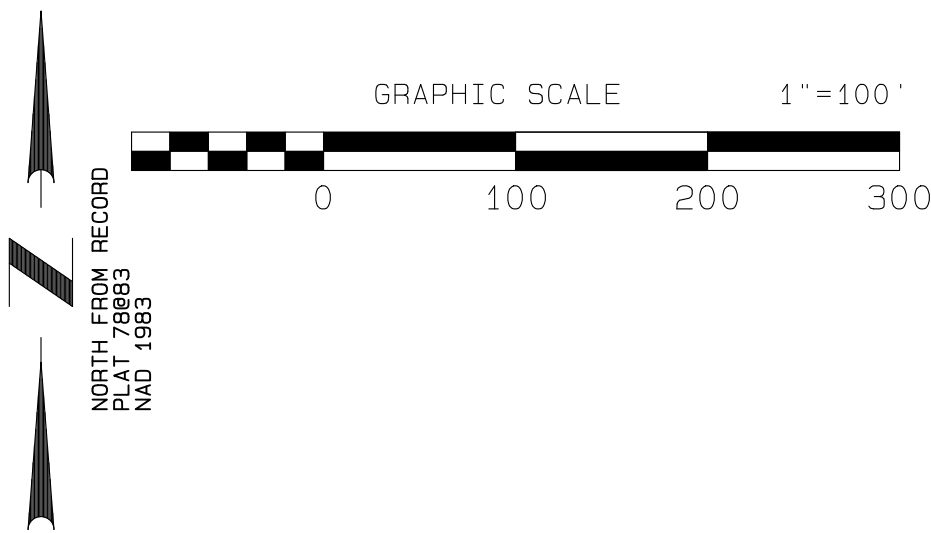
LUGM #MJSB22-0021

WOODS AT MYRTLE POINT
LOT #224 SECTION 6
10.02 ACRES±
LOCATED OFF OF
MYRTLE POINT ROAD

8TH ELECTION DISTRICT
ST. MARY'S COUNTY, MARYLAND
FOR: CURTIS DEVELOPMENT

DATE	12/22/21
JOB #	16-121
FOLDER	M34 B6
SCALE	1" = 100'
DRAWN	VUKMER
CHECKED	VUKMER
REVISED	
10-3-22	
10-25-2022	
2-24-23/23/23	
SHEET 1 OF 2	

LINE	BEARING	DISTANCE
L1	S84°27'148"W	55.20'
L2	S66°02'101"W	31.21'
L3	S46°11'25"W	14.07'
L4	N16°52'07"E	8.66'
L5	N77°21'36"E	5.48'
L6	N43°55'702"E	39.46'
L7	S52°26'23"W	25.25'
L8	S67°33'51"W	16.06'
L9	S16°50'05"E	8.26'
L10	S12°33'32"W	31.92'
L11	N94°54'43"E	11.61'
L12	S65°22'42"W	12.67'
L13	S67°01'40"E	21.88'
L14	S79°32'04"E	24.44'
L15	N14°30'32"W	14.32'
L16	S87°05'24"E	27.71'
L17	N32°50'36"W	12.72'
L18	S68°39'16"E	31.79'
L19	N50°54'17"W	15.48'
L20	N11°04'32"E	4.57'
L21	S16°44'24"E	28.91'



ST. MARY'S COUNTY
OFFICE OF
ENVIRONMENTAL HEALTH

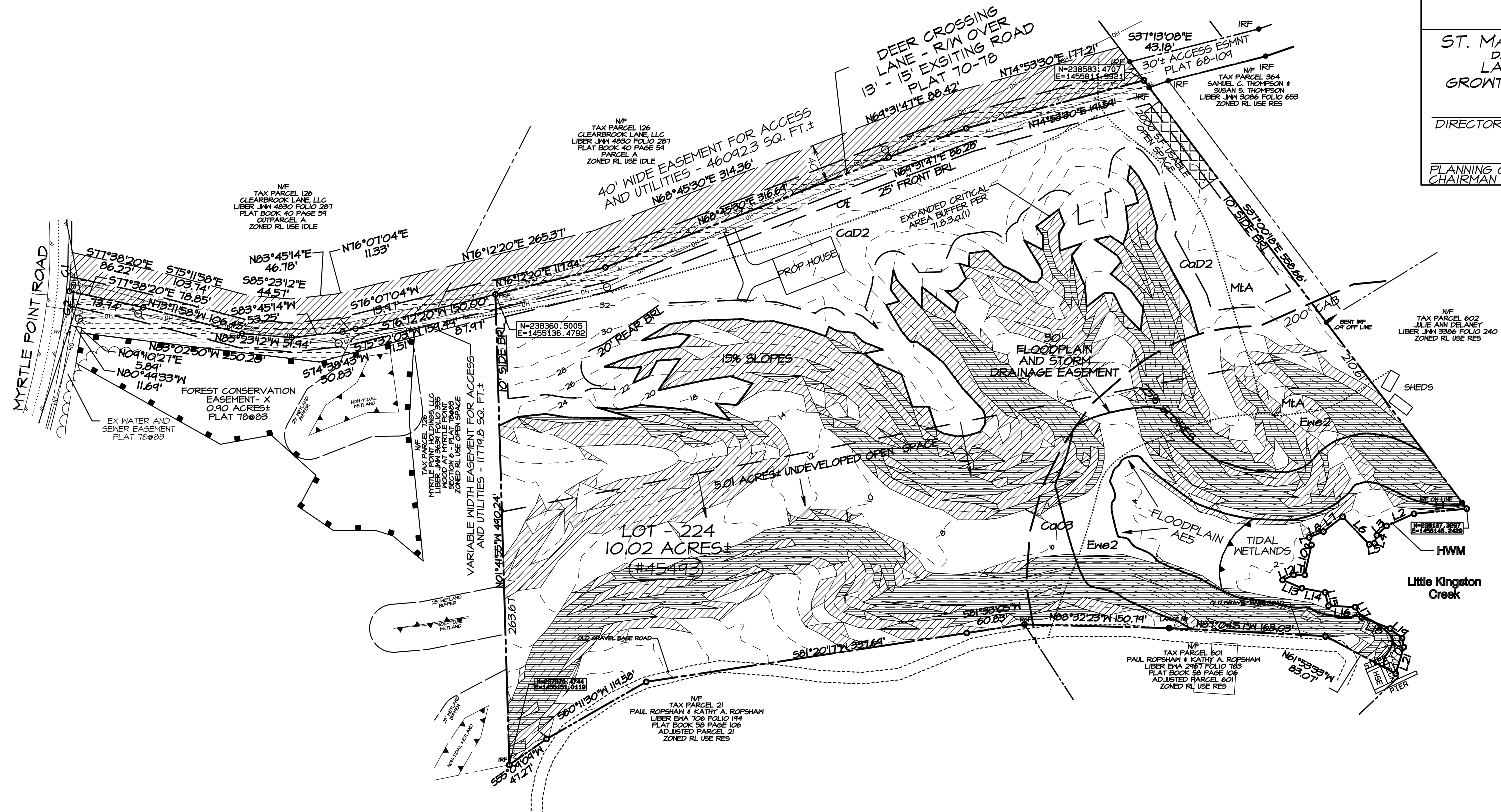
DATE _____

DIRECTOR

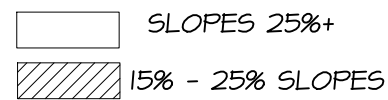
ST. MARY'S COUNTY
DEPARTMENT OF
LAND USE and
GROWTH MANAGEMENT

DATE _____

PLANNING COMMISSION DATE
CHAIRMAN



LEGEND



STREAM BUFFER

STREAM

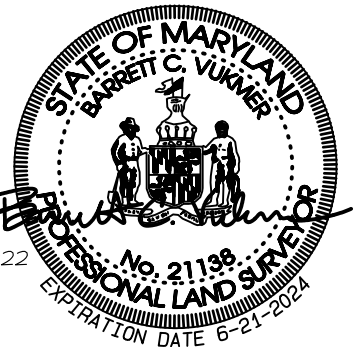
 WOODS LINE

SOILS LINE

WETLANDS

WETLAND BUFFER

1. ALL OF THIS SITE IS 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 (02-01 AS AMENDED).
3. NO DEVELOPMENT IS PERMITTED IN WETLANDS WITHOUT APPROVAL FROM THE APPROPRIATE LOCAL, STATE, AND FEDERAL AGENCIES. WETLANDS SHOWN HEREON ARE SHOWN FROM A DELINEATION PROVIDED TO THIS FIRM BY THE OWNERS THAT WAS PREVIOUSLY PERFORMED DURING THE FSD EXAMINATION. DNR MAPPING ALSO INDICATE WETLANDS.
4. ALL EXISTING FOREST SHOWN HEREON SHALL REMAIN UNDISTURBED EXCEPT AS PERMITTED UNDER THE PROVISIONS OF CHAPTER 71 (FOREST AND WOODLAND RESOURCES, IN THE CRITICAL AREA) OF THE ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE. ANY AND ALL AFFORESTED OR REFORESTED AREAS 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 COVERAGE WITHIN THE CRITICAL AREA BUFFER IS 0 SQ. FT.
7. AREA OF 15% SLOPES OR GREATER IS 3.92 ACRES±.
8. EXISTING TREES OR FORESTED AREA IS 9.952 ACRES±.
9. EXISTING COVERAGE IS 6026 SQ FT OR 0.14 AC.+.
10. PROPOSED AREAS OF VEGETATION CLEARING IS 0 S.F.
11. PROPOSED AREAS OF SOIL DISTURBANCE IS 0 S.F.
12. PROPOSED AREAS OF LOT COVERAGE SURFACE IS 0 S.F.
13. AREA OF REFORESTATION OR AFFORESTATION IS 0 S.F.
14. THE CRITICAL AREA BUFFER IS LOCATED 200' FROM THE MEAN HIGH WATER OR THE LANDWARD EDGE OF TIDAL WETLANDS AND HAS BEEN EXPANDED WITH COMAR 27.01.09.01.E(7), AS SHOWN HEREON.
15. THE ENTIRE SITE OF THE WOODS AT MYRTLE POINT SUBDIVISION WITHIN THE RCA IS LIMITED TO 15% LOT COVERAGE.



LUGM #MJSB22-0021

**CHESAPEAKE TRAILS
SURVEYING, LLC**



**COURT SQUARE BUILDING
22660 WASHINGTON STREET
P. O. BOX 957
LEONARDTOWN, MD 20650
01-475-5900 FAX 301-475-9535**

WOODS AT MYRTLE POINT

LOT #224 SECTION 6
10.02 ACRES±
LOCATED OFF OF
MYRTLE POINT ROAD

8TH ELECTION DISTRICT
ST. MARY'S COUNTY, MARYLAND
FOR: CURTIS DEVELOPMENT

12/22/21	DATE
16-121	JOB #
M34 B6	FOLDER
1" = 50'	SCALE
VUKMER	DRAWN
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0-3-22	REVISED
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SHEET 2 OF 2	