

GENERAL NOTES

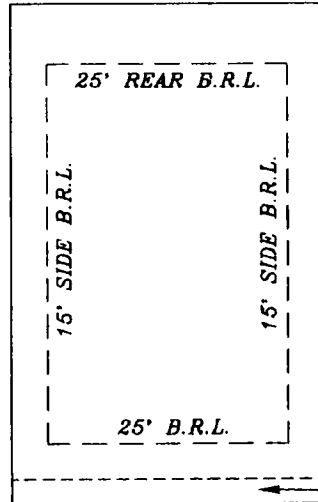
- The property shown is on Tax Map 43, Blocks 7 & 8, Parcel 193.
- Total Site Area included on plats = 12,9364 Ac.
Plat One = 7,0384 Ac.
Plat Two = 5,8980 Ac.
- The property is zoned RL and lies within the Lexington Park Development District.
- Building Restriction Lines:
Front = 25'
Side = 15'
Rear = 25'
- This subdivision is in compliance with the St. Mary's County Comprehensive Water and Sewerage Plan.
- There shall be a ten (10') foot utility easement along all lot lines. These easements are to include use by St. Mary's County Metropolitan Commission, its successors and assigns, for construction, installation, maintenance, repair, inspection and operation of public water and sewer facilities.
- Parcel "A" shown hereon is platted to meet open space and resource protection requirements of the St. Mary's County Zoning Ordinance. The outparcel shown hereon (Outparcel "B") has not been evaluated for compliance with Section 40.10 of the St. Mary's County Zoning Ordinance (Adequate Facilities) and cannot be used as a legal building site until the outparcel is further subdivided in accordance with the St. Mary's County Subdivision Regulations and Zoning Ordinance.
- Areas established for resource protection on the site, in accordance with required protection levels, must remain in undisturbed open space and undeveloped.
- Water and Sewerage Plan Category (W-3D) (S-3D). There shall be a 10 foot utility easement along all lot lines. These easements are to include use by St. Mary's County Metropolitan Commission, its successors and assigns, for construction, installation, maintenance, repair, inspection and operation of public water and sewer facilities.
- These plats represent Section Two, Victoria's Grant. Section Three (currently designated as Outparcel "B") shall be phased into this subdivision in the future.
- Premise addresses shown as
- The Forest Conservation Easements shown hereon have been established in accordance with the Forest Conservation Plan for this site. These areas shall remain undisturbed and clearing of woodland in these areas is not permitted.
- All lots are subject to temporary slope & grading easements for the road construction of: Victoria Circle, Meadowlark Drive, Mockingbird Court, Mourning Dove Court, and Buck Hewitt Road.
- Parcel "B" shown hereon is platted to meet open space, resource protection or density requirements of the St. Mary's County Zoning Ordinance.

RESOURCE PROTECTION STANDARDS

The following resource protection land has been established in accordance with Section 49.00 of the St. Mary's County Zoning Ordinance.

- The areas designated as "A" of the table which include: Floodplains, Tidal and Non-Tidal Wetlands, Drainageways, and Slopes greater than 25 percent (25%), as shown hereon and shall remain undisturbed with exception of those activities allowed under Section 49.02.
- The areas designated as Area "B" include areas with slopes from 15-25%. Twenty percent (20%) of these areas are designated a protection area and shall remain undisturbed.
- Woodland Area for this subdivision is addressed on the Forest Conservation Plan (FCP) and the easements shown on this plat correspond to the FCP.

LOT NO.	LOT AREA	"A" AREAS PRESERVATION REQUIREMENT 100%	"B" AREAS PRESERVATION REQUIREMENT 20%		"C" AREAS SEE FCP	DEVELOPABLE AREA
			TOTAL "B"	20% "B"		
19A	17,064 Sq. Ft.	NONE	9,500 Sq. Ft.	1,900 Sq. Ft.	NONE	15,164 Sq. Ft.
20A	19,519 Sq. Ft.	NONE	4,100 Sq. Ft.	820 Sq. Ft.	NONE	18,699 Sq. Ft.



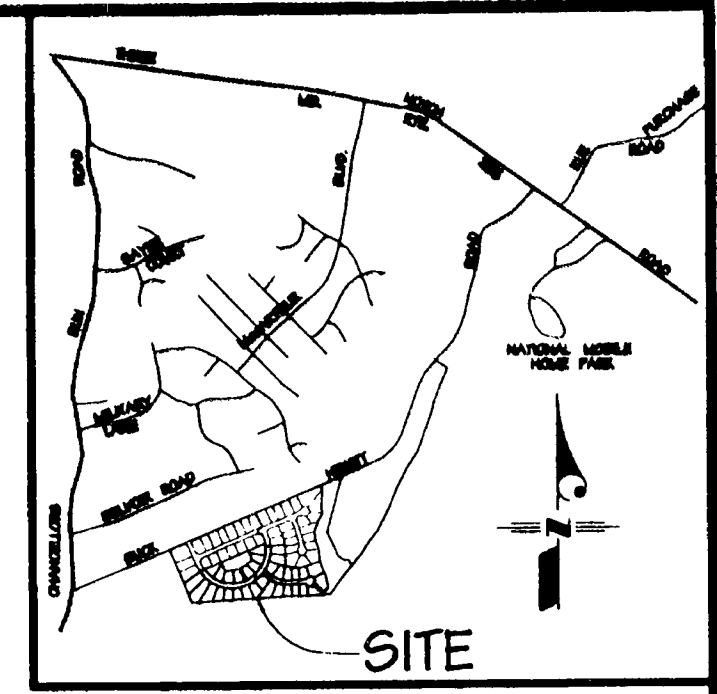
TYPICAL LOT (NOT TO SCALE)
10' UTILITY EASEMENT FOR GAS, SEWER, STORM DRAIN, WATER, CABLE, ELECTRIC, TELEPHONE, ETC.

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my knowledge, information & belief that the plan shown hereon is correct, (subject to a title search) and conforms to the specifications; that this is a subdivision of part of the land conveyed by Joseph A. Hewitt to Quality Built Homes, Inc. by deed dated June 2, 1995 and recorded among the Land Records of St. Mary's County, Maryland in Liber E.W.A. 974 at Folio 209 as set forth on a plat entitled "Plat of Survey for Alphonso J. Hewitt" recorded in Plat Book 34 at Plat No. 34.
That the total area included in Plat One is 7.0384 Acres & Plat Two is 5.8980 Acres.
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 setting of the markers required therein have been complied with to the best of our knowledge, information and belief.

2-17-97
Date:

Benjamin P. Robertson III
Benjamin P. Robertson III
Registered Land Surveyor
Maryland Registration No. 10765



VICINITY MAP
SCALE: 1" = 2000'

OWNERS' DEDICATION

We, Quality Built Homes, Inc., a Maryland Corporation, owners of the property shown hereon and described in the Surveyors Certificate affixed hereto, hereby adopt this plan of subdivision upon its approval by all required agencies. There are no pending suits or actions at law, leases, liens, mortgages or deeds of trusts affecting this subdivision except for a certain mortgage recorded in Liber EWA 974 @ Folio 213 and a certain Deed of Trust recorded in Liber EWA 1055 at Folio 382. All parties in interest thereto have affixed their signatures indicating their assent to this plan.
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. We, hereby grant unto St. Mary's County Metropolitan Commission, its successors and assigns, a right of ingress and egress over, and a perpetual easement in, the 10 foot water line, and/or sewer line easement (along all lot lines), as well as others that may be shown herein, for construction, installation, maintenance, repair, inspection, and operation of public water and sewer facilities.
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 setting of the markers required therein have been complied with to the best of our knowledge, information and belief.

Quality Built Homes, Inc.

[Signature] 3/11/97
Witness Date
[Signature] 3/13/97
Witness Date

Robert Dale Certz
Robert Dale Certz, Pres.
Rodney N. Certz
Rodney N. Certz, Vice Pres.

We assent to this plan of subdivision:

Vicki E. Poole 3/14/97
Witness Date

Joseph A. Hewitt
Joseph A. Hewitt, Mortgagee

[Signature] 3/13/97
Witness Date

Marshall S. Gibson
Marshall S. Gibson, Trustee
Maryland Bank and Trust

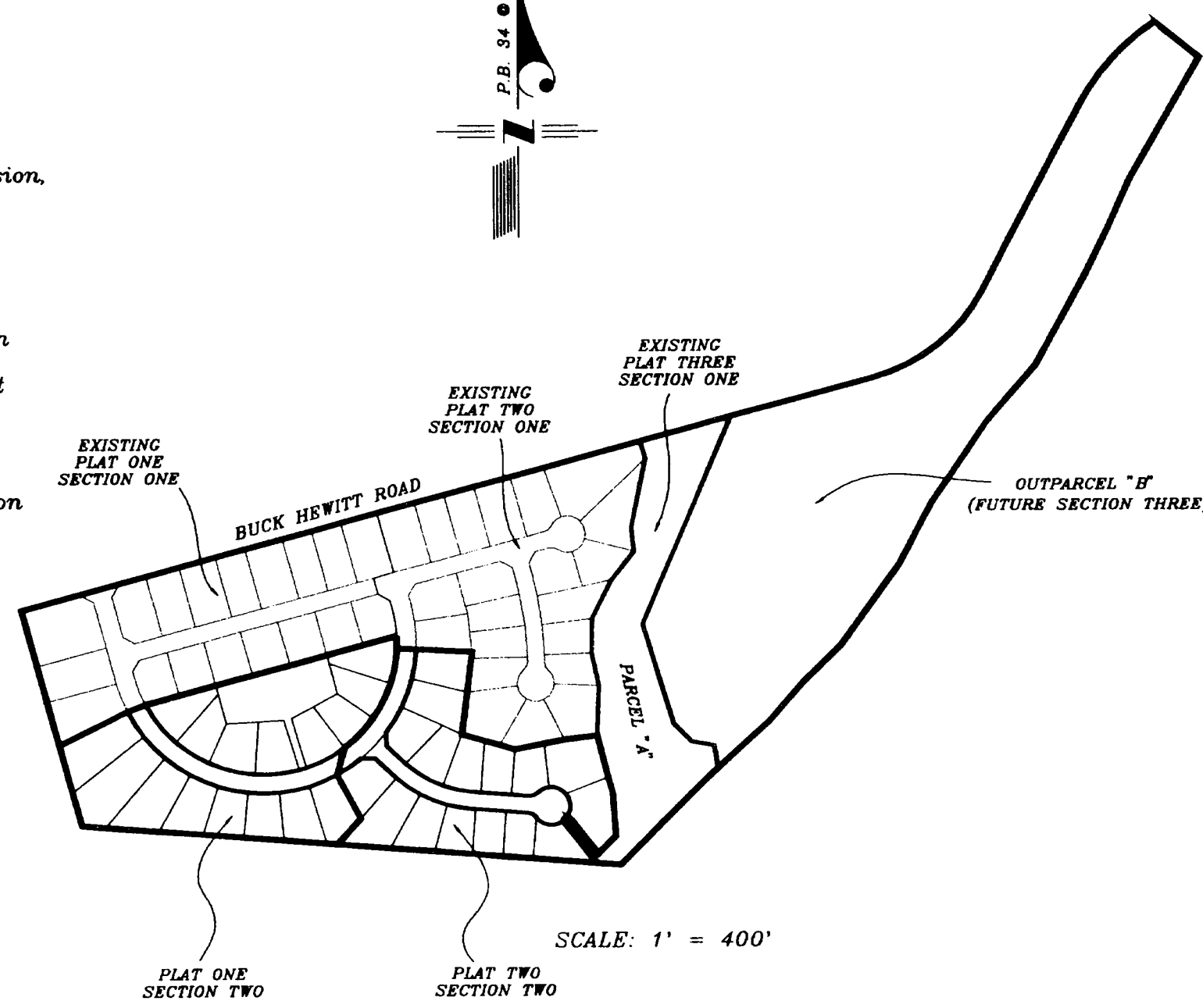
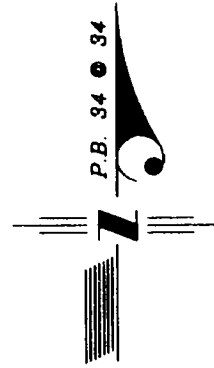
COVER SHEET

SECTION TWO - PLAT ONE & PLAT TWO
VICTORIA'S GRANT
EIGHTH ELECTION DISTRICT
ST. MARY'S COUNTY, MARYLAND
NOVEMBER, 1996 SCALE: AS SHOWN

RDA
REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
ENGINEERS LAND PLANNERS LAND SURVEYORS
14603 MAIN STREET
UPPER MARLBOR, MARYLAND 20772
PHONE: (301) 627-3100

SHEET 1 OF 3

MSA SSM 125a - 2870-1



SCALE: 1" = 400'

Maryland State Archi

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OFFICE OF PLANNING & ZONING Date: <u>7/17/97</u> Director: <u>[Signature]</u> Chairman: <u>[Signature]</u>	ST. MARY'S COUNTY METROPOLITAN COMMISSION Director: <u>[Signature]</u>	DEPARTMENT OF ENVIRONMENTAL HEALTH Date: <u>7/2/97</u> Health Officer: <u>[Signature]</u> Director, Env. Hygiene: <u>[Signature]</u> Sanitarian: _____	DEPARTMENT OF PUBLIC WORKS Date: <u>7/2/97</u> Approved By: <u>[Signature]</u>
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Drawn By: JCW
Checked By: BPR