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St. Mary's Soil Conservation District
26737 Radio Station Way, Suite B
Leonardtown, MD 20650
Phone: 301-475-8402 ext. 3
www.stmarysscd.com

STANDARD EROSION AND SEDIMENT CONTROL PLAN

TAX MAP: 34 **BLOCK:** 20 **PARCEL:** P/O 674 **LUGM#** 08-132-001

PROPERTY OWNER:
Name: Wildewood Venture LLC
Address: 204 Washington Ave., Suite 201
LaPlata, MD 20646
Telephone: (301) 653-9239

APPLICANT:
Name: Wildewood Venture LLC
Address: Same
Same
Telephone:

PROPERTY LOCATION:
Subdivision Name: Wildewood Retirement Village **Section** **Lot #**

DIRECTIONS TO PROPERTY: Wildewood Boulevard to Wildewood Retirement Village , Parcel #2

DESCRIPTION OF IMPROVEMENTS: Temporary topsoil and overburden stockpile area.

NOTES: Stockpile to be utilized until final units are completed.

TOTAL LOT AREA: 3.2 acres **TOTAL DISTURBED AREA** 3 tenths acre

Distance of disturbance from Mean High Water Line, Wetland, or Free Flowing Stream: N/A feet.

"I certify that I have the authority to make the foregoing application; that the information above and on the attached plan is correct; and that I have the ability to meet all the limitations and conditions set forth by this agreement."

SIGNATURE: [signature] **DATE:** 4-27-26

PRINTED NAME: JOHN MORRIS

DATE TECHNICAL REQUIREMENTS REVIEWED AND APPROVED: 4/27/2026

BY: [signature]
Bruce Young, District Manager

I. CONDITIONS

A. This standard erosion and sediment control plan may be used instead of a detailed plan for earth disturbances where all of the following conditions are met:
1. The owner, builder, or developer is not the same owner, builder, or developer of any contiguous lots undergoing development at the same time.
2. The undeveloped lot is completely vegetated.
3. No slopes steeper than (3) horizontal units to (1) vertical unit, (33%), will be disturbed.
4. No more than 1/2 acre will be disturbed.
5. No grading will take place within 100 feet of any perennial stream, wetland, or mean high water line of any tidal water.
6. Attached plat plan shows the proposed development, with arrows indicating the drainage pattern of the site and limits of grading.

II. PROVISIONS

A. Access to this site and this plan shall be available at all times for inspection by the Maryland Department of the Environment.
B. The applicant shall notify the Maryland Department of Environment at (410)537-3510 at least 48 hours prior to commencing clearing or grading.
C. In the event that the applicant fails to provide adequate sediment control according to the provisions of this plan, the Maryland Department of the Environment reserves the right to require corrective action.
D. Nothing herein relieves the applicant from complying with any and all other State, County, and/or municipal regulations.
E. This standard erosion and sediment control plan will remain valid for two (2) years from the approval date.

III. GRADING

A. Initial earth disturbances shall be limited to that necessary to install sediment control measures.
B. The permanent driveway or entrance location shall be used as a stabilized construction entrance. Two inch stone shall be placed at least 6 inches deep, 30 feet long, and 10 feet wide. The entrance shall be topped dressed with stone as necessary, to prevent tracking of sediment onto public street or right-of-way.
C. All load bearing fills will be free of any organic or other deleterious material and will be compacted. All areas to receive fill will have the ground surface prepared by removing all existing vegetation.
D. At any location where surface runoff from disturbed or graded areas flows off the property, silt fence and/or other sediment control measures must be installed to prevent sediment from being transported off-site.
E. Swales or other areas that transport concentrated flow shall be sodded. Downspouts shall be protected by splashblocks or sod.
F. Grading shall not impair existing surface drainage, create an erosion hazard, or create a source of sediment to any adjacent watercourse or property.
G. Final graded slopes shall be no steeper than three (3) horizontal units to one (1) vertical unit (33%).
H. All sediment control structures shall be maintained in effective operating condition until site is permanently stabilized.

IV. STABILIZATION

A. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within:
1. Three calendar days for the surface of all perimeter controls, and all perimeter slopes.
2. Seven calendar days for all other disturbed or graded areas.
B. Driveway grades over (12%) will be stabilized with bituminous concrete or similar material, except as approved by the Department of Public Works.
C. Areas of water concentration (driveway, ditches, rainspouts, outlets, drainage swales, etc.) will be stabilized by sodding, riprap, concrete, or asphalt, as appropriate.

V. SPECIFICATIONS

For specifications regarding installation of silt fence, temporary and permanent stabilization practices, and other sediment control measures: reference the "2011 Maryland Standards and Specifications for soil erosion and sediment control", or contact the St. Mary's Soil Conservation District.

* *All SCD programs and services are offered on a nondiscriminatory basis, without regard to race, color, national origin, religion, sex, age, marital status, or handicap.*

Request for Temporary Stockpile Area

To: **Bruce A Young**
District Manager
St. Mary's Soil Conversation District

From: **John Morris**
Project Manager
Wildewood Venture LLC
Cell 301-653-9239
email (jmorris@md.metrocast.net)

Project: Wildewood Retirement Village LOGM# 08-132-001

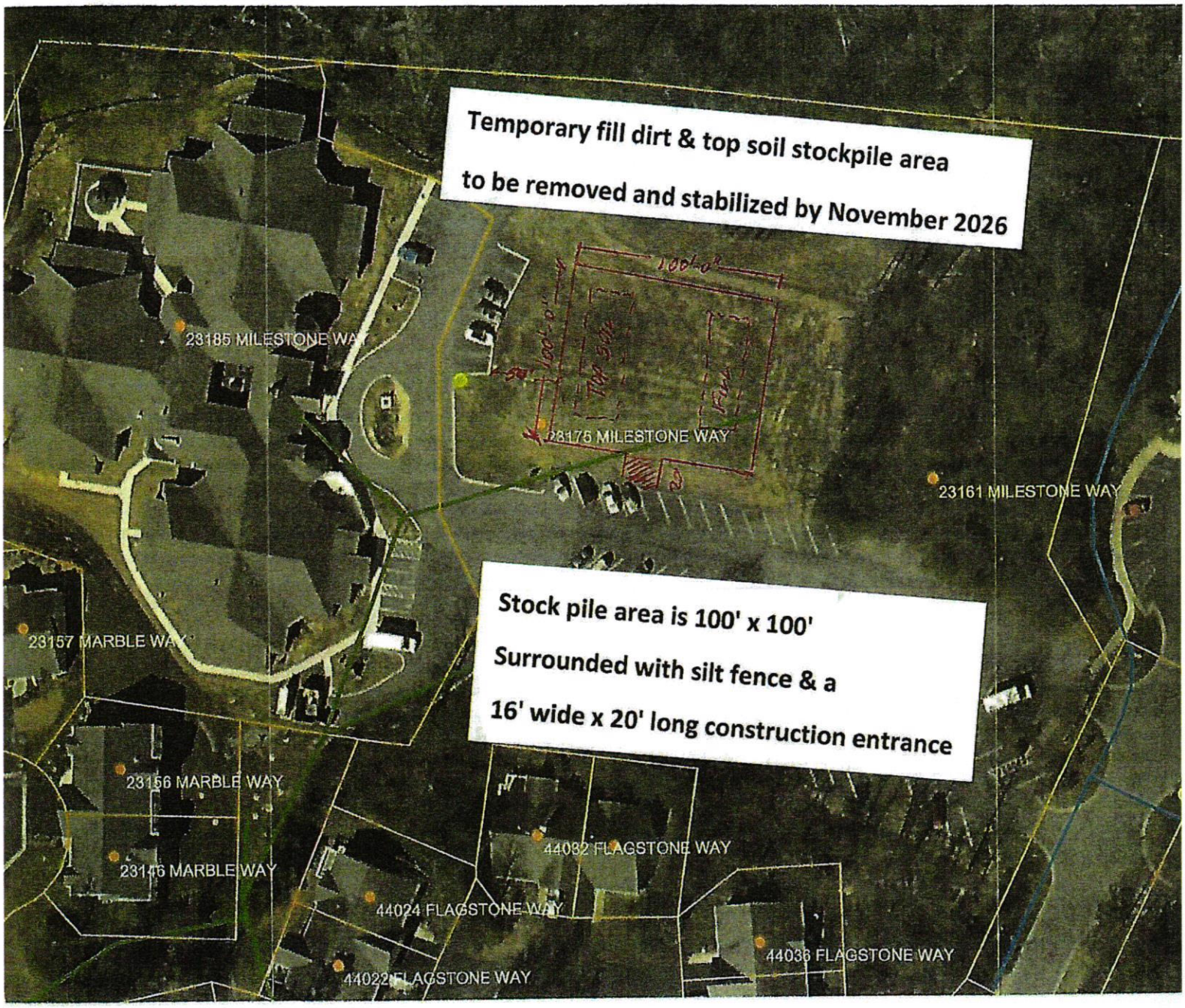
Subject: Request approval for a temporary top soil & fill dirt stockpile area on our adjacent Condo Site within the Wildewood Retirement Village, Parcel #2. The tight site conditions on Ryan Homes Building site does not allow for any space to stockpile needed material while we are finishing the site.
This temporary stockpile area will be used over the next 6 months as we finish the existing site and will be removed and stabilized by October of 2026.

The stock pile area will consist of a 20x20 Construction entrance off the paved road into a 100' x 100' stockpile area encircled by silt fence. AB&H Excavating will be installing the temporary stockpile area. Please let me know what fees are required to be paid and if you have any questions.

Thank You, John

County Full GIS Map

Ask a map question or report a data issue



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Temporary fill dirt & top soil stockpile area
to be removed and stabilized by November 2026
Stock pile area is 100' x 100'
Surrounded with silt fence & a
16' wide x 20' long construction entrance
P/O PARCEL 2
EX. LOT 284
EX. LOT 124
EX. LOT 125
EX. LOT 108
EX. LOT 107
EX. LOT 109
EX. LOT 110
EX. LOT 106
EX. LOT 551
EX. P/O 0077ARCEL
EX. LOT 127
EX. FLAGSTONE WAY