

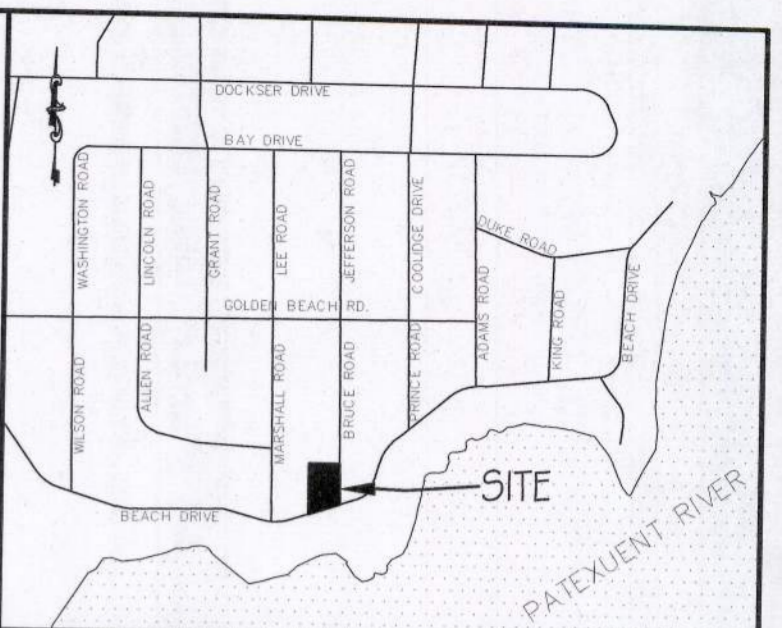
- GENERAL NOTES**
- House shall be minimum of 30' from well. Septic field shall be minimum of 10' from house, 25' from drainage swales, and 50' from well..
 - Well site locations shown thus:
 - Perc test locations shown thus:
 - Sewerage disposal areas shown thus:
 - Lot is to be served by an individual septic disposal system and well drilled to an approved, confined aquifer (existing).
 - This plan was prepared without the benefit of a title report which may reveal additional conveyances, easements, rights-of-way, or building restriction lines not shown.
 - Lot recorded at PB.3 P.11, 5/25/56.
 - All construction to be done to the latest St. Mary's County Department Land Use and Growth Management Standards and Specifications in accordance with current county ordinances.
 - Contractor is responsible for contacting Miss Utility at 1-800-257-7777 at least 48 hours prior to the start of any construction.
 - There are no wells or sewerage disposal areas within 100' of the proposed well except as shown.
 - Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and seven (7) days as to all other disturbed areas on the project site.
 - This plan is not to be used to establish fence lines.
 - Zoning: RNC (Residential Neighborhood Conservation) with LDA overlay zone.
 - This property appears to be in Zone X as shown on Flood Insurance Rate Map Panel No.24037C0081F dated 11/19/14.
 - Disturbed Area = 10,899 S.F.
Total Area = 15,000 S.F.
Forest Area Disturbed = 3,428 S.F.
 - Topography shown hereon field run by Lorenzi, Dodds & Gunnill, Inc.
 - This lot will be graded as to drain water away from the house a minimum of 6" within the first ten feet of the foundation.
 - Engineer: Lorenzi, Dodds & Gunnill, Inc.
3475 Leonardtown Road, Suite 100
Waldorf, Maryland 20602
(301)645-2254 or 843-6255 c/o Tim Lessner
 - Builder / Owner: Waldorf Lions Foundation, Inc.
c/o Bud Humbert
P.O. Box 531
Waldorf, Maryland 20604
(301) 643-2583

UTILITY INSTALLATION NOTE:
All trenches or holes created for utility installation shall be backfilled, compacted and stabilized at the end of each work day. Excavated trench material shall be placed on the high side of the trench or hole. No more trenches or holes shall be opened than can be stabilized the same day. If an area must be left unstabilized overnight, silt fence will be placed immediately downstream of all disturbed areas and installed as required or as shown on the plan.

SOILS TABLE				
SOIL MAP UNIT	SOIL DESCRIPTION	ERODIBILITY	HYDRIC	HSG
SaaA	Sassafras Sandy Loam, 0%-2% slopes	0.20	YES	B

THE CONTRACTOR SHALL NOTIFY MDE, ENFORCEMENT DIVISION, AT LEAST 48 HOURS PRIOR TO COMMENCING CLEARING OR GRADING AT: 410-537-3510 OR MDE, SEDIMENT AND STORMWATER ADMINISTRATION, 1800 WASHINGTON BLVD., BALTIMORE, MD. 21230-1708

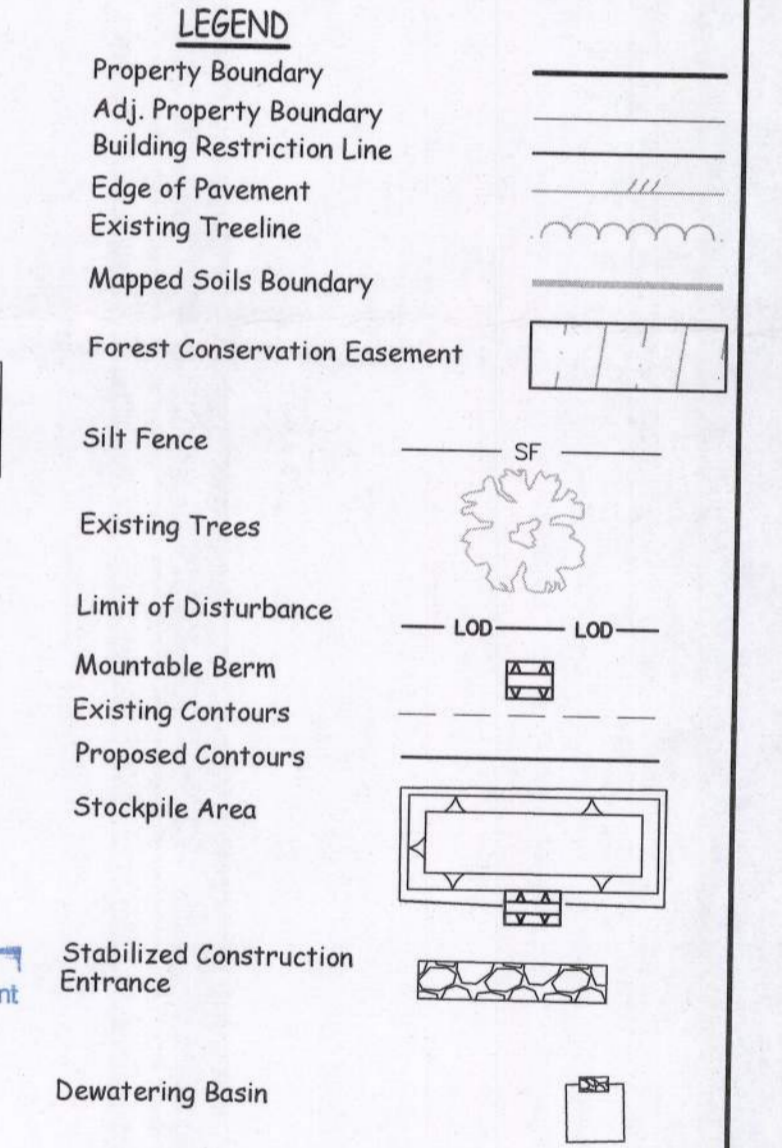
7 Trees were cleared with project disturbance to be replaced 1:1 replacement and 15% of total area. See Critical Area Mitigation Plan - Sheet 4



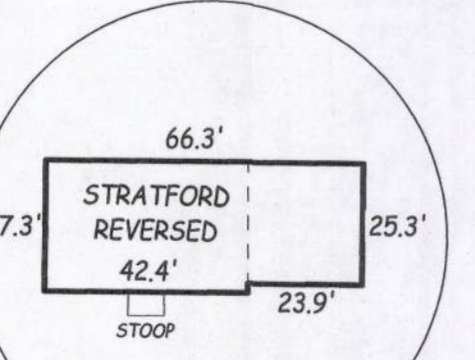
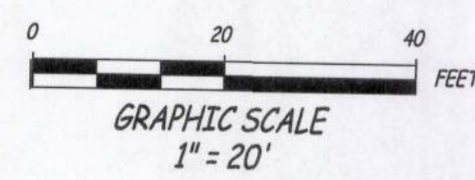
VICINITY MAP SCALE: 1" = 1,000'
St. Mary's County Department of Land Use and Growth Management
Tax Map 5A, Grid 2, Parcel 56
Tax Account: 05-019257
Zoning: RNC (Residential Neighborhood Conservation)
Critical Area Zoning: LDA (Limited Development Area)
Address: 29725 Bruce Road, Mechanicsville, MD 20659
ADC Map: 2 D9

ST. MARY'S COUNTY HEALTH DEPARTMENT
H.D. FILE # _____
SANITARIAN _____ DATE _____
DIRECTOR _____ DATE _____

AS OF JANUARY 18, 2007, ALL SINGLE FAMILY RESIDENTIAL DWELLING UNITS SHALL HAVE FIRE SPRINKLER SYSTEMS.



- HEALTH DEPARTMENT NOTES**
- Comprehensive Water and Sewer Statement: This lot is in compliance with the St. Mary's County Comprehensive Water and Sewer Plan.
 - All utilities shall be located outside the Health Department approved sewage easement and no other easement may hinder access to it.
 - This site plan is designed for 400 GPD flow for a 4 bedroom house.
 - The balance of the sewage easement as shown hereon shall remain undisturbed for future reserve site "R-1". Lot of record as of 5/26/56
 - This health department approval certifies that the lot shown hereon is in consonance with pertinent laws and regulations as of the approval date. However, this approval is subject to change in such laws and regulations. Changes in topography or site designation may void this approval. The designated perc area is the only perc area approved by the St. Mary's County Health Department for Sewage disposal purposes. The approved lot includes an area of at least 4,036 s.f. (1 and 1) for sewage disposal purposes as required by current Maryland State Health Department law. Improvements of any other nature, including but not limited to the installation of other utilities in the area may render this 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 MUST contact the St. Mary's County Health Department, Office of Environmental Health.
 - This lot shown hereon is to be served by an on-site sewage disposal system (O.S.D.S.). This lot is required to utilize the best available technology (BAT) for removal of nitrogen. This O.S.D.S. shall utilize a technology that is approved by the Maryland Department of the Environment.



OWNER/DEVELOPER CERTIFICATION
Any clearing, grading, construction or development, or all of these, will be done pursuant to this plan and that all responsible personnel involved in the construction project will have a certificate of training at a Maryland Dept. of Environment approved training program before beginning the project.

James C. Lorenzi
WALDORF LIONS FOUNDATION, INC. C/O JAMES CONROY
(301) 643-2583 DATE 12/9/22

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, license no. 13310, expiration date: 01-30-23.

James C. Lorenzi
James C. Lorenzi, P.E. 1/12/23 Date



DISTURBANCE NOTE
Disturbance (i.e. grading, tree stump removal, extensive traffic, etc.) of any portion of the sewage reserve area is not permitted and may compromise the construction of the reserve septic systems. The building permission slip issued by the health department can be voided for disturbance of the type.

Received
JAN 20 2023
St. Mary's County
Land Use & Growth Management

SWM I&M AGREEMENT RECORDED AT:
L. 6270 F. 62

SEWER CATEGORY: NPS (NO PLANNED SERVICE)
WATER CATEGORY: NPS (NO PLANNED SERVICE)

SWDD#22-2511 TAX MAP 5A, GRID 2, PARCEL 56

Waldorf Lions Foundation, Inc Golden Beach - Section 2 - Lot 681 L. 6020 F. 280 5TH ELECTION DISTRICT ~ ST. MARY'S COUNTY, MARYLAND	
SITE, SWM, SEWAGE EASEMENT PLAT, SEDIMENT AND EROSION CONTROL PLAN	SCALE 1" = 20'
DRAWN: NOVEMBER 2022 NJ	CONTRACT REFERENCE 229020
LORENZI, DODDS, AND GUNNILL, INC. 3475 LEONARDTOWN ROAD, SUITE 100 WALDORF, MARYLAND 20602 PH: (301) 645-2254 or (301) 843-6255	
1	
OF 4	

IUGM # 22-2511

\\SERVER\Shared\Projects\225020_Golden Beach Lots 681 & 682\WORK\BASE SHEET.dwg, 1/12/2023 2:05:11 PM, DWG To PDF.pcs

STORMWATER MANAGEMENT NOTES

SWM NOTIFICATION REQUIREMENTS

THE DEVELOPER OR HIS REPRESENTATIVE SHALL ASSURE THAT INSPECTIONS ARE MADE AND APPROVALS ARE GIVEN AT

THE FOLLOWING SPECIFIED STAGES OF CONSTRUCTION:

A. INFILTRATION FACILITIES, SUCH AS, BUT NOT LIMITED TO, INFILTRATION BASINS, INFILTRATION TRENCHES AND DRYWELLS:

1. UPON COMPLETION OF PRE-EXCAVATION AND CONSTRUCTION OF TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES;

2. UPON COMPLETION OF EXCAVATION;

3. DURING THE PLACEMENT OF FILTER FABRIC, OBSERVATION WELL AND BASE AGGREGATE MATERIAL;

4. DURING THE CONSTRUCTION OF CONCRETE STRUCTURES;

5. DURING THE CONSTRUCTION OF CUT-OFF TRENCH AND EMBANKMENT;

6. DURING THE PLACEMENT OF SURFACE LAYER;

7. DURING THE FINAL EXCAVATION; AND

8. UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT VEGETATIVE STABILIZATION.

B. FLOW ATTENUATION FACILITIES, SUCH AS, BUT NOT LIMITED TO, OPEN VEGETATED SWALES, DITCHES AND OPEN CHANNELS:

1. UPON COMPLETION OF PRE-EXCAVATION AND CONSTRUCTION OF TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES;

2. DURING PLACEMENT AND BACKFILL OF UNDERDRAIN SYSTEMS FOR DRYWELLS;

3. DURING THE CONSTRUCTION OF CHECK DAMS, DIAPHRAGMS, OR WEIRS; AND

4. UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT VEGETATIVE STABILIZATION.

C. N/A

D. WETLANDS - AT THE STAGES SPECIFIC FOR POND CONSTRUCTION IN 10.2.C. OF THIS SECTION, DURING AND AFTER WETLAND RESERVOIR AREA PLANTING, AND DURING THE SECOND GROWING SEASON TO VERIFY A VEGETATION SURVIVAL OF AT LEAST FIFTY (50) PERCENT.

E. FILTERING SYSTEMS:

1. DURING EXCAVATION TO SUBGRADE;

2. DURING PLACEMENT AND BACKFILL OF UNDERDRAIN SYSTEMS;

3. DURING PLACEMENT OF GEOTEXTILES AND ALL FILTER MEDIA;

4. DURING CONSTRUCTION OF APPURTENANT CONVEYANCE SYSTEMS SUCH AS FLOW DIVERSION STRUCTURES,

PREFILTERS AND FILTERS, INLETS, OUTLETS, ORIFICES, AND FLOW DISTRIBUTION STRUCTURES; AND

5. UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION.

F. N/A

G. N/A

SWM INSPECTION AND MAINTENANCE SCHEDULE

** RAIN GARDENS**

INSPECTION:

REGULAR INSPECTIONS SHALL BE MADE DURING THE FOLLOWING STAGES OF CONSTRUCTION:

* DURING EXCAVATION TO SUBGRADE AND PLACEMENT OF PLANTING SOIL

* UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION.

MAINTENANCE CRITERIA:

RAIN GARDEN MAINTENANCE IS GENERALLY NO DIFFERENT THAT THAT REQUIRED OF OTHER LANDSCAPED AREAS.

THE TOP FEW INCHES OF THE PLANTING SOIL SHOULD BE REMOVED AND REPLACED WHEN WATER PONDS FOR MORE THAN 48 HOURS. SILTS AND SEDIMENT SHOULD BE REMOVED FROM THE SURFACE BED AS NEEDED.

WHERE PRACTICES ARE USED TO TREAT AREAS WITH HIGHER CONCENTRATIONS OF HEAVY METALS, MULCH SHOULD BE REPLACED ANNUALLY. OTHERWISE, THE TOP TWO TO THREE INCHES SHOULD BE REPLACED AS NECESSARY.

OCCASIONAL PRUNING AND REPLACEMENT OF DEAD VEGETATION IS NECESSARY. IF SPECIFIC PLANTS ARE NOT SURVIVING, MORE APPROPRIATE SPECIES SHOULD BE USED. WATERING MAY BE REQUIRED DURING PROLONGED DRY PERIODS.

CONSTRUCTION CRITERIA:

EROSION AND SEDIMENT CONTROL:

RAIN GARDENS SHALL NOT BE CONSTRUCTED UNTIL THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY STABILIZED.

PLANTING SOIL:

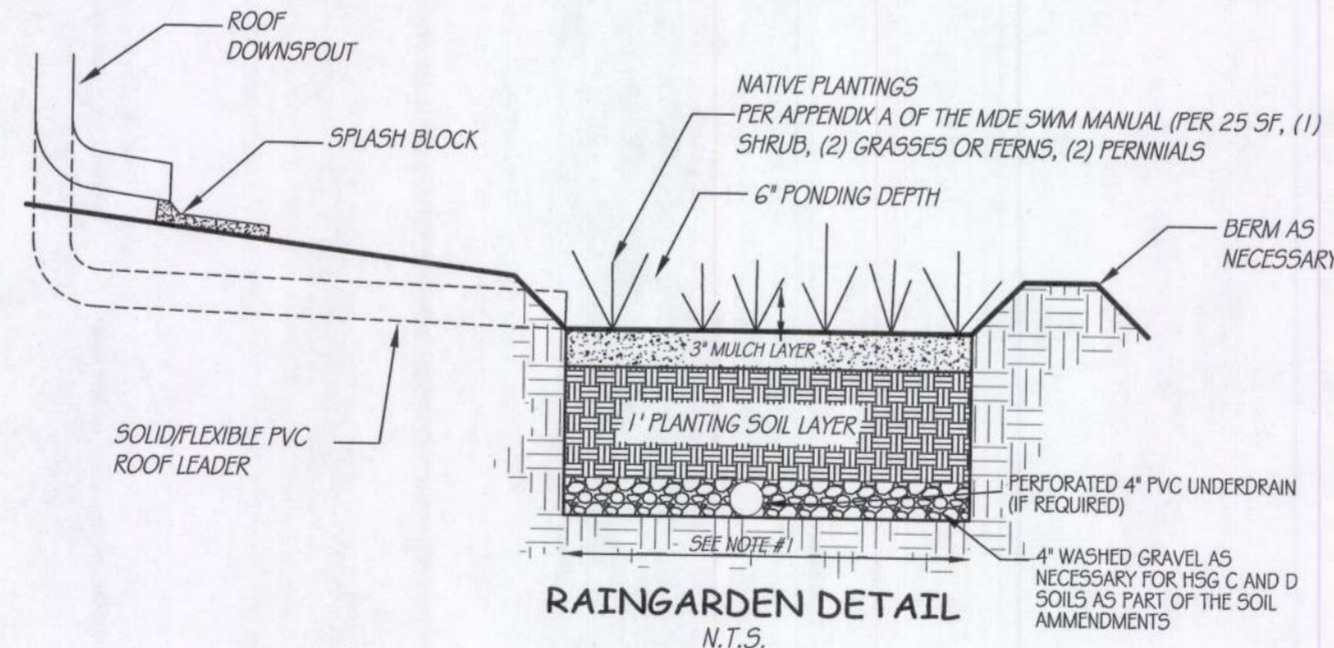
PLANTING SOIL SHOULD BE MIXED ON-SITE PRIOR TO INSTALLATION. IF POOR SOILS ARE ENCOUNTERED BENEATH THE RAIN GARDEN, A FOUR-INCH LAYER OF WASHED GRAVEL (1/8 TO 3/8") MAY BE USED BELOW THE PLANTING SOIL MIX.

LANDSCAPE INSTALLATION:

THE OPTIMUM PLANTING TIME IS DURING THE FALL. SPRING PLANTING IS ALSO ACCEPTABLE BUT MAY REQUIRE WATERING.

SOIL AMENDMENT NOTE:
SWM DISCONNECT AREAS IN H56 C SOILS MAY REQUIRE SOIL AMENDMENTS. SCARIFY THE SURFACE OR ROTOTILL THE SOIL OF THE DISCONNECT PATH OR FILTER STRIP TO A DEPTH OF 4-6" AND PROVIDE GROUND COVER TO ENSURE PERMEABILITY.

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil [2" to 4" deep]	loamy sand (60 - 65%) & compost (35 - 40%) or sandy loam (30%), coarse sand (30%) & compost (40%)	n/a	USDA soil types loamy sand or sandy loam; clay content < 5%
Organic content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum; no pine or wood chips
Pea gravel diaphragm	pea gravel: ASTM-D-448	NO. 8 OR NO. 9 (1.8" TO 3/8")	
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile			PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8" to 3/4")	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	Slotted or perforated pipe; 3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with 1/4-inch galvanized hardware cloth.
Poured in place concrete (if required)	MSHA Mix No. 3; $f'_c = 3500$ psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-00	n/a	on-site testing of poured-in-place concrete required; 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved State or local standards; requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350 R-89; vertical loading (FE-10 or FE-20); allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Gneiss (AASHTO) #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.



PLANTING RECOMMENDATIONS

RAIN GARDEN # 1 (203 SF)
(9) SHRUBS, (18) GRASSES OR FERNS, (18) PERENNIALS
RAIN GARDEN # 2 (119 SF)
(5) SHRUBS, (10) GRASSES OR FERNS, (10) PERENNIALS

RECOMMENDED SPECIES:

PERNIALS	GRASSES	PERENNIALS	SHRUBS
CINNAMON FERN (OSMUNDA CINNAMOMEA)	THREE-SQUARE BULRUSH (SCIRPUS PUNGENS)	CARDINAL FLOWER (LOBELIA CARDINALIS)	HIGHBUSH BLUEBERRY (VACCINIUM CORYMBOSUM)
SENSITIVE FERN (ONOCLEA SENSIBILIS)	BENT SEDGE (CAREX STYLOFLXA)	GOLDEN-ROD (SOLIDAGO AUSTRIANA)	INKBERRY (ILEX GLABRA)
	SWITCHGRASS (PANICUM VIRGATUM)	NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE)	SPICEBUSH (LINDERA BENZOIN)
	VIRGINIA WILD RYE (ELYMUS VIRGINICUS)	JOE-PYE WEED (EUPATORIUM FISTULOSUM)	BUTTONBUSH (CEPHALANTHUS OCCIDENTALIS)
			SWAMP ROSE (ROSA PALUSTRIS)
			SWAMP AZALEA (RHODODENDRON VISCOSUM)

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 13310, EXPIRATION DATE: 1-30-23

NAME: *[Signature]* DATE: 2/9/22

SWM NON-ROOFTOP DISCONNECTION NOTES

CONSTRUCTION CRITERIA:

THE FOLLOWING SHOULD BE ADDRESSED DURING CONSTRUCTION OF PROJECTS WITH NON-ROOFTOP DISCONNECTIONS:

- EROSION AND SEDIMENT CONTROL: EROSION AND SEDIMENT CONTROL PRACTICES (E.G., SEDIMENT TRAPS) SHALL NOT BE LOCATED IN AREAS DESIGNATED FOR NON-ROOFTOP DISCONNECTIONS.
- SITE DISTURBANCE: TO MINIMIZE DISTURBANCE AND COMPACTION, CONSTRUCTION VEHICLES AND EQUIPMENT SHOULD AVOID AREAS RECEIVING DISCONNECTED RUNOFF. SHOULD AREAS RECEIVING DISCONNECTED RUNOFF BECOME COMPACTED, SCARIFYING THE SURFACE OR ROTOTILLING THE SOIL TO A DEPTH OF FOUR TO SIX INCHES SHALL BE PERFORMED TO ENSURE PERMEABILITY. ADDITIONALLY, AMENDMENTS MAY BE NEEDED FOR TIGHT, CLAYEY SOILS.

INSPECTION:

A FINAL INSPECTION SHALL BE CONDUCTED BEFORE USE AND OCCUPANCY APPROVAL TO ENSURE THAT ADEQUATE TREATMENT AREAS AND PERMANENT STABILIZATION HAS BEEN ESTABLISHED.

MAINTENANCE CRITERIA:

MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION (E.G., BY PLANTING TREES OR SHRUBS ALONG THE PERIMETER). IN COMMERCIAL AREAS, HIGH FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

SWM ROOFTOP DISCONNECTION NOTES

CONSTRUCTION CRITERIA:

THE FOLLOWING SHOULD BE ADDRESSED DURING CONSTRUCTION OF PROJECTS WITH NON-ROOFTOP DISCONNECTIONS:

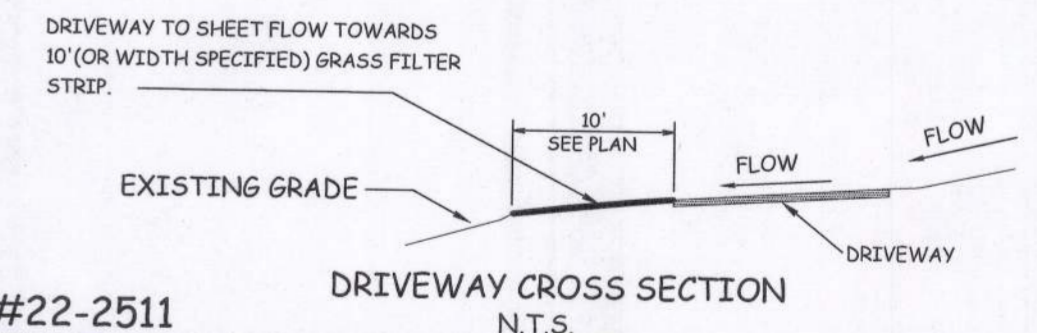
- EROSION AND SEDIMENT CONTROL: EROSION AND SEDIMENT CONTROL PRACTICES (E.G., SEDIMENT TRAPS) SHALL NOT BE LOCATED IN VEGETATED AREAS RECEIVING DISCONNECTED RUNOFF.
- SITE DISTURBANCE: TO MINIMIZE DISTURBANCE AND COMPACTION, CONSTRUCTION VEHICLES AND EQUIPMENT SHOULD AVOID AREAS RECEIVING DISCONNECTED RUNOFF. SHOULD AREAS RECEIVING DISCONNECTED RUNOFF BECOME COMPACTED, SCARIFYING THE SURFACE OR ROTOTILLING THE SOIL TO A DEPTH OF FOUR TO SIX INCHES SHALL BE PERFORMED TO ENSURE PERMEABILITY. ADDITIONALLY, AMENDMENTS MAY BE NEEDED FOR TIGHT, CLAYEY SOILS.
- DOWNSPOUTS MUST BE AT LEAST 10' AWAY FROM THE NEAREST IMPERVIOUS SURFACE TO PREVENT RE-CONNECTION.
- THE LENGTH OF THE "DISCONNECTION" SHALL BE AT LEAST 75' OR COMPENSATED FOR USING TABLE 5.2.
- THE ENTIRE VEGETATIVE DISCONNECTION SHALL BE ON AN AVERAGE SLOPE OF 5% OR LESS OR USE A LEVEL SPREADER.
- THE CONTRIBUTING AREA OF ROOFTOP TO EACH DISCONNECT SHALL BE 500 S.F. OR LESS.

INSPECTION:

A FINAL INSPECTION SHALL BE CONDUCTED BEFORE USE AND OCCUPANCY APPROVAL TO ENSURE THAT ADEQUATE TREATMENT AREAS AND PERMANENT STABILIZATION HAS BEEN ESTABLISHED.

MAINTENANCE CRITERIA:

MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION (E.G., BY PLANTING TREES OR SHRUBS ALONG THE PERIMETER). IN COMMERCIAL AREAS, HIGH FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.



SFDD#22-2511

REVISIONS

Waldorf Lions Foundation, Inc
Golden Beach - Section 2 - Lot 681
L. 6020 F. 280
5TH ELECTION DISTRICT ~ ST. MARY'S COUNTY, MARYLAND

STORM WATER MANAGEMENT
DETAILS AND NOTES

SCALE:
NONE

DRAWN: NOVEMBER, 2022 NJ

CONTRACT
REFERENCE 229020

LORENZI, DODDS, AND GUNNILL, INC.
3475 LEONARD TOWN ROAD, SUITE 100
WALDORF, MARYLAND 20602
PH: (301) 645-2254 or (301) 843-6255

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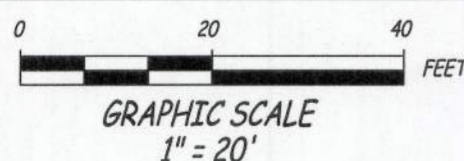
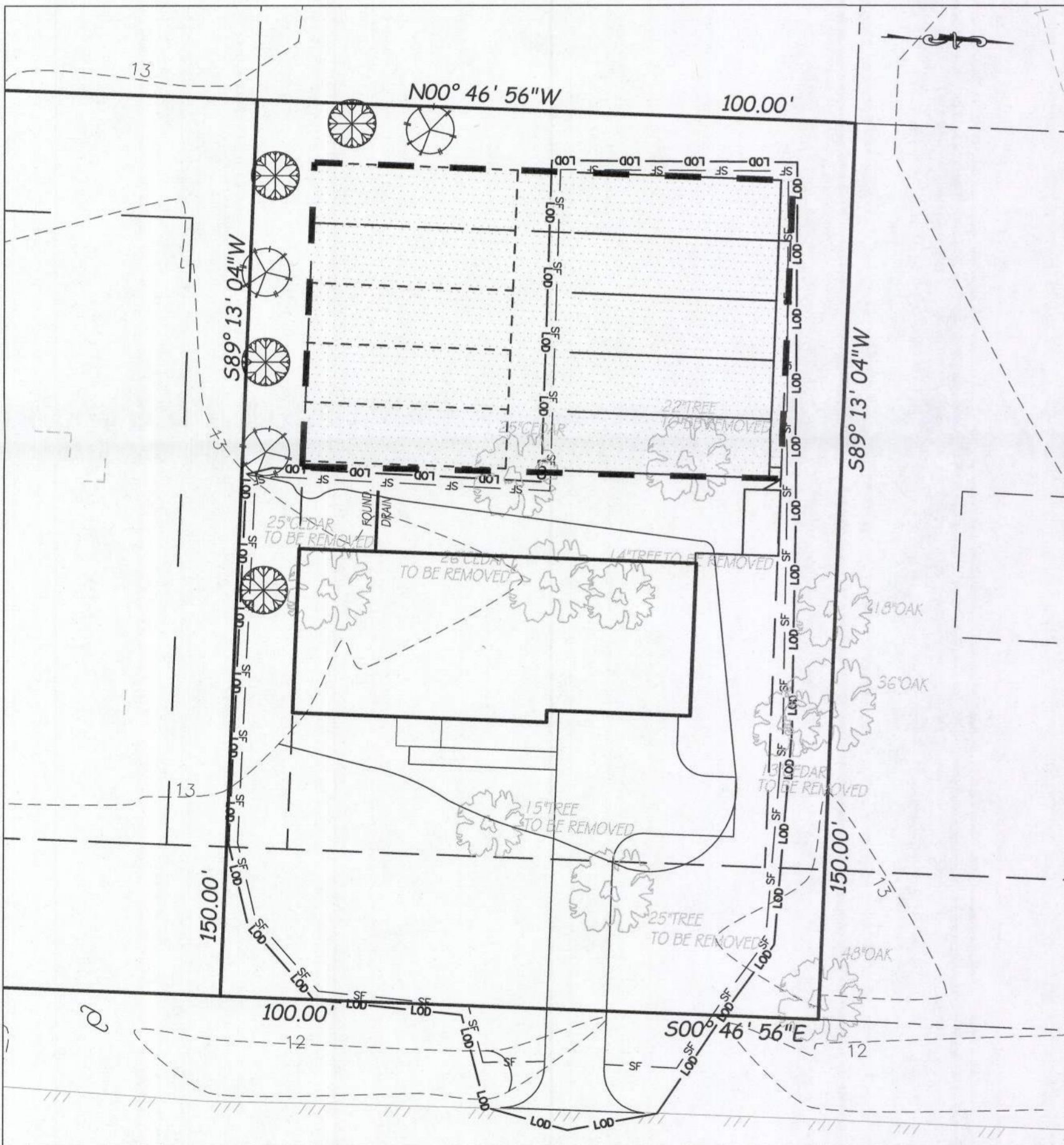
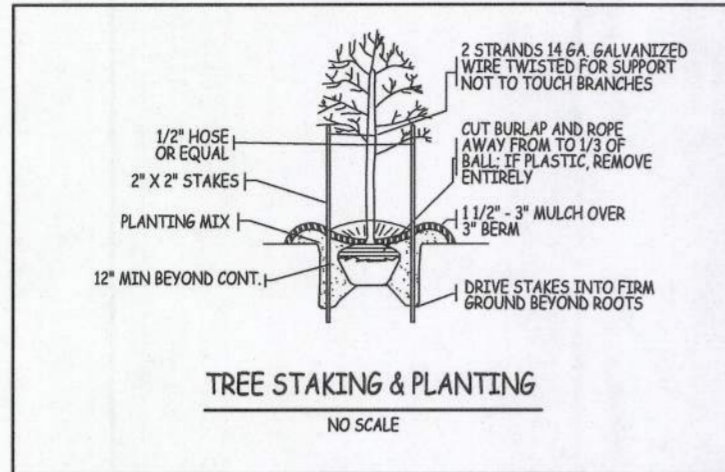
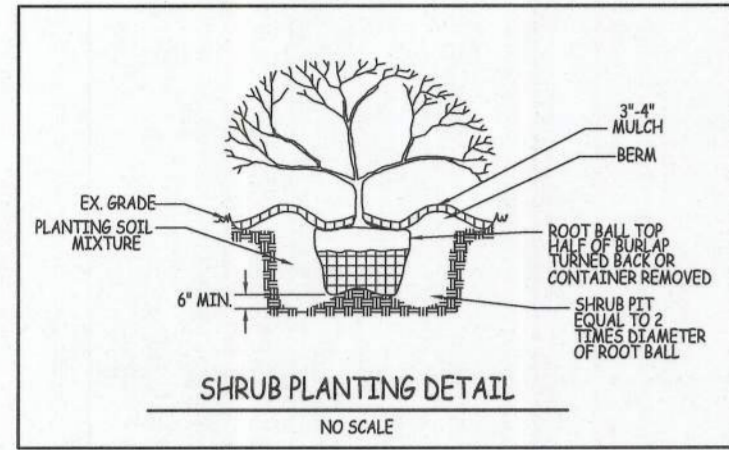
OF 4

CRITICAL AREA MITIGATION PLAN, NOTES AND DETAILS

PROPOSED LOT COVERAGE CALCULATIONS:

STRUCTURE TYPE	MATERIAL	% LOT COVERAGE	SQUARE FOOTAGE	LOT COVERAGE
DRIVEWAY	GRAVEL AND CONC.	5.4 %	809 S.F.	809 S.F.
HOUSE	TYP. COVERED	11.8 %	1,765 S.F.	1,765 S.F.
SIDEWALK	CONC.	0.5 %	74 S.F.	74 S.F.
STOOP	TYP. COVERED	0.2 %	37 S.F.	37 S.F.
TOTAL			2,685 S.F.	2,685 S.F.

PROPOSED LOT COVERAGE: 2,685 S.F. / LOT SIZE (15,000 S.F.) = 17.9%



PLANTING CLUSTER SYMBOL	SPECIES NAME AND QUANTITY EA.	COMMON NAME	NO. OF TREES	SIZE	COND.
	1 - LIRIODENDRON TULIPIFERA	TULIP TREE	3	1" DBH.	CONT.
	1 - QUERCUS PHELLOS	WILLOW OAK	4	1" DBH.	CONT.
TOTAL PLANTINGS PROVIDED			7		

1:1 REPLACEMENT OF VEGETATION IS UTILIZED FOR THIS LOT PLEASE REFER TO CRITICAL AREA NOTE #8 ON THIS SHEET

FOREST COVERAGE CALCULATIONS

- EXISTING FOREST COVERAGE: 11 TREES
- REQUIRED FOREST COVERAGE: PREEXISTING CONDITIONS MUST BE MAINTAINED.
- FOREST AREA DISTURBED: 7 TREES
THIS LOT REQUIRES REPLACEMENT OF 7 INDIVIDUAL TREES NATIVE PLANT MATERIAL TO BE MITIGATED FOR ON SITE. TOTAL CREDITS PROVIDED: 7 PLANTED TREES. SEE PLANTING PLAN ON THIS SHEET.

INSPECTION AGREEMENT

I, WALDORF LIONS FOUNDATION INC., THE OWNER OF THE SUBJECT PROPERTY, SHOWN HEREON, DO HEREBY GRANT PERMISSION TO THE APPROVING AUTHORITY TO INSPECT THE PLANTINGS AT THE APPROPRIATE TIMES AT THE ADDRESS PROVIDED BELOW.

J.M. Asst. For W.L.F. 12/9/22
WALDORF LIONS FOUNDATION, INC. C/O JAMES CONROY DATE
(301) 643-2583

REQUIRED SURVIVAL

AT THE END OF THE TWO YEAR MONITORING PERIOD FOR PLANTED LANDSCAPE STOCK, ALL OF THE PLANTS ARE REQUIRED TO SURVIVE PER COMAR 27.01.09.01-2.J. ANY LANDSCAPE STOCK PLANTS THAT DID NOT SURVIVE SHALL BE REPLACED. IF THE COUNTY DETERMINES THAT THE SURVIVAL IS NOT ADEQUATE, THE MONITORING PERIOD MAY BE EXTENDED AND ADDITIONAL INSPECTIONS MAY BE REQUIRED AT THE DISCRETION OF THE COUNTY

SUBSTITUTIONS MUST BE APPROVED BY THE ST. MARY'S COUNTY DEPT. OF LAND USE AND GROWTH MANAGEMENT

LANDSCAPE NOTES

- ALL PLANT SPECIES SHALL BE NATIVE TO THE CHESAPEAKE BAY WATERSHED AND ATLANTIC COASTAL BAYS REGION BASED ON THE U.S. FISH AND WILDLIFE SERVICE PUBLICATION, NATIVE PLANTS FOR WILDLIFE HABITAT AND CONS. LANDSCAPING.
- SPECIES HAVE BEEN SELECTED BASED ON AN ANALYSIS OF SURROUNDING NATIVE FOREST AND DEVELOPED WOODLAND COVER.
- SHRUB SPECIES DO NOT EXCEED 50% OF THE TOTAL PLANTINGS.
- PLANT MATERIALS SHALL BE PLANTED IN EITHER THE SPRING OR FALL MONTHS. MARCH 15 - MAY 31, SEPT. 15 - NOV. 30
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S PUBLICATION, THE AMERICAN STANDARD NURSERY STOCK.
- HERBACIOUS PLUGS AND TRANSPLANTS SHALL BE KEPT MOIST UNTIL PLANTED SO THAT THE TOP OF THE SOIL ON THE PLUG IS LEVEL WITH THE GROUND

CRITICAL AREA NOTES

- THIS LOT IS LOCATED WITHIN THE LIMITED DEVELOPMENT AREA (LDA) OF THE CHESAPEAKE BAY CRITICAL AREA.
- THE PURPOSE OF THIS PROJECT IS TO PROVIDE MITIGATION FOR 1:1 REPLACEMENT OF TREES REMOVED FOR THE DEVELOPMENT OF A NEW SINGLE FAMILY HOME PER ST. MARY'S COUNTY ZONING ORDINANCE 72.3.B
- THE MAXIMUM LOT COVERAGE IS 25% FOR A LOT LESS THAN 1/2 ACRE AND CREATED BEFORE DECEMBER 1, 1985. 15,000 S.F. X .25 = 3,750 S.F. (REQUIREMENT MET, SEE LOT COVERAGE CHART BELOW).
- THE PROPOSED LOT COVERAGE IS 2,685 S.F. (17.9%).
- TOTAL LOT AREA: 15,000 S.F. OR 0.34 AC.
- ANY CLEARING THAT TAKES PLACE IN THE CRITICAL AREA WILL BE SUBJECTED TO ST. MARY'S COUNTY CRITICAL AREA REGULATIONS.
- ALL REMAINING FORESTED AREAS SHALL REMAIN UNDISTURBED UNLESS OTHERWISE PERMITTED.
- 7 CANOPY TREES ARE PROPOSED TO BE CLEARED. THIS LOT REQUIRES 1:1 REPLACEMENT OF INDIVIDUAL TREES CLEARED. SEE CRITICAL AREA MITIGATION PLAN.
- THIS LOT REQUIRES A MINIMUM OF 15% FOREST COVERAGE POST DEVELOPMENT. REQUIREMENTS MET THROUGH:
 - REQUIREMENT = 15,000 x 15% = 2,250 S.F.
 - PROVIDED = 7 x 400 s.f. = 2,800 s.f.

SFDD#22-2511



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 13310, EXPIRATION DATE: 1-30-23

J.M. Conroy 12/9/22
NAME DATE

REVISIONS		Waldorf Lions Foundation, Inc Golden Beach - Section 2 - Lot 681 L. 6020 F. 280 5TH ELECTION DISTRICT ~ ST. MARY'S COUNTY, MARYLAND	
CRITICAL AREA MITIGATION PLAN, NOTES AND DETAILS		SCALE: 1" = 20'	
DRAWN: NOVEMBER, 2022 NJ		CONTRACT REFERENCE 229020	
LORENZI, DODDS, AND GUNNILL, INC. 3475 LEONARDTOWN ROAD, SUITE 100 WALDORF, MARYLAND 20602 PH: (301) 645-2254 or (301) 843-6255		4 OF 4	