HEALTH DEPARTMENT GENERAL NOTES

a. Tax Map 65, Grid 03, Parcel 312, Lot 34
b. Site contains no septic system.
c. Site contains no BAT.
d. There shall be a 10 foot Utility Easement along all lot lines. These easements are to include use by the St. Mary's County Metropolitan Commission, its successors and designs, for construction, maintenance, repair, inspection and operation of public water and sewer facilities, should such facilities ever be installed.
e. Site contains no sewage reserve area.
f. This Site Plan is in compliance with the St. Mary's County Comprehensive Water and Sewer Plan.
g. There are no existing wells or sewage easements within 100 feet of the proposed wells or sewage easements, unless otherwise shown.
h. Water supply shall be from a public water system.
i. Sewage flow shall be to a public sewer system.
j. 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.
k. Water Category = W-1 - Sewer Categories = S-1.

GENERAL NOTES

1. Subject property appears to lie within the RL zoning district. Subject property also appears to lie within the RCA overlay district.
2. This plat was prepared without the benefit of a Title Report which may show additional conveyances, easements, covenants, rights-of-way or building restriction lines not shown hereon.
3. Unless otherwise shown, property lines, topography and perc tests were taken from deeds and plats of record and do not represent a survey by this firm.
4. Subject property will be graded so as to drain surface water away from foundation walls. The grade away from foundation walls will fall a minimum of six inches (6") within the first ten feet (10').

EARTHWORK CALCULATIONS

Earthwork quantities shown hereon are provided to the Owner for Soil Conservation District approval and bonding purposes only. The Contractor should be aware that these quantities should not be used for bidding purposes. Quantities are based on engineering drawings and calculations and no allowance has been made for unsuitable soils, compaction, shrinkage, haul loss or other similar error sources.

CRITICAL AREA CALCULATIONS

AREA TYPE	CRITICAL AREA CALCULATIONS (LOT AREA OR FASTLAND = 62,227 S.F.)					
	EXISTING		ALLOWABLE		PROPOSED	
	AREA	% OF LOT	LOT COVERAGE / FOREST CLEARING		LOT COVERAGE / FOREST CLEARING	
COVERAGE	12,142 s.f.	19.5 %	9,334 s.f.	15 % OF LOT	12,049 s.f.	19.4 % OF LOT
FOREST	6802 s.f.	10.9 %	2,040 s.f.	30 % OF EXIST.	0 s.f.	0 % OF EXIST.

LOT COVERAGE INSIDE EXPANDED CRITICAL AREA BUFFER				LOT COVERAGE OUT OF EXPANDED CRITICAL AREA BUFFER			
AREA TYPE	EXISTING	REMOVED	PROPOSED	AREA TYPE	EXISTING	REMOVED	PROPOSED
HOUSE	2,537 s.f.	2,537 s.f.	28 s.f.	HOUSE	0 s.f.	0 s.f.	2,785 s.f.
PORCH	1,377 s.f.	1,377 s.f.	78 s.f.	PORCH	54 s.f.	54 s.f.	454 s.f.
WALK/PAD	448 s.f.	448 s.f.	1,288 s.f.	WALK/PAD	681 s.f.	336 s.f.	334 s.f.
FIRE PIT	104 s.f.	0 s.f.	0 s.f.	WOOD/PLAY	94 s.f.	32 s.f.	0 s.f.
GARAGE	0 s.f.	0 s.f.	0 s.f.	GARAGE	1,942 s.f.	0 s.f.	0 s.f.
DRIVEWAY	0 s.f.	0 s.f.	0 s.f.	DRIVEWAY	4,905 s.f.	1,724 s.f.	448 s.f.
TOTAL	4,466 s.f.	4,362 s.f.	1,394 s.f.	TOTAL	7,676 s.f.	2,146 s.f.	5,026 s.f.
DEVELOPED TOTAL =			1,498 s.f.	DEVELOPED TOTAL =			10,556 s.f.

PERM. BUFFER DISTURB. = 1,384 @ 3:1 = 4,152
BUFFER ESTABLISHMENT = 5,026 @ 1:1 = 5,026
CREDIT:
COVERAGE REMOVED FROM BUFFER = -4,362
TOTAL PLANTINGS REQ. = 4,826 S.F.

TOTAL EXISTING LOT COVERAGE: 12,142 S.F.
TOTAL PROPOSED LOT COVERAGE: 12,049 S.F.
REDUCTION: 93 S.F.
15% ALLOWED COVERAGE LIMIT: 9,334 S.F.

TOTAL EXISTING FOREST: 6,802 S.F.
TOTAL PROPOSED PLANTINGS: 4,826 S.F.
TOTAL PROPOSED FOREST: 11,628 S.F.
PROPOSED FOREST COVERAGE = 18.7%

FORESTED AREA TABULATIONS

EXISTING COVER		AREA
FOREST CANOPY		0 s.f.
TREE CANOPY		4,402 s.f.
SHRUBS	48 AT 50 s.f. EACH	2,400 s.f.
TOTAL		6,802 s.f.

1. Per COMAR 27.01.04.01-2 up to 30% of required plantings may be large shrubs, 20% may be small shrubs, and 10% shall be herbaceous perennials. A single species may not exceed 20% of the total planting requirement.
2. The trees, shrubs, and perennials required shall be approved species from the "Native Plants for Wildlife Habitat and Conservation Landscaping - Maryland Coastal Plain", published by the U.S. Fish and Wildlife Service, or as approved by the St. Mary's County Department of Land Use & Growth Management.
3. Plantings within 50' of the high tide line or within 100 year floodplains shall be salt tolerant species native to Maryland.

SOURCE NOTES

1. Bearings and coordinates shown hereon are referenced to the Maryland Coordinate System of 1983, 2011 revision (NAD 83/2011). Vertical elevations are referenced to the North American Vertical Datum of 1988 (NAVD88). Datums were established by a global positioning system survey performed by LSR, Inc., in JUNE of 2024.
2. The subject property shown hereon appears to be located in Flood Hazard Zones X and VE (EL. 7') as delineated on Flood Insurance Rate Maps for St. Mary's County, Maryland, as distributed by the Federal Emergency Management Agency. Community Panel Number 24037C0518F, Effective Date: November 19th, 2014.
3. Non-Tidal Wetlands information was derived from the "National Wetlands Inventory" Maps distributed by the U.S. Department of the Interior, and Maryland DNR maps.
4. Soils information shown hereon was taken from the "Web Soil Survey" as prepared by the U.S. Department of Agriculture, Natural Resource Conservation Service and may not accurately reflect existing soil conditions. No soils testing has been performed by this firm, LSR, Inc., in conjunction with this plan. Contractor to verify in the field that existing soils are suitable for the purposes shown hereon including, but not limited to, foundation support and stormwater management infiltration practices. If Contractor discovers unsuitable soils on site, Contractor shall notify this firm, LSR Inc., of existing conditions and then discuss the need for implementation of alternative design options.
5. Utility locations shown hereon are based upon visual evidence and may not accurately reflect underground locations or all existing utilities. All utility locations are to be verified by Contractor in the field prior to construction.
6. Topographic information shown hereon was taken from digital maps obtained from the St. Mary's County Government, using photogrametric and laser imaging (LIDAR) methods.

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 trench/hole 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 stockpiles, and appropriate safety measures will be installed as required or as shown hereon.

CRITICAL AREA NOTES

1. The Critical Area Buffer must remain in natural vegetation and may not be disturbed except as provided under Chapter 71 Section B (Habitat Protection Standards) of the St. Mary's County Comprehensive Zoning Ordinance (CZO) 10-02.
2. 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.
3. 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 diforested 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 disturbances.
4. 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 71.2 of the St. Mary's County Comprehensive Zoning Ordinance (CZO) 10-02.
5. Existing lot coverage within the 100 foot Critical Area Buffer is 4,466 square feet.
6. Area of slopes 15% or greater is -0- square feet.
7. Existing trees or forested area is 6,802 square feet.
8. Area of lot coverage is 12,142 square feet.
9. Proposed area of vegetation clearing is -0- square feet.
10. Proposed area of soil disturbance is 17,468 square feet.
11. Proposed area of lot coverage is 12,049 square feet.
12. Required area of reforestation or afforestation is 2,582 square feet.

LONG-TERM PROTECTION PLAN

- The plantings will be planted or a bond will be posted prior to occupancy.
- The estimated planting cost is $17,240.5, based on the estimated cost of $1.50 per square foot of planting.
- At the end of the 2-year monitoring period for planted landscape stock, all of the plants are required to survive per COMAR 27.01.04.01-2J. Any landscape stock plant or plants that did not survive shall be replanted.
- At the end of the 5-year monitoring period for planted seedlings, 50% of the seedlings are required to survive per COMAR 27.01.04.01-2K. If the survival rate is below 50% enough plants to equal 50% survival shall be replanted.
- At the end of the 5-year monitoring period for natural regeneration areas, there shall be a density of 300 native stems per acre of that natural regeneration area per COMAR 27.01.04.01-2K. If the density is not met additional plantings will be required.

PLANTINGS PROVIDED			
SYMBOL	NAME	CREDIT	QTY.
	BARE-ROOT SEEDLINGS	62.22 s.f.	0
	CANOPY TREE 2" CALLIPER 8' TALL	200 s.f.	0
	CANOPY TREE 1" CALLIPER 6' TALL	100 s.f.	0
	UNDERSTORY TREE 1" CALLIPER 6' TALL	75 s.f.	0
	LARGE SHRUB 1 GAL. 4' TALL	50 s.f.	1
	SMALL SHRUB 1 GAL. 18" TALL	25 s.f.	0
	HERB, PERENNIAL 1 QUART	2 s.f.	0
	CLUSTER 1 1 - 1" CANOPY TREE 3 LARGE OR 6 SMALL SHRUBS	300 s.f.	16
	CLUSTER 2 2 UNDERSTORY TREES 3 LARGE OR 6 SMALL SHRUBS	350 s.f.	0
	PLANTINGS REQUIRED = 4,831 s.f.		
	PLANTINGS PROVIDED = 4,850 s.f.		

LANDSCAPING SCHEDULE		
APPROXIMATE PLANTING DATES: Oct. 1st - Nov. 30th		
SPECIES	QTY.	SIZE
Choose species from plant listing below	6	CANOPY TREE 1" CALIPER
Choose species from plant listing below	5	CANOPY TREE 1" CALIPER
Choose species from plant listing below	5	CANOPY TREE 1" CALIPER
Choose species from plant listing below	16	LARGE SHRUB 1 GAL.
Choose species from plant listing below	16	LARGE SHRUB 1 GAL.
Choose species from plant listing below	17	LARGE SHRUB 1 GAL.
Forest Clearing Plantings		
Choose species from plant listing below	0	LARGE SHRUB 3 GAL.
Choose species from plant listing below	0	CANOPY TREE 1" CALIPER

MAINTENANCE PLAN

1. NATURAL REGENERATION
   - Must be within 50 feet of a mature forest with a seed bank of native species.
   - All lawn care practices must be ceased to allow for regeneration.
   - Once native species have been established, routine inspections should be performed to check for non-native invasive species, pests, and nutrient & water deficiency.
   - Removal of non-native invasive species should be done by hand or controled chemically.
   - These areas should only be fertilized once anually, from late March to early June. Soils should be tested to determine the correct fertilizer mixture.
   - Watering should only be done if the desirable plants look stressed.
   - Some additional plantings may be required to meet the required density.
2. BARE-ROOT SEEDLINGS
   - Bare-root seedlings should only be planted in the fall season.
   - Tree shelter tubes with mesh tops should be used and properly staked to reduce animal damage.
   - Noxious and invasive weeds should be removed from these areas to reduce competition for nutrients, water, sunlight, etc. This can be done by hand or by temprarily mowing until the trees reach 6 feet in height.
   - Only water if rainfall is not sufficient or leaves on the plantings are starting to wilt.
   - These areas should only be fertilized once anually, from late March to early June. Soils should be tested to determine the correct fertilizer mixture.
   - Once the seedlings have reached 6 feet in height, remove the tree shelter tubes, mulch around the trees with 6" of organic mulch around the base of the plant.
3. LANDSCAPING STOCK
   - It is best if these plants are planted in the fall. These plantings should be mulched with 6" of organic mulch around the base of the plant.
   - Routine inspections should be performed to check for non-native invasive species, pests, and nutrient & water deficiency.
   - Trees may need to be staked to safeguard from strong winds until the roots have been established well in their new environment.
   - Removal of non-native invasive species should be done by hand or controled chemically.
   - These areas should only be fertilized once anually, from late March to early June, using a slow release fertilizer. Soils should be tested to determine the correct fertilizer mixture.
   - Watering should only be necessary in the summer if the plantings are mulched properly.
4. At the end of the 2-year monitoring period for landscape stock and the 5-year monitoring period for bare-root seedlings and natural regeneration areas the survival of the plantings shall be assessed to determine the need for replacement plantings.

LEGEND

PROPERTY LINE
PROPERTY LINE ADJOINING
BUILDING SETBACK LINE
NON-TIDAL WETLANDS
WETLANDS BUFFER
100 YEAR FLOODPLAIN
SOILS TYPE DIVISION LINE
LIMIT OF EXISTING FOREST
EXISTING 2' CONTOUR
EXISTING 10' CONTOUR
SEWER LINE
FORCE MAIN
WATER LINE
STORM DRAIN LINE
SILT FENCE
SMART FENCE
SILT FENCE ON PVMT.
EARTH DIKE
TEMP. STONE OUTLET
LIMIT OF DISTURBANCE

PAVED SURFACES
GRAVEL SURFACES
CONCRETE SURFACES
RIP-RAP
PROP. DITCH
PROP. 2' CONTOUR
PROP. 10' CONTOUR
ROOF DRAIN LEADER
ROOFTOP DISCONNECT
(OVERLAND FLOW)
EXISTING SHRUB
EXISTING TREE

SALT TOLERANT CANOPY SPECIES

Serviceberry (Amelanchier canadensis)
Atlantic white cedar (Chamaecyparis thyoides)
Green Ash (Fraxinus pennsylvanica)
Sweetgum (Liqidambar styraciflua)
Black gum (Nyssa Sylvatica)
Loblolly pine (Pinus taeda)
Sycamore (Platanus occidentalis)
White oak (Quercus Alba)
Blackjack oak (Quercus marilandica)
Northern Red Oak (quercus rubra)

SALT TOLERANT UNDERSTORY SPECIES

Serviceberry (Amelanchier arborea)
American hornbeam (Carpinus caroliniana)
American Holly (Ilex opaca)
Sweetbay magnolia (Magnolia Virginiana)

SALT TOLERANT LARGE SHRUB SPECIES

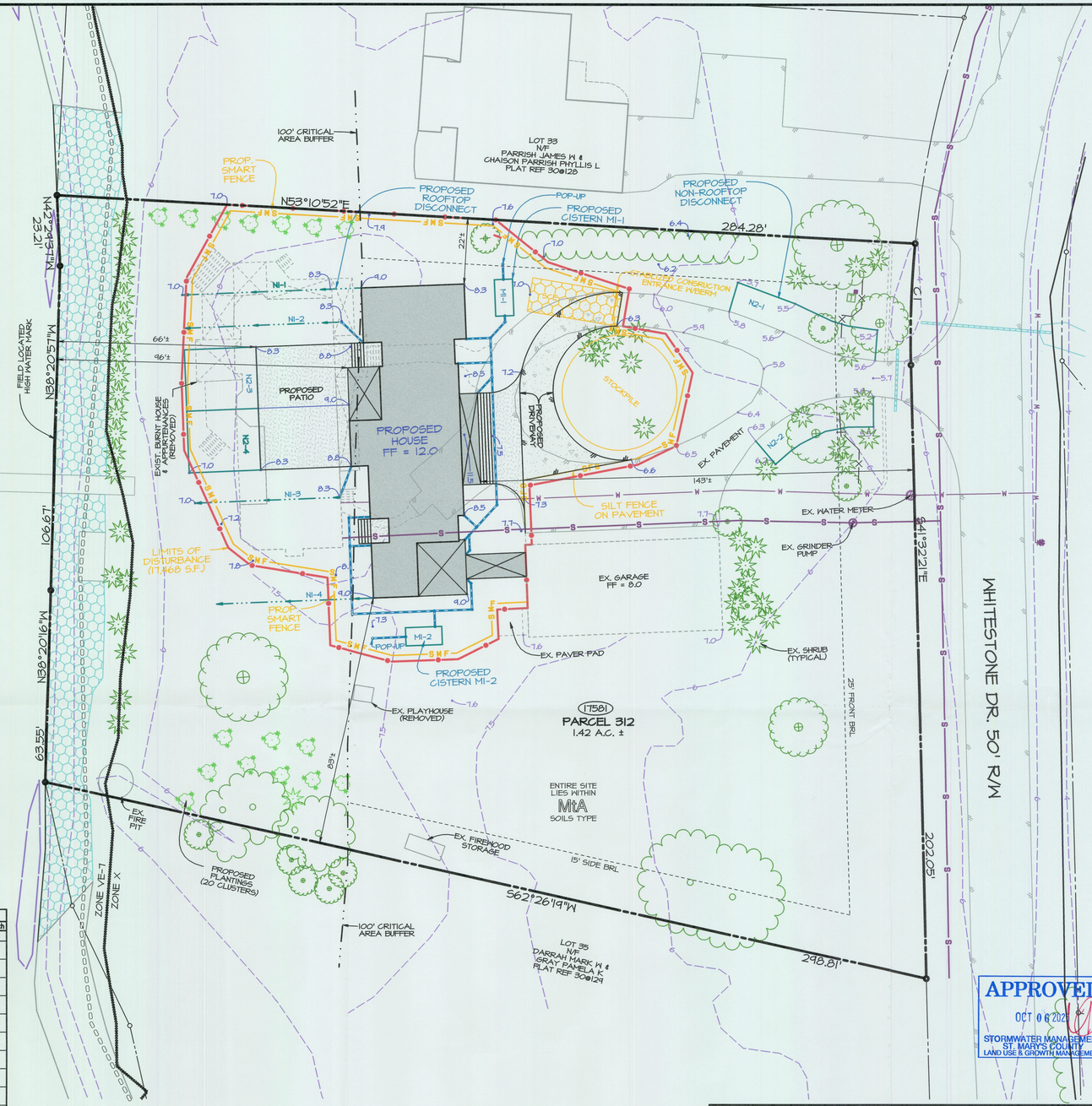
Red chokeberry (Aronia arbutifolia)
Black chokeberry (Aronia melanocarpa)
Groundsel tree (Baccharis halimifolia)
Sweet peppertush (Clethra alnifolia)
Bayberry (Myrica pensylvanica)
Wax myrtle (Myrica cerifera)
Highbush blueberry (Vaccinium corymbosum)
Arrowwood (Viburnum dentatum)
Black haw (Viburnum prunifolium)

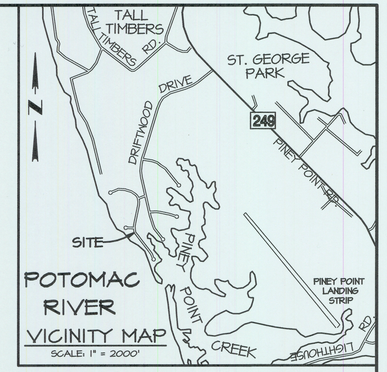
SALT TOLERANT SMALL SHRUB SPECIES

American beautyberry (Callicarpa americana)
Smooth hydrangea (Hydrangea arborescens)

CURVE DATA

LINE	ARC	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.49'	325.00'	20.02'	39.47'	N58°00'50"W	7°03'02"





SOIL CONSERVATION GENERAL NOTES

1. The Contractor shall notify M.D.E., Environment Division at telephone number 410-537-3510 at least 48 hours after pre-construction meeting has been held and sediment controls have been installed. The Contractor may mail notice to MDE, Sediment and Stormwater Administration, 1800 Washington Blvd, Suite 440, Baltimore, MD 21230-1708.
2. Approval of the Inspection Agency shall be requested upon completion for installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading.
3. Approval shall be requested upon final stabilization of all sites before removal of sediment controls.
4. Specifications for erosion control practices shall be the "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" by the Maryland Department of the Environment.
5. Site is exempt from Forest Conservation Requirements per Section 75.2.2.b of the St. Mary's County Comprehensive Zoning Ordinance (CZO) 10-02 (Site is governed by CZO 10-02 Chapter 41 - Critical Area Regulations).
6. Site is subject to the Environmental Site Design (3 step process) for Stormwater Management and Erosion and Sediment Control hereon.

TEMPORARY & PERMANENT STABILIZATION

1. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within:
   i. Three (3) calendar days for all perimeter controls, dikes, swales, ditches, perimeter slopes and all slopes greater than 3 horizontal to 1 vertical (3:1) and
   ii. Seven (7) days as to all disturbed or graded areas in the project site.
2. Temporary Seeding Schedule:

Species*	Minimum Seeding Rates lbs/acre	lbs/1,000 sf	Planting Depth (in)	2/1 - 4/30	5/1 - 8/14	8/15 - 11/30
Barley	122	2.80	1/4-1/2	X	-	by 10/15
Oats	46	2.21	1/4-1/2	X	-	-
Rye	140	3.22	1/4-1/2	X	-	X
Barley/Rye + Foxtail Millet	150	3.45	1/4-1/2	X	X	X

10-10-10 fertilizer shall be applied at 600 lbs per acre. *
Lime shall be applied at 2 tons per acre or 100 lbs/1,000 SF. * **

3. Permanent Seeding Schedule:

Species*	Minimum Seeding Rates lbs/acre	lbs/1,000 sf	Planting Depth (in)	Recommended application dates
Tall fescue 75% Canada bluegrass 10% KY bluegrass 10% red top 5%	150	3.40	1/4-1/2	09/01 - 05/15 06/15 - 11/15
Weeping lovegrass 17%	4	0.09	1/4-1/2	09/01 - 05/15
Sericeä lespedeza 83%	20	0.46		05/16 - 08/14

Fertilizer application rate: 10-20-20: N 40 lbs/ac or 2.0 lbs/1,000 SF. *
P 200 175 lbs/ac or 4.0 lbs/1,000 SF.
K 200 175 lbs/ac or 4.0 lbs/1,000 SF.
Lime application rate: 2 tons/ac. or 100 lbs/1,000 SF. * **

* Other mixes may be used as recommended by the Soil Conservation District.
** Soil preparation shall comply with Section B-4 of the "2011 MD STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL"

SEQUENCE OF CONSTRUCTION

1. Contractor shall arrange a Pre-Construction Meeting with the St. Mary's Soil Conservation District (301-475-8402 ext. 3) at least 5 days in advance of disturbance of any land on Site. - 1 to 2 days
2. Clear and grub those areas, including existing pavement, necessary for the installation of the perimeter control devices. Install perimeter control devices concurrently with clearing and grubbing. - 1 to 2 days
3. Request approval of perimeter control devices by MDE prior to other land disturbance or grading. - 2 days +/-
4. Remove existing improvements including pavement and burnt house, clear, grub and rough grade the remainder of the site. - 3 to 5 days
5. Construct house and appurtenances. For appurtenances outside of perimeter controls, no more area shall be disturbed than can be stabilized the same day (See Utility Installation Note). - 3 to 6 months
6. Final grading, landscaping & permanent stabilization of site with a minimum 4 inches topsoil, seed, and mulch. - 1 to 2 days
7. Install Stormwater Management devices once all contributing areas have been stabilized. - 3 to 5 days
8. Remove sediment control devices upon MDE Inspector's approval. - 2 days +/-

APPROVED
OCT 06 2025
STORMWATER MANAGEMENT
ST. MARY'S COUNTY
LAND USE & GROWTH MANAGEMENT

APPROVED AS NOTED IN RED
NOV 20 2025
CRITICAL AREA REVIEW
ST MARY'S COUNTY
LAND USE & GROWTH MANAGEMENT

MARYLAND COORDINATE SYSTEM (NAD 83/2011)

GRAPHIC SCALE 1"=20'
0 20 40 60

ST. MARY'S COUNTY HEALTH DEPARTMENT APPROVAL BLOCK

LEHS DATE

DIRECTOR DATE

REVISIONS

4/15/2025 NEW HOUSE
4/23/2025 REVISE HOUSE
11/4/2025 REVISE PLANTINGS

OWNER'S/DEVELOPER'S CERTIFICATION

Any clearing, grading, construction, development, stormwater management construction, 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" from a Maryland Department of the Environment approved training program before beginning the Project.

Wayne M. Davis / Developer
Authorized Representative

11/4/2025
Date

CONSULTANT'S CERTIFICATION

I hereby certify that the plans have been designed in accordance with approved erosion and sediment control ordinances, regulations, standards, and criteria.

Wayne Paul Hunt
Prof. Land Surveyor, MD # 21083
Expires February 13, 2027

11/4/2025
Date

STATE OF MARYLAND WAYNE PAUL HUNT 21083 REGISTERED PROFESSIONAL LAND SURVEYOR

LSR LAND SURVEYING PLANNING
ENGINEERING * PERMITS ENVIRONMENTAL SERVICES
LITTLE SILENCES REST, INC.
41650 COURT HOUSE DRIVE - SUITE 101 - P.O. BOX 2340
LEONARDTOWN, MD 20650
PHONE: (301) 475-2236 ~ WWW.LSRCORP.COM

DATE	4/15/25
JOB#	0073-24
FOLDER	M65B03
SCALE	1" = 20'
DRAWN	WPH
CHECKED	WPH
DATE PLOTTED	11/4/2025

SCD INFORMATION

Lot / Parcel Area: 1.42 Acres	OWNER: TYLER AND TAYLOR GLADU 17581 WHITESTONE DR. - TALL TIMBERS 20690 PHONE: 301-481-5243
Total Disturbed Area: 0.41 Acres	DEVELOPER WM DAVIS, INC. 23442 PROP WAY, HOLLYWOOD, MD 20636 PHONE: 301-475-2755
Site Impervious Area: 0.15	
Area to be Vegetatively Stabilized: 0.26	APPLICANT LITTLE SILENCES REST, INC. P.O. BOX 2340 - LEONARDTOWN, MD 20650 PHONE: 301-475-2236
Earthwork Quantities: Cut = 300 cy Fill = 300 cy	

LUGM No.: 24-0666

CRITICAL AREA PERMIT PLAT

LOT 34
LANDINGS AT PINEY POINT
MAP 65 - GRID 03 - PARCEL 32
PER LIBER EWA 1156 AT FOLIO 353
17581 WHITESTONE DRIVE, TALL TIMBERS
2nd ELECTION DISTRICT - ST. MARY'S COUNTY, MARYLAND
FOR: TYLER AND TAYLER GLADU

SHEET: 1 OF 2

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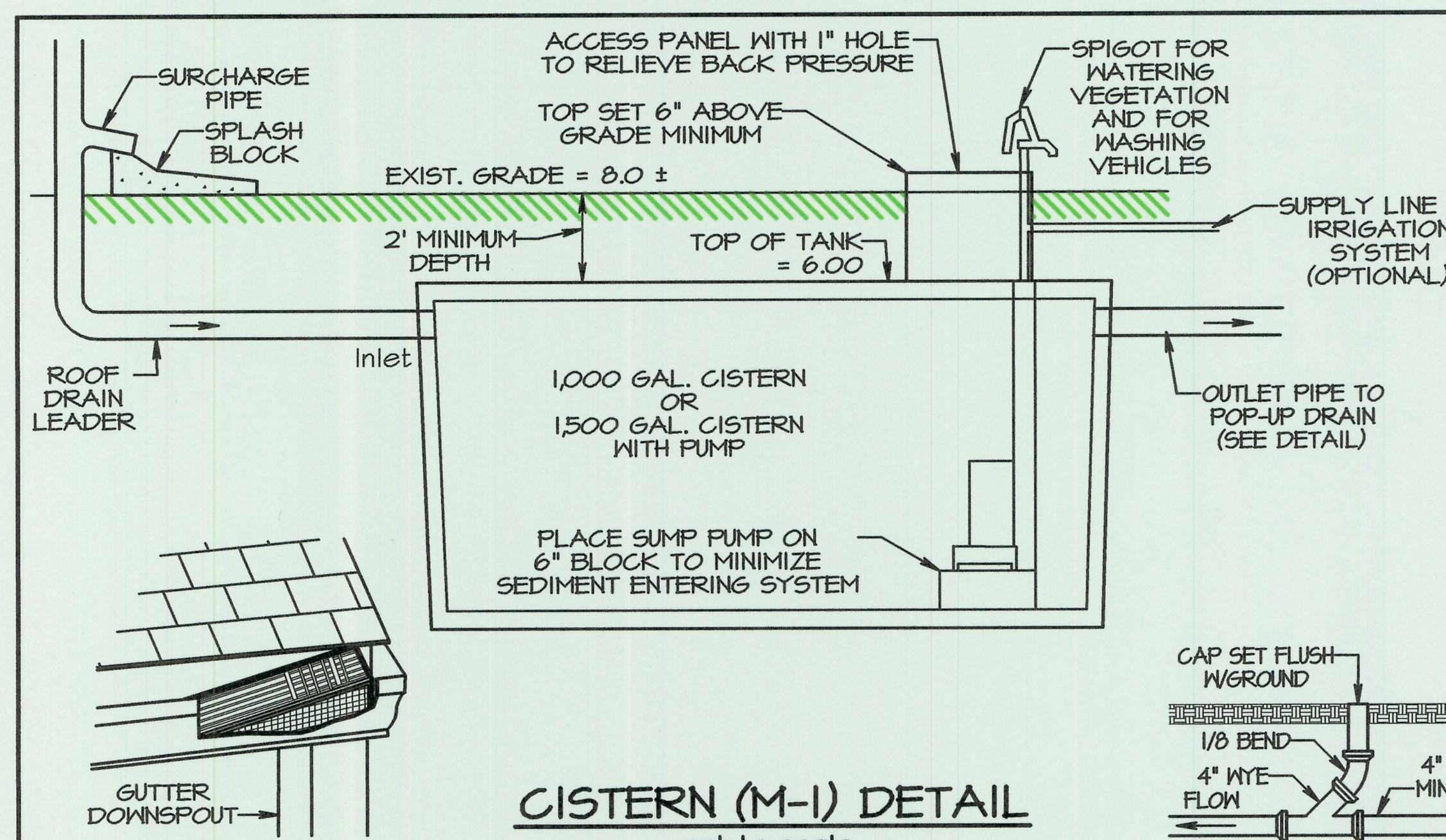
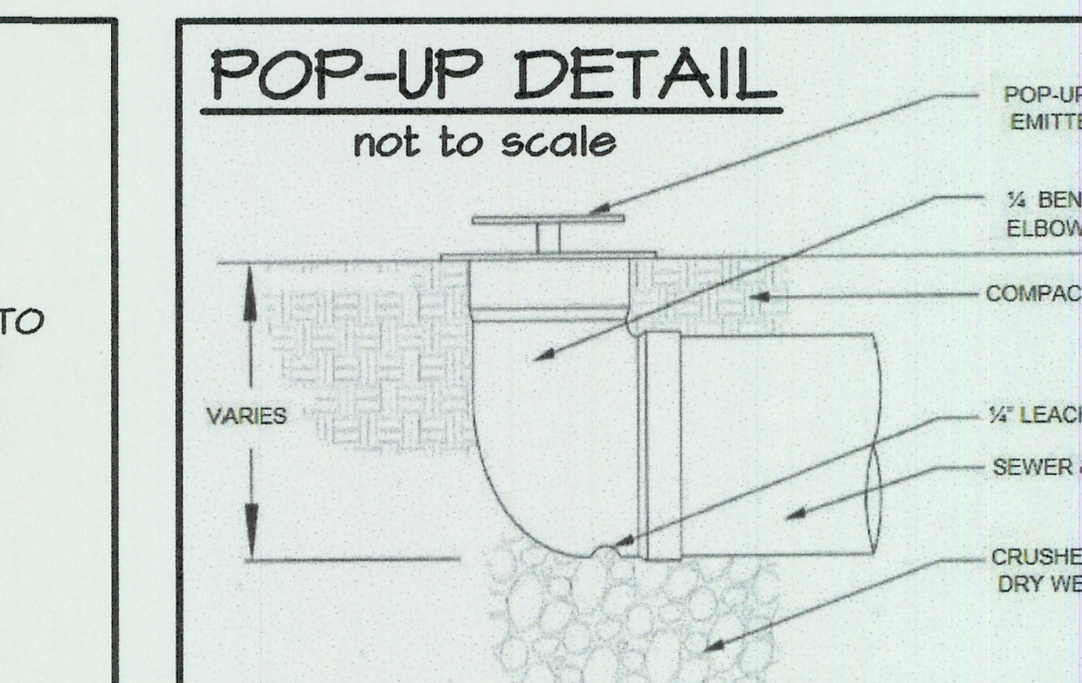
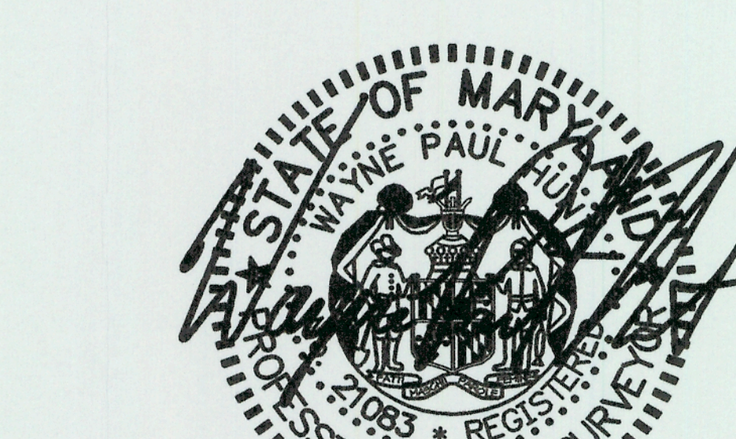


CISTERN (M-1) DETAIL
not to scale





11/4/2025

Wayne Paul Hunt
Professional Land Surveyor
MD. Registration # 21083
Expires February 13, 2027

CISTERN DESIGN AND INSTALLATION:

* - Storage tanks shall be watertight, and the top of the tank shall be located beneath the frost line.
* - Gutter Screens are required to remove leaves and other debris from runoff for pre-treatment.
* - In line clean-outs shall be installed in roof leaders at twenty-five foot (25') minimum intervals.
* - Storage tanks shall capture at least 0.2 inches of rainfall from the contributing rooftop area.
* - Overflow from storage tanks shall be safely directed to a stable vegetated outfall to down gradient areas.
* - Cistern Access panels/ manholes shall be secured to prevent unauthorized access.
* - Sump pump shall have a vertical float shut-off switch set at 1" minimum above pump inlet elevation, or approved equivalent, to protect pump from running dry.
* - A pressure tank with cut-off switch and backflow preventer, or approved equivalent, shall be provided to protect pump from excessive loads.
* - At a minimum, storage tanks will be inspected prior to operation and certified that the constructed system meets the conditions specified on the approved plans.

CISTERN INSPECTION AND MAINTENANCE:

* - Access shall be provided for cleaning, inspection, and maintenance in cisterns.
* - At a minimum, storage tanks and conveyance systems should be inspected yearly.
* - Underground system connections should be checked for frozen lines and ice blockages during winter.
* - Leaf screens, gutters, and downspouts should be cleaned out to prevent clogging.
* - Any sedimentation deeper than 6" should be cleaned out of the stilling well and storage tank.

CISTERN OPERATION:

* - Storage tanks must be maintained and operated throughout the year when the temperature is above 32° F.
* - As much stored water as possible should be utilized between storm events.
* - Approximately 24 hours after each rain event, at least half of the water stored in the cistern shall be used to irrigate the lawn areas. The balance of the water stored in the cistern will be used to irrigate plant beds and to wash vehicles.

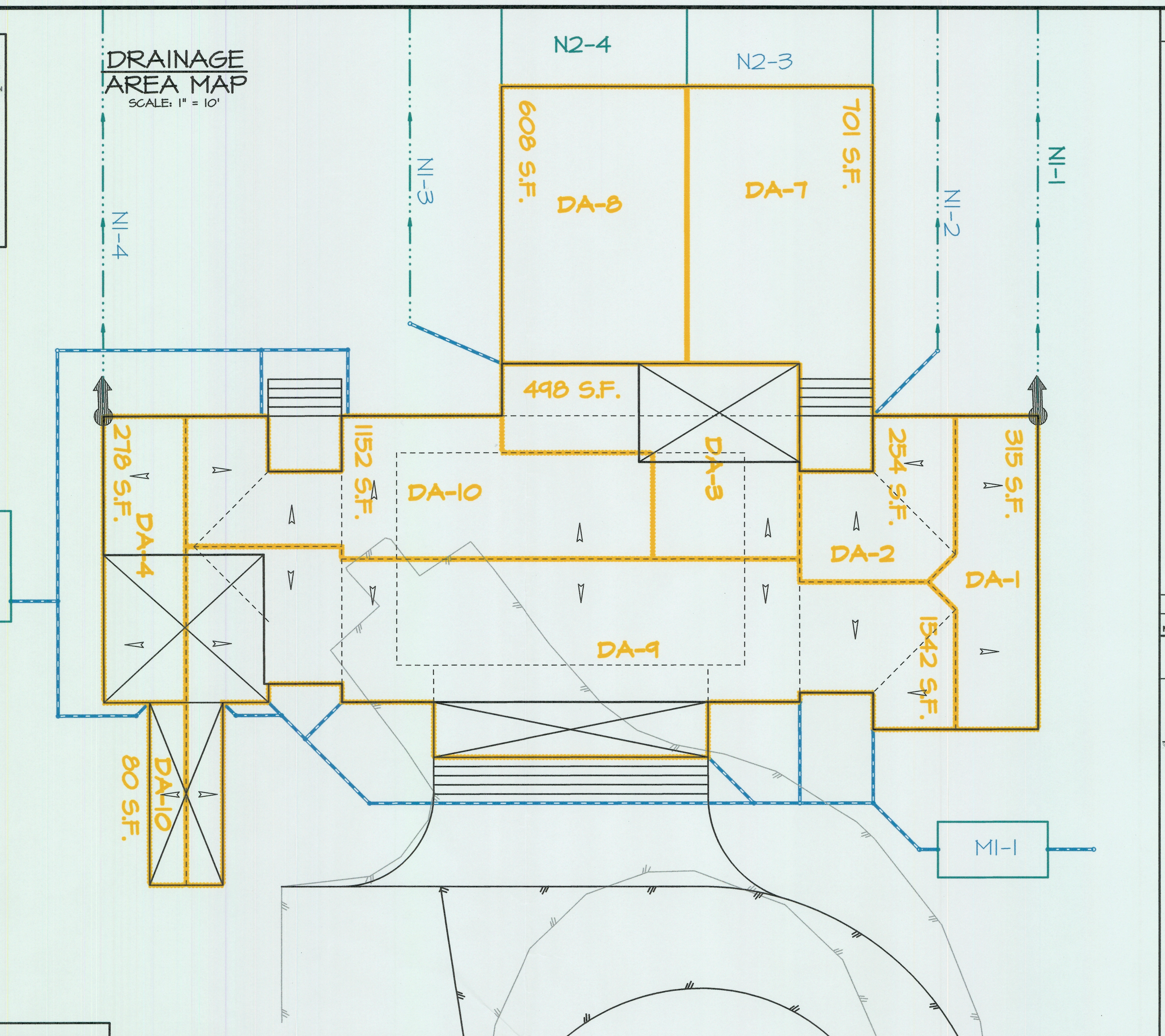
M-1	RAINWATER HARVESTING (RAIN BARREL / CISTERN)					
No.	IMP. AREA	SIZE	Max ESDv	Pe Prov.	ESDv Prov.	Rev (% AREA)
M1-1	1,542 s.f.	1,500 gal.	341.8 c.f.	1.64 in.	200.5 c.f.	1,542 s.f.
M1-2	1,232 s.f.	1,000 gal.	273.1 c.f.	1.37 in.	133.7 c.f.	1,232 s.f.

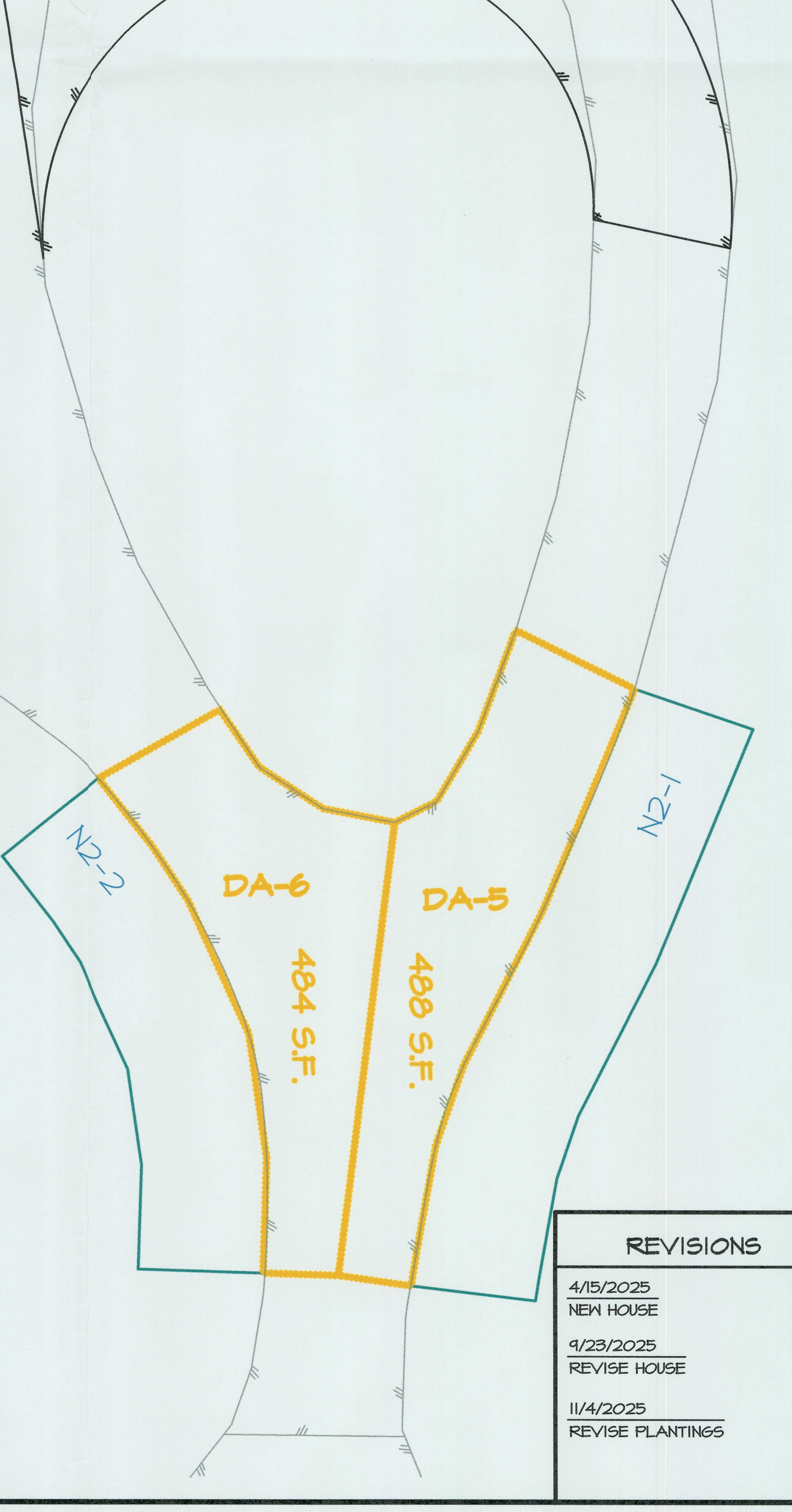
IMPERVIOUS AREA TABULATIONS

AREA TYPE	EXISTING	REMOVED	PROPOSED
HOUSE	2,537 s.f.	2,537 s.f.	3,384 s.f.
PORCH	1,431 s.f.	1,431 s.f.	1,856 s.f.
WALK	784 s.f.	784 s.f.	292 s.f.
DRIVEWAY	1,724 s.f.	1,724 s.f.	928 s.f.
TOTAL	6,476 s.f.	6,476 s.f.	6,460 s.f.
DEVELOPED TOTAL =		6,460 s.f.	

BMP TABLE			
PRACTICE	LOCATION	IMP. AREA	VOLUME
Rooftop Disconnect	Back of House	1345 s.f.	73.3 c.f.
Non-Rooftop Disc.	Driveway / Walk	2281 s.f.	159.9 c.f.
Harvesting		2774 s.f.	334.2 c.f.
		ESDv PROV'D	567.4 c.f.
		ESDv REQ'D	554 c.f.

DRAINAGE AREA MAP
SCALE: 1" = 10'





STORMWATER MANAGEMENT SUMMARY TABLE												
No.	AREA	IMPERV. AREA	PERVIOUS AREA	% IMPRV.	% OF SITE	TARGET ESDv	MAXIMUM ESDv	ACTUAL ESDv	ACTUAL Pe	ACTUAL Rev (% AREA)	STRUCTURE No.	PRACTICE DESCRIPTION
DA-1	315 s.f.	315 s.f.	0 s.f.	100%	1.8%	24.9 c.f.	69.8 c.f.	20.0 c.f.	0.80	252.0 s.f.	N1-1	60' DISCONNECT
DA-2	254 s.f.	254 s.f.	0 s.f.	100%	1.5%	20.1 c.f.	56.3 c.f.	13.9 c.f.	0.69	176.1 s.f.	N1-2	52' DISCONNECT
DA-3	498 s.f.	498 s.f.	0 s.f.	100%	2.9%	39.4 c.f.	110.4 c.f.	24.7 c.f.	0.63	312.1 s.f.	N1-3	47' DISCONNECT
DA-4	278 s.f.	278 s.f.	0 s.f.	100%	1.6%	22.0 c.f.	61.6 c.f.	14.7 c.f.	0.67	185.3 s.f.	N1-4	50' DISCONNECT
DA-5	488 s.f.	488 s.f.	0 s.f.	100%	2.8%	38.6 c.f.	108.2 c.f.	38.6 c.f.	1.00	488.0 s.f.	N2-1	10' NON-ROOFTOP DISC.
DA-6	484 s.f.	484 s.f.	0 s.f.	100%	2.8%	38.3 c.f.	107.3 c.f.	38.3 c.f.	1.00	484.0 s.f.	N2-2	10' NON-ROOFTOP DISC.
DA-7	701 s.f.	701 s.f.	0 s.f.	100%	4.0%	55.5 c.f.	155.4 c.f.	44.4 c.f.	0.80	560.8 s.f.	N2-3	24' NON-ROOFTOP DISC.
DA-8	608 s.f.	608 s.f.	0 s.f.	100%	3.5%	48.1 c.f.	134.8 c.f.	38.5 c.f.	0.80	486.4 s.f.	N2-4	24' NON-ROOFTOP DISC.
DA-9	1,542 s.f.	1,542 s.f.	0 s.f.	100%	8.8%	122.1 c.f.	341.8 c.f.	200.5 c.f.	1.64	1542.0 s.f.	M1-1	1500 GAL. RAIN BARREL
DA-10	1,232 s.f.	1,232 s.f.	0 s.f.	100%	7.1%	97.5 c.f.	273.1 c.f.	133.7 c.f.	1.37	1232.0 s.f.	M1-2	1000 GAL. RAIN BARREL
SUB	6,400 s.f.	6,400 s.f.	s.f.	100%	36.6%	506.7 c.f.	1418.7 c.f.	567.3 c.f.	1.12	5,719 s.f.	-	-
DA-12	11,068 s.f.	15 s.f.	11,053 s.f.	0%	63.4%	47.2 c.f.	132.3 c.f.	0.0 c.f.	0.00	0 s.f.	-	UNTREATED
TOTAL	17,468 s.f.	6,415 s.f.	11,053 s.f.	37%	100.0%	553.9 c.f.	1550.9 c.f.	567.3 c.f.	1.02	5,719 s.f.	-	-

LEGEND

- ROOF RIDGE / VALLEY
- ROOF FLOW DIRECTION
- ROOF DRAINAGE AREA
- H.P. GUTTER HIGH POINT
- ROOFTOP LEADER
- C.O. LEADER CLEAN OUT
- ROOFTOP DISCHARGE POINT AND DIRECTION

NOTE:
Downspouts and splash blocks shall be installed in the same direction as the corresponding rooftop disconnect to ensure proper disconnection from other impervious surfaces within 10'.

ROOFTOP DISCONNECT (N-1) NOTES

DESIGN & INSTALLATION:

* Erosion and sediment control devices (e.g., sediment traps) shall not be located in vegetated areas receiving disconnected runoff.
* Runoff from impervious areas shall drain in a safe and non-erosive manner through vegetated areas to the property line or down stream BMP.
* The drainage area to each disconnected downspout shall not exceed 500 s.f.
* The flow path or "disconnection" through vegetated areas shall be a minimum length of 15 feet; shall not exceed 75 feet in length; shall be located on an average slope of 5% or less; and shall be at least 10 feet from the nearest impervious surface of similar or lower elevation to prevent reconnection.
* If areas to be used for disconnection are disturbed during construction, they shall be roto-tilled to a depth of 4" - 6" prior to establishing vegetation to increase soil permeability.

INSPECTION AND MAINTENANCE:

* A final inspection shall be conducted before use and occupancy approval to ensure that adequate treatment areas and permanent stabilization have been established.
* Maintenance of areas receiving disconnected runoff is no different than that required for lawn or landscaped areas.
* Areas receiving disconnected runoff should be protected from compaction, such as vehicle traffic.

N-1	ROOFTOP DISCONNECTS						
No.	IMP. AREA	LENGTH	TREATED	Pe	ESDv Prov.	SLOPE	Rev (% AREA)
N1-1	315 s.f.	60.0 ft.	80%	0.80 in.	20.0 c.f.	< 5%	252 s.f.
N1-2	254 s.f.	52.0 ft.	69%	0.69 in.	13.9 c.f.	< 5%	176 s.f.
N1-3	498 s.f.	47.0 ft.	63%	0.63 in.	24.7 c.f.	< 5%	312 s.f.
N1-4	278 s.f.	50.0 ft.	67%	0.67 in.	14.7 c.f.	< 5%	185 s.f.

NON-ROOFTOP DISCONNECT (N-2) NOTES

DESIGN & INSTALLATION:

* Erosion and sediment control devices (e.g., sediment traps) shall not be located in vegetated areas receiving disconnected runoff.
* Runoff from impervious areas shall drain in a safe and non-erosive manner through vegetated areas to the property line or down stream BMP.
* Non-rooftop impervious areas shall be disconnected as follows:
  a. GRASS FILTER STRIPS–
  Where impervious areas intersect the topographic contours at a maximum of 45 degrees, an unlimited area may drain from the impervious area in sheet flow provided the average slope is 5% or less for a distance equivalent to the longest drainage distance over the impervious area. Flow concentrations must be avoided for this practice to work effectively.
  b. VEGETATED CHANNELS–
  Where impervious areas intersect the topographic contours at an angle which exceeds 45 degrees, up to 1,000 square feet of impervious area may discharge in concentrated flow provided that the average slope is 5% or less for a distance equivalent to the longest drainage distance over the impervious area.
  c. ALL PRACTICES -
  The flow path or "disconnection" through vegetated areas shall be a minimum length of 10 feet; shall not exceed 75 feet in length; shall be located on an average slope of 5% or less; and shall be at least 10 feet from the nearest impervious surface of similar or lower elevation to prevent reconnection. The maximum contributing flow path shall be 150 feet.
* If areas to be used for disconnection are disturbed during construction, they shall be roto-tilled to a depth of 4" - 6" prior to establishing vegetation to increase soil permeability.

INSPECTION AND MAINTENANCE:

* A final inspection shall be conducted before use and occupancy approval to ensure that adequate treatment areas and permanent stabilization have been established.
* Maintenance of areas receiving disconnected runoff is no different than that required for lawn or landscaped areas.
* Areas receiving disconnected runoff should be protected from compaction, such as vehicle traffic.

NON-ROOFTOP DISCONNECTS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

N-2	NON-ROOFTOP DISCONNECTS						
No.	IMP. AREA	IMP. DIST.	BUFFER	Pe	ESDv Prov.	SLOPE	Rev (% AREA)
N2-1	488 s.f.	10.0 ft.	10.0 ft.	1.00 in.	38.6 c.f.	< 5%	488 s.f.
N2-2	484 s.f.	10.0 ft.	10.0 ft.	1.00 in.	38.3 c.f.	< 5%	484 s.f.
N2-3	701 s.f.	30.0 ft.	24.0 ft.	0.80 in.	44.4 c.f.	< 5%	561 s.f.
N2-4	608 s.f.	30.0 ft.	24.0 ft.	0.80 in.	38.5 c.f.	< 5%	486 s.f.

STORMWATER MANAGEMENT NARRATIVE

This Stormwater Management Plan for Lot 34 consists of the following:

EXISTING CONDITIONS;

* 1.42 acre Site consists of approximately 0.29 acres of forested areas (20% of Site) on predominantly "C" soils.
* The Site does lie within the Chesapeake Bay Critical Area.
* Site has existing features totaling 0.28 acres of impervious area. Existing house on site has burned down to foundation.
* There are no hydric or highly erodible soils on Site per the USDA Web Soil Survey for St. Mary's County, as shown hereon.
* There are no slopes greater than 15% on Site.
* There are no wetlands on Site as shown on DNR & NWI Wetland Maps.
* There are no intermittent or perennial Streams, per USGS quadrangle maps, running through the Site.
* There are 1% annual chance (100 year) flood plains on Site per FEMA Flood Maps.
* No Wetlands, springs or seeps were observed in the area proposed to be developed on subject site.

PROPOSED DEVELOPMENT:

* Site is being developed in such a manner as to allow the proper use and enjoyment of the land with minimal impacts to sensitive areas.
* Proposed development will be limited to an envelope of 0.40 acres, which will minimize impacts to Resource Protection areas which include the 100' Critical Area Buffer. Lot coverage in Critical Area Buffer will be reduced by 4,261 square feet or 95%.
* Proposed development will include an 2,155 square foot house, with moderate decks and walks, accessed by an existing 10' driveway, which will be reduced to accommodate new house placement.
* Total proposed Site impervious area is 5,233 square feet, which is 30% of the Site area. Total proposed Lot impervious area is 10,899 square feet, or 0.25 acres, which is 17.5% of the Lot area.
* Proposed house has been moved away from the edge of tidal waters by 51', +/-.

ENVIRONMENTAL SITE DESIGN:

* Since site discharges directly to tidal waters, Cpv, Qp and Qf are not required. Therefore design Pe is 1.0 inches.
* Site development will divert upstream flows around subject property to allow proper disconnection of proposed improvements.
* Rooftop runnoff shall be disconnected by directing individual down spouts draining 500 square feet of roof area, or less, through a vegetated area of at least 75 feet with a grade of less than 5%.
* Non rooftop runoff (driveway) shall be disconnected by directing impervious runoff to vegetated areas equal in length to the contributing impervious length and with a grade of less than 5%.
* Disconnects shall be directed away from buildings and shall be located at least 10 feet away from other impervious areas.
* Care shall be taken to limit compaction of soils in vegetated areas to be used for disconnects.
* Areas to be used for disconnection shall be roto-tilled prior to establishing vegetation to increase soil permeability.
*Due to site grade restraints and lot size - not all impervious areas can be treated with non-structural practices. Rainwater harvesting will be used to meet remaining ESDv requirements.

OUTFALL CONDITIONS:

* Site will discharge to an existing stable grassed areas which appear to be able to withstand anticipated flows from development.

EROSION AND SEDIMENT CONTROL DESIGN:

* Site entrance will require a stabilized construction entrance with mountable berm installed in accordance with Detail B-1 shown hereon.
* Existing slopes within disturbed areas range from 1% to 8%.
* Runoff from all disturbed areas to vegetated areas shall be treated with Smart Fence installed per details shown hereon.
* Runoff from all disturbed areas to paved areas shall be treated with Smart Fence on Pavement installed in accordance with Detail E-2 shown hereon.
* Discharge from outlet structures shall be to stable, vegetated areas.

SITE DATA:

SOIL TYPE		A	B	C	D	TOTAL/AVG.
Drainage Area (A)	=	s.f.	s.f.	17,468 s.f.	s.f.	17,468 s.f.
Impervious Area	=	s.f.	s.f.	6,415 s.f.	s.f.	6,415 s.f.
Pervious Area	=	0 s.f.	0 s.f.	11,053 s.f.	0 s.f.	11,053 s.f.
% Impervious (I)	=					40 %
Pre-Devel. RCN	=	38	55	70	77	70
Target Pe	=	0	0	1.80	0	1.00

DEVELOPMENT CRITERIA:

Direct Tidal Discharge?		YES	If YES, Pe = 1.0		
Parcel Area	=	s.f.	Parcel Impervious Area	=	s.f.
Redevelopment Project (>40% IMP.)		NO	If YES, Pe = 1.0 for impervious areas		
ReDev. New Impervious Area	=	6,415 s.f.	& I = 100%		
ReDev. Exist. Impervious Area	=	s.f.			
ReDev. Exist. Impervious TBR	=	s.f.			
Exist. Imp. to be treated with ESD	=	0 s.f.	* 50%	=	0 s.f.

DESIGN REQUIREMENTS:

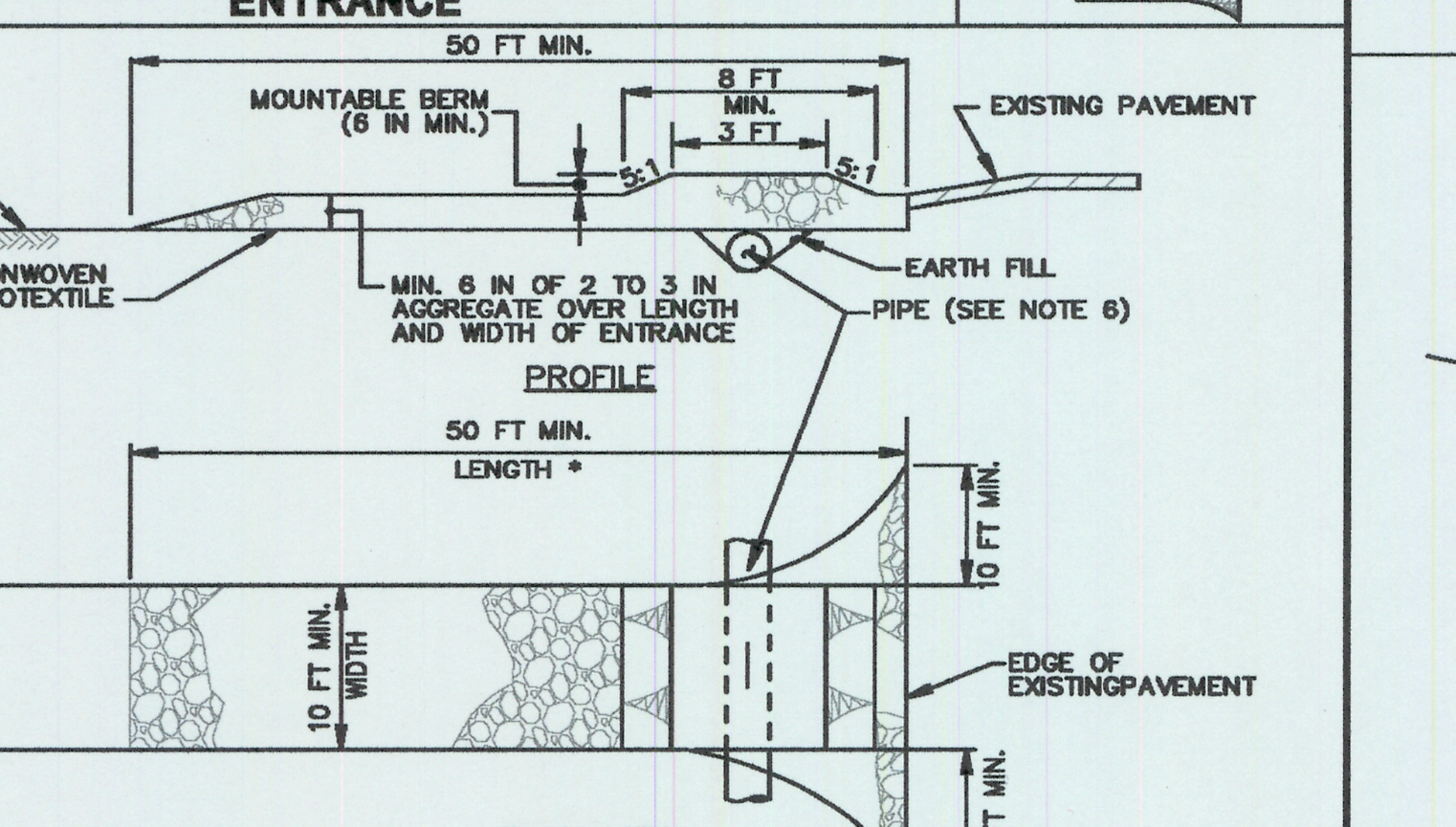
				PROPOSED DEVELOPMENT		RE- DEVELOPMENT
Rv	=	0.05 + 0.009 * I	=	0.38	=	0.00
Qe	=	Pe * Rv	=	0.38 in.	=	0.00 in.
ESDv	=	(Pe * Rv * A) / 12	=	**554 c.f.**	=	**0 c.f.**
WQv	=	(1" * Rv * A) / 12	=	554 c.f.	=	0 c.f.
CPv	=	ESDv - WQv	=	0	=	0
S	=	Weighted Recharge Factor	=	0.13	=	0.00
Rev	=	(S * Rv * A) / 12	=	0.0017 ac.ft.	=	0.0000 ac.ft.
(% Volume)	=		=	72 c.f.	=	0 c.f.
Rev	=	(S * A)	=	0.0191 ac.	=	0.0000 ac.
(%Area)	=		=	834 s.f.	=	0 s.f.

DESIGN PROVISIONS:

ESDv Required	=	554 c.f.	**WQv Provided**	=	**567 c.f.**
			WQv Untreated	= ✓	-13 c.f.
		(12*ESDv/Rv*A)	Pe Provided	=	1.02
Rev Required	=	834 s.f. (% Area)	Rev Provided	=	5,719 s.f.
			Rev Untreated	= ✓	-4,885 s.f.

DESIGN ALLOWS FOR AN ADDITIONAL 450 SQUARE FEET OF IMPERVIOUS AREA BEFORE NEEDING ADDITIONAL STORMWATER MANAGEMENT

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE
STANDARD SYMBOL SCE

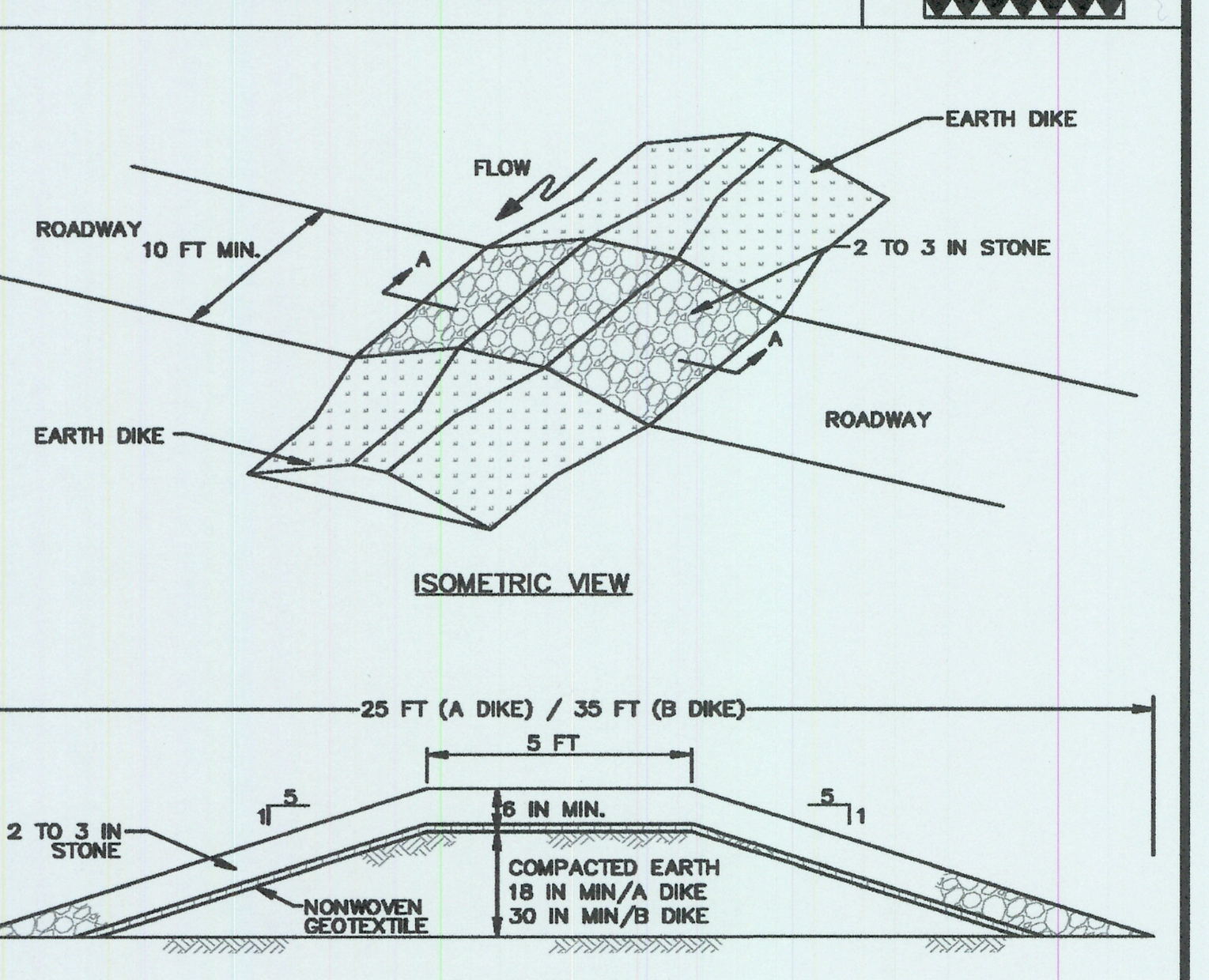


CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE | 2011 | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL C-8 MOUNTABLE BERM
STANDARD SYMBOL MB

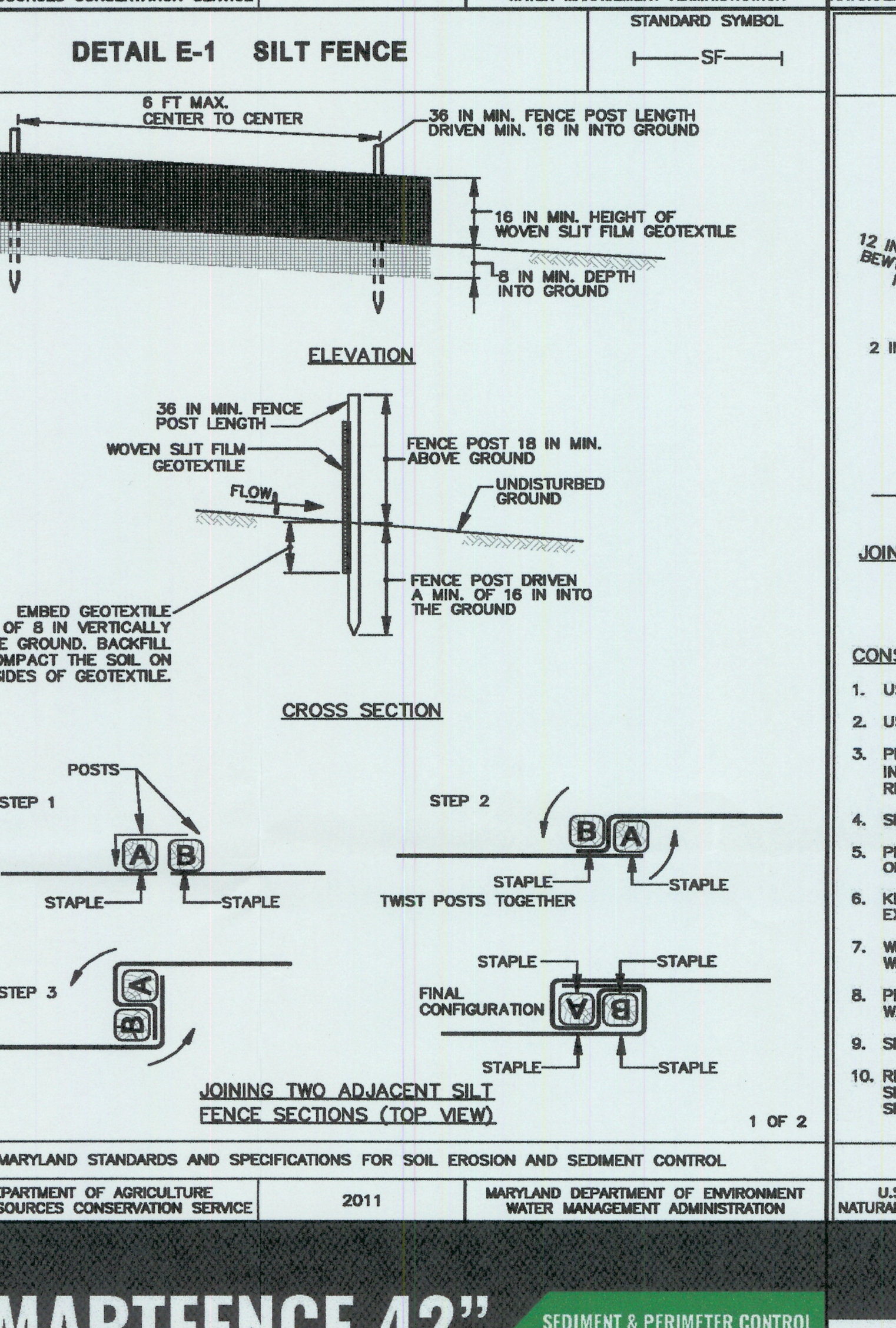


CONSTRUCTION SPECIFICATIONS

1. USE MINIMUM WIDTH OF 10 FEET TO ALLOW FOR VEHICULAR PASSAGE.
2. PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, OVER THE EARTH MOUND PRIOR TO PLACING STONE.
3. PLACE 2 TO 3 INCH STONE OR EQUIVALENT RECYCLED CONCRETE AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE MOUNTABLE BERM.
4. MAINTAIN LINE, GRADE, AND CROSS SECTION. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN SPECIFIED DIMENSIONS. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. MAINTAIN POSITIVE DRAINAGE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE | 2011 | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

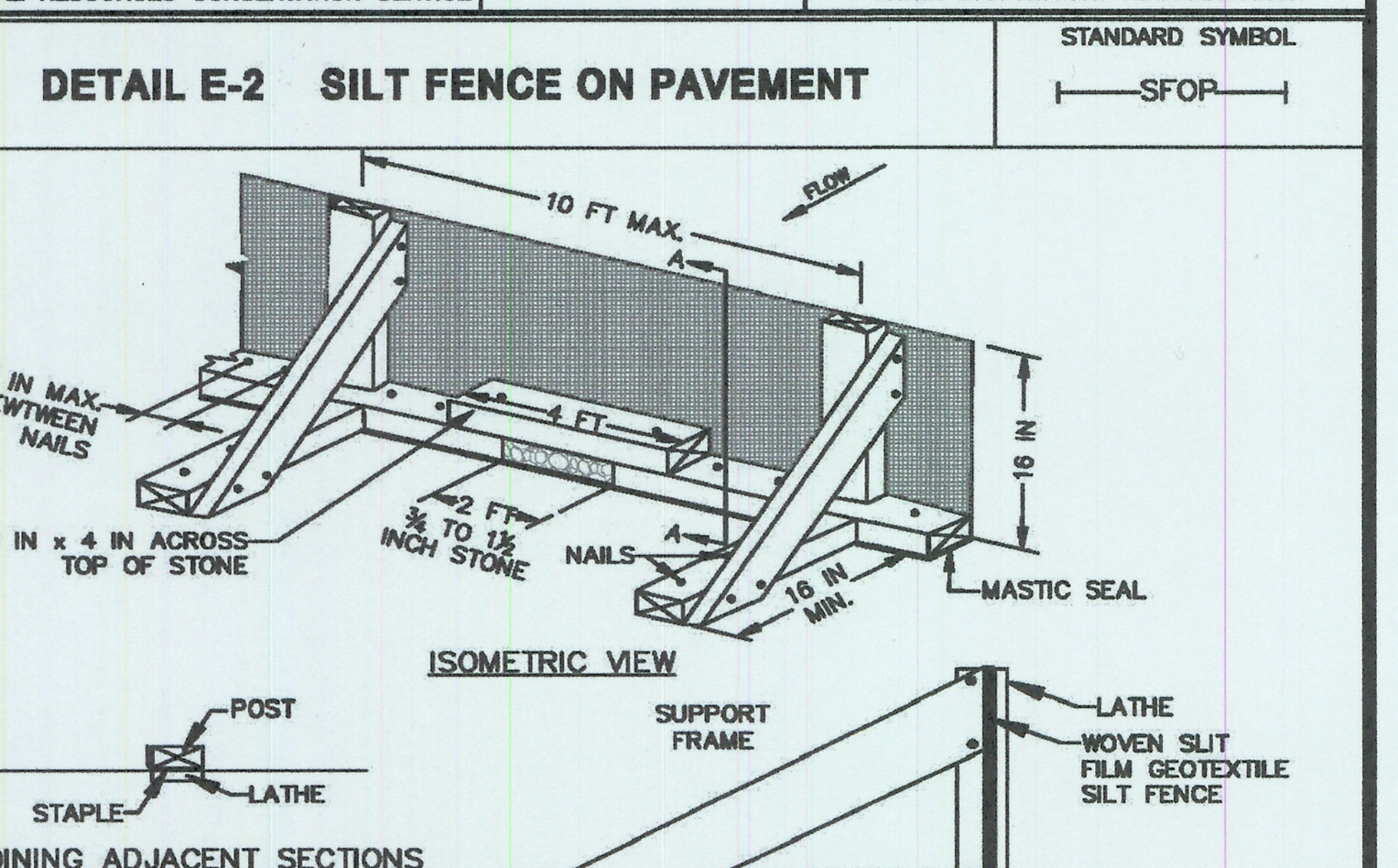
DETAIL E-1 SILT FENCE
STANDARD SYMBOL SF



1 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE | 2011 | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-2 SILT FENCE ON PAVEMENT
STANDARD SYMBOL SFOP



CONSTRUCTION SPECIFICATIONS

1. USE NOMINAL 2 INCH X 4 INCH LUMBER.
2. USE WOVEN SLIT FILM GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
3. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
4. SPACE UPRIGHT SUPPORTS NO MORE THAN 10 FEET APART.
5. PROVIDE A TWO FOOT OPENING BETWEEN EVERY SET OF SUPPORTS AND PLACE STONE IN THE OPENING OVER GEOTEXTILE.
6. KEEP SILT FENCE TAUT AND SECURELY STAPLE TO THE UPSLOPE SIDE OF UPRIGHT SUPPORTS. EXTEND GEOTEXTILE UNDER 2x4.
7. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, FOLD, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL. ATTACH LATHE.
8. PROVIDE A MASTIC SEAL BETWEEN PAVEMENT, GEOTEXTILE, AND 2x4 TO PREVENT SEDIMENT-LADEN WATER FROM ESCAPING BENEATH SILT FENCE INSTALLATION.
9. SECURE BOARDS TO PAVEMENT WITH 40D 5 INCH MINIMUM LENGTH NAILS.
10. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. MAINTAIN WATER TIGHT SEAL ALONG BOTTOM. REPLACE STONE IF DISPLACED.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE | 2011 | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SMARTFENCE 42" SEDIMENT & PERIMETER CONTROL
INSTALLATION INSTRUCTIONS

STEP 1: EXCAVATE TRENCH
Excavate trench a maximum of 4" wide and 6" deep. The trench shall be hand-cleaned following excavation to remove bulky debris such as rocks, sticks, and soil clods.

STEP 2: PREPARE FENCE
Lay SMARTfence 42 out on the ground along the proposed fence line and next to the anchor trench. Reference NOTE ONE prior to beginning.

STEP 3: INSTALL INITIAL POST
3A) For the initial post, place the end of SMARTfence 42 along the post height and rotate the post 360 degrees, maintaining tension on the fabric. Secure the fence to the post at all four (4) orange-colored band locations with steel wire or nylon ties as per NOTE TWO.

3B) Drive the initial post (72" metal t-post) with the attached fence to a depth of 36" below surface.

STEP 4: INSTALL INTERIOR POSTS
Using spacing no greater than 6' on center, drive interior posts to 36" depth below surface and attach the fencing as you go (see NOTE ONE and SMARTfence detail on page 2).

To attach fencing, position SMARTfence 42 in front of the adjacent t-post, pulling the fencing tight and fasten it to the post at all four (4) orange-colored band locations (as per NOTE TWO). It is critical that SMARTfence 42 is pulled tight prior to attaching it to each interior post.

STEP 5: INSTALL FINAL POST
After the interior posts have been fastened, secure the fence to the final post by pulling the final section of fencing taut, and then rotating the post 360 degrees while maintaining tension on the fence system. Secure the fence to the post at all four (4) orange-colored band locations with the steel wire or nylon ties as per NOTE TWO. Drive the final post into the ground to a 36" depth below the surface.

STEP 6: BACKFILL TRENCH
Ensure bottom 8" of fabric has been placed in trench. Backfill trench (overfill) with soil placed around fabric. Compact soil backfill manually or via mechanical equipment such as the front wheel of a tractor, skid steer, roller, or other device (per Note 5 of ASTM D 6462 Standard Practice for Silt Fence Installation).

**Be careful not to damage the fabric during compaction (damaged fabric will not be replaced).

NOTE ONE - INSTALL SPECIFICATIONS:
SMARTfence 42 shall be installed using a 6' (72") metal t-post, 1.25 lbs per foot with a kick plate embedded 3' (36") deep on no more than 6' (72") centers (see detail on page 2.)

NOTE TWO - SUPPLIES FOR ATTACHING FENCING:
To fasten SMARTfence 42 to studded, metal T-posts, use one of following methods:

- Steel wire: Wire-attach SMARTfence 42 to metal T-posts using 16-gage 304 SS wire with mitered ends, securing with safety pliers.

- Nylon ties: Puncture two 0.25" openings, spaced at a width apart that is roughly equivalent to the post width, and secure the fence to the post using 8" nylon heavy-duty cable ties (zip-ties) that are UV resistant and have a minimum 120-lb tensile strength.

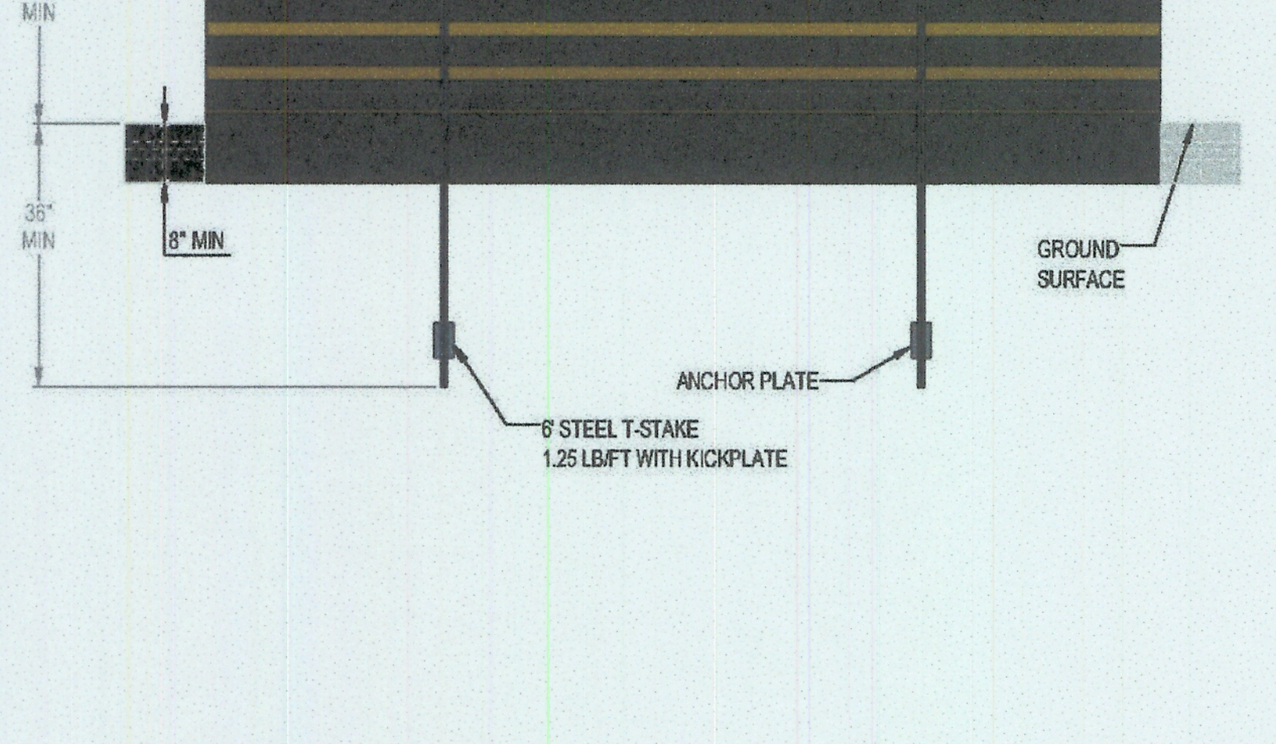
Please contact our team at 800-448-3636 or info@acfenv.com with any questions regarding the installation process.

SMARTfence

For more information, contact our Inside Sales team at 800.448.3636 email at info@acfenv.com

LET'S GET IT DONE

SMARTfence® 42 Detail:



SMARTfence® 42 is NTPEP Compliant
GTX-2018-01-187

ACF ENVIRONMENTAL
LET'S GET IT DONE®
800.448.3636
acfenvironmental.com

REVISIONS
4/15/2025 NEW HOUSE
9/23/2025 REVISE HOUSE
11/4/2025 REVISE PLANTINGS

LSR LAND SURVEYING PLANNING
ENGINEERING * PERMITS
ENVIRONMENTAL SERVICES
LITTLE SILENCES REST, INC.
41650 COURT HOUSE DRIVE - SUITE 101 - P.O. BOX 2340
LEONARDTOWN, MD 20650
PHONE: (301) 475-2236 ~ WWW.LSRCORP.COM

DATE	7/5/24
JOB#	0073-24
FOLDER	M65B03
SCALE	1" = 20'
DRAWN	KP
CHECKED	WPH
DATE PLOTTED	11/4/2025

LUGM No.: 24-0666

CRITICAL AREA PERMIT PLAT

LOT 34
LANDINGS AT PINEY POINT
MAP 65 - GRID 03 - PARCEL 32
PER LIBER EWA 1156 AT FOLIO 353
17581 WHITESTONE DRIVE, TALL TIMBERS
2nd ELECTION DISTRICT - ST. MARY'S COUNTY, MARYLAND
FOR: TYLER AND TAYLOR GLADU

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