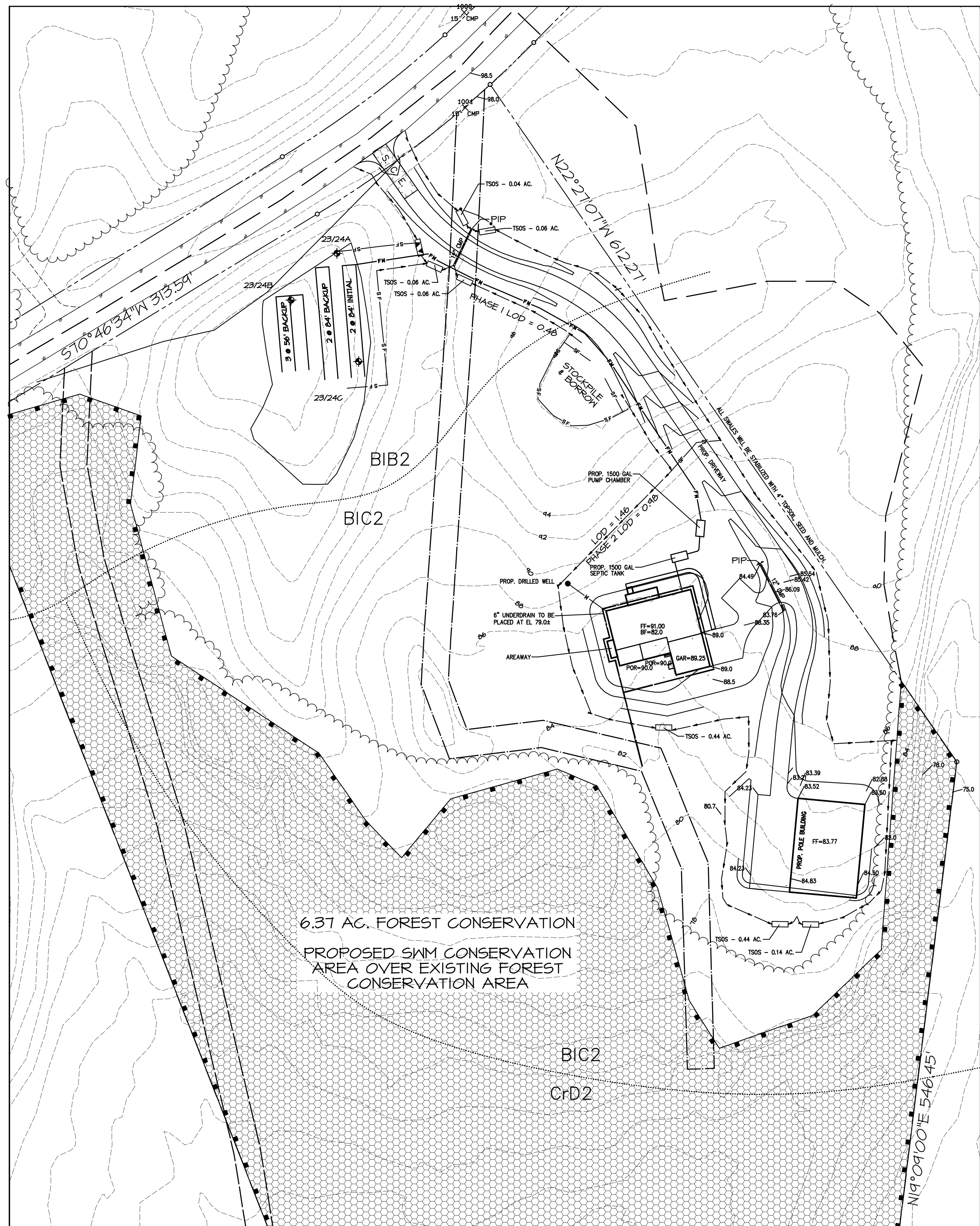
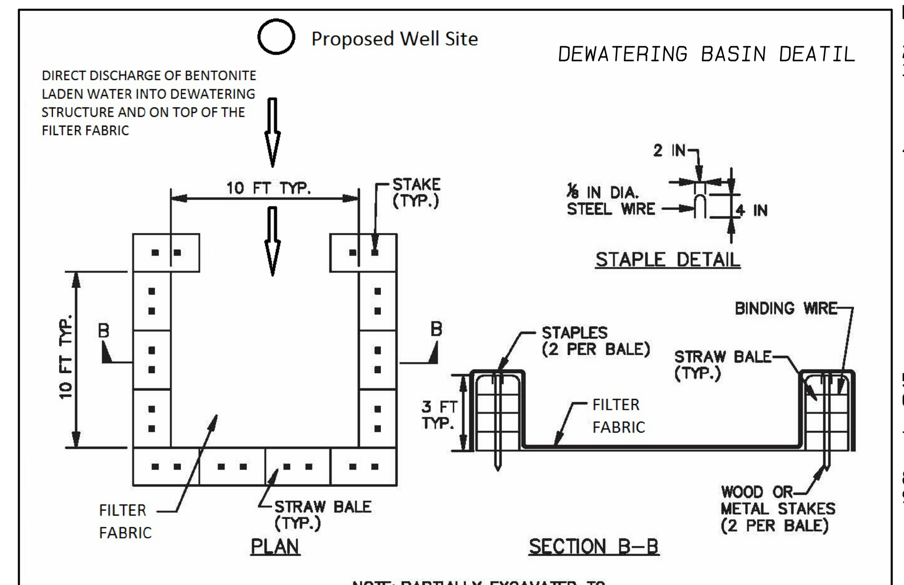
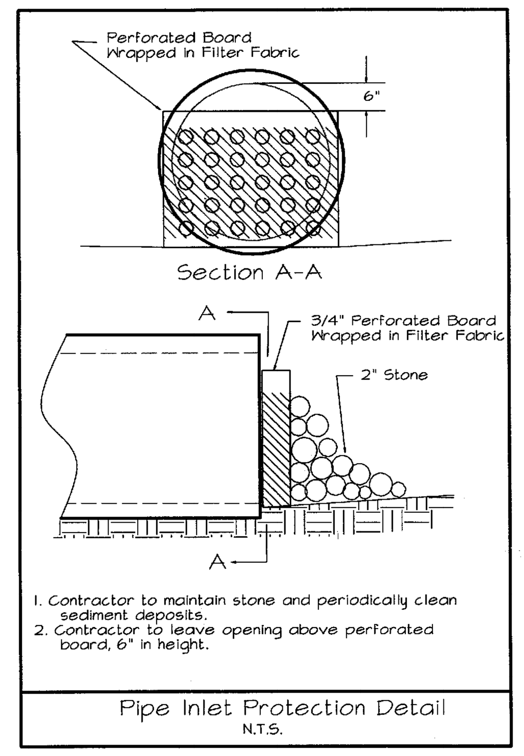






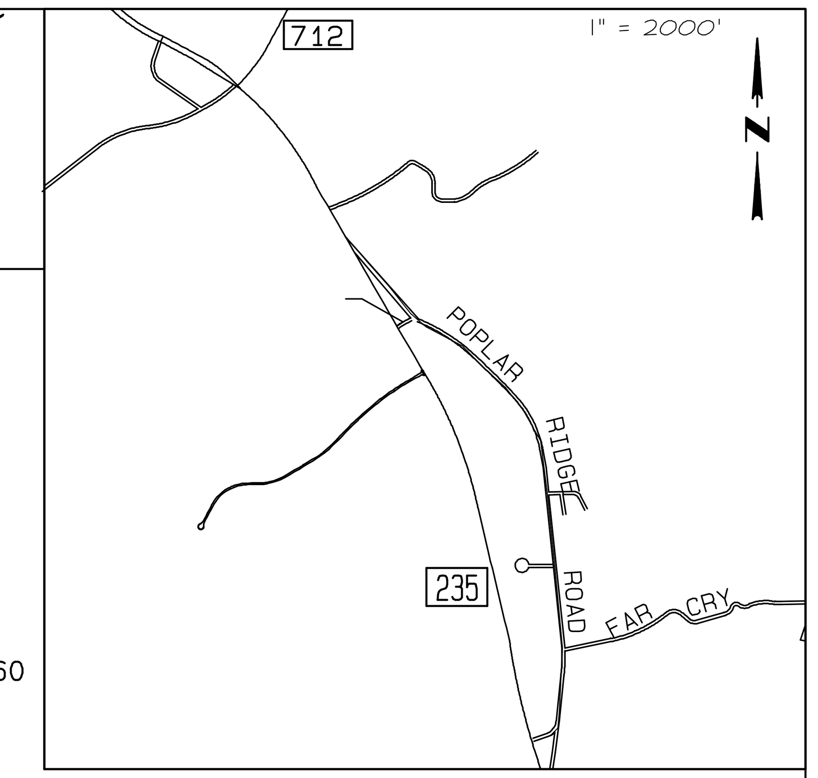
HEALTH DEPARTMENT GENERAL NOTES

1. TAX MAP 52, GRID 20 PARCEL 18, LOT 23.
2. THIS SEPTIC SYSTEM IS DESIGNED FOR 500 GALLONS PER DAY.
3. 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 ASSIGNS, FOR CONSTRUCTION, MAINTENANCE, REPAIR, INSPECTION AND OPERATION OF PUBLIC WATER AND SEWER FACILITIES, SHOULD SUCH FACILITIES EVER BE INSTALLED.
4. THIS APPROVAL BY THE ST MARY S COUNTY HEALTH DEPARTMENT CERTIFIES THAT THE LOTS SHOWN HEREIN ARE IN CONSONANCE WITH CURRENT MARYLAND LAWS AND REGULATIONS CONCERNING SEWAGE DISPOSAL AS OF THE APPROVAL DATE; HOWEVER, THIS APPROVAL MAY BE VOIDED IN THE EVENT OF FUTURE CHANGES IN SUCH LAWS AND REGULATIONS. THE DESIGNATED SEWAGE DISPOSAL AREAS ARE THE ONLY AREAS APPROVED BY THE ST. MARY S COUNTY HEALTH DEPARTMENT FOR SEWAGE DISPOSAL PURPOSES. EACH APPROVED LOT INCLUDES AN APPROVED AREA OF AT LEAST 10,000 SQUARE FEET RESERVED EXCLUSIVELY FOR SEWAGE DISPOSAL PURPOSES AS REQUIRED BY CURRENT MARYLAND LAWS AND REGULATIONS. IMPROVEMENTS OF ANY NATURE INCLUDING, BUT NOT LIMITED TO, THE INSTALLATION OF OTHER UTILITY LINES OR STRUCTURES IN THIS AREA MAY RENDER THE LOTS UNDEVELOPABLE. CHANGES IN TOPOGRAPHY MAY VOID THIS APPROVAL. TO DETERMINE THE EXACT AREAS OF THE LOTS APPROVED FOR SEWAGE DISPOSAL PURPOSES OR TO ESTABLISH A DIFFERENT AREA FOR SUCH PURPOSES CONTACT THE ST. MARY S COUNTY HEALTH DEPARTMENT, DIVISION OF ENVIRONMENTAL HEALTH.
5. THIS SITE PLAN IS IN COMPLIANCE WITH THE ST. MARY S COUNTY COMPREHENSIVE WATER AND SEWER PLAN.
6. THERE ARE NO EXISTING WELLS OR SEWAGE EASEMENTS WITHIN 100 FEET OF THE PROPOSED WELLS OR SEWAGE EASEMENTS, UNLESS OTHERWISE SHOWN.
7. WATER SUPPLY SHALL BE FROM AN INDIVIDUAL DEEP DRILLED WELL THAT IS DRILLED TO AN APPROVED CONFINED AQUIFER.
8. SEWAGE FLOW SHALL BE TO AN INDIVIDUAL SEPTIC SYSTEM.
9. 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.
10. WATER AND SEWER CATEGORIES ARE W: NPS AND S: NPS.

ST. MARY'S COUNTY HEALTH DEPARTMENT APPROVAL BLOCK

LEHS DATE

DIRECTOR DATE



GRAPHIC SCALE 1"=60'

0 60 120 360

STORMWATER MANAGEMENT SUMMARY

SITE AREA	EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS	PERCENT IMPERVIOUS	REv	Qe	TARGET Pe	REQUIRED ESDv	ESDv PROVIDED
63500	0 S.F.	18400	29	214 C.F.	0.50"	1.6"	2631 C.F.	3713

Rv=.311

PRACTICES

NON-STRUCTURAL PRACTICE	PRACTICE NUMBER	DRAINAGE AREA	IMPERVIOUS AREA	PERCENT TREATED	Pe CREDIT	ESDv PROVIDED
SHEETFLOW TO BUFFER	CONSV	557015	18400	100%	1"	3713
						3713 C.F.

PARCEL AREA = 11.60 ACRES+-
FORESTED AREA = 6.82 ACRES+-

EXISTING CONDITIONS
SITE AREA = 1.46 ACRES
FORESTED AREA WITHIN LOD= 0.02 ACRES
SOIL TYPES = B1B2, B1C2, CrD2
AREA WITHIN CHESAPEAKE BAY CRITICAL AREA = NO
HYDRIC SOILS = NO
HIGHLY ERODIBLE SOILS = NO
SLOPES GREATER THAN 15% = YES
WETLANDS ON-SITE = NO
INTERMITTENT AND PERRINIAL STREAMS (USGS QUADRANGLE MAPS) = NO
100 YEAR FLOOD PLAINS ON-SITE (FEMA FLOOD MAPS) = NO
NO WETLANDS, SPRINGS OR SEEPS HAVE BEEN OBSERVED WITHIN THE AREA OF PROPOSED DEVELOPMENT.

PROPOSED DEVELOPMENT:
THIS PROPERTY IS CURRENTLY UNDEVELOPED AND WAS SUBDIVIDED FOR DEVELOPMENT IN 1996. THE SITE IS BEING DEVELOPED WITH A SINGLE FAMILY DWELLING.

THE SITE IS BEING DEVELOPED IN SUCH A MANNER AS TO ALLOW PROPER USE AND ENJOYMENT OF THE LAND WITH MINIMAL IMPACTS TO SURROUNDING SENSITIVE AREAS.

PROPOSED DEVELOPMENT WILL BE LIMITED TO A DEVELOPMENT ENVELOPE OF 1.46 ACRES. AND IMPERVIOUS COVERAGE OF 18,400 SQ.FT. WHICH IS 29% OF THE SITE AREA.

ENVIRONMENTAL SITE DESIGN:

SITE DEVELOPMENT WILL DIVERT FLOWS AROUND THE PROPOSED HOUSE TO ALLOW PROPER DRAINAGE OF THE PROPOSED IMPROVEMENTS. THE IMPERVIOUS WILL DRAIN INTO A SWM CONSERVATION AREA.

THE SITE IS TREATED WITHIN THE CONSERVATION AREA.

OUTFALL CONDITIONS:

THE CONSERVATION AREA WILL BE UTILIZED TO RECHARGE GROUND WATER.

EROSION AND SEDIMENT CONTROL DESIGN:

SEDIMENT CONTROL WILL BE ACCOMPLISHED BY UTILIZING A MOUNTABLE BERM, STABILIZED CONSRTUCTION ENTRANCE, EARTH DIKE, STONE OUTLETS AND SILT FENCE AS SHOWN ON THE APPROVED SEC PLAN.

DEVELOPMENT CRITERIA:
DIRECT TIDAL DISCHARGE = NO
REDEVELOPMENT PROJECT= NO
IMPERVIOUS AREA TREATED WITH ESD = 12,947 SF
PROPOSED TOTAL IMPERVIOUS AREA TREATED = 100%

Soil Conservation General Notes

1. The Contractor shall notify M.D.E., Enforcement Division at telephone number 410.537.3510, at least 48 hours prior to commencing Clearing or Grading activities. The Contractor may mail Notice to M.D.E., Sediment and Stormwater Administration, 1800 Washington Blvd., Baltimore, Maryland 21230-1708.
2. Approval by the Inspection Agency shall be requested upon completion of the installation of the perimeter erosion controls and 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. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within:
   A) Three calendar days for all perimeter controls, dikes, swales, ditches, perimeter slopes and all slopes greater than 3 horizontal to 1 vertical (3:1) and
   B) Seven days as to all after disturbed or graded areas in the project site.
5. Temporary Seeding Schedule:

Minimum Seeding Rates Specieslbs	per acre	lbs/1,000 SF	Planting Depth	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	96	2.21	1/4-1/2"	X	-	--
rye	140	3.22	1/4-1/2"	X	-	X
rye plus 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.

Other mixes may be used as recommended by the Soil Conservation District.

6. Permanent Seeding Schedule:

Minimum Seeding Rates Specieslbs	per acre	lbs/1,000 SF	Planting Depth in.	Recommended application dates
Tall fescue 75% Canada bluegrass 10% KY bluegrass 10% redtop 5%	50	3.40	.25-.50	03/01 - 05/15 08/15 - 11/15
Weeping lovegrass 17%	4	0.90	.25-.50	03/01 - 05/15
Serecia lespedeza 83%	20	0.46		05/16 - 08/14

Fertilizer application rate: 10-20-10: N 90 lbs/ac or 2.0 lbs/1,000 SF.
P205 175 lbs/ac or 4.0 lbs/1,000 SF.
K20 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.

7. SEQUENCE OF CONSTRUCTION:

SEDIMENT & EROSION CONTROL PLAN

1. Contact St. Mary's County Soil Conservation District at 301-475-8402 ext. 3 at least 5 days prior to beginning work for scheduling of a pre-construction meeting.
2. Clear and grub those areas necessary for the installation of the perimeter control devices. 7 days.
3. Installation and construction of phase 1 perimeter control devices shall be done concurrently with clearing and grubbing. 14 days.
4. Request approval of perimeter control devices from MDE inspector at 410-537-3510 prior to other land disturbance or grading.
5. Clear all areas and stockpile any brush and dispose of off site in an area with an approved E&S plan or grind to mulch on site. 14 days. Construct driveway, install septic system, construct house and pole barn drill well and install electric and utilities. 180 days weather permitting. Stabilize disturbed areas with a minimum of 4" topsoil, seed, and mulch.
6. Remove sediment control devices upon approval of the MDE inspector and stabilize disturbed areas with a minimum of 4" topsoil, seed, and mulch. 5 days
7. This site is part of an existing approved forest conservation plan.
8. Utility Construction 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 or 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 area and stockpiles, and appropriate safety measures will be installed as required.

PURCHASER/Developer:
Joe and Sydni Garcia
16172 Thomas Road
Piney Point MD 20674
240-538-5431

Consultant:
Chesapeake Trails Surveying, LLC
P. O. Box 957
Leonardtown, MD 20650
301.475.5900 fax 301.475.9535

Total Disturbed Area: 1.46 acres
Area to be vegetatively stabilized 1.04 acres

Earthwork: (APPROXIMATE) Cut 810 cubic yards
(APPROXIMATE) Fill 185 cubic yards

CONTRACTOR TO INDEPENDENTLY VERIFY CUTS AND FILL WITH EXCAVATOR

OWNER/DEVELOPER CERTIFICATION:

Any clearing, grading, construction or development, or all of these, will be done pursuant to this plan, and 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 the beginning the Project.

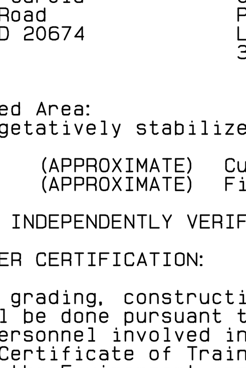
1-23-25

CONSULTANT CERTIFICATION:

I hereby certify that to the best of my knowledge and belief, these plans have been designed in accordance with the approved Erosion and Sediment Control Ordinance, regulations, standards.

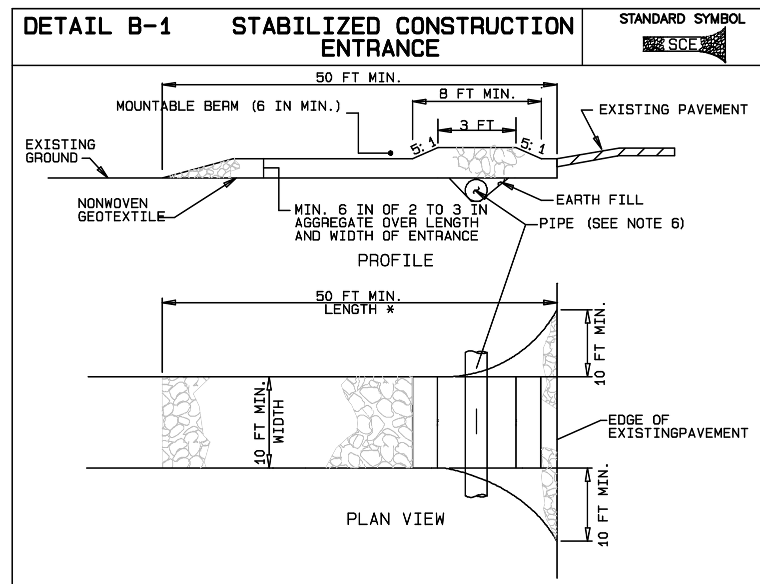
Barrett Vukmer
Chesapeake Trails Surveying, LLC
MD Professional Land Surveyor #21138

1-23-25
Date



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.

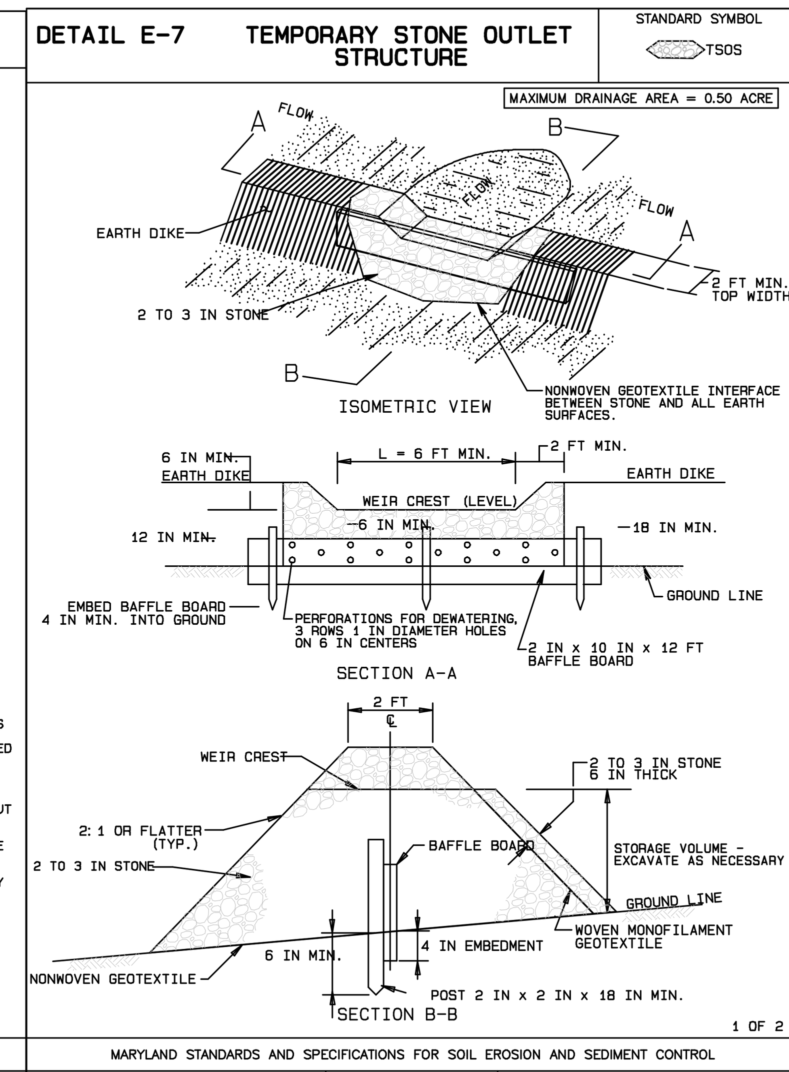
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE | 2011 | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-7 TEMPORARY STONE OUTLET STRUCTURE

STANDARD SYMBOL TSOS

MAXIMUM DRAINAGE AREA = 0.50 ACRE



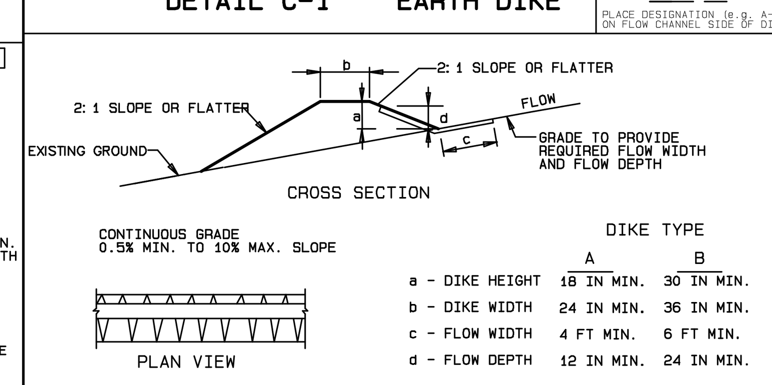
1 OF 2

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 C-1 EARTH DIKE

STANDARD SYMBOL A-1
PLACE DESIGNATION (e.g. A-1) ON FLOW CHANNEL SIDE OF DIKE.



DIKE TYPE	A	B
a - DIKE HEIGHT	18 IN MIN.	30 IN MIN.
b - DIKE WIDTH	24 IN MIN.	36 IN MIN.
c - FLOW WIDTH	4 FT MIN.	6 FT MIN.
d - FLOW DEPTH	12 IN MIN.	24 IN MIN.

FLOW CHANNEL STABILIZATION

A-1	SEED WITH STRAW MULCH AND TACK. (NOT ALLOWED FOR CLEAR WATER DIVERSION.)
A-2/B-2	SEED WITH SOIL STABILIZATION MATTING OR LINE WITH SOD.
A-3/B-3	4 TO 7 INCH STONE OR EQUIVALENT RECYCLED CONCRETE PRESSED INTO SOIL A MINIMUM OF 7 INCHES AND FLUSH WITH GROUND.

CONSTRUCTION SPECIFICATIONS

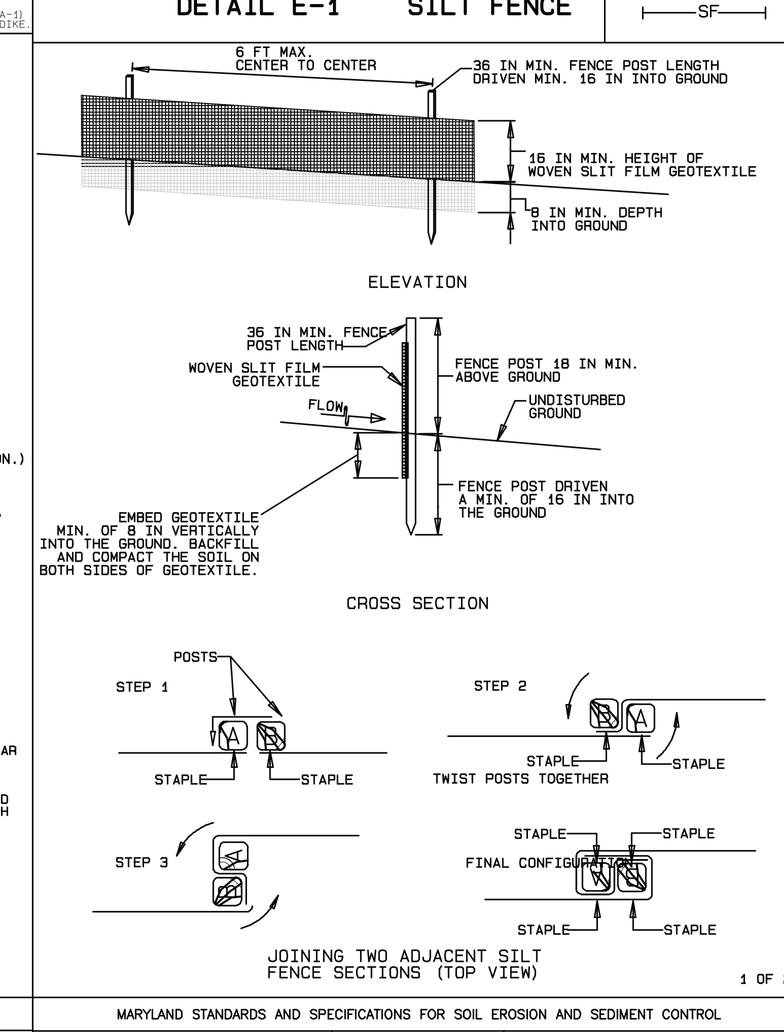
1. REMOVE AND DISPOSE OF ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SO AS NOT TO INTERFERE WITH PROPER FUNCTION OF EARTHDIKE.
2. EXCAVATE OR SHAPE EARTH DIKE TO LINE, GRADE, AND CROSS SECTION AS SPECIFIED. BANK PROJECTIONS OR OTHER IRREGULARITIES ARE NOT ALLOWED.
3. COMPACT FILL.
4. CONSTRUCT FLOW CHANNEL ON AN UNINTERRUPTED, CONTINUOUS GRADE, ADJUSTING THE LOCATION DUE TO FIELD CONDITIONS AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE.
5. PROVIDE OUTLET PROTECTION AS REQUIRED ON APPROVED PLAN.
6. STABILIZE EARTH DIKE WITHIN THREE DAYS OF INSTALLATION. STABILIZE FLOW CHANNEL FOR CLEAR WATER DIVERSION WITHIN 24 HOURS OF INSTALLATION.
7. MAINTAIN LINE, GRADE, AND CROSS SECTION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS, AND MAINTAIN POSITIVE DRAINAGE. KEEP EARTH DIKE AND POINT OF DISCHARGE FREE OF EROSION, AND CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.
8. UPON REMOVAL OF EARTH DIKE, GRADE AREA FLUSH WITH EXISTING GROUND. WITHIN 24 HOURS OF REMOVAL STABILIZE DISTURBED AREA WITH TOPSOIL, SEED, AND MULCH, OR AS SPECIFIED ON APPROVED PLAN.

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



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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

DLUGM CONTROL #25-0233 MDE NOI#

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

BUILDING PERMIT PLAT
LOT 23 - 11.605 ACRES±
WHITEHALL SUBDIVISION
#47835 WICKSHIRE DR.
EIGHTH ELECTION DISTRICT
SAINT MARY'S COUNTY, MD
FOR: JOEY & SYDNI GARCIA

DATE	1/23/25
JOB #	23-080
FOLDER	M52 B20
SCALE	1"= 60'
DRAWN	VUKMER
CHECKED	VUKMER
REVISED	VUKMER

SHEET 1 OF 1