

HEALTH DEPARTMENT GENERAL NOTES

- a. Tax Map 35, Grid 01, Parcel 149, Lot 5000-2
b. *This septic system is designed for 600 Gallons Per Day.
c. The property owner shall maintain and operate all new and existing S&T systems for the life of the system.
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 assigns, for construction, maintenance, repair, inspection and operation of public water and sewer facilities, should such facilities ever be installed.
e. *This approval by the St. Mary's County Health Department certifies that the lots shown herein are in conformance 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.
f. This Site Plan is in compliance with the St. Mary's County Comprehensive Water and Sewer Plan.
g. The applicant has obtained a waiver or deferral to connect to the public (water/sewer) system, and subsequently the resulting private (water/sewer) service shall be:
i. approved by the Office of Environmental Health; and designed for future connection to a public system when the Metropolitan Commission determines that a connection is feasible and the private Water/ Sewer service shall be discontinued and the property shall be connected to the public system.
h. There are no existing wells or sewage easements within 100 feet of the proposed wells or sewage easements, unless otherwise shown.
i. Water supply shall be from an individual deep drilled well that is drilled to an approved confined aquifer.
j. Sewage flow shall be to an individual septic system.
k. Water Category = W-6D - Sewer Category = S-6D.

SOURCE NOTES

1. Bearings and coordinates shown herein are referenced to the Maryland State Plane Datum of 1983, 2011 revision (NAD 83/2011). Contours and spot elevations are referenced to the North American Vertical Datum of 1988 (NAVD88). Both datum's were established by a global positioning system survey performed by LSR, Inc., in November of 2025.
2. The subject property shown herein appears to be located in Flood Hazard Zones X & AE as delineated on Flood Insurance Rate Maps for St. Mary's County, Maryland, as distributed by the Federal Emergency Management Agency, Community Panel Number 24031C0203F, Effective Date November 14th, 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. *The delineation of state owned tidal wetlands, private tidal wetlands, and non-tidal wetlands was determined by vegetation type. Brackish low Marsh and Saline Marsh vegetation types denote state owned tidal wetlands, Brackish High Marsh vegetation types denote private tidal wetlands, and Shrub Swamp, Swamp Forest, and Fresh Marsh vegetation types denote non-tidal wetlands, as listed on the Vegetation Typing Scheme of the Maryland Coastal Wetlands Study, dated July 7, 1982.
4. Soils information shown herein 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 herein including, but not limited to, foundation support and stormwater management infiltration practices. 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 herein 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 herein was taken from digital maps obtained from the St. Mary's County Government, using photogrammetric and light imaging (LIDAR) methods.

FORESTED AREA TABULATIONS	
EXISTING COVER	AREA
FOREST CANOPY	115,160 s.f.
TREE CANOPY	0 s.f.
SHRUBS	0 s.f.
TOTAL	115,160 s.f.
PROPOSED CLEARING INSIDE C.A. BUFFER	
FOREST CANOPY	AREA
FOREST CANOPY	0 s.f.
TREE CANOPY	0 s.f.
SHRUBS	0 s.f.
TOTAL	0 s.f.

LEGEND

- PROPERTY LINE
PROPERTY LINE ADJOINING
BUILDING SETBACK LINE
ACCESS/UTILITY EASMT.
100' YEAR FLOODPLAIN
SOILS TYPE DIVISION LINE
LIMIT OF EXISTING FOREST
EXISTING 2' CONTOUR
EXISTING 10' CONTOUR
- PERC TEST WELL
SMART FENCE
EARTH DIKE
TEMP. STONE OUTLET
LIMIT OF DISTURBANCE
PROPOSED S.R.A.
PROP. 2' CONTOUR
PROP. 10' CONTOUR
- HIGHLY ERODIBLE SOIL TYPES
HYDRIC SOIL TYPES
STEEP SLOPES (25% - +)
STEEP SLOPES (15% - 25%)

GENERAL NOTES

1. Subject property appears to lie within the RL zoning district. Subject property also appears to lie within the LDA overlay district.
2. Subject property also appears to lie within the AE Airport Euron (Area 4) overlay district.
3. This plot 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 herein.
4. 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. 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').

CRITICAL AREA CALCULATIONS

CRITICAL AREA CALCULATIONS (LOT AREA OR FASTLAND = 111716 S.F.)					
AREA TYPE	EXISTING	% OF LOT	ALLOWABLE	% OF LOT	PROPOSED
COVERAGE	0 s.f.	0.0%	17,516 s.f.	15.7%	9,201 s.f.
FOREST	115,160 s.f.	98.3%	34,548 s.f.	30.9%	22,835 s.f.

LOT COVERAGE INSIDE EXPANDED CRITICAL AREA BUFFER				LOT COVERAGE OUT OF EXPANDED CRITICAL AREA BUFFER				PROPOSED PERVIOUS AREA	
AREA TYPE	EXISTING	REMOVED	PROPOSED	AREA TYPE	EXISTING	REMOVED	PROPOSED	AREA TYPE	AREA
HOUSE	0 s.f.	0 s.f.	0 s.f.	HOUSE	0 s.f.	0 s.f.	3,555 s.f.	DECK	0 s.f.
PORCH	0 s.f.	0 s.f.	0 s.f.	DECK	0 s.f.	0 s.f.	320 s.f.	TOTAL	0 s.f.
WALK/PAD	0 s.f.	0 s.f.	0 s.f.	WALK/PAD	0 s.f.	0 s.f.	64 s.f.		
DECK	0 s.f.	0 s.f.	0 s.f.	STEPS	0 s.f.	0 s.f.	48 s.f.		
SHED	0 s.f.	0 s.f.	0 s.f.	STOOP	0 s.f.	0 s.f.	72 s.f.		
GARAGE	0 s.f.	0 s.f.	0 s.f.	AREAWAY	0 s.f.	0 s.f.	128 s.f.		
DRIVEWAY	0 s.f.	0 s.f.	0 s.f.	DRIVEWAY	0 s.f.	0 s.f.	5,014 s.f.		
TOTAL	0 s.f.	0 s.f.	0 s.f.	TOTAL	0 s.f.	0 s.f.	9,201 s.f.		
DEVELOPED TOTAL =				DEVELOPED TOTAL =					

FOREST CLEARING PLANTING PLAN

MITIGATION CALCULATIONS (PLANTING REQUIREMENTS)			
MITIG. TYPE	MITIG. RATIO	MITIG. AREA	PLANTING REQUIRED
< 20%	1:1	22,835 s.f.	22,835 s.f.
20-30%	1.5:1	0 s.f.	0 s.f.
> 30%	3:1	0 s.f.	0 s.f.
TOTAL		22,835 s.f.	22,835 s.f.

1. Per CZO Sect. 12.35.c.(2), up to 40% of required plantings may be shrubs.
2. The trees and shrubs 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 floodplain shall be salt tolerant species native to Maryland.

PLANTINGS PROVIDED		
SYMBOL	NAME	QTY.
	TREE (6' TALL) 400 S.F. EACH	35
	SHRUB (3 GALLON) 200 S.F. EACH	45
TOTAL TREE AREA= 14,000 s.f. TOTAL SHRUB AREA 9,000 s.f. PLANTINGS PROVIDED = 23,000 s.f.		

LANDSCAPING SCHEDULE		
APPROXIMATE PLANTING DATES: Oct. 1st - Nov. 30th		
SPECIES	QTY.	SIZE
Red maple (Acer rubrum)	9	1" CALIPER
Atlantic white cedar (Chamaecyparis thyoides)	9	1" CALIPER
Eastern redbud (Cercis canadensis)	9	CANOPY TREE 1" CALIPER
Flowering dogwood (Cornus florida)	8	CANOPY TREE 1" CALIPER
Sweet pepperbush (Clethra alnifolia)	15	LARGE SHRUB 1 GAL.
Bayberry (Myrica pensylvanica)	15	LARGE SHRUB 1 GAL.
Highbush blueberry (Vaccinium corymbosum)	15	LARGE SHRUB 1 GAL.

CRITICAL AREA NOTES

1. Site meets 15% minimum forest cover requirements.
2. Proposed development meets forest clearing limitations.
3. *Proposed development meets lot coverage limitations.

ST. MARY'S COUNTY
DEPARTMENT OF
ENVIRONMENTAL HEALTH

LR#

ENVIRONMENTAL HEALTH DIRECTOR

REVISIONS

02/25/26 hd
03/13/26 hd

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.

Owner/Developer
Authorized Representative

3/13/2026

Date

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 trenchhole 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 herein.

CONSULTANT'S CERTIFICATION

I hereby certify that this Erosion and Sediment Control and Stormwater Management Plan represents all significant natural resources based on my personal knowledge of the site, and that this plan was prepared in accordance with the review agencies. I have reviewed this Concept Plan with the Owner.

Professional Certification

I, Steven M. Vaughan, hereby declare that these documents were prepared or approved by me or under my responsible charge, and that I am a duly licensed land surveyor under the laws of the State of Maryland, License Number 21546 and License Renewal Date 01/07/2027



3/13/2026

SCD INFORMATION

Lot / Parcel Area:
2.69 Acres
Total Disturbed Area:
0.55 Acres
Site Impervious Area:
0.21 Acres
Area to be Vegetatively Stabilized:
0.34 Acres
Earthwork Quantities:
Cut = 480 cu
Fill = 480 cu

OWNER:
Sandcastle Place LLC
22316 Three Notch Rd, Lexington Park 20653
PHONE: 240-248-8721

DEVELOPER:
St. Maries Builder
45035 Smith Nursery Rd, Hollywood MD
PHONE: 240-248-8721

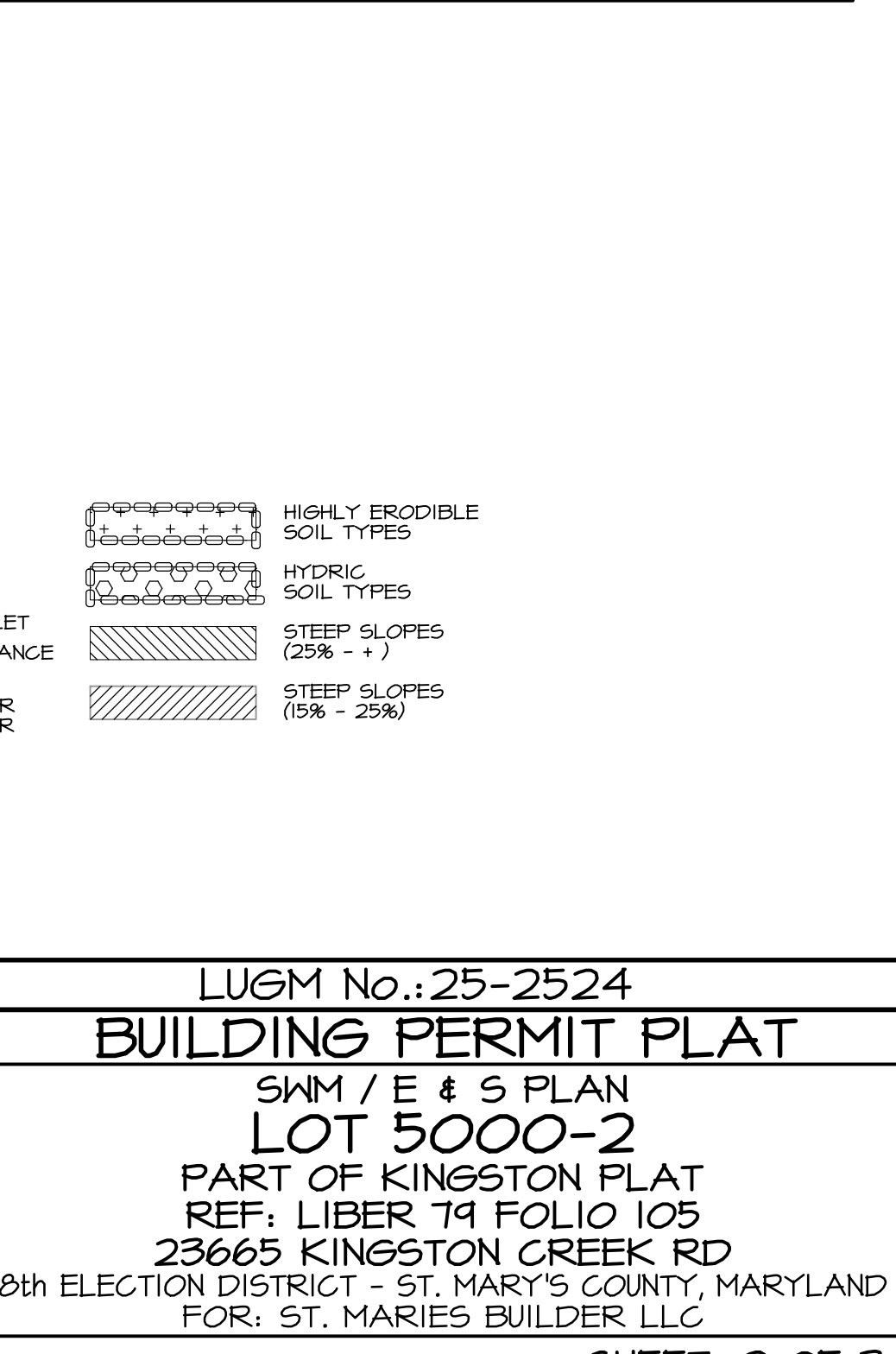
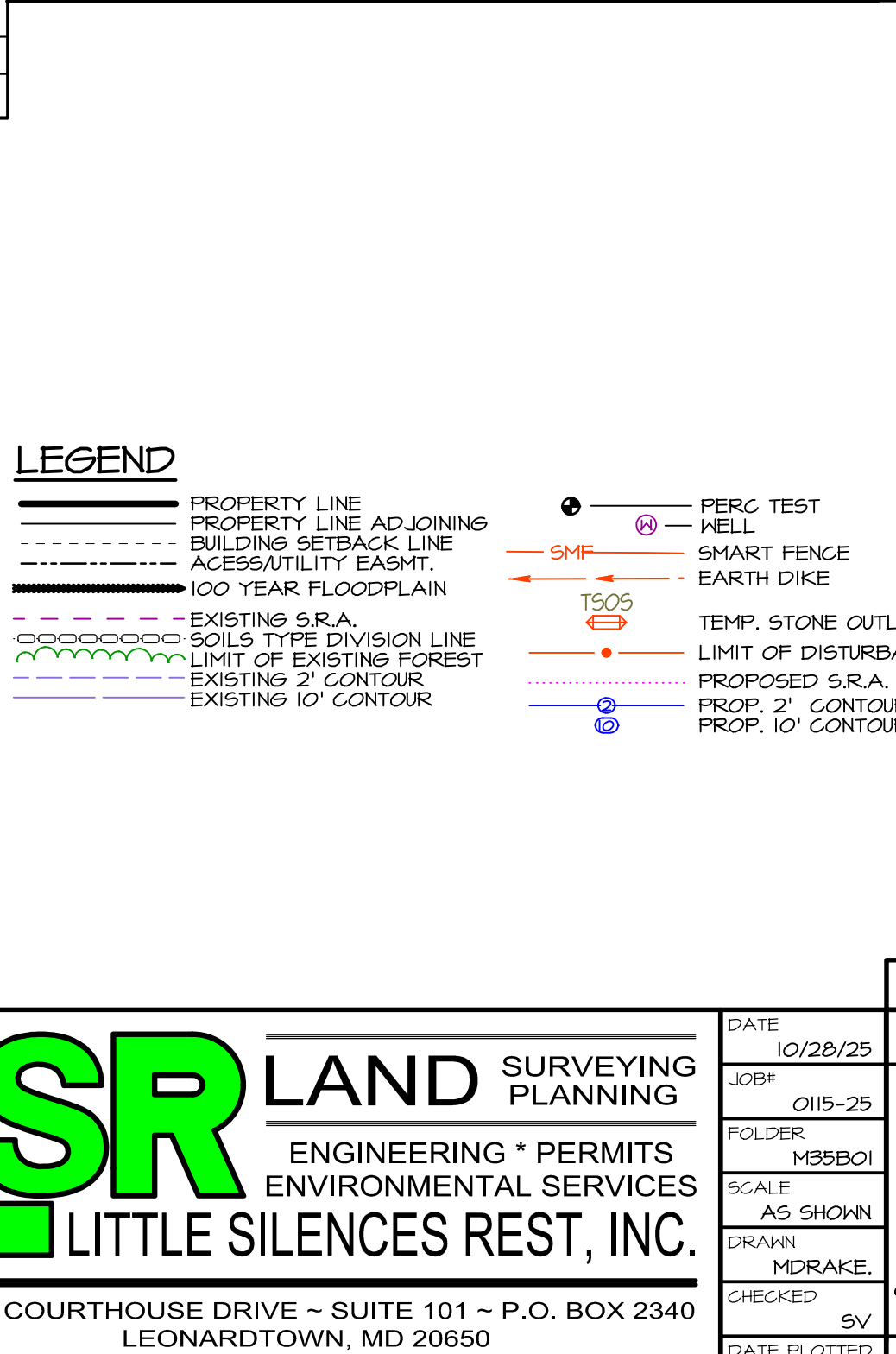
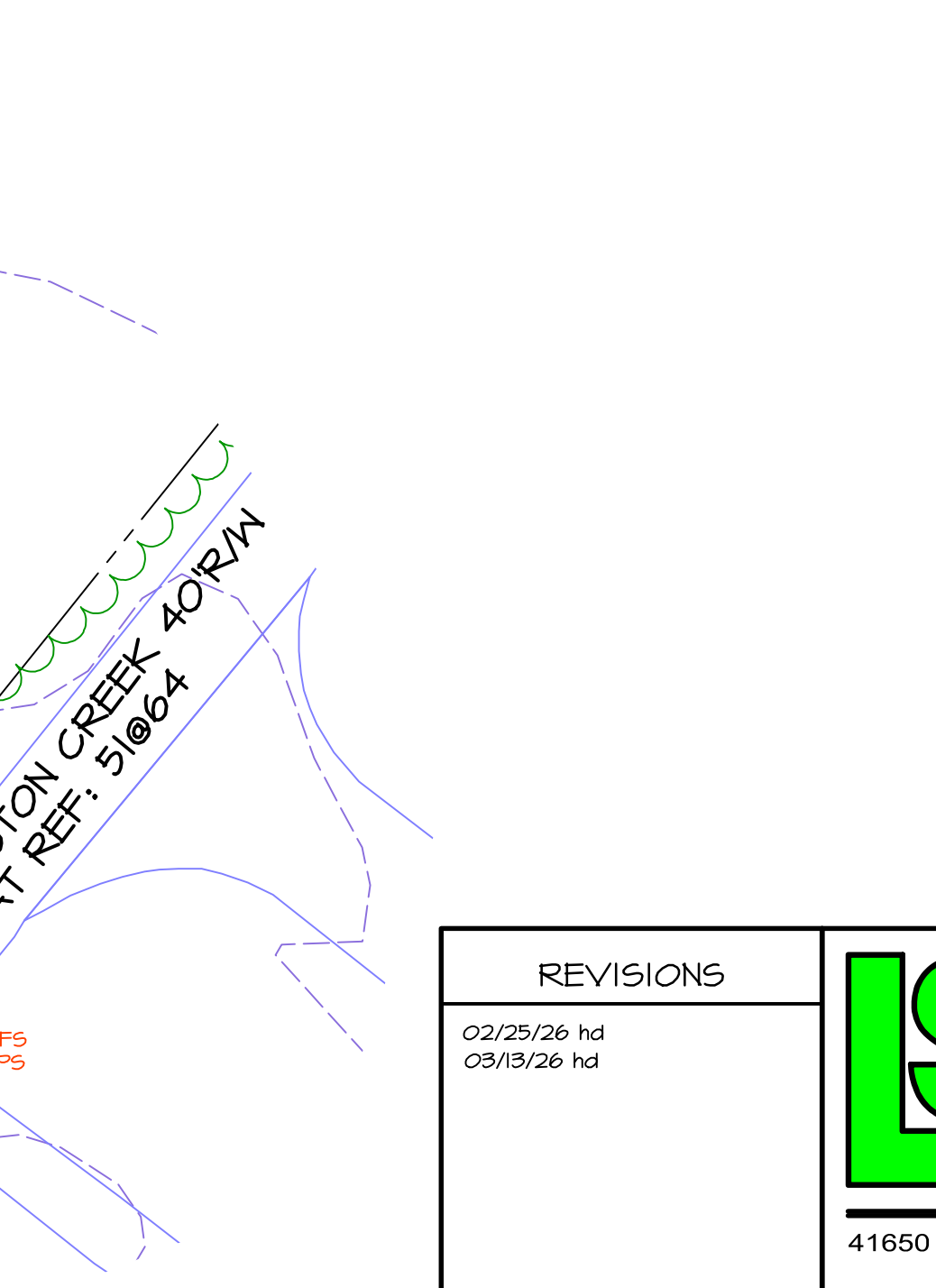
APPLICANT:
LITTLE SILENCES REST, INC.
P.O. BOX 2340 - LEONARDTOWN, MD 20650
PHONE: 301-475-2236

LUGM No.: 25-2524

BUILDING PERMIT PLAT

SKM / E & S PLAN
LOT 5000-2
PART OF KINGSTON PLAT
REF: LIBER 79 FOLIO 105
23665 KINGSTON CREEK RD
8th ELECTION DISTRICT - ST. MARY'S COUNTY, MARYLAND
FOR: ST. MARIES BUILDER LLC

SHEET: 1 OF 3



REVISIONS
02/25/26 hd
03/13/26 hd

DATE	10/28/25
JOB#	0115-25
FOLDER	M35B01
SCALE	AS SHOWN
DRAWN	MDRAKE.
CHECKED	SV
DATE PLOTTED	

LUGM No.: 25-2524
BUILDING PERMIT PLAT
 SWM / E & S PLAN
LOT 5000-2
 PART OF KINGSTON PLAT
 REF: LIBER 79 FOLIO 105
23065 KINGSTON CREEK RD
 0th ELECTION DISTRICT - ST. MARY'S COUNTY, MARYLAND
 FOR: ST. MARIES BUILDER, LLC

STORMWATER MANAGEMENT NARRATIVE

This Stormwater Management Plan for Lot 5000-2 consists of the following:

- EXISTING CONDITIONS;
- 2.64 acre Site consists of approximately 2.64 acres of forested areas (98.3% of Site) on predominantly "C" soils.
 - The Site does lie within the Chesapeake Bay Critical Area.
 - The Site is currently undeveloped.
 - There are hydric and highly erodible soils on Site per the USDA Web Soil Survey for St. Mary's County, as shown hereon.
 - There are slopes greater than 15% on Site.
 - There are no wetlands on Site as shown on DNR & NNI 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 0.55 acres, which will omit impact to Resource Protection areas.
- Proposed development will include an 3,555 square foot house, with moderate decks and walks, accessed by a 10' driveway (the minimum required) and a turnaround area.
- Total proposed impervious area is 9,201 square feet, or 0.21 acres, which is 38.2% of the Site area and 0.08% of the Lot area.
- Proposed house has been located in the proximity of the proposed septic system to minimize clearing.

ENVIRONMENTAL SITE DESIGN:

- Since site discharges directly to tidal waters, Gpv, Qp and Qi are not required. Therefore design Pe is 1.0 inches.
- 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.
- Sheetflow to Conservation Area supporting slopes are greater than 5% and a level spreader will be used to disperse runoff.

OUTFALL CONDITIONS:

- Site will discharge to an existing channel which appears to be stable and able to withstand anticipated flows from development.

EROSION AND SEDIMENT CONTROL DESIGN:

- Site entrance will require a stabilized construction entrance (with mountable berm)(Detail B-1).
- Runoff from all other slopes up to 200 feet long shall be controlled by smart fence (Details).
- Runoff from all other areas shall be controlled by earth dikes (Detail C-1) and temporary stone outlet structures (Detail E-1).
- Discharge from outlet structures shall be to stable, vegetated areas.

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:
 - 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.
 - VEGETATED CHANNELS:- where impervious areas intersect the topographic contours at an angle which exceeds 45 degrees, up to 1000 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.
 - 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.	LONG	Rev (% AREA)
N2-1	1,000 s.f.	10.0 ft.	10.0 ft.	1.0 in.	79.2 c.f.	± 6%	1,000 s.f.

SITE DATA:

SOIL TYPE	A	B	C	D	TOTAL/AVG.
Drainage Area (A)	=	s.f.	s.f.	23,733 s.f.	s.f. 23,733 s.f.
Impervious Area	=	s.f.	s.f.	9,201 s.f.	s.f. 9,201 s.f.
Pervious Area	=	0 s.f.	0 s.f.	14,532 s.f.	0 s.f. 14,532 s.f.
% Impervious (I)	=				40 %
Pre-Devel. RCN	=	38	55	70	77 70
Target Pe	=	0	0	1.80	0 1.80

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	=	9,201 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	= 0.40
Qe	= Pe * Rv	= 0.40 in.
ESDv	= (Pe * Rv * A) / 12	= 789 c.f.
WQv	= (1 * Rv * A) / 12	= 789 c.f.
CPv	= ESDv - WQv	= 0
S	= Weighted Recharge Factor	= 0.13
Rev	= (S * Rv * A) / 12	= 0.0024 ac.ft.
(% Volume)	=	103 c.f.
Rev	= (S * A)	= 0.0275 ac.
(%Area)	=	1,196 s.f.

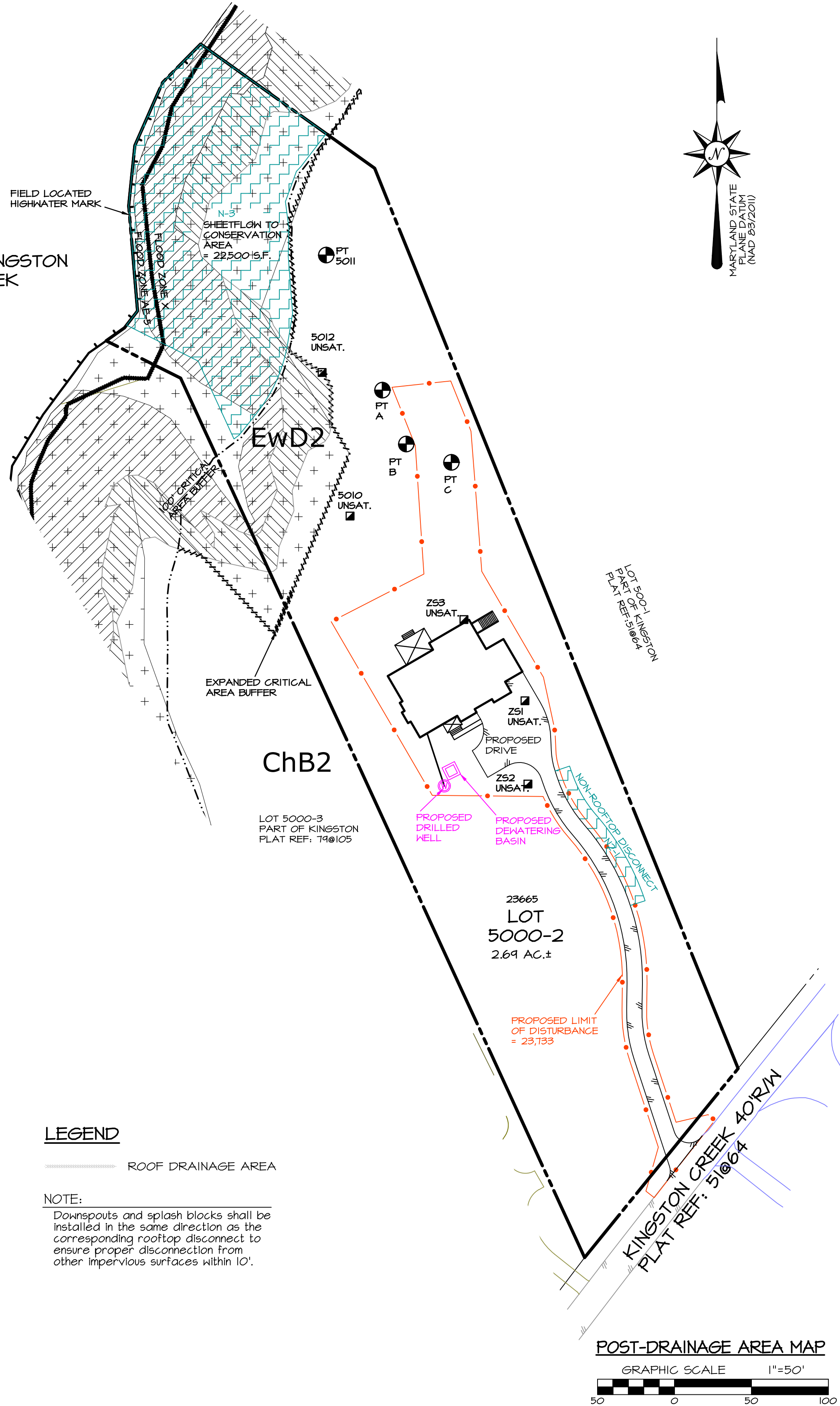
DESIGN PROVISIONS:

ESDv Required	= 789 c.f.	WQv Provided	= 856 c.f.
		WQv Untreated	= -67 c.f.
	(12*ESDvRv*A)	Pe Provided	= 1.09
Rev Required	= 1,196 s.f. (% Area)	Rev Provided	= 7,459 s.f.
		Rev Untreated	= -6,263 s.f.

STORMWATER MANAGEMENT SUMMARY TABLE

No.	AREA	IMPERV. AREA	PERVIOUS AREA	% IMPRV.	% OF SITE	TARGET ESDv	MAXIMUM ESDv	ACTUAL ESDv	ACTUAL L Pe	ACTUAL Rev (% AREA)	STRUCT-URE No.	PRACTICE DESCRIPTION
DA-1	1,000 s.f.	1,000 s.f.	0 s.f.	100%	4.2%	142.5 c.f.	221.7 c.f.	79.2 c.f.	1.00	1000.0 s.f.	N2-1	10' NON-ROOFTOP DISC.
DA-2	70,250 s.f.	6,459 s.f.	63,791 s.f.	9%	296.0%	1487.1 c.f.	2176.0 c.f.	777.1 c.f.	1.00	6459.0 s.f.	N-3	100' WIDE CONS. AREA
SUB	71,250 s.f.	7,459 s.f.	63,791 s.f.	10%	300.2%	1629.6 c.f.	2397.7 c.f.	856.3 c.f.	1.00	7,459 s.f.	-	-
DA-3	-47,517 s.f.	1,742 s.f.	-49,259 s.f.	-4%	-200.2%	-129.5 c.f.	-201.5 c.f.	0.0 c.f.	0.00	0 s.f.	-	UNTREATED
TOTAL	23,733 s.f.	9,201 s.f.	14,532 s.f.	39%	100.0%	1420.1 c.f.	2209.1 c.f.	856.3 c.f.	1.09	7,459 s.f.	-	-

N-3 SHEETFLOW TO CONSERVATION AREA						
No.	IMP. AREA	PERV. AREA	WIDTH	Pe	Rev (% AREA)	ESDv Prov.
N3-1	6,459 s.f.	63,791 s.f.	100 ft.	1.0 in.	6,459 s.f.	777.1 c.f.
TOTAL	6,459 s.f.	63,791 s.f.	100 ft.	1.0 in.	6,459 s.f.	777.1 c.f.



LEGEND

ROOF DRAINAGE AREA

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'.

REVISIONS 02/25/26 hd 03/13/26 hd	LSR LAND SURVEYING PLANNING ENGINEERING * PERMITS ENVIRONMENTAL SERVICES LITTLE SILENCES REST, INC. 41650 COURTHOUSE DRIVE ~ SUITE 101 ~ P.O. BOX 2340 LEONARDTOWN, MD 20650 (301) 475-2236 ~ WWW.LSRCORP.COM	DATE 10/28/25 JOB# 0115-25 FOLDER M35B01 SCALE AS SHOWN DRAWN MDRAKE CHECKED SV DATE PLOTTED 3/13/2026	LUGM No.: 25-2524 BUILDING PERMIT PLAT SWM / E & S PLAN LOT 5000-2 PART OF KINGSTON PLAT REF: LIBER 79 FOLIO 105 23665 KINGSTON CREEK RD 8th ELECTION DISTRICT - ST. MARY'S COUNTY, MARYLAND FOR: ST. MARIES BUILDER LLC SHEET: 3 OF 3