HEALTH DEPARTMENT GENERAL NOTES

a. Tax Map 35, Grid 01, Parcel 148, Lot 5000-2
b. *This septic system is designed for 750 Gallons Per Day.
c. The property owner shall maintain and operate all new and existing BAT 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 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.
f. This Site Plan is in compliance with the St. Mary's County Comprehensive Water and Sewer Plan.
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
II. 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.
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 an individual deep drilled well that is drilled to an approved confined aquifer.
I. Sewage flow shall be to an individual septic system.
J. Water Category = W-6D - Sewer Category = S-6D.

SOURCE NOTES

1. Bearings and coordinates shown hereon 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 hereon appears to be located in Flood Hazard Zones X & AE5 as delineated on Flood Insurance Rate Maps for St. Mary's County, Maryland, as distributed by the Federal Emergency Management Agency, Community Panel Number 24039C0203F, 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, Bracklsh 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 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 exiting 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 light imaging (LIDAR) methods.

GENERAL NOTES

1. Subject property appears to lie within the RL zoning district.
Subject property also appears to lie within the LDA overlay district.]
Subject property also appears to lie within the AE Airport Environ (Area 4) 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').

CRITICAL AREA CALCLUATIONS

CRITICAL AREA CALCULATIONS						(LOT AREA OR FASTLAND = 117,176 S.F.)
AREA TYPE	EXISTING		ALLOWABLE	PROPOSED		
	AREA	% OF LOT	LOT COVERAGE / FOREST CLEARING	LOT COVERAGE / FOREST CLEARING		
COVERAGE	0 s.f.	0 %	17,576 s.f. 15 % OF LOT	9,201 s.f.	7.9 % OF LOT	
FOREST	115,160 s.f.	98.3 %	34,548 s.f. 30 % OF EXIST.	22,835 s.f.	19.8 % OF EXIST.	

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 =			0 s.f.	DEVELOPED TOTAL =			9,201 s.f.		

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.

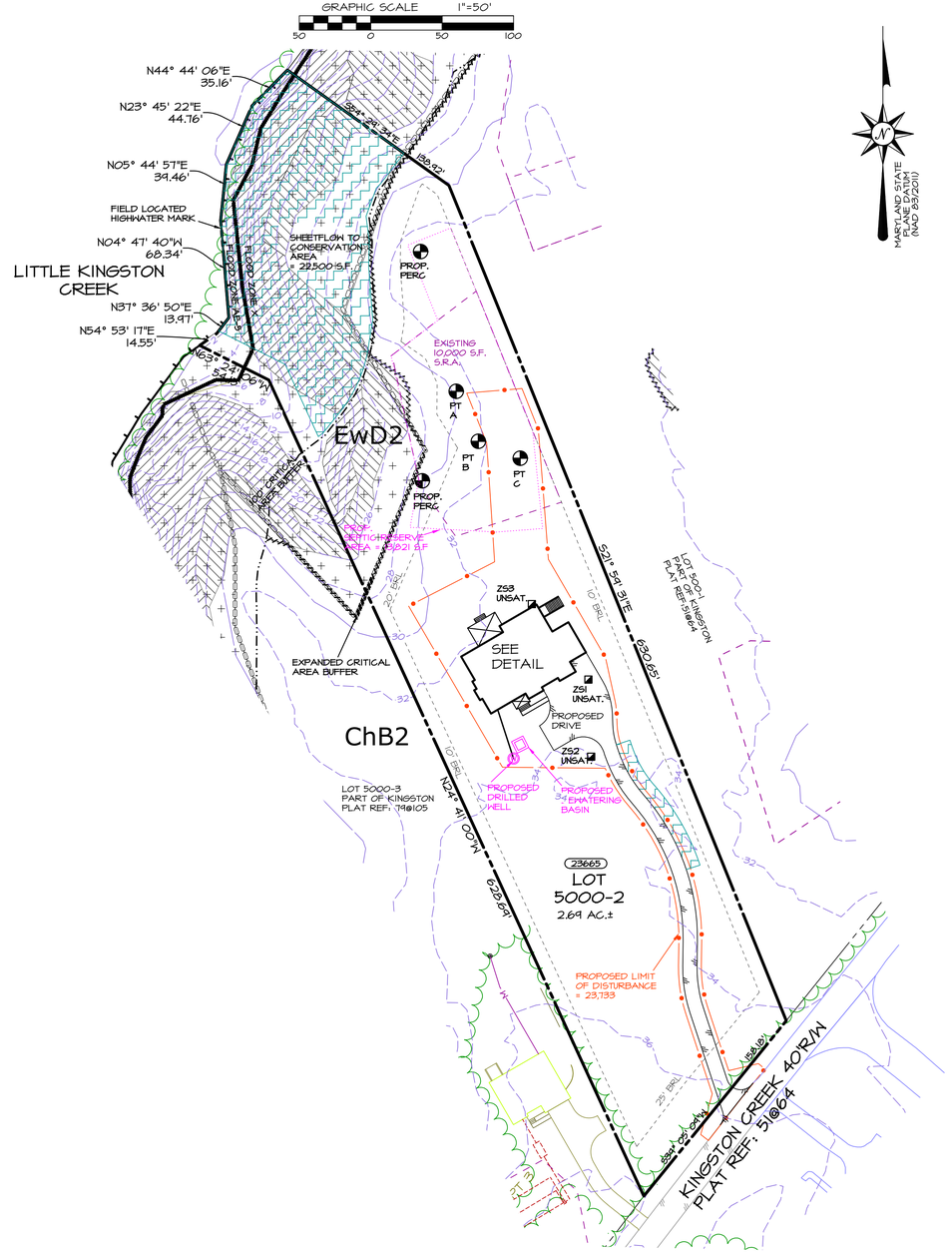
1. Per CZO Sect. 72.3.5.c.(2), up to 40% of required plantings may be shrubs.
2. The trees and shrubs required shall be approved species from the "Native Plants for Wildlife Habitat and Conservation Landscaping - Maryland Costal Plain", published by the U.S. Fish and Wildlife Service, or as approved 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.		

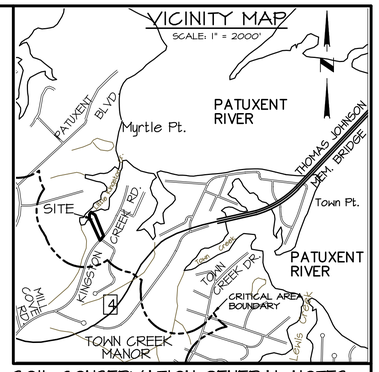
LANDSCAPING SCHEDULE		
APPROXIMATE PLANTING DATES:		Oct. 1st - Nov. 30th
SPECIES	QTY.	SIZE
Red maple (Acer rubrum)	9	TREE 1" CALIPER
Atlantic white cedar (Chamaecyparis thyoides)	9	TREE 1" CALIPER
Eastern redbud (Cercis canadensis)	9	CANOPY TREE 1" CALIPER
Flowering dogwood (Cornus florida)	8	CANOPY 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.

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

OVERALL



VICINITY MAP



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).
*Site is exempt from Forest Conservation Requirements per Section 75.2.2.h of the St. Mary's County Comprehensive Zoning Ordinance (CZO) 02-01 (disturbance of less than 20,000 square feet of forested area). *Site is subject to a Forest Conservation Plan on file at the St. Mary's Co. Department of Land Use & Growth Management.
6. *Site is subject to the Environmental Site Design (3 step process) for Stormwater Management and Erosion and Sediment Control hereon.
*Site is subject to an Overall Stormwater Management Plan on file at the St. Mary's County Department of Public Works and Transportation.

TEMPORARY & PERMANENT STABILIZATION

1. Following initial soil disturbance or re-disturbance, 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	Planting 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	96	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 s.f.
3. Permanent Seeding Schedule:

Recommended Species	Minimum Seeding Rates lbs/acre	Planting lbs/1,000 sf	Depth (in)	Planting application dates
Tall fescue 75%				
Canada bluegrass 10%				
KY bluegrass 10%				
red top 5%	150	3.40	1/4-1/2	03/01 - 05/15
Weeping lovegrass 17%	4	0.09	1/4-1/2	03/01 - 05/15
Serecia lespedeza 83%	20	0.46		05/16 - 08/14

Fertilizer application rate: 10-20-20: N 90 lbs/ac or 2.0 lbs/1,000 s.f.
P205: 175 lbs/ac or 4.0 lbs/1,000 s.f.
K20: 175 lbs/ac or 4.0 lbs/1,000 s.f.
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 disturbances of any land on Site. - — 1 to 2 days
2. Clear and grub those areas 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. Clear, grub and rough grade the remainder of the site. Surround areas to be used for stormwater management structures with blaze orange fence to protect it from machinery during construction.- — 2 to 3 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 mo's
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 +/-

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.

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.

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 21596 and License Renewal Date 01/01/2027

STATE OF MARYLAND STEVEN M. VAUGHAN No. 21596 PROFESSIONAL LAND SURVEYOR

2/25/2026

SCD INFORMATION	
Lot / Parcel Area: 2.69 Acres	OWNER: Sandcastle Place LLC, 22316 Three Notch Rd, Lexington Park 20653, PHONE: 240-248-8727
Total Disturbed Area: 0.55 Acres	
Site Impervious Area: 0.21 Acres	DEVELOPER: St. Maries Builder, 45035 Smith Nursery Rd, Hollywood MD, PHONE: 240-248-8727
Area to be Vegetatively Stabilized: 0.34 Acres	APPLICANT: LITTLE SILENCES REST, INC., P.O. BOX 2340 - LEONARDTOWN, MD 20650, PHONE: 301-475-2236
Earthwork Quantities: Cut = 480 cy, Fill = 480 cy	

LUGM No.: 25-2524

LEGEND

- PROPERTY LINE
- PROPERTY LINE ADJOINING
- BUILDING SETBACK LINE
- ACESS/UTILITY EASMT.
- 100 YEAR FLOODPLAIN
- EXISTING S.R.A.
- SOILS TYPE DIVISION LINE
- LIMIT OF EXISTING FOREST
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PERC TEST
- WELL
- SMF — SMART FENCE
- EARTH DIKE
- TSO5 — TEMP. STONE OUTLET
- LIMIT OF DISTURBANCE
- PROPOSED S.R.A.
- 2 — PROP. 2' CONTOUR
- 10 — PROP. 10' CONTOUR
- HIGHLY ERODIBLE SOIL TYPES
- HYDRIC SOIL TYPES
- STEEP SLOPES (25% - +)
- STEEP SLOPES (15% - 25%)

ST. MARY'S COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

LBHS

ENVIRONMENTAL HEALTH DIRECTOR

REVISIONS
02/25/26 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 — Date: 2/25/2026

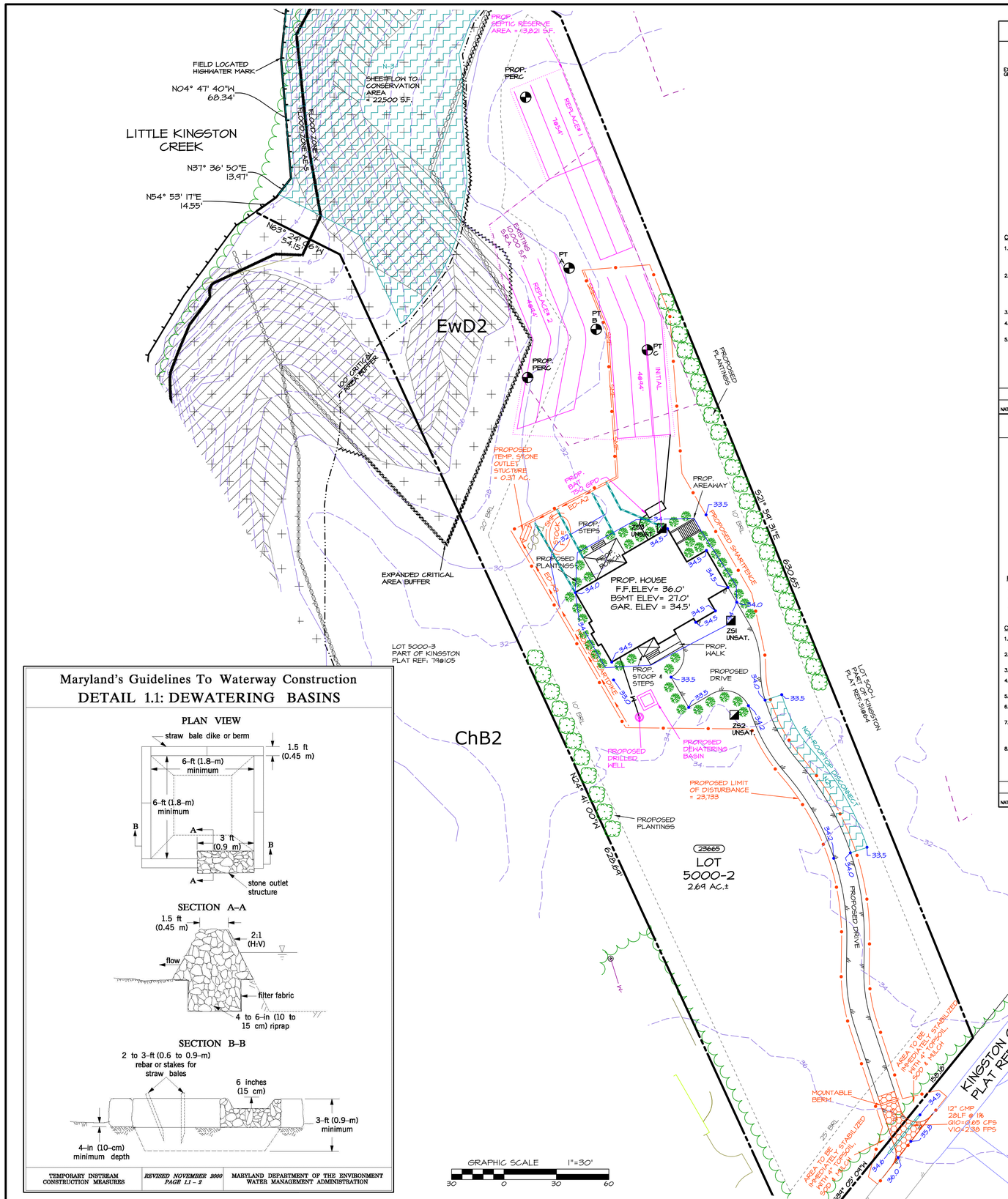
LSR LAND SURVEYING PLANNING
ENGINEERING * PERMITS ENVIRONMENTAL SERVICES
LITTLE SILENCES REST, INC.
41650 COURTHOUSE DRIVE ~ SUITE 101 ~ P.O. BOX 2340
LEONARDTOWN, MD 20650
(301) 475-2236 ~ WWW.LSRCORP.COM

DATE	10/28/25
JOB#	0115-25
FOLDER	M35B01
SCALE	AS SHOWN
DRAWN	MDRAKE,
CHECKED	SV
DATE PLOTTED	2/25/2026

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: 1 OF 3

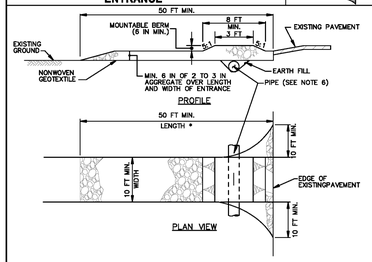


Maryland's Guidelines To Waterway Construction
DETAIL 1.1: DEWATERING BASINS

TEMPORARY INSTREAM CONSTRUCTION MEASURES	REVISED NOVEMBER 2000 PAGE L1 – 2	MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL SCE



CONSTRUCTION SPECIFICATIONS

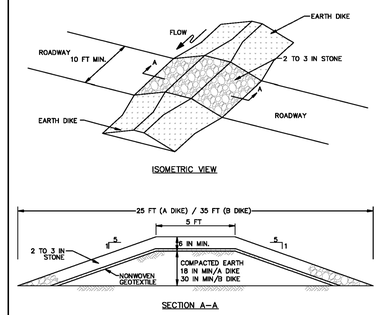
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE THE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING 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.

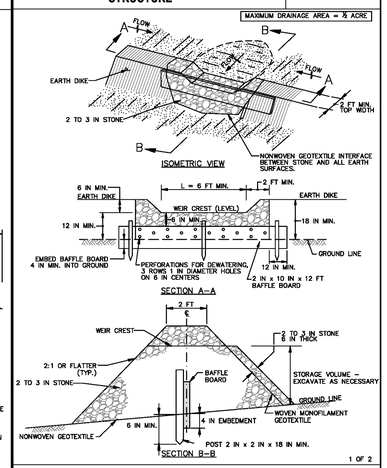
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

DETAIL E-7 TEMPORARY STONE OUTLET STRUCTURE

STANDARD SYMBOL TSOS

MAXIMUM DRAINAGE AREA = ¾ ACRE



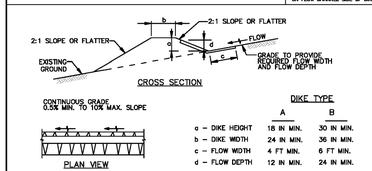
1 OF 2

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 DIMENSIONS (SEE D-1) ON FLOW DRAWING, MAP & SPEC.



	DIKE TYPE A	DIKE TYPE B
c – 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

SMART FENCE™
SEDIMENT CONTAINMENT PROTECTION

SEDIMENT & PERIMETER CONTROL

SMARTFence™
The Smart, Value-Engineering Alternative
Eliminates the need for wire fence

SMARTFence™ is a heavy-duty, structurally enhanced silt fence that eliminates the need for reinforced wire-fence backing. It is significantly more cost effective than wire-backed fencing. Its tensile strength exceeds tensile strength of chain-link fence. It provides heavy-duty containment of sediment-laden runoff, ensuring a stable and functioning barrier is maintained for sedimentation.

SMARTFence™ has reinforcing bands positioned at structurally key locations across machine direction of fabric to resist hydrostatic and hydrodynamic forces. Its unique Post-Tensioning system, with tensioning tendons/chords positioned along the machine direction of fence for added tensile strength and modulus.

ADVANTAGES:

- Easy to install
- Easy to remove
- Eliminates the need for wire fence
- Less installation labor time and costs
- Heavy duty composite fence that remains functional in extreme conditions

Ultimate Tensile Strength (lbs/ft)

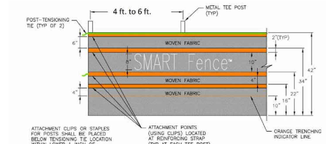
Chain Link Wire Fence Backing		SMARTfence™ Reinforced Tensioning
6 gauge	2,170	>3,500
9 gauge	1,290	>3,500
11 gauge	950	>3,500
12 gauge	710	>3,500
13 gauge	650	>3,500
14 gauge	380	>3,500

For more information about Sediment Perimeter Control, contact Inside Sales at 800.448.3626 email at info@acfenv.com

ACF ENVIRONMENTAL

SEDIMENT CONTAINMENT PROTECTION

LET'S GET IT DONE



Material Properties for the SMARTFence™

PROPERTY	TEST METHOD	MINIMUM AVERAGE ROLL VALUE
Wide Width Tensile Strength Composite Fence*	ASTM D4595	3,430 lbs/ft
Grab Tensile Elongation		18.90%
Grab Tensile Black Geotextile	ASTM D4632	332 lbs. (**MD) x 280 lbs. (**TD)
Tensile Strength 2-inch Reinforced Strap with Tensioner	ASTM D5035	>900 lbs.per strap/tensioner chord
Mullen Burst Black Geotextile	ASTM D3786	411 lbs./in.2
Trapezoidal Tear Black Geotextile	ASTMD4533	103 lbs. (MD) x 71 lbs. (TD)
Apparent Opening Size Black Geotextile	ASTM D4751	Sieve No. 70
Water Flux/Permeativity Black Geotextile	ASTM D4491	41.9 gpm/ft.2(0.56 sec-1)
UV Stability	ASTM D4355	>90% Strength Retained

*Composite fence testing includes synergistic strength properties of black fabric and reinforced straps w/tensioner chords together
**MD = Machine Direction; TD=Transverse Direction
Testing performed by TRI Environmental, Austin, TX and GeoTesting Express, Boston, MA

ACF ENVIRONMENTAL
5375 SOI 17 RIVER
800.448.3636
acfenvironmental.com

LEGEND

- PROPERTY LINE
- PROPERTY LINE ADJOINING
- BUILDING SETBACK LINE
- ACESS/UTILITY EASMT.
- 100 YEAR FLOODPLAIN
- EXISTING S.R.A.
- SOILS TYPE DIVISION LINE
- LIMIT OF EXISTING FOREST
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PERC TEST
- WELL
- SMF — SMART FENCE
- EARTH DIKE
- TSOS — 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%)

REVISIONS
02/25/26 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	2/25/2026

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: 2 OF 3

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STORMWATER MANAGEMENT NARRATIVE

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

EXISTING CONDITIONS;
* 2.69 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 & 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 0.55 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, Cpv, Qp and Qf 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-7).
* 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:
  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	1,000 s.f.	10.0 ft.	10.0 ft.	1.00 in.	79.2 c.f.	< 5%	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	=	0.00
Qe	=	Pe * Rv	=	0.40 in.	=	0.00 in.
ESDv	=	(Pe * Rv * A) / 12	=	**789 c.f.**	=	**0 c.f.**
WQv	=	(1" * Rv * A) / 12	=	789 c.f.	=	0 c.f.
CPv	=	ESDv - WQv	=	0	=	0
S	=	Weighted Recharge Factor	=	0.13	=	0.00
Rev	=	(S * Rv * A) / 12	=	0.0024 ac.ft.	=	0.0000 ac.ft.
(% Volume)	=		=	103 c.f.	=	0 c.f.
Rev	=	(S * A)	=	0.0275 ac.	=	0.0000 ac.
(%Area)	=		=	1,196 s.f.	=	0 s.f.

DESIGN PROVISIONS:

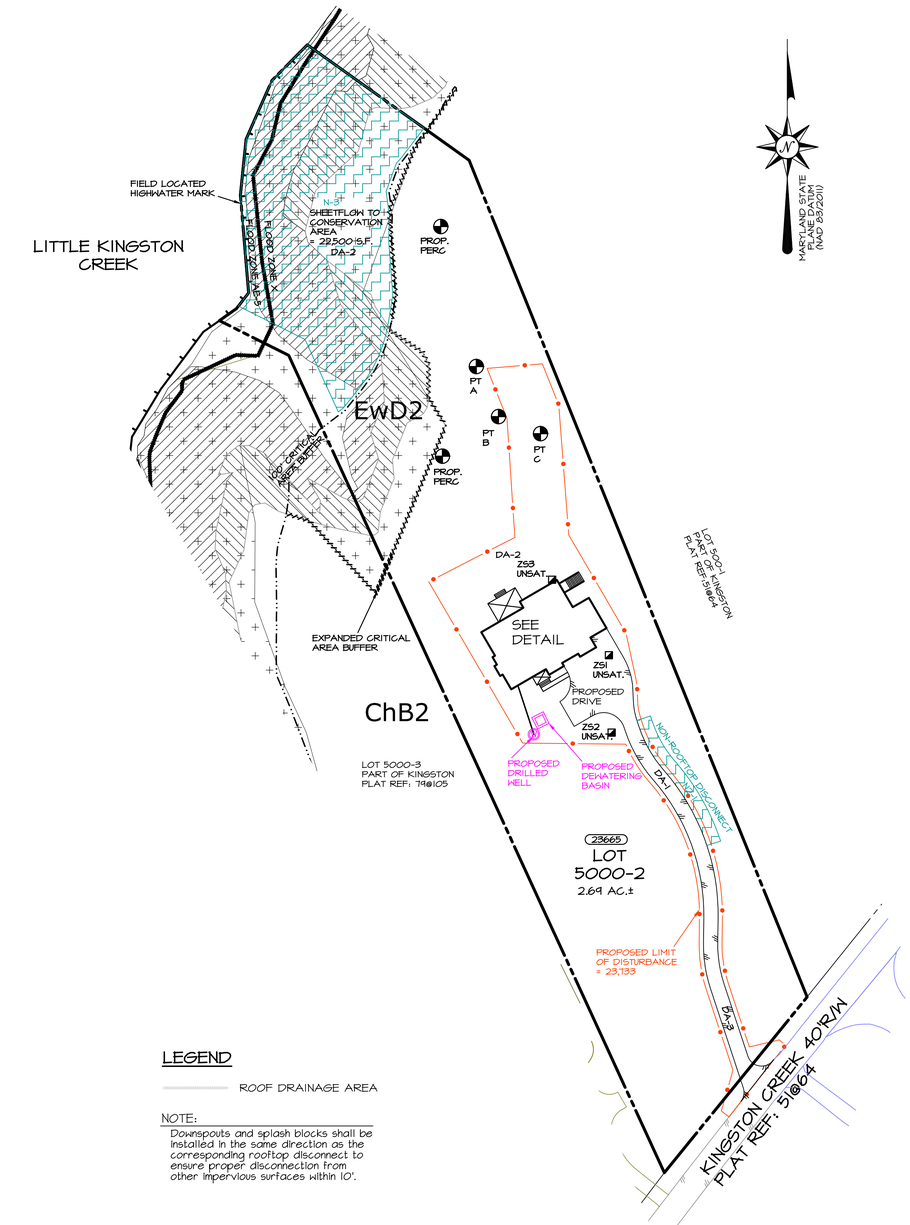
ESDv Required = 789 c.f. **WQv Provided = 856 c.f.**
WQv Untreated = ✓ -67 c.f.
(12"ESDv/Rv*A) Pe Provided = 1.09

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 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.	6459 s.f.	777.1 c.f.



POST-DRAINAGE AREA MAP

GRAPHIC SCALE 1"=50'
50 0 50 100

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'.

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