

SOURCE NOTES

- 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 datums were established by a global positioning system survey performed by LSR, Inc. in October of 2016.
- The subject property shown hereon appears to be located in Flood Hazard Zone X as delineated on Flood Insurance Rate Maps for St. Mary's County, Maryland, as distributed by the Federal Emergency Management Agency, Community Panel Number 24031C0167F, Effective Date November 14th, 2014.
- There appear to be no non-tidal wetlands located on subject property as shown on the National Wetlands Inventory Maps distributed by the U.S. Department of the Interior.
- 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 soil testing has been performed by the 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.
- 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.
- The topographic data shown hereon is based upon a field survey performed by this Firm (LSR, Inc.) in October of 2016.
- There appear to be no Critical Habitats, Cultural Features or Historic Sites located within the subject property per MERLIN online maps.

CONSTRUCTION AND MAINTENANCE NOTES

The use of the term Engineer in the following notes indicates the Town of Leonardtown's Engineer.

- INSPECTION**
- Inspection services will be maintained at all times by the Engineer to assure compliance with the permit.
 - The permittee shall notify the Engineer at least two days before commencement of any construction thereunder, and, in the event that there is an interruption of the work for a period of more than 30 days, then the permittee shall notify the Engineer at the end of each interruption of his intent to actively resume operations.
 - No paving, curb and gutter or sidewalk construction or driveway entrances shall be started unless there has been a final inspection and approval of the subgrade.
 - The permittee and his agents, servants and subcontractors shall comply with all requirements of the Engineer pertaining to public safety and the avoidance of unnecessary inconvenience to the public during construction and compliance with the specifications.
 - The construction work materials, plans and specifications shall at all times be open and available for inspection by duly authorized officials and employees of the Town of Leonardtown.

CONSTRUCTION REQUIREMENTS

- All roads to be constructed shall be graded to the full width of the right-of-way.
- Earthwork shall include clearing and grubbing, the removal and replacement of all unsuitable material and the proper preparation of subgrade.
- Where necessary, adequate underdrains shall be installed as directed.
- No work on road pavement shall be started until all underground utilities proposed to cross said road have been installed and properly backfilled.
- All materials used in construction shall conform in every detail to the Leonardtown Standards and Specifications or as otherwise approved and accepted by the Engineer.
- The permittee shall be responsible for the maintenance of vehicular and pedestrian traffic on the roadway and shall provide materials, labor and equipment as necessary to properly maintain traffic. Excavations or other hazards shall be properly barricaded of all lines and lighted at night, and proper connections shall be made to drives and walks at occupied residences. The permittee is required to keep the roadway shaped up by loading as necessary, and to correct muddy or soft subgrade by placing temporary gravel or stone. The permittee is responsible for plowing snow sufficiently to maintain access to inhabited residences or other facilities until the road is finally occupied by Leonardtown. It shall be the responsibility of the permittee to remove any dirt and debris deposited on streets in and adjacent to the work area during the construction period.
- A thick stand of permanent grass shall be obtained by seeding or sodding. The seeded areas there shall be at least two inches of topsoil.
- Street signs shall be erected at all intersections. These signs shall show the names of intersecting streets and be of durable metal construction conforming to the Leonardtown standards.
- Barricades shall be erected of an approved design.
- Utility cuts.
 - No public utility or other person or organization shall cut into the surface of any road in Leonardtown until a permit for the same has been issued by the Engineer and a written notice has been given, in writing, to the Engineer of the location, nature, extent of the cut and the length of time the cut will be open.
 - In case of an emergency cut, notice shall be given as soon as possible, but not more than 48 hours after it is made.
 - In case of a cut, the person or organization making it shall be responsible for restoring the roadway and surface to its former condition and repairing paving failures and settlements due to the utility cut. Repairs to cut areas shall be made in conformance with the applicable standards and specifications.

ABBREVIATIONS

- | | |
|---|--------------------------------------|
| AC - ACRE | LF - LINEAR FEET |
| ACMFA - ALUMINIZED CORRUGATED METAL PIPE ARCH | LP - LOW POINT |
| AIGUZ - AIR INSTALLATIONS COMPATIBLE USE ZONE | MAX - MAXIMUM |
| BF - BASEMENT FLOOR | MH - MANHOLE |
| BRL - BUILDING RESTRICTION LINE | MIN - MINIMUM |
| BM - BENCH MARK | MPS - MILES PER HOUR |
| CFS - CUBIC FEET PER SECOND | NDC - NOSE DOWN CURB |
| CMF - CORRUGATED METAL PIPE | PCP - POINT OF CURVATURE |
| CMFA - CORRUGATED METAL PIPE ARCH | PVI - POINT OF VERTICAL INTERSECTION |
| CO - CLEANOUT | PROP - PROPOSED |
| CONC - CONCRETE | PSI - POUNDS PER SQUARE INCH |
| CT - CUBIC YARD | PT - POINT OF TANGENCY |
| D - DEPTH | PVC - POLYVINYL CHLORIDE |
| DA - DRAINAGE AREA | PVC - POINT OF VERTICAL CURVE |
| ELEC - ELECTRIC | PVI - POINT OF VERTICAL INTERSECTION |
| ELEV - ELEVATION | PVT - POINT OF VERTICAL TANGENT |
| ESMT - EASEMENT | RCIP - REINFORCED CONCRETE PIPE |
| EX - EXISTING | R/O - RIGHT-OF-WAY |
| FF - FIRST FLOOR | SCH - SCHEDULE |
| FH - FIRE HYDRANT | SF - SQUARE FEET |
| FPS - FEET PER SECOND | STA - STATION |
| GA - GAUGE | STM - STORMWATER MANAGEMENT |
| GAL - GALLON | SY - SQUARE YARD |
| GF - GARAGE FLOOR | TP - TELEPHONE PEDESTAL |
| GP - GRINDER PUMP | TRM - TRANSFORMER |
| HB - HORIZONTAL BEND | TYP - TYPICAL |
| HDP - HIGH DENSITY POLYETHYLENE PIPE | UP - UTILITY POLE |
| HCR - HORIZONTAL | VER - VERTICAL |
| HP - HIGH POINT | W - WIDTH |
| HW - HEAD WATER | WM - WATER METER |
| HWE - HEAD WATER ELEVATION | WP - WITNESS POST |
| INV - INVERT | WV - WATER VALVE |
| L - LENGTH | |

LEGEND

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> PROPERTY LINE PROPERTY LINE ADJOINING BUILDING SETBACK LINE ACCESS/UTILITY EASMT. SEWEO EASEMENT SHA EASEMENT NON-TIDAL WETLANDS WETLANDS BUFFER 100 YEAR FLOODPLAIN INTERMITTENT STREAM 50' STREAM BUFFER EXISTING SRA EXISTING 2' CONTOUR EXISTING 10' CONTOUR EXISTING 10' CONTOUR HIGHLY ERODIBLE SHALLOWS TYPES HYDRIC SOIL TYPES STEEP SLOPES (2% - +) STEEP SLOPES (1% - 2%) | <ul style="list-style-type: none"> PERC TEST WELL PANEL BOX MAIL BOX STREET LIGHT SIGN BIAS VALVE FIRE HYDRANT WATER VALVE SEWER MANHOLE SEWER CLEAN-OUT STORM CATCH BASIN STORM MANHOLE UTILITY LINE - OVERHEAD UTILITY LINE - UNDERGND GUY WIRE SEWER LINE FORCE MAIN WATER LINE GUARD RAIL STORM DRAIN LINE DITCH LINE UTILITY LINE - OVERHEAD UTILITY LINE - UNDERGND GUY WIRE SEWER LINE FORCE MAIN WATER LINE GUARD RAIL STORM DRAIN LINE DITCH LINE EX. PAVED SURFACES EX. GRAVEL SURFACES EX. CONCRETE SURFACES EX. SPOT ELEVATION PROP. SPOT ELEVATION | <ul style="list-style-type: none"> SILT FENCE SMART FENCE DIVERSION FENCE EARTH DIKE LIMIT OF DISTURBANCE PROP. DITCH PROP. 2' CONTOUR PROP. 10' CONTOUR PROP. STORM DRAIN EX. PAVED SURFACES EX. GRAVEL SURFACES EX. CONCRETE SURFACES EX. SPOT ELEVATION PROP. SPOT ELEVATION |
|---|---|---|

DOGWOOD SUBDIVISION

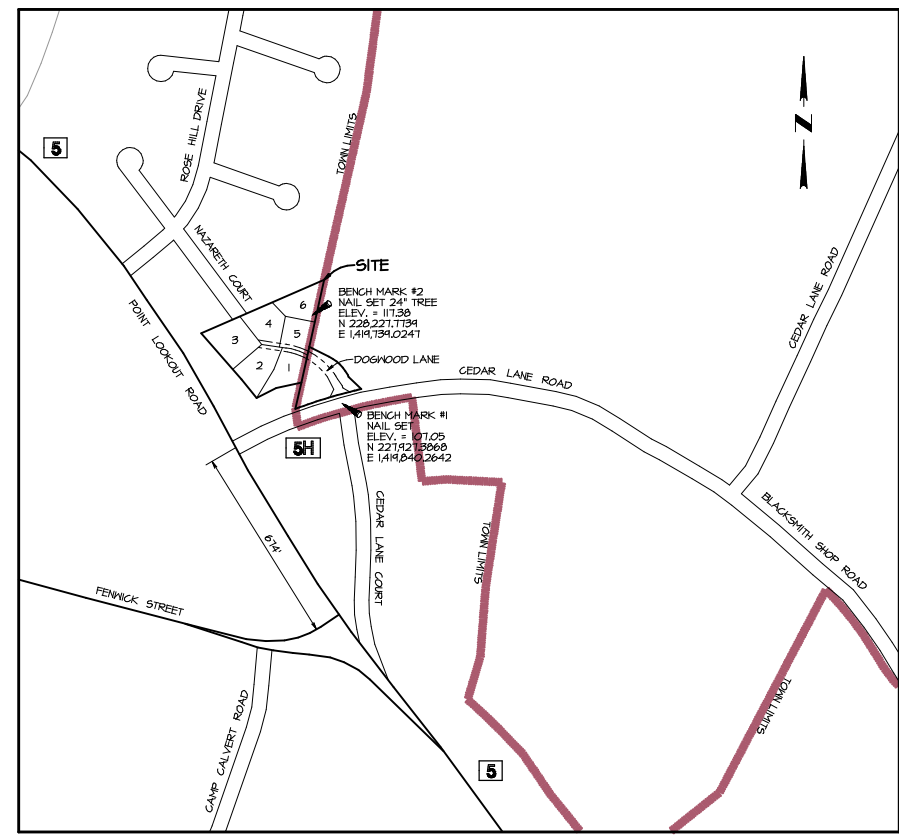
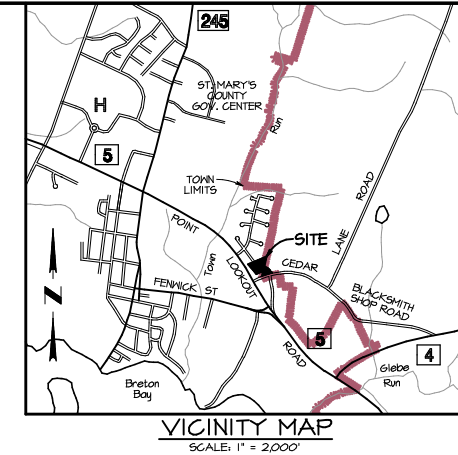
SITE DEVELOPMENT PLAN

ROAD PLANS

LOT 1 ACADEMY HILLS

LEONARDTOWN, MARYLAND

DOGWOOD LANE - STA 0+00.00 to STA 3+42.03



GENERAL NOTES

- Subject property is located on Tax Map 32, Grid 23, Parcel 402.
- The total area of this site is 2.00 acres +/-.
- Subject property appears to lie within the FUDM (Mixed Use Planned Unit) zoning district as shown on the Town of Leonardtown official zoning maps. In addition, subject property appears to lie within the Leonardtown Development District.
- Building Restriction Lines shall be 20' Front, 10' Side, 10' Rear.
- Water Category = I-N Community System. These lots are to be served by an existing public water system.
- Sewer Category = S-1 Community System. These lots are to be served by an existing central sewer system.
- This plan is in compliance with the Town of Leonardtown's Comprehensive Water and Sewerage Plan.
- There shall be a 10' utility easement along all lot lines. These easements are to include use by the Town of Leonardtown, its successors and assigns for construction, installation, maintenance, repair, inspection and operation of public water and sewer facilities, should such facilities ever be installed.
- There are no existing non-conforming structures contained within subject lots.
- Premise addresses for the lots hereon are shown as thus: **XXXXXX**.
- This plan 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.
- Unless otherwise shown, property lines 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 be a minimum of six inches (6") within the first ten feet (10').

SOIL CONSERVATION GENERAL NOTES

- Subject property shall notify M.D.E. Environment Division at telephone number 410-537-3500 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 21230-1100.
- Approval of the respective Agency shall be requested upon completion for installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading.
- Approval shall be requested upon final stabilization of all sites before removal of sediment controls.
- 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.
- Site is subject to the Environmental Site Design (3 step process) for Stormwater Management and Erosion and Sediment Control hereon.
- Forest Conservation was handled as part of the FUD for Academy Hills.

TEMPORARY & PERMANENT STABILIZATION

- Following final soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
 - Three (3) calendar days for all perimeter controls, dikes, siltlocks, ditches, perimeter slopes and fill slopes greater than 3 horizontal to 1 vertical (3:1) and
 - Seven (7) days on all disturbed or graded areas in the project site.
- Temporary Seeding Schedule:

Species*	Minimum Seeding Rates lbs/acre	Planting Depth (in)	2/1-4/30	5/1-8/14	8/15-11/30
Borley	122	2.80	1/4-1/2	X	-
Oats	48	2.21	1/4-1/2	X	-
Rye	140	3.22	1/4-1/2	X	-
Borley/Rye + Fertilizer	150	3.45	1/4-1/2	X	X
- 10-10-10 fertilizer shall be applied at 600 lbs per acre. * Line shall be applied at 2 lbs per acre 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".

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 unavailability, soil composition, shrinkage, haul loss or other similar error sources.

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.

Amanda M. Wood 2/8/2024
 Owner/Developer Date

William L. Wood, Jr. 2/8/2024
 Owner/Developer Date

ENGINEER'S CERTIFICATION

I certify, to the best of my knowledge and belief, that: this Final 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 requirements of the review agencies. I have reviewed this Final Plan with the owner/developer.

I certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 116225, Expiration Date December 11, 2025

William L. Wood, Jr. 2/8/2024
 Professional Engineer, MD # 116225 Date
 Expires December 11, 2025

REVISIONS

6/16/23 EWB: Agency comments
11/2/23 EWB: Agency comments
12/1/23 EWB: Agency comments
2/8/24 EWB: Agency comments

LSR LAND SURVEYING PLANNING ENGINEERING * PERMITS ENVIRONMENTAL SERVICES

LITTLE SILENCES REST, INC.

41660 COURT HOUSE DRIVE - SUITE 101 - P.O. BOX 2340
 LEONARDTOWN, MD 20680
 PHONE: (301) 475-2238 - WWW.LSRCORP.COM

OWNER INFORMATION

Lot / Parcel Area: 2.00 Acres
 Total Disturbed Area: 2.30 Acres
 Site Impervious Area: 0.62 Acres
 Area to be Vegetatively Stabilized: 1.68 Acres
 Earthwork Quantities:
 Cut = 4,050 cu
 Fill = 2,500 cu

OWNER:
 DOGWOOD DEVELOPMENT, LLC
 34420 PINEWOOD LANE, MECHANICSVILLE, MD 20654 PHONE: 240-248-2905

DEVELOPER:
 DOGWOOD DEVELOPMENT, LLC
 34420 PINEWOOD LANE, MECHANICSVILLE, MD 20654 PHONE: 240-248-2905

APPLICANT:
 LITTLE SILENCES REST, INC.
 P.O. BOX 2340, LEONARDTOWN, MD 20650
 PHONE: 301-475-2238

TOWN OF LEONARDTOWN No.: 10-16

ROAD PLANS

TITLE SHEET

DOGWOOD SUBDIVISION

LOT 1 ACADEMY HILLS

TAX MAP 32 - GRID 23 - PARCEL 402

LEONARDTOWN, MARYLAND

3rd ELECTION DISTRICT - ST. MARY'S COUNTY, MARYLAND

FOR: DOGWOOD DEVELOPMENT, LLC

DATE: 4/3/2023
 JOB#: 0104-21
 FOLDER: M32B23
 SCALE: AS SHOWN
 DRAWN: EWB
 CHECKED: WLM
 DATE PLOTTED: 2/8/2024

HEALTH DEPT. NO.: XX-XXXX SHEET: 1 OF 13