- CS 741-06 Cliffton on the Potomac Site Plan 60643

MSA. S. 1829-5768

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Comments Woh II/IH/ULE

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۰ ۰ Robert L. Ehrlich, Jr. Governor

Michael S. Steele Lt. Governor



Martin G. Madden Chairman

> Ren Serey Executive Director

STATE OF MARYLAND CRITICAL AREA COMMISSION CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

November 15, 2006

Ms. Aimee Dailey Charles County Department of Planning And Growth Management P O Box 2150 La Plata, Maryland 20646

RE: 12025 Overlook Circle; Clifton on the Potomac SFD 60830

Dear Ms. Dailey:

Thank you for providing revised information regarding the above referenced building permit. The applicant is requesting to construct a new single family dwelling on 13,718 square foot lot. The property is located within a Limited Development Area (LDA) and is currently undeveloped.

Based on the information provided, I have the following comments:

1. I understand that mitigation planting for this and other lots held by Riverview Builders will be accomplished collectively off site. Please note that at a minimum the lot must be 15% wooded, which is 2,058 square feet. The site plan indicates 3,624 square feet of woodland will remain.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3475.

Sincerely,

dwide

Kate Schmidt Natural Resource Planner CS741-06

CHARLESCO

PAGE 04

741-06

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CRITICAL AREA COMMISSION FOR THE CHESAPEAKE AND ATLANTIC COASTAL BAYS 1804 WEST STREET, SUITE 100 ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Charles county	Date: (13)
Tax Map # Parcel # Block # Lot # Section 79 102 1 3	Corrections Redesign No Change Non-Critical Area
	*Complete Only Page 1 General Project Information
Project Name (site name, subdivision name, or other)	m on popuna c
Project location/Address 12025 Poroma C Vice	~ Ra
City	
Local case number 5FD Leoue 43	
Applicant: Last name Ogranger	First name Bay
Company Riverven Bidis	
Application Type (check all that apply):	
Building Permit Other Buffer Management Plan Rezoning	
Conditional Use Site Plan Consistency Report Special Exception	
Disturbance > 5,000 sq ft Subdivision Grading Permit Variance	
Local Jurisdiction Contact Information:	:
Last name Dauly First name Jume	······································
Phone # 3014450721 Response from Commission	n Required By

CHARLESCO

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SPECIFIC PROJECT INFORMATION

Intra-Family Transfer	Yes Growth Allocation	
Project Type (check all that app Commercial Consistency Report Industrial Institutional Mixed Use Other	Recreational Redevelopment Residential Shore Erosion Control Water-Dependent Facility	· .

Total Disturbed Area Sq Ft Acres IDA Area 13718 # of Lots Created [LDA Area RCA Area Total Disturbed Area SIS Acres Sa Ft Sg Ft Acres Existing Impervious Surface Existing Forest/Woodland/Trees 710 New Impervious Surface Created Forest/Woodland/Trees Removed Impervious Surface XXD Removed Forest/Woodland/Trees Total Impervious Surface

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	1	Buf	ffer Forest Clearing		
Non-Buffer Disturbance		Mit	ligation		
Variance Type Buffer Forest Clearing HPA Impact Impervious Surface Expanded Buffer Nontidal Wetlands Other Setback Steep Slopes		Structure Acc. Structure A Barn Deck Dwelling Dwelling Additi Garage Gazebo Other Patio Pool Shed	Addition		

VEGETATIVE ESTABLISHMENT DETAILS AND SPECIFICATIONS:

PERMANENT SEEDING: SOIL TESTS: LIME AND FERTILIZER WILL BE APPLIED PER SOIL TESTS RESULTS FOR SITES GREATER THAN 5 ACRES. SOIL TESTS WILL BE DONE AT COMPLETION OF INITIAL ROUGH GRADING OR AS RECOMMENDED BY THE SEDIMENT CONTROL INSPECTOR. RATES AND ANALYSES WILL BE PROVIDED TO THE GRADING INSPECTOR AS WELL AS THE CONTRACTOR.

THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE: A. SOIL PH SHALL BE BETWEEN 6.0 AND 7.0

B. SOLUBLE SALTS SHALL BE LESS THAN 500 PARTS PER MILLION (PPM). C. THE SOIL SHALL CONTAIN LESS THAN 40% CLAY BUT ENOUGH FINE GRAINED MATERIAL (>30% SILT PLUS CAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION IS IF LOVEGRASS OR SERECIA LESPEDEZA IS TO BE PLANTED, THEN A SANDY SOIL (<30% SILT PLUS CLAY) WOULD BE ACCEPTABLE. D. SOIL SHALL CONTAIN 1.5% MINIMUM ORGANIC MATTER BY WEIGHT.

. SOIL MUST CONTAIN SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION. . IF THESE CONDITIONS CANNOT BE MET BY SOILS ON SITE, ADDING TOPSOIL IS REQUIRED IN ACCORDANCE WITH SECTION 21 STANDARD AND SPECIFICATION FOR TOPSOIL OR AMENDMENTS MADE AS RECOMMENDED BY A CERTIFIED AGRONOMIST.

B. SEEDBED PREPARATION: AREA TO BE SEEDED SHALL BE LOOSE AND FRIABLE TO A DEPTH OF AT LEAST 3 INCHES. THE TOP LAYER SHALL BE LOOSENED BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING OCCURS. FOR SITES LESS THAN 5 ACRES, APPLY 100 POUNDS OF DOLOMITIC LIMESTONE AND 21 POUNDS OF 10-10-10 FERTILIZER PER 1,000 SQUARE FEET. HARROW OR DISK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES ON SLOPES FLATTER THAN 3:1.

C. SEEDING: APPLY 5-6 POUNDS PER 1,000 SQUARE FEET OF TALL FESCUE BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 15. APPLY SEED UNIFORMLY ON A MOIST FIRM SEEDBED WITH A CYCLONE SEEDER, CULTIPACKER SEEDER OR HYDROSEEDER (SLURRY INCLUDES SEEDS AND FERTILIZER, RECOMMENDED ON STEEF SLOPES ONLY). MAXIMUM SEED DEPTH SHOULD BE 1/4 INCH IN CLAYEY SOILS AND 1/2 INCH IN SANDY SOILS WHEN USING OTHER THAN THE HYDROSEEDER METHOD. IRRIGATE WHERE NECESSARY TO SUPPORT ADEQUATE GROWTH UNTIL VEGETATION IS FIRMLY ESTABLISHED. IF OTHER SEED MIXES ARE TO BE USED, SELECT FROM TABLE 25, ENTITLED "PERMANENT SEEDING FOR LOW MAINTENANCE AREAS" FROM THE CURRENT STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. MIXES SUITABLE FOR THIS ARE 1,3 AND 5-7. MIXES 5-7 ARE SUITABLE IN NON-MOWABLE SITUATIONS

MULCHING: MULCH SHALL BE APPLIED TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING. DURING THE TIME PERIODS WHEN SEEDING IS NOT PERMITTED, MULCH SHALL BE APPLIED IMMEDIATELY AFTER GRADING. MULCH SHALL BE UNROTTED, UNCHOPPED, SMALL GRAIN STRAW APPLIED AT A RATE OF 2 TONS PER ACRE OR 90 POUNDS PER 1,000 SQUARE FEET (2 BALES). IF A MULCH-ANCHORING TOOL IS USED, APPLY 2.5 TONS PER ACRE. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE COMPLETELY FREE OF PROHIBITED NOXIOUS WEEDS. SPREAD MULCH UNIFORMLY, MECHANICALLY OR BY HAND, TO A DEPTH OF 1-2 INCHES.

SECURING STRAW MULCH: STRAW MULCH SHALL BE SECURED IMMEDIATELY FOLLOWING MULCH APPLICATION TO MINIMIZE MOVEMENT BY WIND OR WATER. THE FOLLOWING METHODS ARE PERMITTED: (I) USE A MULCH-ANCHORING TOOL WHICH IS DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE TO A MINIMUM DEPTH OF 2 INCHES. THIS IS THE MOST EFFECTIVE METHOD FOR SECURING MULCH, HOWEVER, IT IS LIMITED TO RELATIVELY FLAT AREAS WHERE EQUIPMENT CAN OPERATE SAFELY.

(II) WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. IF MIXED WITH WATER, USE 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.

(III) LIQUID BINDERS MAY BE USED. APPLY AT HIGHER RATES AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF SLOPES. THE REMAINDER OF THE AREA SHOULD APPEAR UNIFORM AFTER BINDER APPLICATION. BINDERS LISTED IN THE 1994 STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL OR APPROVED EQUAL SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURERS.

(IV) LIGHTWEIGHT PLASTIC NETTING MAY BE USED TO SECURE MULCH. THE NETTING WILL BE STAPLED TO THE GROUND ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

2. TEMPORARY SEEDING

- LIME: 100 POUNDS OF DOLOMITIC LIMESTONE PER 1,000 SQUARE FEET. FERTILIZER: 15 POUNDS OF 10-10-10 PER 1,000 SQUARE FEET.
- SEED: PERENNIAL RYE - 0.92 POUNDS PER 1,000 SQUARE FEET (FEBRUARY 1 THROUGH APRIL 30 OR AUGUST 15 THROUGH
 - NOVEMBER 1). MILLET - 0.92 POUNDS PER 1,000 SQUARE FEET (MAY 1

THROUGH AUGUST 15) MULCH: SAME AS 1 D AND E ABOVE.

NOTE: SAVE "SEED TAGS" AND PROVIDE TO SEDIMENT CONTROL INSPECTOR WHEN REQUESTED.

3. NO FILLS MAY BE PLACED ON FROZEN GROUND. ALL FILL TO BE PLACED IN APPROXIMATELY HORIZONTAL LAYERS, EACH LAYER HAVING A LOOSE THICKNESS OF NOT MORE THAN 8 INCHES. ALL FILL IN ROADWAYS AND PARKING AREAS ARE TO BE CLASSIFIED AS PER CHARLES COUNTY REQUIREMENTS. ANY FILL WITHIN THE BUILDING AREA IS TO BE COMPACTED TO A MINIMUM OF 95% DENSITY. FILLS FOR POND EMBANKMENTS SHALL BE COMPACTED AS PER MD-378 CONSTRUCTION SPECIFICATIONS. ALL OTHER FILLS SHALL BE COMPACTED SUFFICIENTLY SO AS TO BE STABLE AND PREVENT EROSION AND SLIPPAGE.

4. TOPSOIL SHALL BE APPLIED AS PER THE STANDARD AND SPECIFICATIONS FOR TOPSOIL FROM THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

NOTE: USE OF THIS INFORMATION DOES NOT PRECLUDE MEETING ALL OF THE REQUIREMENTS OF THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

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C' POPULAE MUE - PRODUCES FERMANENT GEOURDCOVER QUICELY, SLIDEGRASS TRECKENS STAND. D/ SENT USE ON SKADES NOT ON POORLY DRADED CLAYS. E/ USE ON LOW MAINTENANCE, STERP ELOPER USE TALL FEBCUE IN DRAUCHTY COND. CEOWN VETCH EDIT FOR M. 44, 45 7/ SUTTABLE FOR SEEDING IN MID-SUDDER.

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	See Table 20 Ser a Ket of reconstructed varies	of heat suited for Manyland,					
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SOIL

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HRECTOR OF ENVIRONMENTAL HEALTH HIS PLAN HAS BEEN REVIEWED. Mark J. Kanda	an Tarat ar a		7/5/06
			DATE
HARLES COUNTY HEALTH SANITARIAN IS PLAN HAS BEEN REVIEWED.			
Mul je		£	1/10/06
	•		DATE

SEQUENCE OF CONSTRUCTION

ON IT'S OWN.

1. PRE-CONSTRUCTION MEETING (1 DAY).

DISTURBANCE (LOD). (3 DAYS)

2. CONTRACTOR/DEVELOPER MUST NOTIFY THE COMPLIANCE PROGRAM, WATER MANAGEMENT ADMINISTRATION, MARYLAND DEPARTMENT OF THE ENVIRONMENT, (410) 537-3510) 5 DAYS PRIOR TO COMMENCING WORK. (1 DAY)

3. INSTALL STABILIZED CONSTRUCTION ENTRANCE. (1 DAY) 4. CLEAR AND GRUB 25'-50' WIDE FOR PERIMITER CONTROLS AND INSTALL SILT FENCE ALONG THE LIMITS OF

5. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND FOURTEEN DAYS (14) AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE. ONCE VEGETATION IS ESTABLISHED, THE SITE SHALL HAVE 95% GROUNDCOVER TO BE CONSIDERED ADEQUATELY STABILIZED.

6. "ANY OTHER APPROVED SEDIMENT AND EROSION CONTROL PLAN WITH A SEQUENCE AND OR PRACTICES WHICH CONFLICT WITH THIS PLAN WILL REQUIRE PLAN REVISIONS FOR ALL AFFECTED PLANS APPROVED BY THE CHARLES SOIL CONSERVATION DISTRICT."

7. "THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR IS REQUIRED UPON INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING"

8. "EROSION AND SEDIMENT PRACTICES, AND SITE IN GENERAL, MUST BE INSPECTED WEEKLY AND AFTER EACH RAIN FALL EVENT, BY THE CONTRACTOR OR OTHER RESPONSIBLE PERSON, AND ANY NEEDED MAINTENANCE PERFORMED IMMEDIATELY."

9. STAGED CLEARING AND GRADING ...

STANDARDS AND SO AS NOT TO DISTURB FOREST/POND CONSERVATION AREAS BEING PROTECTED. d. BEGIN ROUGH GRADING, STABILIZE AS NEEDED. (30-45 DAYS)

10. "SEDIMENT AND EROSION CONTROLS CANNOT BE REMOVED UNTIL THE SITE HAS ADEQUATE STABILIZATION. ONCE VEGETATION IS ESTABLISHED, THE SITE SHALL HAVE 95% GROUNDCOVER TO BE CONSIDERED ADEQUATELY STABILIZED AND THE SEDIMENT CONTROL INSPECTOR HAS APPROVED SUCH REMOVAL."

REMOVED. 12. CLEAN, ADJUST, STABILIZE AND "TURN GREEN"

NOTES:

1. THIS CHARLES COUNTY HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONSONANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL. THE DESIGNATED PERCOLATION AREAS ARE THE ONLY PERCOLATION AREAS APPROVED BY THE CHARLES COUNTY HEALTH DEPARTMENT FOR SEWAGE DISPOSAL PURPOSES. IMPROVEMENTS OF ANY OTHER TYPE, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF UTILITIES MAY RENDER THE LOTS UNDEVELOPABLE. TO DETERMINE TO EXACT LOCATION OF THE AREA APPROVED FOR SEWER DISPOSAL PURPOSES, OR TO ESTABLISH A DIFFERENT AREA FOR SUCH PURPOSE; YOU MUST CONTACT THE CHARLES COUNTY HEALTH DEPARTMENT.

WATER. THIS PLAT IS IN COMPLIANCE WITH THE CHARLES COUNTY COMPREHENSIVE WATER AND SEWER PLAN.

3.WELL CERTIFICATE: THERE ARE NO WELLS AND/OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPOSED WELL AND SEPTIC AREAS, EXCEPT AS SHOWN HEREON.

4. THE LOT SHOWN HEREON DOES LIE WITHIN THE CRITICAL AREA.

5. GROUND WATER APPROPRIATION PERMITS ARE REQUIRED MDE (MARYLAND DEPARTMENT OF THE ENVIRONMENT).

6. ALL UTILITY LINES SHALL BE LOCATED OUTSIDE THE HEALTH DEPARTMENT APPROVED SEWAGE EASEMENTS AND NO OTHER EASEMENT MAY HINDER ACCESS TO THE SEWAGE EASEMENT.

7. PERCOLATION TEST LOCATION SHOWN AS

8. THE TOPOGRAPHY IS BASED ON AERIAL PHOTOGRAPHY DATED APRIL 14, 2005 BY VIRGINIA RESOURCE MAPPING.

ELEVATIONS ARE FIELD VERIFIED BY ATCS, PLC. 9. THE APPROVED SEPTIC SPECIFICATION AS LISTED:

3 TRENCHES X 45.3' /TRENCH >= 136 TOTAL LINEAR FEET OR 40' PER BEDROOM REQUIRED (TRENCHES MIN. 10' APART).

10. SEPTIC IS GRAVITY FED FROM DISTRIBUTION BOX.

11. THE LOT SHOWN HEREON LIES WITHIN ZONE "C" ON FLOOD INSURANCE RATE MAPS (FIRM/FEMA), Panel 240089-0115B, AND IS NOT WITHIN A FLOOD PLAIN.

12. THIS LOT LIES WITHIN PROTECTION ZONE 3 OF A HABIT PROTECTION AREA AND IS SUBJECT TO THE FOLLOWING TIME OF YEAR RESTRICTION: THERE WILL BE NO CONSTRUCTION BETWEEN DECEMBER 15 AND JUNE 15 AS PER CHAPTER 8 OF THE CHARLES COUNTY CHESAPEAKE BAY CRITICAL AREA PROGRAM. Table 25 Permanent Seeding for Low Maintenance Areas (Cont'd)

NOX	SEED MOX (USS CENTIFIED MATERIAL IF	PLANTEN	3	HITE CONDITIONS	LUDA SLARDS-		RĐ	COMPSENS	SO PLAN	CTINE
	AVAILABLE	LISZAC	LBS/2000 SQ FT		NESS 200025	3/1- \$/15	3/15- 6/3	3/76- 8/16	6/2- 7/31	8/
7	TALL FRECUE (1940)	310	2.5	DRY TO VERY			x		×	,
	SERECIA LENPEDEZA (15%)	24	.46	DAT	6 a		x		x	,
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: • []	Tall Pescue (19%)	120	3.4	WET TO DRY.	<u>5</u>	1	×			,
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G-20-19

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T	ABLE ISDA PUBLISH	ED SOIL SURV	EY JULY 1974	4		•		
	NAME	HYDROLOGIC SOIL GROUP	К.Ғ.	HYDRIC	DESCRIPTION	SLOPES	HIGHLY ERODIBLE?	
	MAGNOLIA	. <i>B</i> .	0.43	NO	SILT LOAM	0-2%	NO	
	AURA	В	0.24	NO	GRAVELLY SANDY	5–15%	POTENTIALLY	



Appendix F. Residential Water Quality Plan: Allowable BMP Options

LEGEND			
E	ROPOSED	G	Bays
TREELINE V	SITE		Coastal
IMIT OF DISTURBANCE		132	Atlantic
ABILIZED CONSTRUCTION ENTRANCE	POTOMAC RIVER		cake &
VATER LATERAL	• Sin	CKIE	Chesap
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n,∟≃, R	VICINITY MAP		S.
SHALL <u>CRITICA</u>	_ AREA NOTES		
LENDAR <u>AI</u> SURFACE LOT AREA =	<u>VD LOT DATA</u> $0.31 \pm ACRES (13,718 \pm SF)$ $13,718 \pm SF$		
KES, EXISTING IMP HES, AND PROPOSED IN ROPOSED IN	ERVIOUS AREA = 0.00 SF ($<25\%$ ALLOWED IN BEA)		52
KOUFIOZONTALAREAWAL (3:1)½ OF PlDPWEWA	$\begin{array}{llllllllllllllllllllllllllllllllllll$		
N (14) DRIVEW OTHER FRONT REAS ON SIDEWAL	$\begin{array}{llllllllllllllllllllllllllllllllllll$	ALAND TO A	AN A
SITE. THE PROPOSED W N TOTAL PROP	DDLAND = $11,710\pm$ SF OODLAND DISTURBED=8,086± SF(69%) DSED DISTURBED AREA=8,086± SF(59%)	NE NA	CONAL CONAL
D TAX ACCOUN ALES WILL ZONED = C TED AND FEMA/FIRM F	T No. = $05-022835$ PANEL No. = $240089-0115B$	HI HAD	ROF
RIOR TO ENG. PLAN F ITE DEED PAGE I	GM No. = N/A No. = $435/30$		o o o o o o o o o o
NOTE 1. THE DECK CRITICAL ARE	SHOWN HEREON IS A PERVIOUS DECK AND HALF IS INCLUDED IN THE	KD BY: K0 BY: K0 BY:	/03/0
2. REFOREST	ATION OF THIS LOT IS REQUIRED AT A RATE OF THREE TIMES THE	LLSON B B CH B B CH	
	NG REGULATIONS. SEE ATTACHED PLANTING PLAN, SHEET 3.	NAGER: SIGN BY SIGN BY A.J.G. A.J.G.	LDBOOK
Lot 33 4. ANY OFF-	20/06 BY ATCS, PLC (FROM ORIGINAL AERIAL TOPO OF APRIL 2005).	94 DR VE	O
N/F DESIGNATED 21 & SHAUNKA BEN COPIES OF A 4886/656 PLAN.	ON THE PLANTING PLAN WITH APPROPRIATE AGREEMENTS IN PLACE. NY EASEMENTS OR AGREEMENTS SHALL ACCOMPANY THE PLANTING	PERS ITE E 33-06	0
5. A MAINTER	VANCE AGREEMENT FOR THE PLANTING PLAN WILL BE SIGNED BY THE	DEVELC AINGEF R, SU 0602 01) 89	0
PROPERTY. 6. THIS SITE	IS LOCATED WITHIN A & MILE HABITAT PROTECTION ZONE (ZONE 3) OF	ENT DERS [ARK [MD 2 AX (3	ALE = 30
A BALD EAG BAY CRITICAL RESOURCES.	E NEST SITE AS IDENTIFIED IN THE CHARLES COUNTY CHESAPEAKE AREA PROGRAM AND MARYLAND DEPARTMENT OF NATURAL ACTIVITIES ON THIS SITE MUST COMPLY WITH THESE REGULATIONS	cu BUILC BUILC BO' RIAL P RIAL P A46, F	30 - 1° s
Lot 32 N/F DIE & DOROTHY TON	GENERAL NOTES: 1. ZONED: RM RESIDENTIAL, MEDIUM DENSITY	RVIEW ATTN 4DUSTI 4DUSTI 893-6	<u> </u>
4987/53	 PROPOSED BUILDING USE IS: SINGLE FAMILY HOME BUILDING RESTRICTION LINES FOR THIS ZONE ARE: FRONT: 30' 	RIVE 4 IN 301) 8	L
	REAR: 25' SIDES: 8 'MINIMUM (20' TOTAL) 4. THIS ENTIRE SITE IS LOCATED WITHIN THE LIMITED DEVELOPMENT	P S 9	
Lot 32 N/F	ZONE (LDZ) OF THE CRITICAL AREA ZONE. 5. THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER. IT IS THE RESPONSIBILITY OF THE BUILDER TO LOCATE AND CONNECT TO	URVE YI	-1262 ing, Va.
TRUCTION ENTRANCE	EXISTING WATER LINES. 6. WATER LATERAL TO BE 1" DIP WITH 4" METER. 7. THE ENTIPE SITE IS LOCATED ON HYDRIC SOILS) 843- Sterl
3" MOUNTABLE BERM (6" MIN.)	NOTE: 1. DRIVEWAY TO BE ASPHALT OR CONCRETE SURFACE.	NG NG Su	20602 × (301 • Md.
EARTH FILL PAVEMENT	2. PRIOR TO THE ISSUANCE OF THE USE & OCCUPANCY CERTIFICATE (U&O) A FINAL INSPECTION WILL BE PERFORMED	FLANN FICE RO	, MU Fa Waldorf
F 2"-3" AGGREGATE AND WIDTH OF	BY CHARLES COUNTY INSPECTION PERSONNEL. CALL 301-645-0618 TO SCHEDULE SUCH INSPECTION AT LEAST 2 BUSINESS DAYS BEFORE THE U&O IS REQUESTED. ALSO, IF		Waldori - 8043
	COPY OF THE CERTIFICATION MUST BE SUBMITTED TO THE CHARLES COUNTY INSPECTION PERSONNEL AT OR BEFORE THE) 932-
	3. QUALITY STORMWATER MANAGEMENT FOR THE SUBJECT LOT SHALL BE ADDRESSED BY ROOFTOP DISCONNECTION		(301 Culpe
PAVEMENT	WITH DRYWELLS AND NON-ROOFTOP DISCONNECTION CREDIT (SEE SHEET 2 OF 2 FOR CALCULATIONS, ROOF AREA PLAN AND DETAILS).		
NIW O	OWNER'S/DEVELOPER'S CERTIFICATION - Bald Eagle Habitat Protection OO I/We hereby certify that this site is within Protection Zone 3 (as defined for Bald Eagle OO	AN	02
ation	Habitat Protection by the Charles County Chesapeake Bay Critical Area Program) and that all Timber cutting of any kind, Land clearing, and Building, Road or Trail construction will be		EL 1 AND
ence lot). existing raad to pravide a turning	restricted from December 15 to June 15 (during the nesting season). I hereby authorize the right of entry for periodic on-site evaluation by State of Maryland, Department of		PARC TRICT ARYL
ver the existing ground prior	Natural Resources personnel or Charles County Planning personnel.	AO SC CO	N DIS TY, M
med ar recycled concrete ne length and width of the	Date Owner/Developer Signature	MENT ON BL	GRIC ECTIO COUN
diverted toward construction intaining positive drainage. Pipe ce shall be protected with a	BOYD GRAINGER, REPRESENTATIVE FOR	PO PO	P 79, TH EL
n o of stane over the pipe. Pipe the SCE is located at a high spot necessary. Pipe shauld be sized . A 6" minimum will be required.	Telephone No: 301-893-0495	CLF © &	X MA 51 CHAR
hall be located at every point ruction site. Vehicles leaving stabilized canstruction entrance.	Address: <u>4 INDUSTRIAL PARK DRIVE, SUITE E</u>	SITE	TA
MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION			
	PREMISES ADDRESS JERRY & FAITH EARLL 12290 POTOMAC VIEW DRIVE 6200 OREGON AVE. NW NEWBURG MD 20664 WASUNATON DO 20015	SHEET NO. 1	OF 3
	WASHINGTON, WID 2000+ WASHINGTON, UC 20015	1	



STORM WATER MANAGEMENT



	Downspout elevation	Downspout distance to disconnect	Elevation at the disconnect	Slope %			
1	78.5	88'	75.2	3.8 %			
2	To drywell. See the roof area plan below						
3	To drywell. See the roof area plan below						
4	To drywell. See the roof area plan below						
5	To drywel	l. See the roo	f area plan b	elow			

NON-ROOFTOP DISCONNECTION

Description	Discharge elevation	Distance to disconnect	Elevation at the disconnect	Slope %
DRIVEWAY	74.0	85'	69.8	4.9 %





Table 5.2 Rooftop Disconnection Compensation Storage Volume Requirements (Per Disconnection Using Drywells, Raingardens, etc.)

Disconnection Length Provided	0-14 ft.	15-29 ft.	30-44 ft.	45-59 ft.	60-74 ft.	>= 75 ft.
% WQ Treated by Disconnect	0%	20%	40%	60%	80%	100%
2% WQ Treated by Storage	100 %	80 %	60 %	40 %	20 %	0 %
Max. Storage Volume* (Eastern Rainfall Zone)	40 cu-ft.	32 cu-ft.	24 cu-ft.	16 cu-ft.	8 cu-ft.	0 cu-ft.

Size based on <= 500 square feet of roof area. Use 0-14' disconnection.

Drywell Details:

NO.	SQ. FT.	VOLUME	SIZE
2	350	40 cuft.	4' x 10' x 2.5'
3	255	40 cuft.	4' x 10' x 2.5'
4	500	Share drywell	w/#3
5	276	Share drywell	w/#2

ROOFTOP DISCONNECTION WITH DRYWELL CREDIT

V Contributing area of rooftop of each disconnection to each drywell 500 sf or less

- Length of disconnection shown,
- dimensioned and 75' or greater
- Lot size greater than 6000 sf
- Slope of disconnection shown and 5% or less. Disconnection entirely in vegetated swale, channel or filter strip.
- Downspout/drywell at a minimum of 10' away from nearest impervious area or basement/foundation wall. Not located in "D" Soils
- Depth to seasonal high groundwater provided with 4' vertical separation from the bottom of the drywell (based on information from the Charles County Soil Survey)
- Details and material specifications provided (see drywell detail attached)
- Y Observation well provided and with sizes and
- material specified (see drywell detail attached)

SOIL TABLE

PER NRCS/U	ISDA PUBLISHI	ED SOIL SURVI	EY JULY 1974	4			
SYMBOL	NAME	HYDROLOGIC SOIL GROUP	K.F.	HYDRIC	DESCRIPTION	SLOPES	HIGHLY ERODIBLE?
MgA	MAGNOLIA	В	0.43	NO	SILT LOAM	0-2%	NO
AuD3	AURA	В	0.24	NO	GRAVELLY SANDY LOAM	5–15%	POTENTIALL



SHAPE CIRCULAR SOLVING FOR DEPTH OI DIAMETER 1.2500 FT FLOWRATE 1.2500 CFI SLOPE
COMPUTED RESULTS:
DEPTH
AREA 1.2272 FT2
WETTED AREA 0.4784 F
WETTED PERIMETER 1.744
PERIMETER 3.9270 FT
VELOCITY 2.6130 FPS
HYDRAULIC RADIUS 0.2742
PERCENT FULL 41.3024 %
FULL FLOW FLOWRATE 3.499
FULL FLOW VELOCITY 2.8513
CRITICAL INFORMATION
CRITICAL INFORMATION
CRITICAL DEPTH 0.4411 F
CRITICAL SLOPE 0.0179 F
CRITICAL VELOCITY 3.2289
CRITICAL AREA 0.3871 FT
CRITICAL PERIMETER 1.5903

SPECIFIC ENERGY MINIMUM ENERGY FROUDE NUMBER FLOW CONDITION . PIPE SIZING Q = CIA = 1.25 CFS





' deep ' deep _____



HICHWAY ENGINEET



Note:

1. Soil types for this lot are MgA (MAGNOLIA) Type 'B' & AuD3 (AURA) Type 'B'

2. Lot subject to Rooftop Disconnection and Non-Rooftop Disconnection credit.

3. Prior to the issuance of the USE & OCCUPANCY CERTIFICATE (U&O), a final inspection will be performed by Charles County Inspection Personnel. Call 301-645-0618 to schedule such inspection at least 2 business before the U&O is requested. Also, if certification from a professional is required then a copy of the certification must be submitted to the Charles County Inspection Personnel at or before the time of SWM inspection.



PLANT SCHEDULE

			3	Red Maple	1260	CRITICAL AREA REQUIREMENTS
DV	ъ		14	Azalea	504	8520 DISTURBED WOODED AREA @ 3:1
/G. 1	EET		i	Redbud	1.00	= 25560 50 PI, FOR MILANION
, Ś	NO		7	Inkberry Holly	252	
1			21	Itea	756	MITIGATION PROVIDED ON SITE
r C			8	winterberry	800	1212
			8	Arrowlood Viburnum	800	MINGATION PROVIDED OFF SITE
	Ĭ		5	River Birch	2000	10242
			8	Aronia	860	16210
		NO.	DATE	REVISION	7212	

RIVERVIEW BUILDERS DEVELOPERS ATTN: BOYD GRAINGER 4 INDUSTRIAL PARK DR, SUITE E WALDORF, MD 20602 (301) 893–6446, FAX (301) 893–0694 SURV. CHIEF: DATE	CLIENT	MANAGER:	
4 INDUSTRIAL PARK DR, SUITE E WALDORF, MD 20602 (301) 893–6446, FAX (301) 893–0694 SURV. CHIEF: DATE	RIVERVIEW BUILDERS DEVELOPERS ATTN: BOYD GRAINGER	DESIGN BY:	CHKD BY:
SCALE SURV. CHIEF: DATE	4 INDUSTRIAL PARK DR, SUITE E WALDORF, MD 20602 (301) 893–6446, FAX (301) 893–0694	DRAWN BY:	CHKD BY:
		SURV. CHIEF:	DATE
1"=10' FIELDBOOK NO.	SCALE 1"=10'	FIELDBOOK NO).

