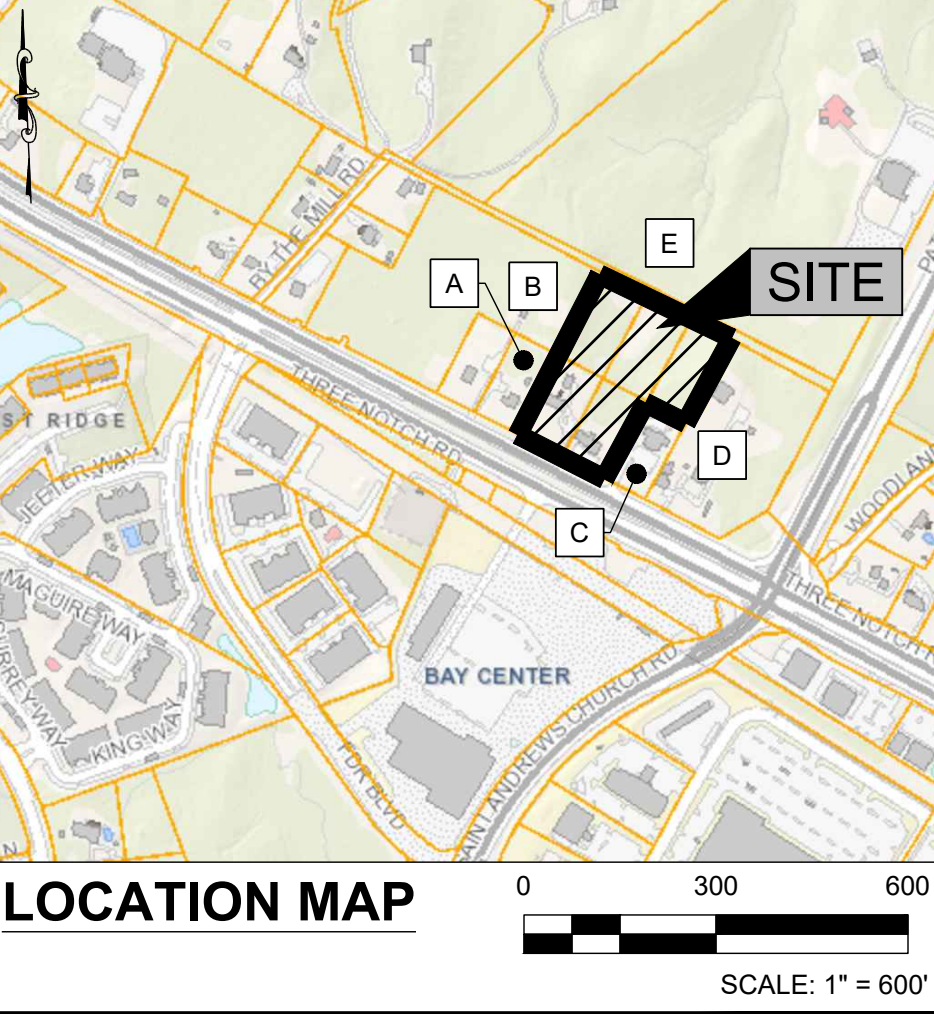
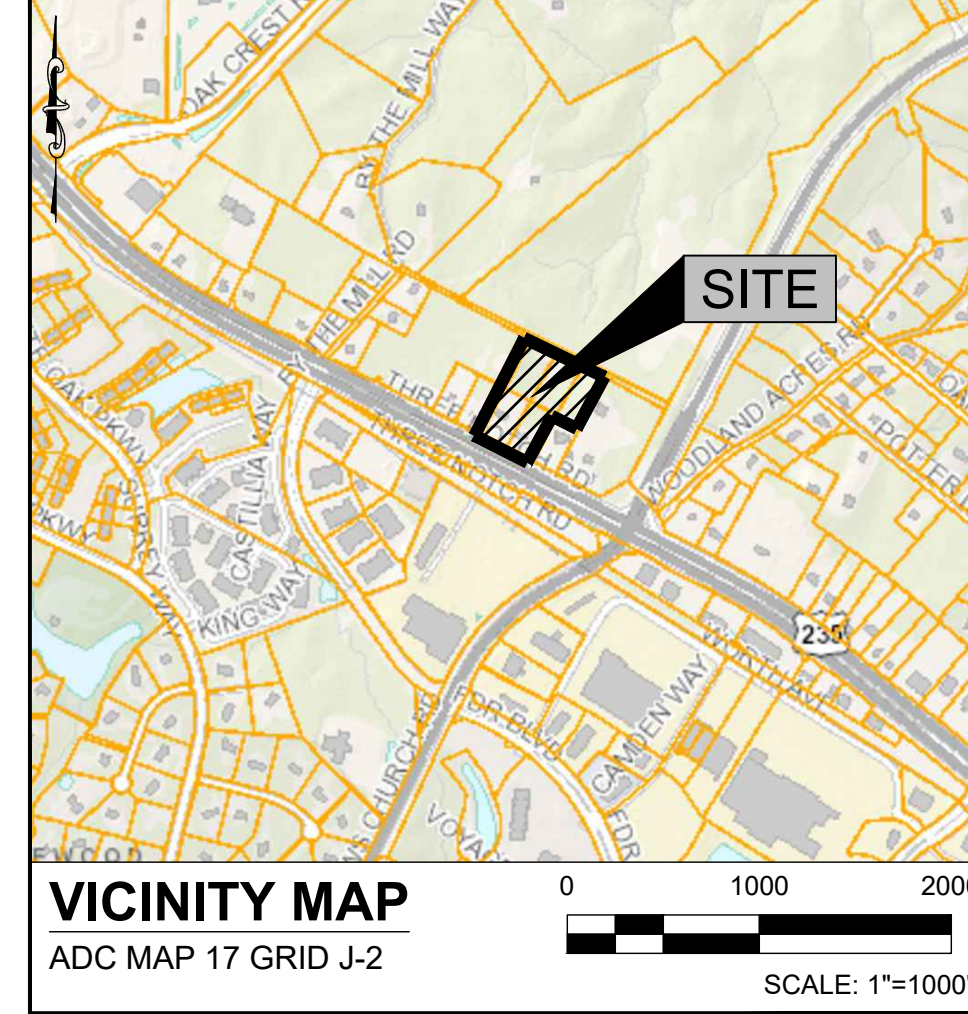


1 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MEET ALL THE REQUIREMENTS OF THE FEDERAL, STATE AND LOCAL AUTHORITIES, HEALTH DEPARTMENT AND UTILITY COMPANIES IN ADDITION TO THE INFORMATION STATED ON THESE PLANS...

CONCEPT SITE PLAN ~ LUGM# CSP24-0018 RIVERSIDE TOWNHOMES 23206 & 23200 THREE NOTCH RD, MARYLAND 20619 TAX MAP: 34 GRID: 16 PARCEL: 42, 43, & 434 LOT: 7, 8 & 19-21 8TH ELECTION DISTRICT, ST MARY'S COUNTY



12 TOPOGRAPHY SHOWN HEREON IS FROM FIELD RUN SURVEY BY COA BARRETT, LLC PERFORMED IN APRIL 2023 AND SUPPLEMENTED WITH ST. MARY'S COUNTY AERIAL TOPOGRAPHY REFERENCED TO NAVD88. ALL ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO BENCH MARKS AND MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION.

SITE DATA BLOCK table with columns for TAX MAP, GRID, PARCEL, DEED REF, and TAX ID NO. It lists details for parcels 42, 43, and 434.

LEGEND table with columns for DESCRIPTION, EXISTING, and PROPOSED. It defines symbols for benchmarks, buildings, curbs, and various utility lines.

LIST OF ABBREVIATIONS table mapping letters to symbols for items like steel pipe, building, concrete, and electrical components.

Table detailing existing and proposed building data, including zoning (MXM AE OVERLAY), building restriction lines, and land use (#14 DWELLING UNITS).

Table of UTILITIES showing water (W-3D - PUBLIC WATER) and sewer (S-3D - PUBLIC SEWER) lines. It also includes a table for SOIL SYMBOLS and their characteristics.

PARKING & LOADING REQUIREMENTS table showing the distribution of parking spaces across different uses and a summary table for approved uses.

OPEN SPACE REQUIREMENTS table detailing usable open space and undeveloped open space for the project.

LANDSCAPE REQUIREMENTS table specifying overall landscape requirements, including buffer yard types and total landscaping area.

SCHEDULE 63.3.a table showing Buffer Yard Types (A, B, C) and their requirements for minimum width, canopy trees, and shrubs.

SCHEDULE 70.5 SUMMARY INFORMATION ON DEVELOPMENT IMPACTS table, including a table for RIVERSIDE TOWNHOUSES (AT BUILD OUT) and a table for BENCHMARK INFORMATION.

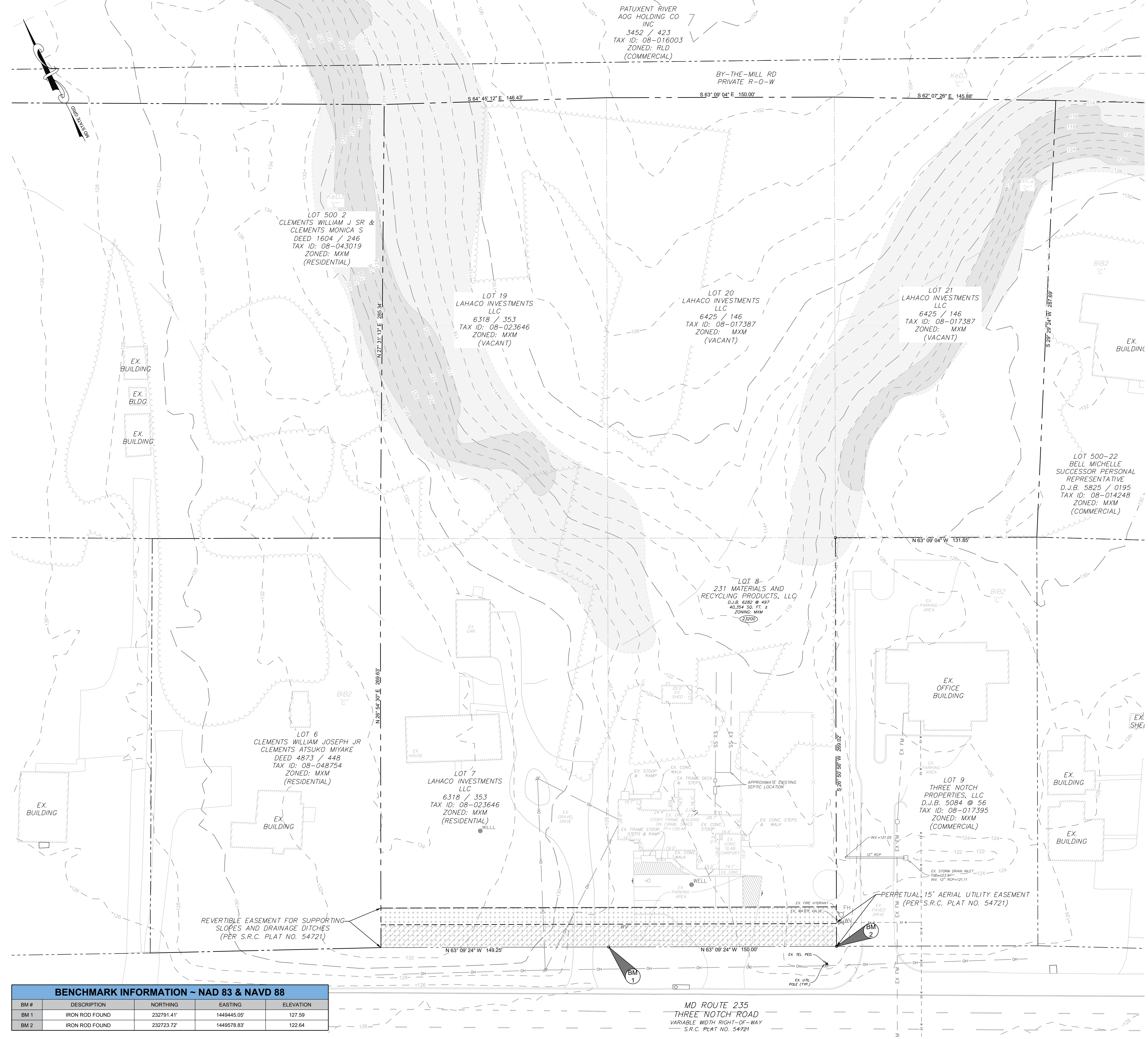
ADJACENT PROPERTY INFORMATION table listing neighboring properties with columns for parcel #, owner name, deed ref., and tax ID #.

Sheet List Table showing the sequence of sheets from C 1.0 (Cover Sheet) to C 6.0 (Concept Site & Landscaping Plan).

COVER SHEET - CONCEPT SWM E&S. I HEREBY CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL MEETS THE REQUIREMENTS, STANDARDS AND SPECIFICATIONS OF THE ST. MARY'S COUNTY SOIL CONSERVATION DISTRICT. SURVEYOR'S / ENGINEER'S CERTIFICATE. I HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM...

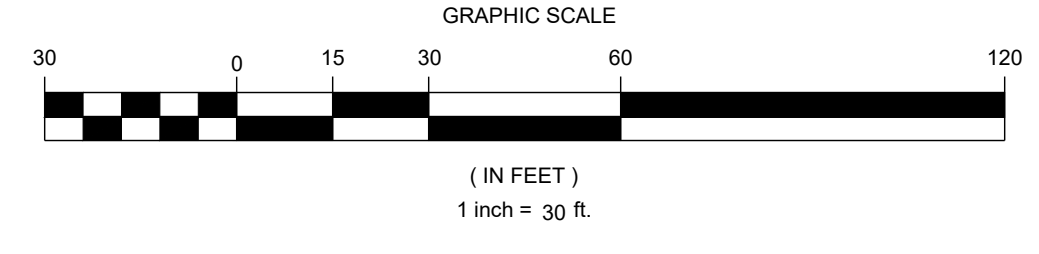
Vertical sidebar containing revision table, date information, DLIR certification, COA BARRETT logo, project title 'RIVERSIDE TOWNHOUSES', and sheet number 'COVER SHEET - CONCEPT SWM E&S #1 C 1.0'. It also includes a signature block for the engineer and a scale bar.

BENCHMARK INFORMATION ~ NAD 83 & NAVD 88 table with columns for BM #, DESCRIPTION, NORTHING, EASTING, and ELEVATION.



BENCHMARK INFORMATION ~ NAD 83 & NAVD 88				
BM #	DESCRIPTION	NORTHING	EASTING	ELEVATION
BM 1	IRON ROD FOUND	232791.41'	144945.05'	127.59
BM 2	IRON ROD FOUND	232723.72'	1449578.83'	122.64

MD ROUTE 235
THREE NOTCH ROAD
VARIABLE WIDTH RIGHT-OF-WAY
S.R.C. PLAT NO. 54721



DATE		12/2023	DATE	5/20/2024
JOB NO.		SM00015	TEC COMMENTS	
FOLDER NO.		SM00015	TEC COMMENTS	
DESIGN/DRAWN		JRW / BTL	LUGM COMMENTS	
APPROVED:		J.K.		

DLR CERTIFICATION
I hereby certify that these drawings were prepared, designed, checked, or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland License No. 31181; Expiration Date: 01/15/25

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EXISTING CONDITIONS PLAN - CONCEPT SWM E&S #2

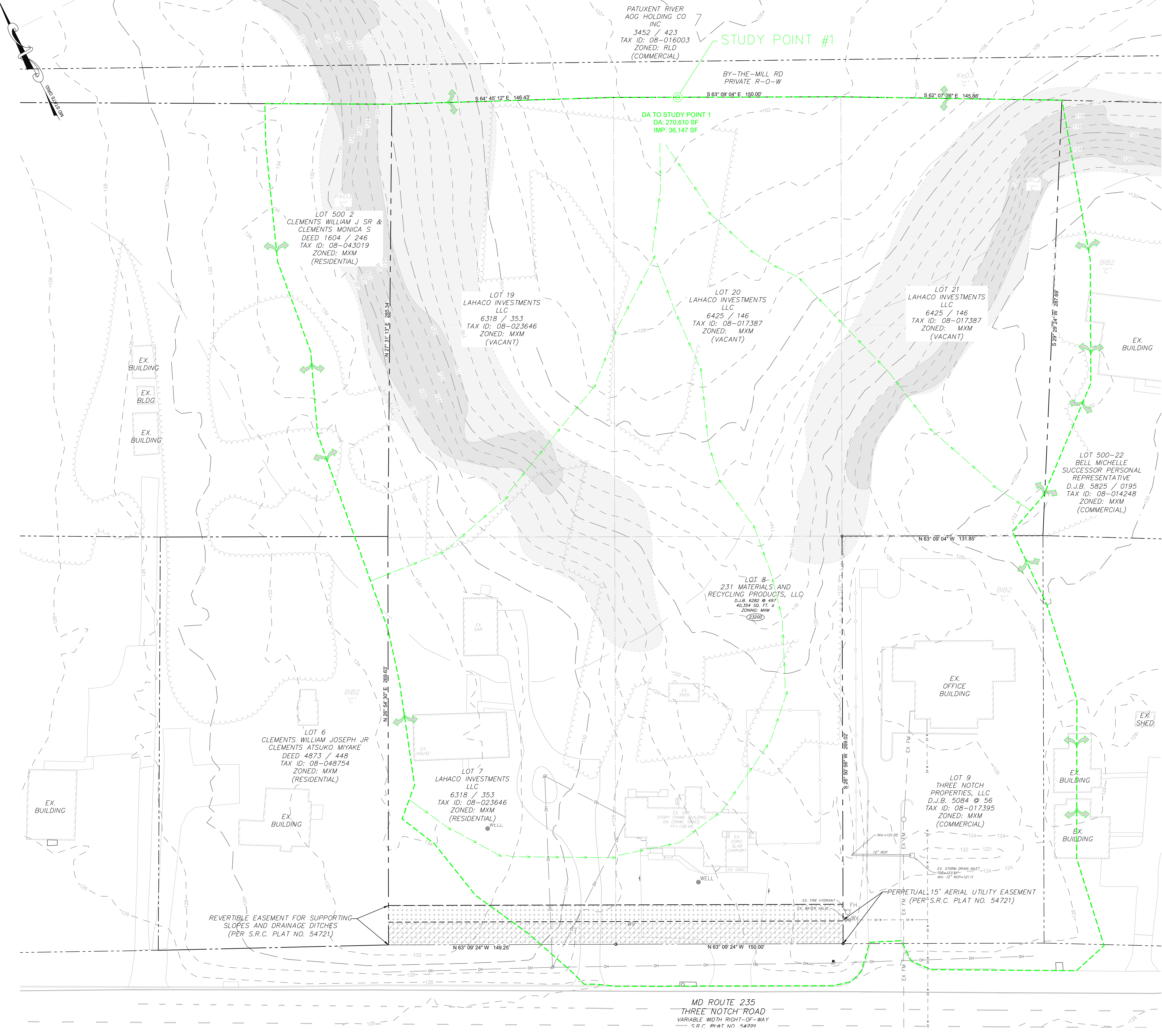
RIVERSIDE TOWNHOUSES

23296 & 23300 THREE NOTCH RD, MARYLAND 20619
TAX MAP: 34 GRID: 16 PARCEL: 43, 44, 45 LOT: 7, 8 & 19-21
8TH ELECTION DISTRICT, ST. MARY'S COUNTY

SHEET NUMBER:
C 2.0

SCALE: 1:30

LUGM NO.: CSP24-0018



PRE-DEVELOPMENT TOTAL SITE BREAKDOWN
 LOD: 189,935 SF
 IMPERVIOUS: 22,250 SF
 GREEN: 167,685 SF

STORMWATER MANAGEMENT NOTES

- There are no significant natural features located on the site based on available GIS data, field run location survey and site inspections. The site is partially developed with existing buildings present with associated infrastructure. Highly erodible soils are present on site and shall immediately be stabilized with soil stabilization matting after disturbance.

DATE	REVISION
5/20/2024	TEC COMMENTS
7/18/2024	TEC COMMENTS
7/30/2024	LUGM COMMENTS

DLLR CERTIFICATION
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Joe Barrett
 PROFESSIONAL ENGINEER
 LICENSE NO. 31181
 EXPIRES 01/15/25

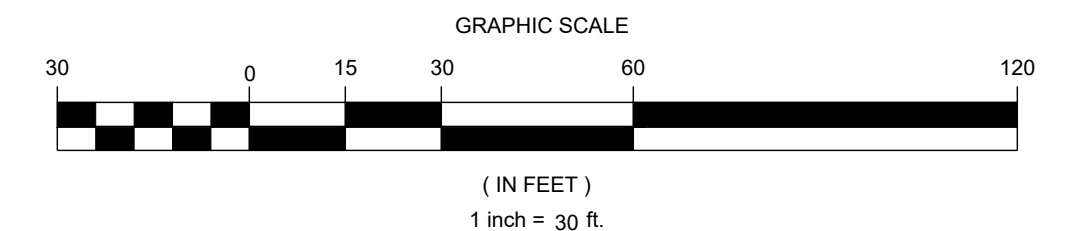
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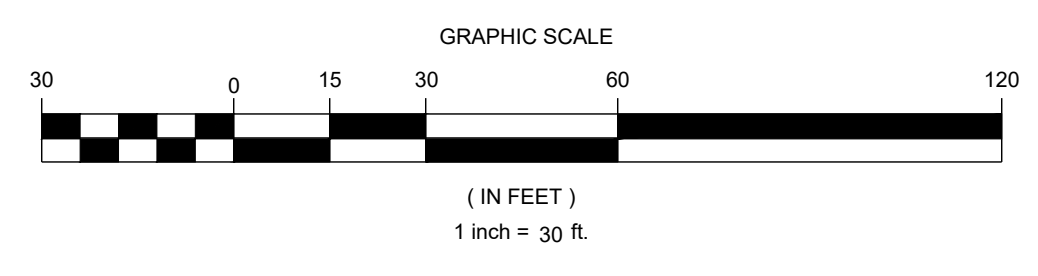
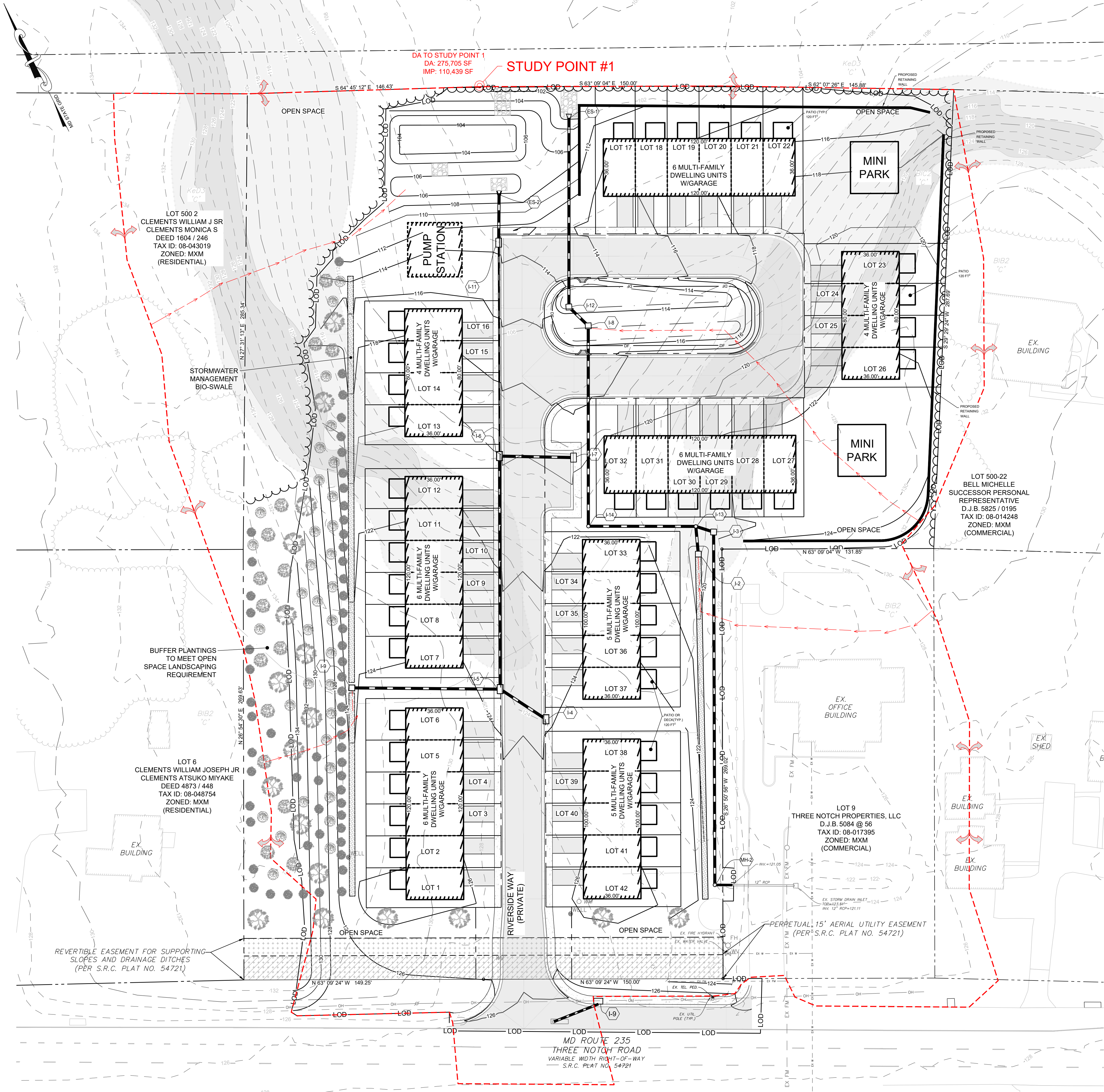
PRE-DEVELOPMENT DRAINAGE AREA MAP -
 CONCEPT SWM E&S #3

RIVERSIDE TOWNHOUSES
 2326 & 2320 THREE NOTCH RD, MARYLAND 20619
 TAX MAP: 34 GRID: 16 PARCEL: 42, 43, & 44 LOT: 8, 9 & 19-21
 8TH ELECTION DISTRICT, ST MARY'S COUNTY

SHEET NUMBER:
C 3.0

SCALE: 1:30
 ONE INCH = 30 FEET





DATE	REVISION
5/20/2024	TEC COMMENTS
7/18/2024	TEC COMMENTS
7/30/2024	LUGM COMMENTS

DATE	JOB NO.	FOLDER NO.	DESIGN / DRAWN	APPROVED
12/2023	SM00015	SM00015	JRW / BTL	JJK

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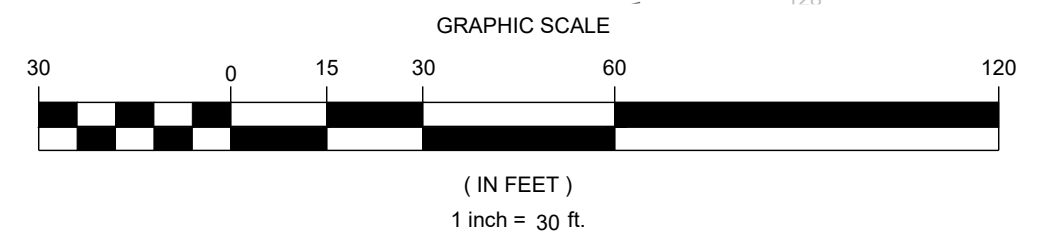
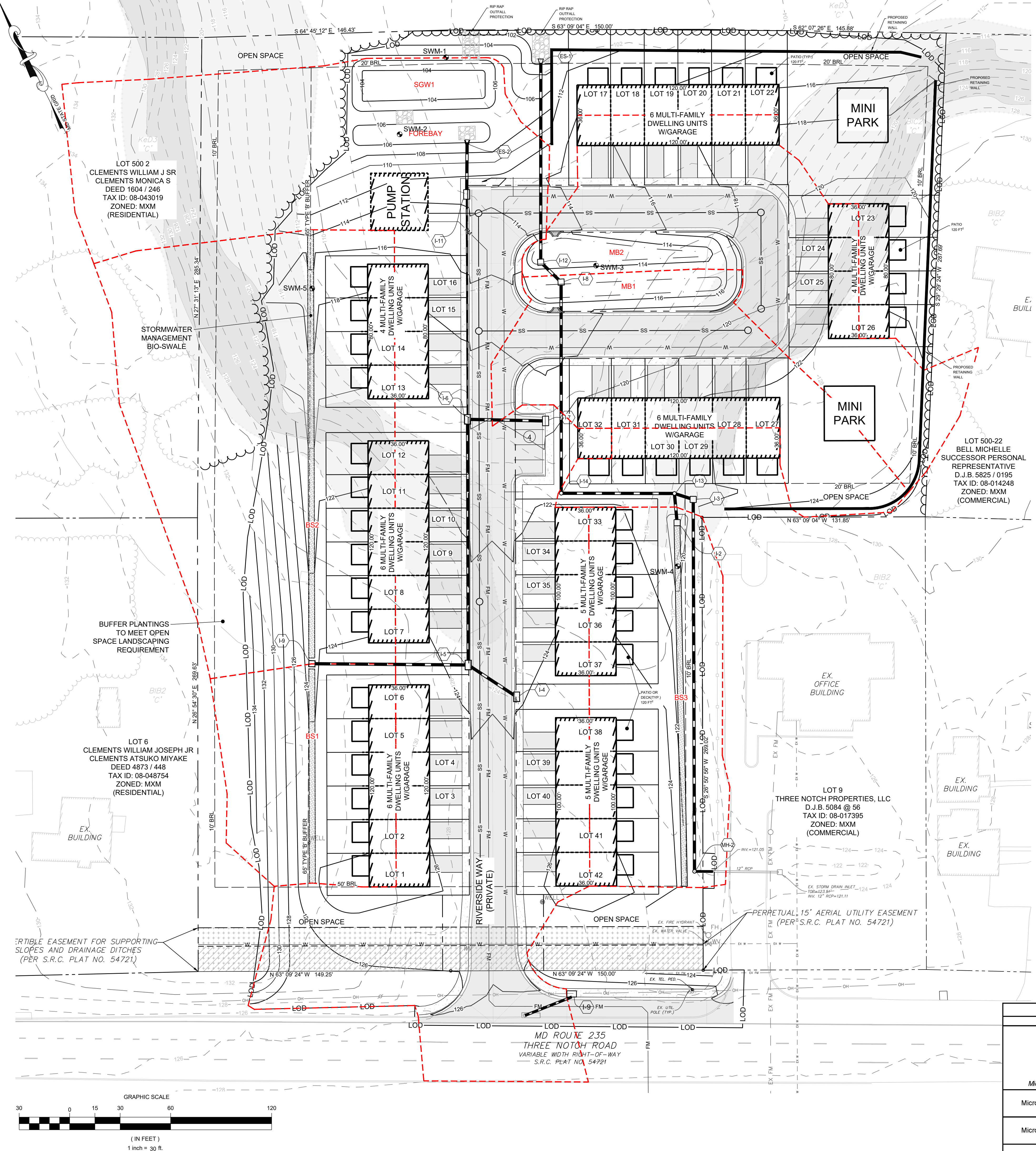
POST-DEVELOPMENT DRAINAGE AREA MAP - CONCEPT SWM E&S #3.1

RIVERSIDE TOWNHOUSES
23208 & 23200 THREE NOTCH RD, MARYLAND 20619
TAX MAP: 34 GRID: 16 PARCEL: 42, 43, & 44 LOT: 7, 8 & 19-21
8TH ELECTION DISTRICT, ST MARY'S COUNTY

SHEET NUMBER: **C 3.1**

SCALE: 1:30

LUGM NO: CSP24-0018



STORMWATER MANAGEMENT NARRATIVE
 This Stormwater Management Plan is for the development of the existing commercial and residential site. The project includes the demolition of an existing commercial building, a residential building and the construction of a 43 dwelling units, attached with associated site improvements. Stormwater management for the site improvements are addressed with this plan.

A. NATURAL RESOURCE PROTECTION AND ENHANCEMENT:
 There are no significant natural features located on the site. No highly erodible soils, steep slopes or non-tidal wetland areas have been identified on the site.

B. MAINTENANCE OF NATURAL FLOW PATTERNS:
 The runoff from the proposed site improvements will be collected by a proposed closed storm drain system, managed in the stormwater devices and discharge to the same location as the pre-development condition.

C. REDUCTION OF IMPERVIOUS AREAS THROUGH BETTER SITE DESIGN, ALTERNATIVE SURFACES, AND NON STRUCTURAL PRACTICES.
 The reduction of impervious area has been implemented to the maximum extent practicable to make the site feasible for development.

D. INTEGRATION OF EROSION AND SEDIMENT CONTROLS INTO THE STORMWATER STRATEGY:
 Stabilized construction entrances, silt fence, sediment trapping devices and inlet protection will be utilized to filter sediment laden flow and prevent sediment from leaving the site. Highly erodible soils are to be stabilized immediately with soil stabilization matting.

- SUITABILITY OF ESD PRACTICES**
- REDUCTION OF IMPERVIOUS AREA - Standard Number 1 of the General Performance Standards for Stormwater Management in Maryland** is to have site designs that minimize the generation of stormwater and maximize pervious areas for stormwater treatment. project adds impervious area only where absolutely necessary to support the required infrastructure for this townhome development.
 - SUBMERGED GRAVEL WETLANDS - (M-2)** A submerged gravel wetland is a small-scale filter using wetland plants in a rock media to provide water quality treatment. Runoff drains into the lowest elevation of the wetland, is distributed throughout the system, and discharges at the surface. Pollutant removal is achieved in a submerged gravel wetland through biological uptake from algae and bacteria growing within the filter media. Wetland plants provide additional nutrient uptake and physical and chemical treatment processes allow filtering and absorption of organic matter.
 - MICRO-BIORETENTION - (M-6)** Micro-bioretenion practices capture and treat runoff from discrete impervious areas by passing it through a filter bed mixture of sand, soil, and organic matter. Filtered stormwater is either returned to the conveyance system or partially infiltrated into the soil. Micro-bioretenion practices are versatile and may be adapted for use anywhere there is landscaping.
 - BIO-SWALES - (M-8)** Swales are channels that provide conveyance, water quality treatment, and flow attenuation of stormwater runoff. Swales provide pollutant removal through vegetative filtering, sedimentation, biological uptake, and infiltration into the underlying soil media. Three design variants covered in this section include grass swales, wet swales, and bio-swales. Implementation of each is dependent upon site soils, topography, and drainage characteristics.

Site Area	Existing Impervious	Proposed Impervious	Existing % Impervious	Proposed % Impervious	Rv	Qe	Target Pe	Target ESDv REQ	WQv REQ	Target Cpv RCN	Total ESDv Provided	AS-BUILT ESDv Provided
ac / sf	ac / sf	s.f.						ac-ft / cf	ac-ft / cf		ac-ft	ac-ft / cf
189,935	22,250	77,403	11.7%	40.8%	0.42	0.75	1.80	11,873	6,597	70	11,996	

Micro-Scale Practices	Pc Credit Description	Contributing Drainage Area (sf)	% Impervious Cover & Practice (sf)	Direct ESDv Received by Practice (cf)	WQv or ESDv from Up-Gradient Practices (cf)	Practice Specific Parameter(s)	WQv or ESDv credit (cf)	Runoff Volume Remaining (cf)	Down-Gradient Practice
Submerged Gravel Wetlands	ESDv credit is based on design storage volume	121,610	41,779	9,828	1,317	Surface Area (sf) Ponding Depth (ft) Media Depth (ft) 2,235 2 *2	4,470	6,675	
Total		121,610	41,779	9,828	1,317		4,470	6,675	

Micro-Scale Practices	Pc Credit Description	Contributing Drainage Area (sf)	% Impervious Cover & Practice (sf)	Direct ESDv Received by Practice (cf)	WQv or ESDv from Up-Gradient Practices (cf)	Practice Specific Parameter(s)	WQv or ESDv credit (cf)	Runoff Volume Remaining (cf)	Down-Gradient Practice
Bio-swales (C/D Soils)	ESDv credit is based on design storage volume	10,707	2,640	655	0	Surface Area (sf) Ponding Depth (ft) Media Depth (ft) 455 0.5 3	655	0	
Bio-swales (C/D Soils)	ESDv credit is based on design storage volume	37,903	4,400	1,317	0	Surface Area (sf) Ponding Depth (ft) Media Depth (ft) 900 0.5 3	1,317	0	
Bio-swales (C/D Soils)	ESDv credit is based on design storage volume	17,751	4,400	1,091	0	Surface Area (sf) Ponding Depth (ft) Media Depth (ft) 788 0.5 2.75	1,091	0	
Total		66,361	3,063	0	0		3,063	0	

Micro-Scale Practices	Pc Credit Description	Contributing Drainage Area (sf)	% Impervious Cover & Practice (sf)	Direct ESDv Received by Practice (cf)	WQv or ESDv from Up-Gradient Practices (cf)	Practice Specific Parameter(s)	WQv or ESDv credit (cf)	Runoff Volume Remaining (cf)	Down-Gradient Practice
Micro-Bioretenion	ESDv credit is based on design storage volume	18,094	9,326	2,092	0	Surface Area (sf) Ponding Depth (ft) Media Depth (ft) 862 1 4	2,092	0	
Micro-Bioretenion	ESDv credit is based on design storage volume	23,067	11,770	2,643	0	Surface Area (sf) Ponding Depth (ft) Media Depth (ft) 912 1 4	2,371	272	
Total		41,161	4,735	0	0		4,463	272	

REVISION

DATE	TEC COMMENTS	DATE	TEC COMMENTS
5/20/2024		7/18/2024	
7/30/2024			

DATE 12/20/23
JOB NO. SM00015
FOLDER NO. SM00015
DESIGN / DRAWN JRM / BTL
APPROVED: JJK

DLLR CERTIFICATION
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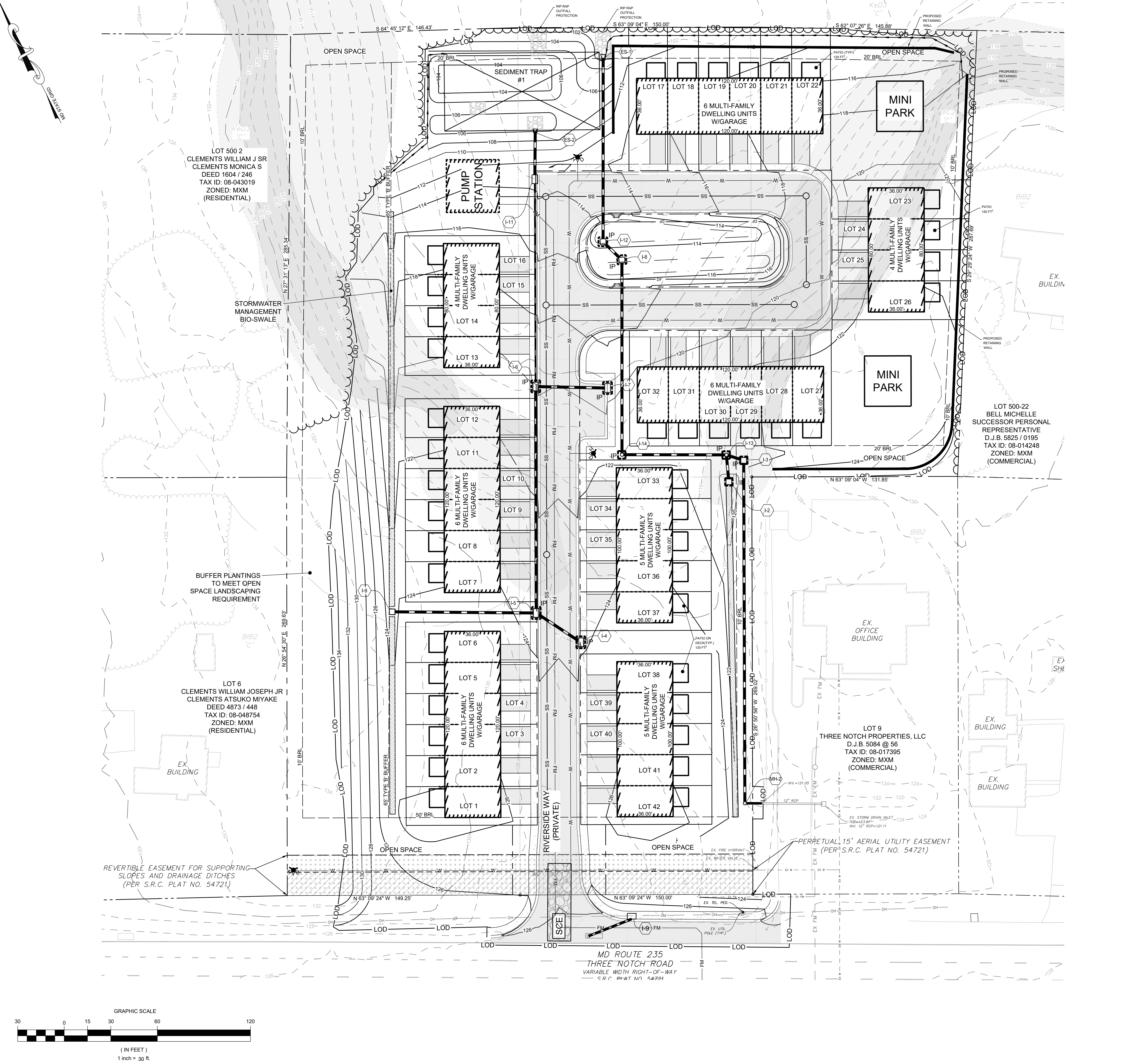
CONCEPT STORM WATER MANAGEMENT - CONCEPT
 SWM E&S #3.2

RIVERSIDE TOWNHOUSES
 23208 & 23200 THREE NOTCH RD, MARYLAND 20619
 TAX MAP: 34 GRID: 16 PARCEL: 42, 43, & 44 LOT: 7, 8 & 19-21
 8TH ELECTION DISTRICT, ST MARY'S COUNTY

SHEET NUMBER:
C 3.2

SCALE: 1:30

LUGM NO: CSP24-0018



SEQUENCE OF SITE CONSTRUCTION

A 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.

B APPROVAL SHALL BE REQUESTED UPON FINAL STABILIZATION OF ALL SITES BEFORE REMOVAL OF SEDIMENT CONTROLS.

C ALL SEDIMENT CONTROLS SHALL BE REGULARLY INSPECTED AND MAINTAINED, AT A MINIMUM AFTER EACH RAIN EVENT AND THROUGHOUT THE LIFE OF THIS CONSTRUCTION.

ITEM	DESCRIPTION	ESTIMATED TIME DAYS
1	ATTEND A PRE-CONSTRUCTION MEETING WITH ST. MARY'S SCD (301-475-8402). MEETING SHALL BE SCHEDULED AT LEAST 5 DAYS PRIOR TO CONSTRUCTION.	5
2	DISTURB AND CLEAR ONLY WHERE NEEDED TO REQUIRE PERIMETER EROSION AND SEDIMENT CONTROL PRACTICES. INSTALL EROSION AND SEDIMENT CONTROL PRACTICES WHERE INDICATED ON THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN.	20
3	CONTRACTOR SHALL NOTIFY MDE, ENFORCEMENT DIVISION (410-537-3510) ONCE THE PRE-CONSTRUCTION MEETING HAS BEEN HELD AND SEDIMENT CONTROLS HAVE BEEN INSTALLED. NO FURTHER CLEARING, GRADING, OR OTHER LAND DISTURBANCE ACTIVITY IS PERMITTED UNTIL MDE CERTIFIES THAT ALL REQUIRED EROSION AND SEDIMENT CONTROLS ARE PROPERLY INSTALLED ACCORDING TO THE RELEVANT CONSTRUCTION STANDARD. ALL OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THE INITIAL APPROVAL BY THE INSPECTING AGENCY IS GIVEN.	-
4	SEDIMENT CONTROL PRACTICES WILL BE MAINTAINED ACCORDING TO THE MARYLAND 2011 STANDARDS AND COUNTY REGULATIONS, UNTIL THE ENTIRE SITE IS STABILIZED, INSPECTED, AND FINAL APPROVAL IS GIVEN BY THE APPROPRIATE STATE/COUNTY AGENCY.	-
5	PERFORM DEMOLITION OF EXISTING SITE FEATURES & PAVEMENT AS NEEDED FOR CONSTRUCTION. CLEAR AND ROUGH GRADE THE SITE.	30
6*	INSTALL UTILITIES (SEWER AND WATER) IN ACCORDANCE WITH THE APPROVED PLANS. INSTALL I-1 TO ES-1 AS CLEAN WATER DIVERSION. INSTALL STORM DRAIN SYSTEM AND ASSOCIATED INLET PROTECTION. GRADE BUILDING AND PAVING AREAS TO SUBGRADE ELEVATION.	60
7*	BEGIN BUILDING CONSTRUCTION. INSTALL CURBING, CONCRETE FLAT WORK AND PAVING.	60
8*	UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA AND UPON MDE INSPECTOR'S APPROVAL EXCAVATE AND INSTALL STORMWATER PRACTICES. IF NEEDED, INSTALL SILT FENCE AROUND THE PERIMETER OF THE STORMWATER MANAGEMENT DEVICES TO PROTECT FILTER MEDIA UNTIL PERMANENT STABILIZATION OF UPSTREAM DRAINAGE AREA IS ACHIEVED. CONTINUE BUILDING CONSTRUCTION.	20
9*	COMPLETE BUILDING CONSTRUCTION.	180
10*	UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA AND UPON MDE INSPECTOR'S APPROVAL EXCAVATE AND INSTALL REMAINING STORMWATER AREAS. IF NEEDED, INSTALL SILT FENCE AROUND THE PERIMETER OF THE STORMWATER MANAGEMENT DEVICES TO PROTECT FILTER MEDIA UNTIL PERMANENT STABILIZATION OF UPSTREAM DRAINAGE AREA IS ACHIEVED. CONTINUE BUILDING CONSTRUCTION.	40
11	COMPLETE FINE GRADING AND PERMANENTLY STABILIZE ALL DISTURBED AREAS AS THEY ARE BROUGHT TO FINISHED GRADE WITH A MINIMUM 4" TOPSOIL, SEED & MULCH.	5
12	INSTALL LANDSCAPING, SIGNAGE AND STRIPING AS INDICATED ON PLANS.	5
13	REQUEST MDE AGENCY APPROVAL FOR THE REMOVAL OF THE EROSION AND SEDIMENT CONTROL PRACTICES AND DEVICES. NOTIFY 48 HRS PRIOR TO REMOVAL.	-
14	REMOVE EROSION AND SEDIMENT CONTROL PRACTICES WITH APPROVAL FROM MARYLAND DEPARTMENT OF THE ENVIRONMENT SEDIMENT CONTROL INSPECTOR, AND PERMANENTLY STABILIZE AREA AFFECTED BY REMOVAL OF DEVICES WITH MIN. 4" TOPSOIL, SEED & MULCH.	5
TOTAL ESTIMATED SITE WORK CONSTRUCTION TIME:		430

SEDIMENT & EROSION CONTROL

DESCRIPTION	SYMBOL	UNITS	QUANTITY
LIMIT OF DISTURBANCE (LOD)	— LOD —	AC ±	187,920
CLEARED AREA	—	AC ±	125,450
VEGETATED AREA	—	AC ±	98,732
STABILIZATION MATTING	—	SY ±	-
STABILIZATION CONSTRUCTION ENTRANCE	— SCE —	EACH	1
SILT FENCE	— DF —	LF ±	300
INLET PROTECTION	— IP —	EACH	7
EARTH DIKE	—	LF ±	465
SEDIMENT TRAP	—	CF ±	3700
EARTHWORK CUT	—	CY ±	13645
EARTHWORK FILL	—	CY ±	14445

NOTE: QUANTITIES ARE FOR OBTAINING PERMITS ONLY. QUANTITIES TO BE VERIFIED BY CONTRACTOR.

SEDIMENT TRAP COMPUTATION TABLE

TRAP	TRAP TYPE	DRAINAGE AREA	STORAGE REQUIRED	STORAGE PROVIDED	TOP DIMENSIONS	BOTTOM DIMENSIONS
#		AC.	CF	CF	FT	FT
1	I1	4.36	15696	15712	100 X 50	84 X 34

REVISION

DATE	TEC COMMENTS	DATE	TEC COMMENTS
5/20/2024		7/18/2024	
7/30/2024			

DLR CERTIFICATION
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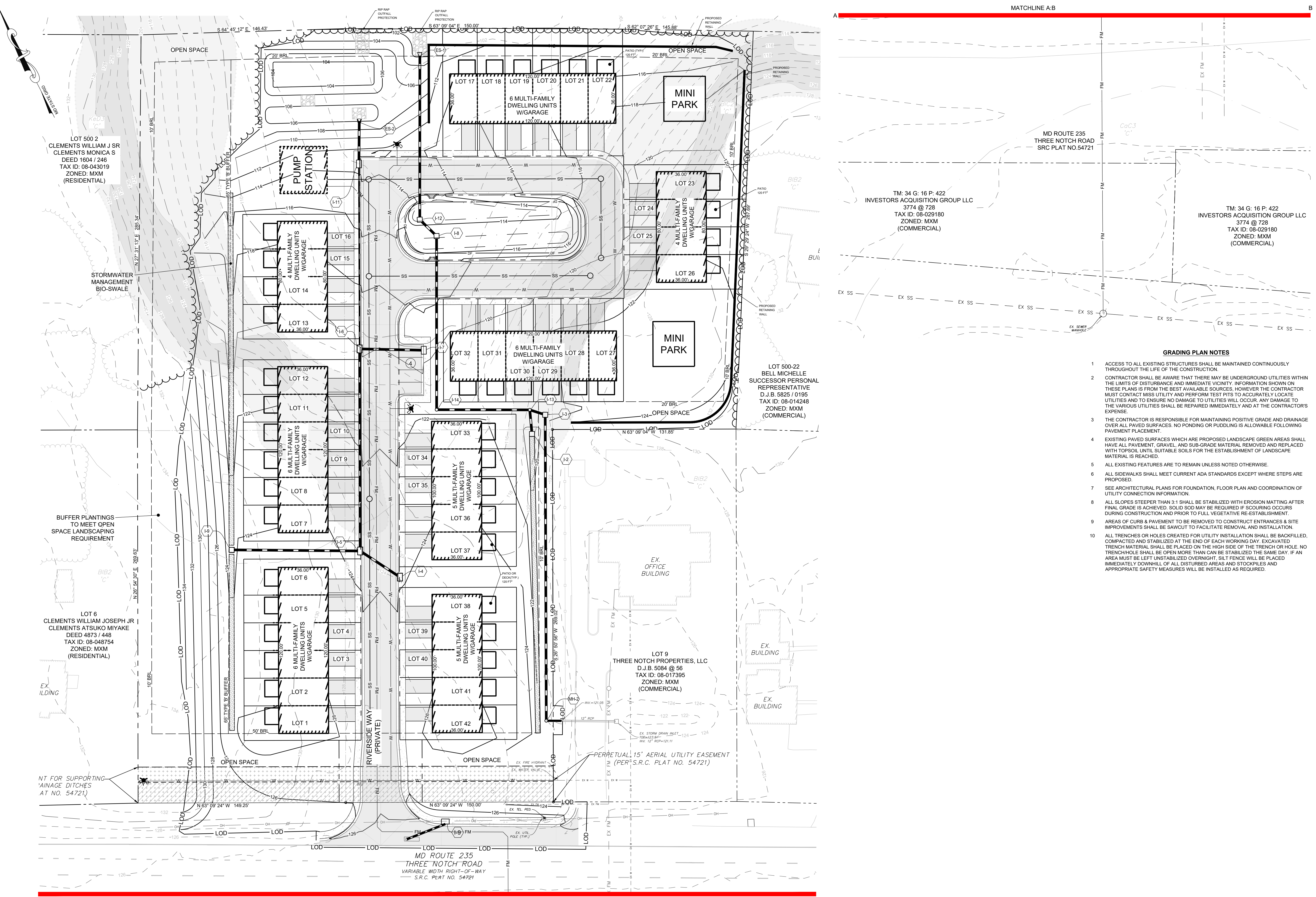
SEDIMENT & EROSION CONTROL PLAN - CONCEPT
SWM E&S #4

RIVERSIDE TOWNHOUSES
23208 & 23200 THREE NOTCH RD, MARYLAND 20619
TAX MAP: 34 GRID: 16 PARCEL: 42, 43, & 44 LOT: 7, 8 & 18-21
8TH ELECTION DISTRICT: ST MARY'S COUNTY

SHEET NUMBER: C 4.0

SCALE: 1:30

LUGM NO.: CSP24-0018



GRADING PLAN NOTES

- ACCESS TO ALL EXISTING STRUCTURES SHALL BE MAINTAINED CONTINUOUSLY THROUGHOUT THE LIFE OF THE CONSTRUCTION.
- CONTRACTOR SHALL BE AWARE THAT THERE MAY BE UNDERGROUND UTILITIES WITHIN THE LIMITS OF DISTURBANCE AND IMMEDIATE VICINITY. INFORMATION SHOWN ON THESE PLANS IS FROM THE BEST AVAILABLE SOURCES. HOWEVER THE CONTRACTOR MUST CONTACT MISS UTILITY AND PERFORM TEST PITS TO ACCURATELY LOCATE UTILITIES AND TO ENSURE NO DAMAGE TO UTILITIES WILL OCCUR. ANY DAMAGE TO THE VARIOUS UTILITIES SHALL BE REPAIRED IMMEDIATELY AND AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE GRADE AND DRAINAGE OVER ALL PAVED SURFACES. NO PONDING OR PUDDLING IS ALLOWABLE FOLLOWING PAVEMENT PLACEMENT.
- EXISTING PAVED SURFACES WHICH ARE PROPOSED LANDSCAPE GREEN AREAS SHALL HAVE ALL PAVEMENT, GRAVEL, AND SUB-GRADE MATERIAL REMOVED AND REPLACED WITH TOPSOIL UNTIL SUITABLE SOILS FOR THE ESTABLISHMENT OF LANDSCAPE MATERIAL IS REACHED.
- ALL EXISTING FEATURES ARE TO REMAIN UNLESS NOTED OTHERWISE.
- ALL SIDEWALKS SHALL MEET CURRENT ADA STANDARDS EXCEPT WHERE STEPS ARE PROPOSED.
- SEE ARCHITECTURAL PLANS FOR FOUNDATION, FLOOR PLAN AND COORDINATION OF UTILITY CONNECTION INFORMATION.
- ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH EROSION MATTING AFTER FINAL GRADE IS ACHIEVED. SOLID SOD MAY BE REQUIRED IF SCOURING OCCURS DURING CONSTRUCTION AND PRIOR TO FULL VEGETATIVE RE-ESTABLISHMENT.
- AREAS OF CURB & PAVEMENT TO BE REMOVED TO CONSTRUCT ENTRANCES & SITE IMPROVEMENTS SHALL BE SAWCUT TO FACILITATE REMOVAL AND INSTALLATION.
- ALL TRENCHES OR HOLES CREATED FOR UTILITY INSTALLATION SHALL BE BACKFILLED, COMPACTED AND STABILIZED AT THE END OF EACH WORKING DAY. EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH OR HOLE. NO TRENCH/HOLE SHALL BE OPEN MORE THAN CAN BE STABILIZED THE SAME DAY. IF AN AREA MUST BE LEFT UNSTABILIZED OVERNIGHT, SILT FENCE WILL BE PLACED IMMEDIATELY DOWNHILL OF ALL DISTURBED AREAS AND STOCKPILES AND APPROPRIATE SAFETY MEASURES WILL BE INSTALLED AS REQUIRED.

DATE	REVISION
5/20/2024	TEC COMMENTS
7/18/2024	TEC COMMENTS
7/30/2024	LUGM COMMENTS

DLIR CERTIFICATION
I hereby certify that these drawings were prepared, designed, checked, approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland License No. 311181. Expiration Date: 07/15/25

Joe Pappas
Professional Engineer
Maryland License No. 311181
Expiration Date: 07/15/25

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CONCEPT GRADING & UTILITY PLAN - CONCEPT
SWM E&S #5

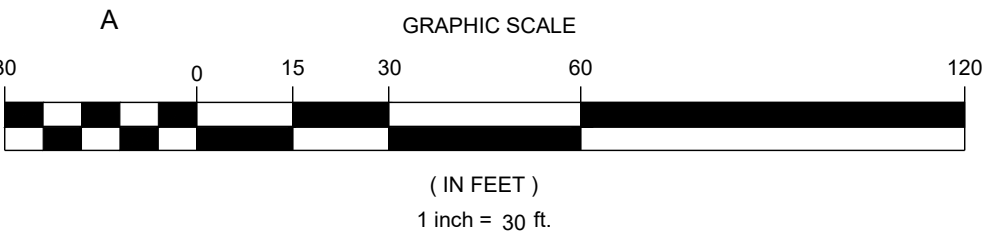
RIVERSIDE TOWNHOUSES

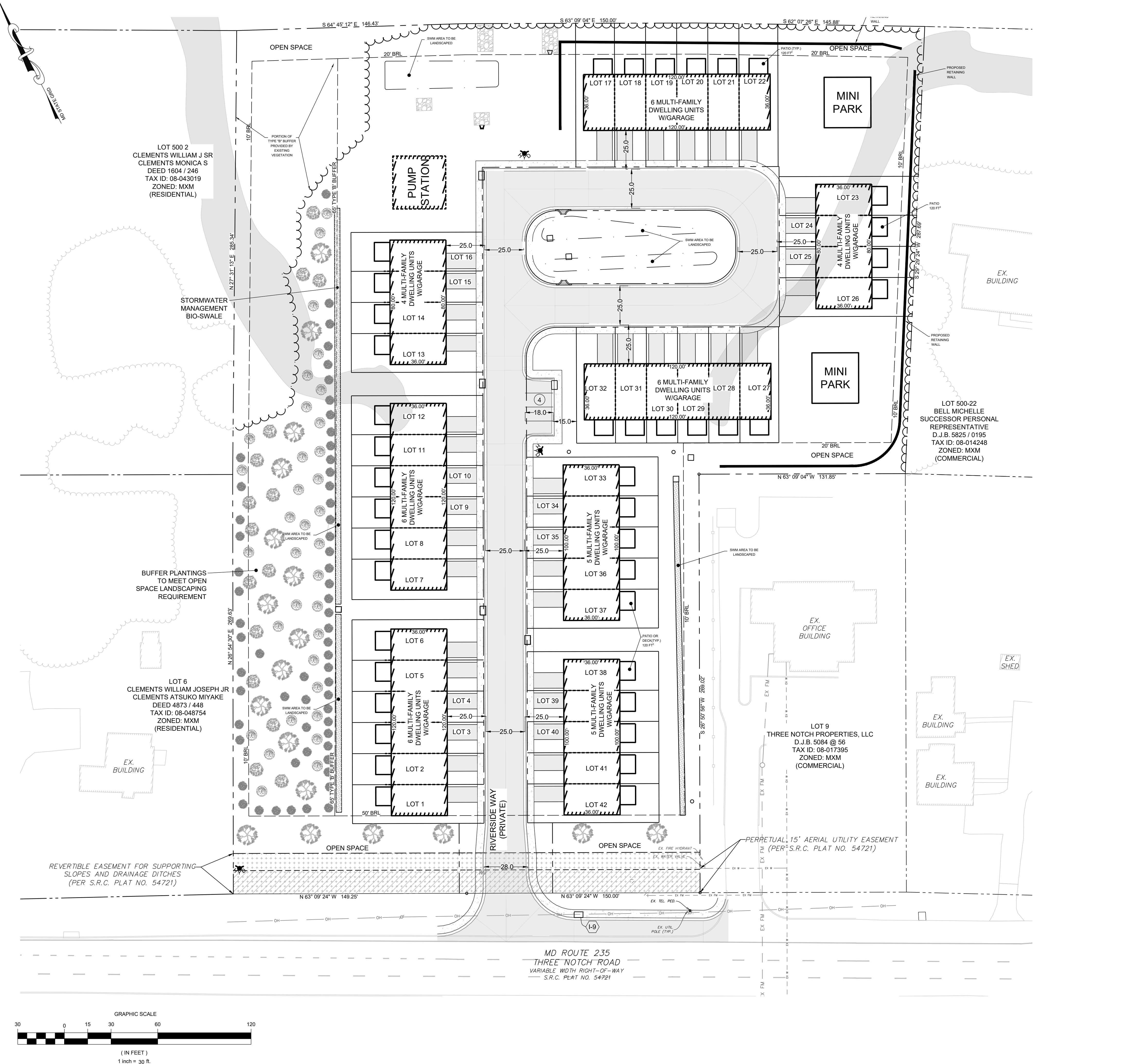
23208 & 23200 THREE NOTCH RD, MARYLAND 20619
TAX MAP: 34 GRID-16 PARCEL: 42, 43, & 44 LOT: 7, 8 & 18-21
8TH ELECTION DISTRICT, ST MARY'S COUNTY

SHEET NUMBER:
C 5.0

SCALE: 1:30

ONE INCH





- SITE PLAN NOTES**
- ALL ON-SITE CURB MATERIAL TO BE CONCRETE UNLESS OTHERWISE NOTED.
 - HANDICAP PARKING SPACE, RAMP, AND ACCESS TO BUILDING SHALL BE HARD SMOOTH SURFACE (ASPHALT, CONCRETE, OR OTHER PAVEMENT) ALL IN ACCORDANCE WITH A.D.A. REQUIREMENTS.
 - ALL EXISTING FEATURES ARE TO REMAIN UNLESS OTHERWISE NOTED.
 - THE DEVELOPER, HIS SUCCESSOR, OR THE OWNER SHALL BE RESPONSIBLE FOR PROPER MAINTENANCE OF THE LANDSCAPE. "MAINTENANCE" INCLUDES WATERING, FERTILIZING, LITTER REMOVAL, WEEDING, PRUNING, TRIMMING, INSECT, DISEASE, RODENT, AND WEED CONTROL, AND REPLACEMENT OF PLANT MATERIALS AS NEEDED TO PRESERVE THE HEALTH AND APPEARANCE OF THE PLANTINGS. PLANT MATERIALS SHOWING SIGNS OF INSECT OR DISEASE INFESTATION, OR OTHER DAMAGE SHALL BE APPROPRIATELY TREATED, AND DEAD PLANT MATERIAL REMOVED AND REPLACED.

SCHEDULE 63.3.a

BUFFER YARD TYPES	BUFFER YARD TYPES		
	A	B	C
Buffer Yard Minimum Width	15 feet	65 feet	30 feet
Canopy Trees (per 100 lineal feet)	2	4	5
Under story trees (per 100 lineal feet)	4	5	7
Evergreen trees and shrubs-min. 4' tall (per 100 lineal feet)	-	11	14
Shrubs (per 100 lineal feet)	10	22	27
Berm height	-	-	6 feet
Fence	-	-	6 feet

ROADWAY FRONTAGE SHADE TREE LANDSCAPING

SYMBOL	KEY	#	BOTANICAL NAME	COMMON NAME	SIZE, ROOT, PREPARATION	SPACING
CANOPY TREES (1 PER 40 LINEAL FEET OF FRONTAGE)						
RO		6	QUERCUS FALCATA	RED OAK	2" CALIPER - B&B	AS SHOWN

BUFFERING YARD REQUIREMENTS

PROPOSED USE: #14, DWELLING UNITS, ATTACHED CZO 63.3.(b)

ADJACENT USE: RESIDENTIAL ALONG WESTERN BOUNDARY LENGTH: 300' (WITHOUT EX. VEGETATION REQUIRED BUFFER: TYPE 'B')

PLANT MATERIAL TYPE	QUANTITY REQUIRED	QUANTITY PROVIDED
CANOPY TREE	4 PER 100LF = 12	12
UNDERSTORY TREE	5 PER 100LF = 15	15
EVERGREEN TREE	11 PER 100LF = 33	33
SHRUBS	22 PER 100LF = 66	66

NOTES
1. PORTION OF TYPE 'B' BUFFER PROVIDED BY EXISTING VEGETATION.

LANDSCAPE SCHEDULE TYPE B BUFFER YARD

SYMBOL	KEY	#	BOTANICAL NAME	COMMON NAME	SIZE, ROOT, PREPARATION	SPACING
CANOPY TREES (4 PER 100 LINEAL FEET)						
RO		12	QUERCUS FALCATA	RED OAK	2" CALIPER - B&B	AS SHOWN
UNDERSTORY TREES (5 PER 100 LINEAL FEET)						
MV		15	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8' HT. B&B	AS SHOWN
EVERGREEN TREES AND SHRUBS - MIN. 4' TALL (11 PER 100 LINEAL FEET)						
WM		33	MORELLA CERIFERA	WAX MYRTLE	3 GAL.	AS SHOWN
SHRUBS (22 PER LINEAL FEET)						
RC		66	CALLICARPA AMERICANA	AMERICAN CHOCHEBERRY	1 GAL.	AS SHOWN

REVISION

DATE	DATE	DATE	DATE
5/20/2024	7/18/2024	7/30/2024	

DATE 12/2023
JOB NO. SM00015
FOLDER NO. SM00015
DESIGN / DRAWN JRM / BTL
APPROVED J.K.

DLIR CERTIFICATION
I hereby certify that these drawings were prepared, designed, checked, or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland License No. 31181. Expiration Date: 01/15/25

COA BARRETT ENGINEERS | ENVIRONMENTAL SURVEYORS | LAND PLANNERS
410.257.2255 | 410.535.3101 | WWW.COABARRETT.COM

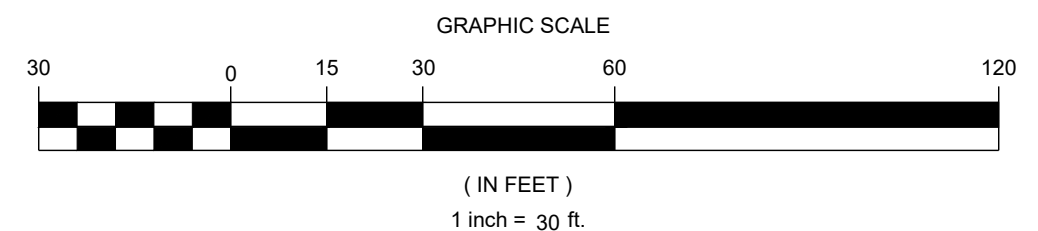
CONCEPT SITE & LANDSCAPING PLAN - CONCEPT SWM E&S #6

RIVERSIDE TOWNHOUSES
23208 & 23200 THREE NOTCH RD, MARYLAND 20619
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LUGM NO: CSP24-0018



MD ROUTE 235
THREE NOTCH ROAD
VARIABLE WIDTH RIGHT-OF-WAY
S.R.C. PLAT NO. 54721