



SOIL BORING LOCATIONS HAVE BEEN SHOWN ON THIS PLAN. THE SOIL BORINGS AND REPORT WILL BE ACCOMPLISHED PRIOR TO THE MAJOR SITE PLAN SUBMITTAL.

THE ENGINEER FIELD VERIFIED THE MAPPED NATURAL RESOURCES IN MAY 2023

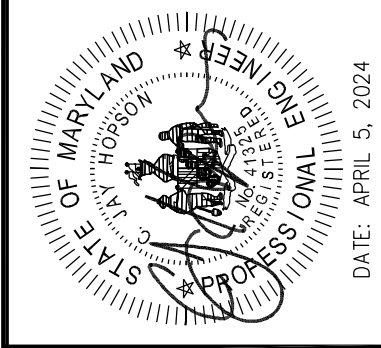
- LIMITS OF FOREST CANOPY
- 15% SLOPES
- 25% SLOPES
- 15% SLOPES

NATURAL RESOURCES TABLE	
THE FOLLOWING NATURAL RESOURCES HAVE BEEN IDENTIFIED ON THE EXISTING CONDITIONS PLAN. THOSE RESOURCES NOT INDICATED WITH A MARK ARE NOT PRESENT WITHIN THE DEVELOPMENT AREA	
TIDAL WETLANDS	+ STEEP SLOPES
NON-TIDAL WETLANDS	+ HIGHLY ERODIBLE SOILS
WETLANDS OF SPECIAL STATE CONCERN	+ TOPOGRAPHY
WETLAND BUFFERS	+ SOILS
PERENNIAL STREAMS	+ BEDROCK / GEOLOGY
INTERMITTENT STREAMS	+ FORESTS
STREAM BUFFERS	+ FOREST BUFFERS
ENHANCED STREAM BUFFERS	+ VEGETATIVE COVER
SPRINGS / SEEPS	+ CRITICAL AREAS

REVISIONS	DATE

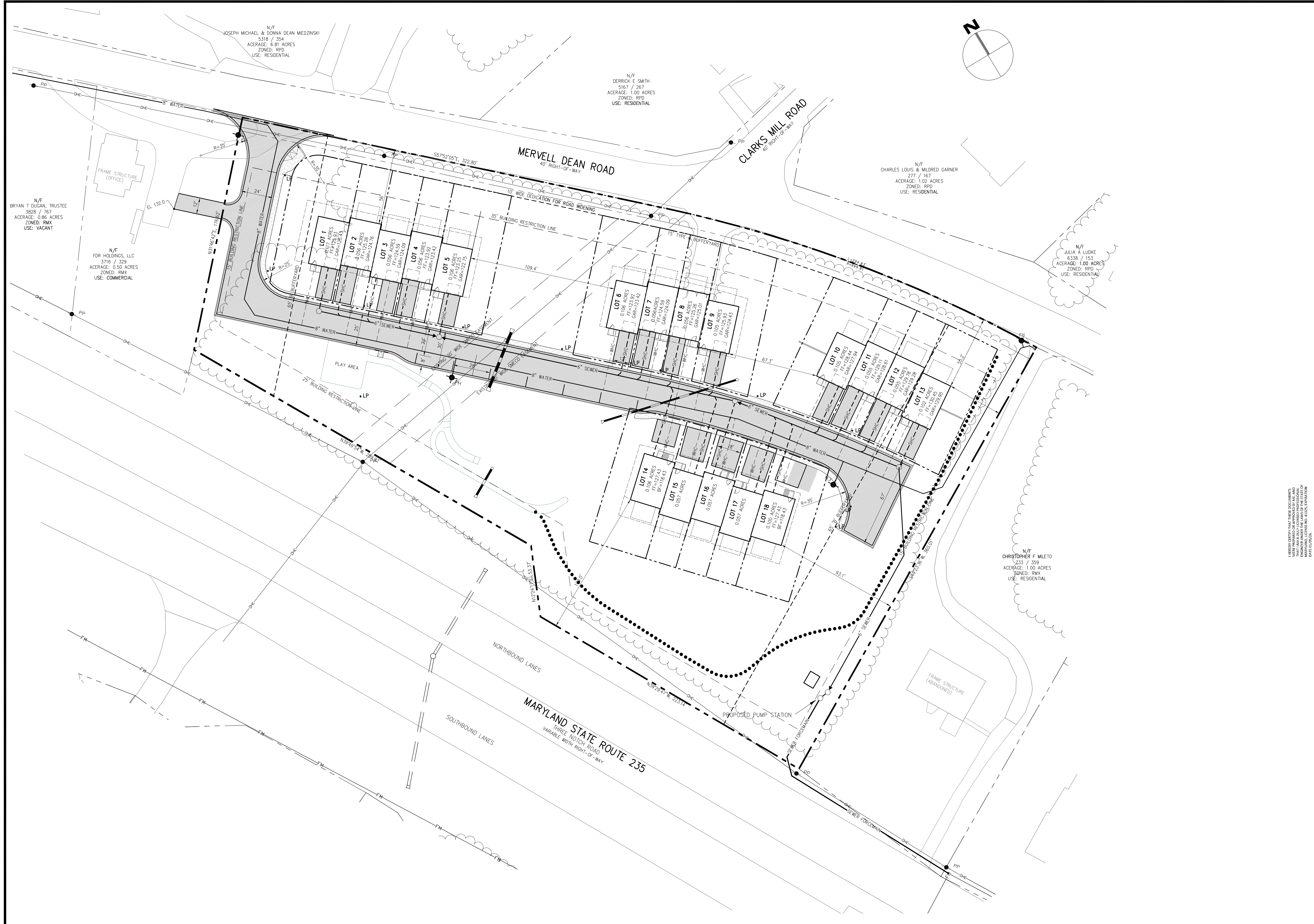
MIS/UTILITY NOTE:
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM THE MARYLAND UTILITIES AND TRANSPORTATION ADMINISTRATION (MUT) AND THE MARYLAND DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (MDOT). THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR NINE (9) INCHES, WHEREVER IT APPLIES, CONTACT THE MARYLAND UTILITIES AND TRANSPORTATION ADMINISTRATION (MUT) PRIOR TO CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

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EXISTING CONDITIONS
 CONCEPT SITE PLAN
 THE VILLAGES AT CLARK'S MILL
 FDR HOLDINGS, LLC
 SIXTH ELECTION DISTRICT
 ST. MARY'S COUNTY, MARYLAND

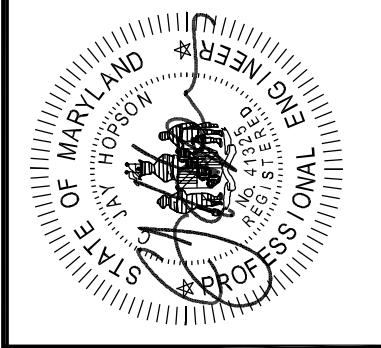
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Zoning:	RMX/AE-4
Sewer Category:	S-3D
Water Category:	W-6D
Sheet / Page:	PB 62 / PG 69
Drawn By:	cjh
Date:	MAY 2023
Scale:	1" = 30'
SHEET	2
OF	10



REVISIONS	DATE

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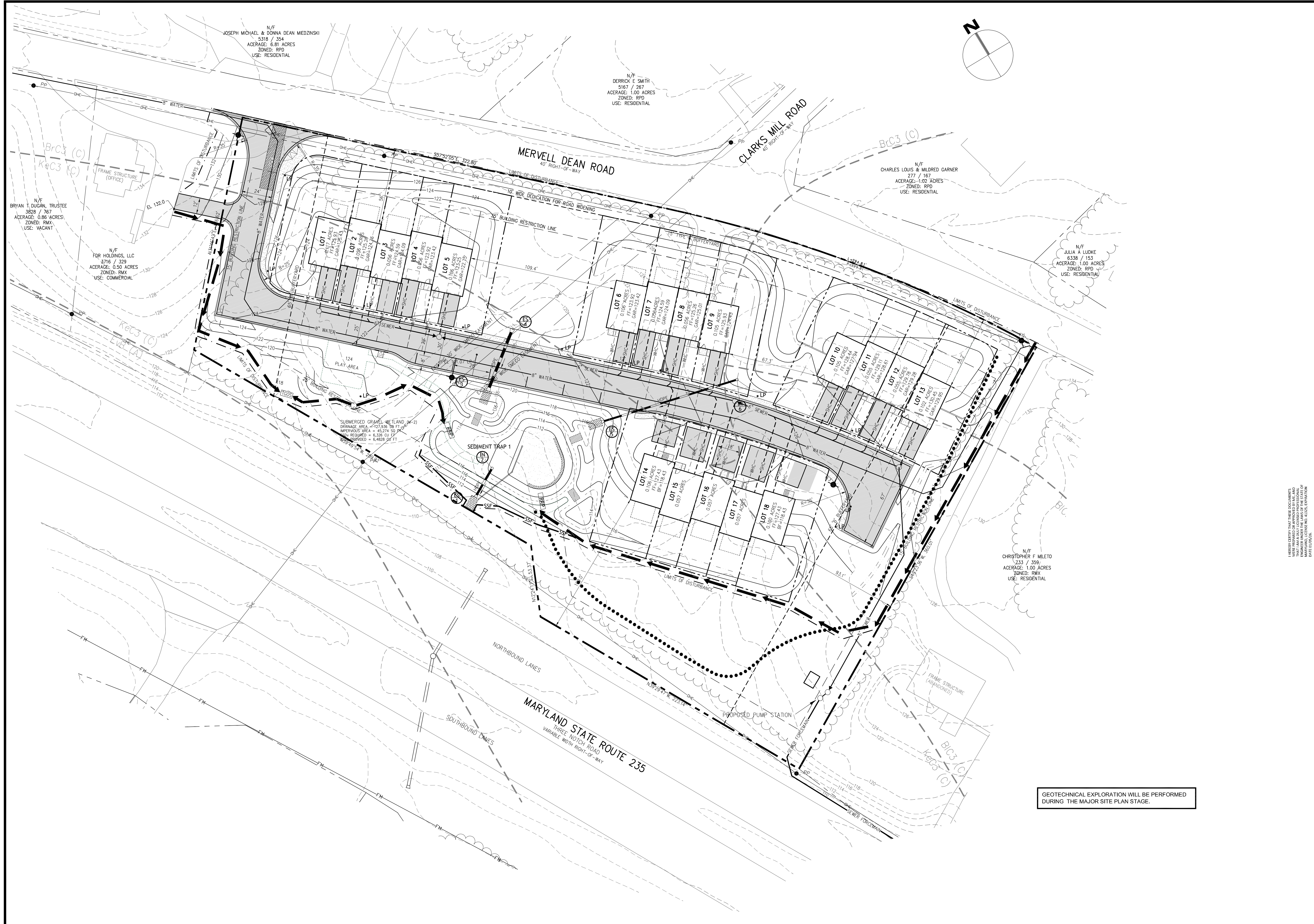
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SITE AND UTILITY PLAN
CONCEPT SITE PLAN
THE VILLAGES AT CLARK'S MILL
FDR HOLDINGS, LLC
 SIXTH ELECTION DISTRICT
 ST. MARY'S COUNTY, MARYLAND

Tax Map / Geo / Parcel:
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 SHEET 3 OF 10

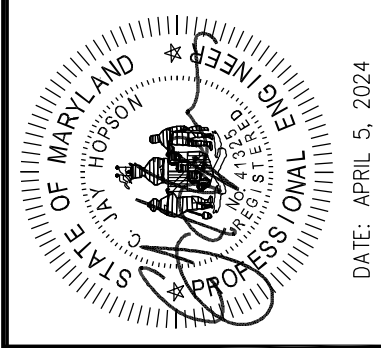


GEOTECHNICAL EXPLORATION WILL BE PERFORMED DURING THE MAJOR SITE PLAN STAGE.

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GRADING & STORMWATER MANAGEMENT PLAN
 CONCEPT SITE PLAN
 THE VILLAGES AT CLARK'S MILL
 FDR HOLDINGS, LLC
 SIXTH ELECTION DISTRICT
 ST. MARY'S COUNTY, MARYLAND

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Water Category:	W-6D
Layer / File:	PB 62 / PG 69
Drawn By:	cjh
Date:	MAY 2023

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 SHEET 4 OF 10



SITE LANDSCAPE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	LOCATION
	31	ACER RUBRUM	RED MAPLE	1 1/2" CAL#10" HEIGHT	88B	B8B
		QUERCUS PHELLOS	WILLOW OAK	1 1/2" CAL#10" HEIGHT	88B	
		PLANTANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	1 1/2" CAL#10" HEIGHT	88B	
TOTAL = 31						
	3	BETULA NIGRA	RIVERBIRCH (3 STEM)	1.5" - 2" CAL#8" HEIGHT		B8B
TOTAL = 44						
	13	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE CALLERY PEAR	1.5" - 2" CAL#8" HEIGHT		88B
		LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	1.5" - 2" CAL#8" HEIGHT		88B
		CERCIS CANADENSIS	EASTERN REDBUID	1.5" - 2" CAL#8" HEIGHT		88B
		CORNUS KOUSA	KOUSA DOGWOOD	1.5" - 2" CAL#8" HEIGHT		88B
		TOTAL = 13				
	13	TSUGA CANADENSIS	EASTERN HEMLOCK	1.5" - 2" CAL#8" HEIGHT		88B
		PINUS STROBUS	EASTERN WHITE PINE	1.5" - 2" CAL#8" HEIGHT		88B
TOTAL = 26						
	86	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY RED BARBERRY	5 GALLON		B8B
		ILEX CRENATA 'HELLER'	HELLER JAPANESE HOLLY	5 GALLON		
		MOBILIA PENSYLVANICA	NORTHERN BAYBERRY	5 GALLON		
		ILEX GLABRA	INKBERRY	5 GALLON		
TOTAL = 118 (MAXIMUM OF 25% OF EACH VARIETY)						

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE. THE ABOVE PLANT TYPES MAY BE SUBSTITUTED BY THE OWNER AS DESIRED PROVIDED THEY ARE NATIVE SPECIES.

NO SINGLE SPECIES CAN ACCOUNT FOR MORE THAN 25% OF THE PLANTINGS.

PLANTINGS BEYOND WHAT IS SPECIFICALLY REQUIRED BY ORDINANCES OR OTHER REGULATION WILL BE PLANTED AT THE OWNERS DISCRETION.

A 65' TYPE 'B' BUFFERYARD HAS BEEN PROVIDED AGAINST THE RMC ZONED PARCEL. THE PARCEL IS VACANT AND WOODED. THE EXISTING VEGETATION WILL BE UTILIZED FOR THE REQUIRED PLANTINGS.

THE DEVELOPER, HIS SUCCESSOR, OR THE OWNER SHALL BE RESPONSIBLE FOR PROPER MAINTENANCE OF THE LANDSCAPE. AS USED IN THIS SECTION, "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.

PARCEL AREA = 3.70 ACRES

LANDSCAPING
REQUIRED (20%)=0.74 ACRES
PROVIDED (73%)=2.70 ACRES

UNDEVELOPED OPEN SPACE
NONE REQUIRED LESS THAN 25 UNITS

UNDEVELOPED OPEN SPACE
REQUIRED (50%)=1.85 ACRES
PROVIDED (20%)=0.74 ACRES

COMMON OPEN SPACE
REQUIRED (800 SF PER UNIT)=0.33 ACRES
PROVIDED (888 SF)=0.37 ACRES

*WE WILL ASK THE PLANNING COMMISSION TO REDUCE THE REQUIRED UNDEVELOPED OPEN SPACE TO 20%.

REVISIONS	DATE
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<p>JHOPSON CONSULTING LLC Civil Engineering - Construction Management P.O. Box 462 Solomons, Maryland 20688 443.404.5498 • 240.577.2527 • jhpc@jhc-llc.com</p>	
<p>STATE OF MARYLAND DEPARTMENT OF GENERAL SERVICES DIVISION OF STATE PLANNING DATE: APRIL 5, 2024</p>	
<p>LANDSCAPING AND OPEN SPACE PLAN CONCEPT SITE PLAN THE VILLAGES OF CLARK'S MILL FDR HOLDINGS, LLC SIXTH ELECTION DISTRICT ST. MARY'S COUNTY, MARYLAND</p>	
<p>Tax Map / G61 / Parcel: TM 34, GD 08, PCL 613 Zoning: RMX/AE-4 Sewer Category: S-3D Water Category: W-6D Libri / F610: PB 62 / PG 69 Drawn By: cjh Date: MAY 2023</p>	
<p>1" = 30' SHEET 5 OF 10</p>	

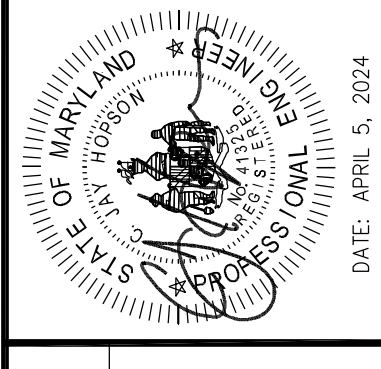
STANDARD EROSION AND SEDIMENT CONTROL NOTES

- 1. THE CONTRACTOR SHALL NOTIFY THE ST. MARY'S SOIL CONSERVATION DISTRICT (SCD) AT (301) 475-8402 SEVEN (7) DAYS BEFORE COMMENCING ANY LAND DISTURBING ACTIVITY... 2. THE CONTRACTOR MUST NOTIFY WMA IN WRITING AND BY TELEPHONE AT THE FOLLOWING POINTS... 3. THE CONTRACTOR SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE APPROVED PLAN AND CONSTRUCTION SEQUENCE AND, SHALL HAVE THEM INSPECTED AND APPROVED BY THE AGENCY INSPECTOR OF WMA PRIOR TO BEGINNING ANY OTHER LAND DISTURBANCE... 4. THE CONTRACTOR SHALL PROJECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO PUBLIC ROADS... 5. THE CONTRACTOR SHALL INSPECT DAILY AND MAINTAIN CONTINUOUSLY IN AN EFFECTIVE OPERATING CONDITION ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL SUCH TIMES AS THEY ARE REMOVED WITH PRIOR PERMISSION FROM WMA INSPECTOR AND AGENCY INSPECTOR... 6. ALL SEDIMENT BASINS, TRAP EMBANKMENTS AND SLOPES, PERIMETER DIKES, SWALES AND ALL DISTURBED SLOPES STEEPER OR EQUAL TO 3:1 SHALL BE STABILIZED WITH SOD OR SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES... 7. THE CONTRACTOR SHALL APPLY SOD OR SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES TO ALL DISTURBED AREAS AND STOCKPILES WITHIN SEVEN (7) CALENDAR DAYS AFTER STRIPPING AND GRADING ACTIVITIES HAVE CEASED IN THE AREA... 8. PRIOR TO REMOVAL OF SEDIMENT CONTROL MEASURES, THE CONTRACTOR SHALL STABILIZE AND HAVE ESTABLISHED PERMANENT STABILIZATION FOR ALL CONTRIBUTORY DISTURBED AREAS USING SOD OR AN APPROVED PERMANENT SEED MIXTURE WITH REQUIRED SOIL AMENDMENTS AND AN APPROVED ANCHORED MULCH... 9. THE SITE'S APPROVAL LETTER, APPROVED EROSION AND SEDIMENT CONTROL PLANS, DAILY LOG BOOKS AND TEST REPORTS SHALL BE AVAILABLE AT THE SITE FOR INSPECTION BY DAILY AUTHORIZED OFFICIALS OF WMA AND AGENCY RESPONSIBLE FOR THE PROJECT... 10. SURFACE DRAINAGE FLOWS OVER UNSTABILIZED CUT AND FILL SLOPES SHALL BE CONTROLLED BY EITHER PREVENTING DRAINAGE FLOWS FROM TRAVERSING THE SLOPES OR BY INSTALLING PROTECTIVE DEVICES TO LOWER THE WATER DOWNSLOPE WITHOUT CAUSING EROSION... 11. PERMANENT SWALES OR OTHER POINTS OF CONCENTRATED WATER FLOW SHALL BE STABILIZED WITH SOD OR SEED WITH AN APPROVED EROSION CONTROL MATTING, RIPRAP, OR BY OTHER APPROVED STABILIZATION MEASURES... 12. TEMPORARY SEDIMENT CONTROL DEVICES MAY BE REMOVED WITH PERMISSION OF WMA INSPECTOR AND AGENCY INSPECTORS WITHIN THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS... 13. NO PERMANENT CUT OR FILL SLOPE WITH A GRADIENT STEEPER THAN 3:1 WILL BE PERMITTED IN LAWN MAINTENANCE AREAS... 14. FOR FINISHED GRADING, THE CONTRACTOR SHALL PROVIDE ADEQUATE GRADIENTS SO AS TO PREVENT WATER FROM STANDING ON THE SURFACE MORE THAN TWENTY FOUR (24) HOURS AFTER THE END OF A RAINFALL EXCEPT IN DESIGNATED DRAINAGE COURSES AND SWALE FLOW AREAS... 15. SEDIMENT TRAPS OR BASINS ARE NOT PERMITTED WITHIN 20 FEET OF A FOUNDATION WHICH IS EXISTING OR UNDER CONSTRUCTION... 16. THE WMA INSPECTOR HAS THE OPTION OF REQUIRING ADDITIONAL SAFETY OR SEDIMENT CONTROL MEASURES, IF DEEMED NECESSARY... 17. ALL TRAP DEPTH DIMENSIONS ARE RELATIVE TO THE OUTLET ELEVATION... 18. VEGETATIVE STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL... 19. TEMPORARY SEDIMENT TRAP(S) SHALL BE CLEANED OUT AND RESTORED TO THE ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A POINT ONE HALF (1/2) THE DEPTH BETWEEN THE OUTLET CREST AND THE BOTTOM OF THE TRAP... 20. SEDIMENT REMOVED FROM TRAPS (AND BASINS) SHALL BE PLACED ON STABILIZED APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR TREE-SAVE AREA... 21. WHERE DEEMED APPROPRIATE BY THE ENGINEER OR INSPECTOR, SEDIMENT BASINS AND TRAPS MAY NEED TO BE SURROUNDED WITH AN APPROVED SAFETY FENCE... 22. SEDIMENT CONTROL FOR UTILITY CONSTRUCTION FOR AREAS OUTSIDE OF DESIGNED CONTROL STRUCTURES OR AS DIRECTED BY ENGINEER OR WMA INSPECTOR... 23. OFF-SITE SPOIL OR BORROW AREAS ON STATE OR FEDERAL PROPERTY MUST HAVE PRIOR APPROVAL BY WMA AND OTHER APPLICABLE STATE, FEDERAL, AND LOCAL AGENCIES OTHERWISE, APPROVAL MUST BE GRANTED BY THE LOCAL AUTHORITIES... 24. SITES WHERE INFILTRATION DEVICES ARE USED FOR THE CONTROL OF STORMWATER, EXTREME CARE MUST BE TAKEN TO PREVENT RUNOFF FROM UNSTABILIZED AREAS FROM ENTERING THE STRUCTURE... 25. WHEN A STORM DRAIN SYSTEM OUTFALL IS DIRECTED TO A SEDIMENT TRAP OR SEDIMENT BASIN AND THE SYSTEM IS TO BE USED FOR TEMPORARILY CONVEYING SEDIMENT LOADED WATER... 26. DRIVEWAY GRADES OF 12% OR GREATER MUST BE TREATED WITH BITUMINOUS CONCRETE PAVEMENT OR OTHER SIMILAR MATERIAL... SECTION I - VEGETATIVE STABILIZATION AND MATERIALS A. SITE PREPARATION i. INSTALL EROSION AND SEDIMENT CONTROL STRUCTURES... ii. PERFORM ALL GRADING OPERATIONS AT RIGHT ANGLES TO THE SLOPE... iii. SCHEDULE REQUIRED SOIL TESTS TO DETERMINE SOIL AMENDMENT COMPOSITION AND APPLICATION RATES FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES... B. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) i. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER... ii. FERTILIZERS SHALL BE UNIFORM IN COMPOSITION, FREE FLOWING, AND SUITABLE FOR APPLICATION BY APPROVED EQUIPMENT... iii. LIME MATERIALS SHALL BE GROUND Limestone (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED)... iv. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3" - 5" OF SOIL BY DISKING OR OTHER SUITABLE MEANS... C. SEEDBED PREPARATION i. SEEDBED PREPARATION SHALL CONSIST OF LOOSENING SOIL TO A DEPTH OF 3" TO 5" BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT... ii. PERMANENT SEEDING a. MINIMUM SOIL CONDITION REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT... b. AREAS PREVIOUSLY GRADED IN CONFORMANCE WITH THE DRAWINGS SHALL BE MAINTAINED IN A TRUE AND EVEN GRADE... c. APPLY SOIL AMENDMENTS, AS PER SOIL TEST OR AS INCLUDED ON THE PLANS... d. MIX SOIL AMENDMENTS INTO THE TOP 3" - 5" OF TOPSOIL BY DISKING OR OTHER SUITABLE MEANS... D. SEED SPECIFICATIONS i. ALL SEED MUST MEET THE REQUIREMENT OF THE MARYLAND STATE SEEDLAW... ii. INOCULANT - THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES SHALL BE A PURE CULTURE OF NITROGEN FIXING BACTERIA... E. METHODS OF SEEDING i. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER... ii. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS... iii. INCREMENTAL STABILIZATION OF EMBANKMENTS - FILL SLOPES... J. INCREMENTAL STABILIZATION OF EMBANKMENTS - FILL SLOPES i. EMBANKMENTS SHALL BE CONSTRUCTED IN LIFTS AS PRESCRIBED ON THE PLANS... ii. SLOPES SHALL BE STABILIZED IMMEDIATELY WHEN THE VERTICAL HEIGHT OF THE MULTIPLE LIFTS REACHES 15 FEET... iii. AT THE END OF EACH DAY, TEMPORARY BERMS AND PIPE SLOPE DRAINS SHOULD BE CONSTRUCTED ALONG THE TOP EDGE OF THE EMBANKMENT TO INTERCEPT SURFACE RUNOFF AND CONVEY IT DOWN THE SLOPE... iv. CONSTRUCTION SEQUENCE TO BE DESCRIBED IF UTILIZED... SECTION II - TEMPORARY SEEDING TEMPORARY SEEDING SUMMARY TABLE with columns for Seed Mixture, Hardness Zone, Application Rate, Seeding Dates, Seeding Methods, Fertilizer Rate, and Lime Rate... SECTION II - PERMANENT SEEDING PERMANENT SEEDING SUMMARY TABLE with columns for Seed Mixture, Hardness Zone, Application Rate, Seeding Dates, Seeding Methods, Fertilizer Rate, and Lime Rate... SECTION IV - SOD TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER) A. GENERAL SPECIFICATIONS i. CLASS OF TURFGRASS SOD SHALL BE MARYLAND OR VIRGINIA STATE CERTIFIED OR SOD LABELS SHALL BE MADE AVAILABLE... ii. SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4", PLUS OR MINUS 1/4" AT THE TIME OF CUTTING... iii. STANDARD SIZE SECTIONS OF SOD SHALL BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE... iv. SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL... v. SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS... B. SOD INSTALLATION i. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, THE SUBSOIL SHALL BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD... ii. THE FIRST ROW OF SOD SHALL BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND TIGHTLY WEDGED AGAINST EACH OTHER... iii. WHEREVER POSSIBLE, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS... iv. SOD SHALL BE WATERED IMMEDIATELY FOLLOWING ROLLING OR TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET... C. SOD MAINTENANCE i. IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHALL BE PERFORMED DAILY OR AS OFTEN AS NECESSARY DURING THE FIRST WEEK... ii. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT... iii. THE FIRST MOWING OF SOD SHOULD NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED... NOTE: ONCE EXCAVATION HAS BEGUN THE OPERATION SHOULD BE CONTINUOUS FROM GRUBBING THROUGH THE COMPLETION OF GRADING AND PLACEMENT OF TOPSOIL (IF REQUIRED) AND PERMANENT SEED AND MULCH...

Table with 2 columns: REVISIONS, DATE. Multiple empty rows for tracking changes to the document.

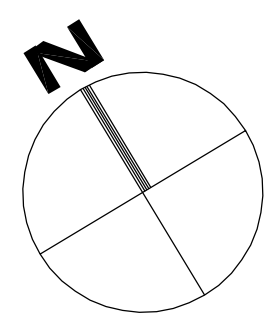
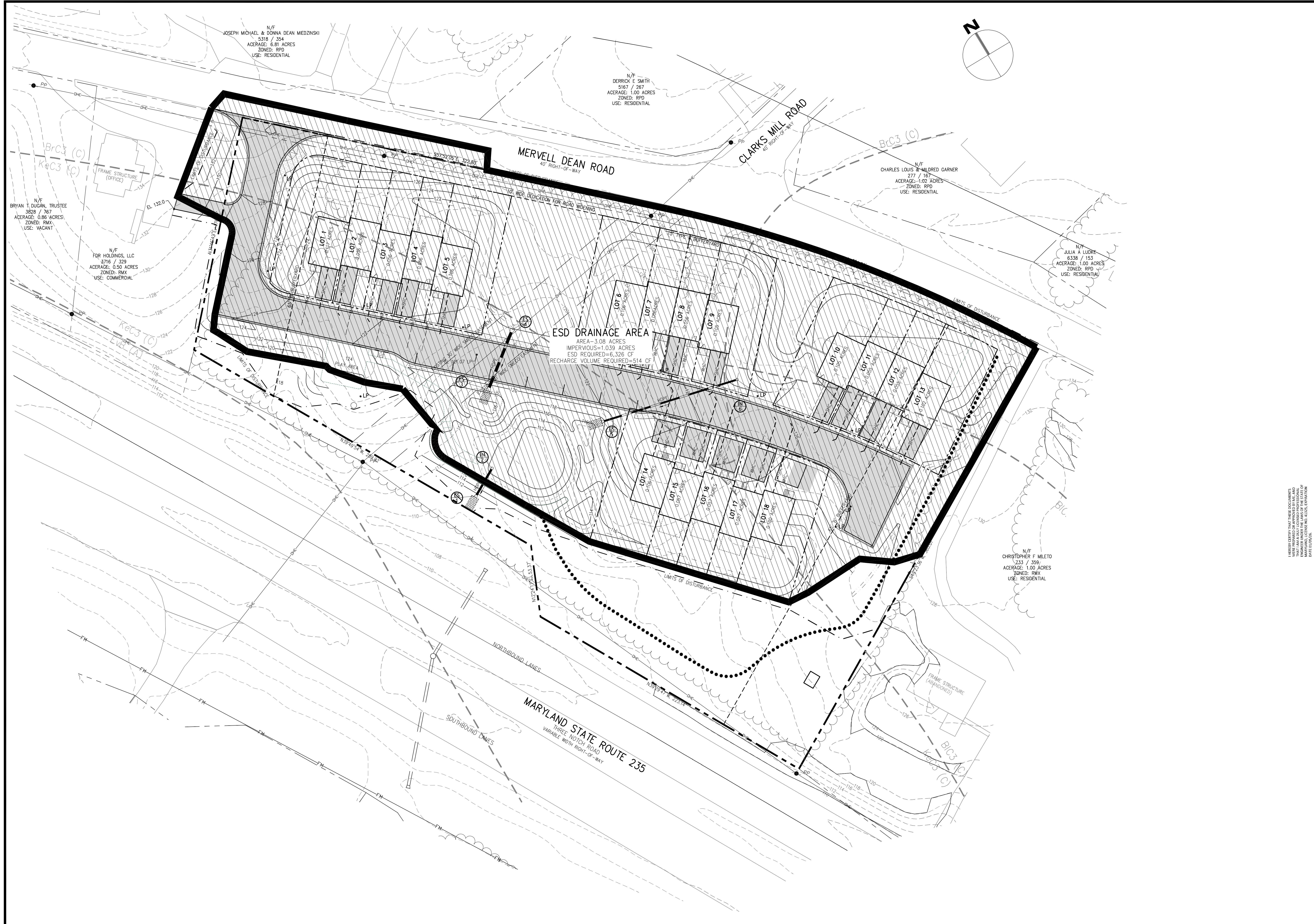
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SEDIMENT & EROSION CONTROL NOTES
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THE VILLAGES AT CLARK'S MILL
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SIXTH ELECTION DISTRICT
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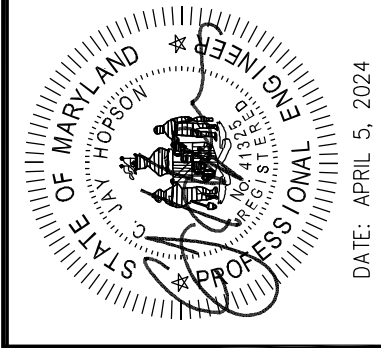
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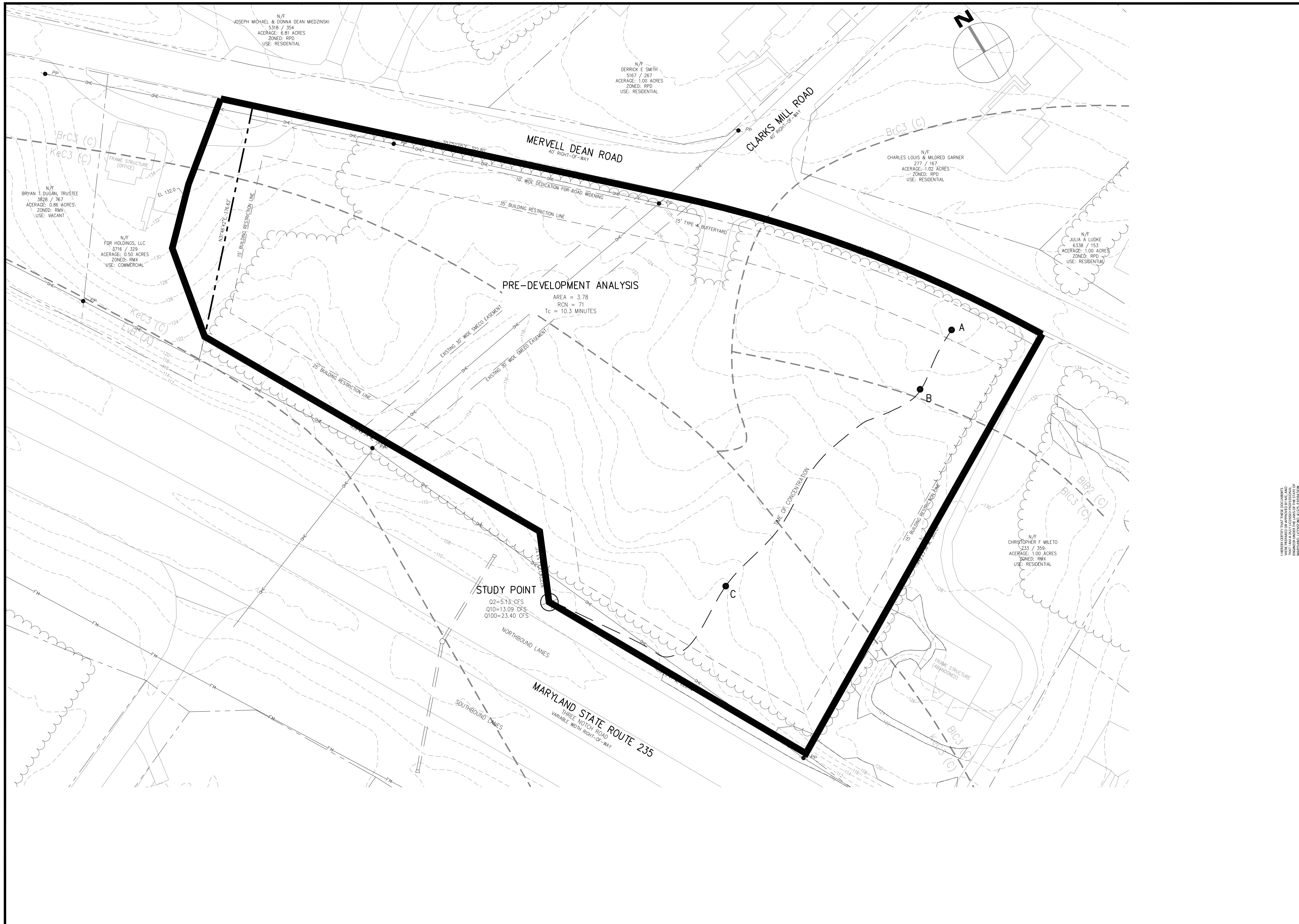
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ESD DRAINAGE AREA MAP
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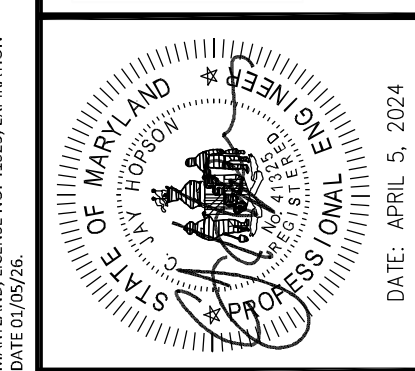
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MIS UTILITY NOTE:
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM THE RECORD DRAWINGS AND FIELD SURVEY. THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND. EXCAVATION, IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN, OR NINE (9) INCHES WHEREVER CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN, CONTACT THE UTILITY OWNERS PRIOR TO CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

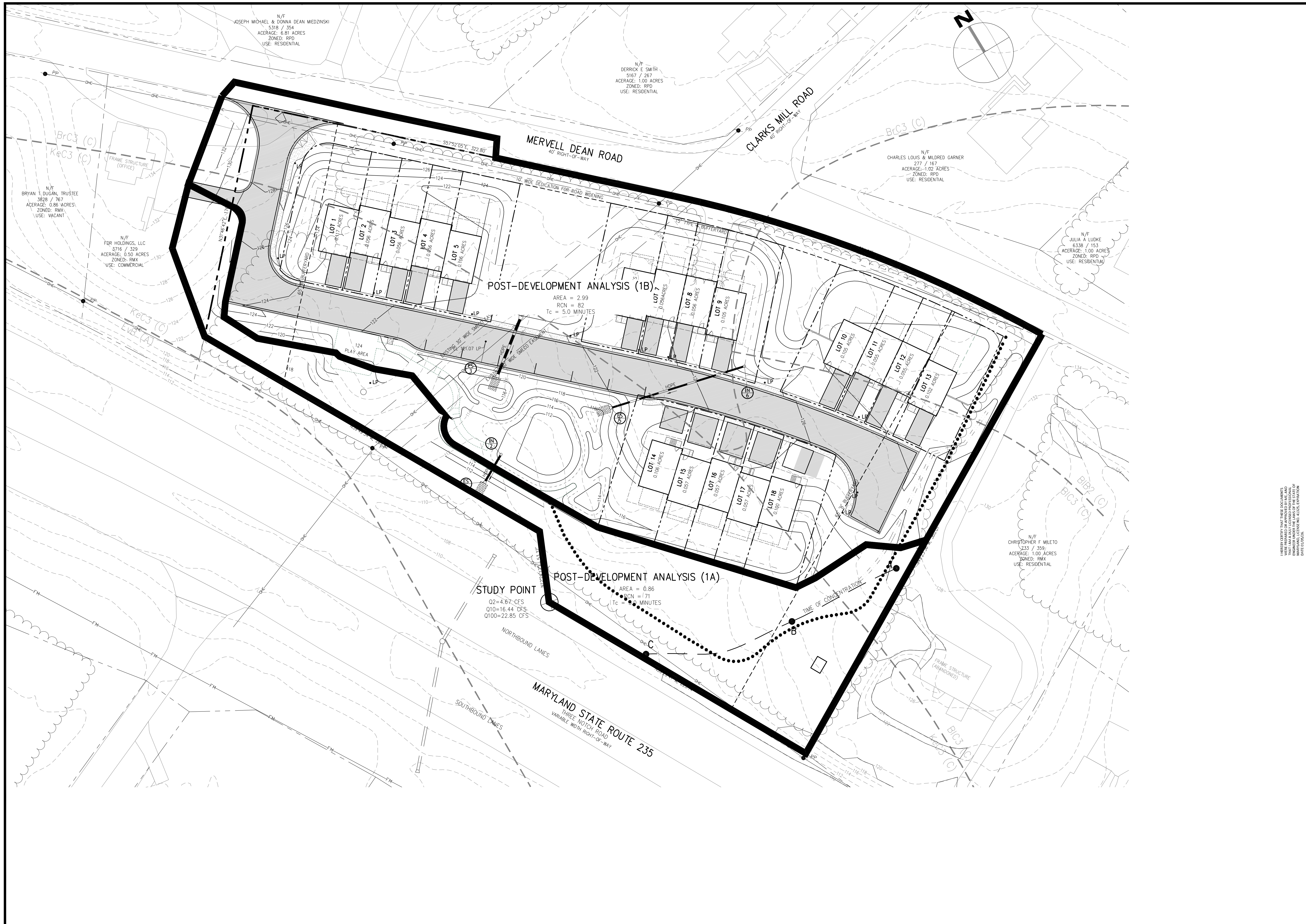
JHOPSON CONSULTING LLC
 Civil Engineering - Construction Management
 P.O. Box 462
 Solomons, Maryland 20688
 443.404.5498 • 240.577.2527 • jhyn@jhc-llc.com



PRE-DEVELOPMENT DRAINAGE AREA MAP
 CONCEPT SITE PLAN
 * THE VILLAGES AT CLARK'S MILL
 FDR HOLDINGS, LLC
 SIXTH ELECTION DISTRICT
 ST. MARYS COUNTY, MARYLAND

Tax Map / Geo / Parcel:	TM 34, GD 08, PCL 613
Zoning:	RMX/AE-4
Sewer Category:	S-3D
Water Category:	W-6D
Libar / Fdlo:	PB 62/ PG 69
Drawn By:	cjh
Date:	MAY 2023

1" = 30'
 SHEET 8 OF 10



N/F
JOSEPH MICHAEL & DONNA DEAN MEDZINSKI
5318 / 354
ACERAGE: 6.81 ACRES
ZONED: RPD
USE: RESIDENTIAL

N/F
DERRICK E SMITH
5167 / 267
ACERAGE: 1.00 ACRES
ZONED: RPD
USE: RESIDENTIAL

N/F
CHARLES LOUIS & MILDRED GARNER
277 / 167
ACERAGE: 1.02 ACRES
ZONED: RPD
USE: RESIDENTIAL

N/F
BRYAN T. DUGAN, TRUSTEE
3828 / 767
ACERAGE: 0.86 ACRES
ZONED: RMX
USE: VACANT

N/F
FDR HOLDINGS, LLC
3716 / 329
ACERAGE: 0.50 ACRES
ZONED: RMX
USE: COMMERCIAL

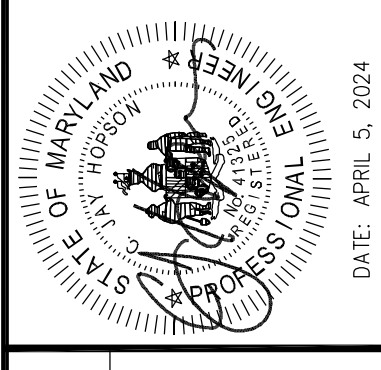
N/F
JULIA A LUDKE
6338 / 153
ACERAGE: 1.00 ACRES
ZONED: RPD
USE: RESIDENTIAL

N/F
CHRISTOPHER F MILETO
233 / 359
ACERAGE: 1.00 ACRES
ZONED: RMX
USE: RESIDENTIAL

REVISIONS	DATE

MIS UTILITY NOTE:
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM THE RECORD DRAWINGS AND FIELD SURVEY. THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND. EXCAVATION SHALL BE CONDUCTED AT LEAST 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN, OR TWELVE (12) INCHES WHEREVER UTILITY LOCATIONS ARE NOT SHOWN, CONTACT THE UTILITY OWNERS PRIOR TO CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

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POST-DEVELOPMENT DRAINAGE AREA MAP
CONCEPT SITE PLAN
THE VILLAGES AT CLARK'S MILL
FDR HOLDINGS, LLC
SIXTH ELECTION DISTRICT
ST. MARY'S COUNTY, MARYLAND

Tax Map / Geo / Parcel:	TM 34, GD 08, PCL 613
Zoning:	RMX/AE-4
Sewer Category:	S-3D
Water Category:	W-6D
Usher / Fdls:	PB 62 / PG 69
Drawn By:	cjh
Date:	MAY 2023

1" = 30'
SHEET 10 OF 10