WORCESTER COUNTY PLANNING COMMISSION AGENDA
Thursday February 3, 2022

Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863

Masks are recommended for those whom have not been vaccinated;
social distancing is also encouraged.

Thursday, February 3, 2022

I. **Call to Order** (1:00 p.m.)

II. **Administrative Matters** (1:00 p.m. est.)
- A. Review and Approval of Minutes – December 2, 2021
- B. Board of Zoning Appeals Agenda – February 10, 2022
- C. Technical Review Committee Agenda – February 9, 2022

III. **Site Plan Review (§ ZS 1-325)** (1:05 p.m. est.)
- A. **The Landings** – Major site plan review
  Revised Step III review for The Landings Residential Planned Community (RPC). Proposed construction of 106 multi-family units. Located to the east of MD Rt. 611 (Stephen Decatur Hwy.) north of Snug Harbor, Tax Map 33, Parcel 281, Lots B and E – H, Tax District 10, R-2 Suburban Residential District, Toll MD V Limited Partnership, owner / J. W. Salm Engineering, Inc., engineer.
- B. **Shady Side Village** – Major site plan review
  Step III review for Shady Side Village Residential Planned Community (RPC). Proposed construction of 33 Multi-Family Condominium Units. Located on the southerly side of MD Rt. 707 (Old Bridge Road) west of Keyser Point Road, Tax Map 26, Parcel 157, Tax District 10, R-4 General Residential District, Kathleen Schardt C/O Kathleen Marie Clark, owner/ Iott Architecture & Engineering, Inc., engineer.

IV. **Rezoning** (1:15 p.m. est.)
- A. **Case No. 433** – 105.34 acres located on the southeast side of Dividing Creek Road and Cellar House Road, approximately 900' northeast of Whitesburg Road and northeast of Pocomoke City (Tax Map 69, Parcel 76) – request to rezone from RP Resource Protection District to A-1 Agricultural District – M. Stephen and Rita D. Ailstock (property owners), Hugh Cropper, IV, Esquire (attorney)

V. **Text Amendment** - §ZS 1-201(d)(13) (1:30 p.m. est.) ****POSTPONED****
- A. Addition of an Accessory Use to the A-1 Agricultural District – On-Farm Slaughter, Processing and Sale of Livestock Products and Sale of Livestock Raised on the Farm; Mark S. Cropper, Esq., Applicant

VI. **Comprehensive Plan** (1:20 est.)

A. Worcester County population figures discussion.

VII. **Administrative Matters**

VIII. **Adjournment**

WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – December 2, 2021

Meeting Date: December 2, 2021
Time: 1:00 P.M.
Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission	**Staff**
Jerry Barbierri, Chair	Jennifer Keener, Director, DRP
Rick Wells, Vice Chair	Gary Pusey, Deputy Director, DRP
Marlene Ott, Secretary	Kristen Tremblay, Zoning Administrator
Mary Knight	Stu White, DRP Specialist
Brooks Clayville	Roscoe Leslie, County Attorney
Betty Smith	

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, November 4, 2021

As the first item of business, the Planning Commission reviewed the minutes of the November 4, 2021 meeting.

A motion was made by Ms. Ott, seconded by Ms. Smith, and carried unanimously to approve the minutes.

B. Board of Zoning Appeals Agenda, December 9, 2021

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for December 9, 2021. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Board.

C. Technical Review Committee Agenda, November 10, 2021

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for December 8, 2021. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Committee.

III. Private Road Request (§ ZS 1-123)

A. As the next item of business, the Planning Commission reviewed a request from Keith Iott, PE, RA, on behalf of his client, Kathy Clark to establish an approved private road within the proposed Shady Side Village Residential Planned Community (RPC) to be identified as Buttercup Lane. Ms. Keener introduced the request. Ms. Ott expressed concern about the proposed name being

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confused with Buttercup Court in Berlin, MD. Ms. Keener assured Ms. Ott that the name choice was carefully considered and was agreed upon by Kelly Henry to be appropriate.

After discussion, Ms. Knight made a motion favoring the request, which was seconded by Ms. Smith, and carried unanimously by the Commissioners.

IV. Residential Planned Community (RPC) Amended Setback Request

A. As the next item of business, the Planning Commission reviewed a request to revise the setbacks from the approved private road within the Shady Side Village Residential Planned Community (RPC), subject to the approval of the approved private road and the project consists of a minor modification by the County Commissioners. Ms. Keener introduced the request.

After discussion, Ms. Ott made a motion favoring the request, which was seconded by Ms. Knight, and carried unanimously by the Commissioners.

IV. Adjourn – A motion to adjourn was made by Ms. Knight and seconded by Mr. Smith. The Planning Commission adjourned at 1:09 P.M.

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Jerry Barbierri, Chair

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Stuart White, DRP Specialist

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NOTICE OF PUBLIC HEARING
WORCESTER COUNTY
BOARD OF ZONING APPEALS
AGENDA

THURSDAY FEBRUARY 10, 2022

Pursuant to the provisions of the Worcester County Zoning Ordinance, notice is hereby given that a public hearing will be held in-person before the Board of Zoning Appeals for Worcester County, in the Board Room (Room 1102) on the first floor of the Worcester County Government Center, One West Market Street, Snow Hill, Maryland.

6:30 p.m.

Case No. 22-12, on the lands of Michael Cochran, requesting a variance to the rear yard setback from 30 feet to 19.4 feet (to encroach 11.6 feet), for a proposed deck in the R-3 Multi-Family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305 located at 163 Teal Circle, Tax Map 16, Parcel 41, Section 4, Lot 255, Tax District 3 of Worcester County, Maryland.

6:35 p.m.

Case No. 22-13, on the lands of Stephen Silverman and Brandie Baker, requesting a variance to the front yard setback off Duxbury Road from 25 feet to 18.2 feet (to encroach 6.8 feet) and a variance to the front yard setback off Boston Drive from 25 feet to 20.5 feet (to encroach 4.5 feet), for a proposed deck in the R-3 Multi-Family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305 located at 24 Duxbury Road, Tax Map 16, Parcel 47, Section 11, Lot 168, Tax District 3 of Worcester County, Maryland.

6:40 p.m.

Case No. 22-8, on the lands of the Milton Pennewell Family Irrevocable Trust, requesting a variance to the minimum lot width of 200 feet to 154 feet (reduce by 46 feet), for a proposed subdivision in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-201(b)(5) and ZS 1-305, located on Pennewell Road, approximately 0.88 miles north west of Nassawango Road, Tax Map 62, Parcel 29, Tax District 2, Worcester County, Maryland.

6:45 p.m.

Case No. 22-10, on the application of Mark Cropper, on the lands of Rental 888 Homes, LLC, requesting a variance to the rear yard setback from 30 feet to 18.18 feet (to encroach 11.82 feet) and a variance to the left side yard setback from 6 feet to 5.56 feet (to encroach .44 feet) for a proposed deck addition in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305, located at 70 Lookout Point, Tax Map 16, Parcel 41, Section 4, Lot 93, Tax District 3, Worcester County, Maryland.

6:50 p.m.

Case No. 22-6, on the application of Lisa Sparks, on the lands of John Grady, III, requesting a variance to the Atlantic Coastal Bays Critical Area Ordinance to exceed the allowable 100 feet tidal wetland crossing by 302 feet, associated with a 402 foot walkway over tidal wetlands, pursuant to Natural Resources § NR 3-125(b)(1) & Zoning Code § ZS 1-116(n)(2), located on South Point Road, approximately 0.4 miles north of Waterside Drive, Tax Map 50, Parcel 24, Lot 12, Tax District 10, Worcester County, Maryland.

6:55 p.m.

Case No. 22-9, on the application of Hugh Cropper, IV, on the lands of Car Wash Holdings, LLC, requesting a special exception to construct a freestanding, non-monument sign in the C-3 Highway Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-211(d)(3) and ZS 1-324(c)(4)B.4, located at 11407 Samuel Bowen Blvd., Tax Map 26, Parcel 455, Lot 3B, Tax District 3, Worcester County, Maryland.

7:00 p.m.

Case No. 22-11, on the application of Hugh Cropper, IV, on the lands of Glenn Prettyman, requesting a special exception to construct three commercial units and a special exception to increase the size of the units to 5,000 square feet each in the C-1 Neighborhood Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3) and ZS 1-209(c)(1), located on Md Rt. 611, Stephen Decatur Highway, approximately 386 feet north of Sinepuxent Road, Tax Map 26, Parcel 274, Lot 2, Tax District 10, Worcester County, Maryland.

Administrative Matters

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA

Wednesday, February 9, 2022 at 1:00 p.m.
Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863

*****In Person with Call-In Option*****
Masks are recommended.

I. Call to Order

II. Site Plan Review (§ ZS 1-325)

a. **George Island Landing Road Solar** – Major site plan review
Proposed 2.0 Megawatt solar energy system. Located at 6025 George Island Landing Road, Stockton, MD, Tax Map 94, Parcel 134, Tax District 08, A-1 Agricultural District, Horace and Elwath, owner / ARM Group LLC, engineer.

III. Adjourn

Please review the attached page following the agenda that outlines the call number and procedures for the meeting

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: February 3, 2022

PURPOSE: Major Site Plan Review

DEVELOPMENT: The Landings at Bayside - Revised Step III review for The Landings Residential Planned Community (RPC).

PROJECT: Proposed construction of 106 multi-family units.

LOCATION: Located to the east of MD Rt. 611 (Stephen Decatur Hwy.) north of Snug Harbor, Tax Map 33, Parcel 281, Lots B and E – H, Tax District 10, Toll MD V Limited Partnership, owner / J. W. Salm Engineering, Inc., engineer.

ZONING DESIGNATION: R-2 Suburban Residential District.

BACKGROUND: The proposed project went before the Technical Review Committee (TRC) on January 12, 2022 and submitted a revised set of plans on January 19, 2022 for review by the Planning Commission.

SIGNS: Signage will be addressed at the time of permitting; all signage shall be in accordance with the provisions of §ZS 1-324;

PARKING: Required parking for each dwelling unit is two (2) spaces minimum. Two (2) spaces per home are indicated on the site plan.

TRAFFIC CIRCULATION: Written confirmation from State Highway Administration (SHA) has been received, in the form of TRC comments, indicating that the proposal will have no negative impact to the State roadway system.

All roads shall comply and be constructed in accordance with County road specifications.

LANDSCAPING: A landscape plan has been provided in accordance with §ZS 1-322.

In accordance with §ZS 1-322(g), a maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate from a nursery will be required to be provided at permit stage to accurately determine the bond amount.

FOREST CONSERVATION LAW: This property is subject to the Forest Conservation Plan # 99-31 and has met compliance with Worcester County Forest Conservation Law. Written confirmation will be required from the Dept. of Environmental Programs Natural Resources Division relative to Forestry requirements prior to the Department granting signature approval.

CRITICAL AREA LAW: This property is located partially in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary and is designated as Initial Development Exempt. Written confirmation will be required from the Dept. of Environmental Programs Natural Resources Division relative to Critical Area requirements prior to the Department granting signature approval.

STORMWATER MANAGEMENT/ SEDIMENT EROSION CONTROL: This project is subject to the Worcester County Stormwater Ordinance. Written confirmation will be required from the Dept. of Environmental Programs Natural Resources Division relative to Stormwater Management requirements prior to the Department granting signature approval.

WATER SUPPLY AND WASTEWATER SERVICES: In accordance with §ZS 1-325(e)(3)O. & P., written confirmation that all water and wastewater requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works prior to signature approval.

GENERAL COMMENTS:

1. All code requirement corrections to the site plan were addressed and corrected following the TRC meeting.

PREPARED BY: Stuart White, DRP Specialist

List of Revisions

Site Plan/Zoning

- Green Giants have replaced Leyland Cypress.
- 1 tree is provided for every 6 exterior parking stalls.
- County roadway construction notes have been added to all Site Plan sheets. A County road repair detail is shown on Sheet 2.

Water & Sewer

- Water service details are shown on Sheet 6. We believe that most of, if not all of the services are already installed, see note on Sheet 16.
- Plumbing permit requirements have been noted on the Utility Plan sheets. Gas service availability has also been noted.
- New fire hydrants have been added to the plan sheets when existing hydrants were greater than 100 feet from the multi-family front facades.
- WCEP has documented that there are sufficient water and sewer EDUs for this project.

Stormwater/SESC

- The critical areas program boundary line has been shown on all plan sheets.
- A C.A. area breakdown table has been added to Sheet 2. Forest conservation only shows on off-site of Parcel E. We have hatched the FC Area on all Parcel E plan sheets.
- The Forest Conservation note on Sheet 1 has been revised.
- The SWM NOI note on Sheet 24 has been revised.
- The SWM Cost Estimate has been phased. Phasing notes have been added to the SWM plans.
- Building finished floor elevations in Parcel H have been revised.
- Pervious Pavement has been added as a BMP and included in the SWM Cost Estimate.
- BMP O and M, protection and construction notes have been added to the SWM plan sheets. The pervious pavement detail has been added to Sheet 10.
- The $417.00 C.A. review fee has been submitted.

TEL: 410-632-0686
FAX: 410-632-3003

OFFICE OF THE TREASURER
Worcester County
GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1105
P.O. Box 248
SNOW HILL, MARYLAND
21863

PHILLIP G. THOMPSON, CPA
FINANCE OFFICER

JESSICA R. WILSON, CPA
ASSISTANT FINANCE OFFICER

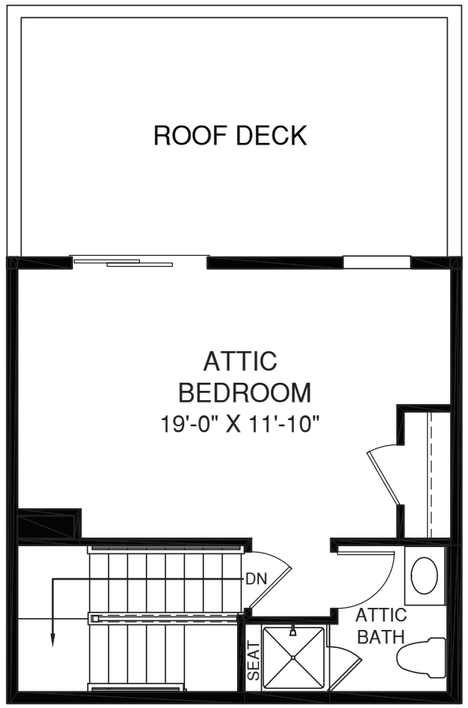
MEMORANDUM

TO: Robert Mitchell, Director Department of Environmental Programs
FROM: Barbara Hitch, Enterprise Fund Controller
DATE: November 8, 2021
SUBJECT: Toll MD V Limited Partnship Hiddden Bay Dr Tax ID#10018943

Currently the Enterprise Fund is billing them for 198 EDU's. There is an accessibility fee of $240.00 per EDU which equates to $47,520.00 per quarter for FY22.

LOWER LEVEL ENTRY WITH REAR GARAGE AND ATTIC

STRAUSS



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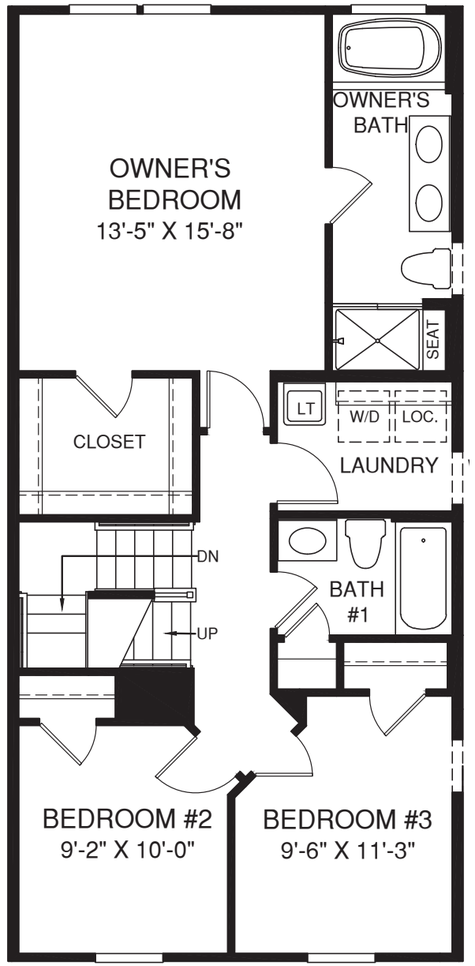
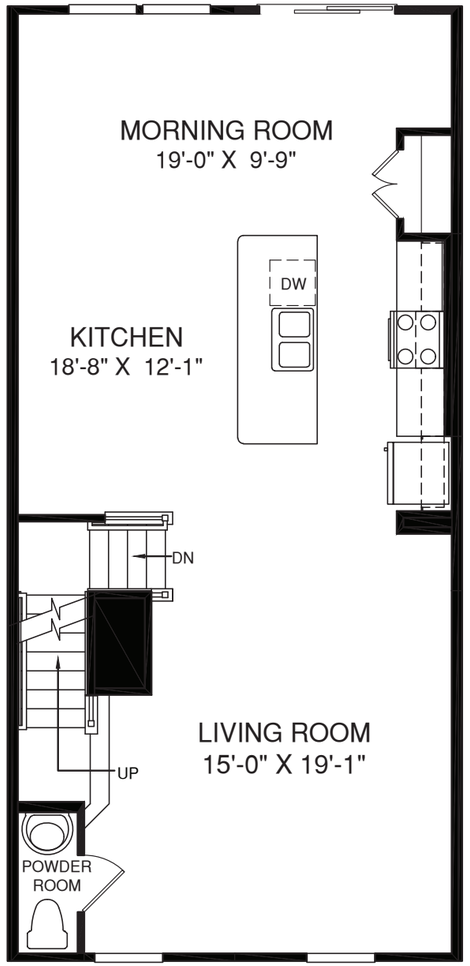
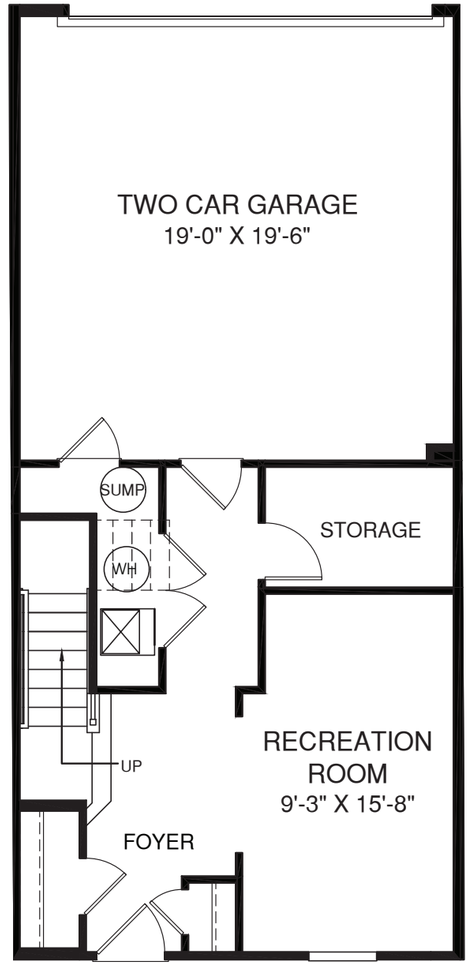


UPPER LEVEL



MAIN LEVEL



LOWER LEVEL

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: February 3, 2022

PURPOSE: Residential Planned Community (RPC) Step III Site Plan and Architectural Elevation Review

DEVELOPMENT: Shadyside Village Residential Planned Community

PROJECT: Step III – Site Plan and architectural review for Shadyside Village Residential Planned Community (RPC). Proposed construction of 33 Multi-Family Condominium Units.

LOCATION: Located on the southerly side of MD Rt. 707 (Old Bridge Road) west of Keyser Point Road, Tax Map 26, Parcel 157, Tax District 10, R-4 General Residential District, Kathleen Schardt C/O Kathleen Marie Clark, owner/ Iott Architecture & Engineering, Inc., engineer.

ZONING DESIGNATION: R-3 Multi-family Residential District

BACKGROUND: The Planning Commission reviewed a request on December 2, 2021 to revise the setbacks from the approved private road within the Shady Side Village Residential Planned Community (RPC), subject to the approval. The proposal was found favorable.

COMMENTS:

1. Building No. 1 is comprised of seven (7) units and is approximately 215 feet in length as shown. According to §ZS 1-313(b)(1), "*no series of attached townhouse units shall contain more than ten (1) such units nor exceed two hundred (200) feet in length*." The applicant has requested that the Planning Commission review an amendment request to the Step II approval prior to any decision on Step III to allow for the extra length in the overall structure. **The Planning Commission is encouraged to discuss the matter with the applicant and make a motion prior to any motion to approve or deny Step III Site Plan review.** Zoning Code section §ZS1-315(k)(2)(B)(5) allows the Planning Commission the following: "*Other amendments to the Step II approval and any conditions which may be imposed thereon may be granted by the Planning Commission upon the request of the applicant.*"

PREPARED BY: Stuart White, DRP Specialist

STAFF REPORT

REZONING CASE NO. 433

PROPERTY OWNER: M. Stephen and Rita D. Ailstock
331 Ternwing Drive
Arnold, MD 21012

ATTORNEY: Hugh Cropper, IV
9923 Stephen Decatur Highway, D-2
Ocean City, Maryland 21842

TAX MAP/PARCEL INFO: Tax Map 69 – Parcel 76 - Tax District 7

SIZE: The petitioned area is 105.34 acres in size.

LOCATION: The petitioned area is located on the southeast side of Dividing Creek Road and Cellar House Road, approximately 900 feet northeast of Whitesburg Road and 1,600 feet northwest of the Pocomoke River, and is also northeast of Pocomoke City.

CURRENT USE OF PETITIONED AREA: The property is undeveloped, with the majority of the property forested and approximately 10 acres of tilled land located along the road frontage.

CURRENT ZONING CLASSIFICATION: RP Resource Protection District.

As defined in the Zoning Code, the intent of this district is to preserve the environmentally significant areas of the County and to protect its natural resources in all areas. The district includes those areas of the County which pose constraints for development or where development could have a substantially adverse environmental effect. The Code further states that development potential within this district is severely limited; however, some minor development may be carried out, provided it is done in a manner sufficiently sensitive to the existing natural environment and visual character of the site.

REQUESTED ZONING CLASSIFICATION: A-1 Agricultural District.

As defined in the Zoning Code, the intent of this district is to preserve, encourage and protect the County's farms and forestry operations and their economic productivity and to ensure that agricultural and forestry enterprises will continue to have the necessary flexibility to adjust their production as economic conditions change. The Code also states, in part, that this district is also intended to protect the land base resources for the County's agricultural and forestry industries from the disruptive effects of major subdivision or nonagricultural commercialization.

APPLICANT'S BASIS FOR REZONING: The application indicates the basis for the rezoning is a mistake in the existing zoning, but that there is also evidence of a change in the character of the neighborhood due to other similar rezonings that have occurred in the area.

ZONING HISTORY: At the time zoning was first established in the 1960's, the petitioned area was given an A-1 Agricultural District classification. The A-1 zoning remained in place during the 1978 and 1992 comprehensive rezonings. During the 2009 comprehensive rezoning, the property was placed in the RP Resource Protection District.

SURROUNDING ZONING: All adjoining properties are zoned A-1 Agricultural District. An area of RP Resource Protection District zoning is located approximately 200' to the southeast along both sides of an unnamed branch extending from the Pocomoke River.

This property adjoins two other parcels to the east that were the subject of a rezoning case heard by the Planning Commission on 4/21/2021 (Rezoning Case #430). In that case, the Planning Commission forwarded a favorable recommendation to the County Commissioners that the properties be rezoned from RP to A-1, and the County Commissioners approved the rezoning on 6/1/2021.

COMPREHENSIVE PLAN:

The County's Comprehensive Plan was adopted by the County Commissioners on March 7, 2006, and is intended to be a general guide for future development in the County. Whether a proposed rezoning is compatible with the recommendations of the Comprehensive Plan is one of the criteria that must be considered in all rezoning requests, as listed in Section 1-113(c)3 of the Zoning Ordinance and as summarized at the end of this Staff Report.

According to Chapter 2 – Land Use of the Comprehensive Plan and associated land use map, the petitioned area lies primarily within the Agriculture Land Use Category, with a small area along an unnamed tributary of the Pocomoke River on the property's southern end located within the Green Infrastructure Land Use Category. With regard to the Agricultural Land Use Category, the Comprehensive Plan states the following:

> "The importance of agriculture to the county cannot be overstated. Its significance is economic, cultural, environmental, and aesthetic. Agriculture is simply the bedrock of the county's way of life. . . . The county must do all it can do to preserve farming as a viable industry. This category is reserved for farming, forestry and related industries with minimal residential and other incompatible uses permitted. Large contiguous areas of productive farms and forest shall be maintained for agricultural uses. . . . Residential and other conflicting land uses, although permitted, are discouraged. . . . Also as a general policy, the practice of not rezoning agricultural land for other uses should continue." (Page 18)

With respect to the Green Infrastructure Land Use Category, the Comprehensive Plan states that this category addresses state and locally designated natural and open spaces and that these are designated to preserve environmentally significant areas and to maintain the environmental functionality of the County's landscape. It states that greenways improve water quality, provide flood control and maintain the County's rural and coastal character. The Comprehensive Plan further states that this category includes conservation zones, which are highly restricted due to

their special sensitivity and that conservation areas are defined by their soils (muck), state owned natural areas, existing conservation zoning, tidal wetlands, and selected riparian corridors. It also states that greenway and conservation areas have distinct physical characteristics which make them special habitat areas or place extreme limitations on development and that such areas are "place dependent", that is, they only occur at specific locations. Their identification and preservation must be proactively addressed and after-the-fact mitigation and restoration is expensive and often of limited effect. The Comprehensive Plan also states that the green infrastructure system is designed to maintain existing resource areas and, where absent, create sufficient natural "corridors" linking larger green "hubs".

Pertinent objectives cited in Chapter 2 – Land Use state the following:

2. Continue the dominance of agriculture and forestry uses throughout the county's less developed regions.
3. Maintain the character of the county's existing population centers.
4. Provide for appropriate residential, commercial, institutional, and industrial uses.
5. Locate new development in or near existing population centers and within planned growth centers.
8. Regulate development to minimize consumption of land, while continuing the county's rural and coastal character.
9. Minimize conflicts among land uses due to noise, smoke, dust, odors, lighting, and heavy traffic.
11. Set high environmental standards for new development, especially in designated growth areas.
12. Develop green infrastructure system.
13. Expand the protection of the Coastal Bays and the Pocomoke River drainage basins through watershed plans and their implementation.
19. Limit rural development to uses compatible with agriculture and forestry.
20. Direct new development in growth areas to planned communities.

(Pages 12, 13)

In Chapter 3, Natural Resources, pertinent objectives include the following:

1. Use a systems approach to environmental planning addressing pollution at or close to its source and use sustainable development techniques.
2. Instill environmental stewardship as a universal ethic.
3. Identify and protect environmentally sensitive areas.
4. Restore and/or enhance natural resource functions where possible.
8. Conserve resources by reducing unnecessary consumption.

10. Establish sufficient buffers for sensitive areas.

(Page 33)

In Chapter 7 – Transportation, the Comprehensive Plan states that "the county's rural road system continues to have an excellent service record. Local car and truck traffic share this system with farm machinery. On-going maintenance will remain the primary need for these roads. Due to their configuration, rural roads within this plan's growth areas will require improvements to handle the expected additional traffic." (Page 80)

Chapter 7 also addresses MD 364 Dividing Creek/Nassawango Road and describes it as a Two Lane Secondary Highway/Minor Collector Highway. The Plan further states that "this minor collector begins at US 13 west of Pocomoke City and links to MD 354 [Whiton Road] to the north of Snow Hill. This roadway's current configuration should be adequate for the planning period." (Page 87)

In this same chapter, under the heading General Recommendations – Roadways, it states the following:

1. Acceptable Levels of Service—It is this plan's policy that the minimal acceptable level of service for all roadways be LOS C. Developers shall be responsible for maintaining this standard.
3. Traffic studies--Developers should provide traffic studies to assess the effect of each major development on the LOS for nearby roadways.
4. Impacted Roads--Roads that regularly have LOS D or below during weekly peaks are considered "impacted." Areas surrounding impacted roads should be planned for minimal development (infill existing lots). Plans and funding for improving such roads should be developed.
5. Impacted Intersections--Upgrade intersections that have fallen below a LOS C, for example, the intersection of US 13 and MD 756 Old Snow Hill Road, intersection of MD 589 and US 50.

(Page 87)

WATER AND WASTEWATER: According to the response memo from Robert J. Mitchell, Director of the Department of Environmental Programs (copy attached), the property has a designation of a Water and Sewer Service Category of S-6 and W-6 (No Planned Service) in the Master Water and Sewerage Plan. His Department's records indicate that soil evaluation activities to date have not yielded a suitable perc test to build. No comments were received from the County's Public Works Department.

The primary soil types on the petitioned area according to the Worcester County Soil Survey are as follows:

Fa – Fallsington sandy loam, severe limitations to on-site wastewater disposal
In – Indiantown silt loam, severe limitations to on-site wastewater disposal

Ke – Kentuck silt loam, severe limitations to on-site wastewater disposal
Ma – Manahawkin muck, severe limitations to on-site wastewater disposal
MpA – Mattapex fine sandy loam, severe limitations to on-site wastewater disposal
Ot – Othello silt loam, severe limitations to on-site wastewater disposal

Soils on the property are predominantly hydric and are generally poorly drained.

EMERGENCY SERVICES: Fire and ambulance service are available from the Pocomoke City Volunteer Fire Company, located approximately twenty minutes away. The Fire Chief responded that they had no objections to the proposed rezoning. Police protection will be available from the Maryland State Police Barracks in Berlin, approximately thirty-five minutes away, and the Worcester County Sheriff's Office in Snow Hill, approximately fifteen minutes away. The Sheriff's Office responded that they had no comments, and no comments were received from the Maryland State Police Barracks.

ROADWAYS AND TRANSPORTATION: The petitioned area fronts on both Dividing Creek Road (State maintained) and Cellar House Road (County maintained). It should be noted that Cellar House Road is less than half a mile in length, beginning and ending at Nassawango Road, which is State-owned and -maintained. No comments were received from the State Highway Administration or the County Roads Department.

SCHOOLS: The petitioned area is within Zone 5 of the Worcester County Public School Zones and is served by the following schools: Pocomoke Elementary School, Pocomoke Middle School, and Pocomoke High School. No comments were received from the Worcester County Board of Education (WCBOE).

CHESAPEAKE/ ATLANTIC COASTAL BAYS CRITICAL AREAS: Mr. Mitchell also notes in his memorandum that the petitioned area is partially located within the boundaries of the Chesapeake Bay Critical Area (CBCA). The portion that is within the CBCA is designated as a Resource Conservation Area (RCA) and is considered non-waterfront. He further states that RCA's are areas characterized by nature-dominated environments (i.e. wetlands, forests and abandoned fields) and resource-utilization activities (i.e. agriculture, forestry, fisheries and aquaculture). He stated that allowed uses within the A-1 Agricultural District support the County's farms and forestry operations, and that any future land use changes or development must meet the requirements for development in the RCA.

Any rezoning application located wholly or partially within the Critical Area requires that notification be sent to the Critical Area Commission (CAC). Mr. Mitchell has attached the comments provided by M. Claudia Jones, Science Advisor with the CAC. Ms. Jones states that a zoning map amendment may only be made in the Critical Area on the basis of a mistake in the existing zoning *and* a local jurisdiction must determine that the change is wholly consistent with the Critical Area land classification. Ms. Jones further states that if the County determines there is a mistake in the existing zoning, the CAC will not oppose the proposed rezoning provided that any future land use changes and/or development meet the requirements for development in the RCA. These include a lot coverage limitation of 15%; limitations on tree clearing of 30%

without the granting of a variance (except for approved timber harvests), 15% afforestation, and stormwater management.

For those lands outside of the CBCA, Mr. Mitchell notes that those areas will be subject to the Forest Conservation Law (FCL). The afforestation threshold is 20% and the reforestation threshold is 50%, and if the rezoning is approved, future development will need to meet the FCL requirements in effect at the time of development.

FLOOD ZONE: The FIRM maps (24047C0225H and 24047C0335H, effective July 16, 2015) indicate that this property is located in Zone X (Area of Minimal Flood Hazard).

PRIORITY FUNDING AREA: The petitioned area is not within a designated Priority Funding Area.

INCORPORATED TOWNS: This site is not within one mile of any incorporated town; the closest municipality is Pocomoke City approximately five miles to the southwest.

ADDITIONAL COMMENTS RECEIVED: N/A.

!!!

8. Has there been a substantial change in the character of the neighborhood where the property is located since the last zoning of the property (November 3, 2009) or is there a mistake in the existing zoning of the property?

9. Would a change in zoning be more desirable in terms of the objectives of the Comprehensive Plan?

Worcester County

Department of Environmental Programs

Memorandum

To: Gary Pusey, Deputy Director, DDRP

From: Robert J. Mitchell, LEHS , REHS/RS
Director, Environmental Programs

Subject: **EP Staff Comments on Rezoning Case No. 433**
Worcester County Tax Map 69, Parcel 76
Reclassify approximately 105.34 Total Acres of
RP- Resource Protection District to A-1 Agricultural District

Date: 11/12/21

This response to your request for comments is prepared for the map amendment application associated with the above referenced property. The Worcester County *Zoning and Subdivision Control Article,* Section ZS1-113(c)(3), states that the applicant must affirmatively demonstrate that there has been a substantial change in the character of the neighborhood since the last zoning of the property or that a mistake has been made in the existing zoning classification. The application argues that there was a mistake in the Comprehensive Rezoning that was approved by the County Commissioners on November 3, 2009. The Code requires that the Commissioners find that the proposed "change in zoning" would be more desirable in terms of the objectives of the *Comprehensive Plan.*

The Department of Environmental Programs has the following comments:

1. This property has an agricultural land use designation in the Land Use Map in the Worcester County Comprehensive Plan (*Comprehensive Plan),* while a very small (0.36 acre) portion along the southern edge is located in the Green Infrastructure District. The Agricultural land use designation is reserved for farming, forestry and related industries with minimal residential and other incompatible uses permitted. It is expected that residential and other conflicting land uses although permitted, are discouraged within this district. The adjacent properties to the north, south and west, are entirely covered within an Agricultural land use district, with the properties to the east having certain portions fronting the Pocomoke River, where a Green Infrastructure designation is found to be included.

2. The existing property is not improved at this time. File records indicate that soil evaluation activities to date have not yielded a suitable perc test to build. The subject property has a designation of a Sewer and Water Service Category of S-6/W-6 and (No Planned Service) in the *Master Water and Sewerage Plan.*

3. This rezoning is partially located within the Chesapeake Bay Critical Area (CBCA). The parcel is designated as a Resource Conservation Area (RCA) and is considered non-waterfront. RCA's are areas characterized by nature-dominated environments (i.e. wetlands, forests, abandoned fields) and resource-utilization activities (i.e agricultural, forestry, fisheries, aquaculture). Permitting principal uses within the A-1 Zoning District support the purpose and intent of that district, specifically to preserve, encourage and protect the County's farms and forestry operations. Any future land use changes or development must meet the requirements for development in the RCA.

4. A field delineation of all environmental features, including, but not limited to, buffers, non-tidal wetlands, and tidal wetlands, will be required prior to our NR division being able to provide any plan approvals. This will assist in determining if future development will need to meet the requirements of the CBCA that are in place at the time of development.

5. This proposed rezoning is also proposed for portions of the property located in an area outside the CBCA; therefore, that area will also be subject to the Forest Conservation Law (FCL). The property has not been subject to the FCL, however, any project requiring site plan approval will require compliance with the Worcester County Forest Conservation Law. A zoning change from RP to A-1 would not change the afforestation/reforestation thresholds when/if the property is further developed to the point that compliance with the law is required. The afforestation threshold will remain at 20 percent and the reforestation threshold with remain at 50 percent should rezoning be granted. Future proposed development will need to meet the requirements of the FCA that are in place at the time of development.

6. All rezonings located wholly or partially with the Critical Area require notification to the Critical Area Commission for comment and those comments are attached.

If you have any questions on these comments, please do not hesitate to contact me.

Attachment

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor

Charles C. Deegan
Chairman
Katherine Charbonneau
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
dnr.maryland.gov/criticalarea/

October 21, 2021

Ms. Jenelle Gerthoffer
Worcester County Department of Environmental Programs
One West Market Street – Room 1306
Snow Hill, Maryland 21863

Re: Allstock Rezoning Request
Tax Map 69, Parcel 76

Dear Ms. Gerthoffer:

Thank you for providing information on the proposed rezoning of 38.2 acres within the Resource Conservation Area (RCA) from Resource Protection District (RP) to Agricultural District (A-1). The petitioned area is located on Dividing Creek Road, Tax Map 69, Parcel 76. The entire parcel is 105.34 acres of land with 38.2 acres being located in the Critical Area.

A zoning map amendment in the Critical Area can only be made in the Critical Area on the basis of mistake in the existing zoning and a local jurisdiction must determine that the change is wholly consistent with the Critical Area land classification (Natural Resources Article 8-1809(h)(2)). If the County determines there was a mistake in the existing zoning, this office does not oppose the proposed rezoning of this property provided that any future land use changes and or development meet the requirements for development in the RCA. These requirements include a lot coverage limit of 15%, limitations on tree clearing of 30% without the granting of a variance (does not apply to approved timber harvests), 15% afforestation, and stormwater management.

Thank you for the opportunity to comment. Please submit this letter to the Planning Commission as part of their record and notify the Commission in writing of the decision made in this case. You may contact me at 410-260-3482 with any questions or concerns.

Sincerely,

M. Claudia Jones

M. Claudia Jones
Science Advisor
WC 387-21

DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL: 410-632-1200 / FAX: 410-632-3008
http://www.co.worcester.md.us/departments/drp

ADMINISTRATIVE DIVISON
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICE DIVISION

MEMO

TO: Robert Mitchell, Director, Worcester County Environmental Programs
Billy Birch, Director, Worcester County Emergency Services
Matthew Crisafulli, Sheriff, Worcester County Sheriff's Office
Dallas Baker, P.E., Director, Worcester County Public Works Department
John Ross, P.E., Deputy Director, Worcester County Public Works Department
Kevin Lynch, Roads Superintendent, Worcester County Public Works Department
Jeff McMahon, Fire Marshal, Worcester County Fire Marshal's Office
Melanie Pursel, Director of Tourism & Economic Development
Louis H. Taylor, Superintendent, Worcester County Board of Education
James Meredith, District Engineer, Maryland State Highway Administration
Lt. Earl W. Starner, Commander, Barracks V, Maryland State Police
Rebecca L. Jones, Health Officer, Worcester County Health Department
Rob Clarke, State Forester, Maryland Forest Services
Nelson D. Brice, District Conservationist, Worcester County Natural Resources Conservation Service
Trey Heiser, Fire Chief, Snow Hill Volunteer Fire Department
Dicky Gladding, Fire Chief, Pocomoke Volunteer Fire Department

FROM: Jennifer K. Keener, Director JKK

DATE: October 4, 2021

RE: Rezoning Case No. 433- Stephen and Rita Ailstock, Property Owners and Hugh Cropper, IV, Attorney- Southeast side of Dividing Creek Road

****

The Worcester County Planning Commission is tentatively scheduled to review the above referenced rezoning application on December 2, 2021. This application seeks to rezone approximately 105.34 acres of land shown on Tax Map 69 as Parcel 76, from RP Resource Protection District to A-1 Agricultural District. Uses allowed in the District include, but are not

limited to, Agriculture, including feeding lots, dairy barns, stables, agricultural lagoons, hog houses, and noncommercial grain dryers, etc.

For your reference I have attached a copy of the rezoning application and location and zoning maps showing the property petitioned for rezoning.

The Planning Commission would appreciate any comments you or your designee might offer with regard to the effect that this application and potential subsequent development of the site may have on plans, facilities, or services for which **your** agency is responsible ***by NOVEMBER 17, 2021***. Your response is requested even if you determine that the proposed rezoning will have no effect on your agency, that the application is compatible with your agency's plans, that your agency has or will have adequate facilities and resources to serve the proposed rezoning and its subsequent land uses. ***If no comments are received, we will document such and assume that you have no objection to the Planning Commission stating this information in its report to the Worcester County Commissioners.***

Effective October 8, 2021, Gary Pusey will be joining our team as the Deputy Director for the Department of Development, Review and Permitting. You may submit all comments to him for preparation of the staff report after that date.

If you have any questions or require further information, please do not hesitate to call this office or email me at jkkeener@co.worcester.md.us or Gary Pusey, Deputy Director at gpusey@co.worcester.md.us. On behalf of the Planning Commission, thank you for your attention to this matter.

Attachments

Worcester County Commissioners
Worcester County Government Center
One W. Market Street, Room 1103
Snow Hill, Maryland 21863

PLEASE TYPE OR PRINT IN INK

APPLICATION FOR **AMENDMENT OF OFFICIAL ZONING MAP**

(Office Use One - Please Do Not Write In This Space)

Rezoning Case No. 433

Date Received by Office of County Commissioners: _____

Date Received by Development, Review and Permitting: 9/29/2021

Date Reviewed by Planning Commission: _____

I. Application

Proposals for amendment of the Official Zoning Maps may be made only by a governmental agency or by the property owner, contract purchaser, option holder, leasee, or their attorney or agent of the property to be directly affected by the proposed amendment. Check applicable status below:

A. _____ Governmental Agency
B. _____ Property Owner
C. _____ Contract Purchaser
D. _____ Option Holder
E. _____ Leasee
F. **XXX** Attorney for **B** (Insert A, B, C, D, or E)
G. _____ Agent of _____ (Insert A, B, C, D, or E)

II. Legal Description of Property

A. Tax Map/Zoning Map Number(s): **69**

B. Parcel Number(s): **76**

C. Lot Number(s), if applicable: _____

D. Tax District Number: **7th**

III. Physical Description of Property

A. Located on the **Southeast** side of **Dividing Creek Road**.

B. Consisting of a total of ~~**110.36**~~ 105.34 JKK acres of land.

C. Other descriptive physical features or characteristics

necessary to accurately locate the petitioned area:

D. Petitions for map amendments shall be accompanied by a plat drawn to scale showing property lines, the existing and proposed district boundaries and such other information as the Planning Commission may need in order to locate and plot the amendment on the Official Zoning Maps.

IV. Requested Change to Zoning Classification(s)

A. Existing zoning classification(s): **RP, Resource Protection**
(Name and Zoning District)

B. Acreage of zoning classification(s) in "A" above: **110.36**

C. Requested zoning classification(s): **A-1, Agricultural District**
(Name and Zoning District)

D. Acreage of zoning classification(s) in "C" above: **110.36**

V. Reasons for Requested Change

The County Commissioners may grant a map amendment based upon a finding that there: (a) has been a substantial change in the character of the neighborhood where the property is located since the last zoning of the property, or (b) is a mistake in the existing zoning classification and that a change in zoning would be more desirable in terms of the objectives of the Comprehensive Plan.

A. Please list reasons or other information as to why the rezoning change is requested, including whether the request is based upon a claim of change in the character of the neighborhood or a mistake in existing zoning:

This rezoning is based upon a mistake. A more detailed summary is attached.

IV. Filing Information and Required Signatures

A. Every application shall contain the following information:

1. If the application is made by a person other than the property owner, the application shall be co-signed by the property owner or the property owner's attorney.

2. If the applicant is a corporation, the names and mailing addresses of the officers, directors and all stockholders owning more than 20 percent of the capital stock of the corporation.

3. If the applicant is a partnership, whether a general or limited partnership, the names and mailing addresses of all partners who own more than 20 percent of the interest of the partnership.

4. If the applicant is an individual, his/her name and mailing address.

5. If the applicant is a joint venture, unincorporated association, real estate investment trust or other business trust, the names and mailing addresses of all persons holding an interest of more than 20 percent in the joint venture, unincorporated association, real estate investment trust or other business trust.

B. Signature of Applicant in Accordance with VI.A. above.

Signature: _____
Printed Name of Applicant:
Hugh Cropper, IV, Attorney for Property Owner
Mailing Address: 9923 Stephen Decatur Hwy., D-2, Ocean City, MD 21842 Phone Number: 410-4213-2681
E-Mail: hcropper@bbcmlaw.com
Date: September 29, 2021

C. Signature of Property Owner in Accordance with VI.A. above
Signature: _____, attorney for Ailstocks
Printed Name of Owner:
M. Stephen & Rita D. Ailstock
Mailing Address: 331 Ternwing Drive, Arnold, MD 21012-1950
Phone Number: 443-699-0618
E-Mail: steve@ailstock.com
Date: September 29, 2021

(Please use additional pages and attach to application if more space is required.)

VII. General Information Relating to the Rezoning Process

A. Applications shall only be accepted from January 1st to January

31st, May 1st to May 31st, and September 1st to September 30th of any calendar year.

B. Applications for map amendments shall be addressed to and filed with the Office of the County Commissioners. The required filing fee must accompany the application.

C. Any officially filed amendment or other change shall first be referred by the County Commissioners to the Planning Commission for an investigation and recommendation. The Planning Commission may make such investigations as it deems appropriate or necessary and for the purpose may require the submission of pertinent information by any person concerned and may hold such public hearings as are appropriate in its judgment.

The Planning Commission shall formulate its recommendation on said amendment or change and shall submit its recommendation and pertinent supporting information to the County Commissioners within 90 days after the Planning Commission's decision of recommendation, unless an extension of time is granted by the County Commissioners.

After receiving the recommendation of the Planning Commission concerning any such amendment, and before adopting or denying same, the County Commissioners shall hold a public hearing in reference thereto in order that parties of interest and citizens shall have an opportunity to be heard. The County Commissioners shall give public notice of such hearing.

D. Where the purpose and effect of the proposed amendment is to change the zoning classification of property, the County Commissioners shall make findings of fact in each specific case including but not limited to the following matters:

population change, availability of public facilities, present and future transportation patterns, compatibility with existing and proposed development and existing environmental conditions for the area, including no adverse impact on waters included on the State's Impaired Waters List or having an established total maximum daily load requirement, the recommendation of the Planning Commission, and compatibility with the County's Comprehensive Plan. The County Commissioners may grant the map amendment based upon a finding that (a) there a substantial change in the character of the neighborhood where the property is located since the last zoning of the property, or (b) there is a mistake in the existing zoning classification and that a change in zoning would be

more desirable in terms of the objectives of the Comprehensive Plan.

The fact that an application for a map amendment complies with all of the specific requirements and purposes set forth above shall not be deemed to create a presumption that the proposed reclassification and resulting development would in fact be compatible with the surrounding land uses and is not, in itself, sufficient to require the granting of the application.

E. No application for map amendment shall be accepted for filing by the office of the County Commissioners if the application is for the reclassification of the whole or any part of the land for which the County Commissioners have denied reclassification within the previous 12 months as measured from the date of the County Commissioners' vote of denial. However, the County Commissioners may grant reasonable continuance for good cause or may allow the applicant to withdraw an application for map amendment at any time, provided that if the request for withdrawal is made after publication of the notice of public hearing, no application for reclassification of all or any part of the land which is the subject of the application shall be allowed within 12 months following the date of such withdrawal, unless the County Commissioners specify by formal resolution that the time limitation shall not apply.

ATTACHMENT IN SUPPORT OF REZONING APPLICATION

INTRODUCTION

M. Stephen Ailstock and Rita D. Ailstock, his wife, by their attorney, Hugh Cropper IV, respectfully submit the following in support of their Rezoning Application.

The entirety of the subject property, just over 100 acres, is zoned RP, Resource Protection District. This was a mistake in the November 3, 2009 Comprehensive Rezoning; the property should have been zoned A-1, Agricultural District.

The mistake is evident by the fact that the Ailstock property was formerly part of the Cellar House Farm, the entirety of which (excluding wetlands) was rezoned in Rezoning Case No. 430, Resolution Number 21-3, approved June 1, 2021.

The Ailstock property is now essentially spot zoning. Cellar House Farm is zoned Agricultural, and all of the properties to the south are zoned Agricultural.

As further evidence of the mistake, the properties to the south were **already** zoned Agricultural, namely the Bloom Farm, and the Glad-Mar Dairyland Company, Inc. property. The remainder of the Pocomoke River properties are zoned Agricultural, almost all the way to Pocomoke.

The Ailstock property has been used as a timber farm, which is a commercial agricultural use. In addition to being part of the Cellar House Farm, a portion was also owned by E.S. Adkins, as part of their large timber holdings. They actively managed, and commercially sold, timber throughout Worcester and

Wicomico Counties.

Although not necessarily evidence of a mistake, the property is protected by private deed restrictions (which are consistent with the proposed Agricultural Zoning). John L. Graham, III, owner of the Cellar House Farm, retained several deed restrictions, such as the prohibition against commercial chicken or hog operations, in the 1990 conveyance. Therefore, this is a perfect spot for the rezoning, agricultural uses will be permitted, but those which may have environmental harm such as chicken houses, will be prohibited.

The Agricultural designation will give Mr. and Mrs. Ailstock the opportunity to possibly do an agricultural subdivision in the future, for the benefit of estate planning.

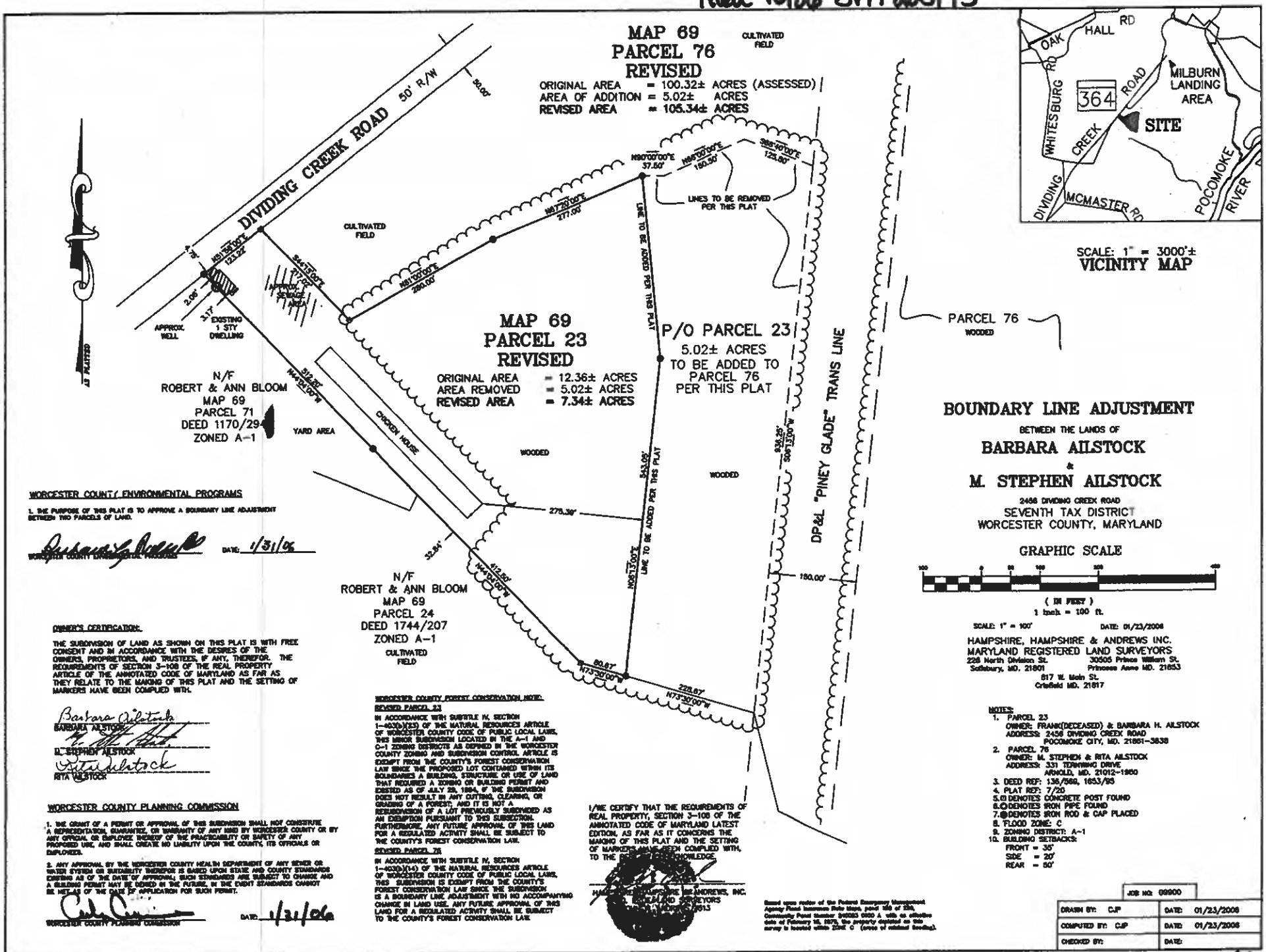
Finally, by virtue of the aforementioned rezoning of the Cellar House Farm, plus other rezonings of farms along the Pocomoke River (such as the Daniel Strickland Hope Farm), there has been a change in the character of the neighborhood.

In conclusion, the basis for this rezoning is a mistake. However, there has also been a change in the character of the neighborhood, which consists of the large waterfront farms along the Pocomoke River.

Respectfully submitted,

Hugh Cropper IV
Attorney for Owners M. Stephen and
Rita D. Ailstock

Filed 9/6/06 SVH 205/45



BOUNDARY LINE ADJUSTMENT

BETWEEN THE LANDS OF

BARBARA AILSTOCK

&

M. STEPHEN AILSTOCK

2456 DIVIDING CREEK ROAD

SEVENTH TAX DISTRICT

WORCESTER COUNTY, MARYLAND

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

SCALE: 1" = 100' DATE: 01/23/2006

HAMPSHIRE, HAMPSHIRE & ANDREWS INC.
MARYLAND REGISTERED LAND SURVEYORS
228 North Division St. Salisbury, MD. 21801
30505 Prince William St. Princess Anne MD. 21853
817 W. Main St. Crisfield MD. 21817

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

1. THE PURPOSE OF THIS PLAT IS TO APPROVE A BOUNDARY LINE ADJUSTMENT BETWEEN TWO PARCELS OF LAND.

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS — DATE: 1/31/06

OWNER'S CERTIFICATION:

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY, THEREFOR. THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

BARBARA AILSTOCK

M. STEPHEN AILSTOCK

RITA AILSTOCK

WORCESTER COUNTY PLANNING COMMISSION

1. THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE, OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

2. ANY APPROVAL BY THE WORCESTER COUNTY HEALTH DEPARTMENT OF ANY SEWER OR WATER SYSTEM OR SUITABILITY THEREFOR IS BASED UPON STATE AND COUNTY STANDARDS EXISTING AS OF THE DATE OF APPROVAL; SUCH STANDARDS ARE SUBJECT TO CHANGE AND A BUILDING PERMIT MAY BE DENIED IN THE FUTURE, IN THE EVENT STANDARDS CANNOT BE MET AS OF THE DATE OF APPLICATION FOR SUCH PERMIT.

WORCESTER COUNTY PLANNING COMMISSION — DATE: 1/31/06

WORCESTER COUNTY FOREST CONSERVATION NOTE:

REVISED PARCEL 23

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(13) OF THE NATURAL RESOURCES ARTICLE OF WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS MINOR SUBDIVISION LOCATED IN THE A-1 AND C-1 ZONING DISTRICTS AS DEFINED IN THE WORCESTER COUNTY ZONING AND SUBDIVISION CONTROL ARTICLE IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE PROPOSED LOT CONTAINED WITHIN ITS BOUNDARIES A BUILDING, STRUCTURE OR USE OF LAND THAT REQUIRED A ZONING OR BUILDING PERMIT AND EXISTED AS OF JULY 22, 1984, IF THE SUBDIVISION DOES NOT RESULT IN ANY CUTTING, CLEARING, OR GRADING OF A FOREST, AND IT IS NOT A RESUBDIVISION OF A LOT PREVIOUSLY SUBDIVIDED AS AN EXEMPTION PURSUANT TO THIS SUBSECTION. FURTHERMORE, ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

REVISED PARCEL 76

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(14) OF THE NATURAL RESOURCES ARTICLE OF WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE SUBDIVISION IS A BOUNDARY LINE ADJUSTMENT WITH NO ACCOMPANYING CHANGE IN LAND USE. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

I/WE CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY, SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH, TO THE BEST OF MY/OUR KNOWLEDGE.

HAMPSHIRE, HAMPSHIRE & ANDREWS, INC.
MARYLAND REGISTERED LAND SURVEYORS
NO. 2513

Based upon review of the Federal Emergency Management Agency Flood Insurance Rate Maps, panel 350 of 350, Community Panel Number 240083 0350 A with an effective date of February 15, 1978, the property depicted on this survey is located within ZONE C (area of minimal flooding).

NOTES:
1. PARCEL 23
OWNER: FRANK(DECEASED) & BARBARA H. AILSTOCK
ADDRESS: 2456 DIVIDING CREEK ROAD
POCOMOKE CITY, MD. 21851-3838
2. PARCEL 76
OWNER: M. STEPHEN & RITA AILSTOCK
ADDRESS: 331 TERWING DRIVE
ARNOLD, MD. 21012-1960
3. DEED REF: 136/588, 1653/95
4. PLAT REF: 7/20
5. ⊙ DENOTES CONCRETE POST FOUND
6. ○ DENOTES IRON PIPE FOUND
7. ● DENOTES IRON ROD & CAP PLACED
8. FLOOD ZONE: C
9. ZONING DISTRICT: A-1
10. BUILDING SETBACKS:
FRONT = 35'
SIDE = 20'
REAR = 50'

JOB NO: 05900	
DRAWN BY: CJP	DATE: 01/23/2006
COMPUTED BY: CJP	DATE: 01/23/2006
CHECKED BY:	DATE:

HSA SSU 1257 7637

P119591

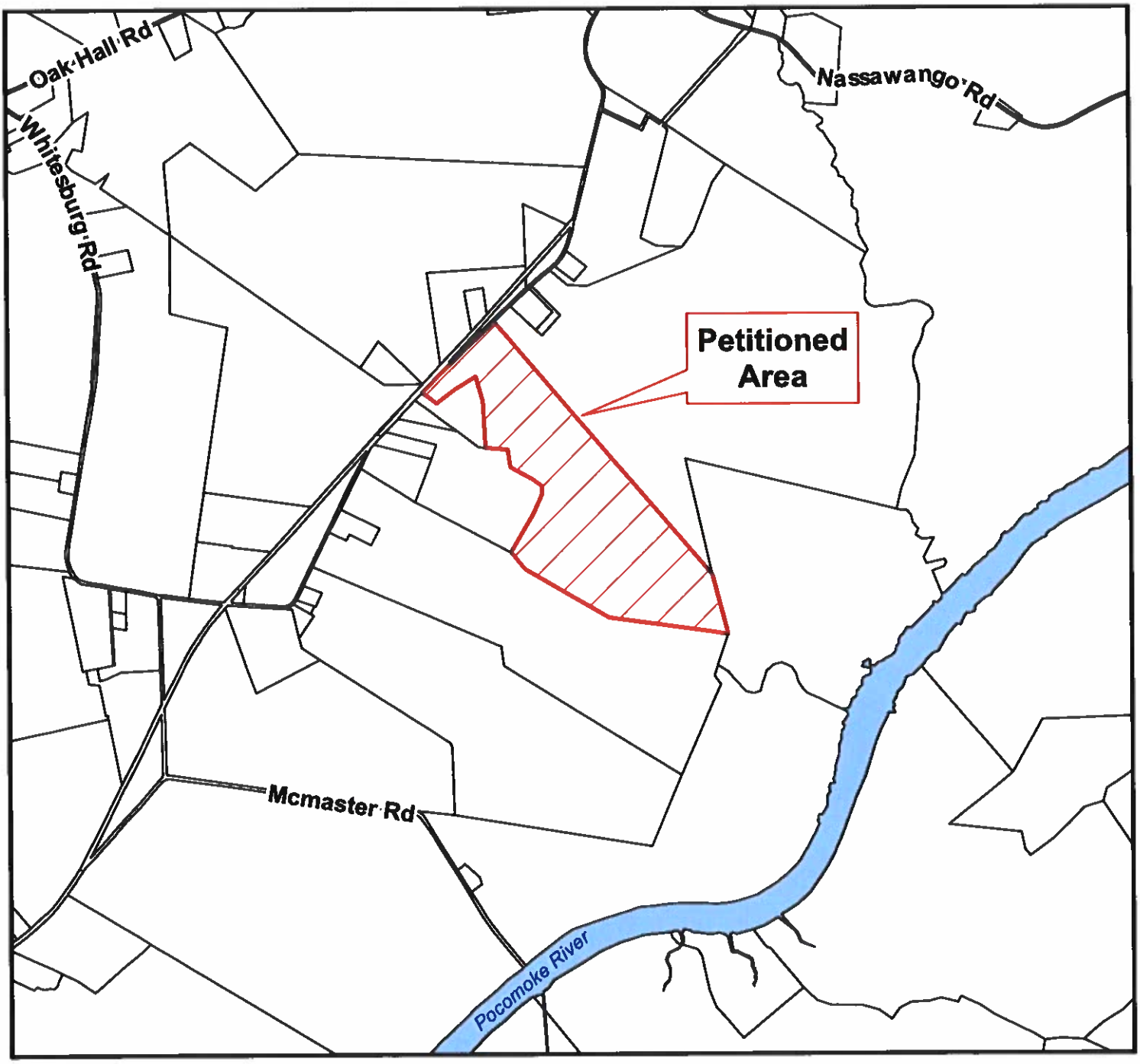
3/9/78

WORCESTER COUNTY CIRCUIT COURT (Subdivision Plats, WO) Plat Book SVH 205, p. 45, MSA_S1257_7637. Date available 2006/02/06. Printed 03/09/2023.

WORCESTER COUNTY, MARYLAND

REZONING CASE NO. 433
RP Resource Protection District to A-1 Agricultural District
Tax Map:69, Parcel 76

LOCATION MAP



DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING
Technical Services Division - Prepared October 2021

0 1,000 2,000
Feet

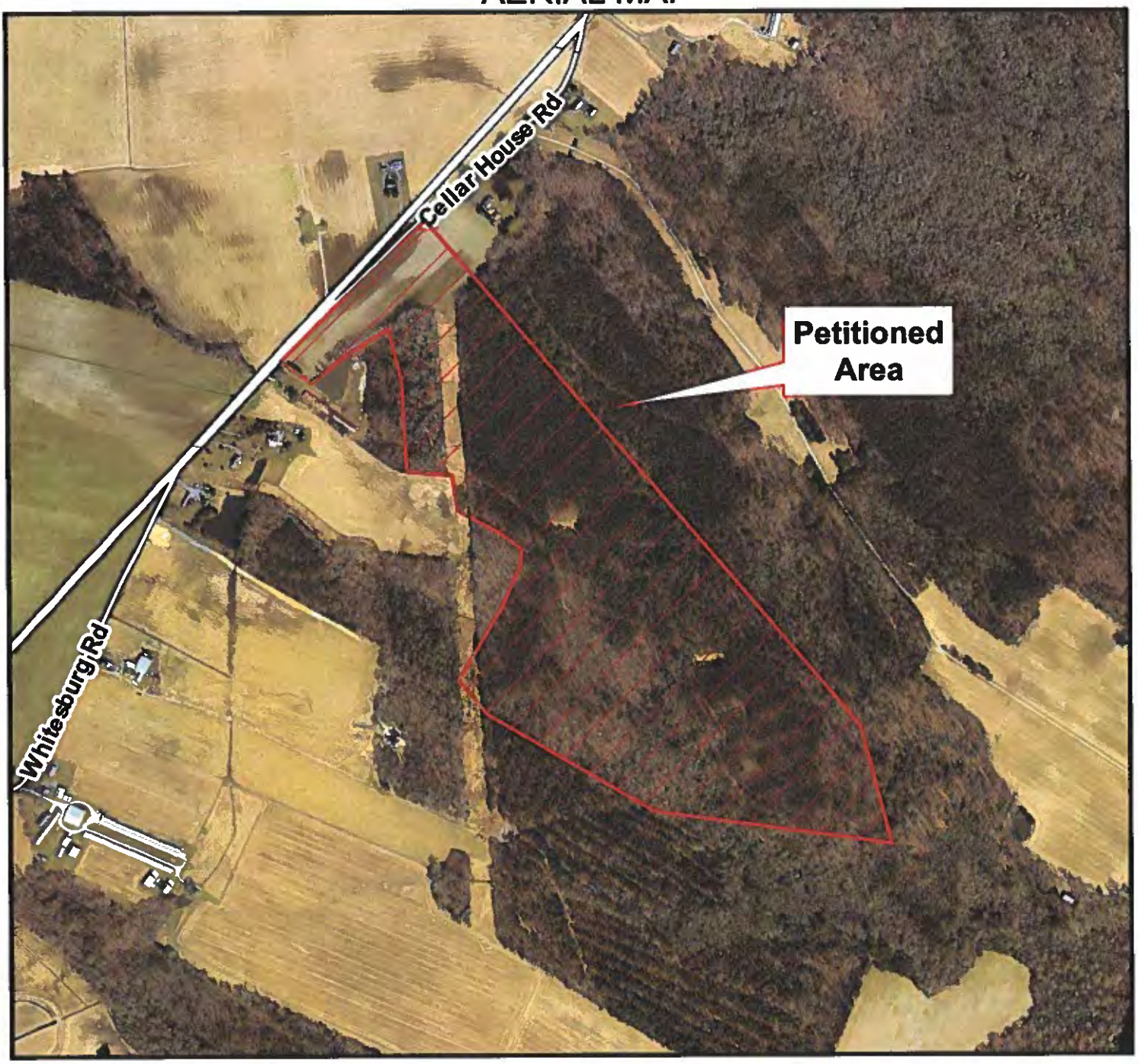
Drawn By: KLH Reviewed By: JKK

Source: Worcester County GIS Data Layers
This map is intended to be used for illustrative purposes only and is not to be used for regulatory action.

WORCESTER COUNTY, MARYLAND

REZONING CASE NO. 433
RP Resource Protection District to A-1 Agricultural District
Tax Map:69, Parcel 76

AERIAL MAP



DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING
Technical Services Division - Prepared October 2021

0 500 1,000
Feet

Drawn By: KLH Reviewed By: JKK

Source: Worcester County GIS Data Layers, 2019 Aerial Imagery
This map is intended to be used for illustrative purposes only and is not to be used for regulatory action.

WORCESTER COUNTY, MARYLAND

REZONING CASE NO. 433
RP Resource Protection District to A-1 Agricultural District
Tax Map:69, Parcel 76

ZONING MAP

DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING
Technical Services Division - Prepared October 2021

0 1,000 2,000
Feet

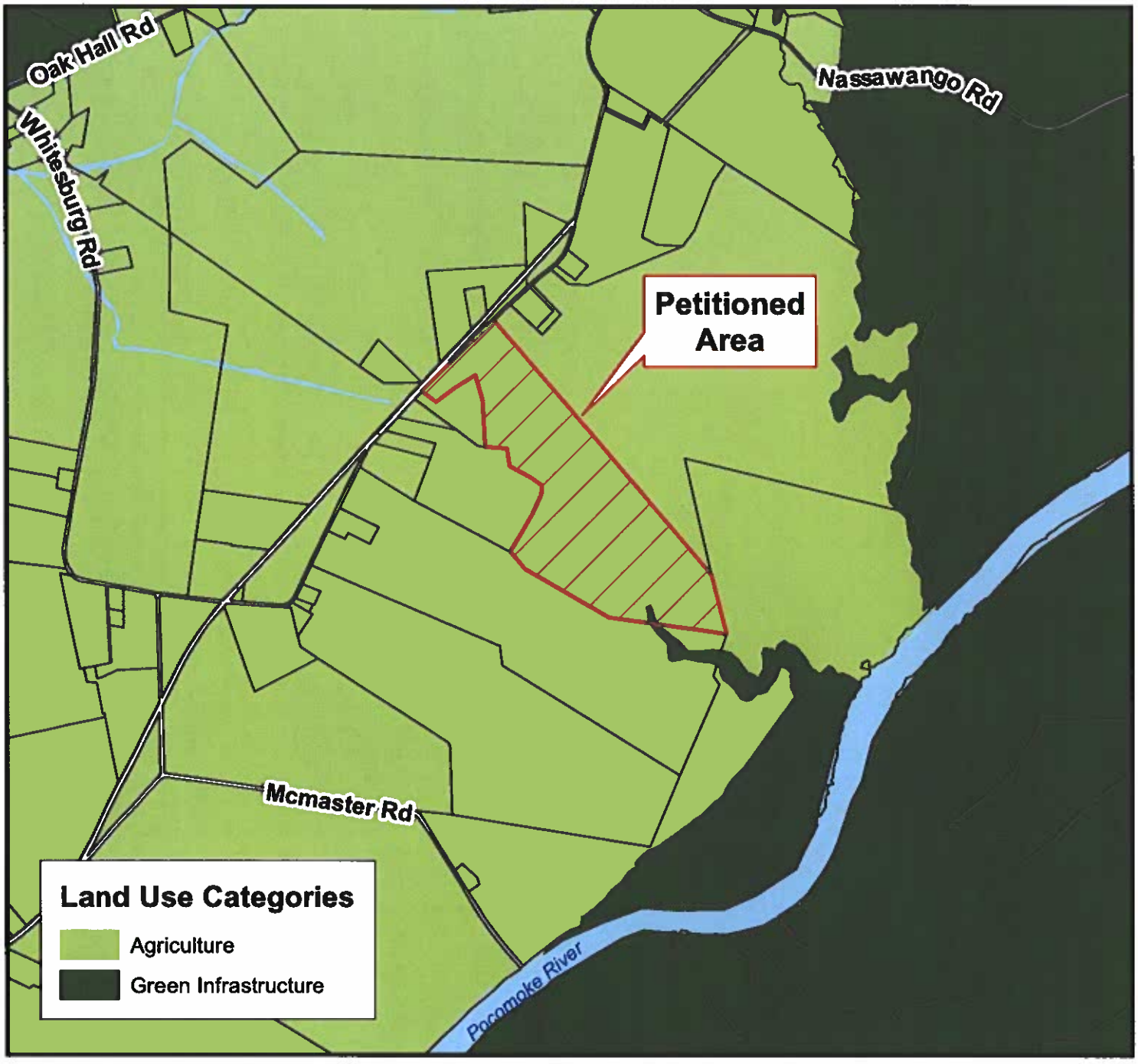
Source: Worcester County GIS Data Layers, 2009 Official Zoning Map
This map is intended to be used for illustrative purposes only and is not to be used for regulatory action.

Drawn By: KLH Reviewed By: JKK

WORCESTER COUNTY, MARYLAND

REZONING CASE NO. 433
RP Resource Protection District to A-1 Agricultural District
Tax Map:69, Parcel 76

LAND USE MAP



DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING
Technical Services Division - Prepared October 2021

0 1,000 2,000
Feet

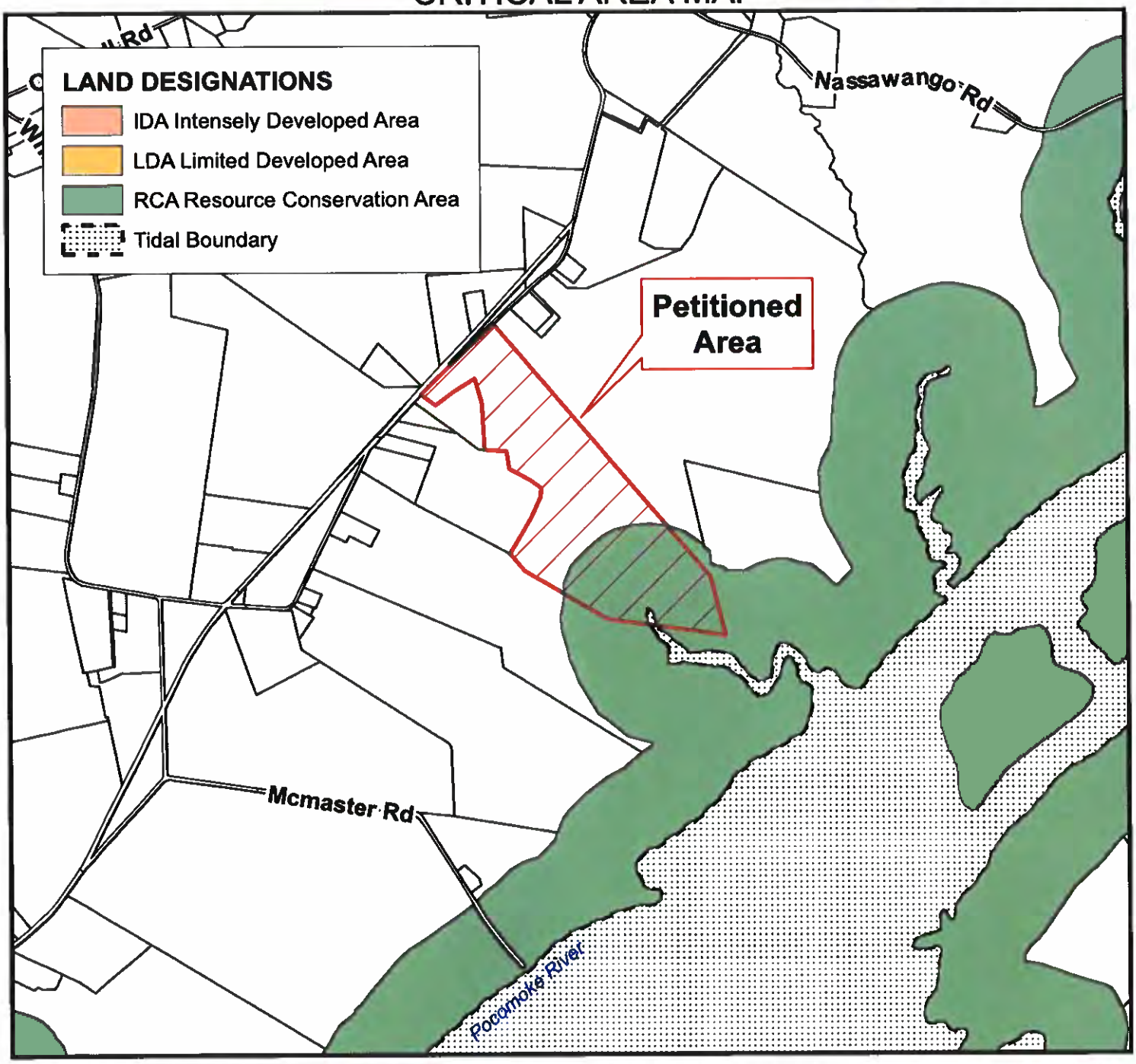
Source: Worcester County GIS Data Layers, 2006 Official Land Use Map
This map is intended to be used for illustrative purposes only and is not to be used for regulatory action.

Drawn By: KLH Reviewed By: JKK

WORCESTER COUNTY, MARYLAND

REZONING CASE NO. 433
RP Resource Protection District to A-1 Agricultural District
Tax Map:69, Parcel 76

CRITICAL AREA MAP



DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING
Technical Services Division - Prepared October 2021

0 1,000 2,000
Feet

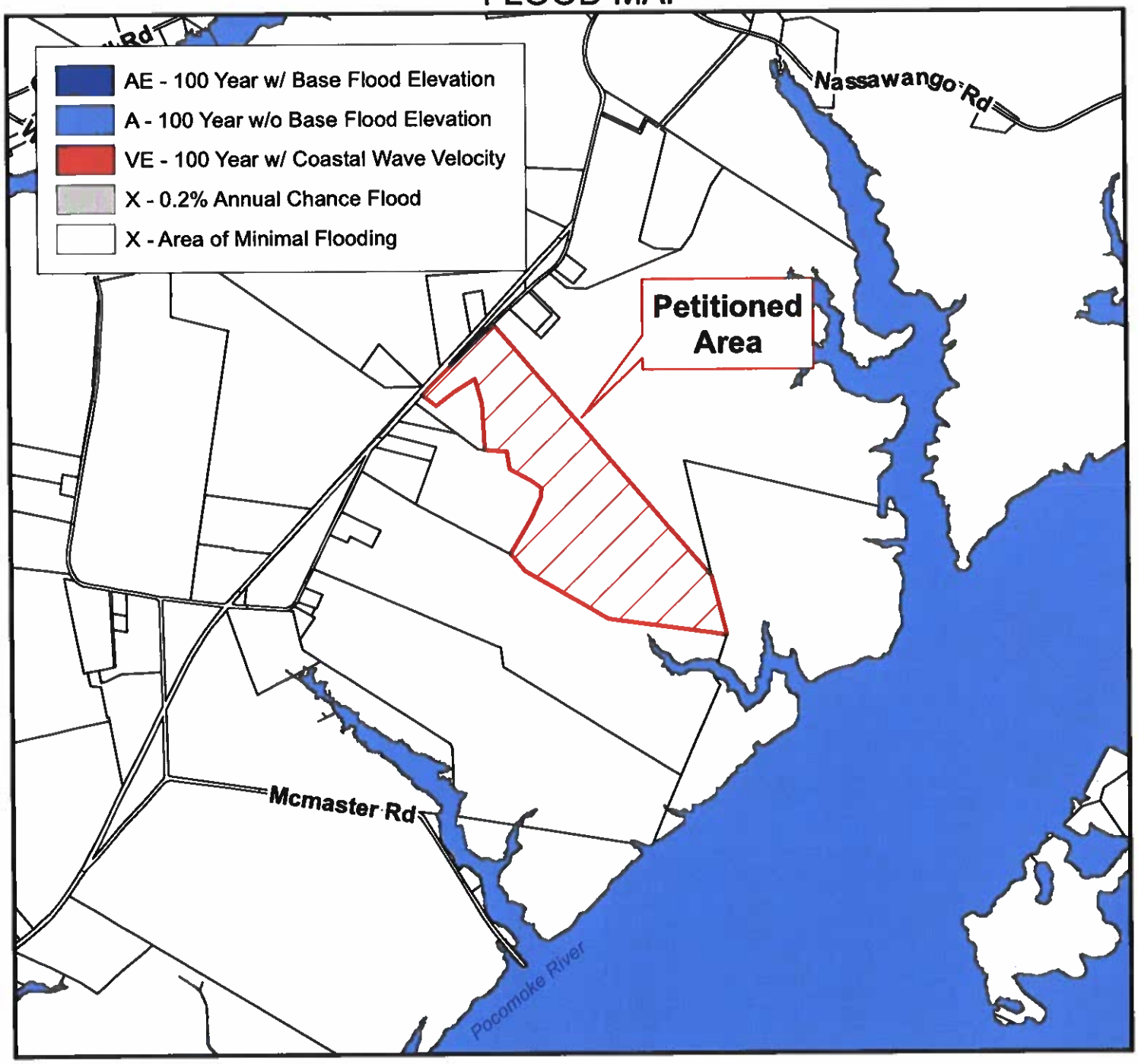
Drawn By: KLH Reviewed By: JKK

Source: Worcester County GIS Data Layers, Chesapeake Bay Critical Area Map
This map is intended to be used for illustrative purposes only and is not to be used for regulatory action.

WORCESTER COUNTY, MARYLAND

REZONING CASE NO. 433
RP Resource Protection District to A-1 Agricultural District
Tax Map:69, Parcel 76

FLOOD MAP



DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING
Technical Services Division - Prepared October 2021

0 1,000 2,000
Feet

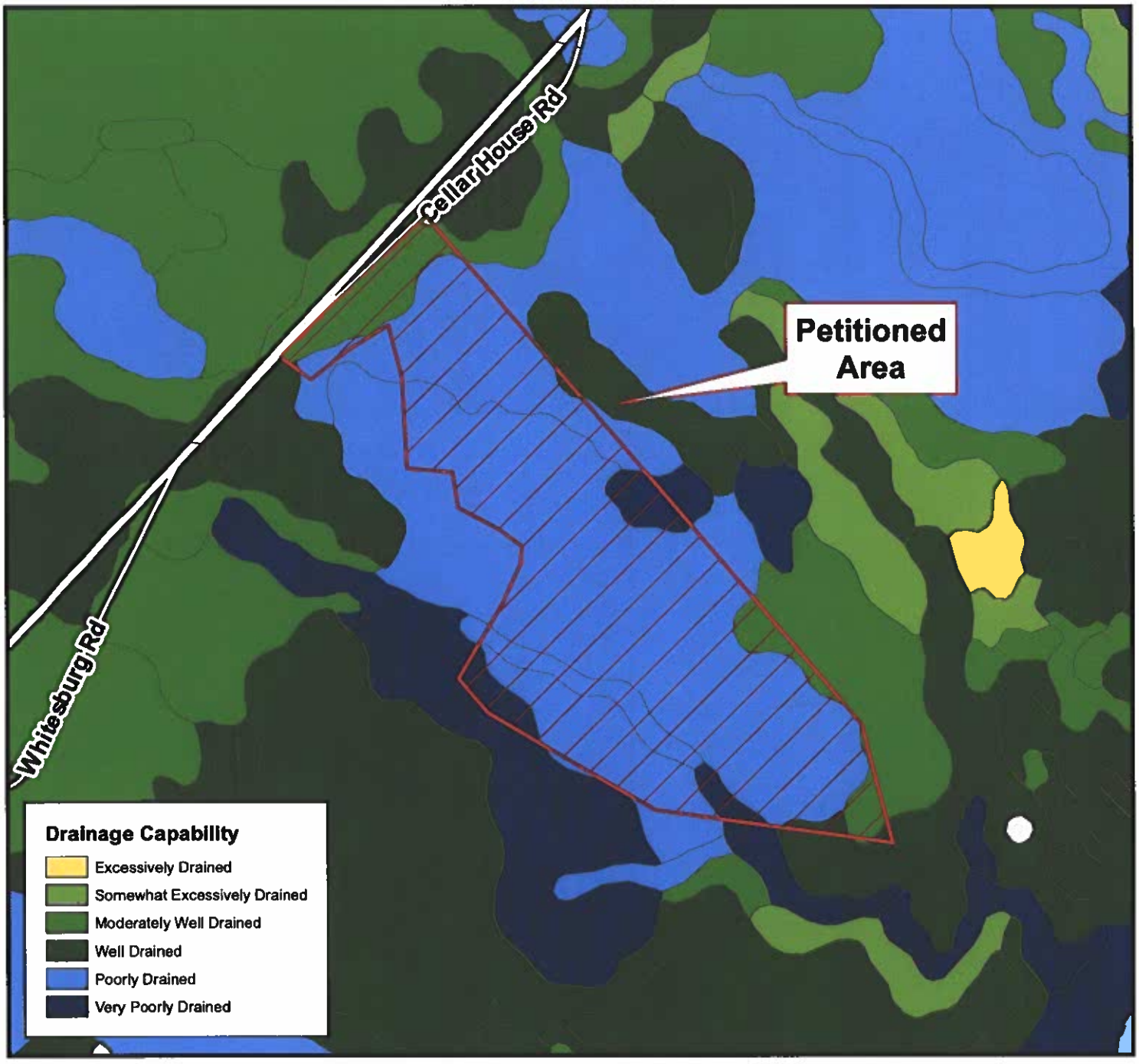
Source: Worcester County GIS Data Layers, 2015 FEMA Flood Insurance Rate Map
This map is intended to be used for illustrative purposes only and is not to be used for regulatory action.

Drawn By: KLH Reviewed By: JKK

WORCESTER COUNTY, MARYLAND

REZONING CASE NO. 433
RP Resource Protection District to A-1 Agricultural District
Tax Map:69, Parcel 76

SOILS MAP



DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING
Technical Services Division - Prepared October 2021

0 500 1,000
Feet

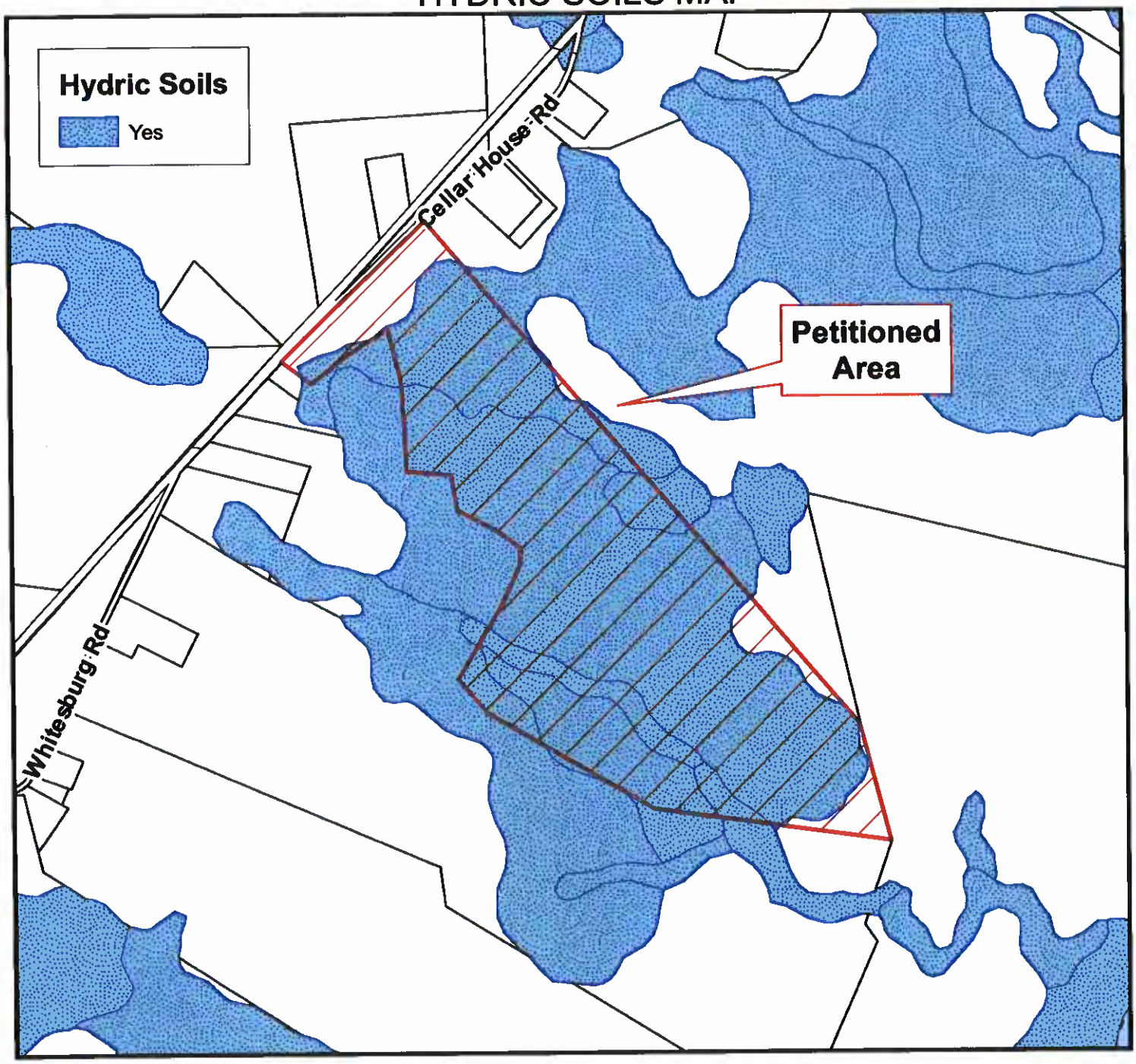
Source: Worcester County GIS Data Layers, 2007 Soil Survey
This map is intended to be used for illustrative purposes only and is not to be used for regulatory action.

Drawn By: KLH Reviewed By: JKK

WORCESTER COUNTY, MARYLAND

REZONING CASE NO. 433
RP Resource Protection District to A-1 Agricultural District
Tax Map:69, Parcel 76

HYDRIC SOILS MAP



DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING
Technical Services Division - Prepared October 2021

0 500 1,000
Feet

Drawn By: KLH Reviewed By: JKK

Source: Worcester County GIS Data Layers, 2007 Soil Survey
This map is intended to be used for illustrative purposes only and is not to be used for regulatory action.

DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL: 410-632-1200 / FAX: 410-632-3008
http://www.co.worcester.md.us/departments/drp

ADMINISTRATIVE DIVISON
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICE DIVISION

MEMORANDUM

TO: Worcester County Planning Commission
FROM: Jennifer K. Keener, AICP, Director JKK
DATE: January 21, 2022
RE: Comprehensive Plan – Plan Requirements and Population Projections

****

The Planning Commission will soon need to begin the process of reviewing the Worcester County Comprehensive Plan. Plans are required to be reviewed every ten years and updated as needed. Worcester County's current plan was adopted in 2006, with two subsequent amendments; the Priority Preservation Area Element in 2010, and the Water Resources Element in 2011. Attached you will find the general element requirements from the Maryland Department of Planning's (MDP) website that need to be incorporated into a comprehensive plan.

Population figures and projections form the basis for many of the goals and objectives of the plan. On the attached sheets, you will find Table 2-2 from the Plan listing the projected population and household changes through 2025, and a comparison chart illustrating existing and revised future population projections. Actual population growth was modest; in fact, Worcester County is not expected to surpass the total projected population from the current Plan over the next planning period.

Moving forward, please anticipate that we will be discussing this topic after your typical agenda items on your regular meeting date. When work sessions are needed, we will give you advanced notice so that you can be sure to be in attendance. We look forward to working with you on the updates to the plan.

As always, if you have any questions, or require additional information, please do not hesitate to contact us.

cc: Gary Pusey, Deputy Director
Roscoe Leslie, County Attorney

Table 2-2 Projected Population and Projected Household Change

Year	2000	2005	2010	2015	2020	2025
Population	46,543	51,543	55,543	59,043	62,043	64,543
Projected Annual Change		1,000	800	700	600	500
Total Population Change		5,000	9,000	12,500	15,500	18,000
Households Change*		435	348	304	261	217
Total Household Change		2,146	3,863	5,365	6,652	7,725

*Household size is assumed to be 2.33 persons per household (Census 2000).

Worcester County Comprehensive Plan, Chapter Two: Land Use, Page 23

Population Projection Comparison

Year	Comp Plan Projection	2020 Census	MDP Current Projection (Dec 2020)	Difference
2020	62,043	52,607	-	-9,436
2025	64,543	-	54,950	-9,593
2030	-	-	57,150	-
2035	-	-	59,650	-
2040	-	-	60,810	-
2045	-	-	61,950	-

Historical and Projected Total Population for Maryland's Jurisdictions

(December 2020)

	Census 1970	Census 1980	Census 1990	Census 2000	Census 2010	2015	2020	2025	2030	2035	2040	2045
MARYLAND	3,923,897	4,216,933	4,780,753	5,296,486	5,773,552	5,982,810	6,074,750	6,244,980	6,413,690	6,588,760	6,739,410	6,873,330
BALTIMORE REGION	2,071,016	2,173,989	2,348,219	2,512,431	2,662,691	2,737,380	2,762,890	2,814,290	2,864,350	2,914,680	2,964,210	3,001,930
Anne Arundel County	298,042	370,775	427,239	489,656	537,656	562,870	582,880	595,010	608,990	620,350	632,200	645,190
Baltimore County	620,409	655,615	692,134	754,292	805,029	827,770	830,310	838,560	846,590	858,920	873,130	883,980
Carroll County	69,006	96,356	123,372	150,897	167,134	167,550	169,000	171,700	174,150	177,490	180,800	184,150
Harford County	115,378	145,930	182,132	218,590	244,826	250,030	257,680	264,870	271,860	280,560	289,220	294,250
Howard County	62,394	118,572	187,328	247,842	287,085	313,350	327,990	344,150	356,860	364,640	368,830	369,220
Baltimore City	905,787	786,741	736,014	651,154	620,961	615,810	595,030	600,000	605,900	612,720	620,030	625,140
WASHINGTON SUBURBAN REGION	1,269,455	1,358,916	1,635,788	1,870,133	2,068,582	2,183,270	2,227,910	2,299,000	2,366,330	2,439,900	2,497,070	2,548,340
Frederick County	84,927	114,792	150,208	195,277	233,385	245,000	264,780	285,690	300,580	316,360	329,150	341,130
Montgomery County	522,809	579,053	757,027	873,341	971,777	1,032,270	1,051,990	1,087,290	1,124,790	1,167,700	1,197,150	1,223,340
Prince George's County	661,719	665,071	728,553	801,515	863,420	906,000	911,140	926,020	940,960	955,840	970,770	983,870
SOUTHERN MARYLAND REGION	115,748	167,284	228,500	281,320	340,439	357,630	373,000	393,970	413,630	432,740	450,800	469,430
Calvert County	20,682	34,638	51,372	74,563	88,737	90,650	93,310	96,050	97,900	98,740	99,160	99,550
Charles County	47,678	72,751	101,154	120,546	146,551	155,790	164,540	174,220	184,470	194,850	205,290	215,980
St. Mary's County	47,388	59,895	75,974	86,211	105,151	111,200	115,150	123,700	131,260	139,150	146,350	153,900
									16,110	14.0%		
WESTERN MARYLAND REGION	209,349	220,124	224,477	236,699	252,614	252,250	251,560	258,540	267,300	276,010	283,770	291,750
Allegany County	84,044	80,548	74,946	74,930	75,087	72,650	70,660	71,400	72,150	72,900	73,560	74,200
Garrett County	21,476	26,490	28,138	29,846	30,097	29,600	29,100	29,700	30,250	30,510	30,760	31,000
Washington County	103,829	113,086	121,393	131,923	147,430	150,000	151,800	157,440	164,900	172,600	179,450	186,550
UPPER EASTERN SHORE REGION	131,322	151,380	180,726	209,295	239,951	240,980	244,820	254,230	266,620	280,630	292,490	304,390
Caroline County	19,781	23,143	27,035	29,772	33,066	32,890	33,660	35,550	37,700	40,000	42,200	44,500
Cecil County	53,291	60,430	71,347	85,951	101,108	102,400	103,100	106,100	112,050	119,200	125,450	131,550
Kent County	16,146	16,695	17,842	19,197	20,197	19,600	19,700	20,400	20,900	21,350	21,800	22,250
Queen Anne's County	18,422	25,508	33,953	40,563	47,798	48,480	50,810	53,430	56,320	59,530	62,040	64,650
Talbot County	23,682	25,604	30,549	33,812	37,782	37,600	37,550	38,750	39,650	40,550	41,000	41,440
LOWER EASTERN SHORE REGION	127,007	145,240	163,043	186,608	209,275	211,300	214,570	224,950	235,460	244,800	251,070	257,490
Dorchester County	29,405	30,623	30,236	30,674	32,618	32,250	32,110	33,850	35,160	36,400	37,300	38,240
Somerset County	18,924	19,188	23,440	24,747	26,470	25,710	25,760	26,750	27,450	28,100	28,310	28,500
Wicomico County	54,236	64,540	74,339	84,644	98,733	101,950	104,200	109,400	115,700	120,650	124,650	128,800
Worcester County	24,442	30,889	35,028	46,543	51,454	51,400	52,500	54,950	57,150	59,650	60,810	61,950

Projections for the Baltimore Region based on Round 9A from the Baltimore Metropolitan Council of Government's Cooperative Forecasting Committee.

Projections for the Washington Suburban Region based on Round 9.1A of the Metropolitan Washington Council of Governments Cooperative Forecasting Committee.

Prepared by the Maryland Department of Planning, Projections and State Data Center, December 2020

Maryland Department of Planning

Requirements of a Comprehensive Plan

Land Use Article states that once the planning commission is legislatively created, the planning commission has the function and duty to prepare a comprehensive plan for its jurisdiction, and to present this plan to the local legislative or governing body for its consideration and adoption. The comprehensive plan must serve as a guide to public and private actions and decisions to ensure the development of public and private property in appropriate relationships.

With power comes responsibility, and Land Use Article outlines a number of requirements governing content and procedures that each planning commission must fulfill in the crafting of the jurisdiction's comprehensive plan.

Procedural Requirements

Each jurisdiction must review and, if necessary, update its comprehensive plan every ten years. The page, Managing Maryland's Growth: Transitioning to the Comprehensive Plan 10-Year Review Cycle, is a good resource for jurisdictions going through this process.

The planning commission must consult with entities about protecting or executing the Plan (§3.05.d.2.ii.). Although not listed as a requirement, public interest and understanding of the plan helps to establish public trust and support for the plan, and ultimately makes implementation of the plan easier. Therefore, the planning commission has the power to promote public interest in and understanding of the plan (§3.05.d.1) Content Requirements Land Use Article establishes a framework for the content of the plan by requiring that it address certain components of the jurisdiction's vision:

Goals and Objectives
This section establishes goals and objectives that serve as a guide for the development and economic and social well being of the local jurisdictions. The goals and objectives tell the world how the community wants to function and look in the future.

Land Use
The land use element outlines the most appropriate and desirable patterns of growth and development. Maps are particularly helpful for this section and can show areas targeted for different types of development; revitalization; priority corridors or areas; and preservation areas.

Housing
The housing element assesses a community's housing needs and addresses housing affordability for workforce and low-income households. Affordability levels are based on the U.S. Department of Housing and Urban Development's Area Median Income (AMI). The housing element may include goals, objectives, policies, plans, and standards for the community. For

more information on how to prepare a housing element, go to Planning's Housing Element Models & Guidelines.

Transportation
The transportation element describes and presents transportation patterns and includes the entire spectrum of transportation facilities (transit, roads, bicycle and pedestrian amenities, and transit-oriented development) applicable to the jurisdiction. It is important to note that Land Use Article specifically requires jurisdictions to address bicycle and pedestrian facilities in their comprehensive plans.

Community Facilites
The community facilities element identifies the location, character and extent of public and semi-public buildings, lands, and facilities.

Mineral Resources
The mineral resources element identifies land that can be used to provide a continuous supply of minerals, post-excavation uses, and land use policies to balance mineral resource extraction with other land uses. This element is only required if current geological information is available. For more information see the Mineral Resource Planning section of the Models and Guidelines.

Development Regulations
The development regulations section identifies development tools that are the best available mechanisms to implement the plan, including streamlined review for development in designated growth areas.

Areas of Critical State Concern
This section includes recommendations for the determination, identification, and designation of areas that are of critical State concern.

Sensitive Areas
The sensitive areas element sets goals, objectives, principles, policies, and standards to protect sensitive areas from the adverse effects of development. Land Use Article requires jurisdictions to protect streams and their buffers; the 100-year floodplain; habitats of threatened and endangered species; and steep slopes, wetlands and agricultural and forest lands intended for resource protection or conservation". Jurisdictions, of course, can identify and protect other sensitive areas as well. For more information see the Sensitive Areas - Volume I and Sensitive Areas - Volume II sections from the Models and Guidelines.

Fisheries
Counties located on tidal waters must include a fisheries element, which focuses on the designation of areas for loading, unloading, and processing finfish and shellfish, and for docking and mooring commercial fishing boats and vessels.

Implementation
Recognizing the importance of designing land development regulations that implement the Plan, this section is supposed to address recommendations for land development regulations;

encouraging streamlined review of applications for development in areas designated for growth; the use of flexible development regulations to promote innovative and cost-saving site design and protect the environment; and economic development in areas designated for growth.

Recognizing local jurisdictions' individuality, Land Use Article gives the planning commission the authority to put additional elements in the comprehensive plan. These elements may include, but are not limited to, Community Renewal; Housing; Flood Control; Pollution Control; Conservation; Natural Resources; Public Utilities; and Transit- and Pedestrian-Oriented Development.

Comprehensive plans, by their nature, address issues that transcend political boundaries. Therefore, the comprehensive plan is required to include any areas outside of the boundaries of the plan that, in the planning commission's judgment, bear relation to the planning responsibilities of the commission. The plan must also incorporate The Twelve Visions designed to encourage economic growth and protect natural resources.

Development Capacity Analysis
This is sometimes referred to as a "build-out analysis" or " buildable lot inventory," is also required in the comprehensive plan. This is an estimate of the total amount of development that may be built in an area under a certain set of assumptions, including applicable land use laws and policies (e.g., zoning), environmental constraints, etc. While this kind of analysis is most often associated with an estimate of capacity for new residential development, there is also value in estimating a jurisdiction's capacity to meet commercial and industrial needs, recreational needs or other land use goals.

Two additional elements, the Municipal Growth Element and the Water Resources Element were added to the comprehensive plan in the 2006 Legislative Session and must be incorporated into the plan by October 1, 2009. If a jurisdiction has not included mandated elements in its plan by 2009, that jurisdiction cannot rezone land.

Municipal Growth Element
This element requires municipalities to identify areas for future growth consistent with its long-range vision. The element is developed based on population projections and identifies needs for land and infrastructure. Consultation is required with the county before it can be adopted. For more information see the Municipal Growth Element section from the Models and Guidelines.

Water Resources Element
This element identifies drinking water supplies needed by projected population. It also identifies suitable receiving waters for wastewater and stormwater management to meet needs presented by development as proposed in the land use element.

SITE DEVELOPMENT PLAN

PROPOSED RESIDENTIAL PLANNED COMMUNITY
SHADY SIDE VILLAGE

WORCESTER COUNTY, MARYLAND

FINAL SITE PLAN APPROVAL
R.P.C. STEP-THREE FINAL SUBMISSION
DECEMBER 15, 2021

CONTACT INFORMATION

LANDOWNER

KATHLEEN M. CLARK
12319 OCEAN GATEWAY STE 304
OCEAN CITY, MARYLAND 21842
PHONE: (410) 213-1633

APPLICANT

KATHLEEN M. CLARK
12319 OCEAN GATEWAY STE 304
OCEAN CITY, MARYLAND 21842
PHONE: (410) 213-1633

DEVELOPER

KATHLEEN M. CLARK
12319 OCEAN GATEWAY STE 304
OCEAN CITY, MARYLAND 21842
PHONE: (410) 213-1633

CONSULTANT

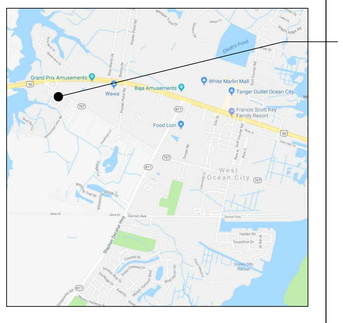
IOTT ARCHITECTURE & ENGINEERING, INC.
310 HAMMOND STREET, SUITE 100
SALISBURY, MD. 21804
PHONE: (410) 749-7229
E-MAIL: kiott@iottarchitecture.com

PROJECT DATA

DEED REF: 02129/00058
PLAT REF:
PARCEL No: 0157
LOT No.:
COUNTY: WORCESTER
TAX MAP: 0026
GRID: 0006
PLAT No.:
SUBDIVISION: 73AF

VICINITY MAP

LOCATION MAP



IOTT FILE NO. 19-055

ENGINEER'S CERTIFICATION

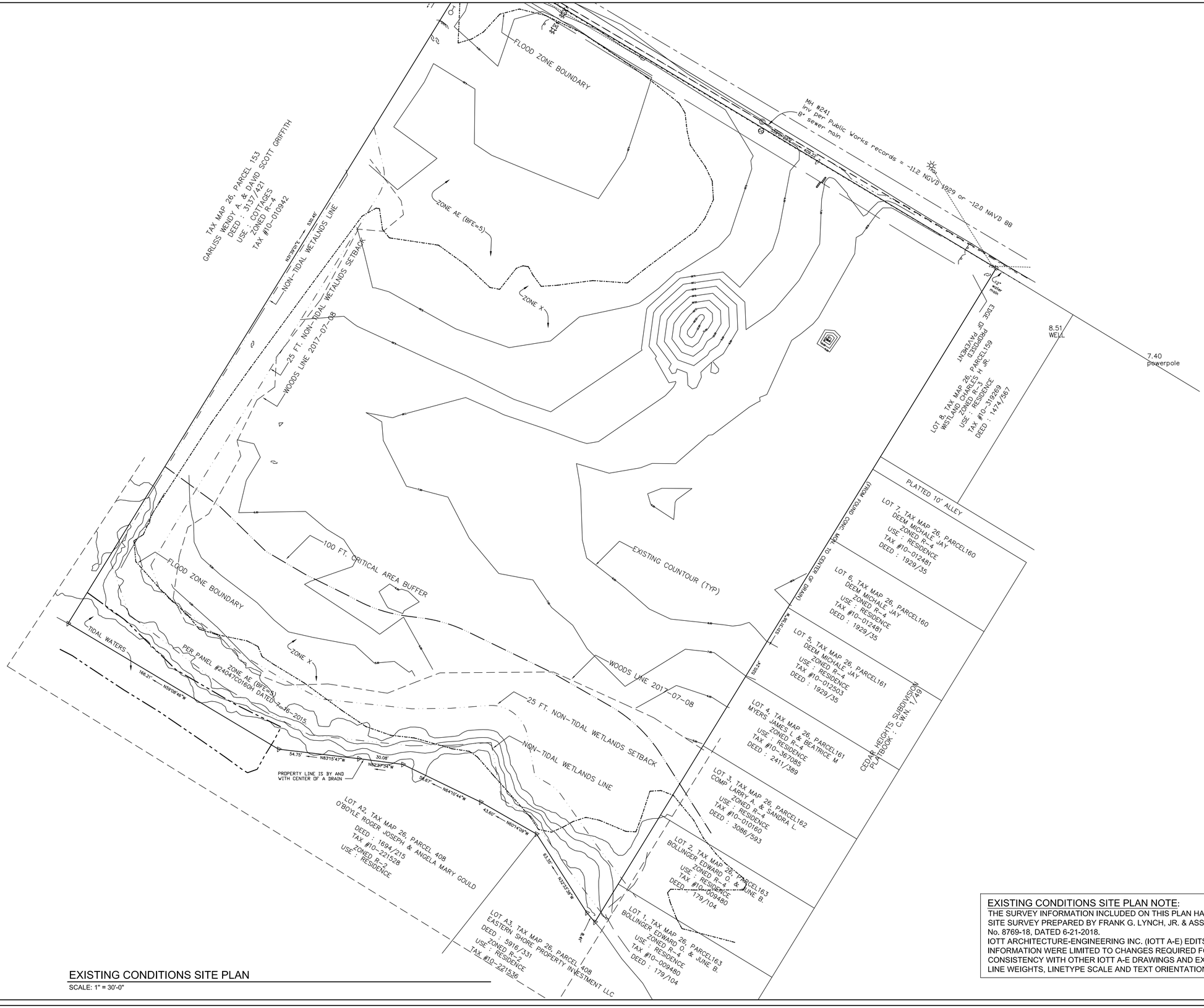
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND

KEITH IOTT LICENSE NO: 17951
EXPIRATION DATE: 9/11/2022

IOTT ARCHITECTURE ENGINEERING INCORPORATED
310 HAMMOND ST. · SUITE 100 · SALISBURY, MARYLAND
(410) 749-7229 · FAX (410) 749-0001

LIST OF DRAWINGS		ISSUE DATE	REV. DATE
CS1	COVER SHEET	12-15-2021	
CIVIL			
C 100	EXISTING CONDITIONS SITE PLAN	11-10-2021	
C 200	SITE DEVELOPMENT PLAN	11-10-2021	12-15-2021
C 201	SITE PAVING AND ACCESSIBILITY DETAILS	11-10-2021	12-15-2021
C 210	CRITICAL AREAS BUFFER ESTABLISHMENT PLAN	11-09-2021	
SWM100	SITE RESOURCE MAPPING	11-10-2021	
SWM101	ESD SITE PLAN	11-10-2021	
SWM102	PROPOSED SITE AREA TAKEOFFS	11-10-2021	
SHA200	ROUTE 707 ENTRANCE PLAN	11-10-2021	
C600	SITE UTILITY PLAN	11-10-2021	
LANDSCAPE			
L100	LANDSCAPE PLAN	11-10-2021	
L101	LANDSCAPE SCHEDULE	11-10-2021	
ARCHITECTURAL			
A100	2 UNIT BUILDING -FIRST FLOOR PLANS	12-15-2021	
A101	2 UNIT BUILDING - SECOND FLOOR PLAN	12-15-2021	
A102	2 UNIT BUILDING - ROOF PLAN	12-15-2021	
A120	3 UNIT BUILDING -FIRST FLOOR PLAN	12-15-2021	
A121	3 UNIT BUILDING -SECOND FLOOR PLAN	12-15-2021	
A300	2 UNIT BUILDING - FRONT AND LEFT SIDE ELEVATIONS	12-15-2021	
A301	2 UNIT BUILDING - REAR AND RIGHT SIDE ELEVATIONS	12-15-2021	
A320	3 UNIT BUILDING - FRONT AND RIGHT SIDE ELEVATIONS	12-15-2021	
A321	3 UNIT BUILDING - REAR AND LEFT SIDE ELEVATIONS	12-15-2021	
A360	6 UNIT BUILDING - FRONT ELEVATION	12-15-2021	
A361	6 UNIT BUILDING - REAR ELEVATION	12-15-2021	
A361	6 UNIT BUILDING - SIDE ELEVATIONS	12-15-2021	

SITE PLAN APPROVAL SUBMISSION
RESIDENTIAL PLANNED COMMUNITY
SHADY SIDE VILLAGE
WORCESTER COUNTY, MARYLAND



EXISTING CONDITIONS SITE PLAN

SCALE: 1" = 30'-0"

EXISTING CONDITIONS SITE PLAN NOTE:

THE SURVEY INFORMATION INCLUDED ON THIS PLAN HAS BEEN TAKEN FROM SITE SURVEY PREPARED BY FRANK G. LYNCH, JR. & ASSOCIATES, INC. FILE No. 8769-18, DATED 6-21-2018.
IOTT ARCHITECTURE-ENGINEERING INC. (IOTT A-E) EDITS TO THIS INFORMATION WERE LIMITED TO CHANGES REQUIRED FOR GRAPHICAL CONSISTENCY WITH OTHER IOTT A-E DRAWINGS AND EXHIBITS SUCH AS LINE WEIGHTS, LINETYPE SCALE AND TEXT ORIENTATION .

REVISIONS

NO.	DATE	REMARKS

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME A DULY LICENSED ARCHITECT LICENSED UNDER THE LAWS OF THE STATE OF MARYLAND

KEITH IOTT LICENSE NO. 8057
EXPIRATION DATE: 09/09/22

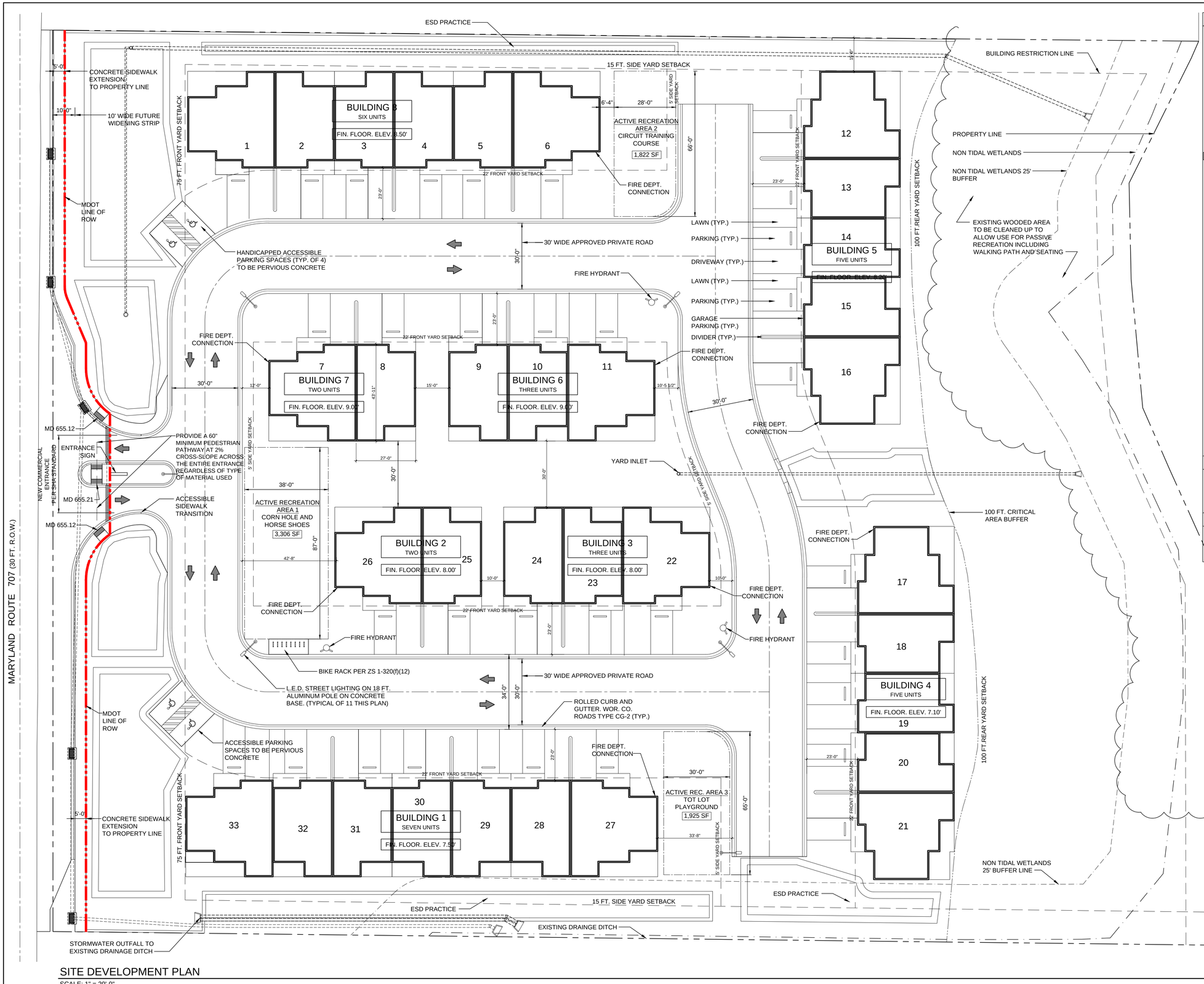
IOTT
ARCHITECTURE
ENGINEERING
INCORPORATED
310 HAMMOND ST. • SUITE 100 • SALISBURY, MARYLAND
(410) 749-7229 • FAX (410) 749-0001

RESIDENTIAL PLANNED COMMUNITY
SHADYSIDE VILLAGE
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

EXISTING CONDITIONS SITE PLAN

DATE: AUGUST 18, 2021
IOTT PROJ. NO.: 19-055
DESIGN BY: KI
DRAWN BY:
SCALE: 1" = 20'-0"
STAGE: TRC SUBMISSION
DWG. FILE: 19-055-C100

C 100



SITE DEVELOPMENT PLAN

SCALE: 1" = 20'-0"

SITE DEVELOPMENT SUMMARY

PARCEL DESCRIPTION
TAX MAP 26, PARCEL 157
10TH TAX DISTRICT
WORCESTER COUNTY,
MARYLAND

PROPERTY OWNERS
KATHLEEN M. CLARK
12319-201 OCEAN GATEWAY
OCEAN CITY MARYLAND, 21842
(410) 213-1633

SITE AREA EXISTING
± 4.82 ACRES GROSS SITE AREA (± 4.51 ACRES UPLAND & ± 0.18 ACRES NON TIDAL WETLAND)
± 0.06 ACRES TIDAL WETLAND
± 0.09 ACRES ROAD WIDENING
± 4.67 ACRES NET SITE AREA

NET SITE AREA BREAKDOWN
± 1.00 ACRES BUILDING FOOTPRINTS AND PATIOS
± 0.44 ACRES DRIVEWAYS AND PARKING
± 0.22 SIDEWALK
± 0.68 ACRES ROADWAY
SUBTOTAL NON-OPEN SPACE : ± 2.4 ACRES
OPEN SPACE PROVIDED : ± 2.27 ACRES
PERCENTAGE OF OPEN SPACE PROVIDED : ± 49% NET SITE ACRE

OPEN SPACE REQUIRED : 30% OF NET SITE AREA : 1.40 ACRES

OPEN SPACE TO BE IN A NATURAL STATE : 1.81 ACRES

ACTIVE RECREATION SPACE
REQUIRED: 0.14 ACRES (10% OF REQUIRED OPEN SPACE)
PROVIDED: 0.16 ACRES (12% OF REQUIRED OPEN SPACE)

PASSIVE RECREATION SPACE
REQUIRED: 0.28 ACRES (20% OF REQUIRED OPEN SPACE)
PROVIDED: 0.30 ACRES (28% OF REQUIRED OPEN SPACE)

EXISTING AND PROPOSED ZONING
R-4, GENERAL RESIDENTIAL

PROPOSED USE AND DENSITY
RESIDENTIAL PLANNED COMMUNITY
ALLOWABLE DENSITY: 8 UNITS PER ACRE
PROPOSED DENSITY: 33 UNITS ÷ 4.82 ACRES = 6.85 UNITS/ ACRES

FLOOD ZONE
THIS SITE IS LOCATED IN FLOOD ZONE A-E (ELEV.5) AND ZONE X PER FEMA COMMUNITY PANEL 24047C0160H DATED 7-16-15

CRITICAL AREA
THIS SITE IS LOCATED ENTIRELY WITHIN THE INTENSIVE DEVELOPMENT AREA (IDA) OF THE ATLANTIC COASTAL BAYS CRITICAL AREA.

PARKING SUMMARY

NUMBER OF RESIDENTIAL UNITS	33 UNITS
MINIMUM REQUIRED PARKING	66 SPACES
MAXIMUM PROVIDED PARKING	83 SPACES
PARKING PROVIDED	70 SPACES

(FOUR ACCESSIBLE SPACES TO BE PERVIOUS PAVEMENT)

ROADWAY AND SIDEWALK NOTES

THE INTERNAL ROADWAY IS TO BE CONSTRUCTED AS AN APPROVED PRIVATE ROAD. THE APPROVED PRIVATE ROAD SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION.

WATER AND SEWER SUMMARY

THIS PROJECT REQUIRES 33 WATER AND SEWER EDUs. THE PROJECT CURRENTLY HAS 28 SEWER EDUs FROM THE WEST OCEAN CITY SANITARY SERVICE.

NINE SEWER EDUs WILL BE TRANSFERRED INTO THE SITE FROM THE MYSTIC HARBOR SANITARY SERVICE.

33 WATER EDUs WILL BE ACQUIRED FROM THE MYSTIC HARBOR SERVICE AREA.

IF LAWN IRRIGATION IS TO BE PROVIDED BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AT ALL CONNECTIONS TO THE WATER SERVICE.

LINE TYPE LEGEND

- PROPERTY LINE
- BUILDING RESTRICTION LINE
- NON TIDAL WETLAND
- NON TIDAL WETLANDS 25' BUFFER
- 100 FT. CRITICAL AREA BUFFER

REVISIONS			
NO.	DATE	REMARKS	
1	12-15-2021	REVISE DENSITY IN PROJECT SUMMARY	

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND

KEITH OTT LICENSE NO. 17061
EXPIRATION DATE: SEP. 13, 2022

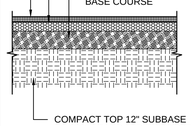
ARCHITECTURE ENGINEERING INCORPORATED
OTT
310 HAMMOND ST. • SUITE 100 • SALISBURY, MARYLAND
(410) 749-7229 • FAX (410) 749-0001

RESIDENTIAL PLANNED COMMUNITY
SHADYSIDE VILLAGE
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND
SITE DEVELOPMENT PLAN

DATE: 11-10-2021
IOTT PROJ. NO.: 19-055
DESIGN BY: KI
DRAWN BY: KI
SCALE: 1" = 20'-0"
STAGE: FINAL
DWG. FILE: 19-055

C 200

REFER TO APPROVED PRIVATE ROAD CROSS SECTION THIS SHEET



PAVING STANDARDS

GENERAL:
Asphalt pavement shall consist of dense graded asphaltic concrete (hot-mix) aggregate base course and compacted sub-base to the lines and grades as shown on the grading plans and as approved by the jurisdiction where the pavement is located. Bituminous concrete shall be composed, mixed and constructed in accordance with the Maryland SHA Standard Specifications for Construction Materials (latest edition).

COMPACTED SUB-BASE
The sub-base shall consist of in-situ soil material where approved by the Soils Inspector to a depth of 12" to 90 % of Standard Proctor Density.

AGGREGATE BASE
Aggregate pavement base shall consist of open graded crusher run aggregate to a compacted depth of 4 inches. Crusher run shall be finished to a smooth, firm even surface to the lines and grades shown on the Grading Plan.

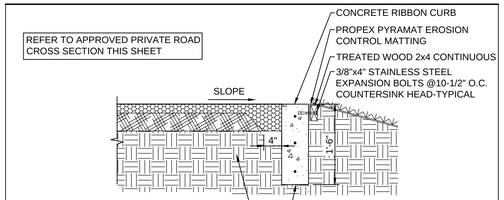
SURFACE COURSE
Asphalt surface course shall satisfy the design requirements for surface course band SN per the SHA Standards Specifications for Construction Materials. Surface course shall be placed to the lines and grades shown to a compacted depth of 2 inches. Compaction of surface course shall be in strict accordance with Section 401.03.09 of the Standard.

PAVEMENT STRIPING
All striping shall be 4" wide unless noted otherwise. Color, white. Painted Handicapped Parking symbol shall be 48" overall height. Crosswalk and H/C loading space striping shall be 36" on center spacing, at 45° to aisle.

BITUMINOUS PAVEMENT DETAIL

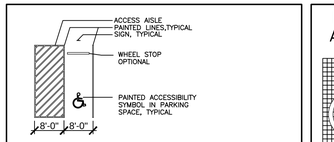
SCALE : 3/4" = 1'-0"

REFER TO APPROVED PRIVATE ROAD CROSS SECTION THIS SHEET



RIBBON CURB DETAIL

SCALE : 3/4" = 1'-0"



TYPICAL ACCESSIBLE PARKING SPACES

REF: DEPARTMENT OF JUSTICE 28 CFR PART 36
ADA STANDARDS FOR ACCESSIBLE DESIGN

4.6 PARKING AND PASSENGER LOADING ZONES

4.6.3 ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 96–IN (2440mm) WIDE. PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND SHALL COMPLY WITH 4.3. TWO ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE. PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

4.6.4 SIGNAGE. ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR THE DISABLED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SPACES COMPLYING WITH 4.1.2(5)(b) SHALL HAVE AN ADDITIONAL SIGN "VAN–ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

ACCESSIBLE PARKING SPACE DETAIL

NOT TO SCALE :

INTERNATIONAL SYMBOL OF ACCESSIBILITY

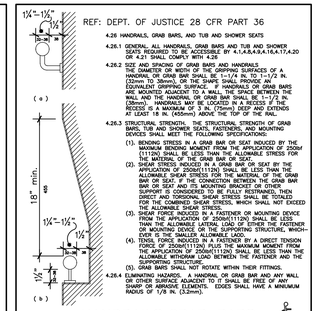
PROPORTIONS

DISPLAY CONDITIONS

1. ALL SIGNAGE SHALL COMPLY WITH:
   a.28 CFR PART 36
   b.UNIFORM FEDERAL ACCESSIBILITY STANDARDS.
2. ALL SIGNS SHALL COMPLY WITH 4.30 OF THE ABOVE STANDARDS.
3. ELEMENTS AND PARKING SPACES OF ACCESSIBLE FACILITIES WHICH SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ARE:
   a.PARKING SPACES DESIGNATED AS RESERVED FOR PHYSICALLY HANDICAPPED PEOPLE;
   b.PASSENGER LOADING ZONES;
   c.ACCESSIBLE ENTRANCES;
   d.ACCESSIBLE TOILET AND BATH FACILITIES.
4. CHARACTER PROPORTION, LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH–TO–HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH–TO–HEIGHT RATIO BETWEEN 1:5 AND 1:10.
5. COLOR CONTRAST: CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND–EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

SYMBOL DETAIL

NOT TO SCALE



REF: DEPT. OF JUSTICE 28 CFR PART 36

4.26 HANDRAILS, GRAB BARS, AND TUB AND SHOWER SEATS

4.26.1 GENERAL. ALL HANDRAILS, GRAB BARS AND TUB AND SHOWER SEATS REQUIRED TO BE ACCESSIBLE BY 4.1.4,6.8,8.4.16,A17.4,20 AND 21 SHALL COMPLY WITH THIS SECTION.

4.26.2 SIZE AND SPACING OF GRAB BARS AND HANDRAILS. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A HANDRAIL OR GRAB BAR SHALL BE 1–1/4 IN. TO 1–1/2 IN. (32mm TO 38mm), OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. HANDRAILS OR GRAB BARS SHALL HAVE A SPACE OF 1–1/2 IN. (38mm) BETWEEN THE WALL AND THE HANDRAIL OR GRAB BAR SHALL BE 1–1/2 IN. (38mm). HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MINIMUM OF 3 IN. (76mm) DEEP AND EXTENDS AT LEAST 18 IN. (455mm) ABOVE THE TOP OF THE RAIL.

4.26.3 STRUCTURAL STRENGTH. THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS:
(1). BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE APPLICATION OF 250LB(1112N) SHALL BE LESS THAN THE 250LB (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
(2). SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250LB(1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT IF THE CONNECTION BETWEEN THE GRAB BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED. THEN SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
(3). SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE BY A DIRECT TENSION LOAD OF 250LB(1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICH–EVER IS THE SMALLER ALLOWABLE LOAD.
(4). TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION LOAD OF 250LB(1112N) PLUS THE TENSILE FORCE INDUCED BY THE APPLICATION OF 250LB(1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAW LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.
(5). GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

4.26.4 ELIMINATION OF SHARP OR ABRASIVE. GRAB BAR AND ANY WALL OR OTHER SURFACES ADJACENT TO WHERE GRAB BARS ARE MOUNTED SHALL BE FREE OF ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 IN. (3.2mm).

HANDRAILS,GRAB BARS and TUB and SHOWER SEATS

NOT TO SCALE

COLORS:
RED: BORDER & LETTERING
WHITE BACKGROUND

ACCESS AISLE NO PARKING SIGN DETAIL

NOT TO SCALE

AMERICANS with DISABILITIES ACT (ADA)

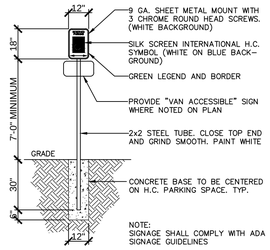
The legislation set forth a variety of requirements that affect the construction of new buildings and the alteration of existing buildings. The legislation states that failure to implement "reasonable accommodations" to facilitate the employment of persons with disabilities and ensure accessibility by removing architectural barriers where "readily achievable" will constitute an act of discrimination against people with disabilities and subject the owner to civil action.

Ref: American with Disabilities Act, Public Law 101–336 Uniform Federal Accessibility Standards, FED STD–795 Specifications for Making Buildings and Facilities Accessible to, and Usable by, Physicall Handi–capped People", ANSI A117.1

PROVISIONS FOR ACCESSIBILITY

THIS PROJECT CONSISTING OF THE SITE AND BUILDING IMPROVEMENTS AND FACILITIES WITHIN THE BUILDING SHALL MEET AND COMPLY WITH THE REQUIREMENTS OF BARRIER FREE ACCESSIBILITY TO AND USABLE BY THE PHYSICALLY HANDICAPPED AND PERSONS WITH DISABILITIES AS INDICATED ON THE DRAWINGS AND/OR AS REQUIRED BY THE "HANDICAPPED AND ACCESSIBILITY" CODES.

AREAS AND ITEMS SO REQUIRED TO BE ACCESSIBLE AND USABLE, SHALL CONFORM TO THE AMERICAN NATIONAL STANDARD INSTITUTE, INC. ANSI A117.1–(LATEST EDITION) "SPECIFICATIONS FOR MAKING BUILDINGS AND FACILITIES ACCESSIBLE TO AND USABLE BY PHYSICALLY HANDICAPPED PEOPLE", THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS AND THE PROVISIONS OF THE AMERICANS WITH DISIBILITIES ACT (ADA) AND SHALL BE CLEARLY IDENTIFIED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY FOR THE HANDICAPPED



EXTERIOR HANDICAPPED SIGN

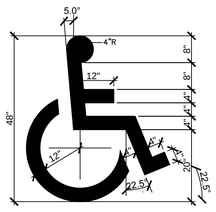
NOT TO SCALE

COLORS:
GREEN: BORDER & LETTERING
WHITE SYMBOL & BLUE BACKGROUND
WHITE BACKGROUND

SIGN ACCEPTABLE WITH OR WITHOUT ARROW

ACCESSIBLE PARKING SPACE SIGN DETAIL

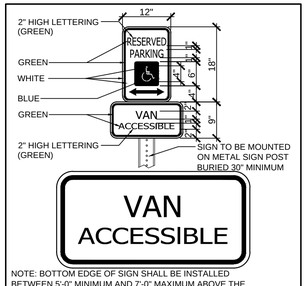
NOT TO SCALE



SYMBOL TO BE PAINTED WITHIN EACH ACCESSIBLE PARKING SPACE AS INDICATED ON PLAN

HANDICAPPED SYMBOL DETAIL

NOT TO SCALE

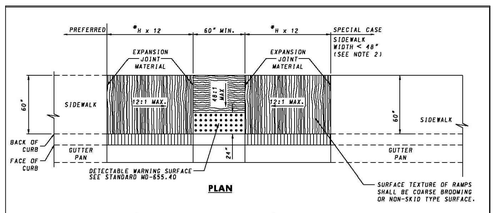


NOTE: BOTTOM EDGE OF SIGN SHALL BE INSTALLED BETWEEN 5'-0" MINIMUM AND 7'-0" MAXIMUM ABOVE THE FINISHED GRADE. CONTRACTOR SHALL INSTALL ONE SIGN PER HANDICAP PARKING SPACE. SIGNS ARE TO BE CENTERED ON STALL WIDTH, FACING PARKING.

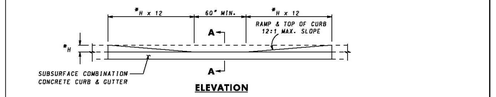
VAN ACCESSIBLE PARKING SPACE SIGN DETAIL

NOT TO SCALE

SITE ACCESSIBILITY NOTES AND DETAILS

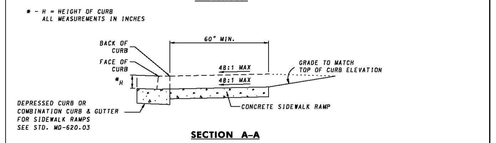


PLAN



ELEVATION

* – H = HEIGHT OF CURB
ALL MEASUREMENTS IN INCHES



SECTION A–A

NOTES

1. TO BE USED WHERE SIDEWALK IS ADJACENT TO THE CURB. THIS STANDARD MAY BE MODIFIED TO SUIT A PARTICULAR LOCATION.
2. WHERE 60" SIDEWALK CAN NOT BE PROVIDED, A DESIGN WAIVER MUST BE REQUESTED.
3. NO TRAVERSABLE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 12:1 IN THE DIRECTION OF PEDESTRIAN TRAVEL, OR 48:1 PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
4. EXPANSION JOINT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH STD. MD-655.01.
5. SIDEWALK RAMP SHALL BE INCLUDED IN PRICE BID FOR CONCRETE SIDEWALK. DEPRESSED CURB AND CURB TRANSITION SHALL BE INCLUDED IN PRICE BID FOR CURB OR CURB & GUTTER ADJACENT TO SIDEWALK RAMP. DETECTABLE WARNING SURFACE SHALL BE PAID FOR IN ACCORDANCE WITH SECTION 611 OF THE SPECIFICATIONS.
6. SIDEWALK RAMPS TO BE SHOWN ON PLANS SYMBOLICALLY AND REFERENCED WITH THE CENTER OF THE RAMP ALIGNED TO A STATION ON THE CONSTRUCTION CENTERLINE. SEPARATE DETAILS SHALL BE SHOWN WHERE PROPOSED RAMP VARIES FROM STANDARD CASES.

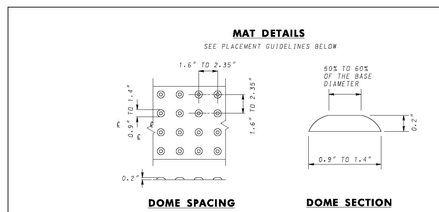
SPECIFICATION 603 & 611	CATEGORY CODE ITEMS
APPROVED	DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

APPROVAL + SHA REVISIONS	APPROVAL + FEDERAL HIGHWAY ADMINISTRATION
APPROVAL 3-10-04	APPROVAL 3-31-04
REVISED 3-23-06	REVISED 4-5-06
REVISED	REVISED
REVISED	REVISED

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

SIDEWALK RAMPS PARALLEL

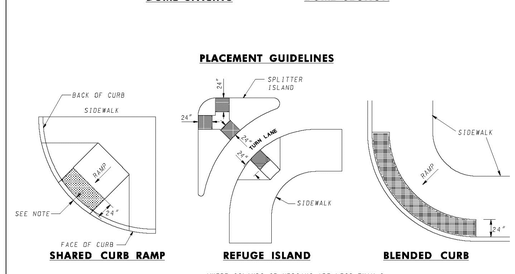
STANDARD NO. *MD 655.12*



DOME SPACING

DOME SECTION

PLACEMENT GUIDELINES



WHERE ISLANDS OR MEDIANS ARE LESS THAN 6 FEET WIDE, THE DETECTABLE WARNING SHOULD EXTEND ACROSS THE FULL LENGTH OF THE CUT THROUGH THE ISLAND OR MEDIAN

NOTES

1. THE DETECTABLE WARNING SURFACE SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6 TO 8 INCHES FROM THE FACE OF CURB.
2. FOR SKEWED APPLICATIONS DETECTABLE WARNING SHALL BE PLACED SUCH THAT THE DOMES CLOSEST TO THE BACK OF CURB ARE NO LESS THAN 0.5" AND NO MORE THAN 3.0" FROM THE BACK OF CURB. TRUNCATED DOME SURFACES SHALL BE FABRICATED TO PROVIDE FULL DOMES ONLY.
3. DETECTABLE WARNING SURFACE SHALL BE PAID FOR IN ACCORDANCE WITH SECTION 611 OF THE SPECIFICATIONS.
4. DETECTABLE WARNING SURFACES ARE REQUIRED AT STREET CROSSING & SIGNALIZED INTERSECTIONS.

SPECIFICATION 611	CATEGORY CODE ITEMS
APPROVED	DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

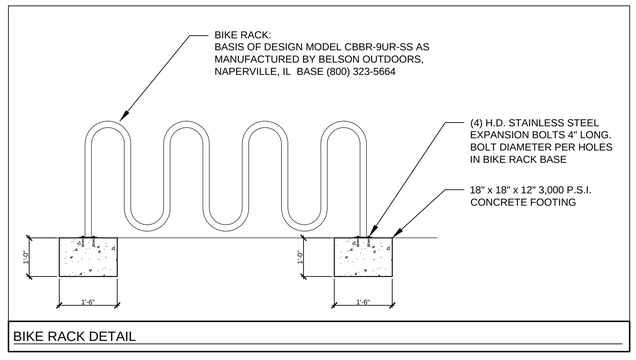
APPROVAL + SHA REVISIONS	APPROVAL + FEDERAL HIGHWAY ADMINISTRATION
APPROVAL 3-10-04	APPROVAL 3-31-04
REVISED 3-15-06	REVISED 4-5-06
REVISED	REVISED
REVISED	REVISED

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

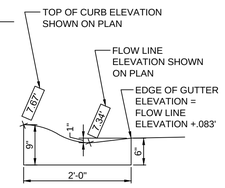
DETECTABLE WARNING SURFACES

STANDARD NO. MD 655.40

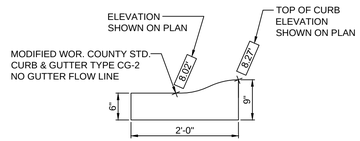
SIDEWALK RAMP AND DETECTABLE WARNING SURFACE DETAILS



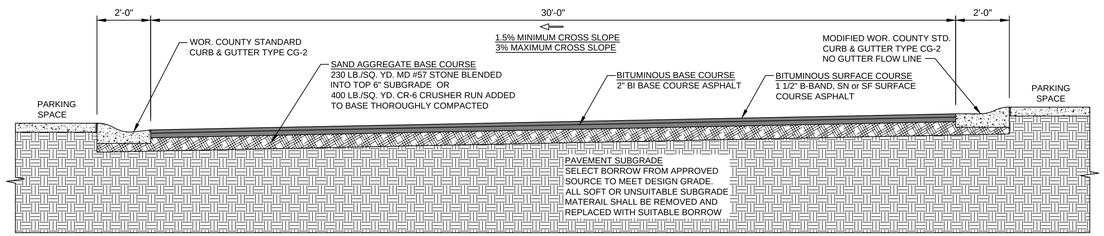
BIKE RACK DETAIL



CURB AND GUTTER WITH GUTTER FLOW LINE



CURB AND GUTTER WITHOUT GUTTER FLOW LINE



APPROVED PRIVATE ROADWAY CROSS SECTION

PRIVATE ROAD APPROVED BY THE WORCESTER COUNTY COMMISSIONERS BY RESOLUTION DATED 12-7-2021

TOP OF CURB ELEVATION SHOWN ON PLAN

REVISIONS			
NO.	DATE	REMARKS	
1	12-15-2021	ADD BIKE RACK - UPDATE PRIVATE ROAD SEC	

I CERTIFY THAT THESE CONSTRUCTION DOCUMENTS WERE PREPARED OR APPROVED BY ME, A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND

KEITH OTT LICENSE NO. 17061
EXPIRATION DATE: SEPT. 13, 2022

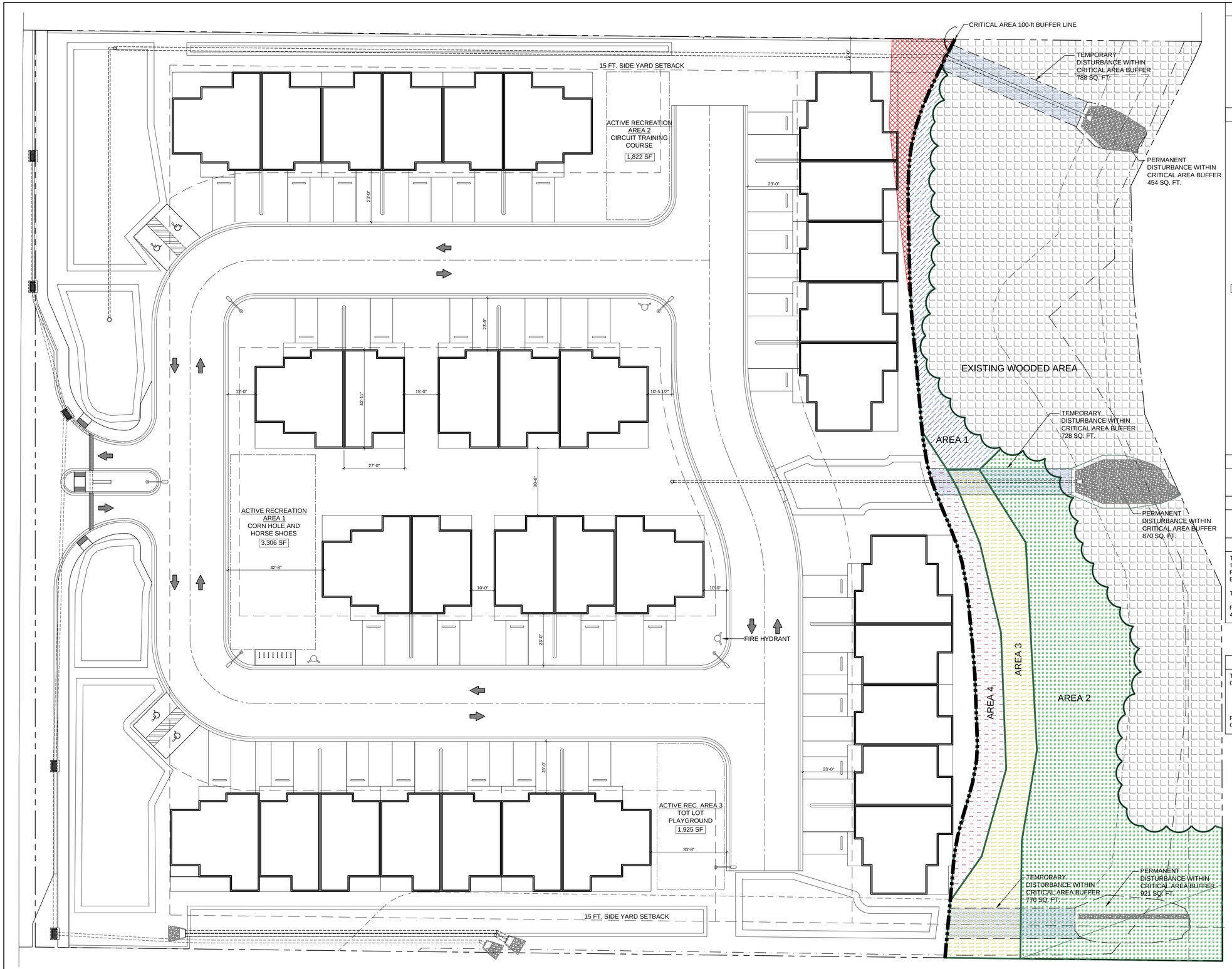
IOTT
ARCHITECTURE
ENGINEERING
INCORPORATED
310 HAMMOND ST. • SUITE 100 • SALISBURY, MARYLAND
(410) 749-7229 • FAX (410) 749-0001

RESIDENTIAL PLANNED COMMUNITY
SHADYSIDE VILLAGE
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

SITE PAVING AND ACCESSIBILITY DETAILS

DATE:	11-10-2021
IOTT PROJ. NO.:	19-055
DESIGN BY:	KI
DRAWN BY:	RE
SCALE:	AS NOTED
STAGE:	FINAL
DWG. FILE:	12-041 C201

C 201



ATLANTIC COASTAL BAYS CRITICAL AREA BUFFER ESTABLISHMENT PLAN

SCALE: 1" = 20'-0"

BUFFER ESTABLISHMENT PLAN LEGEND

PARCEL DESCRIPTION
TAX MAP 26, PARCEL 157
10TH TAX DISTRICT
WORCESTER COUNTY,
MARYLAND

PROPERTY OWNERS
KATHLEEN M. CLARK
12319-201 OCEAN GATEWAY
OCEAN CITY MARYLAND, 21842
(410) 213-1633

AREA WITHIN 100 FT. CRITICAL AREA BUFFER 44,566 SQ. FT.

AREA 1 = 1,818 ft²
NORTHWIND SWTCHGRASS x 80 = 4,000

AREA 2 = 11,338 ft²
REDMAPLE x 15 = 3,000
WHITE OAK x 15 = 3,000
TULIP POPLAR x 15 = 3,000
SYCAMORE x 15 = 3,000
TOTAL = 12,000

AREA 3 = 3,953 ft²
EASTERN DOGWOOD x 30 = 3,000
EASTERN REDBUD x 30 = 3,000
TOTAL = 6,000

AREA 4 = 2,252 ft²
ERNST WILDFLOWER SEED MIX ERNMX 1680#

BUFFER PLANTINGS POINT TOTAL = 22,000 POINTS

EXISTING WOODED AREA =25,205 ft²
EXISTING WOODED AREA TO REMAIN. PRIOR TO ANY REMOVAL CONTACT TOM BLAIR, NATURAL RESOURCES INSPECTOR FOR APPROVAL. REMOVE DEAD TREES AND DEAD OR DAMAGED UNDERSTORY USING HAND-HELD MACHINERY. MINIMIZE GROUND DISTURBANCE. REMOVE AND MITIGATE INVASIVE BAMBOO INCLUDING ROOT NETWORK. BAMBOO ROOT NETWORK REMOVAL METHOD TO BE APPROVED BY NATURAL RESOURCES INSPECTOR. AFTER REMOVAL OF BAMBOO, HAND-GRADE DISTURBED AREAS AND STABILIZE WITH JUTE MATTING. SEED THE BAMBOO REMOVAL DISTURBED AREAS WITH THE SAME WILDFLOWER MIX USED IN AREA 4.

TOTAL AREA FOR HERBACEOUS PERENNIALS = 4069 ft²
4069 ft² / 44566 ft² = .0913 OR 9.13%
9.13% < 10% PER COMAR 27.01.09.01

CRITICAL AREA PLANTING SPECIFICATIONS

200 SQ. FT. TREES	2" CALIPER DBH - BALLED & BURLAP
100 SQ. FT. TRESS	1" CALIPER DBH - BALLED & BURLAP
SWITCHGRASS	3 GALLON CONTAINER

BUFFER PLANTINGS BONDING

BUFFER ESTABLISHMENT PLANTINGS WILL BE BONDED IN THE AMOUNT OF $ 22,825.00 (PLANTING POINT TOTAL x 0.83 x 125%) IN ACCORDANCE WITH WORCESTER COUNTY REQUIREMENTS.

15% SITE AFFORESTATION SUMMARY

TOTAL SITE AREA = 210,035.1 ft²
15% OF TOTAL SITE AREA = .15(210,035.1 ft²) = 31,505.3 ft²
PROPOSED BUFFER WOODED AREA = 19,361.0 ft²
EXISTING BUFFER WOODED AREA = 25,205.0 ft²

TOTAL POST DEVELOPMENT WOODED AREA = 44,566.0 ft²

PERCENT OF TOTAL SITE OF POST DEVELOPMENT WOODED AREA = 44,566.0 ft² / 210,035.1 ft² = 21.2%

EXISTING WOODS WITHIN LOD TO BE CLEARED 1133.9 ft²

DISTURBANCE WITHIN C/A BUFFER

TEMPORARY DISTURBANCE FOR THE INSTALLATION OF STORMWATER OUTFALL PIPE = 2,286 ft²

PERMANENT DISTURBANCE WITHIN CRITICAL AREA BUFFER FOR THE OUTFALL ENDWALL AND RIP-RAP EROSION CONTROL DEVICE = 2,245 ft²

PROJECT NORTH

PLAN NORTH

REVISIONS

NO.	DATE	REMARKS

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KEITH IOTT LICENSE NO. 17951
EXPIRATION DATE: SEPT. 11, 2022

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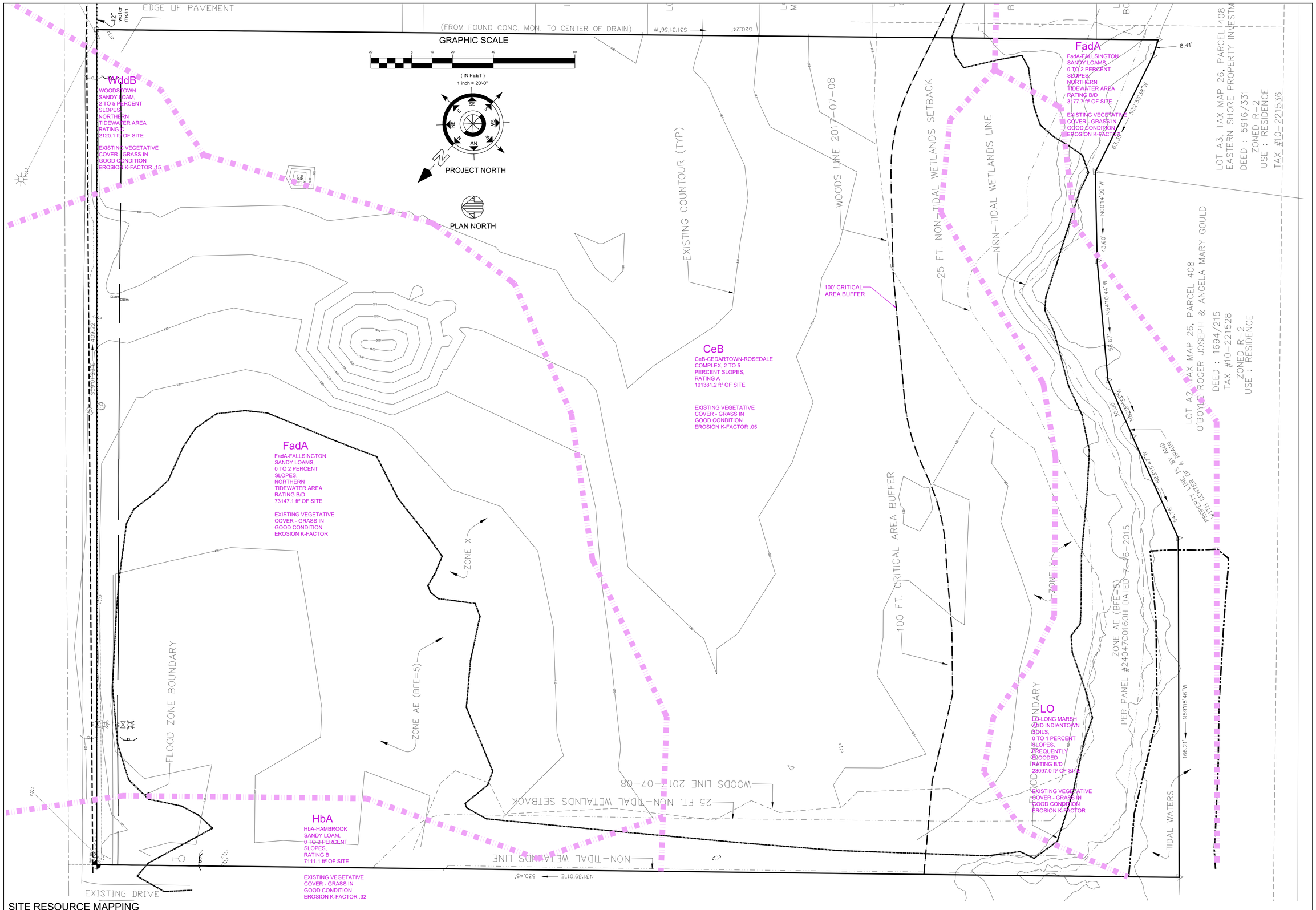
RESIDENTIAL PLANNED COMMUNITY
SHADYSIDE VILLAGE
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

ATLANTIC COASTAL BAYS CRITICAL AREA BUFFER ESTABLISHMENT PLAN

DATE: 11-9-2021
IOTT PROJ. NO.: 19-055
DESIGN BY: KI
DRAWN BY: R.E. - K.I.
SCALE: 1" = 20'-0"
STAGE: CA-5
DWG. FILE: 19-055

CA 210



SITE RESOURCE MAPPING

SCALE: 1" = 20'-0"

REVISIONS		
NO.	DATE	REMARKS

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KEITH OTT LICENSE NO. 17991
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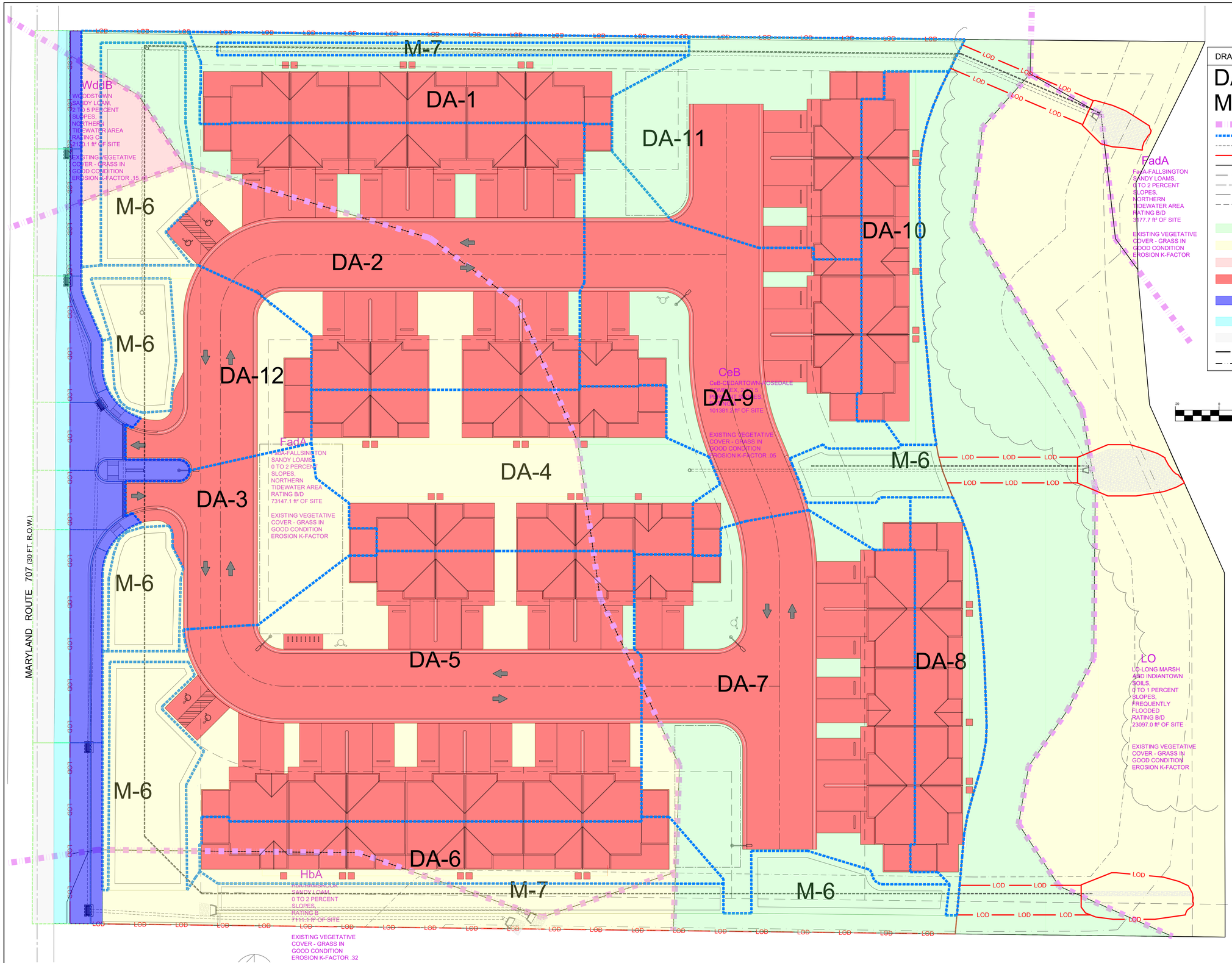
RESIDENTIAL PLANNED COMMUNITY
SHADYSIDE VILLAGE
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

SITE RESOURCE MAPPING

DATE:	11-10-2021
IOTT PROJ. NO.:	19-055
DESIGN BY:	KI
DRAWN BY:	RE
SCALE:	1" = 20'-0"
STAGE:	FINAL
DWG. FILE:	19-055-SWM100

SWM 100



ESD SITE PLAN

SCALE: 1" = 20'-0"

DRAWING LEGEND

DA-1 DRAINAGE AREA

M-6 ESD PRACTICE

- SOIL MAP DELINEATION
- DRAINAGE AREA DELINEATION
- AREA OF ESD PRACTICE
- LOD — LIMITS OF DISTURBANCE
- PROPERTY LINE
- BUILDING SETBACK LINE
- CRITICAL AREA BUFFER LINE
- NONTIDAL WETLANDS LINE
- NONTIDAL WETLANDS SETBACK
- ESD UNDERDRAIN / OUTFALL PIPE
- AREA OF A SOILS
- AREA OF B SOILS
- AREA OF C SOILS
- IMPERVIOUS AREA WITHIN ESD DRAINAGE AREA
- MSHA IMPERVIOUS DRAINAGE AREA INSIDE PROJECT LOD-UNTREATED
- MSHA IMPERVIOUS AREA OUTSIDE PROJECT LOD
- MSHA MILL AND REPAVE
- TIME OF CONCENTRATION
- LINE OF GUTTER SPREAD

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20'-0"

PROJECT NORTH

PLAN NORTH

REVISIONS			
NO.	DATE	REMARKS	

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21731 LICENSE NO. 1799
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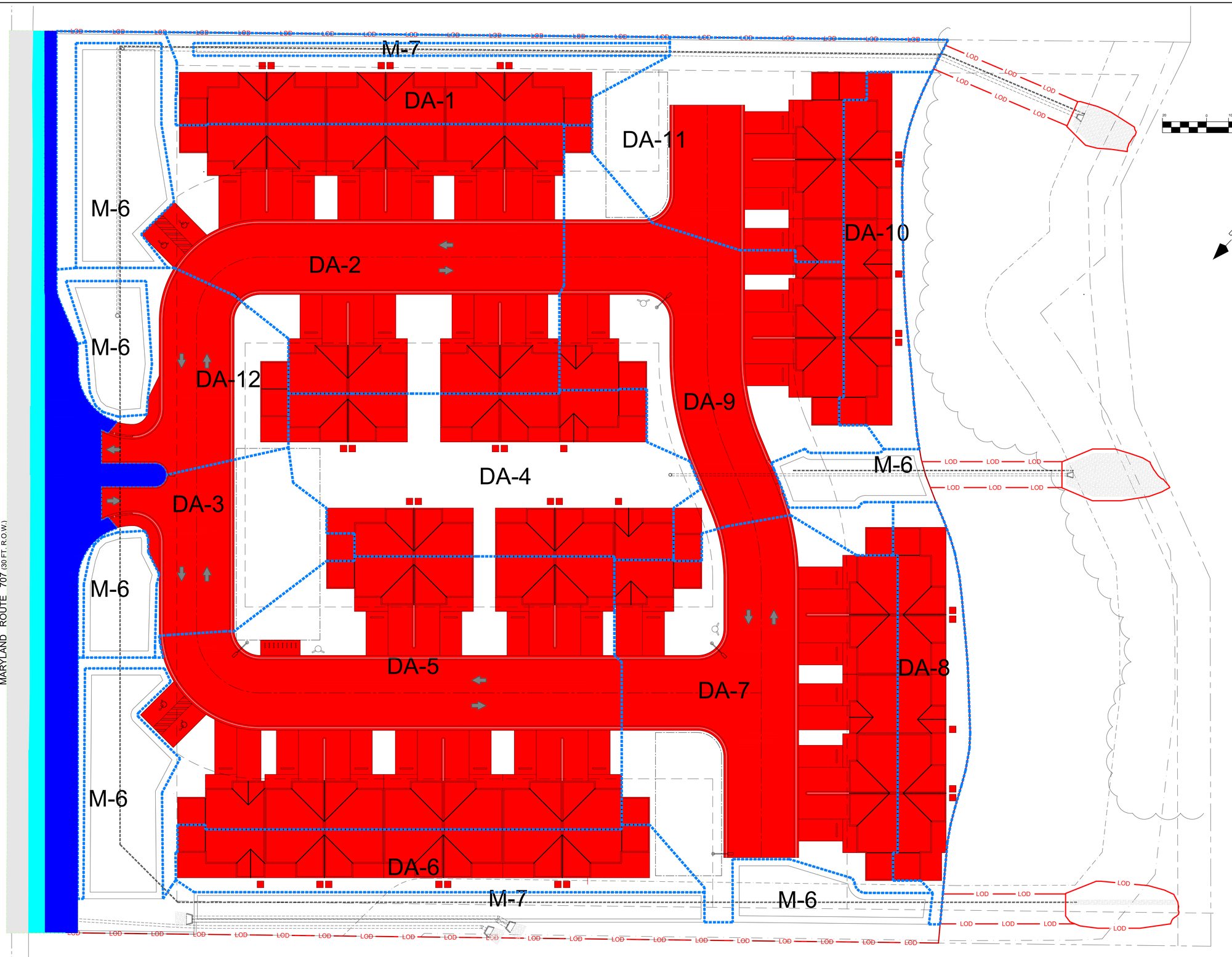
RESIDENTIAL PLANNED COMMUNITY
SHADYSIDE VILLAGE
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

ESD SITE PLAN

DATE:	11-10-2021
IOTT PROJ. NO.:	19-055
DESIGN BY:	KI
DRAWN BY:	RE
SCALE:	1" = 20'-0"
STAGE:	FINAL
DWG. FILE:	19-055-SWM101

SWM 101



DA-1
TOTAL DRAINAGE AREA = 8376.4 ft²
4476.8 ft² IMPERVIOUS AREA
3899.6 ft² GRASS AREA + Af

DA-2
TOTAL DRAINAGE AREA = 25045.3 ft²
17104.1 ft² IMPERVIOUS AREA
7941.2 ft² GRASS AREA + Af

DA-3
TOTAL DRAINAGE AREA = 7669.7 ft²
3260.6 ft² IMPERVIOUS AREA
4409.1 ft² GRASS AREA + Af

DA-4
TOTAL DRAINAGE AREA = 12284.2 ft²
6551.5 ft² IMPERVIOUS AREA
5732.7 ft² GRASS AREA

DA-5
TOTAL DRAINAGE AREA = 28130.8 ft²
20138.5 ft² IMPERVIOUS AREA
7992.3 ft² GRASS AREA + Af

DA-6
TOTAL DRAINAGE AREA = 9713.6 ft²
4822.2 ft² IMPERVIOUS AREA
4891.4 ft² GRASS AREA + Af

DA-7
TOTAL DRAINAGE AREA = 20781.1 ft²
13926.0 ft² IMPERVIOUS AREA
6855.1 ft² GRASS AREA + Af

DA-8
TOTAL DRAINAGE AREA = 4973.3 ft²
3593.1 ft² IMPERVIOUS AREA
1380.2 ft² GRASS AREA

DA-9
TOTAL DRAINAGE AREA = 16446.9 ft²
10755.7 ft² IMPERVIOUS AREA
5691.2 ft² GRASS AREA + Af

DA-10
TOTAL DRAINAGE AREA = 4818.7 ft²
3459.6 ft² IMPERVIOUS AREA
1359.1 ft² GRASS AREA

DA-11
TOTAL DRAINAGE AREA = 10270.2 ft²
5360.5 ft² IMPERVIOUS AREA
4909.7 ft² GRASS AREA

DA-12
TOTAL DRAINAGE AREA = 7618.8 ft²
3897.4 ft² IMPERVIOUS AREA
3721.4 ft² GRASS AREA + Af

MSHA
MSHA IMPERVIOUS DRAINAGE AREA INSIDE PROJECT LOD = 5933.7 ft²

TOTAL ON SITE IMPERVIOUS AREA = 103279.7 ft²

PROPOSED SITE AREA TAKEOFFS

SCALE: 1" = 20'-0"

REVISIONS

NO.	DATE	REMARKS

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LICENSE NO. 17061
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RESIDENTIAL PLANNED COMMUNITY
SHADYSIDE VILLAGE
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

PROPOSED SITE AREA TAKEOFFS

DATE: 11-10-2021
IOTT PROJ. NO.: 19-055
DESIGN BY: KI
DRAWN BY: RE
SCALE: 1" = 20'-0"
STAGE: FINAL
DWG. FILE:19-055-SWM101

SWM 102

GRAPHIC SCALE

20 0 10 20 40 120

(IN FEET)

1 inch = 20'-0"

N. 249,992.7059
E. 1,850,356.5391
CONCRETE MONUMENT ELEV. = 7.57 NAVD 1988

EXISTING UTILITY POLE

EXISTING MODEL HOME SIGN

6"Ø PVC UNDERDRAIN PIPE

18"Ø HDPE PIPE

6"Ø HDPE PIPE

6"Ø PVC UNDERDRAIN PIPE

EXISTING UTILITY POLE

MD 374.14

MD 620.02 TYPE 'A'

EXISTING ACCESS

EXISTING UTILITY POLE

PT STA. 8+36.03

PT STA. 8+25.83

MD 655.01

PER MDOT SHA ACCESSIBILITY POLICY & GUIDELINES FOR PEDESTRIAN FACILITIES ALONG STATE HIGHWAYS

PROVIDE A 60" MINIMUM PEDESTRIAN PATHWAY AT 2% CROSS-SLOPE ACROSS THE ENTIRE ENTRANCE REGARDLESS OF TYPE OF MATERIAL USED

MD 707A (OLD BRIDGE ROAD) 30' R.O.W.

MD 374.14
MD 655.12
6"Ø HDPE PIPE

ANGLE OF CONNECTION

PROJECT SIGN

MD 620.02 TYPE 'A'

CL 7+77.71

N. 250,098.1698
E. 1,850,210.7822
mag nail = elev. 6.42 NAVD 1988

PROVIDE A 60" MINIMUM PEDESTRIAN PATHWAY AT 2% CROSS-SLOPE ACROSS THE ENTIRE ENTRANCE REGARDLESS OF TYPE OF MATERIAL USED

EXISTING 30' SHA R.O.W.

AREA OF MILL AND OVERLAY

PT STA. 7+29.83

CENTERLINE OF EXISTING ROADWAY

STA. 1+35.2

EDGE OF EXISTING ROADWAY

EXISTING UTILITY POLE

EDGE OF EXISTING ROADWAY

MD 620.02 TYPE 'A'

MD 374.14

EXISTING FIRE HYDRANT

EXISTING WATER VALVE

EXISTING SIGN MDOT SHA "ADOPT-A-HIGHWAY"

EXISTING UTILITY POLE

STA. 6+02.83

N. 250,202.1196
E. 1,850,039.9184

EXISTING WATER VALVE

6+70.13

N. 250,203.3266
E. 1,850,005.6871

IRON ROD W/CAP EL. = 5.01 NAVD 1988

MD 374.14

EXISTING UTILITY POLE

EXISTING UTILITY POLE

(2) 15"Ø HDPE PIPES

15"Ø HDPE PIPE

EXISTING SIGN

EXISTING GUY-WIRE

FIN. FLOOR. ELEV. 8.50'

FIN. FLOOR. ELEV. 8.20'

FIN. FLOOR. ELEV. 9.00'

FIN. FLOOR. ELEV. 9.00'

FIN. FLOOR. ELEV. 8.00'

FIN. FLOOR. ELEV. 8.00'

FIN. FLOOR. ELEV. 7.10'

FIN. FLOOR. ELEV. 7.50'

PROPERTY LINE IS BY AND WITH CENTER OF A DRAIN

PROJECT NORTH

PLAN NORTH

DRAWING LEGEND

- LOD — LIMITS OF DISTURBANCE
- SF/LOD — LIMITS OF DISTURBANCE / SILT FENCE
- NEW PAVING IN MDOT SHA R.O.W.
- MILL AND OVERLAY IN MDOT SHA R.O.W.

ENTRANCE PLAN

SCALE: 1" = 20'-0"

REVISIONS		
NO.	DATE	REMARKS

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LICENSE NO. 17961
EXPIRATION DATE: SEPT. 11, 2022

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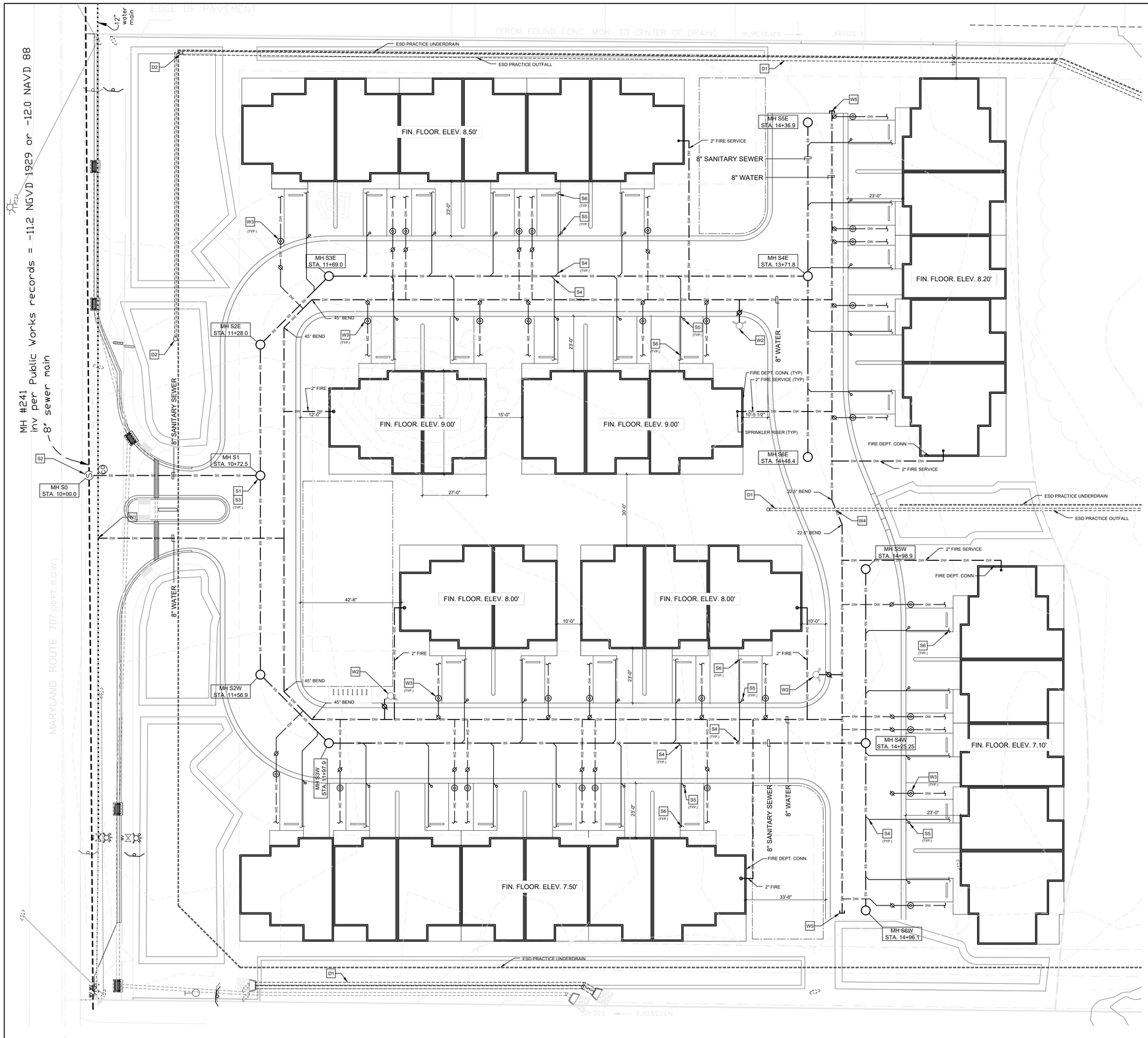
RESIDENTIAL PLANNED COMMUNITY
SHADYSIDE VILLAGE
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

ENTRANCE PLAN

DATE:	11-10-2021
IOTT PROJ. NO.:	19-055
DESIGN BY:	KI
DRAWN BY:	RE
SCALE:	AS NOTED
STAGE:	SHA-4
DWG. FILE:	

SHA 200



SITE UTILITY PLAN

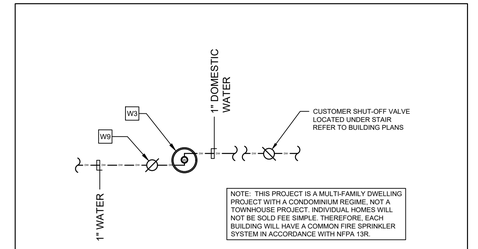
SCALE: 1" = 20'-0"

DRAWING LEGEND

— SS — SS — SS — SS —	PROPOSED SANITARY SEWER
— DW — DW — DW —	PROPOSED WATER

SITE UTILITIES KEYNOTE LEGEND

KEYNOTE	DESCRIPTION	WORCESTER CO. STD. DETAIL
W1	WET TAP CONNECTION TO EXISTING 12" WATER MAIN	
W2	FIRE HYDRANT ASSEMBLY	W-2 CURB, GUTTER & SIDEWALK
W3	1" WATER SERVICE WITH 3/4" METER	W-9
W4	PIPE CROSSING DETAIL	W-6
W5	CAP AND BLOW-OFF ASSEMBLY	W-7
S1	STD. 48" I.D. PRECAST MANHOLE	S-1
S2	INSIDE DROP CONNECTION	S-2
S3	STD. MANHOLE FRAME AND COVER	S-5
S4	HOUSE SERVICE CONN. AT MAIN	S-6
S5	CLEAN-OUT WITH COVER AND FRAME	S-8
S6	4" SAN. SEWER LATERAL TO HOUSE	
D1	ESD PRACTICE OUTFALL. REFER TO STORMWATER DRAWINGS FOR SPEC.	
D2	NYOPLAST ADS YARD INLET. REFER TO STORMWATER DRAWINGS FOR DETAILS	



ENLARGED PLAN OF DOMESTIC WATER SERVICE

SCALE: 1" = 10'-0"

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20'-0"

PLAN NORTH

PROJECT NORTH

REVISIONS			
NO.	DATE	REMARKS	

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RESIDENTIAL PLANNED COMMUNITY
SHADYSIDE VILLAGE
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

UTILITY PLAN

DATE: 11-10-2021
IOTT PROJ. NO.: 19-055
DESIGN BY: KI
DRAWN BY:
SCALE: 1" = 20'-0"
STAGE: FINAL
DWG. FILE: 19-055-C600

C 600

MARYLAND ROUTE 707 (30 FT. R.O.W.)

ACTIVE RECREATION AREA 2
CIRCUIT TRAINING COURSE
1,822 SF

ACTIVE RECREATION AREA 1
CORN HOLE AND HORSE SHOES
3,306 SF

ACTIVE REC. AREA 3
TOT LOT PLAYGROUND
1,925 SF

LANDSCAPING PLAN
SCALE: 1" = 20'-0"

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20'-0"

PROJECT NORTH

PLAN NORTH

REVISIONS

NO.	DATE	REMARKS

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KEITH OTT, LICENSE NO. 3057
EXPIRATION DATE: 3/25/2022

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RESIDENTIAL PLANNED COMMUNITY
SHADYSIDE VILLAGE
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

LANDSCAPING PLAN

DATE: DEC 15, 2021
IOTT PROJ. NO.: 19-055
DESIGN BY: KI
DRAWN BY: RE
SCALE: 1" = 20'-0"
STAGE: SITE PLAN A.P.P.R
DWG. FILE: 19-055-L100

L 100

SOD

STANDARDS: (UNLESS NOTE OTHERWISE)

DECIDUOUS TREES: A MINIMUM CALIPER MEASURED 6" FROM GROUND LEVEL 2.5 INCHES AT THE TIME OF PLANTING.

EVERGREEN TREES: A MINIMUM OF SIX FEET IN HEIGHT AT TIME OF PLANTING.

SHRUBS AND HEDGES: A MINIMUM OF TWO FEET IN AVERAGE HEIGHT OR WIDTH AT TIME OF PLANTING.

MULCH PLANTING BEDS 24" BEYOND THE PLANTINGS; SEED OR SOD THE BALANCE.

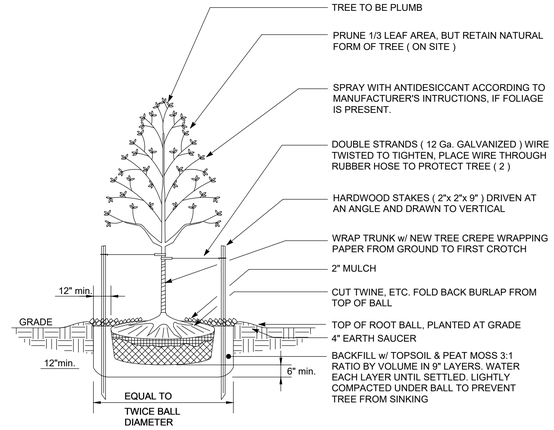
ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND WOKMANLIKE MANNER AND ACCORDING TO ACCEPTED CONSTRUCTION AND PLANTING PROCEDURES.

PROVIDE AN IRRIGATION SYSTEM FOR ALL GRASS AND LANDSCAPING

ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN A SOUND WORKMANLIKE MANNER AND ACCORDING TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND TREE CARE INDUSTRY STANDARDS ANSI A300. ALL LANDSCAPE PLANT MATERIALS SHALL BE INSTALLED AND GUARANTEED FOR A PERIOD OF ONE (1) YEAR BY THE LANDSCAPE CONTRACTOR. SURVIVAL RATE 100%

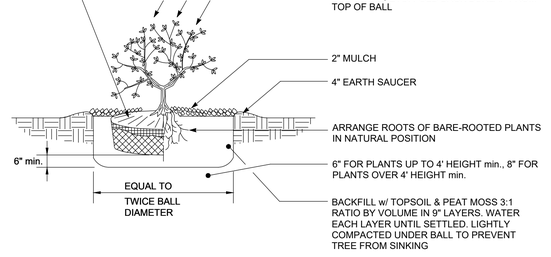
LANDSCAPING SCHEDULE

SCALE: N.T.S.



DECIDUOUS TREE PLANTING DETAILS

NOT TO SCALE :



SHRUB PLANTING REQUIREMENTS

NOT TO SCALE :

Appendix A. Landscaping Guidance for Stormwater BMPs ..... Specific Landscaping Criteria

Table A.4 Commonly Used Species for Bioretention Areas

Trees	Shrubs	Herbaceous Species
Acer rubrum Red Maple	*Aesculus parviflora* Bottlebrush Buckeye	*Andropogon virginicus* Broomsedge
Betula nigra River Birch	*Cephalanthus occidentails* Buttonbush	*Eupatorium perpurea* Joe Pye Weed
Juniperus virginiana Eastern Red Cedar	*Hamemelis virginiana* Witch Hazel	*Scirpus pungens* Three Square Bulrush
Chionanthus virginicus Fringe-tree	*Vaccinium corymbosum* Highbush Blueberry	*Iris versicolor* Blue Flag
Nyssa sylvatica Black Gum	*Ilex glabra* Inkberry	*Lobelia cardinalis* Cardinal Flower
Diospyros virginiana Persimmon	*Ilex verticillata* Winterberry	*Panicum virgatum* Switchgrass
Platanus occidentalis Sycamore	*Viburnum dentatum* Arrowwood	*Dichanthelium scoparium* Broom Panic Grass
Quercus palustris Pin Oak	*Lindera benzoin* Spicebush	*Rudbeckia laciniata* Tall Coneflower
Quercus phellos Willow Oak	*Myrica pennsylvanica* Bayberry	*Scirpus eyperinus* Woolgrass
Salix nigra Black willow		*Vernonia noveboracensis* New York Ironweed
Note 1: For more options on plant selection for bioretention, consult Bioretention Manual (ETAB, 1993) or the Design of Stormwater Filtering Systems (Claytor and Schueler, 1997).		

MDE M-6 PLANTINGS A.16

SCALE: N.T.S.

REVISIONS

NO.	DATE	REMARKS

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EXPIRATION DATE: 3/25/2022

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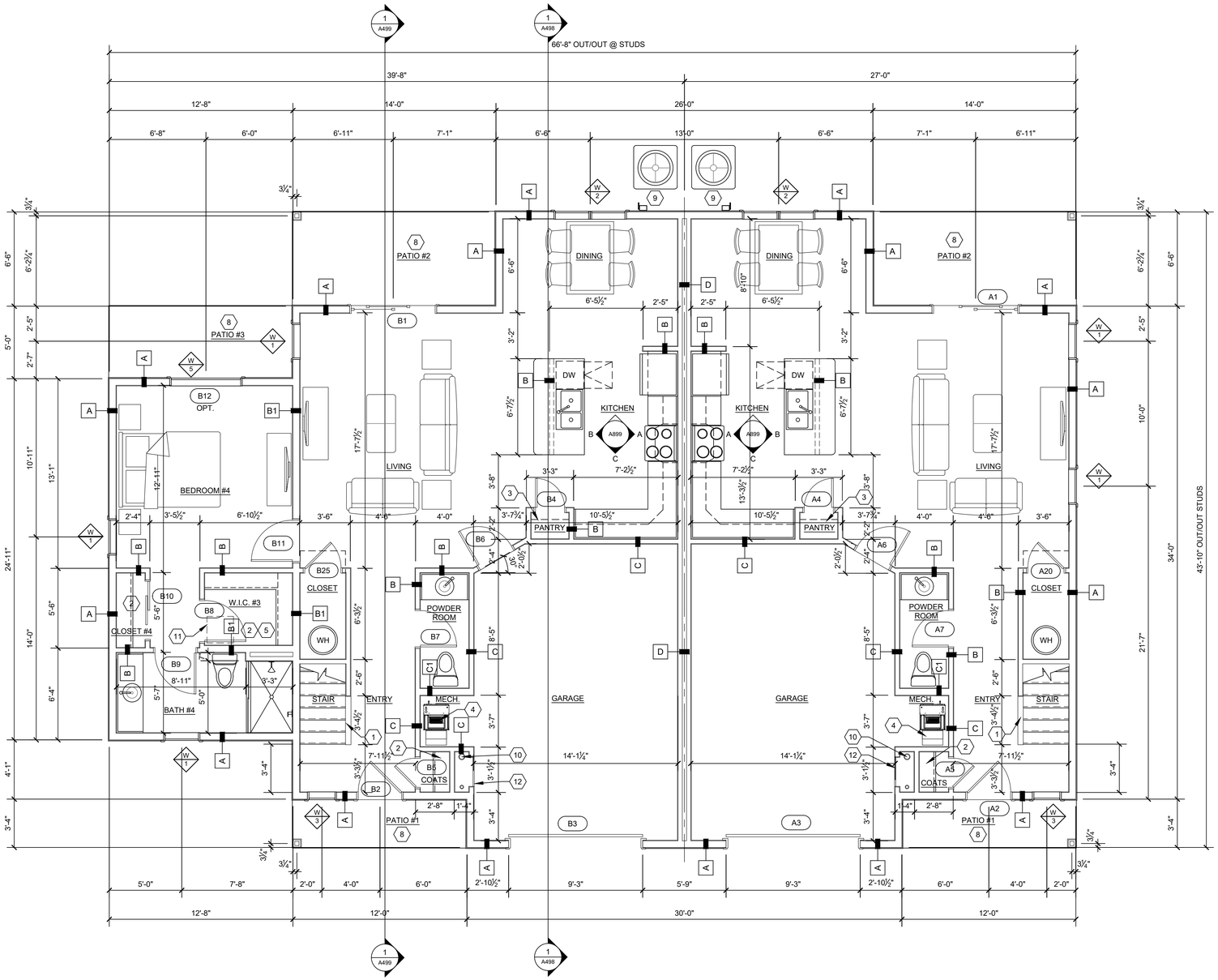
RESIDENTIAL PLANNED COMMUNITY
SHADYSIDE VILLAGE
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

LANDSCAPING SCHEDULE AND DETAILS

DATE: DEC 15, 2021
IOTT PROJ NO.: 19-055
DESIGN BY: KI
DRAWN BY: RE
SCALE: 1" = 20'-0"
STAGE: SITE PLAN A.P.P.R
DWG. FILE:19-055-L100

L 101



2 UNIT BUILDING - FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR PLAN KEYNOTES

GENERAL NOTE: FURNITURE LAYOUTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.

1. PARTIAL HEIGHT WALL w/ WOOD CAP. TOP OF WALL NO LESS THAN 4" ABOVE NOSING OF STAIR, WITH RAILING ABOVE.
2. PROVIDE AND INSTALL SHELF MOUNTED AT 66" A.F.F. AND COAT HANGING ROD AT EACH CLOSET SHOWN.
3. SEE KITCHEN ELEVATION FOR MOUNTING HEIGHTS OF 16" DEEP WIRE SHELVING AT PANTRY.
4. INSTALL MECHANICAL EQUIPMENT ON LEVEL PLATFORM @ INTERIOR FLOOR LINE.
5. PROVIDE SUPPORT FOR SECONDARY CLOTHES ROD OR EXTEND TO WALL.
6. MOUNT BOTTOM 16" DEEP WIRE SHELF IN LINEN CLOSET AT 24" A.F.F. AND REMAINING (3) SHELVES AT 14" O.C. ABOVE BOTTOM SHELF. TOP SHELF TO BE 66" A.F.F.
7. PROVIDE AND INSTALL 12" DEEP WIRE SHELVING ABOVE WASHER AND DRYER, MOUNTED 66" A.F.F.
8. POURED CONCRETE PATIO SLAB. REFER TO DRAWING S125 FOR ADDITIONAL INFORMATION.
9. EXTERIOR AIR HANDLING UNIT - SEE MECHANICAL DRAWINGS FOR ADDITIONAL DETAILS.
10. LOCATION OF FIRE SUPPRESSION RISER.
11. ATTIC ACCESS PANEL ON CEILING ABOVE, COORDINATED WITH ROOF TRUSS LOCATION.
12. 24" x 24" ACCESS DOOR FOR SPRINKLERS. COORDINATE HEIGHT w/ LOCATION OF VALVES.

FLOOR PLAN DIMENSION NOTE

ALL DIMENSIONS ON FLOOR PLANS MEASURED FROM FACE OF STUD TO FACE OF STUD.

REVISIONS

NO.	DATE	REMARKS

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KEITH IOTT LICENSE NO. 8057
EXPIRATION DATE 3/30/2022

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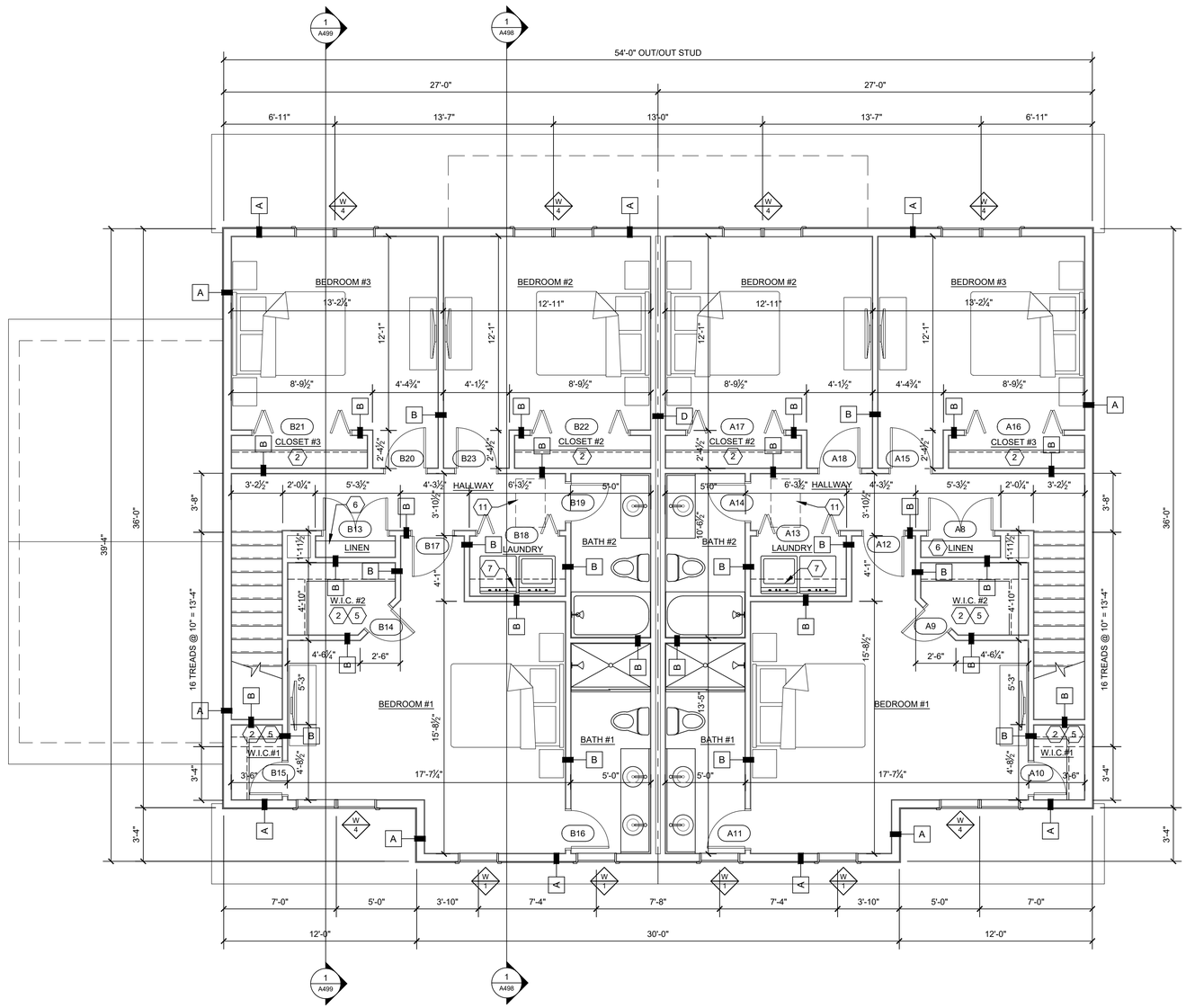
RESIDENTIAL PLANNED COMMUNITY
SHADYSIDE VILLAGE
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

2 UNIT BUILDING - FIRST FLOOR PLAN

DATE: DEC 15, 2021
IOTT PROJ. NO.: 19-055
DESIGN BY: KI
DRAWN BY:
SCALE: 1/4" = 1'-0"
STAGE: SITE PLAN APPR.
DWG. FILE: 19-055-A100

A 100



2 UNIT BUILDING - SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

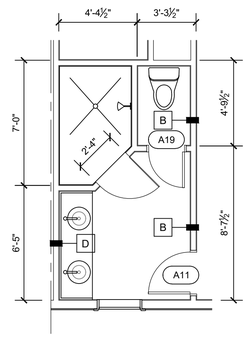
FLOOR PLAN KEYNOTES

GENERAL NOTE: FURNITURE LAYOUTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.

1. PARTIAL HEIGHT WALL w/ WOOD CAP. TOP OF WALL NO LESS THAN 4" ABOVE NOSING OF STAIR, WITH RAILING ABOVE.
2. PROVIDE AND INSTALL SHELF MOUNTED AT 66" A.F.F. AND COAT HANGING ROD AT EACH CLOSET SHOWN.
3. SEE KITCHEN ELEVATION FOR MOUNTING HEIGHTS OF 16" DEEP WIRE SHELVING AT PANTRY.
4. INSTALL MECHANICAL EQUIPMENT ON LEVEL PLATFORM @ INTERIOR FLOOR LINE.
5. PROVIDE SUPPORT FOR SECONDARY CLOTHES ROD OR EXTEND TO WALL.
6. MOUNT BOTTOM 16" DEEP WIRE SHELF IN LINEN CLOSET AT 24" A.F.F. AND REMAINING (3) SHELVES AT 14" O.C. ABOVE BOTTOM SHELF. TOP SHELF TO BE 66" A.F.F.
7. PROVIDE AND INSTALL 12" DEEP WIRE SHELVING ABOVE WASHER AND DRYER, MOUNTED 66" A.F.F.
8. POURED CONCRETE PATIO SLAB. REFER TO DRAWING S125 FOR ADDITIONAL INFORMATION.
9. EXTERIOR AIR HANDLING UNIT - SEE MECHANICAL DRAWINGS FOR ADDITIONAL DETAILS.
10. LOCATION OF FIRE SUPPRESSION RISER.
11. ATTIC ACCESS PANEL ON CEILING ABOVE, COORDINATED WITH ROOF TRUSS LOCATION.
12. 24" x 24" ACCESS DOOR FOR SPRINKLERS. COORDINATE HEIGHT w/ LOCATION OF VALVES.

FLOOR PLAN DIMENSION NOTE

ALL DIMENSIONS ON FLOOR PLANS MEASURED FROM FACE OF STUD TO FACE OF STUD.



OPTIONAL MASTER BATH UPGRADE

SCALE: 1/4" = 1'-0"

REVISIONS			
NO.	DATE	REMARKS	

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TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

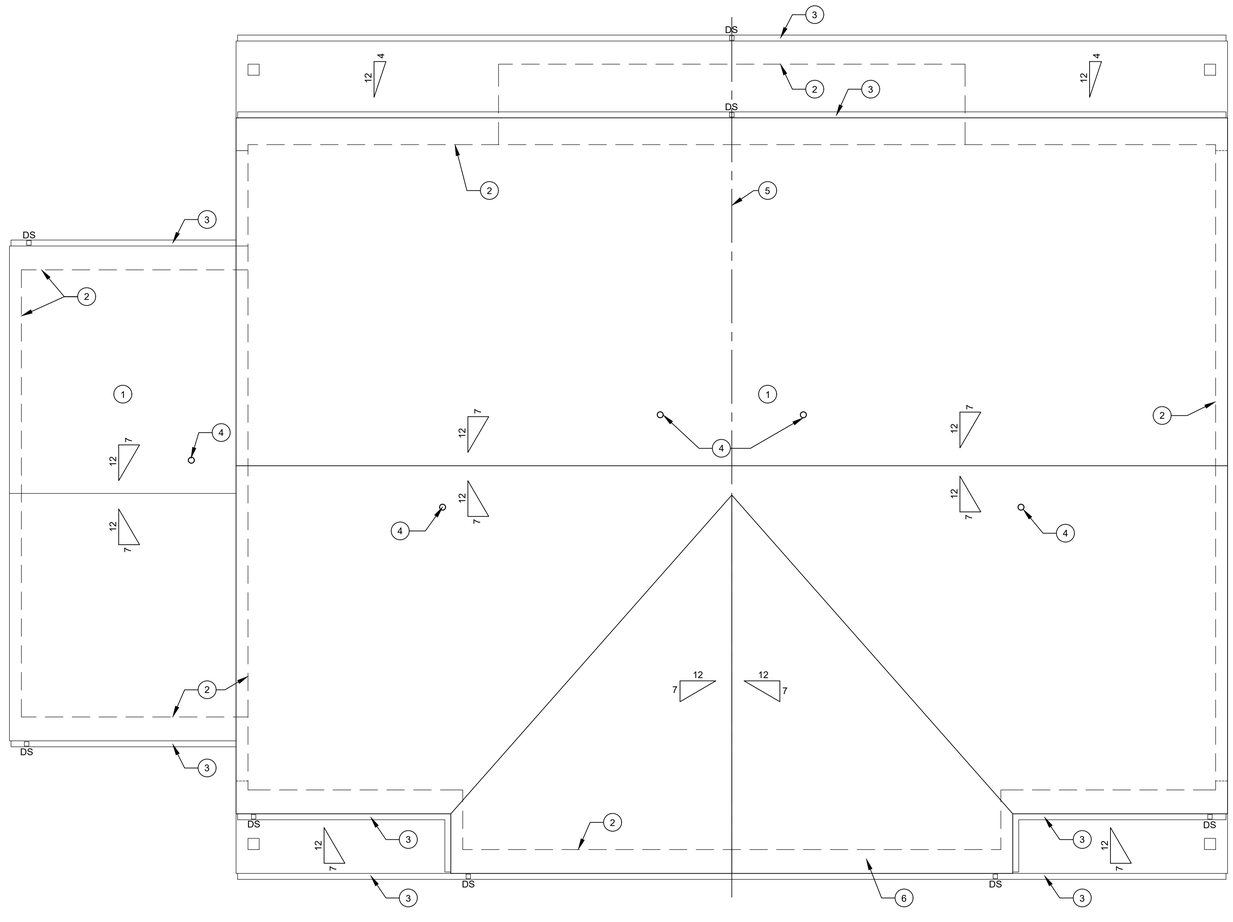
2 UNIT BUILDING - SECOND FLOOR PLAN

DATE: DEC 15, 2021	
IOTT PROJ. NO.: 19-055	
DESIGN BY:	KI
DRAWN BY:	
SCALE: 1/4" = 1'-0"	
STAGE: SITE PLAN APPR.	
DWG. FILE: 19-055-A100	

A 101

ROOF PLAN KEYNOTES

1. TYPICAL ROOF, UNLESS NOTED OTHERWISE: 235 LB. FIBERGLASS/ASPHALT SHINGLES OVER 15 LB. ROOFING FELT OVER ½" PLYWOOD SHEATHING ON TRUSSES @ 24" O.C.
2. LINE OF WALL BELOW. SEE ARCHITECTURAL AND STRUCTURAL SECTIONS FOR FINISHES AND FRAMING OF UNDERSIDE SOFFIT OF OVERHANGS.
3. 4" ALUMINUM GUTTER. DOWNSPOUTS LOCATIONS ARE DENOTED BY "DS." COORDINATE w/ ELEVATIONS.
4. 4" VENT THROUGH ROOF w/ FLASHING AND SEALANT AS REQUIRED. COORDINATE LOCATION w/ PLUMBING DRAWINGS.
5. DEMISING LINE BETWEEN UNITS BELOW - SHOWN FOR REFERENCE.
6. EYEBROW @ 7:12 SLOPE UNDER GABLE. SEE ELEVATIONS.



2 UNIT BUILDING - OVERALL ROOF PLAN

SCALE: 1/4" = 1'-0"

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2 UNIT BUILDING - ROOF PLAN

DATE: DEC 15, 2021
IOTT PROJ. NO.: 19-055
DESIGN BY: KI
DRAWN BY:
SCALE: 1/4" = 1'-0"
STAGE: SITE PLAN APPR.
DWG. FILE: 19-055-A100

A 102

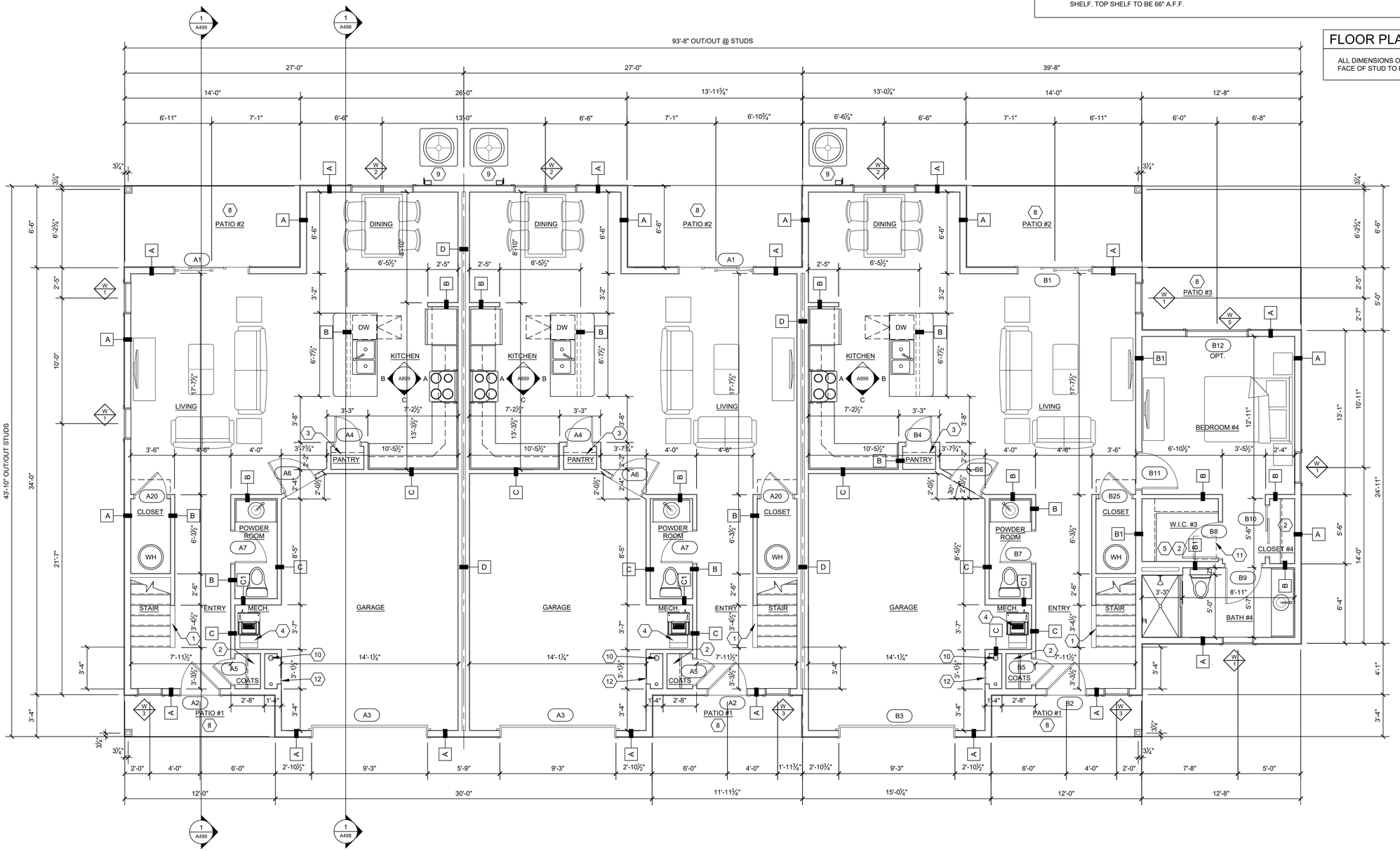
FLOOR PLAN KEYNOTES

GENERAL NOTE: FURNITURE LAYOUTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.

1. PARTIAL HEIGHT WALL w/ WOOD CAP. TOP OF WALL NO LESS THAN 4" ABOVE NOSING OF STAIR, WITH RAILING ABOVE.
2. PROVIDE AND INSTALL SHELF MOUNTED AT 66" A.F.F. AND COAT HANGING ROD AT EACH CLOSET SHOWN.
3. SEE KITCHEN ELEVATION FOR MOUNTING HEIGHTS OF 16" DEEP WIRE SHELVING AT PANTRY.
4. INSTALL MECHANICAL EQUIPMENT ON LEVEL PLATFORM @ INTERIOR FLOOR LINE.
5. PROVIDE SUPPORT FOR SECONDARY CLOTHES ROD OR EXTEND TO WALL.
6. MOUNT BOTTOM 16" DEEP WIRE SHELF IN LINEN CLOSET AT 24" A.F.F. AND REMAINING (3) SHELVES AT 14" O.C. ABOVE BOTTOM SHELF. TOP SHELF TO BE 66" A.F.F.
7. PROVIDE AND INSTALL 12" DEEP WIRE SHELVING ABOVE WASHER AND DRYER, MOUNTED 66" A.F.F.
8. POURED CONCRETE PATIO SLAB. REFER TO DRAWING S125 FOR ADDITIONAL INFORMATION.
9. EXTERIOR AIR HANDLING UNIT - SEE MECHANICAL DRAWINGS FOR ADDITIONAL DETAILS.
10. LOCATION OF FIRE SUPPRESSION RISER.
11. ATTIC ACCESS PANEL ON CEILING ABOVE, COORDINATED WITH ROOF TRUSS LOCATION.
12. 24" x 24" ACCESS DOOR FOR SPRINKLERS. COORDINATE HEIGHT w/ LOCATION OF VALVES.

FLOOR PLAN DIMENSION NOTE

ALL DIMENSIONS ON FLOOR PLANS MEASURED FROM FACE OF STUD TO FACE OF STUD.



3 UNIT BUILDING - FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

REVISIONS			
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WORCESTER COUNTY, MARYLAND

3 UNIT BUILDING - OVERALL FIRST FLOOR PLAN

DATE:	DEC 15, 2021
IOTT PROJ. NO.:	19-055
DESIGN BY:	KI
DRAWN BY:	T.E.
SCALE:	1/4" = 1'-0"
STAGE:	SITE PLAN APPR.
DWG. FILE:	19-055-A120

A 120

FLOOR PLAN KEYNOTES

GENERAL NOTE: FURNITURE LAYOUTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.

1. PARTIAL HEIGHT WALL w/ WOOD CAP. TOP OF WALL NO LESS THAN 4" ABOVE NOSING OF STAIR, WITH RAILING ABOVE.
2. PROVIDE AND INSTALL SHELF MOUNTED AT 66" A.F.F. AND COAT HANGING ROD AT EACH CLOSET SHOWN.
3. SEE KITCHEN ELEVATION FOR MOUNTING HEIGHTS OF 16" DEEP WIRE SHELVING AT PANTRY.
4. INSTALL MECHANICAL EQUIPMENT ON LEVEL PLATFORM @ INTERIOR FLOOR LINE.
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10. LOCATION OF FIRE SUPPRESSION RISER.
11. ATTIC ACCESS PANEL ON CEILING ABOVE, COORDINATED WITH ROOF TRUSS LOCATION.
12. 24" x 24" ACCESS DOOR FOR SPRINKLERS. COORDINATE HEIGHT w/ LOCATION OF VALVES.

FLOOR PLAN DIMENSION NOTE

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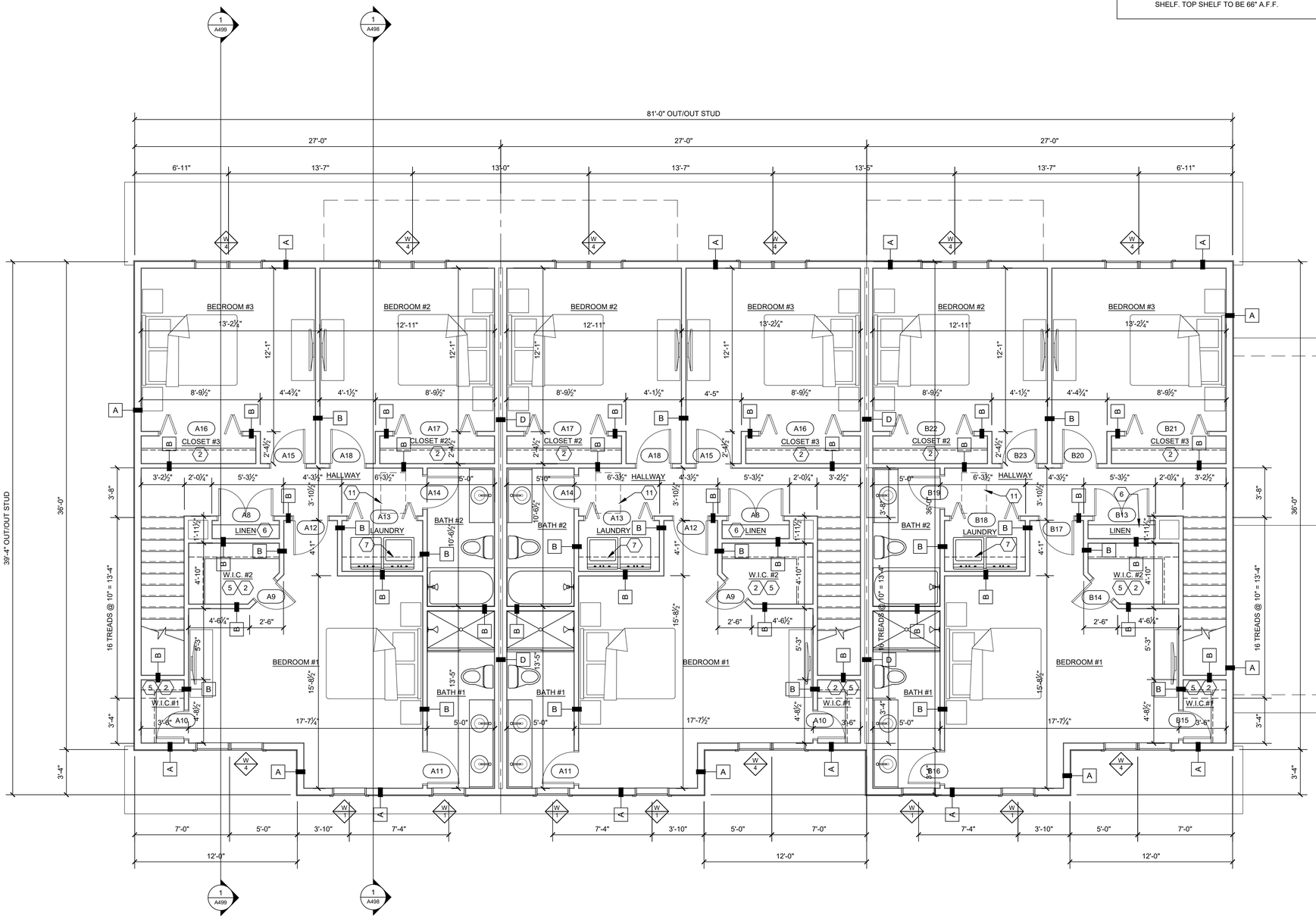
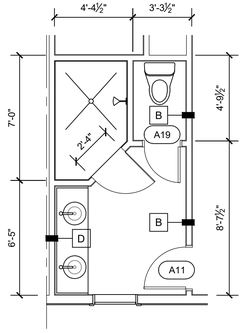


3 UNIT BUILDING - SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



OPTIONAL MASTER BATH UPGRADE

SCALE: 1/4" = 1'-0"

REVISIONS		
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RESIDENTIAL PLANNED COMMUNITY
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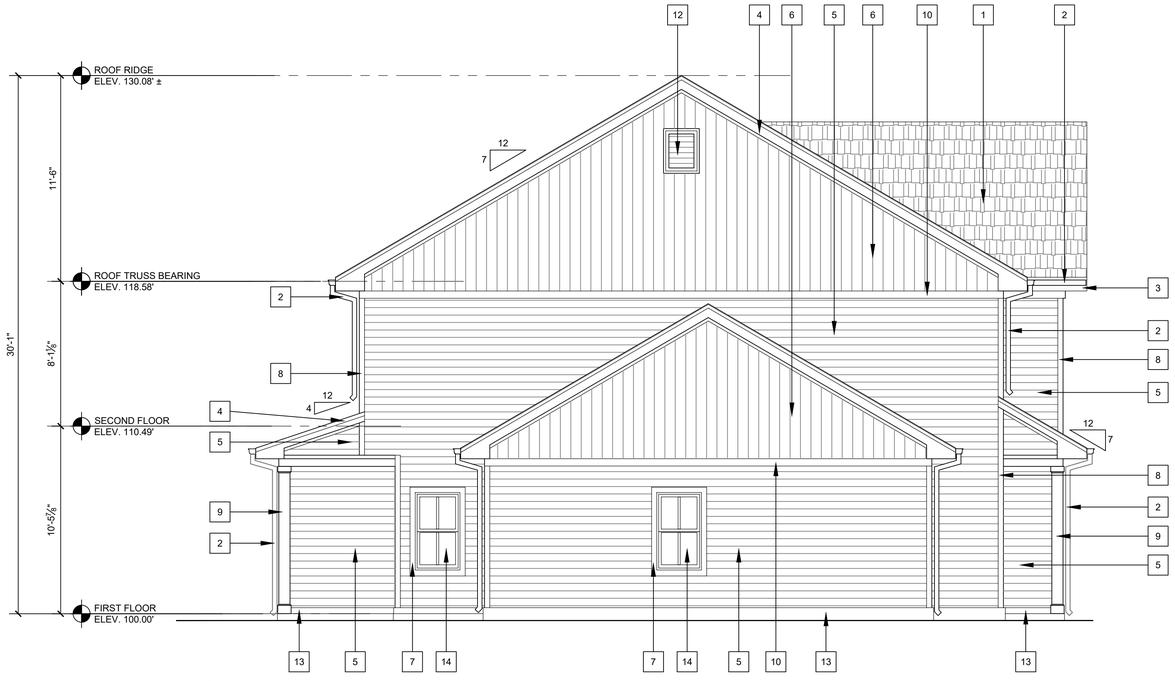
WORCESTER COUNTY, MARYLAND

3 UNIT BUILDING - OVERALL SECOND FLOOR PLAN

DATE: DEC 15, 2021	
IOTT PROJ. NO.: 19-055	
DESIGN BY: KI	
DRAWN BY: T.E.	
SCALE: 1/4" = 1'-0"	
STAGE: SITE PLAN APPR.	
DWG. FILE: 19-055-A120	

A 121



2 UNIT BUILDING - RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

2 UNIT BUILDING - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTE LEGEND

1	ARCHITECTURAL FIBERGLASS/ASPHALT SHINGLE ROOF OVER 30# ROOF FELT AND OSB SHEATHING
2	PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT
3	PREFINISHED ALUMINUM FASCIA
4	1 x 4 FRIEZE BOARD BELOW RAKE BOARD
5	HORIZONTAL VINYL SIDING
6	VERTICAL VINYL SIDING
7	1 x 4 COMPOSITE TRIM CASING AROUND WINDOWS & DOORS
8	VINYL CORNER TRIM BY SIDING MANUFACTURER
9	COMPOSITE WRAPPED COLUMN WITH BASE OVER TREATED POST
10	1 x 6 COMPOSITE TRANSITION BAND WITH FLASHING CAP
11	VINYL CASEMENT PICTURE WINDOW
12	24 x 30 VINYL OR PVC LOUVER
13	¾ x 8 AZEK SKIRTBOARD
14	VINYL DOUBLE-HUNG WINDOW
15	METAL SEAM ROOF (5+ UNIT ONLY)
16	FIBERGLASS ENTRY DOOR AND TRANSOM
17	VINYL SLIDING GLAZED PATIO DOOR
18	INSULATED METAL GARAGE DOOR
19	VINYL SLIDING WINDOW

REVISIONS

NO.	DATE	REMARKS

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RESIDENTIAL PLANNED COMMUNITY
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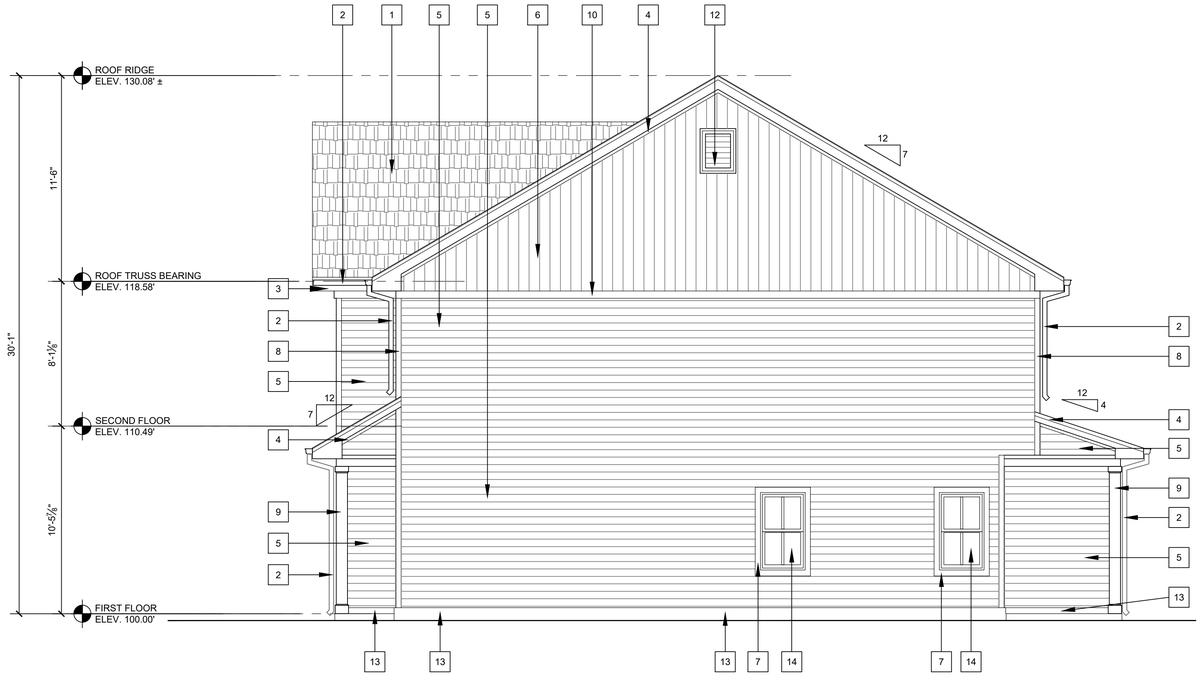
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

2 UNIT BUILDING - FRONT AND RIGHT SIDE ELEVATIONS

DATE: DEC 15, 2021
IOTT PROJ. NO.: 19-055
DESIGN BY: KI
DRAWN BY: T.E.
SCALE: 1/4" = 1'-0"
STAGE: SITE PLAN APPR.
DWG. FILE: 19-055-A300

A 300



2 UNIT BUILDING - LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

2 UNIT BUILDING - REAR ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTE LEGEND

1	ARCHITECTURAL FIBERGLASS/ASPHALT SHINGLE ROOF OVER 30# ROOF FELT AND OSB SHEATHING
2	PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT
3	PREFINISHED ALUMINUM FASCIA
4	1 x 4 FRIEZE BOARD BELOW RAKE BOARD
5	HORIZONTAL VINYL SIDING
6	VERTICAL VINYL SIDING
7	1 x 4 COMPOSITE TRIM CASING AROUND WINDOWS & DOORS
8	VINYL CORNER TRIM BY SIDING MANUFACTURER
9	COMPOSITE WRAPPED COLUMN WITH BASE OVER TREATED POST
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11	VINYL CASEMENT PICTURE WINDOW
12	24 x 30 VINYL OR PVC LOUVER
13	¾ x 8 AZEK SKIRTBOARD
14	VINYL DOUBLE-HUNG WINDOW
15	METAL SEAM ROOF (5+ UNIT ONLY)
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17	VINYL SLIDING GLAZED PATIO DOOR
18	INSULATED METAL GARAGE DOOR
19	VINYL SLIDING WINDOW

REVISIONS

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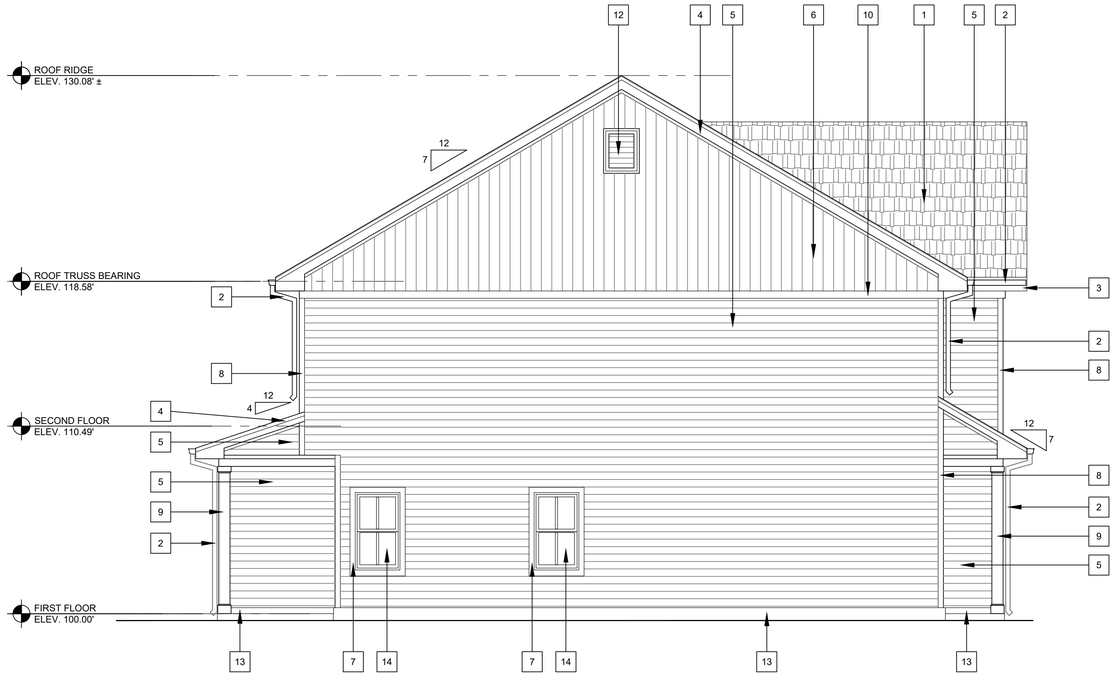
2 UNIT BUILDING - REAR AND LEFT SIDE ELEVATIONS

DATE: DEC 15, 2021
IOTT PROJ. NO.: 19-055
DESIGN BY: KI
DRAWN BY: T.E.
SCALE: 1/4" = 1'-0"
STAGE: SITE PLAN APPR.
DWG. FILE: 19-055-A301

A 301



3 UNIT BUILDING - RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

3 UNIT BUILDING - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTE LEGEND

1	ARCHITECTURAL FIBERGLASS/ASPHALT SHINGLE ROOF OVER 30# ROOF FELT AND OSB SHEATHING
2	PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT
3	PREFINISHED ALUMINUM FASCIA
4	1 x 4 FRIEZE BOARD BELOW RAKE BOARD
5	HORIZONTAL VINYL SIDING
6	VERTICAL VINYL SIDING
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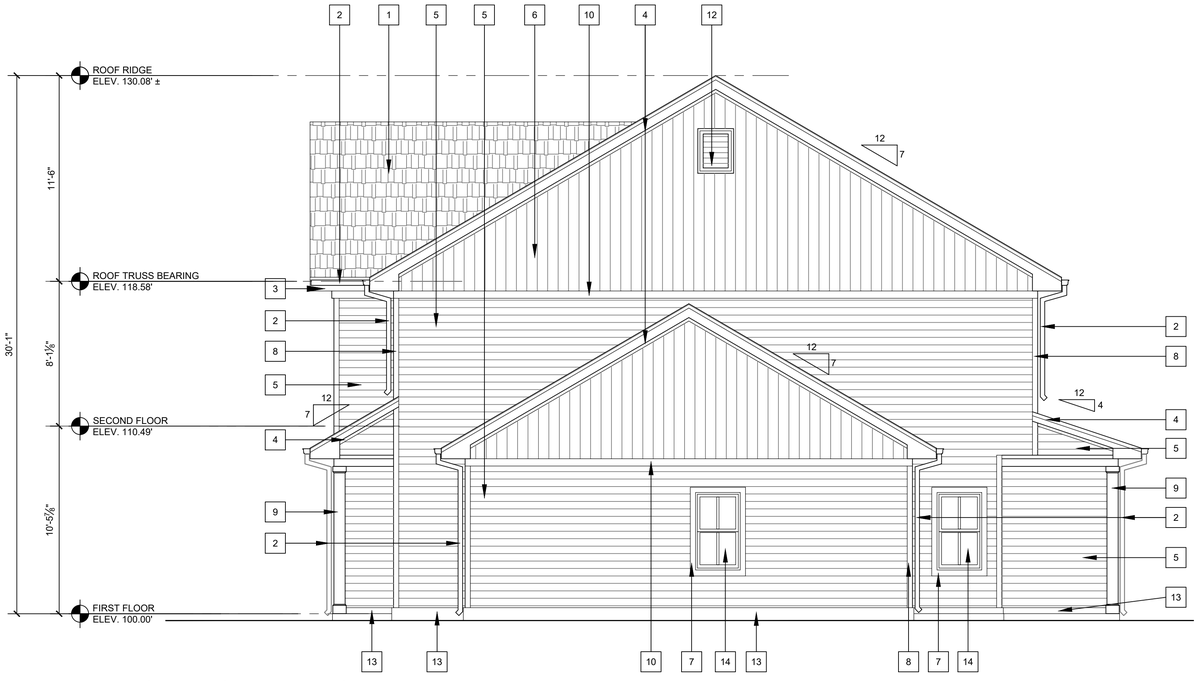
3 UNIT BUILDING - FRONT AND RIGHT SIDE ELEVATIONS

DATE: DEC 15, 2021
IOTT PROJ. NO.: 19-055
DESIGN BY: KI
DRAWN BY: T.E.
SCALE: 1/4" = 1'-0"
STAGE: SITE PLAN APPR.
DWG. FILE: 19-055-A300

A 320



3 UNIT BUILDING - LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

3 UNIT BUILDING - REAR ELEVATION

SCALE: 3/16" = 1'-0"

ELEVATION KEYNOTE LEGEND

1	ARCHITECTURAL FIBERGLASS/ASPHALT SHINGLE ROOF OVER 30# ROOF FELT AND OSB SHEATHING
2	PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT
3	PREFINISHED ALUMINUM FASCIA
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13	¾ x 8 AZEK SKIRTBOARD
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WORCESTER COUNTY, MARYLAND

3 UNIT BUILDING - REAR AND LEFT SIDE ELEVATIONS

DATE: DEC 15, 2021
IOTT PROJ. NO.: 19-055
DESIGN BY: KI
DRAWN BY: T.E.
SCALE: 1/4" = 1'-0"
STAGE: SITE PLAN APPR.
DWG. FILE: 19-055-A301

A 321

6 UNIT BUILDING - PARTIAL FRONT ELEVATION

SCALE: 1/4" = 1'-0"

6 UNIT BUILDING - PARTIAL FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTE LEGEND

1	ARCHITECTURAL FIBERGLASS/ASPHALT SHINGLE ROOF OVER 30# ROOF FELT AND OSB SHEATHING
2	PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT
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18	INSULATED METAL GARAGE DOOR
19	VINYL SLIDING WINDOW

REVISIONS

NO.	DATE	REMARKS

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KEITH IOTT LICENSE NO. 9357
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RESIDENTIAL PLANNED COMMUNITY
SHADYSIDE VILLAGE
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WORCESTER COUNTY, MARYLAND

6 UNIT BUILDING - FRONT ELEVATION

DATE: DEC 15, 2021
IOTT PROJ. NO.: 19-055
DESIGN BY: KI
DRAWN BY: T.E.
SCALE: 1/4" = 1'-0"
STAGE: SITE PLAN APPR.
DWG. FILE: 19-055-A300

A 360

6 UNIT BUILDING - PARTIAL REAR ELEVATION

SCALE: 1/4" = 1'-0"

6 UNIT BUILDING - PARTIAL REAR ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTE LEGEND

1	ARCHITECTURAL FIBERGLASS/ASPHALT SHINGLE ROOF OVER 30# ROOF FELT AND OSB SHEATHING
2	PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT
3	PREFINISHED ALUMINUM FASCIA
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18	INSULATED METAL GARAGE DOOR
19	VINYL SLIDING WINDOW

REVISIONS

NO.	DATE	REMARKS

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND

REG'TN NO. LICENSE NO. 9357
EXPIRATION DATE: 3/30/2022

ARCHITECTURE
ENGINEERING
INCORPORATED

IOTT

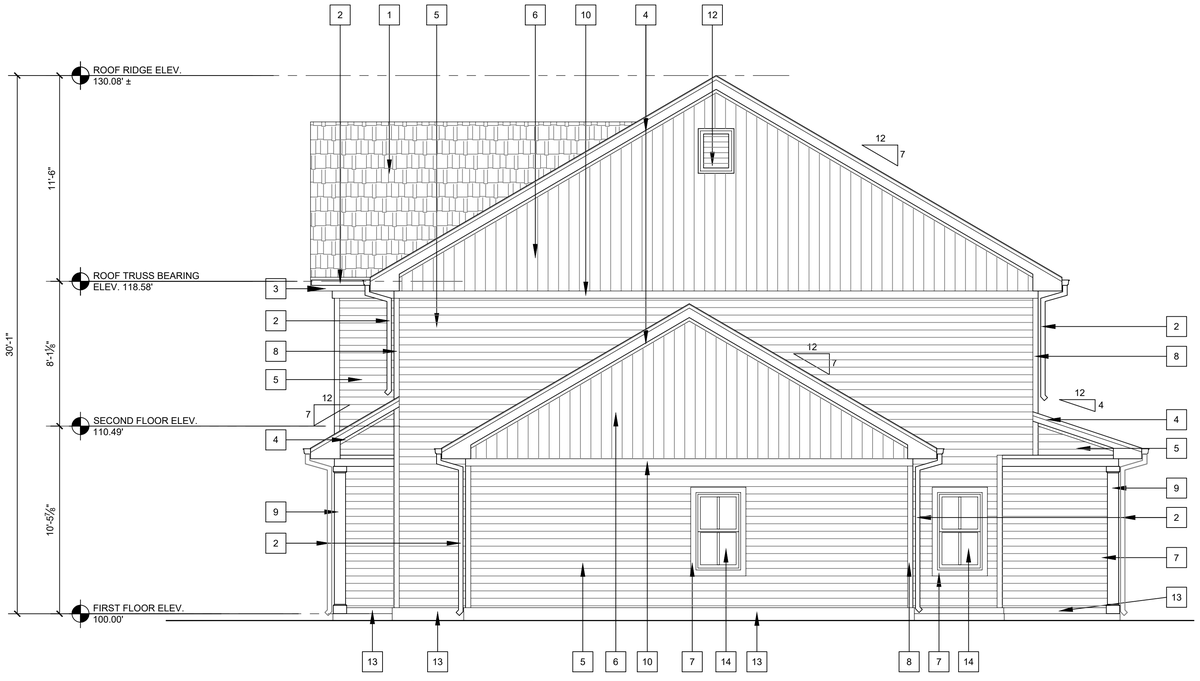
310 HAMMOND ST. • SUITE 100 • SALISBURY, MARYLAND
(410) 749-7229 • FAX (410) 749-0001

RESIDENTIAL PLANNED COMMUNITY
SHADYSIDE VILLAGE
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

6 UNIT BUILDING - REAR ELEVATION

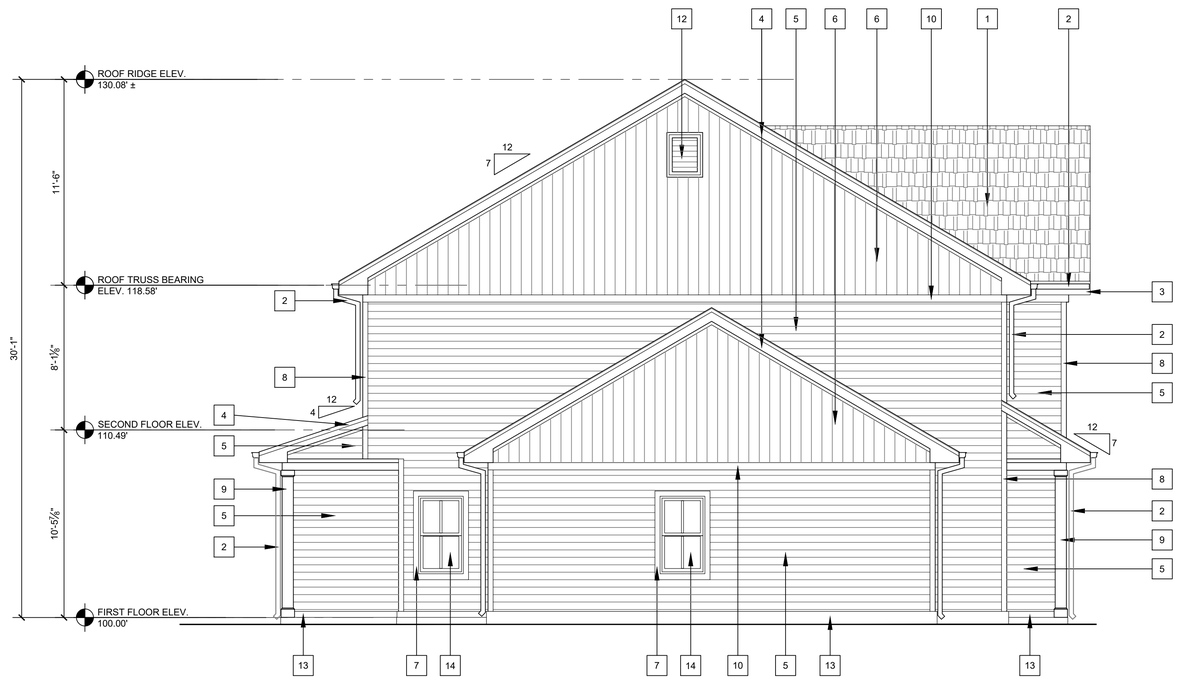
DATE: DEC 15, 2021
IOTT PROJ. NO.: 19-055
DESIGN BY: KI
DRAWN BY: T.E.
SCALE: 1/4" = 1'-0"
STAGE: SITE PLAN APPR.
DWG. FILE: 19-055-A301

A 361



6 UNIT BUILDING - LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



6 UNIT BUILDING - RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTE LEGEND

1	ARCHITECTURAL FIBERGLASS/ASPHALT SHINGLE ROOF OVER 30# ROOF FELT AND OSB SHEATHING
2	PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT
3	PREFINISHED ALUMINUM FASCIA
4	1 x 4 FRIEZE BOARD BELOW RAKE BOARD
5	HORIZONTAL VINYL SIDING
6	VERTICAL VINYL SIDING
7	1 x 4 COMPOSITE TRIM CASING AROUND WINDOWS & DOORS
8	VINYL CORNER TRIM BY SIDING MANUFACTURER
9	COMPOSITE WRAPPED COLUMN WITH BASE OVER TREATED POST
10	1 x 6 COMPOSITE TRANSITION BAND WITH FLASHING CAP
11	VINYL CASEMENT PICTURE WINDOW
12	24 x 30 VINYL OR PVC LOUVER
13	¾ x 8 AZEK SKIRTBOARD
14	VINYL DOUBLE-HUNG WINDOW
15	METAL SEAM ROOF (5+ UNIT ONLY)
16	FIBERGLASS ENTRY DOOR AND TRANSOM
17	VINYL SLIDING GLAZED PATIO DOOR
18	INSULATED METAL GARAGE DOOR
19	VINYL SLIDING WINDOW

REVISIONS

NO.	DATE	REMARKS

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

KEITH IOTT LICENSE NO. 8057
EXPIRATION DATE 3/30/2022

ARCHITECTURE
ENGINEERING
INCORPORATED

IOTT

310 HAMMOND ST. • SUITE 100 • SALISBURY, MARYLAND
(410) 749-7229 • FAX (410) 749-0001

RESIDENTIAL PLANNED COMMUNITY
SHADYSIDE VILLAGE
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

6 UNIT BUILDING - SIDE ELEVATIONS

DATE: DEC 15, 2021
IOTT PROJ. NO.: 19-055
DESIGN BY: KI
DRAWN BY: T.E.
SCALE: 1/4" = 1'-0"
STAGE: SITE PLAN APPR.
DWG. FILE: 19-055-A301

A 362

SITE PLANS - MULTIFAMILY PARCELS B, E, F, G & H

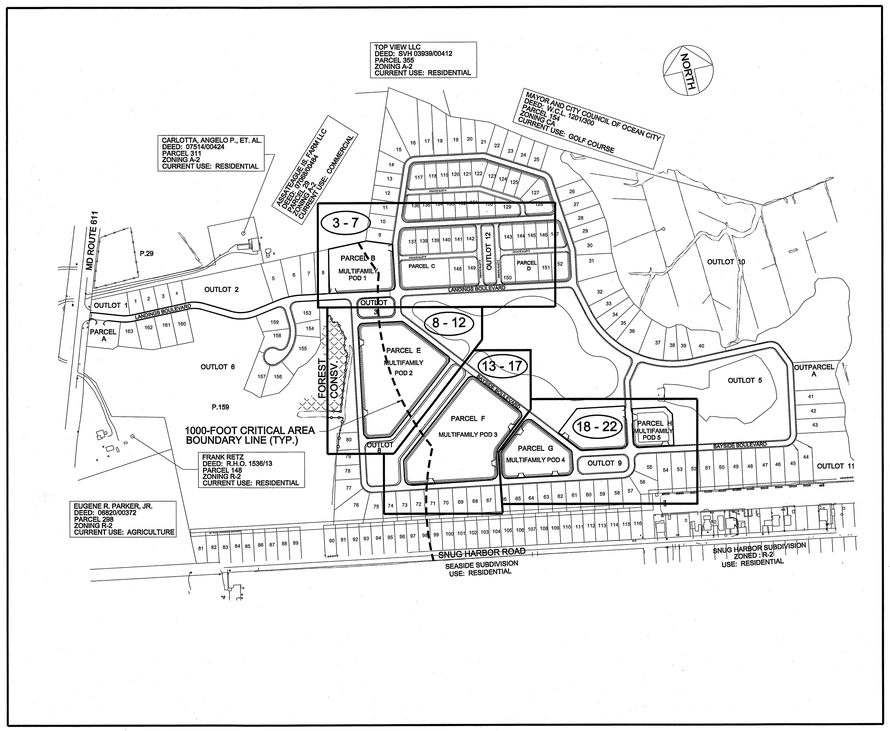
THE LANDINGS RESIDENTIAL PLANNED COMMUNITY

TAX MAP NO. 33, PARCELS 159 AND 281

TENTH TAX DISTRICT, BERLIN, WORCESTER COUNTY, MARYLAND

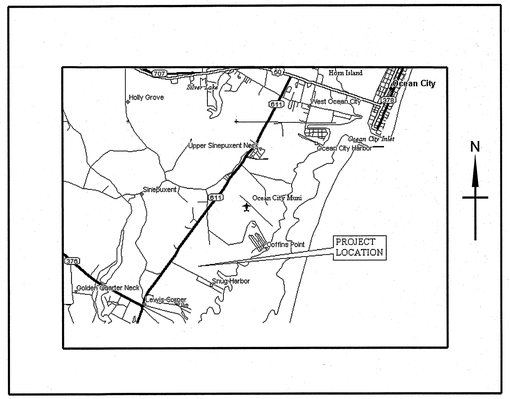
GENERAL NOTES :

1. ALL WORK REQUIRED BY THESE DOCUMENTS (DRAWINGS AND SPECIFICATIONS) SHALL BE NEW. WHEREVER THE WORD "PROPOSED" IS USED, IT IS CONSIDERED INTERCHANGEABLE WITH THE WORD "NEW" AND IS INCLUDED IN THE REQUIRED WORK.
2. ALL ELEVATIONS, TOPOGRAPHY AND ALIGNMENTS SHOWN ARE BASED UPON THE PRELIMINARY PLAT PREPARED BY FRANK LYNCH AND ASSOCIATES, DATED NOV. 11, 2001, REVISED MAR. 11, 2003 AND THE AS-BUILT WATER AND SEWER MAPS FOR, THE LANDINGS RESIDENTAIL PLANNED COMMUNITY PREPARED BY EASTERN STATES ENGINEERING, DATED 2/05/2007. THE ENGINEER DOES NOT WARRANT THAT THIS INFORMATION IS ENTIRELY CORRECT. THE CONTRACTOR SHALL EXAMINE A COPY OF SAID PLANS(S) AND VISIT THE SITE IN ORDER TO DETERMINE, TO HIS SATISFACTION, THE QUANTITIES OF WORK REQUIRED TO BE PERFORMED.
3. UNLESS OTHERWISE NOTED, ALL ELEVATIONS FOR GRAVITY, STORM AND SANITARY SEWER PIPES ARE INVERTS AND ALL ELEVATIONS FOR PRESSURE WATER OR FORCE MAINS ARE TOP OF PIPE ELEVATIONS.
4. THESE DRAWINGS SHOW INFORMATION REGARDING UNDERGROUND UTILITIES WHICH EXIST ALONG THE LINES OF WORK. THE LOCATION OF UTILITIES SHOWN HAS BEEN PROVIDED FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION. THE OWNER SHALL BE GIVEN NOTIFICATION BY THE CONTRACTOR PRIOR TO TEST PITTING. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON THESE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL EXISTING UTILITIES AND APPURTENANCES. SHOULD ANY EXISTING UTILITIES BE DAMAGED BY THE CONTRACTOR, THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED, TO THE UTILITY OWNER'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE.
5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THESE DRAWINGS AND SPECIFICATIONS, AND TO ALL APPLICABLE REQUIREMENTS OF WORCESTER COUNTY, WORCESTER COUNTY DEVELOPMENT REVIEW, WORCESTER COUNTY WATER AND WASTEWATER SERVICES, WORCESTER COUNTY ROADS, MARYLAND STATE HIGHWAY ADMINISTRATION, MARYLAND DEPARTMENT OF THE ENVIRONMENT, MARYLAND DEPARTMENT OF NATURAL RESOURCES, THE ARMY CORP. OF ENGINEERS, THE FEDERAL ENVIRONMENTAL PROTECTION AGENCY AND ANY OTHER REGULATORY BODY THAT HAS JURISDICTION.
6. ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROVIDE POSITIVE DRAINAGE, AWAY FROM PROPOSED STRUCTURES, AND SHALL BE STABILIZED WITH TOPSOIL, SEED AND MULCH, EXCEPT IN AREAS CALLING FOR PAVING. IF SETTLEMENT OCCURS, THE AREA OF SETTLEMENT SHALL BE RESTORED TO GRADE, RESEEDED AND REMULCHED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL PROVIDE SEED TYPE AS SPECIFIED.
7. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEVIATIONS FROM THESE DRAWINGS AND SPECIFICATIONS.
8. THE CONTRACTOR SHALL PROVIDE NECESSARY STAKE OUT OF LINE AND GRADE FOR CONSTRUCTION.
9. THE CONTRACTOR SHALL PROVIDE HYDROSTATIC TESTING OF ALL PRESSURE PIPES IN THE PRESENCE OF THE ENGINEER. FORTY EIGHT HOURS NOTICE SHALL BE GIVEN TO THE ENGINEER PRIOR TO THE CONTRACTOR PERFORMING ANY TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL REQUIREMENTS OF THIS TESTING. SHOULD ANY PORTION OF THE WORK FAIL TO MEET THE CRITERIA, THE CONTRACTOR SHALL TAKE CORRECTIVE MEASURES, AT HIS OWN EXPENSE, TO CONFORM TO THE TEST REQUIREMENTS.
10. THE OWNER RESERVES THE RIGHT TO AWARD OTHER CONTRACTS OR PERFORM OTHER WORK IN THE VICINITY OF WORK DESIGNATED ON THESE DRAWINGS. THE CONTRACTOR SHALL COOPERATE WITH AND COORDINATE HIS OPERATIONS WITH OTHER CONTRACTORS OR WORKMEN EMPLOYED BY THE OWNER.
11. NO INFORMATION REGARDING DEPTH TO ANY TEMPORARY OR PERMANENT GROUND WATER TABLE IS PROVIDED ON THESE DRAWINGS AS IT RELATES TO EXCAVATION OR INSTALLATION OF UTILITIES IN TRENCHES. THE CONTRACTOR SHALL INVESTIGATE TO HIS SATISFACTION THE SITE CONDITIONS REGARDING THE DEPTH TO GROUND WATER. GENERALLY, PIPING, TRENCH AND STRUCTURE CONSTRUCTION SHALL BE PROSECUTED IN A DEWATERED STATE, CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ALL EXCAVATIONS FOR MANHOLES AND OTHER CHAMBERS SHALL BE CONTINUALLY DEWATERED UNTIL THE BACKFILL OPERATION HAS BEEN COMPLETED. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR TEST PITTING.
12. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
13. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING, TWO (2) DAYS PRIOR TO BEGINNING ANY WORK SHOWN ON THESE DRAWINGS:
    - A) NVR, INC. (610) 656-7571
    - B) WORCESTER COUNTY DPW (410) 641-5251
    - C) WORCESTER COUNTY DEVELOPMENT REVIEW (410) 632-1200
    - D) MISS UTILITY (800) 441-8355
    - E) J. W. SALM ENGINEERING, INC. (410) 641-0126
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS RESULTING FROM ANY EARTH MOVING AND/OR TEMPORARY STOCKPILING OF EARTH OR OTHER MATERIALS ON SITE.
15. THESE DRAWINGS, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO J. W. SALM ENGINEERING, INC. AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION. COPYRIGHT , LATEST DATE HEREON. ANY DRAWING, REPRODUCTION, PLOT, ETC., WITHOUT A WET INK SIGNATURE AND SEAL IS NOT CERTIFIED BY J.W. SALM ENGINEERING AS TO ACCURACY AND AUTHENTICITY.
16. THE CONTRACTOR IS SPECIFICALLY INSTRUCTED TO REVIEW, BECOME FAMILIAR WITH AND ADHERE TO ALL SOIL EROSION AND SEDIMENT CONTROL DETAILS AND NOTES CONTAINED ON THESE DRAWINGS.
17. TRENCH COMPACTION FOR ALL UTILITIES SHALL BE AS FOLLOWS:
    - A. FOR AREAS WITHIN THE ROAD RIGHT-OF-WAY: 95% OF MODIFIED PROCTOR DENSITY AT +/- 2% OF OPTIMUM MOISTURE CONTENT.
    - B. FOR NON-RIGHT-OF-WAY AREAS: 90% OF MODIFIED PROCTOR DENSITY AT +/-3% OF OPTIMUM MOISTURE CONTENT.
18. SUBGRADE COMPACTION FOR ALL AREAS UNDER PROPOSED BUILDING PADS, PAVING, GRAVEL SURFACING AND CURBS SHALL BE 95% MODIFIED PROCTOR DENSITY AT +/- 2% OF OPTIMUM MOISTURE.
19. THE CONTRACTOR SHALL PRESSURE TEST AND CHLORINATE AND TEST ALL WATER MAINS IN THE PRESENCE OF WORCESTER COUNTY, IN ACCORDANCE WITH WORCESTER COUNTY STANDARDS. COPIES OF ALL TEST REPORTS, INCLUDING BACTERIALOGICAL TESTING, SHALL BE PROVIDED TO WORCESTER COUNTY. SAMPLES SHALL BE COLLECTED AND SENT FOR TESTING BY WORCESTER COUNTY.
20. THE CONTRACTOR SHALL PROVIDE CUT SHEETS FOR ALL ROADS, CURBS, WATER, SEWER, SWM BASIN AND STORM DRAIN CONSTRUCTION. CUT SHEETS SHALL BE PREPARED BY A LICENSED SURVEYOR RETAINED BY AND PAID BY THE CONTRACTOR. COPIES OF ALL CUT SHEETS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO PERFORMING ANY WORK OR INSTALLING PIPE OR OTHER FEATURES.
21. NO SEWER CLEANOUT OR WATER METER PIT SHALL BE INSTALLED IN PAVED AREAS. IF SO, THEY WILL BE RELOCATED BY THE DEVELOPER AT HIS EXPENSE.
22. THIS PROPERTY LIES WITHIN THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA (WO. CO. A.C.B.C.A.). IN ACCORDANCE WITH NR 3-101(g)1)A OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS THE "INITIAL DEVELOPMENT" (AS DEFINED WITHIN THE WO. CO. A.C.B.C.A. LAW) OF THIS RPC IS NOT SUBJECT TO THE REQUIREMENTS OF THE CRITICAL AREA LAW. ALL DEVELOPMENT OCCURING AFTER THE "INITIAL DEVELOPMENT" WILL BE SUBJECT TO ALL PROVISIONS OF THE WO. CO. A.C.B.C.A. LAW IN EFECT AT THE TIME OF THE PROPOSED DEVELOPMENT ACTIVITY.
23. A NON-TIDAL & TIDAL WETLAND PERMIT HAS BEEN ISSUED FOR THIS SITE. PERMIT NOS. 200261054/01-NT-2231 AND 02-0940. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE APPROVALS AND PERMITS.



KEY MAP

1" = 300'



VICINITY MAP

SCALE : 1 " = 7000'

INDEX OF DRAWINGS:

DRAWING No.:	SHEET No.:	TITLE :
481-01-001	1 of 24	COVER SHEET, NOTES, LEGEND, INDEX, KEY MAP & VICINITY MAP
481-01-002	2 of 24	SITE DATA, SUBMITTAL NOTES AND DETAILS
481-01-003	3 of 24	PARCEL B - EXISTING CONDTIONS PLAN
481-01-004	4 of 24	PARCEL B - SITE AND LANDSCAPING PLAN
481-01-005	5 of 24	PARCEL B - STORMWATER MANAGMENT (SWM) PLAN
481-01-006	6 of 24	PARCEL B - UTILITIES PLAN
481-01-007	7 of 24	PARCEL B - SOIL EROSION AND SEDIMENT CONTROL (SESC) PLAN
481-01-008	8 of 24	PARCEL E - EXISTING CONDTIONS PLAN
481-01-009	9 of 24	PARCEL E - SITE AND LANDSCAPING PLAN
481-01-010	10 of 24	PARCEL E - STORMWATER MANAGMENT (SWM) PLAN
481-01-011	11 of 24	PARCEL E - UTILITIES PLAN
481-01-012	12 of 24	PARCEL E - SOIL EROSION AND SEDIMENT CONTROL (SESC) PLAN
481-01-013	13 of 24	PARCEL F - EXISTING CONDTIONS PLAN
481-01-014	14 of 24	PARCEL F - SITE AND LANDSCAPING PLAN
481-01-015	15 of 24	PARCEL F - STORMWATER MANAGMENT (SWM) PLAN
481-01-016	16 of 24	PARCEL F - UTILITIES PLAN
481-01-017	17 of 24	PARCEL F - SOIL EROSION AND SEDIMENT CONTROL (SESC) PLAN
481-01-018	18 of 24	PARCEL G & H - EXISTING CONDTIONS PLAN
481-01-019	19 of 24	PARCEL G & H - SITE AND LANDSCAPING PLAN
481-01-020	20 of 24	PARCEL G & H - STORMWATER MANAGMENT (SWM) PLAN
481-01-021	21 of 24	PARCEL G & H - UTILITIES PLAN
481-01-022	22 of 24	PARCEL G & H - SOIL EROSION AND SEDIMENT CONTROL (SESC) PLAN
481-01-023	23 of 24	PARCEL DESCRIPTIONS
481-01-024	24 of 24	DETAILS AND NOTES

FOREST CONSERVATION NOTES:

1. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. 99-31. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY FOREST CONSERVATION LAW. A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING. A SHORT TERM MANAGEMENT AGREEMENT AND PERPETUAL PROTECTIVE AGREEMENT - DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND, WILL BE RECORDED SIMULTANEOUSLY WITH THE SUBDIVISION PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.
2. PRIOR TO DISTURBANCE OF LAND WITH 50 FEET OF ANY FOREST CONSERVATION EASEMENT AREA FOREST PROTECTION FENCING, AS SHOWN ON THE FCP MUST BE INSTALLED.
3. PRIOR TO ANY DISTURBANCE WITHIN 50 FEET OF ANY FOREST CONSERVATION EASEMENT AREA, AFTER FOREST PROTECTION FENCING HAS BEEN INSTALLED, THE DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING MUST BE NOTIFIED AND AN INSPECTION PERFORMED TO ENSURE THAT ADEQUATE FOREST PROTECTION MEASURES HAVE BEEN INSTALLED.

PARKING NOTE:

1. CROSS HATCHED AREAS SHOW LOCATIONS WHERE ON-STREET PARKING IS PERMITTED. THESE LOCATIONS WERE TAKEN FROM THE ROAD AND PARKING PLAN, PREPARED BY R.D. HAND AND ASSOCIATES, DATED 6/24/02, REVISED 8/22/02 AND APPROVED BY THE WORCESTER COUNTY FIRE MARSHAL, 8/28/02.
2. DESIGNATED PARKING AREAS SHALL BE MARKED WITH PAINTED CURBING ONLY. ENFORCEMENT OF ROADSIDE PARKING IN THE PUBLIC RIGHT-OF-WAY IS A POLICE FUNCTION, TO BE ADMINISTRATED BY THE APPROPRIATE WORCESTER COUNTY SANCTIONED AGENCY. PARKING RESTRICTION ENFORCEMENT FOR MULTI-FAMILY PARKING AREAS SHALL BE INCORPORATED IN THE COVENANTS AND DEED RESTRICTIONS FOR THIS PROJECT.

COUNTY COMMISSIONER NOTE:

ON JUNE 5, 2001, THE WORCESTER COUNTY COMMISSIONER APPROVED THE CREATION OF THE LANDINGS R.P.C. FLOATING ZONE WITH THE FOLLOWING CONDITIONS: 1-NO SALES OF FUEL FOR EITHER MOTOR VEHICLES OR WATER CRAFT AT ANY FACILITY; 2 - NO RENTAL OR SALES OF MOTORIZED WATER CRAFT IN THE KAYAK/CANOE BASIN OR AT ANY OTHER PIER, MOORING OR LAUNCHING FACILITY; 3 - ROAD CONSTRUCTION STANDARDS FOR REDUCED RIGHT-OF-WAY WIDTHS MUST BE ADOPTED AS APPROPRIATE PRIOR TO THE APPROVAL OF ANY STEP II PLANS UTILIZING SUCH DESIGN; 4 - THE ADEQUACY OF ANY PROPOSED WASTEWATER TREATMENT AND DISPOSAL FACILITIES MUST BE DOCUMENTED; 5 - POTABLE WATER MUST BE PROVIDED TO TO RESIDENCIES THE LEWIS ROAD AREA AS PER PRIOR APPROVALS SHOULD THE GROUND WATER INJECTION WELLS BE CONSTRUCTED ON THE WESTERLY SIDE OF MD RT. 611; 6 - CONTINUING JURISDICTION IS RETAINED RELATIVE TO DESIGN STANDARDS AS PER ARTICLE 66B.

STEP II PLANS APPROVED THE PLANNING COMMISSION ON 10/04/01 AS PER LETTER DATED 11/20/01.

OWNER:

LANDINGS AT BAYSIDE, LP

246 REHOBOTH AVENUE

REHOBOTH BEACH, DE 19971

PHONE : 302.226.6631

ENGINEER:

J. W. SALM ENGINEERING, INC.

9842 MAIN STREET, SUITE 3

BERLIN, MD 21811

PHONE : 410.641.0126

APPROVED BY WORCESTER COUNTY PLANNING COMMISSION

CHAIRMAN DATE

OWNER / APPLICANT / DEVELOPER:

LANDINGS AT BAYSIDE, LP
246 REHOBOTH AVENUE
REHOBOTH BEACH, DE 19971
302.226-6631

PLAN PREPARED BY:

J. W. SALM ENGINEERING, INC.
P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811
410.641.0126

I HEREBY 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. 19731, EXPIRATION DATE 09/30/2022.

JOHN WILLIAM SALM, III
REGISTERED PROFESSIONAL ENGINEER
19731
STATE OF MARYLAND

MARYLAND ENGINEER LICENSE No.: 19731

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

REVISIONS

COVER SHEET, NOTES, LEGEND, INDEX, KEY MAP & VICINITY MAP

PARCELS: B, E, F, G, & H

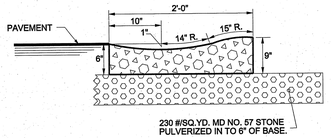
THE LANDINGS RESIDENTIAL PLANNED COMMUNITY

TENTH TAX DISTRICT BERLIN WORCESTER COUNTY MARYLAND

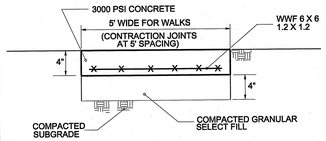
J. W. SALM ENGINEERING, INC.

P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

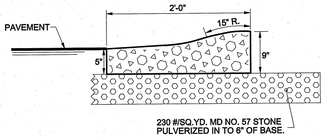
SCALE:	DATE:	DRAWING No.:	SHEET No.:
1" = 30'	DEC. 2021	481-01-001	1 of 24



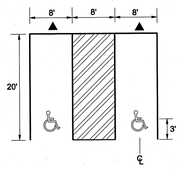
STANDARD CURB & GUTTER
(TYPE CG-2)
NOT TO SCALE



TYPICAL CONCRETE SIDEWALK DETAIL
NOT TO SCALE



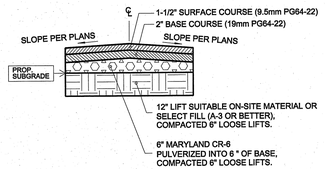
REVERSE PAN CURB & GUTTER
(SIMILAR TO TYPE CG-2)
NOT TO SCALE



UNIVERSAL
HANDICAPPED PARKING DETAIL
NOT TO SCALE

SIGN NOTE

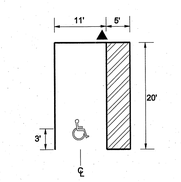
▲ VAN ACCESSIBLE SIGN MUST BE 84" FROM GRADE



MULTI-FAMILY PARKING BITUMINOUS PAVEMENT DETAIL
NOT TO SCALE

NOTES:

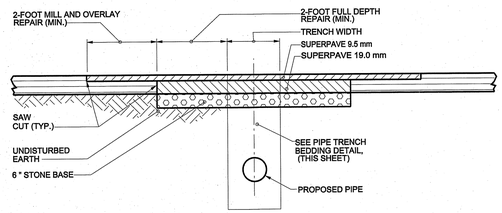
1) ALL UNSUITABLE MATERIAL SHALL BE REMOVED TO A POINT
12" BELOW SUBGRADE AND REPLACED WITH SELECT FILL.
2) CONTRACTOR SHALL PROOF ROLL ENTIRE PARKING AND DRIVE AREA
IN THE PRESENCE OF THE ENGINEER, PRIOR TO:
A) PLACING STONE BASE
B) PLACING BASE PAVEMENT
3) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO WO. CO. AND
MSHA STANDARDS FOR COUNTY ROAD CONSTRUCTION.
4) COMPACTION SHALL BE TO 95% OF MODIFIED PROCTOR DENSITY
AT +/- 2% OF OPTMUM MOISTURE CONTENT.



HANDICAPPED PARKING DETAIL
NOT TO SCALE

SIGN NOTE

▲ VAN ACCESSIBLE SIGN MUST BE 84" FROM GRADE



ROAD REPAIR AND OVERLAY DETAIL
NOT TO SCALE

NOTES:

1) PAVEMENT REPAIR SHALL BE PERFORMED TO THE SATISFACTION OF WORCESTER COUNTY
AND THE ENGINEER.
2) CONTRACTOR SHALL MEET ON-SITE WITH WORCESTER COUNTY DEPARTMENT OF PUBLIC
WORKS, ROADS DIVISION AND THE ENGINEER PRIOR TO PREFORMING ANY WORK WITHIN THE
COUNTY ROAD RIGHT-OF-WAY.
3) ALL BACKFILL AND COMPACTION SHALL BE PERFORMED ONLY IN THE PRESENCE OF THE
GEOTECHNICAL ENGINEER OR A REPRESENTATIVE OF THE WORCESTER COUNTY DEPARTMENT
OF PUBLIC WORKS, ROADS DIVISION.
4) SELECT BORROW REQUIRED FOR ROAD LOCATIONS, AASHTO A3 OR BETTER.
5) ALL COMPACTION WITHIN ROAD RIGHT-OF-WAY SHALL BE TO 95% OF MODIFIED PROCTOR DRY
DENSITY AT +/- 2% OF OPTIMUM MOISTURE CONTENT.

SUBMITTALS

SUBMIT TO THE ENGINEER, SHOP DRAWINGS, PRODUCT DATA AND CERTIFICATIONS FOR ITEMS LISTED IN THE FOLLOWING TABLE:

	SHOP DRAWINGS	CERTIFICATIONS	PRODUCT DATA
PVC WATER MAINS		X	X
CAST OR DUCTILE IRON FITTINGS		X	X
RETAINER GLANDS		X	X
GATE VALVES	X	X	
WATER SERVICE PIPE		X	X
VALVE BOXES		X	X
WATER METERS	X	X	
METER CHAMBERS		X	X
CURB STOP AND BOX	X	X	
METER SETTERS	X	X	
PVC SEWER AND LATERAL PIPE		X	X
PRECAST SANITARY MANHOLES	X	X	
CAST IRON FRAME AND COVER		X	X
CLEANOUT FRAME AND COVER		X	X
SERVICE SADDLES		X	X
RIGID ADAPTOR COUPLING		X	X
CORPORATION STOPS		X	X
FIRE HYDRANTS	X	X	
PRECAST INLETS & JUNCTION BOXES	X	X	
INLET FRAME AND COVER	X	X	
HDPE STORM DRAIN PIPE		X	X

SUBMITTALS

1) SHOP DRAWINGS (SUBMIT SEVEN [7] COPIES)

A) SHOP DRAWINGS SHALL BE ORIGINAL DRAWINGS, PREPARED BY THE CONTRACTOR, SUBCONTRACTOR, SUPPLIER OR DISTRIBUTOR, WHICH ILLUSTRATE SOME PORTION OF THE WORK, SHOWING, FABRICATION, LAYOUT, SETTING OR ERECTION DETAILS.

B) PRESENT SHOP DRAWINGS IN A CLEAR AND THOROUGH MANNER. DETAILS SHALL BE IDENTIFIED BY REFERENCE TO SHEET AND DETAIL OR SCHEDULE SHOWN ON THESE DRAWINGS.

C) REPRODUCTIONS OF MARKED CONTRACT DRAWINGS WILL NOT BE ACCEPTABLE.

D) THE CONTRACTOR SHALL SUBMIT THE SPECIFIED NUMBER OF COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL. AT THE TIME OF SUBMISSION, THE CONTRACTOR SHALL CALL TO THE ENGINEER'S ATTENTION, IN WRITING, ANY DEVIATIONS THAT THE SHOP DRAWINGS MAY HAVE FROM THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. ALL SHOP DRAWINGS SHALL BE SUBMITTED WITH AN INDEX AND A COVER LETTER MARKED EITHER "SUBMITTED AS SPECIFIED" OR "SUBMITTED AS EQUAL TO SPECIFIED".

E) EACH COPY OF THE SHOP DRAWINGS SHALL BE MARKED TO IDENTIFY ALL OPTIONS OR FEATURES THE EQUIPMENT WILL CONTAIN.

F) ALL SHOP DRAWINGS, REGARDLESS IF "SUBMITTED AS SPECIFIED' OR "SUBMITTED AS EQUAL TO SPECIFIED", SHALL BE FURNISHED WITH COMPLETE, SPECIFIC DETAILED INFORMATION FROM THE MANUFACTURER OR SUPPLIER OF THE MATERIAL OR EQUIPMENT THE CONTRACTOR PROPOSES TO FURNISH, IN WHICH THE REQUIREMENTS OF THE SPECIFICATIONS ARE CLEARLY SHOWN TO BE MET. THIS SHALL INCLUDE A POINT BY POINT COMPARISON WITH THE DETAIL REQUIREMENTS OF THE SPECIFICATIONS.

G) WHERE ANY ARTICLE IS SPECIFIED BY TRADE NAME OR NAME OF MANUFACTURER, WITH OR WITHOUT THE CLAUSE "OR EQUAL", IT IS INTENDED TO ESTABLISH THE QUALITY OF THE ARTICLE. THE CONTRACTOR MAY PROPOSE TO USE MATERIAL OR EQUIPMENT OF ANY OTHER MANUFACTURER AS AN "OR EQUAL" TO MATERIALS OR EQUIPMENT SPECIFIED.

H) SUBSTITUTION OF EQUIPMENT OR MATERIALS OTHER THAN THOSE SPECIFIED
WILL BE CONSIDERED, PROVIDING, IN THE OPINION OF THE ENGINEER, SUCH EQUIPMENT OR MATERIAL IS EQUAL TO OR BETTER THAN THAT SPECIFIED. THE DECISION OF THE ENGINEER WITH RESPECT TO APPROVAL OR DISAPPROVAL OF ANY MATERIAL OR EQUIPMENT PROPOSED TO BE SUBSTITUTED AS AN "OR EQUAL" IS FINAL. THE CONTRACTOR SHALL HAVE NO CLAIM OF ANY SORT BY REASON OF SUCH DECISION.

I) IF THE CONTRACTOR PROPOSES TO SUBSTITUTE MATERIALS OR EQUIPMENT AS AN "OR EQUAL" TO THOSE SPECIFIED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH, IN ADDITION TO THE REQUIRED INFORMATION LISTED ABOVE, A POINT BY POINT COMPARISON OF THE MATERIAL OR EQUIPMENT SPECIFIED ON THESE DRAWINGS WITH THAT PROPOSED TO BE SUBSTITUTED. THE BURDEN OF RESPONSIBILITY IN FURNISHING THIS INFORMATION IS WITH THE CONTRACTOR.

2) PRODUCT DATA (SUBMIT SEVEN [7] COPIES)

A) CLEARLY MARK EACH COPY TO IDENTIFY PERTINENT PRODUCTS OR MODELS. DELETE BY CLEARLY MARKING ALL NON-APPLICABLE INFORMATION. SHOW PERFORMANCE CHARACTERISTICS AND CAPACITIES. SHOW DIMENSIONS AND CLEARANCES REQUIRED. SHOW WIRING AND PIPING DIAGRAMS AND CONTROLS.

B) MANUFACTURER' S STANDARD SCHEMATIC DRAWINGS AND DIAGRAMS SHALL BE MODIFIED TO DELETE INFORMATION NOT APPLICABLE TO THE WORK AND BE SUPPLEMENTED TO PROVIDE INFORMATION SPECIFICALLY APPLICABLE TO THE WORK.

C) MANUFACTURER'S CATALOG SHEETS, BROCHURES, DIAGRAMS, ILLUSTRATIONS AND OTHER STANDARD DESCRIPTIVE DATA SHALL BE CLEARLY MARKED TO IDENTIFY PERTINENT MATERIALS, PRODUCTS OR MODELS AND SHOW DIMENSIONS AND CLEARANCES REQUIRED.

3) CERTIFICATIONS (CERTIFICATES OF COMPLIANCE) (SUBMIT SEVEVN [7] COPIES)

A) THE ENGINEER MAY PERMIT USE, BEFORE SAMPLING, AND TESTING OF CERTAIN MATERIALS OR ASSEMBLIES ACCOMPANIED BY CERTIFICATES OF COMPLIANCE STATING THAT SUCH MATERIALS OR ASSEMBLIES FULLY COMPLY WITH THESE DRAWINGS. THE CERTIFICATE SHALL BE SIGNED BY THE MANUFACTURER. EACH LOT OF MATERIALS OR ASSEMBLIES DELIVERED MUST BE ACCOMPANIED BY A CERTIFICATE OF COMPLIANCE IN WHICH THE LOT IS CLEARLY IDENTIFIED.

B) MATERIALS OR ASSEMBLIES USED ON THE BASIS OF CERTIFICATES OF COMPLIANCE MAY BE SAMPLED AND TESTED AT ANY TIME. IF FOUND NOT IN CONFORMITY WITH THESE DRAWINGS, THEY WILL BE SUBJECT TO REJECTION WHETHER IN PLACE OR NOT.

C) THE FORM AND DISTRIBUTION OF CERTIFICATES OF COMPLIANCE SHALL BE AS APPROVED BY THE ENGINEER.

D) THE ENGINEER RESERVES THE RIGHT TO REFUSE PERMISSION FOR USE OF MATERIALS OR ASSEMBLIES ON THE BASIS OF CERTIFICATES OF COMPLIANCE.

E) ALL MATERIALS USED WILL BE INSPECTED, SAMPLED AND TESTED IN ACCORDANCE WITH THESE REQUIREMENTS AND OTHERS AS SET FORTH ELSEWHERE IN THESE DRAWINGS, IN WHICH PARTICULAR REFERENCE IS MADE TO A SPECIFIC MATERIAL. UNLESS OTHERWISE DESIGNATED, TESTS WILL BE MADE IN ACCORDANCE WITH THE MOST RECENTLY PUBLISHED, CITED STANDARD, TENTATIVE OR INTERIM, METHODS OF AASHTO, ASTM, AWWA, WORCESTER COUNTY, OR OTHERS WHICH ARE CURRENT AS OF THE DATE OF ADVERTISEMENT FOR BIDS. THESE TESTS WILL BE MADE AT THE EXPENSE OF THE OWNER, UNLESS OTHERWISE SPECIFIED.

F) ACCEPTANCE TESTING BY THE OWNER AS DESCRIBED HERE AND ELSEWHERE IS NOT CONSIDERED AS A REPLACEMENT FOR CONTROL TESTING CONDUCTED BY THE CONTRACTOR OR MANUFACTURER PRODUCING MATERIALS FOR THE CONTRACTOR WHEN THE CONTRACTOR OR MANUFACTURER IS NOT PROVIDING ADEQUATE CONTROL TESTING FACILITIES ON HIS OWN BEHALF. THE ENGINEER MAY REFUSE TO CARRY OUT RESAMPLING AND TESTING OF MATERIALS WHICH HAVE BEEN SHOWN TO BE DEFECTIVE BY NORMAL SAMPLING AND TESTING ROUTINES. THE ENGINEER MAY ALSO REFUSE TO RESAMPLE AND TEST DEFECTIVE MATERIALS UNTIL AND UNLESS CORRECTIVE ACTION HAS BEEN TAKEN BY THE CONTRACTOR OR THE MANUFACTURER.

WATER AND SEWER NOTES:

1) ALL REFERENCES TO "STANDARD DETAILS" REFER TO WORCESTER COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR WATER MAINS AND SEWER MAINS, DATED NOVEMBER 1, 2017, LATEST REVISION.
2) ALL REFERENCES TO AWWA STANDARDS ARE TO THE LATEST REVISION.
3) CONCRETE ENCASEMENT, IF REQUIRED, SHALL BE IN ACCORDANCE WITH STANDARD DETAIL G-3.
4) DETECTION TAPE AND TRACER WIRE SHALL CONFORM TO SECTION 02664, 2.0 D-13 AND 15, SECTION 02700, 2.0 E-5 AND DETAIL G-1 AND G-2.
5) BACKFILL AROUND PIPES SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 02250.

CONSTRUCTION SPECIFICATIONS:

1) IN GENERAL, UNLESS OTHERWISE NOTED, CONSTRUCTION SPECIFICATIONS SHALL CONFORM TO THE APPLICABLE PORTIONS OF THE NOVEMBER 1, 2017 WORCESTER COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR WATER MAINS AND SEWER MAINS.
2) GRAVITY SANITARY SEWER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 02700.
3) WATER MAINS AND SERVICE CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 02680 AND 02664.
4) STRUCTURES AND MASONRY SHALL BE CONSTRUCTED IN CONFORMANCE WITH DIVISION 3-CONCRETE AND DIVISION 4-MASONRY.

MATERIALS SPECIFICATION:

1) IN GENERAL, UNLESS OTHERWISE NOTED, MATERIAL SPECIFICATIONS SHALL CONFORM TO THE APPLICABLE PORTIONS OF THE NOVEMBER 1, 2017 WORCESTER COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR WATER MAINS AND SEWER MAINS, LATEST REVISION.
2) EXCAVATION AND BACKFILL SHALL CONFORM TO SECTION 02250.
3) AGGREGATES FOR PORTLAND CEMENT CONCRETE SHALL CONFORM TO SECTION 03300, 2.0 C-1-4.
4) CLEAN GRAVEL FOR BACKFILL SHALL CONFORM TO SECTION 02250, 3.0 C.
5) PORTLAND CEMENT CONCRETE SHALL CONFORM TO SECTION 04100, 2.0 C-2.
6) BRICK AND MASONRY SHALL CONFORM TO SECTION 04200.
7) PVC WATER MAINS SHALL CONFORM TO AWWA C900 AND SECTION 03680, 2.0 E-2.
8) DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO SECTION 02680, 2.0 E-3.
9) VALVES SHALL CONFORM TO SECTION 02662. VALVE BOXES SHALL CONFORM TO SECTION 02662, 2.0 D-13.
10) FIRE HYDRANTS SHALL CONFORM TO SECTIONS 02666.
11) SERVICE CONNECTIONS SHALL CONFORM TO SECTION 02664. WATER SERVICE PIPE SHALL CONFORM TO SECTION 02264.
12) WATER METERS SHALL CONFORM TO SECTION 02664, 2.0-D-1 AND DETAILS W-8-W-11. CONTRACTOR TO REFER TO SECTION 02664 AND PART 4 PRIOR TO ORDERING METERS.
13) PVC GRAVITY SEWER AND LATERAL PIPE SHALL CONFORM TO SECTION 02700 2.0-E-1.
14) SERVICE SADDLES SHALL CONFORM TO PART 4 NUMBER 23.
15) MANHOLES SHALL CONFORM TO SECTION 03400. ALL CASTINGS SHALL CONFORM TO STANDARD 5500, 2.0 D-6. MORTAR SHALL CONFORM TO STANDARD 04100.
16) CURB BOXES SHALL BE IN ACCORDANCE WITH PART 4, NUMBERS 12 AND 13. CURB STOPS SHALL BE IN ACCORDANCE WITH PART 4, NUMBER 26.
17) PVC LP SEWER FORCE MAINS, 3-INCHES IN DIAMETER AND LESS SHALL BE IPS PVC SDR 17 PUSH-ON-JOINT. PVC LP SEWER FORCE MAINS 4-INCHES IN DIAMETER OR GREATER SHALL BE AWWA C-900 PVC. ALL FITTINGS, 3-INCHES IN DIAMETER AND GREATER SHALL BE MECHANICAL JOINT WITH RETAINER GLANDS AND THRUST BLOCKS. GLUED FITTINGS WITH THRUST BLOCKS SHALL BE USED FOR 2-1/2-INCH DIAMETER AND LESS.

4) CONTRACTOR'S RESPONSIBILITIES

A) THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES, CONFORMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, AND PERFORMING ALL WORK IN A SAFE MANNER.

B) THE CONTRACTOR SHALL REVIEW ALL SUBMITTALS PRIOR TO SUBMISSION, DETERMINING AND VERIFYING FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, CATALOG NUMBERS AND SIMILAR DATA FOR CONFORMANCE TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

C) THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING AT THE TIME OF SUBMITTAL, OF ANY DEVIATIONS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, INCLUDING THE REASONS FOR THE DEVIATIONS AND REQUESTING A DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR'S RESPONSIBILITY FOR DEVIATIONS IS NOT RELIEVED BY THE ENGINEER'S REVIEW OF SUBMITTALS, UNLESS THE ENGINEER GIVES WRITTEN ACCEPTANCE OF SPECIFIC DEVIATIONS REQUESTED BY THE CONTRACTOR.

D) THE CONTRACTOR SHALL SUBMIT THE REQUIRED NUMBER OF COPIES TO THE ENGINEER FOR REVIEW. A 3" X 6" SPACE SHALL BE LEFT BLANK ON ALL PAPER SUBMITTALS FOR THE ENGINEER'S STAMP.

E) THE CONTRACTOR SHALL MAKE ALL CORRECTONS AND/OR CHANGES IN THE SUBMITTALS REQUIRED BY THE ENGINEER AND RESUBMIT UNTIL APPROVED. RESUBMITTED SHOP DRAWINGS AND PRODUCT DATA SHALL CONSIST OF REVISED, CLEAN COPIES, AS SPECIFIED FOR THE INITIAL SUBMITTAL. THE CONTRACTOR SHALL INDICATE ANY CHANGES MADE OTHER THAN THOSE REQUESTED BY THE ENGINEER.

F) THE CONTRACTOR SHALL BEGIN NO FABRICATION OR WORK WHICH REQUIRES SUBMITTALS UNTIL THE RETURN OF SUBMITTALS SHOWING THE ENGINEER'S STAMP WITH INITIALS OR SIGNATURE FOR REVIEW AND APPROVAL.

G) THE CONTRACTOR'S RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT RELIEVED BY THE ENGINEER'S REVIEW OF THE SUBMITTAL.

5) RESUBMISSION REQUIREMENTS

A) MAKE ANY CORRECTIONS OR CHANGES IN THE SUBMITTALS REQUIRED BY THE ENGINEER AND RESUBMIT UNTIL APPROVED.

B) REVISIONS TO SHOP DRAWINGS AND PRODUCT DATA SHALL CONSIST OF REVISED, CLEAN COPIES, AS SPECIFIED FOR THE INITIAL SUBMITTAL. INDICATE ANY CHANGES MADE OTHER THAN THOSE REQUESTED BY THE ENGINEER.

6) ENGINEER'S RESPONSIBILITIES

A) THE ENGINEER WILL REVIEW ALL SUBMITTALS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND FOR GENERAL COMPLIANCE WITH THE INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS.

B) IF CONTRACTOR SUBMITTALS DEVIATE FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL ADVISE THE ENGINEER OF THE DEVIATIONS, IN WRITING ACCOMPANYING THE SUBMITTAL, INCLUDING THE REASONS FOR THE DEVIATIONS AND REQUESTING A DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

C) THE ENGINEER WILL REVIEW SUBMITTALS WITH REASONABLE PROMPTNESS AS DETERMINED BY THE PROJECT SCHEDULE AND RETURN THEM TO THE CONTRACTOR FOR DISTRIBUTION OR RESUBMITTAL WITHIN 14 DAYS OF RECEIPT AT THE ENGINEER'S OFFICE.

D) THE ENGINEER WILL REVIEW AND STAMP SHOP DRAWINGS AND OTHER SUBMITTALS IN THE FOLLOWING MANNER:

1) ACCEPTED AS SPECIFIED
2) ACCEPTED AS EQUAL TO SPECIFIED
3) ACCEPTED AS NOTED
4) REVISE AND RESUBMIT
5) REJECTED
6) INFORMATIONAL PURPOSES ONLY

THE ENGINEER WILL AFFIX A STAMP WITH INITIALS OR SIGNATURE CERTIFYING THE REVIEW OF THE SUBMITTAL.

E) THE ENGINEER WILL REVIEW REVISED AND RESUBMITTED SHOP DRAWINGS AND OTHER SUBMITTALS WITHIN 14 DAYS OF RECEIPT AT THE ENGINEER'S OFFICE. AN EXTENSION OF TIME OR ADJUSTMENT OF COST WILL NOT BE ALLOWED DUE TO REJECTION OF DEFICIENT, INCORRECT OR INCOMPLETE SUBMITTALS.

F) THE ENGINEER'S REVIEW OF SEPARATE ITEMS DOES NOT CONSTITUTE A REVIEW OF THE ASSEMBLY IN WHICH THE ITEM FUNCTIONS.

G) CORRECTIONS OR COMMENTS ON THE CONTRACTOR'S SUBMITTALS, RESULTING FROM THE ENGINEER'S REVIEW, DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE OWNER OR ENGINEER ARE NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ON ANY SUBMITTALS FURNISHED BY THE CONTRACTOR, EVEN THOUGH THE SUBMITTALS CONTAINING SUCH ERRORS WERE INADVERTENTLY APPROVED.

7) CUT SHEETS

A) CUT SHEETS SHALL BE PREPARED BY THE CONTRACTOR'S LICENSED SURVEYOR.
B) CUT SHEETS SHALL BE CHECKED BY THE CONTRACTOR FOR ACCURACY.
C) CUT SHEETS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.
D) NO CONSTRUCTION SHALL BE PERFORMED PRIOR TO THE ENGINEER'S REVIEW.

SITE DATA:

PARCEL DESCRIPTION:
PARCEL 159, & 281, MAP 33
TENTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND
DEED REFERENCE: R.H.O. 2327 / 563

OWNER / APPLICANT / DEVELOPER:
LANDINGS AT BAYSIDE, LP
246 REHOBOTH AVENUE
REHOBOTH BEACH, DE 19971
PHONE: 302.226.6631

SITE PLAN DESIGN:
J. W. SALM ENGINEERING, INC.
P.O. BOX 397, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811
PHONE: 410.641.0126
AND
BASED UPON AN RPC DESIGN BY:
R.D. HAND AND ASSOCIATES, INC.
12302 COLLINS ROAD
BISHOPVILLE, MD 21813

FLOOD ZONE DATA:
COMMUNITY PANEL NUMBER 240083
MAP NO.: 24047C0170H
ZONE X, IN NAVD 88 DATUM

EXISTING ZONING:
R-2, SUBURBAN RESIDENTIAL

PRINCIPAL USE:
RESIDENTIAL PLANNED COMMUNITY
RPC - TOTAL SITE AREA : 115.2 +/- AC.

EXISTING MULTI-FAMILY DWELLINGS = 41 TOTAL UNITS
PROPOSED MULTI-FAMILY DWELLINGS = 106 TOTAL UNITS
TOTAL MULTI-FAMILY DWELLINGS = 147 TOTAL UNITS

SETBACKS: FRONT YARD: 15 FEET
SIDE YARD: 5 FEET
REAR YARD: 20 FEET

MULTI-FAMILY
PROJECT AREAS:

PARCEL B: 1.23 +/- AC.
PARCEL E: 2.75 +/- AC.
PARCEL F: 2.94 +/- AC.
PARCEL G: 1.14 +/- AC.
PARCEL H: 0.62 +/- AC.
TOTAL: 8.68 +/- AC.

CRITICAL AREA SUMMARY:

	INSIDE C.A.	OUTSIDE C.A.	TOTAL
PARCEL B	0.41 +/- AC.	0.82 +/- AC.	1.23 +/- AC.
PARCEL E	1.35 +/- AC.	1.40 +/- AC.	2.75 +/- AC.
PARCEL F	2.60 +/- AC.	0.34 +/- AC.	2.94 +/- AC.
PARCEL G	1.14 +/- AC.	—	1.14 +/- AC.
PARCEL H	0.62 +/- AC.	—	0.62 +/- AC.
TOTAL	6.12 +/- AC.	2.56 +/- AC.	8.68 +/- AC.

UNIT SUMMARY:

	EXISITNG UNITS	PROPOSED UNITS	TOTAL UNITS
PARCEL B	11	7	18
PARCEL C	8	0	8
PARCEL D	4	0	4
PARCEL E	18	27	45
PARCEL F	0	48	48
PARCEL G	0	16	16
PARCEL H	0	8	8
TOTAL	41	106	147

I HEREBY 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.: 19731, EXPIRATION DATE: 08/09/2022.

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

JOHN W. SALM, III — REVISIONS

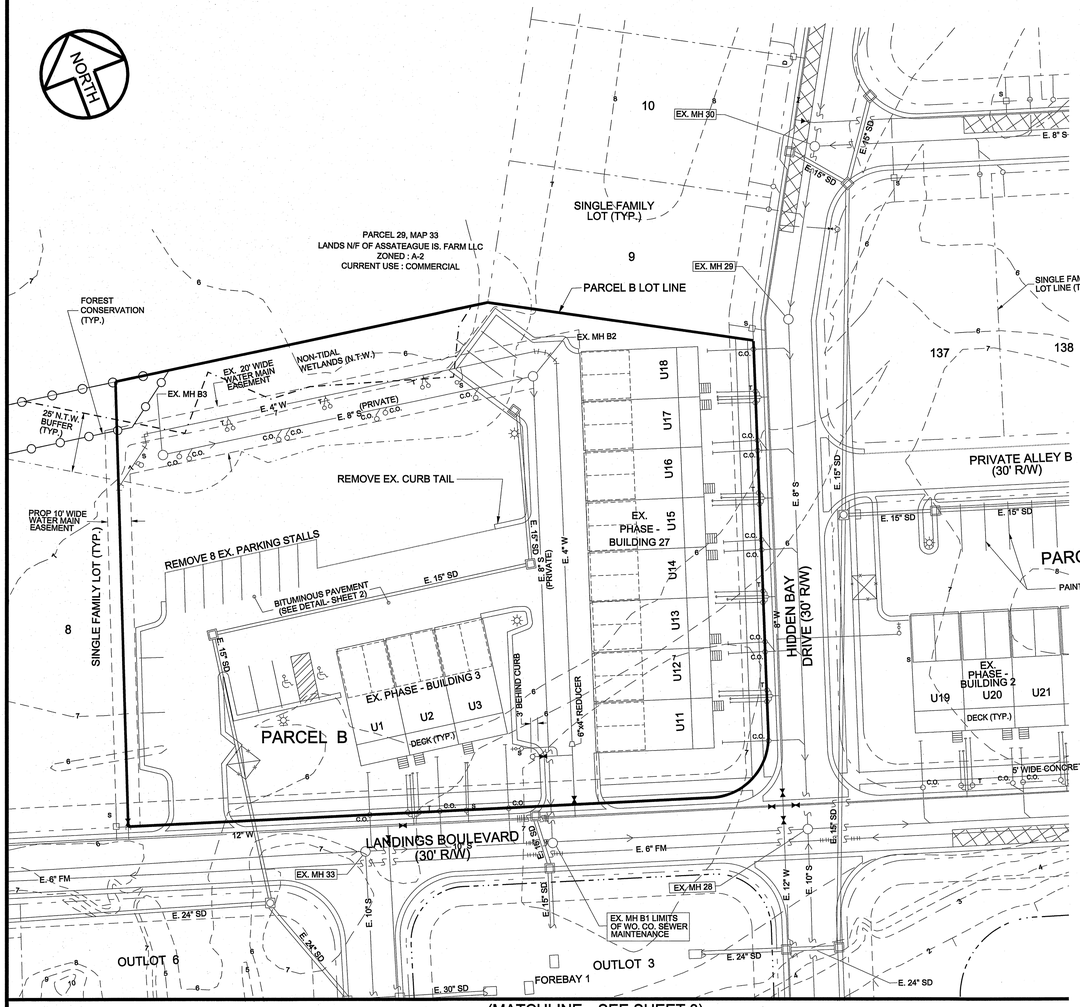
MARYLAND PROFESSIONAL ENGINEER — 19731 — JOHN WILLIAM SALM III — STATE OF MARYLAND
MARYLAND PROFESSIONAL ENGINEER LICENSE NO.: 19731

SITE DATA, SUBMITTAL NOTES AND DETAILS

PARCELS: B, E, F, G, & H
THE LANDINGS RESIDENTIAL PLANNED COMMUNITY
TENTH TAX DISTRICT BERLIN WORCESTER COUNTY MARYLAND

J. W. SALM ENGINEERING, INC.
P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

SCALE:	DATE:	DRAWING No.:	SHEET No.:
1" = 30'	DEC. 2021	481-01-003	2 of 24



(MATCHLINE - SEE SHEET 8)

PLAN
SCALE: 1" = 30'

-30 0 30 60

LEGEND:

EXISTING FEATURES

- WATER MAIN, VALVE, HYDRANT — 8" W
- WATER MAIN (CONSTRUCTED UNDER SEPARATE CONTRACT) — 12" W (BY OTHERS)
- GRAVITY SEWER, MANHOLE — 10" S — EX. MH
- FORCE MAIN — 6" FM (BY OTHERS)
- CATCH BASIN INLET, STORM DRAIN & JUNCTION BOX
- CONTOUR — 9
- ROAD RIGHT OF WAY
- NON-TIDAL WETLAND (N.T.W.)
- WETLAND BUFFER
- PARCEL LINE
- LOT LINE
- PARKING ON STREET IS ALLOWED
- PERMITTED WETLAND IMPACT AREAS
- 1,000-FOOT CRITICAL AREA (CA) PROGRAM BOUNDARY LINE
- FOREST CONSERVATION LINE

PROPOSED FEATURES

- WATER MAIN, LATERAL, VALVE, HYDRANT, CAP — P.8" W
- GRAVITY SEWER, MANHOLE, LATERAL, CLEAN-OUT, CAP — P.8" S — C.O.
- SIDEWALK
- CONTOUR — 8
- SPOT ELEVATION — 7.9
- BUILDING RESTRICTION LINE
- CURBLINE
- STREET LIGHT

I HEREBY 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. 19731, EXPIRATION DATE: 09/30/2022.

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

JOHN W. SALM, III
19731
REGISTERED PROFESSIONAL ENGINEER
STATE OF MARYLAND
MARYLAND PROFESSIONAL ENGINEER LICENSE No.: 19731

REVISIONS

PARCEL B - EXISTING CONDITIONS PLAN

PARCELS: B, E, F, G, & H
THE LANDINGS RESIDENTIAL PLANNED COMMUNITY
TENTH TAX DISTRICT BERLIN WORCESTER COUNTY MARYLAND

J. W. SALM ENGINEERING, INC.
P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

SCALE:	DATE:	DRAWING No.:	SHEET No.:
1" = 30'	DEC. 2021	481-01-003	3 of 24

PARCEL B

PARCEL B AREA : 1.23 +/- AC.

11 EXISTING TOWNHOUSE UNITS
7 PROPOSED TOWNHOUSE UNITS
18 TOTAL TOWNHOUSE UNITS

REQUIRED PARKING:

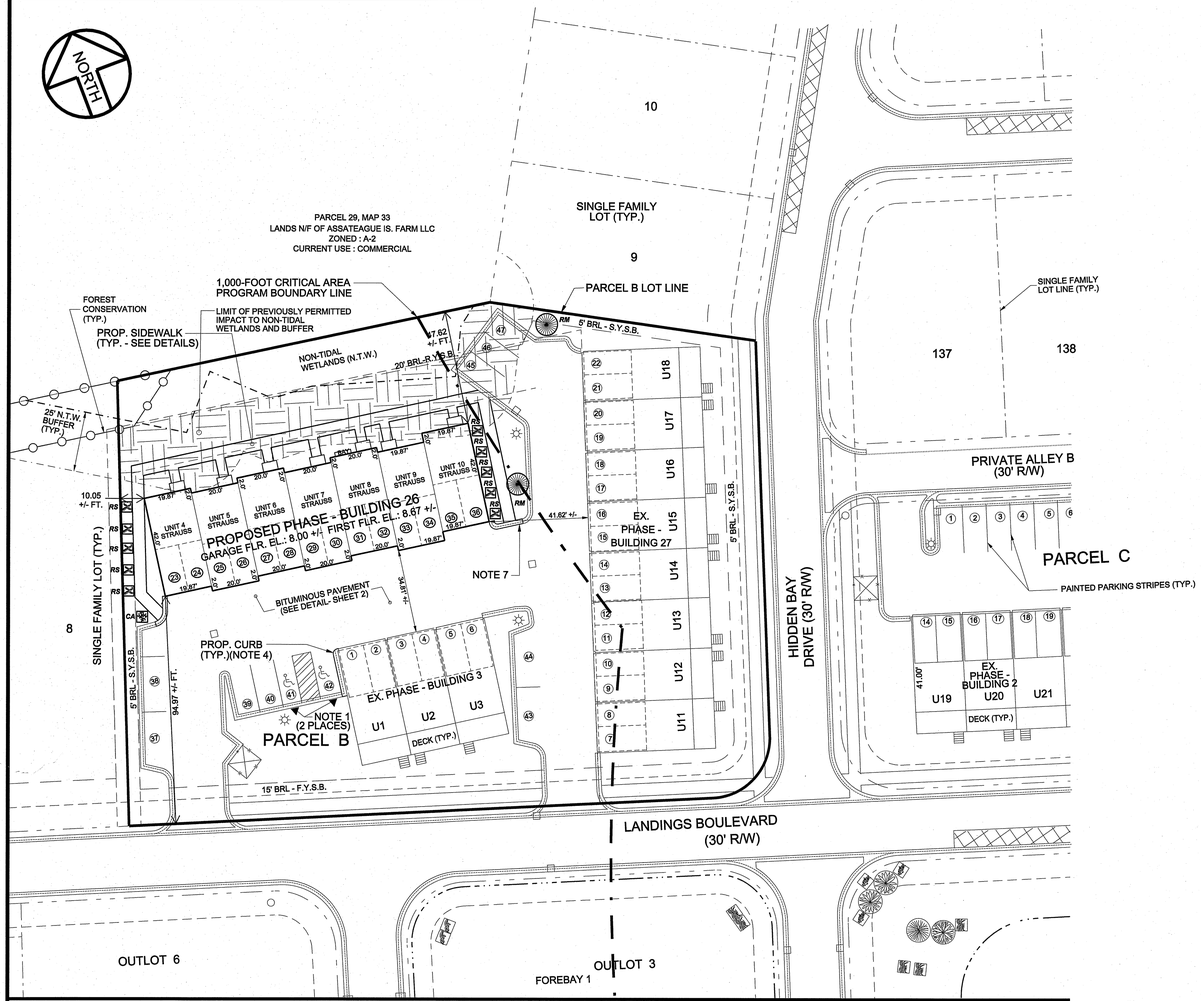
MINIMUM: 18 UNITS X 2 SPACES/UNIT = 36 SPACES
MAXIMUM: 18 UNITS X 2.5 SPACES/UNIT = 45 SPACES (*E)

PROVIDED PARKING:

47 PARKING SPACES BROKEN DOWN AS FOLLOWS:
A) 36 SPACES IN INTERIOR OF UNITS (EXCLUSIVE) [22 EXISTING & 14 PROPOSED]
B) 11 SPACES ON EXTERIOR OF UNITS (NON-EXCLUSIVE) [ALL EXISTING]
C) 2 OF THE 11 EXTERIOR SPACES ARE ACCESSIBLE [ALL EXISTING]
D) OFF-STREET PARKING PERMITTED WHERE INDICATED
*E) ALL EXTERIOR PARKING STALLS ARE EXISTING. EIGHT EXISTING PARKING STALLS ARE BEING REMOVED.
235' +/- ROAD FRONTAGE ON LANDINGS BOULEVARD
172' +/- ROAD FRONTAGE ON HIDDEN BAY DRIVE

UNIT DATA TABLE:

		BUILDING 26 LIVING AREA				
	GARAGE	GRND.FLOOR	1ST FLOOR	2ND FLOOR	ATTIC	HEIGHT (FT.)
UNIT 4	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
UNIT 5	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 6	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 7	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 8	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 9	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 10	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET



(MATCHLINE - SEE SHEET 9)

LANDSCAPING NOTES:

1. THE COUNTY MAY APPROVE ALTERNATE SPECIES DEPENDING UPON EXACT PLANTING SCHEDULE AND AVAILABILITY. THE CONTRACTOR'S LANDSCAPING SUBCONTRACTOR SHALL PROVIDE A DETAILED PLANTING PLAN TO THE ENGINEER AND THE COUNTY 14 DAYS PRIOR TO PLANTING.
2. TREE AND SHRUB PRUNING SHALL BE PERFORMED SEMI-ANNUALLY BY THE HOMEOWNER'S ASSOCIATION.
3. THE CONTRACTOR SHALL PLACE ALL TREES AND SHRUBS IN THE FIELD IN THE PLANNED PLANTING POSITION. THE ENGINEER AND OWNER WILL REVIEW PLACEMENT. THE ENGINEER AND OWNER RESERVE THE RIGHT TO ALTER PLACEMENT LOCATIONS AT THIS TIME. THE LANDSCAPE SUBCONTRACTOR SHALL NOT PLANT TREES OR SHRUBS WITHOUT PRIOR REVIEW BY THE ENGINEER AND OWNER.
4. ALL TREES AND SHRUBS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. THERE SHALL BE ONE STREET TREE PROVIDED FOR EVERY 6 PARKING SPACES. THERE SHALL BE NO PAVEMENT, CURB OR PARKING SURFACE PLACED WITHIN 4 FEET OF ANY TREE TRUNK. LANDSCAPING SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. WATER SHALL BE PROVIDED VIA PORTABLE GARDEN HOSES CONNECTED TO FROST-PROOF, HOSE-BIB SPIGOTS IN LOCATIONS SHOWN ON THE DRAWINGS.

PLAN

SCALE: 1" = 30'

-30 0 30 60

LANDSCAPING SCHEDULE

LEGEND	QUANTITY	PLANTING		HEIGHT AT MATURITY
		HEIGHT	CALIPER/SIZE	
RM RED MAPLE *(Acer rubrum)*	2	10'	1.5"	50'
GG GREEN GIANT *(Thuja plicata x standishii)*	0	6'	1.0"	50'
RS ROSES SHRUB *(Rosa knockut)*	10	1'	3 gal	2.5'
CA COASTAL AZALEA (Rohdodendron)	1	2'	3 gal	15'
LG LIROPIE GRASS (Liropie Spicata)	0	8"	1 gal	12"

CONSTRUCTION IN COUNTY RIGHT-OF-WAY NOTES:

CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF WORCESTER COUNTY ROADS IF/WHEN WORKING INSIDE COUNTY ROAD RIGHT-OF-WAYS. INCLUDING: PERMITTING PRE-CONSTRUCTION NOTIFICATION, GEOTECHNICAL INSPECTION, AND ADHERING TO ALL CONSTRUCTION DETAILS AND SPECIFICATIONS. SEE DETAILS, SHEET 2.

SITE PLAN NOTES:

1. HANDICAP PARKING VAN ACCESSIBLE SIGN, BOTTOM OF SIGN 84" FROM GRADE.
2. EXTERIOR LIGHTING SHALL BE PROVIDED BY POLE MOUNTED LIGHTS, AS SHOWN ON THIS PLAN. LIGHTS SHALL BE LED, 24 WATTS, 2,400 LUMENS, MOUNTING HEIGHT = 12'. BUILDING MOUNTED LIGHTING IS SHOWN ON THE CONCEPTUAL FLOOR PLAN SCHEMATIC AND ELEVATIONS PROVIDED UNDER SEPERATE COVER. LIGHTING SHALL BE ADJUSTED AND DIRECTED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE ON PROPERTIES OR ROADWAYS. ALL LIGHTING, EXTERIOR LIGHTS, SIGNS, FLOODLIGHTS, PARKING LOT LIGHTING, STREET LIGHTS AND LIGHTING NECESSARY FOR THE SAFETY AND PROTECTION OF PROPERTY, SHALL BE DIRECTED, CONTROLLED AND FOCUSED WITHIN THE SITE'S PROPERTY LINES TO MINIMIZE GLARE AND ILLUMINATION, AND ILLUMINATION OF NEIGHBORING PROPERTIES AND SPECIFICALLY, TO DIRECT THE LIGHT AWAY FROM ADJOINING LOTS OR ROADS.
3. 10' X 10' CONCRETE DUMPSTER PAD. SCREENING PROVIDED BY 6-FOOT HIGH VINYL BOARD-ON-BOARD STYLE FENCE, COLOR WHITE, THREE SIDES (SEE DETAIL - SHEET 9).
4. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE WORCESTER COUNTY STANDARD, CG-2. PROVIDE REVERSE PAN GUTTER WHERE REQUIRED FOR PROPER DRAINAGE.
5. FIRE LANES SHALL BE PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. FIRE LANES SHALL BE NOT LESS THAN 20 FT. IN UNOBSTRUCTED WIDTH, ABLE TO WITHSTAND LIVE LOADS OF FIRE APPARATUS, AND HAVE A MINIMUM OF 13 FT. 6 IN. OF VERTICAL CLEARANCE.
6. PROVIDE ADA COMPLIANT TRANSITIONS AT ALL SIDEWALK TO CURB INTERFACES.
7. PROPOSED CAST-IN-PLACE, 5-FOOT WIDE SIDEWALK WITH 4-FOOT WIDE UNIT WALKWAYS (SEE DETAIL - SHEET 2).

I HEREBY 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. 19731, EXPIRATION DATE: 09/03/2022.

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

JOHN W. SALM, III — 19731 — PROFESSIONAL ENGINEER — STATE OF MARYLAND
MARYLAND PROFESSIONAL ENGINEER LICENSE No.: 19731

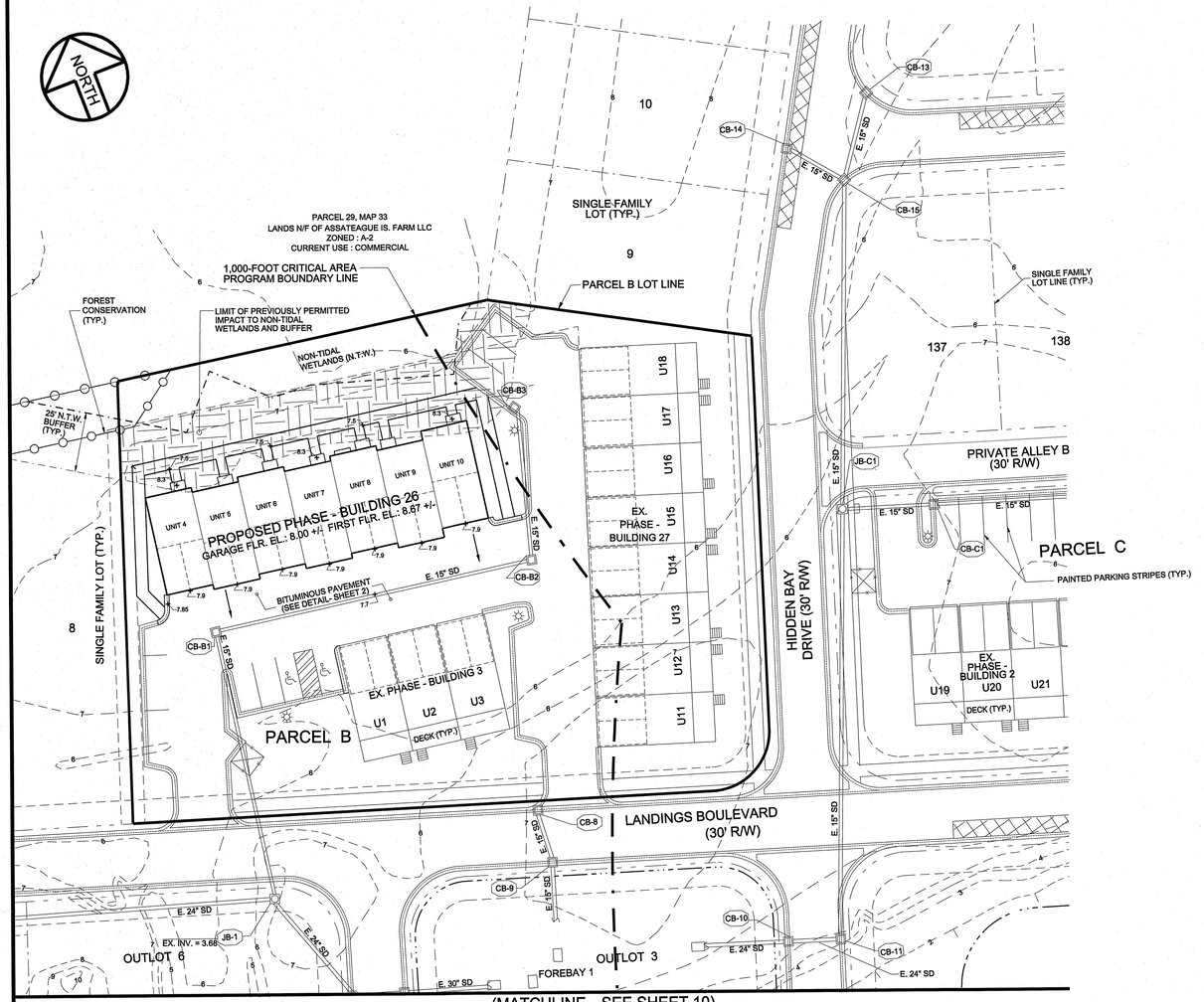
REVISIONS

PARCEL B - SITE & LANDSCAPING PLAN

PARCELS: B, E, F, G, & H
THE LANDINGS RESIDENTIAL PLANNED COMMUNITY
TENTH TAX DISTRICT BERLIN WORCESTER COUNTY MARYLAND

J. W. SALM ENGINEERING, INC.
P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

SCALE:	DATE:	DRAWING No.:	SHEET No.:
1" = 30'	DEC. 2021	481-01-004	4 of 24



PLAN
SCALE: 1" = 30'

-30 0 30 60

FLOW DIRECTION ARROWS

- PIPE FLOW
- SWALE/DITCH FLOW
- ROOF FLOW
- PAVEMENT SLOPE 2.0%
- SHEET FLOW
- RAIN/DOWNSPOUT/DRAIN
- GUTTER FLOW

SWM PHASING & PROTECTION NOTES (PHASE 1):

1. THERE IS NO NEW STORMWATER INFRASTRUCTURE REQUIRED FOR PARCEL B.
2. PROTECTION OF EXISTING STORM DRAIN PIPING IS SHOWN ON SHEET 7. CONTRACTOR SHALL REPAIR EXISTING STORM DRAINS THAT MAY BE INADVERTENTLY DAMAGED BY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL ALSO CLEAN ANY STORM DRAINS AND/OR SWM FACILITIES THAT BECOME SILTED IN DUE TO CONSTRUCTION ACTIVITIES.
3. ALL STORMWATER MANAGEMENT PHASES MAY BE WORKED ON SIMULTANEOUSLY. CERTIFICATES OF OCCUPANCY WITHIN ANY SINGLE PHASE WILL NOT BE RELEASED UNTIL ALL SWM WORK IN THE ENTIRE PHASE IS COMPLETE AND ACCEPTED.

STORMWATER MANAGEMENT PLAN NOTES:

1. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE, HDPE, ADS N-12 OR EQUAL FOR AREAS OUTSIDE OF THE TRAVELLED WAY AND SHALL BE ASCMP FOR ALL AREAS UNDER PAVEMENT, WITHIN THE TRAVELLED WAY. TRANSITION BETWEEN DIFFERING PIPE MATERIALS SHALL ONLY BE MADE AT CATCH BASINS OR JUNCTION BOXES.
2. ADJUST ALL JUNCTION BOX CAST IRON FRAME & COVERS TO FINISHED GRADE WITH BRICK & MORTAR COURSES OR PRECAST CONCRETE GRADE RINGS.
3. DIRECT ALL ROOF & GUTTER DRAINAGE TO PAVED PARKING AREA.
4. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE WORCESTER COUNTY STANDARD, CG-2. PROVIDE REVERSE PAN WHERE REQUIRED FOR PROPER DRAINAGE.
5. ALL ROAD AND DIRECTIONAL SIGNS SHALL HAVE DIAMOND GRADE REFLECTIVE MATERIAL. STREET SIGNS SHALL HAVE 6 INCH LETTERS.
6. ALL DRAINAGE AND UTILITY MAINTENANCE EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. STORM DRAIN, INLETS, CATCH BASIN AND JUNCTION BOXES WITHIN THE COUNTY RIGHT-OF-WAY, SHALL BE MAINTAINED BY WORCESTER COUNTY. ALL OTHER STORM DRAIN AND SWM FACILITIES AND APPURTENANCES SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19731, EXPIRATION DATE: 09/03/2022.

JOHN W. SALM, III — REGISTERED PROFESSIONAL ENGINEER — 19731 — STATE OF MARYLAND

MARYLAND PROFESSIONAL ENGINEER LICENSE No.: 19731

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

REVISIONS

PARCEL B - STORMWATER MANAGMENT (SWM) PLAN

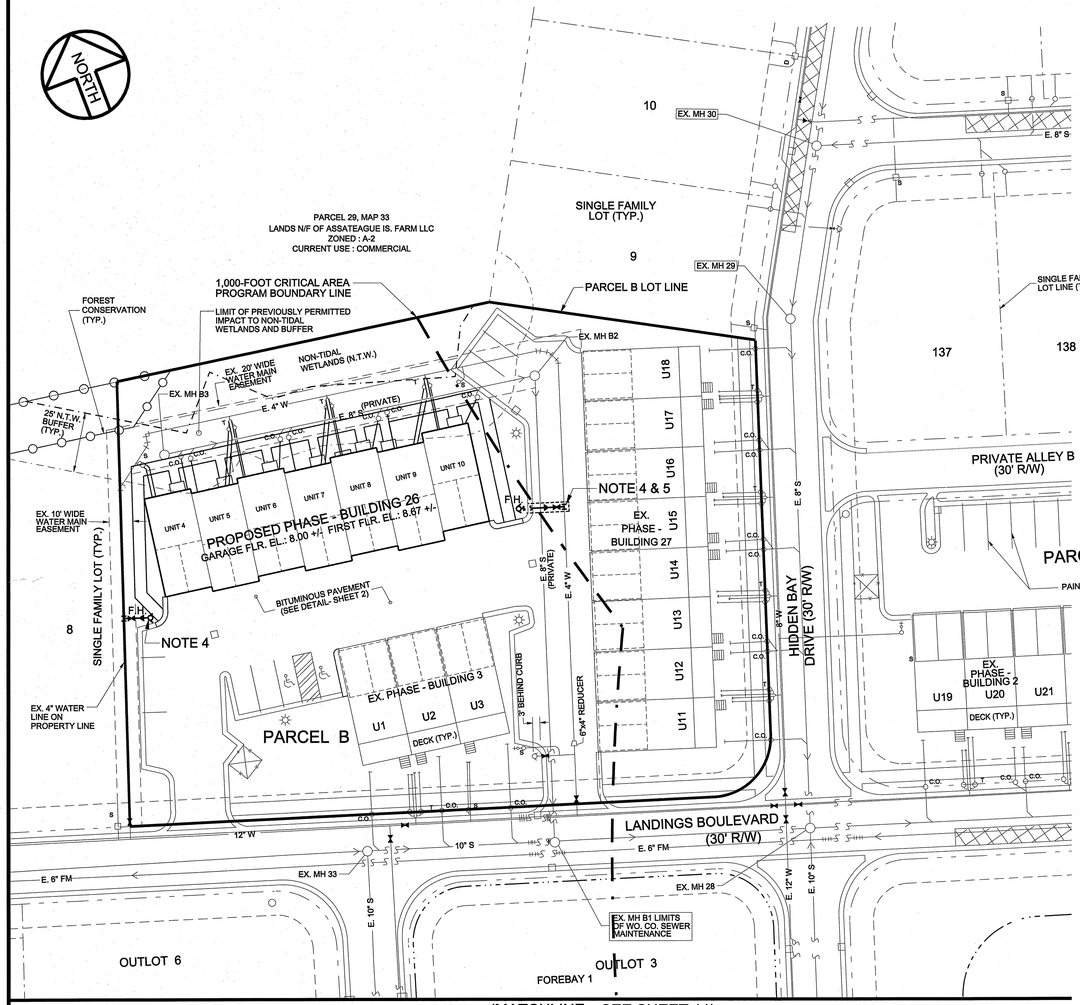
PARCELS: B, E, F, G, & H

THE LANDINGS RESIDENTIAL PLANNED COMMUNITY

TENTH TAX DISTRICT — BERLIN — WORCESTER COUNTY — MARYLAND

J. W. SALM ENGINEERING, INC.
P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

SCALE:	DATE:	DRAWING No.:	SHEET No.:
1" = 30'	DEC. 2021	481-01-005	5 of 24

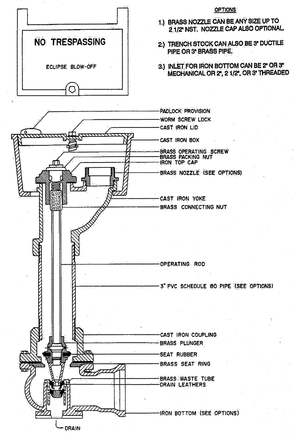


(MATCHLINE - SEE SHEET 11)

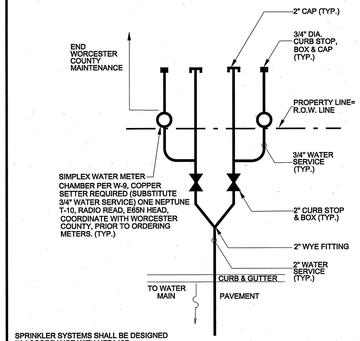
PLAN
SCALE: 1" = 30'

-30 0 30 60

ECLIPSE #85 BLOW-OFF HYDRANT

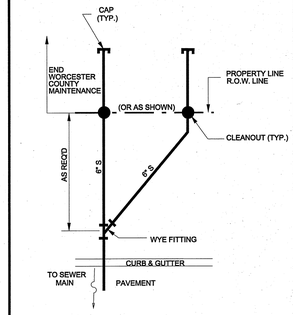


TYPICAL RECESSED BLOW-OFF DETAIL
NOT TO SCALE

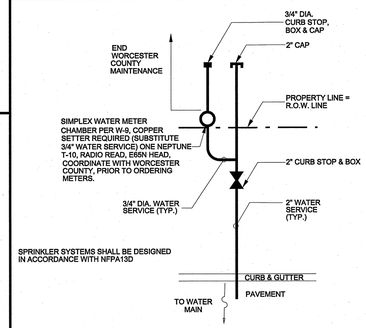


SPRINKLER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH NFPA13D

TYPICAL TWIN MULTI-FAMILY UNIT WATER SERVICE WITH INDIVIDUAL FIRE PROTECTION LINE DETAIL
NOT TO SCALE

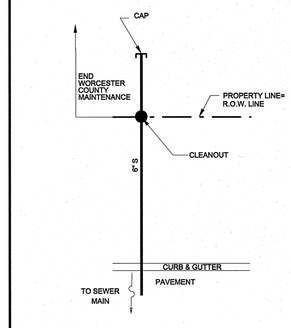


TYPICAL DOUBLE SEWER LATERAL CONNECTION W/INDIVIDUAL CLEANOUTS
NOT TO SCALE

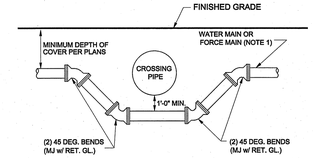


SPRINKLER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH NFPA13D

TYPICAL SINGLE MULTI-FAMILY UNIT WATER SERVICE WITH INDIVIDUAL FIRE PROTECTION LINE DETAIL
NOT TO SCALE



TYPICAL SINGLE SEWER LATERAL CONNECTION W/CLEANOUT
NOT TO SCALE



NOTES:
1) DIAMETER PER PLANS.
2) UNLESS OTHERWISE NOTED, FORCE MAINS SHALL CROSS UNDER WATER MAINS, FORCE MAINS AND WATER MAINS SHALL CROSS UNDER STORM DRAIN PIPES.

VERTICAL BEND DETAIL FOR PIPE CROSSINGS
NOT TO SCALE

UTILITY PLAN NOTES:

1. ALL WATER AND SEWER INFRASTRUCTURE UP TO THE METERS AND CLEANOUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WORCESTER COUNTY STANDARDS (SEE NOTES ON SHEET 2).
2. A PLUMBING PERMIT SHALL BE REQUIRED FOR ALL MULTI-FAMILY SITE AND UNIT PRIVATE WATER AND SEWER SERVICE CONSTRUCTION.
3. NATURAL GAS SERVICE IS PROVIDED TO THIS DEVELOPMENT, HOWEVER NATURAL GAS UTILITY LINES ARE NOT SHOWN ON THIS DRAWING.
4. INSTALL 4" X 4" TAPPING SLEEVE AND VALVE, 4" X 6" REDUCER, 6" RUNOUT AND FIRE HYDRANT ASSEMBLEY.
5. REPAIR ANY DAMAGED PRIVATE PAVEMNT AND CURB, IN-KIND.

I HEREBY 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. 19731, EXPIRATION DATE: 03/03/2022.

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

JOHN W. SALM, III — REGISTERED PROFESSIONAL ENGINEER — 19731 — STATE OF MARYLAND — MANAGING PROFESSIONAL ENGINEER LICENSE No.: 19731

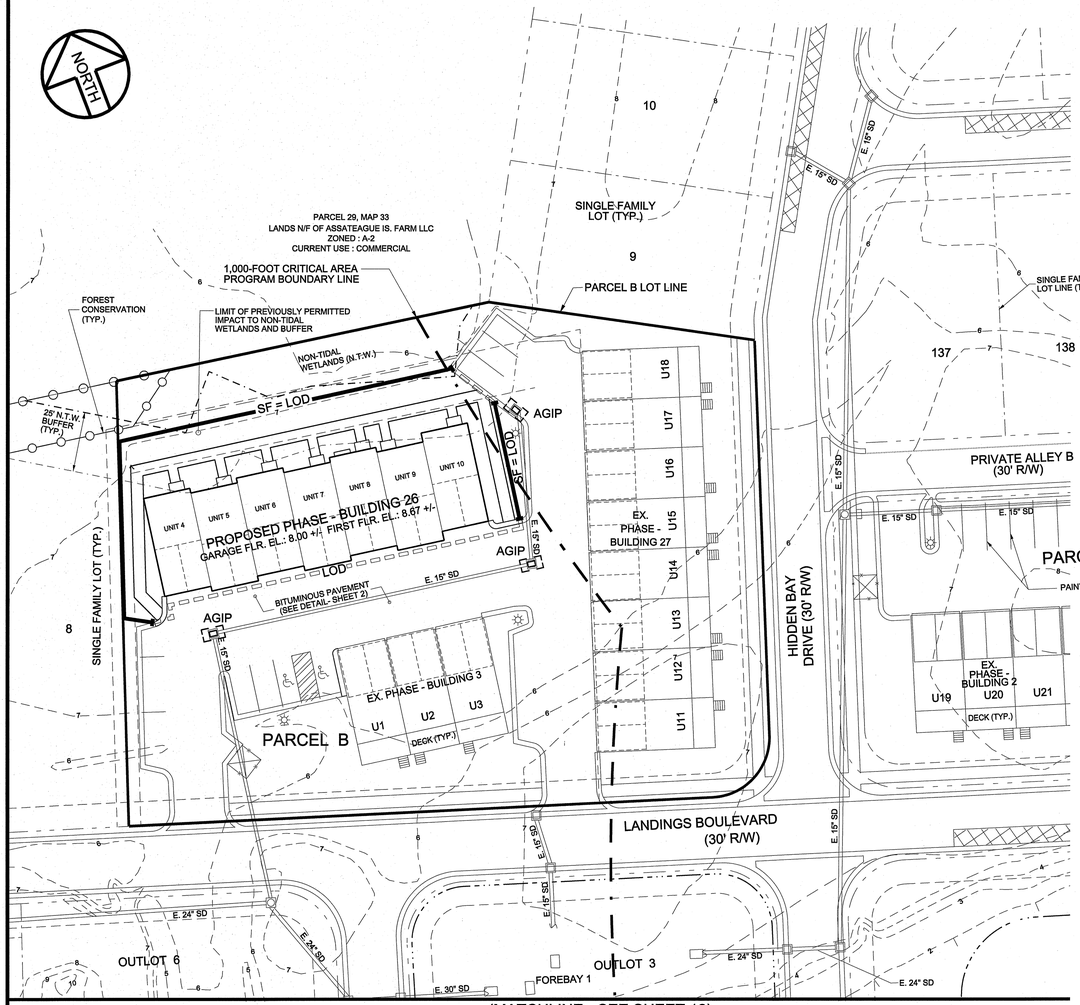
REVISIONS

PARCEL B - UTILITIES PLAN

PARCELS: B, E, F, G, & H
THE LANDINGS RESIDENTIAL PLANNED COMMUNITY
TENTH TAX DISTRICT — BERLIN — WORCESTER COUNTY — MARYLAND

J. W. SALM ENGINEERING, INC.
P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

SCALE:	DATE:	DRAWING No.:	SHEET No.:
1" = 30'	DEC. 2021	481-01-006	6 of 24



(MATCHLINE - SEE SHEET 12)

PLAN
SCALE: 1" = 30'

-30 0 30 60

STANDARD SESC SYMBOLS / LEGEND

- EARTH DIKE — A-2 / B-3
- SWALE — A-2 / B-3
- PERIMETER DIKE/SWALE — PD/S-1
- PIPE SLOPE DRAIN — PSD-12
- ROCK OUTLET PROTECTION — ROP
- STONE CHECK DAM — CD
- STONE OUTLET STRUCTURE — TSOS
- SILT FENCE — SF
- LIMIT OF DISTURBANCE (LOD) — SF = LOD / LOD
- STANDARD INLET PROTECTION — SIP
- AT GRADE INLET PROTECTION — AGIP
- CURB INLET PROTECTION — CIP
- MEDIAN INLET PROTECTION — MIP
- LEVEL SPREADER — LS
- GABION INFLOW PROTECTION — GM
- RIP RAP INFLOW PROTECTION — RRP
- STABILIZED CONSTRUCTION ENTRANCE — SCE
- REMOVABLE PUMP STATION — RPS
- PIPE PROTECTION — PP
- SUMP PIT — SP
- FILTER BAG — FB
- CULVERT INLET PROTECTION — IP
- TS: TEMPORARY SEEDING TSSMC: TEMPORARY SEEDING AND MATTING — TS

LOD-B = 11,655 +/- S.F. (0.27 +/- AC.)

SESC GENERAL NOTES:

1) CONSTRUCT ALL STORMDRAINS AND INLET PIPES IN AN 'UPSTREAM' DIRECTION: WORK FROM OUTLETS OR OUTFALLS TOWARDS CATCH BASINS OR INLETS. NO SEDIMENT LADEN WATER SHALL ENTER STORMDRAIN PIPES. COVER OPEN ENDS OF PIPES WITH PLYWOOD AND STONE AS NECESSARY.

2) THE PROJECT SHALL BE IN COMPLIANCE WITH ALL SECTIONS OF THE ANNOTATED CODE OF MARYLAND, ENVIRONMENTAL ARTICLE, SUBTITLE 1. SEDIMENT CONTROL 4-101 THROUGH 4-116, COMAR 26.17.01.11 AND THE 2012 STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

SOIL EROSION AND SEDIMENT CONTROL (SESC) SEQUENCE OF CONSTRUCTION (SOC): FOR PARCEL B

1. SCHEDULE A PRE-CONSTRUCTION MEETING WITH WORCESTER COUNTY, DEPARTMENT OF ENVIRONMENTAL PROGRAMS AT 410-632-1220 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY SITE WORK. FAILURE TO DO SO MAY RESULT IN AN IMMEDIATE "STOP WORK ORDER."
2. INSTALL PERIMETER SILT FENCE. PAY SPECIAL ATTENTION TO AREAS OF ENVIRONMENTAL CONCERN. SILT FENCE INSTALLATION SHALL BE INSPECTED BY WORCESTER COUNTY, PRIOR TO PROCEEDING.
3. STABILIZE AND INSTALL ALL TEMPORARY S.E.S.C. MEASURES, INCLUDING INTERIOR SILT FENCE.
4. ROUGH GRADE THE SITE FOR PAVED AREAS AND BUILDING PADS. CONSTRUCT BUILDINGS. STOCKPILE FILL SOILS AND SOILS AS NEEDED OR REMOVE FROM SITE.
5. SURROUND STOCKPILE AREAS WITH SILT FENCE. STABILIZE DISTURBED AREAS IN ACCORDANCE WITH THE 7/14 DAY RULE. STABILIZE ALL AREAS DISTURBED BY REMOVAL OF TEMPORARY SESC DEVICES.
6. INSTALL WATER, SEWER AND OTHER UTILITY CONNECTIONS AS CONSTRUCTION CONTINUES.
7. CONSTRUCT BUILDING FOUNDATION.
8. CONSTRUCT THE BUILDING.
9. CONSTRUCT SIDEWALKS AND CURB & GUTTER. STABILIZE DISTURBED AREA AS WORK PROGRESSES.
10. PLACE GRAVEL SUBBASE.
11. PAVE THE SITE.
12. LANDSCAPE THE SITE.
13. STABILIZE THE SITE.
14. REMOVE TEMPORARY SESC DEVICES AFTER FINAL APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR IS GRANTED.

I HEREBY 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. 19731, EXPIRATION DATE: 09/03/2022.

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

JOHN W. SALM, III — 19731 — ADMITTED TO PRACTICE PROFESSIONAL ENGINEERS — STATE OF MARYLAND — MARYLAND PROFESSIONAL ENGINEER LICENSE No.: 19731

REVISIONS

PARCEL B - SOIL EROSION & SEDIMENT CONTROL (SESC) PLAN

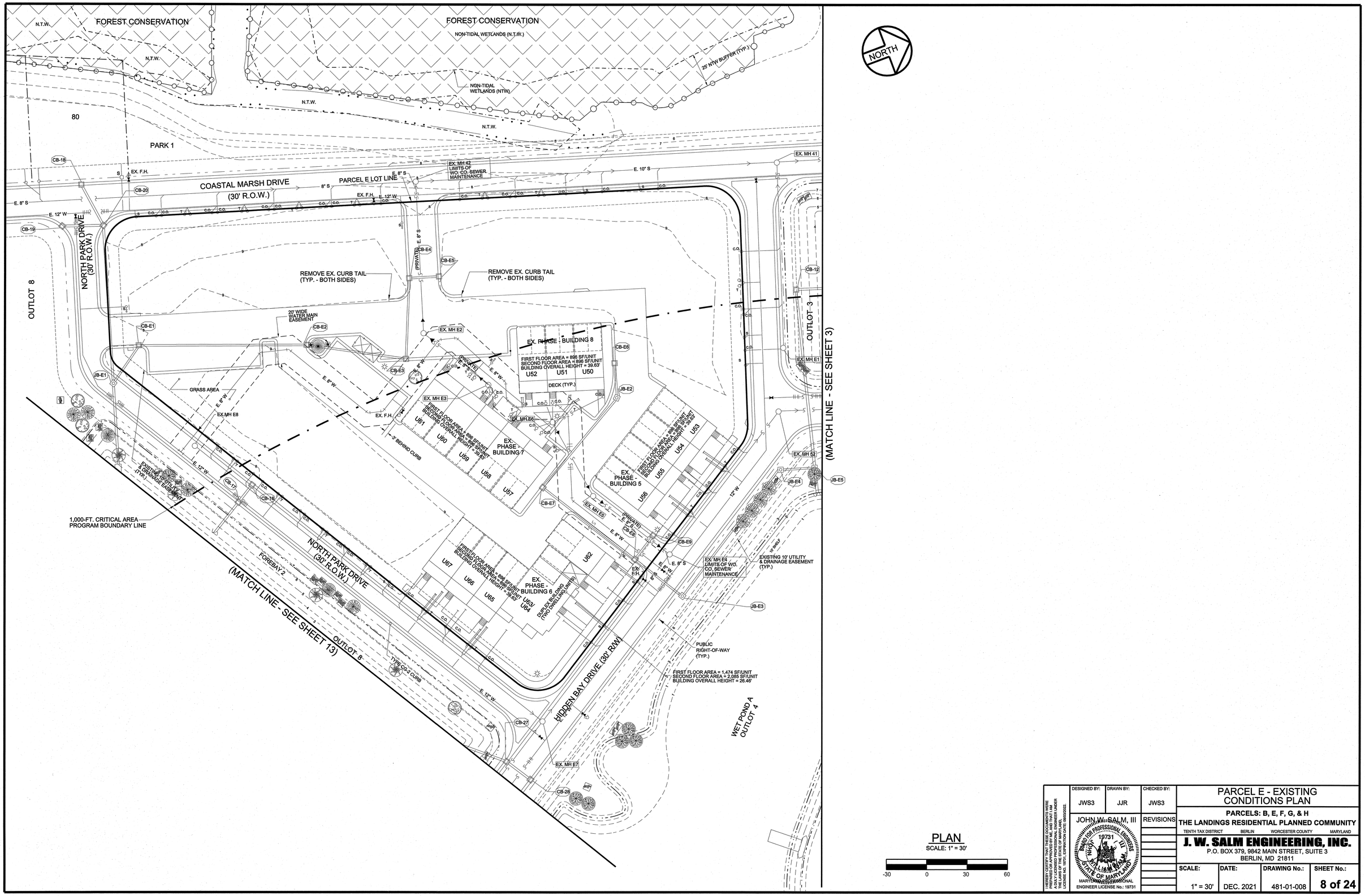
PARCELS: B, E, F, G, & H

THE LANDINGS RESIDENTIAL PLANNED COMMUNITY

TENTH TAX DISTRICT — BERLIN — WORCESTER COUNTY — MARYLAND

J. W. SALM ENGINEERING, INC.
P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

SCALE:	DATE:	DRAWING No.:	SHEET No.:
1" = 30'	DEC. 2021	481-01-007	7 of 24



PLAN
SCALE: 1" = 30'

-30 0 30 60

THESE CONSTRUCTION PLANS 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. 19731, EXPIRATION DATE: 09/03/2022.

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

REVISIONS

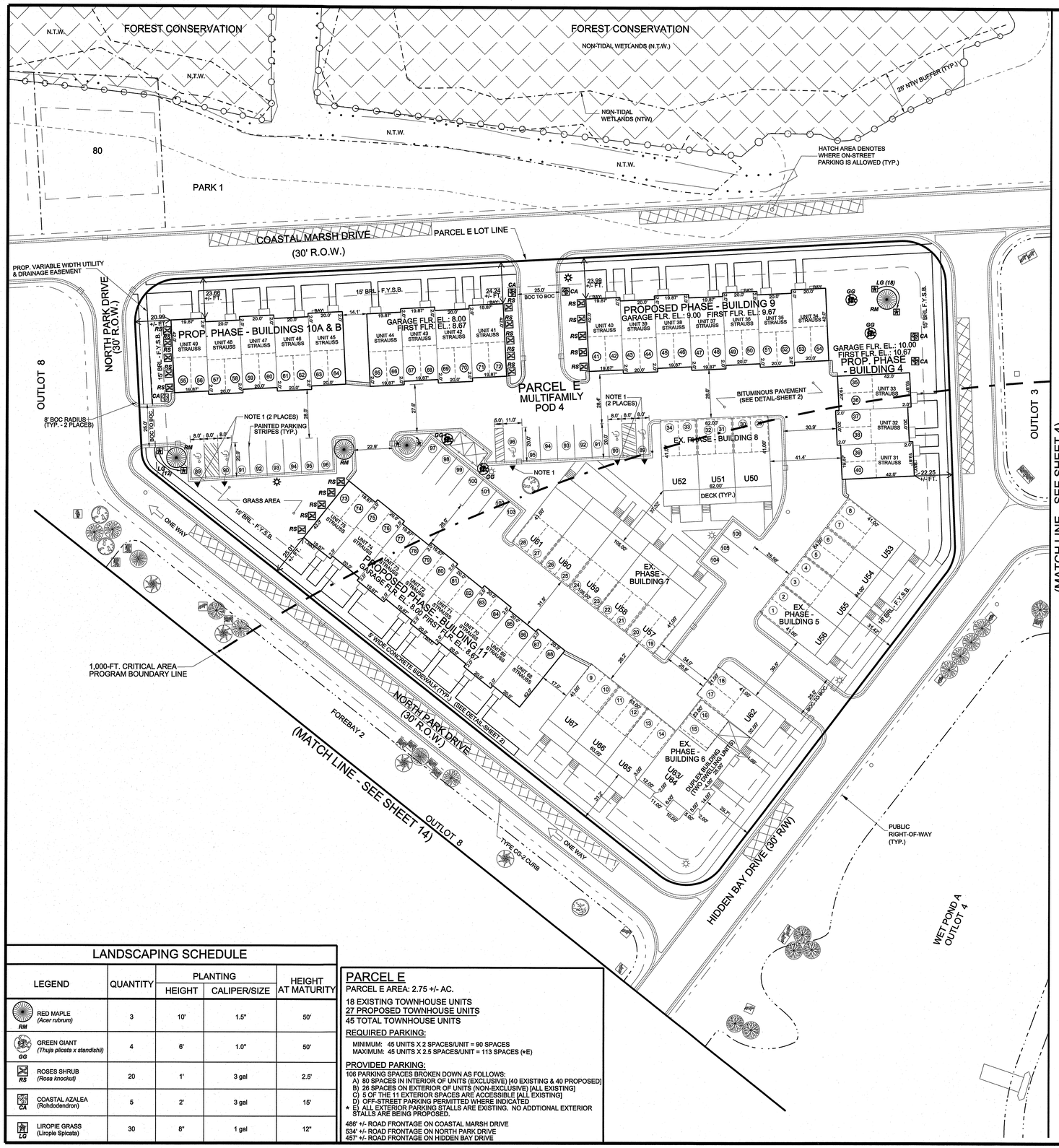
JOHN WILLIAM SALM, III
REGISTERED PROFESSIONAL ENGINEER
19731
STATE OF MARYLAND
MARYLAND PROFESSIONAL ENGINEER LICENSE No.: 19731

PARCEL E - EXISTING CONDITIONS PLAN

PARCELS: B, E, F, G, & H
THE LANDINGS RESIDENTIAL PLANNED COMMUNITY
TENTH TAX DISTRICT BERLIN WORCESTER COUNTY MARYLAND

J. W. SALM ENGINEERING, INC.
P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

SCALE:	DATE:	DRAWING No.:	SHEET No.:
1" = 30'	DEC. 2021	481-01-008	8 of 24

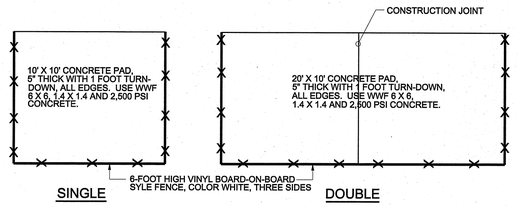


PLAN

SCALE: 1" = 30'

-30 0 30 60

NORTH



PLAN

SCHEMATIC DUMPSTER SCREENING DETAIL

NOT TO SCALE

UNIT DATA TABLES:

	GARAGE	BUILDING 4 LIVING AREA GRND. FLOOR	1ST FLOOR	2ND FLOOR	ATTIC	HEIGHT (FT.)
UNIT 31	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
UNIT 32	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 33	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET

	GARAGE	BUILDING 9 LIVING AREA GRND. FLOOR	1ST FLOOR	2ND FLOOR	ATTIC	HEIGHT (FT.)
UNIT 34	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
UNIT 35	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 36	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 37	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 38	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 39	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 40	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET

	GARAGE	BUILDING 10A LIVING AREA GRND. FLOOR	1ST FLOOR	2ND FLOOR	ATTIC	HEIGHT (FT.)
UNIT 41	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
UNIT 42	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 43	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 44	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET

	GARAGE	BUILDING 10B LIVING AREA GRND. FLOOR	1ST FLOOR	2ND FLOOR	ATTIC	HEIGHT (FT.)
UNIT 45	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
UNIT 46	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 47	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 48	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 49	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET

	GARAGE	BUILDING 11 LIVING AREA GRND. FLOOR	1ST FLOOR	2ND FLOOR	ATTIC	HEIGHT (FT.)
UNIT 68	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
UNIT 69	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 70	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 71	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 72	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 73	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 74	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 75	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET

LANDSCAPING NOTES:

1. THE COUNTY MAY APPROVE ALTERNATE SPECIES DEPENDING UPON EXACT PLANTING SCHEDULE AND AVAILABILITY. THE CONTRACTOR'S LANDSCAPING SUBCONTRACTOR SHALL PROVIDE A DETAILED PLANTING PLAN TO THE ENGINEER AND THE COUNTY 14 DAYS PRIOR TO PLANTING.
2. TREE AND SHRUB PRUNING SHALL BE PERFORMED SEMI-ANNUALLY BY THE HOMEOWNER'S ASSOCIATION.
3. THE CONTRACTOR SHALL PLACE ALL TREES AND SHRUBS IN THE FIELD IN THE PLANNED PLANTING POSITION. THE ENGINEER AND OWNER WILL REVIEW PLACEMENT. THE ENGINEER AND OWNER RESERVE THE RIGHT TO ALTER PLACEMENT LOCATIONS AT THIS TIME. THE LANDSCAPE SUBCONTRACTOR SHALL NOT PLANT TREES OR SHRUBS WITHOUT PRIOR REVIEW BY THE ENGINEER AND OWNER.
4. ALL TREES AND SHRUBS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. THERE SHALL BE ONE STREET TREE PROVIDED FOR EVERY 6 PARKING SPACES. THERE SHALL BE NO PAVEMENT, CURB OR PARKING SURFACE PLACED WITHIN 4 FEET OF ANY TREE TRUNK. LANDSCAPING SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. WATER SHALL BE PROVIDED VIA PORTABLE GARDEN HOSES CONNECTED TO FROST-PROOF, HOSE-BIB SPIGOTS IN LOCATIONS SHOWN ON THE DRAWINGS.

CONSTRUCTION IN COUNTY RIGHT-OF-WAY NOTES:

CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF WORCESTER COUNTY ROADS IF/WHEN WORKING INSIDE COUNTY ROAD RIGHT-OF-WAYS. INCLUDING: PERMITTING PRE-CONSTRUCTION NOTIFICATION, GEOTECHNICAL INSPECTION, AND ADHERING TO ALL CONSTRUCTION DETAILS AND SPECIFICATIONS. SEE DETAILS, SHEET 2.

SITE PLAN NOTES:

1. HANDICAP PARKING VAN ACCESSIBLE SIGN, BOTTOM OF SIGN 84" FROM GRADE.
2. EXTERIOR LIGHTING SHALL BE PROVIDED BY POLE MOUNTED LIGHTS, AS SHOWN ON THIS PLAN. LIGHTS SHALL BE LED, 24 WATTS, 2,400 LUMENS, MOUNTING HEIGHT = 12'. BUILDING MOUNTED LIGHTING IS SHOWN ON THE CONCEPTUAL FLOOR PLAN SCHEMATIC AND ELEVATIONS PROVIDED UNDER SEPERATE COVER. LIGHTING SHALL BE ADJUSTED AND DIRECTED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE ON PROPERTIES OR ROADWAYS. ALL LIGHTING, EXTERIOR LIGHTS, SIGNS, FLOODLIGHTS, PARKING LOT LIGHTING, STREET LIGHTS AND LIGHTING NECESSARY FOR THE SAFETY AND PROTECTION OF PROPERTY, SHALL BE DIRECTED, CONTROLLED AND FOCUSED WITHIN THE SITE'S PROPERTY LINES TO MINIMIZE GLARE AND ILLUMINATION, AND ILLUMINATION OF NEIGHBORING PROPERTIES AND SPECIFICALLY, TO DIRECT THE LIGHT AWAY FROM ADJOINING LOTS OR ROADS.
3. 10' X 10' CONCRETE DUMPSTER PAD. SCREENING PROVIDED BY 6-FOOT HIGH VINYL BOARD-ON-BOARD STYLE FENCE, COLOR WHITE, THREE SIDES (SEE DETAIL - THIS SHEET).
4. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE WORCESTER COUNTY STANDARD, CG-2. PROVIDE REVERSE PAN GUTTER WHERE REQUIRED FOR PROPER DRAINAGE.
5. FIRE LANES SHALL BE PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. FIRE LANES SHALL BE NOT LESS THAN 20 FT. IN UNOBSTRUCTED WIDTH, ABLE TO WITHSTAND LIVE LOADS OF FIRE APPARATUS, AND HAVE A MINIMUM OF 13 FT. 6 IN. OF VERTICAL CLEARANCE.
6. PROVIDE ADA COMPLIANT TRANSITIONS AT ALL SIDEWALK TO CURB INTERFACES.
7. PROPOSED CAST-IN-PLACE, 5-FOOT WIDE SIDEWALK WITH 4-FOOT WIDE UNIT WALKWAYS (SEE DETAIL - SHEET 2).

LANDSCAPING SCHEDULE

LEGEND	QUANTITY	PLANTING HEIGHT	PLANTING CALIPER/SIZE	HEIGHT AT MATURITY
RM RED MAPLE *(Acer rubrum)*	3	10'	1.5"	50'
GG GREEN GIANT *(Thuja plicata x standishii)*	4	6'	1.0"	50'
RS ROSES SHRUB *(Rosa knockut)*	20	1'	3 gal	2.5'
CA COASTAL AZALEA (Rohdodendron)	5	2'	3 gal	15'
LG LIROPIE GRASS (Liropie Spicata)	30	8"	1 gal	12"

PARCEL E

PARCEL E AREA: 2.75 +/- AC.

18 EXISTING TOWNHOUSE UNITS
27 PROPOSED TOWNHOUSE UNITS
45 TOTAL TOWNHOUSE UNITS

REQUIRED PARKING:

MINIMUM: 45 UNITS X 2 SPACES/UNIT = 90 SPACES
MAXIMUM: 45 UNITS X 2.5 SPACES/UNIT = 113 SPACES (+E)

PROVIDED PARKING:

106 PARKING SPACES BROKEN DOWN AS FOLLOWS:
A) 80 SPACES IN INTERIOR OF UNITS (EXCLUSIVE) [40 EXISTING & 40 PROPOSED]
B) 26 SPACES ON EXTERIOR OF UNITS (NON-EXCLUSIVE) [ALL EXISTING]
C) 5 OF THE 11 EXTERIOR SPACES ARE ACCESSIBLE [ALL EXISTING]
D) OFF-STREET PARKING PERMITTED WHERE INDICATED
* E) ALL EXTERIOR PARKING STALLS ARE EXISTING. NO ADDTIONAL EXTERIOR STALLS ARE BEING PROPOSED.

486' +/- ROAD FRONTAGE ON COASTAL MARSH DRIVE
534' +/- ROAD FRONTAGE ON NORTH PARK DRIVE
457' +/- ROAD FRONTAGE ON HIDDEN BAY DRIVE

I HEREBY 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. 19731, EXPIRATION DATE: 09/30/2022.

JOHN W. SALM, III
REG. NO. 19731
PROFESSIONAL ENGINEER
STATE OF MARYLAND
MARYLAND REGISTERED PROFESSIONAL ENGINEER
.: ENGINEER LICENSE No.: 19731

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

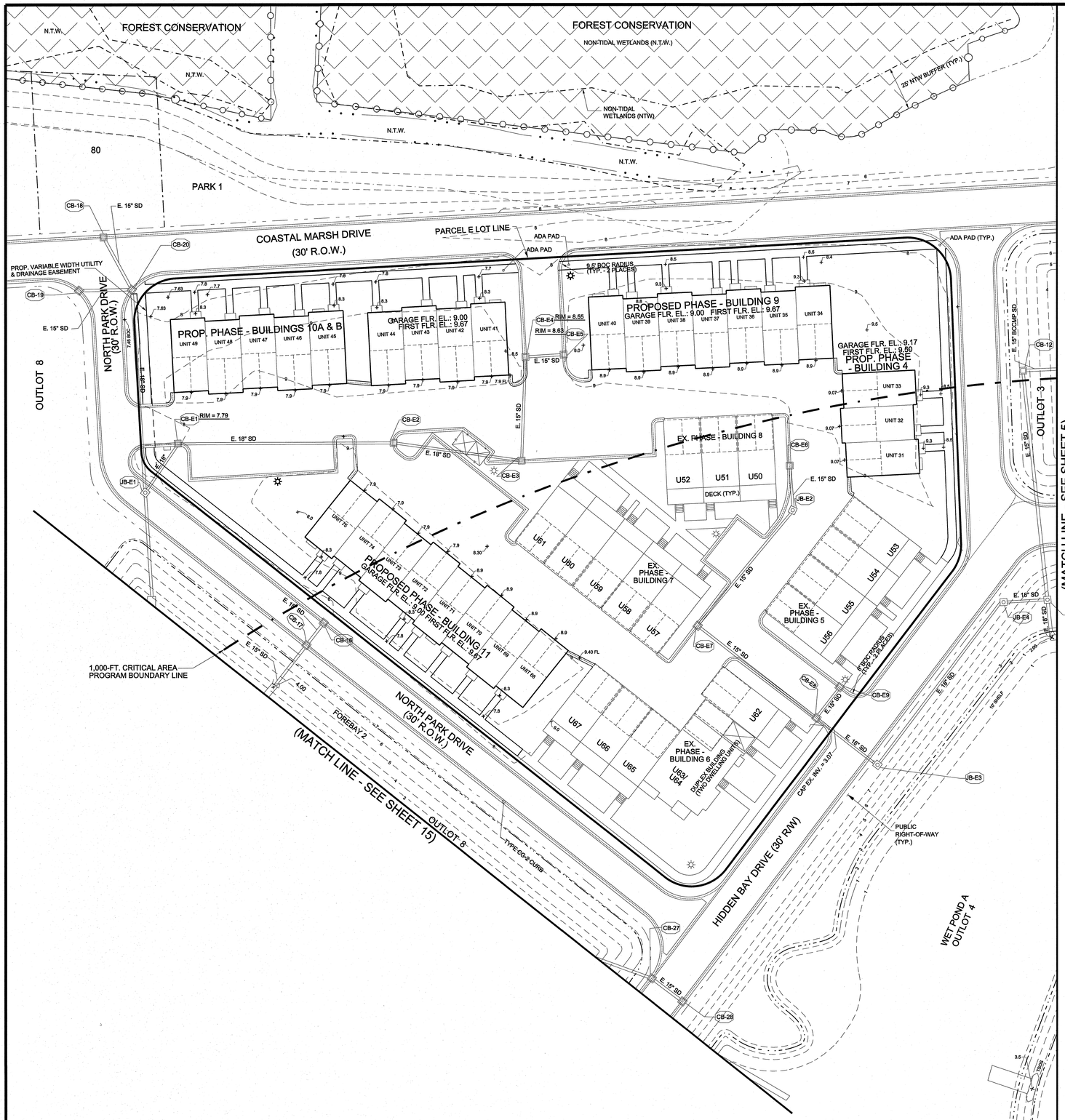
REVISIONS

PARCEL E - SITE & LANDSCAPING PLAN

PARCELS: B, E, F, G, & H
THE LANDINGS RESIDENTIAL PLANNED COMMUNITY
TENTH TAX DISTRICT BERLIN WORCESTER COUNTY MARYLAND

J. W. SALM ENGINEERING, INC.
P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

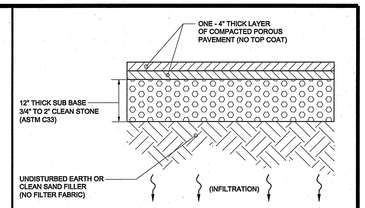
SCALE:	DATE:	DRAWING No.:	SHEET No.:
1" = 30'	DEC. 2021	481-01-009	9 of 24



PLAN
SCALE: 1" = 30'

-30 0 30 60

NORTH



PERVIOUS PAVEMENT BMP DETAIL
NOT TO SCALE

FLOW DIRECTION ARROWS

PIPE FLOW
SWALE/DITCH FLOW
ROOF FLOW
PAVEMENT SLOPE 2.0%
SHEET FLOW
RAIN/DOWNSPOUT/DRAIN
GUTTER FLOW

SWM PHASING & PROTECTION NOTES (PHASE 2):

1. THERE IS NO NEW STORM DRAIN PIPING REQUIRED FOR PARCEL E. NEW SWM INFRASTRUCTURE SHALL CONSIST ENTIRELY OF PERVIOUS PAVEMENT (SEE DETAIL, THIS SHEET).
2. PROTECTION OF EXISTING STORM DRAIN PIPING IS SHOWN ON SHEET 12. CONTRACTOR SHALL REPAIR EXISTING STORM DRAINS THAT MAY BE INADVERTENTLY DAMAGED BY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL ALSO CLEAN ANY STORM DRAINS AND/OR SWM FACILITIES THAT BECOME SILTED IN DUE TO CONSTRUCTION ACTIVITIES.
3. ALL STORMWATER MANAGEMENT PHASES MAY BE WORKED ON SIMULTANEOUSLY. CERTIFICATES OF OCCUPANCY WITHIN ANY SINGLE PHASE WILL NOT BE RELEASED UNTIL ALL SWM WORK IN THE ENTIRE PHASE IS COMPLETE AND ACCEPTED.
4. SPECIFICATIONS: PERVIOUS PAVEMENT SHALL BE COMPRISED OF ASPHALT CEMENT BETWEEN 6.0% AND 7.0% BY TOTAL WEIGHT. AIR VOIDS WITHIN THE PERVIOUS PAVEMENT MIX SHALL RANGE BETWEEN 16 TO 25% OF VOLUME AND TESTED IN ACCORDANCE WITH ASTM D3203.
5. PROTECTION: MECHANICAL EQUIPMENT AND VEHICLES ARE PROHIBITED FROM EXPOSED SUBGRADES OF PERVIOUS PAVEMENT AREAS. SUBGRADE AREAS SHALL BE EXCAVATED FROM THE SIDE.
6. MAINTENANCE: PERVIOUS PAVEMENT AREAS SHALL BE MAINTAINED THROUGH VACUUMING WITH A COMMERCIAL CLEANING UNIT ON A SEMI-ANNUAL BASIS.

STORMWATER MANAGEMENT PLAN NOTES:

1. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE, HDPE, ADS N-12 OR EQUAL FOR AREAS OUTSIDE OF THE TRAVELLED WAY AND SHALL BE ASCMP FOR ALL AREAS UNDER PAVEMENT, WITHIN THE TRAVELLED WAY. TRANSITION BETWEEN DIFFERING PIPE MATERIALS SHALL ONLY BE MADE AT CATCH BASINS OR JUNCTION BOXES.
2. ADJUST ALL JUNCTION BOX CAST IRON FRAME & COVERS TO FINISHED GRADE WITH BRICK & MORTAR COURSES OR PRECAST CONCRETE GRADE RINGS.
3. DIRECT ALL ROOF AND GUTTER DRAINAGE TO PAVED PARKING AREA.
4. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE WORCESTER COUNTY STANDARD, CG-2. PROVIDE REVERSE PAN WHERE REQUIRED FOR PROPER DRAINAGE.
5. ALL ROAD AND DIRECTIONAL SIGNS SHALL HAVE DIAMOND GRADE REFLECTIVE MATERIAL. STREET SIGNS SHALL HAVE 6 INCH LETTERS.
6. ALL DRAINAGE AND UTILITY MAINTENANCE EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. STORM DRAIN, INLETS, CATCH BASIN AND JUNCTION BOXES WITHIN THE COUNTY RIGHT-OF-WAY, SHALL BE MAINTAINED BY WORCESTER COUNTY. ALL OTHER STORM DRAIN AND SWM FACILITIES AND APPURTENANCES SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

I HEREBY 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. 19731, EXPIRATION DATE: 09/03/2022.

JOHN W. SALM, III
MARYLAND PROFESSIONAL ENGINEER LICENSE No.: 19731

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

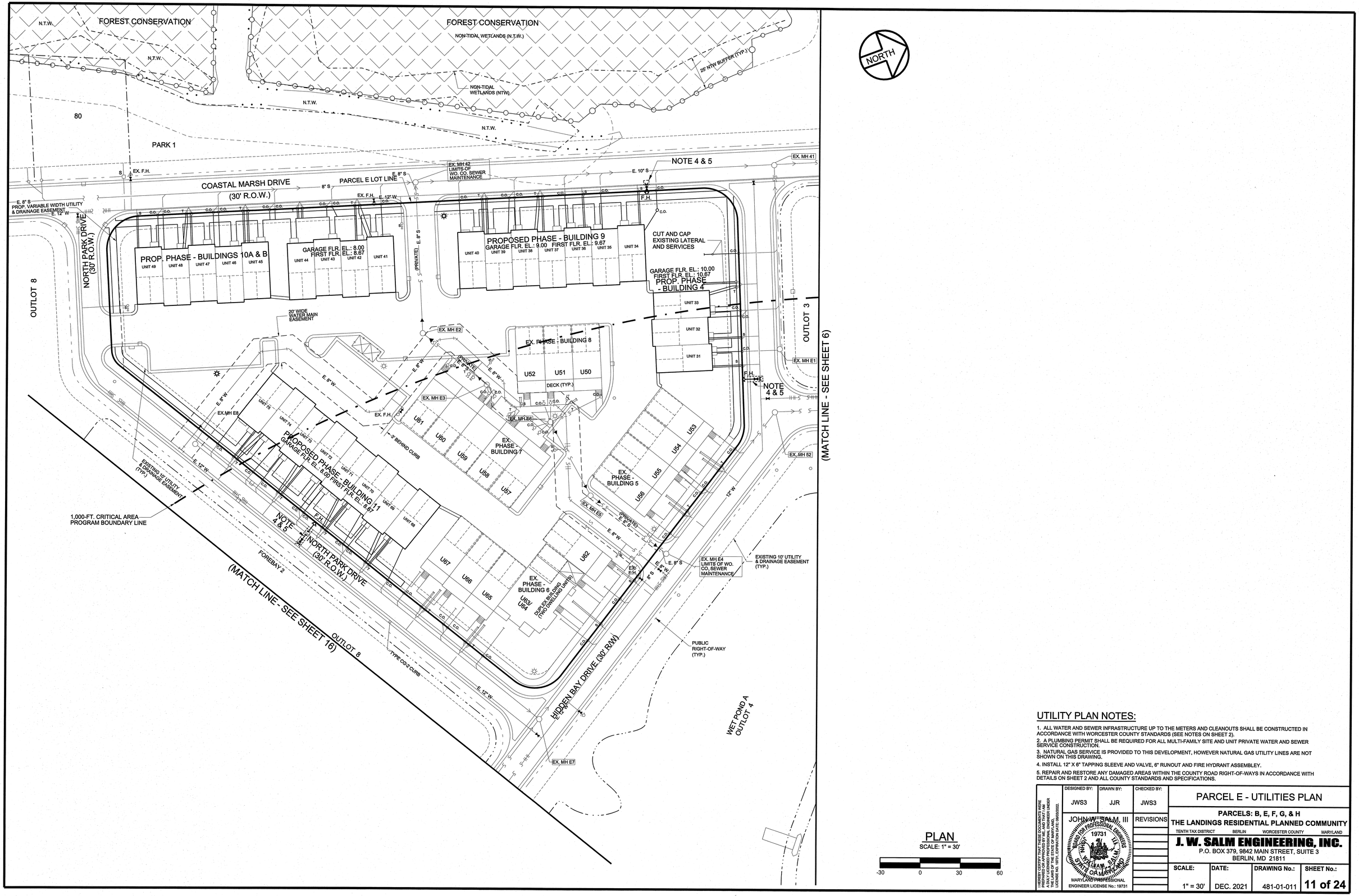
REVISIONS

PARCEL E - STORMWATER MANAGMENT (SWM) PLAN

PARCELS: B, E, F, G, & H
THE LANDINGS RESIDENTIAL PLANNED COMMUNITY
TENTH TAX DISTRICT BERLIN WORCESTER COUNTY MARYLAND

J. W. SALM ENGINEERING, INC.
P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

SCALE:	DATE:	DRAWING No.:	SHEET No.:
1" = 30'	DEC. 2021	481-01-010	10 of 24



PLAN
SCALE: 1" = 30'

-30 0 30 60

UTILITY PLAN NOTES:

1. ALL WATER AND SEWER INFRASTRUCTURE UP TO THE METERS AND CLEANOUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WORCESTER COUNTY STANDARDS (SEE NOTES ON SHEET 2).
2. A PLUMBING PERMIT SHALL BE REQUIRED FOR ALL MULTI-FAMILY SITE AND UNIT PRIVATE WATER AND SEWER SERVICE CONSTRUCTION.
3. NATURAL GAS SERVICE IS PROVIDED TO THIS DEVELOPMENT, HOWEVER NATURAL GAS UTILITY LINES ARE NOT SHOWN ON THIS DRAWING.
4. INSTALL 12" X 6" TAPPING SLEEVE AND VALVE, 6" RUNOUT AND FIRE HYDRANT ASSEMBLEY.
5. REPAIR AND RESTORE ANY DAMAGED AREAS WITHIN THE COUNTY ROAD RIGHT-OF-WAYS IN ACCORDANCE WITH DETAILS ON SHEET 2 AND ALL COUNTY STANDARDS AND SPECIFICATIONS.

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DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

JOHN W. SALM, III
19731
REGISTERED FOR PROFESSIONAL ENGINEERS
JOHN WILLIAM SALM, III
STATE OF MARYLAND
MARYLAND PROFESSIONAL ENGINEER LICENSE No.: 19731

REVISIONS

PARCEL E - UTILITIES PLAN

PARCELS: B, E, F, G, & H
THE LANDINGS RESIDENTIAL PLANNED COMMUNITY
TENTH TAX DISTRICT BERLIN WORCESTER COUNTY MARYLAND

J. W. SALM ENGINEERING, INC.
P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

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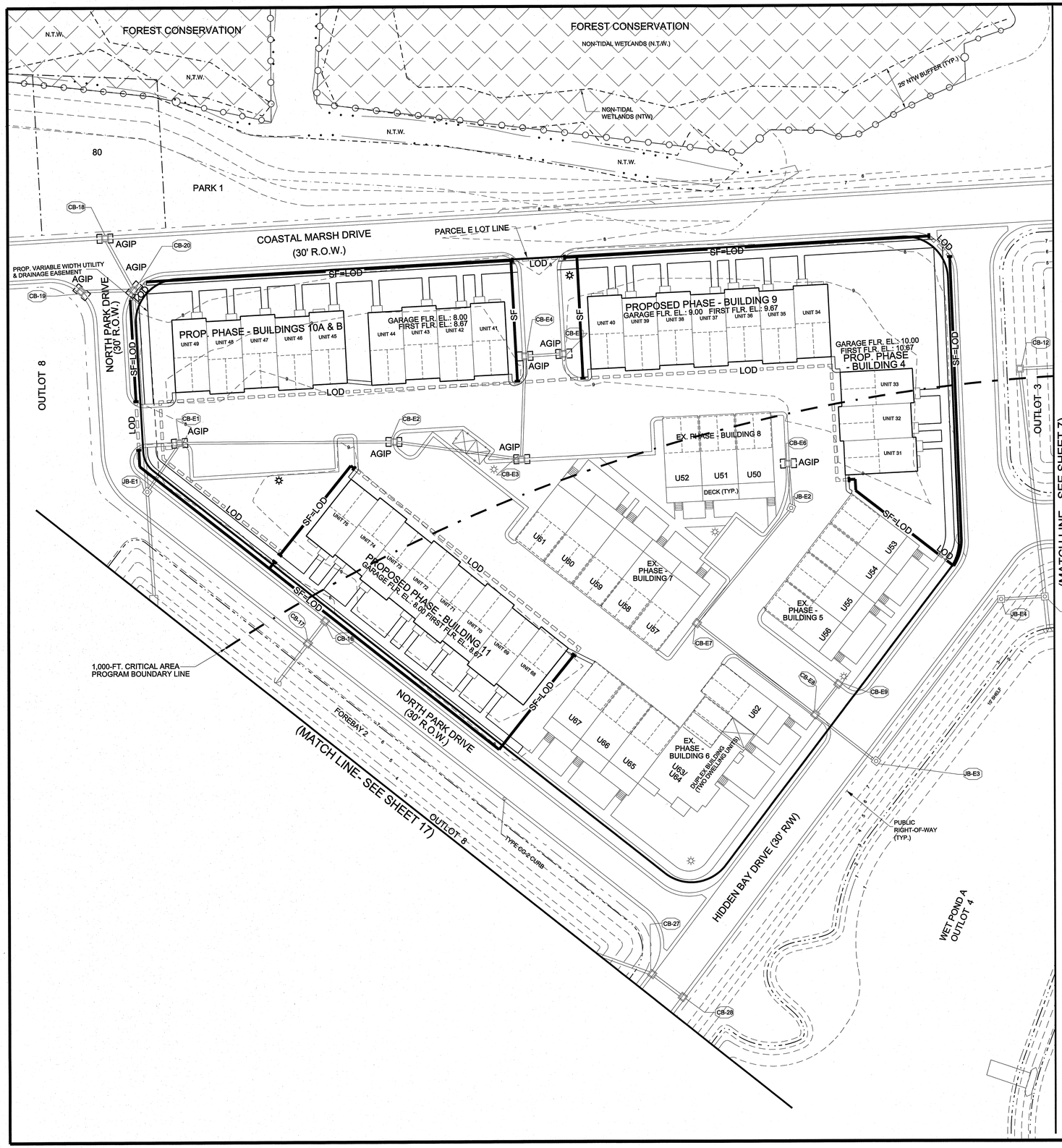

STANDARD SESC SYMBOLS / LEGEND

- EARTH DIKE — A-2 / B-3
- SWALE — A-2 / B-3
- PERIMETER DIKE/SWALE — PD/S-1
- PIPE SLOPE DRAIN — PSD-12
- ROCK OUTLET PROTECTION — ROP
- STONE CHECK DAM — CD
- STONE OUTLET STRUCTURE — TSOS
- SILT FENCE — SF / SF=LOD
- LIMIT OF DISTURBANCE (LOD) — LOD
- STANDARD INLET PROTECTION — SIP
- AT GRADE INLET PROTECTION — AGIP
- CURB INLET PROTECTION — CIP
- MEDIAN INLET PROTECTION — MIP
- LEVEL SPREADER — LS
- GABION INFLOW PROTECTION — GM
- RIP RAP INFLOW PROTECTION — RRP
- STABILIZED CONSTRUCTION ENTRANCE — SCE
- REMOVABLE PUMP STATION — RPS
- PIPE PROTECTION — PP
- SUMP PIT — SP
- FILTER BAG — FB
- CULVERT INLET PROTECTION — IP
- TS: TEMPORARY SEEDING TSSMC: TEMPORARY SEEDING AND MATTING — TS

PLAN
SCALE: 1" = 30'
-30 0 30 60

LOD-E = 54,602 +/- S.F. (1.25 +/- AC)

SESC GENERAL NOTES:

1) CONSTRUCT ALL STORMDRAINS AND INLET PIPES IN AN 'UPSTREAM' DIRECTION: WORK FROM OUTLETS OR OUTFALLS TOWARDS CATCH BASINS OR INLETS. NO SEDIMENT LADEN WATER SHALL ENTER STORMDRAIN PIPES. COVER OPEN ENDS OF PIPES WITH PLYWOOD AND STONE AS NECESSARY.

2) THE PROJECT SHALL BE IN COMPLIANCE WITH ALL SECTIONS OF THE ANNOTATED CODE OF MARYLAND, ENVIRONMENTAL ARTICLE, SUBTITLE 1. SEDIMENT CONTROL 4-101 THROUGH 4-116, COMAR 26.17.01.11 AND THE 2012 STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

SOIL EROSION AND SEDIMENT CONTROL (SESC) SEQUENCE OF CONSTRUCTION (SOC) FOR PARCEL E:

1. SCHEDULE A PRE-CONSTRUCTION MEETING WITH WORCESTER COUNTY, DEPARTMENT OF ENVIRONMENTAL PROGRAMS AT 410-632-1220 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY SITE WORK. FAILURE TO DO SO MAY RESULT IN AN IMMEDIATE "STOP WORK ORDER."
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE (SCE), AT GRADE INLET PROTECTION AND PERIMETER SILT FENCE. PAY SPECIAL ATTENTION TO AREAS OF ENVIRONMENTAL CONCERN. SILT FENCE INSTALLATION SHALL BE INSPECTED BY WORCESTER COUNTY, PRIOR TO PROCEEDING.
3. STABILIZE AND INSTALL ALL TEMPORARY S.E.S.C. MEASURES, INCLUDING INTERIOR SILT FENCE.
4. ROUGH GRADE THE SITE FOR PARKING AREAS AND BUILDING PADS. CONSTRUCT BUILDINGS. STOCKPILE FILL SOILS AND SOILS AS NEEDED OR REMOVE FROM SITE.
5. SURROUND STOCKPILE AREAS WITH SILT FENCE. STABILIZE DISTURBED AREAS IN ACCORDANCE WITH THE 7/14 DAY RULE. STABILIZE ALL AREAS DISTURBED BY REMOVAL OF TEMPORARY SESC DEVICES.
6. CONSTRUCT BUILDING FOUNDATION.
7. INSTALL WATER, SEWER, STORMDRAINS AND OTHER UTILITIES AS CONSTRUCTION CONTINUES.
8. CONSTRUCT THE BUILDING.
9. CONSTRUCT SIDEWALKS AND CURB & GUTTER. STABILIZE DISTURBED AREA AS WORK PROGRESSES.
10. PLACE GRAVEL SUBBASE.
11. DETAILED DESCRIPTION OF SWM BMP CONSTRUCTION/PHASING: CONSTRUCT MBR BASINS LAST.
12. PAVE THE SITE.
13. LANDSCAPE THE SITE.
14. STABILIZE THE SITE.
15. REMOVE TEMPORARY SESC DEVICES AFTER FINAL APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR IS GRANTED.

I HEREBY 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. 19731, EXPIRATION DATE: 09/30/2022.

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

JOHN W. SALM, III — 19731 — PROFESSIONAL ENGINEER — STATE OF MARYLAND
MARYLAND PROFESSIONAL ENGINEER LICENSE No.: 19731

REVISIONS

PARCEL E - SOIL EROSION & SEDIMENT CONTROL (SESC) PLAN

PARCELS: B, E, F, G, & H

THE LANDINGS RESIDENTIAL PLANNED COMMUNITY

TENTH TAX DISTRICT — BERLIN — WORCESTER COUNTY — MARYLAND

J. W. SALM ENGINEERING, INC.
P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

SCALE:	DATE:	DRAWING No.:	SHEET No.:
1" = 30'	DEC. 2021	481-01-012	12 of 24

NORTH

EX. STORMWATER MANAGEMENT POND

10' SHELF

FOREBAY 9

PARCEL F LOT LINE

HIDDEN BAY DRIVE (30' R/W)

SOUTH PARK DRIVE (30' R.O.W.)

OUTLOT 8

MH F1 LIMITS OF WO. CO. SEWER MAINTENANCE

(MATCHLINE - SEE SHEET 8)

(MATCHLINE - SEE SHEET 18)

1000-FOOT CRITICAL AREA PROGRAM BOUNDARY LINE

FOREBAY 2

EX. VARIABLE WIDTH UTILITY AND DRAINAGE EASEMENT

BAYSCAPE DRIVE

TYPE CG-2 CURB

EX. 20' WIDE WATER MAIN EASEMENT

EX., VARIABLE WIDTH UTILITY & DRAINAGE EASEMENT

COASTAL MARSH DRIVE (30' R.O.W.)

EXISTING 10' WIDE UTILITY AND DRAINAGE EASEMENT (TYP.)

PUBLIC RIGHT-OF-WAY (MD 21)

E. 15' WIDE UTILITY & DRAINAGE EASEMENT

EX.MH F3 · EX.MH F4 · EX.MH F5 · EX.MH F2 · EX.MH 44A · EX.MH 24 · EX.MH 24A

CB-22 · CB-23 · CB-24 · CB-25 · CB-26 · CB-32 · CB-34 · JB-1 · JB-2 · JB-3 · JB-5 · JB-6 · JB-7

74 · 73 · 72 · 71 · 70 · 69 · 68 · 67

PLAN
SCALE: 1" = 30'

-30 0 30 60

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JOHN WILLIAM SALM, III
REGISTERED PROFESSIONAL ENGINEER
19731
JOHN WILLIAM SALM, III
STATE OF MARYLAND
MARYLAND REGISTERED PROFESSIONAL ENGINEER LICENSE No.: 19731

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

REVISIONS

PARCEL F - EXISTING CONDITIONS PLAN

PARCELS: B, E, F, G, & H
THE LANDINGS RESIDENTIAL PLANNED COMMUNITY
TENTH TAX DISTRICT · BERLIN · WORCESTER COUNTY · MARYLAND

J. W. SALM ENGINEERING, INC.
P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

SCALE:	DATE:	DRAWING No.:	SHEET No.:
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PARCEL F

PARCEL F TOTAL AREA : 2.94 +/- AC.
48 TOTAL TOWNHOUSE UNITS

REQUIRED PARKING:
MINIMUM: 48 UNITS X 2 SPACES/UNIT = 96 SPACES
MAXIMUM: 48 UNITS X 2.5 SPACES/UNIT = 120 SPACES

PROVIDED PARKING:
117 PARKING SPACES TO MATCH RPC PLAN. BROKEN DOWN AS FOLLOWS:
A) 96 SPACES FOR INTERIOR OF UNITS (EXCLUSIVE)
B) 21 SPACES ON EXTERIOR OF UNITS (NON-EXCLUSIVE)
C) 4 OF THE 21 EXTERIOR SPACES ARE ACCESSIBLE
D) OFF-STREET PARKING PERMITTED WHERE INDICATED
E) EXTERIOR SPACES SHALL UTILIZE PERVIOUS PAVEMENT

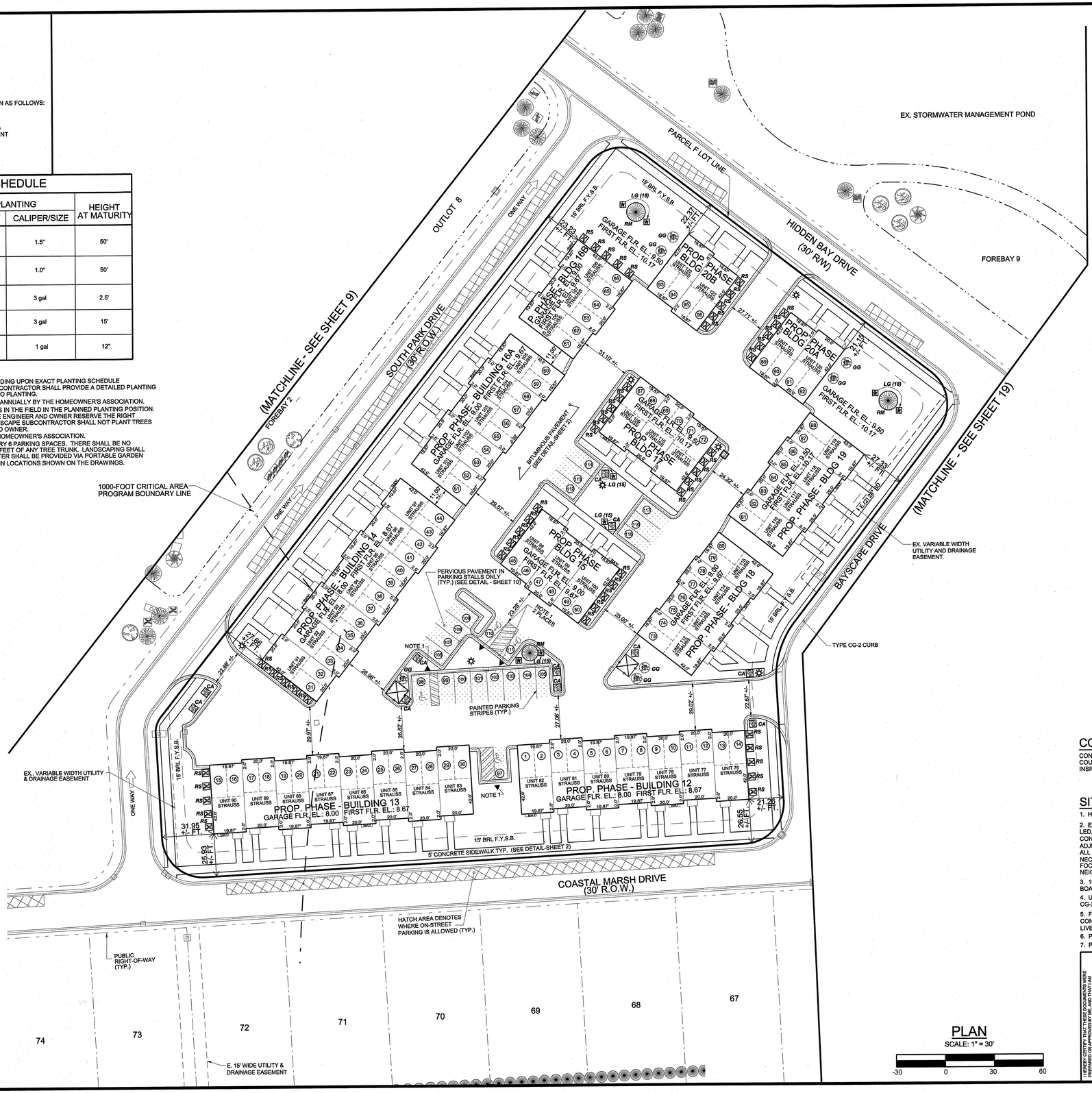
570' +/- ROAD FRONTAGE ON SOUTH PARK DRIVE
395' +/- ROAD FRONTAGE ON COASTAL MARSH DRIVE
275' +/- ROAD FRONTAGE ON HIDDEN BAY DRIVE
310' +/- ROAD FRONTAGE ON BAYSCAPE DRIVE

LANDSCAPING SCHEDULE

LEGEND	QUANTITY	PLANTING HEIGHT	PLANTING CALIPER/SIZE	HEIGHT AT MATURITY
RM RED MAPLE *(Acer rubrum)*	3	10'	1.5"	50'
GG GREEN GIANT *(Thuja plicata x standishii)*	7	6'	1.0"	50'
RS ROSES SHRUB *(Rosa knockut)*	80	1'	3 gal	2.5'
CA COASTAL AZALEA (Rohdodendron)	11	2'	3 gal	15'
LG LIROPIE GRASS (Liropie Spicata)	81	8"	1 gal	12"

LANDSCAPING NOTES:

1. THE COUNTY MAY APPROVE ALTERNATE SPECIES DEPENDING UPON EXACT PLANTING SCHEDULE AND AVAILABILITY. THE CONTRACTOR'S LANDSCAPING SUBCONTRACTOR SHALL PROVIDE A DETAILED PLANTING PLAN TO THE ENGINEER AND THE COUNTY 14 DAYS PRIOR TO PLANTING.
2. TREE AND SHRUB PRUNING SHALL BE PERFORMED SEMI-ANNUALLY BY THE HOMEOWNER'S ASSOCIATION.
3. THE CONTRACTOR SHALL PLACE ALL TREES AND SHRUBS IN THE FIELD IN THE PLANNED PLANTING POSITION. THE ENGINEER AND OWNER WILL REVIEW PLACEMENT. THE ENGINEER AND OWNER RESERVE THE RIGHT TO ALTER PLACEMENT LOCATIONS AT THIS TIME. THE LANDSCAPE SUBCONTRACTOR SHALL NOT PLANT TREES OR SHRUBS WITHOUT PRIOR REVIEW BY THE ENGINEER AND OWNER.
4. ALL TREES AND SHRUBS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. THERE SHALL BE ONE STREET TREE PROVIDED FOR EVERY 6 PARKING SPACES. THERE SHALL BE NO PAVEMENT, CURB OR PARKING SURFACE PLACED WITHIN 4 FEET OF ANY TREE TRUNK. LANDSCAPING SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. WATER SHALL BE PROVIDED VIA PORTABLE GARDEN HOSES CONNECTED TO FROST-PROOF, HOSE-BIB SPIGOTS IN LOCATIONS SHOWN ON THE DRAWINGS.



PLAN
SCALE: 1" = 30'
-30 0 30 60

NORTH

UNIT DATA TABLES:

	GARAGE	GRND. FLOOR	1ST FLOOR	2ND FLOOR	ATTIC	HEIGHT (FT.)
		BUILDING 12 LIVING AREA				
UNIT 76	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
UNIT 77	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 78	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 79	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 80	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 81	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 82	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
		BUILDING 13 LIVING AREA				
UNIT 83	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
UNIT 84	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 85	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 86	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 87	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 88	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 89	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 90	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
		BUILDING 14 LIVING AREA				
UNIT 91	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
UNIT 92	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 93	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 94	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 95	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 96	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 97	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
		BUILDING 15 LIVING AREA				
	GARAGE	GRND. FLOOR	1ST FLOOR	2ND FLOOR	ATTIC	HEIGHT (FT.)
UNIT 98	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
UNIT 99	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 100	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
		BUILDING 16A LIVING AREA				
UNIT 101	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
UNIT 102	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 103	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 104	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 105	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
		BUILDING 16B LIVING AREA				
UNIT 106	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
UNIT 107	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 108	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
		BUILDING 17 LIVING AREA				
	GARAGE	GRND. FLOOR	1ST FLOOR	2ND FLOOR	ATTIC	HEIGHT (FT.)
UNIT 109	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
UNIT 110	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 111	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
		BUILDING 18 LIVING AREA				
UNIT 112	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
UNIT 113	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 114	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 115	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
		BUILDING 19 LIVING AREA				
UNIT 116	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
UNIT 117	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 118	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 119	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
		BUILDING 20A LIVING AREA				
UNIT 120	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
UNIT 121	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
		BUILDING 20B LIVING AREA				
UNIT 122	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
UNIT 123	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET

CONSTRUCTION IN COUNTY RIGHT-OF-WAY NOTES:

CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF WORCESTER COUNTY ROADS IF/WHEN WORKING INSIDE COUNTY ROAD RIGHT-OF-WAYS. INCLUDING: PERMITTING PRE-CONSTRUCTION NOTIFICATION, GEOTECHNICAL INSPECTION, AND ADHERING TO ALL CONSTRUCTION DETAILS AND SPECIFICATIONS. SEE DETAILS, SHEET 2.

SITE PLAN NOTES:

1. HANDICAP PARKING VAN ACCESSIBLE SIGN, BOTTOM OF SIGN 84" FROM GRADE.
2. EXTERIOR LIGHTING SHALL BE PROVIDED BY POLE MOUNTED LIGHTS, AS SHOWN ON THIS PLAN. LIGHTS SHALL BE LED, 24 WATTS, 2,400 LUMENS, MOUNTING HEIGHT = 12'. BUILDING MOUNTED LIGHTING IS SHOWN ON THE CONCEPTUAL FLOOR PLAN SCHEMATIC AND ELEVATIONS PROVIDED UNDER SEPERATE COVER. LIGHTING SHALL BE ADJUSTED AND DIRECTED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE ON PROPERTIES OR ROADWAYS. ALL LIGHTING, EXTERIOR LIGHTS, SIGNS, FLOODLIGHTS, PARKING LOT LIGHTING, STREET LIGHTS AND LIGHTING NECESSARY FOR THE SAFETY AND PROTECTION OF PROPERTY, SHALL BE DIRECTED, CONTROLLED AND FOCUSED WITHIN THE SITE'S PROPERTY LINES TO MINIMIZE GLARE AND ILLUMINATION, AND ILLUMINATION OF NEIGHBORING PROPERTIES AND SPECIFICALLY, TO DIRECT THE LIGHT AWAY FROM ADJOINING LOTS OR ROADS.
3. 10' X 10' CONCRETE DUMPSTER PAD. SCREENING PROVIDED BY 6-FOOT HIGH VINYL BOARD-ON-BOARD STYLE FENCE, COLOR WHITE, THREE SIDES (SEE DETAIL - SHEET 9).
4. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE WORCESTER COUNTY STANDARD, CG-2. PROVIDE REVERSE PAN GUTTER WHERE REQUIRED FOR PROPER DRAINAGE.
5. FIRE LANES SHALL BE PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. FIRE LANES SHALL BE NOT LESS THAN 20 FT. IN UNOBSTRUCTED WIDTH, ABLE TO WITHSTAND LIVE LOADS OF FIRE APPARATUS, AND HAVE A MINIMUM OF 13 FT. 6 IN. OF VERTICAL CLEARANCE.
6. PROVIDE ADA COMPLIANT TRANSITIONS AT ALL SIDEWALK TO CURB INTERFACES.
7. PROPOSED CAST-IN-PLACE, 5-FOOT WIDE SIDEWALK WITH 4-FOOT WIDE UNIT WALKWAYS (SEE DETAIL - SHEET 2).

I HEREBY 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. 19731, EXPIRATION DATE: 09/30/2022.

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

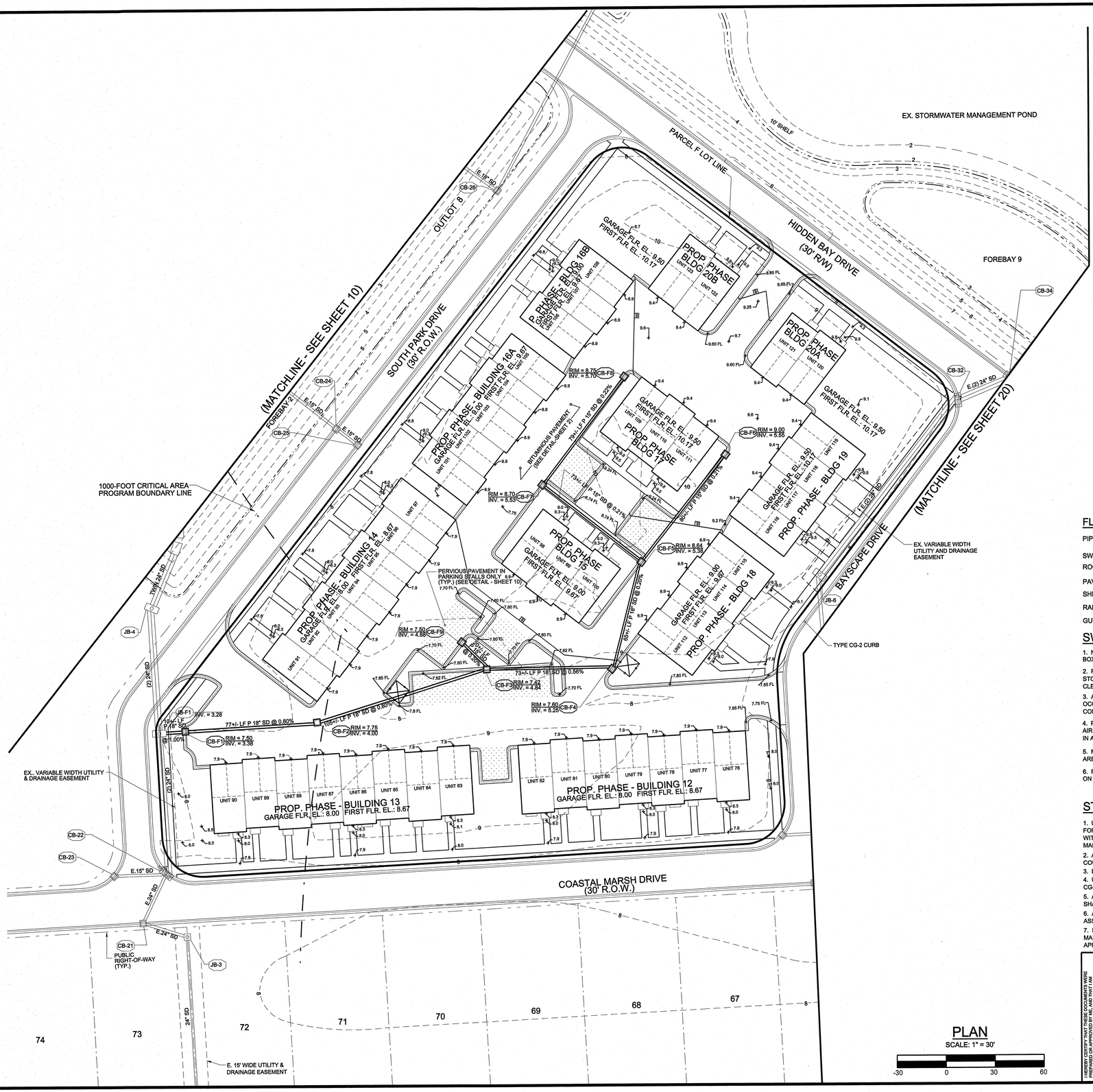
JOHN W. SALM, III
REVISIONS
BOARD FOR PROFESSIONAL ENGINEERS 19731 JOHN W. SALM, III STATE OF MARYLAND
MARYLAND PROFESSIONAL ENGINEER LICENSE No.: 19731

PARCEL F - SITE & LANDSCAPING PLAN

PARCELS: B, E, F, G, & H
THE LANDINGS RESIDENTIAL PLANNED COMMUNITY
TENTH TAX DISTRICT BERLIN WORCESTER COUNTY MARYLAND

J. W. SALM ENGINEERING, INC.
P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

SCALE:	DATE:	DRAWING No.:	SHEET No.:
1" = 30'	DEC. 2021	481-01-014	14 of 24



FLOW DIRECTION ARROWS

PIPE FLOW

SWALE/DITCH FLOW

ROOF FLOW

PAVEMENT SLOPE 2.0%

SHEET FLOW

RAIN/DOWNSPOUT/DRAIN

GUTTER FLOW

SWM PHASING & PROTECTION NOTES (PHASE 3):

1. NEW SWM INFRASTRUCTURE SHALL CONSIST OF STORM DRAIN PIPES, MANHOLES, INLETS, CATCH BASINS, JUNCTION BOXES, AND OF PERVIOUS PAVEMENT (SEE DETAIL, SHEET 10).

2. PROTECTION OF STORM DRAIN PIPING IS SHOWN ON SHEET 17. CONTRACTOR SHALL REPAIR EXISTING STORM DRAINS THAT MAY BE INADVERTENTLY DAMAGED BY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL ALSO CLEAN ANY STORM DRAINS AND/OR SWM FACILITIES THAT BECOME SILTED IN DUE TO CONSTRUCTION ACTIVITIES.

3. ALL STORMWATER MANAGEMENT PHASES MAY BE WORKED ON SIMULTANEOUSLY. CERTIFICATES OF OCCUPANCY WITHIN ANY SINGLE PHASE WILL NOT BE RELEASED UNTIL ALL SWM WORK IN THE ENTIRE PHASE IS COMPLETE AND ACCEPTED.

4. PERVIOUS PAVEMENT SHALL BE COMPRISED OF ASPHALT CEMENT BETWEEN 6.0% AND 7.0% BY TOTAL WEIGHT. AIR VOIDS WITHIN THE PERVIOUS PAVEMENT MIX SHALL RANGE BETWEEN 16 TO 25% OF VOLUME AND TESTED IN ACCORDANCE WITH ASTM D3203.

5. MECHANICAL EQUIPMENT AND VEHICLES ARE PROHIBITED FROM EXPOSED SUBGRADES OF PERVIOUS PAVEMENT AREAS. SUBGRADE AREAS SHALL BE EXCAVATED FROM THE SIDE.

6. PERVIOUS PAVEMENT AREAS SHALL BE MAINTAINED THROUGH VACUUMING WITH A COMMERCIAL CLEANING UNIT ON A BIANNUAL BASIS.

STORMWATER MANAGEMENT PLAN NOTES:

1. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE, HDPE, ADS N-12 OR EQUAL FOR AREAS OUTSIDE OF THE TRAVELLED WAY AND SHALL BE ASCMP FOR ALL AREAS UNDER PAVEMENT, WITHIN THE TRAVELLED WAY. TRANSITION BETWEEN DIFFERING PIPE MATERIALS SHALL ONLY BE MADE AT CATCH BASINS OR JUNCTION BOXES.
2. ADJUST ALL JUNCTION BOX CAST IRON FRAME & COVERS TO FINISHED GRADE WITH BRICK & MORTAR COURSES OR PRECAST CONCRETE GRADE RINGS.
3. DIRECT ALL ROOF AND GUTTER DRAINAGE TO PAVED PARKING AREA.
4. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE WORCESTER COUNTY STANDARD, CG-2. PROVIDE REVERSE PAN WHERE REQUIRED FOR PROPER DRAINAGE.
5. ALL ROAD AND DIRECTIONAL SIGNS SHALL HAVE DIAMOND GRADE REFLECTIVE MATERIAL. STREET SIGNS SHALL HAVE 6 INCH LETTERS.
6. ALL DRAINAGE AND UTILITY MAINTENANCE EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. STORM DRAIN, INLETS, CATCH BASIN AND JUNCTION BOXES WITHIN THE COUNTY RIGHT-OF-WAY, SHALL BE MAINTAINED BY WORCESTER COUNTY. ALL OTHER STORM DRAIN AND SWM FACILITIES AND APPURTENANCES SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

PLAN
SCALE: 1" = 30'
-30 0 30 60

I HEREBY 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. 19731, EXPIRATION DATE: 09/03/2022.

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

JOHN W. SALM, III — 19731 — REGISTERED FOR PROFESSIONAL ENGINEERS — STATE OF MARYLAND
MARYLAND PROFESSIONAL ENGINEER LICENSE No.: 19731

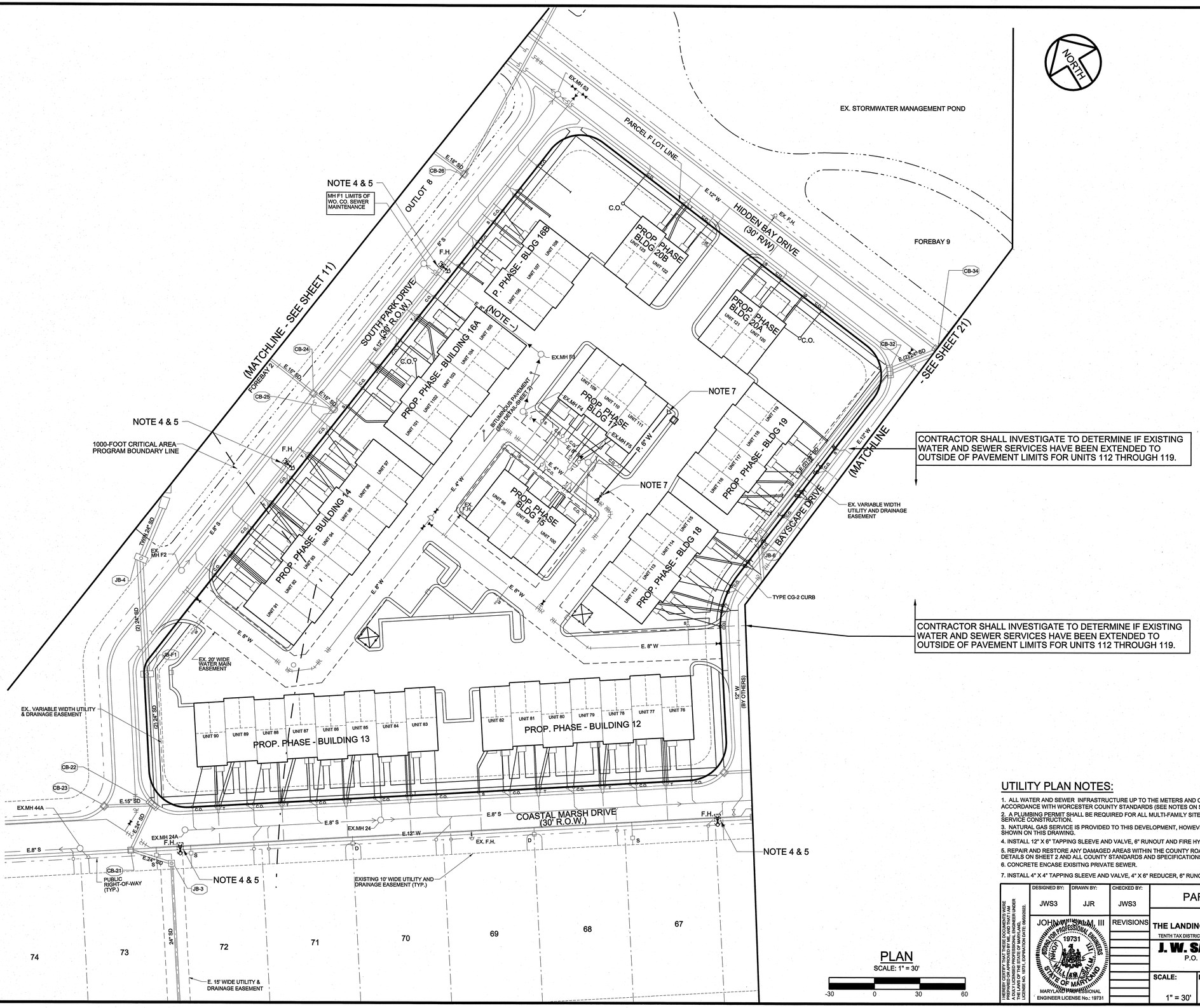
REVISIONS

PARCEL F - STORMWATER PLAN

PARCELS: B, E, F, G, & H
THE LANDINGS RESIDENTIAL PLANNED COMMUNITY
TENTH TAX DISTRICT BERLIN WORCESTER COUNTY MARYLAND

J. W. SALM ENGINEERING, INC.
P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

SCALE:	DATE:	DRAWING No.:	SHEET No.:
1" = 30'	DEC. 2021	481-01-015	15 of 24



UTILITY PLAN NOTES:

1. ALL WATER AND SEWER INFRASTRUCTURE UP TO THE METERS AND CLEANOUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WORCESTER COUNTY STANDARDS (SEE NOTES ON SHEET 2).
2. A PLUMBING PERMIT SHALL BE REQUIRED FOR ALL MULTI-FAMILY SITE AND UNIT PRIVATE WATER AND SEWER SERVICE CONSTRUCTION.
3. NATURAL GAS SERVICE IS PROVIDED TO THIS DEVELOPMENT, HOWEVER NATURAL GAS UTILITY LINES ARE NOT SHOWN ON THIS DRAWING.
4. INSTALL 12" X 6" TAPPING SLEEVE AND VALVE, 6" RUNOUT AND FIRE HYDRANT ASSEMBLEY.
5. REPAIR AND RESTORE ANY DAMAGED AREAS WITHIN THE COUNTY ROAD RIGHT-OF-WAYS IN ACCORDANCE WITH DETAILS ON SHEET 2 AND ALL COUNTY STANDARDS AND SPECIFICATIONS.
6. CONCRETE ENCASE EXISITNG PRIVATE SEWER.
7. INSTALL 4" X 4" TAPPING SLEEVE AND VALVE, 4" X 6" REDUCER, 6" RUNOUT AND FIRE HYDRANT ASSEMBLEY.

PLAN
SCALE: 1" = 30'
-30 0 30 60

I HEREBY 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. 19731, EXPIRATION DATE: 09/03/2022.

JOHN W. SWILLEY, III
DULY LICENSED PROFESSIONAL ENGINEER
19731
STATE OF MARYLAND
MARYLAND PROFESSIONAL ENGINEER LICENSE No.: 19731

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

REVISIONS

PARCEL F -UTILITIES PLAN

PARCELS: B, E, F, G, & H
THE LANDINGS RESIDENTIAL PLANNED COMMUNITY
TENTH TAX DISTRICT BERLIN WORCESTER COUNTY MARYLAND

J. W. SALM ENGINEERING, INC.
P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

SCALE:	DATE:	DRAWING No.:	SHEET No.:
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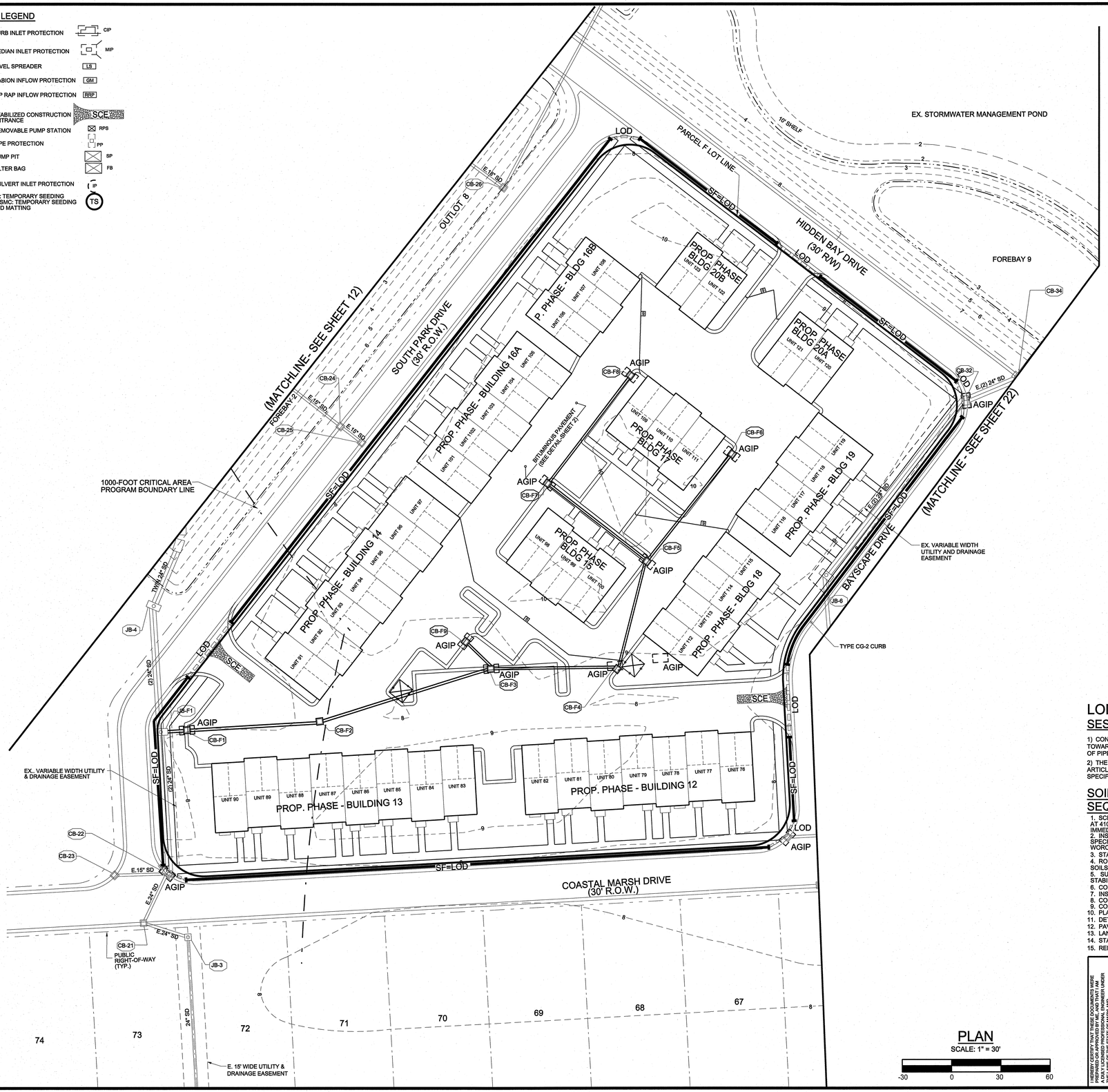
STANDARD SESC SYMBOLS / LEGEND

EARTH DIKE	A-2 / B-3	CURB INLET PROTECTION	CIP
SWALE	A-2 / B-3	MEDIAN INLET PROTECTION	MIP
PERIMETER DIKE/SWALE	PD/S-1	LEVEL SPREADER	LS
PIPE SLOPE DRAIN	PSD-12	GABION INFLOW PROTECTION	GM
ROCK OUTLET PROTECTION	RIP RAP	RIP RAP INFLOW PROTECTION	RRP
STONE CHECK DAM	CD	STABILIZED CONSTRUCTION ENTRANCE	SCE
STONE OUTLET STRUCTURE	TSOS	REMOVABLE PUMP STATION	RPS
SILT FENCE	SF / SF = LOD	PIPE PROTECTION	PP
LIMIT OF DISTURBANCE (LOD)	LOD	SUMP PIT	SP
STANDARD INLET PROTECTION	SIP	FILTER BAG	FB
AT GRADE INLET PROTECTION	AGIP	CULVERT INLET PROTECTION	IP
		TS: TEMPORARY SEEDING TSSMC: TEMPORARY SEEDING AND MATTING	TS



PLAN
SCALE: 1" = 30'
-30 0 30 60

LOD-F = 131,191 +/- S.F. (3.01 +/- AC)

SESC GENERAL NOTES:

1) CONSTRUCT ALL STORMDRAINS AND INLET PIPES IN AN 'UPSTREAM' DIRECTION: WORK FROM OUTLETS OR OUTFALLS TOWARDS CATCH BASINS OR INLETS. NO SEDIMENT LADEN WATER SHALL ENTER STORMDRAIN PIPES. COVER OPEN ENDS OF PIPES WITH PLYWOOD AND STONE AS NECESSARY.

2) THE PROJECT SHALL BE IN COMPLIANCE WITH ALL SECTIONS OF THE ANNOTATED CODE OF MARYLAND, ENVIRONMENTAL ARTICLE, SUBTITLE 1. SEDIMENT CONTROL 4-101 THROUGH 4-116, COMAR 26.17.01.11 AND THE 2012 STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

SOIL EROSION AND SEDIMENT CONTROL (SESC) SEQUENCE OF CONSTRUCTION (SOC) FOR PARCEL F:

1. SCHEDULE A PRE-CONSTRUCTION MEETING WITH WORCESTER COUNTY, DEPARTMENT OF ENVIRONMENTAL PROGRAMS AT 410-632-1220 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY SITE WORK. FAILURE TO DO SO MAY RESULT IN AN IMMEDIATE "STOP WORK ORDER."
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE (SCE), AT GRADE INLET PROTECTION AND PERIMETER SILT FENCE. PAY SPECIAL ATTENTION TO AREAS OF ENVIRONMENTAL CONCERN. SILT FENCE INSTALLATION SHALL BE INSPECTED BY WORCESTER COUNTY, PRIOR TO PROCEEDING.
3. STABILIZE AND INSTALL ALL TEMPORARY S.E.S.C. MEASURES, INCLUDING INTERIOR SILT FENCE.
4. ROUGH GRADE THE SITE FOR PARKING AREAS AND BUILDING PADS. CONSTRUCT BUILDINGS. STOCKPILE FILL SOILS AND SOILS AS NEEDED OR REMOVE FROM SITE.
5. SURROUND STOCKPILE AREAS WITH SILT FENCE. STABILIZE DISTURBED AREAS IN ACCORDANCE WITH THE 7/14 DAY RULE. STABILIZE ALL AREAS DISTURBED BY REMOVAL OF TEMPORARY SESC DEVICES.
6. CONSTRUCT BUILDING FOUNDATION.
7. INSTALL WATER, SEWER, STORMDRAINS AND OTHER UTILITIES AS CONSTRUCTION CONTINUES.
8. CONSTRUCT THE BUILDING.
9. CONSTRUCT SIDEWALKS AND CURB & GUTTER. STABILIZE DISTURBED AREA AS WORK PROGRESSES.
10. PLACE GRAVEL SUBBASE.
11. DETAILED DESCRIPTION OF SWM BMP CONSTRUCTION/PHASING: CONSTRUCT MBR BASINS LAST.
12. PAVE THE SITE
13. LANDSCAPE THE SITE.
14. STABILIZE THE SITE.
15. REMOVE TEMPORARY SESC DEVICES AFTER FINAL APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR IS GRANTED.

I HEREBY 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. 19731, EXPIRATION DATE: 09/03/2022.

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

JOHN W. SALM, III — 19731 — BOARD FOR PROFESSIONAL ENGINEERS — STATE OF MARYLAND

MARYLAND PROFESSIONAL ENGINEER LICENSE No.: 19731

REVISIONS

PARCEL F - SOIL EROSION & SEDIMENT CONTROL (SESC) PLAN

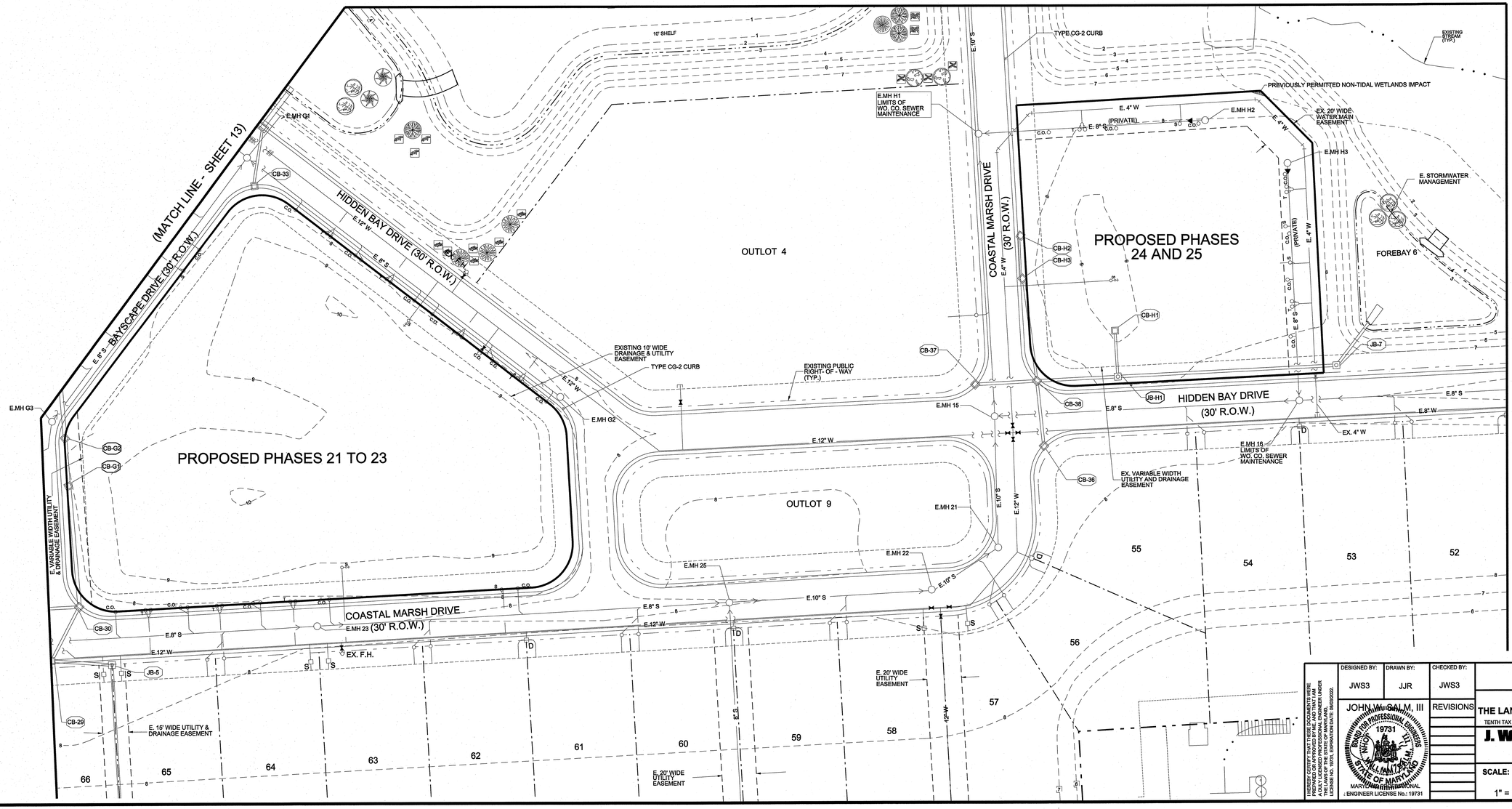
PARCELS: B, E, F, G, & H

THE LANDINGS RESIDENTIAL PLANNED COMMUNITY

TENTH TAX DISTRICT | BERLIN | WORCESTER COUNTY | MARYLAND

J. W. SALM ENGINEERING, INC.
P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

SCALE:	DATE:	DRAWING No.:	SHEET No.:
1" = 30'	DEC. 2021	481-01-107	17 of 24



PLAN

SCALE: 1" = 30'

-30 0 30 60

I HEREBY 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. 19731, EXPIRATION DATE: 09/20/2022.

JOHN W. SALM, III
19731
STATE OF MARYLAND
PROFESSIONAL ENGINEER
MARYLAND PROFESSIONAL ENGINEER LICENSE No.: 19731

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

REVISIONS

PARCELS G & H - EXISTING CONDITIONS PLAN

PARCELS: B, E, F, G, & H

THE LANDINGS RESIDENTIAL PLANNED COMMUNITY

TENTH TAX DISTRICT BERLIN WORCESTER COUNTY MARYLAND

J. W. SALM ENGINEERING, INC.
P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

SCALE:	DATE:	DRAWING No.:	SHEET No.:
1" = 30'	DEC. 2021	481-01-018	18 of 24

PARCEL G

PARCEL G TOTAL AREA : 1.14 +/- AC.
16 TOTAL TOWNHOUSE UNITS

REQUIRED PARKING:

MINIMUM: 16 UNITS X 2 SPACES/UNIT = 32 SPACES
MAXIMUM: 16 UNITS X 2.5 SPACES/UNIT = 40 SPACES

PROVIDED PARKING:

46 PARKING SPACES TO MATCH RPC PLAN, BROKEN DOWN AS FOLLOWS:
A) 32 SPACES FOR INTERIOR OF UNITS (EXCLUSIVE)
B) 14 SPACES ON EXTERIOR OF UNITS (NON-EXCLUSIVE)
C) 2 OF THE 14 EXTERIOR SPACES ARE ACCESSIBLE (ALL EXISTING)
D) OFF-STREET PARKING PERMITTED WHERE INDICATED
E) EXTERIOR SPACES SHALL UTILIZE PERVIOUS PAVEMENT

306' +/- ROAD FRONTAGE ON BAYSCAPE DRIVE
300' +/- ROAD FRONTAGE ON COASTAL MARSH DRIVE
350' +/- ROAD FRONTAGE ON HIDDEN BAY DRIVE

PARCEL H

PARCEL H TOTAL AREA : 0.62 +/- AC.
8 TOTAL TOWNHOUSE UNITS

REQUIRED PARKING:

MINIMUM: 8 UNITS X 2 SPACES/UNIT = 16 SPACES
MAXIMUM: 8 UNITS X 2.5 SPACES/UNIT = 20 SPACES

PROVIDED PARKING:

22 PARKING SPACES, TO MATCH RPC PLAN, BROKEN DOWN AS FOLLOWS:
A) 16 SPACES FOR INTERIOR OF UNITS (EXCLUSIVE)
B) 6 SPACES ON EXTERIOR OF UNITS (NON-EXCLUSIVE)
C) 2 OF THE 14 EXTERIOR SPACES ARE ACCESSIBLE (ALL EXISTING)
D) OFF-STREET PARKING PERMITTED WHERE INDICATED
E) EXTERIOR SPACES SHALL UTILIZE PERVIOUS PAVEMENT

173' +/- ROAD FRONTAGE ON HIDDEN BAY DRIVE
140' +/- ROAD FRONTAGE ON COASTAL MARSH DRIVE

LANDSCAPING NOTES:

1. THE COUNTY MAY APPROVE ALTERNATE SPECIES DEPENDING UPON EXACT PLANTING SCHEDULE AND AVAILABILITY. THE CONTRACTOR'S LANDSCAPING SUBCONTRACTOR SHALL PROVIDE A DETAILED PLANTING PLAN TO THE ENGINEER AND THE COUNTY 14 DAYS PRIOR TO PLANTING.
2. TREE AND SHRUB PRUNING SHALL BE PERFORMED SEMI-ANNUALLY BY THE HOMEOWNER'S ASSOCIATION.
3. THE CONTRACTOR SHALL PLACE ALL TREES AND SHRUBS IN THE FIELD IN THE PLANNED PLANTING POSITION. THE ENGINEER AND OWNER WILL REVIEW PLACEMENT. THE ENGINEER AND OWNER RESERVE THE RIGHT TO ALTER PLACEMENT LOCATIONS AT THIS TIME. THE LANDSCAPE SUBCONTRACTOR SHALL NOT PLANT TREES OR SHRUBS WITHOUT PRIOR REVIEW BY THE ENGINEER AND OWNER.
4. ALL TREES AND SHRUBS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. THERE SHALL BE ONE STREET TREE PROVIDED FOR EVERY 6 PARKING SPACES. THERE SHALL BE NO PAVEMENT, CURB OR PARKING SURFACE PLACED WITHIN 4 FEET OF ANY TREE TRUNK. LANDSCAPING SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. WATER SHALL BE PROVIDED V/A PORTABLE GARDEN HOSES CONNECTED TO FROST-PROOF, HOSE-BIB SPIGOTS IN LOCATIONS SHOWN ON THE DRAWINGS.

SITE PLAN NOTES:

1. HANDICAP PARKING VAN ACCESSIBLE SIGN, BOTTOM OF SIGN 84" FROM GRADE.
2. EXTERIOR LIGHTING SHALL BE PROVIDED BY POLE MOUNTED LIGHTS, AS SHOWN ON THIS PLAN. LIGHTS SHALL BE LED, 24 WATTS, 2,400 LUMENS, MOUNTING HEIGHT = 12'. BUILDING MOUNTED LIGHTING IS SHOWN ON THE CONCEPTUAL FLOOR PLAN SCHEMATIC AND ELEVATIONS PROVIDED UNDER SEPERATE COVER. LIGHTING SHALL BE ADJUSTED AND DIRECTED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE ON PROPERTIES OR ROADWAYS. ALL LIGHTING, EXTERIOR LIGHTS, SIGNS, FLOODLIGHTS, PARKING LOT LIGHTING, STREET LIGHTS AND LIGHTING NECESSARY FOR THE SAFETY AND PROTECTION OF PROPERTY, SHALL BE DIRECTED, CONTROLLED AND FOCUSED WITHIN THE SITE'S PROPERTY LINES TO MINIMIZE GLARE AND ILLUMINATION, AND ILLUMINATION OF NEIGHBORING PROPERTIES AND SPECIFICALLY, TO DIRECT THE LIGHT AWAY FROM ADJOINING LOTS OR ROADS.
3. 10' X 10' CONCRETE DUMPSTER PAD. SCREENING PROVIDED BY 6-FOOT HIGH VINYL BOARD-ON-BOARD STYLE FENCE, COLOR WHITE, THREE SIDES (SEE DETAIL - SHEET 9).
4. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE WORCESTER COUNTY STANDARD, CG-2. PROVIDE REVERSE PAN GUTTER WHERE REQUIRED FOR PROPER DRAINAGE.
5. FIRE LANES SHALL BE PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. FIRE LANES SHALL BE NOT LESS THAN 20 FT. IN UNOBSTRUCTED WIDTH, ABLE TO WITHSTAND LIVE LOADS OF FIRE APPARATUS, AND HAVE A MINIMUM OF 13 FT. 6 IN. OF VERTICAL CLEARANCE.
6. PROVIDE ADA COMPLIANT TRANSITIONS AT ALL SIDEWALK TO CURB INTERFACES.
7. PROPOSED CAST-IN-PLACE, 5-FOOT WIDE SIDEWALK WITH 4-FOOT WIDE UNIT WALKWAYS (SEE DETAIL - SHEET 2).

CONSTRUCTION IN COUNTY RIGHT-OF-WAY NOTES:

CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF WORCESTER COUNTY ROADS IF/WHEN WORKING INSIDE COUNTY ROAD RIGHT-OF-WAYS. INCLUDING: PERMITTING PRE-CONSTRUCTION NOTIFICATION, GEOTECHNICAL INSPECTION, AND ADHERING TO ALL CONSTRUCTION DETAILS AND SPECIFICATIONS. SEE DETAILS, SHEET 2.

UNIT DATA TABLE:

		LIVING AREA - BUILDING 21				
	GARAGE	GRND.FLOOR	1ST FLOOR	2ND FLOOR	ATTIC	HEIGHT (FT.)
UNIT 124	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
UNIT 125	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 126	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 127	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 128	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 129	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET

		LIVING AREA - BUILDING 22				
	GARAGE	GRND.FLOOR	1ST FLOOR	2ND FLOOR	ATTIC	HEIGHT (FT.)
UNIT 130	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
UNIT 131	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 132	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 133	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 134	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET

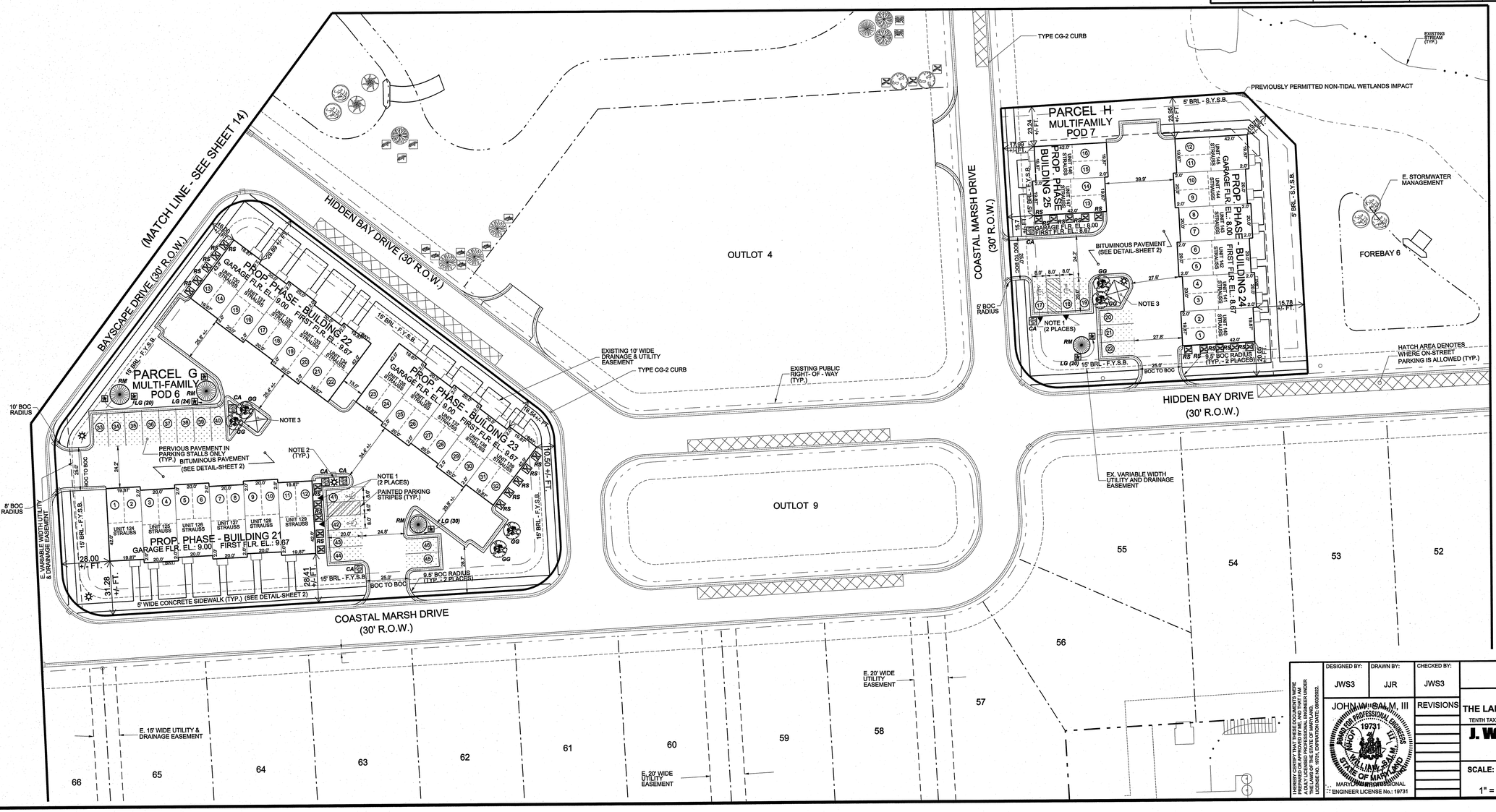
		LIVING AREA - BUILDING 23				
	GARAGE	GRND.FLOOR	1ST FLOOR	2ND FLOOR	ATTIC	HEIGHT (FT.)
UNIT 135	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
UNIT 136	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 137	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 138	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 139	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET

		LIVING AREA - BUILDING 24				
	GARAGE	GRND.FLOOR	1ST FLOOR	2ND FLOOR	ATTIC	HEIGHT (FT.)
UNIT 140	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
UNIT 141	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 142	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 143	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 144	392 S.F.	450 S.F.	840 S.F.	840 S.F.	342 S.F.	42-FEET
UNIT 145	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET

		LIVING AREA - BUILDING 25				
	GARAGE	GRND.FLOOR	1ST FLOOR	2ND FLOOR	ATTIC	HEIGHT (FT.)
UNIT 146	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET
UNIT 147	392 S.F.	452 S.F.	842 S.F.	842 S.F.	345 S.F.	42-FEET

LANDSCAPING SCHEDULE

LEGEND	QUANTITY	PLANTING HEIGHT	PLANTING CALIPER/SIZE	HEIGHT AT MATURITY
RM — RED MAPLE *(Acer rubrum)*	4	10'	1.5"	50'
GG — GREEN GIANT *(Thuja plicata x standishii)*	6	6'	1.0"	50'
RS — ROSES SHRUB *(Rosa knockut)*	25	1'	3 gal	2.5'
CA — COASTAL AZALEA (Rohdodendron)	6	2'	3 gal	15'
LG — LIROPIE GRASS (Liropie Spicata)	94	6"	1 gal	12"



PLAN
SCALE: 1" = 30'
-30 0 30 60

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

REVISIONS

PARCELS G & H - SITE & LANDSCAPING PLAN
PARCELS: B, E, F, G, & H
THE LANDINGS RESIDENTIAL PLANNED COMMUNITY
TENTH TAX DISTRICT BERLIN WORCESTER COUNTY MARYLAND

J. W. SALM ENGINEERING, INC.
P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

JOHN W. SALM, III — 19731 — PROFESSIONAL ENGINEER — STATE OF MARYLAND

I HEREBY 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. 19731, EXPIRATION DATE: 09/30/2022.

MARYLAND PROFESSIONAL ENGINEER LICENSE No.: 19731

SCALE:	DATE:	DRAWING No.:	SHEET No.:
1" = 30'	DEC. 2021	481-01-019	19 of 24

SWM PHASING & PROTECTION NOTES (PHASE 4):

1. THERE IS NEW STORM DRAIN PIPING AND INLET STRUCTURES REQUIRED FOR PARCEL G. NEW PERVIOUS PAVEMENT IS REQUIRED FOR PARCELS G & H (SEE DETAIL, THIS SHEET).

2. PROTECTION OF EXISTING STORM DRAIN PIPING IS SHOWN ON SHEET 22. CONTRACTOR SHALL REPAIR EXISTING STORM DRAINS THAT MAY BE INADVERTENTLY DAMAGED BY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL ALSO CLEAN ANY STORM DRAINS AND/OR SWM FACILITIES THAT BECOME SILTED IN DUE TO CONSTRUCTION ACTIVITIES.

3. ALL STORMWATER MANAGEMENT PHASES MAY BE WORKED ON SIMULTANEOUSLY. CERTIFICATES OF OCCUPANCY WITHIN ANY SINGLE PHASE WILL NOT BE RELEASED UNTIL ALL SWM WORK IN THE ENTIRE PHASE IS COMPLETE AND ACCEPTED.

4. SPECIFICATIONS: PERVIOUS PAVEMENT SHALL BE COMPRISED OF ASPHALT CEMENT BETWEEN 6.0% AND 7.0% BY TOTAL WEIGHT. AIR VOIDS WITHIN THE PERVIOUS PAVEMENT MIX SHALL RANGE BETWEEN 16 TO 25% OF VOLUME AND TESTED IN ACCORDANCE WITH ASTM D3203.

5. PROTECTION: MECHANICAL EQUIPMENT AND VEHICLES ARE PROHIBITED FROM EXPOSED SUBGRADES OF PERVIOUS PAVEMENT AREAS. SUBGRADE AREAS SHALL BE EXCAVATED FROM THE SIDE.

6. MAINTENANCE: PERVIOUS PAVEMENT AREAS SHALL BE MAINTAINED THROUGH VACUUMING WITH A COMMERCIAL CLEANING UNIT ON A SEMI-ANNUAL BASIS.

SWM PHASING & PROTECTION NOTES (PHASE 5):

1. THERE IS NO NEW STORM DRAIN PIPING REQUIRED FOR PARCEL H. NEW SWM INFRASTRUCTURE SHALL CONSIST ENTIRELY OF PERVIOUS PAVEMENT (SEE DETAIL, THIS SHEET).

2. PROTECTION OF EXISTING STORM DRAIN PIPING IS SHOWN ON SHEET 22. CONTRACTOR SHALL REPAIR EXISTING STORM DRAINS THAT MAY BE INADVERTENTLY DAMAGED BY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL ALSO CLEAN ANY STORM DRAINS AND/OR SWM FACILITIES THAT BECOME SILTED IN DUE TO CONSTRUCTION ACTIVITIES.

3. ALL STORMWATER MANAGEMENT PHASES MAY BE WORKED ON SIMULTANEOUSLY. CERTIFICATES OF OCCUPANCY WITHIN ANY SINGLE PHASE WILL NOT BE RELEASED UNTIL ALL SWM WORK IN THE ENTIRE PHASE IS COMPLETE AND ACCEPTED.

4. SPECIFICATIONS: PERVIOUS PAVEMENT SHALL BE COMPRISED OF ASPHALT CEMENT BETWEEN 6.0% AND 7.0% BY TOTAL WEIGHT. AIR VOIDS WITHIN THE PERVIOUS PAVEMENT MIX SHALL RANGE BETWEEN 16 TO 25% OF VOLUME AND TESTED IN ACCORDANCE WITH ASTM D3203.

5. PROTECTION: MECHANICAL EQUIPMENT AND VEHICLES ARE PROHIBITED FROM EXPOSED SUBGRADES OF PERVIOUS PAVEMENT AREAS. SUBGRADE AREAS SHALL BE EXCAVATED FROM THE SIDE.

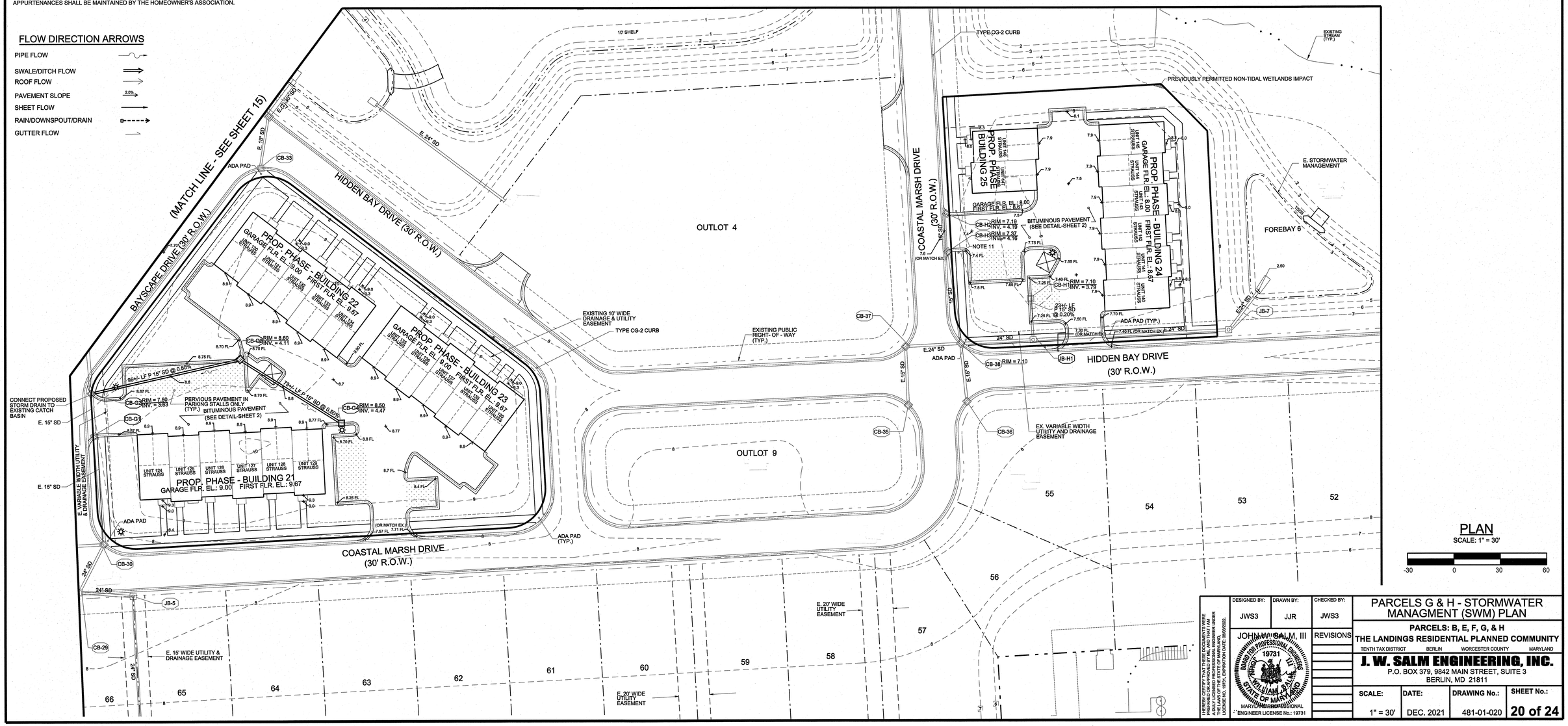
6. MAINTENANCE: PERVIOUS PAVEMENT AREAS SHALL BE MAINTAINED THROUGH VACUUMING WITH A COMMERCIAL CLEANING UNIT ON A SEMI-ANNUAL BASIS.

STORMWATER MANAGEMENT PLAN NOTES:

1. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE, HDPE, ADS N-12 OR EQUAL FOR AREAS OUTSIDE OF THE TRAVELLED WAY AND SHALL BE ASCMP FOR ALL AREAS UNDER PAVEMENT, WITHIN THE TRAVELLED WAY. TRANSITION BETWEEN DIFFERING PIPE MATERIALS SHALL ONLY BE MADE AT CATCH BASINS OR JUNCTION BOXES.
2. ADJUST ALL JUNCTION BOX CAST IRON FRAME & COVERS TO FINISHED GRADE WITH BRICK & MORTAR COURSES OR PRECAST CONCRETE GRADE RINGS.
3. DIRECT ALL ROOF AND GUTTER DRAINAGE TO PAVED PARKING AREA.
4. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE WORCESTER COUNTY STANDARD, CG-2. PROVIDE REVERSE PAN WHERE REQUIRED FOR PROPER DRAINAGE.
5. ALL ROAD AND DIRECTIONAL SIGNS SHALL HAVE DIAMOND GRADE REFLECTIVE MATERIAL. STREET SIGNS SHALL HAVE 6 INCH LETTERS.
6. ALL DRAINAGE AND UTILITY MAINTENANCE EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. STORM DRAIN, INLETS, CATCH BASIN AND JUNCTION BOXES WITHIN THE COUNTY RIGHT-OF-WAY, SHALL BE MAINTAINED BY WORCESTER COUNTY. ALL OTHER STORM DRAIN AND SWM FACILITIES AND APPURTENANCES SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

FLOW DIRECTION ARROWS

PIPE FLOW
SWALE/DITCH FLOW
ROOF FLOW
PAVEMENT SLOPE 2.0%
SHEET FLOW
RAIN/DOWNSPOUT/DRAIN
GUTTER FLOW



PLAN

SCALE: 1" = 30'

-30 0 30 60

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

REVISIONS

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JOHN WILLIAM SALM, III
19731
REGISTERED PROFESSIONAL ENGINEER
J. W. SALM ENGINEERING, LLC
STATE OF MARYLAND
MARYLAND PROFESSIONAL ENGINEER LICENSE No.: 19731

PARCELS G & H - STORMWATER MANAGMENT (SWM) PLAN

PARCELS: B, E, F, G, & H

THE LANDINGS RESIDENTIAL PLANNED COMMUNITY

TENTH TAX DISTRICT BERLIN WORCESTER COUNTY MARYLAND

J. W. SALM ENGINEERING, INC.
P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

SCALE:	DATE:	DRAWING No.:	SHEET No.:
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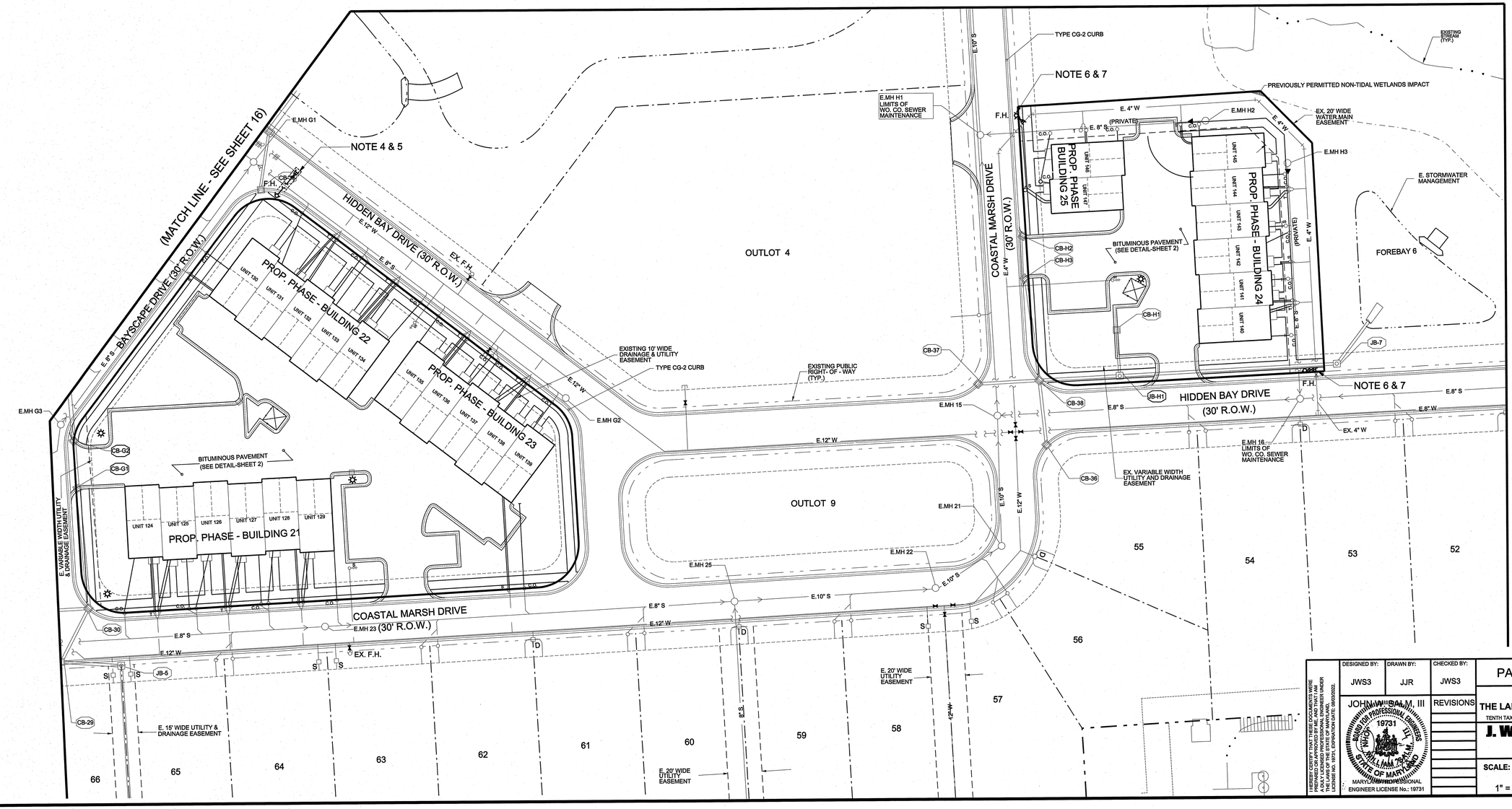
UTILITY PLAN NOTES:

1. ALL WATER AND SEWER INFRASTRUCTURE UP TO THE METERS AND CLEANOUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WORCESTER COUNTY STANDARDS (SEE NOTES ON SHEET 2).
2. A PLUMBING PERMIT SHALL BE REQUIRED FOR ALL MULTI-FAMILY SITE AND UNIT PRIVATE WATER AND SEWER SERVICE CONSTRUCTION.
3. NATURAL GAS SERVICE IS PROVIDED TO THIS DEVELOPMENT, HOWEVER NATURAL GAS UTILITY LINES ARE NOT SHOWN ON THIS DRAWING.
4. INSTALL 12" X 6" TAPPING SLEEVE AND VALVE, 6" RUNOUT AND FIRE HYDRANT ASSEMBLEY.
5. REPAIR AND RESTORE ANY DAMAGED AREAS WITHIN THE COUNTY ROAD RIGHT-OF-WAYS IN ACCORDANCE WITH DETAILS ON SHEET 2 AND ALL COUNTY STANDARDS AND SPECIFICATIONS.
6. INSTALL 4" X 4" TAPPING SLEEVE AND VALVE, 4" X 6" REDUCER, 6" RUNOUT AND FIRE HYDRANT ASSEMBLEY.
7. REPAIR ANY DAMAGED PRIIVATE PAVEMNT AND CURB, IN-KIND.



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JOHN W. SALM, III — 19731 — PROFESSIONAL ENGINEER — STATE OF MARYLAND
MARYLAND PROFESSIONAL ENGINEER LICENSE No.: 19731

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

REVISIONS

PARCELS G & H - UTILITES PLAN

PARCELS: B, E, F, G, & H
THE LANDINGS RESIDENTIAL PLANNED COMMUNITY
TENTH TAX DISTRICT — BERLIN — WORCESTER COUNTY — MARYLAND

J. W. SALM ENGINEERING, INC.
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SCALE:	DATE:	DRAWING No.:	SHEET No.:
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SESC GENERAL NOTES:

1) CONSTRUCT ALL STORMDRAINS AND INLET PIPES IN AN 'UPSTREAM' DIRECTION: WORK FROM OUTLETS OR OUTFALLS TOWARDS CATCH BASINS OR INLETS. NO SEDIMENT LADEN WATER SHALL ENTER STORMDRAIN PIPES. COVER OPEN ENDS OF PIPES WITH PLYWOOD AND STONE AS NECESSARY.

2) THE PROJECT SHALL BE IN COMPLIANCE WITH ALL SECTIONS OF THE ANNOTATED CODE OF MARYLAND, ENVIRONMENTAL ARTICLE, SUBTITLE 1. SEDIMENT CONTROL 4-101 THROUGH 4-116, COMAR 26.17.01.11 AND THE 2012 STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

SOIL EROSION AND SEDIMENT CONTROL (SESC) SEQUENCE OF CONSTRUCTION (SOC) FOR PARCELS G AND H:

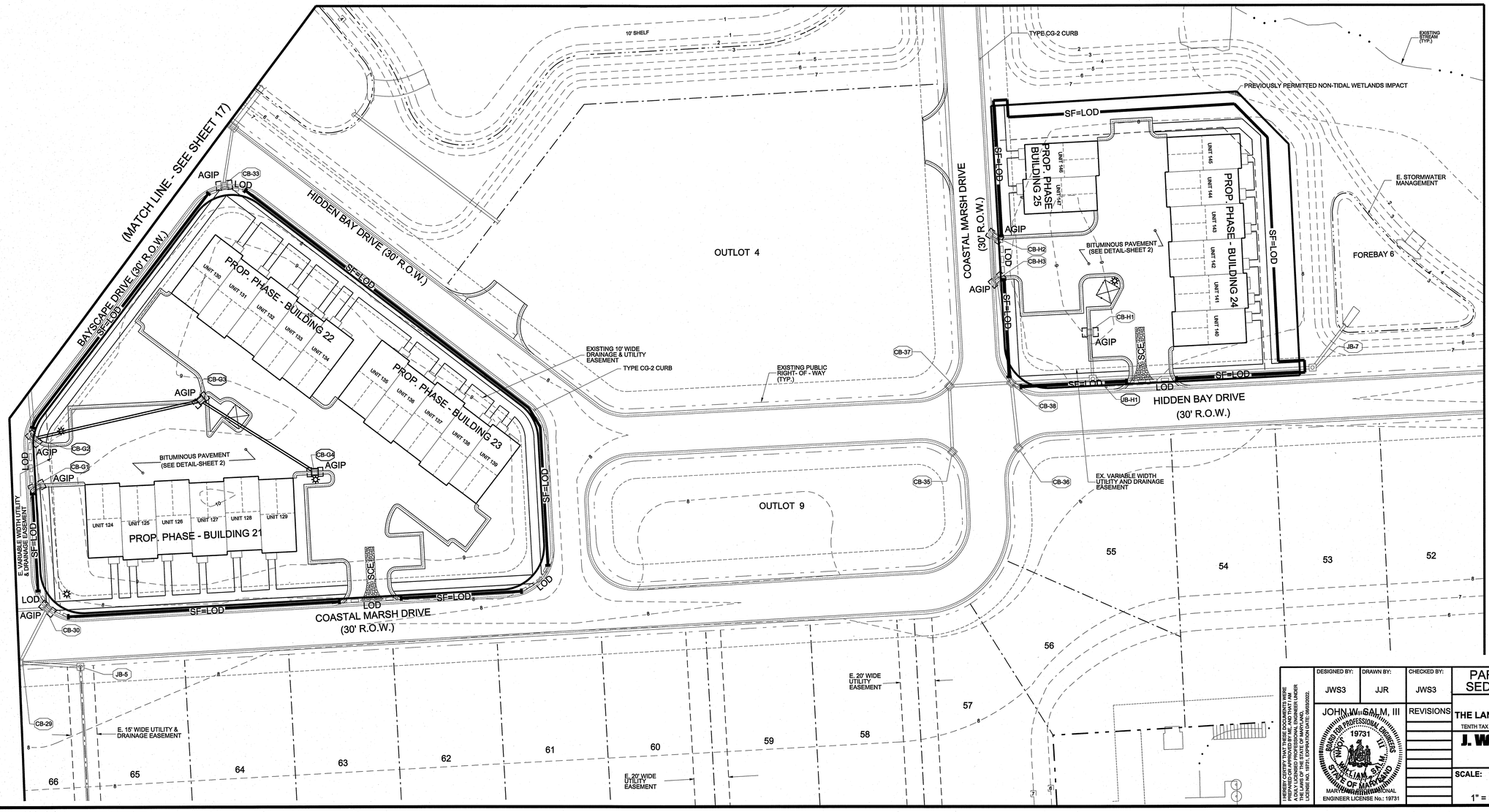
1. SCHEDULE A PRE-CONSTRUCTION MEETING WITH WORCESTER COUNTY, DEPARTMENT OF ENVIRONMENTAL PROGRAMS AT 410-632-1220 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY SITE WORK. FAILURE TO DO SO MAY RESULT IN AN IMMEDIATE "STOP WORK ORDER."
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE (SCE), AT GRADE INLET PROTECTION AND PERIMETER SILT FENCE. PAY SPECIAL ATTENTION TO AREAS OF ENVIRONMENTAL CONCERN. SILT FENCE INSTALLATION SHALL BE INSPECTED BY WORCESTER COUNTY, PRIOR TO PROCEEDING.
3. STABILIZE AND INSTALL ALL TEMPORARY S.E.S.C. MEASURES, INCLUDING INTERIOR SILT FENCE.
4. ROUGH GRADE THE SITE FOR PARKING AREAS AND BUILDING PADS. CONSTRUCT BUILDINGS. STOCKPILE FILL SOILS AND SOILS AS NEEDED OR REMOVE FROM SITE.
5. SURROUND STOCKPILE AREAS WITH SILT FENCE. STABILIZE DISTURBED AREAS IN ACCORDANCE WITH THE 7/14 DAY RULE. STABILIZE ALL AREAS DISTURBED BY REMOVAL OF TEMPORARY SESC DEVICES.
6. CONSTRUCT BUILDING FOUNDATION.
7. INSTALL WATER, SEWER, STORMDRAINS AND OTHER UTILITIES AS CONSTRUCTION CONTINUES.
8. CONSTRUCT THE BUILDING.
9. CONSTRUCT SIDEWALKS AND CURB & GUTTER. STABILIZE DISTURBED AREA AS WORK PROGRESSES.
10. PLACE GRAVEL SUBBASE.
11. DETAILED DESCRIPTION OF SWM BMP CONSTRUCTION/PHASING: CONSTRUCT MBR BASINS LAST.
12. PAVE THE SITE.
13. LANDSCAPE THE SITE.
14. STABILIZE THE SITE.
15. REMOVE TEMPORARY SESC DEVICES AFTER FINAL APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR IS GRANTED.

PARCEL G: LOD-G = 51,233 +/- S.F. (1.18 +/- AC.)
PARCEL H: LOD-H = 24,115 +/- S.F. (0.55 +/- AC.)

STANDARD SESC SYMBOLS / LEGEND

- EARTH DIKE — A-2 / B-3
- SWALE — A-2 / B-3
- PERIMETER DIKE/SWALE — PD/S-1
- PIPE SLOPE DRAIN — PSD-12
- ROCK OUTLET PROTECTION — ROP
- STONE CHECK DAM — CD
- STONE OUTLET STRUCTURE — TSOS
- SILT FENCE — SF / SF + LOD
- LIMIT OF DISTURBANCE (LOD) — LOD
- STANDARD INLET PROTECTION — SIP
- AT GRADE INLET PROTECTION — AGIP
- CURB INLET PROTECTION — CIP
- MEDIAN INLET PROTECTION — MIP
- LEVEL SPREADER — LS
- GABION INFLOW PROTECTION — GM
- RIP RAP INFLOW PROTECTION — RRP
- STABILIZED CONSTRUCTION ENTRANCE — SCE
- REMOVABLE PUMP STATION — RPS
- PIPE PROTECTION — PP
- SUMP PIT — SP
- FILTER BAG — FB
- CULVERT INLET PROTECTION — IP
- TS: TEMPORARY SEEDING TSSMC: TEMPORARY SEEDING AND MATTING — TS

NORTH



PLAN
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JOHN WILLIAM SALM, III — BOARD FOR PROFESSIONAL ENGINEERS — 19731 — STATE OF MARYLAND — PROFESSIONAL ENGINEER
MARYLAND PROFESSIONAL ENGINEER LICENSE No.: 19731

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

REVISIONS

PARCEL G & H - SOIL EROSION & SEDIMENT CONTROL (SESC) PLAN

PARCELS: B, E, F, G, & H
THE LANDINGS RESIDENTIAL PLANNED COMMUNITY
TENTH TAX DISTRICT BERLIN WORCESTER COUNTY MARYLAND

J. W. SALM ENGINEERING, INC.
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SCALE:	DATE:	DRAWING No.:	SHEET No.:
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PARCEL B
(MULTI-FAMILY POD 1)
AREA = 53,643 S.F. = 1.23 +/- AC

S 72°45'40" E 159.99'
N 52°47'03" W 112.84'
N 27°28'12" E 186.01'
S 63°38'01" E 140.04'
C-5
30' R.O.W.
BAYSIDE BOULEVARD
N 25°59'43" E 172.88'

LOT 137 LOT 138 LOT 139 LOT 140 LOT 141 LOT 142
PRIVATE 25' ALLEY
PRIVATE 25' ALLEY
OUTLOT 12
PRIVATE 25' ALLEY
LOT 143 LOT 144 LOT 145 LOT 146 LOT 147
PRIVATE 25' ALLEY

PARCEL C
LOT 148 LOT 149
LOT 150
PARCEL D
LOT 151 LOT 152

LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 38
LOT 39

LANDINGS BOULEVARD 30' R.O.W.

OUT LOT 3

WILDLIFE DRIVE 30' R.O.W.

C-75 S 63°03'17" E 152.30' C-76
S 23°28'13" E 216.26'
C-77

PARCEL E
(MULTI-FAMILY POD 2)
AREA = 119,659 S.F. = 2.75 +/- AC

COASTAL MARSH DRIVE 30' R.O.W.
N 25°59'51" E 422.33'
S 67°21'27" W 377.44'
NORTH PARK DRIVE 30' R.O.W.
SOUTH PARK DRIVE 30' R.O.W.
N 67°21'27" E 427.67'
C-79 N 64°00'09" W 74.00' C-78

BAYSIDE BOULEVARD 30' R.O.W.
C-87
S 23°28'13" E 216.13'
C-88

OUT LOT 8
(OPEN SPACE)

PARCEL F
(MULTI-FAMILY POD 3)
AREA = 128,082 S.F. = 2.94 +/- AC

C-82 N 26°00'35" E 64.06' C-81
N 63°59'30" W 234.05'
C-89
S 25°54'37" W 72.07'
C-90

S 66°31'47" W 147.27'
BAYSCAPE DRIVE 30' R.O.W.
N 66°31'47" E 147.27'
C-87
N 25°54'37" E 72.21'
C-86

PARCEL G
(MULTI-FAMILY POD 4)
AREA = 49,660 S.F. = 1.14 +/- AC

C-93
S 23°28'13" E 168.58'
C-94
S 26°00'35" W 69.73'
C-95
N 63°59'25" W 239.97'

OUT LOT 4
(RECREATION AREA)

S 64°05'23" E 203.48'
N 66°31'47" E 139.86'
N 23°28'13" W 126.86'
C-73
N 63°37'37" W 162.54'
C-72

BAYSIDE BOULEVARD 30' R.O.W.

OUTLOT 9
(OPEN SPACE)

COASTAL MARSH DRIVE 30' R.O.W.
S 25°54'37" W 151.82'
N 25°54'37" E 138.77'

S 64°05'23" E 141.46'
S 65°26'07" E 42.24'
S 25°22'23" W 132.69'
C-107
N 63°37'37" W 143.64'

PARCEL H
(MULTI-FAMILY POD 5)
AREA = 27,086 S.F. = 0.62 +/- AC

OUT LOT 5

OUT LOT
4

LOT 80
LOT 79
LOT 78
LOT 55
LOT 56

COASTAL MARSH DRIVE 30' R.O.W.

SURVEY NOTES

1. METES AND BOUNDS INFORMATION FOR MULTIFAMILY PARCELS B, C, D, E, F, G, & H, AND THE RECREATION AREA PORTION OF OUTLOT 4 IS TAKEN FROM THE PRELIMINARY PLAT PREPARED BY FRANK LYNCH AND ASSOCIATES, DATED NOVEMBER 11, 2001, REVISED MARCH 11, 2003.
2. TOTAL MULTI-FAMILY AREA, PARCELS B, E, F, G & H = 8.68 +/- AC

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARING
C-5	25.00'	89°25'17"	39.02'	24.75'	35.18'	N 71°29'31" E
C-72	25.00'	90°27'45"	39.47'	25.20'	35.50'	N 71°08'30" W
C-73	25.00'	40°09'25"	17.52'	9.14'	17.17'	S 43°32'55" E
C-75	25.00'	90°56'52"	39.68'	25.42'	35.65'	S 71°28'17" W
C-76	25.00'	39°35'05"	17.27'	9.00'	16.93'	N 43°16'45" W
C-77	25.00'	90°49'40"	39.63'	25.36'	36.61'	N 21°56'37" E
C-78	15.00'	48°38'24"	12.73'	6.78'	12.35'	S 88°19'21" E
C-79	25.00'	90°00'00"	39.27'	25.00'	35.36'	S 19°00'09" W
C-87	25.00'	89°10'20"	38.91'	24.64'	35.10'	N 68°03'23" W
C-88	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 21°31'47" W
C-89	55.00'	40°37'10"	38.99'	20.36'	38.18'	S 46°13'12" W
C-90	25.00'	90°05'53"	39.31'	25.04'	35.39'	N 70°57'34" E
C-91	25.00'	90°00'05"	39.27'	25.00'	35.36'	S 18°59'27" W
C-92	15.00'	41°20'52"	10.82'	5.66'	10.59'	S 46°41'01" W
C-93	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 68°28'13" W
C-94	25.00'	49°28'48"	21.59'	11.52'	20.93'	N 01°16'11" W
C-95	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 71°00'35" E
C-96	25.00'	89°54'02"	39.23'	24.96'	35.32'	S 19°02'24" W
C-97	25.00'	40°37'10"	17.72'	9.25'	17.35'	S 46°13'12" W
C-107	25.00'	89°32'15"	39.07'	24.80'	35.21'	S 18°51'30" E

I HEREBY 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. 19731, EXPIRATION DATE: 09/03/2022.

JOHN W. SALM, III
REGISTERED PROFESSIONAL ENGINEER
19731
STATE OF MARYLAND
MARYLAND PROFESSIONAL ENGINEER LICENSE No.: 19731

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

REVISIONS

PARCEL DESCRIPTIONS

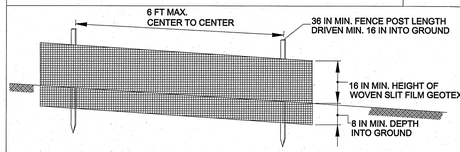
PARCELS: B, C, D, E, F, G, & H
THE LANDINGS RESIDENTIAL PLANNED COMMUNITY
TENTH TAX DISTRICT BERLIN WORCESTER COUNTY MARYLAND

J. W. SALM ENGINEERING, INC.
P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

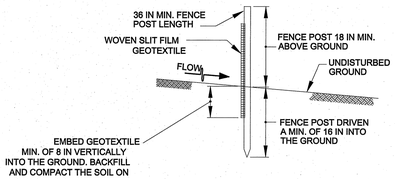
SCALE:	DATE:	DRAWING No.:	SHEET No.:
1" = 50'	DEC. 2021	481-01-023	23 of 24

DETAIL E-1 SILT FENCE

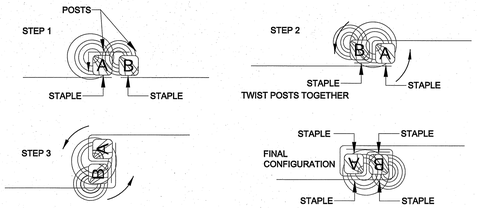
STANDARD SYMBOL: SF



ELEVATION



CROSS SECTION



JOINING TWO ADJACENT SILT FENCE SECTIONS (TOP VIEW)

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 E-1 SILT FENCE

STANDARD SYMBOL: SF

CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1 ¾ X 1 ¾ ± ⅛ INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

2 OF 2

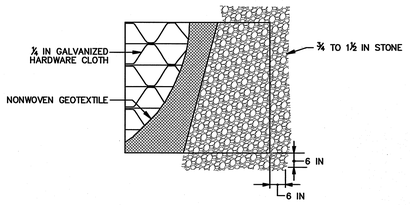
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

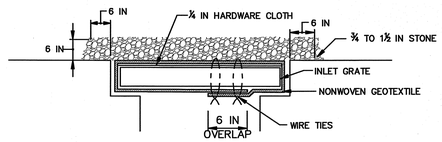
DETAIL E-9-2 AT-GRADE INLET PROTECTION

STANDARD SYMBOL: AGIP

MAXIMUM DRAINAGE AREA = 1 ACRE



PLAN / CUT AWAY VIEW



CROSS SECTION

CONSTRUCTION SPECIFICATIONS

1. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS.
2. LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
3. PLACE CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
4. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

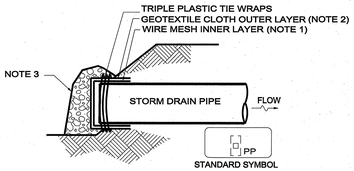
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. LIMITS OF SOIL DISTURBANCE, GRADING, PAVING AND/OR SEEDING/STABILIZATION INCLUDE ALL CONSTRUCTION AREAS AND ADJACENT SITES WITHIN THE LIMITS AS SHOWN.
2. THE CONTRACTOR SHALL CONTACT THE WORCESTER COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS AT 410-632-1220, AT LEAST 48 HOURS PRIOR TO COMMENCING ANY SITE WORK. FAILURE TO CONTACT WORCESTER COUNTY MAY RESULT IN AN IMMEDIATE STOP WORK ORDER.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SEDIMENT CONTROL AND STORMWATER MANAGEMENT MEASURES ARE INSTALLED AS SPECIFIED HEREIN, PRIOR TO START OF ANY GRADING OF THE SITE OR ANY OTHER CONSTRUCTION ACTIVITIES. IF A SWM NOI IS REQUIRED FOR THIS PROJECT, THEN ANY PERMITS TO BE ISSUED BY WORCESTER COUNTY FO DISTURBANCE THAT EXCEEDS ONE ACRE WILL NOT BE ISSUED WITHOUT NOI AUTHORIZATION BEING OBTAINED PRIOR TO.
4. EROSION CONTROL DEVICES SHALL BE PLACED PRIOR TO GRADING. THEY SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE 2011, MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS AND THE WORCESTER COUNTY REQUIREMENTS.
5. STABILIZED CONSTRUCTION ENTRANCE, TEMPORARY SOIL EROSION CONTROL BASINS AND SILT FENCES OR OTHER CONTROL ITEMS WHICH MAY BE REQUIRED SHALL BE CONSTRUCTED AS DETAILED HEREIN.
6. ALL SEDIMENT CONTROL DEVICES SHALL BE CLEANED PERIODICALLY DURING CONSTRUCTION TO INSURE THEIR INTEGRITY AND PROPER FUNCTION.
7. EACH AREA SHALL BE PERMANENTLY OR TEMPORARILY STABILIZED WHEN SITE DEVELOPMENT WORK, GRADING OR OTHER EARTH DISTURBANCE ACTIVITIES CEASE TO BE CONTINUOUS FOR MORE THAN 7 DAYS.
8. ALL SEDIMENT CONTROL DEVICES SHALL REMAIN IN OPERATION UNTIL CONSTRUCTION PROJECT IS FULLY STABILIZED BY VEGETATION OR PAVING AND FREE FROM SEDIMENT.
9. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL DEVICES MUST BE PROVIDED TO INSURE THAT THE INTENDED PURPOSE IS ACCOMPLISHED.
10. DURING THE LAYOUT OF SEDIMENT CONTROL DEVICES SHOWN ON PLANS, FIELD ADJUSTMENTS SHALL BE MADE TO INSURE THAT PROPER PLACEMENT HAS BEEN MADE TO ARREST AND CONTROL ANY SEDIMENT THAT COULD LEAVE THE CONSTRUCTION SITE.
11. ALL OUTFALLS ARE TO BE PROTECTED FROM EROSIVE VELOCITIES.
12. PUBLIC ROADS AND OTHER RIGHT-OF-WAYS SHALL BE KEPT FREE OF SEDIMENT DEPOSITS LEFT FROM HEAVY TRUCK TRAFFIC LEAVING THE CONSTRUCTION SITE.
13. PERMANENT STABILIZATION OF ALL AREAS NOT TO BE SODDED OR PAVED SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THESE DRAWINGS.
14. IMMEDIATELY AFTER FINAL GRADES ARE OBTAINED, ALL AREAS TO BE PAVED, SHALL BE PAVED.
15. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY SITE STABILIZATION SHALL BE COMPLETED WITHIN:
A) THREE (3) 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).
B) SEVEN (7) DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
16. ALL TEMPORARY STOCKPILES THAT ARE TO BE LEFT UNDISTURBED SHALL IMMEDIATELY AFTER PILING, BE FERTILIZED, LIMED AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 1 LB. PER 1,000 SF. ALL TEMPORARY STABILIZATION SHALL BE AS FOLLOWS:
A) IF STOCKPILE SLOPES ARE GREATER THAN 3:1, THEY MUST BE STABILIZED IF THEY ARE LEFT 3 DAYS OR LONGER, IF SLOPES ARE LESS THAN 3:1, THEY MUST BE STABILIZED IF THEY ARE LEFT TO BE UNDISTURBED 7 DAYS OR LONGER.
B) PULVERIZED DOLOMITIC LIMESTONE APPLIED AT A RATE OF 2,000 LBS. PER ACRE OR 45 LBS. PER 1,000 SF.
C) FERTILIZER (5-5-5) APPLIED AT A RATE OF 500 POUNDS PER ACRE OR 11.5 LBS. PER 1,000 SF.
D) RYE GRASS APPLIED AT A RATE OF 40 LBS. PER ACRE AND MULCH WITH STRAW AT 1.5 TONS PER ACRE.
17. ANYTIME AN EROSION OR SEDIMENT PROBLEM OCCURS, PROMPT AND NECESSARY MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO CORRECT IT.
18. THE SOIL CONSERVATION DISTRICT AND MARYLAND DEPARTMENT OF THE ENVIRONMENT RESERVE THE RIGHT TO ADD, MODIFY OR OTHERWISE ALTER THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN AS NECESSARY TO PROVIDE ADEQUATE PROTECTION. IF THIS PLAN IS REVISED, THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO THE ENGINEER FOR RESUBMITTAL TO THE SOIL CONSERVATION DISTRICT.

NOTES:

1. Stretch the 1/2" x 1/2" wire mesh tightly around the pipe and fasten securely, overlap a minimum of 6".
2. Stretch the Geotextile Class E tightly over the wire mesh. Fasten the geotextile firmly with plastic ties.
3. 1.0 cubic yard minimum, Class II Rip Rap, 4"-7" clean stone. Gently pile in front of pipe inlet.
4. The structure must be inspected periodically and after each rain and the geotextile replaced when it becomes clogged.



DETAIL - PIPE PROTECTION

DUST CONTROL NOTES:

I. THE CONTRACTOR SHALL PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE, HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY. THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

II. TEMPORARY METHODS:
- A. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.
- B. VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
- C. TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHESEL-TYPE PLOWS SPACED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- D. IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
- E. BARRIERS - SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.

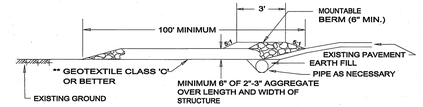
III. PERMANENT METHODS:
- A. PERMANENT VEGETATION - SEE STANDARDS FOR PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOD. EXISTING TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
- B. TOPSOILING - COVERING WITH LESS EROSIVE SOIL MATERIALS.
- C. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

Temporary Seeding Summary

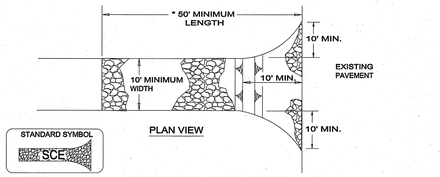
Hardiness Zone (from Figure B.3) 7b Seed Mixture (from Table B.1) 1					Fertilizer Rate (10-10-10)	Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths		
1.	ANNUAL RYEGRASS	40	Feb 1 - Apr 30 Aug 15 - Nov 30	0.5 IN	436 lb/ac (10 lb/1000 sf)	2 tons/ac (90 lb/1000 sf)

Permanent Seeding Summary

Hardiness Zone (from Figure B.3) 7b Seed Mixture (from Table B.3) 9 or 10					Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	N	P205	K20	
9.	Tall Fescue Kentucky G.C.	60 40	Mar 15 - June 15	1/4 - 1/2 in	45 lb/ac (1.0 lb/ 1000 sf)	90 lb/ac (2 lb/ 1000 sf)	90 lb/ac (2 lb/ 1000 sf)	2 tons/ac (90 lb/ 1000 sf)
10.	Creeping Red Fescue	10	Mar 15 - June 15	1/4 - 1/2 in				



PROFILE



PLAN VIEW

Construction Specification

1. Length - minimum of 50' (*30' for single residence lot).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.
4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

STABILIZED CONSTRUCTION ENTRANCE (SCE)

SESC NOTES:

1) ALL MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".

2) THESE APPROVED PLANS REMAIN VALID FOR 2 YEARS FROM THE DATE OF APPROVAL, UNLESS SPECIFICALLY EXTENDED OR RENEWED BY THE APPROVAL AUTHORITY.

3) A MARYLAND DEPARTMENT OF THE ENVIRONMENT NOTICE OF INTENT (NOI) GENERAL PERMIT FOR CONSTRUCTION ACTIVITY IS REQUIRED FOR ALL CONSTRUCTION ACTIVITY IN MARYLAND WITH A PLANNED TOTAL DISTURBANCE OF 1 ACRE OR MORE.

4) AS MANDATED BY THE NOTICE OF INTENT (NOI) GENERAL ISSUED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, AN INSPECTION MUST BE PERFORMED ONSITE OF ALL SEDIMENT CONTROLS ON A WEEKLY BASIS AND AFTER EVERY RAINFALL EVENT. ALL SELF INSPECTIONS MUST BE MAINTAINED ALONG WITH ALL APPLICABLE GOVERNING AGENCY INSPECTION REPORTS IN A LOG BOOK, TO BE KEPT ONSITE AT ALL TIMES.

MULCH MATERIALS (IN ORDER OF PREFERENCE):

a. Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland Seed Law and not musty, moldy, caked, decayed, or excessively dusty. Note: Use only sterile straw mulch in areas where one species of grass is desired.

MULCH APPLICATION:

a. Apply mulch to all seeded areas immediately after seeding.

b. When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches. Apply mulch to achieve a uniform distribution and depth so that the soil surface is not exposed. When using a mulch anchoring tool, increase the application rate to 2.5 tons per acre.

SITE DATA:
1) TAX MAP 33, PARCELS 159 & 281
2) TOTAL RPC TRACT: 115.2 +/- ACRES
3) TOTAL DISTURBED AREA: 6.26 +/- AC
MAXIMUM VOLUME: GREATER THAN 100 C.Y.
4) CONTACT WORCESTER COUNTY AT 410.632.1220, PRIOR TO PERFORMING ANY WORK ON THIS PROJECT IN ORDER TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE.
5) ON-SITE SOILS:
FaaA - FALLSINGTON SANDY LOAMY
HmA - HAMMONTON LOAMY SANDY
CeB - CEADARTOWN-ROSEDALE COMPLEX
OtA - OTHELLO SILT LOAM
WddA - WOODSTOWN SANDY LOAM
6) A SWM NOI FORM IS REQUIRED TO BE SUBMITTED FOR PROJECTS DISTURBING MORE THAN 1 ACRE. THIS PROJECT DOES REQUIRE A SWM NOI. ANY PERMITS TO BE ISSUED BY WORCESTER COUNTY FOR DISTURBANCE THAT EXCEEDS ONE ACRE WILL NOT BE ISSUED WITHOUT NOI AUTHORIZATION BEING OBTAINED PRIOR TO.
7) OWNER
LANDINGS AT BAYSIDE, LP
246 REHOBOTH AVENUE
REHOBOTH BEACH, DE 19971

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS AND STANDARDS.

SIGNATURE — DATE 1/17/22

JOHN W. SALM, III, P.E.
MARYLAND PROFESSIONAL
ENGINEER LICENSE No.: 19731

ALL PHASES OF STORMWATER MANAGEMENT CALCULATIONS, STRUCTURE DESIGN AND CONSTRUCTION WILL ADHERE TO THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR STORMWATER MANAGEMENT AND STORMWATER MANAGEMENT PLAN FOR THIS SITE. ALL INFORMATION SET FORTH IN THIS PLAN ACCURATELY CONVEYS THIS SITE'S CONDITIONS TO THE BEST OF MY KNOWLEDGE. ALL STRUCTURAL DEVICES FOR STORM WATER MANAGEMENT WILL BE PROTECTED BY PROPER SOIL EROSION AND SEDIMENT CONTROL DEVICES UNTIL ALL CONTRIBUTING AREAS HAVE PASSED FINAL STABILIZATION INSPECTION.
ON ALL SITES (EXCEPT INDIVIDUAL SINGLE FAMILY DWELLINGS):
*UPON COMPLETION OF THE PROJECT, AN AS-CONSTRUCTED SURVEY, NOTICE OF CONSTRUCTION COMPLETION (NOCC), AND LETTER OF CERTIFICATION MUST BE SUBMITTED TO THE DEPARTMENT, EXCEPT INDIVIDUAL SINGLE FAMILY DWELLINGS. ONCE REVIEW IS COMPLETE AND APPROVED, A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

SIGNATURE/APPLICANT — Nick L. Hammonds PRINTED NAME/APPLICANT — 1/14/22 DATE

ALL DEVELOPMENT AND CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THIS SEDIMENT AND EROSION CONTROL PLAN AND THE "2011 MARYLAND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, "THE OWNER AUTHORIZES THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY THE WORCESTER SOIL CONSERVATION DISTRICT, MARYLAND DEPARTMENT OF THE ENVIRONMENT OR THEIR AUTHORIZED AGENTS." (1) ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN. (2) ALL RESPONSIBLE PERSONNEL (ONE MINIMUM) INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE CERTIFICATE OF TRAINING AT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. (3) THE OWNER OR DEVELOPER SHALL CERTIFY RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY THE ENFORCEMENT AUTHORITY AND/OR MDE.

APPLICANT/DEVELOPER — Nick L. Hammonds PRINTED NAME — 1/14/22 DATE

ANYTIME A SOIL EROSION OR SEDIMENT CONTROL PROBLEM OCCURS, PROMPT AND NECESSARY MEASURES WILL BE TAKEN BY THE OWNER AND/OR CONTRACTOR TO CORRECT THE PROBLEM.
ALL PHASES OF CONSTRUCTION WILL ADHERE TO ALL SEDIMENT AND EROSION CONTROL MEASURES AS SET FORTH IN THE APPROVED SEDIMENT AND EROSION CONTROL PLAN FOR THIS SITE.

SIGNATURE/OWNER — Nick L. Hammonds PRINTED NAME — 1/14/22 DATE

I HEREBY 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.: 19731, EXPIRATION DATE: 09/09/2022

JOHN W. SALM, III
BOARD OF PROFESSIONAL ENGINEERS
19731
STATE OF MARYLAND
MARYLAND PROFESSIONAL ENGINEER LICENSE No.: 19731

DESIGNED BY:	DRAWN BY:	CHECKED BY:
JWS3	JJR	JWS3

REVISIONS

DETAILS AND NOTES

PARCELS: B, E, F, G, & H
THE LANDINGS RESIDENTIAL PLANNED COMMUNITY
TENTH TAX DISTRICT BERLIN WORCESTER COUNTY MARYLAND

J. W. SALM ENGINEERING, INC.
P.O. BOX 397, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

SCALE:	DATE:	DRAWING No.:	SHEET No.:
N.T.S.	DEC. 2021	481-01-024	24 of 24