

WO 456-05 Culver Mini Storage  
Site Plan

LC  
7/5/05  
7/29/05

MSA-S-1829-5368

Robert L. Ehrlich, Jr.  
Governor

Michael S. Steele  
Lt. Governor



Martin G. Madden  
Chairman

Ren Serey  
Executive Director

**STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

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

July 29, 2005

Ms. Stacey Weisner  
Development Review & Permitting  
One West Market St., Room 1201  
Snow Hill, MD 21863

RE: Culver Mini-Storage

Dear Ms. Weisner:

Thank you for providing information on the above referenced site plan. The applicant proposes to construct a mini-storage facility on a 1.57-acre IDA parcel in the Chesapeake Bay Critical Area outside the Town of Snow Hill. Commission staff reviewed the information provided and we have the following comments:

1. The 10% calculations are incorrect. It is not possible to provide treatment to 180% of the site (% of site served should generally add up to 100 for all of the BMPs provided). Additionally, the wet swale is actually a ditch, a means of getting the runoff to the stormwater pond and not a BMP in itself. If credit is sought for the ditch, it must be constructed in accordance with all specifications of the MDE stormwater manual.
2. If credit is sought for the ditch and the pond on site, in addition to the above, the calculations should be provided for a BMP in a series in accordance with the Commission's 10% guidance manual.
3. As currently proposed, there is a deficit in the stormwater management being provided. Offsets must be identified.
4. Due to the expanded Buffer for the non-tidal wetlands that are contiguous to the Pocomoke River, it appears this proposal requires a variance. Please forward the variance information when it is submitted. It appears that Buffer impacts could be avoided.

Ms. Stacey Weisner  
July 29, 2005  
Page 2 of 2

5. The MDE permit will need to be amended if there are impacts to the buffer to the wetlands in the southern corner of the property.

Thank you for the opportunity to comment. If you have any questions or concerns, please contact me at (410) 260-3477.

Sincerely,



LeeAnne Chandler  
Science Advisor

Cc: WO456-05

Robert L. Ehrlich, Jr.  
Governor

Michael S. Steele  
Lt. Governor



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July 5, 2005

**VIA FACSIMILE**

Ms. Stacey Weisner  
Worcester County Development Review & Permitting  
One West Market St., Room 1201  
Snow Hill, MD 21863

RE: Major Site Plan – Culver Mini-Storage

Dear Ms. Weisner:

Thank you for providing information on the above referenced site plan. The applicant proposes to construct a storage facility on a parcel outside of Snow Hill. Based on the County's Critical Area maps, the site is designated IDA. Additional information is needed to ensure compliance with the County's Chesapeake Bay Critical Area Program. As a development within the IDA, the 10% pollutant reduction calculations are needed along with a Critical Area report and site plan. An existing conditions plan that shows any environmental features in the vicinity of the site such as wetlands or sensitive species habitats is also needed.

Please forward the above information for further review when it is submitted. We will provide further comments upon receipt of the necessary information. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "LeeAnne Chandler".

LeeAnne Chandler  
Natural Resources Planner

cc: WO456-05

W0 456-05

**Chandler, LeeAnne**

---

**From:** Chandler, LeeAnne  
**Sent:** Wednesday, November 23, 2005 10:41 AM  
**To:** 'klackie@co.worcester.md.us'  
**Subject:** Culver Mini-storage

Hi Keith -

I just spoke with Weston Young about Culver Mini-storage. Now I have an understanding of how the calculations were done. They are including the adjacent parcel 132 in the calculations so when/if that piece were to come in for development, SWM would already be taken care of. They have allowed 0.23 acres of potential impervious cover on adjacent parcel 132.

So total site area for SWM purposes is listed as 1.63 acres (1.2 for mini storage, 0.43 for P. 132). Proposed impervious on both totals 1.06 acres. They have a removal requirement of 1.80 pounds while they are removing approx. 1.52 pounds. This leaves a deficit of 0.279 pounds.

There are a number of options for dealing with the deficit. First, they could pay a fee-in-lieu. At \$20k per pound (which is what OC charges, not that they are the model jurisdiction or anything), they would owe about \$5580. Alternatively, they can provide other offsets such as riparian planting (0.14 acres of planting would equate to 0.279 pounds), retrofitting any existing developed sites with SWM, reducing the imperviousness of an existing developed site, treating off-site runoff with their on-site BMP (for example, if one of the adjacent properties doesn't have SWM and there is a way to get the runoff to the new BMP, they can get credit for that). That's about all I can think of. It's tough to meet the 10% rule on undeveloped IDA properties where proposed impervious is over 62%--some offsets or creative engineering is going to be necessary.

Hope this helps. Happy Thanksgiving!

LeeAnne Chandler  
Science Advisor  
Critical Area Commission for the Chesapeake  
and Atlantic Coastal Bays  
1804 West St., Suite 100  
Annapolis, MD 21401  
(410) 260-3477  
(410) 974-5338 (fax)



DEPARTMENT OF  
DEVELOPMENT REVIEW AND PERMITTING

# Worcester County

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1201  
SNOW HILL, MARYLAND 21863  
TEL: 410-632-1200 / FAX: 410-632-3008

BOARD OF APPEALS  
PLANNING COMMISSION  
AGRICULTURAL PRESERVATION

ELECTRICAL BOARD  
SHORELINE COMMISSION  
LICENSE COMMISSIONERS

## MEMORANDUM

TO: Kelly Henry, Zoning Administrator  
FROM: Stacey Weisner, Planner II *SW*  
SUBJECT: TRC Meeting of July 6, 2005 – Culver Mini-Storage  
DATE: July 1, 2005

The following comments are provided for the property referenced above which is located on Tax Map 63, Parcel 2.

1. The subject property lies within the Worcester County Chesapeake Bay Critical Area (Critical Area) and is designated as an "Intensely Developed Area" (IDA). Therefore, this Site Plan must comply with  $\delta$ NR 3-204(c)(4)(c) of the Worcester County Code of Public Local Laws (County Code), in which pollutant loads must be reduced by 10% of the pre-development levels (10% Rule).

Please include the site area and the limits of disturbance on the plans. Under  $\delta$ NR 3-210 (d)(1)(L) please provide calculations of the amount of proposed impervious surfaces. Please provide a breakdown of the different surfaces; for example, rooftop, parking lots, or sidewalks. Dimensions of impervious surfaces must also be shown on the site plan.

When this project is submitted to the Planning Commission, there is a deadline each month for an approved Stormwater Management (SWM) / Sediment and Erosion Control Plan. Please note that this date now also reflects the deadline required to have approved "10% calculations" from the Chesapeake and Atlantic Coastal Bays Critical Area Commission (Critical Area Commission) as well as County Staff. It is possible to receive Stormwater Management Approval and not satisfy the "10% Rule," however both approvals are required prior to scheduling for Planning Commission review /approval. Projects will not proceed to the Planning Commission until all of these requirements are satisfied. Please include *two* copies of the 10% Rule calculations as well as profiles and inverts on all proposed storm-water.

**RECEIVED**  
JUL 19 2005

CRITICAL AREA COMMISSION

2. Please ensure that all requirements of the Critical Area Site Plan and Critical Area Report (Report) are provided for, as listed in  $\delta$ NR 3-201(d)(1) and (2). The Critical Area Report should include documentation from the Wildlife & Heritage Division of the Maryland Department of Natural Resources (DNR) in regard to the absence or presence of any Habitat Protection Areas that may be on or in the vicinity of the site. There is a Sensitive Species Review Area near the project. Please provide *two* copies of the Report and any attachments.

Heritage Division DNR  
Lori Byrne  
580 Taylor Avenue, E-1  
Annapolis, MD 21401

3. Please provide a note on the plat that states the name of the person that did the wetland delineation(s) and the date it was done. Staff is providing a copy of an aerial map (Attachment 1) showing the property, and wishes to bring to the Applicant's attention a concern that appears to affect the property. The Resources Inventory Maps indicate that the Non-Tidal Wetlands are adjacent to Tidal Wetlands.

Should Non-Tidal Wetlands be located on the property (and be adjacent to Tidal Wetlands) then the 100 Foot Buffer "*[s]hall be expanded beyond 100 feet to include sensitive areas such as steep slopes, hydric soils or highly erodible soils whose development or disturbance may impact streams, wetlands or other aquatic environments*" as stated in  $\delta$ NR 3-219(c)(2).

If the Applicant is unable to provide access the adjoining property for the person performing the wetland delineation, then Staff has no alternative except to go with the best possible information available, which is the aerial provided by Staff. The Expanded Buffer shall include the Tidal Wetlands, the Non-Tidal Wetlands, as well as the 25 foot Non-Tidal Wetland Buffer. Please note the Expanded Buffer may not be disturbed without a Variance from the Board of Zoning Appeals, to which the Critical Area Commission also provides comments. Attachment 2 is an example of the 100 foot Expanded Buffer. Please ask if you have any questions on this.

Should the Expanded Buffer occur on the site, please clearly label the Expanded Buffer on the site plan. Please place a note under the general notes that reads as follows: Any disturbance to the Expanded Buffer (including grading) is not permitted without a variance from the Board of Zoning Appeals.

Any impact to the Non-Tidal Wetlands or the 25 Buffer must provide Staff with a copy of the authorization from the Maryland Department of the Environment (MDE). Should MDE determine there are Wetlands of special state concern (WSSC) on the property, then a 100 foot Buffer will be required to be placed around any WSSC, both inside and outside of the Critical Area. If those conditions exist, special permitting will be required from MDE. It appears there may be non-tidal wetlands to the south of the property. Please have those wetlands delineated if they are within 25 feet of the property.

4. Please provide the following note on the Site Plan:

**Worcester County Chesapeake Bay Critical Area Law Note:**

This property lies within the Worcester County Chesapeake Bay Critical Area, any and all proposed development activity must meet the requirements of Title 3 (Land and Water Resources), Subtitle II (Chesapeake Bay Critical Area) of the Worcester County Code of Public Local Laws in effect at the time of the proposed development activity.

5. Please add the following note to the General Notes: This property is in the Chesapeake Bay Critical Area and the Land Use Designation is Intensely Developed Area (IDA).
6. Please submit the Critical Area Review Fee (\$200 base fee, plus \$25 per acre (or portion over one acre).
7. Please address the attached comments from LeeAnne Chandler of the Chesapeake and Atlantic Coastal Bays Critical Area Commission. *Please note that all comments being addressed must be reviewed again by the Critical Area Commission.*

**Staff Recommendation**

Staff recommends that this project be returned to the Technical Review Committee if the Expanded Buffer occurs on the property. Otherwise, the comments above can be satisfied with Staff review, but must be addressed prior to Site Plan approval. Should you have any questions or comments please feel free to contact me at 410-632-1200, extension 1144.



Tax Map 63, Parcel 2  
Culver Mini-Storage

Sensitive  
Species  
Review  
Area

Non-Tidal Wetlands

Shaw Hill Road

Route 12

Pocomoke River



*Weston Young 4109572149 X206*

Section 4.0 Standard Application Process

**Worksheet A: Standard Application Process**

**Calculating Pollutant Removal Requirements<sup>1</sup>**

**Step 1: Calculate Existing and Proposed Site Imperviousness**

**A. Calculate Percent Imperviousness**

- 1) Site Area within the Critical Area IDA, A = 1.63 acres
- 2) Site Impervious Surface Area, Existing and Proposed, (See Table 4.1 for details)

	(a) Existing (acres)	(b) Proposed (acres)
Roads	_____	<u>0.764</u>
Parking lots	_____	_____
Driveways	_____	_____
Sidewalks/paths	_____	_____
Rooftops	_____	<u>0.296</u>
Decks	_____	_____
Swimming pools/ponds	_____	_____
Other	_____	_____
Impervious Surface Area	<u>0</u>	<u>1.060</u>

3) Imperviousness (I)

Existing Imperviousness,  $I_{pre}$  = Impervious Surface Area / Site Area  
 = (Step 2a) / (Step 1)  
 =  $(\frac{0}{1.63})$   
 = 0 %

Proposed Imperviousness,  $I_{post}$  = Impervious Surface Area / Site Area  
 = (Step 2b) / (Step 1)  
 =  $(\frac{1.06}{1.63})$   
 = 65.03 %

**B. Define Development Category (circle)**

- 1) New Development: Existing imperviousness less than 15% I (Go to Step 2A)
- 2) Redevelopment: Existing imperviousness of 15% I or more (Go to Step 2B)
- 3) Single Lot Residential Development: Single lot being developed or improved; single family residential development; and more than 250 square feet of impervious area and associated disturbance (Go to Section 5, Residential Approach, for detailed criteria and requirements).

<sup>1</sup> NOTE: All acreage used in this worksheet refers to areas within the IDA of the Critical Area only.

## Section 4.0 Standard Application Process

**Step 2: Calculate the Predevelopment Load ( $L_{pre}$ )****A. New Development**

$$\begin{aligned}
 L_{pre} &= (0.5) (A) \\
 &= (0.5) ( \underline{1.63} ) \\
 &= \underline{0.815} \text{ lbs/year of total phosphorus}
 \end{aligned}$$

Where:

$$\begin{aligned}
 L_{pre} &= \text{Average annual load of total phosphorus exported from the site prior to development (lbs/year)} \\
 0.5 &= \text{Annual total phosphorus load from undeveloped lands (lbs/acre/year)} \\
 A &= \text{Area of the site within the Critical Area IDA (acres)}
 \end{aligned}$$

**B. Redevelopment**

$$\begin{aligned}
 L_{pre} &= (R_v) (C) (A) (8.16) \\
 R_v &= 0.05 + 0.009 (I_{pre}) \\
 &= 0.05 + 0.009 ( \underline{\hspace{2cm}} ) = \underline{\hspace{2cm}} \\
 L_{pre} &= ( \underline{\hspace{2cm}} ) ( \underline{\hspace{2cm}} ) ( \underline{\hspace{2cm}} ) (8.16) \\
 &= \underline{\hspace{2cm}} \text{ lbs/year of total phosphorus}
 \end{aligned}$$

Where:

$$\begin{aligned}
 L_{pre} &= \text{Average annual load of total phosphorus exported from the site prior to development (lbs/year)} \\
 R_v &= \text{Runoff coefficient, which expresses the fraction of rainfall which is converted into runoff} \\
 I_{pre} &= \text{Pre-development (existing) site imperviousness (i.e., } I = 75 \text{ if site is 75\% impervious)} \\
 C &= \text{Flow-weighted mean concentration of the pollutant (total phosphorus) in urban runoff (mg/l) = 0.30 mg/l} \\
 A &= \text{Area of the site within the Critical Area IDA (acres)} \\
 8.16 &= \text{Includes regional constants and unit conversion factors}
 \end{aligned}$$

## Section 4.0 Standard Application Process

**Step 3: Calculate the Post-Development Load ( $L_{post}$ )****A. New Development and Redevelopment:**

$$L_{post} = (R_v) (C) (A) (8.16)$$

$$R_v = 0.05 + 0.009 (I_{post})$$

$$= 0.05 + 0.009 (65.03) = 0.6353$$

$$L_{post} = (0.6353) (0.30) (1.63) (8.16)$$

$$= 2.535 \text{ lbs/year of total phosphorus}$$

Where:

$L_{post}$  = Average annual load of total phosphorus exported from the post-development site (lbs/year)

$R_v$  = Runoff coefficient, which expresses the fraction of rainfall which is converted into runoff

$I_{post}$  = Post-development (proposed) site imperviousness (i.e.,  $I = 75$  if site is 75% impervious)

$C$  = Flow-weighted mean concentration of the pollutant (total phosphorus) in urban runoff (mg/l) = 0.30 mg/l

$A$  = Area of the site within the Critical Area IDA (acres)

8.16 = Includes regional constants and unit conversion factors

**Step 4: Calculate the Pollutant Removal Requirement (RR)**

$$RR = L_{post} - (0.9) (L_{pre})$$

$$= 2.535 - (0.9) (0.815)$$

$$= 1.802 \text{ lbs/year of total phosphorus}$$

Where:

$RR$  = Pollutant removal requirement (lbs/year)

$L_{post}$  = Average annual load of total phosphorus exported from the post-development site (lbs/year)

$L_{pre}$  = Average annual load of total phosphorus exported from the site prior to development (lbs/year)

Section 4.0 Standard Application Process

<b>Step 5: Identify Feasible BMP(s)</b>						
Select BMP Options using the screening matrices provided in the Chapter 4 of the 2000 Maryland Stormwater Design Manual. Calculate the load removed for each option.						
BMP Type	$(L_{post})$	x	$(BMP_{RE})$	x	(% DA Served) =	LR
<u>Wet ED Pond</u>	<u>2.535</u>	x	<u>60</u>	x	<u>100</u>	= <u>1.521</u> lbs/year
_____	_____	x	_____	x	_____	= _____ lbs/year
_____	_____	x	_____	x	_____	= _____ lbs/year
_____	_____	x	_____	x	_____	= _____ lbs/year
Load Removed, LR (total) =						<u>1.521</u> lbs/year
Pollutant Removal Requirement, RR (from Step 4) =						<u>1.802</u> lbs/year
Where:						
Load Removed, LR =	Annual total phosphorus load removed by the proposed BMP (lbs/year)					
$L_{post}$ =	Average annual load of total phosphorus exported from the post-development site (lbs/year)					
$BMP_{RE}$ =	BMP removal efficiency for total phosphorus, Table 4.8 (%)					
% DA Served =	Fraction of the site area within the critical area IDA served by the BMP (%)					
RR =	Pollutant removal requirement (lbs/year)					
If the Load Removed is equal to or greater than the Pollutant Removal Requirement computed in Step 4, then the on-site BMP complies with the 10% Rule.						
Has the RR (pollutant removal requirement) been met?						
						<input type="checkbox"/> Yes
						<input checked="" type="checkbox"/> No

$$1 \text{ ac} = 2 \text{ lbs}$$

$$= \frac{13}{}$$

**Environmental Assessment**  
**For**  
**Culver Mini-Storage**  
**Tax Map 63, lot 76**

**July 12, 2005**

**Ronald D. Gatton**  
**Environmental Consultants Inc.**  
**P.O. Box 438**  
**Trappe, Maryland 21673**

## Introduction

The proposed project will develop a 1.57-acre upland property. The land is presently maintained in a yard like condition. The site is located adjacent to Snow Hill Road (Route 12) in Snow Hill Maryland, Maryland. (See figure 1). The proposed development is located within the Chesapeake Bay Critical Area (CBCA) and designated as a an Intensely Developed Area (IDA). For purposes of this report, tax map 63, lot 132's area was used to include future development.

Table 1 Summary of Existing Conditions

	Existing Conditions	
Total Area		1.57 acres
Woodlands		-0- acres
Wetlands		0.04 acres
Uplands		1.53 acres
Impervious Areas		0.0 acres
	Proposed Conditions	
Proposed impervious area	(including future development)	1.24 acres
Forest to be cleared		-0-
Wetlands to be impacted		-.04 acres
Nontidal Wetland Buffer		.2 acres
Wetland buffers (100' CBCA) to be impacted		-0- acres

## Proposed project

The proposed project consists of three mini storage buildings, access roads, seven parking spaces and a storm water management facility. Landscaping will be done with native species and will occupy 1,483 sq. ft. of the site.

## Existing Conditions

### **Topography and Hydrology**

Generally, the site has flat slopes, with the highest elevation being approximately 4' above NGVD. Drainage from the site sheet flows into the adjacent drainage ditches or the adjacent woodland.



### **Existing Land Use**

As stated above the site is presently lawn

### **Soils**

The Worcester County Soil Conservation Service Survey maps indicate soil, which occurs on the site, is "Made Land". (See figure 2)

### **Wetlands**

The routine method described in the current (January 1987) Corps of Engineers Wetland Delineation Manual was used to determine if any wetlands are on the property. This manual uses three parameters to determine if an area is wetlands; the presence of wetland vegetation, hydric soils, and the presence of ground water within 12 inches of the surface for a period of 11 to 21 days during the growing season. In order to be classified as a wetland, all three parameters must be present.

A small amount of nontidal wetlands was found to occur along the back of the site. The largest area is primarily vegetated with common reed (*Phragmites australis*), the second area is within the yard and is vegetated primarily with butter cup. While not delineated it appears the woodland to the east of the site would be considered nontidal wetland. Thus, the 25-foot nontidal wetland buffer would extend into the property.

### **100-foot CBCA Buffer**

The Chesapeake Bay Critical Area Law requires that the 100-foot tidal wetland buffer be expanded to the extent of contiguous wetlands. While a wetland survey of the adjacent woodland to the east of the site has not then done, it likely that this wetland is contiguous to the tidal waters of the Pocomoke River. However, these wetlands do not extend into the site. Thus, no expanded buffer occurs on the subject property.

### **Uplands**

The uplands on the site are maintained in a yard like condition and is vegetated predominately with White clover (*Trifolium repens*) Bermuda grass (*Cynodon dactylo*), fescue grass (*Fescue arundinocea*), and crab grass (*Digitaria sanguinalis*).

### **Forest**

No Forest occurs on the site.

### **Wildlife**

As stated above, the site is maintained in a yard like condition. Thus, wildlife use of the area is very limited.

### **Endangered Species, Colonial Bird Nesting Areas and Critical habitat**

No endangered species, colonial bird nesting areas and critical habitat are expected or known to occur on the site. However, the applicant as requested that the Maryland DNR, Wildlife and Heritage Service review their records to see if any endangered species, colonial bird nesting areas and critical habitat are known to occur on the site.

### **Existing Pollution Sources**

Existing sources of pollution are limited to air born pollutants deposited on the site, and associated runoff.

## **Environmental Consequences**

### **Land Use**

Land use will change from a lawn to commercial use.

### **Wetland**

The proposed project will impact .04 acres of low value wetland, and the applicant will need to obtain authorization from the Maryland Department of the Environment, and the U.S. Army Corps of Engineers.

### **Forest**

No forest area will be impacted by the proposed work. However, native trees and plants will be planted as part of the landscape plan.

### **Wildlife**

No wildlife habitat will be impacted by the proposed development. Wildlife will not be significantly impacted by this development.

### **Endangered Species, Colonial Bird Nesting Areas and Critical Habitat**

No endangered species, colonial bird nesting areas and critical habitat are known to occur on the site. Thus, no endangered species, colonial bird nesting areas and critical habitat are expected to be adversely impacted by the proposed project.

### **Water Quality**

The project, will in all probability, slightly increase the amount of storm water runoff into the Bay, but the quality will improve. All development within the Intensely Developed Area of Town will be required to improve the quality of storm water runoff by 10 percent. Estimates of the pollutant reduction indicate the proposed storm water management facilities will exceed this requirement. Thus, there will be an improvement in the water quality of the storm water runoff.

### **Habitat Protection**

No adverse impacts to high value habitats will result from the proposed project.

### **Conclusion**

The proposed development will provide a new commercial business, and will have no significant detrimental effect on the environment, the water quality, or living resources of the Chesapeake Bay.

W6 456-05

# SITE PLAN

FOR  
**ROBERT L. CULVER, INC**  
TAX MAP 63 GRID 4 PARCEL 76  
SECOND ELECTION DISTRICT  
WORCESTER COUNTY, MARYLAND



VICINITY MAP  
1" = 2,000'

### LEGEND

- ⊙ - SOIL BORING
- - CONCRETE MONUMENT FOUND
- - IRON PIPE FOUND
- ◆ - RAILROAD SPIKE
- - EXISTING CONTOURS
- - PROPOSED CONTOURS
- - SOIL LINE
- - SILT FENCE
- △ - SF=LOD - SILT FENCE = LIMIT OF DISTURBANCE

### SOIL EROSION AND SEDIMENT CONTROL NOTES

- #### SEQUENCE OF CONSTRUCTION
- Limits of soil disturbance, grading, paving and/or seeding/stabilization include all construction areas and adjacent sites within the phase limits as shown.
  - The Contractor shall contact the Maryland Department of the Environment, Water Management Administration (410-631-3510) at least five (5) days prior to start of construction.
  - 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 work.
  - Temporary erosion control devices shall be placed prior to grading. They shall be constructed and maintained in accordance with the 1994 Maryland "Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas" and the Worcester County requirements. Temporary Basin/Swale, Stabilized Construction Entrance, straw bale dikes, and silt fences shall be as detailed and constructed in accordance with the Standards and Specifications, page 11.01 and 12.01.
  - All sediment control devices shall be cleaned periodically during construction to insure their integrity and proper function.
  - 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 14 days.
  - All sediment control devices shall remain in operation until construction project is fully stabilized by vegetation or paving and free from sediment.
  - Periodic inspection and maintenance of all sediment control devices must be provided to insure the intended purpose is accomplished. During the layout of the 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.
  - All outfalls are to be protected from erosive velocities with rip-rap. Public roads and other right-of-ways shall be kept free of sediment deposits left from heavy truck traffic leaving the construction site.
  - Permanent stabilization of all areas not to be sodded or paved shall be seeded and mulched in accordance with Section G of the above referenced Standards and Specifications.
  - Immediately after final grades are obtained, all areas to be paved, shall be paved.
  - Following initial soil disturbance or redistribution, permanent or temporary site stabilization shall be completed within:
    - Seven (7) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1).
    - Fourteen (14) days as to all other disturbed or graded areas on the project site.
  - All stockpiles that are to be left undisturbed for three (3) weeks or longer 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:
    - Pulverized dolomitic limestone applied at a rate of 2,000 lbs. per acre or 46 lbs. per 1,000 SF.
    - Fertilizer (5-5-5) applied at a rate of 500 lbs. per acre or 11.5 lbs. per 1,000 SF.
    - Rye grass applied at a rate of 40 lbs. per acre, fertilizer (5-10-10) and mulch with straw at 1.5 tons per acre.
  - Anytime an erosion or sediment problem occurs the prompt and necessary measures will be taken to correct it by the Contractor.
  - 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.
  - If the sequence of construction is modified by the Contractor and/or Maryland Department of the Environment, the Contractor shall submit to the Engineer these corrections to update the plan. These changes have to be approved by the Soil Conservation District.
  - It shall be the responsibility of the Contractor to obtain an approved sediment and erosion control plan for all on-site borrow and/or excess material disposal.
  - Sequence of construction for soil erosion and sediment control shall be as follows.

CHAIRMAN OF THE PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

CONSULTANTS CERTIFICATION

I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICABLE AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WORCESTER "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL". I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER.

GEORGE E. YOUNG, III \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL ENGINEER

OWNERS/DEVELOPER'S CERTIFICATE

I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONAL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATIONAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

\_\_\_\_\_  
DATE \_\_\_\_\_

OWNERS/DEVELOPER'S CERTIFICATE

I/WE HEREBY CERTIFY THAT THE DEVELOPERS SHALL REQUEST APPROVAL AFTER THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL DEVICES AS PER THE APPROVED PLAN FOR THIS PROJECT PRIOR TO PROCEEDING WITH ANY OTHER GRADING AND/OR EARTH DISTURBANCES. THE DEVELOPER SHALL ALSO REQUEST APPROVAL UPON FINAL STABILIZATION OF THE SITE PRIOR TO THE REMOVAL OF PERIMETER EROSION AND SEDIMENT CONTROL DEVICES. IT IS UNDERSTOOD THAT FAILURE TO DO MAY RESULT IN A STOP WORK ORDER, A FINE OR BOTH.

\_\_\_\_\_  
DATE \_\_\_\_\_

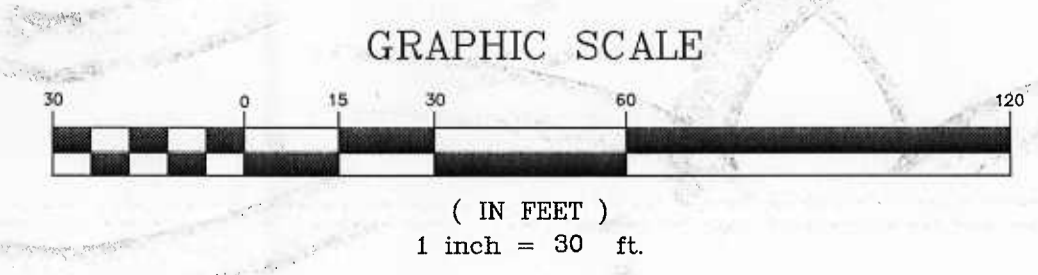
- NOTES:
- NO ABSTRACT TITLE WAS PROVIDED PRIOR TO THIS SURVEY.
  - THIS SURVEY WAS BASED ON PHYSICAL EVIDENCE AND THE CURRENT PLAT OF RECORD.
  - ALL UTILITIES ARE UNDERGROUND OR AS SHOWN ON THIS SURVEY.
  - BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 240083 0175 C DATED 6/16/1992, THE LOT SHOWN IS LOCATED IN ZONE A BFE 5.9'. THIS SITE IS LOCATED WITHIN THE 100YR FLOOD PLAIN.
  - NO WATER OR SEWER WAS LOCATED FOR THIS LOT.
  - ALL OFFSETS ARE TO THE ACTUAL FOUNDATION AND DO NOT INCLUDE OVERHANGS.
  - ZONED: B-2  
SETBACKS: FRONT - 50' FROM A COLLECTOR HIGHWAY  
SIDE - 6'  
REAR - 20'

- 8) AREA  
TOTAL SITE AREA = 1.20 ACRES  
LIMIT OF DISTURBANCE = 1.20 ACRES  
TOTAL IMPERVIOUS AREA = 0.8700 ACRES  
BUILDING AREA = 0.2961 ACRES  
PARKING AREA = 0.0349 ACRES  
AREA OF WETLANDS DISTURBANCE = 0.0391 ACRES  
AREA OF WETLANDS BUFFER DISTURBANCE = 0.2027 ACRES
- 9) NO PARKING SHALL BE LOCATED WITHIN 3.0 FEET OF THE TRUNK OF ANY TREE PLANTED IN THE PARKING AREA.
- 10) WETLAND DELINEATION PROVIDED BY: RONALD D. GATTON, ENVIRONMENTAL CONSULTANTS, INC. DATE: 7/12/05
- 11) PARKING CALCULATIONS  
NUMBER OF STORAGE UNITS = 126  
SPACES REQUIRED = 126 UNITS x 1 SPACE/20 UNITS = 6.3  
SPACES, NEED 7 SPACES  
SPACES PROVIDED = 7 SPACES  
AREA OF PARKING = 1,520 sq.ft.
- 12) MINI STORAGE BUILDINGS WILL BE 1 STORY CONSTRUCTION TYPE: STEEL
- 13) THIS SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

### GENERAL NOTES

- EXISTING TOPOGRAPHY, AND LOCATION OF UTILITIES, STRUCTURES AND EQUIPMENT WERE PREPARED BY GEORGE E. YOUNG, III P.C.
- VERTICAL DATUM WAS BASED ON N.G.V.D. 1929.
- OWNER/DEVELOPER IS ROBERT L. CULVER, INC ADDRESS: P.O. BOX 446, SALISBURY, MD 21803 PHONE: (410)-749-6277
- THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES FOR CONFLICT WITH PROPOSED WORK PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT MISS UTILITY (1-800-441-8355) TO VERIFY LOCATION OF UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL CONTACT THE DEPT. OF THE ENVIRONMENT, SEDIMENT AND STORM WATER ADMINISTRATION (410-631-3510), PRIOR TO START OF CONSTRUCTION AND INSTALL TEMPORARY EROSION CONTROL DEVICES AS REQUIRED PRIOR TO START OF ANY SURFACE GRADING AND/OR EXCAVATION. ALL EROSION CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND WORCESTER SOIL CONSERVATION DISTRICT. ALL EXCAVATIONS SHALL BE BACK FILLED OR GRADED TO AT LEAST A 4:1 SLOPE WHENEVER OPERATIONS ARE DISCONTINUED. SEE DRAWING FOR PLANS, DETAILS AND CONSTRUCTION NOTES.
- THE CONTRACTOR SHALL CONFINE HIS WORK STRICTLY WITHIN THE LIMITS OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, PAVING, ETC., CAUSED BY THE CONTRACTOR'S WORK ACTIVITIES SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL AREAS WHERE TEMPORARY STRUCTURES ARE TO BE LOCATED, SHALL BE GRADED AND SLOPED AS REQUIRED TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND PAVED SURFACE AREAS.
- LIMITS OF SOIL DISTURBANCE, GRADING, PAVING, AND/OR SEEDING/STABILIZATION INCLUDE ENTIRE SITE AREA WITHIN THE LIMITS AS SHOWN ON PLAN OR ANY AREA DISTURBED BY CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL PERMITS FOR CONSTRUCTION AND COMPLY WITH THE REQUIREMENTS THEREOF.
- RECLAMATION OF SITE WILL BE DONE IN ACCORDANCE TO SPECIFICATIONS OF NATURAL RESOURCES, ARTICLE 7-6A-01, "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS", AND WORCESTER SOIL CONSERVATION DISTRICT.
- CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES/STRUCTURES THAT ARE AFFECTED BY CONSTRUCTION TO SEE IF FIELD CONDITIONS ARE IN COMPLIANCE WITH THESE PLANS. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER FOR CORRECTION.
- HANDICAP PARKING SIGN SHALL BE NO LESS THAN 84" IN HEIGHT SIGN IDENTIFICATION: "RESERVED PARKING", "VAN ACCESSIBLE", AND "NO PARKING IN ACCESS AISLE"
- NO OFFICE BUILDING WILL BE BUILT TO ACCOMPANY THE STORAGE UNITS.
- THE OWNER SHALL MAINTAIN THE 15' MAINTENANCE EASEMENT AROUND THE POND.
- ALL LIGHTING, INCLUDING EXTERIOR LIGHTS, SIGNS, FLOODLIGHTS, PARKING LOT LIGHTING, STREELIGHTS 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 OF NEIGHBORING PROPERTIES AND SPECIFICALLY TO DIRECT THE LIGHT AWAY FROM ADJOINING LOTS OR ROADS.
- NO AGRICULTURAL STRUCTURES ARE LOCATED WITHIN 200' OF ANY PROPERTY.
- ALL EXISTING WATER AND SEWER LOCATED ON THE PROPERTY SHALL BE ABANDONED OR REMOVED.
- ANY DISTURBANCE TO THE EXPANDED BUFFER (INCLUDING GRADING) IS NOT PERMITTED WITHOUT A VARIANCE FROM THE BOARD OF ZONING APPEALS.
- LANDSCAPING SHALL BE PROVIDED AT THE BASE OF ANY FREE STANDING SIGN IN THE AMOUNT OF AT LEAST 10% OF THE TOTAL PROPOSED COPY AREA OF THE SIGN.

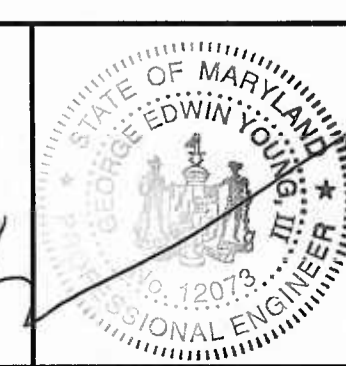
THIS SITE IS SUBJECT TO THE WORCESTER COUNTY CONSERVATION LAW. THIS SITE PLAN IS SUBJECT TO FOREST CONSERVATION PLAN No. 97-14. THIS SITE HAS BEEN SUBJECT TO A REGULATED ACTIVITY UNDER THE WORCESTER COUNTY CONSERVATION LAW. ANY FUTURE APPROVAL OF THIS SITE FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY FOREST CONSERVATION LAW. A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF PLANNING, PERMITS AND INSPECTIONS. A PERPETUAL PROTECTIVE AGREEMENT, DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAN IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.



REVISIONS:	
△	7/7/05 TRC
△	7/21/05 SESC/SWM
△	8/8/05

**GEY**  
GEORGE E. YOUNG, III, P.C.  
ENGINEERS & SURVEYORS  
1504 MARKET STREET  
POCOMOKE MARYLAND 21851  
PHONE: (410)-857-2149  
(410)-632-2434  
(410)-479-0400  
FAX: (410)-857-2828

SCALE: 1"=30'  
DRAWN BY: JDM WSY  
DATE DRAWN: 6/15/05  
DESIGNED BY: GEY  
CHECKED BY: GEY  
CADD DWG. NAME:  
F:\DWG\2005\

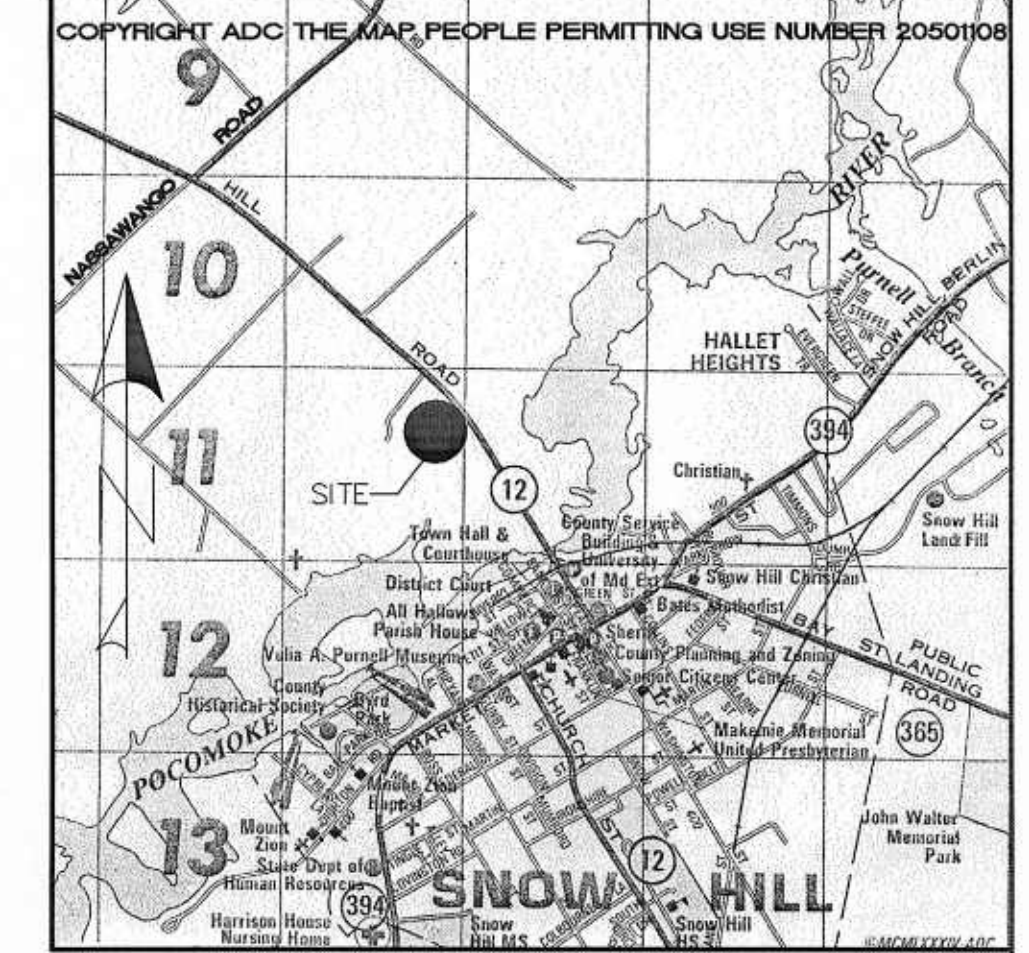


PROJECT NUMBER  
**05023-B**

SHEET OF  
**1 3**

# LANDSCAPE/LIGHTING PLAN

FOR  
**ROBERT L. CULVER, INC**  
 TAX MAP 63 GRID 4 PARCEL 76  
 SECOND ELECTION DISTRICT  
 WORCESTER COUNTY, MARYLAND



VICINITY MAP  
 1" = 2,000'

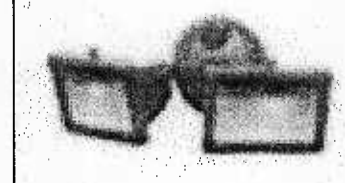
- ### LEGEND
- ⊗ - SOIL BORING
  - ⊠ - CONCRETE MONUMENT FOUND
  - - IRON PIPE FOUND
  - ⚡ - RAILROAD SPIKE
  - - - - - EXISTING CONTOURS
  - — — — — PROPOSED CONTOURS
  - — — — — SOIL LINE
  - SF - SILT FENCE
  - △ - SF=LOD - SILT FENCE = LIMIT OF DISTURBANCE

### PLANTING SCHEDULE

SYM	TYPE	HEIGHT
⊗	CORNUS FLORIDA - FLOWERING DOGWOOD	15'-30'
⊠	ARONIA MELANOCARPA - BLACK CHOKEBERRY	6'-10'
⊙	CARYOPTERIS - BLUEBEARD	2'-4'
⊚	AZALEA - THUJA X	3'-4'
⊛	DWARF VIBURNUM - VIBURNUM NUDUM	1'-3'
⊜	BAYBERRY - MYRICA PENNSYLVANICA	1'-3' (4' DIA.)

NOTE: ALL TREES & SHRUBS WILL BE TRIMMED BY OWNER SO AS NO LIMBS AND/OR BRANCHES ENCRANCH ROUTE 12 RIGHT OF WAY.

#### 150watt Mini Halogen Double Flood Light



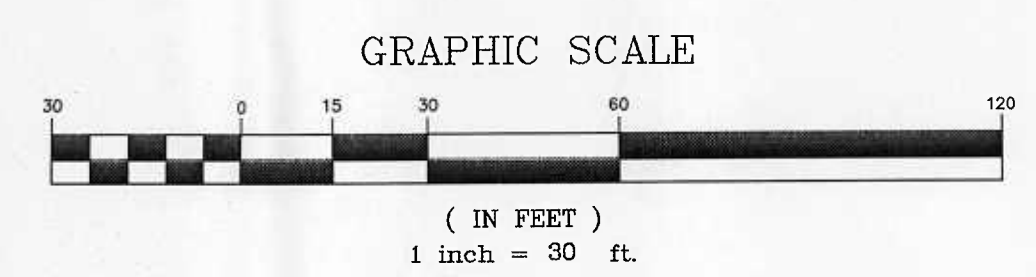
- Decorative pebbled glass lens
- All metal construction with mounting base for wall or ceiling
- Complete with two - 150w halogen bulbs
- Limited Warranty
- UL & CUL Listed


NOTE: FLOOD LIGHTS ARE TO BE LOCATED ON FRONT CORNERS OF EACH BUILDING. OPERATION SHALL BE BY TIMER CONNECTED TO ELECTRICAL SYSTEM OF EACH UNIT.

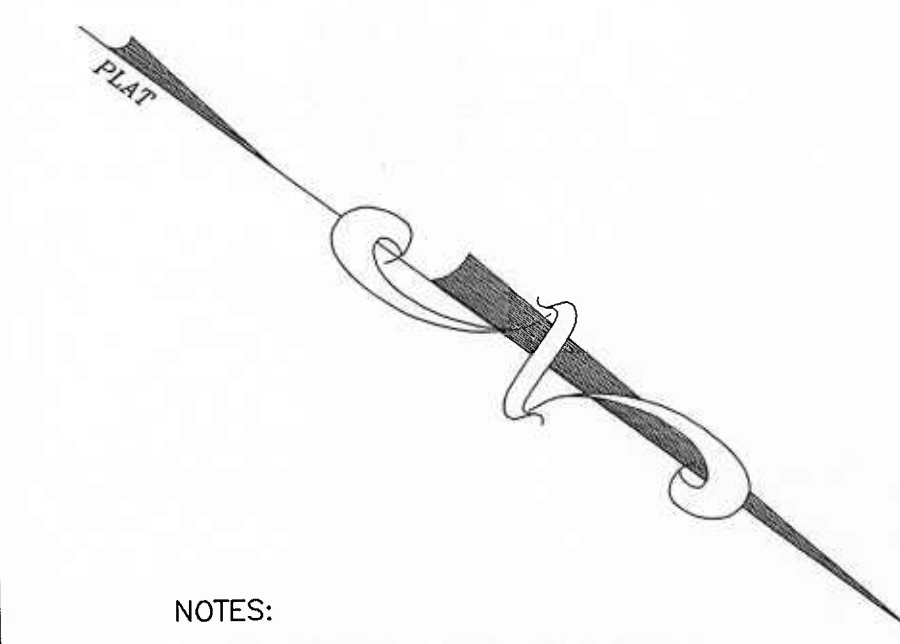
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  - 10) WETLAND DELINEATION PROVIDED BY: RONALD D. GATTON, ENVIRONMENTAL CONSULTANTS, INC. DATE: 7/12/05  
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<b>REVISIONS:</b> 7/7/05 TRC 7/21/05 SESC/SWM 8/8/05	 ENGINEERS & SURVEYORS 1504 MARKET STREET POCOMOKE MARYLAND 21851 PHONE: (410)-957-2149 (410)-632-2434 (410)-479-0400 (410)-957-2928 FAX:	SCALE: 1" = 30' DRAWN BY: JDM WSY DATE DRAWN: 6/15/05 CHECKED BY: GEY CADD DWG. NAME: F:\DWG\2005\	PROJECT NUMBER <b>05023-B</b> SHEET OF <b>3 3</b>
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PARCEL 13  
 N/F  
 CHARLES AND MARTHA FULTON  
 511/48  
 ZONED B-2

PARCEL 2  
 N/F  
 WORCESTER COUNTY LIQUOR  
 CONTROL BOARD  
 3968/264  
 ZONED B-2

PARCEL 75  
 N/F  
 GRACE FULL GOSPEL  
 FELLOWSHIP INC  
 3471/88  
 ZONED B-2

PARCEL 132  
 N/F  
 ROBERT L. CULVER, INC.  
 4439/535  
 ZONED B-2

