

OC 82-06 744-94th Street  
Site Plan 10707

MSA. S. 1829-5848

LC 21231070

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/)

March 15, 2006

Mr. Blaine Smith, Zoning Administrator  
Town of Ocean City  
P.O. Box 158  
Ocean City, MD 21843

RE: Property Resubdivision – File #06-07800002

Dear Mr. Smith:

Thank you for the opportunity to comment on the proposed resubdivision of Lot 204, Bayside Keys Plat, into Lots 204-A, 204-B, and 204-C further described as located on the north side of 94<sup>th</sup> Street and known locally as 744-94<sup>th</sup> Street, in the Town Ocean City.

As you know, this office has previously conducted a site plan review of the property and responded with comments dated February 23, 2006 (attached). It does not appear that the resubdivision plat differs from the proposed site plan. As such, the Commission would request that all comments previously provided to the Town regarding issues within the Critical Area be addressed. If there are any alterations to the proposed site plan or resubdivision, please forward those changes to this office for review.

Thank you for the opportunity to comment on the project and the resulting resubdivision. If you have any questions or comments, please contact me directly at 410-260-3476.

Best regards,

A handwritten signature in black ink, appearing to read "Chris Clark", written over a white background.

Chris Clark  
Natural Resources Planner

enclosure – Critical Area site plan comments

cc: OC82-06  
Nolan Graves - Commonwealth Land Development

Robert L. Ehrlich, Jr.  
Governor

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February 23, 2006

Mr. Blaine Smith, Zoning Administrator  
Town of Ocean City  
PO Box 158  
Ocean City, MD 21843

**VIA FACSIMILE**

RE: Site Plan – 94<sup>th</sup> Street II Townhouses, 744 94<sup>th</sup> Street

Dear Mr. Smith:

Thank you for providing information on the above referenced site plan. The applicant proposes to tear down an existing dwelling, subdivide the lot and construct three townhomes. The property is 6,150 square feet in size and is subject to a 10-foot setback requirement.

Based on the information provided, it appears that the 10% pollutant reduction requirement is addressed through an overall reduction in impervious surface. Key components include the pervious parking lot and deck, as well as the proposed raingarden. In regard to Buffer mitigation, it appears that the requirement can be addressed on site. However, please note that at least 25% of the setback must be planted. We recommend that additional vegetation be moved to the waterfront. Long term survivability of the plantings should also be reviewed, as trees are being proposed in the narrow two-foot areas along the parking lot. The landscape plan should specify the number and proposed species to be used.

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

Sincerely,

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

LeeAnne Chandler  
Science Advisor

cc: OC82-06



### Critical Area Project Application Town of Ocean City

Date: 12/30/05 File# 10707

Project Name: 94<sup>TH</sup> STREET II TOWN HOUSES

Project Address 744 94<sup>TH</sup> ST OCEAN CITY, MD 21542

Tax Map: 115 Parcel: 9671 Block:      Lot# 204 Zoning R-2

Property Owner COMMONWEALTH CUSTOM HOMES Phone 410 723 4400

Property Owner Address 11615.5 COASTAL HIGHWAY OCEAN CITY MD 21542

Parcel size (SF): 6,150

#### I. Project Description

In the 100 foot buffer? Yes  No  (If yes, continue with Sec. I)  
(If no, skip to Sec. III)

Parcels 40,000 SF or more: Critical Area setback is 25 feet. No impervious surface or cantilevering permitted within 25 feet of the shoreline/wetlands. ("Pervious" decks are permitted 10' into setback, per construction standards.)

Parcels less than 40,000 SF: Critical Area set back is equal to the zoning setback (10 feet). No impervious surfaces permitted within the setback. ("Pervious" decks at ground level are permitted in the setback, per construction standards.)

#### Existing Conditions

Impervious surface (SF) 2646.5 % of site impervious: 43%

Impervious surface within the 100-foot buffer (SF): 282

#### Proposed Conditions

Impervious surface (SF): 1600.0 % of site impervious: 26%

Total SF of disturbed area: 6,150

Impervious surface within the 100-foot buffer (SF): 0

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II. Mitigation Worksheet in the 100-foot Buffer

1. Detached Single Family Dwellings

Value of Construction: \$ \_\_\_\_\_

- a. Landscaping required in the amount of 2% of the cost of construction  
(Value of construction x .02 = \$ \_\_\_\_\_)
- b. Total landscaping provided. Attach cost values and plant schedule. (Must equal or exceed "Means" book value.)  
\$ \_\_\_\_\_
- c. Mitigation requirement (if a - b > 0) = Fee in Lieu of landscaping.  
\$ \_\_\_\_\_ (To be paid prior to issuance of Certificate of Occupancy.)

- 2. Multi-Family and Commercial Mitigation worksheet (within the 100' buffer)
  - If not in 100-foot buffer skip to Section III below.
  - All SF values determined from "Landscaping Conversion Table" below.

Activity Description (Complete all that apply):

- a. Trees or shrubs removed from buffer (outside of setback):  
# 0 x \_\_\_\_\_ SF x 1 = 0 SF
- b. Trees or shrubs removed from setback # 0 x SF = \_\_\_\_\_ x 2 = 0 SF
- c. Pervious to impervious 785 x 2 SF x 2 = 1570 SF
- d. Improved pervious to improved pervious 0 SF x 1 = 0 SF
- e. Undisturbed surface disturbed but remaining pervious  
0 SF x 1 = 0 SF
- f. Impervious to impervious 800 SF x 1 = 800 SF
- g. Impervious to pervious 1282 SF x 0 = 0 SF
- h. Construction of decks in setback 204 SF x 2 = 408 SF
- i. TOTAL MITIGATION REQUIRED (sum of a through h) = 2778 SF
- j. TOTAL LANDSCAPING PROVIDED (Refer to "Landscaping Conversion Chart" below)

	Number	Value	Total
Large trees	<u>5</u>	x 200 SF	SF <u>1000</u>
Small trees	<u>4</u>	x 100 SF	SF <u>400</u>
Large shrubs	<u>4</u>	x 75 SF	SF <u>300</u>
Small shrubs	<u>22</u>	x 50 SF	SF <u>1100</u>
Herbaceous Plants	<u>20</u>	x 2 SF	SF <u>40</u>
TOTAL VALUE OF LANDSCAPING PROVIDED			SF <u>2840</u>

(Maximum allowed credit is 2 times the plantable area unless a receipt is submitted justifying higher density and certification from a landscaper)

FEE-IN-LIEU OF LANDSCAPING (OFFSET) = i - j x \$1.20 \$ \_\_\_\_\_  
(To be paid prior to issuance of Certificate of Occupancy)

- k. Setback from water/wetlands 000 SF x .25 = 150 SF  
(Landscape to be provided in setback area)

**LANDSCAPING CONVERSION CHART**

Large tree = 200 square feet of mitigation

Small tree = 100 square feet " " "

Large shrub = 75 square feet " " "

Small shrub = 50 square feet " " "

Herbaceous plants = 2 square feet of mitigation per plant

**III. Afforestation (Landscaping) Requirements Outside the 100-foot Buffer**

1. All Development within the 1000' Critical Area (but outside the 100' buffer) every development or redevelopment must be planted in woody vegetation in an amount of 15% of the site area.

a. Total landscaping required: Parcel size x .15 = 923 SF.

(This SF area must be plantable and planted with the following number of plants)

b. Landscaping provided (use Landscaping Conversion Chart)

Large trees	#	<u>5</u>	x	200 SF =	<u>1000</u>	SF
Small trees	#	<u>4</u>	x	100 SF =	<u>400</u>	SF
Large shrubs	#	<u>4</u>	x	75 SF =	<u>300</u>	SF
Small shrubs	#	<u>22</u>	x	50 SF =	<u>1100</u>	SF
Herbaceous Plants		<u>20</u>	x	2 SF =	<u>40</u>	SF

TOTAL VALUE OF LANDSCAPING PROVIDED: 2840 SF

**IV. Stormwater management and the 10% rule - Pollutant reduction requirement for all disturbances over 250 SF in the 1000 foot Critical Area.**

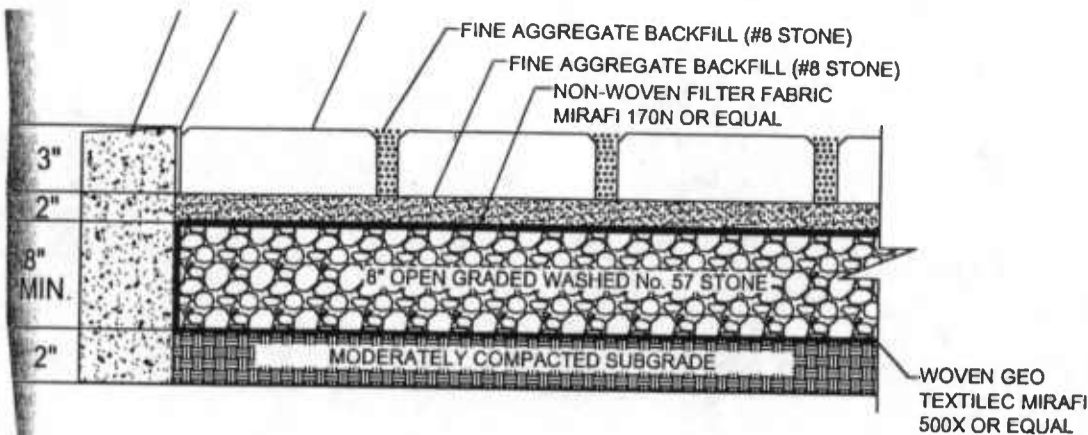
1. Single family development subject to stormwater management requirements that use the "Standard Stormwater Management Plan" automatically meet the 10% Rule.

2. Single family development not subject to stormwater management regulations can meet the intent of the 10% Rule by submitting a Water Quality Management Plan.

3. Commercial and multi-family development must submit the 10% Rule Worksheet.

**V. Habitat Protection (skip if it is less than 40,000 SF)**

For lots of 40,000 square feet or greater, the applicant must consult with the Maryland Department of Natural Resources to determine the existence of any Habitat Protection Areas that may be affected by the proposed development.



## MODULAR PAVEMENT

### NO SCALE

BOTTOM OF #57 STONE TO BE LAID FLAT, WITH MINIMUM OF 15" THICKNESS, USING 40% VOID RATIO FOR SWM QUALITY CALCULATIONS

## MODULAR PAVEMENT

### CONSTRUCTION

1. THE DEVELOPER SHALL NOTIFY THE TOWN OF OCEAN CITY AT LEAST 48 HOURS BEFORE COMMENCING ANY WORK IN CONJUNCTION WITH THE STORMWATER MANAGEMENT PLAN AND UPON COMPLETION OF THE PROJECT WHEN A FINAL INSPECTION WILL BE CONDUCTED.
2. INSPECTIONS SHALL BE CONDUCTED BY THE TOWN OF OCEAN CITY, ITS AUTHORIZED REPRESENTATIVE, OR CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE. WRITTEN INSPECTION REPORTS SHALL BE MADE OF THE PERIODIC INSPECTIONS NECESSARY DURING CONSTRUCTION OF STORMWATER MANAGEMENT SYSTEM TO ENSURE COMPLIANCE WITH THE APPROVED PLANS.
3. WRITTEN INSPECTION REPORTS SHALL INCLUDE:
  - (A) THE DATE AND LOCATION OF THE INSPECTION;
  - (B) WHETHER CONSTRUCTION WAS IN COMPLIANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN;
  - (C) ANY VARIATIONS FROM THE APPROVED CONSTRUCTION SPECIFICATIONS; AND
  - (D) ANY VIOLATIONS THAT EXIST.
4. FOLLOW MANUFACTURES SPECIFICATIONS FOR MODULAR PAVEMENT INSTALLATIONS, SKILLED LABOR IS REQUIRED UNLESS MECHANICAL VIBRATORS ARE USED FOR LEVELING UNEVEN SURFACE.
5. REFER TO TOWN OF OCEAN CITY'S SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS AND RESTRICTIONS.
6. PLACEMENT OF PAVEMENT CANNOT BE DONE UNTIL ENTIRE DRAINAGE AREA IS STABILIZED.
7. CLEARLY MARK PLANNED AREA FOR MODULAR PAVEMENT TO KEEP HEAVY EQUIPMENT FROM COMPACTING UNDERLYING SOIL.

### MAINTENANCE SCHEDULE

1. MODULAR PAVEMENTS SHOULD BE INSPECTED SEVERAL TIMES IN THE FIRST FEW MONTHS AFTER CONSTRUCTION TO ASSURE THAT THEY ARE WORKING CORRECTLY AND WERE INSTALLED PROPERLY. INSPECTION SHOULD BE CONDUCTED AFTER STORMS TO CHECK FOR LONG DURATION SURFACE PONDING THAT MAY INDICATE LOCAL OR WIDESPREAD CLOGGING.
2. MAINTENANCE RESPONSIBILITY FOR BMP SHALL BE VESTED WITH THE RESPONSIBLE PARTY BY MEANS OF A LEGALLY BINDING AND ENFORCEABLE MAINTENANCE.
3. THE OWNER OF THE PROPERTY SHALL MAINTAIN IN GOOD CONDITION AND PROMPTLY REPAIR AND RESTORE ALL GRADE SURFACES, WALLS, DRAINS, DAMS AND STRUCTURES, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE DEVICES.
4. ANNUAL INSPECTION REQUIRED WITH WRITTEN INSPECTION REPORT.

### MAINTENANCE CRITERIA

1. GOOD HOUSEKEEPING PRACTICES BY THE USERS TO MINIMIZE THE PRODUCTION OF AND TRANSPORT OF PARTICULATES ONTO THE MODULAR PAVEMENT.
2. REPLACEMENT OF BASE AND UNDERLYING SOILS IF THEY BECOME CLOGGED AND WATER PONDING PERSISTS.
3. WHEN TURF IS INCORPORATED INTO THE INSTALLATION, NORMAL TURF MAINTENANCE WILL BE NECESSARY.

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# 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 = 0.14 acres
- 2) Site Impervious Surface Area, Existing and Proposed, (See Table 4.1 for details)

	(a) Existing (SF)	(b) Proposed (SF)
Roads	_____	_____
Parking lots	_____	_____
Driveways	360.0	0.0
Sidewalks/paths	202.3	0.0
Rooftops	1,469.2	1,600.0
Decks	557.0	0.0
Swimming pools/ponds	_____	_____
Other	_____	_____
Impervious Surface Area	2,646.5 = .060 Ac	1,600.0 = .037 Ac

- 3) Non-Structural BMPs Applied to the Site

Non-Structural BMP	Disconnected Impervious Area, Proposed (acres)
_____	_____
_____	_____
_____	_____

Disconnected Impervious Area. \_\_\_\_\_ 0.0 \_\_\_\_\_

- 4) Adjusted Proposed Impervious Surface Area

= Proposed Impervious Surface Area - Disconnected Impervious Area

= (Step 2b) - (Step 3)

= (.037) - (0.0)

= .037 acres

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



5) Imperviousness (I)

$$\begin{aligned} \text{Existing Imperviousness, } I_{pre} &= \text{Impervious Surface Area / Site Area} \\ &= (\text{Step 2a}) / (\text{Step 1}) \\ &= (.060) / (.140) \\ &= 43\% \end{aligned}$$

$$\begin{aligned} \text{Proposed Imperviousness, } I_{post} &= \text{Impervious Surface Area / Site Area} \\ &= (\text{Step 4}) / (\text{Step 1}) \\ &= (.037) / (.140) \\ &= 26\% \end{aligned}$$

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

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

**Step 2: Calculate the Predevelopment Load ( $L_{pre}$ )**

**A. Redevelopment**

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

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

$$0.05 + 0.009(43) = 0.437$$

$$L_{pre} = (.437)(.30)(.140)(8.16)$$

$$= 0.15 \text{ lbs/year of total phosphorus Where:}$$

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

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

$I_{pre}$  = Predevelopment (existing) 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

**B. New Development**

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

Where:

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

**Step 3: Calculate the Post-Development Load (Lpost)**

**A. New Development and Redevelopment:**

$$\begin{aligned} L_{post} &= (R_v) (C) (A) (8.16) \\ R_v &= 0.05 + 0.009 (I_{post}) \\ &= 0.05 + 0.009 ( 26 ) = 0.284 \\ L_{post} &= ( 0.284 ) ( .30 ) ( .14 ) ( 8.16 ) \\ &= 0.097 \text{ lbs/year of total phosphorus} \end{aligned}$$

Where:

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

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

$$\begin{aligned}
 RR &= L_{\text{post}} - (0.9)(L_{\text{pre}}) \\
 &= (.097) - (0.9)(.150) \\
 &= -.038 \text{ lbs/year of total phosphorus}
 \end{aligned}$$

Where:

- RR = Pollutant removal requirement (lbs/year)
- L<sub>post</sub> = Average annual load of total phosphorus exported from the post-development site (lbs/year)
- L<sub>pre</sub> = Average annual load of total phosphorus exported from the site prior to development (lbs/year)

**Step 5: Identify Feasible BMP(s)**

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 <sub>post</sub> x (BMP <sub>RE</sub> ) x (% DA Served) =	LR	lbs/year
	x x =		lbs/year
	X x =		lbs/year
	X x =		lbs/year
	Load Removed (total) =		lbs/year
	Pollutant Removal Requirement (from Step 4) =		lbs/year

Where:

- Load Removed = Annual total phosphorus load removed by the proposed BMP (lbs/year)
- L<sub>post</sub> = Average annual load of total phosphorus exported from the post-development site prior to development (lbs/year)
- BMP<sub>RE</sub> = BMP removal efficiency for total phosphorus, Table 4.8 (%)
- % DA Served = Fraction of the drainage area 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?                      x Yes                      No**

**Approved, Planning and Zoning**

Ocean City, Worcester County, Maryland 21842

This approval does not extend to any future uses and is limited to approving those uses and plans as being encompassed within the application and approvals of the Planning and Zoning Commission and Board of Appeals. The application and records are available for review at the office of the undersigned. The subdivision of this land as shown is approved.

Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

**Approved, Mayor and City Council**

Ocean City, Worcester County, Maryland 21842

Mayor \_\_\_\_\_ Date \_\_\_\_\_

City Council President \_\_\_\_\_ Date \_\_\_\_\_

**Worcester County Environmental Programs**

Approving Authority Worcester County \_\_\_\_\_ Date \_\_\_\_\_

**Owner's Certificate**

As legal owner of this property we approve of this subdivision and desire that it be recorded. We hereby certify that the requirements of Section 3-108 of the Real Property Article of the Maryland concerning the making of this plat, the setting of markers and the existence of prior recorded plats have been complied with.

Commonwealth Custom Homes, Inc. \_\_\_\_\_ Date \_\_\_\_\_  
By Nalen Graves, President

**Legend**

- WM Water Meter
- WV Water Valve
- SCO Sewer Cleanout
- OH Overhead Wires
- FFD 1st Floor Deck
- 3FD 3rd Floor Deck
- 2-3FD 2nd & 3rd Floor Deck
- CMF Concrete Monument Found
- IBS Iron Bar Set
- IBF Iron Bar Found
- TV Television
- EM Electric Meter
- Tel Telephone
- AC Air Conditioner
- BRL Building Restriction Line
- PKF PK Nail Found
- PKS PK Nail Set

Shared Ingress-Egress and Utility Easement

Shared Ingress-Egress Easement

Parking Space Provided

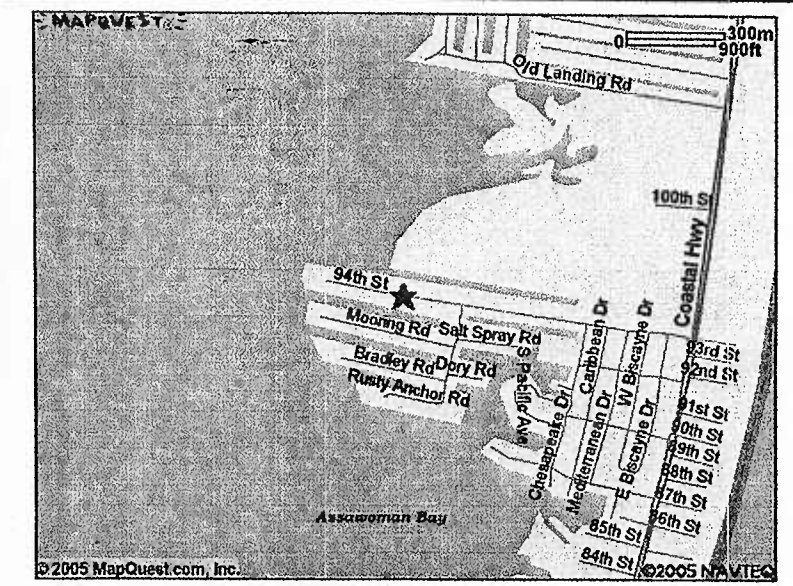
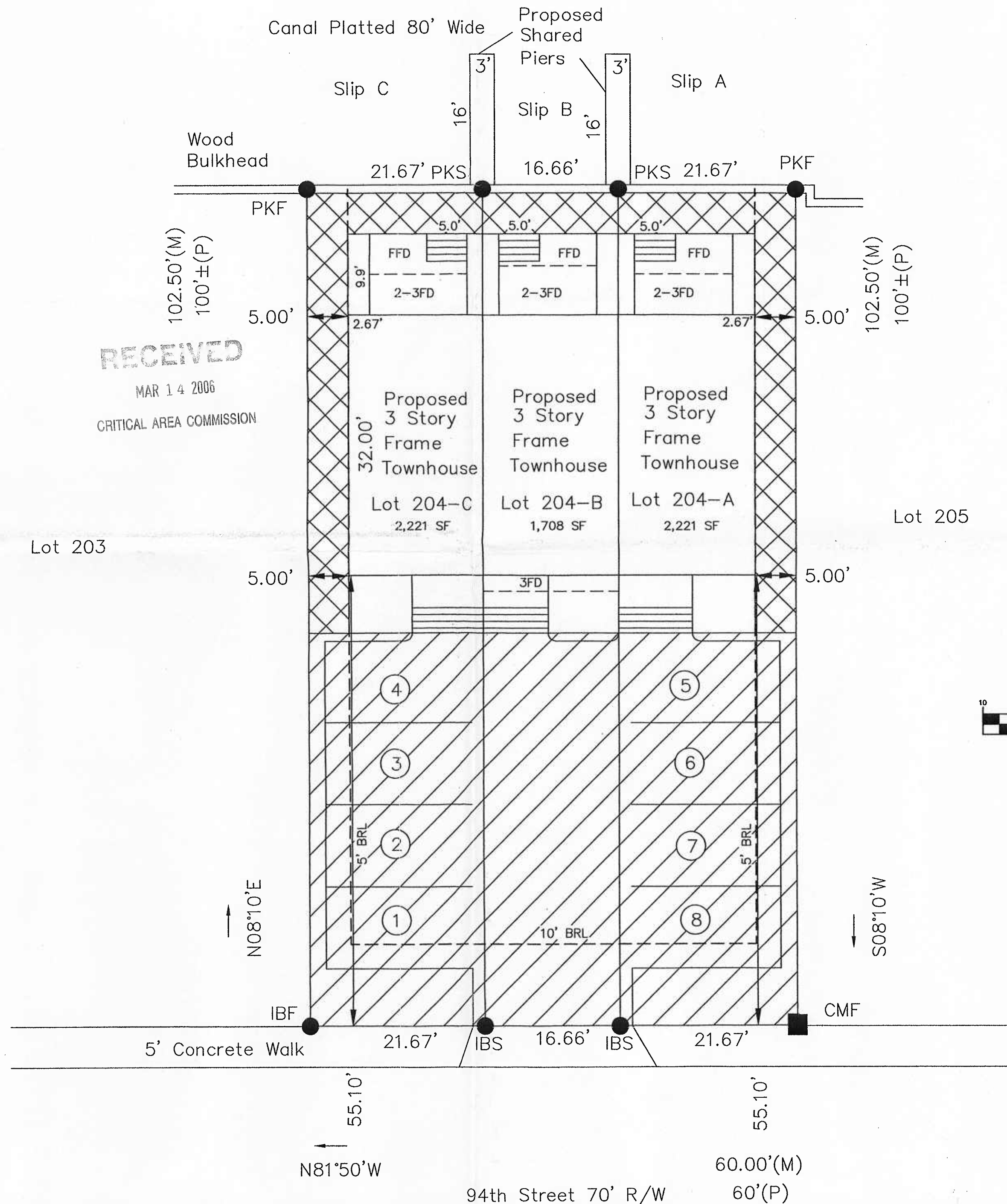
**Surveyor's Certificate**

I certify that this plat represents a survey made by me, that it is accurate to the best of my knowledge, that all the monuments indicated hereon actually exist and their locations and descriptions are correctly shown, and that all requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland and other applicable laws have been complied with.

Douglas G. Laewer \_\_\_\_\_ Date \_\_\_\_\_  
Professional Land Surveyor # 10697

# 744 SUBDIVISION

Ocean City, Worcester County, Tax District 10, Maryland



Vicinity Map

**General Notes**

1. Owner / Developer  
Commonwealth Custom Homes, Inc.  
11615.5 Coastal Highway  
Ocean City, Maryland 21842
2. Property Zoned R-2
3. Total Number of lots: 3
4. Total Site Area = 6,150 SF
5. Tax Map # 115, Parcel 9671  
Deed Reference:  
Plat Ref.: FWH 8/39
6. Flood Zone designation : Zoned A6, Elevation 6  
FEMA Flood Insurance Maps (FIRM) Community  
Panel # 245207-0003-F, dated March 4, 1986
7. Setbacks : Front = 10'  
Rear = 10'  
Side = 5'
8. Property Address  
744 94th Street  
Ocean City, Maryland 21842
9. Purpose  
Resubdivision of Lot 204, Bayside Keys
10. Existing Water and Sewer in Roadbed
11. Separate Water And Sewer To Each Lot
12. Cross Easements Provided For Ingress-Egress  
And Utilities

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 10 ft.

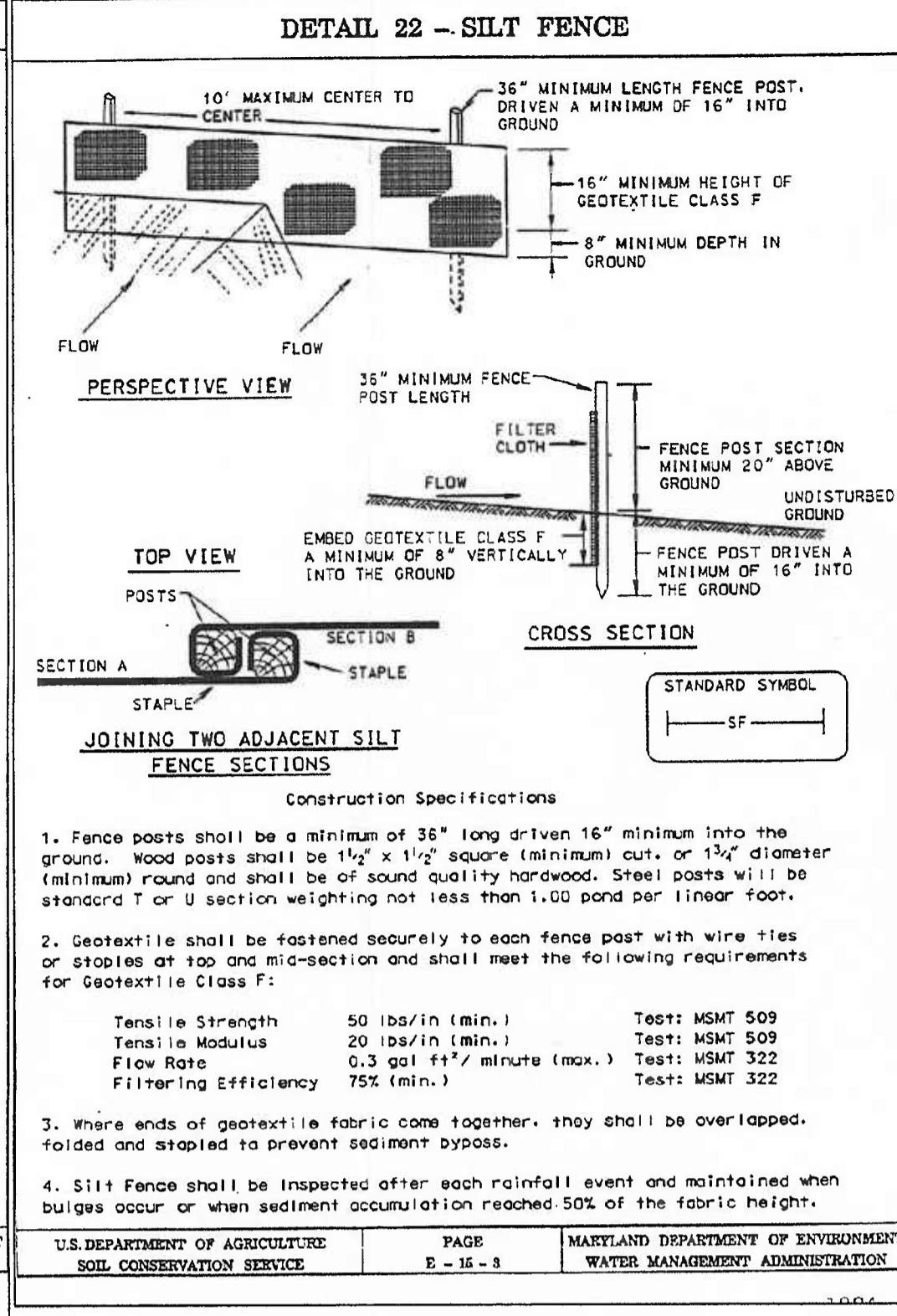
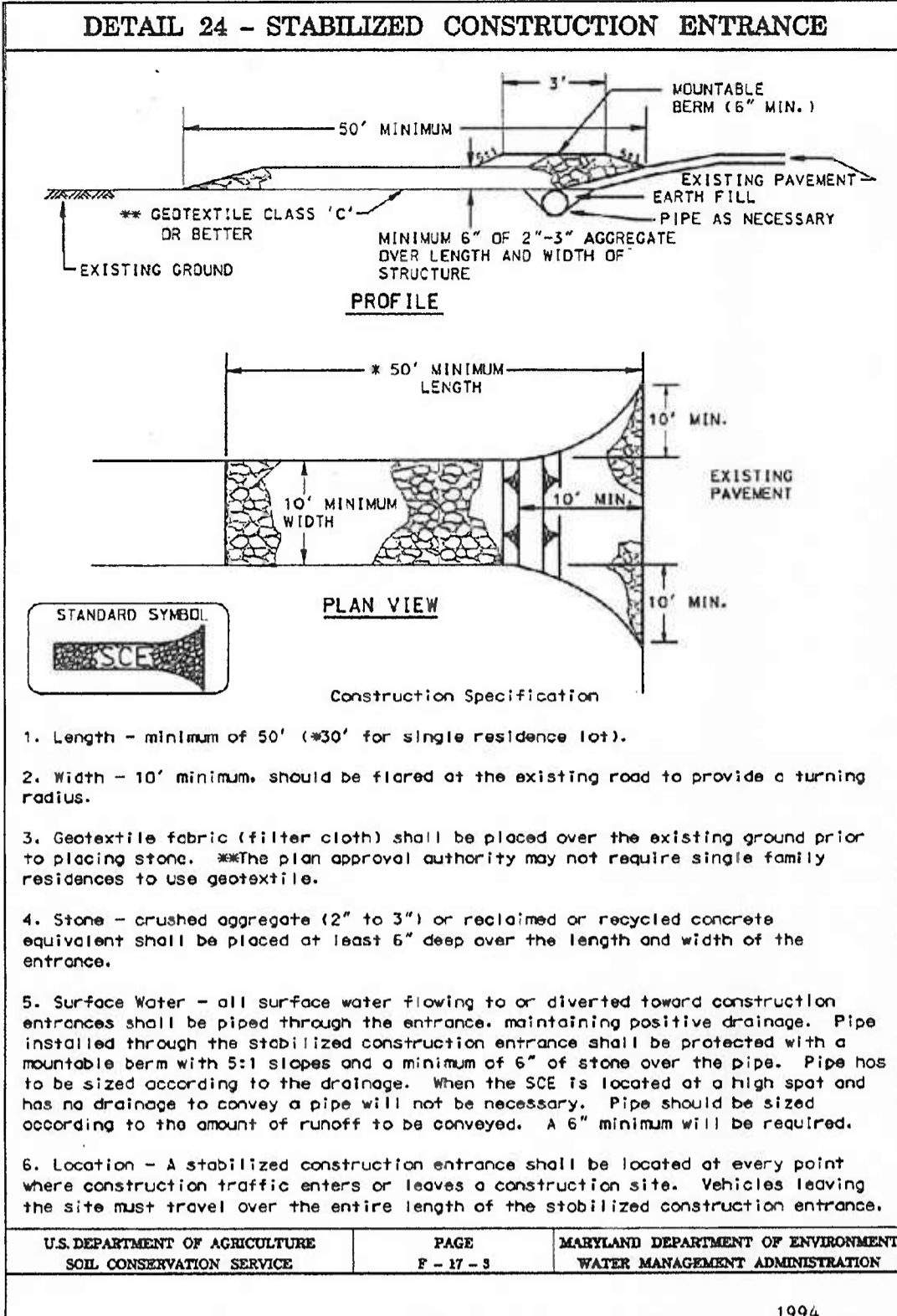
Job# 5923

Scale 1" = 10'

Date: 12/2/05

**LOEWER & ASSOCIATES**

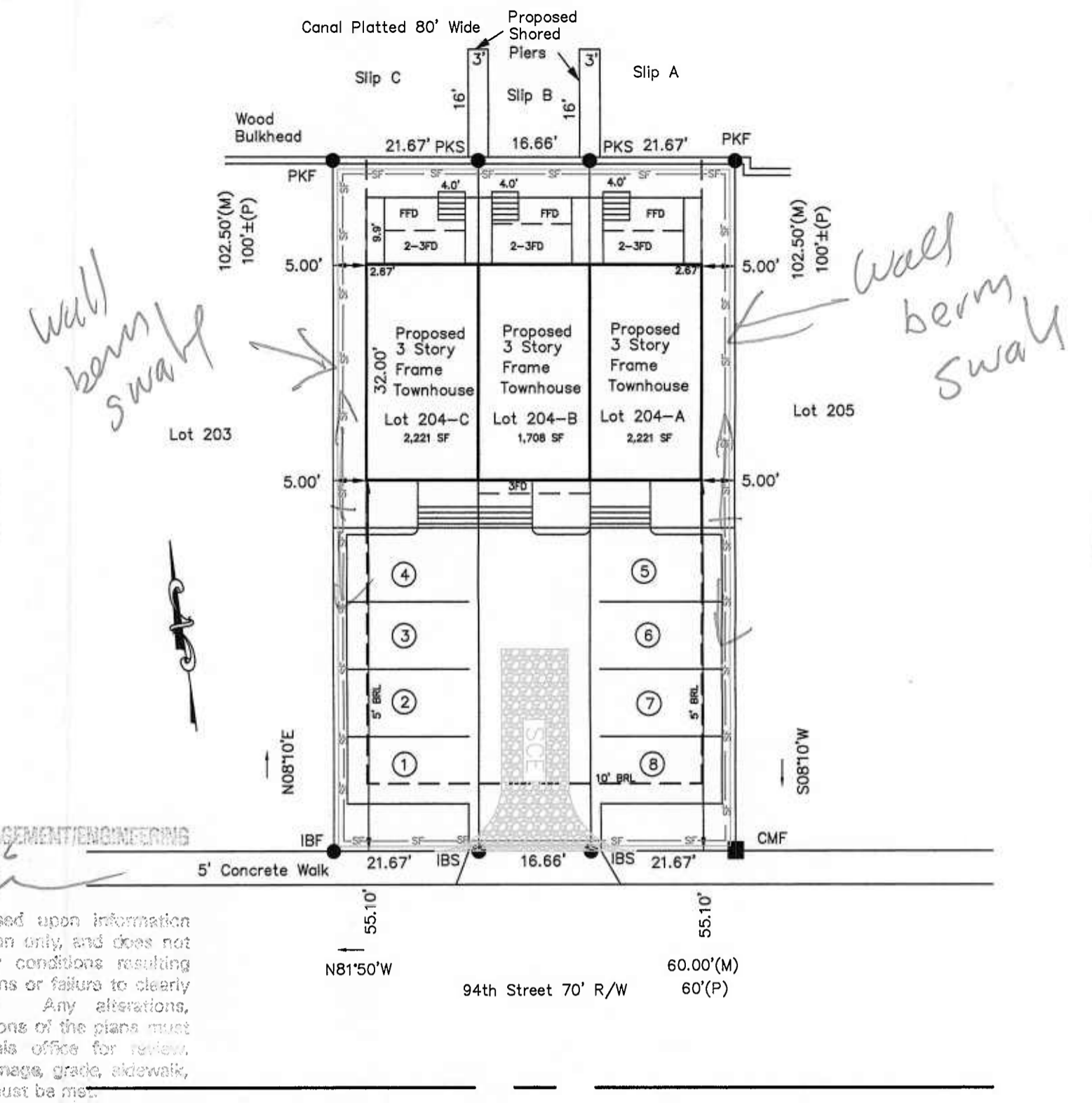
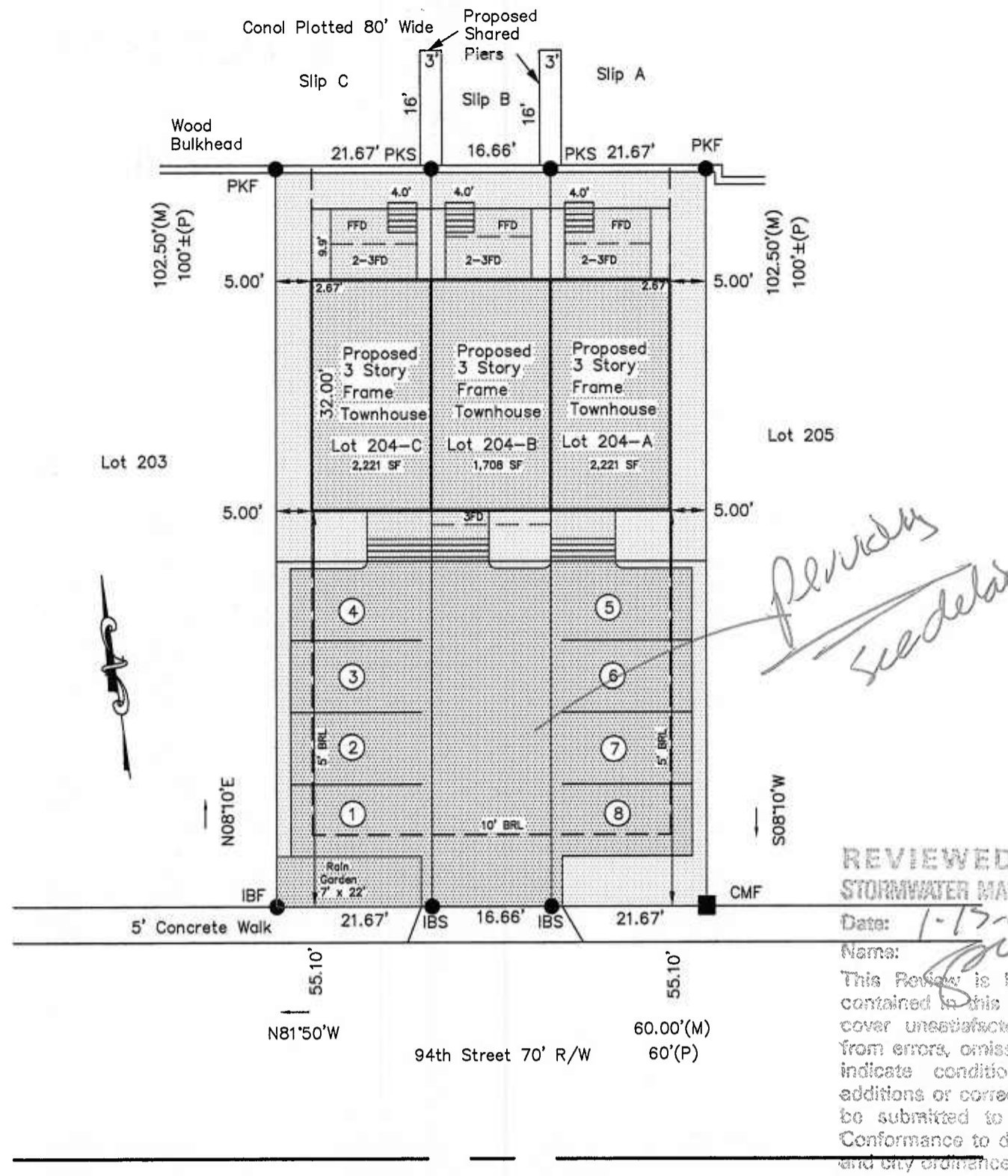
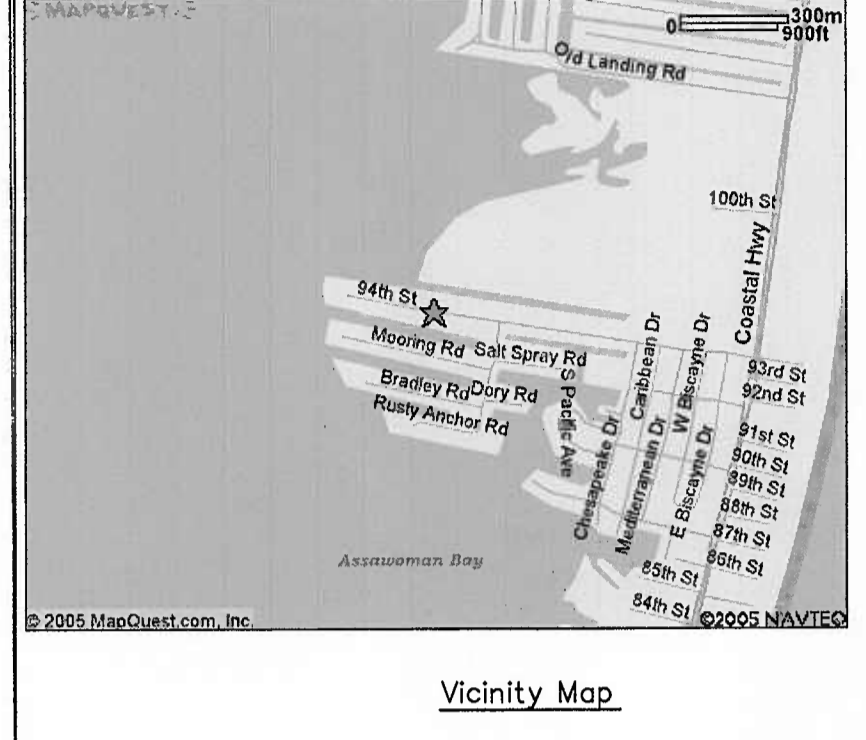
Engineers & Surveyors  
10144 Greenbriar Drive  
Berlin, Maryland 21811  
410-641-4040



**LOEWER & ASSOCIATES**  
 Engineers & Surveyors  
 10144 Greenbriar Drive  
 Berlin, Maryland 21811  
 410-641-4040

Job # 5923  
 Scale: 1" = 20'  
 Date: December 30, 2005

Building Permit Survey for  
 Commonwealth Development,  
 744 94th Street,  
 Tax Map 115, Parcels 9671,  
 Lot 204, Bayside Keys,  
 Ocean City, Worcester County,  
 Maryland 21842



- Sediment Control Plan for  
 744 94th Street  
 Ocean City, Maryland 21842
- Tax Map 115, Parcel 9671, Lot 204, Bayside Keys, Limit of Disturbance = 6,150 SF
  - Scale 1" = 20'
  - On Plan
  - Contour lines proposed and existing.
  - Area developed as shown on plan. Area under buildings pregraded. Minimum Volume to be moved
  - On Plan
  - Land Owner, Applicant & Developer  
 Commonwealth Custom Homes, Inc.  
 11615.5 Coastal Highway  
 Ocean City, Maryland 21842  
 410-723-4400
  - Topsoil removed from building area will be redistributed around home for landscaping. Undisturbed areas will be protected.
  - On Plan.
  - In Critical Area.
  - Sequence of Construction Including *MDG 410-901-4020*
    - Contact the ~~Worcester County Department of Planning~~ *MDG 410-901-4020* to schedule a pre-construction meeting at least 48 hours prior to commencing any site work. Failure to do so may result in an immediate stop work order.
    - Clearing and grubbing to install controls 7 days
    - Construction of perimeter controls 14 days
    - Remaining clearing and grubbing 30 days
    - Residential Construction 270 days
    - Final Grading and Stabilization 30 days
    - Removal of Controls 30 days
  - Sheet flows employed velocities less than 1 fps. No outfalls to compute quantities.
  - Sheet Flow.
  - N/A.

Limit of Disturbance 6,150 SF 0.14 Acres

Silt Fence will encircle disturbed area  
 Lot Size = 6,150 Square Feet or 0.14 Acres  
 Zoned R-1  
 Building Restriction Lines  
 Front 35'  
 Sides 20'  
 Rear 50'

**Engineer's Certification**  
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the soil conservation district.

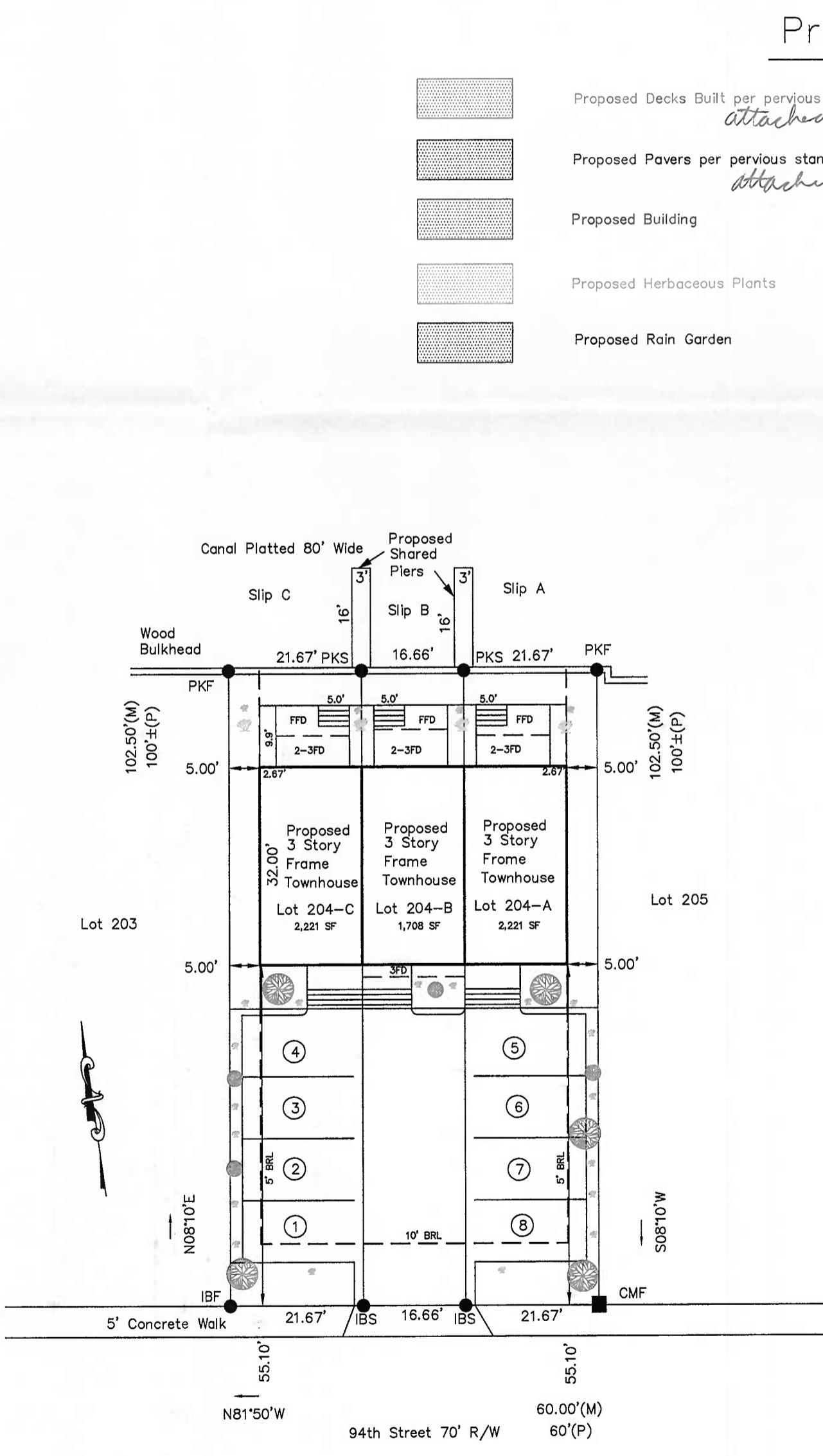
Engineer *1/15/06*  
 Date

**Owner's Certification**  
 b1. Any clearing, grading, construction or development, or all of these, will be done pursuant to this plan.  
 b2. Responsible personnel involved in the construction project will have certification of training at the department approved training program (green-card certification for the control of sediment and erosion before beginning the project). (Certification may be waived by the approval authority on any project involving four or fewer residential units).  
 b3. The developer will provide one copy of a redline as-built drawing of each facility requiring a State Pond Permit.  
 e. Maintenance shall be performed as necessary to ensure that the stabilized areas continuously meet the appropriate requirements of "1994 Maryland Standards and Specifications for the Soil Erosion Sediment Control".  
 f. Approved plans remain valid for 2 years from the date of approval.

Owner *Commonwealth Land Development, Inc.*  
 Date *1/15/06*



- Legend**
- WM Water Meter
  - WV Water Valve
  - SCD Sewer Cleanout
  - MB Mailbox
  - CMF Concrete Monument Found
  - PKF PK Nail Found
  - WD Wood Deck
  - IBF Iron Bar Found
  - TV Television
  - EM Electric Meter
  - Tel Telephone
  - AC Air Conditioner
  - BRL Building Restriction Line



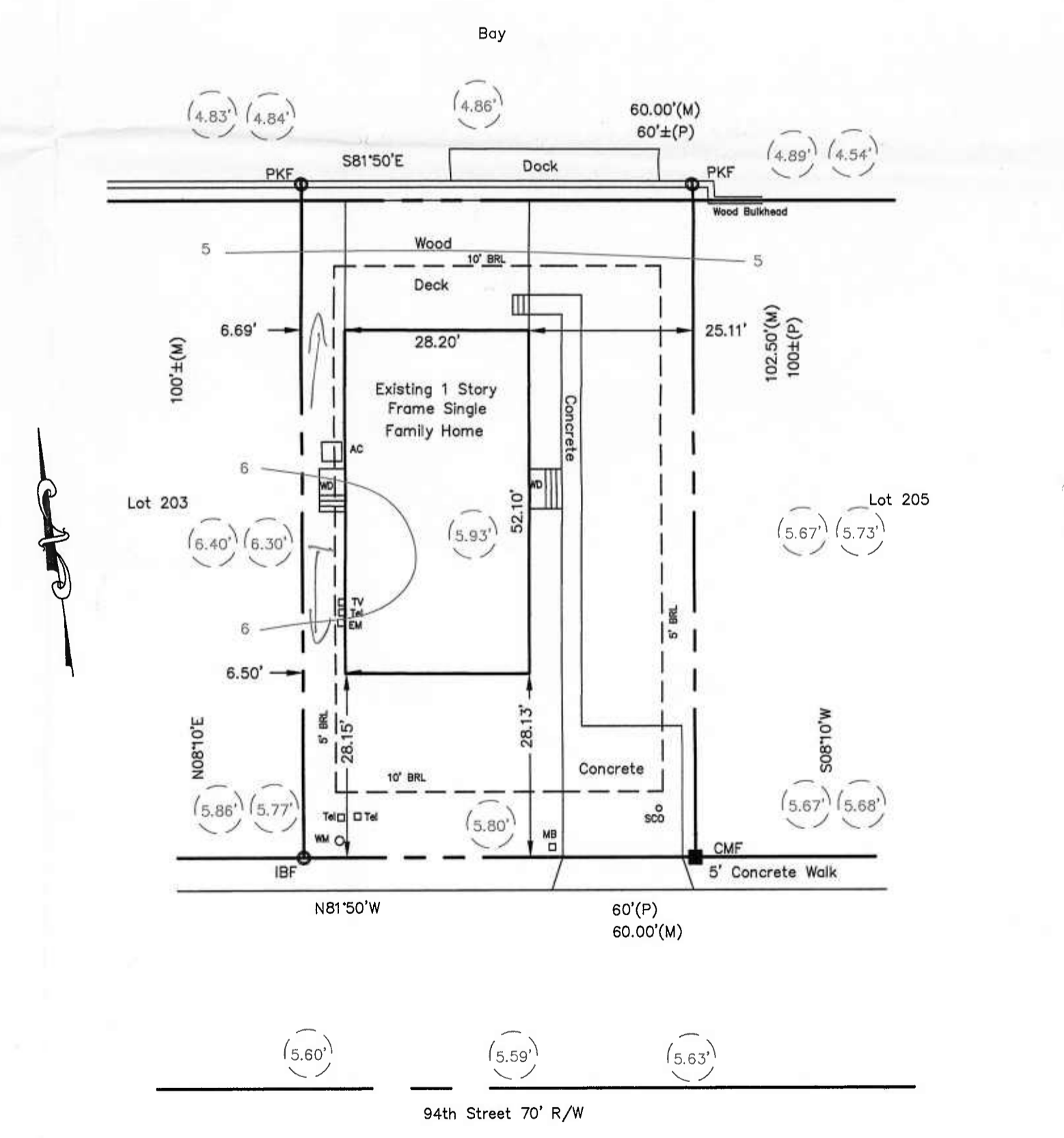
**Proposed Site Stormwater Plan**  
 Critical Area Plan

Sediment Control Plan Approval  
 Worcester Soil Conservation District  
 Snow Hill, MD 21863  
 JAN 11 2006  
 Approved by *[Signature]*

Anytime an erosion or sediment problem occurs the prompt and necessary measures will be taken to correct it by the owner and/or contractor. An approved copy of the Sediment Control Plan will be on site at all times.

**Stormwater Computations**

Category	Area (SF)
Existing Impervious	
Concrete	562.3
House	1,469.2
Decks	615.0
Total Impervious	2,646.5
Total Area	6,150.0
Total Pervious	3,503.5
% Pervious	57%
Proposed Impervious	
Concrete	0.0
Building	1,600.0
Decks	0.0
Total Impervious	1,600.0
Total Area	6,150.0
Total Pervious	4,550.0
% Pervious	26%



**Existing Site**  
 TOWN OF OCEAN CITY, MARYLAND  
 PLANNING & ZONING ADMINISTRATOR  
 CONDITIONAL APPROVAL  
*[Signature]*  
 1/9/06