Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor

Margaret G. McHale
Chair

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/

April 1, 2008

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

Re: Sorenson Building Permit
14528

Dear Mr. Smith:

Thank you for providing information on the above referenced building permit application. The applicant is proposing to construct a duplex dwelling. Critical Area issues include stormwater management, pollutant removal, and afforestation.

The lot is 4,696 square feet in size, is zoned R-1, and has a setback of 15 feet. The lot is currently developed with a two-story building, paved driveway, covered porch, second floor deck, and wood walk. The applicant proposes to remove the existing structures and construct a duplex, pervious paver drive, first floor pervious deck, and two second floor pervious decks. Total existing impervious surface onsite is 3,346 square feet (71.25%). The applicant proposes to reduce impervious surface onsite to 2,864 square feet (60.9%).To meet mitigation requirements in the 100-foot Buffer, the applicant is required to provide 3,772 square feet of mitigation; the applicant proposes to plan 2 large trees (Japanese black pine), 6 small trees (crape myrtle), 20 large shrubs (blue point juniper), 15 small shrubs (Japanese barberry), and 20 herbaceous plants (bugleweed). In addition, the applicant will pay $578.40 as a fee-in-lieu for landscaping. The applicant is meeting 10% phosphorus removal requirements by reducing impervious surface onsite.

Based on the information provided, we have the following comment on this project:

1. Within the 100-foot Buffer area, the applicant proposes to construct a duplex, pervious paver drive, pervious deck, and two second floor pervious decks; the total area allocated for all three decks is 454 square feet. The Town of Ocean City Atlantic

Coastal Bays Critical Area Program §30-554(d)(1) states that, "New development, including accessory structures, shall minimize the extent of intrusion into the Buffer…" While we understand that the Town of Ocean City Atlantic Coastal Bays Critical Area Program allows pervious decks in the setback, and we will continue to discuss this issue with staff, it appears that the size and location of the duplex and decks do not minimize Buffer intrusion. To minimize water quality and habitat impacts, we recommend reducing the size of the proposed first floor deck, removing the two second floor decks, and fully planting the remaining area of the setback with the native vegetation that is required for mitigation. We note that existing dwelling currently has a 180 square foot deck located within the setback.

2. The applicant proposes to plant Japanese barberry and bugleweed for mitigation purposes. Japanese barberry is listed as an invasive species to the Mid-Atlantic natural areas, and bugleweed, while not officially listed, is known to show invasive tendencies as well. Commission staff recommends that the applicant plant highbush blueberry and sneezeweed in lieu of the aforementioned species.

Thank you for the opportunity to provide comments on this building permit request. Please have the applicant provide the information requested above. If you have any questions, please feel free to call me at (410) 260-3483.

Sincerely,

Nick Kelly

Nick Kelly, Ph.D
Natural Resource Planner
cc: OC 185-08

OC 185-08

TOWN OF
OCEAN CITY
The White Marlin Capital of the World

Reply to: Planning and Community Development
P.O. Box 158
Ocean City, MD 21843
410-289-8855

April 9, 2008

Mr. Nick Kelly
State of Maryland Critical Area Commission
1804 West Street, Suite 100
Annapolis, MD 21401

Dear Nick:

Re: Sorenson Site Plan
Application #08-14528
Your File # OC 185-08

We have received your comments regarding the above referenced building permit and will take them under advisement. As you know, the Town of Ocean City is an Intensely Developed Area with buffer management regulations approved by the Critical Area Commission and the Mayor and City Council. Our Critical Area Program and City Code set forth specific development regulations for the critical area buffer (Section 30-554 (d)(2)). Our review indicates that the site plan as submitted is consistent with those regulations.

Please be assured that we appreciate the assistance that you provide in reviewing projects in the Critical Area, and that we take your comments seriously and apply them in accordance with adopted regulations.

Sincerely,

Blaine sm

R. Blaine Smith
Zoning Administrator

/m
cc: Permit File #08-14528
File 1501.13.2
Correspondence '08

Ocean City, MD
All-America City
2001

185-08

CRITICAL AREA COMMISSION
FOR THE CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Town of Ocean City, MD Date: 03/27/08

Tax Map #	Parcel #	Block #	Lot #	Section
118	0042B	34	4	

FOR RESUBMITTAL ONLY
Corrections ☐
Redesign ☐
No Change ☐
Non-Critical Area ☐

*Complete Only Page 1
General Project Information

Project Name (site name, subdivision name, or other)	Sorensen
Project location/Address	14122 Laurel Ave

City	Ocean City, MD	Zip	21842
Local case number	14528		

Applicant: Last name	Sorensen	First name	Casper
Company			

Application Type (check all that apply):

Building Permit	☒	Other	☐
Buffer Management Plan	☐	Rezoning	☐
Conditional Use	☐	Site Plan	☐
Consistency Report	☐	Special Exception	☐
Disturbance > 5,000 sq ft	☐	Subdivision	☐
Grading Permit	☐	Variance	☐

RECEIVED
MAR 28 2008
CRITICAL AREA COMM.
Chesapeake & Atlantic Coastal Bays

Local Jurisdiction Contact Information:

Last name Smith First name Blaine

Phone # 410-289-8855 Response from Commission Required By ASAP

Fax # 410-289-8705 Hearing date

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Duplex

	Yes		Yes
Intra-Family Transfer	☐	Growth Allocation	☐
Grandfathered Lot	☐	Buffer Exemption Area	☐

Project Type (check all that apply)

Commercial	☐	Recreational	☐
Consistency Report	☐	Redevelopment	☐
Industrial	☐	Residential	☒
Institutional	☐	Shore Erosion Control	☐
Mixed Use	☐	Water-Dependent Facility	☐
Other	☐		

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		4696
LDA Area		
RCA Area		
Total Disturbed Area		4696

Total Disturbed Area 4696

# of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Impervious Surface		3346
Created Forest/Woodland/Trees			New Impervious Surface		
Removed Forest/Woodland/Trees			Removed Impervious Surface		482
			Total Impervious Surface		2864

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

Variance Type		Structure	
Buffer	☐	Acc. Structure Addition	☐
Forest Clearing	☐	Barn	☐
HPA Impact	☐	Deck	☐
Impervious Surface	☐	Dwelling	☐
Expanded Buffer	☐	Dwelling Addition	☐
Nontidal Wetlands	☐	Garage	☐
Other	☐	Gazebo	☐
Setback	☐	Other	☐
Steep Slopes	☐	Patio	☐
		Pool	☐
		Shed	☐

Critical Area Project Application
Town of Ocean City

Date: 2·20·08 **File#** 10460-07 14528

Project Name: Sorenson

Project Address 14122 LAUREL AVE., OCEAN CITY

Tax Map: 118 **Parcel:** 428 **Block:** 34 **Lot#** 4 **Zoning** R-1

Property Owner ROBERTS, FREDA N. & DAVID A. CHASE **Phone** _____

Property Owner Address 7647 GREENDELL LANE, HIGHLAND, MD 20777

Parcel size (SF): 4,696 **or Site Area (SF)** _____ **(If < 50% of parcel)**
Site size (SF) = area of disturbance
plus 5 feet perimeter of actual construction

I. PROJECT DESCRIPTION

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 (15' **feet). No impervious surface or cantilevering permitted within the setback.**
("Pervious" decks at ground level are permitted in the setback, per construction standards.)

Existing Conditions

Impervious surface (SF) 3346 **% of site impervious:** 71.3

Impervious surface within the 100-foot buffer (SF): 3,346

Proposed Conditions

Impervious surface (SF): 2,864 **% of site impervious:** 61.0

Total SF of disturbed area: 4,696

Impervious surface within the 100-foot buffer (SF): 2,864

Is project in the 100 foot buffer? Yes ✓ **No** _____ *(If yes, continue with Sec. II)*
(If no, skip to Sec. III)

II. MITIGATION WORKSHEET IN THE 100-FOOT BUFFER

1. **Detached Single Family Dwellings** (*Need Landscaping Plan with schedule/legend per conversion chart below)*

Value of Construction: $ [illegible]

a. **Landscape required in the amount of 2% of the cost of construction** (Value of construction x .02 = $_____)

b. **Total landscape provided. Attach landscape plan with schedule of native plant material and cost values.** $_____

c. **Mitigation requirement (if a – b > 0) = Fee in Lieu of landscape.** $_____**(To be paid prior to issuance of Certificate of Occupancy.)**

d. **Setback from water/wetlands** _____**SF x .25 =** _____**SF**
(*Landscape SF to be provided in setback area to be shown on Landscaping Plan*)

2. **Multi-Family and Commercial** ✓
All SF values determined from "Landscape Conversion Chart" below.

Activity Description (Complete all that apply):

a. **Trees or shrubs removed from outside of setback:** #____ x _____SF x 1= N/A SF
b. **Trees or shrubs removed from setback #**___ x _____SF x 2= N/A SF
c. **Pervious to impervious** 0 SF x 2 = 0 SF
d. **Improved pervious to improved pervious** N/A SF x 1 = N/A SF
e. **Undisturbed surface disturbed but remaining pervious** N/A SF x 1 = N/A SF
f. **Impervious to impervious** 2864 SF x 1 = 2864 SF
g. **Impervious to pervious** N/A SF x 0 = 0 SF
h. **Construction of decks in setback** 454 SF x 2 = 908 SF
i. **TOTAL MITIGATION REQUIRED** (sum of a through h) = 3772 SF
j. **TOTAL LANDSCAPE PROVIDED** (Refer to "Landscape Conversion Chart" below)

	Number		Value		Total	
Large trees	# 2	x	200 SF	=	400	SF
Small trees	# 6	x	100 SF	=	600	SF
Large shrubs	# 20	x	75 SF	=	1500	SF
Small shrubs	# 15	x	50 SF	=	750	SF
Herbaceous Plants	# 20	x	2 SF	=	40	SF

TOTAL VALUE OF LANDSCAPE PROVIDED 3290 SF

K. **FEE-IN-LIEU OF LANDSCAPE** = i – j x $1.20 $ 578.40 (482 x 1.20)
(To be paid prior to issuance of Certificate of Occupancy)

l. **Setback from water/wetlands** 750 SF x .25 = 187.50 SF
(*Landscape SF to be provided in setback area*)

LANDSCAPE CONVERSION CHART
MITIGATION

Large tree = 200 square feet = 2" to 2 ½" caliber - $200.00 credit
Small tree = 100 square feet = 1" to 1 ½" caliber - $100.00 credit
Large shrub = 75 square feet = 36" height or spread or 3+ gallon container - $75 credit
Small shrub = 50 square feet = 24" height or spread or 1-2 gallon container - $50 credit
Herbaceous plants = 2 square feet per plant = 1 quart container - $2 credit

III. AFFORESTATION (LANDSCAPE) REQUIREMENT OUTSIDE THE 100-FOOT BUFFER

All development or redevelopment within the 1000-foot Critical Area boundary (but outside the 100-foot buffer) must be vegetated with native plant material in an amount of 15% of the site area.

a. Total landscape required: Parcel size 4700 **SF x .15 =** 705 **SF**
(This SF area must be plantable and vegetated with the required number of plants)

b. Landscape provided (Refer to Landscape Conversion Chart)

				Existing	Proposed
Large trees	# 2	x	200 SF =	SF	400 SF
Small trees	# 6	x	100 SF =	SF	600 SF
Large shrubs	# 20	x	75 SF =	SF	1500 SF
Small shrubs	# 15	x	50 SF =	SF	750 SF
Herbaceous Plants	# 20	x	2 SF=	SF	40 SF

TOTAL VALUE OF LANDSCAPE PROVIDED: 3290 **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. Multi-family and commercial 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.

VI. LANDSCAPE PLAN

Proposed landscape/mitigation plan (including location, botanical name, common name and installation site and should show all required vegetation according to the Mitigation or Afforestation requirements as well as all vegetation required in accordance with CHAPTER 98, ARTICLE II, LANDSCAPING, OF THE CODE.

VII. SITE PLAN REQUIREMENTS

Critical Area site plan must be drawn to scale and shall include the following information:

1. A title block, including the name of the project or development and the names of the property owner, project data including street name, tax map -parcel and lot,
2. Property lines and approximate location of adjoining property structures
3. North arrow, scale, and legend,
4. All improvements and impervious surfaces (including all structures, sidewalks, sheds, decks, driveways, pools, etc.) labeled as existing or proposed show dimensions and tabulate
5. Existing and proposed grades and elevation (Topography)
6. Limit of all proposed clearing, grading and disturbance.
7. Existing Vegetation, size and type with legend, and
8. Proposed landscape/mitigation plan (including location, botanical name, common name and installation site
9. Mean high water line or Delineation of private and State tidal wetlands and Delineation of non-tidal wetlands (If applicable)
10. 100-foot Buffer and setback delineated (If applicable)
11. Habitat protection areas (if applicable)

Reviewed by: T. Alexis Smith Zoning Administrator Date 3/17/08

David P. Blaza Environmental Engineer Date 3/18/08

Worksheet A: Standard Application Process

Calculating Pollutant Removal Requirements[1]

Step 1: Calculate Existing and Proposed Site Imperviousness

A. Calculate Percent Imperviousness

1) Site Area within the Critical Area IDA, A = 0.107 acres

2) Site Impervious Surface Area, Existing and Proposed, (See Table 4.1 for details)

	(a) Existing (acres)	(b) Proposed (acres)
Roads		
Parking lots		
Driveways	0.0374	0.0097
Sidewalks/paths	0.0036	0.0051
Rooftops	0.0280	0.0538
Decks	0.0078	0.0107
Swimming pools/ponds		
Other		
Impervious Surface Area	0.0768	0.0793

3) Non-Structural BMPs Applied to the Site

Non-Structural BMP	Disconnected Impervious Area, Proposed (acres)
PERVIOUS DECKS	0.0107
PERVIOUS PAVER DRIVE	30% x 0.0097 = 0.0029

Disconnected Impervious Area 0.0136

4) Adjusted Proposed Impervious Surface Area

= Proposed Impervious Surface Area – Disconnected Impervious Area
= (Step 2b) – (Step 3)
= (0.0793) – (0.0136)
= 0.0657 acres

[1] NOTE: All acreage used in this worksheet refers to areas within the IDA of the Critical Area only.

5) Imperviousness (I)

Existing Imperviousness, I_{pre} = Impervious Surface Area / Site Area
= (Step 2a) / (Step 1)
= (0.0768) / (0.107)
= 71.7 %

Proposed Imperviousness, I_{post} = Impervious Surface Area / Site Area
= (Step 4) / (Step 1)
= (0.0657) / (0.107)
= 61.4 %

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 (71.7) = 0.6953

L_{pre} = (0.6953) (6.30) (0.107) (8.16)

= 0.182 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**

L_{pre} = (0.5) (A)

= (0.5) (_____)

= _____ lbs /year of total phosphorus

Where:

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

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 (61.4) = 0.6026

L_{post} = (0.6026) (.30) (0.107) (8.16)

= 0.158 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})

= (0.158) - (0.9) (0.182)

= - 0.0058 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)

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_{post})	x	(BMP_{RE})	x	(% DA Served)	=	LR
_____	_____	x	_____	x	_____	=	_____ 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_{post} = Average annual load of total phosphorus exported from the post-development site prior to development (lbs/year)

BMP_{RE} = BMP removal efficiency for total phosphorus, Table 4.8 (%)

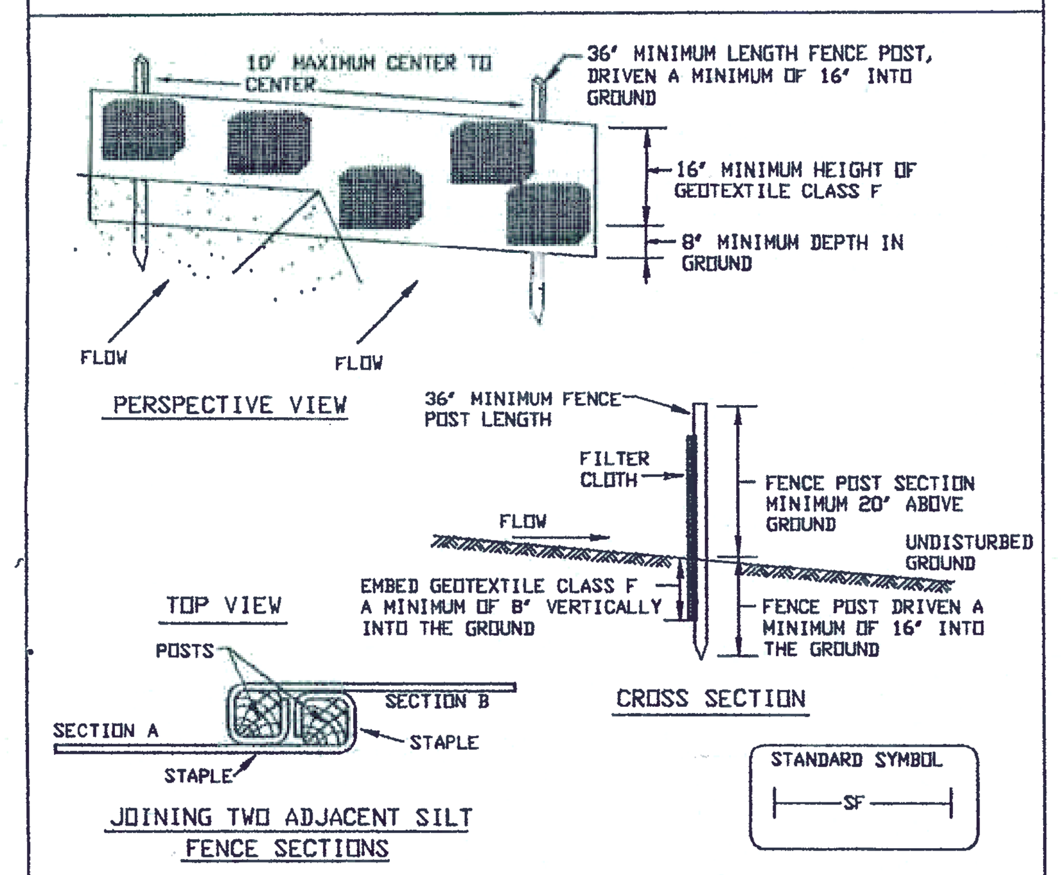
% DA Served = Fraction of the drainage area served by the BMP (%)

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? ☑ Yes ☐ No

DETAIL 22 - SILT FENCE



Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut, or 13/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.

2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

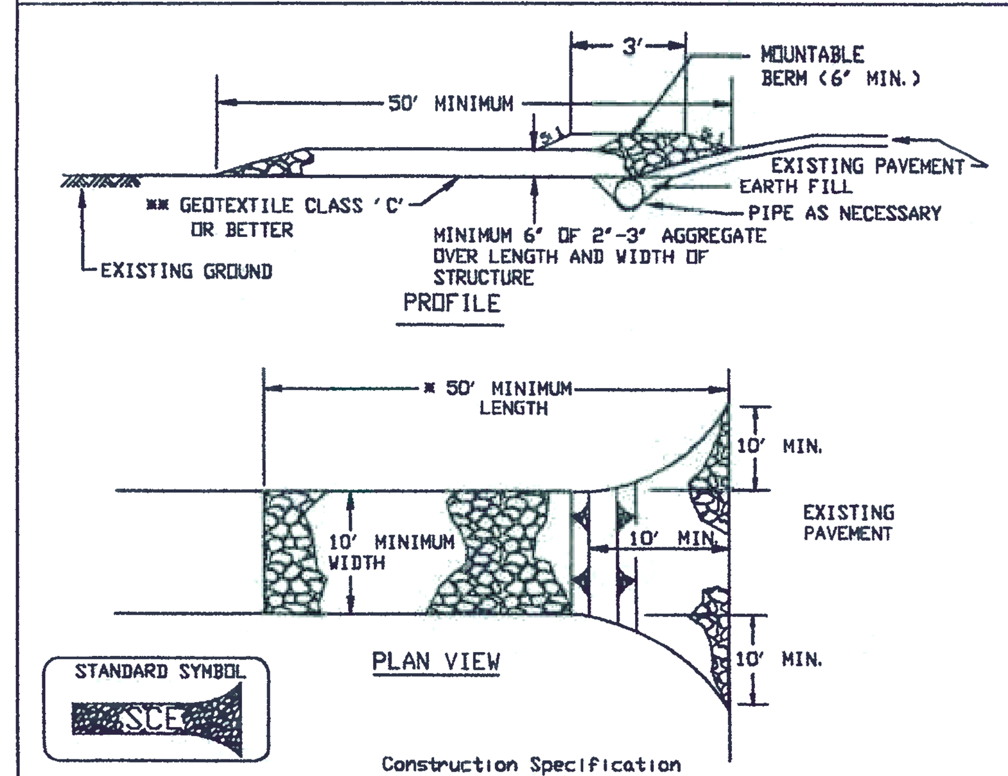
Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft²/ minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 15 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



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.

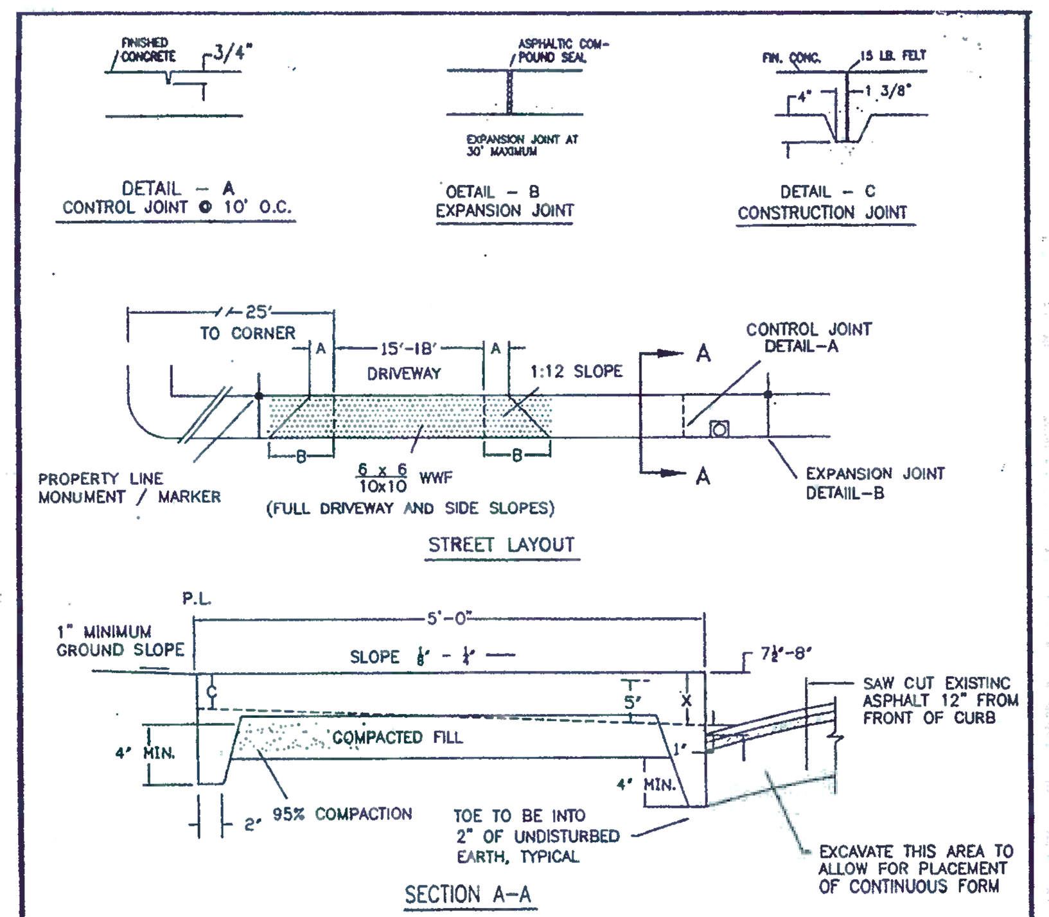
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.

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.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



NOTES
1. FLOAT AND BROOM FINISH WITH SLOPED SURFACE TO DRAIN 1/8" L.F.
2. ALL CONCRETE TO BE 3,000 PSI MINIMUM IN 28 DAYS.
3. INSPECTION REQUIRED BEFORE POURING (ENGINEERING DEPT.)
4. THE SIDEWALK IS TO BE PLACED ON THE LOT SIDE OF THE PROPERTY LINE, IF THE STREET WIDTH IS LESS THAN 50'
5. FOR SIDEWALK INSTALLATION, A LOT SURVEY SHOWING GRADES AT PROPERTY LINE, & STREET CENTER LINE, MAYBE REQUIRED
6. STEEL FORMS; RADIUS TO BE STEEL FLEXIBLE TRUE TO FORM LINE AND GRADE; ALL FORMS TO BE UNIFORM. FRONT SIZE 12"; REAR SIZE 8"
7. PLACE EXPANSION JOINTS AT FIRE HYDRANTS, UTILITY POLES, RAMPS, OR OTHER STRUCTURES WITHIN SIDEWALK AREA
8. FOR RELOCATION OF HYDRANTS, UTILITY POLES, ETC., NOTIFY PROPER PARTY, WELL IN ADVANCE OF INSTALLATION.
9. IN EVENT THE ROAD GRADE IS BELOW DESIGN GRADE, TOE REQUIRED AT 4" MINIMUM BELOW EXISTING CONDITION.
10. ALL DRIVEWAYS TO BE HANDICAPP ACCESSABLE SIDE SLOPES TO BE 1:12 FALL, MAXIMUM CROSS SLOPE 4%

DRIVEWAY SLOPE CHART

X	A	B	C
8"	3'	8'	3"
7"	2'	7'	2"
6"	1'	6'	1"
5"	-	5'	-
4"	-	4'	-
3"	-	3'	-
2"	-	2'	-
1"	-	1'	-

3X4-1 S-201

DRAWN BY: K. JORDAN	APPROVED BY:	OCEAN CITY STANDARDS SIDEWALKS 5' WIDE CITY SIDEWALK	STANDARD NO. S-2.01
DATE: 3-9-96 REVISION 8-2-06; 4-18-07	DATE:		

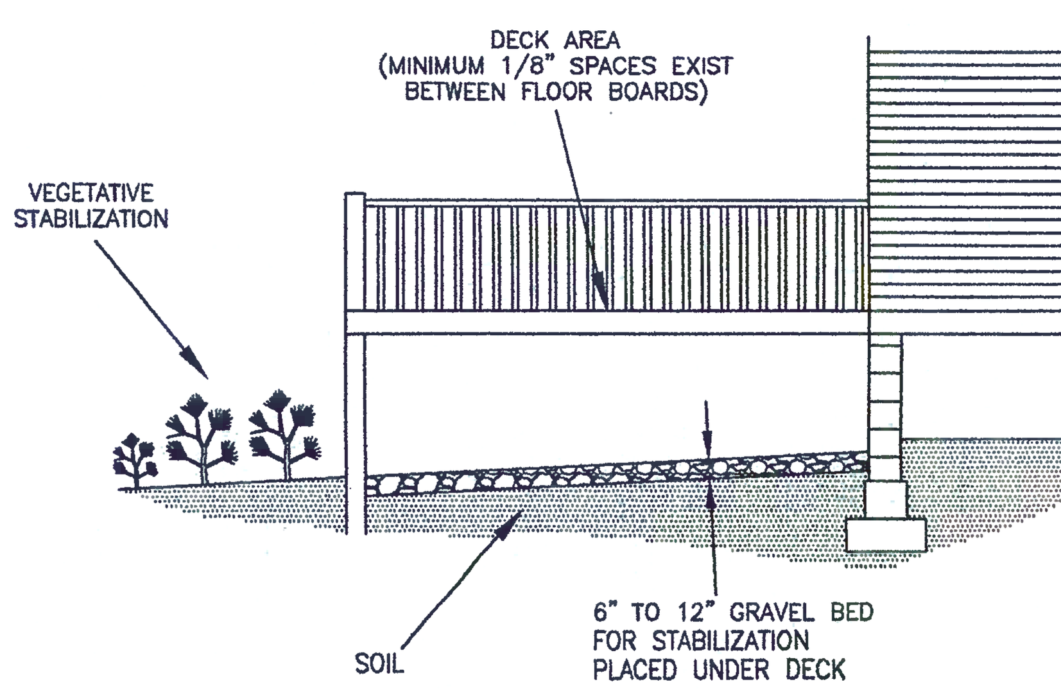
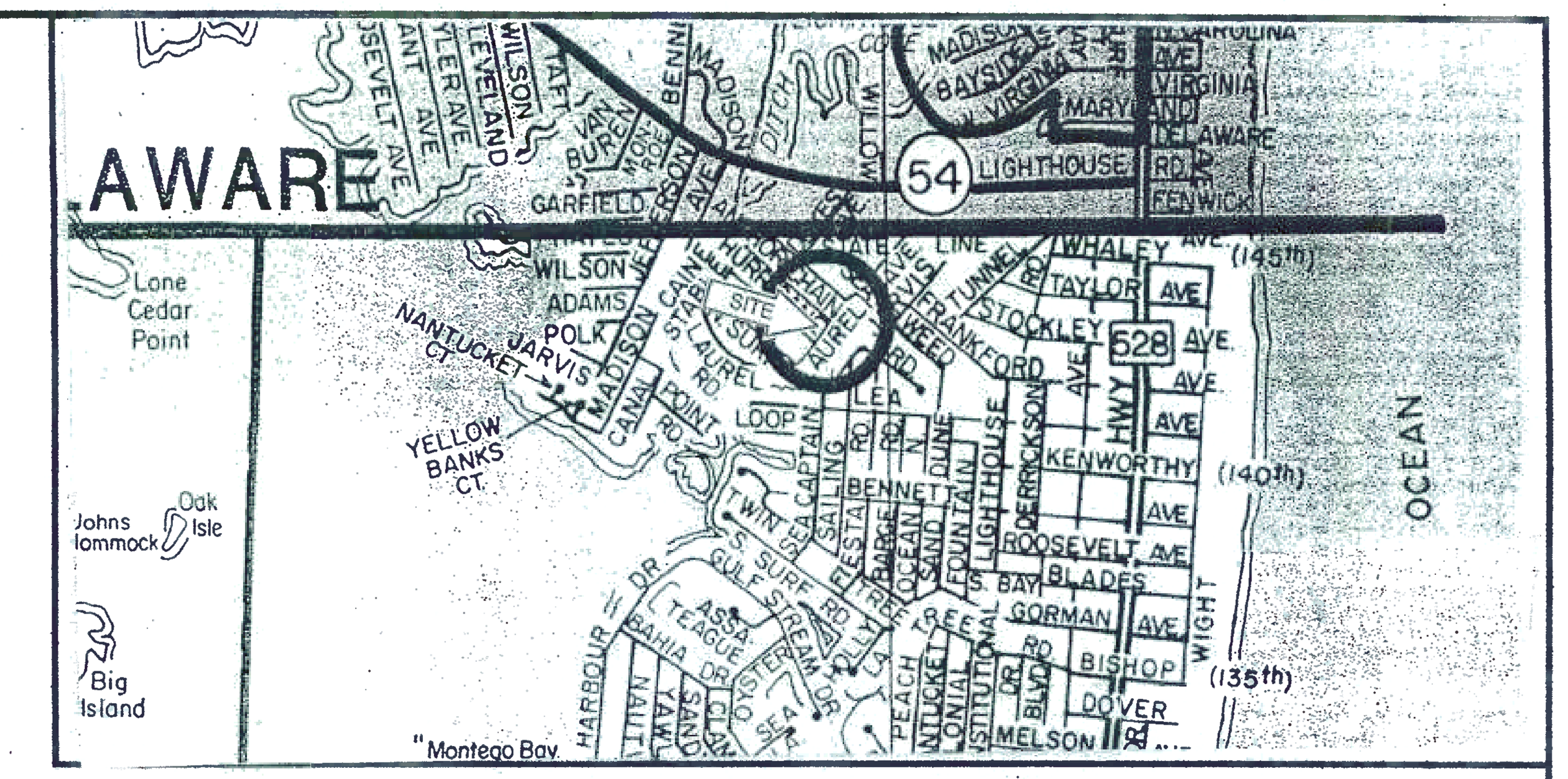


FIGURE 10.0: DECK BPM'S



CONSTRUCTION SCHEDULE FOR SEDIMENT CONTROL MEASURES

1. NOTIFY TOWN OF OCEAN CITY ENGINEERING DEPARTMENT AND M.D.E. AT 410-289-8825 TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY SITE WORK. FAILURE TO CONTACT AGENCIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE. 3 DAYS
3. FILL AND GRADE SITE. 2 DAYS
4. CONSTRUCT PROPOSED IMPROVEMENTS. 120 DAYS
5. PERMANENTLY SEED AND/OR SOD PROPOSED GRASS AREAS AND INSTALL LANDSCAPING. 1 WEEK
6. AFTER GRASS HAS BEEN MOWED TWICE, INSTALL GRASSED CHANNELS. IF SODDED, MOWING NOT REQUIRED PRIOR TO INSTALLATION OF GRASSED CHANNELS. GRASSED CHANNELS TO BE SODDED AND/OR SEEDED AND STABILIZED WITH MATTING.
7. REMOVE SEDIMENT CONTROLS MEASURES WHEN ALL DISTURBED AREAS HAVE BECOME STABILIZED WITH GRASS OR OTHER APPROPRIATE MEASURE.

THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL FACILITIES SHOWN HEREON, AND THEY SHALL BE APPROVED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT OR THEIR AUTHORIZED AGENTS PRIOR TO THE START OF ANY GRADING OPERATIONS OF CONSTRUCTION.

FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY SITE STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDER DAYS ON ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND WITHIN FOURTEEN (14) DAYS ON ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

ALL STONE CHECK DAMS SHALL BE CHECKED AND CLEANED OF SILT AND MAINTAINED PERIODICALLY TO PREVENT THE STORM RUNOFF BREAKING THROUGH.

IF DURING ANY PERIOD OF CONSTRUCTION, AN EROSION PROBLEM ARISES, THE PROPER AND NECESSARY MEASURES WILL BE TAKEN TO CORRECT THE PROBLEM BY THE OWNERS AND/OR THE CONTRACTOR(S).

ALL DISTURBED AREAS NOT PAVED OR SURFACED SHALL BE REVEGETATED AND STABILIZED FOLLOWING THE RECOMENDATIONS SHOWN ON THE DETAIL SHEET FOR TEMPORARY AND PERMANENT SEEDING.

FOREST CONSERVATION LAW STATEMENT

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(B)(9) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE ACTIVITY DOES NOT RESULT IN THE CUTTING, CLEARING, OR GRADING OF MORE THAT 40,000 SQUARE FEET OF FOREST; AND IS SUBJECT OF A DECLARATION OF INTENT FILED WITH THE COUNTY.

OWNER/DEVELOPER CERTIFICATION

I CERTIFY THAT:

ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THE SEDIMENT AND EROSION CONTROL PLAN, AND THE "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AND FURTHER, AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY WORCESTER COUNTY SOIL CONSERVATION DISTRICT BOARD OF SUPERVISORS OR THEIR AUTHORIZED AGENTS.

ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN AND THAT 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 THIS PROJECT.

THE DEVELOPER WILL PROVIDE ONE COPY OF A RED LINE AS-BUILT DRAWING OF EACH FACILITY REQUIRING A STATE POND PERMIT.

ALL PHASES OF STORMWATER MANAGEMENT CALCULATIONS, STRUCTURE DESIGN AND CONSTRUCTION WILL ADHERE TO CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR STORMWATER MANAGEMENT AND THE STORMWATER MANAGEMENT PLAN FOR THE SITE.

ALL INFORMATION SET FORTH IN THIS PLAN ACCURATELY CONVEYS THIS SITE'S CONDITIONS TO THE BEST OF MY KNOWLEDGE.

ALL STRUCTURAL DEVICES FOR STORMWATER 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 OF PERMITTING AND REVIEW. ONCE REVIEW IS COMPLETE AND APPROVED, A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

Freda N. Chase — 2-25-08
SIGNATURE(S) OF OWNER/DEVELOPER — DATE
ROBERT S. & FREDA N. & DAVID A. CHASE
7647 GREENDELL LANE
HIGHLAND, MD 20777
PHONE: C/O CASPER SORENSEN 410-822-3407

CERTIFICATION

"THE DEVELOPER'S PLAN TO CONTROL SILT AND EROSION IS ADEQUATE TO CONTAIN THE SILT AND EROSION ON THE PROPERTY COVERED BY THE PLAN. I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE WORCESTER COUNTY SOIL CONSERVATION DISTRICT PLAN SUBMITTAL GUIDELINE AND THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SEDIMENT AND EROSION CONTROL. I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER."

Frank G. Lynch — 2-25-2008
SIGNATURE(S) — DATE
FRANK G. LYNCH JR. AND ASSOC., INC.
10535 RACETRACK ROAD
BERLIN, MD. 21811
(410)641-5773

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL BE REQUIRED TO PROVIDE ALL MATERIALS AND APPURTENANCE NECESSARY FOR COMPLETE PROJECT CONSTRUCTION AS SHOWN ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS.
2. THE CONTRACTOR SHALL CONTACT MISS UTILITY FOR LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. (1-800-257-7777)
3. THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE SITE ANY DAMAGE TO EXISTING UTILITIES, ETC. CAUSED BY THE CONTRACTOR'S NEGLECT SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR CONSTRUCTION PERMITS AND FEES.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH WORCESTER COUNTY. (410) 632-1200
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ONGOING INSPECTION AND ACCEPTANCE BY WORCESTER COUTY ROADS, WORCESTER COUNTY HEALTH DEPARTMENT AND, WORCESTER COUNTY SANITARY DISTRICT.
7. PARKING LOT AREAS SHALL, AT A MINIMUM, BE SURFACED WITH GRAVEL.

SEDIMENT AND EROSION CONTROL NOTES

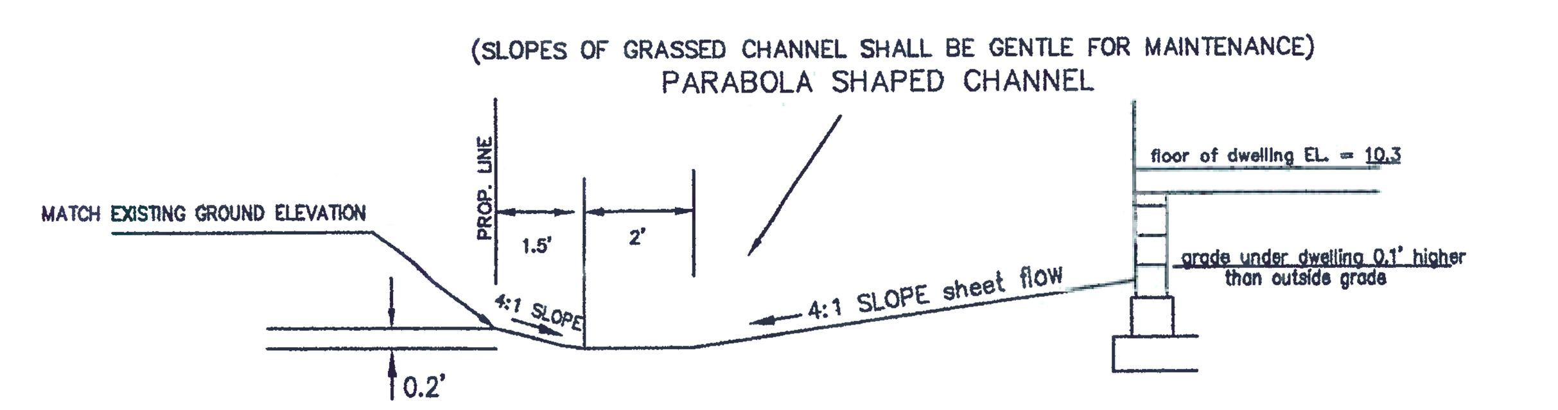
1. FOLLOWING INITIAL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS ON ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES PERIMETER SLOPE, AND SLOPES GREATER THAN 3:1 AND (14) FOURTEEN DAYS ON ALL OTHER DISTURBED AREAS ON THE SITE.
2. CERTIFICATION BY OWNER OR DEVELOPER THAT 1. ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN AND 2. THAT 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) AND AS APPLICABLE PER COUNTY 3. THE DEVELOPER WILL ONE COPY OF A RED LINE AS BUILT DRAWING OF EACH FACILITY REQUIRING A STATE POND PERMIT.
3. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
4. APPROVAL SHALL BE REQUESTED UPON FINAL STABILIZATION OF ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES BEFORE REMOVAL OF SEDIMENT CONTROLS.
5. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
6. APPROVED PLANS REMAIN VALID FOR 2 YEARS FROM THE DATE OF APPROVAL, EXCEPT SURFACE MINES AND LANDFILL PLANS WHICH REMAIN VALID FOR 5 YEARS FROM THE DATE OF APPROVAL UNLESS SPECIFICALLY EXTENDED OR RENEWED BY THE APPROVAL AUTHORITY.
7. SEDIMENT AND EROSION CONTROL DEVICES MUST BE INSPECTED AND MAINTAINED REGULARLY TO INSURE THAT THE INTENDED PURPOSE IS ACCOMPLISHED.
8. ALL DISTURBED AREAS WHICH ARE NOT PAVED OF GRADED WILL BE SEEDED OR SODDED.
9. WHERE SEEDING IS REQUIRED, USE K-31 OR BETTER. ALL SLOPES OF 3:1 AND ALL AREAS IF DESIGNATED ON THE PLAN SHALL BE SEEDED.
10. ALL DISTURBED AREAS ARE TO BE PROTECTED DURING ALL PHASES OF DEVELOPEMENT.
11. ALL SPOIL WILL BE REMOVED TO AN APPROVED SITE. SPOIL FROM EXCAVATION WILL BE REMOVED DAILY. CLEAN RUNOFF WATER WILL BE DIVERTED AROUND ANY TEMPORARY STOCKPILE AREAS.
12. THE APPROVAL OF THIS PLAN FOR SEDIMENT AND EROSION CONTROL DOES NOT RELIEVE THE DEVELOPER/CONSULTANT FROM COMPLYING WITH ANY FEDERAL/ STATE/COUNTY/TOWN REQUIREMENTS APPERTAINING TO ENVIRONMENTAL ISSUES.
13. 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.

PROJECT NOTES

1. LOT AREA: 4,696 S.F.±
2. BLDG ENVELOPE: 2,358 S.F.±
3. EX. ZONING: R-1
   ZONING SETBACKS: FRONT: 20'
   REAR: 15', SIDES: 5'
4. FLOOD ZONE: A6 (BFE=6) PER FIRM NO. 245207 0003 F DATED MARCH 4, 1986.
5. DISTURBED AREA: 4,696 S.F.± OR 0.107 ACRES ±
6. PROPOSED FILL: 150 C.Y.±
7. DEED REF.: S.V.H. 3910/394.
8. SITE SOILS ARE: MANMADE.
9. SITE IS CURRENTLY IMPROVED.
10. STORMWATER IS DIRECTED TO GRASS CHANNELS.
11. TAX MAP 118, PARCEL 42B
12. THERE ARE REPORTEDLY NO WETLANDS WITHIN THE LIMITS OF DISTURBANCE.
13. THIS SITE IS WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA.
14. THIS SITE IS WITHIN WORCESTER COUNTY SUBWATERSHED #2130103-CAPE ISLE OF WIGHT DRAINAGE.

MIN. ACCURACY = ±0.1'

- —SF— DENOTES SILT FENCE AND LIMITS OF DISTURBANCE
- —SSF— DENOTES SUPER SILT FENCE ALONG BULKHEAD
- [7.0] DENOTES PROPOSED ELEVATION (NGVD 1929 DATUM)
- 7.0 DENOTES EXISTING SPOT ELEVATION (NGVD 1929 DATUM)
- ----- DENOTES 2' WIDE GRASS CHANNEL (SEE DETAIL)
- [SF] DENOTES DISTURBED AREA: 4,696 S.F.± OR 0.107 ACRES
- ◉ DENOTES IRON ROD FOUND
- ⊡ DENOTES CONC. MON. FOUND
- → DENOTES POST CONSTRUCTION FLOW PATTERN



GRASS CHANNEL SECTION (NO FALSE BERM REQUIRED) - NTS

NOTE: MINOR GRADING TO BE DONE TO MINIMIZE RUNOFF ONTO ADJACENT PROPERTIES AND DOWN SPOUTS TO BE DIRECTED TO GRASS CHANNELS.

EXISTING

CRITICAL AREA NOTES:
1. DESIGNATION: IDA
2. IMPERVIOUS AREA:
   DWELLING = 1,218 S.F.±
   COV. PORCH/DECK/STEPS = 129 S.F.±
   DECK/STEPS = 28 S.F.±
   REAR DECK = 182 S.F.±
   WOOD WALK = 158 S.F.±
   PAVED DRIVE = 1,631 S.F.±
   TOTAL IMPERVIOUS = 3,346 S.F.±
3. IMPERVIOUS %: 71.3 % ±
4. IMPERVIOUS AREA WITHIN 100' BUFFER: 3,346 S.F.±
5. SITE IS IMPROVED.

PROPOSED

CRITICAL AREA NOTES:
1. DESIGNATION: IDA
2. IMPERVIOUS AREA:
   DWELLING = 2,188 S.F.±
   COV. ENTRIES = 157 S.F.±
   CONC. WALKS = 222 S.F.±
   PERVIOUS PAVER DRIVE = 297 S.F.±
   (424 S.F. - 30% VOID RATIO = 297 S.F.)
   REAR DECK (PERVIOUS) = 0 S.F.±
   TOTAL IMPERVIOUS = 2864 S.F.±
3. IMPERVIOUS %: 61.0 % ±
4. IMPERVIOUS AREA WITHIN 100' BUFFER: 2,864 S.F.±
5. SITE IS IMPROVED.

STORMWATER MANAGEMENT CALCULATIONS

EXISTING IMPERVIOUS: 3,346 S.F.±
PROPOSED IMPERVIOUS: 2,864 S.F.±

PER TOWN OF OCEAN CITY, IF THERE IS A 20% REDUCTION OF IMPERVIOUS SURFACE NO STORMWATER MANAGEMENT IS REQUIRED. IF THE REDUCTION OF IMPERVIOUS SURFACE IS LESS THAN 20% THEN THE REMAINING IMPERVIOUS SURFACE MUST BE TREATED, UP TO 20%. FOR EXAMPLE, IF THE REDUCTION OF IMPERVIOUS SURFACE IS 15% THEN 5% OF EXISTING IMPERVIOUS SURFACE MUST BE TREATED.

(EXISTING IMP.) 3,346 S.F. - (PROPOSED IMP.) 2,864 S.F = 482 S.F.
482 S.F. / 3,346 S.F. = 14.4%
20% - 14.4% = 5.6%
5.6% X (EXISTING IMP.) 3,346 S.F. = 187 S.F REQUIRED STORMWATER MANAGEMENT

STORMWATER MANAGEMENT TREATMENT PROVIDED

2 X 73 L.F. GRASSED CHANNELS X 2' WIDE = 292 S.F.

OPEN SPACE CALCULATIONS

1,239 S.F. (OPEN) / 4,696 S.F. (TOTAL) = 26% OPEN SPACE
MINIMUM OF 15% REQUIRED

CRITICAL AREA OPEN SPACE CALCULATIONS

296 S.F. (OPEN) / 750 S.F. (TOTAL) = 39% OPEN SPACE IN CRITICAL AREA
MINIMUM OF 15% REQUIRED

NOTE: THE LIVING AREA FLOOR AND/OR GARAGE FLOOR ELEVATIONS AS SHOWN HEREON ARE RECOMMENDED MINIMUMS. THE ACTUAL ELEVATIONS OF THESE FLOORS ARE TO BE ESTABLISHED BY THE OWNER AND/OR GENERAL CONTRACTOR AS IT IS THEIR RESPONSIBILITY TO VERIFY THE BUILDING CODES, FEMA REGULATIONS, AND ANY OTHER APPLICABLE REGULATIONS AND/OR RESTRICTIONS ARE COMPLIED WITH. IT IS IMPORTANT TO NOTE THAT UTILITIES SERVICING THE STRUCTURE MAY OR MAY NOT REQUIRE A CHANGE IN THE RECOMMENDED FLOOR ELEVATIONS AS SHOWN HEREON.

NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT OF WAYS OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.

TABLE 24 MAINTENANCE FERTILIZATIO FOR PERMANENT SEEDINGS
USE SOIL TEST RESULTS OR RATES SHOWN BELOW

SEEDLING MIXTURE	TYPE	Lb / AC	Lb / 1000 SF	TIME	MOWING
TALL FESCUE MAKES UP 70% OR MORE OF COVER	10-10-10 OR 30-10-10	500 400	11.5 9.2	YEARLY OR AS NEEDED. FALL	NOT CLOSER THAN 3" IF OCCASIONAL MOWING IS DESIRED.
CROWNVETCH SERICEA LESPEDEZA BIRDSFOOT TREFOIL	0-20-0	400	9.2	SPRING , THE YEAR FOLLOWING ESTABLISHMENT AND EVERY 4-5 YEARS THERE AFTER	DO NOT MOW CROWNVETCH
FAIRLY UNIFORM STAND OF TALL FESCUE AND SERICEA LESPEDEZA, OR BIRDSFOOT TREFOIL	5-10-10	500	11.5	FALL THE YEAR FOLLOWING ESTABLISHMENT AND EVERY 4-5 YEARS THERE AFTER.	NOT REQUIRED, NO CLOSER THAN 4" IN THE FALL AFTER SEED HAS MATURED.
WEEPING LOVE GRASS & SERICEA LESPEDEZA FAIRLY UNIFORM PLANT DISTRIBUTION	5-10-10	500	11.5	SPRING , THE YEAR FOLLOWING ESTABLISHMENT AND EVERY 3-4 YEARS THERE AFTER	NOT REQUIRED, NO CLOSER THAN 4" IN THE FALL AFTER SEED HAS MATURED.
RED & CHEWINGS FESCUE, KENTUCKY BLUEGRASS, HARD FESCUE MIXTURES	20-10-10	250 100	5.8 2.3	SEPTEMBER , 30 DAYS LATER. DECEMBER , MAY 20 , JUNE 30 , IF NEEDED.	MOW NO CLOSER THAN 2" FOR RED FESCUE AND K. BLUEGRASS, 3" FOR FESCUE

TABLE 25 PERMENANT SEEDING FOR LOW MAINTENANCE AREAS

MIX	SEED MIX (USE CERTIFIED MATERIAL IF AVAILABLE)	PLANTING LBS / AC	PLANTING LBS / 1000 SQ FT	SITE CONDITIONS	USDA HARDINESS ZONES	3/1-5/15	3/15-6/1	5/16-8/14	6/2-7/31	8/1-10/1	8/1-10/15	8/18-11/15	NOTES
1.	TALL FESCUE (75%) CANADA BLUEGRASS (10%) KENTUCKY BLUEGRASS (10%) REDTOP (5%)	150	3.4	MOIST TO DRY	5b		X			X			A
					6a		X			X			
					7a	X					X		
					7b	X						X	
					5b	X						X	
2.	KENTUCKY BLUEGRASS (50%) CREEPING RED FESCUE OR A HARD FESCUE (40%) REDTOP (10%)	150	3.4	MOIST TO MODERATELY DRY TO DRY	5b		X			X			B
					6a		X			X			
					6b	X					X		
3.	TALL FESCUE (85%) PERENNIALRYEGRASS (10%) KENTUCKY BLUEGRASS (5%)	125 15 10	2.9 .34 .23	MOIST TO DRY	5b		X			X			C
					6a		X			X			
					6B	X					X		
					7a	X						X	
					7B	X						X	
4.	RED FESCUE OR CHEWINGS FESCUE (80%) PERENNIAL RYEGRASS (20%)	60 60 15	.92 .92 .34	MOIST TO DRY	5b		.X			X			D
					6a		X			X			
					6b	X					X		
5.	TALL FESCUE (85%) OR, PERENNIALRYEGRASS (50%) PLUS CROWNVETCH OR FLATPEA	110 20 20 20	2.5 .46 .46 .46	MOIST TO DRY	5b		X			X			E
					6a		X			X			
					6b	X					X		
					7a	X						X	
					7b	X						X	
5.	TALL FESCUE (85%) OR, PERENNIALRYEGRASS (50%) PLUS CROWNVETCH OR FLATPEA	4 20	.09 .46	DRY TO VERY DRY	6a	X		X					F
					7a	X		X					
					7b	X		X					

TABLE 25 PERMENANT SEEDING FOR LOW MAINTENANCE AREAS (CONT'D)

MIX	SEED MIX (USE CERTIFIED MATERIAL IF AVAILABLE)	PLANTING LBS / AC	PLANTING LBS / 1000 SQ FT	SITE CONDITIONS	USDA HARDINESS ZONES	3/1-5/15	3/15-6/1	5/16-8/14	6/2-7/31	8/1-10/1	8/1-10/15	8/18-11/15	NOTES
7.	TALL FESCUE (83%) WEEPING LOVEGRASS (2%) PLUS SERECIA LESPEDEZA (15%)	110 3 20	2.5 .07 .46	DRY TO VERY DRY	5b		X		X	X			G
					6a		X		X	X			
					6b	X		X			X		
					7a	X		X				X	
					7b	X		X				X	
8.	~~REED CANARYGRASS (76%) REDTOP (6%) PLUS BIRDSFOOT TREEFOIL (18%)~~	~~40 3 10~~	~~.92 .07 .23~~	~~WET TO MODERATELY DRY~~	5b		X			X			H
					6a		X			X			
					6b	X					X		
					7a	X						X	
					7b	X						X	
9.	TALL FESCUE (86%) J'OA TRIVIALIS (7%) BIRDSFOOT TREEFOIL (7%)	125 10 10	2.9 .23 .23	WET TO MODERATELY DRY	5b		X			X			I
					6a		X			X			
					6b	X					X		
10.	TALL FESCUE (80%) HARD FESCUE (20%)	120 30	3.4 .69	WET TO DRY	5b		X			X			J
					6a		X			X			
					6b	X					X		
					7a	X						X	
					7b	X						X	
10.	HARD FESCUE (100%)	.75	1.7	MOIST TO DRY	5b		X			X			K
					6a		X			X			
					6b	X					X		
					7a	X						X	

Sediment Control Plan Approval
Worcester Soil Conservation District
Snow Hill, MD 21863
Approved by Alan Jones
Date 02/27/08

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.

TABLE 26 TEMPORARY SEEDING RATES, DEPTHS AND DATES

SPECIES	MINIMUM SEEDING RATES PER ACRE	LBS/1000 SQ.FT.	PLANTING DEPTH INCHES	7a AND 7b 2/1-4/30	7a AND 7b 5/1-8/14	7a AND 7b 8/15-11/30	6b 3/1-4/30	6b 5/1-8/14	6b 8/15-11/15	6a AND 5b 3/15-5/31	6a AND 5b 6/1-7/31	6a AND 5b 8/1-10/31
CHOOSE ONE: HARLEY OATS RYE	2.5 BU. (122 LBS) 3 BU. (96 LBS) 2.5 BU. (140 LBS)	2.80 2.21 3.22	1-2 1-2 1-2	X X X		BY 10/15 X	X X X		BY 10/15 X	X X X		BY 10/1 X
BARLEY OR RYE PLUS FOXTAIL MILLET	150 LBS	3.45	1	X X	X X	10/15 X	X X	X X	10/15 X	X X	X X	10/1 X
WEEPING LOVEGRASS	4 LBS	.09	1/4 - 1/2		X			X			X	
ANNUAL RYEGRASS	50 LBS	1.15	1/4 - 1/2	X		11/1	X		11/1	X		8/15
MILLET	50 LBS	1.15	1/2		X			X			X	

HARDINESS ZONES * AND SEEDING DATES *

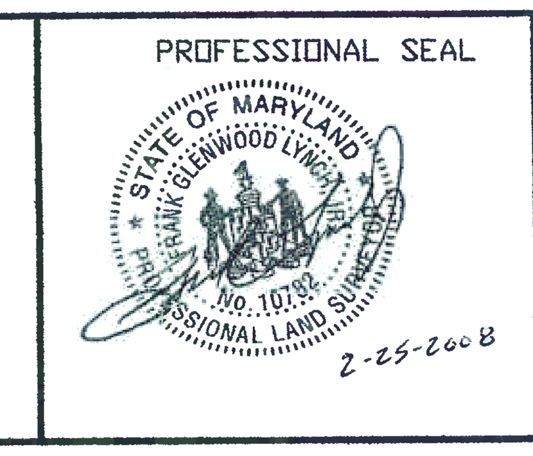
#	REVISION	DATE	CHKD

PROJECT

LOT 4, BLOCK 34, SEC. 2-A, CAINE WOODS
TOWN OF OCEAN CITY
TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND
TAX MAP 118, PARCEL 42B

PROPOSED SITE PLAN, STORMWATER MANAGEMENT, SOIL EROSION AND SEDIMENT CONTROL PLAN

PROFESSIONAL SEAL



Frank G. Lynch, Jr. & Associates, Inc.
SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 641-5353 · 641-5773

DISK#

DESIGNED BY	B. OVERHOLT	SURVEYED BY	CM/MT	FILE NO.:	10460-07
DRAWN BY	B. OVERHOLT	DATE	11-7-07	SHEET 1 OF 2	
CHECKED BY	FRANK G. LYNCH	SCALE	AS SHOWN		

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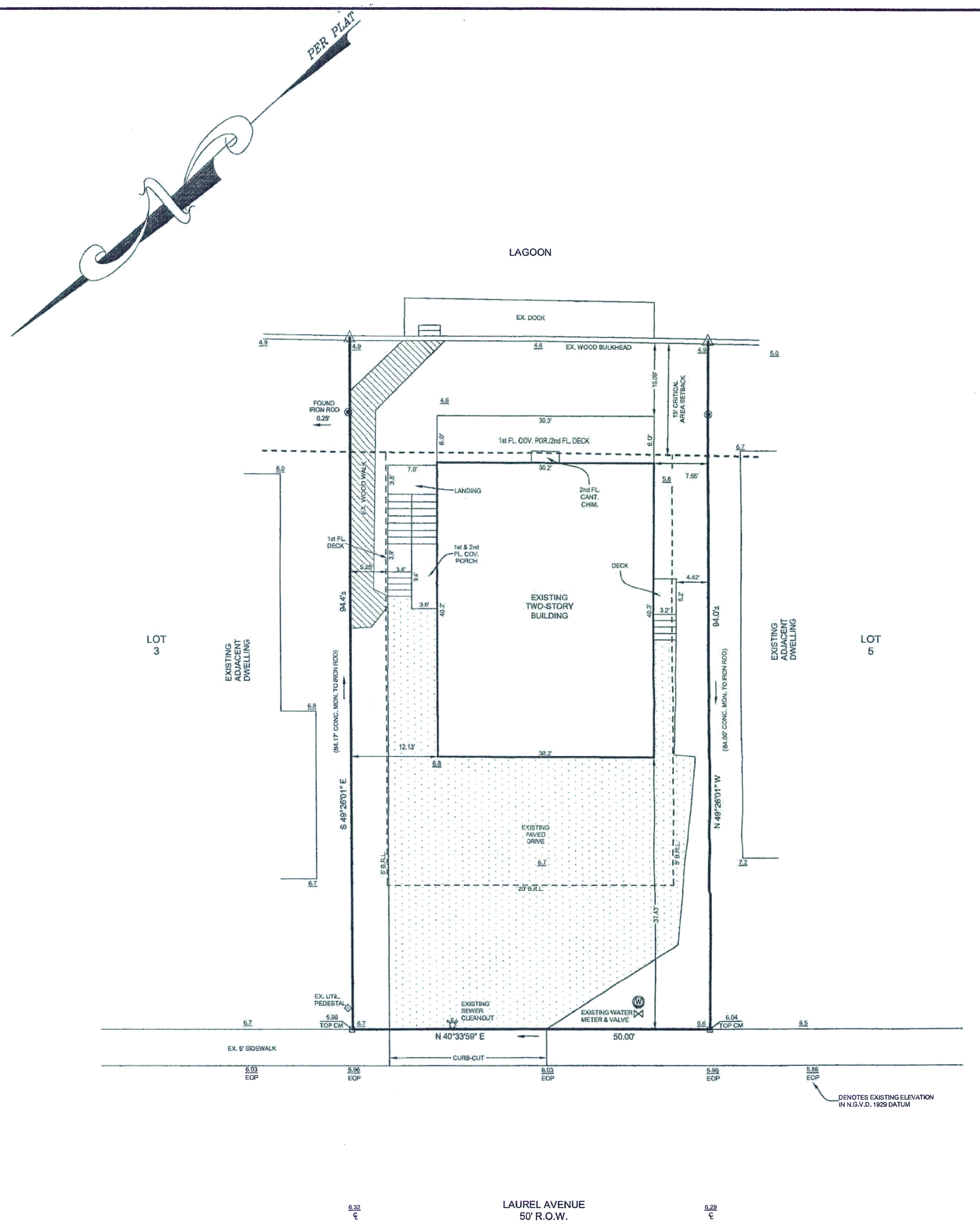
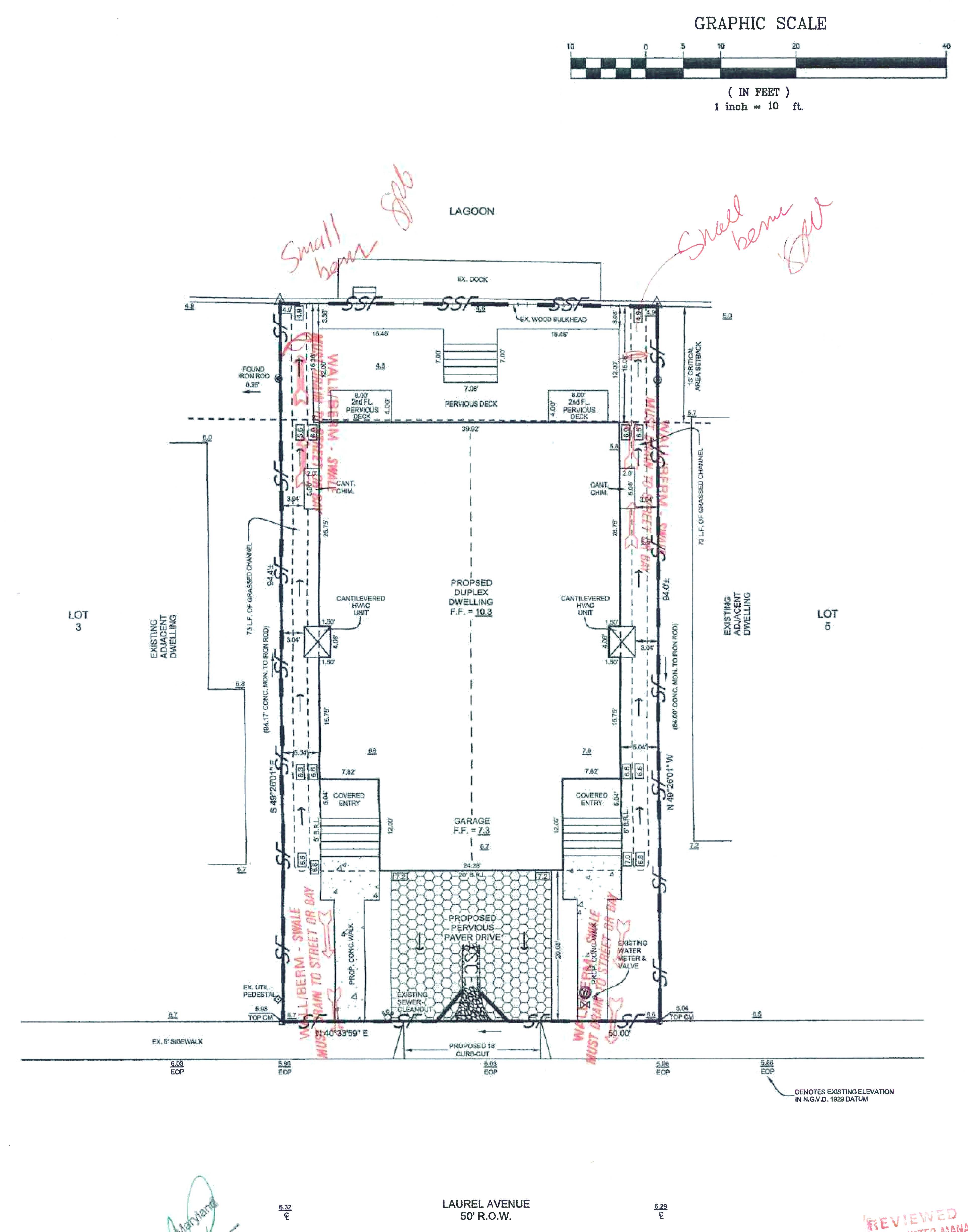


EXISTING

CRITICAL AREA NOTES:

1. DESIGNATION: IDA
2. IMPERVIOUS AREA:
   - DWELLING = 1,218 S.F.±
   - COV. PORCH/DECK/STEPS = 129 S.F.±
   - DECK/STEPS = 28 S.F.±
   - REAR DECK = 182 S.F.±
   - WOOD WALK = 158 S.F.±
   - PAVED DRIVE = 1,631 S.F.±

   TOTAL IMPERVIOUS = 3,346 S.F.±
3. IMPERVIOUS %: 71.3 % ±
4. IMPERVIOUS AREA WITHIN 100' BUFFER: 3,346 S.F.±
5. SITE IS IMPROVED.



Town of Ocean City, Maryland
Solid Waste Division
Reviewed By: [illegible]
Date: [illegible]

PROPOSED

CRITICAL AREA NOTES:

1. DESIGNATION: IDA
2. IMPERVIOUS AREA:
   - DWELLING = 2,188 S.F.±
   - COV. ENTRIES = 157 S.F.±
   - CONC. WALKS = 222 S.F.±
   - PERVIOUS PAVER DRIVE = 297 S.F.±
   - (424 S.F. – 30% VOID RATIO = 297 S.F.)
   - REAR DECK (PERVIOUS) = 0 S.F.±

   TOTAL IMPERVIOUS = 2864 S.F.±
3. IMPERVIOUS %: 61.0 % ±
4. IMPERVIOUS AREA WITHIN 100' BUFFER: 2,864 S.F.±
5. SITE IS IMPROVED.

REVIEWED
STORMWATER MANAGEMENT/ENGINEERING
Date: 3-18-08
Name: [illegible]
This Review is based upon information contained in this plan only, and does not cover unsatisfactory conditions resulting from errors, omissions or failure to clearly indicate conditions. Any alterations, additions or corrections of the plans must be submitted to this office for review. Conformance to drainage, grade, sidewalk, and city ordinance must be met.
(See additional conditions attached)

#	REVISION	DATE	CHKD

PROJECT

LOT 4, BLOCK 34, SEC. 2-A, CAINE WOODS
TOWN OF OCEAN CITY
TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND
TAX MAP 118, PARCEL 42B

PROPOSED SITE PLAN, STORMWATER MANAGEMENT, SOIL EROSION AND SEDIMENT CONTROL PLAN

PROFESSIONAL SEAL
STATE OF MARYLAND
FRANK GLENWOOD LYNCH JR.
No. 10782
PROFESSIONAL LAND SURVEYOR
[illegible] 2-25-2008

Frank G. Lynch, Jr. & Associates, Inc.
SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 641-5353 · 641-5773

DISK#

DESIGNED BY	B. OVERHOLT	SURVEYED BY	CM/MT	FILE NO.:	10460-07
DRAWN BY	B. OVERHOLT	DATE	11-7-07	SHEET 2 OF 2	
CHECKED BY	FRANK G. LYNCH	SCALE	1"=10'		

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