PROPERTY OWNER: JEFFREY D. CHANDLER, CO TRUSTEE DONNA S. MOREA, CO TRUSTEE 25049 DEEP NECK ROAD ROYAL OAK, MD 21662 (410) 745-6505 PROPERTY ADDRESS: PARCEL 42 5852 IRISH CREEK ROAD ROYAL OAK, MD 21662

PROPERTY ADDRESS: PARCEL 51 5850 IRISH CREEK ROAD ROYAL OAK, MD 21662

DEED REFERENCE: 2540/212 PLAT REFERENCE: 5/16

SITE NOTES

ZONING CLASSIFICATION: RR (RURAL RESIDENTIAL) SETBACKS: FRONT- 50' SIDE- 25' REAR- 25'

MEAN HIGH WATER- 100'

SEWAGE DISPOSAL AREA- 20'

THE PROPERTY SHOWN HEREON LIES ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE TALBOT COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH TALBOT COUNTY BILL No. 1295, ENACTED AUGUST

MEAN HIGH WATER WAS NOT ESTABLISHED BY THIS SURVEY. MEAN HIGH WATER IS DEFINED BY ELEVATION REFERENCED TO A TIDAL BENCH MARK. THE SHORELINE WAS LOCATED TO THE EDGE OF TIDAL WATER STAINS ON RIPRAP. THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

THE IMPROVEMENTS SHOWN HEREON WERE TAKEN FROM 2019 TALBOT COUNTY AERIAL IMAGERY AND ARE APPROXIMATE ONLY.

THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EXPANDED BUFFERS ADJACENT TO THE 100' BUFFER AND 100' TIDAL WETLAND BUFFER DUE TO STEEP SLOPES AND/OR HYDRIC SOILS. AN INVESTIGATION FOR THE PRESENCE OF THESE ENVIRONMENTAL FEATURES HAS NOT BEEN COMPLETED AT THIS TIME. THE LOCATION OF THE SEPTIC SYSTEM SHOWN HEREON WAS TAKEN FROM THE BEST AVAILABLE RECORDS PROVIDED BY THE TALBOT COUNTY HEALTH DEPARTMENT AND IS APPROXIMATE ONLY.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO LANE ENGINEERING, LLC. THE BUILDING RESTRICTION LINES AS SHOWN HEREON ARE BASED SOLELY ON THE CURRENT TALBOT COUNTY ZONING ORDINANCE APPLICABLE TO THE PROPERTY SHOWN HEREON AND ARE SUBJECT TO CHANGE WITH THE REVISION OF ZONING LAWS. OTHER DOCUMENTS OF RECORD MAY EXIST THAT MAY AFFECT THE SURVEYED PROPERTY REFLECTED HEREON, INCLUDING BUT NOT LIMITED TO EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, PLAT RESTRICTIONS OR ANY OTHER FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH MAY DISCLOSE.

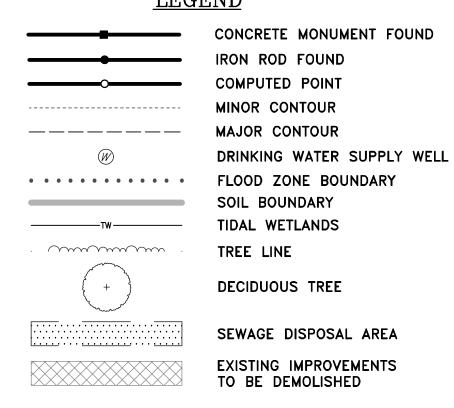
FLOOD DATA

THE PROPERTY SHOWN HEREON IS LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X", "X" (SHADED), "AE" (EL 5) AND "AE" (EL 6) FLOOD ZONE(S) AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240066, MAP NO. 24041CO279D FOR TALBOT COUNTY, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND ZONES A, AE, AH, AO, AR, A99, V & VE - 1% ANNUAL CHANCE FLOOD ZONE X (SHADED) - 0.2% ANNUAL CHANCE FLOOD ZONE X - AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

LEGEND

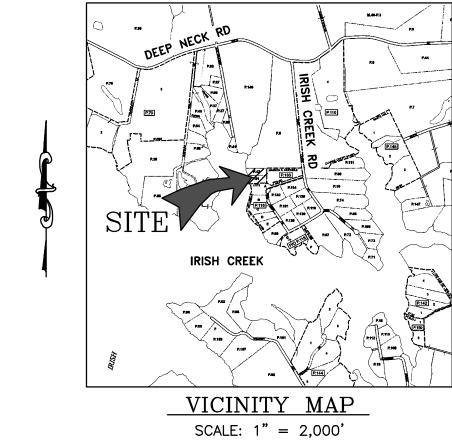


GENERAL NOTES

BEFORE THE COMMENCEMENT OF ANY WORK ON-SITE, CONTRACTOR SHALL VERIFY EXISTING UTILITIES.

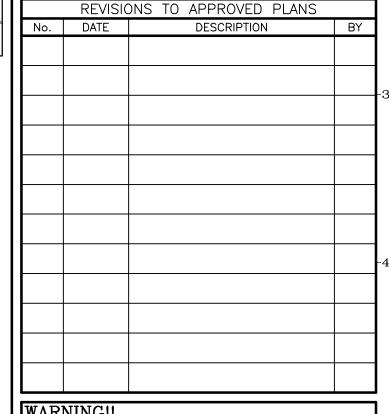
SEE SHEET 2 OF 3 FOR SITE, STORMWATER MANAGEMENT & SEDIMENT CONTROL PLAN.

SEE SHEET 3 OF 3 FOR SEDIMENT & EROSION CONTROL NOTES & DETAILS.



PLANS ARE ISSUED FOR **REVIEW ONLY**

PLANS ARE NOT APPROVED FOR CONSTRUCTION



THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR

SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.

INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE

CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN

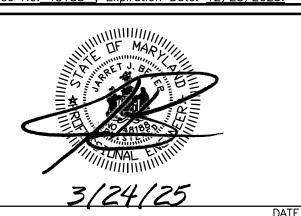
THE CONTRACTOR SHALL TEST PIT AND LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY DEPT. OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT AND REQUEST THE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING ANY WORK ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION EXPENSE.



Lane Engineering, LLC

Established 1986 Civil Engineers • Land Planning • Land Surveyors E-mail: general@leinc.com 117 Bay St. Easton, MD 21601 (410) 822-8003 15 Washington St. Cambridge, MD 21613 (410) 221-0818 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 48188 , Expiration Date: 12/28/2025.



EXISTING CONDITIONS & DEMOLITION PLAN

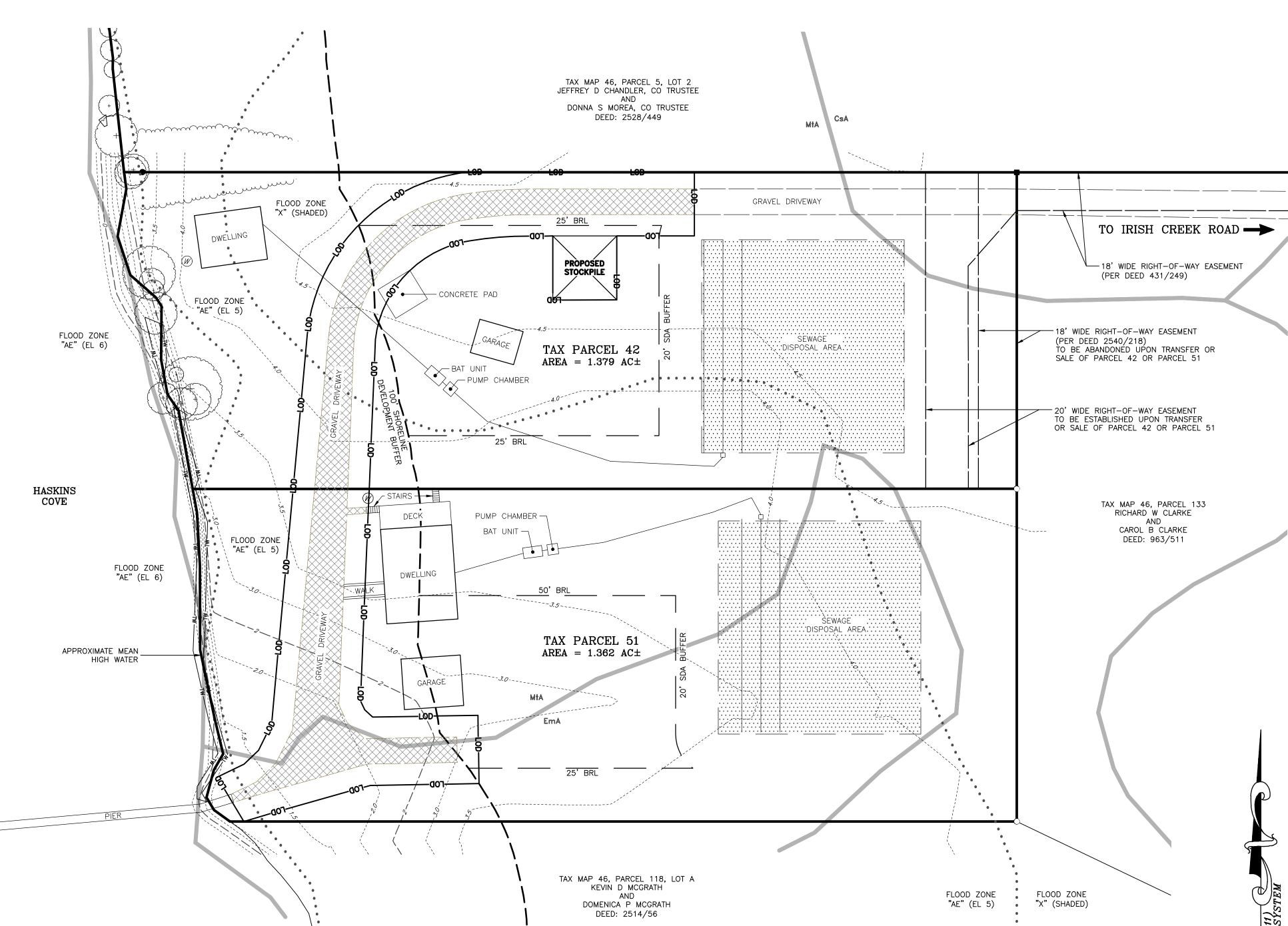
PREPARED FOR JEFFREY D. CHANDLER & DONNA S. MOREA IN THE SECOND ELECTION DISTRICT TALBOT COUNTY, MARYLAND TAX MAP 46, GRID 10, PARCELS 42 & 51

02/17/25 DSR 03/24/25 DSR

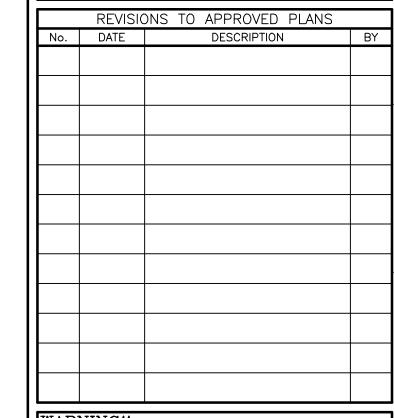
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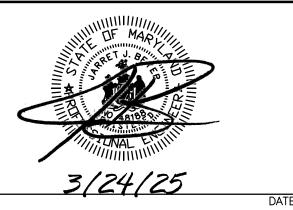
PARCEL 42 LOT COVERAGE CALCULATIONS: 100' BUFFER OTAL AREA IN 100' BUFFER = 0.365 AC± OR 15,895 SF XISTING LOT COVERAGE = 777 SF GRAVEL DRIVEWAY = 1,434 SF OTAL EXISTING LOT COVERAGE = 2,211 SF 13.9%	 SWM QUANTITY IS ADDRESSED THROUGH DIRECT DISCHARGE TO TIDAL WATER (HASKINS COVE). SWM QUALITY IS ADDRESSED THROUGH IMPERVIOUS AREA REMOVAL. NOTES: 	COMAR 27.01.01.01-1.C., ADDITION, ACCESSORY STRUCTURE OR REDEVELOPMENT REQUIRES BUFFER ESTABLISHMENT, "BASED ON NET SQUARE FOOTAGE INCREASE IN LOT COVERAGE OUTSIDE THE BUFFER".	LEGEND	PLANS ARE
DWELLING = 777 SF GRAVEL DRIVEWAY = 1,434 SF OTAL EXISTING LOT COVERAGE = 2,211 SF 13.9%		ECTABLICATION OF THE DEVANCE FOUNDS INCREASE IN LUT COVERAGE OUTSIDE THE BUFFER.	- CONORETE MONUMENT FOUND	ll ISSUED FOR
GRAVEL DRIVEWAY = 1,434 SF DTAL EXISTING LOT COVERAGE = 2,211 SF 13.9%	170120.	TAX PARCEL 42	CONCRETE MONUMENT FOUND	REVIEW ONLY
OTAL EXISTING LOT COVERAGE = 2,211 SF 13.9%	1. VEGETATED AREAS RECEIVING RUNOFF THAT HAVE BEEN COMPACTED BY CONSTRUCTION ACTIVITIES SHALL BE SCARIFIED		IRON ROD FOUND COMPUTED POINT	TEVIEW ONLY
VICTING LOT COVERAGE TO BE DEMOVED	OR TILLED TO A DEPTH OF AT LEAST FOUR INCHES AND THEN STABILIZED.	THIS PROJECT PROPOSES THE REMOVAL OF EXISTING LOT COVERAGE IN AND OUT OF THE 100' SHORELINE DEVELOPMENT BUFFER. THE PROPOSED LOT COVERAGE REMOVAL RESULTS IN THE NET DECREASE OF LOT COVERAGE OUTSIDE OF THE BUFFER; THEREFORE, THE DEVELOPMENT ACTIVITY IS EXEMPT FROM BUFFER	MINOR CONTOUR	1
XISTING LOT COVERAGE TO BE REMOVED GRAVEL DRIVEWAY = 1,434 SF	STORMWATER MANAGEMENT COMPLIANCE (PARCEL 51)	MANAGEMENT COMPLIANCE.	—————— MAJOR CONTOUR	PLANS ARE NO
OTAL EXISTING LOT COVERAGE TO BE REMOVED = 1,434 SF	1. SWM QUANTITY IS ADDRESSED THROUGH DIRECT DISCHARGE TO TIDAL WATER (HASKINS COVE).	A TOTAL OF 1,434 SF OF LOT COVERAGE WAS REMOVED FROM THE SHORELINE DEVELOPMENT BUFFER AND AVAILABLE TO BE CREDITED TOWARD FUTURE DEVELOPMENT BUFFER ESTABLISHMENT REQUIREMENTS.	• • • • • • • • • • • FLOOD ZONE BOUNDARY	APPROVED FOR
OTAL PROPOSED LOT COVERAGE = 0 SF	2. SWM QUALITY IS ADDRESSED THROUGH DESIGN MANUAL SECTION 5.4.2 NONSTRUCTURAL PRACTICES: DISCONNECTION OF NON-ROOFTOP RUNOFF $(N-2)$.	TAX PARCEL 51	SOIL BOUNDARY	CONSTRUCTION
OTAL LOT COVERAGE (EXISTING - TO BE REMOVED + PROPOSED) = 777 SF 4.9%	(N-2): NON-ROOFTOP IMPERVIOUS AREAS (DRIVEWAYS, WALKS, ETC.) SHALL BE GRADED TO PROMOTE SHEETFLOW OF RUNOFF ONTO PERVIOUS AREAS. WHERE SHEETFLOW CANNOT BE MAINTAINED, GRADING SHALL BE SUCH THAT NO MORE	THIS PROJECT PROPOSES THE REMOVAL OF EXISTING LOT COVERAGE IN AND OUT OF THE 100' SHORELINE	TIDAL WETLANDS TREE LINE	CONSTRUCTION
ET DECREASE IN LOT COVERAGE = 1,434 SF	THAN 1,000 SQ. FT. OF IMPERVIOUS COVER WILL DRAIN TO ONE AREA. AVERAGE SLOPE DOWNSTREAM OF IMPERVIOUS COVER SHALL NOT EXCEED 5% FOR A LENGTH EQUAL TO OR GREATER THAN THE LENGTH OF FLOW ACROSS THE	DEVELOPMENT BUFFER AND THE DEVELOPMENT OF A NEW DRIVEWAY AND WALK.	TREE LINE	REVISIONS TO APPROVED PLANS
NADORI 40 ODIMIGAT ADDA TOM GOLIDDAGE GALGULAMIONG DYMIDD GIME	IMPERVIOUS COVER. NOTES:	THE PROPOSED DEVELOPMENT RESULTS IN THE NET INCREASE IN LOT COVERAGE OF 2,181 SF, LESS CREDIT FOR THE LOT COVERAGE REMOVED FROM THE SHORELINE DEVELOPMENT BUFFER (2,606 SF) EQUALS A 425 SF CREDIT TOWARD FUTURE DEVELOPMENT BUFFER ESTABLISHMENT REQUIREMENTS; THEREFORE, THE DEVELOPMENT	DECIDUOUS TREE	No. DATE DESCRIPTION
PARCEL 42 CRITICAL AREA LOT COVERAGE CALCULATIONS; ENTIRE SITE	1. VEGETATED AREAS RECEIVING RUNOFF THAT HAVE BEEN COMPACTED BY CONSTRUCTION ACTIVITIES SHALL BE SCARIFIED	CREDIT TOWARD FUTURE DEVELOPMENT BUFFER ESTABLISHMENT REQUIREMENTS; THEREFORE, THE DEVELOPMENT ACTIVITY IS EXEMPT FROM BUFFER MANAGEMENT COMPLIANCE.	SEWAGE DISPOSAL AREA	1
OTAL AREA IN CRITICAL AREA = $1.379 \text{ AC} \pm \text{ OR}$ 60,080 SF 5% LOT COVERAGE THRESHOLD = 15% OF $1.379 \text{ AC} \pm = 9,012$ SF	OR TILLED TO A DEPTH OF AT LEAST FOUR INCHES AND THEN STABILIZED.		PROPOSED LOT COVERAGE	1
XISTING LOT COVERAGE			NON-ROOFTOP DISCONNECTION	
DWELLING = 777 SF				1
GARAGE = 341 SF GRAVEL DRIVEWAY = 5,185 SF			LOD LIMITS OF DISTURBANCE	1
CONCRETE PAD = 276 SF			LIMITS OF DISTURBANCE/SILT FENCE	
OTAL EXISTING LOT COVERAGE = 6,579 SF 11.0%			← DRAINAGE FLOW INDICATOR	1
KISTING LOT COVERAGE TO BE REMOVED GRAVEL DRIVEWAY 3,368 SF				1
TAL EXISTING LOT COVERAGE TO BE REMOVED = 3,368 SF				1
OPOSED LOT COVERAGE				
DRIVEWAY = $\frac{1,621}{5}$ SF DTAL PROPOSED LOT COVERAGE = $\frac{1,621}{5}$ SF				
		TAY MAD 46 DADOSI 5 LOT 0		WARNING!!
TAL LOT COVERAGE (EXISTING - TO BE REMOVED + PROPOSED) = 4,832 SF 8.0% LOWABLE LOT COVERAGE REMAINING = 4,180 SF		TAX MAP 46, PARCEL 5, LOT 2 JEFFREY D CHANDLER, CO TRUSTEE AND		THE LOCATIONS OF EXISTING UTILITIES AS SH THIS PLAN ARE APPROXIMATE ONLY. THE CON SHALL VERIFY THE LOCATION AND DEPTH OF
LOWABLE LOT COVERAGE REMAINING = 4,180 SF ET DECREASE IN LOT COVERAGE = 1,747 SF		DONNA S MOREA, CO TRUSTEE DEED: 2528/449		UTILITIES PRIOR TO BEGINNING CONSTRUCTION QUANTITIES SHOWN ON THIS PLAN AR
	+ Juniminimini	MtA		INFORMATIONAL AND PERMITTING PURPOSES ON CONTRACTOR SHALL VERIFY ALL QUANTITIES TO I
PARCEL 51 LOT COVERAGE CALCULATIONS: 100' BUFFER				SATISFACTION PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL TEST PIT AND LOCATE
OTAL AREA IN 100' BUFFER = 0.388 AC± OR 16,890 SF XISTING LOT COVERAGE		-4.5		UNDERGROUND UTILITIES PRIOR TO THE BEGINN ANY WORK ON-SITE. THE CONTRACTOR SHALL
DWELLING = 749 SF	FLOOD ZONE	GRAVEL DRIVEWAY		DEPT. OF PUBLIC WORKS OF ANY POSSIBLE C AND REQUEST THE RELOCATION OF THE I UNDERGROUND UTILITIES BEFORE BEGINNING ANY
GARAGE = 290 SF	"X" (SHADED)	25' BRL	TO IDICH CREEK BOAD	ON-SITE. THE CONTRACTOR SHALL BE RESPONSII ANY RELOCATION EXPENSE.
GRAVEL DRIVEWAY = 3,650 SF DECK, WALK & STAIRS = 325 SF	DWELLING		TO IRISH CREEK ROAD	MISS UTILITY
DTAL EXISTING LOT COVERAGE = 5,014 SF 29.7%		9	18' WIDE RIGHT-OF-WAY EASEMENT	TO WITH CAPE
XISTING LOT COVERAGE TO BE REMOVED			(PER DEED 431/249)	
GRAVEL DRIVEWAY = 3,650 SF OTAL EXISTING LOT COVERAGE TO BE REMOVED = 3,650 SF	FLOOD ZONE "AE" (EL 5)	TAX PARCEL 42 AREA = 1.379 AC±	MAW.	
ROPOSED LOT COVERAGE		Marie Mar	18' WIDE RIGHT-OF-WAY EASEMENT	BEFORE YOU DIG CALL
GRAVEL DRIVEWAY = 588 SF WALK = 456 SF	FLOOD ZONE "AE" (EL 6)	GARAGE SEWAGE	(PER DEED 2540/218) TO BE ABANDONED UPON TRANSFER OR SALE OF PARCEL 42 OR PARCEL 51	1-800-441-8355 OR 811 PROTECT YOURSELF, GIVE
OTAL PROPOSED LOT COVERAGE = 1,044 SF		BAT UNIT	SALE OF PARCEL 42 OR PARCEL 51	TWO WORKING DAYS NOTICE
OTAL LOT COMEDAGE (EMICTING TO DE DELICITE TO THE COME		PUMP CHAMBER	光 \$	Lane Engineering, L
OTAL LOT COVERAGE (EXISTING - TO BE REMOVED + PROPOSED) = 2,408 SF 14.3% ET DECREASE IN LOT COVERAGE = 2,606 SF	DE ST		20' WIDE RIGHT-OF-WAY EASEMENT TO BE ESTABLISHED UPON TRANSFER	Established 1986
, -	Z P P P P P P P P P P P P P P P P P P P	25' BRL	TO BE ESTABLISHED UPON TRANSFER OR SALE OF PARCEL 42 OR PARCEL 51	Civil Engineers • Land Planning • Land Su
PARCEL 51 CRITICAL AREA LOT COVERAGE CALCULATIONS; ENTIRE SITE	BEGIN SILT FENCE			
OTAL AREA IN CRITICAL AREA = 1.362 AC± OR 59,335 SF				E-mail: general@leinc.com 117 Bay St. Easton, MD 21601 (410) 822-8003 15 Washington St. Cambridge, MD 21613 (410) 221-0
5% LOT COVERAGE THRESHOLD = 15% OF 1.362 AC \pm = 8,900 SF	HASKINS COVE		TAX MAP 46, PARCEL 133	15 Washington St. Cambridge, MD 21613 (410) 221-0 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-
XISTING LOT COVERAGE DWELLING = 1,478 SF	355 DECK	PUMP CHAMBER	RICHARD W CLARKE AND	<u> </u>
GARAGE = 661 SF	FLOOD ZONE *AE" (EL 5)	BAT UNIT	CAROL B CLARKE DEED: 963/511	PROFESSIONAL CERTIFICATION: I hereby certif these documents were prepared or approved
GRAVEL DRIVEWAY = 3,675 SF				me, and that I am a duly licensed profession engineer under the laws of the State of Man License No. 48188 , Expiration Date: 12/28
DECK, WALK & STAIRS = 498 SF OTAL EXISTING LOT COVERAGE = 6,312 SF 10.6%	FLOOD ZONE "AE" (EL 6) DWELLING	50' BRI		SEAL
ISTING LOT COVERAGE TO BE REMOVED	WALK WALK	50 BRL	1-2%	DF MARY
GRAVEL DRIVEWAY = 3,675 SF		SEWAGEDISPOSAL AREADISPOSAL AREA	↓ LOB LOB	ES TO SEE
TAL EXISTING LOT COVERAGE TO BE REMOVED = 3,675 SF OPOSED LOT COVERAGE	APPROXIMATE MEAN	TAX PARCEL 51 AREA = 1.362 AC±	*	A BE
DRIVEWAY = 5,400 SF	HIGH WATER	AIVEA - 1.50% ACT		100 A102 00 100 100 100 100 100 100 100 100 1
WALK = 456 SF	GARAGE	LOB 9		WINDING THE PARTY OF THE PARTY
OTAL PROPOSED LOT COVERAGE = 5,856 SF	PROPOSED WALK	LOD MIA		3/24/25
OTAL LOT COVERAGE (EXISTING - TO BE REMOVED + PROPOSED) = 8,493 SF 14.3%		PROPOSED 5 STOCKPILE		
LLOWABLE LOT COVERAGE REMAINING = 407 SF		LQD LQD LQD		SITE, STORMWATER
ET INCREASE IN LOT COVERAGE = 2,181 SF	SS * * * * * * * * * * * * * * * * * *	1-2 25' BRL + + + + + + + + + + + + + + + + + + +	2%	MANAGEMENT &
		← PROPOSED DRIVEWAY ← ←		SEDIMENT CONTROL F
	PIER			
	G67	 		JEFFREY D. CHANDLE
				& DONNA S. MOREA
	END SILT FENO	TAX MAP 40, PANCEL 110, LOT A		IN THE SECOND ELECTION DISTRIC TALBOT COUNTY, MARYLAND
		KEVIN D MCGRATH AND	FLOOD ZONE FLOOD ZONE "AE" (EL 5) "X" (SHADED)	TAX MAP 46, GRID 10, PARCELS 42
		TOMENION DIMONDATH	"AE" (EL 5) "X" (SHADED)	ISSUED/REVISED FOR: DAT
		DOMENICA P MCGRATH DEED: 2514/56		AGENCÝ SUBMITTAL 02/17
			(2011) (2011) (2011)	ISSUED/REVISED FOR: DATE AGENCY SUBMITTAL 02/17 SCD SUBMITTAL 03/24
NERAL NOTES			83 (2011) 'NATE SYS	AGENCÝ SUBMITTAL 02/1 SCD SUBMITTAL 03/2
			74D 83 (2011) SRDINATE SYS	
ENERAL NOTES FORE THE COMMENCEMENT OF ANY WORK ON—SITE, CONTRACTOR SHALL VERIFY EXISTING UTILITIES. E SHEET 1 OF 3 FOR EXISTING CONDITIONS & DEMOLITION PLAN.			74D 83 (2011) SRDINATE SYS	
FORE THE COMMENCEMENT OF ANY WORK ON-SITE, CONTRACTOR SHALL VERIFY EXISTING UTILITIES.			74D 83 (2011) SRDINATE SYS	SHEET No. 2 OF 3 SCALE: AS NOTED AGENCÝ SUBMITTAL 02/17 03/24 03/24 100 110 110 110 110 110 110 1

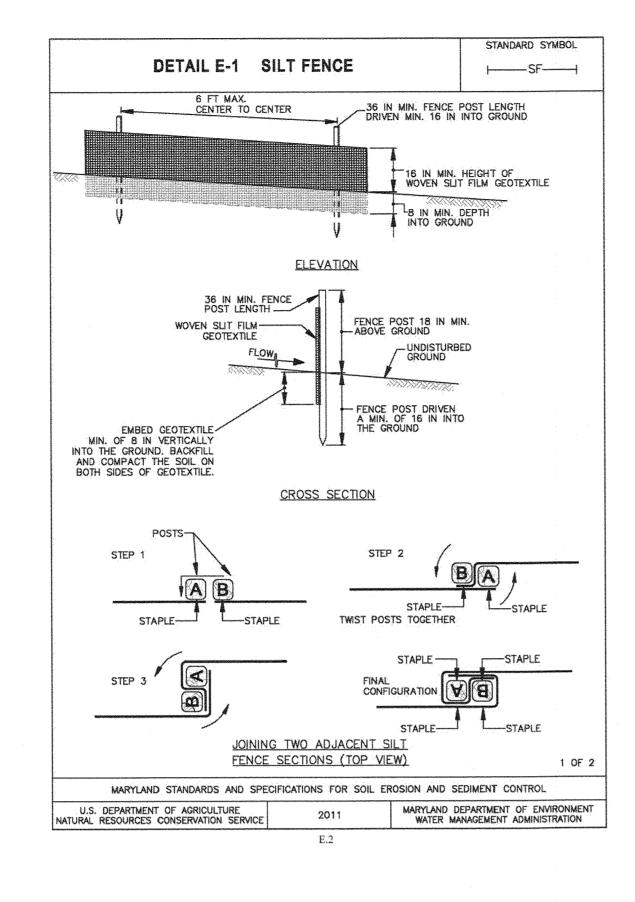


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<u>CC</u>	INSTRUCTION SPECIFICATIONS				
1.	USE WOOD POSTS 1 1 X 1 X ± 1/6 INC AN ALTERNATIVE TO WOODEN POST U- LESS THAN 1 POUND PER LINEAR FOO	SE STANDARD "T" OR "U"	T OF SOUND O	QUALITY HARD EL POSTS WE	WOOD. AS
2.	USE 36 INCH MINIMUM POSTS DRIVEN	16 INCH MINIMUM INTO	ROUND NO MO	RE THAN 6	FEET APART.
3.	USE WOVEN SLIT FILM GEOTEXTILE AS SECURELY TO UPSLOPE SIDE OF FENCHION.	SPECIFIED IN SECTION H- DE POSTS WITH WIRE TIES	OR STAPLES	AND FASTEN AT TOP AND	GEOTEXTILE
4.	PROVIDE MANUFACTURER CERTIFICATION INSPECTION/ENFORCEMENT AUTHORITY REQUIREMENTS IN SECTION H-1 MATE	SHOWING THAT THE GEO			
5.	EMBED GEOTEXTILE A MINIMUM OF 8 IN THE SOIL ON BOTH SIDES OF FABRIC.		THE GROUND.	BACKFILL AN	D COMPACT
6.	WHERE TWO SECTIONS OF GEOTEXTILE ACCORDANCE WITH THIS DETAIL.	ADJOIN: OVERLAP, TWIST	, AND STAPLE	TO POST IN	
7.	EXTEND BOTH ENDS OF THE SILT FEN 45 DEGREES TO THE MAIN FENCE ALI OF THE SILT FENCE.				
8.	REMOVE ACCUMULATED SEDIMENT AND SEDIMENT REACHES 25% OF FENCE HI REINSTALL FENCE.	DEBRIS WHEN BULGES DEBRIS REPLACE GEOTEXT	DEVELOP IN SIL LE IF TORN. IF	T FENCE OR UNDERMININ	WHEN IG OCCURS,
					2 0
	MARYLAND STANDARDS AND SPE	CIFICATIONS FOR SOIL ER	ROSION AND SE	DIMENT CON	2 O
	MARYLAND STANDARDS AND SPE U.S. DEPARTMENT OF AGRICULTURE	ECIFICATIONS FOR SOIL ER		DIMENT CONTENT OF	TROL

DETAIL E-1 SILT FENCE

STANDARD SYMBOL

----SF-----

SOIL EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

- 1. CONTRACTOR SHALL INSTALL SOIL EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO ANY GRADING. FOLLOWING INITIAL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES GREATER THAN (3) HORIZONTAL TO (1) VERTICAL (3:1) AND SEVEN (7) DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE
- 2. ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ARE TO BE PROVIDED AS INDICATED ON THIS PLAN, WITH LOCATION ADJUSTMENTS TO BE MADE IN THE FIELD AS NECESSARY, AND TO BE MAINTAINED AT THE END OF EACH WORKING DAY UNTIL PROJECT COMPLETION. THE MINIMUM AREA PRACTICAL SHALL BE DISTURBED FOR THE MINIMAL AMOUNT OF TIME POSSIBLE.
- 3. CLEARING AND GRUBBING SHALL INCLUDE ALL TREES, BRUSH, DEBRIS, ROOT MAT AND ORGANIC MATERIAL
- 4. TEMPORARY SEEDING SHALL BE ACCOMPLISHED BETWEEN FEBRUARY 15TH THROUGH APRIL 30TH OR AUGUST 15TH THROUGH NOVEMBER 30TH. DURING OTHER TIMES, TEMPORARY MULCHING SHALL BE
- 5. TEMPORARY SEEDING SHALL CONFORM TO THE FOLLOWING APPLICATIONS: 436 LBS PER ACRE OF 10-20-20; 4,000 LBS PER ACRE OF GROUND LIMESTONE, TO BE INCORPORATED INTO THE SOIL BY DISKING OR OTHER SUITABLE MEANS. ANNUAL RYE GRASS SHALL BE APPLIED AT A RATE OF 50 LBS PER ACRE USING SUITABLE EQUIPMENT. MULCHING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER SEEDING. TEMPORARY SEEDING SCHEDULE:

	Seed Mi	xture (Hardi (From Tab	ness Zone <u>7a</u>) le B.1)		Fertilizer	
No.	Species	Appl. Rate (lbs/ac)	Seeding Dates	Seeding Depths	Rate (10-20-20)	Lime Rate
	Annual Rye grass	50#	2/15-4/30 / 8/15-11/30	1" 2		
	Barley Oats Wheat Cereal Rye	96# 72# 120# 112#	2/15-4/30 / 8/15-11/30 2/15-4/30 / 8/15-11/30 2/15-4/30 / 8/15-11/30 2/15-4/30 / 8/15-12/15	1" 1" 1"	Rate (436 lbs/ac) (10 lbs/ 1000 sf)	2 tons/ac (90 lbs/ 1000 sf)
	Foxtail Millet Pearl Millet	30# 20#	5/1-8/14 5/1-8/14	1" 1" 2		

- 6. MULCHING SHALL BE UNCHOPPED, UNROTTED, SMALL GRAIN STRAW APPLIED AT A RATE OF 2-2 1/2 TONS PER ACRE. ANCHOR MULCH WITH A MULCH ANCHORING TOOL ON THE CONTOUR. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW AT A RATE OF 750 LBS PER ACRE MIXED WITH WATER AT A MAXIMUM OF 50 LBS OF WOOD CELLULOSE FIBER PER 100 GALS OF WATER, OR WITH A SYNTHETIC LIQUID BINDER ACCORDING TO MANUFACTURER RECOMMENDATIONS. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1,500 LBS PER ACRE. MIX WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 LBS OF WOOD CELLULOSE FIBER PER 100 GALS OF WATER.
- 7. PERMANENT SEEDING SHALL BE ACCOMPLISHED BETWEEN FEBRUARY 15TH THROUGH APRIL 30TH, OR AUGUST 15TH THROUGH OCTOBER 31ST. PERMANENT SEEDING AT OTHER THAN SPECIFIED TIMES WILL BE ALLOWED ONLY UPON WRITTEN APPROVAL. PERMANENT SEEDING SHALL CONFORM TO THE FOLLOWING APPLICATIONS: PERMANENT SEEDING FOR SITES HAVING DISTURBED OVER (5) ACRES SHALL USE FERTILIZER RATES RECOMMENDED BY A SOIL TESTING AGENCY AND THE RECOMMENDATIONS PROVIDED IN THE PERMANENT SEEDING SUMMARY TABLE. PERMANENT SEEDING FOR CONDITIONS OTHER THAN LISTED ABOVE SHALL BE PERFORMED AT THE RATES AND DATES AS PROVIDED IN THE PERMANENT SEEDING SUMMARY TABLE BELOW, FERTILIZER AND LIME AMENDMENTS SHALL BE INCORPORATED INTO THE TOP 3" TO 5" OF THE SOIL BY DISKING OR OTHER SUITABLE MEANS. MULCHING SHALL BE ACCOMPLISHED AS DISCUSSED IN ITEM NO. 6 OF THESE SPECIFICATIONS.

PERMANENT SEEDING SCHEDULE:

Seed Mixture (Hardiness Zone <u>7a</u>) (From Table B.3)		Fertilizer Rate (10-20-20)			Limo Bato			
NO	Species	Application Rate (lbs/ac)		Seeding Depths	N	P205	K20	Lime Rate
	Creeping Red Fescue Kentucky Bluegrass	60# 15#	2/15 to 4/30 or 8/15 to 10/31	1"_1"				
8	Tall Fescue	100#	2/15 to 4/30 or 8/15 to 10/31	1"-1"	45 lbs/ac (1 lbs/	(2 lbs/	(2 lbs/	2 tons/ac (90 lbs/
9	Tall Fescue Kentucky Bluegrass Perennial Ryegrass	60# 40# 20#	2/15 to 4/30 or 8/15 to 10/31		1000 sf)	1000 sf)	1000 sf)	1000 sf)

- 8. ANY SPOIL OR BORROW WILL BE PLACED AT A SITE APPROVED BY THE SOIL CONSERVATION DISTRICT.
- 9. ALL AREAS REMAINING OR INTENDED TO REMAIN DISTURBED FOR LONGER THAN SEVEN (7) DAYS SHALL BE STABILIZED IN ACCORDANCE WITH THE USDA, NATURAL RESOURCES CONSERVATION SERVICE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS FOR CRITICAL AREA
- 10. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THIS PLAN. ANY CHANGE MADE IN THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL PLACE RESPONSIBILITY OF SAID CHANGE ON THE CONTRACTOR OR SUBCONTRACTOR. WETLAND SEEDING SCHEDULE:

	re (Hardiness Zone rom Table B.1)	7 <u>a</u>)		Fertilizer Rate Lime Ra	
Species	Application Rate (lbs/ac)	Seeding Dates	Seeding Depths	(10-20-20)	Lime Nate
Annual Ryegrass	40#	2/15 to 4/30 or 8/15 to 11/30	1"	Rate (436 lbs/ac)	2 tons/ac
Foxtail millet	30#	5/1 to 8/14	1"	(10 lbs/ 1000 sf)	(90 lbs/ 1000 sf)

SOIL CONSERVATION DISTRICT INFORMATION

SOIL TYPES:

	TALBOT COUNTY	SOILS		
MAP SYMBOL	SOILS NAME	HYDRIC SOILS	K FACTOR	SOIL GROUP
CsA	CROSIADORE SILT LOAM	*	0.49	C/D
EmA	ELKTON SILT LOAM	YES		C/D
MtA	MATTAPEX SILT LOAM	*	0.49	С

* POSSIBLE SMALL AREAS OF HYDRIC SOIL INCLUSIONS SUBJECT TO FIELD

LIMIT OF DISTURBANCE AREA =

35,446 SF±/0.81 AC±

ESTIMATED VOLUME OF CUT = 221 CY± ESTIMATED VOLUME OF FILL = 268 CY±

CUT AND FILL VOLUME INFORMATION IS FOR SOIL EROSION AND SEDIMENT CONTROL APPROVAL ONLY AND IS BASED ON EXISTING AND FINAL DESIGN TOPOGRAPHIC SURFACES, WHICH INCLUDES PROPOSED ROAD BASE, ASPHALT, CONCRETE AND OTHER CONSTRUCTION MATERIALS WHICH SHOULD BE ACCOUNTED FOR IN SOIL CUT/FILL QUANTITIES REQUIRED. CONTRACTOR SHALL PERFORM HIS OWN EARTHWORK VOLUME COMPUTATION FOR ESTIMATING OR BIDDING PURPOSES.

REVIEWED FOR TALBOT SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS APPROVED: 28 MANUA 2025

NOTE: THE TALBOT SOIL CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, MODIFY, OR OTHERWISE ALTER THE SOIL EROSION AND SEDIMENT CONTROL PROVISIONS OF THIS PLAN IN THE EVENT ADDITIONAL PROTECTION BECOMES NECESSARY.

DEVELOPERS CERTIFICATE

I HEREBY CERTIFY THAT ALL THE DEVELOPMENT AND/OR CONSTRUCTION SHALL BE DONE ACCORDING TO THIS PLAN OF EROSION AND SEDIMENT

JEFFREY D. CHANDLER 25049 DEEP NECK ROAD ROYAL OAK, MD 21662

TALBOT SOIL CONSERVATION DISTRICT

SHAWN D. SMITH

(410) 745-6505

ANY CLEARING, GRADING CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATIONS FROM THIS PLAN. ANY CHANGE MADE IN THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL PLACE RESPONSIBILITY FOR SAID CHANGE ON THE CONTRACTOR OR THE SUBCONTRACTOR.

03/24/2025

DATE

- ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION OF THIS PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT CONTROL BEFORE BEGINNING THE PROJECT
- . THE DEVELOPER WILL PROVIDE THE DISTRICT ONE COPY OF A RED LINE AS-BUILT DRAWING OF EACH FACILITY REQUIRING A STATE POND

NOTICE OF INTENT (NOI) STATEMENT

THE FOLLOWING ITEMS HAVE BEEN ADDRESSED TO MEET THE REQUIREMENTS OF THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (NPDES NUMBER MDRC, STATE DISCHARGE PERMIT NUMBER 20 CP):

. UTILIZATION OF ENVIRONMENTAL SITE DESIGN

- 2. MAINTENANCE OF LIMITS OF DISTURBANCE TO PROTECT NATURAL AREAS
- 3. CONTROL OF CONSTRUCTION EQUIPMENT AND VEHICLES
- 4. EVALUATION AND APPROPRIATE LIMITATION OF SITE CLEARING
- 5. EVALUATION AND DESIGNATION OF SITE AREA FOR PHASING OR SEQUENCING
- 5. IDENTIFICATION OF SOILS AT HIGH RISK FOR EROSION AND ADVANCED STABILIZATION TECHNIQUES TO BE USED
- IDENTIFICATION OF STEEP SLOPES AND DESIGNATION OF LIMITATIONS ON CLEARING THEM
- 8. EVALUATION AND DESIGNATION OF STABILIZATION REQUIREMENTS AND TIME LIMITS AND PROTECTION MEASURES FOR DISCHARGES TO THE
- CHESAPEAKE BAY, IMPAIRED WATERS OR WATERS WITH AN ESTABLISHED TOTAL MAXIMUM DAILY LOAD (TMDL).

NOTE TO CONTRACTOR: EROSION AND SEDIMENT CONTROL WILL BE STRICTLY ENFORCED.

SEQUENCE OF CONSTRUCTION

- 1. CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) AT (410) 901-4020, TALBOT SOIL CONSERVATION DISTRICT (410) 822-1583, TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS (410) 770-8170, AND LANE ENGINEERING, LLC AT (410) 822-8003, TWO WEEKS PRIOR TO START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING.
- 2. INSTALL SOIL EROSION AND SEDIMENT CONTROL MEASURES; SILT FENCE (SF) PER THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
- 3. EXECUTE DEMOLITION PLAN. REMOVE EXISTING DRIVEWAY AS SHOWN.
- 4. STOCKPILE MATERIALS ONSITE WITHIN THE DESIGNATED LOCATIONS SHOWN HEREON.
- CONSTRUCT DRIVEWAY.
- 6. BACKFILL AND/OR GRADE/SHAPE TIE SLOPES TO EXISTING GRADE. STABILIZE ALL DISTURBED AREAS WITH TOPSOIL, SEED, AND MULCH.
- 7. ONCE THE SITE IS FULLY STABILIZED, AND THROUGH COORDINATION AND APPROVAL OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT INSPECTOR, REMOVE SEDIMENT CONTROL MEASURES.

THE SEQUENCE OF CONSTRUCTION AS LISTED ABOVE IS FOR THE USE BY THE CONTRACTOR AS A GENERAL GUIDELINE FOR SEQUENCING CONSTRUCTION ACTIVITIES. THE CONTRACTOR MAY ADJUST THE SEQUENCE OF CONSTRUCTION, AS NEEDED, UPON THE APPROVAL BY THE OWNER AND THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

PLANS ARE ISSUED FOR **REVIEW ONLY**

PLANS ARE NOT APPROVED FOR CONSTRUCTION

REVISIONS TO APPROVED PLANS No. DATE DESCRIPTION B'				
No.	DATE DESCRIPTION			
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THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON -5 THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL TEST PIT AND LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY DEPT. OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT AND REQUEST THE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING ANY WORK ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION EXPENSE.

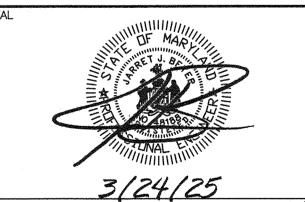


<u>Lane Engineering, LL</u> Established 1986

Civil Engineers • Land Planning • Land Surveyors



PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 48188 , Expiration Date: 12/28/2025



SEDIMENT & EROSION CONTROL NOTES & DETAILS

PREPARED FOR JEFFREY D. CHANDLER & DONNA S. MOREA

IN THE SECOND ELECTION DISTRICT TALBOT COUNTY. MARYLAND TAX MAP 46. GRID 10. PARCELS 42 & 51

AGENCY SUBMITTAL SCD SUBMITTAL

02/17/25 DSR 03/24/25 DSR

200390

3 OF 3 JOB No.

AS NOTED

GENERAL NOTES

BEFORE THE COMMENCEMENT OF ANY WORK ON-SITE, CONTRACTOR SHALL VERIFY EXISTING UTILITIES. SEE SHEET 1 OF 3 FOR EXISTING CONDITIONS & DEMOLITION PLAN.

SEE SHEET 2 OF 3 FOR SITE, STORMWATER MANAGEMENT & SEDIMENT CONTROL PLAN.