

CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (+30 FEET FOR SINGLE RESIDENCE LOT), USE MINIMUM WIDTH OF 10 FEET. FLARE SCE TO FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE. MAINTAIN POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN WHICH THE SCE IS LOCATED AT A SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A PIPE SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. MAINTAIN PROTECTIVE STONE AND/OR SLOPES AS SPECIFIED ON APPROVED PLAN OR TRACKED ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD. TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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CONSTRUCTION SCHEDULE FOR ENVIRONMENTAL PROTECTION

1. NOTIFY WORCESTER COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS AT 410-832-1220 TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY SITE WORK. FAILURE TO CONTACT WORCESTER COUNTY MAY RESULT IN AN IMMEDIATE STOP WORK ORDER.
2. CLEAR AND GRUB AS NECESSARY TO INSTALL PERMITTER CONTROLS.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE.
5. CLEAR, FILL, AND GRADE SITE.
6. REMOVE TRACKING FROM ROADWAY ON A DAILY BASIS.
7. CONSTRUCT DWELLING AND OTHER SITE IMPROVEMENTS.
8. PERMANENTLY REEVE PROPOSED GRASSES AND INSTALL LANDSCAPING.
9. REMOVE SEDIMENT CONTROL MEASURES WHEN ALL AREAS HAVE BECOME STABILIZED WITH GRASS OR OTHER APPROPRIATE VEGETATION, WITH APPROVAL TO DO SO FROM WORCESTER COUNTY.

CONSTRUCTION SCHEDULE FOR REGULATORY INSPECTIONS

1. PRIOR TO THE START OF EARTH DISTURBANCE.
2. UPON COMPLETION OF THE INSTALLATION OF PERMITTER EROSION AND SEDIMENT CONTROL MEASURES FOR PERIODS OF SITE EVALUATION BY THE DEPARTMENT.
3. PRIOR TO THE REMOVAL OF SEDIMENT CONTROL PRACTICES.

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 RESOURCES ARTICLE 16 OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS. THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE AREA OF FORESTED NON-TIDAL WETLANDS INCLUDING ANY REGULATED BUFFER IS GREATER THAN OR EQUAL TO THE AREA OF REFORESTATION AND AFFORESTATION REQUIRED UNDER SECTION 1-408 AND 1-410 OF THE AFOREMENTIONED LAW. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW."

NOTE: THIS PLAN REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAN, 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.

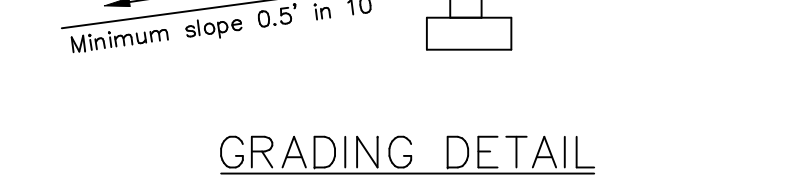


Table B.3: Selected List of Permanent Herbaceous Seeding Mixtures

Mix	Recommended Cultivar	Seeding Rate ¹ lb/1000 ft ²	Silt Drainage Class ²	Max. Height (ft)	Maint. Level ³	Remarks	
WARM-SEASON/COOL-SEASON GRASS MIXES							
1. SELECT ONE WARM-SEASON GRASS: Sulfur Grass (Parthenon virginicum)	Blackwell, Carthage, Cove-In-Rock, or Steyer	10	0.23			All species are native to Maryland. Plant this mix with a regular grass drill. Zones 7a and 7b.	
OR Coastal Panic Grass (Parthenon amaranum var. amaranum)	Atlantic	10	0.23			Coastal panicgrass is best adapted to Zones 7a and 7b.	
AND ADD: Creeping Red Fescue (Festuca rubra var. rubra)	Dawson, Penniman, Flyer, Fortess, Ruby, or Selen	15	0.34	E - P	4 - 7	C - D	Creeping red fescue is a cool-season grass that will provide erosion protection while the warm-season grass (sulfurgrass or coastal panicgrass) is becoming established.
PLUS ONE OF THE FOLLOWING LEGUMES:							
Partridge Pea (Chamaecrista fasciculata)	Common	4	0.09			Beltgrass, coastal panicgrass, the Dawson variety of creeping red fescue, and partridge pea are moderately salt tolerant. Do not use south zone or add nitro-3 on wet sites.	
Bush Clover (Lespedeza capitata)	Common	2	0.05				
Mid Ridge (Baptisia tinctoria)	Common	2	0.05				
2. Big Bluestem (Andropogon gerardii)							
OR Indiangrass (Sorghastrum nutans)	Hopson or Rountree	6	0.14				
OR Little Bluestem (Scribnerblyrium scoparium)	Rumery	6	0.14			The Indiangrass and bluestems have fluffy seeds. Plant with a specialized native seed drill.	
OR Creeping Red Fescue (Festuca rubra var. rubra)	Alfons or Boze	4	0.09				
OR Dawson, Penniman, Flyer, Fortess, Ruby, or Selen	Alfons or Boze	15	0.34			Creeping red fescue is a cool-season grass that will provide erosion protection while the warm-season grasses are becoming established.	
PLUS ONE OF THE FOLLOWING LEGUMES:							
Partridge Pea (Chamaecrista fasciculata)	Common	4	0.09				
Bush Clover (Lespedeza capitata)	Common	2	0.05				
Mid Ridge (Baptisia tinctoria)	Common	2	0.05				
Shoary Tick-Trail (Desmodium canadense)	Common 1.002	1	0.02				
3. SELECT THREE GRASSES:							
Deertongue (Danthonia clandestinum)	Tioga	20	0.46			Excellent for excessively droughty, low pH (acidic) soils.	
Sheep Fescue (Festuca ovina)	Common or Blighorn	20	0.46				
OR Canada Wild Rye (Elymus canadensis)	Common	3	0.07	E - MW	4 - 6	C - D	Sheep fescue, Canada wild rye, and redtop are cool-season grasses that will provide erosion protection while the warm-season grass (deertongue) is becoming established.
OR Rattler (Agrostis gigantea)	Stake	1	0.02				
PLUS ONE OF THE FOLLOWING LEGUMES:							
Partridge Pea (Chamaecrista fasciculata)	Kobe	10	0.23			Common legumes (Kobe variety) is more tolerant of the acidity and high phosphorus of the soils of the Korean peninsula. These legumes are reseeding annuals.	
OR Horned Lupine (Lupinus albus)	Olson or Rowan	10	0.23				
OR Deertongue (Danthonia clandestinum)	Tioga	15	0.34				
OR Creeping Red Fescue (Festuca rubra var. rubra)	Dawson, Penniman, Flyer, Fortess, Ruby, or Selen	20	0.46				
OR Virginia Wild Rye (Elymus virginicus)	Common	5	0.11	W - P	2 - 3	C - D	Use Virginia wild rye in moist, shady sites.
OR Canada Wild Rye (Elymus canadensis)	Common	5	0.11			Use Canada wild rye in droughty areas.	
COOL-SEASON GRASS MIXES							
5. SELECT TWO GRASSES:							
Creeping Red Fescue (Festuca rubra var. rubra)	Dawson, Penniman, Flyer, Fortess, Ruby, or Selen	20	0.46			Use creeping red fescue in heavy shade and in moist sites.	
OR Hard Fescue (Festuca trachphylla)	Alfons or Aurora	20	0.46			Parennial ryegrass and redtop will establish more rapidly than either fescue. Redtop tolerates wet sites better than ryegrass.	
OR Parennial Ryegrass (Lolium perenne)	Bozer (0), Penicfine	10	0.23	E - SP	2 - 3	B - D	Fescues will suppress woody vegetation. It should be planted in the spring or a dormant seeding in late fall or winter. It must be incorporated into the soil or covered with mulch. It may not be winter-killed if planted late summer - fall. Caution: Fescue can become aggressive, and can be toxic to livestock.
OR Stake	Stake	1	0.02				
AND ADD THE FOLLOWING LEGUME:							
Foxtail (Lathyrus sylvester)	Lathyr	15	0.34				
6. Tall Fescue (Lolium arundinaceum) (formerly Festuca arundinaceum)							
OR Parennial Ryegrass (Lolium perenne)	Recommended MD turf-types 4/	40	0.93				
PLUS ONE OF THE FOLLOWING LEGUMES:							
Empire, Viking, Norway, Leo	Empire, Viking, Norway, Leo	6	0.18	W - SP	2 - 3	C - D	Bractfoot trait is suitable for use only in Zones 6a and 6b.
OR White Clover (Trifolium repens)	Common	5	0.11				
7. Creeping Red Fescue (Festuca rubra var. rubra)							
OR Kentucky Bluegrass (Poa pratensis)	Dawson, Penniman, Flyer, Fortess, Ruby, or Selen	60	1.38				
OR Kentucky Bluegrass (Poa pratensis)	Recommended MD turf-types 4/	15	0.34	W - MW	1 - 2	C - D	This mix has good shade tolerance.
8. Tall Fescue (Lolium arundinaceum) (formerly Festuca arundinaceum)							
OR Parennial Ryegrass (Lolium perenne)	Recommended MD turf-types 4/	100	2.3	E - SP	2 - 3	A - D	Tall fescue produces a dense turf if it is established. It may be used in a dormant seeding in late fall or winter. It must be incorporated into the soil or covered with mulch. It may not be winter-killed if planted late summer - fall. Caution: Fescue can become aggressive, and can be toxic to livestock.
9. SELECT ONE SPECIES OF FESCUE:							
Tall Fescue (Lolium arundinaceum) (formerly Festuca arundinaceum)	Recommended MD turf-types 4/	60	1.38			Good for highly managed athletic fields.	
OR Hard Fescue (Festuca trachphylla)	Alfons or Aurora	40	0.92	W - SP	2 - 3	A - B	Tall fescue is more suitable for compacted, high use areas and on moist soils. Hard fescue produces finer-textured turf more shade tolerance.
AND ADD: Kentucky Bluegrass (Poa pratensis)	Bozer (0), Penicfine	40	0.92			Hard fescue produces finer-textured turf more shade tolerance.	
OR Parennial Ryegrass (Lolium perenne)	Bozer (0), Penicfine	20	0.46			For best results, reseed using a blend of 3 cultivars each for tall fescue and Kentucky bluegrass.	
10. Orchardgrass (Dactylis glomerata)							
OR Creeping Red Fescue (Festuca rubra var. rubra)	Any	25	0.57			Low maintenance mix that is easy to establish.	
OR Rattler (Agrostis gigantea)	Dawson, Penniman, Flyer, Fortess, Ruby, or Selen	10	0.23				
OR Alfalfa Clover (Trifolium hybridum)	Stake	1	0.02	W - SP	2 - 3	C - D	Alfalfa clover can be toxic to horses.
OR White Clover (Trifolium repens)	Common	3	0.07			Only the clover if using this mix for watercourse stabilization strips and areas.	
11. Creeping Red Fescue (Festuca rubra var. rubra)							
OR Chewings Fescue (Festuca rubra sp. commutata)	Dawson, Penniman, Flyer, Fortess, Ruby, or Selen	30	0.69				
OR Kentucky Bluegrass (Poa pratensis)	Recommended MD turf-types 4/	20	0.46	E - MW	2 - 3	B - D	For best results, reseed using a blend of 3 cultivars each for tall fescue and Kentucky bluegrass, 5 inches for fescue.
OPTIONAL ADDITION							
Rough Bluegrass (Poa trivialis)	Common	15	0.34			Add rough bluegrass in moist, shady conditions.	
12. Creeping Red Fescue (Festuca rubra var. rubra)							
OR Hard Fescue (Festuca trachphylla)	Dawson, Penniman, Flyer, Fortess, Ruby, or Selen	25	0.57			Attractive mix of fine fescues and wildflowers for low maintenance conditions. Once well-established, the grasses may tend to outcompete the wildflowers.	
OR Sheep Fescue (Festuca ovina)	Common or Blighorn	25	0.57			Wildflowers are best established by broadcasting and spot-seeding or a prepared seedbed. Drilling can also be used, but care must be taken so that seeds are not drilled too deep.	
OR Lance-leaved Coreopsis (Coreopsis lanceolata)	Common	2	0.05	E - MW	2 - 3	C - D	Hydroseeding is not recommended for this mix. If wildflowers are used, they have very small seeds.
OR Purple Coneflower (Echinacea purpurea)	Common	2	0.05				
OR Partridge Pea (Chamaecrista fasciculata)	Common	5	0.11				
OR White Clover (Trifolium repens)	Common	3	0.07				
OR Red Clover (Trifolium pratense)	Any	3	0.07				
13. Aklai Satgrass (Puccinellia distans)							
OR Creeping Red Fescue (Festuca rubra var. rubra)	Futon or Sully	20	0.46			This is the recommended mix for saline sites. Satgrass will persist only under saline conditions.	
OR Fowl Meadowgrass (Poa polystris)	Dawson	15	0.34				
OR Creeping Bentgrass (Agrostis stolonifera)	Common	2	0.05	W - P	2 - 3	B - D	For best results, use only the "Dewey" variety of creeping red fescue. It is a salt-tolerant variety.
OR Creeping Bentgrass (Agrostis stolonifera)	Seaside	2	0.05			Add bentgrass for wetter conditions.	

Table B.4: Temporary Seeding for Site Stabilization

Plant Species	Seeding Rate ¹ lb/1000 ft ²		Recommended Seeding Dates by Plant Hardiness Zone 3/			
	lb/1000	lb/1000 ft ²	5a and 6a	6b	7a and 7b	
Annual Ryegrass (Lolium perenne var. multiflorum)	40	1.0	0.5	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Barley (Hordeum vulgare)	96	2.2	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Oats (Avena sativa)	72	1.7	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Wheat (Triticum aestivum)	120	2.8	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Cereal Rye (Secale cereale)	112	2.8	1.0	Mar 15 to May 31; Aug 1 to Oct 31	Mar 1 to May 15; Aug 1 to Nov 15	Feb 15 to Apr 30; Aug 15 to Dec 15
Foxtail Millet (Setaria italica)	30	0.7	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14
Pearl Millet (Pennisetum glaucum)	20	0.5	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14

Table B.6: Maintenance Fertilization for Permanent Seeding

Seeding Mixture	Type	lb/1000 ft ²	Time	Mowing
Tall fescue makes up 70 percent or more of cover.	10-10-10 or 30-10-10	500	11.5	None or 3 inches, if occasional mowing is desired.
Birdfoot Trefoil.	0-20-0	400	9.2	Spring, the year following establishment, and every 4 to 5 years, thereafter.
Fairly uniform stand of tall fescue or birdfoot.	5-10-10	500	11.5	NOT required: no closer than 4 inches in the fall after seed establishment, and every 4 to 5 years, thereafter.
Wheating lovegrass fairly uniform plant distribution.	5-10-10	500	11.5	Spring, the year following establishment, and every 3 to 4 years, thereafter.
Red & chewings fescue, Kentucky bluegrass, hard fescue mixtures.	20-10-10	250	5.8	September, 30 days later, inches for red fescue and Kentucky bluegrass, 5 inches for fescue.

PROJECT NOTES

1. LOT AREA: 19.69 ACRES±
2. TAX ID#07-769731
3. EX. ZONING: A-1
ZONING SETBACKS: FRONT: 60' FM CL ROAD
REAR = 50' SIDES = 20'
4. FLOOD ZONE: X PER FIRM NO. 24047C025H DATED 7-16-2015.
5. DISTURBED AREA = 68,570 S.F.± OR 1.574 ACRES ±
6. PROPOSED FILL = 150 C.Y.±
7. DEED REF.: 8746/001
8. SITE SOILS ARE: F0T M01
9. SITE IS CURRENTLY WOODED.
10. STORMWATER IS DIRECTED TO EXISTING WOODED AREAS.
11. P/O PARCEL 4B - TAX MAP 61
12. THERE ARE NO WETLANDS OR BUFFERS WITHIN THE LIMITS OF DISTURBANCE.
13. THIS SITE IS NOT WITHIN THE ATLANTIC COASTAL BAYS CRITIC AREA.
14. THIS SITE IS WITHIN WORCESTER COUNTY SUBWATERSHED #2130204 - DIVIDING CREEK DRAINAGE.
15. STORMWATER MANAGEMENT SUPERVISION AND CERTIFICATION NOTE:
THE CONTRACTOR AND OWNER SHALL PROVIDE SUPERVISION AND CERTIFICATION OF ALL CONSTRUCTION OF STORMWATER MANAGEMENT PRACTICES THAT PROVIDE INFILTRATION AND FILTERING, BY A PROFESSIONAL ENGINEER DULY LICENSED IN THE STATE OF MARYLAND.

DESIGNED BY FRANK G. LYNCH, JR. AND ASSOC., INC.
10526 RACETRACK ROAD
BERLIN, MD, 21811
(410)641-5773

SURVEYED BY FGL/JR/CL
DATE 9-30-2024
SCALE 1" = 40'

FILE NO.: 12415-24

SHEET 1 OF 2

EXP. 2-21-2026

ST#2/C/JOB FILES 2024/12415SMW.DWG

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

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 SERVING THE STRUCTURE MAY OR MAY NOT REQUIRE A CHANGE IN THE RECOMMENDED FLOOR ELEVATIONS AS SHOWN HEREON.

THE INFORMATION CONTAINED ON THESE PLANS, PLATS OR OTHER DOCUMENTS IS PROVIDED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON, AND IS SUBJECT TO THE CLIENT AND/OR WORK PRODUCT PRIVILEGE. ANY AMENDMENTS, CORRECTIONS, COPIES OR DISTRIBUTION OF THESE PLANS, PLATS OR OTHER DOCUMENTS IS STRICTLY PROHIBITED UNLESS AUTHORIZED IN WRITING BY FRANK G. LYNCH, JR. AND ASSOCIATES, INC.