WILKINS-NOBLE, LLC.
11729 CHURCH ST.
PRINCESS ANNE, MD 21853
410-621-0321
nathannoble@hotmail.com

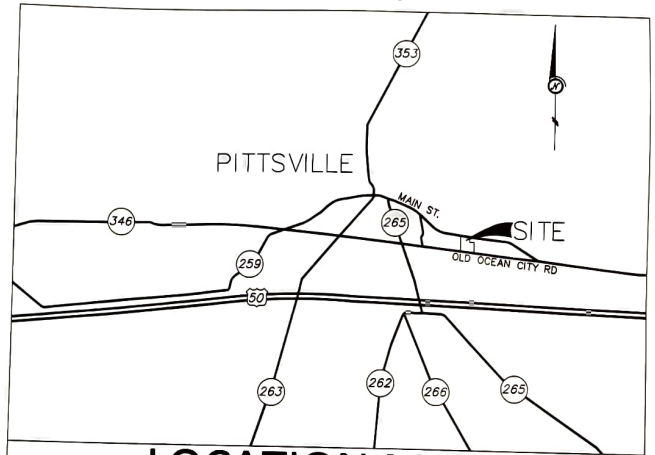
SITE PLAN OF BAY TO BEACH EXTERIORS LLC

PITTSVILLE, MARYLAND

APRIL 15,2025

SITE NOTES

1. WICOMICO COUNTY TAX MAP 302, PARCEL 1255
   OLD OCEAN CITY RD., PITTSVILLE, MD
2. ZONED: SR SINGLE FAMILY RESIDENTIAL
3. DEED REF: 5454/382
4. PLAT REF: 14/866
5. 4TH TAX DISTRICT
6. THE AREA WITHIN THE LIMITS OF DISTURBANCE IS IN FLOOD ZONE 'X' AS PROTRACTED FROM FIRM MAP.
7. PROPOSED USE: RESIDENTIAL LOTS
8. AREA TO BE DISTURBED = 6.33 ACRES
9. OWNER/DEVELOPER
   BAY TO BEACH EXTERIORS LLC
   C/O CHASE DYKES
   8431 ASCOT PL
   DELMAR, MD 21875
   EMAIL: BAYTOBEACHEXTERIORS@GMAIL.COM
   PHONE: 410-251-1174
10. THE ENTIRE AREA WITHIN THE LIMITS OF DISTURBANCE IS AGRICULTURAL FIELDS
11. WICOMICO STORMWATER MANAGEMENT NUMBER 133-24
12. ALL ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
13. HORIZONTAL DATUM NAD83/2011



LOCATION MAP
1" = 2000'

EDU CALCULATION TABLE:

# of LOTS	EDU/LOT	TOTAL EDU'S
11	250GPD	2750 GPD

SHEET INDEX

SHEET 1 - COVER AND SIGNATURE SHEET
SHEET 2 - EXISTING CONDITIONS
SHEET 3 - GRADING, STORMWATER AND SEDIMENT EROSION CONTROL PLAN
SHEET 4 - SEDIMENT EROSION CONTROL DETAILS
SHEET 5 - STORMWATER DETAILS
SHEET 6 - STORMWATER DETAILS
SHEET 7 - PROPOSED WATER AND SEWER PLAN
SHEET 8 - SEWER AND WATER PROFILES
SHEET 9 - SEWER AND WATER DETAILS
SHEET 10 - SEWER AND WATER SERVICE NOTES

GENERAL NOTES:

NTRACTOR TO CONTACT MISS UTILITY FOR UNGERGROUND UTILITY MARKINGS BEFORE BEGINNING
EXCAVATION.

TRACTOR IS RESPONSIBLE FOR INTEGRITY OF SITE AND APPROPRIATE COMPACTION FOR DRIVES AND
NDATIONS. COMPACTION RECOMMENDATION IS 98% OF MODIFIED PROCTOR IN 4" TO 6" LIFTS.

TRACTOR TO TEST PIT TO VERIFY LOCATIONS OF EX. UTILITIES BEFORE BEGINNING EXCAVATION.

SE OF CONFLICT BETWEEN THESE TECHNICAL SPECIFICATIONS AND THE TOWN OF PITTSVILLE, MARYLAND
N PARAMETER, STANDARD SPECIFICATIONS, AND DETAILS FOR INSTALLATION OF WATER AND SEWER
ES AND ROADWAY CONSTRUCTION PROJECTS, THE TOWN OF STANDARDS SHALL PREVAIL.

DESIGN CERTIFICATION

HAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND
SOIL EROSION AND SEDIMENT CONTROL, THE 2000 MARYLAND STORMWATER DESIGN MANUAL,
CLUDING SUPPLEMENTS, THE ENVIRONMENT ARTICLE SECTIONS 4-44 THROUGH 116 AND SECTIONS
D THE CODE OF MARYLAND REGULATIONS (COMAR) 26.17.01 AND COMAR 26.17.02 FOR EROSION
OL AND STORMWATER MANAGEMENT, RESPECTIVELY.
AT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE
TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS FOR MARYLAND REQUIREMENTS, LATEST
CERTIFY THAT TO THE BEST OF MY ABILITY THE PLAN FEATURES THE MINIMUM AMOUNT OF TRAFFIC
Y TO COMPLETE THE WORK IN AND ALONG THE PUBLIC ROADWAY.
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED
R UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE # 29739, EXPIRATION 07-05-26.

NATHAN NOBLE PROFESSIONAL ENGINEER
PRINTED NAME AND TITLE

OWNER'S/DEVELOPER'S CERTIFICATION

I/WE HEREBY CERTIFY THAT THE IMPROVEMENTS CONSTRUCTION PLAN IS BEING SUBMITTED WITH MY FULL KNOWLEDGE AND CONSENT AND IS IN ACCORDANCE WITH MY/OUR DESIRES AS OWNER/OWNERS.

I/WE CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. I/WE HEREBY AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY APPROPRIATE INSPECTION AND ENFORCEMENT AUTHORITY OR THE STATE OF MARYLAND, DEPARTMENT OF THE ENVIRONMENT.

OWNER/APPLICANT MUST CONTACT THE APPROPRIATE ENFORCEMENT AUTHORITY OR ITS AGENT AT THE FOLLOWING STAGES OF THE PROJECT

a. PRIOR TO THE START OF EARTH DISTURBANCE;
b. UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER DISTURBANCE,
c. PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT,
d. PRIOR TO THE REMOVAL OF SEDIMENT CONTROL PRACTICES;

BAY TO BEACH EXTERIORS LLC
8431 ASCOT PL
DELMAR, MD 21875

OWNER/DEVELOPER SIGNATURE

CHASE DYKES - DEVELOPER
PRINTED NAME AND TITLE

Plan Approved by Wicomico Soil Conservation District

By: Richard Pfeiffer
Supervisor

Date: 9/15/2025

PLAN APPROVED
DEPT. OF PUBLIC WORKS
WICOMICO COUNTY, MD.
By: [illegible]
Date 18 Aug 2025

FOREST CONSERVATION NOTES

THIS PLAN IS BOUND BY THE AGREEMENTS AS SET FORTH IN FCA# 2021-12 ON FILE IN THE PLANNING OFFICE.
NO STRUCTURES MAY BE PLACED IN THE FOREST CONSERVATION EASEMENT AREA. NO CLEARING OR CUTTING OF ANY VEGETATION, OR DISTURBANCE OF SOIL MAY OCCUR WITHIN THE FOREST CONSERVATION EASEMENT AREA WITHOUT PRIOR APPROVAL FROM THE PLANNING OFFICE.

SURVEY

CDC SURV
PO BOX
PRINCESS ANN
410-726
cdcsurveying@

TOWN OF PITTSVILLE CONSTRU

The Contractor or Developer shall pay taxes, royalties, a
that are required, during the time of contract, by local, c
ordinances, rules, codes and regulations for the legal per
Connection fees assessed by the Town shall be paid prior
construction. Impact fees shall be paid in accordance with
B. The Contractor shall perform the work in accordance w
authorities having jurisdiction over the work.
C. If the Contractor performs work, knowingly or ignorant
local, county, state and federal laws, ordinances, rules, co
assume full responsibility therefore and shall bear all cost
damage resulting from his illegal work performed.

The Contractor and Developer shall indemnify and hold har
Pittsville and the Engineer, and all who represent them, fro
damage, losses and expenses arising out of the Contractor'
provided such claim damage, loss and expense are attributa
(1) Bodily injury, sickness, disease or death, or to injury to t
including the loss of use resulting therefrom, and
(2) Negligence of the Contractor or his subcontractors and
to the project or both.

The Contractor and Developer shall observe and comply wi
laws, ordinances, rules regulations decrees and orders that
work during the time of construction; and he shall see that
this requirement. He shall indemnify, and hold harmless, th
against claims and liabilities arising from Contractor and su
laws, ordinances, rules, regulations, decrees, and orders, w
Contractor or any Subcontractor, or an of their agents and

The Contractor shall conduct the work in a manner that wil
traffic in the area. The safety and convenience of the gener
residents and occupants of property along and adjacent to
In an adequate and satisfactory manner. Footways and por
streams adjoining the work shall not be obstructed more th
in no case shall any traveled thoroughfare be closed withou
Engineer.

On new subdivisions of 2 or more units a preconstruction
required 2 weeks prior to the start of anywork. Constructio
at 30 day intervals. The Final Meeting will be at the time th
of utilities.

The Developer and his Contractor shall construct all work
Transportation right-of-way within permit requirements is
Pittsville. The Developer shall supply all information reque
application on his behalf.

UTILITY CONNECTION PROCEDURES
A. All impact, connection, and engineering review fees mu
of connections. All Town engineering costs are responsibil
need for any site visits by the Town's engineers or inspect
B. Contractor performing connection must be licensed and
certificate must be provided to the Town office prior to be
of Pittsville must be listed as an additional insured.
C. The Town requires a minimum of five (5) working days
the Town main lines. As much advance notice as possible
contractor must notify MISS UTILITY for locates.
D. The Town observes all OSHA/MOSH regulations. If conn
feet, trench boxes are required. NO PLYWOOD.
E. For new developments the Town provides the meter pi
Existing subdivision lots will be provided, water meter box
saddle, corporation stop and 20 feet of tubing, inserta-tee
F. ALL service connections will be sleeved when located u
sidewalk, parking pad, etc. 4" sewer encased in 6" schedu
GC - 10
schedule 80 2" or like. The Town does NOT provide any s
G. NOTHING IS TO BE BACKFILLED UNTIL INSPECTED BY T
PERSONNEL. Any class C soil is to be removed from site. U
material. CR6 or S7 stone can be used for bedding. All ro
supervised by the Town of Pittsville according to County
The contractor will need to schedule with the appropriat
cutting of roads is allowed. Contractor will be responsibl
County and State regulations.
H. All work to be done Monday thru Friday only from 7:3
WILL BE NO CONNECTIONS ON WEEKENDS OR HOLIDAYS
CONNECTIONS TO THE TOWN MAINS ARE TO BE COMPL
WITHOUT TOWN PERSONNEL ON SITE. NO PERSONNEL
OPERATE A MAIN VALVE EXCEPT FOR TOWN OF PITTSVI
EMPLOYEES.
I. The contractor/owner is responsible for all utility conn
service being established at the residence. This includes
blockages, and failures in fill or road repairs.
J. All wastewater cleanouts and water meter lids are to
Covering below grade or obstruction of these devices sh
contractor/developer and homeowner are responsible
with the Town having to raise these devices will be billed
will be disconnected for non-payment of these costs.
K. No persons shall alter, damage, destroy, deface, brea
of the Town's utility system. This shall include ALL plan
meters, manholes, etc.

PITTSVILLE DEPARTM

APPROVED BY THE PITTSV