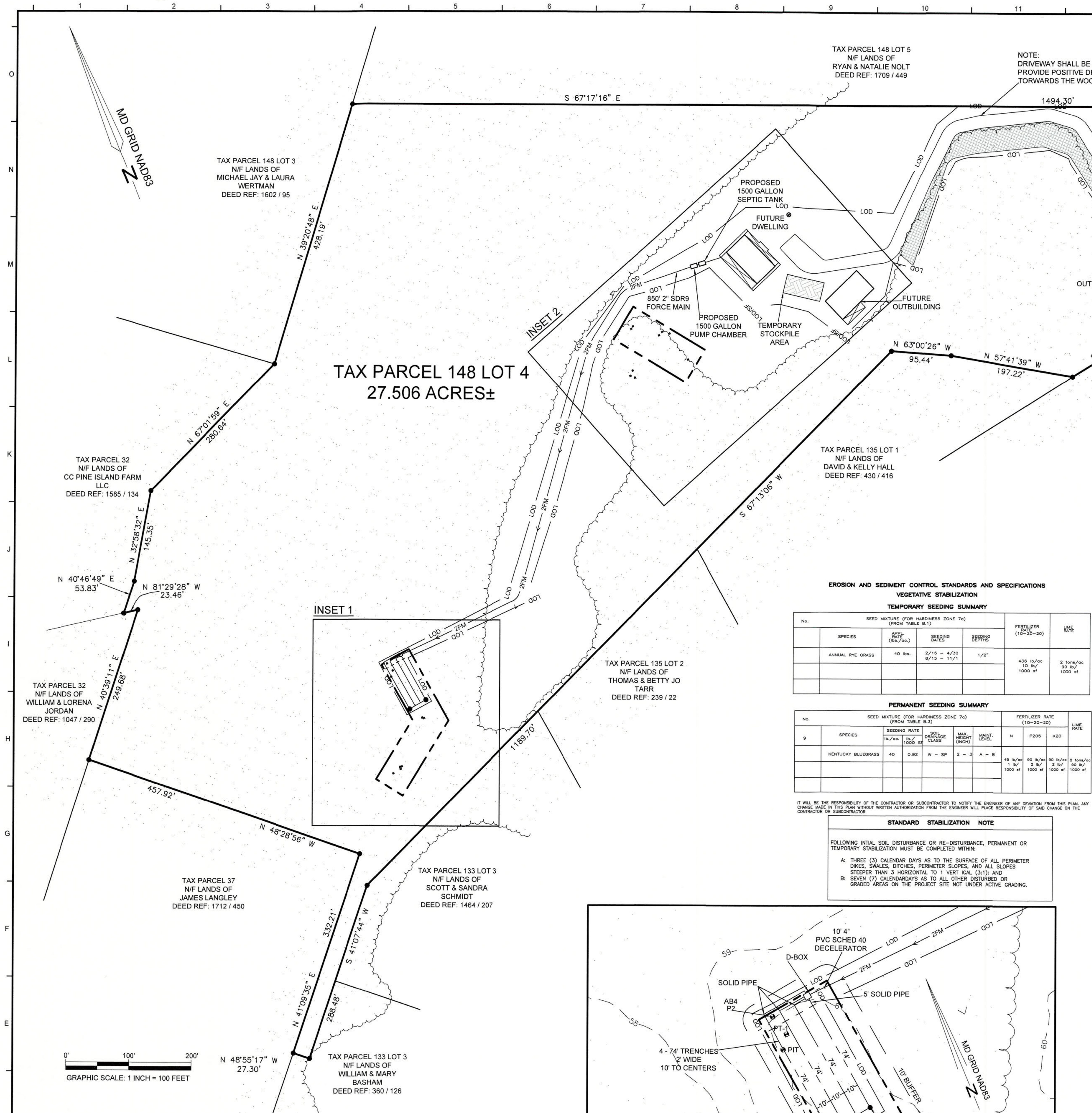
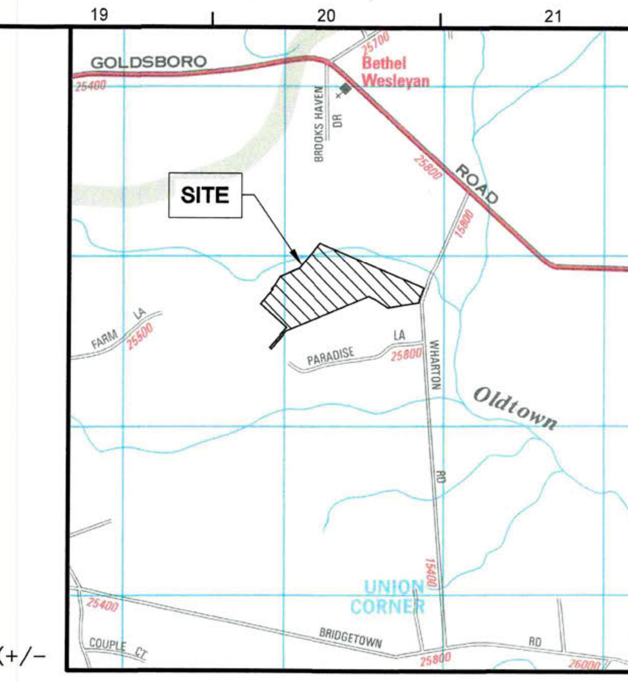
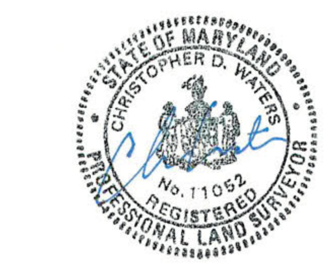


SITE DATA

1) PROPERTY OWNER: JEFFREY BRANNAN
2) PROPERTY ADDRESS: WHARTON ROAD
GOLDSBORO, MD 21636
3) TAX ID: 01–015486
4) TAX MAP: 10, GRID: 05, PARCEL: 148, LOT: 4
5) DEED REFERENCE: 1691 / 296
6) PLAT REFERENCE: 6 / 30A
7) THE LAND SHOWN HEREON LIES ENTIRELY OUTSIDE THE CHESAPEAKE BAY CRITICAL AREA
8) THE LAND SHOWN HEREON LIES ENTIRELY WITHIN FLOOD ZONE X PER F.I.R.M. PANEL 24011C0095D EFF 01/16/2015.
9) ZONING: R–RURAL
SETBACKS: FRONT 40', SIDES: 10', REAR: 10'
10) WATER: PRIVATE ON–SITE
11) PARCEL IS APPROVED FOR A MINIMUM 5 BEDROOM HOME (750 GAL/DAY DESIGN FLOW) (+/– 3500 SQ.FT.) UNLESS SPECIFIED OTHERWISE.
12) IN GROUND SWIMMING POOLS ARE NOT PERMITTED LESS THAN 25' FROM THE SEWER RESERVE AREA.
13) NO PERMANENT STRUCTURES ARE PERMITTED IN THE SEWER RESERVE AREA
14) THERE ARE NOT WELLS OR SEPTIC SYSTEMS WITHIN 150 FEET OF THE PROPERTY UNLESS OTHERWISE SHOWN.
15) THE SEWAGE RESERVE AREAS SHOWN HEREON MUST REMAIN UNDISTURBED FOR SEWAGE DISPOSAL PURPOSED ONLY. THIS AREA SHALL BE EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHTS–OF–WAY, OR ANY OTHER PERMANENT OR PHYSICAL OBJECTS. ANY CONSTRUCTION ACTIVITY OR OTHER USE THAT MAY ADVERSELY AFFECT THIS USE AS A SEWAGE RESERVE AREA MAY RENDER ANY OR ALL HEALTH DEPARTMENT APPROVALS NULL AND VOID.
16) LOD AREA: 120,960 SQ.FT.



0' 2000' 4000'
GRAPHIC SCALE: 1 INCH = 2000 FEET
ADC PERMIT No: BJE080712



MY CURRENT LICENSE
EXPIRES 2-10-2027

EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS
VEGETATIVE STABILIZATION

TEMPORARY SEEDING SUMMARY

No.	SEED MIXTURE (FOR HARDINESS ZONE 7a) (FROM TABLE B.1)				FERTILIZER RATE (10–20–20)	LIME RATE
	SPECIES	APPL. RATE (lbs./ac.)	SEEDING DATES	SEEDING DEPTHS		
	ANNUAL RYE GRASS	40 lbs.	2/15 – 4/30 8/15 – 11/1	1/2"	436 lb/ac 10 lb/ 1000 sf	2 tons/ac 90 lb/ 1000 sf

PERMANENT SEEDING SUMMARY

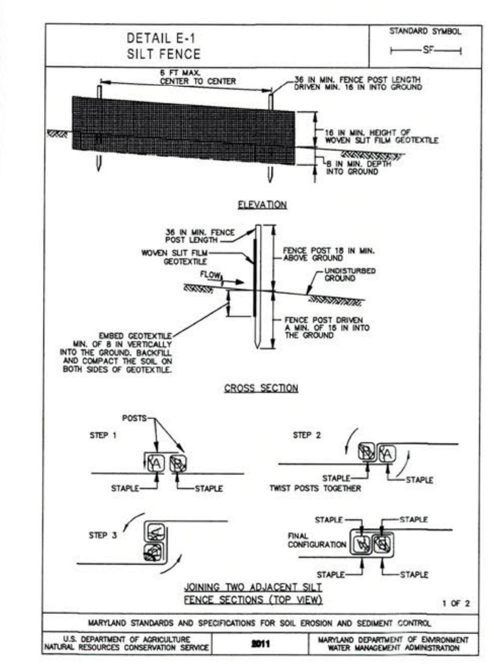
No.	SEED MIXTURE (FOR HARDINESS ZONE 7a) (FROM TABLE B.3)						FERTILIZER RATE (10–20–20)			LIME RATE
9	SPECIES	SEEDING RATE lb./ac.	SEEDING RATE lb./ 1000 sf	SOIL DRAINAGE CLASS	MAX. HEIGHT (INCH)	MAINT. LEVEL	N	P205	K20	
	KENTUCKY BLUEGRASS	40	0.92	W – SP	2 – 3	A – B	45 lb/ac 1 lb/ 1000 sf	90 lb/ac 2 lb/ 1000 sf	90 lb/ac 2 lb/ 1000 sf	2 tons/ac 90 lb/ 1000 sf

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.

STANDARD STABILIZATION NOTE

FOLLOWING INTIAL SOIL DISTURBANCE OR RE–DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:

A: THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERT ICAL (3:1): AND
B: SEVEN (7) CALENDARDAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.



DETAIL E-1 SILT FENCE	STANDARD SYMBOL SF

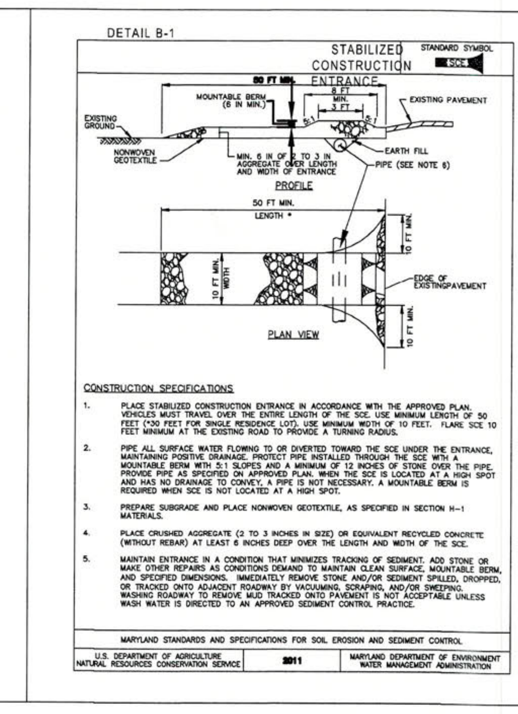
CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1¾ X 1¾ ± ¹⁄₁₆ INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID–SECTION.
4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H–1 MATERIALS.
5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

2 OF 2

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



PHASE OF CONSTRUCTION

PHASE OF CONSTRUCTION

1. CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (410) 901–4020 AND CAROLINE SOIL CONSERVATION DISTRICT (410) 479–1202 AT LEAST 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. SCHEDULE A PRE–CONSTRUCTION MEETING TO REVIEW AND BECOME FAMILIAR WITH THE PLANS AND ALL PERMITS.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE PER PLANS.
3. CONSTRUCT STRUCTURE, DRIVEWAY AND INSTALL UTILITIES AS REQUIRED.
4. PERFORM SITE GRADING AND PERMANENTLY STABILIZE ALL DISTURBED AREAS WITH SEED/STRAW OR MULCH.
5. ONCE THE SITE IS FULLY STABILIZED, AND WITH THE APPROVAL OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES.

THE MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL"

THE APPROVED PLANS REMAIN VALID FOR TWO YEARS FROM THE DATE OF APPROVAL, WITH THE EXCEPT OF SURFACE MINE AND LANDFILLS WHICH REMAIN VALID FOR FIVE YEARS FROM THE DATE OF APPROVAL UNLESS SPECIFICALLY EXTENDED OR RENEWED BY THE APPROVAL AUTHORITY.

A MARYLAND DEPARTMENT OF THE ENVIRONMENT NOTICE OF INTENT (NOI) GENERAL PERMIT FOR CONSTRUCTION ACTIVITY IS REQUIRED FOR ALL CONSTRUCTION ACTIVITY IN MARYLAND WITH A PLANNED TOTAL DISTURBANCE OF ONE ACRE OR MORE.

AS MANDATED BY THE NOTICE OF INTENT (NOI) GENERAL PERMITS ISSUED BY THE THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, AN INSPECTION MUST BE BE PERFORMED ON–SITE OF ALL SEDIMENT CONTROLS ON A WEEKLY BASIS AND AFTER EVERY RAINFALL EVENT. ALL SELF INSPECTIONS MUST BE MAINTAINED ALONG WITH ALL APPLICABLE GOVERNING AGENCY INSPECTION REPORTS IN A LOG BOOK, TO BE KEPT ON–SITE AT ALL TIMES.

DEVELOPER CERTIFICATION

SIGNATURE 9/16/2025 DATE

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 DEVIATION 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 SUBCONTRACTOR.

ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT THE DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT.

EROSION AND SEDIMENT CONTROL WILL BE STRICTLY ENFORCED.

APPROVALS

REVIEW FOR THE CAROLINE SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

APPROVED:

CAROLINE SOIL CONSERVATION DISTRICT 9/16/25 DATE

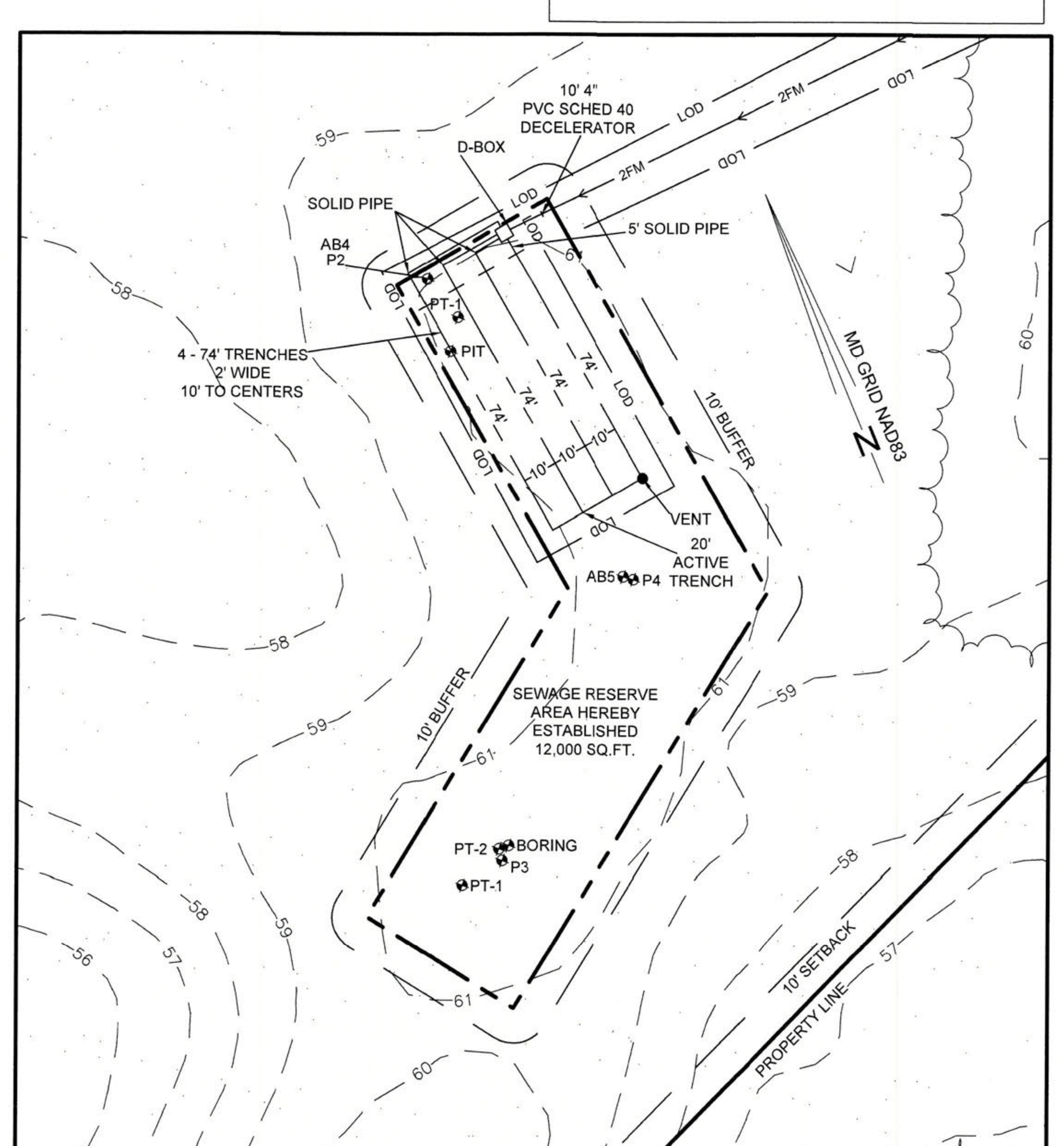
NOTE: THE CAROLINE SOIL CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, MODIFY, OR OTHERWISE ALTER THE EROSION CONTROL PROVISIONS OF THIS PLAN IN THE EVENT ADDITIONAL PROTECTION BECOMES NECESSARY.

ROOFTOP DISCONNECTS

DOWNSPOUT	DISCONNECTION LENGTH	REQUIRED LENGTH	SWM ADDRESSED
1 (468 SQ.FT.)	60 FEET	60 FEET	YES
2 (468 SQ.FT.)	60 FEET	60 FEET	YES
3 (425 SQ.FT.)	60 FEET	60 FEET	YES
4 (468 SQ.FT.)	60 FEET	60 FEET	YES
5 (303 SQ.FT.)	60 FEET	60 FEET	YES
6 (468 SQ.FT.)	60 FEET	60 FEET	YES
7 (303 SQ.FT.)	60 FEET	60 FEET	YES
8 (468 SQ.FT.)	60 FEET	60 FEET	YES
9 (425 SQ.FT.)	60 FEET	60 FEET	YES
10 (468 SQ.FT.)	60 FEET	60 FEET	YES
11 (468 SQ.FT.)	60 FEET	60 FEET	YES
12 (480 SQ.FT.)	60 FEET	60 FEET	YES
13 (480 SQ.FT.)	60 FEET	60 FEET	YES
14 (480 SQ.FT.)	60 FEET	60 FEET	YES
15 (480 SQ.FT.)	60 FEET	60 FEET	YES
16 (442 SQ.FT.)	60 FEET	60 FEET	YES
17 (442 SQ.FT.)	60 FEET	60 FEET	YES

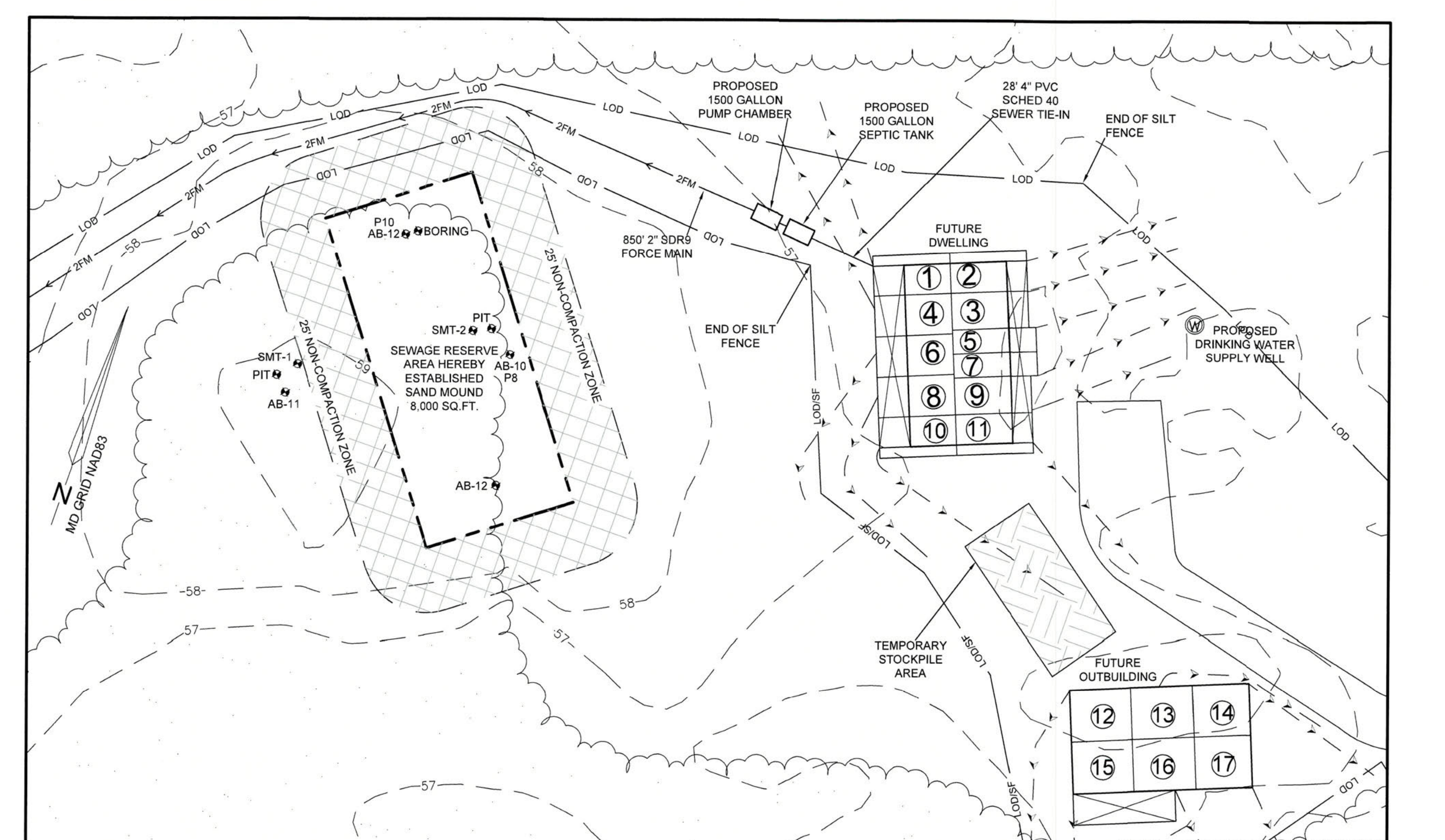
LEGEND

- PROPERTY LINE
- SETBACK LINE
- WOODS LINE
- BUILDING SETBACK LINE (BSL)
- SEWAGE RESERVE AREA
- DISCONNECTION W/60' DRAINAGE PATH
- FULLY VEGETATED DISCONNECTION AREA
- SF — SILT FENCE (TO RETAIN STOCKPILE)
- LOD — LIMIT OF DISTURBANCE
- LOD/SF — LIMIT OF DISTURBANCE WITH SILT FENCE
- 3.0' — EXISTING CONTOUR WITH ELEVATION
- EXISTING FLOOD ZONE BOUNDARY
- SCE — STABILIZED CONSTRUCTION ENTRANCE



0' 40' 80'
GRAPHIC SCALE: 1 INCH = 40 FEET

INSET 1



0' 40' 80'
GRAPHIC SCALE: 1 INCH = 40 FEET

INSET 2

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · SURVEYORS
EASTON, MARYLAND 410.770.4744 MILFORD, DELAWARE 302.424.1441 SALISBURY, MARYLAND 410.543.9091

SITE PLAN SHOWING
THE LANDS OF
JEFFREY BRANNAN
TAX MAP: 10, GRID: 5, PARCEL: 148, LOT: 4
IN THE FIRST ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND

DATE	COMMENTS

Date:	8/22/25
Scale:	AS SHOWN
Dwn.By:	P. RETALLACK
Proj.No.:	5093
Dwg.No.:	1 OF 1

S:\50\5093 WHARTON ROAD LOT 4\WHARTON ROAD LOT 4 SRA.dwg Sep 16 , 2025 - 10:23am sure

THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO DAVIS, BOWEN & FRIEDEL, INC., AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2022