

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, July 9, 2025 at 1:00 p.m.

**Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863**

I. Call to Order

II. Site Plan Review (§ ZS 1-325)

A. Crepe Myrtle Court – Step II Residential Planned Community (RPC) Review

Proposed 25-unit residential development, south side of MD Route 707 (Old Bridge Road), west of Greenbridge Lane, Tax Map 26, Parcel 157, Tax District 10, R-4 General Residential, Kathleen Clark, owner / Iott Architecture, surveyor/engineer.

III. Adjourn

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: July 9, 2025

PROJECT: Crepe Myrtle Court RPC Step II

APPLICANT(S) IN ATTENDANCE:

TRC MEMBERS IN ATTENDANCE:

_____ Tremblay, Zoning Administrator
_____ Zito, DRP Specialist III
_____ Miller, Building Plans Reviewer III
_____ Mitchell, Environmental Programs
_____ White, Environmental Programs
_____ Soper, Environmental Programs
_____ Birch, Environmental Programs
_____ Mathers, Environmental Programs
_____ Owens, Fire Marshal
_____ Korb, Deputy Fire Marshal
_____ Lynch, County Roads
_____ Berdan, County Roads
_____ Wilson, State Highway Admin.
_____ Fritts, State Highway Admin.
_____ Clasing, W & WW, DPW
_____ Knight, Planning Commission Rep.



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL: 410.632.1200 / FAX: 410.632.3008
<http://www.co.worcester.md.us/departments/drp>

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

July 9, 2025

Project: Step II Master Plan Review –Crepe Myrtle Court Residential Planned Community (RPC). Proposed construction of 25 Two-Family Dwelling Units and one (1) single family dwelling. Located on the southerly side of MD Rt. 707 (Old Bridge Road) west of Keyser Point Road, Tax Map 26, Parcel 157, Tax District 10, R-4 General Residential District, Kathleen Schardt C/O Kathleen Marie Clark, owner/ Iott Architecture & Engineering, Inc., engineer.

Prepared by: Ben Zito, DRP Specialist

Contact: bmzito@worcestermd.gov or (410) 632-1200, extension 1134

The Technical Review Committee shall consider the items listed below. The Technical Review Committee Report is required to be prepared within 90 days of the review for an upcoming Planning Commission meeting.

- (i) The plans for the development fulfill the goals and objectives and comply with the recommendations of the Comprehensive Plan and are compatible with and complement the character and nature of existing and anticipated development in the vicinity of the proposed development.
- (ii) The design of the development will, as its first priority, protect to the greatest extent feasible existing forested areas and greenways, floodplains, the Critical Area, where applicable, tidal and nontidal wetlands, sensitive areas or special habitats, and source water and aquifer recharge areas.
- (iii) The residential planned community's design lends itself to a clustered, pedestrian scaled development, providing mixed uses where appropriate, and is in keeping with the scale, layout, uses, architectural style and landscape design of existing County towns and villages and blends the natural and built environments.
- (iv) The residential planned community's design minimizes impervious surfaces and the consumption of vacant lands while maximizing open space.
- (v) The project's layout and design promote street, trail and sidewalk connectivity within the project and to and through adjoining properties and neighborhoods.

- (vi) The types and extent of uses and structures in the project will not adversely affect the future development or value of undeveloped neighboring areas or the use, maintenance and value of neighboring areas already developed.
- (vii) The development will secure for the residents of the County a development which is consistent with the Comprehensive Plan and which is compatible with and complementary to established development in the County.

Project Specific Comments: This project is subject to, but not limited to, the following sections of the Zoning and Subdivision Control Article:

§ZS1-208	R-4 General Residential District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-312	Two-family and Multi-family Development
§ZS1-315	RPC Residential Planned Communities
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off-Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways

*The proposed project is also subject to the *Design Guidelines and Standards for Commercial Uses* as revised and adopted on January 17, 2017. Under Section 2 of the Design Guidelines, the Planning Commission is able to grant a waiver to the requirements contained within, as long as the applicant can meet the provisions described. Please keep in mind that if a similar standard is listed in the Zoning Code and does not allow for a waiver, that standard cannot be waived. “These guidelines and standards apply to all projects other than multi-family and townhouse development which are subject to site plan review under ZS1-325 of the Zoning and Subdivision Control Article and which cumulatively total ten thousand square feet in gross floor area or more.” – Page 5 of Design Guidelines and Standards. Multi-family is defined by the Zoning Ordinance as a building containing three (3) or more dwellings. <https://ecode360.com/14018289>

***Please provide a detailed listing of all site plan changes along with any resubmission.**

Site Plan and General Comments:

- (1) The lot requirements shall be set by the Planning Commission during their review and approval of the Step II Master Plan. The proposed setbacks are as follows:

Lot Requirement	Proposed
Front Yard Setback (Collector Highway)	75 feet (from centerline of road right-of-way)
Side Yard Setback	15 feet
Rear Yard Setback	100 feet

- (2) Please revise the density calculations on Sheet C200 to 25 units, and 5.18 units per acre.
- (3) Please revise the passive recreation percentage calculation provided from 28% to 21%.
- (4) The proposed pool at active recreation area # 2 will require approval from the Worcester County Health Department. Please reach out to Ryan Hayward for more information.
- (5) Please demarcate the 10'x 20' outdoor parking spaces for each unit.
- (6) Please demarcate which 13 additional parking spaces will be pervious pavement.
- (7) Please add a landscaped buffer along the east side property line adjacent to the residentially zoned properties. §ZS1-322(e)(5)(A)(2). <https://ecode360.com/14021125>. "Buffering" is defined as concentrated landscaping shall be provided to diminish the visual and physical impacts of the use or structure, both on the site and from adjacent properties. Landscaping may be a mix of trees, shrubs and other vegetation and of such density that the view, while not obscured, is diffused. §ZS1-322(e)(2). <https://ecode360.com/14021106>.
- (8) A maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate for a nursery will be required to be provided at permit stage to accurately determine the bond amount. §ZS1-322(g). <https://ecode360.com/14021139>.
- (9) An additional zoning permit for all site improvements including but not limited to the model's ADA parking, any additional parking spaces, signage, recreation areas and landscaping will be needed at the time of building permits.
- (10) Please also provide a detailed time schedule for the implementation and construction of the development, and if appropriate, a plan for phasing the construction of the residential planned community, showing the general geographical coverage of future plats or plans, their approximate sequence of submission, each of which must meet pertinent requirements either on their own or in conjunction with prior phases. <https://ecode360.com/14020791>.

Next Steps for Step II Master Plan Approval. §ZS1-315(k)(2)

- 1) The Technical Review Committee shall, within ninety days after the submission of a complete application, submit its written findings and recommendation to the Planning Commission. In the review of the application, the Technical Review Committee and, subsequently, the Planning Commission shall be guided by the standards set forth in this Title and principles of good planning and shall also give consideration to whether:
 - (i)** The plans for the development fulfill the goals and objectives and comply with the recommendations of the Comprehensive Plan and are compatible with and complement the character and nature of existing and anticipated development in the vicinity of the proposed development.
 - (ii)** The design of the development will, as its first priority, protect to the greatest extent feasible existing forested areas and greenways, floodplains, the Critical Area, where applicable, tidal and nontidal wetlands, sensitive areas or special habitats, and source water and aquifer recharge areas.
 - (iii)** The residential planned community's design lends itself to a clustered, pedestrian scaled development, providing mixed uses where appropriate, and is in keeping with the scale, layout, uses, architectural style and landscape design of existing County towns and villages and blends the natural and built environments.
 - (iv)** The residential planned community's design minimizes impervious surfaces and the consumption of vacant lands while maximizing open space.
 - (v)** The project's layout and design promote street, trail and sidewalk connectivity within the project and to and through adjoining properties and neighborhoods.
 - (vi)** The types and extent of uses and structures in the project will not adversely affect the future development or value of undeveloped neighboring areas or the use, maintenance and value of neighboring areas already developed.
 - (vii)** The development will secure for the residents of the County a development which is consistent with the Comprehensive Plan and which is compatible with and complementary to established development in the County.
- 2) The Planning Commission will meet with the applicant and review the Step II master plan, any associated documents and the Technical Review Committee's recommendations. In its review, the Planning Commission is empowered to request any changes or additional information that it may deem necessary. Following its review, the Planning Commission shall either approve or disapprove the application. In the case of disapproval, the Planning Commission shall present the applicant with a written report of its findings, including the reasons for disapproval. In the case of approval, the Planning Commission may attach conditions concurrent with the approval of the residential planned community and impose time limits on the development.
- 3) Substantial modification of the plan, as determined by the Department, may only be processed as a new Step II master plan in accordance with the provisions hereof and shall require Planning Commission review and action. Any significant modification to the detailed time schedule will require Planning Commission approval upon a showing of reasonable cause by the developer

filed in writing. Minor modifications to the Step II master plan may be approved by the Department when limited to the layout, road alignment, landscaping, and stormwater management. Other amendments to the Step II approval and any conditions which may be imposed thereon may be granted by the Planning Commission upon the request of the applicant. Changes in the density or bulk of the residential planned community's structures may only be approved by the County Commissioners as an amendment to the approved Step I concept plan after a duly advertised public hearing where they determine the change to be of such significance that a public hearing is necessary.

- 4) Failure to comply with the conditions and regulations as herein established and as specifically made applicable to a particular project may be cause for cancellation of the approval for said project.
- 5) All approvals shall be in writing. An applicant may withdraw an application for a residential planned community at any time within sixty days after Step II master plan approval. In the event of withdrawal, the Step I concept plan and Step II master plan approvals shall be rendered null and void.
- 6) Step III implementation plan approval must be obtained within three years from the date of the Step II master plan approval or the Step I concept plan and Step II master plan approvals shall automatically expire. Provided that a request for extension is made in writing no less than sixty days prior to the expiration, the Planning Commission may grant a single one-year extension to the Step II master plan approval. For the purposes of this subsection, Step III implementation plan approval shall be construed to be obtaining the approval of final plats or site plans, as appropriate, for no less than twenty percent of the residential units or residential lots in the residential planned community.
- 7) The Department shall delineate and designate approved residential planned communities on the Official County Zoning Maps for informational and reference purposes.



GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1302
SNOW HILL, MARYLAND 21863-1294
TEL: 410-632-5666
FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **Crepe Myrtle Court**

TRC #: **20250260**

LOCATION: **Tax Map 26, Parcel 157, South side of MD route 707 west of Greenridge Lane**

CONTACT: **New England Dev Inc**

MEETING DATE: **June 11, 2025**

COMMENTS BY: **Robert Korb, Jr.**

Chief Deputy Fire Marshal

As you requested, this office has reviewed plans for the above project. Construction shall be in accordance with applicable Worcester County and State of Maryland fire codes. This review is based upon information contained in the submitted TRC plans only, and does not cover unsatisfactory conditions resulting from errors, omissions, or failure to clearly indicate conditions. A full plan review by this office is required prior to the issuance of a building permit. The following comments are noted from a fire protection and life safety standpoint.

Scope of Project:

Site development consisting of a 25 unit residential development.

General Comments

1. Fire hydrants shall be located within 3 ft. of curb line. Placement of fire hydrants shall be coordinated with this office prior to installation.
2. Obstructions shall not be placed or kept near fire hydrants, fire department inlet connections, or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately visible and accessible.
3. All underground water mains and hydrants **shall be installed, completed, and in service** prior to construction work or as soon as combustible material accumulates, whichever comes first. A stop work order will be issued if fire hydrants are not in service prior to construction work start.
4. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project.

Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.

5. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

Specific Comments

1. The proposed homes shall be protected by an automatic sprinkler system. Plans shall be submitted and approved by this office prior to the installation of such system.
2. The turning radius shall meet the most restrictive Ocean City Fire Department apparatus turning radius which is 33 feet inside and 55 feet outside. Approved turnarounds or cul-de-sacs shall be provided on roadways exceeding 150 ft. in length.
3. All fire hydrant locations shall be approved by this office.
4. A complete set of building plans shall be submitted and approved prior to the start of construction.
5. No further comments at this time.



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner IV *DM*

Subject: Forest Conservation Review

Date: June 26, 2025

Date of Meeting: July 9, 2025

Project: Crepe Myrtle Court

Location: Old Bridge Road, Tax Map: 26, Parcel: 157

Owner/Developer: Kathleen Clark

Surveyor/Engineer: Iott Architecture

This project is not required to comply with the Worcester County Forest Conservation Law. This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.

Citizens and Government Working Together



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
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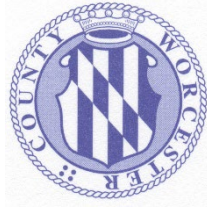
<http://www.co.worcester.md.us/departments/drp>

ZONING DIVISION
BUILDING DIVISION
LIQUOR LICENSE DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

To: Ben Zito, DRP Specialist
From: Kelly Henry, Technical Services Division Manager
Date: June 16, 2025
RE: Crepe Myrtle Court

The site plan indicates the street / driveway is a loop and does not show any indication to extend and/or continue the street / driveway to the adjoining parcels. If that is the case, I suggest simply calling the street / driveway Crepe Myrtle Lane / Circle / Loop. The road type would be dictated by whether the road is public, approved private or private. Each duplex unit will be assigned a unique street number.



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: Brian Soper, Natural Resources Administrator *BS*

Subject: July 9, 2025 – Technical Review Committee Meeting

Date: July 3, 2025

Crepe Myrtle Court (Previously Shadyside) – Residential Planned Community – Step II - Proposed 25-unit residential development. Located on the south side of MD Route 707(Old Bridge Road), west of Greenridge Lane, Tax Map 26 Parcel 157, Tax District 10, R-4 General Residential District, Kathleen Clark, owner/developer - Iott Architecture, surveyor/engineer.

Critical Area:

This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Developed Area (IDA) with a 100' buffer. Please see the following comments:

1. This project meets the requirement for the Maryland Critical Area Commission Project Notification parameters; the Critical Area Report, 10% rule compliance details, and all other pertinent documents when submitted will be forwarded to Commission Staff for review and comment.
2. Please submit the Critical Area review fee of \$366.75 for Step II. Additional review fees will be collected at each step of the RPC process. The fee for Step I has been paid.

Storm Water Management & Erosion and Sediment Control:

Storm Water Management & Erosion and Sediment Control:

Citizens and Government Working Together

Stormwater Management Concept Plan has been approved.

General Provisions:

- All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.
- All Storm water Management practices shall be designed to meet the requirements of the 2007 Maryland Storm water Management Act.
- All projects over one (1) acre shall be required to file for a General Permit / Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

cc: File.
Joy Birch, NR Planner III (via email).
Kristen Tremblay, Zoning Administrator (via email).

**WORCESTER COUNTY
DEPARTMENT OF PUBLIC WORKS
INTEROFFICE MEMORANDUM**

TO: Kristen M. Tremblay, AICP
Zoning Administrator
FROM: Christopher S. Clasing, P.E., Deputy Director
DATE: May 21, 2025
SUBJECT: TRC Meeting – June 2025 –Roads & Water/Wastewater Comments

1. WO27 – Solar Project 9251 Peerless Rd
 - a. Water and Wastewater Division has no comments as it is outside our water and wastewater service area.
 - b. A commercial entrance and bond will be required by the Roads Division for this project. Please add the commercial entrance detail to the plans.
2. WO60 – Solar Project 9223 Peerless Rd
 - a. No comments from DPW Roads and Water & Wastewater Divisions.
3. Snow Hill Property, LLC – 12004 Ocean Gateway
 - a. No comments from DPW Roads and Water & Wastewater Divisions.
4. Pocomoke Storage, LLC – 1757 Worcester Highway
 - a. No comments from DPW Roads and Water & Wastewater Divisions.
5. Lighthouse Business Park – 13203 Handy Lane
 - a. No comments from DPW Roads and Water & Wastewater Divisions.
6. Crepe Myrtle Court – MD707 Old Bridge Rd
 - a. Utility plans need to be submitted to Water and Wastewater office for further review.
 - b. Water and sewer profiles need to be added to the plans.
 - c. Sheet C-600, is missing building numbers and please include hatching for driveway/paved areas.
 - i. Please show a 10' Worcester County Utility Easement capturing the water/sewer mains, cleanouts, and meter pits. Please relocate any structures, bike racks, or street lights outside of this 10' utility easement.
 - d. No comments from the DPW Roads Division.

cc: Tony Fascelli, W/WW Superintendent
Kevin Lynch, Roads Superintendent

RE: 6/11/25 TRC Transmittal - Crepe Myrtle Court RPC Step II Review

From Jeffrey Fritts <JFritts@mdot.maryland.gov>

Date Tue 5/20/2025 2:22 PM

To Benjamin M. Zito <bmzito@worcestermd.gov>; Kristen Tremblay <ktremblay@worcestermd.gov>; Brian M. Soper <bmsoper@worcestermd.gov>; Cathy Zirkle <czirkle@worcestermd.gov>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@worcestermd.gov>; David Mathers <dmathers@worcestermd.gov>; Gary Serman <gserman@co.worcester.md.us>; Gary R. Pusey <grpusey@worcestermd.gov>; Jennifer Keener <jkkeener@worcestermd.gov>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@worcestermd.gov>; Kevin Lynch <klynch@co.worcester.md.us>; Laurie Bew <lbew@worcestermd.gov>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mmknight@comcast.net <Mmknight@comcast.net>; Matt Owens <mowens@worcestermd.gov>; Matthew Laick <mlaick@worcestermd.gov>

Ben,

Crepe Myrtle will require a commercial access permit from SHA District 1.



Jeff Fritts

Access Management

Regional Engineer

410.677.4039 **office**

443.397.5063 **mobile**

Jfritts@mdot.maryland.gov

Maryland Department of Transportation

660 West Road, Salisbury, MD 21801

From: Benjamin M. Zito <bmzito@worcestermd.gov>

Sent: Monday, May 19, 2025 8:14 AM

To: Kristen Tremblay <ktremblay@worcestermd.gov>; Brian M. Soper <bmsoper@worcestermd.gov>; Cathy Zirkle <czirkle@worcestermd.gov>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@worcestermd.gov>; David Mathers <dmathers@worcestermd.gov>; Gary Serman <gserman@co.worcester.md.us>; Gary R. Pusey <grpusey@worcestermd.gov>; Jeffrey Fritts <JFritts@mdot.maryland.gov>; Jennifer Keener <jkkeener@worcestermd.gov>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@worcestermd.gov>; Kevin Lynch <klynch@co.worcester.md.us>; Laurie Bew <lbew@worcestermd.gov>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mmknight@comcast.net; Matt Owens <mowens@worcestermd.gov>; Matthew Laick <mlaick@worcestermd.gov>; Paul Miller <pmiller@worcestermd.gov>; Robert Korb Jr. <rkorb@worcestermd.gov>; Robert Mitchell <bmitchell@worcestermd.gov>; Stuart White <swhite@worcestermd.gov>; Tony Fascelli <tfascelli@co.worcester.md.us>; Kelly Henry <khenry@worcestermd.gov>

Subject: 6/11/25 TRC Transmittal - Crepe Myrtle Court RPC Step II Review

Caution: Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Report concerns to MDOTServiceDesk@mdot.maryland.gov or 410-768-7181.

All,

Please see the attached site plan and transmittal for the Crepe Myrtle Court RPC Step II review that will be on the 6/11/25 TRC meeting.

I did not send a hard copy. Please let me know if you need one.

Thank you,

Ben Zito

DRP Specialist III

Dept. of Development, Review and Permitting

Worcester County Government

One West Market Street, Room 1201

Snow Hill, MD 21863

(410) 632-1200, ext. 1134

bmzito@worcestermd.gov

SITE DEVELOPMENT PLAN
PROPOSED RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT
WORCESTER COUNTY, MARYLAND

CONTACT INFORMATION

LANDOWNER

KATHLEEN M. CLARK
12319 OCEAN GATEWAY STE 304
OCEAN CITY, MARYLAND 21842
PHONE: (410) 213-1633

APPLICANT

KATHLEEN M. CLARK
12319 OCEAN GATEWAY STE 304
OCEAN CITY, MARYLAND 21842
PHONE: (410) 213-1633

DEVELOPER

KATHLEEN M. CLARK
12319 OCEAN GATEWAY STE 304
OCEAN CITY, MARYLAND 21842
PHONE: (410) 213-1633

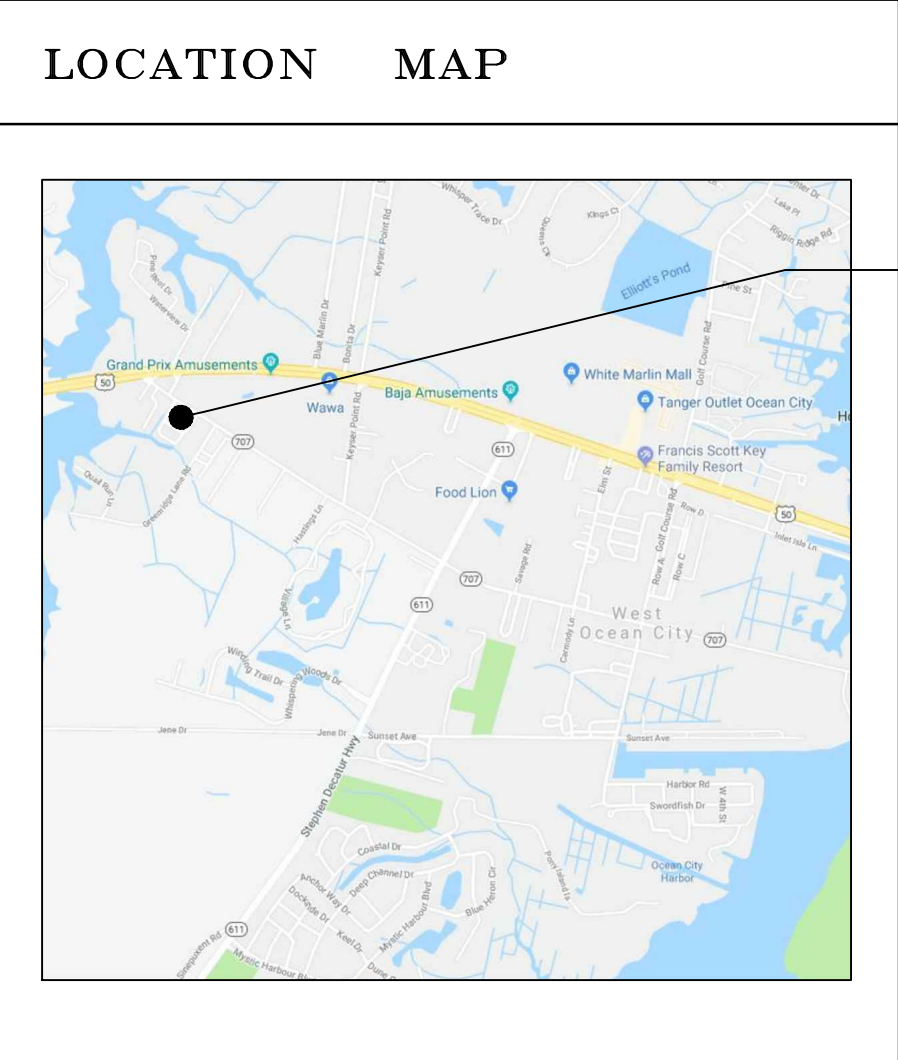
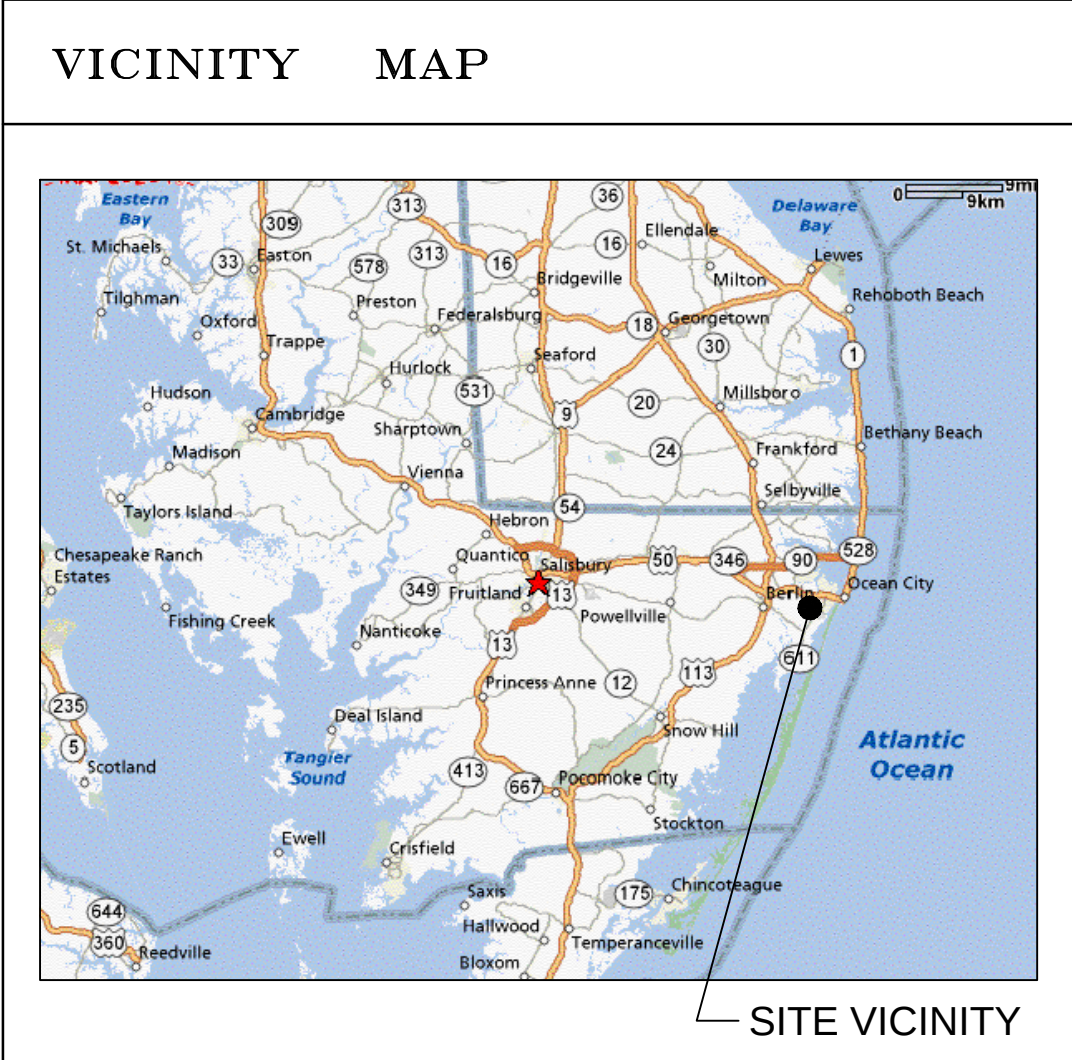
CONSULTANT

IOTT ARCHITECTURE & ENGINEERING, INC.
310 HAMMOND STREET, SUITE 100
SALISBURY, MD. 21804
PHONE: (410) 749-7229
E-MAIL: kiott@iottarchitecture.com

PROJECT DATA

DEED REF: 02129/00058
PLAT REF:
PARCEL No: 0157
LOT No.:
COUNTY: WORCESTER
TAX MAP: 0026
GRID: 0006
PLAT No.:
SUBDIVISION: 73AF

STEP TWO
SITE PLAN APPROVAL SUBMISSION
MAY 15, 2025



IOTT FILE NO. 19-055B

ENGINEER'S CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND

KEITH IOTT LICENSE NO: 17951
EXPIRATION DATE: 9/11/2026

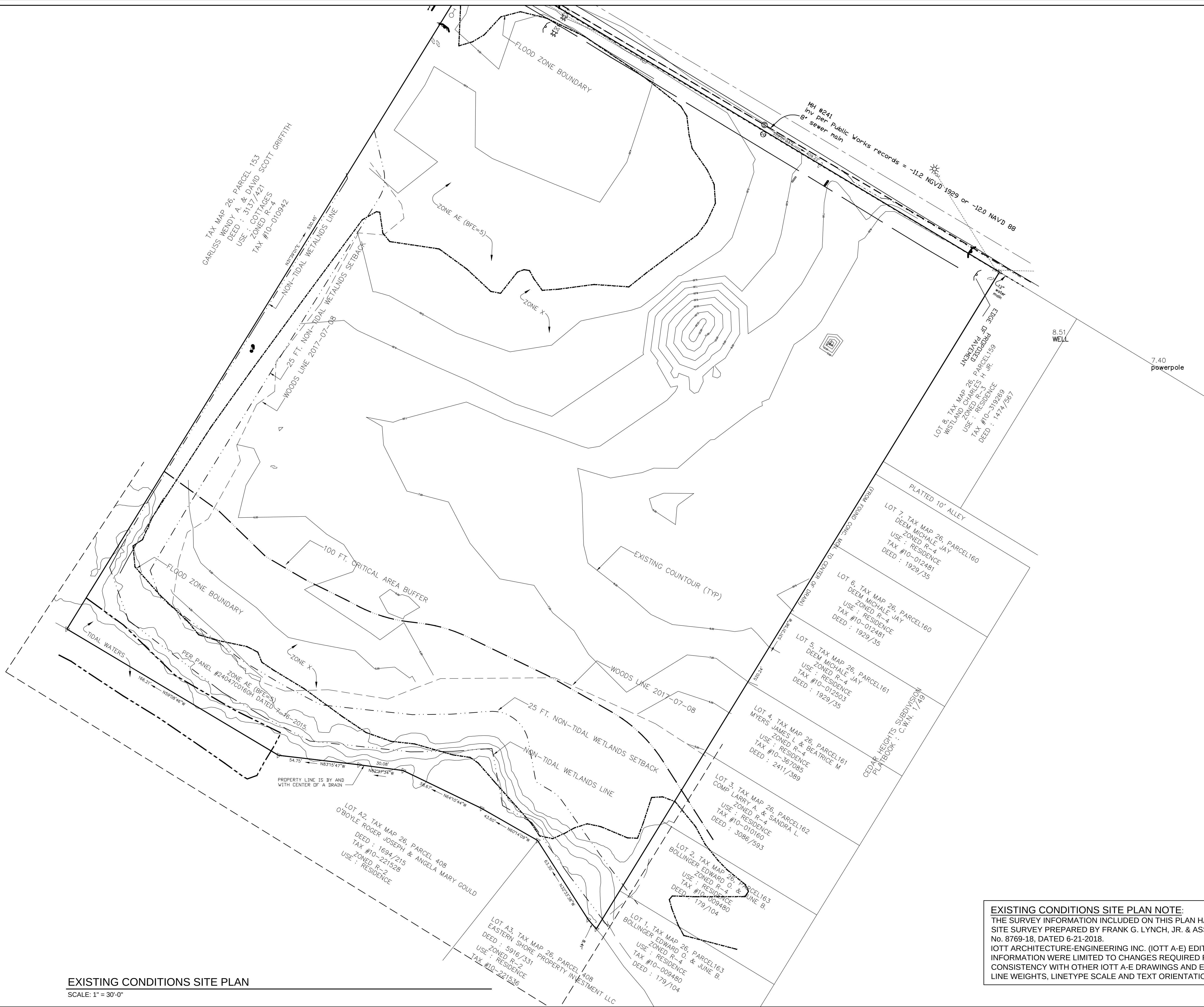
IOTT

ARCHITECTURE
ENGINEERING
INCORPORATED

310 HAMMOND ST. • SUITE 100 • SALISBURY, MARYLAND
(410) 749-7229 • FAX (410) 749-0001

LIST OF DRAWINGS		ISSUE DATE	REV. DATE
CS1	COVER SHEET	5-15-2025	
CIVIL			
C100	EXISTING CONDITIONS SITE PLAN	5-15-2025	
C200	SITE DEVELOPMENT PLAN	5-15-2025	
C201	SITE DETAILS	5-15-2025	
C300	OVERALL SITE GRADING PLAN	5-15-2025	
C400	SEDIMENT EROSION CONTROL AND RESOURCE MANEGMENT PLAN	5-15-2025	
C401	SEDIMENT AND EROSION CONTROL NOTES	5-15-2025	
C402	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	5-15-2025	
C600	SITE UTILITIES PLAN	5-15-2025	
SWM200	SITE STORMWATER MANAGEMENT PLAN	5-15-2025	
SWM201	ESD CALCULATIONS AND ESD PRACTICES PLAN	5-15-2025	
L200	LANDSCAPING PLAN AND SCHEDULE	5-15-2025	
CA210	CRITICAL AREAS MITIGATION PLAN	5-15-2025	
ARCHITECTURAL			
A100	FIRST FLOOR PLANS	5-15-2025	
A101	SECOND FLOOR PLANS	5-15-2025	
A300	FRONT AND LEFT SIDE ELEVATIONS	5-15-2025	
A301	REAR AND RIGHT SIDE ELEVATIONS	5-15-2025	

TRC-SITE PLAN APPROVAL SUBMISSION
RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT
WORCESTER COUNTY, MARYLAND

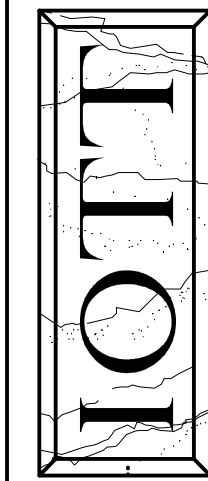


EXISTING CONDITIONS SITE PLAN
SCALE: 1" = 30'-0"

EXISTING CONDITIONS SITE PLAN NOTE:
THE SURVEY INFORMATION INCLUDED ON THIS PLAN HAS BEEN TAKEN FROM
SITE SURVEY PREPARED BY FRANK G. LYNCH, JR. & ASSOCIATES, INC. FILE
No. 8769-18, DATED 6-21-2018.
IOTT ARCHITECTURE-ENGINEERING INC. (IOTT A-E) EDITS TO THIS
INFORMATION WERE LIMITED TO CHANGES REQUIRED FOR GRAPHICAL
CONSISTENCY WITH OTHER IOTT A-E DRAWINGS AND EXHIBITS SUCH AS
LINE WEIGHTS, LINETYPE SCALE AND TEXT ORIENTATION .

DATE: MAY 15, 2025
IOTT PROJ. NO.: 19-055B
DESIGN BY:
DRAWN BY:
SCALE: 1" = 20'-0"
PLANNING COMM. APPR:
DWG. FILE: 19-055B-C100

RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT (FKA SHADYSIDE)
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND
EXISTING CONDITIONS SITE PLAN

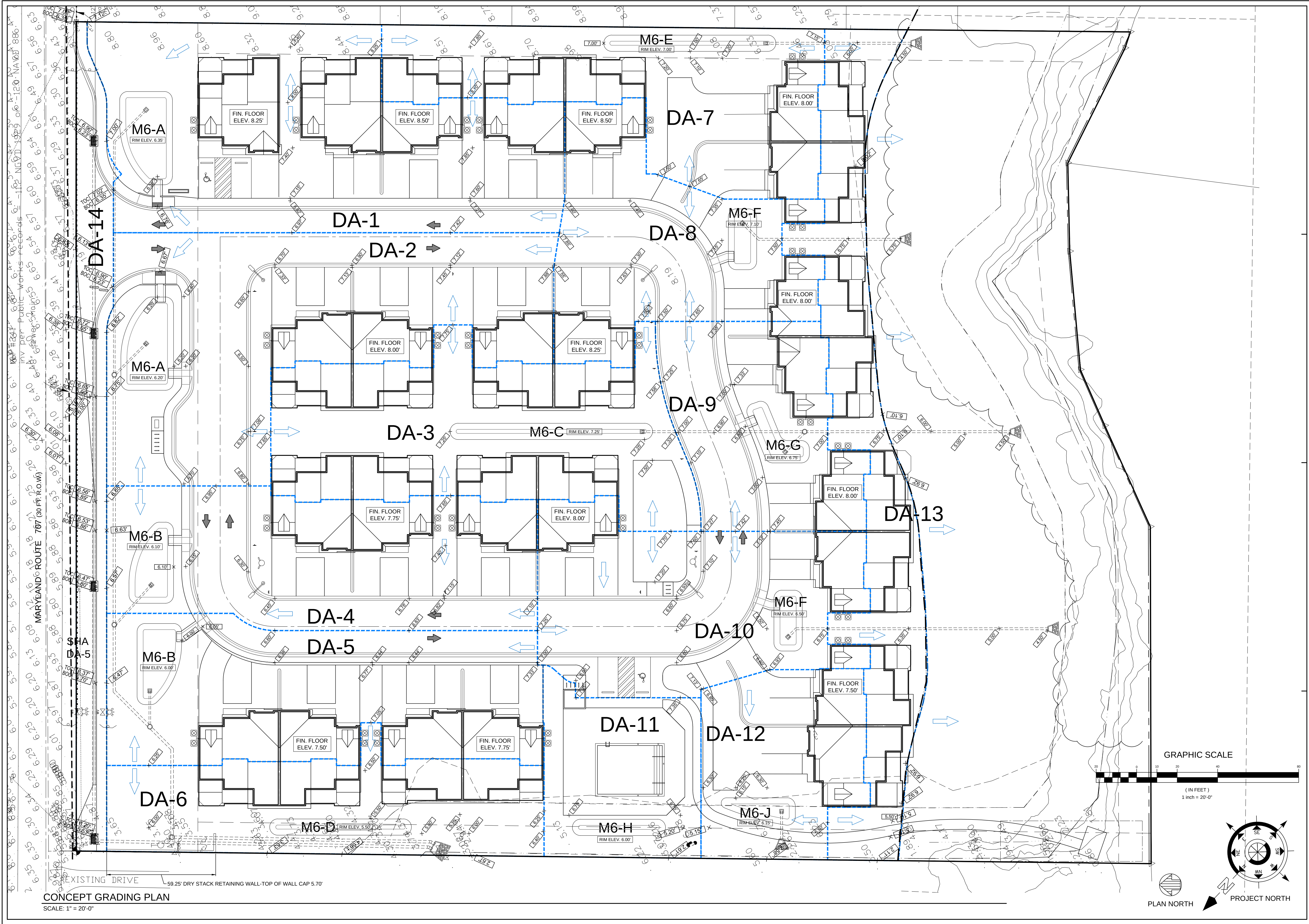


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REVISIONS

NO.	DATE	REMARKS



CONCEPT GRADING PLAN
SCALE: 1" = 20'-0"

REVISIONS	
NO.	DATE

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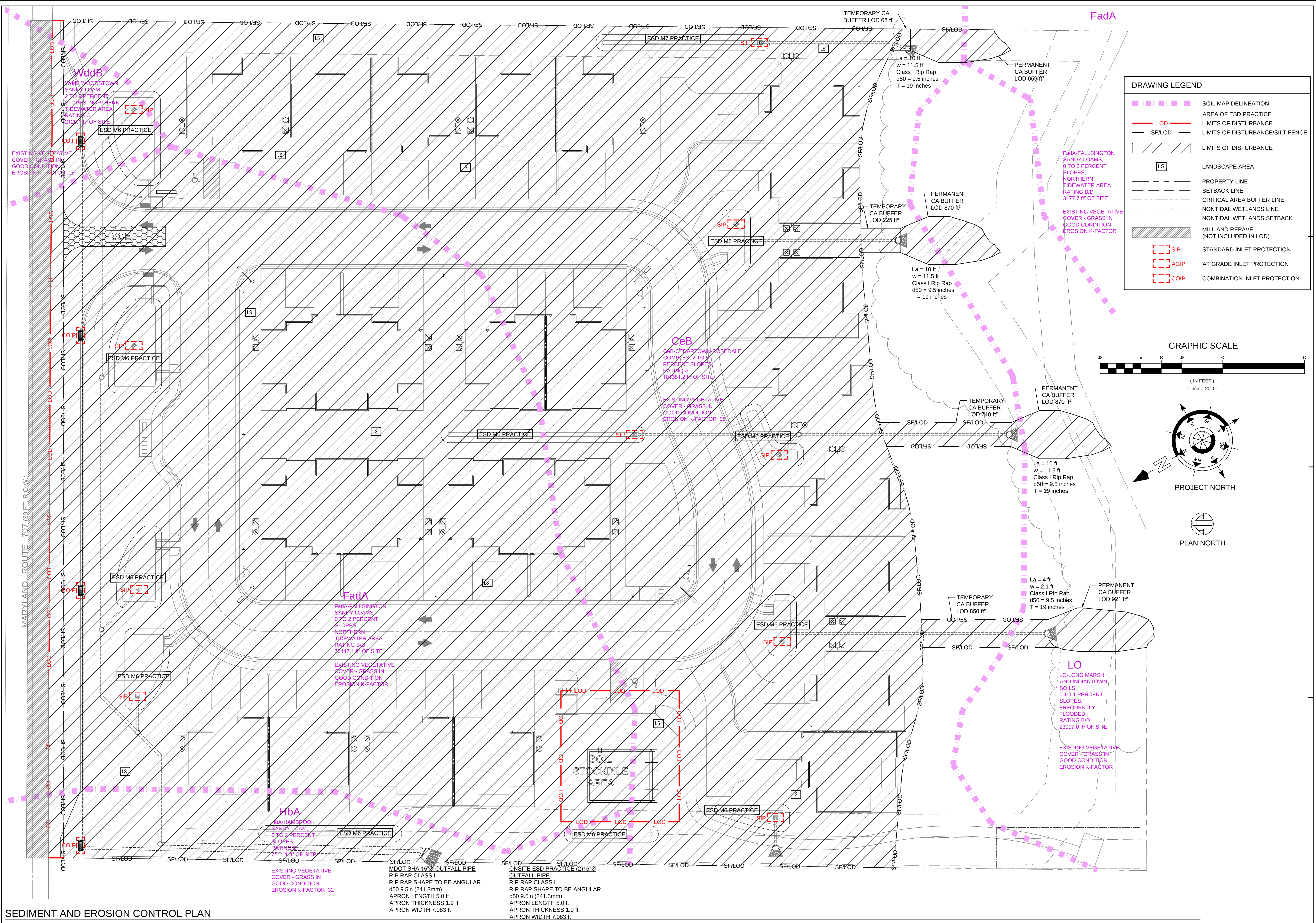
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RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT (FKA SHADYSIDE)
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

OVERALL SITE GRADING PLAN

DATE: MAY 15, 2025
IOTT PROJ. NO.: 19-055B
DESIGN BY: KI
DRAWN BY: KI
SCALE: 1" = 20'-0"
PLANNING COMM. APPR.
DWG. FILE: SWM200

C 300



SEDIMENT AND EROSION CONTROL PLAN
SCALE: 1" = 20'-0"

REVISIONS		REMARKS	
NO.	DATE		

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RESIDENTIAL PLANNED COMMUNITY CREPE MYRTLE COURT (FKA SHADYSIDE) TAX MAP 26, PARCEL 157 WORCESTER COUNTY, MARYLAND	
SEDIMENT AND EROSION CONTROL PLAN	

DATE: MAY 15, 2025	IOTT PROJ. NO.: 19-055B
DESIGN BY: KI	DRAWN BY: RE
SCALE: 1" = 20'-0"	
PLANNING COMM. APPR.	
DWG. FILE: 19-055B-C400	

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SEQUENCE OF CONSTRUCTION

1) OBTAIN ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL PERMITS ETC.,

2) CONTACT THE WORCESTER COUNTY DEPARTMENT OF ENVIRONMENT PROGRAMS AT 410-632-1220 TO SCHEDULE A PRE-CONSTRUCTION MEETING ATLEAST 48 HOURS PRIOR TO COMMENCING ANY SITE WORK. FAILURE TO DO SO MAY RESULT IN AN IMMEDIATE "STOP WORK ORDER."

3) CLEAR AND GRUB AS NECESSARY FOR THE INSTALLATION OF PERIMETER CONTROLS.

4) INSTALL SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON APPROVED PLAN AND IN ACCORDANCE WITH THE STANDARD DETAILS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PERIMETER CONTROLS IN ACCORDANCE WITH THE STANDARD DETAILS FOR THE DURATION OF THE PROJECT.

5) CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AFTER THE INSTALLATION OF SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE BUT BEFORE PROCEEDING WITH ANY OTHER EARTH-DISTURBING ACTIVITIES. MDOT SHA DISTRICT 1 ACCESS PERMIT INSPECTOR JEFF FRITTS (jfritts@mdot.maryland.gov, phone: 443-397-5063) SHOULD ALSO BE CONTACTED AT THIS POINT.

6) BEGIN DEMOLITION AND RELOCATION OF EXISTING UTILITIES AND SIGNS WITHIN THE PROJECT LOD. ALL DEMOLITION DEBRIS MUST BE DISPOSED OF AT AN APPROVED OFFSITE LOCATION.

7) FOR ALL DISTURBED AREAS OUTSIDE THE PERIMETER CONTROL STABILIZATION IS AS FOLLOWS;
-FOR NON-ROADWAY AREAS, ALL DISTURBED AREAS MUST BE STABILIZED BY AN APPROVED METHOD AT THE END OF EACH WORK DAY.
-FOR ROADWAY AREAS, TRENCHES MUST BE BACKFILLED AND STABILIZED WITH MINIMUM 6" OF STONE BY THE END OF EACH WORK DAY
-ONLY THAT TRENCH WHICH IS NECESSARY FOR DAILY UTILITY INSTALLATION SHALL BE EXCAVATED. ALL SPOIL SHALL BE PLACED ON THE UPHILL SLOPE OF TRENCH WHERE FEASIBLE.
-IF THE CONTRACTOR REQUESTS, AND THE EROSION AND SEDIMENT CONTROL INSPECTOR GRANTS THAT THE TRENCH BE LEFT OPEN, THEN FURTHER PERIMETER CONTROL MEASURES (SILT FENCE) WILL BE REQUIRED ON THE DOWNHILL SLOPE.

8) BEGIN OVERALL SITE GRADING, EXCAVATION FOR BUILDING, INSTALLATION OF ALL UTILITIES, STORMWATER OUTFALL PIPING AND UNDERDRAINS, MDOT SHA COMBINATION INLETS AND ASSOCIATED DRAINAGE PIPING. FOR UTILITY INSTALLATION IN ROADWAY AREAS, TRENCHES MUST BE BACKFILLED AND STABILIZED WITH MINIMUM 6" OF STONE BY THE END OF EACH WORK DAY. ANY SOIL/DEBRIS REMAINING ON ROADWAY MUST BE SWEEP CLEAN BY THE END OF EACH WORK DAY. ANY SOIL/DEBRIS MUST BE DISPOSED OF AT AN APPROVED OFFSITE LOCATION. AN APPROVED OFFSITE LOCATION IS ONE HAVING A CURRENT EROSION AND SEDIMENT CONTROL PLAN. BEGIN BUILDING CONSTRUCTION.

9) ± BUILDING CONSTRUCTION IS COMPLETE.

10) EXCAVATE AND INSTALL M-6 MICRO-BIORETENTION PRACTICES IN ACCORDANCE WITH THE APPROVED DRAWINGS AND DETAILS. PROVIDE RIP-RAP/GABION MAT OUTLET STABILIZATION AS SHOWN ON THE APPROVED PLANS.

11) INSTALL RIBBON CURBS, CURBS, CURB OUTLETS, SIDEWALKS AND MDOT SHA ENTRANCE TRENCH DRAINS AS SHOWN ON THE APPROVED PLAN.

12) STABILIZE SITE IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS AS SHOWN ON THE APPROVED PLAN. BEGIN PAVING ALL PRIVATE ROADS AND IMPROVEMENTS WITHIN THE MDOT SHA ROW.

13) ± JOB IS COMPLETE

14) AFTER ASSURANCE THAT THE ENTIRE SITE IS STABILIZED AND WITH THE APPROVAL OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, REMOVE SEDIMENT CONTROL MEASURES.

NOTICE OF INTENT (NOI)

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN NOI GENERAL PERMIT FOR CONSTRUCTION ACTIVITY.

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 1 ACRE OR MORE.

AS MANDATED BY THE NOTICE OF INTENT (NOI) GENERAL PERMIT ISSUED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, AN INSPECTION MUST BE PERFORMED ONSITE 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 ONSITE AT ALL TIMES.

SOIL TYPES:

CeB-CEDARTOWN-ROSEDALE COMPLEX, 2 TO 5 PERCENT SLOPES, HSG RATING A

FadA-FALLSINGTON SANDY LOAMS, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA HSG RATING B/D

HbA-HAMBROOK SANDY LOAM, 0 TO 2 PERCENT SLOPES, HSG RATING B

LO-LONG MARSH AND INDIANTOWN SOILS, 0 TO 1 PERCENT SLOPES, FREQUENTLY FLOODED HSG RATING B/D

WddB WOODSTOWN SANDY LOAM, 2 TO 5 PERCENT SLOPES, NORTHERN TIDEWATER AREA HSG RATING C

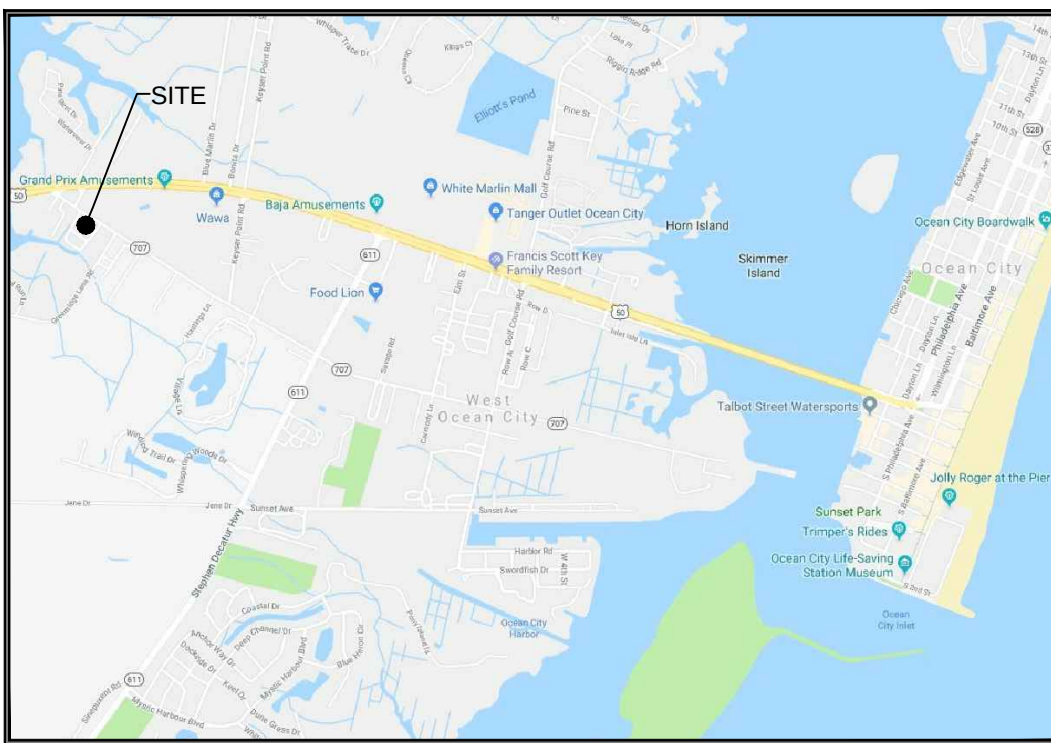
APPROXIMATE CUT= x yd³

APPROXIMATE FILL= x yd³

APPROXIMATE BORROW= x yd³

APPROXIMATE SPOIL= x yd³

NOTE: APPROXIMATE CUT, FILL, BORROW AND SPOIL ESTIMATES ARE NOT TO BE USED BY CONTRACTOR FOR MATERIAL TAKEOFF PURPOSES



LOCATION MAP

NOT TO SCALE

CONTRACTOR NOTE

STRICT CARE MUST BE TAKEN DURING CONSTRUCTION NOT TO COMPACT THE EXISTING SOIL IN THE AREAS NOTED FOR M-6 MICRO-BIORETENTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR AMENDING THE SUBGRADE AS NECESSARY TO ACHIEVE PROPER EXFILTRATION FOR THE M-6 MICRO-BIORETENTION AREAS. CONTRACTOR IS TO CALL THE WORCESTER COUNTY DEPARTMENT OF ENGINEERING FOR AN EXCAVATION INSPECTION PRIOR TO BACKFILLING AND INSTALLING THE M-6 MICRO-BIORETENTION PRACTICES.

SITE DATA

LIMITS OF DISTURBANCE ON SITE OUTSIDE OF CA = 3.7983 ACRES or 165453.9 ft²

LIMITS OF DISTURBANCE ON SITE INSIDE OF CA = 0.1194 ACRES or 5199 ft²
(TEMPORARY = 0.0432 acres or 1881 ft²; PERMANENT = 0.0762 acres or 3318 ft²)

TOTAL LIMITS OF DISTURBANCE ON SITE= 3.9177ACRES or 170652.9 ft²

SHA ROW LIMITS OF DISTURBANCE OFF SITE= 0.0616 ACRES or 2681.4 ft²

ANY TRENCH DEWATERING MUST BE BY AN APPROVED METHOD TO ENSURE THAT NO EROSION OR SEDIMENTATION OCCURS IN WETLANDS/WATERS OF THE STATE.

KATHLEEN M CLARK OCEAN CITY, MD
Owner/Developer Certification

I/we hereby certify that any clearing, grading, construction, or development will be done pursuant to the approved erosion and sediment control plan, including inspecting and maintaining controls, and that the responsible personnel involved in the construction project will have a Certificate of Training at a Maryland Department of the Environment (MDE) approved training program for the control of erosion and sediment prior to beginning the project. The owner/developer further certifies the right of entry for periodic on-site evaluation by the appropriate enforcement authority and/or MDE

Signature _____ Date _____
Name: (print) _____ Title _____

Engineer's Certification

I certify that this Plan of Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site, and that this plan was prepared in accordance with the requirements of the Soil Conservation District and the "Standards and Specifications for Soil Erosion and Sediment Control" to the best of my knowledge, and I have reviewed this Erosion and Sediment Plan with the Owner/Developer of this project.

Signature _____ Date _____
Name: (print) KEITH IOTT _____ Maryland license No. 17951

CONTACT INFORMATION

LANDOWNER

CLARK KATHLEEN M
12319 OCEAN GATEWAY STE 304
OCEAN CITY, MARYLAND 21842
PHONE: (410) 213-1633

APPLICANT

CLARK KATHLEEN M
12319 OCEAN GATEWAY STE 304
OCEAN CITY, MARYLAND 21842
PHONE: (410) 213-1633

DEVELOPER

CLARK KATHLEEN M
12319 OCEAN GATEWAY STE 304
OCEAN CITY, MARYLAND 21842
PHONE: (410) 213-1633

CONSULTANT

IOTT ARCHITECTURE & ENGINEERING, INC.
310 HAMMOND STREET, SUITE 100
SALISBURY, MD. 21804
PHONE: (410) 749-7229
E-MAIL: kiott@iottarchitecture.com

PROJECT DATA

DEED REF: 02129/00058
PLAT REF: BB 35-587
PARCEL No: 0157
LOT No:
COUNTY: WORCESTER
TAX MAP: 0026
GRID: 0006
PLAT No.:
SUBDIVISION: 73AF

Maintenance Statement

Maintenance shall be performed as necessary to ensure that stabilized areas continuously meet the appropriate requirements of the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control"

Standard Stabilization Note

Following initial 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 vertical (3:1); and

b) Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.

Owner/Developer Enforcement Authority Contact Statement

The owner/developer or representative is to contact the appropriate enforcement authority or its agent at the following stages of the project or:

- Prior to start of earth disturbance;
- Upon completion of the installation of perimeter erosion and sediment controls, but before proceeding with any earth disturbance or grading,
- Prior to the start of another phase of construction or opening of another grading unit,
- Prior to the removal of sediment control practices;

Plan approval Statement

Approved plans remain valid for 3 years from the date of approval

PER THE MARYLAND ENVIRONMENTAL RESOURCE & LAND INFORMATION NETWORK (MERLIN) PARTS OF THE PROJECT LOD ARE LOCATED INSIDE OF THE FLOODPLAIN

PER THE MARYLAND ENVIRONMENTAL RESOURCE & LAND INFORMATION NETWORK (MERLIN) WETLANDS ARE LOCATED WITHIN THE PROJECT PROPERTY LINES

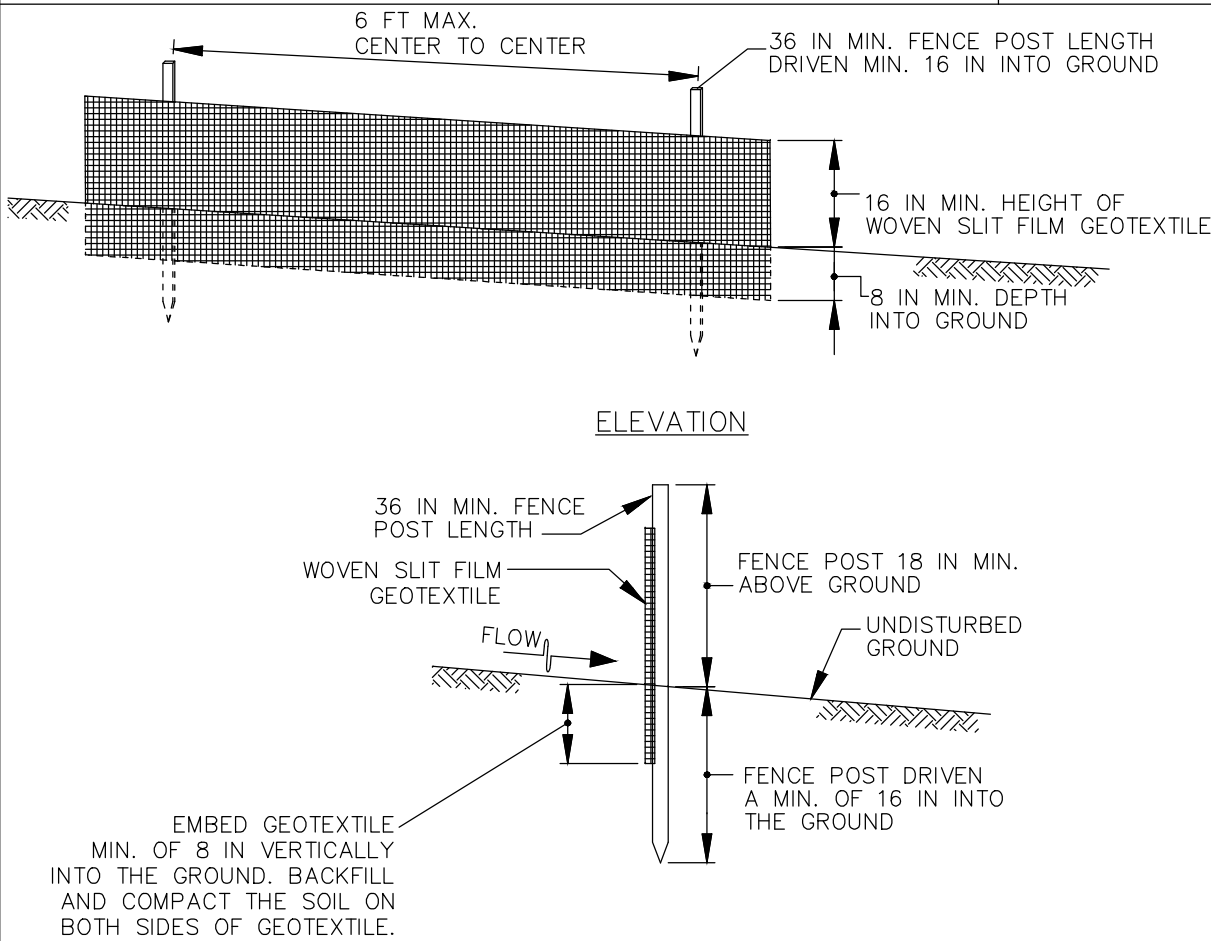
PER THE MARYLAND ENVIRONMENTAL RESOURCE & LAND INFORMATION NETWORK (MERLIN) THIS PROJECT IS LOCATED IN THE CRITICAL AREA-IDA-INTENSELY DEVELOPED AREA

THIS PROJECT IS LOCATED IN THE CRITICAL AREA AND AS SUCH IS EXEMPT FROM THE FOREST CONSERVATION PROGRAM.

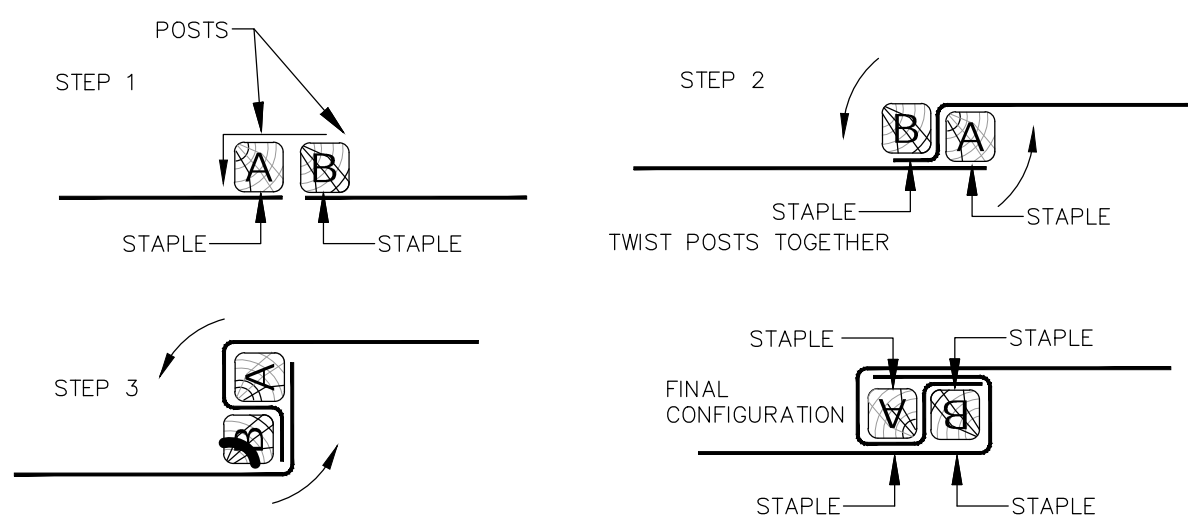
DETAIL E-1 SILT FENCE

STANDARD SYMBOL

— SF —



CROSS SECTION



1 OF 2

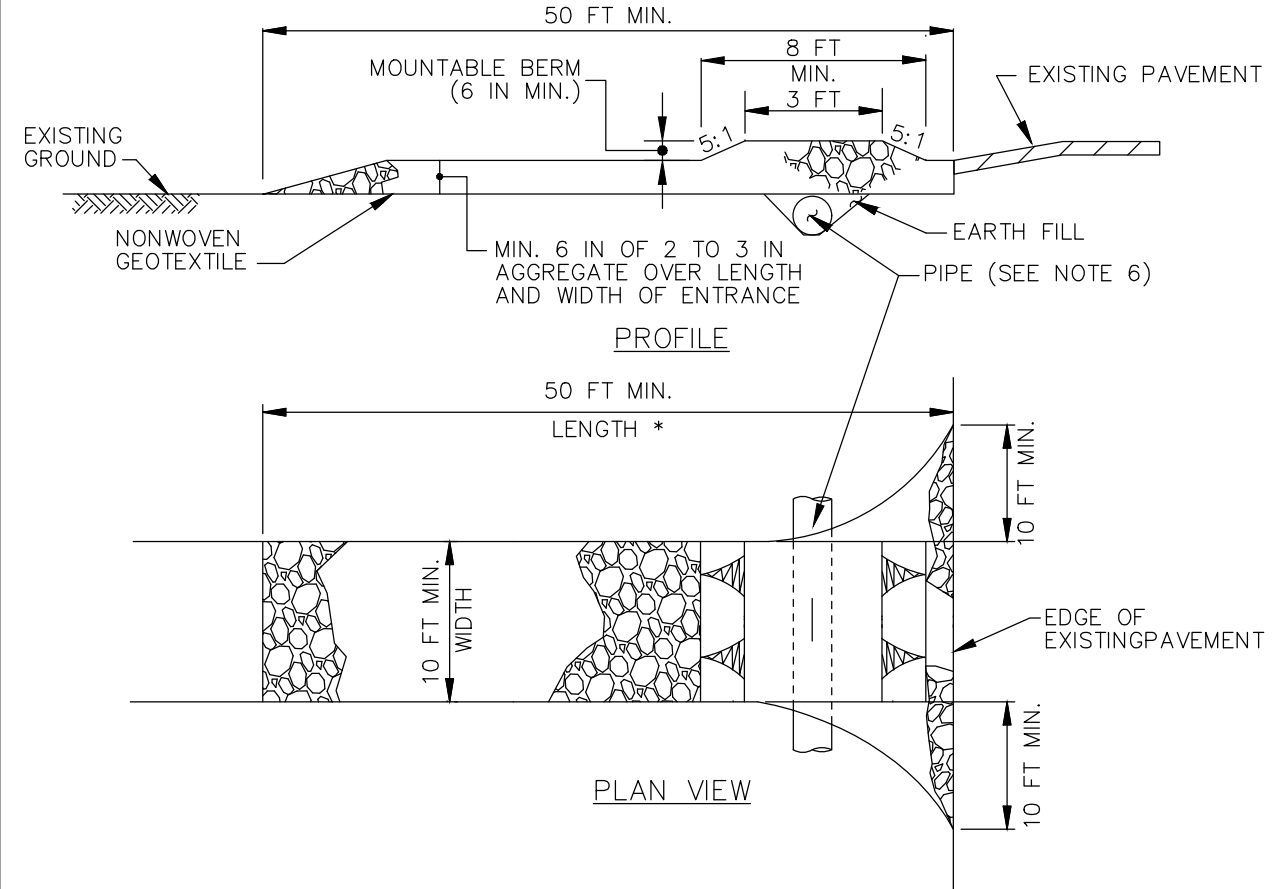
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL

— SCE —



CONSTRUCTION SPECIFICATIONS

- 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 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING 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. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
- PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
- 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.
- 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. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO 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

DETAIL E-1 SILT FENCE

STANDARD SYMBOL

— SF —

CONSTRUCTION SPECIFICATIONS

- USE WOOD POSTS 1 3/4 X 1 3/4 ± 3/8 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.
- USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
- 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.
- 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.
- EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
- WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
- 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.
- 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

SEDIMENT AND EROSION CONTROL NOTES

- Prior to the start of any work, the contractor is to obtain County approval of any proposed plan changes and sequence of construction, specifically relating to installation, inspection, maintenance and removal of erosion and sediment control measures.
- Sediment control measures are not to be removed until the areas served have established vegetative cover, or with the permission of the MDE Inspector.
- When pumping sediment laden water, the discharge must be directed to an approved sediment trapping measure prior to release from the site.
- All temporary stockpiles are to be located within areas protected by sediment control measures, and are to be temporarily stabilized.
- All sediment control dikes, swales, basins and flow lines to basins will be temporarily seeded immediately upon installation to reduce the contribution of sediment loading.
- Disposal of excess earth materials on State or Federal property requires MDE approval, otherwise materials are to be disposed of at a location approved by the local authority.
- Temporary soil erosion control and sediment control measures are to be provided as per the approved plan prior to grading operations. Location adjustments are to be made in the field as necessary. The minimum area practical shall be disturbed for the minimum possible time.
- If grading is completed out of a seeding season, graded areas are to be temporarily stabilized by mulch and mulch anchoring. Mulch material shall be unwheathered, unchopped small grain straw spread at a rate of 1 1/2 to 2 tons per acre. Mulch anchoring to be accomplished by an approved method, use of mulch anchoring tool is recommended where possible.
- Implementation of the sediment control plan shall be in accordance with "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control" of the Department.
- The contractor is responsible for implementation and maintenance of the approved plan, and all other measures necessary to control, filter, or prevent sediment from leaving the site.
- In cases where stormwater management structures are a part of site development, removal of sediment control structures may not be accomplished before the contributing drainage area to the stormwater management structure is stabilized and proper dewatering of the sediment from the site is complete.
- On sites where infiltration techniques are utilized for the control of stormwater, extreme care must be taken to prevent all runoff from entering the structure during construction.
- Sediment control for utility construction in areas outside of designed controls:
 - Excavated trench material shall be placed on the high side of the trench.
 - Immediately following pipe installation the trench shall be backfilled, compacted and stabilized at the end of each working day.
 - Temporary silt fence or straw bale dikes shall be placed immediately downstream of any disturbed area intended to remain disturbed longer than one working day.
- All points of construction ingress and egress shall be protected to prevent tracking of mud onto public ways.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization must be completed within:
 - Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1); and
 - Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active gradingThe requirements of Section B-4-3 (Seeding and Mulching) do not apply to those areas which are shown on the plan and are currently being used for material storage or for those areas on which actual construction activities are currently being performed or to interior areas of a surface mine site where the stabilization material would contaminate the recoverable resource. Maintenance shall be performed as necessary to ensure that the stabilized areas continuously meet the appropriate requirements of the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control".
- Stabilization of all disturbed areas are to meet the requirements of the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control" - section- B-4-3 Seeding and Mulching".

TEMPORARY SEEDING SUMMARY

SEED MIXTURE (HARDINESS ZONE 7B) From Table B.1					Fertilizer Rate (10-20-20)	Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths		
1	Annual Ryegrass	40 lb / ac (1.0 lb / 1000 sq)	2/15 to 4/30 8/15 to11/30	1/2"	436 lb / ac (1.0 lb / 1000 sq)	2 tons / ac (90 lb / 1000 sq)

PERMANENT SEEDING SUMMARY

SEED MIXTURE (HARDINESS ZONE 7B) From Table B.3					Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	N	P ₂ O ₅	K ₂ O	
1	Tall Fescue Kentucky Bluegrass Perennial Ryegrass	60 40 20	3/01 to 5/15 8/15 to 11/15	1/4" 1/2"	45 lb / ac (1.0 lb / 1000 sq)	90 lb / ac (2 lb / 1000 sq)	90 lb / ac (2 lb / 1000 sq)	2 tons / ac (90 lb / 1000 sq)
2	Creeping Red Fescue Kentucky Bluegrass	60 15	3/01 to 5/15 8/15 to 11/15	1/4" 1/2"	45 lb / ac (1.0 lb / 1000 sq)	90 lb / ac (2 lb / 1000 sq)	90 lb / ac (2 lb / 1000 sq)	2 tons / ac (90 lb / 1000 sq)
3	Hard Fescue Kentucky Bluegrass Perennial Ryegrass	40 40 20	3/01 to 5/15 8/15 to 11/15	1/4" 1/2"	45 lb / ac (1.0 lb / 1000 sq)	90 lb / ac (2 lb / 1000 sq)	90 lb / ac (2 lb / 1000 sq)	2 tons / ac (90 lb / 1000 sq)

* The fertilizer and lime rates listed above are meant for a one time application, at the time of seeding

- The inspection agency shall be notified upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made, and approval shall be requested upon final stabilization.

REVISIONS

REMARKS

NO. DATE

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR REVIEWED BY A LICENSED PROFESSIONAL ENGINEER LICENSED UNDER THE PROFESSIONAL ENGINEERING ACT OF MARYLAND

EXPIRATION DATE: 02/2028

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RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT (FKA SHADYSIDE)
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

SEDIMENT AND EROSION CONTROL DETAILS AND NOTES

DATE: MAY 15, 2025

IOTT PROJ. NO.: 19-055B

DESIGN BY: KI

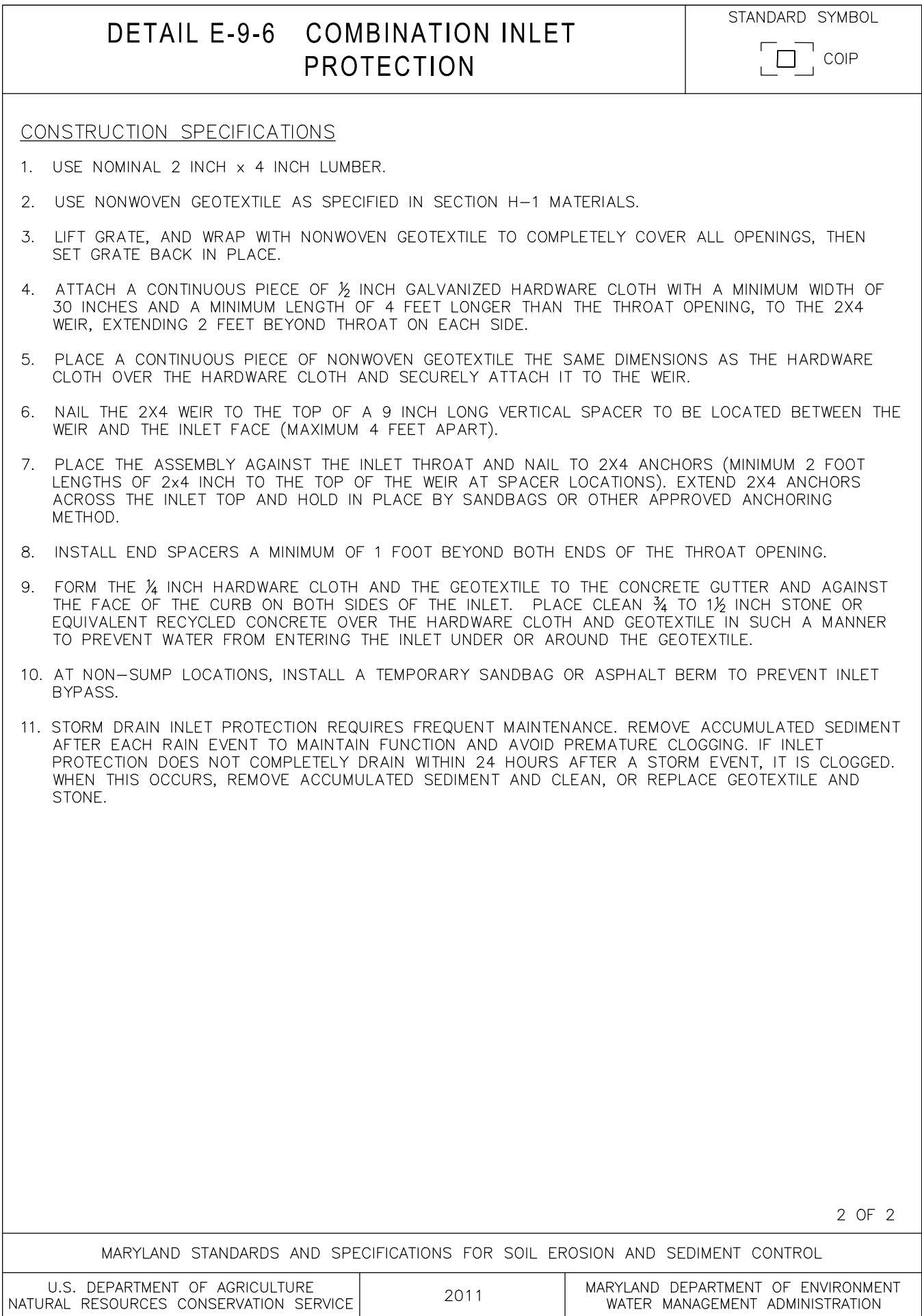
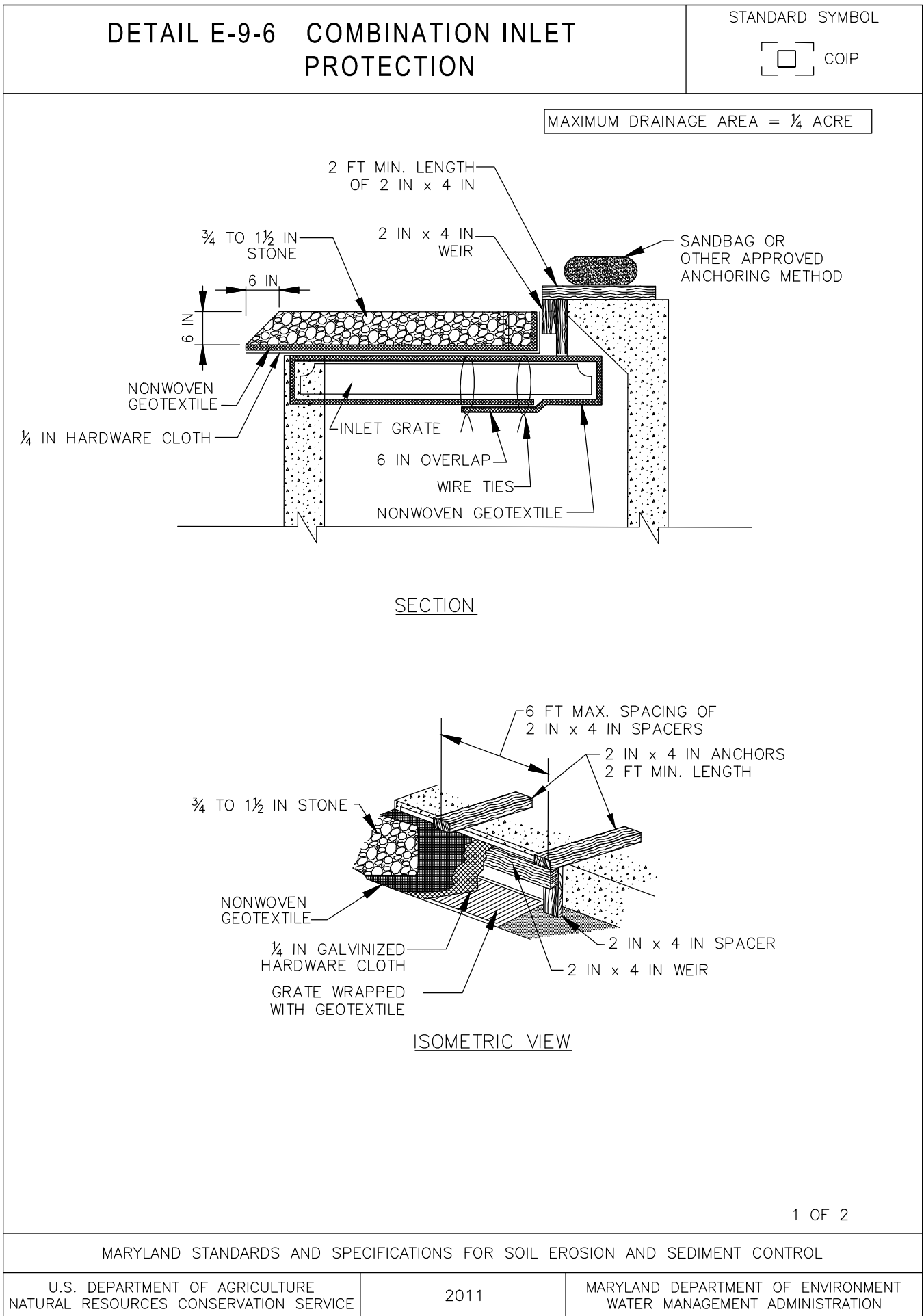
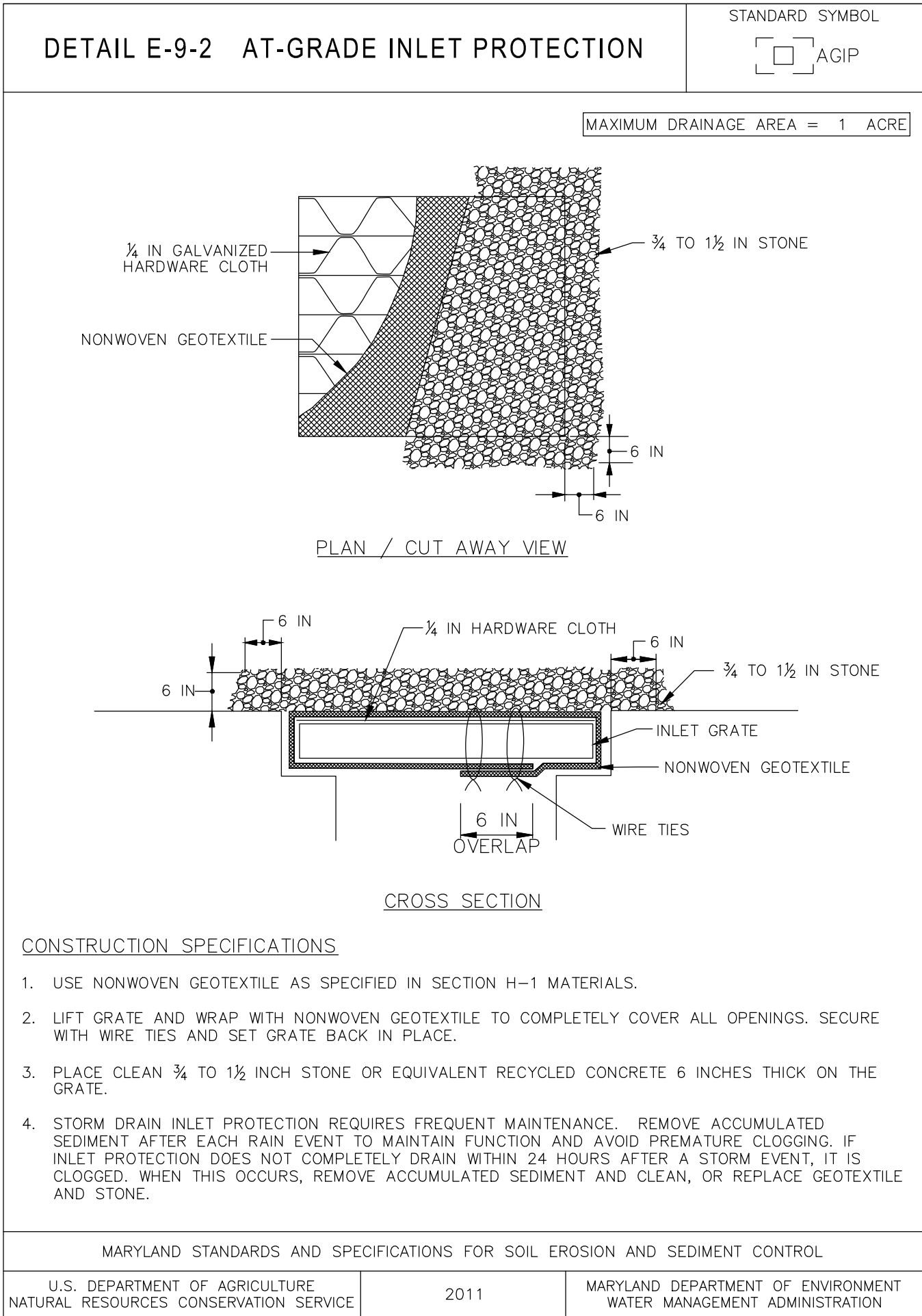
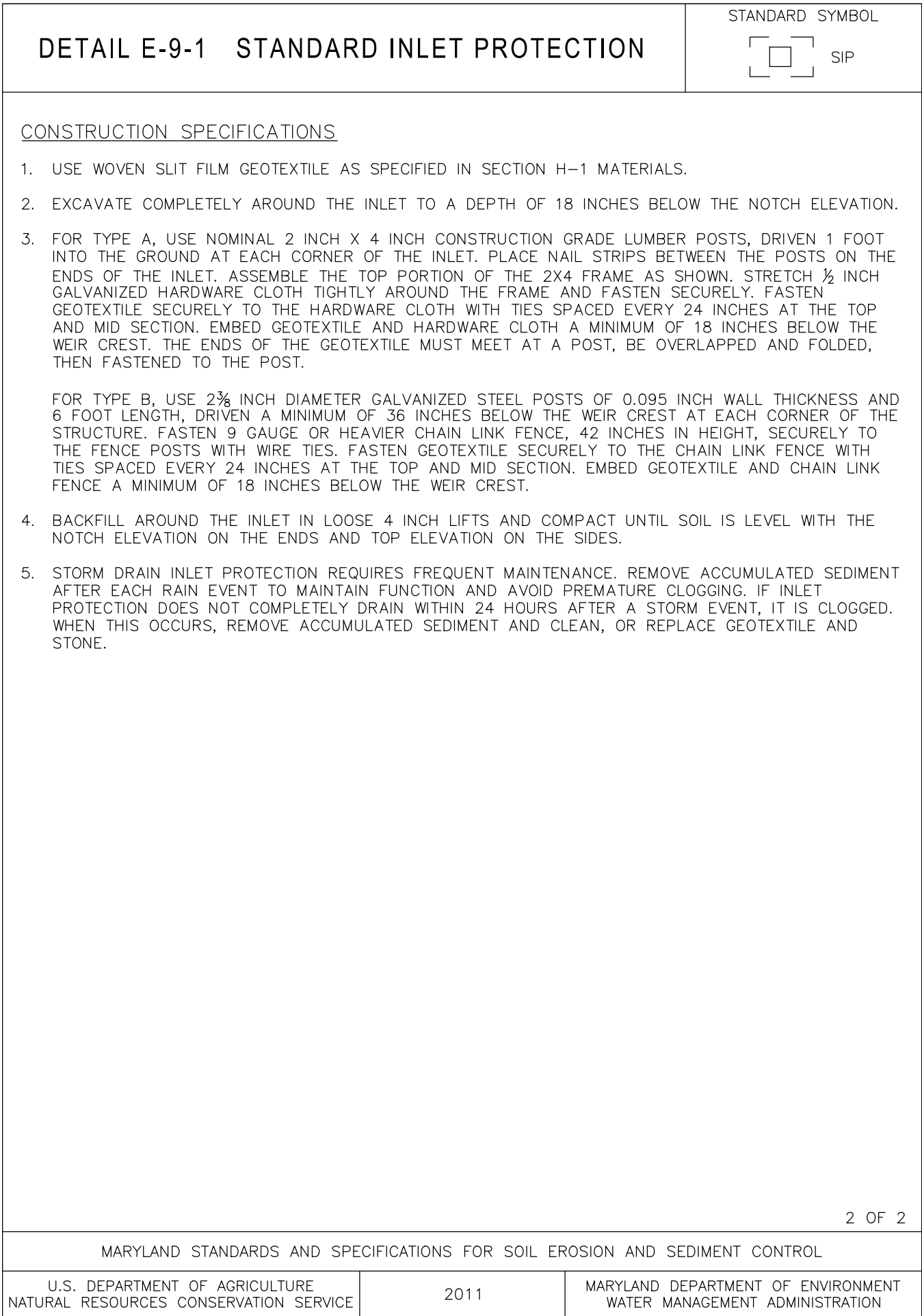
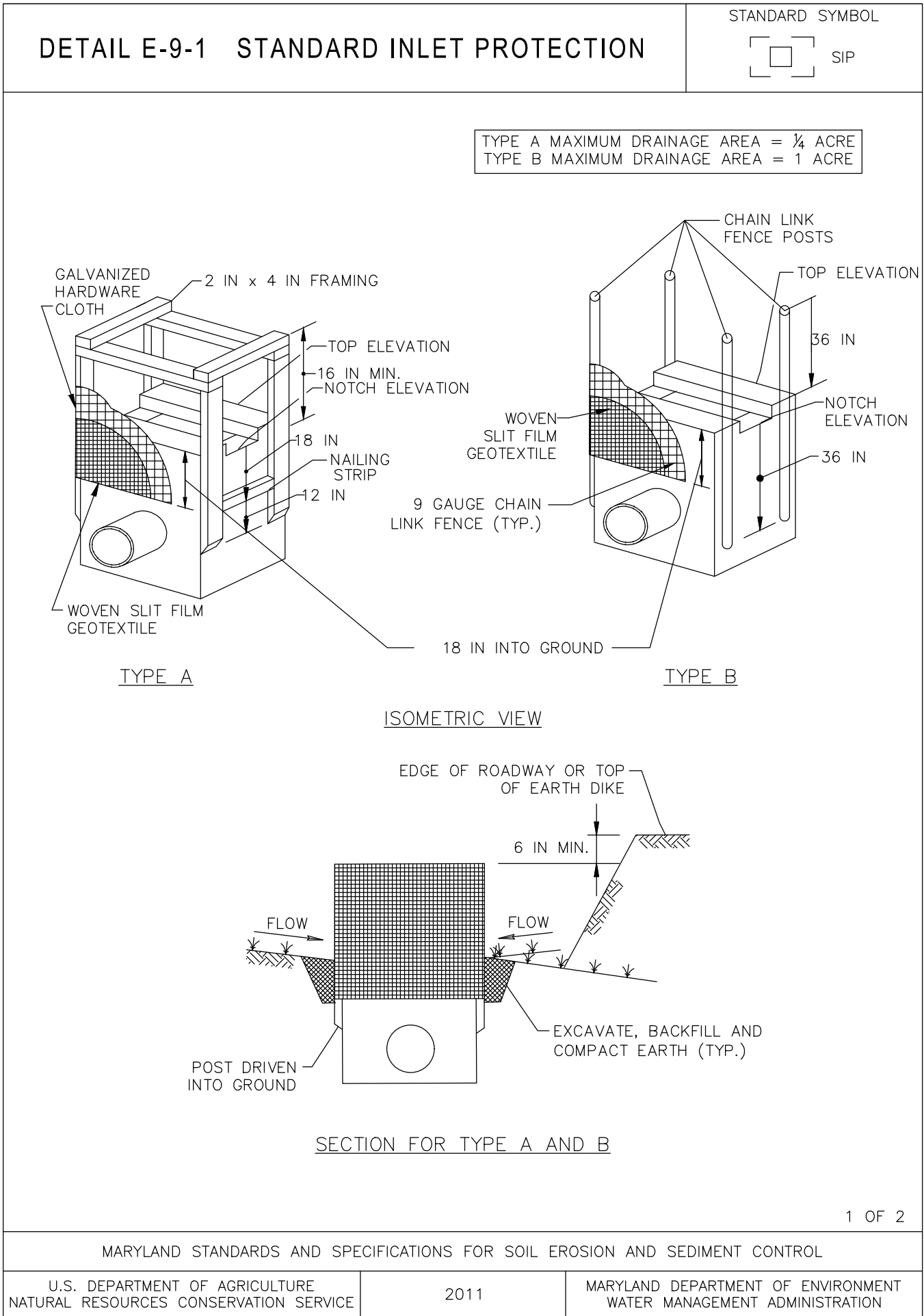
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DWG. FILE: 19-055B-C400

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I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR REVIEWED BY A LICENSED PROFESSIONAL ENGINEER LICENSED UNDER THE PROFESSIONAL ENGINEERING ACT OF MARYLAND.

DATE: 05/15/2025

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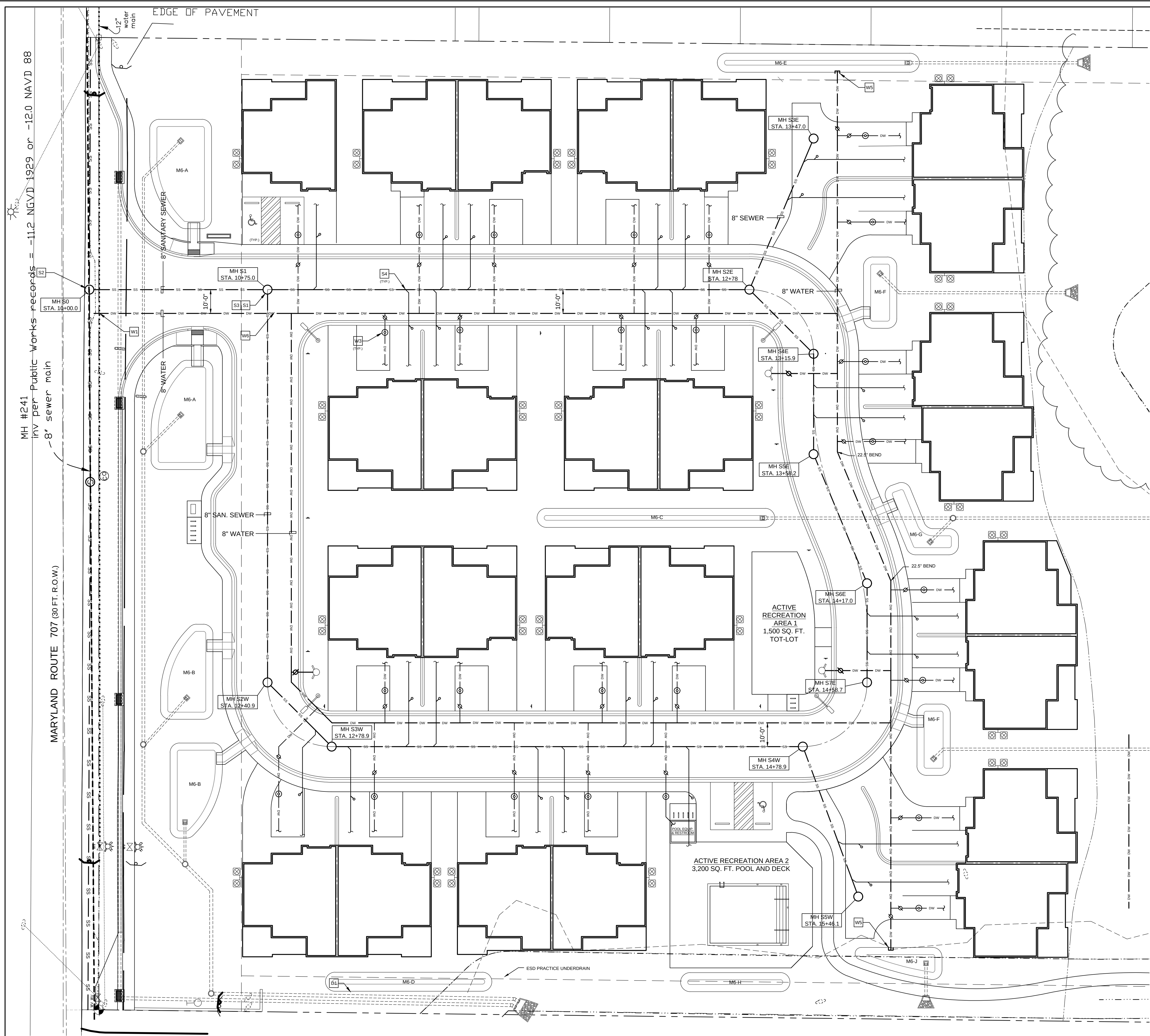
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PLANNING COMM. APPR.
DWG. FILE: 19-055B-C400

C
402



SITE UTILITY PLAN
SCALE: 1" = 20'-0"

THE WATER AND SEWER FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS ARE APPROVED BY THE WORCESTER COUNTY WATER AND WASTEWATER DIVISION

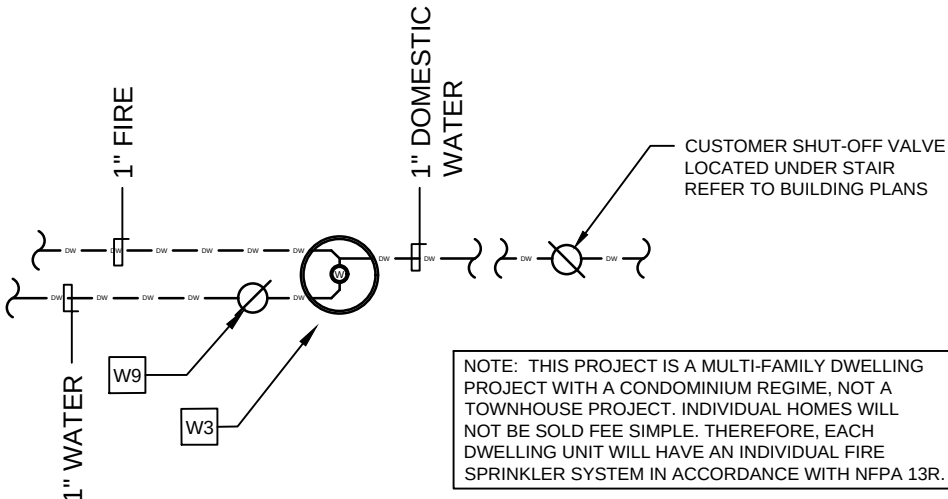
WORCESTER COUNTY, WATER AND WASTEWATER DIVISION DATE

THE WATER AND SEWER FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS ARE APPROVED BY THE WORCESTER COUNTY DEPARTMENT OF PUBLIC WORKS

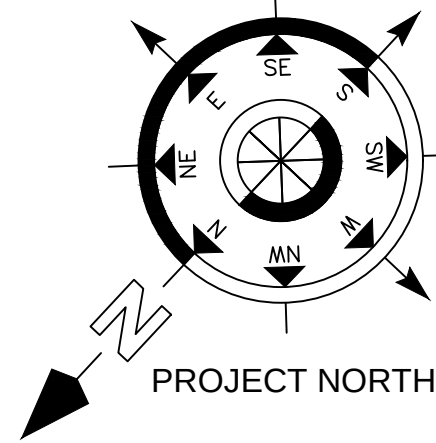
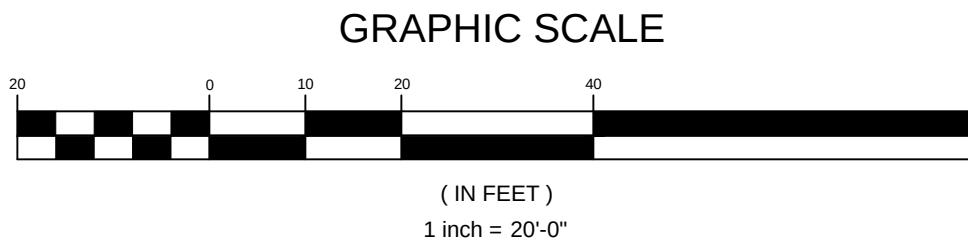
WORCESTER COUNTY, DIRECTOR OF PUBLIC WORKS DATE

- DRAWING LEGEND
- SS SS SS SS PROPOSED SANITARY SEWER
 - DW DW DW DW PROPOSED WATER

KEYNOTE	DESCRIPTION	WORCESTER CO. STD. DETAIL
W1	WET TAP CONNECTION TO EXISTING 12" WATER MAIN	
W2	FIRE HYDRANT ASSEMBLY	W-2 CURB, GUTTER & SIDEWALK
W3	1" WATER SERVICE WITH 3/4" METER	W-9
W4	PIPE CROSSING DETAIL	W-6
W5	CAP AND BLOW-OFF ASSEMBLY	W-7
W6	WATER ABOVE SEWER AT CROSSING	
S1	STD. 48" I.D. PRECAST MANHOLE	S-1
S2	INSIDE DROP CONNECTION	S-2
S3	STD. MANHOLE FRAME AND COVER	S-5
S4	HOUSE SERVICE CONN. AT MAIN	S-6
S5	CLEAN-OUT WITH COVER AND FRAME	S-8
S6	4" SAN. SEWER LATERAL TO HOUSE	
D1	ESD PRACTICE OUTFALL. REFER TO STORMWATER DRAWINGS FOR SPEC.	
D2	NYOPLAST ADS YARD INLET. REFER TO STORMWATER DRAWINGS FOR DETAILS	



ENLARGED PLAN OF DOMESTIC WATER SERVICE
SCALE: 1" = 10'-0"



REVISIONS		REMARKS
NO.	DATE	

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR REVIEWED BY A LICENSED PROFESSIONAL ENGINEER LICENSED UNDER THE PROFESSIONAL ENGINEERING ACT OF 1996, CHAPTER 11, § 11-101, MARYLAND.

DATE: MAY 15, 2025
PROJECT NO.: 19-055B
DESIGN BY: KI
DRAWN BY:
SCALE: 1" = 20'-0"
PLANNING COMM. APPR.:
DWG. FILE: 19-055B-C600

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INCORPORATED

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RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT (FKA SHADYSIDE)
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

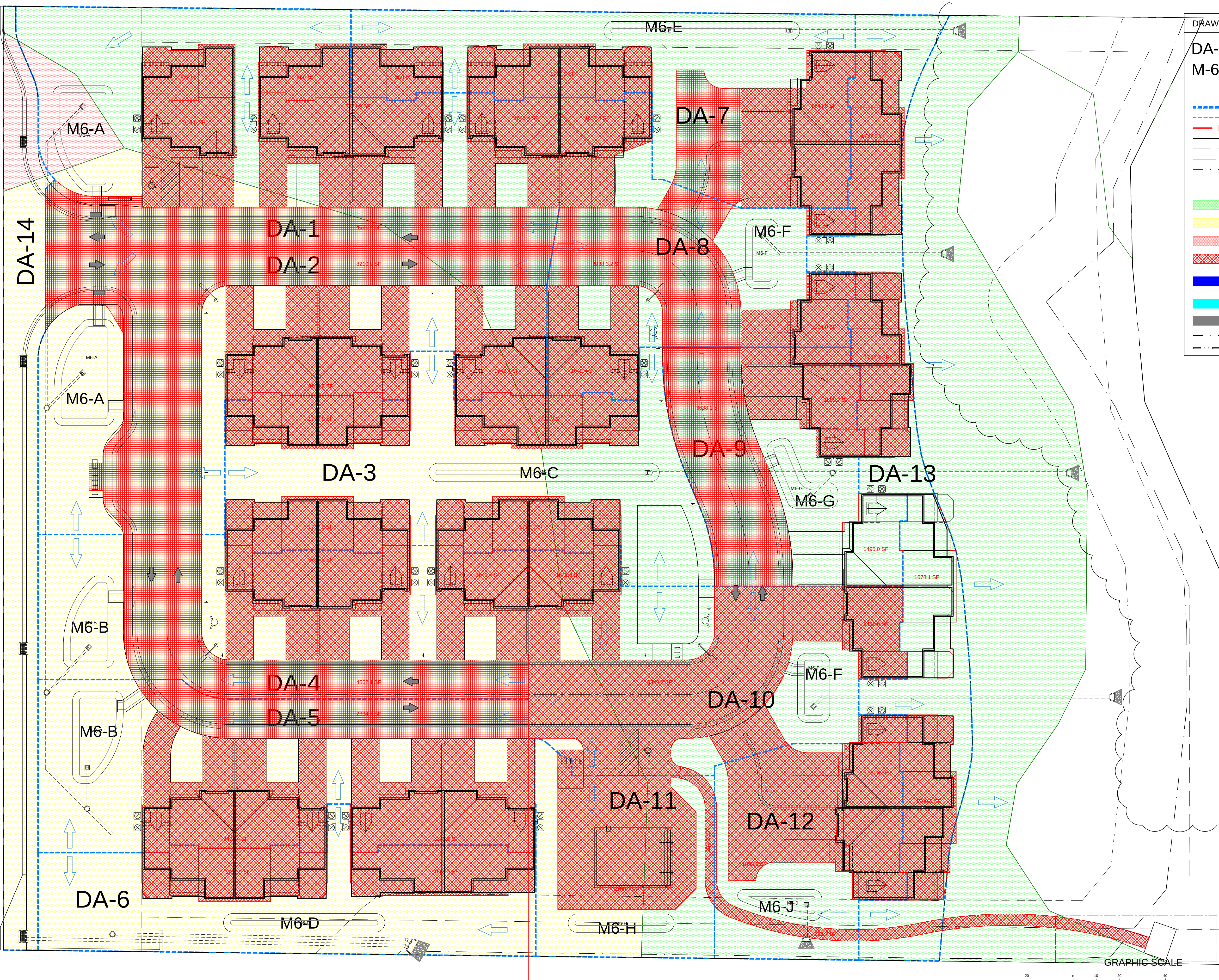
UTILITY PLAN

DATE: MAY 15, 2025
IOTT PROJ. NO.: 19-055B
DESIGN BY: KI
DRAWN BY:
SCALE: 1" = 20'-0"
PLANNING COMM. APPR.:
DWG. FILE: 19-055B-C600

C
600

MARYLAND ROUTE 707 (30 FT. R.O.W.)

CONCEPT STORMWATER PLAN
SCALE: 1" = 20'-0"



DRAWING LEGEND	
DA-1	DRAINAGE AREA
M-6	ESD PRACTICE
---	SOIL MAP DELINEATION
---	DRAINAGE AREA DELINEATION
---	AREA OF ESD PRACTICE
---	LIMITS OF DISTURBANCE
---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	CRITICAL AREA BUFFER LINE
---	NONTIDAL WETLANDS LINE
---	NONTIDAL WETLANDS SETBACK
---	ESD UNDERDRAIN / OUTFALL PIPE
---	AREA OF A SOILS
---	AREA OF B SOILS
---	AREA OF C SOILS
---	IMPERVIOUS AREA WITHIN ESD DRAINAGE AREA
---	MSHA IMPERVIOUS DRAINAGE AREA INSIDE PROJECT
---	LOD-UNTREATED
---	MSHA IMPERVIOUS AREA OUTSIDE PROJECT LOD
---	MSHA MILL AND REPAVE
---	TIME OF CONCENTRATION
---	LINE OF GUTTER SPREAD

DATE: MAY 15, 2025
IOTT PROJ. NO.: 19-055B
DESIGN BY: KI
DRAWN BY: KI
SCALE: 1" = 20'-0"
PLANNING COMM. APPR.
DWG. FILE: SWM200

RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT (FKA SHADYSIDE)
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND
EXISTING AND PROPOSED SITE AREA TAKEOFFS

ARCHITECTURE
ENGINEERING
INCORPORATED

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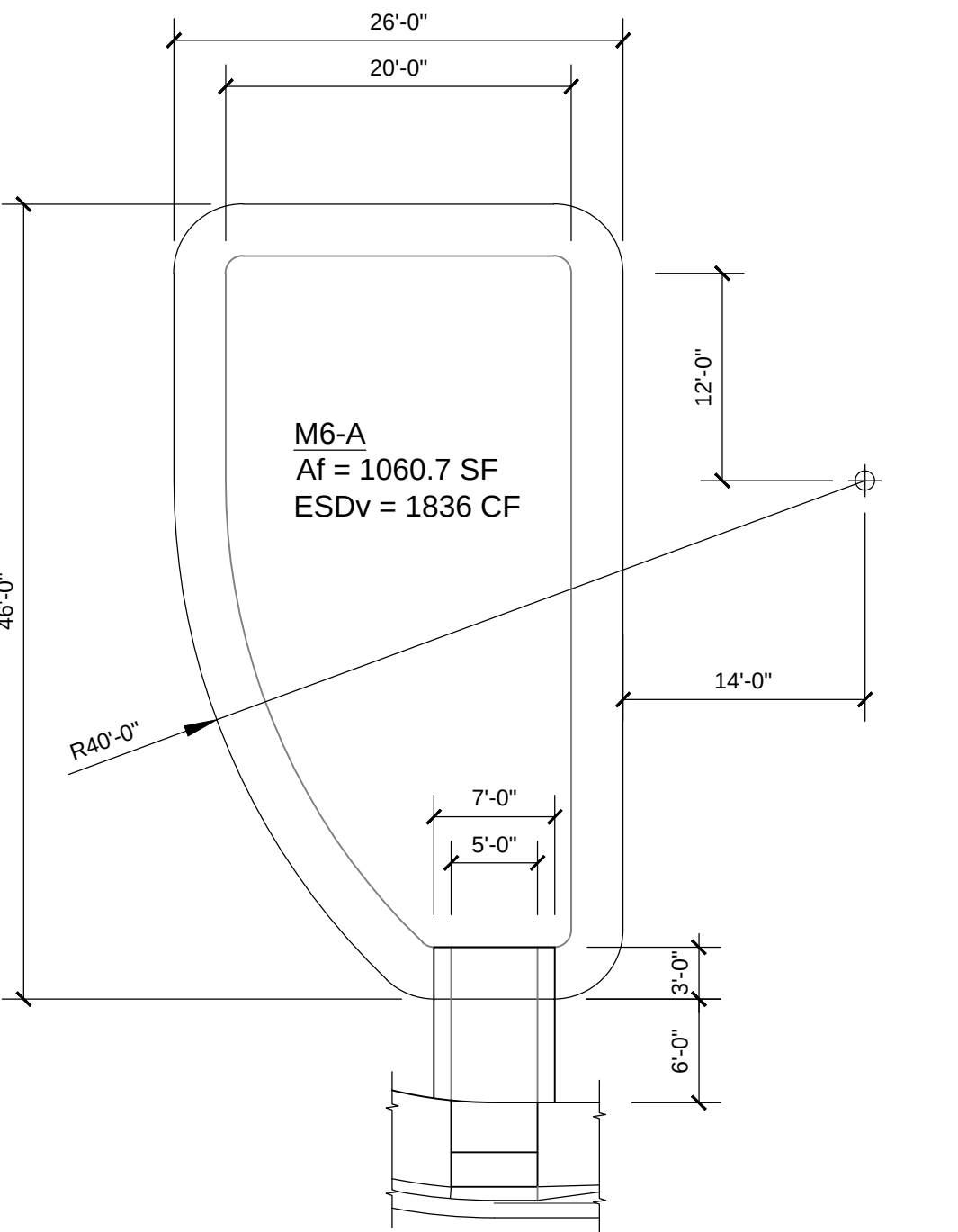
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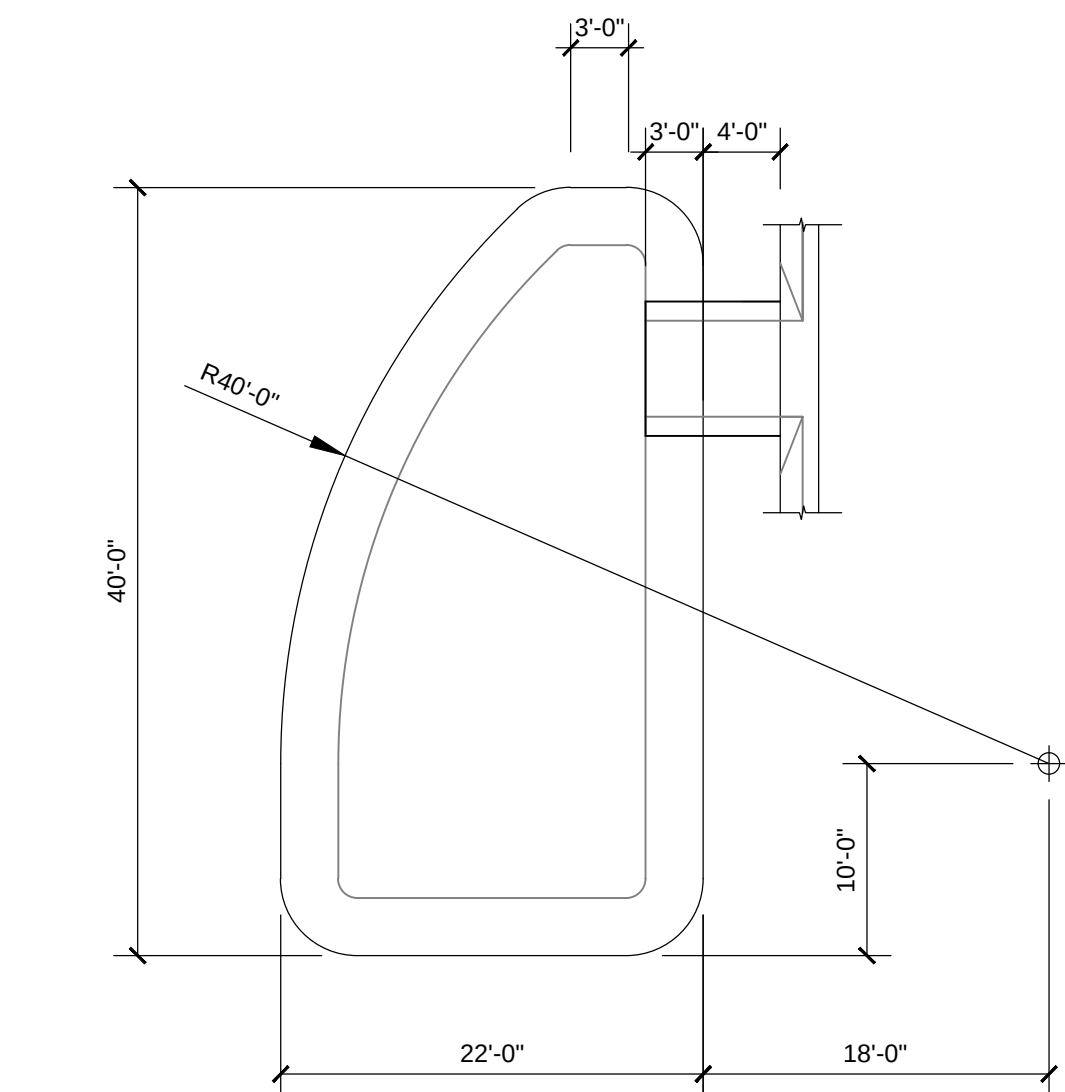
DATE OF DESIGN: 05/15/2025
DATE OF ISSUE: 05/15/2025

REVISIONS	
NO.	DATE

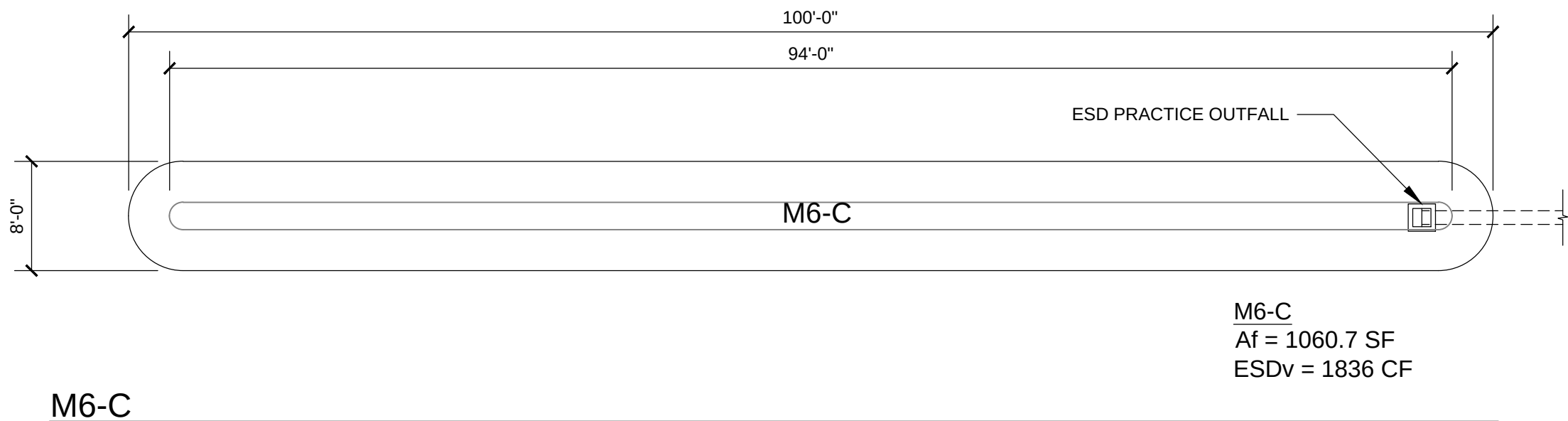
CONCEPT ESD CALCULATIONS FOR MULTI-FAMILY DEVELOPMENT MONOGRAM BUILDERS																						
Drainage Area	Total Drainage Area ft ²	A _T ft ²	Grass Area ft ²	Impervious Area ft ²	Imp. Area/Lot Area	% Impervious	HSG	Min. A _T Required	Target P _t	R _t	Target ESD _t ft ³	ESD Area Est.	P _t	ESD _t ft ³ (Calculated Value)	Allowable P _t	Allowable ESD _t ft ³	ESD Practice Type	Name of ESD Practice	ESD Practice Location	Maryland Grid Northing (or Latitude)	Maryland Grid Easting (or Longitude)	
DA-1	19959.0	1060.7	6289.0	12609.3	0.6318	63.18	A	378.0	1.4	0.6186	1827	1015	1.78	1836	1.78	1836	M6-A	Micro-Bioretention	On-Site			
DA-2	18690.0	1060.7	4490.7	13138.6	0.7030	70.30	B	352.6	2.2	0.6827	1710	950	1.73	1836	1.73	1836	M6-A	Micro-Bioretention	On-Site			
DA-3	14517.7	786.3	6779.8	6951.6	0.4788	47.88	B	274.6	1.8	0.4810	1329	738	2.22	1294	2.22	1294	M6-C	Micro-Bioretention	On-Site			
DA-4	13743.6	744.7	3509.1	9489.8	0.6905	69.05	B	260.0	2.2	0.6714	1258	699	1.66	1279	1.66	1279	M6-B	Micro-Bioretention	On-Site			
DA-5	14344.9	744.7	4118.5	9481.7	0.6610	66.10	B	272.0	2.0	0.6449	1313	729	1.66	1279	1.66	1279	M6-B	Micro-Bioretention	On-Site			
DA-6	9953.1	546.8	5998.9	3407.4	0.3423	34.23	B	188.1	1.8	0.3581	911	506	3.02	898	3.00	891	M6-D	Micro-Bioretention	On-Site			
DA-7	11863.0	667.3	3342.9	7852.8	0.6620	66.20	A	223.9	1.3	0.6458	1086	603	1.71	1091	1.71	1091	M6-E	Micro-Bioretention	On-Site			
DA-8	10646.1	406.3	1897.8	8342.0	0.7836	78.36	A	204.8	2.1	0.7552	974	541	1.27	848	0.60	402	M6-F	Micro-Bioretention	On-Site			
DA-9	8523.2	460.2	1030.2	7032.8	0.8251	82.51	A	161.3	2.1	0.7926	780	433	1.37	772	1.37	772	M6-G	Micro-Bioretention	On-Site			
DA-10	12486.5	406.3	2606.4	9473.8	0.7587	75.87	A	241.6	1.8	0.7329	1143	635	1.11	848	0.60	458	M6-F	Micro-Bioretention	On-Site			
DA-11	6298.4	354.8	2473.7	3469.9	0.5509	55.09	B	118.9	1.3	0.5458	576	320	2.03	581	2.03	581	M6-H	Micro-Bioretention	On-Site			
DA-12	6979.6	358.4	1390.3	5230.9	0.7495	74.95	A	132.4	1.4	0.7245	639	355	1.42	597	1.42	597	MR-J	Micro-Bioretention	On-Site			
DA-13	11205.7		4346.0	6859.7	0.6122	61.22	A	224.1	1.4	0.6009	1025	570	0.00					Sheetflow to Conservation Areas	On-Site			
DA-14	6184.3		0.0	6184.3	1.0000	100.00	B	123.7	2.6	0.9500	566	314	0.00					Not treated MDSHA Roadway	N/A			
Untreated																						
ESD Calculation check																						
Total LOD Area ft ²			Total Impervious ft ²		Imp. Area/Total DA Area		% Impervious		Target P _t		R _t	Target ESD _t ft ³		Actual P _t		Actual ESD _t ft ³						
165395.1			109524.6		0.6622		66.22		1.7		0.6460	15135.9		1.32		11717						



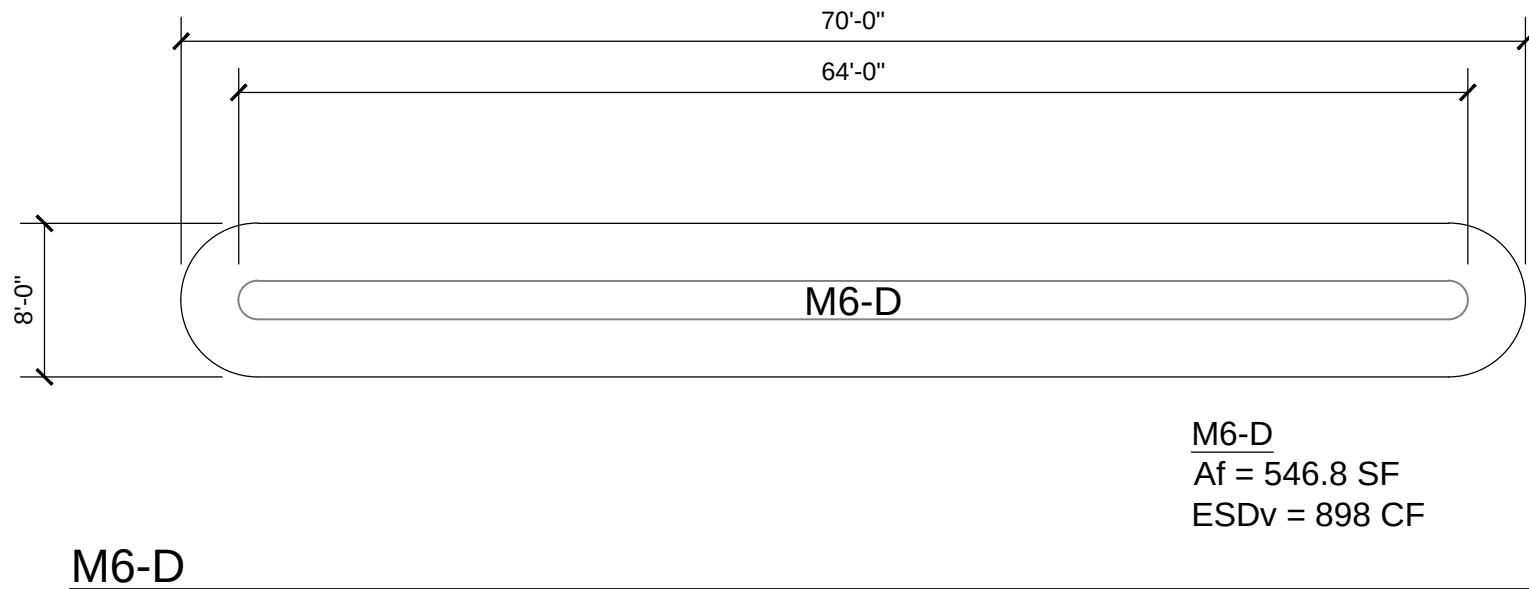
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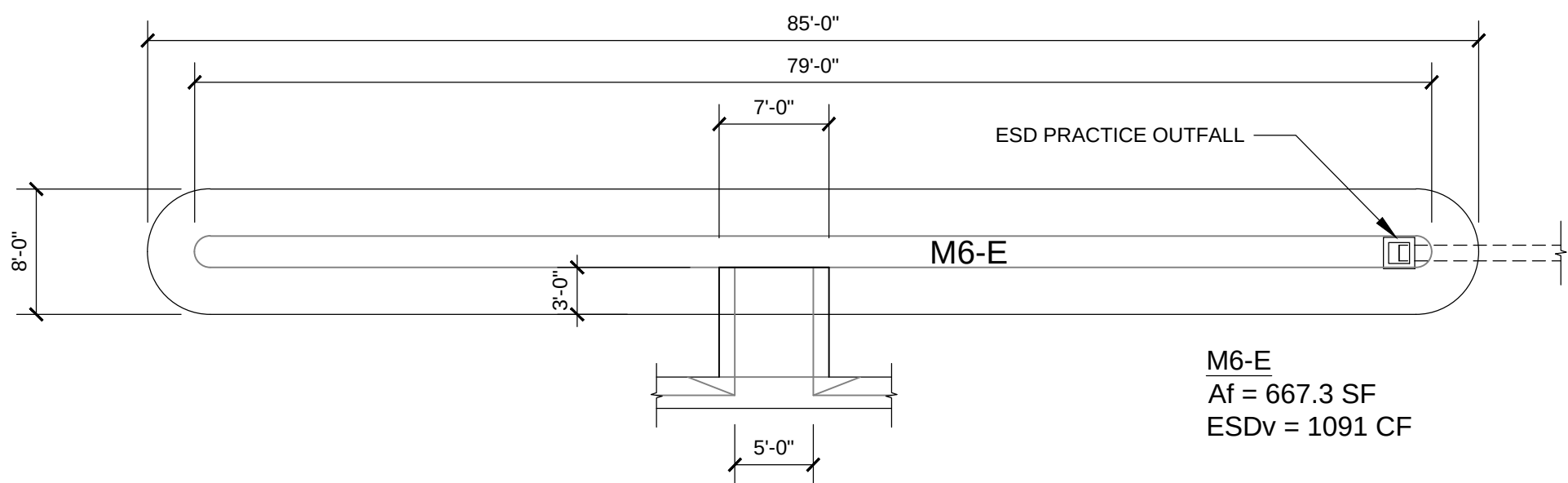
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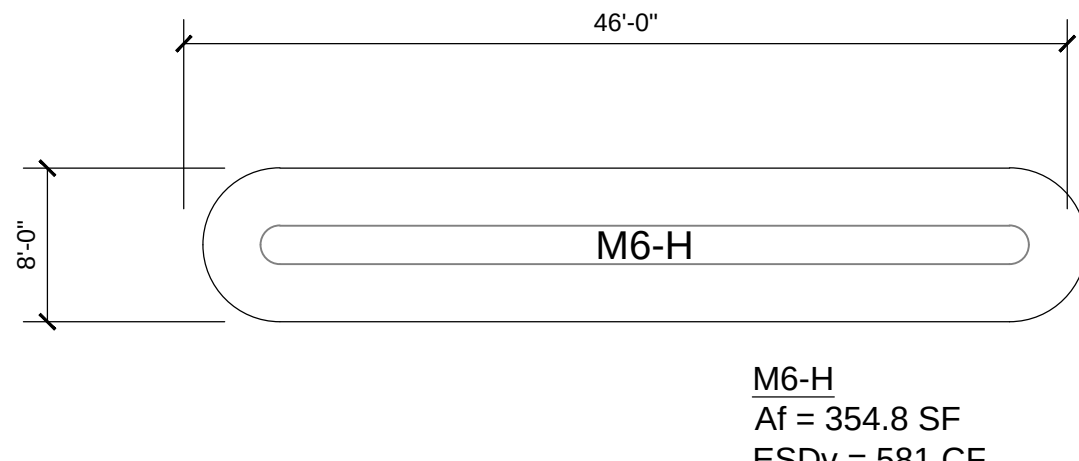
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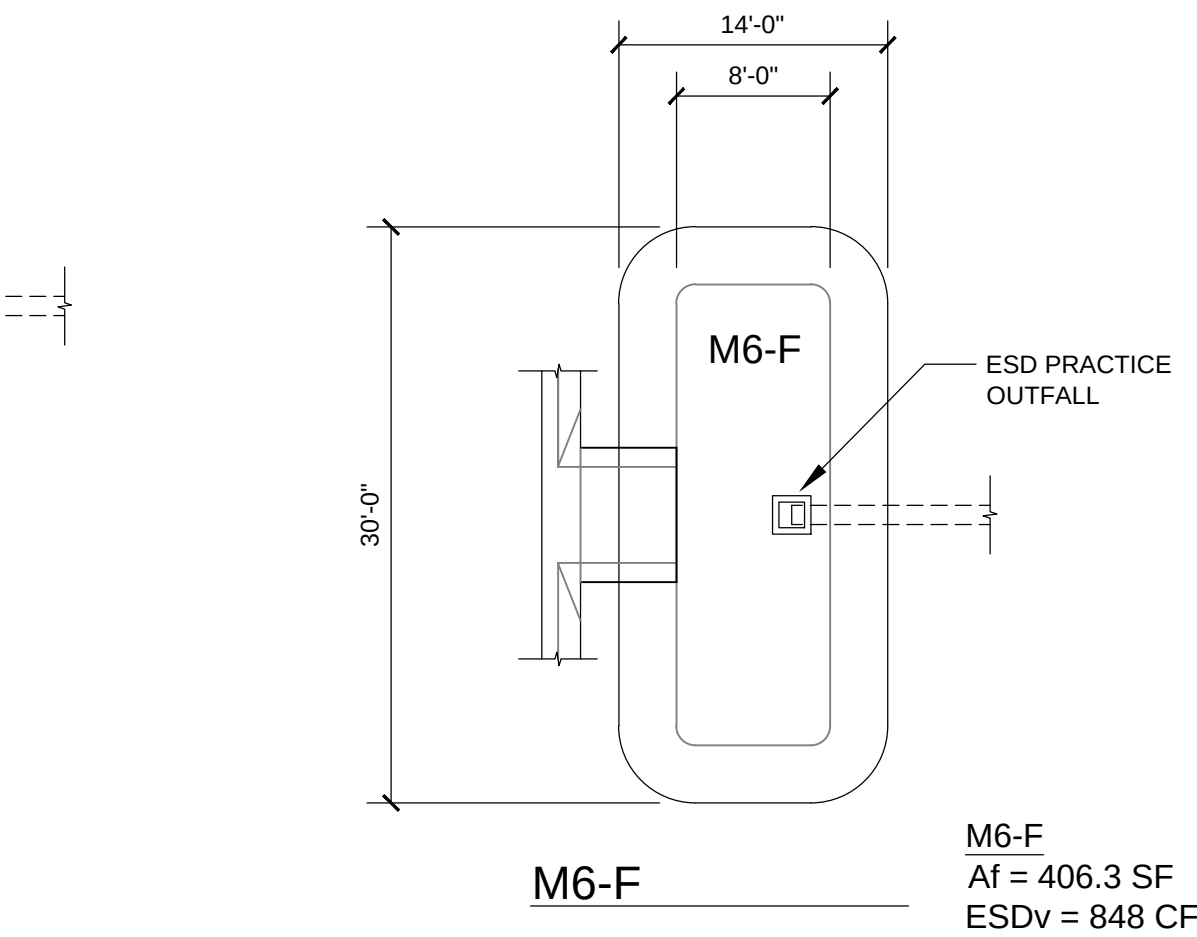
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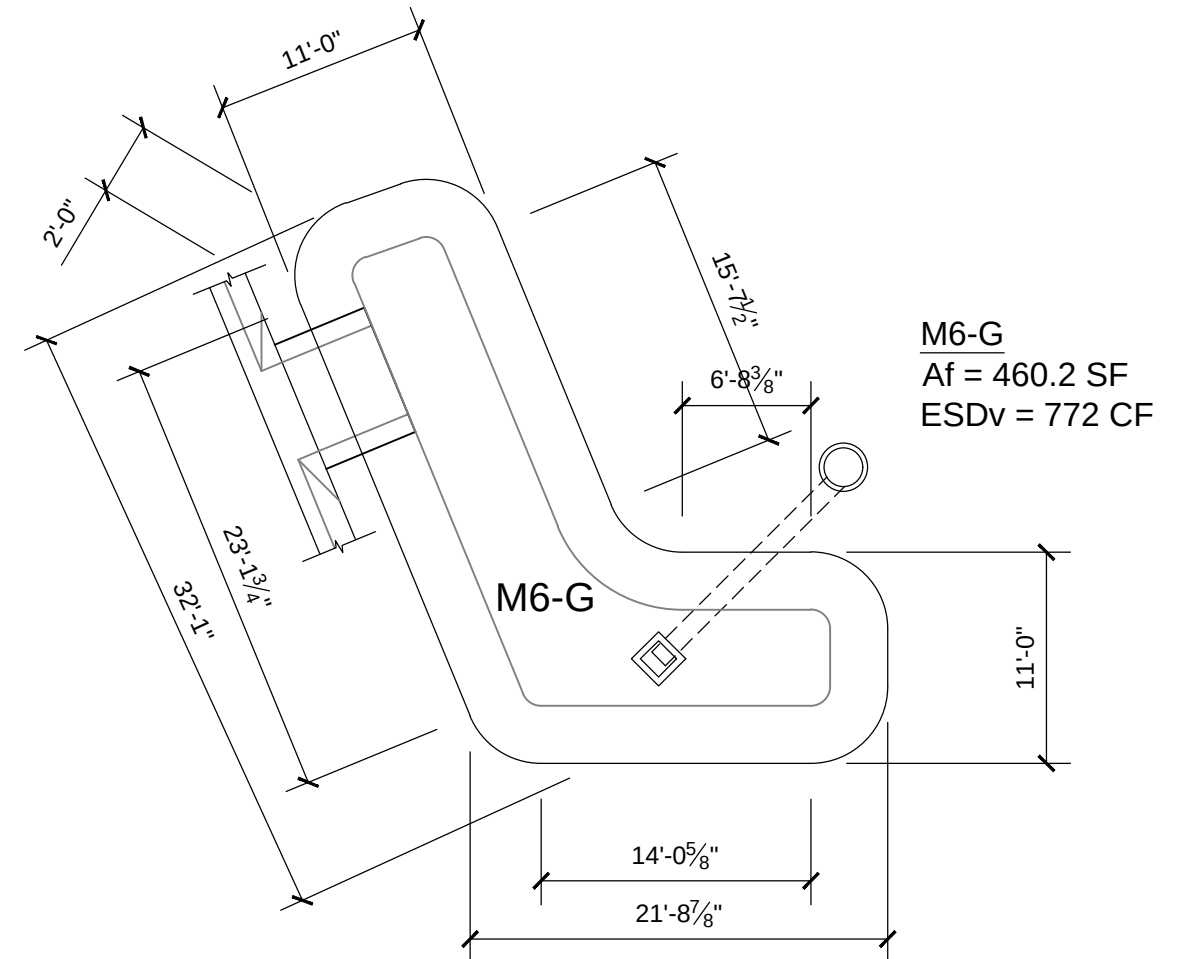
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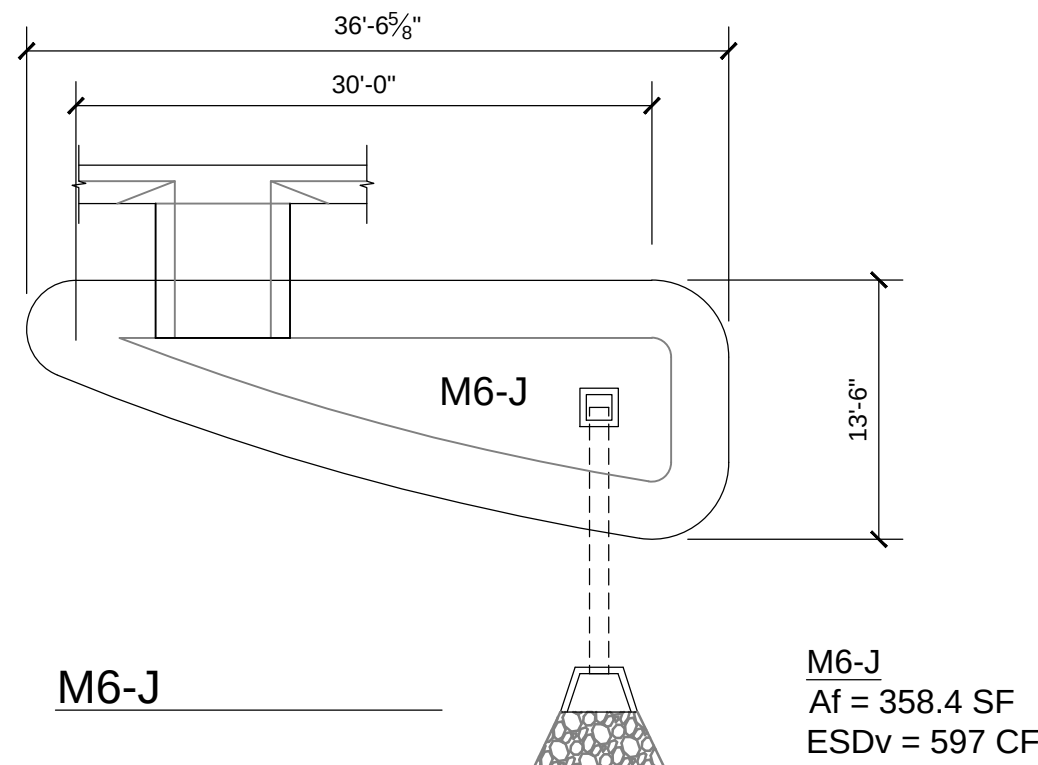
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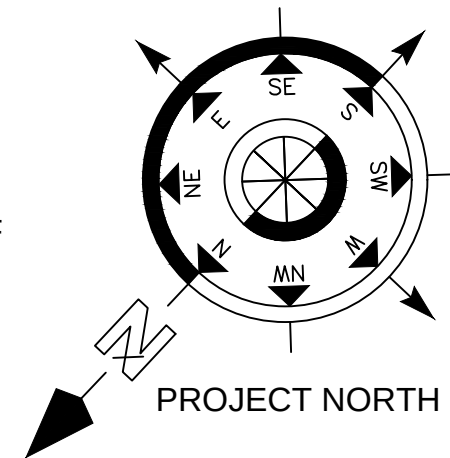
M6-F



M6-G



M6-J



DA-1	TOTAL DRAINAGE AREA = 19959.0 ft ²	12609.3 ft ² IMPERVIOUS AREA	6289.0 ft ² GRASS AREA + Af
DA-2	TOTAL DRAINAGE AREA = 18690.0 ft ²	13138.6 ft ² IMPERVIOUS AREA	4490.7 ft ² GRASS AREA + Af
DA-3	TOTAL DRAINAGE AREA = 14517.7 ft ²	6951.6 ft ² IMPERVIOUS AREA	6779.8 ft ² GRASS AREA + Af
DA-4	TOTAL DRAINAGE AREA = 13743.6 ft ²	9489.8 ft ² IMPERVIOUS AREA	3509.1 ft ² GRASS AREA + Af
DA-5	TOTAL DRAINAGE AREA = 14344.9 ft ²	29481.7 ft ² IMPERVIOUS AREA	4118.5 ft ² GRASS AREA + Af
DA-6	TOTAL DRAINAGE AREA = 9953.1 ft ²	3407.4 ft ² IMPERVIOUS AREA	5998.9 ft ² GRASS AREA + Af
DA-7	TOTAL DRAINAGE AREA = 11863.0 ft ²	7852.8 ft ² IMPERVIOUS AREA	3342.9 ft ² GRASS AREA + Af
DA-8	TOTAL DRAINAGE AREA = 10646.1 ft ²	8342.0 ft ² IMPERVIOUS AREA	1897.8 ft ² GRASS AREA
DA-9	TOTAL DRAINAGE AREA = 8523.2 ft ²	7032.8 ft ² IMPERVIOUS AREA	1030.2 ft ² GRASS AREA + Af
DA-10	TOTAL DRAINAGE AREA = 4818.7 ft ²	3459.6 ft ² IMPERVIOUS AREA	1359.1 ft ² GRASS AREA
DA-11	TOTAL DRAINAGE AREA = 10270.2 ft ²	5360.5 ft ² IMPERVIOUS AREA	4909.7 ft ² GRASS AREA
DA-12	TOTAL DRAINAGE AREA = 12486.5 ft ²	9473.8 ft ² IMPERVIOUS AREA	2606.4 ft ² GRASS AREA + Af
DA-13	TOTAL DRAINAGE AREA = 11205.7 ft ²	6859.7 ft ² IMPERVIOUS AREA	4346.0 ft ² GRASS AREA + Af
MSHA	MSHA IMPERVIOUS DRAINAGE AREA INSIDE PROJECT LOD = 6184.3 ft ²		
TOTAL ON SITE IMPERVIOUS AREA = 109524.6 ft ²			

REVISIONS		REMARKS	
NO.	DATE		

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR REVIEWED BY A LICENSED PROFESSIONAL ENGINEER LICENSED UNDER THE PROFESSIONAL ENGINEERING ACT OF 1996, CHAPTER 10, TITLE 10, MARYLAND. EXPIRATION DATE: 06/2028

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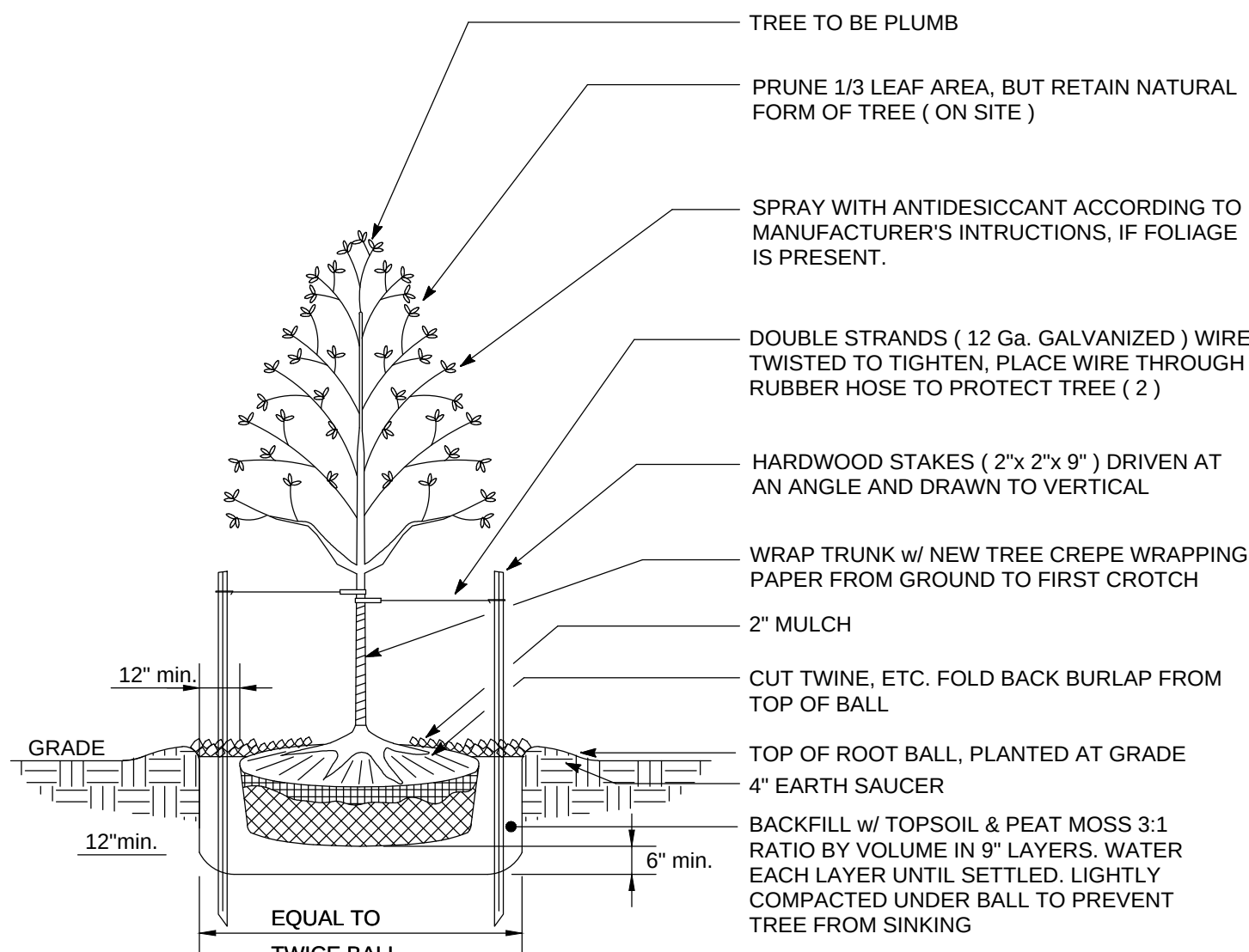
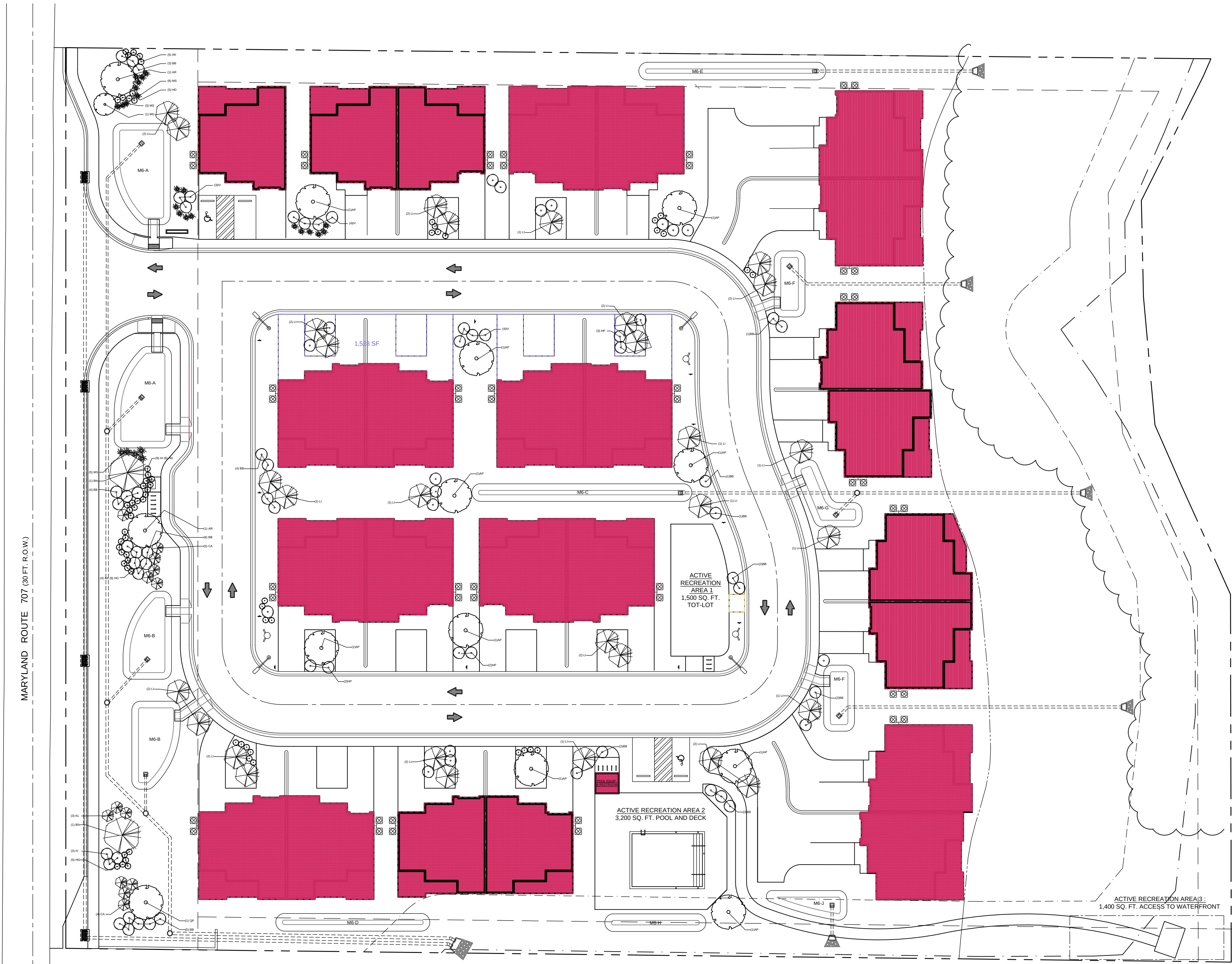
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RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT (FKA SHADYSIDE)
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND
ESD CALCULATIONS AND PRACTICE PLANS

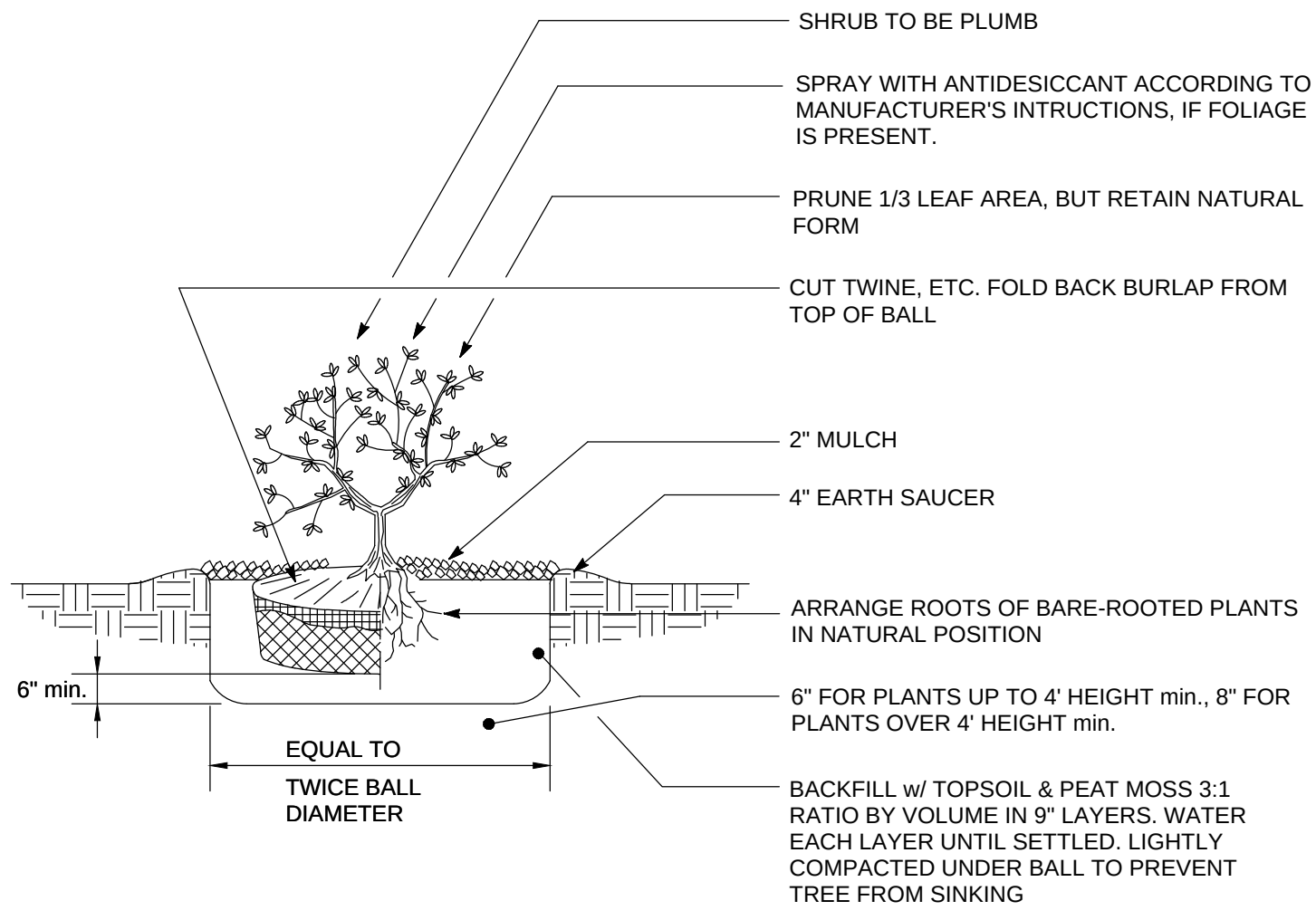
DATE: MAY 15, 2025	IOTT PROJ. NO.: 19-055B	DESIGN BY: KI	DRAWN BY: KI	SCALE: 1" = 20'-0"	PLANNING COMM. APPR.	DWG. FILE: SWM200
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SWM
201

LANDSCAPE PLANTING SCHEDULE												
	Count within CA Buffer	Count not in Buffer	SYMBOL	COMMON	BOTANICAL	FORM	CAM-POINTS	SIZE	ROOT	HEIGHT	SPREAD	CAM POINTS
		2	BN	RIVER BIRCH	Betula Nigra	Canopy Tree	200	2" Caliper	Ball & Burlap	40ft	25ft	0
		1	QP	WILLOW OAK	Quercus Phello	Canopy Tree	200	2" Caliper	Ball & Burlap	40ft	25ft	0
		2	AR	SUNSET RED MAPLE	Acer Rubrum - Franksred	Canopy Tree	200	2" Caliper	Ball & Burlap	30ft	20ft	0
			CO	HINOKI CYPRESS	Chamaecyparis Paris	Understory Tree	100	3/4" Caliper	Contanier	12ft	6ft	0
		1	MG	LITTLE GEM MAGNOLIA	Magnolia Grandiflora	Understory Tree	100	3/4" Caliper	Contanier	15ft	8-10ft	0
			AP	RED DRAGON JAPANESE MAPLE	Acer Palmatum	Understory Tree	100	3/4" Caliper	Container	6ft	6ft	0
			LI	CREPE MYRTLE	Ligerstroemia Indica	Understory Tree	100	3/4" Caliper	Contanier	12ft	8-10ft	0
		18	BB	NORTHERN BAYBERRY	Myrica Pensylvanica	Large Shrub	75	3 Gallon	Contanier	5ft-10ft	5ft-10ft	0
		3	KL	MOUNTAIN LAUREL	Kalmia Latifolia	Large Shrub	75	3 Gallon	Contanier	5ft-8ft	5ft-8ft	0
		3	IV	VIRGINIA SWEETSPIRE	Itea Virginica	Large Shrub	75	3 Gallon	Contanier	5ft-8ft	5ft-8ft	0
		9	CA	SILKY DOGWOOD	Cornus Amomum	Large Shrub	75	3 Gallon	Container	5ft-8ft	5ft-8ft	0
			HP	LIMELIGHT HYDRANGEA	Hydrangea Paniculata	Large Shrub	75	3 Gallon	Contanier	5ft-6ft	5ft-10ft	0
		11	HD	ST JOHN'S WORT	Hypericum Densifolium	Small Shrub	25	1 Gallon	Contanier			0
		9	HI	ST JOHN'S WORT - ALBURY PURPLE	Hypericum Inodorum	Small Shrub	25	1 Gallon	Contanier			0
			CC	LEMON GRASS	Cymbopogon Citratus	Small Shrub	25	1 Gallon	Container			0
		11	HG	RHODODENDRON HARDY GARDENIA	Rhododendrun Hardy Gardenia	Small Shrub	25	1 Gallon	Container			0
		9	AK	AZALEA JAPONICA - JOHANNA	Azalea Kaempferi	Small Shrub	25	1 Gallon	Contanier			0
		14	MS	MASCANTHUS	Sinensis Adajio	Plant	2	1 Quart	Container	24in-36in	----	0
Total	0	93						TOTAL CRITICAL AREA MITIGATION POINTS				0



DECIDUOUS TREE PLANTING DETAILS
NOT TO SCALE :



SHRUB PLANTING REQUIREMENTS
NOT TO SCALE :

REVISIONS		REMARKS	
NO.	DATE		

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DATE: 05/15/2025
DESIGNER: KJ
DRAWN BY: RE
SCALE: AS NOTED
PLANNING COMM. APPR.
DWG. FILE: 18-055B-L200

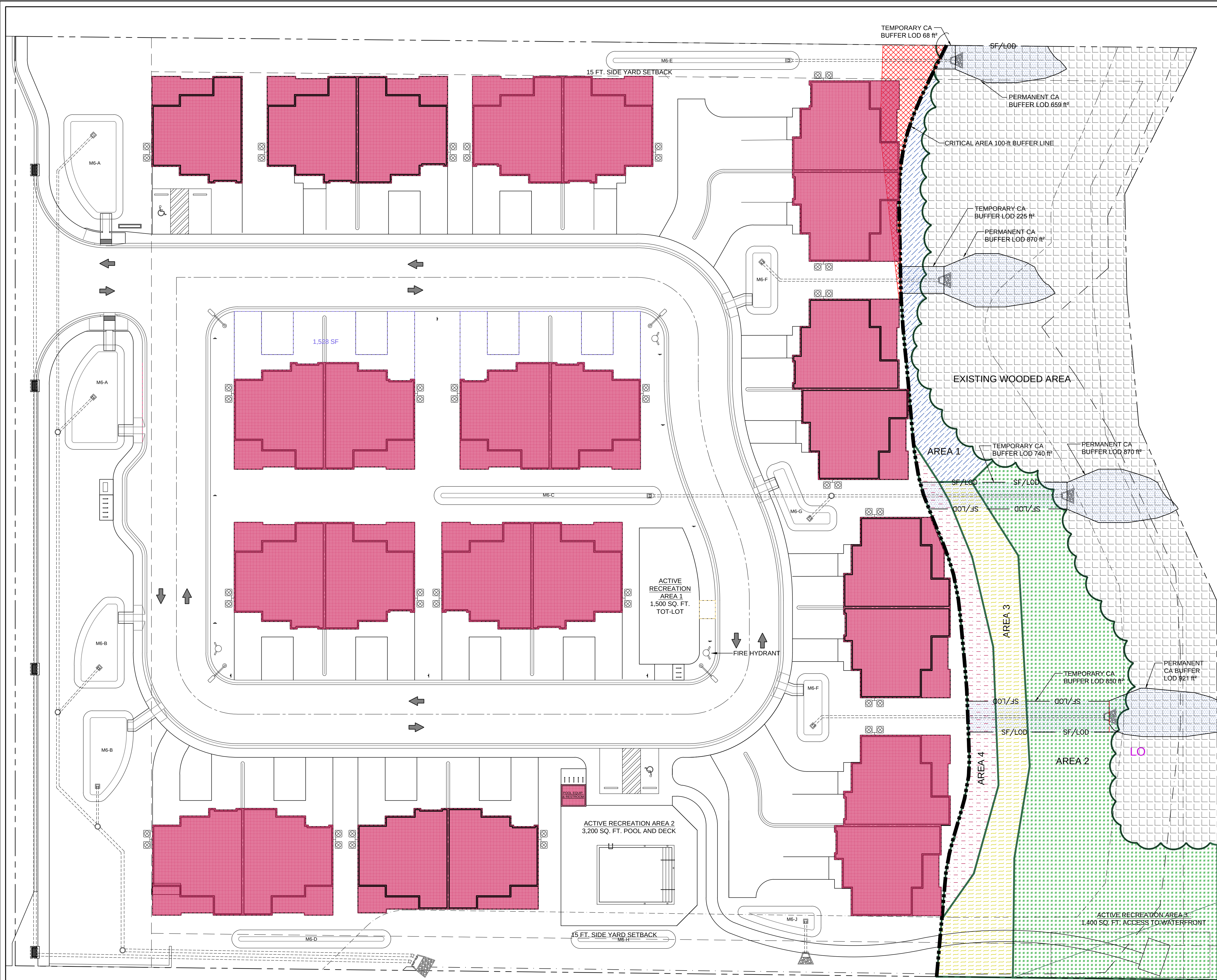
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RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT (FKA SHADYSIDE)
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND
LANDSCAPING PLAN

DATE: MAY 15, 2025	IOTT PROJ. NO.: 18-055B
DESIGN BY: KJ	
DRAWN BY: RE	
SCALE: AS NOTED	
PLANNING COMM. APPR.	
DWG. FILE: 18-055B-L200	



BUFFER ESTABLISHMENT PLAN LEGEND

PARCEL DESCRIPTION
TAX MAP 26, PARCEL 157
10TH TAX DISTRICT
WORCESTER COUNTY,
MARYLAND

PROPERTY OWNERS
KATHLEEN M. CLARK
12319-201 OCEAN GATEWAY
OCEAN CITY MARYLAND, 21842
(410) 213-1633

AREA WITHIN 100 FT. CRITICAL AREA BUFFER 44,566 SQ. FT.

AREA 1 = 1,818 ft² NORTHWIND SWITCHGRASS x 80 = 4,000	
AREA 2 = 11,338 ft² REDMAPLE x 15 = 3,000 WHITE OAK x 15 = 3,000 TULIP POPLAR x 15 = 3,000 SYCAMORE x 15 = 3,000 TOTAL = 12,000	
AREA 3 = 3,953 ft² EASTERN DOGWOOD x 30 = 3,000 REDBUD x 30 = 3,000 TOTAL = 6,000	
AREA 4 = 2,252 ft² ERNST WILDFLOWER SEED MIX ERNMX 1680#	

BUFFER PLANTINGS POINT TOTAL = 22,000 POINTS
EXISTING WOODED AREA = 25,205 ft²
EXISTING WOODED AREA TO REMAIN. PRIOR TO ANY REMOVAL CONTACT TOM BLAIR, NATURAL RESOURCES INSPECTOR FOR APPROVAL. REMOVE DEAD TREES AND DEAD OR DAMAGED UNDERSTORY USING HAND-HELD MACHINERY. MINIMIZE GROUND DISTURBANCE. REMOVE AND MITIGATE INVASIVE BAMBOO INCLUDING ROOT NETWORK. BAMBOO ROOT NETWORK REMOVAL METHOD TO BE APPROVED BY NATURAL RESOURCES INSPECTOR. AFTER REMOVAL OF BAMBOO, HAND-GRADE DISTURBED AREAS AND STABILIZE WITH JUTE MATTING. SEED THE BAMBOO REMOVAL DISTURBED AREAS WITH THE SAME WILDFLOWER MIX USED IN AREA 4.

TOTAL AREA FOR HERBACEOUS PERENNIALS = 4069 ft²
4069 ft² / 44566 ft² = .0913 OR 9.13%
9.13% < 10% PER COMAR 27.01.09.01

CRITICAL AREA PLANTING SPECIFICATIONS	
200 SQ. FT. TREES	2" CALIPER DBH - BALLED & BURLAP
100 SQ. FT. TRESS	1" CALIPER DBH - BALLED & BURLAP
SWITCHGRASS	3 GALLON CONTAINER

BUFFER PLANTINGS BONDING

BUFFER ESTABLISHMENT PLANTINGS WILL BE BONDED IN THE AMOUNT OF \$ 22,825.00 (PLANTING POINT TOTAL x 0.83 x 125%) IN ACCORDANCE WITH WORCESTER COUNTY REQUIREMENTS.

15% SITE AFFORESTATION SUMMARY

TOTAL SITE AREA = 210,035.1 ft²
15% OF TOTAL SITE AREA = .15(210,035.1 ft²) = 31,505.3 ft²
PROPOSED BUFFER WOODED AREA = 19,361.0 ft²
EXISTING BUFFER WOODED AREA = 25,205.0 ft²

TOTAL POST DEVELOPMENT WOODED AREA = 44,566.0 ft²

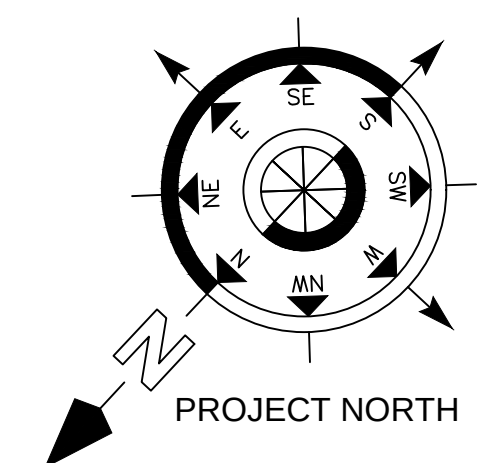
PERCENT OF TOTAL SITE OF POST DEVELOPMENT WOODED AREA = 44,566.0 ft² / 210,035.1 ft² = 21.2%

EXISTING WOODS WITHIN LOD TO BE CLEARED 1133.9 ft²

DISTURBANCE WITHIN C/A BUFFER

TEMPORARY DISTURBANCE FOR THE INSTALLATION OF STORMWATER OUTFALL PIPE = 1,883 ft²

PERMANENT DISTURBANCE WITHIN CRITICAL AREA BUFFER FOR THE OUTFALL ENDWALL AND RIP-RAP EROSION CONTROL DEVICE = 3,320 ft²



REVISIONS	
NO.	DATE

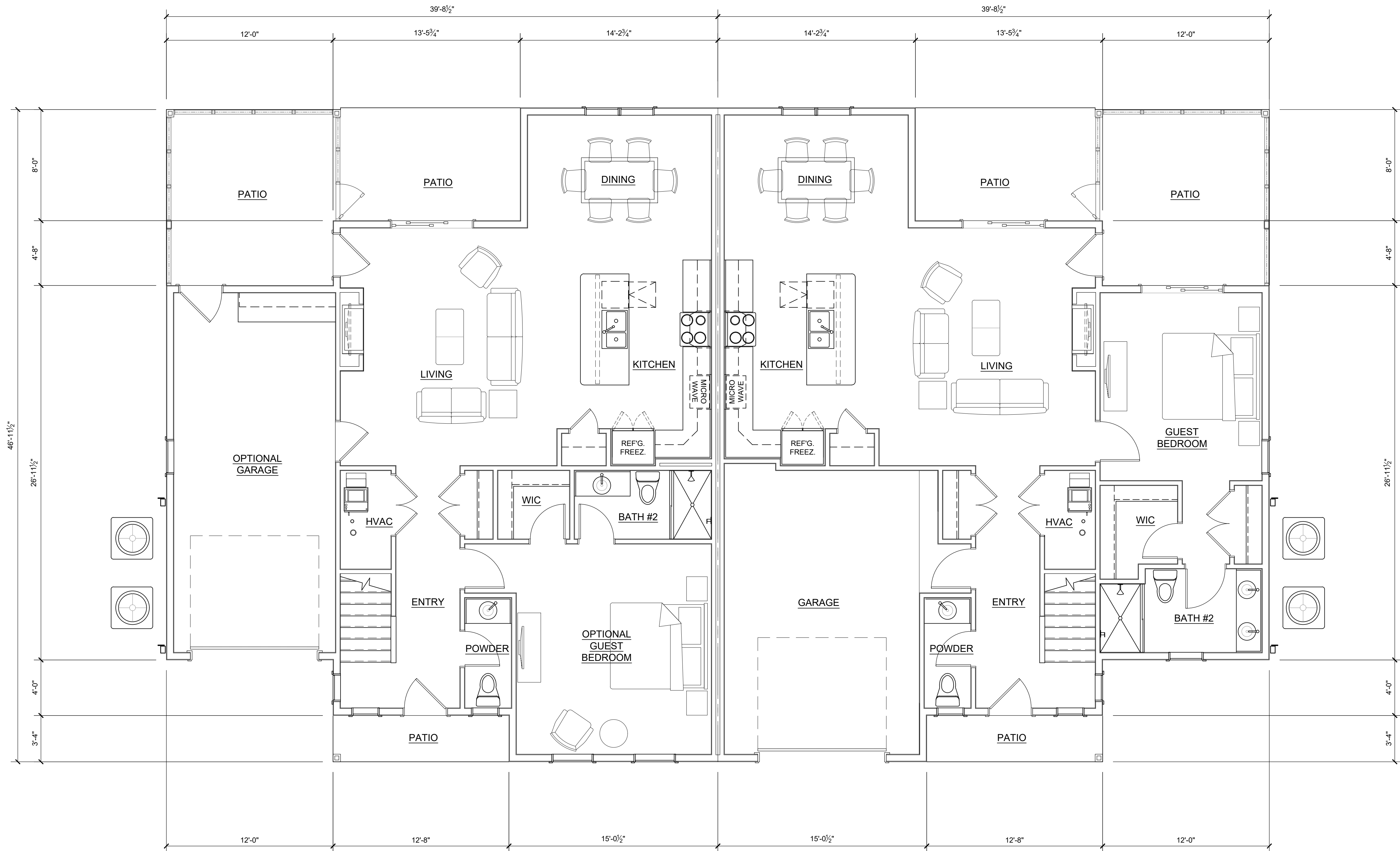
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR PROVIDED BY ME OR A duly LICENSED ENGINEER, LICENSED UNDER THE PROFESSIONAL ENGINEERING ACT OF MARYLAND.
KATHLEEN M. CLARK
KOTI OTT, LICENSE NO. 17961
EXPIRATION DATE 03/31/2025

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RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT (FKA SHADYSIDE)
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND
ATLANTIC COASTAL BAYS CRITICAL AREA BUFFER ESTABLISHMENT PLAN

DATE: MAY 15, 2025	IOTT PROJ. NO.: 19-0558
DESIGN BY: KJ	DRAWN BY: R.E. - K.I.
SCALE: 1" = 20'-0"	PLANNING COMM. APPR.
DWG. FILE: 19-055	

CA
210



FIRST FLOOR PLAN - FOUR BEDROOM UNIT
SCALE: 1/4" = 1'-0"

DATE: MAY 15, 2025
IOTT PROJ. NO.: 19-055B
DESIGN BY: KI
DRAWN BY: M.S.
SCALE: 1/4" = 1'-0"
PLANNING COMM. APPR.
DWG. FILE: 19-055B-A100

RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND
FIRST FLOOR PLAN - FOUR BEDROOM UNIT

IOTT

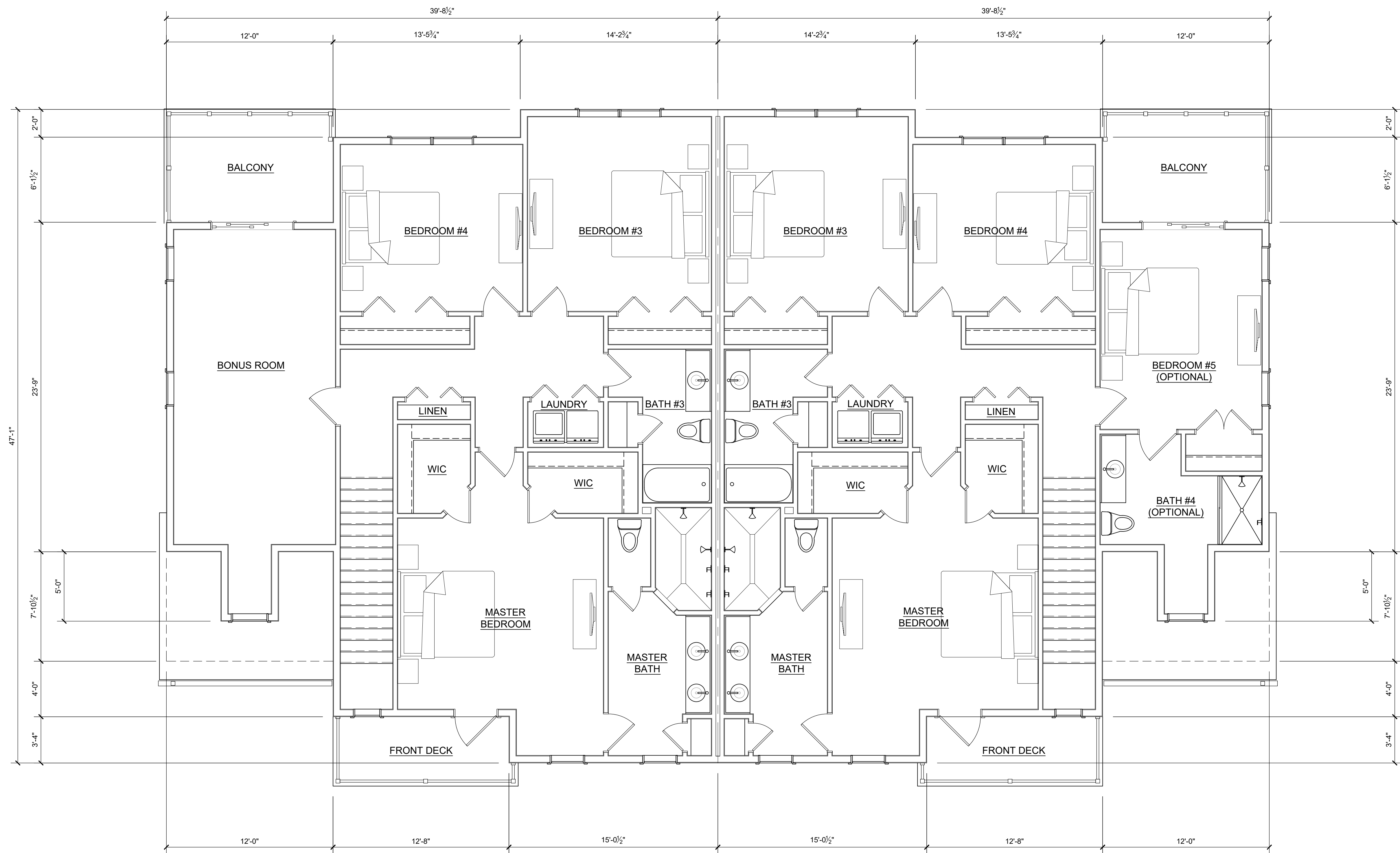
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DATE: MAY 15, 2025
EXPIRATION DATE: 2028

REVISIONS	
NO.	DATE



SECOND FLOOR PLAN - FOUR BEDROOM UNIT
SCALE: 1/4" = 1'-0"

REVISIONS	
NO.	DATE

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SECOND FLOOR PLAN - FOUR BEDROOM UNIT

DATE: MAY 15, 2025
IOTT PROJ. NO.: 19-055B
DESIGN BY: KI
DRAWN BY: M.S.
SCALE: 1/4" = 1'-0"
PLANNING COMM. APPR.
DWG. FILE: 19-055B-A100



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTE LEGEND

- | | |
|----|---|
| 1 | ARCHITECTURAL FIBERGLASS/ASPHALT SHINGLE
ROOF OVER 30# ROOF FELT AND OSB SHEATHING |
| 2 | PREFINISHED ALUMINUM GUTTER AND
DOWNSPOUT |
| 3 | PREFINISHED ALUMINUM FASCIA |
| 4 | 1 x 4 FRIEZE BOARD BELOW RAKE BOARD |
| 5 | HORIZONTAL VINYL SIDING |
| 6 | VERTICAL VINYL SIDING |
| 7 | 1 x 4 COMPOSITE TRIM CASING AROUND
WINDOWS & DOORS |
| 8 | VINYL CORNER TRIM BY SIDING MANUFACTURER |
| 9 | COMPOSITE WRAPPED COLUMN WITH BASE
OVER TREATED POST |
| 10 | 1 x 6 COMPOSITE TRANSITION BAND WITH
FLASHING CAP |
| 11 | VINYL CASEMENT PICTURE WINDOW |
| 12 | 24 x 30 VINYL OR PVC LOUVER |
| 13 | 5/8 x 8 AZEK SKIRTBOARD |
| 14 | VINYL DOUBLE-HUNG WINDOW |
| 15 | BRICK WAINSCOT |
| 16 | FIBERGLASS ENTRY DOOR AND TRANSOM |
| 17 | VINYL SLIDING GLAZED PATIO DOOR |
| 18 | INSULATED METAL GARAGE DOOR |
| 19 | VINYL SLIDING WINDOW |

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JOHN J. IOTT, LICENSE NO. 1367
EXPIRATION DATE 2026-03

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CREPE MYRTLE COURT
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

FRONT AND LEFT SIDE ELEVATIONS

DATE: MAY 15, 2025
IOTT PROJ. NO.: 19-055B
DESIGN BY: KI
DRAWN BY: M.S.
SCALE: 1/4" = 1'-0"
PLANNING COMM. APPR.
DWG. FILE: 19-055B-A300

A
300



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

DATE: MAY 15, 2025
IOTT PROJ. NO.: 19-055B
DESIGN BY: KI
DRAWN BY: M.S.
SCALE: 1/4" = 1'-0"
PLANNING COMM. APPR.
DWG. FILE: 19-055B-A300

RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND
REAR AND RIGHT SIDE ELEVATIONS

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STATE OF MARYLAND
EXPIRATION DATE: 2026-05-15

REVISIONS		REMARKS	
NO.	DATE		