WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA

Wednesday, September 10, 2025 at 1:00 p.m.
Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

I. **Call to Order**

II. **Site Plan Review (§ ZS 1-325)**

A. **Ocean Pines Volunteer Fire Department South Station– Major Site Plan Review**
Proposed site development for the Ocean Pines Volunteer Fire Department. Development includes proposed firehouse, indoor bays, and parking. Located at 911 Ocean Parkway, Berlin, MD 21811. Tax Map 16, Parcel 18, Tax District 3, C-2 General Commercial District, Ocean Pines Volunteer Fire Department & Ocean Pines Association, Inc, owner / Vista Design, Inc., surveyor/engineer.

III. **Adjourn**

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: September 10, 2025

PROJECT: Ocean Pines Volunteer Fire Department South Station

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.

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DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

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

ZONING DIVISION
BUILDING DIVISION
BOARD OF LICENSE COMMISSIONERS

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING
September 10, 2025

Project: **Ocean Pines Volunteer Fire Department South Gate Firehouse**
Proposed site development for Ocean Pines Volunteer Fire Department South Gate Firehouse. Development includes proposed firehouse, bays, parking spaces, and stormwater management facilities. Located at 911 Ocean Parkway, Berlin, MD 21811. Tax Map 16, Parcel 18, Tax District 3, C-2 General Commercial District. Ocean Pines Volunteer Fire Department, Inc & Ocean Pines Association Inc., owner / Edgar Wells, applicant / Vista Design Inc., c/o Eric Jones, surveyor/engineer.

Prepared by: Ben Zito, DRP Specialist
Contact: bmzito@worcestermd.gov or (410) 632-1200, extension 1134

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

General Requirements:
1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
   a. A complete building permit application along with the initial fee of $350 made payable to "Worcester County."
   b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan) and building elevations (front, rear and sides). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
   c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.

3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections' agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

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

§ZS1-210	C-2 General Commercial District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§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."

1. On sheet G001, please update the Tax Map and Parcel data to "Tax Map 16, Grid 20, Parcel 18" in the Site Location section.
2. Demolition permits will be required prior to any buildings being demolished or any asphalt being removed.
3. Zoning permits will be required for the existing sheds that are to be relocated. The relocated sheds will need to meet a 6' separation distance between one another. Please update the shed locations on the site plan.
4. Please provide colored building elevations for the Planning Commission review.

5. Please confirm that all proposed parking spaces will have parking bumpers or wheelstops that are at least five inches high and five inches wide, located no less than eighteen inches from the head of the parking space and attached to the parking lot surface. It appears that only the parking spaces adjacent to parcel 60 have met this requirement. §ZS1-320(f)(5). https://ecode360.com/14021053.
6. Prior to the issuance of any building or zoning permit for any use or structure utilizing off-premises parking, the owners shall execute a written contract, easement or agreement, acceptable to the County Attorney, providing for the continued use of any off-premises parking and all terms and conditions as originally approved by the Planning Commission which shall be recorded in the land records of Worcester County. Any certificate of occupancy issued for any use or structure utilizing off-premises parking shall be conditioned upon the continued availability of the required parking spaces. Any applicant and their successors shall annually provide the Department with certification that the required parking spaces are still available. §ZS1-320(h)(3). https://ecode360.com/14021071.
7. All exterior light fixtures, other than fixtures on the building facade, emitting two thousand fifty lumens or more shall be full-cutoff light fixtures. Such light fixtures are those designed such that no light is projected at or above a ninety-degree plane running through the lowest point of the fixture where the light is emitted and less than ten percent of the rated lumens are projected between ninety and eighty degrees. §ZS1-323(b)(3). https://ecode360.com/14021148
8. The maximum heights for freestanding pole-mounted fixtures shall be sixteen feet or less and thirty-five feet or less above grade for continuously energized and noncontinuously energized lights respectively. If a raised foundation is required in parking areas to protect the poles from automobile front bumpers, the raised foundation and pole may not exceed heights of eighteen and thirty-seven feet respectively. Any lighting used to illuminate any vehicular travelways or off-street parking areas, including any commercial parking lot, shall be arranged so as to direct the light away from adjoining lots and public rights-of-way and shall not obstruct vehicular travelways, parking spaces or pedestrian walkways. Freestanding pole-mounted fixtures may be located within parking spaces, provided that they are positioned at the shared corners formed by the head and side lines of no less than two parking spaces. §ZS1-323(b)(4). https://ecode360.com/14021149.
9. Please clarify if any off-street loading spaces will be needed. Any commercial, industrial, business or other use requiring the receipt or distribution of materials or merchandise by tractor and trailer vehicles during normal business hours shall be provided with off-street loading space(s). §ZS1-321. https://ecode360.com/14021074.
10. Each landscaped area must be readily accessible to a water supply. Unless xeriscaping plant material and technologies are employed, all landscaped areas shall provide an automatic irrigation systems with rain sensors. Drip irrigation systems are preferred. If an automatic system is not feasible, the Planning Commission at its discretion may approve an alternate

watering system to maintain the plant material. §ZS1-322(b)(7). https://ecode360.com/14021089.

11. 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
12. On Sheet L701 please add that species substitutions must be approved by Worcester County in addition to the Landscape Architect.
13. The site plan and building elevations will need the following waivers from the *Design Guidelines and Standards for Commercial Uses* from the Planning Commission:

Sec 16(b)(2), 16(b)(3), 16b(8)	Pedestrian and Bicycle Circulation
Sec 19b(1), 19b(2)	Community Features & Spaces

Section 16(b)(2): Sidewalks at least five feet in width shall be provided along all sides of the lot that abut a public or private right-of-way. Sidewalks shall be provided with human-scale lighting to create a safe and attractive pedestrian atmosphere.

Section 16(b)(3): Continuous internal pedestrian walkways, no less than five feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site.

Section 16(b)(8): Seating areas for pedestrians shall be provided near the entry and under protective coverings. Seating should be provided at least every one hundred feet of sidewalk along building facades having customer entrances.

Section 19(b)(1): Each commercial structure shall contribute to the improvement of public spaces by providing a community space that is centrally located, connected to the pedestrian walkway and placed in areas with the highest pedestrian traffic. It should be constructed of materials that are similar to the principal materials of the building and landscaped compatibly. This community space shall provide seating and at least one of the following:

A. Patio.
B. Pedestrian plaza.
C. Transportation center.
D. Window shopping walkway.
E. Outdoor playground area.
F. Kiosk area.
G. Water feature.
H. Clock tower.
I. Other such deliberately shaped area or focal feature or amenity that, in the judgment of the Planning Commission, adequately enhances such community and public spaces.

Section 19(b)(2): Required community spaces shall be at least eight hundred square feet in size with no side less than twelve feet long.

Other Agency Approvals:

1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

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

NEXT STEPS: **For a Major Site Plan, please address all comments provided by the TRC and resubmit any changes as needed for the Planning Commission. If approved by the Planning Commission, final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and any associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for 'final signature approval' before building/zoning permits will be issued.**

The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state regulations.

No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.

Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: Joy S. Birch, Natural Resources Planner III JB

Subject: September 10, 2025, Technical Review Committee Meeting

Date: August 22, 2025

Ocean Pines Volunteer Fire Department South Gate Firehouse – Major Site Plan Review

Proposed site development for Ocean Pines Volunteer Fire Department South Gate Firehouse. Development includes proposed firehouse, bays, parking spaces, and stormwater management facilities. Located at 911 Ocean Parkway, Tax Map 16, Parcel 18, Tax District 3, C-2 General Commercial District.

Critical Area: This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Developed Area (IDA) and is Non-Waterfront. Please see following comments:

1. Provide us with a Critical Area Report as defined within NR 3-109(d)(2).

2. Provide documents that the site will meet the 10% pollution reduction requirements. The Department can provide you with a copy of the worksheet if needed.

3. Revise Atlantic Coastal Bays Critical Area note on all pages to read:

   Worcester County Atlantic Coastal Bays Critical Area Law: *This property lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Code Section NR3.1 Worcester county Critical Area Law of the Worcester County Code of Public Local*

Laws, as from time to time amended, in effect at the time of the proposed development activities.

4. This project meets the requirement for the Maryland Critical Area Commission Project Notification parameters, therefore provide additional copies of the plan, Critical Area Report, 10% rule compliance details, and all other pertinent documents when submitted, will be forwarded to Commission Staff for review and comment.

Stormwater Management & Erosion and Sediment Control:

Stormwater Management & Erosion and Sediment Control:

This project has received Concept Plan Approval.

General Provisions:

- All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.

- All Stormwater Management practices shall be designed to meet the requirements of the 2007 Maryland Stormwater 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;
Ben Zito, DRP (via email)
Brian Soper, NR Administrator (via email).

Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for the September 10, 2025 Meeting

From: Environmental Programs Staff

Subject: **Ocean Pines VFD – Tax Map 16, Parcel 18**
South Gate Firehouse replacement

Date: September 4, 2025

Environmental Programs comments are based on the plans submitted. These comments are subject to change every time a change is made to the plans that affect water and/or sewage for this site.

1. Please show an accurate EDU flow chart depicting the square footages, flow rates, & EDUs required. The property currently has one EDU. Two (2) additional EDUs will need to be allocated from the subset of EDUs that are not in use, but allocated, to the Ocean Pines Association.

2. Please note the source of public water & sewer, which is the Ocean Pines Sanitary Service Area.

3. Commercial plumbing plans will need to be submitted for plan review with the building permit. The associated review fee is $250. A plumbing permit will also need to be obtained for the interior work and a separate one for site utility work.

4. Plumbing Code is the 2021 International Plumbing Code (IPC) Illustrated (National).

Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To:	Technical Review Committee
From:	David Mathers, Natural Resources Planner IV
Subject:	Forest Conservation Review
Date:	August 26, 2025
Date of Meeting:	September 10, 2025
Project:	Ocean Pines Volunteer Fire Department South Station
Location:	911 Ocean Parkway, Tax Map: 16, Parcel: 18
Owner/Developer:	Ocean Pines Volunteer Fire Department & Ocean Pines Association, Inc.
Surveyor/Engineer:	Vista Design, Inc.

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.

Outlook

RE: 9/10/25 TRC Transmittal - Ocean Pines Volunteer Fire Department

From Tony Fascelli <tfascelli@worcestermd.gov>
Date Fri 9/5/2025 8:54 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>; Chris Clasing <cclasing@worcestermd.gov>

Ben,

Water and Wastewater have no comments thanks for checking.

Thanks,
Tony Fascelli

From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Friday, September 5, 2025 8:41 AM
To: Chris Clasing <cclasing@worcestermd.gov>; Tony Fascelli <tfascelli@worcestermd.gov>; Robert Korb Jr. <rkorb@worcestermd.gov>; Paul Miller <pmiller@worcestermd.gov>; Robert Mitchell <bmitchell@worcestermd.gov>; Stuart White <swhite@worcestermd.gov>
Subject: Re: 9/10/25 TRC Transmittal - Ocean Pines Volunteer Fire Department

Good morning all,

Please let me know if you have any comments for the attached Ocean Pines Volunteer Fire Department.

Thanks,

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

From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Tuesday, August 19, 2025 8:07 AM
To: Benjamin M. Zito <bmzito@worcestermd.gov>
Subject: 9/10/25 TRC Transmittal - Ocean Pines Volunteer Fire Department

All,

Please see the attached transmittal and site plan for the Ocean Pines Volunteer Fire Department Major Site Plan Review that will be on 9/10/25 TRC.

I have also uploaded the full submittal into OneDrive.

Hard copies have been sent out today as well.

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

Outlook

RE: 9/10/25 TRC Transmittal - Ocean Pines Volunteer Fire Department

From Jeffrey Fritts <JFritts@mdot.maryland.gov>
Date Wed 8/20/2025 8:17 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>

Ben,
This project will have no negative impact to the state roadways. No comment.

MARYLAND DEPARTMENT OF TRANSPORTATION
Taking you places!
STATE HIGHWAY ADMINISTRATION
roads.maryland.gov

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: Tuesday, August 19, 2025 8:08 AM
To: Benjamin M. Zito <bmzito@worcestermd.gov>
Subject: 9/10/25 TRC Transmittal - Ocean Pines Volunteer Fire Department

> **Caution:** CAUTION: Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Forward suspicious emails directly to Email Abuse (abuse@mdot.maryland.gov) or call the MDOT Service Desk at 410-768-7181 for assistance.

All,

Please see the attached transmittal and site plan for the Ocean Pines Volunteer Fire Department Major Site Plan Review that will be on 9/10/25 TRC.

I have also uploaded the full submittal into OneDrive.

Hard copies have been sent out today as well.

Thank you,

Ben Zito
DRP Specialist III
Dept. of Development, Review and Permitting
Worcester County Government
One West Market Street, Room 1201

DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL:410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAMS
STORMWATER MANAGEMENT
SEDIMENT AND EROSION CONTROL
SHORELINE CONSTRUCTION
AGRICULTURAL PRESERVATION
ADVISORY BOARD

WELL & SEPTIC
WATER & SEWER PLANNING
PLUMBING & GAS
CRITICAL AREAS
FOREST CONSERVATION
COMMUNITY HYGIENE

MEMORANDUM

DATE: 10/3/2024

TO: Applicant

FROM: Brian Soper, Natural Resources Administrator

SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

Please note, if a Stormwater plan is approved by this office and does not include phasing, the corresponding permit can only receive Stormwater Final approval once all improvements are completed and the entire site is stabilized. This includes properties which have multiple Building or Zoning permits associated with the Stormwater plans. If a Stormwater Bond is required per the permit, the bond will only be released once a Stormwater Final approval takes place.

Additionally, if pervious pavement (i.e. asphalt, concrete) is proposed as a Stormwater Best Management Practice (BMP), an engineer will be required to ensure that this BMP is installed per the approved plan and the correct sequence is detailed on approved plans. Furthermore, all site disturbance must be stabilized prior to beginning the BMP installation process to avoid any contamination or performance issues. If components of the BMP become contaminated, excavation may be required. A detail/schematic must be site specific and reflect how associated sub drains are connected to piping and also illustrate all material being used in subgrade when using this BMP.

If you have any questions, please feel free to contact the Natural Resources Administrator, Brian Soper, at (410) 632-1220, ext. 1147.

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: **Ocean Pines Vol Fire Department** TRC #: **20250343**
LOCATION: **911 Ocean Parkway – Berlin, Maryland 21811**
CONTACT: **Edgar Wells**
MEETING DATE: **September 10, 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:

Proposed site development and renovation at the Ocean Pines Vol. Fire Department south station. Development includes proposed firehouse, parking spaces, and stormwater management facilities.

General Comments:

1. A complete set of building plans shall be submitted and approved by our office prior to start of construction.

2. The building will require an automatic fire sprinkler system and fire alarm system installed throughout.

3. No further comments at this time.

OCEAN PINES VOLUNTEER FIRE DEPARTMENT
SOUTH GATE FIREHOUSE

911 OCEAN PARKWAY
OCEAN PINES, MARYLAND 21811

DEVELOPMENT REVIEW & PERMITTING/ENVIRONMENTAL PROGRAMS
WORCESTER COUNTY, MARYLAND
5TH ELECTION DISTRICT
3RD TAX DISTRICT

SITE DATA

SITE LOCATION/RECORDING INFORMATION

OCEAN PINES SOUTH GATE FIRE STATION
911 OCEAN PARKWAY
BERLIN, MD 21811
TAX MAP: 21 GRID: 20 PARCEL: 18
PARCEL 'A' +/-1.34 ACRES
LIBER: 1715 FOLIO: 221
PB: FWH 62 PG: 39

OCEAN PINES DEPARTMENT OF PUBLIC WORKS
1 FIREHOUSE LANE
BERLIN, MD 21811
TAX MAP: 21 GRID: 20 PARCEL: 60
PARCEL 'B' +/-6.87 ACRES
LIBER: 1715 FOLIO: 217
PB: FWH 62 PG: 39

ZONING

C-2 - GENERAL COMMERCIAL DISTRICT
BUILDING SETBACKS:
FRONT YARD: 25 FT
SIDE YARD: 6 FT
REAR YARD: 20 FT

FLOOD ZONE

THE PROJECT'S LIMIT OF DISTURBANCE IS LOCATED WITHIN FLOOD ONE AREA X PER FEMA MAP 24047C0045H DATED JULY 16, 2015.

FOREST CONSERVATION

THIS PROJECT IS LOCATED WITHIN THE CRITICAL AREA BUFFER AND DOES NOT DISTURB AN EXISTING FOREST BLOCK AND THEREFORE IS EXEMPT FROM FOREST CONSERVATION LAW.

CRITICAL AREA

THIS PROJECT IS LOCATED WITHIN THE 1000' CRITICAL AREA BUFFER ASSOCIATED WITH THE TIDAL WATERS OF MANKLIN CREEK. PARCELS 'A' AND 'B' ARE BOTH DESIGNATED AS BEING WITHIN THE IDA (INTENSELY DEVELOPED AREA).

TIDAL & NON-TIDAL WETLANDS & ASSOCIATED BUFFERS

NO WETLANDS OR ASSOCIATED BUFFERS WERE FOUND TO BE LOCATED WITHIN THIS PROJECT'S LIMIT OF DISTURBANCE AS PER A SITE INSPECTION ON MARCH 27, 2025.

TOPOGRAPHY/EXISTING CONDITIONS

AREAS OF THE SITE PROPOSED FOR DISTURBANCE WERE SURVEYED BY VISTA DESIGN, INC IN SPRING 2025. ALL OTHER EXISTING CONDITIONS SHOWN ARE FROM WORCESTER COUNTY G.I.S. DATA .

HORIZONTAL & VERTICAL CONTROL

HORIONTAL: NAD 83 MARYLAND STATE PLANE, US FEET
VERTICAL: NAVD 88

PROPOSED PARKING ALLOTMENT SUMMARY

(SEE SHEET C-202 FOR MORE DETAILS)

DECRIPTION	REQUIRED	PROVIDED
PARCEL 'A' - OPVFD	41	28
PARCEL 'B' - OPA DPW	26	39
TOTAL ('A' & 'B')	67	67
REQUIRED NUMBER OF EASEMENTED PARKING SPACES ON PARCEL 'B' ALLOCATED FOR PARCEL 'A' (1)		

PARKING NOTES

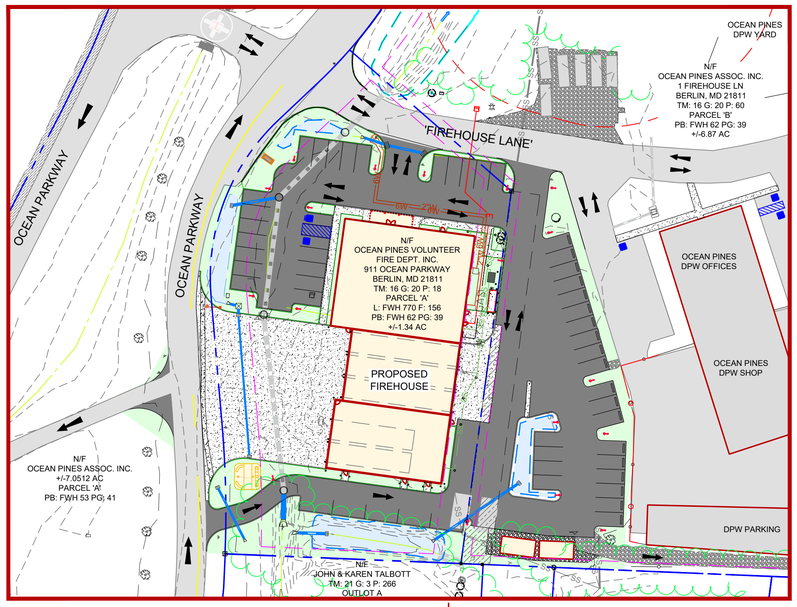
1. PARKING SPACES SHOWN ON THIS PLAN ARE INTENDED TO BE A QUANTITATIVE GRAPHICAL REPRESENTATION OF THE TOTAL PARKING SPACES. A SHARED PARKING AGREEMENT BETWEEN THE OCEAN PINES ASSOCIATION AND THE OCEAN PINES VOLUNTEER FIRE DEPARTMENT INC. IS TO BE RECORDED, BUT INDIVIDUAL SPACES WILL NOT BE MARKED IN THE FIELD WITH PAINT AND/OR SIGNAGE.

PROJECT NOTES

1. THE INTENT OF THIS PROJECT IS TO REPLACE THE EXISTING SOUTH GATE FIREHOUSE AND ASSOCIATED IMPROVEMENTS (SIDEWALKS, PARKING, UTILITIES, STORMDRAINS, STORMWATER ETC.).
2. THE PROPOSED PROJECT LIMITS, AND BALANCE OF PARCEL 'A', ARE LOCATED OUTSIDE THE 100' CRITICAL BUFFER ASSOCIATED WITH MANKLIN CREEK. PORTIONS OF PARCEL 'B' ARE LOCATED WITHIN THE 100' CRITICAL BUFFER ASSOCIATED WITH MANKLIN CREEK. THE PROJECT'S LIMIT OF DISTURBANCE IS WITHIN THE 1,000' CRITICAL AREA BUFFER OF TIDAL WATERS ASSOCIATED WITH MANKLIN CREEK.
3. THE PROJECT IS LOCATED WITHIN THE ISLE OF WIGHT BAY WATERSHED (MD 8 DIGIT 02130103).
4. THE TOTAL LIMIT OF DISTURBANCE IS 83,770 SF (1.92 ACRES), THEREFORE, THIS PROJECT IS REQUIRED TO OBTAIN AN NOI PERMIT FROM MDE AS WELL AS APPROVALS FROM WORCESTER COUNTY SOIL CONSERVATION DISTRICT AND WORCESTER COUNTY GOVERNMENT DEVELOPMENT REVIEW & PERMITTING AND ENVIRONMENTAL PROGRAMS.
5. FOLLOWING CONSTRUCTION, ALL AREAS ARE TO BE PROPERLY STABILIZED WITH LANDSCAPING, SEED AND STRAW MULCH PER THE LANDSCAPE PLAN (SHEET L-700).
6. UTILITIES SHOWN HEREON ARE PER A TOPOGRAPHIC/EXISTING CONDITIONS SURVEY BY VISTA DESIGN. NO TEST PITS WERE PERFORMED TO VERIFY MISS UTILITY MARKED LOCATIONS, OR TO ASCERTAIN VERTICAL UTILITY LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO PERFORM ANY TEST PITS IT FEELS WARRANTED TO AVOID DAMAGING EXISTING UTILITIES. SHOULD A CONFLICT ARISE, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY OPA & ENGINEER FOR GUIDANCE.
7. THIS PROJECT IS ANTICIPATED TO IMPACT LESS THAN 20,000 S.F. OF FOREST AND IS ONLY WITHIN THE CRITICAL AREA BUFFER. THEREFORE, THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS.

EXISTING SITE CONDITIONS

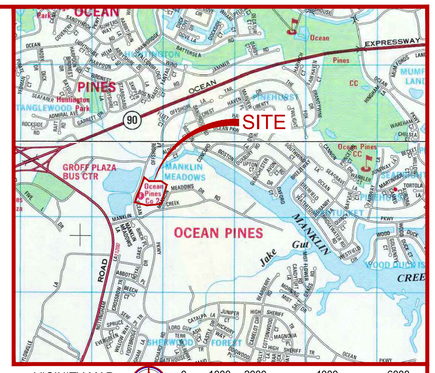
DECRIPTION	QUANTITY/PARAMETER
PARCEL 'A' OCEAN PINES VOLUNTEER FIRE DEPARTMENT INC.	1.34 AC
ZONING	C-2 (GENERAL COMMERCIAL DISTRICT)
PERMITTED USE	(9) - FIREHOUSES
SETBACK - FRONT YARD (FT)	25
SETBACK - SIDE YARD (FT)	6
SETBACK - REAR YARD (FT)	20
MAXIMUM BUILDING HEIGHT	FOUR STORIES OR 45 FT.
PARCEL 'B' OCEAN PINES ASSOCIATION, INC.	6.87 AC
ZONING	C-2 (GENERAL COMMERCIAL DISTRICT)
PERMITTED USE	(9) - PUBLIC-SERVICE
SETBACK - FRONT YARD (FT)	25
SETBACK - SIDE YARD (FT)	6
SETBACK - REAR YARD (FT)	20
MAXIMUM BUILDING HEIGHT	FOUR STORIES OR 45 FT.



LOCATION MAP
SCALE: 1" = 50'
NORTH
MD STATE PLANE
DATUM (NAD83)

NORTH

0 25 50 100 150
SCALE: 1" = 50'



VICINITY MAP
SCALE 1" = 2000'
OCEAN PINES SECTION 16
ADC MAP 8 GRID C1 & D1

NORTH

0 1000 2000 4000 6000
SCALE: 1" = 2000'

SHEET INDEX

G 001	COVER SHEET	T1.1	TITLE SHEET, INDEX AND CODE INFORMATION
G 002	PROPERTY OWNER MOSAIC PLAN	A1.1	FLOOR PLAN AND NOTES
C 100	EXISTING CONDITIONS AND DEMOLITION PLAN	A1.2	DOOR SCHEDULE, HARDWARE AND WINDOW TYPES
C 101	EXISTING CONDITIONS REAR BUILDING UTILITY PLAN	A1.3	ROOF PLAN, DETAILS AND NOTES
C 200	PROPOSED SITE PLAN SHEET	A2.1	ELEVATIONS
C 201	PROPOSED SITE PLAN DETAILS	A3.1	WALL SECTION
C 202	PROPOSED SITE PARKING PLAN	A3.2	WALL SECTION
C 203	PROPOSED GRADING PLAN	A3.3	WALL SECTION
C 204	PROPOSED UTILITY PLAN	F1.1	FOUNDATION PLAN, DETAILS AND NOTES
C 205	PROPOSED UTILITY DETAILS	S1.1	STRUCTURAL PLAN, DETAILS AND NOTES
C 206	PROPOSED STORMWATER PLAN		
C 207	PROPOSED DRAINAGE PLAN		
C 208	PROPOSED STORMWATER PROFILES		
C 209	PROPOSED STORMWATER AND DRAINAGE DETAILS		
C 210	CRITICAL AREA COVERAGE PLAN		
C 211	PROPOSED SITE LIGHTING PLAN		
C 300	EROSION & SEDIMENT CONTROL PLAN		
C 310	EROSION & SEDIMENT CONTROL DETAILS		
L 700	PROPOSED LANDSCAPE PLAN		
L 701	PROPOSED LANDSCAPE DETAILS AND SPECIFICATIONS		

LEGEND

PROPERTY LINE	PROPOSED BUILDING
EXISTING ACCESS EASEMENT	PROPOSED 1X CONTOUR
EXISTING PROPERTY MARKERS	PROPOSED 5X CONTOUR
EXISTING 1X CONTOUR	PROPOSED ASPHALT PARKING/ROAD
EXISTING 5X CONTOUR	PROPOSED PARKING STOP/PAINT/HANDICAP
EXISTING BUILDING	PROPOSED CONCRETE CURB/CURB CUT
EXISTING SOIL BOUNDARIES	PROPOSED CONCRETE/SIDEWALK
EXISTING STREAM/WATER BODY	PROPOSED GRAVEL AREA
EXISTING FEMA FLOOD ZONE	PROPOSED STORM STRUCTURE
EXISTING EDGE OF PAVEMENT	PROPOSED STORM PIPE
EXISTING EDGE OF GRAVEL	PROPOSED STORMWATER FACILITY
EXISTING CONCRETE CURB	PROPOSED RIP-RAP CLASS I
EXISTING WATER MAIN/LATERAL	PROPOSED WATER LATERAL
EXISTING WATER METER/VALVE/HYDRANT	PROPOSED WATER METER/VALVE/HYDRANT
EXISTING SEWER MAIN/LATERAL	PROPOSED SEWER LATERAL
EXISTING SEWER CLEANOUT/PUMP/ACCESS	PROPOSED SEWER CLEANOUT/OIL&GRIT
EXISTING ELECTRIC LINE (UG/OH)	PROPOSED ELECTRIC LINE (UG/OH)
EXISTING GAS LINE	PROPOSED TRANSFORMER/LIGHTING
EXISTING COMMUNICATION LINES	PROPOSED GAS SERVICE LINE
EXISTING UTILITY STRUCTURES	PROPOSED COMMUNICATION SERVICE LINES
EXISTING STORM PIPE	PROPOSED LIMITS OF DISTURBANCE (LOD)
EXISTING ASPHALT PARKING/ROAD	PROPOSED SILT FENCE
EXISTING CONCRETE WALK	PROPOSED RIP-RAP CHECK DAM
EXISTING GRAVEL AREA	PROPOSED SCE
EXISTING PARKING STOP/HANDICAP	PROPOSED ELEVATION SPOT SHOT
EXISTING BOLLARD/FLAG POLE/SIGN	PROPOSED DRAINAGE FLOW ARROW
EXISTING TREE LINE	PROPOSED MEMORIAL
EXISTING LANDSCAPE TREES/SHRUBS	PROPOSED BOLLARD/SITE SIGNAGE
EXISTING 100' CRITICAL AREA BUFFER	PROPOSED TOP OF BANK
EXISTING 1000' CRITICAL AREA BUFFER	PROPOSED OPEN SPACE
EXISTING TOP OF BANK	
EXISTING MEMORIAL AREA	

GENERAL NOTES

1. ALL WORK REQUIRED BY THESE DOCUMENTS (DRAWINGS AND SPECIFICATIONS) SHALL BE NEW. WHEREVER THE WORD "PROPOSED" IS USED IT IS CONSIDERED TO BE INTERCHANGEABLE WITH THE WORD "NEW" AND IS INCLUDED IN THE REQUIRED WORK.
2. THE CONTRACTOR SHALL EXAMINE PLAN(S) AND VISIT THE SITE IN ORDER TO DETERMINE, TO HIS/HER SATISFACTION THE QUANTITIES OF WORK REQUIRED TO BE PERFORMED.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THESE DRAWINGS AND SPECIFICATIONS AND TO ALL APPLICABLE OCEAN PINES, FEDERAL, STATE OF MARYLAND, AND WORCESTER COUNTY REQUIREMENTS.
4. ANY DISCREPANCIES BETWEEN THE INFORMATION PROVIDED ON THESE PLANS AND THE EXISTING SITE CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OCEAN PINES ASSOCIATION AND ENGINEER.
5. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AND PIPE INVERTS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL PROVIDE NECESSARY STAKEOUT OF THE LINE AND GRADE FOR THE CONSTRUCTION.
8. NO INFORMATION REGARDING DEPTH TO ANY SEASONAL OR PERMANENT GROUND WATER TABLE IS PROVIDED ON THESE DRAWINGS. THE CONTRACTOR SHALL INVESTIGATE TO THEIR SATISFACTION THE SITE CONDITIONS REGARDING DEPTH TO GROUND WATER, GENERALLY, PIPING, TRENCH AND STRUCTURE CONSTRUCTION SHALL BE EXECUTED IN A DE-WATERED STATE, CONSISTENT WITH GOOD CONSTRUCTION PRACTICE. ALL EXCAVATIONS FOR MANHOLES AND OTHER CHAMBERS SHALL BE CONTINUALLY DE-WATERED UNTIL THE BACK-FILL OPERATION HAS BEEN COMPLETED.
9. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING PARTIES, FIVE (5) DAYS PRIOR TO BEGINNING ANY WORK SHOWN ON THESE DRAWINGS:
   EDDIE WELLS - OPA DPW 410-641-7425
   MISS UTILITY 1-800-282-8555

   THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS FOR ANY EARTH MOVING AND/OR TEMPORARY STOCKPILING OF EARTH OR OTHER MATERIALS ON SITE.
10. THERE ARE NO STEEP SLOPES OR ERODIBLE SLOPES WITHIN THE LIMITS OF DISTURBANCE.
11. NO TEST PITS HAVE BEEN PERFORMED ON EXISTING UTILITIES. MISS UTILITY MARKED UTILITIES ARE SHOWN FOR BIDDING PURPOSES ONLY. CONTRACTOR TO PERFORM ADDITIONAL UTILITY LOCATION SERVICES AS NEEDED TO ENSURE EXISTING UTILITIES ARE NOT DAMAGED DURING CONSTRUCTION.
12. THE CONTRACTOR AND OWNER SHALL PROVIDE SUPERVISION AND CERTIFICATION OF ALL CONSTRUCTION OF STORMWATER MANAGEMENT PRACTICES THAT PROVIDE INFILTRATION AND FILTERING, BY A PROFESSIONAL ENGINEER DULY LICENSED IN THE STATE OF MARYLAND.
13. ALL PHASES OF STORMWATER MANAGEMENT CALCULATIONS, STRUCTURE DESIGN, AND CONSTRUCTION WILL ADHERE TO CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR STORMWATER MANAGEMENT AND THE STORMWATER MANAGEMENT PLAN FOR THIS SITE.
14. ALL INFORMATION SET FORTH IN THIS PLAN ACCURATELY CONVEYS THIS SITE'S CONDITIONS TO THE BEST OF MY KNOWLEDGE.
15. ALL STRUCTURAL DEVICES FOR STORMWATER MANAGEMENT WILL BE PROTECTED BY PROPER SOIL EROSION AND SEDIMENT CONTROL DEVICES UNTIL ALL CONTRIBUTING AREA HAVE PASSED FINAL INSPECTION.
16. UPON COMPLETION OF THE PROJECT, AN AS-CONSTRUCTED SURVEY NOTICE OF CONSTRUCTION COMPLETION (NOCC), AND LETTER OF CERTIFICATION MUST BE SUBMITTED TO THE DEPARTMENT, EXCEPT INDIVIDUAL SINGLE FAMILY DWELLINGS. ONCE REVIEW IS COMPLETE AND APPROVED, OCCUPANCY CAN BE ISSUED.
17. PRIVATE UTILITIES IN CONFLICT WITH PROPOSED IMPROVEMENTS TO BE RELOCATED BY CONTRACTOR.

The Ocean Pines Volunteer Fire Department Inc. and Ocean Pines Association shall be responsible for the operation and maintenance of all Stormwater Management features within the site, including the M-6 Bioretention Areas, as shown on the construction drawings. They shall be operated and maintained per the requirements of the Maryland Environmental Site Design Manual, as noted on the drawings.

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW

This property, TM: 16, G: 20 P: 60 Parcel 'B', lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Laws, as from time to time amended, in effect at the time of the proposed development activities.

STORMWATER MANAGEMENT DATA TABLE

SWM	TYPE	DRAINAGE AREA (AC)	TOTAL IMPERVIOUS AREA IN WS (AC)	RCN	LOD (AC)	WATERSHED	LAND USE CODE
A	M-6 MICRO-BIORETENTION	1.05	0.59	84	0.80	02130103	18
B	M-6 MICRO-BIORETENTION	0.25	0.17	82	0.22	02130103	18
C	M-6 MICRO-BIORETENTION	0.53	0.45	95	0.40	02130103	18
D	M-6 MICRO-BIORETENTION	0.39	0.33	95	0.30	02130103	18

STORMWATER SITE DATA

SITE AREA (LIMIT OF DISTURBANCE) (AC)	1.92
EXISTING IMPERVIOUS WITHIN LOD, AC (%)	1.19 (62%)
PROPOSED IMPERVIOUS WITHIN LOD, AC (%)	1.53 (79.5%)
SITE ESD RAINFALL TARGET, Pe (INCH)	2.25
ESD REQUIRED TREATMENT RUNOFF VOLUME, ESDv (CF)	2,637
WATER QUALITY REQUIRED TREATMENT, WQv (CF)	2,052
TOTAL TREATMENT REQUIRED VOLUME, ESDv + WQv (CF)	4,689
ESDv PROVIDED, ESDv (CF)	5,084
SITE ESD RAINFALL PROVIDED, Pe (INCH)	4.34

STORMWATER NOTES

1. SEE SHEET C-206 FOR ADDITIONAL STORMWATER INFORMATION AND CALCULATIONS.

CONSULTANTS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2011 STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL OR CURRENT REVISIONS THEREOF, AND DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT REGULATIONS.

MD P.E. LICENSE 36310
MD LAND SURVEYOR LICENSE N/A
MD LANDSCAPE ARCHITECT N/A
NAME RICHARD F. POLK
FIRM NAME VISTA DESIGN, INC
STREET ADDRESS 11634 WORCESTER HWY
SHOWELL, MD 21862

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN MEETS OR EXCEEDS THE REQUIREMENTS OF THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I & II , ALL STATE AND FEDERAL CODES, THE WORCESTER COUNTY STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION MANUAL, THE APPROVED SITE PLAN OR PRELIMINARY PLAN, OTHER ORDINANCES AND REGULATIONS AND ANY CONDITIONS IMPOSED BY WORCESTER COUNTY.

MARYLAND REGISTERED PROFESSIONAL ENGINEER — DATE 8/7/2025

36310
LICENSE NUMBER

STORMWATER CERTIFICATION STATEMENTS

1. **ALL PHASES OF STORMWATER MANAGEMENT CALCULATIONS, STRUCTURE DESIGN AND CONSTRUCTION WILL ADHERE TO CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR STORMWATER MANAGEMENT AND THE STORMWATER MANAGEMENT PLAN FOR THIS SITE.**
2. **ALL INFORMATION SET FORTH IN THIS PLAN ACCURATELY CONVEYS THIS SITE'S CONDITIONS TO THE BEST OF MY KNOWLEDGE.**
3. **ALL STRUCTURAL DEVICES FOR STORMWATER MANAGEMENT WILL BE PROTECTED BY PROPER SOIL EROSION AND SEDIMENT CONTROL DEVICES UNTIL ALL CONTRIBUTING AREAS HAVE PASSED FINAL STABILIZATION INSPECTION.**
4. **UPON COMPLETION OF THE PROJECT, AN AS-CONSTRUCTED SURVEY, NOTICE OF CONSTRUCTION COMPLETION (NOCC), AND LETTER OF CERTIFICATION MUST BE SUBMITTED TO THE COUNTY, EXCEPT INDIVIDUAL SINGLE FAMILY DWELLINGS. ONCE REVIEW IS COMPLETE AND APPROVED, A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.**
5. **THE CONTRACTOR AND OWNER SHALL PROVIDE SUPERVISION AND CERTIFICATION OF ALL CONSTRUCTION OF STORMWATER MANAGEMENT PRACTICES THAT PROVIDE INFILTRATION AND FILTERING, BY A PROFESSIONAL ENGINEER DULY LICENSED IN THE STATE OF MARYLAND.**

EDGAR WELLS, SENIOR DIRECTOR OF OCEAN PINES PUBLIC WORKS — DATE 8/7/25

OWNER/DEVELOPER CERTIFICATION

1. **ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THIS SEDIMENT AND EROSION CONTROL PLAN AND THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL," AND FURTHER AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY THE WORCESTER SOIL CONSERVATION DISTRICT BOARD OF SUPERVISORS OR THEIR AUTHORIZED AGENTS.**
2. **ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN.**
3. **THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE CERTIFICATION OF TRAINING AT THE DEPARTMENT APPROVED TRAINING PROGRAM (GREEN-CARD CERTIFICATION) FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. (CERTIFICATION MAY BE WAIVED BY THE APPROVAL AUTHORITY ON ANY PROJECT INVOLVING FOUR OR FEWER RESIDENTIAL UNITS AND AS APPLICABLE PER COUNTY.)**
4. **THE DEVELOPER WILL PROVIDE ONE COPY OF A RED LINE AS-BUILT DRAWING OF EACH FACILITY REQUIRING A STATE POND PERMIT.**

JOE ENSTE, PRESIDENT OCEAN PINES VOLUNTEER FIRE DEPARTMENT, INC.- PARCEL A OWNER — DATE 8/7/25

OWNER/DEVELOPER CERTIFICATION

1. **ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THIS SEDIMENT AND EROSION CONTROL PLAN AND THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL," AND FURTHER AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY THE WORCESTER SOIL CONSERVATION DISTRICT BOARD OF SUPERVISORS OR THEIR AUTHORIZED AGENTS.**
2. **ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN.**
3. **THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE CERTIFICATION OF TRAINING AT THE DEPARTMENT APPROVED TRAINING PROGRAM (GREEN-CARD CERTIFICATION) FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. (CERTIFICATION MAY BE WAIVED BY THE APPROVAL AUTHORITY ON ANY PROJECT INVOLVING FOUR OR FEWER RESIDENTIAL UNITS AND AS APPLICABLE PER COUNTY.)**
4. **THE DEVELOPER WILL PROVIDE ONE COPY OF A RED LINE AS-BUILT DRAWING OF EACH FACILITY REQUIRING A STATE POND PERMIT.**

EDGAR WELLS, SENIOR DIRECTOR OF DPW - OCEAN PINES ASSOCIATION, INC. - PARCEL B OWNER — DATE 8/7/25

NOTE:
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NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

NORTH

REVISIONS

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PROJECT DATA

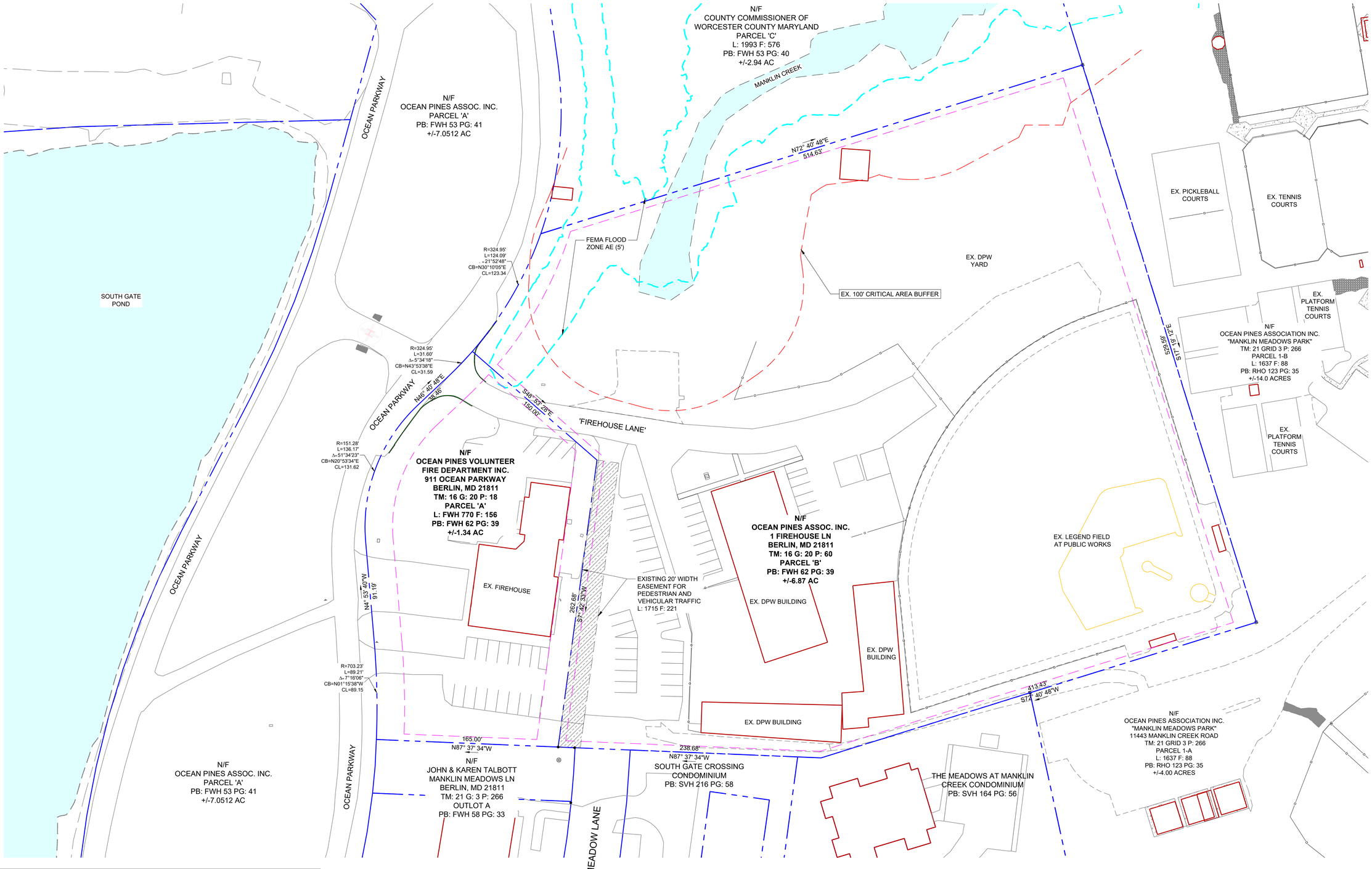
Project No.:	25-021
File Name:	CE 107125.dwg
OCEAN PINES:	
WORCESTER COUNTY, MARYLAND	
Date:	8/7/2025
Scale:	1" = 50'

COVER SHEET

OCEAN PINES VOLUNTEER FIRE DEPARTMENT
SOUTH GATE FIREHOUSE

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph: 410.352.3674 • www.vistadesigninc.com

Sheet No.: G 001



The Ocean Pines Association shall be responsible for the operation and maintenance of all Stormwater Management features within the site, including the M-6 Bioretention Areas, as shown on the construction drawings. They shall be operated and maintained per the requirements of the Maryland Environmental Site Design Manual, as noted on the drawings.

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW

This property, TM: 16, G: 20 P: 60 Parcel 'B', lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Laws, as from time to time amended, in effect at the time of the proposed development activities.

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PROJECT DATA

Project No.:	25-021
File Name:	CE 071525.dwg
	OCEAN PINES
	WORCESTER COUNTY, MARYLAND
Date:	8/7/2025
Scale:	1" = 40'

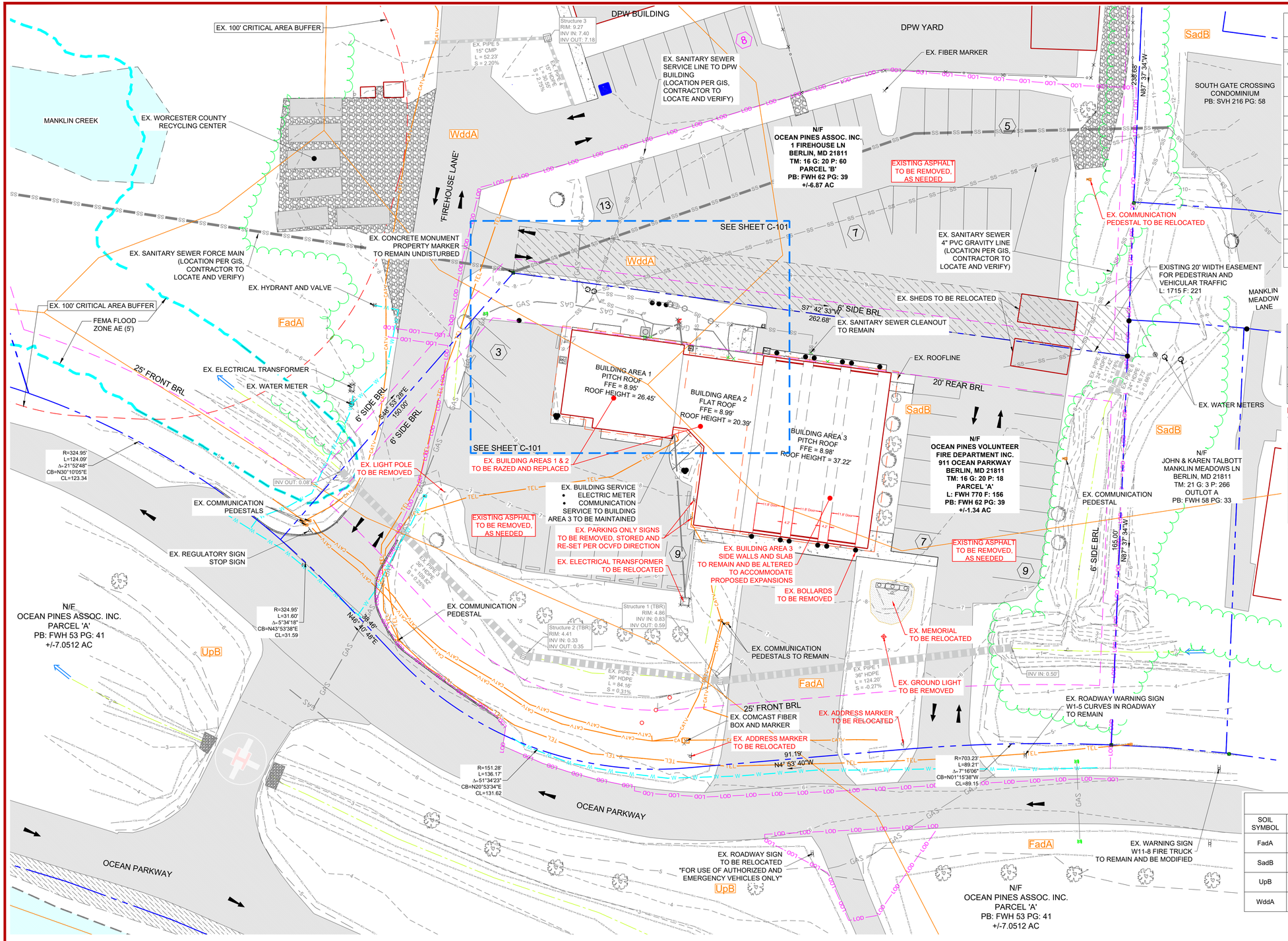
PROPERTY OWNER MOSAIC PLAN

OCEAN PINES VOLUNTEER FIRE DEPARTMENT

SOUTH GATE FIREHOUSE

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph. 410-352-3674 • www.vistadesigninc.com

Sheet No.:
G 002



EXISTING SITE CONDITIONS

DECRIPTION	QUANTITY/PARAMETER
PARCEL 'A' OCEAN PINES VOLUNTEER FIRE DEPARTMENT INC.	1.34 AC
ZONING	C-2 (GENERAL COMMERCIAL DISTRICT)
PERMITTED USE	(9) - FIREHOUSES
SETBACK - FRONT YARD (FT)	25
SETBACK - SIDE YARD (FT)	6
SETBACK - REAR YARD (FT)	20
PARCEL 'B' OCEAN PINES ASSOCIATION, INC.	6.87 AC
ZONING	C-2 (GENERAL COMMERCIAL DISTRICT)
PERMITTED USE	(9) - PUBLIC-SERVICE
SETBACK - FRONT YARD (FT)	25
SETBACK - SIDE YARD (FT)	6
SETBACK - REAR YARD (FT)	20

EXISTING PARKING SITE CONDITIONS

EXISTING ON-SITE PARCEL 'A' PARKING SPACES	28
EXISTING ADJACENT OFF-SITE PARCEL 'B' PARKING SPACES	41(1)
TOTAL EXISTING ON/OFF SITE PARKING SPACES	69

PARKING NOTES

1. EIGHT EXISTING SPACES ON THE EAST SIDE OF THE DPW BUILDING NOT SHOWN ON THIS SHEET. SEE SHEET C-202 FOR ADDITIONAL PARKING INFORMATION.

EXISTING ON-SITE SEWAGE CALCULATION TABLE

BUILDING	USE (BUILDINGS)	EXISTING EQUIVALENT DWELLING UNIT (EDU)
SOUTH GATE FIRESTATION	FIREHOUSE	1

EXISTING SOILS ON SITE

SOIL SYMBOL	SOIL TYPE NAME	HYDROLOGIC SOIL GROUP
FadA	Fallsington sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	B/D
SadB	Sassafrass sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	B
UpB	Urban Land	-
WddA	Woodstown sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	C

The Ocean Pines Association shall be responsible for the operation and maintenance of all Stormwater Management features within the site, including the M-6 Bioretention Areas, as shown on the construction drawings. They shall be operated and maintained per the requirements of the Maryland Environmental Site Design Manual, as noted on the drawings.

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0 10 20 40 60
SCALE: 1" = 20'

NORTH
MD STATE PLANE DATUM (NAD83)
NORTH

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NOTE:
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NORTH

REVISIONS
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PROJECT DATA
Project No.: 25-021
File Name: CE 107125.dwg
OCEAN PINES:
WORCESTER COUNTY, MARYLAND
Date: 8/7/2025
Scale: 1" = 20'

EXISTING CONDITIONS AND DEMOLITION PLAN

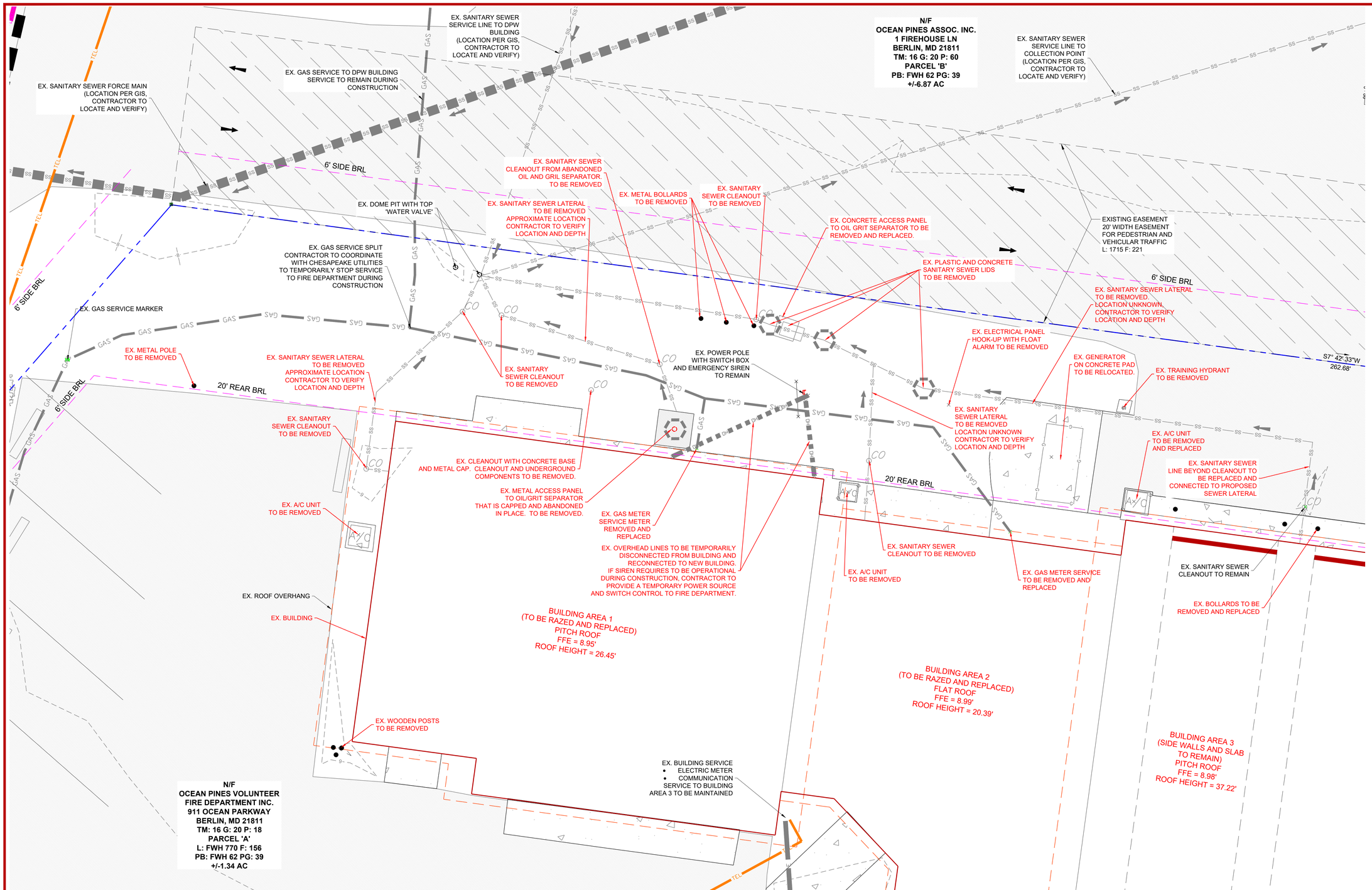
OCEAN PINES VOLUNTEER FIRE DEPARTMENT

SOUTH GATE FIREHOUSE

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11614 Worcester Hwy, Showell, MD 21862
Ph: 410-352-3874 • www.vistadesigninc.com

STATE OF MARYLAND
STEPHEN M. WILSON
No. 15822
PROFESSIONAL ENGINEER

Sheet No.:
C 100



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WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW

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0 2.5 5 10 15
SCALE: 1" = 5'

NORTH
MD STATE PLANE
DATUM (NAD83)
NORTH

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NORTH

REVISIONS

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	0/00/00

PROJECT DATA

Project No.:	25-021
File Name:	CE 107135.dwg
	OCEAN PINES
	WORCESTER COUNTY, MARYLAND
Date:	8/7/2025
Scale:	1" = 5'

EXISTING CONDITIONS REAR BUILDING UTILITY PLAN

OCEAN PINES VOLUNTEER FIRE DEPARTMENT

SOUTH GATE FIREHOUSE

VISTA DESIGN, INC.
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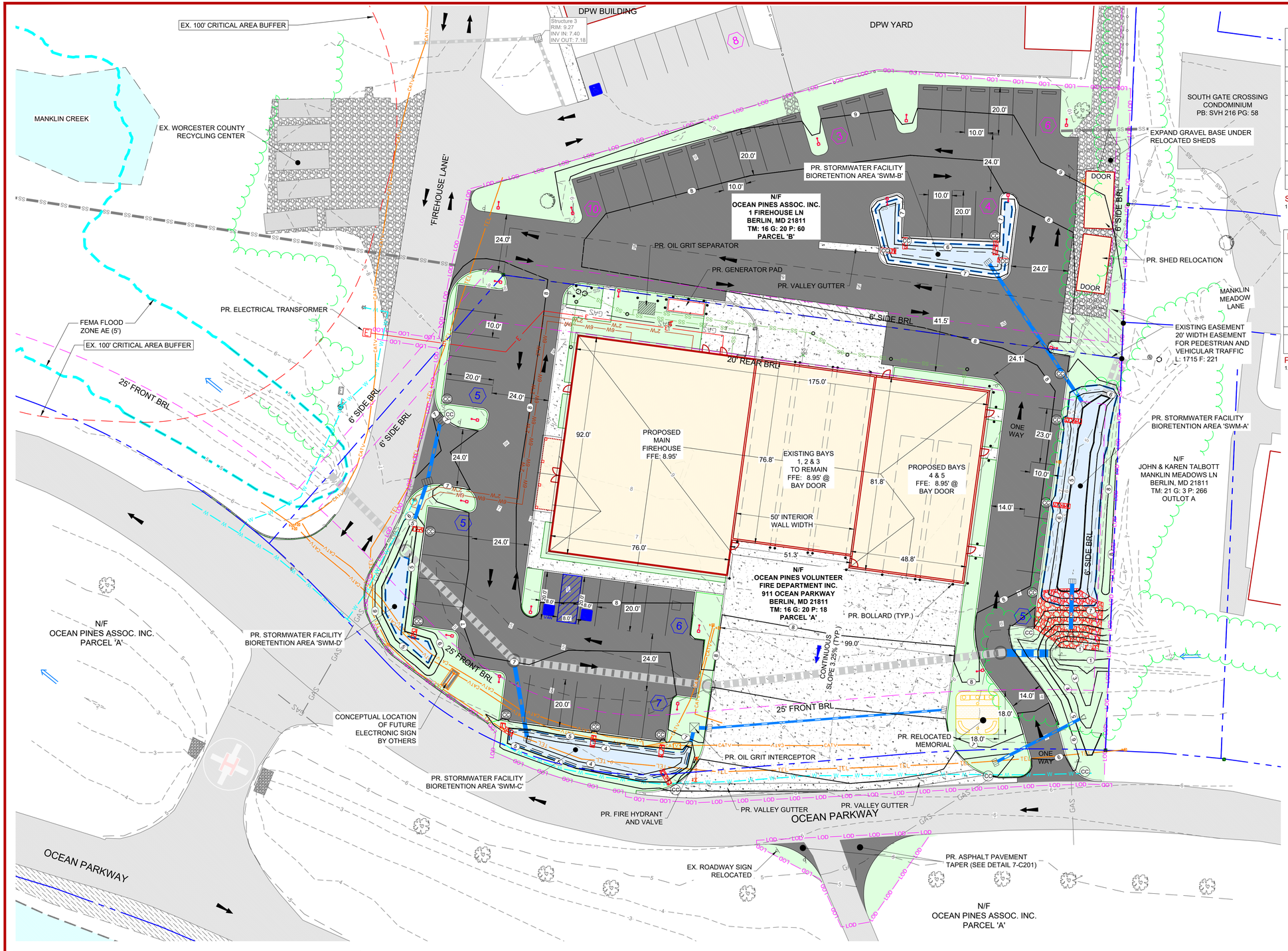
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph: 410.352-3674 • www.vistadesigninc.com

STATE OF MARYLAND
RICHARD A. FOLTZ
No. 15236
PROFESSIONAL ENGINEER

Sheet No.:
C 101



STORMWATER SITE DATA

SITE AREA (LIMIT OF DISTURBANCE) (AC)	1.92
EXISTING IMPERVIOUS WITHIN LOD, AC (%)	1.19 (62%)
PROPOSED IMPERVIOUS WITHIN LOD, AC (%)	1.53 (79.5%)
SITE ESD RAINFALL TARGET, Pe (INCH)	2.25
ESD REQUIRED TREATMENT RUNOFF VOLUME, ESDv (CF)	2,637
WATER QUALITY REQUIRED TREATMENT, WQv (CF)	2,052
TOTAL TREATMENT REQUIRED VOLUME, ESDv + WQv (CF)	4,689
ESDv PROVIDED, ESDv (CF)	5,084
SITE ESD RAINFALL PROVIDED, Pe (INCH)	4.34

STORMWATER NOTES

1. SEE SHEET C-206 FOR ADDITIONAL STORMWATER INFORMATION AND CALCULATIONS.

PROPOSED PARKING ALLOTMENT SUMMARY

(SEE SHEET C-202 FOR MORE DETAILS)

DECRIPTION	REQUIRED	PROVIDED
PARCEL 'A' - OPVFD	41	28
PARCEL 'B' - OPA DPW	26	39
TOTAL ('A' & 'B')	67	67
REQUIRED NUMBER OF EASEMENTED PARKING SPACES ON PARCEL 'B' ALLOCATED FOR PARCEL 'A' (13)		

PARKING NOTES

1. PARKING SPACES SHOWN ON THIS PLAN ARE INTENDED TO BE A QUANTITATIVE GRAPHICAL REPRESENTATION OF THE TOTAL PARKING SPACES. A SHARED PARKING AGREEMENT BETWEEN THE OCEAN PINES ASSOCIATION AND THE OCEAN PINES VOLUNTEER FIRE DEPARTMENT INC. IS TO BE RECORDED, BUT INDIVIDUAL SPACES WILL NOT BE MARKED IN THE FIELD WITH PAINT AND/OR SIGNAGE.

The Ocean Pines Association shall be responsible for the operation and maintenance of all Stormwater Management features within the site, including the M-6 Bioretention Areas, as shown on the construction drawings. They shall be operated and maintained per the requirements of the Maryland Environmental Site Design Manual, as noted on the drawings.

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW

This property, TM: 16, G: 20 P: 60 Parcel 'B', lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Laws, as from time to time amended, in effect at the time of the proposed development activities.

0 10 20 40 60

SCALE: 1" = 20'

NORTH
MD STATE PLANE
DATUM (NAD83)

NORTH

NOTE:
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NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

NORTH

REVISIONS

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PROJECT DATA

Project No.:	25-021
File Name:	CE 071525.dwg
OCEAN PINES:	
WORCESTER COUNTY, MARYLAND	
Date:	8/7/2025
Scale:	1" = 20'

PROPOSED SITE PLAN

OCEAN PINES VOLUNTEER FIRE DEPARTMENT
SOUTH GATE FIREHOUSE

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
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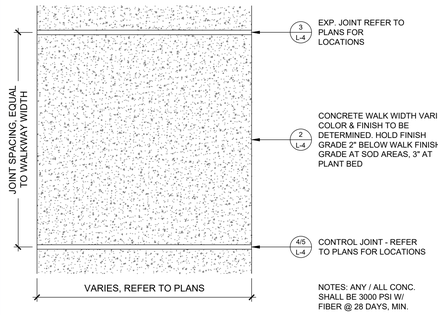
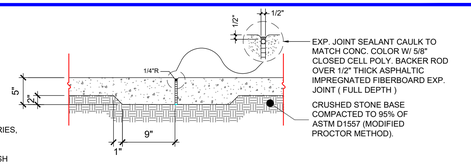
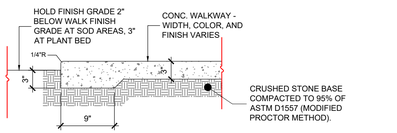
Sheet No.:
C 200



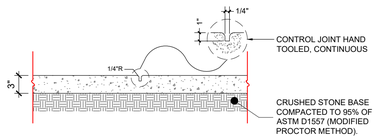
1 L-4 CONC. WALKWAY PLAN, TYP.



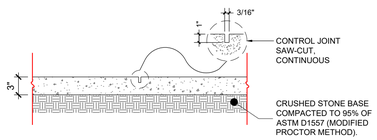
3 L-4 EXP. JOINT, TYP.



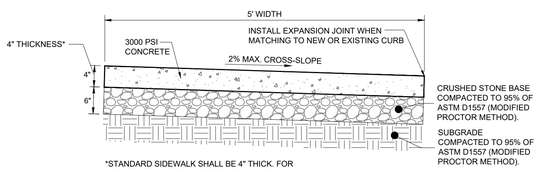
2 L-4 CONC. WALKWAY EDGE SECTION, TYP.



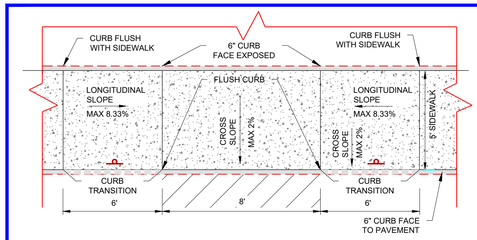
4 L-4 CONTROL JOINT (HAND TOOLED) TYP.



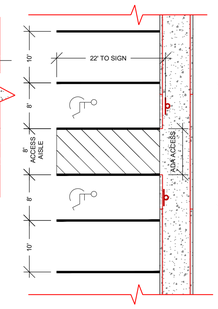
5 L-4 CONTROL JOINT (SAW-CUT), TYP.

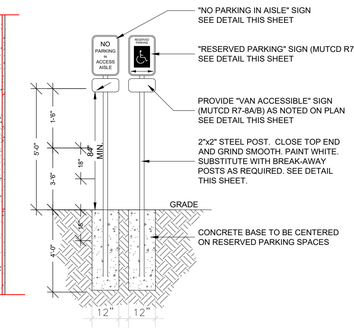


1 C 201 SIDEWALK DETAILS
N.T.S.



NOTE:
SIGNAGE SHALL COMPLY WITH ADA GUIDELINES
*WIDTH ACCESS AISLE VARIES. PROVIDE 5' WIDTH FOR STANDARD ADA SPACE & 8' WIDTH FOR VAN ACCESS SPACE





2 C 201 ADA PARKING LAYOUT, TRANSITION AND SIGN DETAIL
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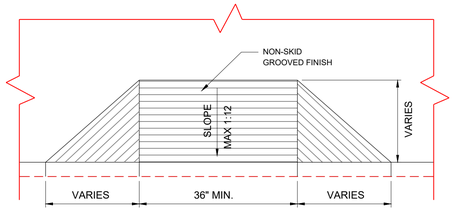

3 C 201 HANDICAP RAMP DETAIL
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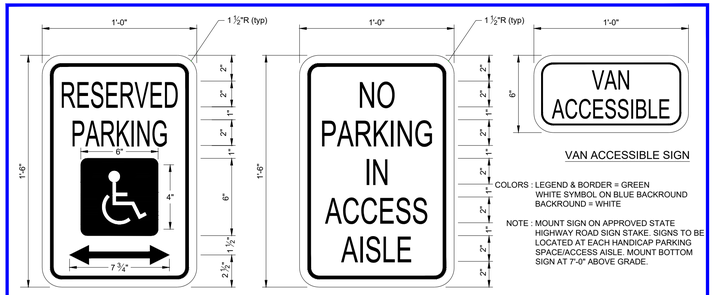

4 C 201 ADA PARKING SIGNAGE DETAIL
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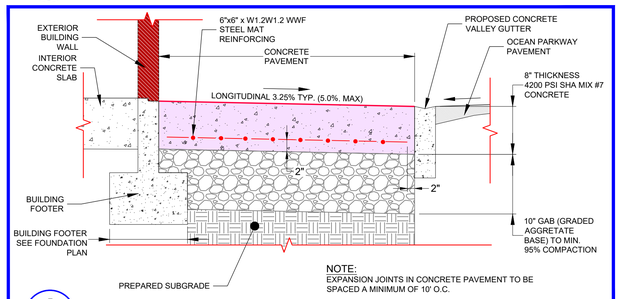
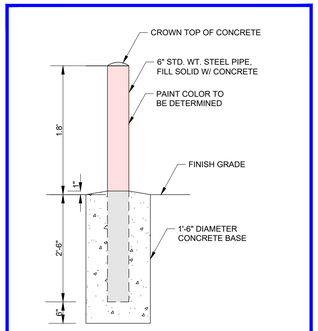
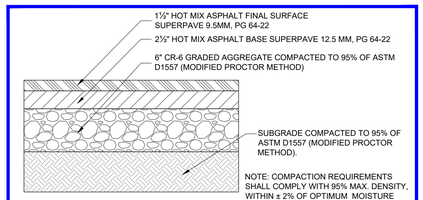


NOTE:
EXPANSION JOINTS IN CONCRETE PAVEMENT TO BE SPACED A MINIMUM OF 10' O.C.

5 C 201 CONCRETE PAVEMENT DETAIL
N.T.S.



6 C 201 BOLLARD DETAIL
N.T.S.



7 C 201 ASPHALT PAVING SECTION DETAIL
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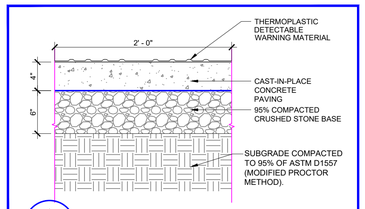

8 C 201 TRUNCATED DOME DETAIL
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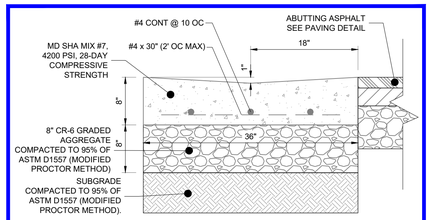

9 C 201 CONCRETE VALLEY GUTTER DETAIL
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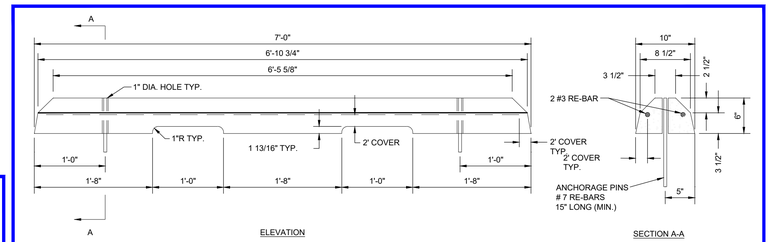

10 C 201 PRECAST CONCRETE WHEEL STOP DETAIL
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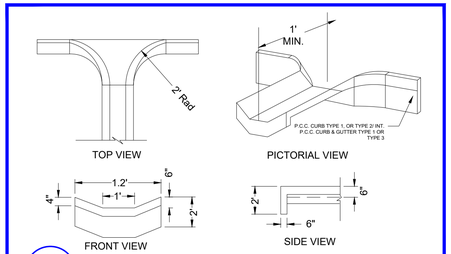

11 C 201 CURB CUT DETAIL
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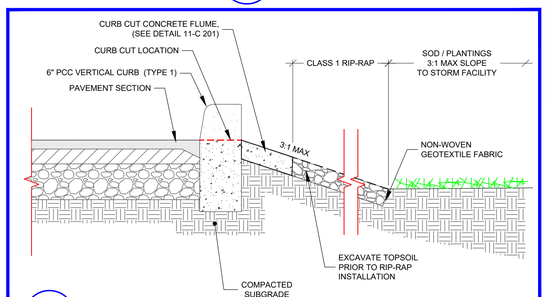

12 C 201 RIP-RAP CURB CUT DETAIL
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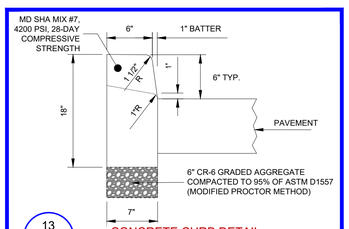
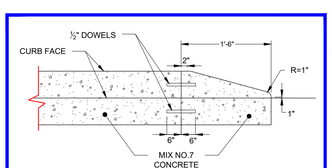


13 C 201 CONCRETE CURB DETAIL
N.T.S.



NOTE:
THE CURB NOSE DOWN MUST BE COMPLETED BEFORE ANY PEDESTRIAN PATH

14 C 201 6" CURB NOSE DOWN DETAIL
N.T.S.

15 C 201 SITE SIGNAGE DETAILS
N.T.S.

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NOTE:
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NORTH

REVISIONS

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PROJECT DATA

Project No.:	25-021
File Name:	CE1071525.dwg
OCEAN PINES:	
WORCESTER COUNTY, MARYLAND	
Date:	8/7/2025
Scale:	N.T.S.

PROPOSED SITE DETAILS

OCEAN PINES VOLUNTEER FIRE DEPARTMENT
SOUTH GATE FIREHOUSE

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
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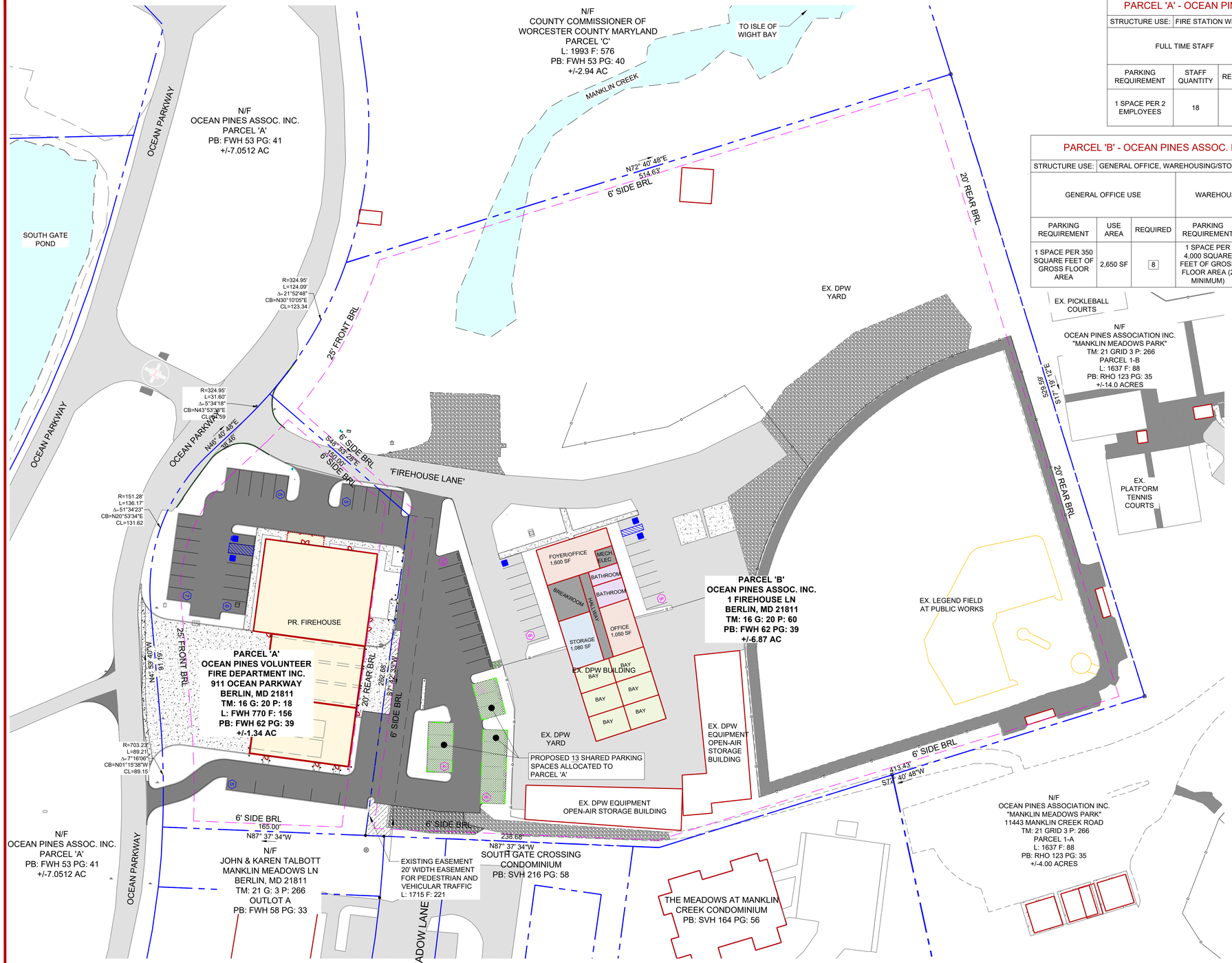
Sheet No.:
C 201



PARCEL 'A' - OCEAN PINES VOLUNTEER FIRE DEPARTMENT PARKING REQUIREMENTS

STRUCTURE USE: FIRE STATION WITH FULL TIME AND VOLUNTEER STAFF

FULL TIME STAFF			VOLUNTEER STAFF			TOTAL REQUIRED PARKING SPACES (FULL TIME + VOLUNTEER SPACES)
PARKING REQUIREMENT	STAFF QUANTITY	REQUIRED	PARKING REQUIREMENT	STAFF QUANTITY (# OF APPARATUSES)	REQUIRED	
1 SPACE PER 2 EMPLOYEES	18	9	4 SPACES PER EACH PIECE OF APPARATUS	8 (3 ALS MEDIC, 1 ENGINE, 1 RESCUE, 1 TOWER, 1 HIGH WATER, 2 SUPPORT)	32	41

PARCEL 'B' - OCEAN PINES ASSOC. DEPARTMENT OF PUBLIC WORKS PARKING REQUIREMENTS

STRUCTURE USE: GENERAL OFFICE, WAREHOUSING/STORAGE, FLEET/EQUIPMENT REPAIR BAYS

GENERAL OFFICE USE			WAREHOUSING/STORAGE USE			FLEET/EQUIPMENT REPAIR BAYS			TOTAL REQUIRED PARKING SPACES (OFFICE + WAREHOUSING + REPAIR BAYS SPACES)
PARKING REQUIREMENT	USE AREA	REQUIRED	PARKING REQUIREMENT	USE AREA	REQUIRED	PARKING REQUIREMENT	# OF BAYS	REQUIRED	
1 SPACE PER 350 SQUARE FEET OF GROSS FLOOR AREA	2,650 SF	8	1 SPACE PER 4,000 SQUARE FEET OF GROSS FLOOR AREA (2 MINIMUM)	1,080 SF	2	10 SPACES PLUS 1 SPACE PER SERVICE BAY	6	16	26

PROPOSED PARKING ALLOTMENT SUMMARY

(SEE SHEET C-202 FOR MORE DETAILS)

DECRIPTION	REQUIRED	PROVIDED
PARCEL 'A' - OPVFD	41	28
PARCEL 'B' - OPA DPW	26	39
TOTAL ('A' & 'B')	67	67
REQUIRED NUMBER OF EASEMENTED PARKING SPACES ON PARCEL 'B' ALLOCATED FOR PARCEL 'A' (1)		

PARKING NOTES

1. PARKING SPACES SHOWN ON THIS PLAN ARE INTENDED TO BE A QUANTITATIVE GRAPHICAL REPRESENTATION OF THE TOTAL PARKING SPACES. A SHARED PARKING AGREEMENT BETWEEN THE OCEAN PINES ASSOCIATION AND THE OCEAN PINES VOLUNTEER FIRE DEPARTMENT INC. IS TO BE RECORDED, BUT INDIVIDUAL SPACES WILL NOT BE MARKED IN THE FIELD WITH PAINT AND/OR SIGNAGE.

PARKING SUPPLEMENTAL LEGEND

- PROPERTY LINE
- EXISTING BUILDING/STRUCTURE
- EXISTING BUILDING INTERIOR SPACE USES
  - GENERAL OFFICE
  - WAREHOUSING/STORAGE
  - FLEET/EQUIPMENT REPAIR BAYS
- PROPOSED FIRE DEPARTMENT BUILDING
- PROPOSED PARKING PARCEL 'A' (9)
- PROPOSED PARKING PARCEL 'B' (9)
- PROPOSED SHARED PARKING SPACES

The Ocean Pines Association shall be responsible for the operation and maintenance of all Stormwater Management features within the site, including the M-6 Bioretention Areas, as shown on the construction drawings. They shall be operated and maintained per the requirements of the Maryland Environmental Site Design Manual, as noted on the drawings.

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW

This property, TM: 16, G: 20 P: 60 Parcel 'B', lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Laws, as from time to time amended, in effect at the time of the proposed development activities.

0 20 40 80 120

SCALE: 1" = 40'

NORTH
MD STATE PLANE
DATUM (NAD83)

NORTH

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NORTH

REVISIONS

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	0/00/00

PROJECT DATA

Project No.:	25-021
File Name:	CE 071525.dwg
OCEAN PINES:	
WORCESTER COUNTY, MARYLAND	
Date:	8/7/2025
Scale:	1" = 40'

PROPOSED SITE PARKING PLAN

OCEAN PINES VOLUNTEER FIRE DEPARTMENT

SOUTH GATE FIREHOUSE

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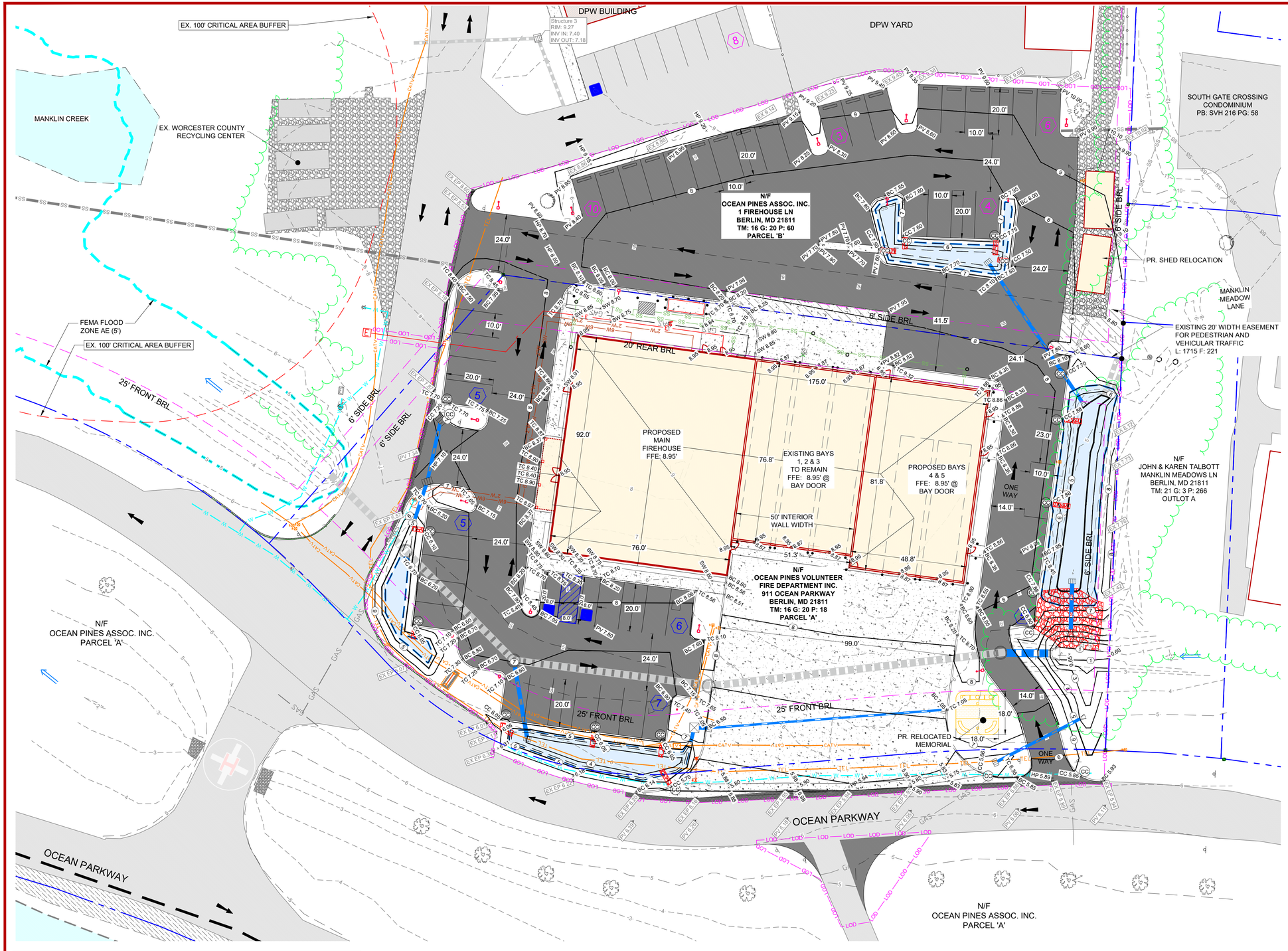
STATE OF MARYLAND
ROBERT W. POLK, JR.
No. 11705
PROFESSIONAL ENGINEER

Sheet No.:
C 202



GRADING SUPPLEMENTAL LEGEND

Proposed Spot Shot	× 8.40
Proposed Spot Shot - Bottom of Curb	× BC 8.40
Proposed Spot Shot - Top of Curb	× TC 8.90
Proposed Spot Shot - Sidewalk	× SW 8.50
Proposed Spot Shot - Pavement	× PV 8.30
Proposed Spot Shot - Curb Cut	× CC 7.10
Proposed Spot Shot - High Point	× HP 9.10

0 10 20 40 60

SCALE: 1" = 20'

NORTH
MD STATE PLANE
DATUM (NAD83)

NORTH

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	0/00/00
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	0/00/00

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Project No.:	25-021
File Name:	CE 071525.dwg
OCEAN PINES:	
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Scale:	1" = 20'

PROPOSED GRADING PLAN

OCEAN PINES VOLUNTEER FIRE DEPARTMENT
SOUTH GATE FIREHOUSE

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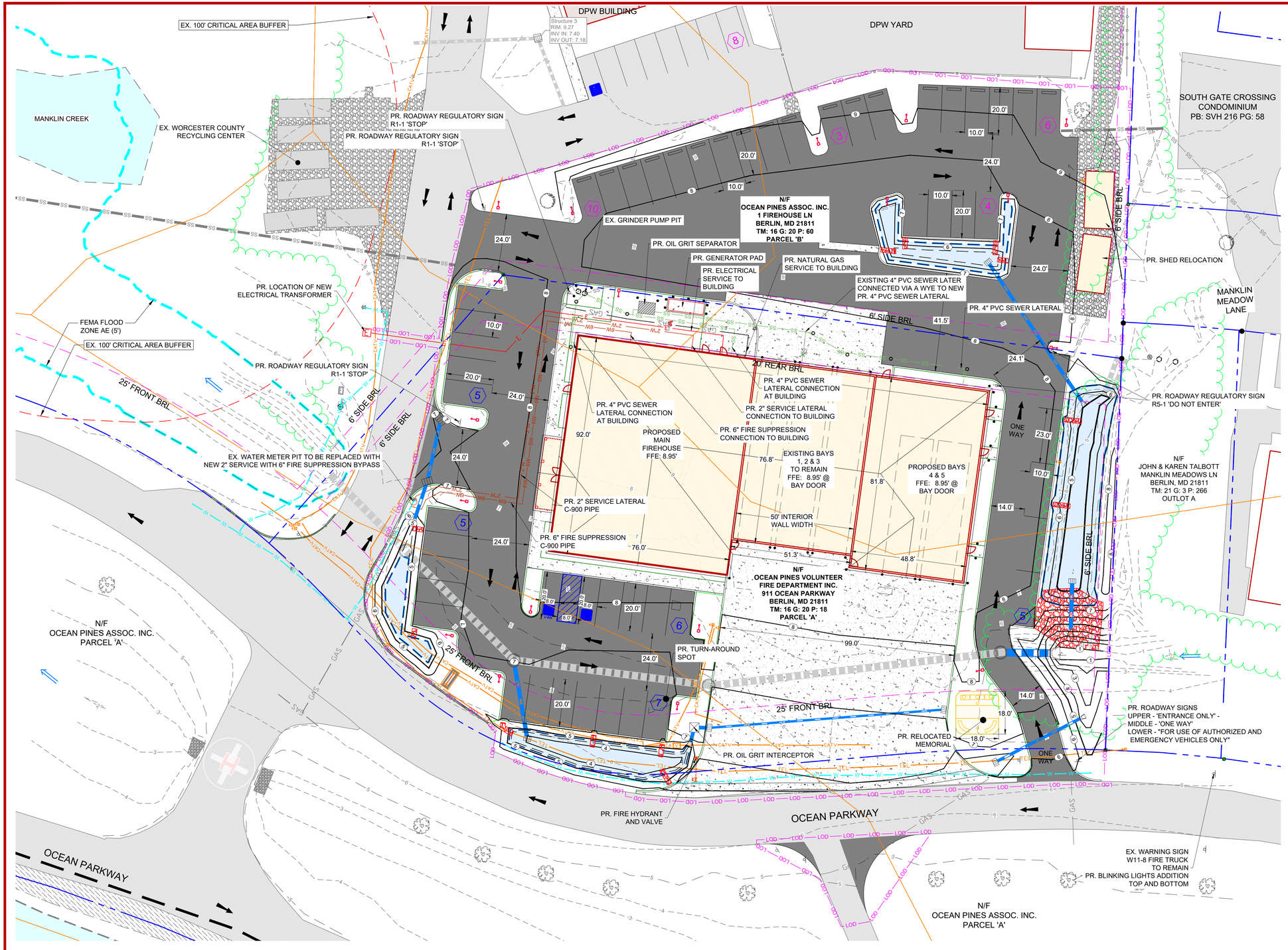
Sheet No.:
C 203



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0 10 20 40 60

SCALE: 1" = 20'

NORTH
MD STATE PLANE
DATUM (NAD83)

NORTH

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REVISIONS

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PROJECT DATA

Project No.:	25-021
File Name:	CE 071525.dwg
OCEAN PINES:	
WORCESTER COUNTY, MARYLAND	
Date:	8/7/2025
Scale:	1" = 20'

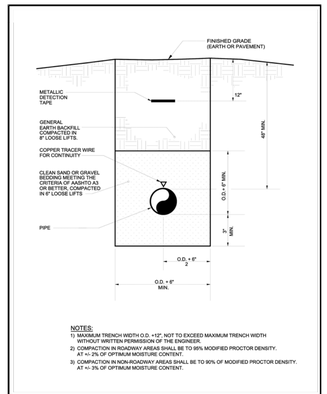
PROPOSED UTILITY PLAN

OCEAN PINES VOLUNTEER FIRE DEPARTMENT

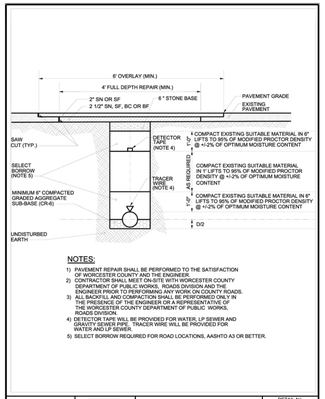
SOUTH GATE FIREHOUSE

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph. 410-352-3574 • www.vistadesigninc.com

Sheet No.:
C 204



1 C 205 PIPE TRENCH/BEDDING DETAIL
N.T.S.



2 C 205 TRENCH PAVEMENT REPAIR DETAIL
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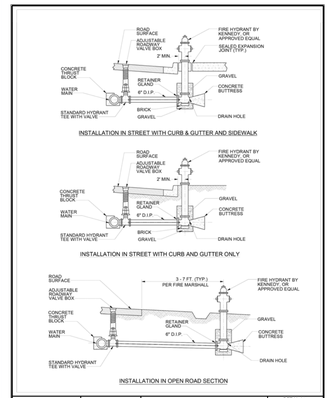
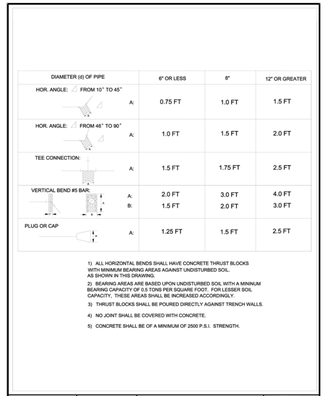


3 C 205 TRENCH PAVEMENT REPAIR DETAIL
N.T.S.

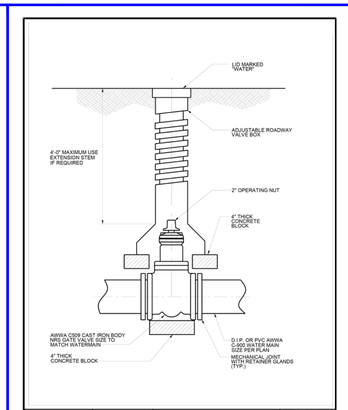


DIAMETER (d) OF PIPE		6" OR LESS	8"	12" OR GREATER
HOR. ANGLE FROM 10° TO 45°	A:	0.75 FT	1.0 FT	1.5 FT
HOR. ANGLE FROM 46° TO 90°	A:	1.0 FT	1.5 FT	2.0 FT
TEE CONNECTION	A:	1.5 FT	1.75 FT	2.5 FT
VERTICAL BEND #5 BAR	A:	2.0 FT	3.0 FT	4.0 FT
	B:	1.5 FT	2.0 FT	3.0 FT
PLUG OR CAP	A:	1.25 FT	1.5 FT	2.5 FT

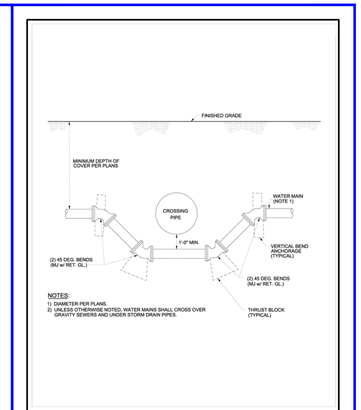
1) ALL HORIZONTAL BENDS SHALL HAVE CONCRETE THRUST BLOCKS WITH MINIMUM BEARING AREAS AGAINST UNDISTURBED SOIL, AS SHOWN IN THIS DRAWING.
2) BEARING AREAS ARE BASED UPON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 2.5 TONS PER SQUARE FOOT. FOR LESSER SOIL CAPACITY, THESE AREAS SHALL BE INCREASED ACCORDINGLY.
3) THRUST BLOCKS SHALL BE POURED DIRECTLY AGAINST TRENCH WALLS.
4) NO JOINT SHALL BE COVERED WITH CONCRETE.
5) CONCRETE SHALL BE OF A MINIMUM OF 3000 P.S.I. STRENGTH.

Worcester County Department of Water & Wastewater
THRUST BLOCKS AND VERTICAL BEND ANCHORAGE
DETAIL No. W-4
Date FEB. 18, 2016

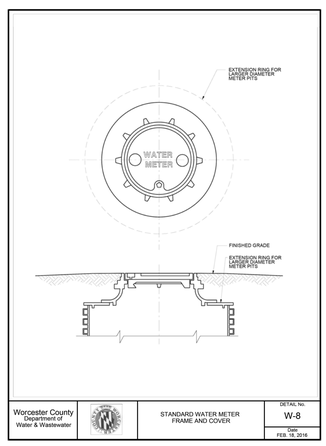
4 C 205 THRUST BLOCKS & ANCHORAGE DETAIL
N.T.S.



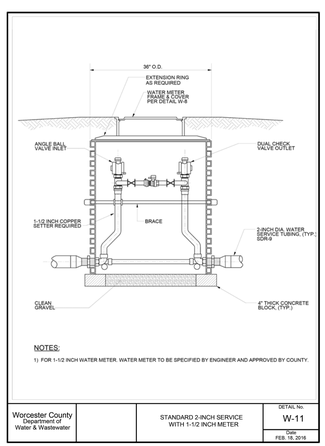
5 C 205 GATE VALVE & VALVE BOX DETAIL
N.T.S.



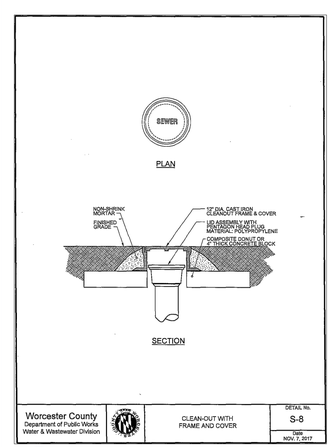
6 C 205 PIPE CROSSING DETAIL
N.T.S.



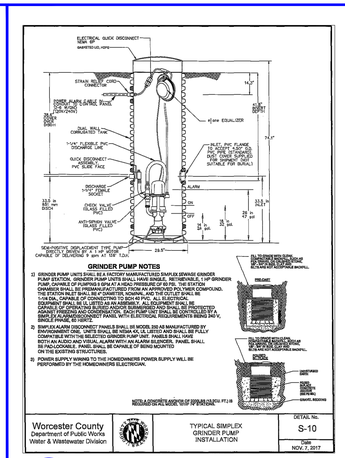
7 C 205 WATER METER FRAME DETAIL
N.T.S.



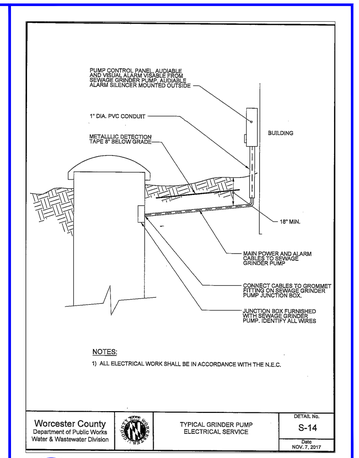
8 C 205 1.5" METER SERVICE DETAIL
N.T.S.



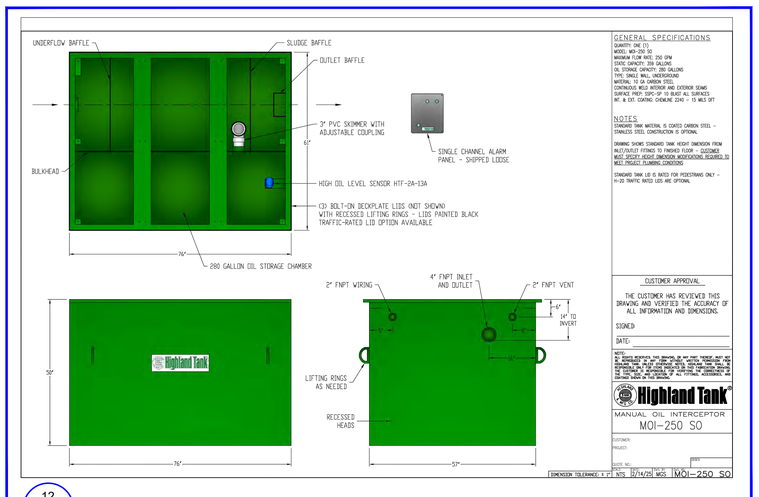
9 C 205 TRENCH PAVEMENT REPAIR DETAIL
N.T.S.


ELECTRICAL QUICK DISCONNECT MAIN "ON" (MARITECH JL-10P6)
STRAIN RELIEF CONNECTOR
CORD ALARM & RELAY BOX (UL 508 LISTED) (CE MARK) (IP67/NEMA 4X)
DUAL WETTED CORD SWITCH
1-1/4" FLEXIBLE PVC DISCHARGE LINE
QUICK DISCONNECT COUPLING PVC SLIDE FACE
DISCHARGE ELBOW (PVC SCHEDULE 40)
CHECK VALVE (SLAM-SHUT)
ANTI-SIPHON VALVE (SLAM-SHUT)
NON-PENETRATE DIGRA-CATCHPIT TYPE PUMP BASIN CAPABLE OF DELIVERING 8 gpm AT 10.0' T.D.H.
GRINDER PUMP NOTES
1) GRINDER PUMP UNITS SHALL BE A FACTORY MANFRACTURED SIMPLEX SEWAGE GRINDER PUMP STATION. GRINDER PUMP UNITS SHALL HAVE SINGLE, RETRIEVABLE, 1 HP GRINDER PUMP, CAPABLE OF PUMPING 8 GPM AT A HEAD PRESSURE OF 85 FT. THE STATION SHALL BE CONSTRUCTED OF CORROSION RESISTANT, FIBERGLASS REINFORCED COMPOUND. THE STATION INLET SHALL BE 4" DIAMETER, NOMINAL, AND THE OUTLET SHALL BE 1-1/4 DIA. CAPABLE OF CONNECTING TO SCH 40 PVC. ALL ELECTRICAL CONNECTIONS TO THE PUMP SHALL BE MADE WITH QUICK DISCONNECTS CAPABLE OF OPERATING BURIED AND/OR SUBMERGED AND FULL, NO PROTECTED ABOVE GROUND AND CONDENSATION. EACH PUMP UNIT SHALL BE CONTINUOUSLY MONITORED BY A CONTROL PANEL WITH ELECTRICAL REQUIREMENTS BEING 240 V, SINGLE PHASE, 60 HERTZ.
2) SIMPLEX ALARM DISCONNECT PANELS SHALL BE MODEL 250 AS MANUFACTURED BY MARITECH CONTROLS, INC. OR EQUAL. THE PANEL SHALL BE NEMA 4X AND FULLY COMPATIBLE WITH THE SELECTED GRINDER PUMP UNIT. PANELS SHALL HAVE BOTH AN AUDIO AND VISUAL ALARM WITH AN ALARM SILENCER. PANEL SHALL HAVE A 1" DIA. PVC CONDUIT. PANELS SHALL BE CAPABLE OF BEING MOUNTED ON THE EXISTING STRUCTURES.
3) POWER SUPPLY WIRING TO THE HOMEOWNERS POWER SUPPLY WILL BE PERFORMED BY THE HOMEOWNERS ELECTRICIAN.
Worcester County Department of Public Works Water & Wastewater Division
TYPICAL SIMPLEX GRINDER PUMP INSTALLATION
DETAIL No. S-10
Date NOV. 7, 2017

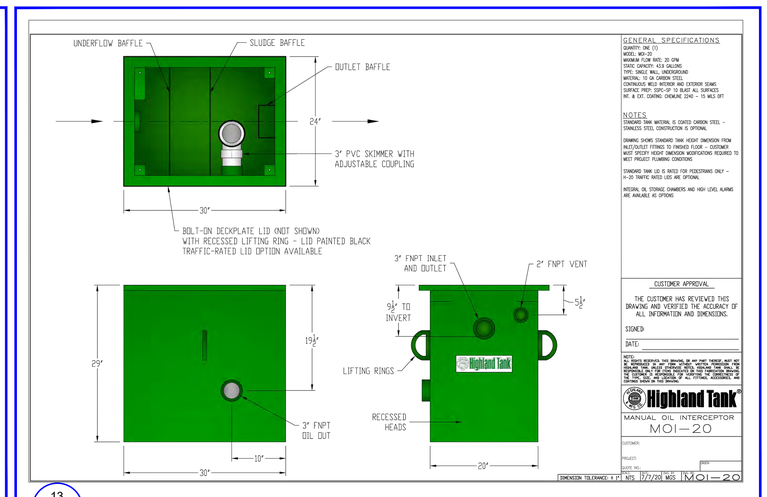
10 C 205 GRINDER PUMP DETAIL
N.T.S.



11 C 205 GRINDER PUMP ELECTRICAL DETAIL
N.T.S.



12 C 205 OIL GRIT INTERCEPTOR FROM VEHICLE BAYS DETAIL
N.T.S.



13 C 205 OIL GRIT INTERCEPTOR FROM FRONT DRIVEWAY DETAIL
N.T.S.

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OCEAN PINES:	
WORCESTER COUNTY, MARYLAND	
Date:	8/7/2025
Scale:	N.T.S.

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OCEAN PINES VOLUNTEER FIRE DEPARTMENT
SOUTH GATE FIREHOUSE

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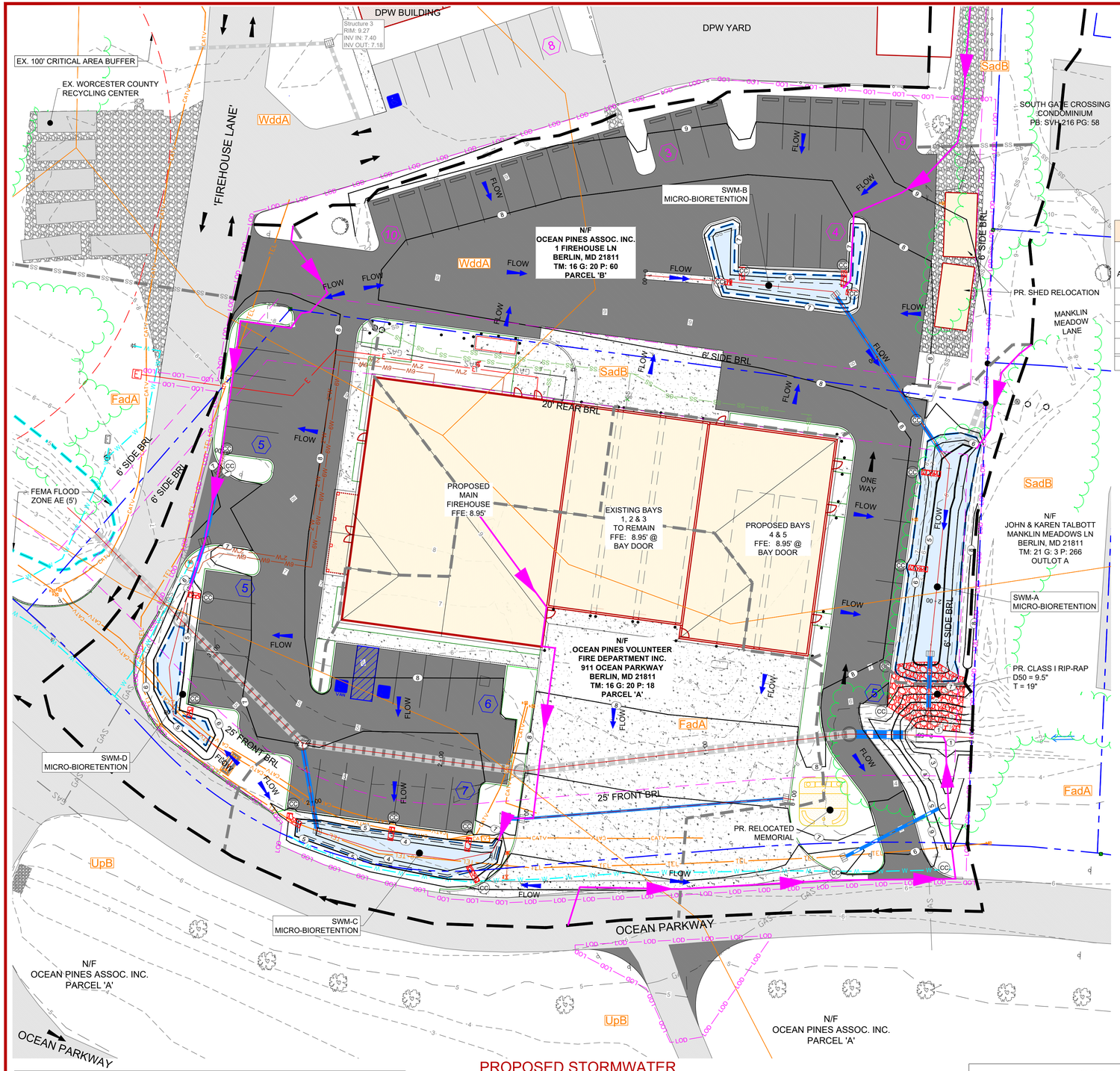


PROPOSED STORMWATER & DRAINAGE PLAN

PLAN VIEW - SCALE 1" = 20'

0 10 20 40 60

SCALE: 1" = 20'

The Ocean Pines Association shall be responsible for the operation and maintenance of all Stormwater Management features within the site, including the M-6 Bioretention Areas, as shown on the construction drawings. They shall be operated and maintained per the requirements of the Maryland Environmental Site Design Manual, as noted on the drawings.

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW

This property, TM: 16, G: 20 P: 60 Parcel 'B', lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Laws, as from time to time amended, in effect at the time of the proposed development activities.

STORMWATER SITE DATA

SITE AREA (LIMIT OF DISTURBANCE) (AC)	1.92
EXISTING IMPERVIOUS WITHIN LOD, AC (%)	1.19 (62%)
PROPOSED IMPERVIOUS WITHIN LOD, AC (%)	1.53 (79.5%)
SITE ESD RAINFALL TARGET, Pe (INCH)	2.25
ESD REQUIRED TREATMENT RUNOFF VOLUME, ESDv (CF)	2,637
WATER QUALITY REQUIRED TREATMENT, WQv (CF)	2,052
TOTAL TREATMENT REQUIRED VOLUME, ESDv + WQv (CF)	4,689
ESDv PROVIDED, ESDv (CF)	5,084
SITE ESD RAINFALL PROVIDED, Pe (INCH)	4.34

WATERSHED DATA

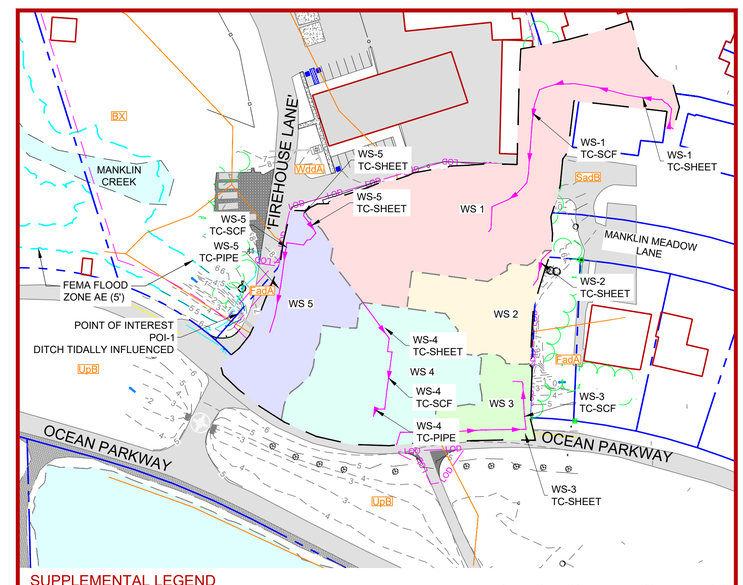
WATERSHED	AREA SQ. FT. (ACRES)	TOTAL IMPERVIOUS AREA IN WS (ACRES)	RCN #	TIME OF CONCENTRATION (MINUTES)
WS-1	45,800 (1.05)	0.59	82	18.5
WS-2	10,764 (0.25)	0.17	88	6.7
WS-3	9,255 (0.21)	0.15	93	3.4
WS-4	23,021 (0.53)	0.45	95	0.9
WS-5	16,881 (0.39)	0.33	95	3.4
TOTAL	(2.427)	1.70	88	-

PROPOSED TREATMENT AREA TABLE

STORMWATER TREATMENT AREA IDENTIFIER	DESCRIPTION	TREATED BY	FACILITY SUB-WATERSHED(S) DRAINING TO FACILITY	FACILITY SUB-WATERSHED AREA (SQ. FT.)	IMPERVIOUS AREA PERCENTAGE WITHIN SUB-WATERSHED(S) AREA	ESDv CREDITS (CF)
SWM-A	MICRO-BIORETENTION	CHAPTER 5-M-6 MICRO-BIORETENTION	WS-1 & -2	56,564	59%	2,915
SWM-B	MICRO-BIORETENTION	CHAPTER 5-M-6 MICRO-BIORETENTION	WS-1	45,800	56%	667
SWM-C	MICRO-BIORETENTION	CHAPTER 5-M-6 MICRO-BIORETENTION	WS-4	23,021	86%	1,021
SWM-D	MICRO-BIORETENTION	CHAPTER 5-M-6 MICRO-BIORETENTION	WS-5	16,881	85%	481
		TOTAL		96,466 (2.21 AC)	70%	5,084

NOTES

1. HYDRAULIC SOIL TYPE PER USDA WEB SOIL SURVEY IN PARENTHESES IF NOT DETERMINED OR HAVING OPTIONS FOR WELL OR POORLY DRAINED LOCATIONS.
2. POINT OF INTEREST 1 DISCHARGES TO A DITCH THAT ARE TIDALLY INFLUENCED CLOSE TO THE OUTFALL.
3. SEE SHEET C-207 FOR ADDITIONAL DRAINAGE INFORMATION.



SUPPLEMENTAL LEGEND

- SUB-WATERSHED WS-1
- SUB-WATERSHED WS-2
- SUB-WATERSHED WS-3
- SUB-WATERSHED WS-4
- SUB-WATERSHED WS-5

0 40 80 160 240

SCALE: 1" = 80'

PROPOSED WATERSHED EXHIBIT

PLAN VIEW - SCALE 1" = 80'

EXISTING SOILS ON SITE

SOIL SYMBOL	SOIL TYPE NAME	HYDROLOGIC SOIL GROUP
FadA	Fallsington sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	D (B/D[1])
SadB	Sassafrass sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	B
UpB	Urban Land	D (-[1])
WddA	Woodstown sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	C

NORTH
MD STATE PLANE
DATUM (NAD83)

NORTH

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OCEAN PINES:	
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Scale:	AS SHOWN

PROPOSED STORMWATER PLAN

OCEAN PINES VOLUNTEER FIRE DEPARTMENT

SOUTH GATE FIREHOUSE

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
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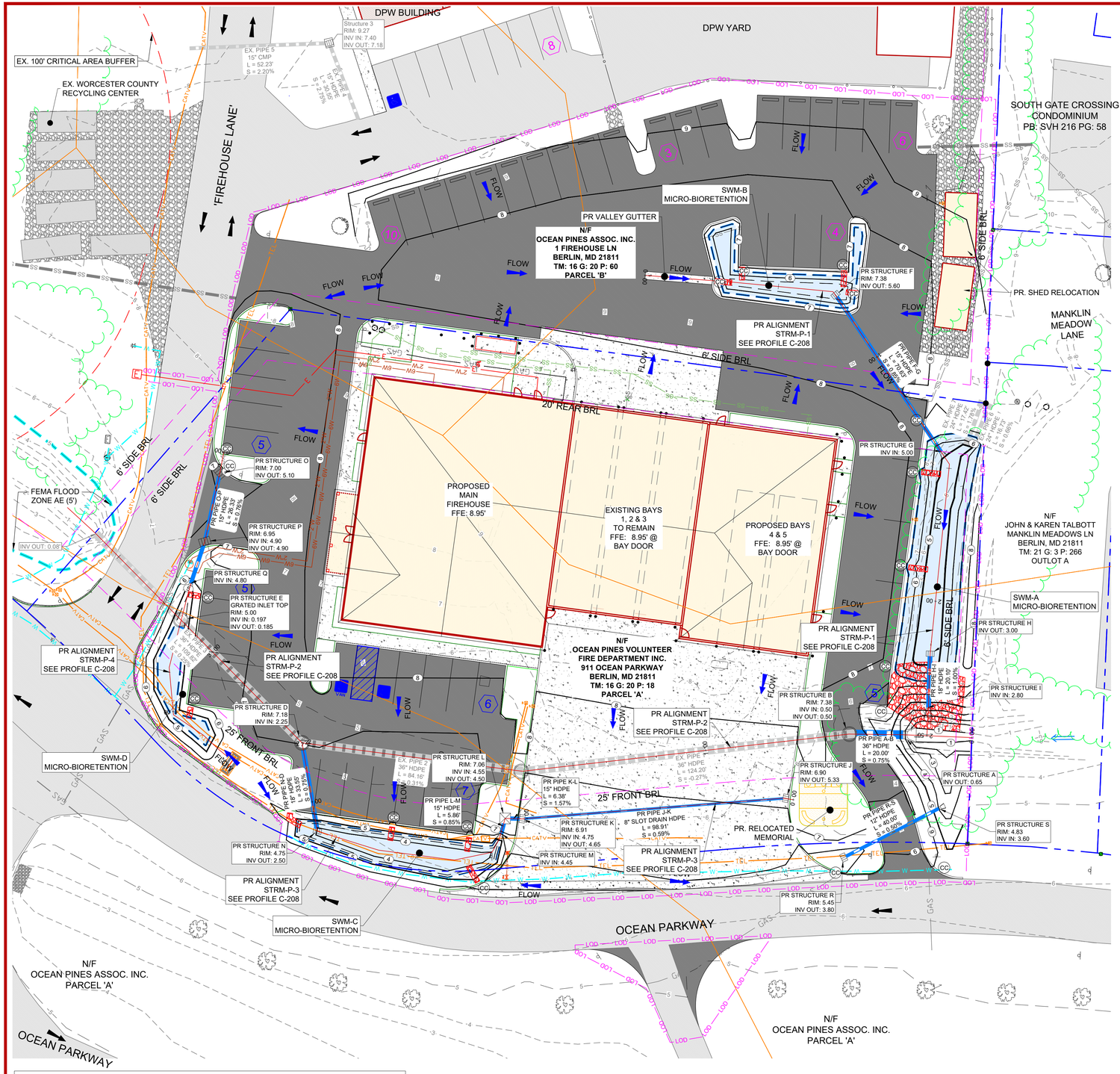
11634 Worcester Hwy. Showell, MD 21862
Ph. 410-352-3874 • www.vistadesigninc.com

STATE OF MARYLAND
DAVID W. YORK
No. 22404
PROFESSIONAL ENGINEER

Sheet No.:
C 206



0 10 20 40 60

SCALE: 1" = 20'

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EXISTING STORM DRAIN PIPES AND STRUCTURES

STORM DRAIN STRUCTURE SCHEDULE

NAME	TYPE	RIM
Structure 1 (TBR)	GRATED YARD INLET	4.86
Structure 2 (TBR)	GRATED YARD INLET	4.41
Structure 3	YARD INLET	9.27

STORM DRAIN PIPE SCHEDULE

NAME	TYPE	LENGTH	SLOPE	INVERT IN	INVERT OUT
EX. PIPE 1	36" HDPE	124.20'	-0.27%	0.50'	0.83'
EX. PIPE 2	36" HDPE	84.16'	0.31%	0.59'	0.33'
EX. PIPE 3	36" HDPE	109.82'	0.25%	0.35'	0.08'
EX. PIPE 4	15" HDPE	30.55'	2.75%	8.24'	7.40'
EX. PIPE 5	15" CMP	52.23'	2.20%	7.18'	6.03'
EX. PIPE 6	24" HDPE	16.73'	0.66%	5.60'	5.49'
EX. PIPE 7	24" HDPE	17.42'	1.78%	5.60'	5.29'

PROPOSED STORM DRAIN PIPES AND STRUCTURES

STORM DRAIN STRUCTURE SCHEDULE

NAME	TYPE	DETAIL	RIM
PR STRUCTURE A	36" FES	ADS FES DETAIL 6 C-209	3.83
PR STRUCTURE B	5' DIA. MANHOLE	MD 384.03 DETAIL 3 C-209 MANHOLE TOP	7.38
PR STRUCTURE C	5' DIA. MANHOLE	MD 384.03 DETAIL 3 C-209 MANHOLE TOP	7.75
PR STRUCTURE D	5' DIA. MANHOLE	MD 384.03 DETAIL 3 C-209 MANHOLE TOP	7.18
PR STRUCTURE E	5' DIA. MANHOLE	MD 384.03 DETAIL 3 C-209 GRATE INLET TOP	5.00
PR STRUCTURE F	FACILITY CATCH BASIN	ADS BASIN DETAIL 1 C-209 DOME GRATE INLET TOP	7.38
PR STRUCTURE G	15" FES	ADS FES DETAIL 6 C-209	6.36
PR STRUCTURE H	FACILITY CATCH BASIN	ADS BASIN DETAIL 1 C-209 DOME GRATE INLET TOP	7.00
PR STRUCTURE I	18" FES	ADS FES DETAIL 6 C-209	4.42
PR STRUCTURE J	CATCH BASIN 12"x12"	ADS SLOTTED DRAIN INLET DETAIL 10 C-209	6.90
PR STRUCTURE K	CATCH BASIN 12"x12"	ADS SLOTTED DRAIN INLET DETAIL 10 C-209	6.91
PR STRUCTURE L	OIL GRIT INTERCEPTOR MOI-20	HIGHLAND TANK MOI-20 DETAIL 13 C-205	7.06
PR STRUCTURE M	15" FES	ADS FES DETAIL 6 C-209	5.76
PR STRUCTURE N	FACILITY CATCH BASIN	ADS BASIN DETAIL 1 C-209 DOME GRATE INLET TOP	4.75
PR STRUCTURE O	CATCH BASIN	MD 374.23 DETAIL 7 C-209 GRATE INLET TOP	7.00
PR STRUCTURE P	CATCH BASIN	MD 374.23 DETAIL 7 C-209 GRATE INLET TOP	6.95
PR STRUCTURE Q	15" FES	ADS FES DETAIL 6 C-209	6.16
PR STRUCTURE R	CATCH BASIN	MD 374.23 DETAIL 7 C-209 GRATE INLET TOP	5.45
PR STRUCTURE S	15" FES	ADS FES DETAIL 6 C-209	4.83

STORM DRAIN PIPE SCHEDULE

NAME	TYPE	LENGTH	SLOPE	INVERT IN	INVERT OUT
PR PIPE A-B	36" HDPE	20.00'	0.75%	0.50'	0.65'
PR PIPE F-G	15" HDPE	70.63'	0.85%	5.60'	5.00'
PR PIPE H-I	18" HDPE	20.10'	1.00%	3.00'	2.80'
PR PIPE J-K	8" SLOT DRAIN HDPE	98.91'	0.59%	5.33'	4.75'
PR PIPE K-L	15" HDPE	6.38'	1.57%	4.65'	4.55'
PR PIPE L-M	15" HDPE	5.86'	0.85%	4.50'	4.45'
PR PIPE N-D	18" HDPE	33.55'	0.75%	2.50'	2.25'
PR PIPE O-P	15" HDPE	26.33'	0.76%	5.10'	4.90'
PR PIPE P-Q	15" HDPE	16.44'	0.61%	4.90'	4.80'
PR PIPE R-S	12" HDPE	40.00'	0.50%	3.80'	3.60'

NORTH
MD STATE PLANE DATUM (NAD83)

NORTH

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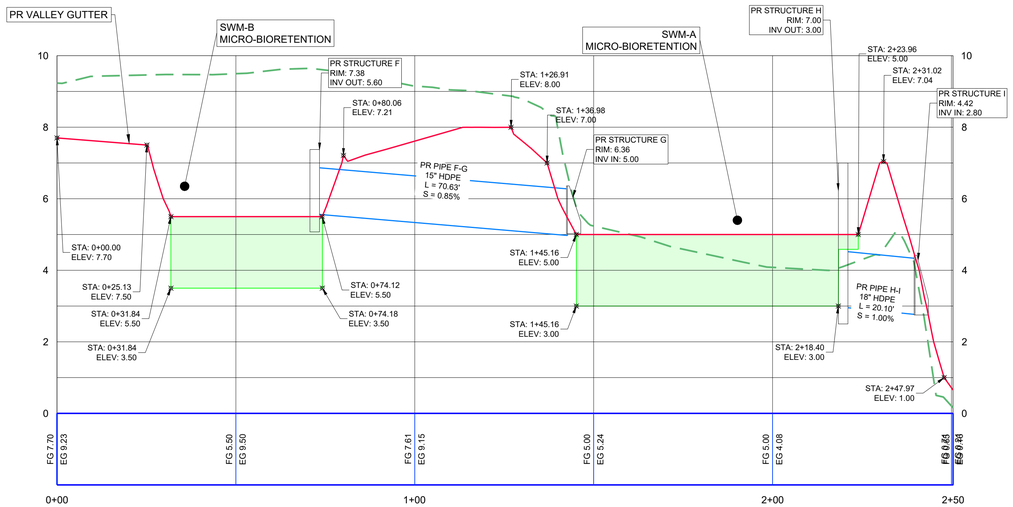
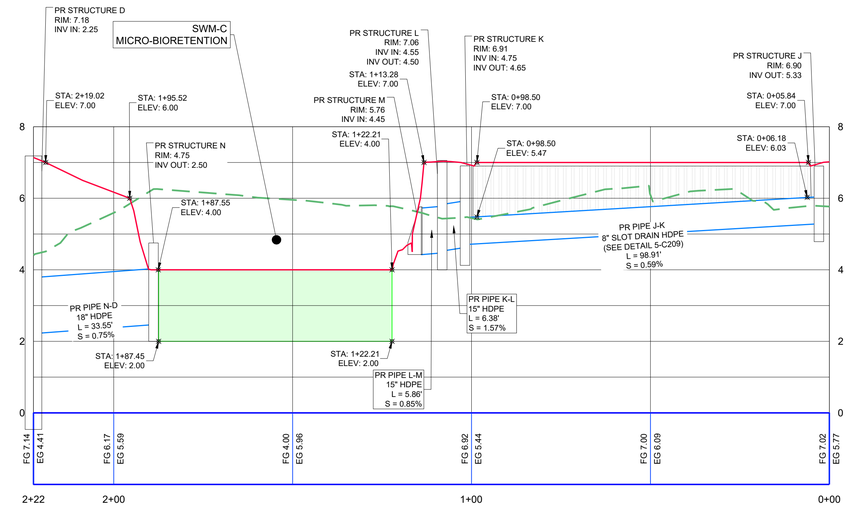
VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph: 410-352-3874 • www.vistadesigninc.com

STATE OF MARYLAND
DAVID W. MOCK
No. 15822
PROFESSIONAL ENGINEER

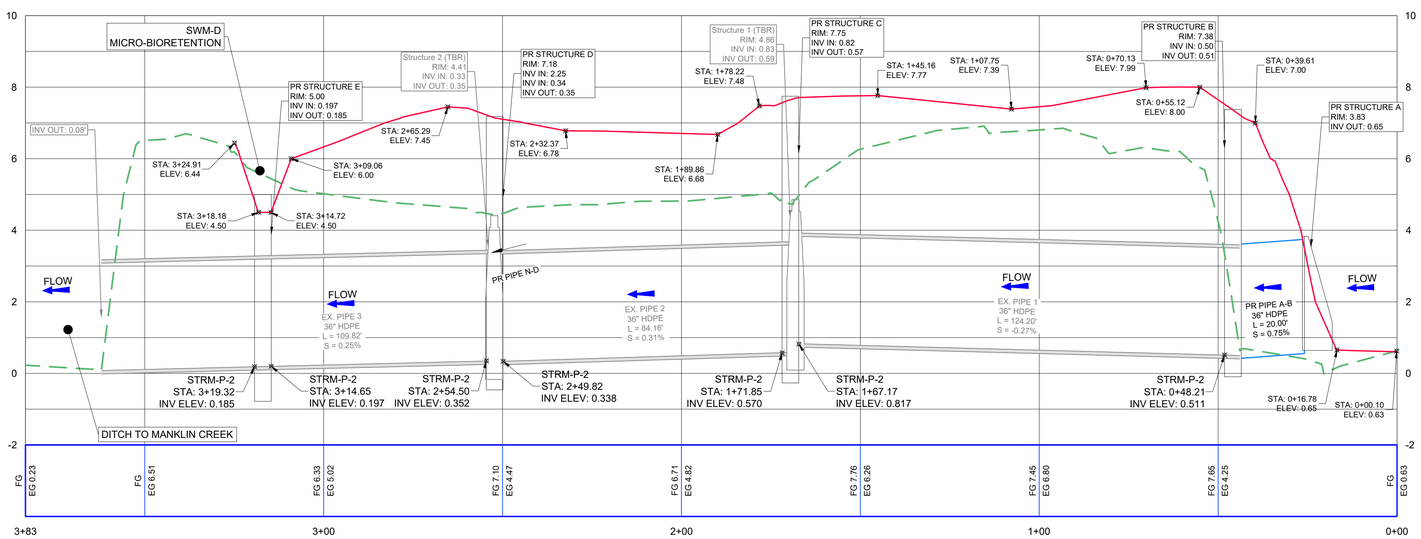
Sheet No.:
C 207



STRM-P-1



STRM-P-3



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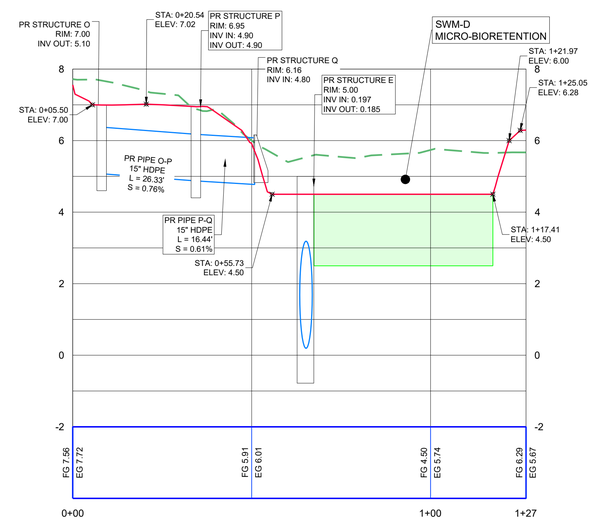

STRM-P-4

The Ocean Pines Association shall be responsible for the operation and maintenance of all Stormwater Management features within the site, including the M-6 Bioretention Areas, as shown on the construction drawings. They shall be operated and maintained per the requirements of the Maryland Environmental Site Design Manual, as noted on the drawings.

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW

This property, TM: 16, G: 20 P: 60 Parcel 'B', lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Laws, as from time to time amended, in effect at the time of the proposed development activities.

NOTE:
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NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

NORTH

REVISIONS

0/00/00	
0/00/00	
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PROJECT DATA

Project No.:	25-021
File Name:	CE 071525.dwg
OCEAN PINES	
WORCESTER COUNTY, MARYLAND	
Date:	8/7/2025
Scale:	1" = 20'

PROPOSED STORMWATER PROFILES

OCEAN PINES VOLUNTEER FIRE DEPARTMENT

SOUTH GATE FIREHOUSE

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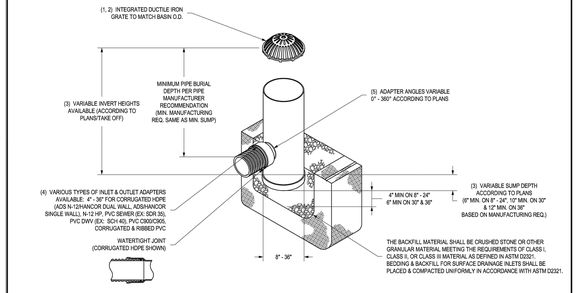
STATE OF MARYLAND
RICHARD J. WOLK
No. 15236
PROFESSIONAL ENGINEER

Sheet No.:
C 208

NYLOPLAST DRAIN BASIN WITH DOME GRATE



1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 8"& 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BOOT TOP - SEE DRAWING NO. 700-110-06.
3 - DRAIN BASINS TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 700-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°, TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 700-110-012.
6 - 8" - 30" DOME GRATES HAVE NO LOAD RATING.

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DRAWN BY	EBC	MATERIAL	
DATE	03-25-10		
REVISED BY	NMH	PROJECT NO.NAME	
DATE	06-12-15		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

ADS Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-3989 www.nyloplast-us.com

TITLE: DRAIN BASIN WITH DOME GRATE — QUICK SPEC INSTALLATION DETAIL

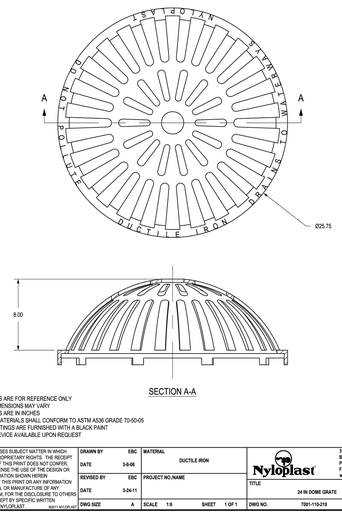
DWG NO. 7001-110-307 REV E

1 / C 209 STORMWATER FACILITY OUTFALL STRUCTURE DETAIL

N.T.S.

2499CGD

APPROX. DRAIN AREA = 270.64 SQ IN
APPROX. WEIGHT = 53.00 LBS



SECTION A-A

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOOKING DEVICE AVAILABLE UPON REQUEST

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DRAWN BY	EBC	MATERIAL	DUCTILE IRON
DATE	3-8-06		
REVISED BY	EBC	PROJECT NO.NAME	
DATE	3-26-11		
DWG SIZE	A	SCALE 1:6	SHEET 1 OF 1

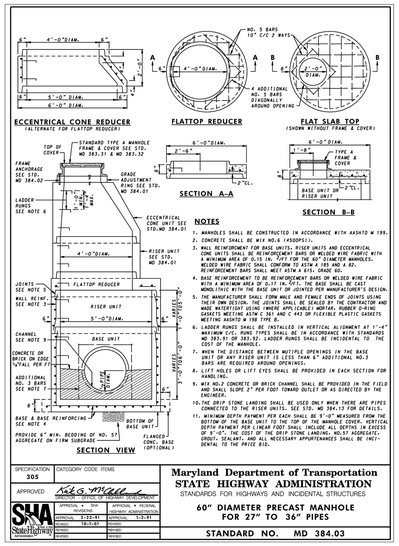
Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-3989 www.nyloplast-us.com

TITLE: 24 IN DOME GRATE

DWG NO. 7001-110-219 REV D

2 / C 209 STORMWATER FACILITY OUTFALL STRUCTURE TOP DETAIL

N.T.S.



SPECIFICATION	CATEGORY CODE ITEMS
305	

APPROVED — DIRECTOR - OFFICE OF ENGINEERING AND DEVELOPMENT

APPROVAL • SHA HEADQUARTERS — APPROVAL • FEDERAL HIGHWAY ADMINISTRATION

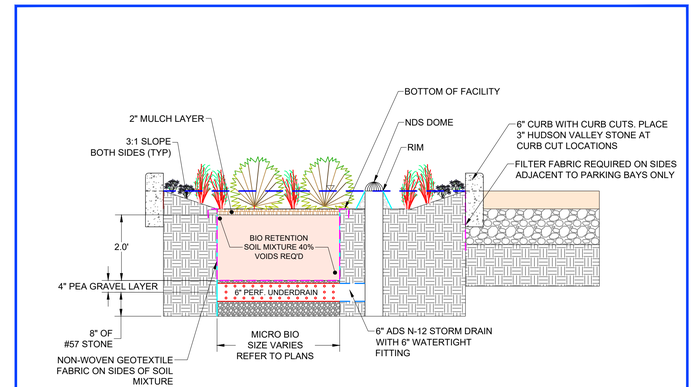
Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

60" DIAMETER PRECAST MANHOLE FOR 27" TO 36" PIPES

STANDARD NO. MD 384.03

3 / C 209 MANHOLE STRUCTURE DETAIL

N.T.S.



NTS

Table B.3.2 Materials Specifications for Bioretention

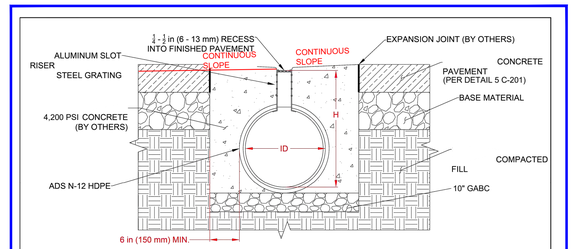
Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
planting soil [2.5' to 4' deep]	sand 35 – 60% silt 30 – 55% clay 10 – 25%	n/a	USDA soil types loamy sand, sandy loam or loam
mulch	shredded hardwood		aged 6 months, minimum
pea gravel diaphragm and curtain drain	pea gravel: ASTM D-448 ornamental stone: washed cobbles	pea gravel: No. 6 stone: 2" to 5"	
geotextile	Class "C" – apparent opening size (ASTM-D-4751), grab tensile strength (ASTM-D-4632), puncture resistance (ASTM-D-4833).	n/a	for use as necessary beneath underdrains only
underdrain gravel	AASHTO M-43	0.375" to 0.75"	
underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes, not necessary underneath pipes
poured in place concrete (if required)	MSHA Mix No. 3, F'_c = 3500 psi @ 28 days, normal weight, air-entrained, reinforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test, all concrete design (cast-in-place or pre-cast) *not using previously-approved State or local standards* requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350.R/99; vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressures); and analysis of potential cracking.
sand [1' deep]	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

Appendix B.3. Construction Specifications for Sand Filters, Bioretention and Dryer Channels

B.3.27

4 / C 209 M-6 MICRO-BIORETENTION DETAIL

N.T.S.



Nominal Diameter, ID, in. (mm)	Depth of Invert, H, in. (mm)	
	Minimum	Maximum
4 (100)	10.75 (273)	28.50 (724)
6 (150)	13.00 (330)	30.50 (775)
8 (200)	15.00 (381)	32.50 (826)
10 (250)	17.00 (432)	34.50 (876)
12 (300)	19.50 (495)	48.50 (1232)
15 (375)	22.50 (572)	51.50 (1308)
18 (450)	25.50 (648)	54.50 (1384)
24 (600)	31.75 (806)	60.50 (1537)
30 (750)	38.75 (984)	66.50 (1689)
36 (900)	44.75 (1137)	72.50 (1842)

NOTES:
1. BACKFILL DESIGN SHOULD BE USED FOR HS-20 LOADING APPLICATIONS.
2. SITE ENGINEER TO PROVIDE SITE SPECIFIC DETAILS, SUCH AS CONCRETE STRENGTH.
3. REFER TO ADS TECH NOTE 2.11 FOR ADDITIONAL DESIGN INFORMATION.

1	Updated Layers & Logo	KJS	01/09/05	
REV	DESCRIPTION	BY	MM/DD/YY	CHKD

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ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS DRAWING UNLESS SPECIFICALLY REQUESTED TO DO SO. ADS DRAWINGS ARE GENERAL IN NATURE, BASED ON GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS APPLICATION.

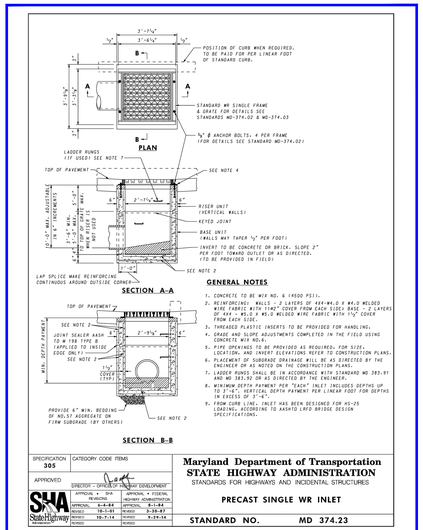
Duraslot Heavy Traffic Installation — DRAWING NUMBER: STD-14ADA

ADS — 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

DATE	01-20-2003
SCALE	NTS
SHEET	1 OF 1

5 / C 209 SLOTTED DRAIN PIPE DETAIL

N. T. S.



SPECIFICATION	CATEGORY CODE ITEMS
305	

APPROVED — DIRECTOR - OFFICE OF ENGINEERING AND DEVELOPMENT

APPROVAL • SHA HEADQUARTERS — APPROVAL • FEDERAL HIGHWAY ADMINISTRATION

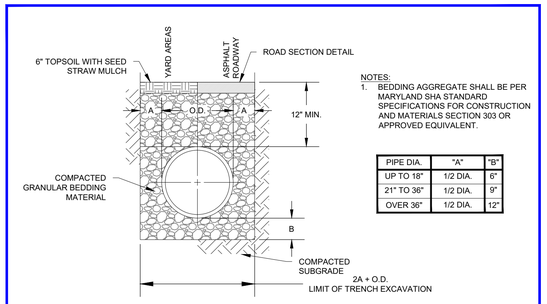
Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

PRECAST SINGLE WR INLET

STANDARD NO. MD 374.23

7 / C 209 CATCH BASIN INLET STRUCTURE DETAIL

N.T.S.



NOTES:
1. BEDDING AGGREGATE SHALL BE PER MARYLAND SHA STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS SECTION 303 OR APPROVED EQUIVALENT.

PIPE DIA.	"A"	"B"
UP TO 18"	1/2 DIA.	6"
21" TO 36"	1/2 DIA.	9"
OVER 36"	1/2 DIA.	12"

TYPICAL BEDDING DETAIL

8 / C 209 TYPICAL BEDDING DETAIL

N. T. S.

ADS, Inc. Drainage Handbook — *Specifications • 1-48*

ADS FLARED END SECTION SPECIFICATION

Scope
This specification describes 12- through 36-inch (300 to 900mm) ADS Flared End Sections for use in culvert and drainage outlet applications.

Requirements
The ADS Flared End Section shall be high density polyethylene meeting ASTM D3350 minimum cell classification 213320C; contact manufacturer for additional cell classification information. When provided, the metal threaded fastening rod shall be stainless steel.

Installation
Installation shall be in accordance with ADS installation instructions and with those issued by state or local authorities. Contact your local ADS representative or visit www.ads-pipe.com for the latest installation instructions.

PIPE DIAMETER, in (mm)						
Diameter	12	15	18	24	30	36
in (mm)	(300)	(375)	(450)	(600)	(750)	(900)
A	6.5	6.5	7.5	7.5	7.5	7.5
in (mm)	(165)	(165)	(191)	(191)	(191)	(191)
B (max)	10.0	10.0	15.0	18.0	22.0	25.0
in (mm)	(254)	(254)	(381)	(475)	(559)	(635)
H	5.5	6.5	6.5	9.0	8.0	8.0
in (mm)	(140)	(165)	(165)	(229)	(216)	(216)
L	32.0	38.0	44.0	56.0	67.0	78.0
in (mm)	(820)	(970)	(1118)	(1414)	(1702)	(1972)
W	29.0	29.0	35.0	45.0	63.0	63.0
in (mm)	(737)	(737)	(889)	(1143)	(1600)	(1600)

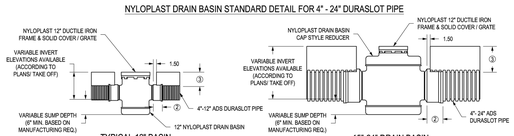
Product detail may differ slightly from actual product appearance.

© ADS, Inc., December 2015

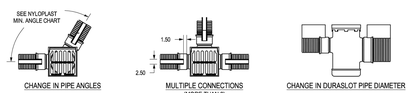
6 / C 209 ADS FLARED END SECTION DETAIL

N. T. S.

NYLOPLAST DRAIN BASIN STANDARD DETAIL FOR 4" - 24" DURASLOT PIPE



TYPICAL 12" BASIN — 15"-24" DRAIN BASIN

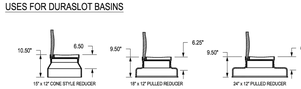


CHANGE IN PIPE ANGLES — MULTIPLE CONNECTIONS (MORE THAN 2) — CHANGE IN DURASLOT PIPE DIAMETER

USES FOR DURASLOT BASINS

NYLOPLAST 12" CASTINGS			
GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	MEETS H-20	13X9GDS	7001-110-203
SOLID COVER	MEETS H-20	12X9COC	7001-110-204

1 - NYLOPLAST 12" FRAMES & SOLID COVERS/GRATES SHALL CONFORM TO ASTM A 536 GRADE 70-50-05 FOR DUCTILE IRON.
2 - ADAPTERS FOR DURASLOT CONNECTION RANGE BETWEEN 4"-24". SEE DRAWING NO. 7001-110-215 FOR ADS N-12 BELL INFORMATION.
3 - SLOT HEIGHT VARIES DEPENDING ON DESIGN CRITERIA. SLOT HEIGHT CAN RANGE FROM 2.5" TO 36". 15" - 24" BASINS WILL REQUIRE SLOTS TALLER THAN STANDARD 2.5"-6" SLOTS.
4 - ENCASE ADAPTER IN CONCRETE TO SEAL CONNECTION BETWEEN ADS DURASLOT PIPE AND NYLOPLAST TEE BODY.
5 - RECTANGULAR SLOTS ARE TO BE CUT INTO BELL ON NYLOPLAST TEE DURING THE MANUFACTURING PROCESS TO ALLOW PIPE AND TEE TO FIT PROPERLY.
6 - 18" AND 24" REDUCERS ARE A CUSTOM PART. 10" X 12" CONE STYLE REDUCER IS TYPICAL BUT REQUIRES TOP TO BE TRIMMED. BASINS WITH REDUCERS WILL REQUIRE CUSTOM SLOT HEIGHTS.
7 - DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY. DIMENSIONS ARE IN INCHES.



10" x 12" CONE STYLE REDUCER — 18" x 12" PULLED REDUCER — 24" x 12" PULLED REDUCER

15" - 24" BASIN REDUCER OPTIONS

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DRAWN BY	NMH	MATERIAL	
DATE	3-27-20		
APPD BY	NMH	PROJECT NO.NAME	
DATE	3-27-20		
DWG SIZE	A	SCALE 1:25	SHEET 1 OF 1

ADS Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-3989 www.nyloplast-us.com

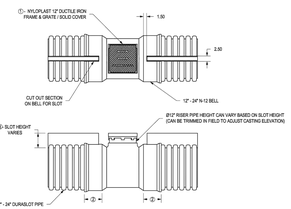
TITLE: 12" - 24" DRAIN BASIN STANDARD DETAIL FOR 4" - 24" DURASLOT PIPE

DWG NO. 7001-110-572 REV A.

9 / C 209 SLOTTED DRAIN PIPE CONNECTION DETAIL

N. T. S.

NYLOPLAST 12" - 24" DURASLOT TEE STANDARD DETAIL



NYLOPLAST 12" CASTINGS			
GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	MEETS H-20	13X9GDS	7001-110-203
SOLID COVER	MEETS H-20	12X9COC	7001-110-204

NYLOPLAST DURASLOT TEE	
NYLOPLAST P/N	P/N DESCRIPTION
13X9ADS	12" X 12" DURASLOT TEE
15X9ADS	15" X 12" DURASLOT TEE
18X9ADS	18" X 12" DURASLOT TEE
24X9ADS	24" X 12" DURASLOT TEE

1 - NYLOPLAST 12" FRAMES & SOLID COVERS/GRATES SHALL CONFORM TO ASTM A 536 GRADE 70-50-05 FOR DUCTILE IRON.
2 - ADAPTERS FOR DURASLOT CONNECTION RANGE BETWEEN 12"-24". SEE DRAWING NO. 7001-110-215 FOR ADS N-12 BELL INFORMATION.
3 - SLOT HEIGHT VARIES DEPENDING ON DESIGN CRITERIA. SLOT HEIGHT CAN RANGE FROM 2.5" TO 36".
4 - ENCASE ADAPTER IN CONCRETE TO SEAL CONNECTION BETWEEN ADS DURASLOT PIPE AND NYLOPLAST TEE BODY.
5 - RECTANGULAR SLOTS ARE TO BE CUT INTO BELL ON NYLOPLAST TEE DURING THE MANUFACTURING PROCESS TO ALLOW PIPE AND TEE TO FIT PROPERLY.
6 - DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY. DIMENSIONS ARE IN INCHES.

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DRAWN BY	NMH	MATERIAL	
DATE	03-23-20		
APPD BY	NMH	PROJECT NO.NAME	
DATE	03-23-20		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

ADS Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-3989 www.nyloplast-us.com

TITLE: 12" - 24" DURASLOT TEE STANDARD DETAIL

DWG NO. 8801-110-537 REV A

10 / C 209 SLOTTED DRAIN INLET DETAIL

N. T. S.

NORTH

REVISIONS

	0/00/00
	0/00/00
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PROJECT DATA

Project No.:	25-021
File Name:	CE-071525.dwg
OCEAN PINES:	0/00/00
WORCESTER COUNTY, MARYLAND:	0/00/00
Date:	8/7/2025
Scale:	N.T.S.

PROPOSED STORMWATER AND DRAINAGE DETAILS

OCEAN PINES VOLUNTEER FIRE DEPARTMENT

SOUTH GATE FIREHOUSE

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy. Showell, MD 21862
Ph. 410-352-3874 • www.vistadesigninc.com

STATE OF MARYLAND — MICHAEL W. MOORE — No. 22021 — PROFESSIONAL ENGINEER

Sheet No.: C 209

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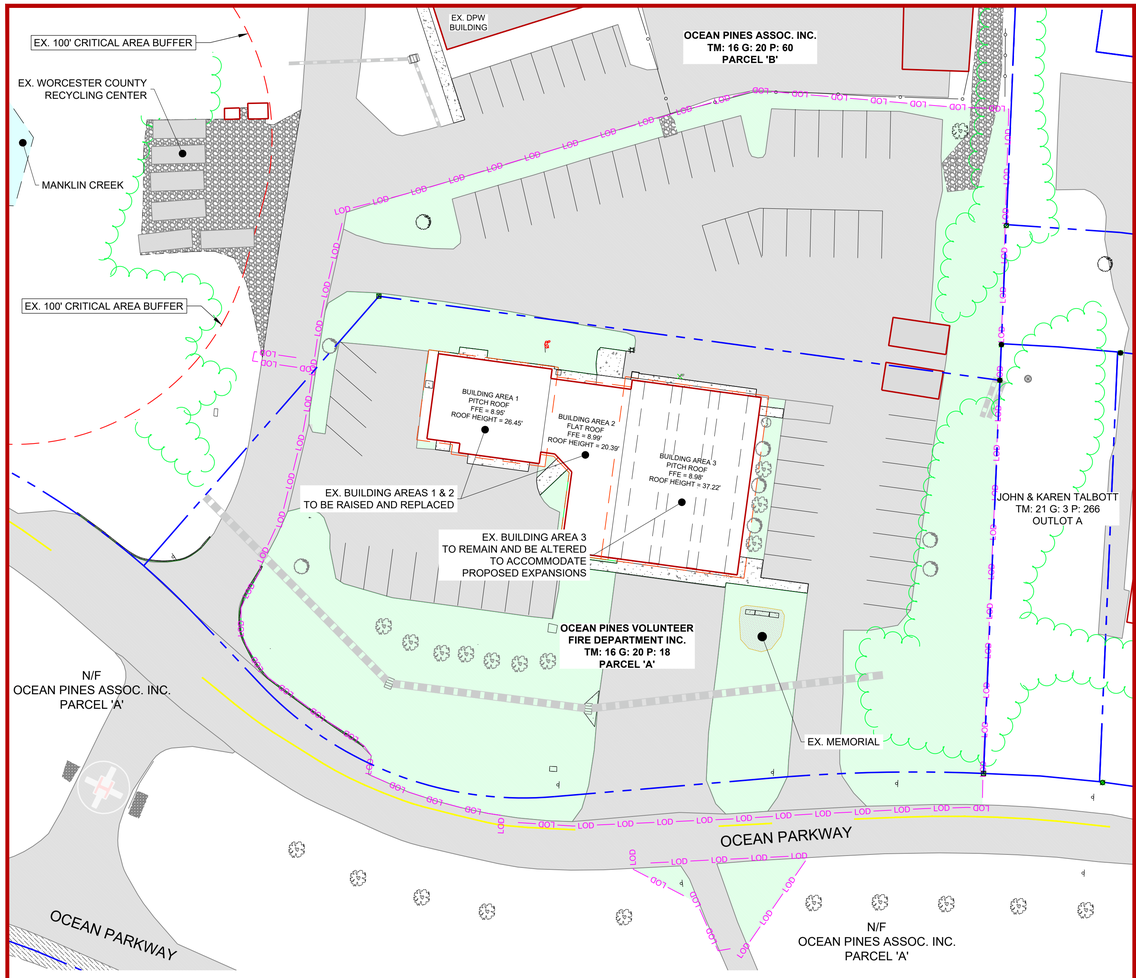

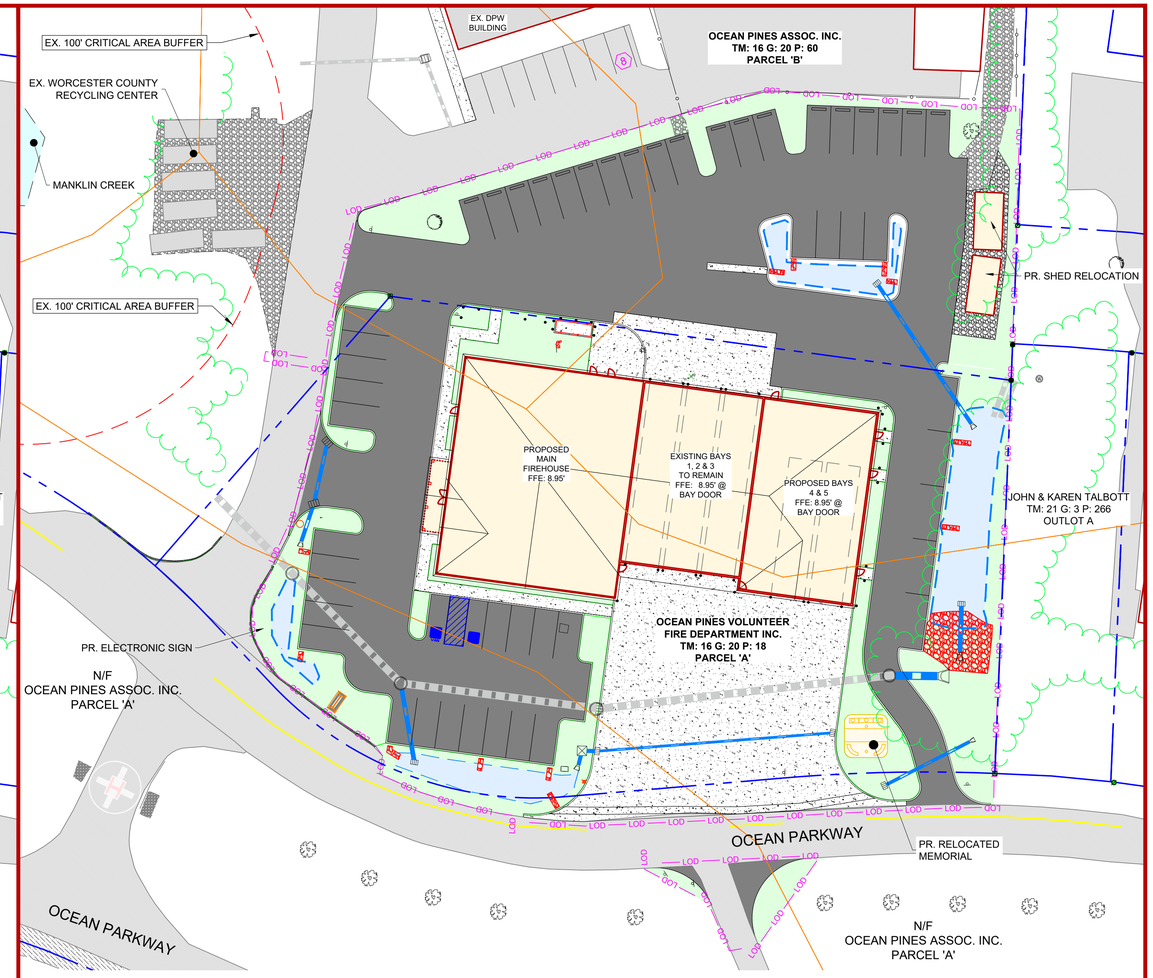

EXISTING CRITICAL AREA SITE DATA

CRITICAL AREA CLASSIFICATION	IDA (INTENSELY DEVELOPMENT AREA)
SITE AREA (LIMIT OF DISTURBANCE) (AC)	1.92
EXISTING IMPERVIOUS WITHIN LOD, AC (%)	1.19 (62%)
EXISTING PERVIOUS WITHIN LOD, AC (%)	0.73 (38%)

EXISTING SITE COVERAGE BY PROPERTY

PROPERTY	LIBER - FOLIO (PLAT BOOK/PAGE)	IMPERVIOUS WITHIN LOD (BUILDING, CONCRETE, ASPHALT) (AC)	PERVIOUS WITHIN LOD (LAWN & TREE COVER) (AC)	LIMIT OF DISTURBANCE ON PROPERTY (AC)
PARCEL 'A' OCEAN PINES VOLUNTEER FIRE DEPARTMENT INC.	1715-221 (FWH 62/39)	0.71	0.54	1.25
PARCEL 'B' OCEAN PINES ASSOCIATION INC. DEPARTMENT OF PUBLIC WORKS	1715-221 (FWH 62/39)	0.43	0.13	0.56
PARCEL 'A' OCEAN PINES ASSOCIATION INC. OCEAN PARKWAY ROW	(FWH 53/41)	0.05	0.06	0.11
	TOTALS	1.19	0.73	1.92

PROPOSED CRITICAL AREA SITE DATA

CRITICAL AREA CLASSIFICATION	IDA (INTENSELY DEVELOPMENT AREA)
SITE AREA (LIMIT OF DISTURBANCE) (AC)	1.92
PROPOSED IMPERVIOUS WITHIN LOD, AC (%)	1.53 (79.5%)
PROPOSED PERVIOUS WITHIN LOD, AC (%)	0.39 (20.5%)

PROPOSED SITE COVERAGE BY PROPERTY

PROPERTY	LIBER - FOLIO (PLAT BOOK/PAGE)	IMPERVIOUS WITHIN LOD (BUILDING, CONCRETE, ASPHALT) (AC)	PERVIOUS WITHIN LOD (STORMWATER, LAWN & TREE COVER) (AC)	LIMIT OF DISTURBANCE ON PROPERTY (AC)
PARCEL 'A' OCEAN PINES VOLUNTEER FIRE DEPARTMENT INC.	1715-221 (FWH 62/39)	1.01	0.24	1.25
PARCEL 'B' OCEAN PINES ASSOCIATION INC. DEPARTMENT OF PUBLIC WORKS	1715-221 (FWH 62/39)	0.44	0.12	0.56
PARCEL 'A' OCEAN PINES ASSOCIATION INC. OCEAN PARKWAY ROW	(FWH 53/41)	0.08	0.03	0.11
	TOTALS	1.53	0.39	1.92

The Ocean Pines Association shall be responsible for the operation and maintenance of all Stormwater Management features within the site, including the M-6 Bioretention Areas, as shown on the construction drawings. They shall be operated and maintained per the requirements of the Maryland Environmental Site Design Manual, as noted on the drawings.

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW

This property, TM: 16, G: 20 P: 60 Parcel 'B', lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Laws, as from time to time amended, in effect at the time of the proposed development activities.

LEGEND

- Property Line
- Existing Manklin Creek
- Existing 100' Critical Area Buffer
- Existing Edge of Pavement
- Existing Building
- Existing Building Roofline
- Existing Asphalt
- Existing Concrete
- Existing Pervious Area
- Existing Tree Line
- Existing Tree
- Existing Parking Paint
- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Stormwater Facility
- Proposed Pervious Area

NORTH
MD STATE PLANE
DATUM (NAD83)

NORTH

0 15 30 60 90
SCALE: 1" = 30'

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NORTH

REVISIONS

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PROJECT DATA

Project No.:	25-021
File Name:	CE 071525.dwg
OCEAN PINES:	
WORCESTER COUNTY, MARYLAND	
Date:	8/7/2025
Scale:	1" = 30'

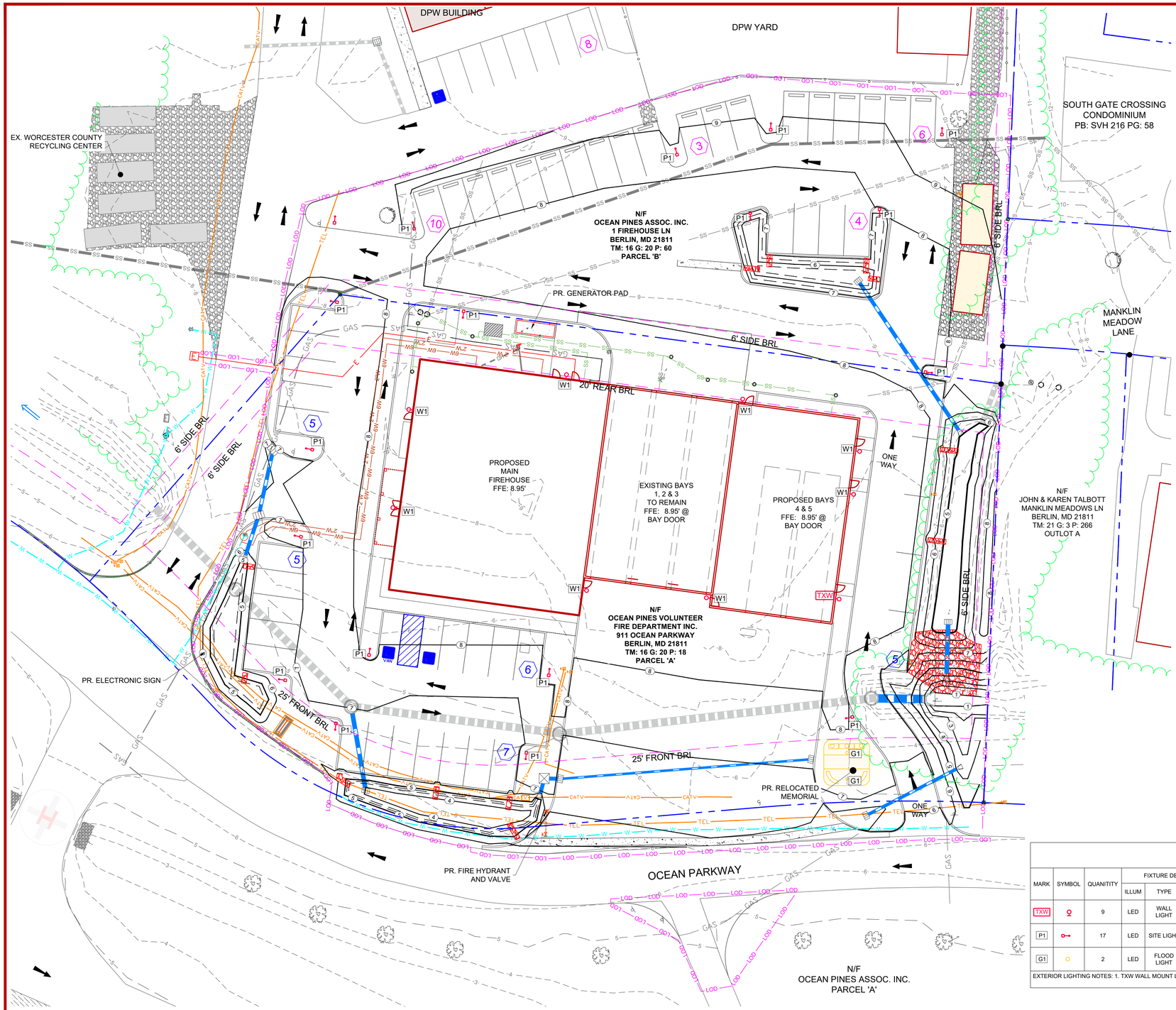
CRITICAL AREA COVERAGE PLAN

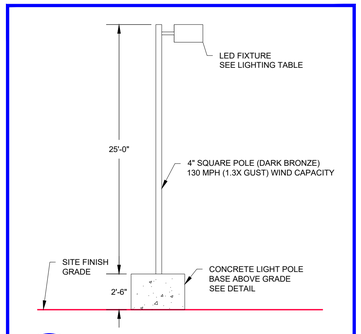
OCEAN PINES VOLUNTEER FIRE DEPARTMENT

SOUTH GATE FIREHOUSE

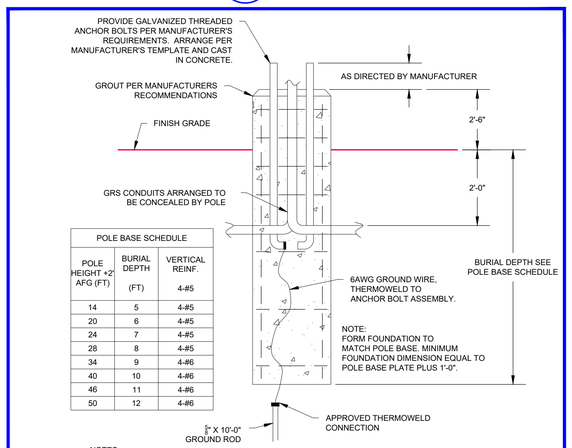
VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy. Showell, MD 21862
Ph. 410-352-3674 • www.vistadesginc.com

Sheet No.:
C 209





1 / C 211 SINGLE FIXTURE LIGHT POLE DETAIL
N.T.S.



POLE BASE SCHEDULE		
POLE HEIGHT +2 AFG (FT)	BURIAL DEPTH (FT)	VERTICAL REINF. 4-#5
14	5	4-#5
20	6	4-#5
24	7	4-#5
28	8	4-#5
34	9	4-#6
40	10	4-#6
46	11	4-#6
50	12	4-#6

NOTES:
1. PROVIDE CONCRETE WITH MIN. 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
2. REINFORCING BARS TO CONFORM TO ASTM A615 GRADE 60.
3. REFER TO POLE BASE SCHEDULE FOR VERTICAL REINFORCING BARS. PROVIDE #3 HORIZONTAL TIES @ 6" O.C. FOR TOP 4' AND 12" O.C. FOR REMAINDER.

2 / C 211 LIGHT POLE BASE DETAIL
N.T.S.

Allen + Shariff
MEP Engineering
Project Management
205 East Market Street
Salisbury, Maryland 21801
443.545.1300

LIGHTING PLAN NOTES

1. BUILDING MOUNTED LIGHTING PER ALLEN & SHERIFF MEP ENGINEERING, SALISBURY, MD PLAN ENTITLED OCEAN PINES VOLUNTEER FIRE DEPARTMENT DATED 6/3/2025.
2. INFORMATION ASSOCIATED WITH THE TXW LITHONIA LIGHTING FIXTURE SHOWN IN THE PROPOSED LIGHTING SCHEDULE PER ALLEN & SHERIFF MEP ENGINEERING, SALISBURY, MD PLAN ENTITLED OCEAN PINES VOLUNTEER FIRE DEPARTMENT DATED 6/3/2025.

PROPOSED SITE LIGHTING SCHEDULE

MARK	SYMBOL	QUANITITY	FIXTURE DESCRIPTION			REMARKS	MOUNTING	LAMPS		LUMENS	LUMENS PER WATT	MANUFACTUERER	TYPICAL LOCATION
			ILLUM	TYPE	DIFFUSER			QTY	WATTS				
TXW		9	LED	WALL LIGHT	N/A	TWX2 LED ALO 50K MVOLT DDBTXD	SURFACE	1	54	-	-	LITHONIA TWX LED ALO	BUILDING
P1		17	LED	SITE LIGHT	REFRACTIVE ACRYLIC LENS	TYPE 3 SHORT DISTRIBUTION, 25' POLE, HOUSE SIDE SHIELD	POLE BASE	1	266	36,289	136	LITHONIA #RSX3LED-P3-40K-R3S-M VOLT-HS-DDBXD + POLE	SITE PERIMITER/PARKING
G1		2	LED	FLOOD LIGHT	N/A	D-SERIES FLOOD SIZE 2, WFL, DARK BRONZE FINISH	IS-TENON SLIPFITTER GROUND	1	75	10,349	138	LITHONIA #DSXF2LED-P2-40K-70CRI -WFL-MVOLT-IS-DDBXD	MEMORIAL

EXTERIOR LIGHTING NOTES: 1. TXW WALL MOUNT LIGHT PER ALLEN & SHERIFF MEP ENGINEERING, SALISBURY, MD PLAN ENTITLED OCEAN PINES VOLUNTEER FIRE DEPARTMENT DATED 6/3/2025.

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0 10 20 40 60
SCALE: 1" = 20'

NORTH
MD STATE PLANE DATUM (NAD83)
NORTH

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NORTH

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PROJECT DATA

Project No.:	25-021
File Name:	CE 071525.dwg
OCEAN PINES:	0/00/00
WORCESTER COUNTY, MARYLAND	0/00/00
Date:	8/7/2025
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PROPOSED LIGHTING PLAN

OCEAN PINES VOLUNTEER FIRE DEPARTMENT
SOUTH GATE FIREHOUSE

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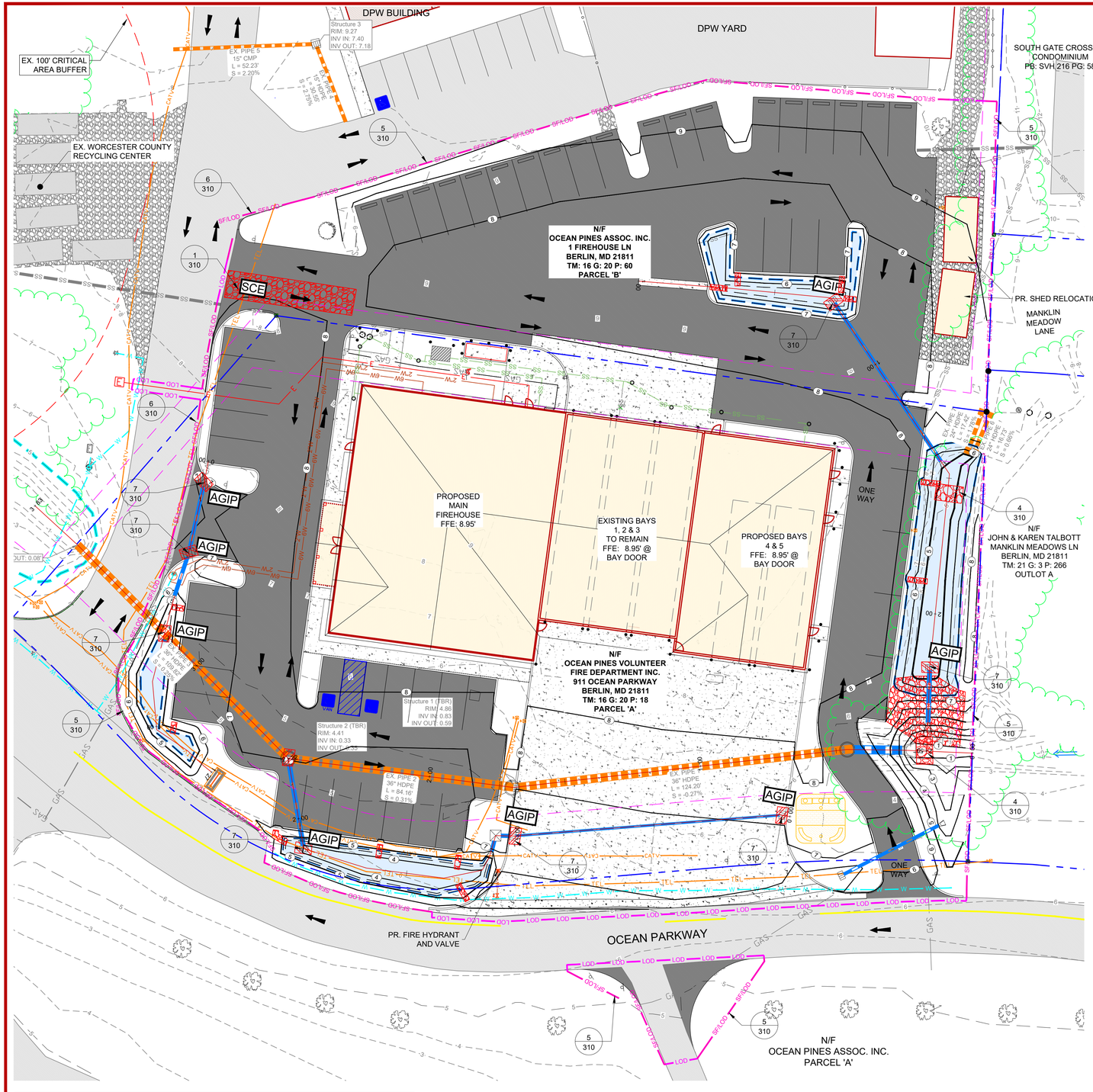

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SEQUENCE OF CONSTRUCTION

GENERAL - INITIAL

1. CONTRACTOR MUST CONTACT THE WORCESTER COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS AT 410-632-1220 TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY SITE WORK. FAILURE TO DO SO MAY RESULT IN AN IMMEDIATE "STOP WORK ORDER."
2. UPON SEDIMENT CONTROL INSPECTOR APPROVAL, CLEAR AND GRUB FOR THE INSTALLATION OF PERIMETER SEDIMENT CONTROL DEVICES PRIOR TO ANY EARTH DISTURBING ACTIVITY. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED SAME DAY: AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING. ONCE VEGETATION IS ESTABLISHED, THE SITE SHALL HAVE 95% VEGETATIVE GROUND COVER TO BE CONSIDERED ADEQUATELY STABILIZED. NOTE: THIS REQUIREMENT MODIFIES VEGETATIVE SPECIFICATION ON SHEET C304.
3. THE CONTRACTOR MUST CONTACT MISS UTILITY AT LEAST 3 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. CONSTRUCTION MAY NOT BEGIN PRIOR TO MARKING EXISTING UTILITIES.
4. ALL EXCESS MATERIAL MUST BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION WITH AN ACTIVE AND APPROVED PLAN. THE OFFSITE LOCATION SITE & SEDIMENT #'S ARE TO BE PROVIDED TO THE EROSION CONTROL INSPECTOR AT THE PRE-CONSTRUCTION MEETING.

45 DAYS PHASE 1 - EXISTING BUILDING AREA/SITE DEMOLITION AND STORMWATER CONTROLS

5. INSTALL CONSTRUCTION SIGNAGE, PERIMETER CONTROLS (SILT FENCE, ROCK CHECK DAMS, ETC.) AND TRAFFIC CONTROL MEASURES AS REQUIRED PER COUNTY STANDARDS FOR TRUCK ACCESS OFF FIREHOUSE LANE. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THE PLANS.
6. CONTRACTOR TO DISCONNECT ALL EXISTING UTILITIES TO EXISTING BUILDING AREAS 1 AND 2. CONTRACTOR TO DEMOLISH EXISTING BUILDING AREAS 1 AND 2 WHILE KEEPING EXISTING BUILDING AREA 3 OPERATIONAL FOR THE FIRE DEPARTMENT.
7. INSTALL GRAVEL PAD AND RELOCATE EXISTING STORAGE SHEDS AS SHOWN ON THE PLAN.
8. CONTRACTOR TO INSTALL SWM-A, SWM-B AND ASSOCIATED STORM DRAIN PIPE NETWORKS AS SHOWN ON THE PLAN. STORMWATER FACILITIES TO BE STABILIZED SAME DAY WITH COIR MATTING, SEED AND STRAW MULCH AND INSTALL STONE CHECK DAMS AS SHOWN.

200 DAYS PHASE 2 - NEW FIREHOUSE STRUCTURE CONSTRUCTION

9. CONTRACTOR TO CONSTRUCT NEW WALLS FOR FIREHOUSE BAYS 1, 2 AND 3 AND CONSTRUCT NEW FIREHOUSE (MAIN AND BAYS 4 & 5). INSTALL NEW STORM DRAINAGE NETWORKS ON THE NORTH AND WEST SIDES OF THE SITE, INSTALL SWM-C AND SWM-D AND OUTFALLS TO EXISTING PIPE NETWORK.
10. INSTALL UTILITIES AND HOOK-UPS TO NEW FIREHOUSE.

35 DAYS PHASE 3 - STORM DRAINAGE, SITE PARKING AND LANDSCAPING

11. INSTALL REMAINING SIDEWALKS, CONCRETE AND ASPHALT PARKING AREAS, GRATE DRAINS, OIL GRIT SEPARATORS AS SHOWN ON THE PLAN.
12. INSTALL PROPOSED LANDSCAPING, SEED AND STRAW MULCH ALL OTHER DISTURBED AREAS IN ACCORDANCE WITH THE STANDARD STABILIZATION NOTE.

30 DAYS 13. WHEN ADEQUATELY VEGETATED AND AFTER SEDIMENT CONTROL INSPECTOR APPROVAL, REMOVE THE ALL REMAINING EROSION AND SEDIMENT CONTROLS. SEDIMENT AND EROSION CONTROLS CAN NOT BE REMOVED UNTIL THE SITE HAS ADEQUATE STABILIZATION. THE SITE SHALL HAVE 95% GROUNDCOVER TO BE CONSIDERED ADEQUATELY STABILIZED.

NOTES

1. CONTRACTOR REQUIRED TO USE TRACKED EQUIPMENT.
2. CONTRACTOR TO INSTALL ORANGE CONSTRUCTION FENCING OR 6' CHAINLINK FENCE AROUND THE PERIMETER OF THE LIMIT OF DISTURBANCE PER THE OWNER.

SEDIMENT CONTROL NOTES

1. ALL SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED, MAINTAINED, AND REMOVED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARD DETAILS GIVEN IN M.D.E.'S "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL."
2. ALL SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND PLACED IN OPERATION BEFORE EXCAVATION IS STARTED. THE CONTRACTOR SHALL ADJUST THE SEDIMENT CONTROL DEVICES AS NECESSARY TO MEET FIELD CONDITIONS, KEEP THEM CLEAN AND IN WORKING ORDER DURING CONSTRUCTION. NO SEDIMENT CONTROL DEVICE SHALL BE REMOVED UNTIL THE ENTIRE AREA DRAINING TO IT HAS BEEN ADEQUATELY STABILIZED, INSPECTED AND APPROVED BY CHARLES COUNTY SEDIMENT CONTROL INSPECTOR.
3. THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO KEEP MUD AND DEBRIS FROM BEING TRACKED TO PUBLIC ROADS.
4. APPROVAL OF WORCESTER COUNTY SEDIMENT CONTROL INSPECTOR SHALL BE OBTAINED BY THE OWNER/DEVELOPER UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
5. APPROVAL SHALL BE OBTAINED BY THE OWNER/DEVELOPER UPON ADEQUATE STABILIZATION OF THE SITE BEFORE REMOVAL OF THE SEDIMENT CONTROLS. ONCE THE VEGETATION IS ESTABLISHED, THE SITE SHOULD HAVE A 95% GRASS COVER TO BE CONSIDERED ADEQUATELY STABILIZED.
6. ALL EXCAVATED MATERIAL TO BE REMOVED AND HAULED OFFSITE TO A SITE WITH AN ACTIVE AND APPROVED EROSION AND SEDIMENT CONTROL PLAN. THIS SITE SEDIMENT NUMBER IS TO BE PROVIDED TO THE SEDIMENT CONTROL INSPECTOR AT THE PRE-CONSTRUCTION MEETING.
7. TEMPORARY ON-GRADE ACCESS ROADS SHOWN IN OPEN PARK LANDS MAY BE ON NATURAL SURFACE UNLESS RUTTING OR DAMAGE OCCURS. STONE TOP DRESSING, PER DETAIL ON PLANS SHEET C-303, MAY BE REQUIRED AS DEEMED NECESSARY BY INSPECTOR AND AS A CONTINGENT CONTRACT ITEM. TEMPORARY ACCESS ROADS WITH STONE SHALL BE REMOVED AFTER COMPLETION WITH ALL TRACKED AREAS STABILIZED WITH PROPER SEED AND STRAW, SOD OR LANDSCAPING AS INDICATED ON THE PLANS.
8. THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION IN THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN A 2:1 RATIO. THE STOCKPILE AREA MUST BE KEPT FREE OF EROSION. IF THE VERTICAL HEIGHT OF A STOCKPILE EXCEEDS 20 FEET FOR 2:1 SLOPES, 30 FEET FOR 3:1 SLOPES, OR 40 FEET FOR 4:1 SLOPES, BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.

STANDARD STABILIZATION NOTE:

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, SEEDING AND MATTING FOR EITHER PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED THE SAME DAY AS DISTURBED. THIS APPLIES TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING. ONCE VEGETATION IS ESTABLISHED, THE SITE SHALL HAVE 95% GROUNDCOVER TO BE CONSIDERED ADEQUATELY STABILIZED.

0 10 20 40 60

SCALE: 1" = 20'

NORTH
MD STATE PLANE
DATUM (NAD83)

NORTH

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PROJECT DATA

Project No.:	25-021
File Name:	CE 07152S.dwg
OCEAN PINES:	
WORCESTER COUNTY, MARYLAND	
Date:	8/7/2025
Scale:	1" = 20'

EROSION AND SEDIMENT CONTROL PLAN

OCEAN PINES VOLUNTEER FIRE DEPARTMENT

SOUTH GATE FIREHOUSE

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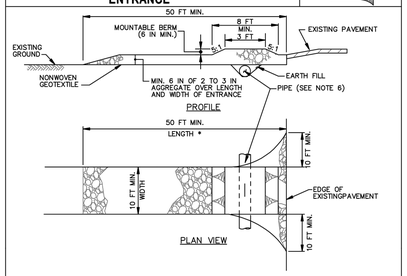
Sheet No.:

S 300

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL SCE



CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE. 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.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. 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.

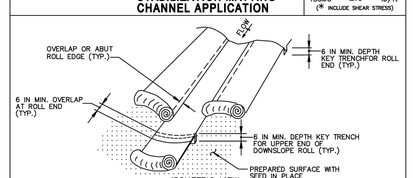
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

1
S-310

DETAIL B-4-6-A TEMPORARY SOIL STABILIZATION MATTING CHANNEL APPLICATION

STANDARD SYMBOL
TSSMC – 2.0 lb/ft² (* INCLUDE SHEAR STRESS)



CONSTRUCTION SPECIFICATIONS

1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN-MADE FIBERS (MOSTLY ORGANIC). MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOLDER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND A MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPED AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
5. UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTERLINE. WORK FROM CENTER OF CHANNEL OUTWARD WHEN PLACING ROLLS. LAY MAT SMOOTHLY AND FIRMLY ON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. KEY-IN UPSTREAM END OF EACH MAT ROLL BY DIGGING A 6 INCH (MINIMUM) TRENCH AT THE UPSTREAM END OF THE MATTING, PLACING THE ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END.
7. OVERLAP OR ABUT THE ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

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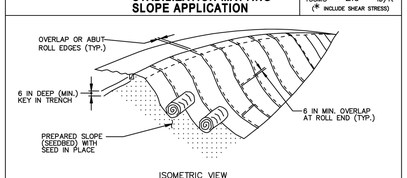
S-310

DETAIL B-4-6-B TEMPORARY SOIL STABILIZATION MATTING SLOPE APPLICATION

STANDARD SYMBOL
TSSMS – 2.0 lb/ft² (* INCLUDE SHEAR STRESS)



CONSTRUCTION SPECIFICATIONS

1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN-MADE FIBERS (MOSTLY ORGANIC). MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOLDER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND A MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPED AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION & SEDIMENT CONTROL PLAN.
5. UNROLL MATTING DOWNSLOPE. LAY MAT SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. OVERLAP OR ABUT ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSLOPE MAT OVERLAPPING ON TOP OF THE DOWNSLOPE MAT.
7. KEY IN THE UPSLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

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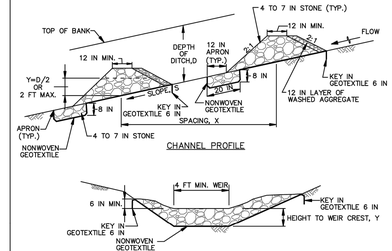
DETAIL D-2 STONE CHECK DAM

STANDARD SYMBOL CD



CONSTRUCTION SPECIFICATIONS

1. PREPARE SWALES IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS DESCRIBED IN SECTION C-2, STANDARDS AND SPECIFICATIONS FOR TEMPORARY SWALE, OR AS SPECIFIED ON PLAN.
2. PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, UNDER THE BOTTOM AND SIDES OF THE DAM PRIOR TO PLACEMENT OF STONE. CONSTRUCT THE CHECK DAM WITH WASHED 4 TO 7 INCH STONE OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) WITH SIDE SLOPES OF 2:1 OR FLATTER AND A MINIMUM TOP WIDTH OF 12 INCHES. PLACE THE STONE SO THAT IT COMPLETELY COVERS THE WIDTH OF THE CHANNEL AND CHANNEL BANKS. FORM THE WEIR SO THAT TOP OF THE OUTLET CREST IS APPROXIMATELY 6 INCHES LOWER THAN THE OUTER EDGES. LINE THE UPSTREAM FACE OF THE DAM WITH A 1 FOOT THICK LAYER OF WASHED AGGREGATE (¾ TO 1½ INCH).
3. SET THE HEIGHT FOR THE WEIR CREST EQUAL TO ONE-HALF THE DEPTH OF THE CHANNEL OR DITCH. TO AVOID SCOUR THE MAXIMUM HEIGHT OF THE WEIR CREST MUST NOT EXCEED 2.0 FEET.
4. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES ONE-HALF OF THE HEIGHT OF THE WEIR CREST. MAINTAIN LINE, GRADE, AND CROSS SECTION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

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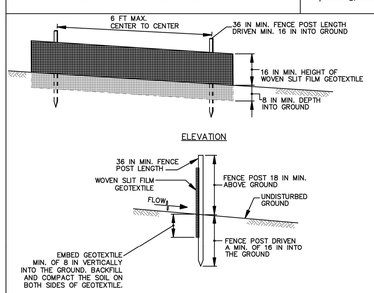
DETAIL E-1 SILT FENCE

STANDARD SYMBOL —SF—



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

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DETAIL E-1 SILT FENCE

STANDARD SYMBOL —SF—

CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1¾ X 1¾ ± ⅛ 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.

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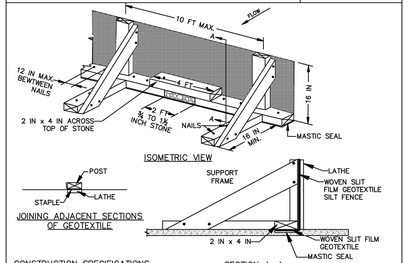
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

DETAIL E-2 SILT FENCE ON PAVEMENT

STANDARD SYMBOL —SFOP—



CONSTRUCTION SPECIFICATIONS

1. USE NOMINAL 2 INCH X 4 INCH LUMBER.
2. USE WOVEN SLIT FILM GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
3. 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.
4. SPACE UPRIGHT SUPPORTS NO MORE THAN 10 FEET APART.
5. PROVIDE A TWO FOOT OPENING BETWEEN EVERY SET OF SUPPORTS AND PLACE STONE IN THE OPENING OVER GEOTEXTILE.
6. KEEP SILT FENCE TAUT AND SECURELY STAPLE TO THE UPSLOPE SIDE OF UPRIGHT SUPPORTS. EXTEND GEOTEXTILE UNDER 2x4.
7. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, FOLD, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL. ATTACH LATHE.
8. PROVIDE A MASTIC SEAL BETWEEN PAVEMENT, GEOTEXTILE, AND 2x4 TO PREVENT SEDIMENT-LADEN WATER FROM ESCAPING BENEATH SILT FENCE INSTALLATION.
9. SECURE BOARDS TO PAVEMENT WITH 40D 5 INCH MINIMUM LENGTH NAILS.
10. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. MAINTAIN WATER TIGHT SEAL ALONG BOTTOM. REPLACE STONE IF DISPLACED.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

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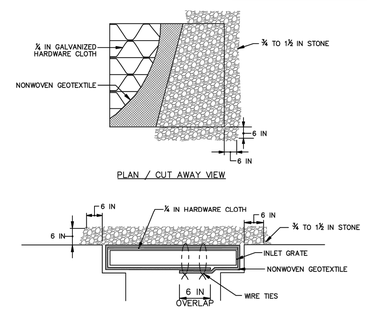
DETAIL E-9-2 AT-GRADE INLET PROTECTION

STANDARD SYMBOL AGIP

MAXIMUM DRAINAGE AREA = 1 ACRE



CONSTRUCTION SPECIFICATIONS

1. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
2. LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
3. PLACE CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
4. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

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STANDARD STABILIZATION NOTE:

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, SEEDING AND MATTING FOR EITHER PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED THE SAME DAY AS DISTURBED. THIS APPLIES TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING. ONCE VEGETATION IS ESTABLISHED, THE SITE SHALL HAVE 95% GROUNDCOVER TO BE CONSIDERED ADEQUATELY STABILIZED.

The Ocean Pines Association shall be responsible for the operation and maintenance of all Stormwater Management features within the site, including the M-6 Bioretention Areas, as shown on the construction drawings. They shall be operated and maintained per the requirements of the Maryland Environmental Site Design Manual, as noted on the drawings.

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW

This property, TM: 16, G: 20 P: 60 Parcel 'B', lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Laws, as from time to time amended, in effect at the time of the proposed development activities.

SEDIMENT CONTROL NOTES

1. ALL SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED, MAINTAINED, AND REMOVED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARD DETAILS GIVEN IN M.D.E.'S "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL."
2. ALL SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND PLACED IN OPERATION BEFORE EXCAVATION IS STARTED. THE CONTRACTOR SHALL ADJUST THE SEDIMENT CONTROL DEVICES AS NECESSARY TO MEET FIELD CONDITIONS, KEEP THEM CLEAN AND IN WORKING ORDER DURING CONSTRUCTION. NO SEDIMENT CONTROL DEVICE SHALL BE REMOVED UNTIL THE ENTIRE AREA DRAINING TO IT HAS BEEN ADEQUATELY STABILIZED, INSPECTED AND APPROVED BY CHARLES COUNTY SEDIMENT CONTROL INSPECTOR.
3. THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO KEEP MUD AND DEBRIS FROM BEING TRACKED TO PUBLIC ROADS.
4. APPROVAL OF WORCESTER COUNTY SEDIMENT CONTROL INSPECTOR SHALL BE OBTAINED BY THE OWNER/DEVELOPER UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
5. APPROVAL SHALL BE OBTAINED BY THE OWNER/DEVELOPER UPON ADEQUATE STABILIZATION OF THE SITE BEFORE REMOVAL OF THE SEDIMENT CONTROLS. ONCE THE VEGETATION IS ESTABLISHED, THE SITE SHOULD HAVE A 95% GRASS COVER TO BE CONSIDERED ADEQUATELY STABILIZED.
6. ALL EXCAVATED MATERIAL TO BE REMOVED AND HAULED OFFSITE TO A SITE WITH AN ACTIVE AND APPROVED EROSION AND SEDIMENT CONTROL PLAN. THIS SITE SEDIMENT NUMBER IS TO BE PROVIDED TO THE SEDIMENT CONTROL INSPECTOR AT THE PRE- CONSTRUCTION MEETING.
7. TEMPORARY ON-GRADE ACCESS ROADS SHOWN IN OPEN PARK LANDS MAY BE ON NATURAL SURFACE UNLESS RUTTING OR DAMAGE OCCURS. STONE TOP DRESSING, PER DETAIL ON PLANS SHEET C-303, MAY BE REQUIRED AS DEEMED NECESSARY BY INSPECTOR AND AS A CONTINGENT CONTRACT ITEM. TEMPORARY ACCESS ROADS WITH STONE SHALL BE REMOVED AFTER COMPLETION WITH ALL TRACKED AREAS STABILIZED WITH PROPER SEED AND STRAW, SOD OR LANDSCAPING AS INDICATED ON THE PLANS.
8. THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION IN THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN A 2:1 RATIO. THE STOCKPILE AREA MUST BE KEPT FREE OF EROSION. IF THE VERTICAL HEIGHT OF A STOCKPILE EXCEEDS 20 FEET FOR 2:1 SLOPES, 30 FEET FOR 3:1 SLOPES, OR 40 FEET FOR 4:1 SLOPES, BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.

NOTE:
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NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

NORTH

REVISIONS

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PROJECT DATA

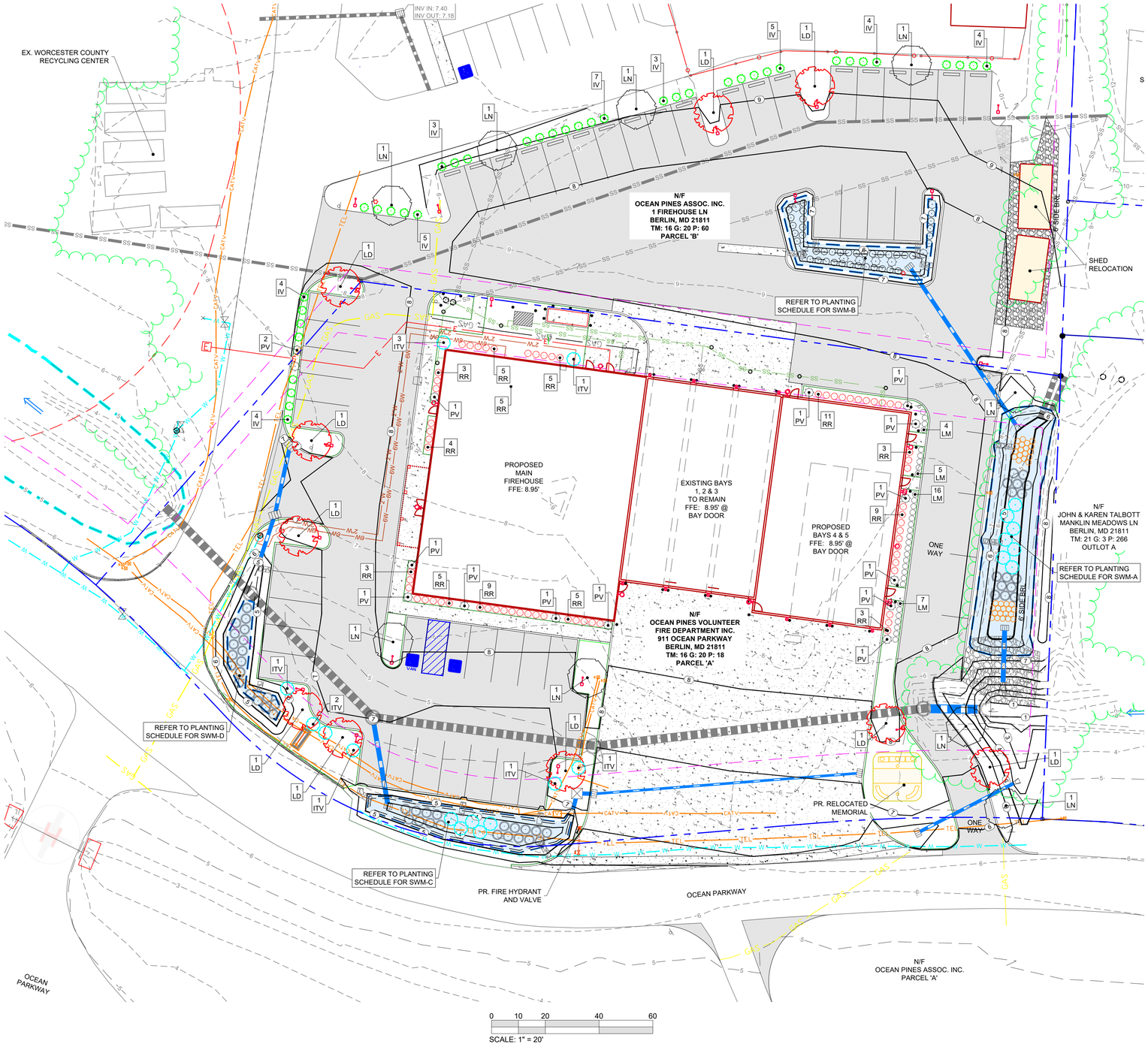
Project No.:	25-021
File Name:	CE 071525.dwg
OCEAN PINES:	0/00/00
WORCESTER COUNTY, MARYLAND	0/00/00
Date:	8/7/2025
Scale:	N.T.S.

EROSION AND SEDIMENT CONTROL DETAILS

OCEAN PINES VOLUNTEER FIRE DEPARTMENT
SOUTH GATE FIREHOUSE

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph. 410-352-3574 • www.vistadesigninc.com

Sheet No.:
S 310



PLANT LIST - SWM-A

MICRO-BIORETENTION

SYMBOL	ABBREV.	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE REQUIRED	MATURE SIZE	SPACING
	ITV	7	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	18" - 24"	H: 3'-5' S: 3'-5'	4' O.C.
	AT	36	ASCLEPIAL TUBEROSA	BUTTERFLY WEED	CONT.	H: 2'-3' S: 1'-2'	2' O.C.
	EP	15	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	H: 3'-4' S: 4'	2' O.C.

PLANT LIST - SWM-B

MICRO-BIORETENTION

SYMBOL	ABBREV.	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE REQUIRED	MATURE SIZE	SPACING
	IRV	40	IRIS VERSICOLOR	BLUE FLAG IRIS	CONT.	H: 2'-2.5' S: 2'-2.5'	2' O.C.
	PV	10	PANICUM VIRGATUM	SWITCHGRASS	CONT.	H: 3'-6' S: 2'-3'	AS SHOWN

PLANT LIST - SWM-C

MICRO-BIORETENTION

SYMBOL	ABBREV.	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE REQUIRED	MATURE SIZE	SPACING
	ITV	5	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	18" - 24"	H: 3'-5' S: 3'-5'	4' O.C.
	EP	18	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	H: 3'-4' S: 4'	2' O.C.

PLANT LIST - SWM-D

MICRO-BIORETENTION

SYMBOL	ABBREV.	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE REQUIRED	MATURE SIZE	SPACING
	EP	19	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	H: 3'-4' S: 4'	2' O.C.

PLANT LIST - SUBMERGED GRAVEL WETLAND #3

SYMBOL	ABBREV.	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE REQUIRED	MATURE SIZE	SPACING
	IG	39	ILEX GLABRA	INKBERRY	18" - 24"	H: 4'-5' S: 4'-5'	4' O.C.
	ITV	8	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	18" - 24"	H: 3'-5' S: 3'-5'	4' O.C.
	LD	10	LAGERSTROMIA INDICA "WHIT II"	DYNAMITE CRAPE MYRTLE	6' - 7'	H: 15'-20' S: 10'-15'	AS SHOWN
	LN	9	LAGERSTREMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	6' - 7'	H: 15'-20' S: 15'-20'	AS SHOWN
	LM	32	LIRIOPE MUSCARI "VARIEGATA'	LILY TURF	1 GAL	H: 9"-18" S: 1'-2'	AS SHOWN
	PV	15	PANICUM VIRGATUM	SWITCHGRASS	3 GAL	H: 3'-6' S: 2'-3'	AS SHOWN
	RR	65	ROSA RED DRIFT	RED DRIFT ROSE	3 GAL	H: 18" S: 30"	3' O.C.

NOTES:

1. THE PLANTING SCHEDULES REFERENCES PLANT MATERIAL FOR BOTH THE SITE AND STORMWATER MANAGEMENT AREAS.
2. IRRIGATION WILL NEED TO BE PROVIDED FOR THE PLANTINGS ALONG THE OUTER PERIMETER OF THE BUILDING.
3. A MINIMUM 36" STRIP OF 2"-3" CLEAN WASH RIVER STONE WITH ALUMINUM EDGING WILL BE INSTALLED AROUND THE PERIMETER OF THE PROPOSED BUILDING.

The Ocean Pines Association shall be responsible for the operation and maintenance of all Stormwater Management features within the site, including the M-6 Bioretention Areas, as shown on the construction drawings. They shall be operated and maintained per the requirements of the Maryland Environmental Site Design Manual, as noted on the drawings.

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PROJECT DATA
Project No.: 25-021
File Name: LS 080625.dwg
OCEAN PINES
WORCESTER COUNTY, MARYLAND
Date: 08/11/25
Scale: 1" = 20'

PROPOSED LANDSCAPE PLAN

OCEAN PINES VOLUNTEER FIRE DEPARTMENT
SOUTH GATE FIREHOUSE

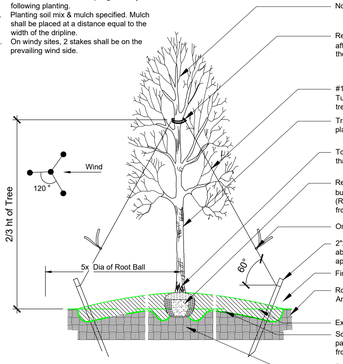
VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph: 410-352-3874 • Fax: 410-352-3875 • www.vistadesigninc.com

LICENSED LANDSCAPE ARCHITECT #3078 STEVEN D. BUDGE STATE OF MARYLAND

Sheet No.:
L 700

NOTE
A. Do not fertilize until late spring of 2nd year following planting.
B. Planting soil mix & mulch specified. Mulch shall be placed at a distance equal to the width of the dripline.
C. On windy sites, 2 stakes shall be on the prevailing wind side.

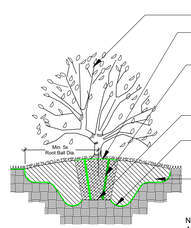
N.T.S.



No pruning except broken branches
Remove hose covered attachments after 1 ½ years; Hose loop is double the trunk, Dia., guys not taut
#12 Gauge Wire Twisted with Turnbuckles. Note: 3/16" braided wire trees greater than 5" Cal.
Transit trunk guards. Remove after planting.
Top of root ball shall be slightly higher than surrounding finish grade
Remove all twine, wire, rope and burlap from the top ½ of rootball. (Remove all non-organic twine, burlap from the entire ball)
Orange flagging tied to wire.
2"x2" hardwood stakes 6'-8' min., 2' above ground, min. 2 per tree, 120° apart.
Finish Grade
RotoTill 15" Deep ring around tree. Amend as specified.
Existing Grade.
Scarified subgrade. Remove all pavement and construction debris from planting pit
Planting base is undisturbed. Soil to support root ball. Finish Grade.

1
C 701
TREE PLANTING

N.T.S.

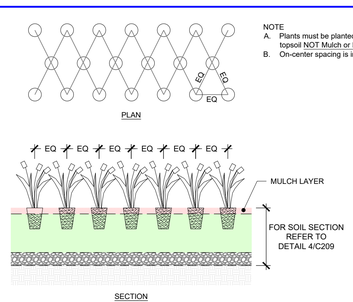


No pruning except broken branches
Top of container shall be slightly higher than the surrounding Finish Grade
Remove the container completely. Make 4 to 5 - 1" deep cuts the length of the root ball. Loosen pot bound roots & spread on scarified subgrade.
Planting base is to be undisturbed soil to support container
Scarified subgrade. Remove all pavement and construction debris from planing pit
Add 2" of leaf mold and roto-till and 8" deep ring around shrub.

NOTE
A. Do not fertilize until late spring of 2nd year following planting.
B. Planting soil mix & mulch specified.

2
C 701
SHRUB PLANTING

N.T.S.



NOTE
A. Plants must be planted in bedding mix or topsoil NOT Mulch or Pea Gravel
B. On-center spacing is indicated on Planting List

3
C 701
HERBACEOUS PLANTINGS IN MICRO-BIORETENTION

PLANTING SPECIFICATIONS

REFERENCES AND QUALITY CONTROL

A. All planting material shall conform to the latest edition of the American Standard for Nursery Stock as published by the American Association of Nurserymen. All trees shall be balled and burlapped, nursery-grown, not "collected stock".
B. All plants shall be nursery grown within a U.S.D.A. plant hardiness zone which is the same as, or colder than, the zone in which the project is located.
C. Do not make substitutions: If specified material is unavailable, landscape architect requires proof of non-availability and specifications for proposed equivalent materials. Landscape architect will make final selection of substitutions.
D. Size: Provide trees and shrubs of sizes shown or specified. Trees and shrubs of larger size may be used if acceptable to the landscape architect.
E. Inspection: Landscape architect reserves the right to inspect trees and shrubs before planting, either at place of growth or at site, compliance with requirements of name, variety, size and quality. Landscape architect has right to reject any plant material for any reason, including, but not limited to those listed above. All rejected plant material shall be immediately removed from the site.
F. All planting to be completed by November 15th; or as directed by the landscape architect.

PRODUCTS

Mulch:
Material shall be well aged, finely shredded hardwood bark, dark brown in color, or approved equal. Material shall be mulching grade: uniform in size and free of foreign matter and weed seeds.
Leaf Mold:
Composted for one year. Composed of leaves from mixed hardwoods.
Sewerage Sludge:
Composted wood mulch containing organic matter. Obtained from Sewer Treatment Plant.
Soil Mix:
A thorough mixture of 1 part Leaf Mold to 3 parts topsoil & mycorrhizal fungi at specified rate by manufacturer.
Anti-desiccant:
"Wilt-Pruf" NCF as manufactured by Nursery Specialty Products of New York or approved equal.
Pre-emergence Weed Killer:
shall be Treflan or approved equivalent.
Transit Trunk Guard:
waxed corrugated cardboard or approved equal.
Guying Materials:
Double reinforced rubber hose and 10 gauge metal wire.
Mycorrhizal Fungi:
Broadcast type product, use as an inoculant for trees, shrubs, ground covers, perennials, and turf.
MYCORTIREE
Plant Health Care Inc.
440 William Pitt Way
Pittsburgh, PA 15233
1-800-421-9051
Or equivalent.

FERTILIZER

For new plant material provide packet, tablet or pellet forms of slow release fertilizers conforming to Fed. Spec. O-F-241, bearing the manufacturer's guaranteed statement of analysis. Slow release fertilizers shall contain a minimum percentage by weight of five nitrogen (of which 50% will be organic), 10 available phosphoric acid and five potash.

For bed preparation and existing trees, provide granular fertilizer conforming to Fed. Spec. O-F-241, Type 1, Class 2 which shall bear the manufacturer's guaranteed statement of analysis. Granular fertilizer shall contain a minimum percentage by weight of 10 nitrogen (of which 50% shall be organic), six available phosphoric acid and four potash

SOIL EXCAVATIONS

A. The excavation must not be less than 12 inches wider or deeper than necessary to accommodate the ball of the plant.
B. When conditions detrimental to plant growth are encountered; such as rubble fill or adverse drainage conditions, notify landscape architect before proceeding with planting operations.
C. Upon completion of planting of trees, cultivate a ring five times the diameter of the ball or 48", which ever is greater, 15" deep around tree; or as directed by landscape architect. Restore disturbed areas.

PREPARATION OF PLANTING AREAS

A. All planting areas shall be brought to proposed grade using topsoil mix as specified.
B. The planting bed shall be loosened prior to planting by one of the following methods: roto-tilling or with pick and shovel. Soil shall be loosened to a depth of 8" to 10".
C. Organic matter shall be spread over the bed to a depth of 2" for leaf mold and other organics, or 1" deep for sludge, (2 cubic yards of composed sludge/1000 square feet), after the soil has been loosened. The organic matter shall then be worked into the bed with a roto-tiller or other approved method.
D. Fertilizer shall be incorporated into the top 4-6" of bed at manufacturer's specified rate.
E. The entire bed shall be mulched to minimum depth of 4" with mulch as specified.
F. Soil shall be tested for Ph and amended as required to maintain an optimum Ph of 6.5 to 7.0 or as directed.

PLANTING PROCEDURES FOR TREES AND SHRUBS

A. Trees and shrubs shall bear same relationship to grade as they did in the nursery row.
B. Before placing shrubs in pits, place a 6" layer of soil mix material into bottom of pit and tamp.
C. All trees shall be placed directly on the scarified subgrade.
D. The plant pit shall be filled with soil mix material as specified and placed in 6" layers around the ball. Each layer shall be carefully tamped in place in a manner to avoid injury to the roots or ball, or disturbing the position of the plant. When approximately two-thirds (2/3) of the plant has been back-filled, the pit shall be filled with water and the soil allowed to settle around the roots. B&B plants shall have all the twine , wire and burlap cut away or folded back from the top 1/3 of the ball and trunks before applying water. After the water has been absorbed, the plant hole shall be filled with soil mix and tamped lightly to grade.
E. All containerized stock shall be removed from containers and the root mass should either be physically loosened or sliced to prevent strangulation.
F. Failure to comply with planting procedures outlined above is basis for rejection of plant material by landscape architect.
G. Transit trunk guard shall be removed only after inspection at site by landscape architect.

PRUNING

A. Trees and shrubs shall be pruned to remove broken branches only and/ or to preserve their natural character and shape. Pruning shall be restricted in general to the secondary branches and soft, sucker growth. Never cut a leader. Honor branch collar, do not leave stubs & do not use wound dressing paint.
B. ALL PLANTS DISFIGURED BY POOR PRUNING PRACTICES WILL BE REJECTED BY THE LANDSCAPE ARCHITECTS.

MULCHING

A. All planting beds shown on the plans shall be mulched with 4" of mulch over entire area.
B. Before mulch is installed, apply pre-emergence weed killer and incorporate into soil according to manufacturer's directions.
C. All surfaces to receive mulch shall be raked smooth and be free of all rocks, debris and large bark pieces. Mulch shall not be mounded up around base of tree.
D. Mulch shall be replenished within one year to eighteen months of initial installation.

STAKING AND GUYING

A. All trees to be staked and guyed within 48 hours of planting.
B. Methods and materials for staking and guying are illustrated in individual planting details.
C. Neatly flag all guy wires with rot resistant yellow tree marking ribbon.
D. Staking may not be required dependent on plant location as directed by landscape architect.
E. Brace plants upright in position by guy wires and rubber hose protection and contamination.

Tree Caliper	Tree Support Method
1 - 3 inches	2 guy wires (2 strand wire)
3 - 6 inches	3 guy wires (2 strand wire)
over 6 inches	4 guy wires (4 strand wire)

PLANTING PROCEDURE FOR GROUNDCOVERS, PERENNIALS AND ANNUALS

A. All planting holes shall be excavated through the mulch with hand trowel or shovel.
B. Before planting, biodegradable pots and non-biodegradable pots shall be removed.
C. The perennials shall be planted as follows:
1. Roots of the plant shall be surrounded by soil below the mulch. The plants shall be set so that the top of the root system is even with existing soil grade.
2. At and equal distance apart (plans and specifications specify the distance on center, (O.C.) for the perennials.
D. The entire bed shall be edged per detail.
E. Treat the mulched and planted perennial bed with soil applied, pre-emergent herbicide appropriate for use with the plant material specified.
F. The entire perennial bed shall be thoroughly watered to a depth of 6-8".

REMOVAL AND CLEANUP

A. Removal of debris is required. The property must be left in a neat and orderly condition in accordance with good and accepted plating practices.
B. Protect all Finished surfaces during planting operations.
C. Repair and restore all damaged or disturbed surfaces related to planting procedures.

SUBSTANTIAL COMPLETION
The point when plant materials have been installed and the Landscape Architect completes a punch list.

FINAL ACCEPTANCE
After all items on the punch list have been completed to the Landscape Architect's satisfaction.

GUARANTEE & GUARANTEE PERIOD

A. Guarantee Period commences after final acceptance.
B. Plant materials shall be guaranteed for two growing seasons from date of acceptance by the owner or his representative. The trees are to be alive and in satisfactory growing condition as determined by the owner or his representative during final inspection at the end of the guarantee period
C. Replacement will be made according to these same specifications and during the normal planting period. Replacements shall be subject to the same guarantee and replacement as the original material. The replacements shall be made within 60 days following written notification from the owner or his representative.
D. In the event of questions regarding the condition and satisfactory establishment of a rejected plant, the contractor may, if approved by the owner, allow such a plant to remain through another growing season at which time the rejected plant, if found to be dead or in an unhealthy or badly impaired condition, shall be replaced.
E. The contractor is not responsible for theft or damage to plants by non-contractor vehicles or vandalism once plants are installed and approved.
F. Remove all guys and stakes from trees after one year.

LAWN AND GRASS PLANTING SPECIFICATIONS

WORK INCLUDED

A. Preparation of subgrade to receive topsoil.
B. Spreading topsoil, raking and leveling
C. Sod Placement
D. Maintaining seeded and sodded areas until acceptance

REFERENCES

A. FS-0-F-241 - Fertilizers, Mixed, commercial
B. ASPA (American Sod Producers Association) - Guideline Specifications to Sodding

QUALITY ASSURANCE

A. Testing of topsoil when required, will be performed by an independent testing laboratory appointed and paid for by the owner. Testing will be performed to ascertain N, P, K, Mg, soluble salt contents, organic matter content and pH value.
B. Submit minimum 10 oz sample of topsoil proposed to be used. Forward sample to appointed testing laboratory in sealed containers to prevent contamination.

DELIVERY, STORAGE AND HANDLING

A. Deliver fertilizer in waterproof bags showing weight, chemical analysis and name of manufacturer.

EXISTING CONDITIONS

A. Beginning work means acceptance of existing conditions.

GROWING MEDIA

A. Imported Topsoil: natural, fertile, agricultural soil typical of locality, capable of sustaining vigorous plant growth, from well drained site, free of flooding, not in frozen or muddy condition, not less than 6% organic matter and pH value of 5.9 to 7.0. Soil shall be free from subsoil, slag, clay, stones, lumps, live plants, roots, sticks, crabgrass, couch grass, noxious weeds and foreign matter.
B. Existing Topsoil: Natural, fertile agricultural soil capable of sustaining vigorous plant growth, not frozen or muddy condition, containing not less than 6% organic matter, and corrected to pH value of 5.9 to 7.0. Free from subsoil, slag, clay, stones, lumps, live plants, roots, sticks, crabgrass, couch grass, noxious weeds and foreign matter.
C. Sand: Hard, granular natural beach sand, washed, free of impurities, chemical or organic matter.
D. Limestone: Dolomitic limestone with minimum 85% carbonates and 50% calcium oxides. Bags shall show weights and analysis.
E. Fertilizer: Commercial type conforming to FS 0-F-241, Type 1, Grade A recommended for grass, with 50% of the elements derived from organic sources; of proportion necessary to eliminate and deficiencies of topsoil as indicated in analysis to the following proportions: nitrogen 10%, phosphoric acid 6%, soluble potash 4%.

SOD

A. Certified field cultivated grass sod; of type indicated on Plant List or on Drawings; with strong fibrous root system; free from stones and burned or bare spots.

ACCESSORIES

A. Mulching Material: Oat or wheat straw, reasonably free from weeds, foreign matter detrimental to plant life, and in dry condition. Hay or chopped cornstalks is not acceptable.
B. Mulching Material / Tack Coat: Wood or wood cellulose fiber, free of growth or germination inhibiting ingredients.
C. Weed Killer: "Weed B Gone" or equal.
D. Establishment Blanket: Uniform, open weave jute matting.
E. Wooden Pegs: Of sufficient size and length to ensure satisfactory anchorage of sod on slope in excess of 2:1.
F. Water: Clean, fresh and free of substances or matter which would inhibit vigorous growth of grass.

PREPARATION

A. Protect existing underground improvements from damage.
B. Remove foreign materials, plants, roots, stones and debris from site. DO NOT BURY FOREIGN MATERIAL.
C. Remove contaminated subsoil in adherence to State and Federal Regulations.
D. Cultivate area to receive subsoil to depth of 3 inches. Repeat cultivation in areas where equipment has compacted subgrade.

SPREADING TOPSOIL

A. Spread topsoil to minimum depth of 6 inches over area to be sodded or seeded. Place during dry weather, and on dry, unfrozen subgrade.
B. Cultivate topsoil to a minimum depth of 6 inches with mechanical tiller. Cultivate inaccessible areas by hand.
C. Remove from site ANY FOREIGN MATERIALS collected during cultivation in adherence to State and Federal Regulations.
D. Amend soil with Limestone, Fertilizer, or Sand according to results of soil testing.
E. Grade to eliminate rough spots and low areas where ponding may occur. Maintain smooth, uniform grade.
F. Assure positive drainage away from buildings.
G. Finish grade after placement of topsoil shall be even and sufficiently firm to prevent irregular settling when irrigations is applied.

CUTTING SOD

A. Cut sod using an approved method, in accordance with local governing American Sod Producers Association. Cut sod in pieces not exceeding 1 square yard, with minimum 12" width and maximum 1 inch thick soil portion.

APPLY FERTILIZER AND LIMESTONE IN QUANTITIES REQUIRED BY SOIL ANALYSIS

A. Apply ground limestone at rate of 50 lbs. per 1,000 sq.ft. unless soil tests or Landscape Architect indicates otherwise.
B. Apply after fine grading and mix thoroughly into upper 4 inches of topsoil.

LAYING SOD

A. Lay sod as soon as possible after delivery to prevent deterioration.
B. Lay sod closely knit together with no open joints visible and pieces not overlapped. Lay smooth and flush with adjoining grass areas paving and top surfaces of curbs.
C. On slopes, staple outside edges at 36 inch intervals
D. Lightly dress slopes with topsoil to ensure close contact between sod and soil.
E. Immediately after sodding, the area shall be rolled with a roller not to exceed 120 lbs. to remove minor irregularities.

SODDED AREAS

A. Mow grass at regular intervals as required to maintain at a maximum height of 2 ½ inches. Do not cut more than ⅓ of the grass blades at any one mowing. Neatly trim edges and hand clip where necessary. Immediately remove clippings after mowing and trimming.
B. Water when required and in sufficient quantities to prevent any underlying soil from drying out.
C. Control growth of weeds. When using herbicides, apply in accordance with manufacturer's recommendations. Remedy damage resulting from negligent or improper use of herbicides.
D. Immediately repair or replace any areas which show deterioration or bare spots.
E. Protect sodded areas with warning signs during maintenance period.

RESTORATION

A. Restore all surfaces, pavement, concrete, grassed areas, planted areas and structures damaged during execution or work related to this section.

WARRANTY

A. After final acceptance, provide warranty, in writing from Subcontractor that lawn areas will be good, vigorous and thriving condition for a 1 year period. Replace seeding and sod not in good, vigorous growth after 1 year at no additional cost to Owner. Subcontractor shall be responsible to inform and instruct Owner on means by which lawn should be maintained after MAINTENANCE PERIOD; Subcontractor shall have free access to site during WARRANTY PERIOD to assure himself that the Owner is providing proper lawn care.

INSPECTION AND ACCEPTANCE

A. Inspection: Inspection of work will be made by Landscape Architect at conclusion of maintenance period to determine if proper completion and maintenance has been effected. Sub-contractor shall give written notice to Architect requesting such inspection at least ten days prior to anticipated date. Condition of work will be noted and determination made by Landscape Architect whether maintenance shall continue.
B. Acceptance: After inspection, Subcontractor will be notified in writing by Landscape Architect of acceptance of work, or if there are any deficiencies or requirement s for completion of work. Maintenance or other work remaining to be done shall be subject to re-inspection prior to final acceptance.

NOTE:
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NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

NORTH

REVISIONS

PROJECT DATA
Project No.: 25-021
File Name: LS 080625.dwg
OCEAN PINES
WORCESTER COUNTY, MARYLAND
Date: 06/11/25
Scale: NTS

PROPOSED LANDSCAPE PLAN DETAILS & NOTES

OCEAN PINES VOLUNTEER FIRE DEPARTMENT
SOUTH GATE FIREHOUSE

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
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Ph: 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

LICENSED LANDSCAPE ARCHITECT #3076 STEVEN D. MARSHALL STATE OF MARYLAND

Sheet No.:
L 701

NEW BUILDING FOR

OCEAN PINES VOLUNTER FIRE DEPARTMENT

OCEAN PARKWAY

OCEAN PINES, MARYLAND

W. F. HORN ARCHITECT, INC.
LEWES, DELAWARE

CODE INFORMATION

CODE INFORMATION

BUILDING AREA – 14875 SQUARE FEET
FULLY SPRINKLERED

I. INTERNATIONAL BUILDING CODE – 2021

A. OCCUPANCY CLASSIFICATION –
BUSINESS GROUP B
STORAGE GROUP S–1

B. INCIDENTAL USE AREAS
1. BOILER AND FURNACE ROOMS – NOT APPLICABLE
2. STORAGE ROOMS OVER 100 SQ. FT. – NOT APPLICABLE
3. LAUNDRY ROOMS OVER 100 SQUARE FEET – 1 HOUR RATED

C. GENERAL BUILDING HEIGHTS AND AREAS
1. HEIGHT –
GROUP B AND S–1 – 3 STORY, 60' PERMITTED
HEIGHT MODIFICATIONS NOT REQUIRED
2. AREA –
GROUP B AND S–1 – 36,000 SQUARE FEET PER STORY PERMIT
AREA MODIFICATIONS NOT REQUIRED

D. TYPE OF CONSTRUCTION – CONSTRUCTION TYPE VB
1. STRUCTURAL FRAME – 0 HOUR
2. BEARING WALLS, EXTERIOR – 0 HOUR
3. BEARING WALLS, INTERIOR – 0 HOUR
4. NONBEARING WALLS, EXTERIOR – 0 HOUR
5. NONBEARING WALLS, INTERIOR – 0 HOUR
6. FLOOR CONSTRUCTION – 0 HOUR
7. ROOF CONSTRUCTION – 0 HOUR
8. FIRE SEPARATION DISTANCE,
GREATER THAN 30 FT. – 0 HOUR
9. UNPROTECTED WALL OPENING,
GREATER THAN 30 FT. – UNLIMITED AREA

E. INTERIOR FINISHES –
1. WALLS AND CEILINGS –
EXIT ACCESS CORRIDORS – CLASS C
ROOMS AND ENCLOSED SPACES – CLASS C
2. FLOOR FINISH – CLASS II
3. DECORATIONS AND TRIM – FLAME RESISTANT

F. MEANS OF EGRESS
1. OCCUPANT LOAD –
BUSINESS –
100 SQUARE FEET PER OCCUPANT = 70 PEOPLE
STORAGE –
300 SQUARE FEET PER OCCUPANT = 27 PEOPLE
2. EGRESS WIDTH –
STAIRWAYS – .3" PER OCCUPANT
OTHER EGRESS COMPONENTS – ,2" PER OCCUPANT
3. ACCESSIBLE MEANS OF EGRESS –
FOUR REQUIRED
SEVEN PROVIDED
4. SPACES WITH ONE MEANS OF EGRESS –
MAXIMUM OCCUPANT LOAD – 50
MAXIMUM TRAVEL DISTANT – 75'
5. LENGTH OF EXIT ACCESS TRAVEL –
200 FEET MAXIMUM ALLOWED
75 FEET MAXIMUM PROVIDED
6. SIZE OF DOORS – 32 " MINIMUM
EGRESS WIDTH PER OCCUPANT = .2"/PERSON, 34 X .2" =
170 PEOPLE PER DOOR
7. PANIC HARDWARE – NOT REQUIRED
8. LIGHTED EXIT SIGNS REQUIRED

II. NFPA 101 – 2021
A. CLASSIFICATION OF OCCUPANCY –
NEW BUSINESS
STORAGE

B. CLASSIFICATION OF HAZARD OF CONTENTS – ORDINARY HAZARD

C. MINIMUM CONSTRUCTION REQUIREMENTS – NO REQUIREMENT

D. OCCUPANT LOAD – 97 PEOPLE

E. MEANS OF EGRESS –
1. ALL EXITS LOCATED AT LEVEL OF EXIT DISCHARGE
2. FOUR EXITS REQUIRED
3. DOORS
a. 32" MINIMUM CLEAR WIDTH
b. MAXIMUM FLOOR VARIATION BOTH SIDES OF DOOR – 1/2"
c. SWING IN DIRECTION OF EGRESS TRAVEL
4. PANIC HARDWARE AT EXIT DOORS FROM BUILDING NOT REQUIRED
5. TRAVEL DISTANCE TO EXITS – 150 FEET MAXIMUM
6. EMERGENCY LIGHTS AND LIGHTED EXIT SIGNS

F. PROTECTION –
1. INTERIOR WALL AND CEILING CLASS A, CLASS B OR CLASS C
2. SMOKE DETECTORS AND FIRE ALARM SYSTEM REQUIRED

III MARYLAND ACCESSIBILITY CODE

IV INTERNATIONAL STANDARD PLUMBING CODE – 2021

V NATIONAL ELECTRICAL CODE NFPA 70 – 2021

VI INTERNATIONAL ENERGY CONSERVATION CODE – 2021

VII COMAR 05.02.02 MARYLAND ACCESSIBILITY CODE

VIII. ADA

A. ACCESSIBLE SITES –
1. AT LEAST ONE ACCESSIBLE ROUTE PROVIDED
2. ACCESSIBLE PARKING SPACES – SEE SITE PLAN
B. ACCESSIBLE BUILDING –
1. ONE ACCESSIBLE ROUTE TO ACCESSIBLE SPACES PROVIDED
2. FLOOR SURFACES TO BE SLIP RESISTANT
a. CARPET IF PROVIDED – LEVEL LOOP, GLUED INSTALLATION
3. STAIRS – 7" MAX. RISER, 11" MIN TREAD
4. DOORS –
a. CLEAR WIDTH – 32" MINIMUM PROVIDED
b. MANEUVERING CLEARANCES – PROVIDED
c. THRESHOLDS – 1\2" MAXIMUM HEIGHT PROVIDED
d. HARDWARE – LEVER TYPE HARDWARE TO BE PROVIDED
e. 50% OF ENTRANCES MUST BE ACCESSIBLE – 100% PROVIDED
5. DRINKING FOUNTAINS – PROVIDED
6. TOILET FACILITIES – PROVIDED

NOTES:

1. ALL DOORS TO BE EQUIPPED WITH LEVER TYPE LOCK AND LATCHSETS.
UNLESS NOTED OTHERWISE

INDEX OF DRAWINGS

T1.1	TITLE SHEET, INDEX AND CODE INFORMATION
A1.1	FLOOR PLAN AND NOTES
A1.2	DOOR SCHEDULE, HARDWARE AND WINDOW TYPES
A1.3	ROOF PLAN, DETAILS AND NOTES
A2.1	ELEVATIONS
A3.1	WALL SECTION
A3.2	WALL SECTION
A3.3	WALL SECTION
F1.1	FOUNDATION PLAN, DETAILS AND NOTES
S1.1	STRUCTURAL PLAN, DETAILS AND NOTES

STATE OF MARYLAND
WILLIAM FREDERICK HORN
12319
ARCHITECT

PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 12319,
EXPIRATION DATE 1/6/2026.

THE PROFESSIONAL SERVICES OF THE ARCHITECT ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF OCEAN PINES FIRE DEPARTMENT. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE ARCHITECT FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT.

W.F.HORN ARCHITECT, INC.
30093 W. BARRIER REEF BLVD. LEWES, DELAWARE
PHONE: 302-674-1620 302-231-2176

NEW SOUTH GATE FIREHOUSE FOR:
OCEAN PINES VOLUNTEER FIRE DEPARTMENT
OCEAN PARKWAY
OCEAN PINES, MARYLAND

TITLE SHEET, INDEX AND CODE INFORMATION

PRINTED 07/08/25– FOR CONSTRUCTION

DESIGNED	WFH
DRAWN	WFH
CHECKED	WFH
PROJ. NO.	OPFD125
SCALE	AS NOTED
SHEET NUMBER	T1.1

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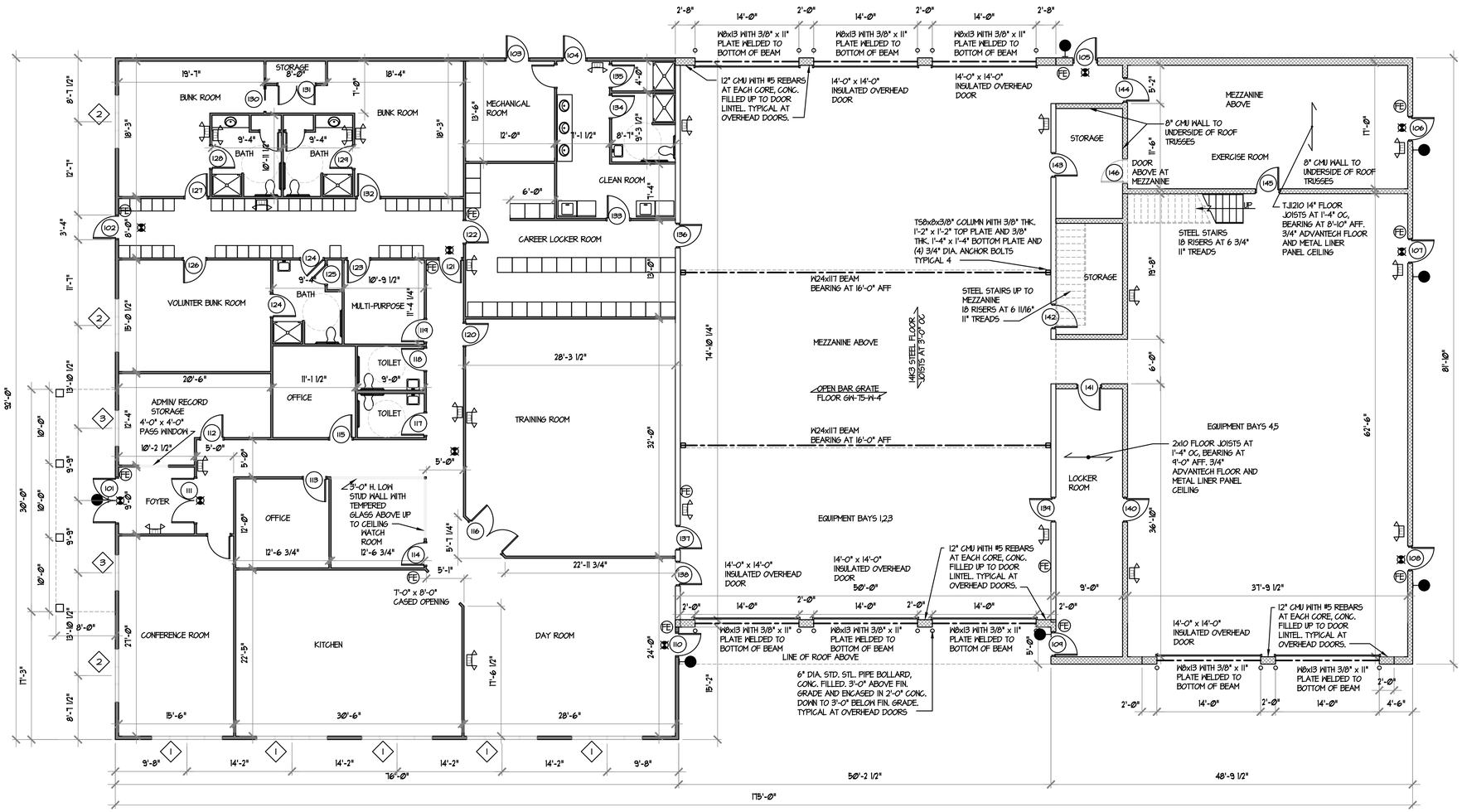

1 FLOOR PLAN
1/8" = 1'-0"

SYMBOLS

- (FE) DENOTES FIRE EXTINGUISHER LOCATION. FIRE EXTINGUISHER SHALL BE 2A:10B:C MOUNTED AT 48" TO TOP.
- DENOTES EMERGENCY LIGHT WITH BATTERY BACK UP
- DENOTES LIGHTED EXIT SIGNS
- DENOTES REMOTE HEAD EXTERIOR EMERGENCY LIGHT

PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 12319, EXPIRATION DATE 1/6/2026.

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PRINTED 07/08/25– FOR CONSTRUCTION

W.F.HORN ARCHITECT, INC.
30093 W. BARRIER REEF BLVD. LEWES, DELAWARE
PHONE: 302-674-1820 302-231-2176

NEW SOUTH GATE FIREHOUSE FOR:
OCEAN PINES VOLUNTEER FIRE DEPARTMENT
OCEAN PARKWAY
OCEAN PINES, MARYLAND

FLOOR PLAN

DESIGNED	WFH
DRAWN	WFH
CHECKED	WFH
PROJ. NO.	OPFD125
SCALE	AS NOTED
SHEET NUMBER	A1.1

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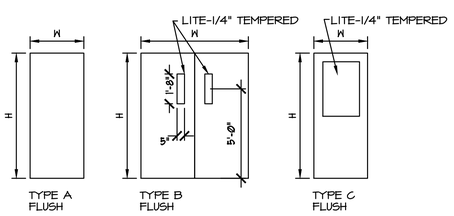
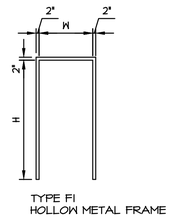
DOOR AND FRAME SCHEDULE

DOOR NUMBER	DOOR TYPE	DOOR MATL	SIZE WxH	THK	FINISH	UNDER CUT	LOUVER	GLASS TYPE	HARD WARE	FRAME TYPE	FRAME MATL	FRAME DEPTH	FRAME FINISH	HEAD TYPE	JAMB TYPE	THRESH HOLD	FIRE RATING	REMARKS
101	–	ALUM	6'–0"x7'–0"	1–3/4"	ANOD	–	–	–	–	–	–	–	–	–	–	–	–	
102	A	HM	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–3	F1	HM	6–1/2"	PAINT	H1	J1	ALUM	–	INSUL. GALV. HM
103	A	HM	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–3	F1	HM	6–1/2"	PAINT	H1	J1	ALUM	–	INSUL. GALV. HM
104	A	HM	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–3	F1	HM	6–1/2"	PAINT	H1	J1	ALUM	–	INSUL. GALV. HM
105	A	HM	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–3	F1	HM	6–1/2"	PAINT	H1	J1	ALUM	–	INSUL. GALV. HM
106	A	HM	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–3	F1	HM	6–1/2"	PAINT	H1	J1	ALUM	–	INSUL. GALV. HM
107	A	HM	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–3	F1	HM	6–1/2"	PAINT	H1	J1	ALUM	–	INSUL. GALV. HM
108	A	HM	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–3	F1	HM	6–1/2"	PAINT	H1	J1	ALUM	–	INSUL. GALV. HM
109	A	HM	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–3	F1	HM	6–1/2"	PAINT	H1	J1	ALUM	–	INSUL. GALV. HM
110	A	HM	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–3	F1	HM	6–1/2"	PAINT	H1	J1	ALUM	–	INSUL. GALV. HM
111	B	WD	(2)3'–0"x6'–8"	1–3/4"	PAINT				HW–1	F1	HM	5 7/8"	PAINT	H–1	J–1			
112	C	WD	3'–0"x6'–8"	1–3/4"	PAINT				HW–6	F1	HM	5 7/8"	PAINT	H–1	J–1			
113	C	WD	3'–0"x6'–8"	1–3/4"	PAINT				HW–6	F1	HM	5 7/8"	PAINT	H–1	J–1			
114	C	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–6	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
115	C	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–6	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
116	B	WD	(2)3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–1	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
117	A	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–7	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
118	A	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–7	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
119	C	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–6	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
120	C	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–6	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
121	A	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–2	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
122	A	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–2	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
123	A	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–3	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
124	A	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–7	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
125	A	WD	2'–6"x6'–8"	1–3/4"	PAINT	–	–	–	HW–2	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
126	A	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–2	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
127	A	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–2	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
128	A	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–7	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
129	A	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–7	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
130	A	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	–	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	POCKET DOOR
131	A	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–10	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
132	A	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–2	F2	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
133	A	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–2	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
134	A	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–7	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
135	A	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–7	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
136	A	HM	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–3	F1	HM	5 7/8"	PAINT	H–1	J–1	–	90 MIN	–
137	A	HM	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–3	F1	HM	5 7/8"	PAINT	H–1	J–1	–	90 MIN	–
138	A	HM	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–3	F1	HM	5 7/8"	PAINT	H–1	J–1	–	90 MIN	–
139	C	HM	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–2	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
140	C	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–2	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
141	C	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–2	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
142	C	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–2	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
143	C	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–2	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
144	C	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–2	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
145	C	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–2	F1	HM	5 7/8"	PAINT	H–1	J–1	–	–	–
201	A	WD	3'–0"x6'–8"	1–3/4"	PAINT	–	–	–	HW–3	F1	HM	5 7/8"	PAINT	H–1	J–1	–	45 MIN.	–



DOOR TYPES



FRAME TYPES

DOOR AND HARDWARE SCHEDULE

NOTE:
1. ALL EXIT DOORS INDICATED WITH DEADBOLTS SHALL BE NON-KEYED (THUMBLATCH) FROM THE EGRESS SIDE.

2. ALL LOCKSETS TO BE MASTER KEYED.

3. HARDWARE FINISH TO BE US26D, SATIN CHROMIUM PLATED.

4. HARDWARE INDICATED FOR FUNCTION, EQUAL PRODUCTS OF OTHER MANUFACTURERS ARE ACCEPTABLE.

HARDWARE SET 1
DOOR SIZE - 1 3/4" X 6'-0" X 6'-8"

3 PAIR HINGES, STANLEY FBB179,NRP
2 PUSH PLATE
2 PULL BAR
2 KICK PLATE
2 CLOSER, YALE PA4400
2 DOORSTOP, IVES 436

HARDWARE SET 2
DOOR SIZE - 1 3/4" X 3'-0" X 6'-8"

1 1/2 PAIR HINGES, STANLEY FBB179,NRP
1 LATCHSET, YALE PB5401LN
1 DOORSTOP, IVES 436

HARDWARE SET 3
DOOR SIZE - 1 3/4" x 3'-0" x 6'-8"

1 1/2 PAIR HINGES, STANLEY FBB179,NRP
1 PANIC EXIT DEVICE, YALE 2100F
1 CLOSER, YALE PA4400
1 DOORSTOP, IVES 436

HARDWARE SET 4
DOOR SIZE - 1 3/4" X 3'-0" X 6'-8"

1 1/2 PAIR HINGES, STANLEY FBB179,NRP
1 LOCKSET, YALE PB5405LN
1 DOORSTOP, IVES 436

HARDWARE SET 5
DOOR SIZE - 1 3/4" X 3'-0" X 6'-8"

1 1/2 PAIR HINGES, STANLEY FBB179,NRP
1 PUSH PLATE
1 PULL BAR
1 KICK PLATE
1 CLOSER, YALE PA4400
1 DOORSTOP, IVES 436

HARDWARE SET 6
DOOR SIZE - 1 3/4" X 3'-0" X 6'-8"

1 1/2 PAIR HINGES, STANLEY FBB179,NRP
1 LOCKSET, YALE PB5408LN
1 DOORSTOP, IVES 436

HARDWARE SET 7
DOOR SIZE - 1 3/4" X 3'-0" X 6'-8"

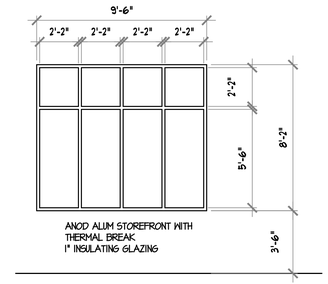
1 1/2 PAIR HINGES, STANLEY FBB179,NRP
1 LOCKSET, YALE PB5402LN
1 DOORSTOP, IVES 436

HARDWARE SET 8
DOOR SIZE - 1 3/4" x 3'-0" x 6'-8"

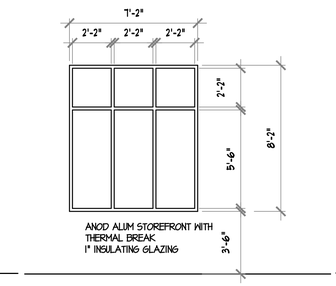
1 1/2 PAIR HINGES, STANLEY FBB179,NRP
1 LOCKSET, YALE PB5404LN
1 DOORSTOP, IVES 436

HARDWARE SET 9
DOOR SIZE - 1 3/4" X 3'-0" X 6'-8"

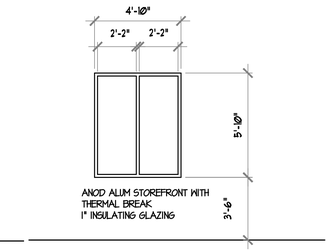
1 1/2 PAIR HINGES, STANLEY FBB179,NRP
1 LOCKSET, YALE PB5405LN
1 CLOSER, YALE PA4400
1 DOORSTOP, IVES 436



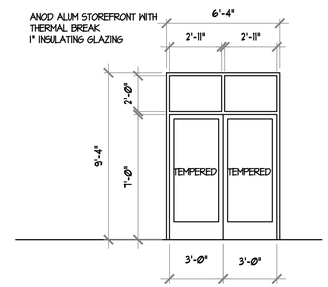
WINDOW 1



WINDOW 2



WINDOW 3



STOREFRONT ENTRANCE

W.F.HORN ARCHITECT, INC.
30093 W. BARRIER REEF BLVD. LEWES, DELAWARE
PHONE: 302-674-1820 302-231-2176

NEW SOUTH GATE FIREHOUSE FOR:
OCEAN PINES VOLUNTEER FIRE DEPARTMENT
OCEAN PARKWAY
OCEAN PINES, MARYLAND

DOOR SCHEDULE
HARDWARE
AND WINDOW TYPES

PRINTED 07/08/25– FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

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EXPIRATION DATE 1/6/2026.

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DESIGNED	WFH
DRAWN	WFH
CHECKED	WFH
PROJ. NO.	OPFD125
SCALE	AS NOTED
SHEET NUMBER	A1.2

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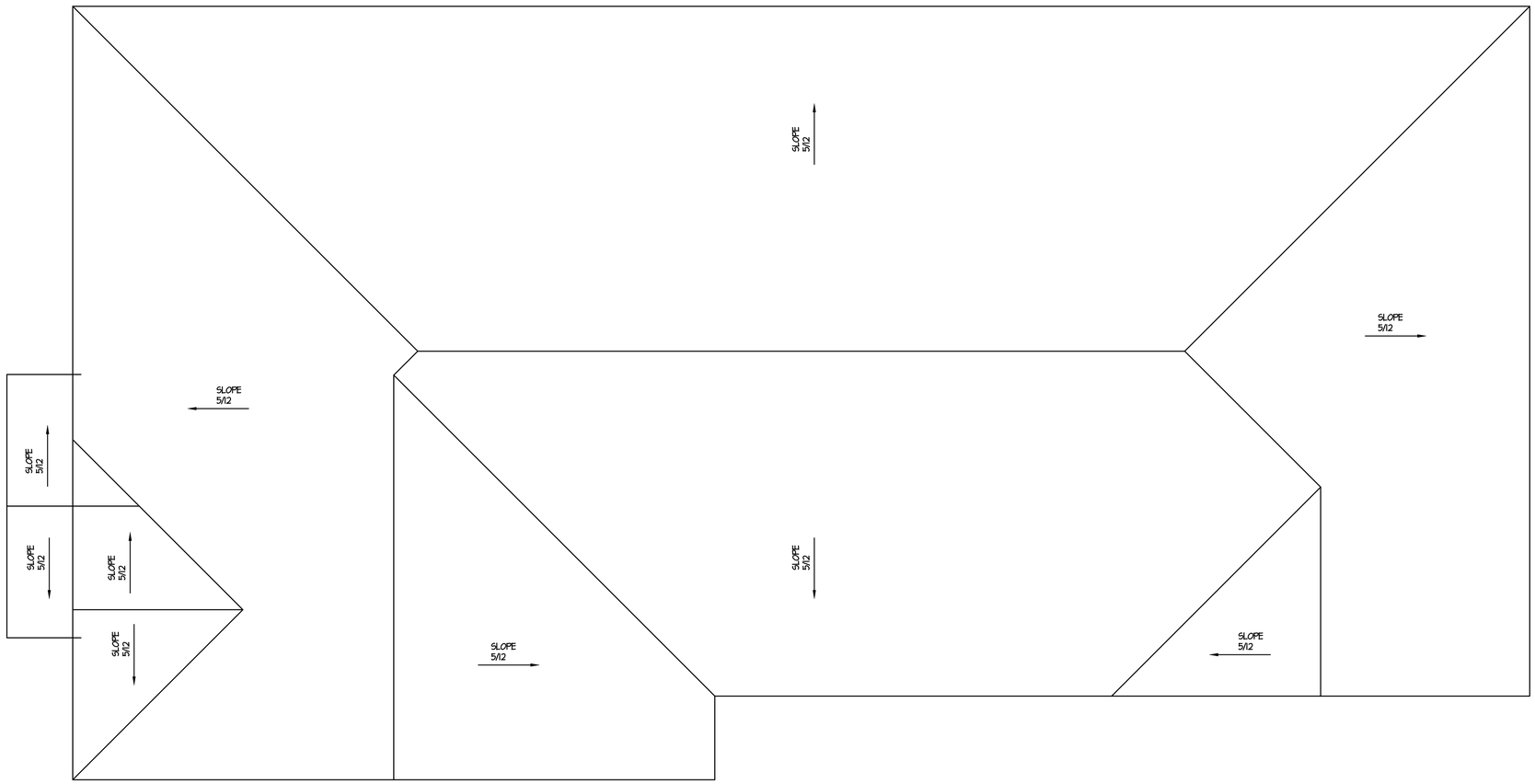

1 ROOF PLAN
1/8" = 1'-0"

W.F.HORN ARCHITECT, INC.
30093 W. BARRIER REEF BLVD. LEWES, DELAWARE
PHONE: 302-674-1620 302-231-2176

NEW SOUTH GATE FIREHOUSE FOR:
OCEAN PINES VOLUNTEER FIRE DEPARTMENT
OCEAN PARKWAY
OCEAN PINES, MARYLAND

ROOF PLAN DETAILS AND NOTES

PRINTED 07/08/25– FOR CONSTRUCTION

STATE OF MARYLAND
WILLIAM FREDERICK HORN
12319
ARCHITECT

PROFESSIONAL CERTIFICATION

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DESIGNED	WFH
DRAWN	WFH
CHECKED	WFH
PROJ. NO.	OPFD125
SCALE	AS NOTED
SHEET NUMBER	A1.3

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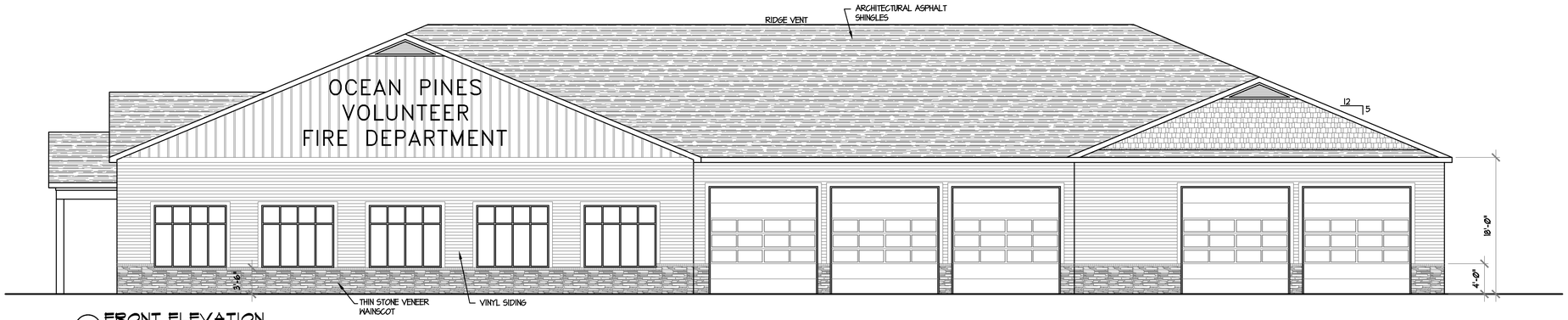
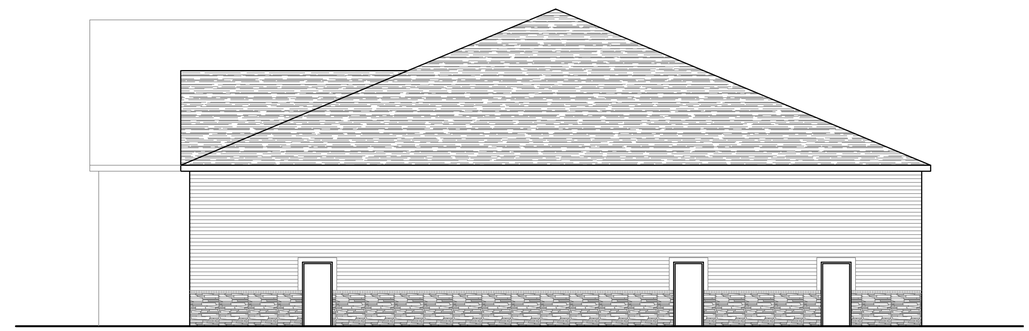
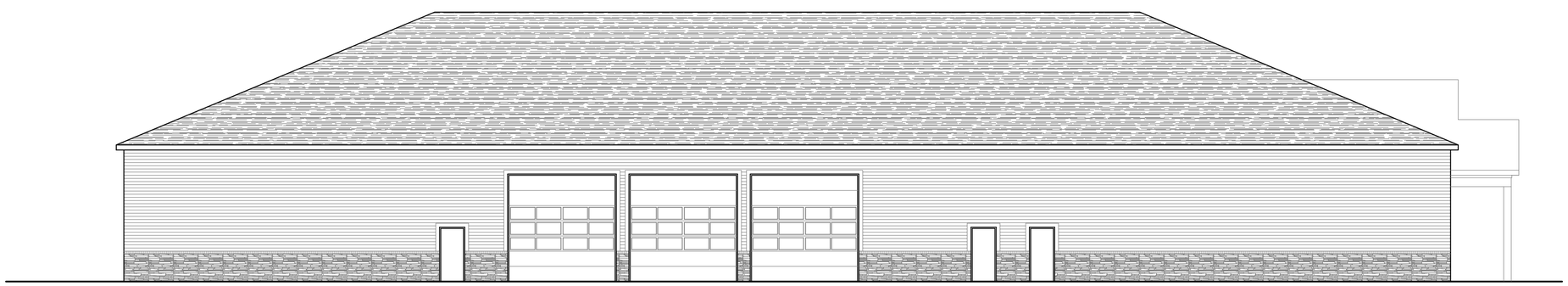


1 FRONT ELEVATION
1/8" = 1'-0"

2 LEFT SIDE ELEVATION
1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
1/8" = 1'-0"



4 REAR ELEVATION
1/8" = 1'-0"

W.F.HORN ARCHITECT, INC.
30093 W. BARRIER REEF BLVD. LEWES, DELAWARE
PHONE: 302-674-1820 302-231-2176

NEW SOUTH GATE FIREHOUSE FOR:
OCEAN PINES VOLUNTEER FIRE DEPARTMENT
OCEAN PARKWAY
OCEAN PINES, MARYLAND

PRELIMINARY ELEVATIONS
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STATE OF MARYLAND
WILLIAM FREDERICK HORN
12319
ARCHITECT

PROFESSIONAL CERTIFICATION

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DESIGNED	WFH
DRAWN	WFH
CHECKED	WFH
PROJ. NO.	OPFD125
SCALE	AS NOTED
SHEET NUMBER	A2.1

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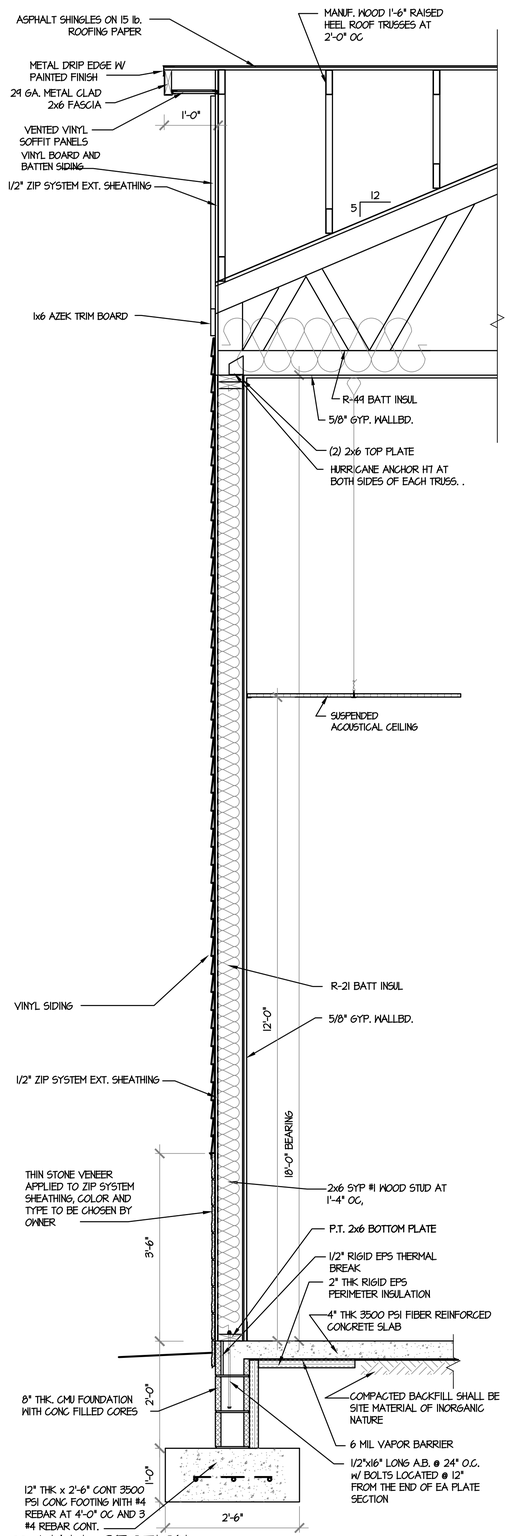
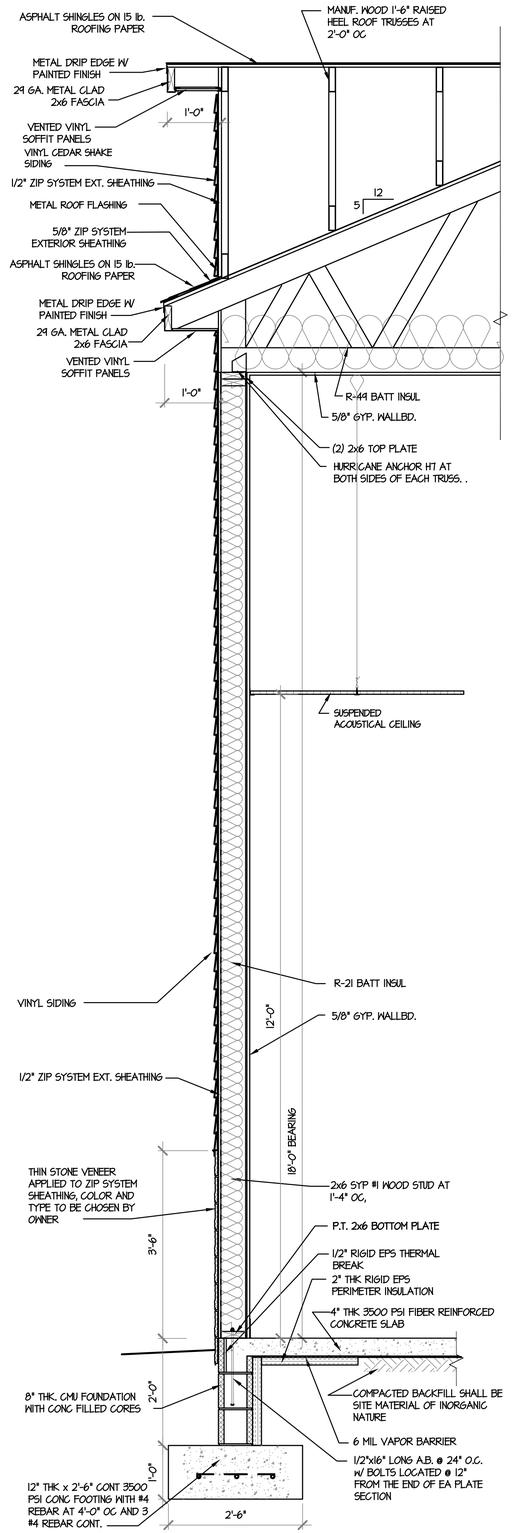
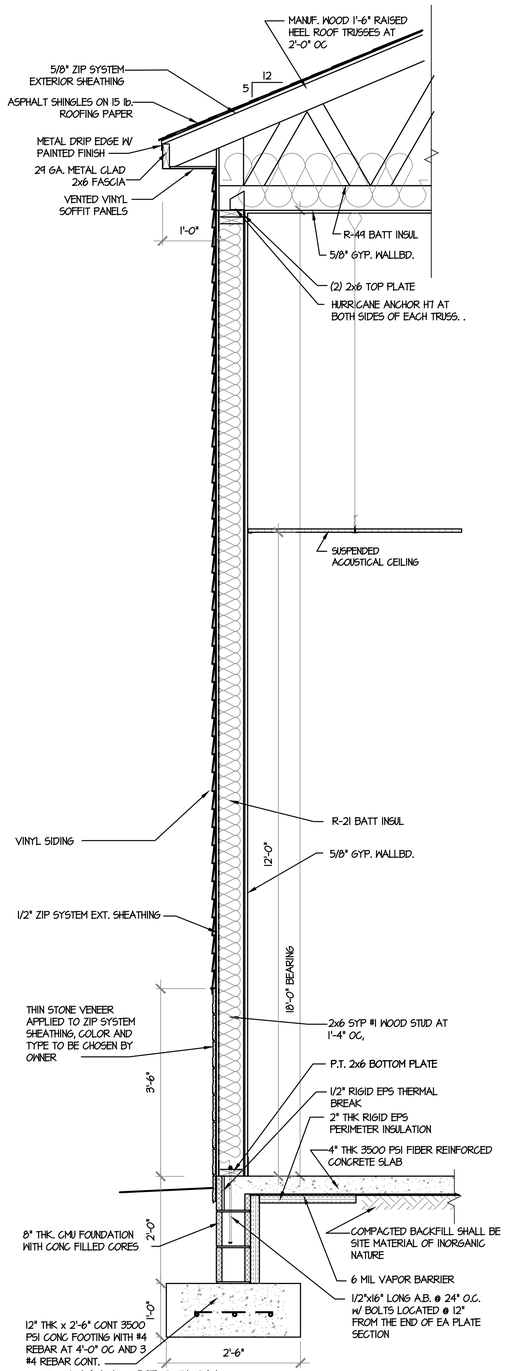


1 WALL SECTION
3/4" = 1'-0"



2 WALL SECTION
3/4" = 1'-0"



3 WALL SECTION
3/4" = 1'-0"

PROFESSIONAL CERTIFICATION

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30093 W. BARRIER REEF BLVD. LEWES, DELAWARE
PHONE: 302-674-1820 302-231-2176

NEW SOUTH GATE FIREHOUSE FOR:
OCEAN PINES VOLUNTEER FIRE DEPARTMENT
OCEAN PARKWAY
OCEAN PINES, MARYLAND

SECTIONS

DESIGNED	WFH
DRAWN	WFH
CHECKED	WFH
PROJ. NO.	OPFD125
SCALE	AS NOTED
SHEET NUMBER	A3.1

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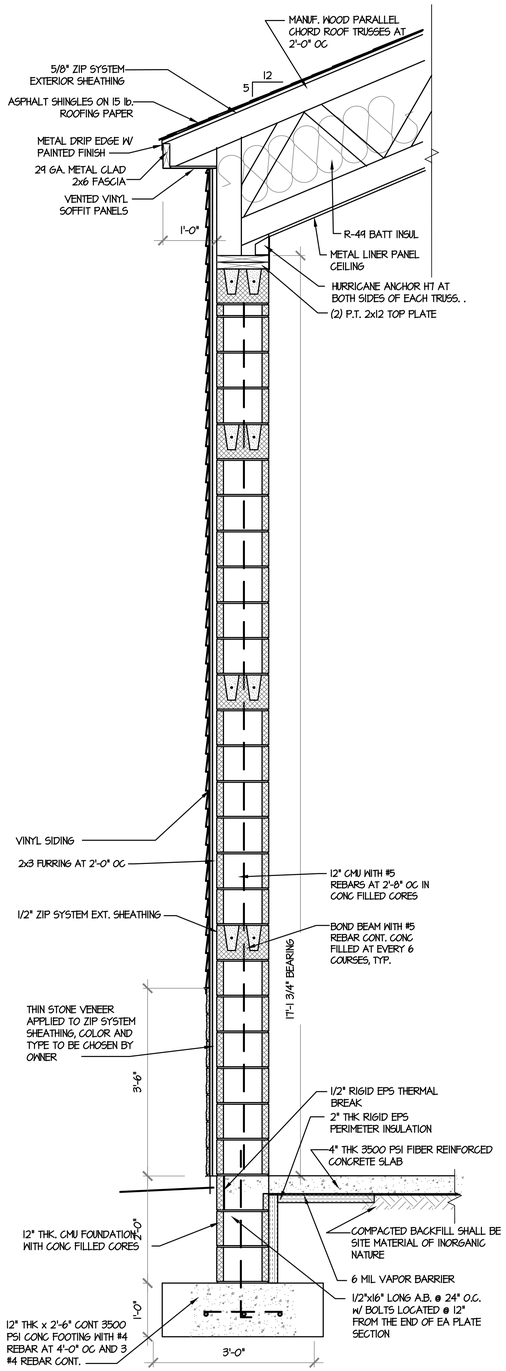
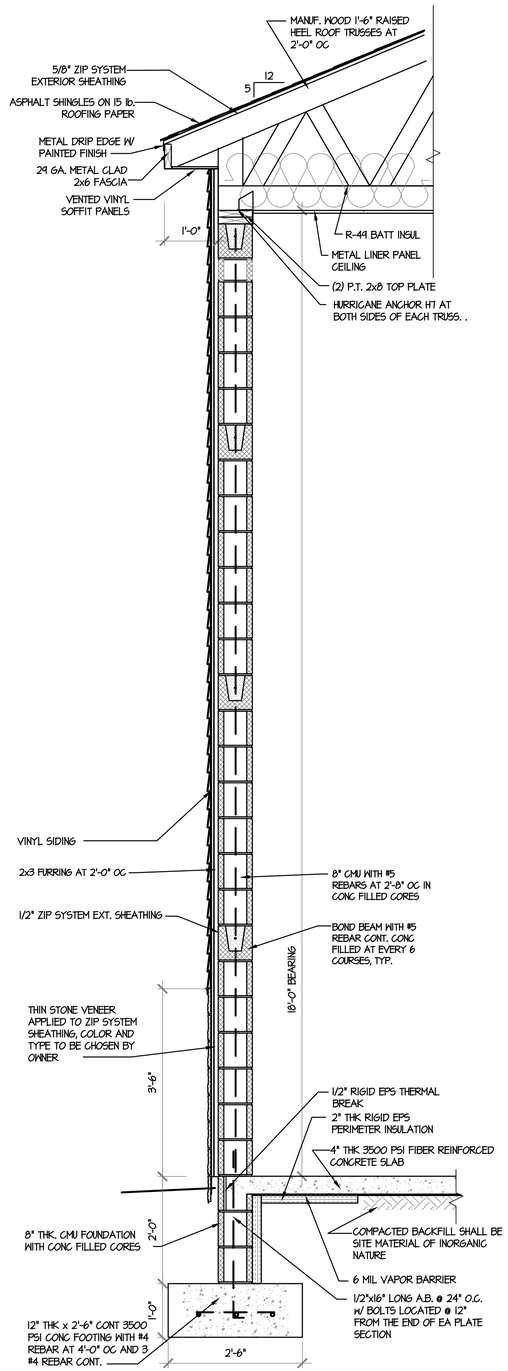
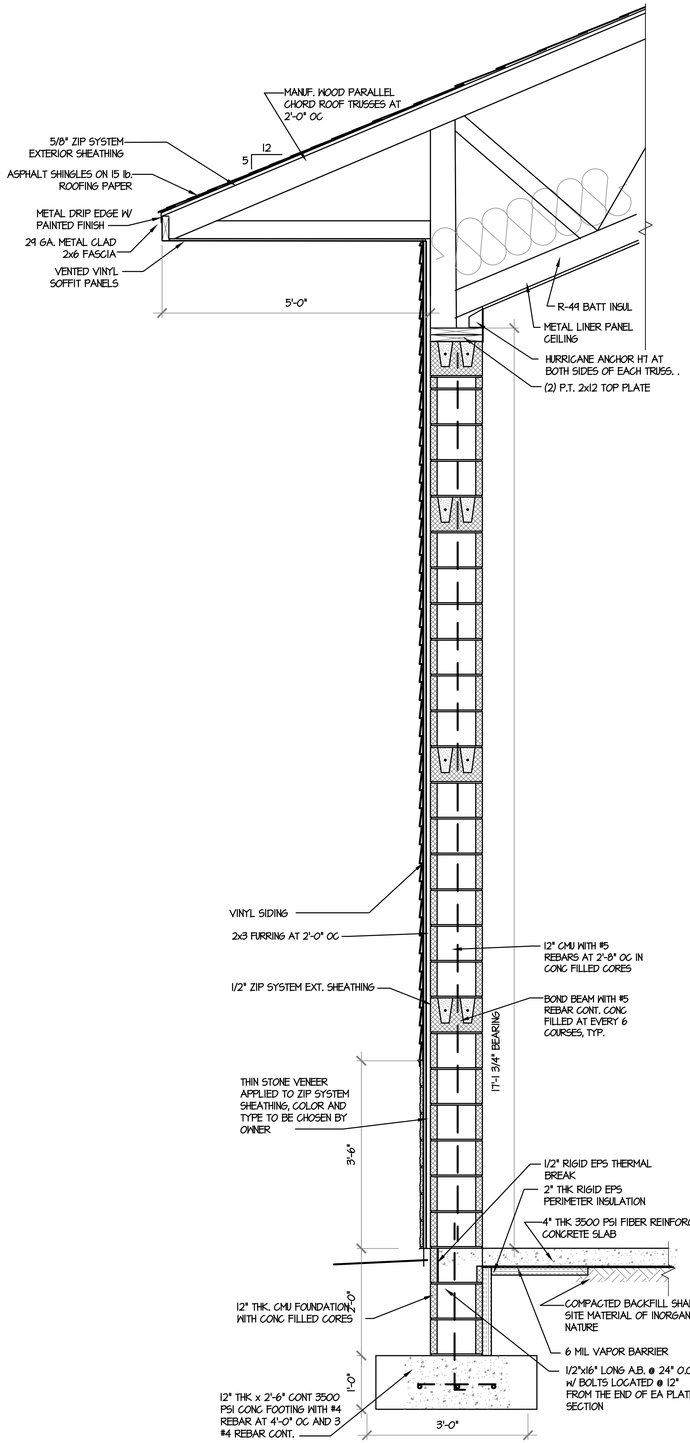


4 WALL SECTION
3/4" = 1'-0"



5 WALL SECTION
3/4" = 1'-0"



6 WALL SECTION
3/4" = 1'-0"

PROFESSIONAL CERTIFICATION

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EXPIRATION DATE 1/6/2026.

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W.F.HORN ARCHITECT, INC.
30093 W. BARRIER REEF BLVD. LEWES, DELAWARE
PHONE: 302-674-1820 302-231-2176

NEW SOUTH GATE FIREHOUSE FOR:
OCEAN PINES VOLUNTEER FIRE DEPARTMENT
OCEAN PARKWAY
OCEAN PINES, MARYLAND

SECTIONS

DESIGNED	WFH
DRAWN	WFH
CHECKED	WFH
PROJ. NO.	OPFD125
SCALE	AS NOTED
SHEET NUMBER	A3.2

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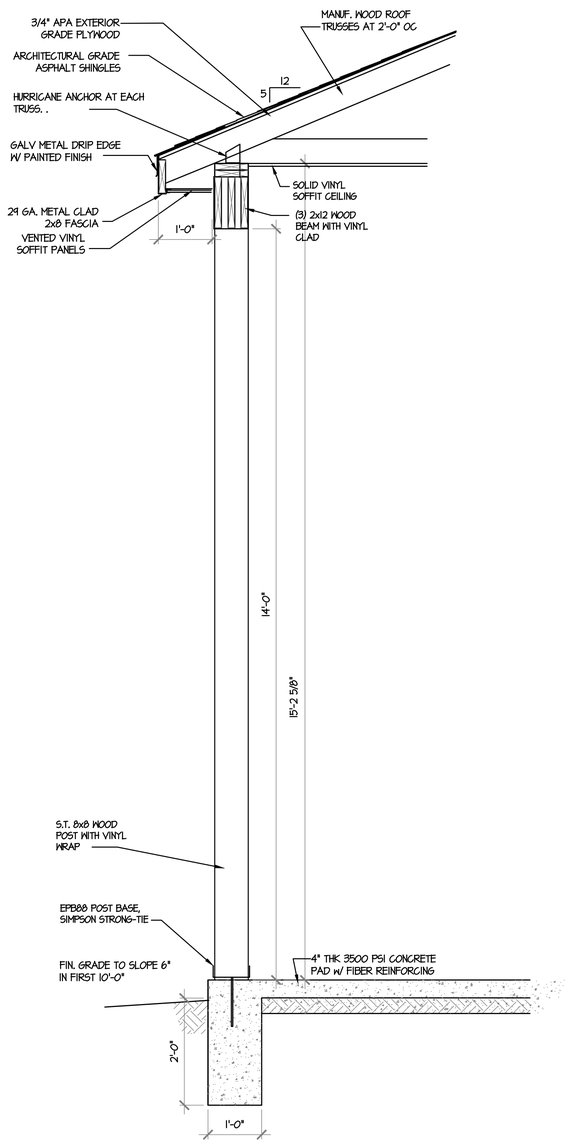

7 PORCH EAVE WALL SECTION
3/4" = 1'-0"

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OCEAN PINES, MARYLAND

SECTIONS

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STATE OF MARYLAND
WILLIAM FREDERICK HORN
12319
ARCHITECT

PROFESSIONAL CERTIFICATION

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DESIGNED	WFH
DRAWN	WFH
CHECKED	WFH
PROJ. NO.	OPFD125
SCALE	AS NOTED
SHEET NUMBER	A3.3

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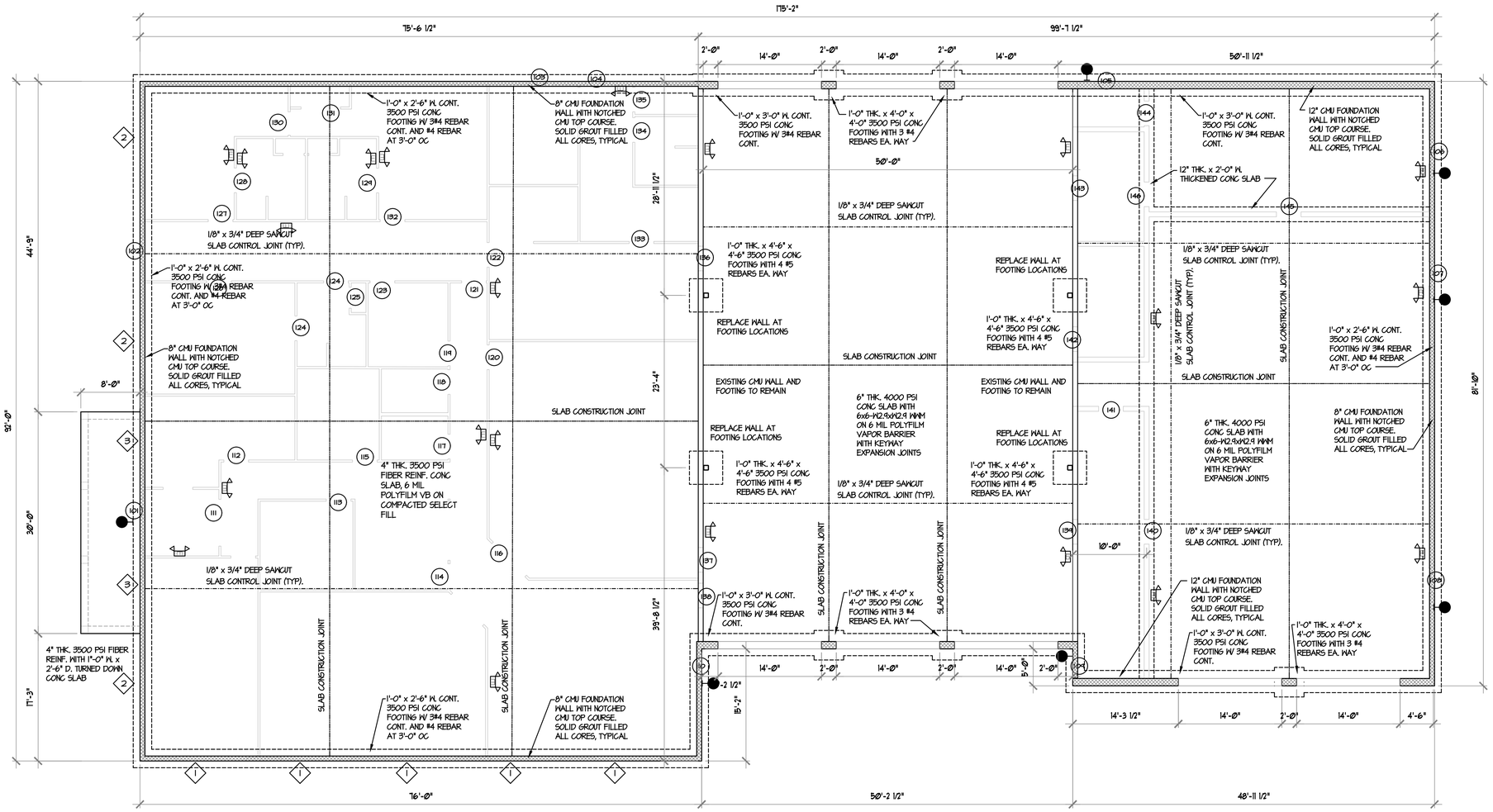


1 FOUNDATION PLAN
1/8" = 1'-0"

FOUNDATIONS

1. PRESUMPTIVE BEARING CAPACITY: 2000 PSF

2. FOUNDATION DESIGN IS BASED ON SHALLOW SPREAD FOOTINGS BEARING ON SUITABLE NATURAL SOILS AND/OR NEW COMPACTED STRUCTURAL FILL.

3. ALL ORGANIC MATERIALS EXCESSIVELY SOFT OR LOOSE SOILS, TREES, ASPHALT, CONCRETE, DEBRIS AND OTHER DELETERIOUS MATERIALS SHALL BE REMOVED. UNSUITABLE AREAS SHALL BE REMOVED AND REPLACED.

4. AREAS REQUIRING UNDERCUT AND FILL MATERIAL DUE TO THE PRESENCE OF UNSUITABLE MATERIAL SHALL BE BACKFILLED TO THE DESIGN FOOTING SUBGRADE WITH NEW COMPACTED STRUCTURAL FILL.

5. COMPACTED STRUCTURAL FILL FOR BUILDING SUPPORT UTILIZING MATERIAL APPROVED FOR USE INCLUDE:

ON-SITE GRANULAR SOILS INCLUDING GW , GP, GM, SW, SP, ND. SM, CLASSIFIED IN ACCORDANCE WITH THE UNIFIED SOLID CLASSIFICATION SYSTEM (USCS). FURTHERMORE, THE MATERIAL TO BE UTILIZED AS STRUCTURAL FILL SHOULD HAVE A PLASTICITY INDEX (PI) LESS THAN 20.

6. COMPACTED STRUCTURAL FILL BENEATH ALL FOUNDATIONS, SLABS ON GRADE AND ADJACENT TO FOUNDATION WALLS SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS AND BE COMPACTED TO 95 PERCENT OF MAXIMUM DRY DENSITY PER ASTM D-1557 MODIFIED PROCTOR TEST.

7. SOILS EXPOSED AT THE BASES OF ALL FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGE IN CONDITION, SUCH AS DISTURBANCE FROM RAIN OR FROST. SURFACE RUNOFF SHOULD BE DRAINED AWAY FROM THE EXCAVATIONS AND NOT BE ALLOWED TO POND. FOUNDATION EXCAVATIONS SHOULD BE PROTECTED FROM RAINFALL OR FREEZING CONDITIONS. SLOPE FOOTINGS EXCAVATIONS AS REQUIRED FOR STABILITY AND SAFTY OR PROVIDED SHEETING OR SHORING IN ACCORDANCE WITH OSHA REQUIREMENTS IN THE EVENT THAT THE CONTRACTOR DETERMINES THAT SHEETING OR SHORING IS REQUIRED FOR ESCALATION. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER FOR DESIGN AND DOCUMENTATION OF ALL SHEETING AND SHORING REQUIRED FOR THE WORK.

8. UTILITY LINES SHALL NOT PASS UNDER FOOTINGS, STEP FOOTINGS BELOW UTILITY LINES AND SLEEVE WALL.

9. TRENCHES WHICH RUN ADJACENT TO FOOTINGS AND ARE LOWER THAN THE FOOTING BOTTOM AND ARE WITHIN A HORIZONTAL DISTANCE OF 1.5 TIMES THE ELEVATION DIFFERENCE SHALL BE BACKFILLED WITH 1500 PSI CONCRETE TO THE FOOTING BOTTOM.

CONCRETE

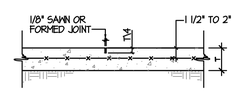
1. ALL CONCRETE WORK SHALL CONFORM TO ACI 318 (LATEST EDITION).

2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE:

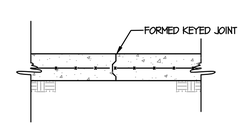
FOUNDATION: 3500 PSI
GARAGE FLOOR SLABS: 3500 PSI
EXTERIOR WALKS, STEPS, PADS,
RAMPS AND CURBS: 3500 PSI
ALL CONCRETE SHALL BE AIR-ENTRAINED (6+/-1)%.

3. CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.

4. CALCIUM CHLORIDE ADMIXTURES ARE PROHIBITED, USE OF ADMIXTURES SHALL BE SUBJECT TO APPROVAL BY THE ARCHITECT.



SAWN CONTROL JOINT
N.T.S.



SLAB CONSTRUCTION JOINT
NTS

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12319
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OCEAN PINES VOLUNTEER FIRE DEPARTMENT
OCEAN PARKWAY
OCEAN PINES, MARYLAND

FOUNDATION PLAN
DETAILS
AND NOTES

DESIGNED	WFH
DRAWN	WFH
CHECKED	WFH
PROJ. NO.	OPFD125
SCALE	AS NOTED
SHEET NUMBER	F1.1

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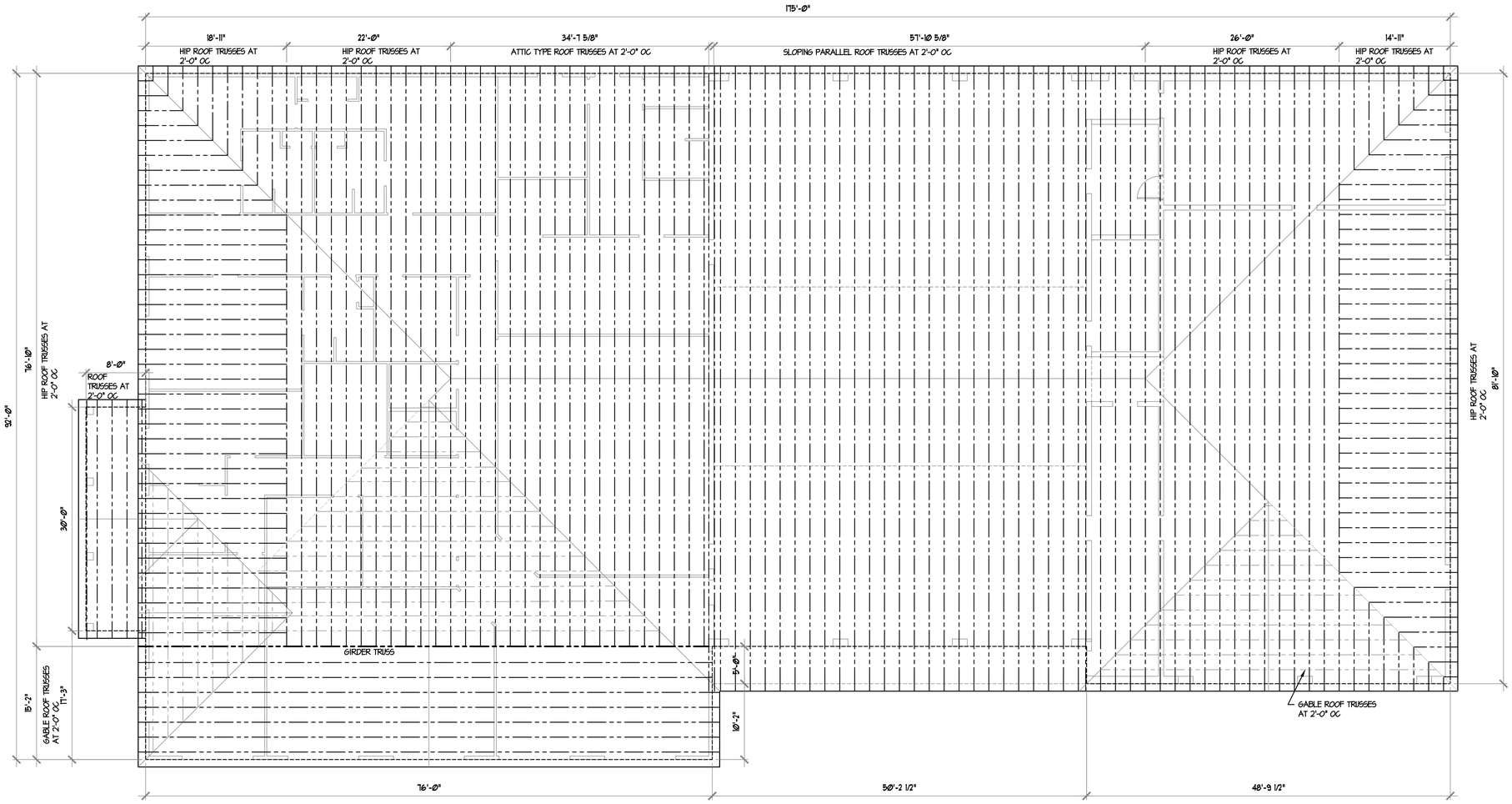

1 ROOF FRAMING PLAN
1/8" = 1'-0"

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OCEAN PARKWAY
OCEAN PINES, MARYLAND

STRUCTURAL PLAN
DETAILS
AND NOTES

DESIGNED	WFH
DRAWN	WFH
CHECKED	WFH
PROJ. NO.	OPFD125
SCALE	AS NOTED
SHEET NUMBER	S1.1

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