PLANNING AND CODES
TOWN OF DENTON

Board of Zoning Appeals Application

For Official Use Only

Number: _____
Date Filed: _____
Hearing Date: _____
Applicants Notified: _____
Property Posted: _____
Notice Posted: _____
Decision of Board: _____
Applicant Notified of Decision: _____

FEE DUE

Application Fee & $10 sign fee
PLUS cost of public hearing advertisement, due before first meeting
Variance Applications & Appeals Applications require complete application and 8 copies of all attachments.
Special Exception Applications require complete application and 16 copies of all attachments.

A. Applicant Information

The Carol House, LLC (c/o Zachary A. Smith)
APPLICANT NAME – PLEASE PRINT CLEARLY

114 Bay Street, Building C	Easton	MD	21601
ADDRESS	CITY	STATE	ZIP CODE

410-819-8989		zachsmith@alrwlaw.com
PHONE NUMBER	CELL PHONE	E-MAIL ADDRESS

APPLICANT SIGNATURE – by signing this document applicant agrees to be responsible for all fees and advertising expenses incurred by this application.

B. Property Owner Information

The Carol House, LLC (c/o Zachary A. Smith)
PROPERTY OWNER NAME – PLEASE PRINT CLEARLY

114 Bay Street, Building C	Easton	MD	21601
ADDRESS	CITY	STATE	ZIP CODE

410-819-8989		zachsmith@alrwlaw.com
PHONE NUMBER	CELL PHONE	E-MAIL ADDRESS

PROPERTY OWNER SIGNATURE

C. Property Information

1005 Market Street
PROPERTY ADDRESS

103	525	GC - General Commercial	N/A
MAP	PARCEL	PRESENT ZONING OF PROPERTY	CRITICAL AREA DESIGNATION

D. Request

Request is hereby made for: (check one)

( ) Variance from strict application of said ordinance; section of Ordinance from which relief is sought:

- ( ) Yard, area or bulk requirements.
- ( ) Bulk, area or height of structures.
- ( ) Height or size of signs.
- ( ) Placement of earth satellite antennae.

(If applying for variance please see page 4 of the application and include responses for each)

( ) Appeal from:

- ( ) Director of Planning and Codes, or other administrative officer in the enforcement of this Chapter 128, Zoning
- ( ) Planning Commission Decision
- ( ) Building Code Official Decision

(X) Special Exception - § 128-180

E. Sketch

Please attach 6 copies of sketch drawn to scale with all dimensions of lot and building thereon, distances between building and property lines, bounding street or road names, North point and scale.

F. Purpose

- If a Special Exception is being requested, please attach a description of the kind of exception desired and the reasons therefore. (see page 7)
- If applying for a Variance please see page 4 (see page 5 for Critical Area).
- If appealing a decision, please attach an explanation of appeal.

G. History

Has property ever been subject of previous application? Yes (No) (Not to Applicant's Knowledge)

In the event this property has been the subject of a previous application, please provide the following information (Note: this information is on file in the Town Office):

PREVIOUS APPLICATION NUMBER PREVIOUS APPLICTION DATE

PREVIOUS APPLICANT NAME

ACTION TAKEN ON PREVIOUS APPLICATION

H. Authority

a. In the event the Applicant is a person other than the Owner of the subject property, give an explanation of the Applicant's interest in said property and attach hereto a statement by the Owner stating whether or not said Owner supports this application.

b. List the name, address and telephone number of any agent or attorney who will be representing the Applicant. If the Applicant is represented by an agent attach documentary evidence that the Applicant is so represented.

c. Attach hereto six copies of the recorded Deed conveying present ownership of the property which has been duly recorded among the Land Records of Caroline County, Maryland (a copy may be obtained from the office of the Clerk of Court if not otherwise available). If there are any restrictions attached to the deed of the property subject to this application, please advise the Board.

d. **I do hereby solemnly declare and affirm under the penalties of perjury that the information provided, and the sketch shown in this application, as well as the documents attached to this application, are true, correct and genuine to the best of my knowledge, information and belief.**

SIGNATURE OF APPLICANT(S) DATE

SIGNATURE OF APPLICANT(S) DATE

9/30/24

SIGNATURE OF ATTORNEY / LEGAL REPRESENTATIVE DATE

Zachary A. Smith

Request for Variance

(Please provide an explanation of each variance requested)

§ 128-181. Board of Appeals - Variances.

A. Subject to the provisions of § 128-178D, the Board shall have the power to grant variances of the following types and in accordance with the following standards:

(1) Types of variances.

(a) Yard, area, or bulk requirements.

(b) Bulk, area, or height of structures.

(c) Height or size of signs.

(d) Placement of earth satellite antennas.

(2) Standards for granting a variance.

(a) Strict enforcement of this chapter would produce unnecessary and undue hardship as distinguished from variations sought by applicants for purposes or reasons of convenience, profit, or caprice.

(b) Such hardship is the result of special conditions and/or circumstances not generally shared by other properties in the same zoning district or vicinity and which are peculiar to the land, structure, or building involved. Such conditions and/or circumstances may include but are not limited to the following: exceptional narrowness or shallowness, or both, or irregular shape or topography of the property; unusual and limiting features of the building; or the effective frustration or prevention of reception of satellite programming due to the presence of a physical object or objects which obscure the line of sight when such object or objects cannot be easily removed.

(c) Such special conditions or circumstances must not be the result of any action or actions of the applicant.

(d) Granting of the variance must be in harmony with the general purpose and intent of this chapter and must not be harmful to adjacent property, the character of the neighborhood, or the public welfare.

(e) Granting the variance shall not allow a use expressly or by implication prohibited in the zoning district involved.

(f) The condition, situation, or intended use of the property concerned is not of so general or recurring a nature as to make practicable a general amendment to this chapter.

(g) The variance granted must be the minimum necessary to afford relief.

(h) In granting a variance, the Board of Appeals may prescribe appropriate conditions in conformity with this chapter. Violation of such conditions, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

(i) The applicant for a variance shall have the burden of proof on all points material to the application, which shall include the burden of presenting credible evidence as to each material issue and the burden of persuasion on each material issue. The Board of Appeals may disregard evidence, even if uncontroverted by an opposing party if the Board finds such evidence not to be credible.

Critical Area Variance

§ 128-182. Standards for granting a variance within the Critical Area District.

A. In addition to the findings in § 128-181 above, the Board may grant a variance in the Critical Area District, provided that:

(1) Special conditions or circumstances exist that are peculiar to the land or structure within Denton's Critical Area Program, which would result in an unwarranted hardship. For purposes of this section, "unwarranted hardship" means that without a variance, the applicant will be denied reasonable and significant use of the entire parcel or lot for which the variance is requested.

(2) A literal interpretation of this subtitle or the Denton Critical Area Program and this chapter will deprive the applicant of rights commonly enjoyed by other properties in similar areas within the Critical Area.

(3) The granting of a variance will not confer upon an applicant any special privilege that would be denied by this subtitle or the Denton Critical Area Program to other lands or structures within the Critical Area.

(4) The variance request is not based upon conditions or circumstances that are the result of actions by the applicant, including the commencement of development activity before an application for a variance has been filed, nor does the request arise from any condition conforming to any neighboring property.

(5) The granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the Critical Area, and the granting of the variance will be in harmony with the general spirit and intent of the Critical Area Law, and the Denton Critical Area Program.

(6) The application for a variance has been provided to the Critical Area Commission at least two weeks prior to the variance hearing.

(7) A decision has been provided to the Critical Area Commission, in writing, immediately after the variance approval or denial.

B. In considering an application for a variance, the Town shall presume that the specific development activity in the Critical Area that is subject to the application and for which a variance is required does not conform with the general purpose and intent of Natural Resources

Article, Title 8, Subtitle 18, COMAR Title 27, and the requirements of the Town's Critical Area Program. The applicant has the burden of proof and the burden of persuasion to overcome the presumption of nonconformance set forth herein.

C. The Board shall make written findings reflecting analysis of each standard, including whether the applicant has overcome the presumption set forth in Subsection K(3)(b). The Board's decision and written findings may be based upon any competent evidence or testimony introduced or presented by the applicant, the Town or other governmental agency, or other person or entity as deemed appropriate by the Board.

D. No permit may be issued for the activity that was the subject of the variance within the Critical Area District until the applicable thirty-day appeal period has elapsed.

E. Reasonable accommodations for the needs of disabled citizens. Notwithstanding any other provision of this section, the Board may make reasonable accommodations to avoid discrimination on the basis of a physical disability. Reasonable accommodations for the needs of disabled citizens may be permitted in accordance with the evidentiary requirements set forth in the following subsections.

(1) An applicant shall have the burden of demonstrating the following:

(a) The existence of a physical disability.

(b) Literal enforcement of the provisions of this chapter would result in discrimination by virtue of such disability.

(c) A reasonable accommodation would reduce or eliminate the discriminatory effect of the provisions of this chapter.

(d) The accommodation requested will not substantially impair the purpose, intent, or effect of the provisions of this chapter as applied to the property.

(e) Environmental impacts associated with the accommodation are the minimum necessary to address the needs resulting from the particular disability of the applicant.

(2) The Board shall determine the nature and scope of any accommodation under this section. It may award different or other relief than requested after giving due regard to the purpose, intent, or effect of the applicable provisions of this chapter. The Board may also consider the size, location, and type of accommodation proposed and whether alternatives exist that accommodate the need with less adverse effect.

(3) The Board may require, as a condition of approval, that upon termination of the need for accommodation, the property be restored to comply with all applicable provisions of this chapter. Appropriate bonds may be collected or liens placed in order to ensure the Town's ability to restore the property should the applicant fail to do so.

Request for Special Exception

(Please provide an explanation of each special exception requested)

§ 128-180. Board of Appeals - Special exception.

A. In order to provide for adjustment in the relative location of uses and buildings of the same or of different classifications, to promote the usefulness of this chapter as an adjustment, and to supply the necessary elasticity to its efficient operation, special exceptions are permitted by the terms of this chapter.

B. The Board shall have the power to approve special exceptions for any of the uses for which this chapter requires obtaining such exceptions and for no other use or purpose. The Board shall not grant a special exception except in conformance with the conditions and standards of this chapter.

C. In granting a special exception, the Board shall make findings of fact consistent with the provisions of this chapter. The Board shall grant a special exception only if it finds adequate evidence that any proposed use submitted for a special exception will meet all of the standards listed for the proposed uses. The Board shall, among other things, require that any proposed use and location be:

(1) In accord with the Town's Comprehensive Plan and consistent with the spirit, purposes, and intent of this chapter.

(2) Suitable for the property in question and designed to be in harmony with and appropriate in appearance with the existing or intended character of the general vicinity.

(3) Suitable in terms of effects on street traffic and safety with adequate access arrangements to protect streets from undue congestion and hazards.

(4) Not detrimental to the property values of adjacent development, do not adversely affect the health, safety, and general welfare of residents of the area, and will not adversely affect the area and surrounding property with adverse environmental effects such as undue smoke, odor, noise, improper drainage, or inadequate access.

D. The Board may impose whatever conditions regarding layout, circulation, and performance it deems necessary to ensure that any proposed development will secure substantially the objectives of this chapter. Violation of such conditions and safeguards, when made a part of the terms under which the special exception is granted, shall be deemed a violation of this chapter. The Board shall consider the recommendations of the Planning Commission prior to rendering a decision. The Planning Commission shall review and comment on all applications for special exceptions prior to review and decision by the Board. The applicant for a special exception shall have the burden of proof on all points material to the application, which shall include the burden of presenting credible evidence as to each material issue and the burden of persuasion on each material issue. The Board of Appeals may disregard evidence, even if uncontroverted by an opposing party if the Board finds such evidence not to be credible.

Property Notification Requirements

Article XVII Requirements for public hearing and public notice.

§ 128-214. Posting.

A. Unless otherwise expressly provided by law, all notices to the general public required by § 128-216 shall be made by posting the property to be affected by the pending proceeding. Such posting shall be made at least 14 days prior to the hearing date by the erection of a sign to be furnished by the Department of Planning. Such sign shall be continuously posted until the date of the hearing and shall not be removed until the time specified in Subsection E herein. Such sign shall be erected by the initiator of the proceeding within ten (10) feet of the boundary line of the property, which abuts the most traveled public road. If no public road abuts thereon, then such sign shall face in such direction as designated by the Director of Planning and shall bear the words:

PUBLIC HEARING NOTICE

Case Number: _____ pending
(nature of the case)

For information, call: _____
(telephone number)

The blanks shall be filled in with the assigned case number, if any, a short description of the nature of the proceeding, and the telephone number of the appropriate government office to provide information regarding the proceeding.

B. The Department of Planning shall furnish the sign to the initiator of the proceeding with payment by the initiator of a nonrefundable deposit of $10.

C. At the hearing, it shall be the duty of the initiator of the proceeding to prove by affidavit or in person that he has fully complied with this section.

D. Any sign to be posted pursuant to this section shall be maintained in a visible location and free from obstruction by brush, weeds, or other growth until after the public hearing is held. Such a sign shall be removed within five (5) days after the appropriate administrative board renders the final decision.

E. Posting of the property as stated herein shall not be required for sectional or comprehensive amendment procedures.

§ 128-215. Public hearing.

All proceedings under the terms of this chapter requiring a public hearing shall be advertised by the Town once a week for two successive weeks in a newspaper of general circulation in the Town, with the first such advertisement at least fourteen (14) days prior to the public hearing, the cost for which publication shall be borne by the petitioner, prior to the date the proceeding is scheduled for hearing, which advertisement shall state the following:

A. The date, time, and place of such hearing.

B. A summary of the purpose of the proceeding in sufficient detail to inform the public of the nature of the proceeding and the relief sought by the initiator of the proceeding.

C. The location of the property involved, its area, name of owner, file or case number of the proceeding, and the name of the governmental body before which such proceeding is to be conducted.

D. Any other information deemed necessary by the Director of Planning to adequately inform the public of the proceeding.

§ 128-216. Public notice.

A. Preliminary major site plans, subdivisions, and applications under the provisions of the IRD Infill and Redevelopment Overlay Zone are subject to the public notice requirements outlined herein. The Planning Commission may require public notice for the review of a final major site plan or major subdivision.

B. The applicant shall give at least fourteen (14) days' notice of the time and place of the Planning Commission review of a preliminary major site plan or subdivision application by mail to the owners of property within two hundred (200) feet of the property with which the Planning Commission's review is concerned.

C. A certificate of mailing shall be submitted to the Department of Planning and Codes prior to the date on which the proceeding is scheduled. Failure to provide a certificate of mailing to all property owners within two hundred (200) feet of the property on which the proceeding is scheduled shall delay the proceeding. The mailed notice shall be directed to the address to which the real estate tax bill on the property is sent. Said notice shall contain the same information as the published notice required by § 128-216 of this article.

   (1) The date, time, and place of such review.

   (2) A summary of the purpose of the proceeding in sufficient detail to inform the public of the project scope.

(3) The location of the property involved, its area, name of the owner.

(4) Any other information deemed necessary by the Director of Planning to adequately inform the public of the proceeding.

D. The Department of Planning shall provide a complete, accurate, and up-to-date list of all such property owners that require notice. Failure of a person to receive the notice shall not impair the validity of the hearing. For any Planning Commission or Board of Appeals review that requires notification to contiguous property owners, the petitioner shall also post the subject property at least fourteen (14) days prior to the meeting.

Town of Denton
Sign Maintenance Agreement

I/we The Carol House, LLC as petitioner(s) to the Board of Appeals do hereby agree to maintain this sign which I/we agree to have posted on the property for the purposed of Public Notice relating to appeal #_____.

If for some reason the sign fails to remain posted for the necessary 14 days prior to the appeal hearing date, I/we shall notify the Director of Planning & Codes.

APPLICANT'S SIGNATURE Zachary A. Smith, Agent — DATE 09-30-26

FILING DATE 09-30-26 — REQUIRED DATE

POSTING FEE — DATE POSTED

ATTACHMENT

PURPOSE

The Applicant, The Carol House, LLC, requests a special exception to permit a multi-family land use on its property located at 1005 Market Street (the "Property"). The Property is zoned GC-General Commercial. A multifamily use is permitted by special exception in the CG zoning district. Specifically, the Applicant is proposing to construct a seven (7) unit multi-family building and associated site improvements on the Property. Each unit will include two (2) bedrooms. The site will provide fourteen (14) off-street parking spaces for the residents. The units will be available for rent, and will be managed by Fello Communities.

STANDARDS FOR SPECIAL EXCEPTION

(1) In accord with the Town's Comprehensive Plan and consistent with the spirit, purposes, and intent of this chapter.

Applicant's Response: The proposed use will provide new, safe, clean and attainably priced housing within the Town, all themes supported throughout the Town's Comprehensive Plan. The development will also represent infill development and enhance the mix of housing types within Denton, again all themes strongly supported throughout the Plan. Additionally, the design of the proposed development, including the scale, massing and materials of the proposed building, and the placement of the structure on the property, specifically being pushed towards the street with parking located to the side and rear, is very compatible with the surrounding context, again a theme that is strongly supported by the Town's Comprehensive Plan.

(2) Suitable for the property in question and designed to be in harmony with and appropriate in appearance with the existing or intended character of the general vicinity.

Applicant's Response: As stated above, the proposed development has been carefully designed to fit well within the context surrounding the site. The proposed architecture is consistent with traditional Eastern Shore designs in terms of scale, massing and details. The proposed design incorporates high-quality materials that closely mimic traditional building materials. The proposed building is oriented towards, and located near, the street, consistent with the traditional design of residential development within the Town. Parking is located to the side and rear of the building, and landscaping is proposed to help further buffer such areas.

(3) Suitable in terms of effects on street traffic and safety with adequate access arrangements to protect streets from undue congestion and hazards.

Applicant's Response: The proposed site plan incorporates a new singular driveway entrance designed to limit access onto Market Street, and is proposed away from the nearest intersection to avoid conflicts. Vehicles entering and exiting the site will use the singular access point, to ensure safe coordinated vehicular movements. With only seven (7) units proposed, vehicle trip activity associated with the site will be relatively minimal and generally distributed, both in terms of time of day and direction of movement. The location of the site is also proximate to downtown, allowing future residents with viable options for transportation alternatives, such as pedestrian and bicycle movements. The site will feature fourteen (14) off-street parking spaces for residents, to avoid any undue impact on nearby on-street parking facilities.

(4) Not detrimental to the property values of adjacent development, do not adversely affect the health, safety, and general welfare of residents of the area, and will not adversely affect the area and surrounding property with adverse environmental effects such as undue smoke, odor, noise, improper drainage, or inadequate access.

Applicant's Response: The site is currently vacant. The proposed development will represent a significant investment that will enhance the streetscape and the surrounding context. The proposed development will provide modern attainably priced housing near the downtown, enhancing housing opportunities for residents of Denton. The proposed structure is designed a single structure with a scale and massing that is consistent with many historic homes within the Town, to

ensure its architecturally compatibility with the surrounding the context. The site improvements include adequate off-street parking for all anticipated residents, and modern stormwater management to ensure appropriate drainage and to avoid impacts to water quality. The site will also be enhanced with landscaping, to further compliment the site and to provide buffering between the proposed development, the adjacent street and adjacent properties. The proposed development is anticipated to contribute positively to the mix and quality of housing in the Town of Denton.

Docusign Envelope ID: B1695622-688D-86F7-8080-6A6054FAC016

September 23, 2026

Board of Appeals
Town of Denton
4 N. Second Street
Denton, Maryland 21629

Re: Board of Appeals Special Exception Application
1005 Market Street, Denton, Maryland

Ladies and Gentlemen:

Please be advised that the undersigned hereby authorizes Zachary A. Smith and Armistead, Lee, Rust & Wright, P.A. to act on its behalf in conjunction with the special exception application related to the property referenced above, such authority to include the execution of the Application and representation at the hearing before the Board of Appeals.

THE CAROL HOUSE, LLC

Signed by:
By: _____
40CEB155F999481...
Name: Ross Benincasa
Title: SVP of Community Development

CAROLINE COUNTY CIRCUIT COURT (Land Records) TBL 1790 p.375 MSA_CE_95_1767. Date available 6/16/2026. Printed 9/22/2026.

Caroline County Commissioners
Recordation Tax: $1,300.00
Prop ID : 03 - 021114
IC 06/08/2026

Caroline County Circuit Court

IMP FD SURE	$40.00
RECORDING FEE	$20.00
TR TAX STATE	$650.00
TR TAX COUNTY	$650.00
TOTAL	$1,360.00
TBL MH	
Jun 08, 2026	10:03 am

I hereby certify that all public taxes, assessment's andcharges due on this proerty transferred by this deed have been paid. Caroline County Tax Office
06/08/2026 IC

Parcel No.: 03-021114
Title Insurance Underwriter: First American Title Insurance Company

THIS DEED is made this 26th day of May, 2026, by and between **WILLIAM E. GIVENS, GRANTOR,** party of the first part; and **THE CAROL HOUSE, LLC, a Maryland Limited Liability Company, GRANTEE,** party of the second part.

WITNESSETH, that in consideration of the sum of ONE HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS ($130,000.00), the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said party of the second part, as sole owner in fee simple, all that lot of ground situate in Caroline County, Maryland, and described as follows, that is to say:

> BEGINNING for the same at a concrete monument found on the Northerly right of way line of Market Street at the point of intersection with the east line of a parcel of land conveyed to William M. Jr. and Janet E. Dove by Deed recorded in Liber FDM 387 at folio 160 thence leaving said monument and binding said East line, thence (1) North 00 degrees 53 minutes 58 seconds West a distance of 153.15 feet to a point thence leaving said point and binding a parcel of land conveyed to 1000 Gay Street LLC, by a deed recorded in Liber FDM 457 at folio 632; thence (2) South 89 degrees 27 minutes 31 seconds East a distance of 0.80 feet to an iron pin found and continuing along the same course a distance of 101.63 feet to an iron pin found, comprising a total distance of 102.43 feet, thence leaving said pin and binding the east line of land conveyed to 1000 Gay Street LLC, as aforesaid; thence (3) North 02 degrees 07 minutes 29 seconds West a distance of 66.50 feet to an iron pin set, thence leaving said pin and binding a line located 33.0 feet southwesterly from and parallel to the center line of Maryland, Delaware and Virginia Railroad; thence (4) South 39 degrees 39 minutes 54 seconds East at a distance of 112.69 feet

CAROLINE COUNTY CIRCUIT COURT (Land Records) TBL 1790 p.376 MSA_CE_95_1767. Date available 6/16/2026. Printed 9/22/2026.

to an iron pin set, thence leaving said pin and binding the west line of a parcel of land conveyed to John H. Jr. and Karen A. Beck by a deed recorded in Liber FDM 307 at folio 546; thence (5) South 01 degrees 44 minutes 20 seconds West a distance of 138.40 feet to an iron pin set, thence leaving said pin and binding the North right of way line of Market Street as aforesaid; thence (6) North 87degrees 45 minutes 00 seconds West a distance of 165.43 feet to the point and place of the beginning and containing an area of 0.6398 acres of land according to a survey prepared by Land Surveys, Inc, and dated May 4, 2004.

Also see Plat record among the Land Records of Caroline County at Book 540, page 146.

Property Address: 1005 Market Street, Denton, MD 21629.

Being the same property which by deed dated May 5, 2004, and recorded among the Land Records of Caroline County, Maryland on May 7, 2004, in Liber 540, in Folio 126, was granted and conveyed by Ethel M. Taylor unto William E. Givens.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said party of the second part, its personal representatives and assigns, in fee simple.

AND the said party of the first part covenants that he will warrant specially the property hereby conveyed and that he will execute such further assurances of said land as may be requisite.

CAROLINE COUNTY CIRCUIT COURT (Land Records) TBL 1790 p.377 MSA_CE_95_1767. Date available 6/16/2026. Printed 9/22/2026.

IN TESTIMONY WHEREOF, the said party of the first part has set his hand and seal the day and year first above written.

WITNESS:

_____ _____(SEAL)
William E. Givens

STATE OF MARYLAND
COUNTY OF ANNE ARUNDEL, to wit:

I hereby certify that on the 26th day of May, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared William E. Givens, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

_____
Signature of Notary Public

My Commission Expires: 1-23-27

TERESA ANN COOCH NOTARY PUBLIC ANNE ARUNDEL COUNTY, MD

I CERTIFY THAT THIS INSTRUMENT WAS PREPARED BY AN ATTORNEY OR UNDER THE SUPERVISION OF AN ATTORNEY ADMITTED TO PRACTICE BEFORE THE SUPREME COURT OF MARYLAND.

_____
Andrew Cooch, Attorney

CAROLINE COUNTY CIRCUIT COURT (Land Records) TBL 1790 p.378 MSA_CE_95_1767. Date available 6/16/2026. Printed 9/22/2026.

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2026

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor William E. Givens

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

1005 Market Street, Denton, MD 21629

3. Reasons for Exemption

Resident Status

☒ As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☐ Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

William E. Givens
Name

5/26/26
**Date

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

12/25

CAROLINE COUNTY CIRCUIT COURT (Land Records) TBL 1790 p.379 MSA_CE_95_1767. Date available 6/16/2026. Printed 9/22/2026.

BOOK: 1790 PAGE: 379

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☑ County: Caroline

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments (☐ Check Box if addendum Intake Form is Attached.)

☑ Deed ☐ Deed of Trust	☐ Mortgage ☐ Lease	☐ Other	☐ Other

2 Conveyance Type Check Box

☑ Improved Sale Arms-Length *[1]*	☐ Unimproved Sale Arms-Length *[2]*	☐ Multiple Accounts Arms-Length *[3]*	☐ Not an Arms-Length Sale *[9]*

3 Tax Exemptions (if applicable) Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	$ 130,000.00	Transfer Tax Consideration	$
Any New Mortgage	$	X ( )% =	$
Balance of Existing Mortgage	$	Less Exemption Amount −	$
Other:	$	Total Transfer Tax =	$
Other:	$	Recordation Tax Consideration	$
		X ( ) per $500 =	$
Full Cash Value:	$	TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 60.00	$
Surcharge	$	$
State Recordation Tax	$ 1,300.00	$
State Transfer Tax	$ 650.00	$
County Transfer Tax	$ 650.00	$
Other	$	$
Other	$	$

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

6 Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
	03-021114	540 126			☐ (5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
DENTON					

Location/Address of Property Being Conveyed (2): 1005 Market Street, Denton, MD 21629

Other Property Identifiers (if applicable) | Water Meter Account No.

Residential ☑ or Non-Residential ☐ | Fee Simple ☑ or Ground Rent ☐ Amount:

Partial Conveyance? ☐ Yes ☑ No | Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
William E. Givens	
Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	Doc. 2 – Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
The Carol House, LLC	

New Owner's (Grantee) Mailing Address: 999 Corporate Boulevard, 300, Linthicum Heights, MD 21090

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Cathy

Firm: Progressive Title Corporation

Address: 1480 Ritchie Highway, Suite 212

Arnold, MD 21012 Phone: (410) 974-0670

☑ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided

11 Assessment Information

IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

☐ Yes ☑ No Will the property being conveyed be the grantee's principal residence?

☐ Yes ☑ No Does transfer include personal property? If yes, identify:

☐ Yes ☑ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Space Reserved for County Validation

Assessment Use Only – Do Not Write Below This Line

Terminal Verification | Agricultural Verification | Whole | Part | Tran. Process Verification

Transfer Number | Date Received: | Deed Reference: | Assigned Property No.:

Year	20	20	Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

Distribution: White – Clerk's Office; Pink – Office of Finance; Canary – SDAT; Goldenrod – Preparer

AOC-CC-300 (5/2007)

Order Number: 26-54354-AC

THE CAROL HOUSE - APARTMENTS

1005 MARKET ST. - NEW CONSTRUCTION

DRAFT

PROJECT CONSULTANTS

Owner

Firm: Chesapeake Community Development LLC.
Contact: Gavin Daniels
Address: 999 Corporate Blvd. Suite 300
Linthicum, Maryland 21090
Phone: -
Email: gdaniels@ccdmaryland.org

Architect

Firm: RAUCH, inc.
Contact: Virginia Richardson, AIA
Address: 106 North Harrison Street
Easton, Maryland 21601
Phone: 410-770-9081
Email: virginia@raucheng.com

MEP ENGINEER

Firm: RAUCH, inc.
Contact: James Harrison
Address: 106 North Harrison Street
Easton, Maryland 21601
Phone: 410-770-9081
Email: james@raucheng.com

Civil

Firm: RAUCH, inc.
Contact: Chris Schoenster
Address: 106 North Harrison Street
Easton, Maryland 21601
Phone: 410-770-9081
Email: chris@raucheng.com

Structural ENGINEER

Firm: Baker Ingram & Associates
Contact: John Wood, PE
Address: 326 First Street, Suite 21
Annapolis, Maryland 21403
Phone: 410-490-3825
Email: jwood@bakeringram.com



GENERAL PROJECT NOTES

1. This Construction Document set is not to be scaled for any reason. The General Contractor (G.C.) is responsible for verifying all dimensions prior to construction. If any discrepancies are present, the G.C. shall request immediate clarification from the Architect.
2. All mechanical, electrical, plumbing, civil, and structural items shown on architectural drawing for reference only. Refer to mechanical, electrical, plumbing, civil and structural drawings for more information.
3. The G.C. is responsible for providing the appropriate levels of blocking for all ceiling and wall mounted accessories. The amount of blocking should be sufficient to support its associated accessory and provide for any additional requirements in the accessory manufacturer's installation requirements.
4. The G.C. is responsible for requesting additional information and/or clarification for any questions that may arise before, during, or after construction.
5. The G.C. is responsible for ensuring that all work is in full compliance with all applicable building codes outlined in the Construction Documents.
6. The G.C. is responsible for procurement of all inspections and approvals as necessary during construction as not to delay the project's construction schedule.
7. The G.C. is responsible for ensuring that all subcontractors are provided with the most recent release of the Construction Documents.
8. The G.C. is responsible for alerting the Architect of any discrepancies between the architectural, mechanical, electrical, plumbing, structural and civil drawings.

SYMBOLS

- A201 / 1 — ELEVATION REFERENCE
- 1 / A-101 — SECTION REFERENCE
- 101 / Room Name — ROOM NAME & NUMBER
- 101 — DOOR ID NUMBER
- A — ACCESSORY ID NUMBER
- LEVEL 8'-0" AFF — ELEVATION MARKER
- A — WALL TYPE

MATERIALS LEGEND

- MASONRY BRICK
- CONCRETE MASONRY UNIT
- STEEL CROSS-SECTION
- CONCRETE
- EARTH
- COMPACTED GRAVEL
- SPRAY FOAM INSULATION
- BLOCKING
- STRUCTURAL LUMBER
- RIGID INSULATION
- BATT INSULATION

ABBREVIATIONS

AB	ANCHOR BOLT	FOM	FACE OF MASONRY	SF	SQUARE FOOT
ABV	ABOVE	FP	FIRE PROTECTION	SH	SHOWER
ACU	AIR CONDITIONING UNIT	FRMG	FRAMING	SHTHG	SHEATHING
ADDL	ADDITIONAL	FRP	FIBERGLASS REINFORCED PLASTIC	SHT	SHEET
ADJ	ADJACENT	FT	FOOT, FEET	SI	SQUARE INCH
AHU	AIR HANDLING UNIT	FTG	FOOTING	SIM	SIMILAR
ALT	ALTERNATE	FUT	FUTURE	SL	SLOPE
AL	ALUMINUM			SM	SMALL
ANC	ANCHOR			SPEC	SPECIFICATIONS
APA	AMERICAN PLYWOOD ASSOCIATION	GA	GAUGE	SQ	SQUARE
APPROX	APPROXIMATE(LY)	GALV	GALVANIZED	SS	STAINLESS STEEL
ARCH	ARCHITECTURAL	GEN	GENERAL	ST	STREET
ATC	ACOUSTICAL TILE CEILING	GL	GLASS, GLAZING	STD	STANDARD
AUTO	AUTOMATIC	GR	GRADE	STL	STEEL
AVG	AVERAGE	GWB	GYPSUM WALL BOARD	STOR	STORAGE
&	AND			STRUCT	STRUCTURAL
@	AT	HD	HEAD	SUSP	SUSPENDED
		HEX	HEXAGONAL	SW	SWITCH
BAL	BALANCE	HM	HOLLOW METAL	SYM	SYMMETRICAL
BLDG	BUILDING	HR	HOUR	SYS	SYSTEM
BM	BEAM	HT	HEIGHT		
BOD	BOTTOM OF DECK	HVAC	HEATING/VENTILATING/AIR CONDITIONING	TEL	TELEPHONE
BOS	BOTTOM OF STEEL	HW	HOT WATER	TEMP	TEMPERATURE
BOT	BOTTOM OF	H2O	WATER	T&G	TONGUE AND GROOVE
BTU	BRITISH THERMAL UNIT			THK	THICK
BW	BOTH WAYS	IN	INCH	TO	TOP OF
		INFO	INFORMATION	TOC	TOP OF CONCRETE
CAB	CABINET	INS	INSULATION	TOF	TOP OF FOOTING
CAT	CATEGORY	INT	INTERIOR	TOM	TOP OF MASONRY
CATV	CABLE TELEVISION			TOW	TOP OF WALL
CCTV	CLOSED CIRCUIT TELEVISION	JST	JOIST	TOS	TOP OF STEEL
		JT	JOINT	TRTD	TREATED
CFM	CUBIC FEET PER MINUTE			TV	TELEVISION
CI	CONTINUOUS INSULATION	LAV	LAVATORY	UH	UNIT HEATER
CIR	CIRCLE	LB(S)	POUND(S)	UL	UNDERWRITERS LAB
CJ	CONTROL JOINT	LD	LOAD	UNO	UNLESS OTHERWISE NOTED
CLR	CLEAR, CLEARANCE	LF	LINEAL FOOT		
CLG	CEILING	LG	LARGE	VB	VAPOR BARRIER
CMU	CONCRETE MASONRY UNIT	LL	LIVE LOAD	VCT	VINYL COMPOSITION TILE
		LOC	LOCATION	VERT	VERTICAL
COL	COLUMN	LTG	LIGHTING	VIF	VERIFY IN FIELD
CONC	CONCRETE	LVL	LAMINATED VENEER LUMBER	VOL	VOLUME
CONT	CONTINUED, CONTINUOUS	MATL	MATERIAL	W	WIDE, WIDTH
CPT	CARPET	MAX	MAXIMUM	W/	WITH
CT	CERAMIC TILE	MECH	MECHANICAL	W/R	WITH RESPECT TO
CTR	CENTER	MED	MEDIUM	WC	WATER CLOSET
CU FT	CUBIC FEET	MEZZ	MEZZANINE	WD	WOOD
CU IN	CUBIC INCHES	MIN	MINIMUM, MINUTE	WF	WIDE FLANGE
CU YD	CUBIC YARD	MISC	MISCELLANEOUS	WH	WATER HEATER
		MTD	MOUNTED	WP	WEATHERPROOF
DBL	DOUBLE	N	NORTH	WRB	WEATHER RESISTANT BARRIER
DEG	DEGREE	NA	NOT APPLICABLE		
DEMO	DEMOLISH	NO	NUMBER	WT	WEIGHT
DEPT	DEPARTMENT	NTS	NOT TO SCALE	WTRPRF	WATERPROOF
DIA	DIAMETER			WWF	WELDED WIRE FABRIC
DIAG	DIAGONAL	OPNG	OPENING		
DN	DOWN	OPP	OPPOSITE	YD(S)	YARD(S)
DR	DOOR	OH	OVERHEAD		
DW	DISHWASHER				
DWC	DRINKING WATER COOLER	%	PERCENT		
		/	PER		
DWG	DRAWING	PERP	PERPENDICULAR		
DWH	DOMESTIC WATER HEATER	PLAM	PLASTIC LAMINATE		
		PLMB	PLUMBING		
EA	EACH	PLYWD	PLYWOOD		
EJ	EXPANSION JOINT	PNL	PANEL		
EL	ELEVATION	POB	POINT OF BEGINNING		
ELEC	ELECTRIC	PR	PAIR		
ELEV	ELEVATOR	PREFAB	PREFABRICATED		
ENGR	ENGINEER	PRESS	PRESSURE		
ENT	ENTRANCE	PROJ	PROJECT		
EPS	EXTRUDED POLYSTYRENE	PROP	PROPERTY		
		PSF	POUNDS / SQUARE FOOT		
EQ	EQUAL, EQUALLY	PSI	POUNDS / SQUARE INCH		
EQUIP	EQUIPMENT	PVB	POLYVINYL BUTYL		
EST	ESTIMATE	PVC	POLYVINYL CHLORIDE		
EX	EXISTING				
EXT	EXTERIOR	QTY	QUANTITY		
EW	EACH WAY				
EWH	ELECTRIC WATER HEATER	R	RADIUS		
		RCP	REFLECTED CEILING PLAN		
F	FAHRENHEIT	REC	RECEPTACLE		
FCU	FAN COIL UNIT	REF	REFERENCE		
FDN	FOUNDATION	REQ	REQUIRED		
FE	FIRE EXTINGUISHER	REV	REVISE, REVISION		
FF	FINISH FLOOR	RM	ROOM		
FG	FINISH GRADE	RO	ROUGH OPENING		
FIN	FINISH	RX	REMOVE EXISTING		
FL	FLOOR				
FLEX	FLEXIBLE	SECT	SECTION		
FLUOR	FLUORESCENT	SEP	SEPARATE		

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E-400 SINGLE LINE DIAGRAM

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 6254 GSF, 2 STORY, WOOD FRAMED, MULTI-FAMILY RESIDENCE (R2) THAT CONSISTS OF 7 RENTAL APARTMENT UNITS. THE SCOPE OF WORK INCLUDES CONCRETE, WOOD FRAMING, SIDING, INSULATION, ROOFING, WINDOWS AND DOORS, ARCHITECTURAL FINISHES, FIRE SUPPRESSION, PLUMBING, HVAC , ELECTRICAL , EXCAVATION, AND SITE WORK

CODE

IBC 2021

NFPA 1, 2018

NFPA 101, 2018

IECC 2021 WITH COMAR MODIFICATIONS & ADDITIONAL ENERGY EFFICIENCY PACKAGE OPTIONS. R2 IS LESS THAN 3 STORIES THEREFORE FOLLOWS RESIDENTIAL REQUIREMENTS

COVER SHEET

CAROL HOUSE APARTMENTS
FELLO COMMUNITIES
1005 MARKET ST.
DENTON,MD 21629

fello.

RAUCH
phone: 410 770 9081
office: 106 N. Harrison St. - Easton, MD 21601
email: design@raucheng.com | web: www.raucheng.com

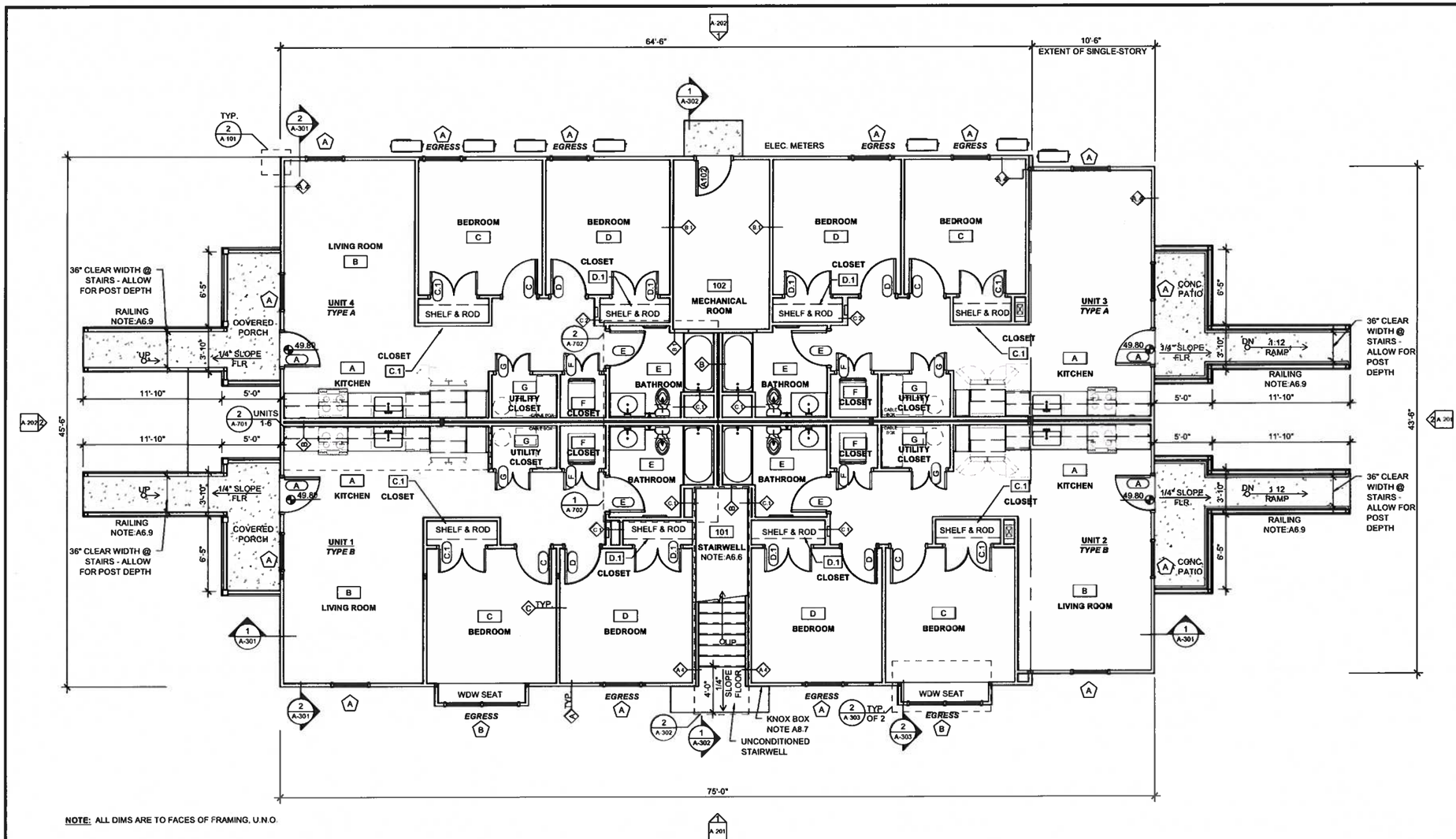
RELEASES

REV. #	DATE	DESCRIPTION
	9-10-25	SITE DEVELOPMENT SUBMISSION

SCALE: AS SHOWN
DRAWN: RW
PROJECT MGR: VR
PROJECT #: 260130
SHEET NO.: A-001

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NOTE: ALL DIMS ARE TO FACES OF FRAMING, U.N.O.

1 FIRST FLOOR PLAN

1/4"=1'-0"

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FIRST FLOOR PLAN

CAROL HOUSE APARTMENTS
FELLO COMMUNITIES
1005 MARKET ST.
DENTON,MD 21629

fello.

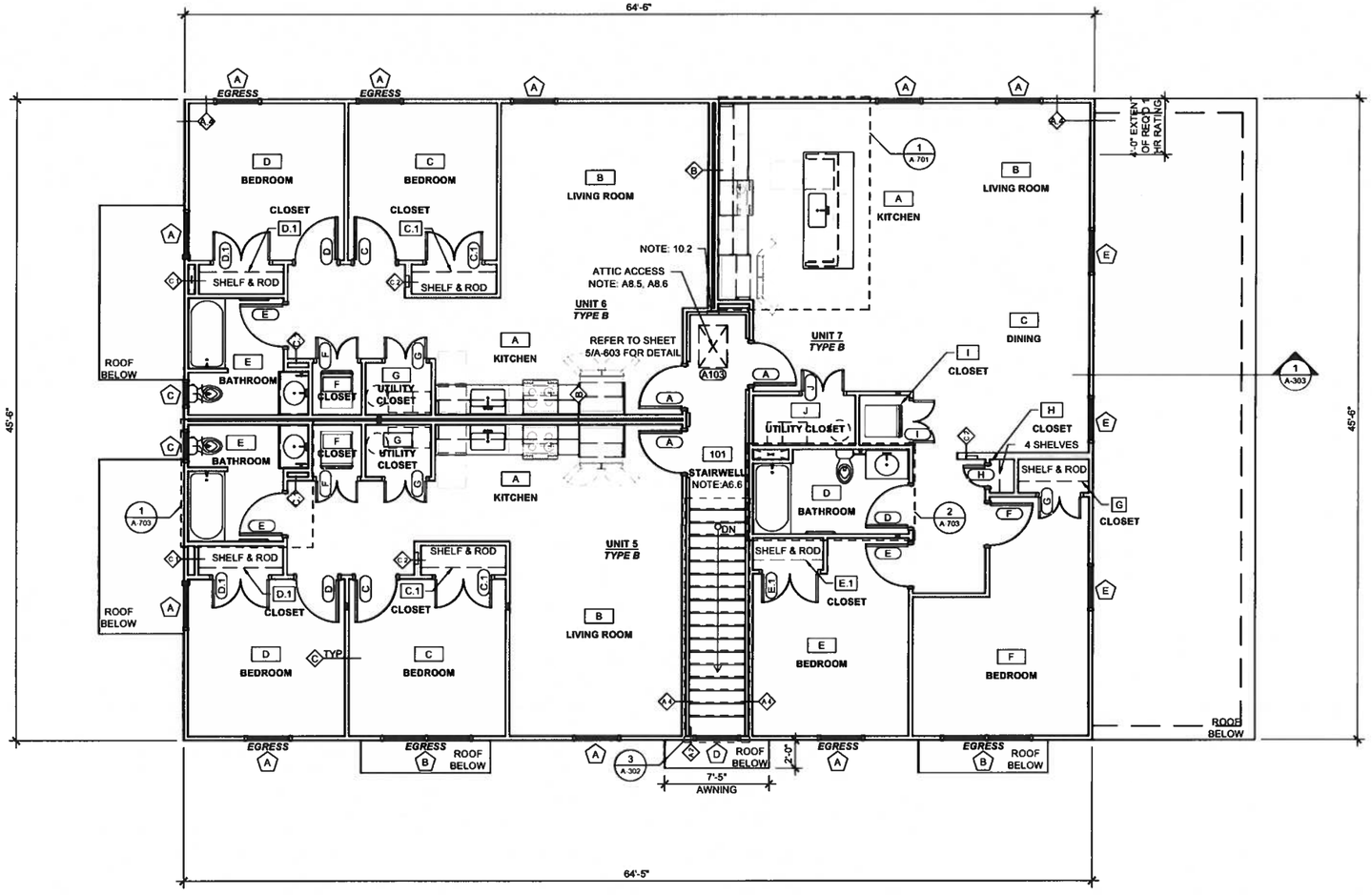
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phone 410.770.9551
office 308 N. Hanover St. - Easton, MD 21601
email design@rauchinc.com | web: www.rauchinc.com

RELEASES

REV. #	DATE	DESCRIPTION
	5-10-26	SITE DEVELOPMENT SUBMISSION

SCALE: AS SHOWN
DRAWN: RW
PROJECT MGR: VR
PROJECT #: 260130
SHEET NO.:
A-101

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1 SECOND FLOOR PLAN

1/4"=1'-0"

SECOND FLOOR PLAN

CAROL HOUSE APARTMENTS
FELLO COMMUNITIES

1005 MARKET ST.
DENTON,MD 21629

fello.

RAUCH

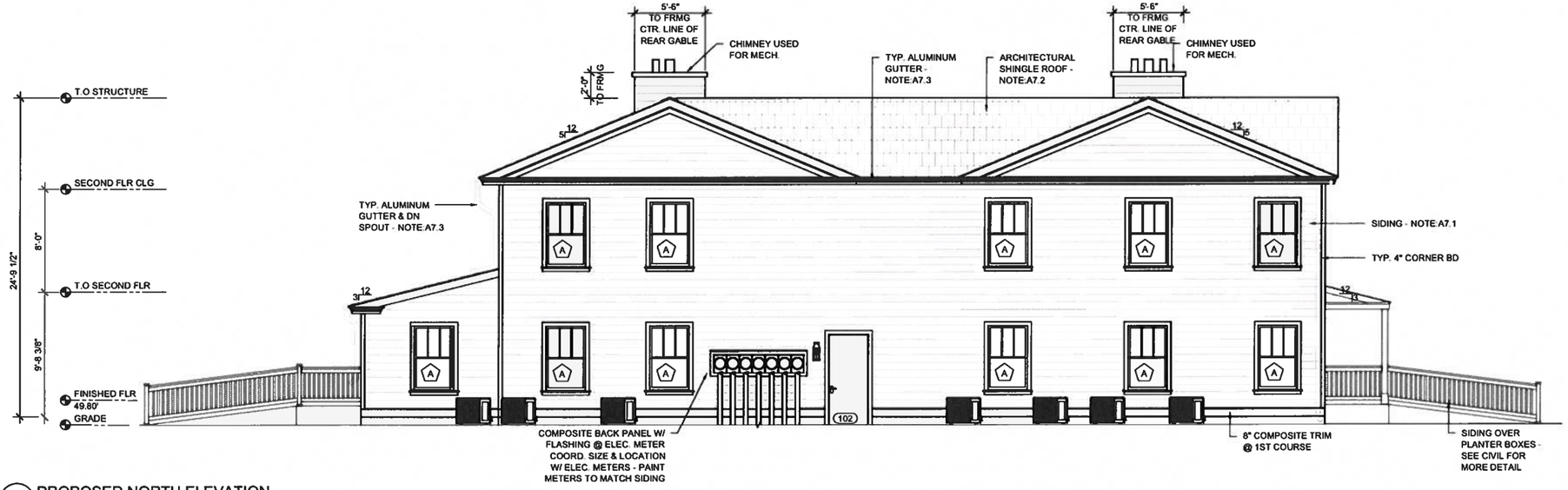
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REV #	DATE	DESCRIPTION
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SCALE: AS SHOWN
DRAWN: RW
PROJECT MGR: VR
PROJECT #: 260130
SHEET NO.:
A-102

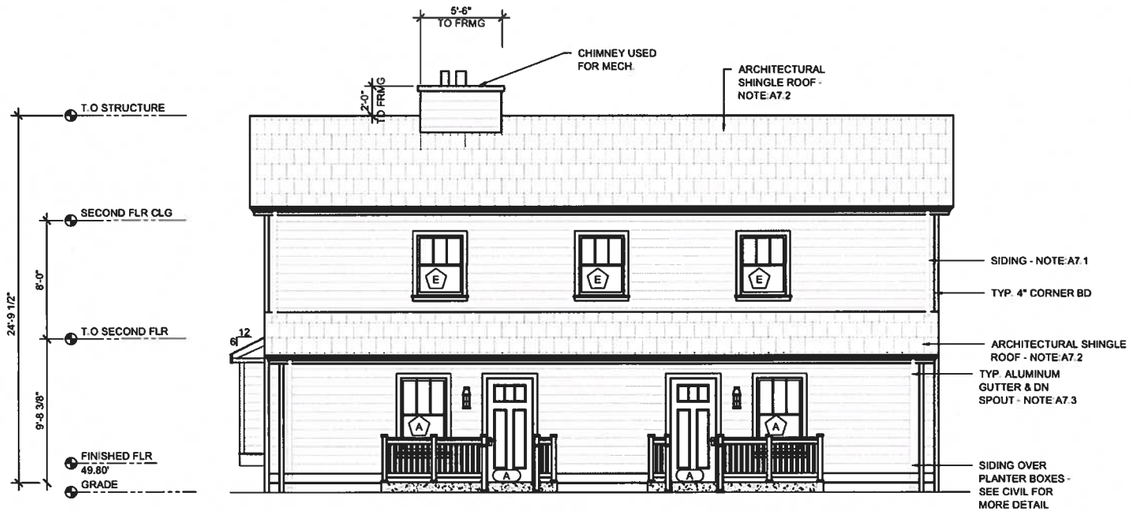
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1 PROPOSED NORTH ELEVATION

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



2 PROPOSED EAST ELEVATION

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

SOUTH & EAST EXTERIOR ELEVATIONS

CAROL HOUSE APARTMENTS
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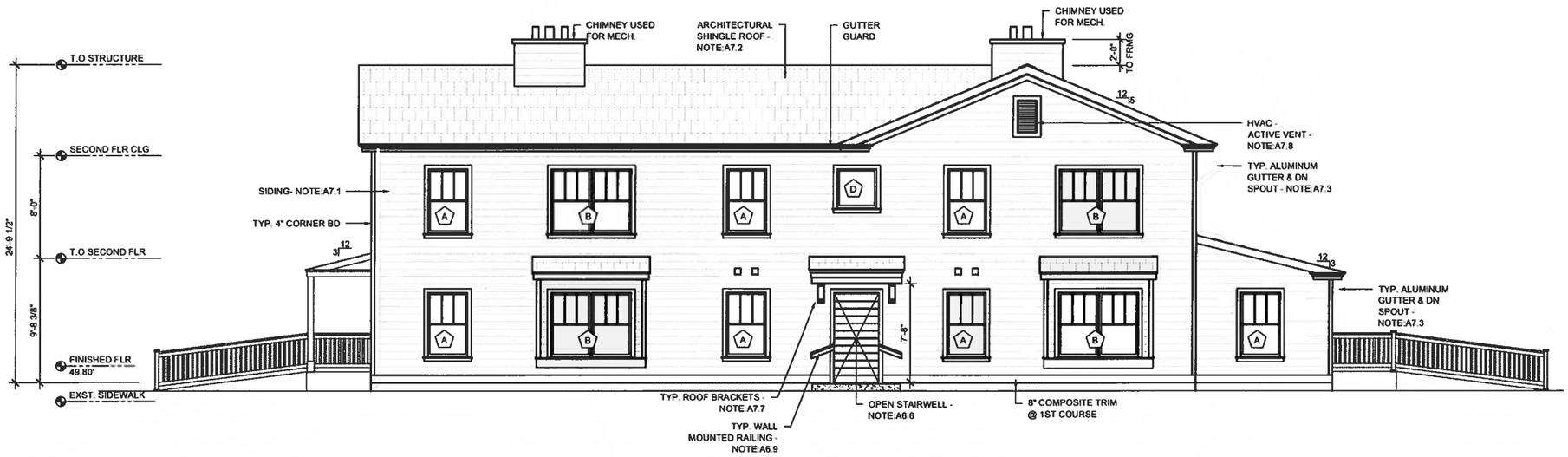
RELEASES

REV. #	DATE	DESCRIPTION
	9-10-26	SITE DEVELOPMENT SUBMISSION

SCALE: AS SHOWN
DRAWN: RW
PROJECT MGR: VR
PROJECT #: 260130
SHEET NO.:
A-102

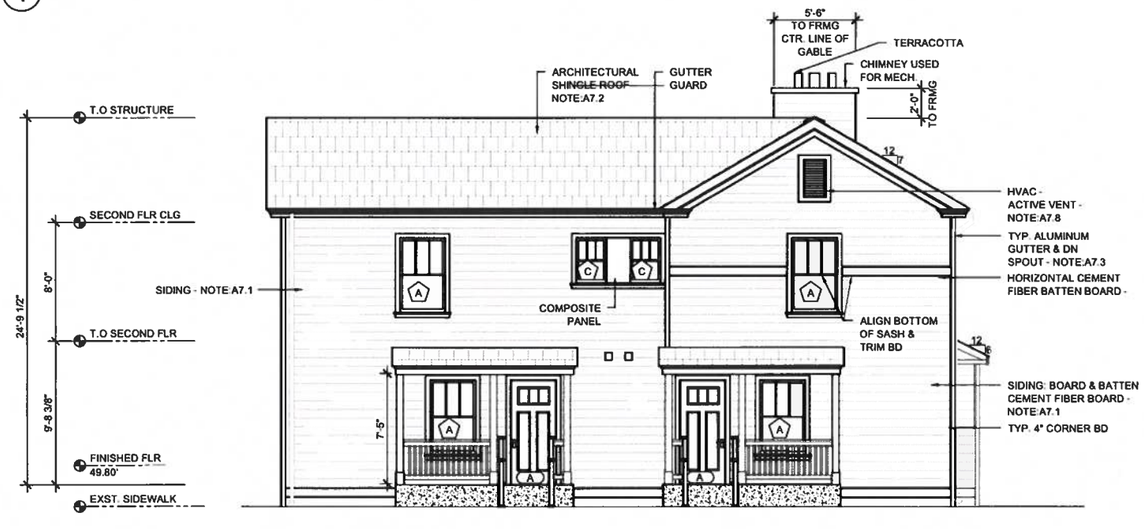
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1 PROPOSED SOUTH ELEVATION

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



2 PROPOSED WEST ELEVATION

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

NORTH & WEST EXTERIOR ELEVATIONS - ALT.

CAROL HOUSE APARTMENTS
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RELEASES

REV. #	DATE	DESCRIPTION
	9-10-26	SITE DEVELOPMENT SUBMISSION

SCALE: AS SHOWN
DRAWN: RW
PROJECT MGR: VR
PROJECT #: 260130
SHEET NO.:
A-202

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THE CAROL HOUSE

FOR
CAROL HOUSE, LLC
DENTON, CAROLIINE COUNTY, MARYLAND 21629

SITE DATA:

PROPERTY ADDRESS:	1005 MARKET ST DENTON, MD 21629
LATITUDE: LONGITUDE:	38° 53' .94" N 75° 49' 13.20" W
PRESENT ZONING CLASSIFICATION:	GC - GENERAL COMMERCIAL
PRESENT USE: FUTURE USE:	VACANT MULTIFAMILY RESIDENTIAL
TAX MAPS: GRIDS: PARCEL: DEED REFERENCE:	0103 0024 0525 01790/00375
PROPERTY AREA: LIMITS OF DISTURBANCE: EXISTING IMPERVIOUS: PROPOSED IMPERVIOUS:	0.640 AC / 27,872 SF 0.583 AC / 26,869.31 SF 4.59% / 0.03 AC / 1,321.90 SF 56.23% / 0.37 AC / 16,232.17 SF
EXISTING LOT COVERAGE: PROPOSED LOT COVERAGE:	0% / 0 SF 53.39% / 14,879.57 SF
REQUIRED SETBACKS:	FRONT - 20 FT REAR - 20 FT SIDE - 10 FT - AGGREGATE OF 25'
PROPOSED SETBACKS:	FRONT - 20 FT REAR - 20 FT SIDE - 10 FT WEST, 15' EAST
MAX BUILDING HEIGHT:	40 FT / 3 STORIES
PROPOSED # DWELLING UNITS:	7 EDUs
PARKING SPACES REQUIRED: PARKING SPACES PROVIDED:	2 SPACE PER RESIDENTIAL UNIT = 14 SPACES REQUIRED 14 SPACES (INCLUDING 2 ADA HANDICAP STALLS WITH AISLE) (INCLUDING 2 E.V. CHARGING STALLS WITH AISLE)
DENSITY AND DIMENSIONAL REGULATIONS: MIN. LOT AREA - GC - MULTIFAMILY: RESIDENTIAL DENSITY:	12,000 SF 15 DU PER ACRE
FOREST CONSERVATION:	N/A - TOTAL DISTURBANCE IS LESS THAN 40,000 SF
FEMA FLOOD MAPS:	PANEL 24011C0184D
WATERSHED:	UPPER CHOPTANK 021304040494

THIS PROJECT SITE IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAIN

THIS PROJECT SITE IS NOT LOCATED WITHIN A CRITICAL AREA

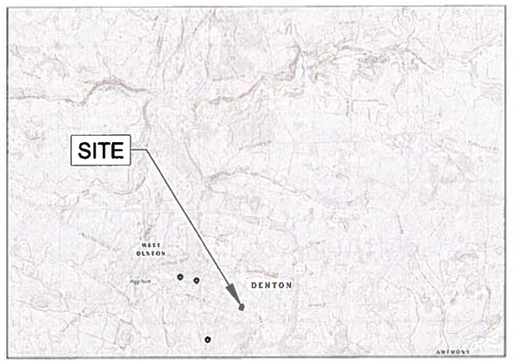
SURVEY DATUM

HORIZONTAL:	NAD83/2011
VERTICAL:	NAVD88
DATE OF SURVEY:	JUNE 2026
BENCHMARK	SANITARY MANHOLE LID IN MARKET STREET
LOCATION:	445294.00 NORTHING 1648142.18 EASTING
ELEVATION:	47.54'

NOTE: EXTERIOR LIGHTING WILL BE IN COMPLIANCE WITH COMMERCIAL USE AND TOWN DISTRICT REQUIREMENTS.

CONTACT INFORMATION

OWNER/DEVELOPER:	CAROL HOUSE LLC 1005 MARKET ST DENTON, MD 21629
ENGINEER:	RAUCH INC 106 N HARRISON ST DENTON, MARYLAND 21601 (410)770-9081
SURVEYOR:	RAUCH inc WILLIAM EWALD, SR. 106 N. HARRISON STREET EASTON, MD 21601 410-770-9081 bill@raucheng.com



VICINITY MAP
SCALE: 1" = 5000'

APPROVED:	APPROVED:
TOWN OF DENTON PLANNING COMMISSION CHAIR DATE	TOWN OF DENTON TOWN CONSULTING ENGINEER DATE
APPROVED:	APPROVED:
TOWN OF DENTON DIRECTOR OF PLANNING AND CODES DATE	TOWN OF DENTON TOWN ADMINISTRATOR DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE TOWN OF DENTON DEPARTMENT OF PLANNING AND CODES AND MEET TECHNICAL REQUIREMENTS

STATE OF MARYLAND — WILLIAM EWALD — PROFESSIONAL ENGINEER — 08-04-2026

PURPOSE STATEMENT:

TO CONSTRUCT A 7-UNIT RESIDENTIAL STRUCTURE WITH OFFSTREET PARKING AND STORMWATER MANAGEMENT PRACTICE ON A CURRENTLY VACANT LOT.

ENVIRONMENTAL NOTES:

1. THE PROJECT SITE NOT LOCATED WITHIN THE CRITICAL AREA BUFFER
2. THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN
3. STEEP SLOPES ARE NOT PRESENT ON SITE
4. NON TIDAL WETLANDS ARE NOT PRESENT ON THIS PORTION OF THE PROJECT

HYDROLOGY NOTES:

1. THE PROJECT WILL NOT ALTER HYDROLOGY TO OR FROM THE SITE
2. NO OUTLETS WILL BE ALTERED BY THIS PROJECT

STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETE WITHIN:

A. THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND

B. SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING

DRAWING LIST

DRAWING NUMBER	DRAWING TITLE
G-100	TITLE SHEET
C-201	EXISTING CONDITIONS & DEMOLITION
C-301	SWM & ESC PLAN
C-303	SWM PROFILES
C-305.01	ESC NOTES AND DETAILS
C-305.02	SWM DETAILS
C-401	SITE & GRADING PLAN
C-405	SITE & GRADING DETAILS
C-501	UTILITY PLAN
C-505	UTILITY DETAILS
L-101.01	OVERALL LANDSCAPE PLAN & CODE NOTES
L-105	LANDSCAPE NOTES AND DETAILS

GENERAL NOTES

PROJECT SHALL BE CONSTRUCTED TO COMPLY WITH THE TOWN OF ROYAL OAK DESIGN AND CONSTRUCTION STANDARDS.

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, LOCAL BUILDING CODES, BEST PRACTICES OF THE RESPECTIVE TRADES AND THE STANDARD SPECIFICATIONS AND DETAILS REFERRED TO HEREON.

THIS DRAWING SHOWS INFORMATION OBTAINED FROM AVAILABLE RECORDS REGARDING PIPES, CONDUITS, TELEPHONE LINES AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST WITHIN LIMITS OF THE WORK AT AND BELOW THE SURFACE OF THE GROUND. THE CONTRACTOR IS RESPONSIBLE FOR SUPPORTING AND PROTECTING ALL PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES.

THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO START OF CONSTRUCTION AND SHALL COORDINATE ALL CONSTRUCTION PHASES WITH THEM:

MDE (Main Number)	410-537-3000
MDE (Eastern Shore Field Office)	410-901-4020
TOWN OF DENTON PUBLIC WORKS DEPARTMENT	410-479-5446
CAROLINE SCD	410-479-1202
MISS UTILITY	800-257-7777 or 811

SHOULD ANY DAMAGE OCCUR TO ANY MARKED UTILITIES, THEY SHALL BE REPAIRED SOLELY AT THE CONTRACTORS EXPENSE.

ALL LANDSCAPING SHALL BE PERFORMED BY QUALIFIED PROFESSIONALS. ALL PLANT MATERIALS SHALL BE FROM CERTIFIED NURSERYMAN AND BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF PLANTING.

ANY PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE REPLACED SOLELY AT THE CONTRACTORS EXPENSE.

THE FOLLOWING ITEMS HAVE BEEN ADDRESSED TO MEET THE REQUIREMENTS OF THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (NPDES NUMBER _____, STATE DISCHARGE PERMIT NUMBER ____):

1. UTILIZATION OF ENVIRONMENTAL SITE DESIGN
2. MAINTENANCE OF LIMITS OF DISTURBANCE TO PROTECT NATURAL AREAS
3. CONTROL OF CONSTRUCTION EQUIPMENT AND VEHICLES
4. EVALUATION AND APPROPRIATE LIMITATION OF SITE CLEARING
5. EVALUATION AND DESIGNATION OF SITE AREA FOR PHASING OR SEQUENCING
6. IDENTIFICATION OF SOILS AT HIGH RISK FOR EROSION AND ADVANCED STABILIZATION TECHNIQUES TO BE USED
7. IDENTIFICATION OF STEEP SLOPES AND DESIGNATION OF LIMITATIONS ON CLEARING THEM
8. EVALUATION AND DESIGNATION OF STABILIZATION REQUIREMENTS AND TIME LIMITS AND PROTECTION MEASURES FOR DISCHARGES TO THE CHESAPEAKE BAY, IMPAIRED WATERS WITH AN ESTABLISHED TOTAL MAXIMUM DAILY LOAD (TMDL)

SEQUENCE OF CONSTRUCTION

1. NOTIFY MDE, CAROLINE SOIL CONSERVATION DISTRICT, AND THE TOWN OF DENTON PUBLIC WORKS DEPARTMENT AT LEAST TWO WEEKS BEFORE STARTING ANY DEMOLITION, CLEARING, GRADING, OR EARTH DISTURBANCE.
   NOTIFY MDE AT (410) 901-4020
   CAROLINE SOIL CONSERVATION DISTRICT AT (410) 479-1202
   TOWN OF DENTON PUBLIC WORKS DEPARTMENT AT (410) 499-5446
2. CONDUCT A PRE-CONSTRUCTION MEETING WITH THE OWNER, CONTRACTOR, AND APPLICABLE AGENCY REPRESENTATIVES TO REVIEW THE APPROVED PLANS AND PROJECT REQUIREMENTS.
3. INSTALL ALL PERIMETER EROSION AND SEDIMENT CONTROL PRACTICES AND OTHER INITIAL CONTROLS SHOWN ON THE APPROVED PLANS BEFORE STARTING DEMOLITION OR LAND DISTURBANCE.
4. REMOVE TOPSOIL AND HAUL OFFSITE.
5. ROUGH GRADE SITE INSIDE LIMITS OF DISTURBANCE
6. FINE GRADE SITE
7. INSTALL LANDSCAPE PLANTS AND TURF AREAS SHOWN ON PLANS AND AS SPECIFIED.
8. ALL DISTURBED AREAS TO BE PERMANENTLY STABILIZED.
9. MAINTAIN ALL PERIMETER CONTROLS AND SEDIMENT CONTROL DEVICES UNTIL FINAL STABILIZATION HAS BEEN COMPLETELY ESTABLISHED.
10. REMOVE PERIMETER CONTROLS UPON APPROVAL BY MDE SEDIMENT CONTROL INSPECTOR.

REQUIRED REGULATORY APPROVALS / PERMITS:

- MDE - NON TIDAL WETLANDS - IF APPLICABLE
- MDE - NOTICE OF INTENT (NOI)
- CAROLINE SOIL CONSERVATION DISTRICT APPROVAL
- TOWN OF DENTON SITE PLAN APPROVAL
- TOWN OF DENTON GRADING AND BUILDING PERMIT

SCHOOL IMPACT STATEMENT:

- THIS PROJECT WILL NOT IMPACT SCHOOL DISTRICT OR SCHOOL BUS SERVICE

ENVIRONMENTAL NOTES:

1. THE PROJECT SITE IS NOT LOCATED WITHIN THE CRITICAL AREA BUFFER
2. THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN
3. STEEP SLOPES ARE NOT PRESENT ON SITE
4. NON TIDAL WETLANDS ARE NOT PRESENT ON THIS PROJECT

HYDROLOGY NOTES:

1. THE PROJECT WILL NOT ALTER HYDROLOGY TO OR FROM THE SITE
2. NO OUTLETS WILL BE ALTERED BY THIS PROJECT

STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETE WITHIN:

A. THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND

B. SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING

PLANNING COMMISSION DEVIATION NOTE

ANY DEVIATION FROM THE APPROVED ARCHITECTURAL PLANS AND ELEVATIONS REQUIRES THE OWNER/DEVELOPER TO SUBMIT REVISED ARCHITECTURAL PLANS AND ELEVATIONS TO THE PLANNING COMMISSION FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION (126 APPENDIX I ITEM 65)

PLANNING COMMISSION SWM NOTE

THE OWNER OF THE PROPERTY SHALL MAINTAIN IN GOOD CONDITION ALL ENVIRONMENTAL SITE DESIGN PRACTICES (§105-26 A)

SIGNATURE - PROPERTY OWNER DATE

OWNERS CERTIFICATION

I, _____ AUTHORIZED REPRESENTATIVE FOR COMMISSIONERS OF DENTON, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY APPROVE AND ADOPT THIS PLAN OF INFRASTRUCTURE IMPROVEMENTS

_____ DATE

(PRINTED NAME HERE)

TITLE

REVIEWED FOR THE CAROLINE SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

APPROVED:

_____ _____
CAROLINE SOIL CONSERVATION DISTRICT DATE

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

DEVELOPER'S CERTIFICATION

I HEREBY CERTIFY THAT ALL OF THE DEVELOPMENT AND/OR CONSTRUCTION SHALL BE DONE IN ACCORDANCE TO THIS PLAN OF EROSION AND SEDIMENT CONTROL.

_____ _____
SIGNATURE DATE

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION MADE IN THIS PLAN. ANY CHANGE MADE TO THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL PLACE RESPONSIBILITY FOR SAID CHANGE ON THE CONTRACTOR OR SUBCONTRACTOR.
2. ANY RESPONSIBLE PERSONNEL INVOLVED IN THIS CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT THE DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT.

TITLE SHEET

FOR THE PROJECT OF
CAROL HOUSE - DENTON, MD

TAX MAP - 103, GRID - 19, PARCEL 525
THIRD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND
PREPARED FOR heio

RAUCH INC
Engineering | Survey | Architecture | Environmental
Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 9081 | | Fax: 410 770 3887

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 11024 Expiration Date: July 24, 2028

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

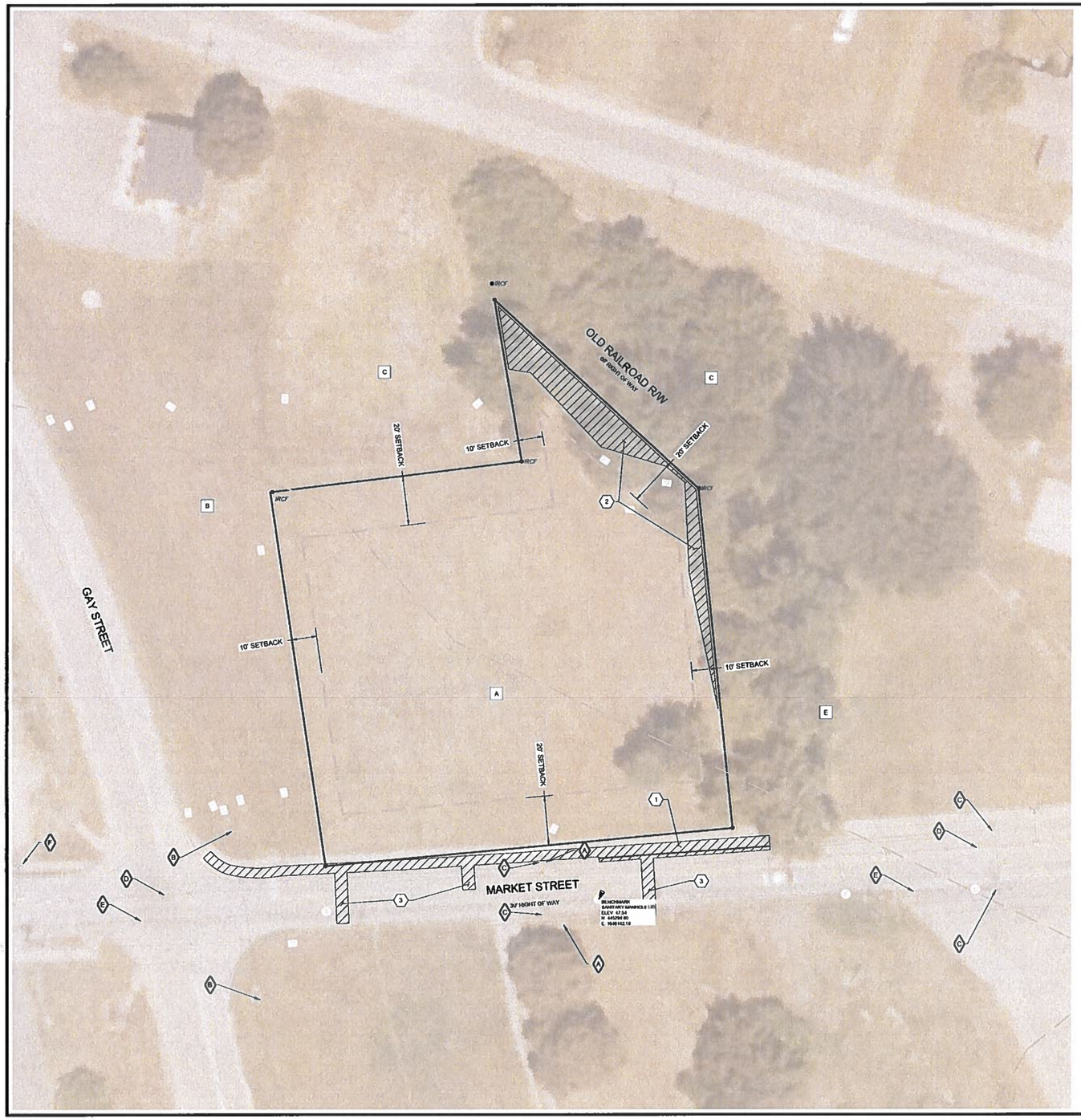
REV. #	DATE	DESCRIPTION
-		

MISS UTILITY OF DELMARVA — 811

DATE:	8/4/2026
SCALE:	1" = 5000'
DRAWN BY:	AMF
DESIGNED BY:	AMF
APPROVED BY:	

SHEET NO.: G-100

FOR REVIEW



N (NAD 1983)

0 20 40

EXISTING FEATURES

- A STORM DRAIN
- B 18" STORM PIPE
- C 12" STORM PIPE
- D 8" WATER LINE
- E 10" SANITARY SEWER
- F EXISTING FIRE HYDRANT

DEMOLITION FEATURES

1. DEMOLISH EXISTING SIDEWALK FRONTING MARKET STREET TO LIMITS SHOWN. CURB TO REMAIN.
2. CLEAR AND GRUB AS REQUIRED FOR PROPOSED SITEWORK
3. SAW CUT EXISTING ROADWAY PAVEMENT AS REQUIRED FOR UTILITY INSTALLATION

SOIL DATA

Map Unit Symbol	Name	Hydrologic Soil Group	K-Factor	Hydric?
CdB	Cedartown loamy sand, 2 to 5 percent slopes	A	0.05	No
GaA	Galestown loamy sand, 0 to 2 percent slopes	A	0.05	No

SYMBOLS EXISTING

FLARED END SECTION
YARD INLET
CURB INLET
CUSTOM INLET
POLYCPLAST INLET
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
CLEANOUT
GATE VALVE
S RUN
S ION
WATER METER
FIRE HYDRANT
WELL
BOLLARD
ELECTRIC TRANSFORMER
TELEPHONE PEDESTAL
UTILITY POLE
GUY WIRE
CONIFEROUS TREE

LINETYPES

TOPOGRAPHY — EXISTING
MAJOR CONTOURS 45
MINOR CONTOURS 44
TOP OF SLOPE BREAKLINE
BOTTOM OF SLOPE BREAKLINE
PARCEL BOUNDARY
PARCEL SETBACK/EASEMENT
FENCELINE WOOD
TREELINE/VEGETATION
ROADWAY CENTERLINE

UTILITIES
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
COMMUNICATIONS (FIBER, ETC)
WATER PIPE
STORMWATER PIPE
UNDERDRAIN
SANITARY SEWER

PROPERTY DATA

- A CAROL HOUSE LLC
  M/G/P/L 0103/002270525 · B/P 00549/00126
  ZONING GC - GENERAL COMMERCIAL
  PRESENT USE VACANT LAND
- B JAMIE L JOHANSEN
  M/G/P 0103/002405535 · B/P 01327/00015
  ZONING GC - GENERAL COMMERCIAL
  PRESENT USE RETAIL TRADE
- C 1000 GAY STREET C/O JOHN IRELAND
  M/G/P 0103/002405533 · B/P 00457/00532
  ZONING GC - GENERAL COMMERCIAL
  PRESENT USE VACANT LAND
- D RAILROAD RIGHT OF WAY
  M/G/P/L XXXX/X · B/P X/X
  ZONING GC - GENERAL COMMERCIAL
  PRESENT USE VACANT LAND
- E WANDA B GREEN · JOSEPH MILTON GREEN
  M/G/P 0103/002405527 · B/P 01910/00231
  ZONING GC - GENERAL COMMERCIAL
  PRESENT USE RESIDENTIAL

STATE OF MARYLAND · WILLIAM M. ENGLISH · PROFESSIONAL ENGINEER
09-04-2026

EXISTING CONDITIONS

FOR THE PROJECT OF

CAROL HOUSE - DENTON, MD

TAX MAP - 103, GRID - 24, PARCEL 525
THIRD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND
PREPARED FOR Italo

RAUCH INC
Engineering | Survey | Architecture | Environmental
Main Office: 108 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410.770.8081 | Fax: 410.770.3867

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 11024
Expiration Date: July 24, 2028

PRELIMINARY NOT FOR CONSTRUCTION

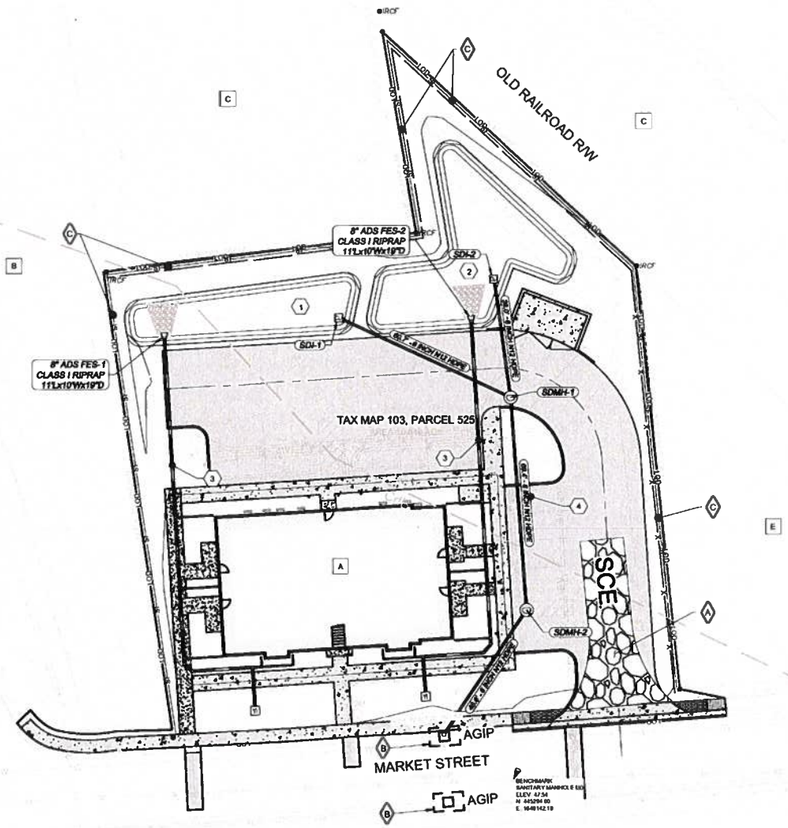
REVISIONS

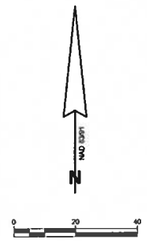
REV. #	DATE	DESCRIPTION
1		

DIAL UTILITY OF DELAWARE 811

DATE 9/4/2026
SCALE: 1" = 20'
DRAWN BY: AMF
DESIGNED BY: AMF
APPROVED BY:
SHEET NO.: C-201

FOR REVIEW





PROPOSED ESC FEATURES

- (A) STABILIZED CONSTRUCTION ENTRANCE PER DETAIL ON C-305
- (B) AGIP-AT GRADE INLET PROTECTION PER DETAIL ON C-305
- (C) SILT FENCE PER DETAIL ON C-305

PROPOSED SWM FEATURES

- (1) SWM - RAINGARDEN FACILITY #1
- (2) SWM - RAIN GARDEN FACILITY #2
- (3) 6" PVC DOWNSPOUT LEADER TO RAIN GARDEN - TYPICAL
- (4) 6" HDPE STORMDRAIN PIPE

SOIL DATA

Map Unit Symbol	Name	Hydrologic Soil Group	K-Factor	Hydric?
CdB	Cedartown loamy sand, 2 to 5 percent slopes	A	0.05	No
GaA	Galestown loamy sand, 0 to 2 percent slopes	A	0.05	No

SYMBOLS (PROPOSED / EXISTING)

FLARED END SECTION
YARD INLET
CURB INLET
CUSTOM INLET
NYLOPLAST INLET
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
CLEANOUT
GATE VALVE
STUB
SIGN
WATER METER
FIRE HYDRANT
WELL
BOLLARD
ELECTRIC TRANSFORMER
TELEPHONE PEDESTAL
UTILITY POLE
GUY WIRE
CONIFEROUS TREE

HATCHES

ASPHALT
GRAVEL
CONCRETE
RIPRAP/ROCK
ESD BED BOTTOM
BRICK PAVING
EXISTING TO BE DEMOLISHED
STEEP SLOPES
ROOFTOP/NON-ROOFTOP DISCONNECT

LINETYPES (PROPOSED / EXISTING)

TOPOGRAPHY
MAJOR CONTOURS
MINOR CONTOURS
TOP OF SLOPE/ BREAKLINE
BOTTOM OF SLOPE/ BREAKLINE
PARCEL BOUNDARY
PARCEL SETBACK/EASEMENT
FENCELINE - PRIVACY
FENCELINE - SPLIT-RAIL
TREELINE/VEGETATION
ROADWAY CENTERLINE

UTILITIES
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
COMMUNICATIONS (FIBER, ETC)
WATER PIPE
STORMWATER PIPE
UNDERDRAIN
SANITARY SEWER

EROSION AND SEDIMENT CONTROL
SILT FENCE
LIMITS OF DISTURBANCE
AT-GRADE INLET PROTECTION

PROPERTY DATA

A — CAROL HOUSE LLC
M/G/P#, 0103/0027/0525 - B/P: 0054/00126
ZONING: GC - GENERAL COMMERCIAL
PRESENT USE: VACANT LAND

B — JAMIE L. JOHANSEN
M/G/P: 0103/0024/0535 B/P: 0132?/00015
ZONING: GC - GENERAL COMMERCIAL
PRESENT USE: RETAIL TRADE

C — 1000 GAY STREET C/O JOHN IRELAND
M/G/P: 0103/0024/0533 B/P: 0045?/00532
ZONING: GC - GENERAL COMMERCIAL
PRESENT USE: VACANT LAND

D — RAILROAD RIGHT OF WAY
M/G/P#, XX/XX/XX B/P: XX
ZONING: GC - GENERAL COMMERCIAL
PRESENT USE: VACANT LAND

E — WANDA B GREEN JOSEPH MILTON GREEN
M/G/P: 0103/0024/0527 - B/P: 0119?/00731
ZONING: GC - GENERAL COMMERCIAL
PRESENT USE: RESIDENTIAL

STATE OF MARYLAND — WILLIAM M. RAUCH — No. 21601 — PROFESSIONAL ENGINEER
09.04.2026

SWM & ESC PLANS

FOR THE PROJECT OF

CAROL HOUSE - DENTON, MD

TAX MAP - 103, GRID - 24, PARCEL 525
THIRD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND
PREPARED FOR: tnlo

RAUCH INC
Engineering | Survey | Architecture | Environmental
Main Office: 108 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@rauchorg.com
Phone: 410 770 9581 | Fax: 410 770 3987

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No.: 11024
Expiration Date: July 24, 2028

PRELIMINARY PLAN NOT FOR CONSTRUCTION

09-04-2026

REVISIONS

REV. #	DATE	DESCRIPTION
-		

811 — Call Before You Dig

DATE: 9/4/2026
SCALE: 1" = 20'
DRAWN BY: AMF
DESIGNED BY: AMF
APPROVED BY:

SHEET NO.: C-301

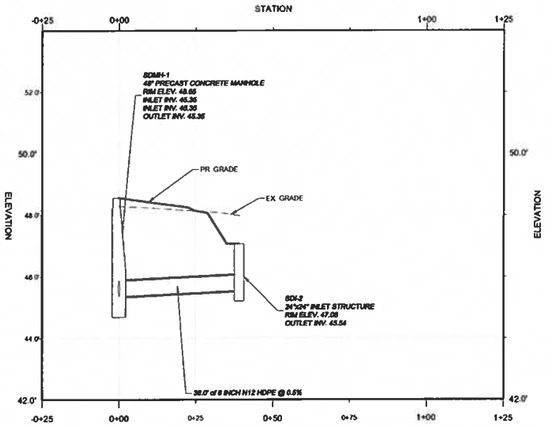
FOR REVIEW

STRUCTURE SCHEDULE
STORM

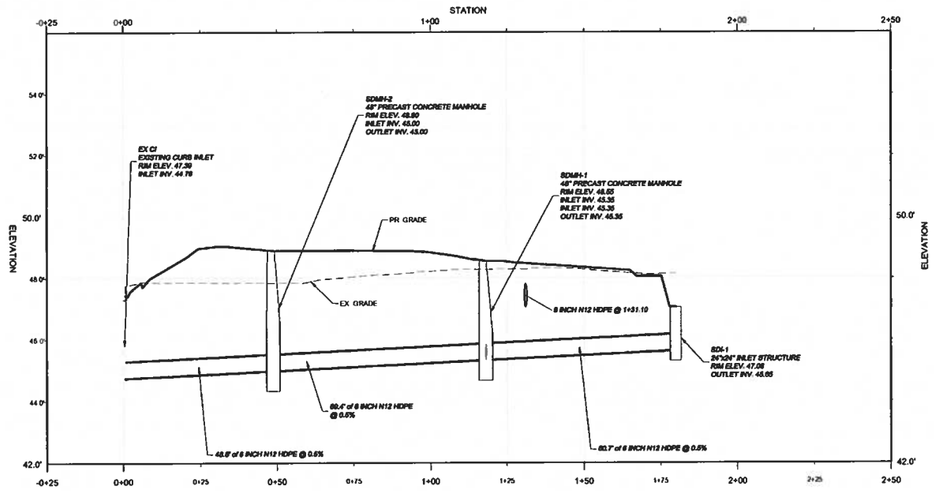
STRUCTURE NAME	LOCATION	STRUCTURE TYPE AND SIZE	CONNECTED PIPES	RIM ELEVATION
B-1	N445331.47, E1648035.32	8" 45-DEG BEND	SD-9 INV IN = 47.42 SD-8 INV OUT = 47.42	48.17
B-2	N445329.22, E1648037.86	8" 45-DEG BEND	SD-10 INV IN = 47.43 SD-9 INV OUT = 47.43	48.19
B-3	N445331.17, E1648070.59	4" 90-DEG BEND	SD-13 INV IN = 47.65 SD-12 INV OUT = 47.65	48.05
B-4	N445337.68, E1648135.01	8" 45-DEG BEND	SD-24 INV IN = 47.41 SD-23 INV OUT = 47.41	48.16
B-5	N445334.86, E1648132.51	8" 45-DEG BEND	SD-25 INV IN = 47.43 SD-24 INV OUT = 47.43	48.18
B-6	N445332.92, E1648100.04	4" 90-DEG BEND	SD-28 INV IN = 47.64 SD-27 INV OUT = 47.64	48.04
EX CI	N445308.52, E1648119.39	EXISTING CURB INLET	SD-4 INV IN = 44.76	45.93
FES-1	N445438.29, E1648028.96	N-12 FES	SD-5 INV IN = 47.06	47.60
FES-2	N445443.48, E1648126.70	N-12 FES	SD-20 INV IN = 47.06	47.60
RL-1	N445379.88, E1648044.69	ROOF LEADER CONNECTION	SD-14 INV OUT = 47.30	47.70
RL-2	N445356.70, E1648046.57	ROOF LEADER CONNECTION	SD-15 INV OUT = 47.42	47.82
RL-3	N445333.99, E1648047.93	ROOF LEADER CONNECTION	SD-17 INV OUT = 47.54	47.93
RL-4	N445333.72, E1648060.17	ROOF LEADER CONNECTION	SD-19 INV OUT = 47.58	47.98
RL-5	N445334.33, E1648070.40	ROOF LEADER CONNECTION	SD-13 INV OUT = 47.68	48.08
RL-6	N445383.40, E1648120.62	ROOF LEADER CONNECTION	SD-29 INV OUT = 47.30	47.69
RL-7	N445361.16, E1648121.44	ROOF LEADER CONNECTION	SD-30 INV OUT = 47.41	47.81
RL-8	N445338.98, E1648123.26	ROOF LEADER CONNECTION	SD-31 INV OUT = 47.52	47.91
RL-9	N445336.69, E1648110.09	ROOF LEADER CONNECTION	SD-33 INV OUT = 47.57	47.97
RL-10	N445336.08, E1648099.85	ROOF LEADER CONNECTION	SD-28 INV OUT = 47.68	48.07
SDI-1	N445444.09, E1648085.67	24"x24" INLET STRUCTURE	SD-1 INV OUT = 45.65	47.06
SDI-2	N445456.54, E1648136.03	24"x24" INLET STRUCTURE	SD-2 INV OUT = 45.54	47.06
SDMH-1	N445417.93, E1648141.64	48" PRECAST CONCRETE MANHOLE	SD-2 INV IN = 45.35 SD-1 INV IN = 45.35 SD-3 INV OUT = 45.35	48.55
SDMH-2	N445348.74, E1648146.75	48" PRECAST CONCRETE MANHOLE	SD-3 INV IN = 45.00 SD-4 INV OUT = 45.00	48.90
Y-1	N445379.15, E1648032.48	8"x8"x4" WYE	SD-6 INV IN = 47.18 SD-14 INV IN = 47.18 SD-5 INV OUT = 47.18	47.93
Y-2	N445355.94, E1648033.86	8"x8"x4" WYE	SD-7 INV IN = 47.29 SD-15 INV IN = 47.29 SD-6 INV OUT = 47.29	48.05
Y-3	N445333.23, E1648035.22	8"x8"x4" WYE	SD-8 INV IN = 47.41 SD-17 INV IN = 47.41 SD-7 INV OUT = 47.41	48.16
Y-4	N445330.38, E1648057.38	6"x8"x4" WYE	SD-18 INV IN = 47.53 SD-11 INV IN = 47.53 SD-10 INV OUT = 47.53	48.28
Y-5	N445330.56, E1648060.36	4"x6"x4" WYE	SD-12 INV IN = 47.55 SD-19 INV IN = 47.55 SD-11 INV OUT = 47.55	48.12
Y-6	N445384.10, E1648132.24	8"x8"x4" WYE	SD-21 INV IN = 47.18 SD-29 INV IN = 47.18 SD-20 INV OUT = 47.18	47.93
Y-7	N445361.88, E1648133.56	6"x8"x4" WYE	SD-22 INV IN = 47.29 SD-30 INV IN = 47.29 SD-21 INV OUT = 47.29	48.04
Y-8	N445339.67, E1648134.89	8"x8"x4" WYE	SD-23 INV IN = 47.40 SD-31 INV IN = 47.40 SD-22 INV OUT = 47.40	48.15
Y-9	N445333.69, E1648112.92	6"x8"x4" WYE	SD-32 INV IN = 47.53 SD-26 INV IN = 47.53 SD-25 INV OUT = 47.53	48.28
Y-10	N445333.53, E1648110.28	4"x6"x4" WYE	SD-27 INV IN = 47.54 SD-33 INV IN = 47.54 SD-26 INV OUT = 47.54	48.11
YI-1	N445316.36, E1648058.22	YARD INLET	SD-18 INV OUT = 47.53	48.75
YI-2	N445320.77, E1648113.74	YARD INLET	SD-32 INV OUT = 47.53	49.16

PIPE SCHEDULE
STORM

PIPE NAME	SIZE AND MATERIAL	LENGTH	SLOPE	UPSTREAM STRUCTURE AND INVERT	DOWNSTREAM STRUCTURE AND INVERT
SD-1	6 INCH N12 HDPE	60.7'	0.5%	SDI-1 INV. 45.65'	SDMH-1 INV. 45.35'
SD-2	6 INCH N12 HDPE	38.0'	0.5%	SDI-2 INV. 45.54'	SDMH-1 INV. 45.35'
SD-3	6 INCH N12 HDPE	69.4'	0.5%	SDMH-1 INV. 45.35'	SDMH-2 INV. 45.00'
SD-4	6 INCH N12 HDPE	48.6'	0.5%	SDMH-2 INV. 45.00'	EX CI INV. 44.76'
SD-5	8 INCH N12 HDPE	59.2'	0.2%	Y-1 INV. 47.18'	FES-1 INV. 47.06'
SD-6	8 INCH N12 HDPE	23.3'	0.5%	Y-2 INV. 47.29'	Y-1 INV. 47.18'
SD-7	8 INCH N12 HDPE	22.7'	0.5%	Y-3 INV. 47.41'	Y-2 INV. 47.29'
SD-8	8 INCH N12 HDPE	1.8'	0.5%	B-1 INV. 47.42'	Y-3 INV. 47.41'
SD-9	8 INCH N12 HDPE	3.4'	0.5%	B-2 INV. 47.43'	B-1 INV. 47.42'
SD-10	8 INCH N12 HDPE	19.6'	0.5%	Y-4 INV. 47.53'	B-2 INV. 47.43'
SD-11	6 INCH N12 HDPE	3.0'	0.5%	Y-5 INV. 47.55'	Y-4 INV. 47.53'
SD-12	4 INCH N12 HDPE	10.3'	1.0%	B-3 INV. 47.65'	Y-5 INV. 47.55'
SD-13	4 INCH N12 HDPE	3.2'	1.0%	RL-5 INV. 47.68'	B-3 INV. 47.65'
SD-14	4 INCH N12 HDPE	12.2'	1.0%	RL-1 INV. 47.30'	Y-1 INV. 47.18'
SD-15	4 INCH N12 HDPE	12.7'	1.0%	RL-2 INV. 47.42'	Y-2 INV. 47.29'
SD-17	4 INCH N12 HDPE	12.7'	1.0%	RL-3 INV. 47.54'	Y-3 INV. 47.41'
SD-18	8 INCH N12 HDPE	14.0'	0.0%	YI-1 INV. 47.53'	Y-4 INV. 47.53'
SD-19	4 INCH N12 HDPE	3.2'	1.0%	RL-4 INV. 47.58'	Y-5 INV. 47.55'
SD-20	8 INCH N12 HDPE	59.5'	0.2%	Y-6 INV. 47.18'	FES-2 INV. 47.06'
SD-21	8 INCH N12 HDPE	22.3'	0.5%	Y-7 INV. 47.29'	Y-6 INV. 47.18'
SD-22	8 INCH N12 HDPE	22.3'	0.5%	Y-8 INV. 47.40'	Y-7 INV. 47.29'
SD-23	8 INCH N12 HDPE	2.0'	0.5%	B-4 INV. 47.41'	Y-8 INV. 47.40'
SD-24	8 INCH N12 HDPE	3.8'	0.5%	B-5 INV. 47.43'	B-4 INV. 47.41'
SD-25	8 INCH N12 HDPE	19.6'	0.5%	Y-9 INV. 47.53'	B-5 INV. 47.43'
SD-26	6 INCH N12 HDPE	2.6'	0.5%	Y-10 INV. 47.54'	Y-9 INV. 47.53'
SD-27	4 INCH N12 HDPE	10.3'	1.0%	B-6 INV. 47.64'	Y-10 INV. 47.54'
SD-28	4 INCH N12 HDPE	3.2'	1.0%	RL-10 INV. 47.68'	B-6 INV. 47.64'
SD-29	4 INCH N12 HDPE	11.6'	1.0%	RL-6 INV. 47.30'	Y-6 INV. 47.18'
SD-30	4 INCH N12 HDPE	12.1'	1.0%	RL-7 INV. 47.41'	Y-7 INV. 47.29'
SD-31	4 INCH N12 HDPE	11.7'	1.0%	RL-8 INV. 47.52'	Y-8 INV. 47.40'
SD-32	8 INCH N12 HDPE	13.0'	0.0%	YI-2 INV. 47.53'	Y-9 INV. 47.53'
SD-33	4 INCH N12 HDPE	3.2'	1.0%	RL-9 INV. 47.57'	Y-10 INV. 47.54'



ALIGNMENT: SDI-2 TO SDMH-1
VSCALE: 1" = 2' - HSCALE: 1" = 20'



ALIGNMENT: SDI-1 TO EXCI
VSCALE: 1" = 2' - HSCALE: 1" = 20'

0 20 40

STATE OF MARYLAND
WILLIAM M. SHALOSKY
PROFESSIONAL ENGINEER
08.04.2026

SWM PROFILES

FOR THE PROJECT OF

CAROL HOUSE - DENTON, MD

TAX MAP - 103, GRID - 24, PARCEL 525
THIRD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND
PREPARED FOR: hilo

RAUCH LLC
Engineering | Survey | Architecture | Environmental
Main Office: 108 N Harrison St - Easton, MD 21601
Web: www.rauch-llc.com | Email: dailig@raucheng.com
Phone: 410 770 9081 | Fax: 410 770 3887

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 11024,
Expiration Date: July 24, 2028

REVISIONS

REV. #	DATE	DESCRIPTION
1		

DIAL 811 BEFORE YOU DIG
UTILITY OF DELAWARE

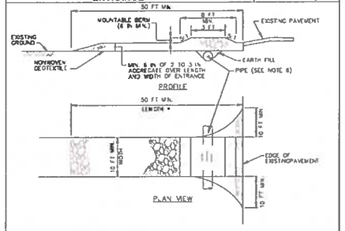
DATE	8/4/2026
SCALE:	1" = 20'
DRAWN BY:	AMF
DESIGNED BY:	AMF
APPROVED BY:	

SHEET NO.: C-303

FOR REVIEW

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE



CONSTRUCTION SPECIFICATIONS

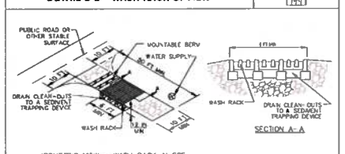
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (150 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAIN POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN 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 PREVENTS 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 ON TO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

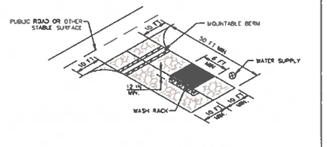
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL B-2 WASH RACK OPTION

STANDARD SYMBOL: WR



ISOMETRIC VIEW — WASH RACK N SCE



ISOMETRIC VIEW- WASH RACK ALONG SCE

CONSTRUCTION SPECIFICATIONS

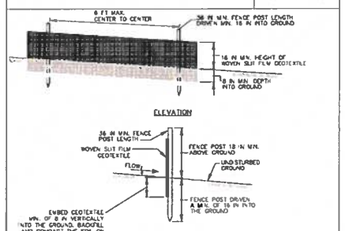
1. USE A WASH RACK DESIGNED AND CONSTRUCTED/MANUFACTURED FOR THE ANTICIPATED TRAFFIC LOADS. CONCRETE, STEEL, OR OTHER MATERIALS ARE ACCEPTABLE. PRE-FABRICATED UNITS SUCH AS CATTLE GUARDS ARE ACCEPTABLE. USE MINIMUM DIMENSION OF 8 FEET x 10 FEET (ONE DIRECTION OF RUN) AS SHOWN ON THE DETAIL.
2. INSTALL PRIOR TO, ALONG SIDE OF, OR AS PART OF THE SCE.
3. DIRECT WASH WATER TO AN APPROVED SEDIMENT TRAPPING DEVICE.
4. KEEP AREA UNDER WASH RACK FREE OF ACCUMULATED SEDIMENT. IF DAMAGED, REPAIR OR REPLACE WASH RACK.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF



1 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF

CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS (1½ IN x 1½ IN) OR 1 lb/FOOT (MINIMUM) STEEL POSTS 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 SILT FENCE GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPHILL 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 33% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

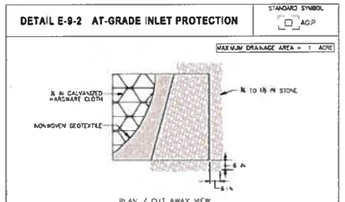
2 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

DETAIL E-9-2 AT-GRADE INLET PROTECTION

STANDARD SYMBOL: AGP



CONSTRUCTION SPECIFICATIONS

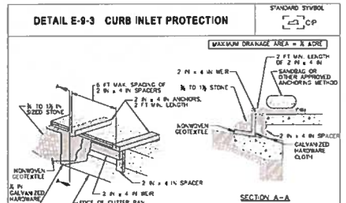
1. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
2. LET GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
3. PLACE CLEAN ½ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
4. STORM 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

DETAIL E-9-3 CURB INLET PROTECTION

STANDARD SYMBOL: CIP



CONSTRUCTION SPECIFICATIONS

1. USE NOMINAL 2 INCH x 4 INCH LUMBER.
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
3. NAIL THE 2x4 WIER TO 9 INCH LONG VERTICAL SPACERS (MAXIMUM 6 FEET APART).
4. ATTACH A CONTINUOUS PIECE OF ½ INCH GALVANIZED HARDWARE CLOTH, WITH A MINIMUM WIDTH OF 30 INCHES AND A MINIMUM LENGTH OF 4 FEET LONGER THAN THE THROAT OPENING, TO THE 2x4 WEIR, EXTENDING 1'-2 FEET BEYOND THROAT ON EACH SIDE.
5. PLACE A CONTINUOUS PIECE OF NONWOVEN GEOTEXTILE OF THE SAME DIMENSIONS AS THE HARDWARE CLOTH OVER THE HARDWARE CLOTH AND SECURELY ATTACH TO THE 2x4 WEIR.
6. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL TO 2x4 ANCHORS (MINIMUM 2 FEET LENGTH). EXTEND THE ANCHORS ACROSS THE INLET TOP AND HOLD IN PLACE BY SANDBAGS OR OTHER APPROVED ANCHORING METHOD.
7. INSTALL END SPACERS A MINIMUM OF 1 FOOT BEYOND THE ENDS OF THE THROAT OPENING.
8. FORM THE HARDWARE CLOTH AND THE GEOTEXTILE TO THE CONCRETE GUTTER AND FACE OF CURB TO SPAN THE INLET OPENING. COVER THE HARDWARE CLOTH AND GEOTEXTILE WITH CLEAN ½ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE.
9. AT NON-SUMP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERM TO PREVENT INLET BYPASS.
10. 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

B-4 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

Definition

Using vegetation as cover to protect exposed soil from erosion.

Purpose

To promote the establishment of vegetation on exposed soil.

Conditions Where Practice Applies

On all disturbed areas not stabilized by other methods. This specification is divided into sections on incremental stabilization, full stabilization, soil amendments and bedding, seeding and mulching, temporary stabilization, and permanent stabilization.

Effects on Water Quality and Quantity

Stabilization practices are useful to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow rainfall to infiltrate. The dying or decaying roots and shoots add humus to downstream areas.

Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration, evaporation, transpiration, percolation, and groundwater recharge. Over time, vegetation will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth.

Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff that is passing within the area and help protect groundwater supplies by determining those substances present in the first load.

Sediment control practices must remain in place during grading, seedbed preparation, seeding, mulching,
and vegetative establishment.

Adequate Vegetative Establishment

Inspect seeded areas for vegetative establishment and make necessary repairs.

1. Adequate vegetative establishment will consist of a cover of 85 percent groundcover.
2. If an area has less than 40 percent groundcover, reestablish following the original recommendations. At this, fertilizer is needed on agricultural land, only seeding.
3. If an area has between 40 and 84 percent groundcover, over-seed and fertilize using half of the rates originally specified.
4. Maintenance fertilizer rates for permanent seeding are shown in Table B-8.

EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

1. Contractor shall install all erosion and sediment control measures as specified by any grading / retaining wall detail/plan or on any disturbed, permanent or temporary, stabilization shall be completed within three (3) calendar days as to the surface of all perimeter earth dikes, swales, ditches, perimeter slopes greater than or equal to three horizontal to one vertical (3:1) and seven (7) days as to all other disturbed or graded areas on the project site not under active grading.
2. All temporary or permanent sediment control basins and dikes shall be provided as needed or as specified on the approved plans and shall be maintained and repaired as needed to assure continued performance of their intended purposes. At a minimum, these practices shall be inspected and maintained as a part of each working day on all project construction.
3. Contractor is responsible for removal of all temporary sediment control measures after the site is stabilized. All sediment removed shall be disposed of in a manner not to cause contamination or erosion problems. All temporary sediment control measures and materials to be removed.
4. Temporary seeding shall be done within seven (7) days after the last land disturbing activity. Seedbed preparation, seeding, and mulching shall be carried out as soon as practicable on areas that will remain dormant for more than 14 days but less than one year. Annual ryegrass shall be applied at a rate of 50 lbs per acre using suitable equipment. Mulching shall be accomplished immediately after seeding.
5. Seed Mixtures (Permanent Seeding)

No.	Species	Seed Rate (lbs/ac)	Seeding Dates	Seeding Depth	Fertilizer Rate (10-20-20)	Lime Rate
	ANNUAL RYEGRASS	50#	3/15 - 6/30 8/15 - 11/30	½"		
	BARLEY	96#	2/15 - 4/30 / 8/15 - 11/30	1"	436 lb/ac 10 lb/ 1000 sf	2 tons/ac 90 lb/ 1000 sf
	OATS	72#	2/15 - 4/30 / 8/15 - 11/30	1"		
	WHEAT	120#	2/15 - 4/30 / 8/15 - 11/30	1"		
	ZOSTERA MARINA	15#	2/15 - 4/30 / 8/15 - 12/15	½"		
	FOXTAIL MILLET	30#	5/1 - 8/15	½"		
	PEARL MILLET	25#	5/1 - 8/15	½"		

6. Mulching shall be uniformly applied, anchored, and grain straw applied at a rate of 2.276 tons per acre. Another mulch will be a wood cellulosic fiber as the Contour Wood cellulose fiber may be used for anchoring straw at a rate of 750 lb/ac per acre and each area at a minimum of 50 lbs of wood cellulose fiber per 100 gals. of water, or with a tackifier liquid binder according to manufacturer recommended rates. Mulch anchoring shall be done immediately after mulching. Mulch shall be applied to cover 90% bare soil and under to prevent erosion and a minimum of 90 lbs of wood cellulose fiber per 100 gals. of water.
7. Permanent seeding shall be accomplished between March 15th through May 15th, or August 15th through October 15th. Permanent seeding or other than specified times will be allowed only upon written approval. Permanent seeding shall conform to the following applications. Permanent seeding for sites having disturbed areas five (5) acres shall use fertilizer rates recommended by a soil testing agency and lime recommendations provided in the Permanent Seeding Summary Table. Permanent seeding for sites other than sites having disturbed areas five (5) acres shall be performed on the rates and dates as per table B-8 for Permanent Seeds Summary Table below. Fertilizer and lime recommendations shall be incorporated into the top 3"-5" of the earth's surface by disking or other suitable means. Mulching shall be accomplished as indicated in item #6 of all seed specifications.

Seed Mixtures (For Warm Season Zone 7a)
(From Table B-3)

No.	Species	Seed Rate (lbs/ac)	Seeding Dates	Seeding Depth	N	P2O5	K2O	Lime Rate
2	CREEPING RED FESCUE KENTUCKY BLUEGRASS	40# 15#	3/1 - 5/15 8/15 - 10/15	1/4" - 1/2"				
4	TALL FESCUE	130#	3/1 - 5/15 8/15 - 10/15	1/4" - 1/2"	46 lb/ac 1/sf 1,000 sf	90 lb/ac 2/sf 1,000 sf	90 lb/ac 2/sf 1,000 sf	2 tons/ac 90 lb/ 1,000 sq
9	TALL FESCUE KENTUCKY BLUEGRASS PERENNIAL RYEGRASS	80# 40# 20#	3/1 - 5/15 8/15 - 10/15	1/4" - 1/2"				

8. Any spot or borrow will be placed as is site approved by the Soil Conservation District.
9. Air grade remaining or extended to remain disturbed for longer than one season (1) year shall be stabilized in accordance with the USDA, Natural Resources Conservation Service Standards and Specifications for Soil Erosion and Sediment Control. Grading areas for private lots shall be completed and stabilized prior to sale of lots to the general public.
10. It will be the responsibility of the Contractor or Subcontractor to notify the Engineer / Developer / Inspector from the start, the date that any work will be done and shall not perform such work unless the Engineer / Developer / Inspector will be present during all such work or if a Contractor or Subcontractor

B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

Definition

The process of preparing the area to sustain adequate vegetative stabilization.

Purpose

To provide a suitable soil medium for vegetative growth.

Conditions Where Practice Applies

Where vegetative stabilization is to be established.

Criteria

A Soil Preparation

1. Temporary Stabilization
   a. Seedbed preparation: consists of loosening to a depth of 3 to 5 inches by means of surface agricultural or construction equipment, such as chisel harrows or other plows or rippers mounted on agricultural equipment. After the area is loosened, it must not be rolled or compacted smooth but left in the roughened condition. Slopes 3:1 or flatter are to be tracked with tracks running parallel to the contour of the slope.
   b. Apply fertilizer and lime as prescribed on the plans.
   c. Incorporate lime and soil fertilizer into the 3 to 5 inches of soil by disking or other suitable means.
2. Permanent Stabilization
   a. A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:
   b. Soil pH between 6.0 and 7.0
   c. Soluble salts less than 500 parts per million (ppm).
   d. Soil contains less than 40 percent clay but has a soil texture no finer grained material coarser than 30 percent silt plus clay. Soil contains no stones larger than 5 inches or other objects that would be detrimental to proper seedbed preparation and subsequent maintenance. An exception: if large rock fragments (over 5 inches) are present in the surface zone, they should be accepted as long as there is adequate fine soil material to support plant growth.
   e. Soil contains sufficient pore space to permit adequate root penetration.
   f. Application of amendments or topsoil is required if on-site soils do not meet the above conditions.
   g. Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches.
   h. Apply soil amendments as specified on the approved plan or as indicated by the results of a soil test. Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Take care not to smear the surfaces, remove large objects like stones and branches, and evenly the area. For seed application, loosen surface soil by chiseling with a heavy chisel or other suitable implement. Then apply fertilizer and lime as specified on the approved plan or as indicated by the results of a soil test. Then incorporate fertilizer with the soil as recommended using the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 3 to 5 inches of soil loose and friable. Seedbed loosening may be unnecessary on newly disturbed areas.

B Topsoiling

1. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Borrow soil areas have low erosion potential, low nutrient levels (i.e., poor soil texture), gentle slopes, and adequate soil depth.
2. Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found on the representative soil profile section in the Soil Survey published by USDA-NRCS.
3. Topsoiling is limited to areas having 2:1 or flatter slopes where:
   a. The texture of the exposed subsoil/parent material or any soil horizon within 24 inches of the surface is of such character that the resulting zone is not deep enough to support plants or is known to contain a zone of moisture or pH problems.
   b. The original soil to be vegetated contains material toxic to plant growth.
   c. The original soil is so shallow that adequate rooting depth is unavailable.
4. Areas having slopes steeper than 2:1 require special consideration and design.
5. Topsoil Specifications: Soil to be used as topsoil must meet the following criteria:
   a. Topsoil shall be a loam, sandy clay loam, clay loam, silty clay loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1½ inches in diameter.
   b. Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nut sedge, poison ivy, thistle, or others as specified.
   c. Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

B Topsoil Application

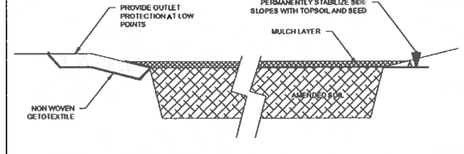
   a. Topsoil and sediment control practices must be maintained when applying topsoil.
   b. Uniformly distribute topsoil in a 4 to 8 inch layer and lightly compacted to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that will not damage or destroy trees planted in or near the topsoiled area.
   c. Topsoil must not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil or topsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

C Soil Amendments (Fertilizer and Lime Specifications)

1. Soil tests must be performed to determine the exact rates and application rates for both lime and fertilizer on a site having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analysis.
2. Fertilizer must be uniform in composition, free-flowing and suitable for application by appropriate equipment. Manure may be substituted for fertilizer on the approval of the appropriate approval authority if tests are made to determine the amounts of available plant nutrients and if manure is free from viable weed seeds and is reasonably free of undesirable coarse materials.
3. Lime material must be ground limestone (hydrated or burnt lime may be substituted) containing not less than 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will pass through a #100 mesh sieve and 90 to 100 percent will pass through a #20 mesh sieve.
4. Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or other suitable means.
5. Where the subsoil is either highly acidic or composed of heavy clays, spread agricultural calcite at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.

SMALL RAIN GARDEN

STANDARD DETAIL N.T.S.



NOTES:
- NATIVE SOIL SHALL BE AMENDED WITH 20% COMPOST TO A DEPTH OF 2 FT BELOW TOP OF INFILTRATION BED
- MULCH SHALL BE WELL AGED TRIPLE SHREDDED HARD WOOD APPLIED TO A DEPTH OF 3"
- OUTLET PROTECTION SHALL BE 2" TO 4" RIVER ROCK, 6" DEEP, AT LOW POINT OF RAIN GARDEN OR WHERE CONCENTRATED FLOW WILL CAUSE EROSION
- SEE LANDSCAPING PLAN FOR PLANTING DETAILS
- SIDE SLOPES SHALL BE MAX 3:1 UNLESS OTHERWISE SPECIFIED

ESC DETAILS

FOR THE PROJECT OF

CAROL HOUSE - DENTON, MD

TAX MAP - 103, GRID - 24, PARCEL 525

THIRD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND

PREPARED FOR Nello

RAUCH INC
Engineering | Survey | Architecture | Environmental
Main Office: 108 N Harrison St • Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410.770.9081 | Fax: 410.770.3667

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 11024 Expiration Date: July 24, 2028

PRELIMINARY NOT FOR CONSTRUCTION

09-04-2026

REVISIONS

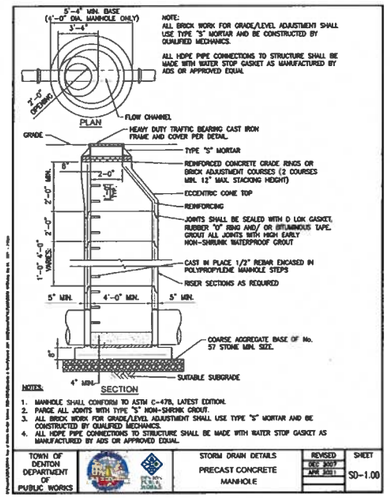
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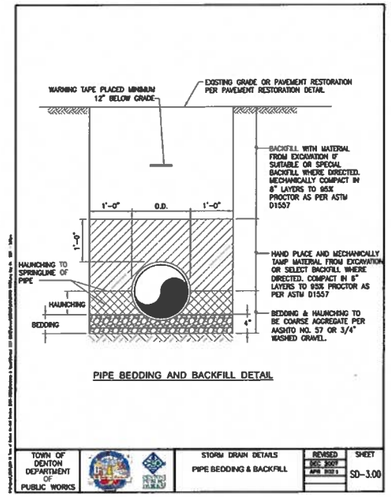
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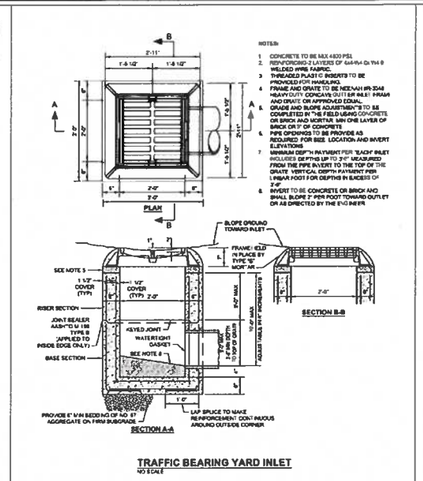
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SCALE	N.T.S.
DRAWN BY:	AMF
DESIGNED BY:	AMF
APPROVED BY:	

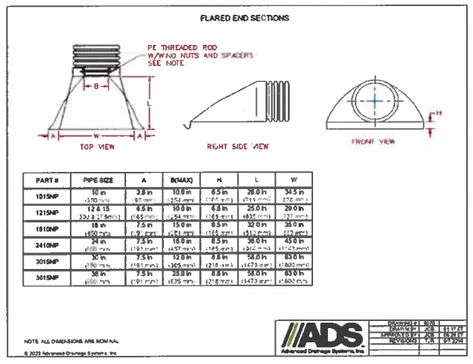
SHEET NO.: C-305.01

FOR REVIEW









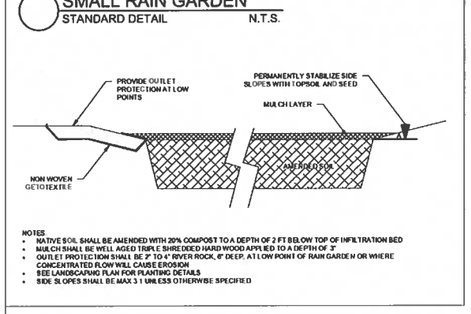
PART #	PIPE SIZE	A	B(MAX)	H	L	W
1015NP	10 in (250 mm)	3.8 in (97 mm)	10.0 in (254 mm)	6.5 in (165 mm)	26.0 in (711 mm)	34.5 in (772 mm)
1215NP	12 & 15 (300 & 375mm)	6.5 in (165 mm)	10.0 in (254 mm)	6.8 in (165 mm)	25.0 in (635 mm)	29.0 in (737 mm)
1810NP	18 in (450 mm)	7.5 in (191 mm)	13.0 in (331 mm)	8.5 in (165 mm)	32.0 in (813 mm)	35.0 in (889 mm)
2410NP	24 in (600 mm)	7.5 in (191 mm)	18.0 in (457 mm)	8.5 in (165 mm)	32.0 in (813 mm)	43.0 in (1092 mm)
3015NP	30 in (750 mm)	7.5 in (191 mm)	13.0 in (305 mm)	8.8 in (218 mm)	58.0 in (1473 mm)	63.0 in (1600 mm)
3615NP	36 in (900 mm)	7.5 in (191 mm)	25.0 in (635 mm)	8.8 in (218 mm)	58.0 in (1473 mm)	63.0 in (1600 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

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ADS Advanced Drainage Systems, Inc.

DRAWING #	903.1
SHEET(S)	1
APPROVED	PVL
REVISED	



NOTES
- NATIVE SOIL SHALL BE AMENDED WITH 20% COMPOST TO A DEPTH OF 2 FT BELOW TOP OF INFILTRATION BED
- MULCH SHALL BE WELL AGED TRIPLE SHREDDED HARDWOOD APPLIED TO A DEPTH OF 3"
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- SEE LANDSCAPING PLAN FOR PLANTING DETAILS
- SIDE SLOPES SHALL BE MAX 3:1 UNLESS OTHERWISE SPECIFIED

ESC DETAILS

FOR THE PROJECT OF

CAROL HOUSE - DENTON, MD

TAX MAP - 103, GRID - 24, PARCEL 525

THIRD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND

PREPARED FOR helio

RAUCH INC
Engineering | Survey | Architecture | Environmental
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Web: www.rauch-inc.com | Email: dsteig@raucheng.com
Phone: 410 770 9081 | Fax: 410 770 3887

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 11024
Expiration Date: July 24, 2028
08-04-2026

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

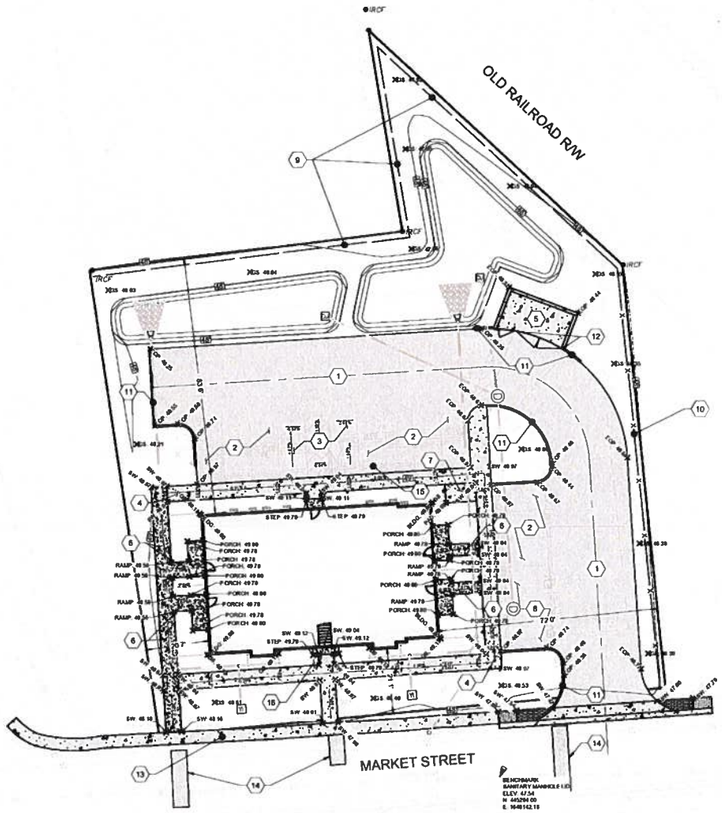
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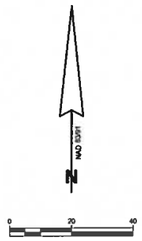
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DATE	8/4/2026
SCALE:	N.T.S.
DRAWN BY:	AMF
DESIGNED BY:	AMF
APPROVED BY:	

SHEET NO.: C-305.02

FOR REVIEW





PROPOSED FEATURES

1. 25' ASPHALT DRIVE AISLE
2. 9'Wx20'L PARKING STALL - TYPICAL
3. 9'Wx20'L ADA ACCESSIBLE PARKING STALLS WITH 8'Wx20'L ACCESS AISLE
4. 5'W CONCRETE SIDEWALK - FLUSH WITH ASPHALT - PER DETAIL ON C-405
5. DUMPSTER PAD WITH MASONRY BLOCK SURROUND, ADA ACCESSIBLE GATE, AND SEPARATE GATE FOR REFUSE VEHICLE ACCESS PER DETAIL ON C-405
6. ADA ACCESSIBLE RAMP. SEE ARCHITECTURAL PLANS FOR FURTHER DETAILS
7. CONCRETE PAD FOR BICYCLE PARKING RACKS. RACK STYLE TBD BY OWNER
8. 9'Wx20'L EV CHARGING STALLS WITH 5'Wx20'L ACCESS AISLE
9. _' TALL PRIVACY FENCE. COLOR, MATERIAL, AND STYLE TBD BY OWNER. SEE LANDSCAPE PLANS AND DETAILS FOR FURTHER INFORMATION.
10. _' TALL SPLIT-RAIL FENCE. SEE LANDSCAPE PLANS AND DETAILS FOR FURTHER INFORMATION.
11. STANDARD CURB - NO GUTTER PAN. PER DETAIL ON C-405
12. BOLLARD - TYPICAL - PER DETAIL ON C-405
13. REPLACE EXISTING SIDEWALK WITH 4' WIDE CONCRETE SIDEWALK. EXISTING CURB TO REMAIN.
14. REPAIR PAVEMENT IN KIND AT UTILITY TRENCHES
15. 6' PRECAST WHEEL STOP - TYPICAL - PER DETAIL ON C-405
16. CONCRETE PAD ADJACENT TO SIDEWALK FOR MAIL BOX. SIZE TBD

SYMBOLS	PROPOSED	EXISTING
FLARED END SECTION		
YARD INLET		
CURB INLET		
CUSTOM INLET		
NYLOPLAST INLET		
STORM DRAIN MANHOLE		
SANITARY SEWER MANHOLE		
CLEANOUT		
GATE VALVE		
STUB		
SIGN		
WATER METER		
FIRE HYDRANT		
WELL		
BOLLARD		
ELECTRIC TRANSFORMER		
TELEPHONE PEDESTAL		
UTILITY POLE		
GUY WIRE		
CONIFEROUS TREE		

HATCHES	
ASPHALT	
GRAVEL	
CONCRETE	
RIPRAP/ROCK	
ESD BED BOTTOM	
BRICK PAVING	
EXISTING, TO BE DEMOLISHED	
STEEP SLOPES	
ROOFTOP/NON ROOFTOP DISCONNECT	

LINETYPES	PROPOSED	EXISTING
TOPOGRAPHY		
MAJOR CONTOURS	60	60
MINOR CONTOURS	62	62
TOP OF SLOPE BREAKLINE		
BOTTOM OF SLOPE BREAKLINE		
PARCEL BOUNDARY		
PARCEL SETBACK/EASEMENT		
FENCELINE - PRIVACY		
FENCELINE - SPLIT-RAIL	X	
TREELINE/VEGETATION		
ROADWAY CENTERLINE		
UTILITIES		
OVERHEAD ELECTRIC	OE	
UNDERGROUND ELECTRIC	UE	
COMMUNICATIONS (FIBER, ETC)	C	
WATER PIPE	W	
STORMWATER PIPE		
UNDERDRAIN		
SANITARY SEWER		
EROSION AND SEDIMENT CONTROL		
SILT FENCE	SF	
LIMITS OF DISTURBANCE	LOD	
AT-GRADE INLET PROTECTION	IGP	

STATE OF MARYLAND
WILLIAM M. EMMONS III
PROFESSIONAL ENGINEER
09-04-2025

SITE & GRADING PLAN

FOR THE PROJECT OF

CAROL HOUSE - DENTON, MD

TAX MAP - 103, GRID - 24, PARCEL 525
THIRD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND
PREPARED FOR felix

RAUCH inc
Engineering | Survey | Architecture | Environmental
Main Office: 108 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@rauchdesg.com
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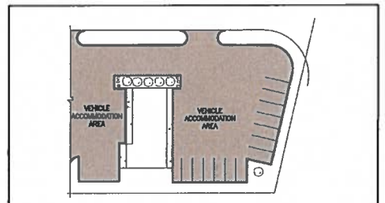
PRELIMINARY PLAN NOT FOR CONSTRUCTION

REVISIONS		
REV #	DATE	DESCRIPTION

811 Utility Protection Service

DATE	9/4/2025
SCALE:	1" = 20'
DRAWN BY:	AMF
DESIGNED BY:	AMF
APPROVED BY:	
SHEET NO.:	C-401

FOR REVIEW



TYPICAL VEHICLE ACCOMMODATION AREA SURFACES

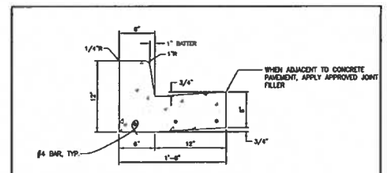
1½" 9.5mm SUPERPAVE HOT MIX ASPHALT SURFACE COURSE
1½" 12.5mm SUPERPAVE HOT MIX ASPHALT BASE COURSE
8" GRADED AGGREGATE BASE COURSE, OR SOIL STABILIZATION (SOIL CEMENT) ALSO ACCEPTABLE

PAVED SURFACE SECTION

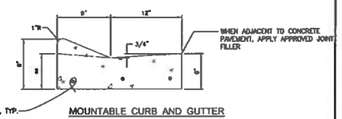
12" GRADED AGGREGATE BASE COURSE WITH DUST FREE SURFACE

ALTERNATE - GRAVEL SURFACE SECTION

TOWN OF DENTON DEPARTMENT OF PUBLIC WORKS	PAVEMENT & CONCRETE DETAILS	REVISED DEC 2007	SHEET
	VEHICLE ACCOMMODATION AREA SURFACES		PW-9.00



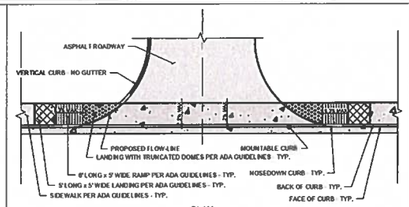
STANDARD CURB AND GUTTER



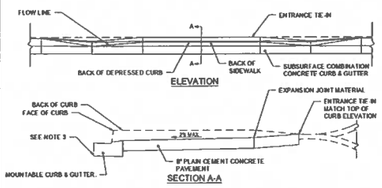
MOUNTABLE CURB AND GUTTER

NOTES:
1. CURBING SHALL BE INSTALLED ON MINIMUM 8" GRADED AGGREGATE BASE ON SUITABLE SUBGRADE COMPACTED TO MINIMUM 95% MODIFIED PROCTOR PER ASTM D-1557.
2. ALL CONCRETE USED FOR CURB AND GUTTER SHALL BE 3000 PSI.
3. CURB AND GUTTER SHALL HAVE CONTRACTION JOINTS EVERY 10'-0" AND EXPANSION JOINTS EVERY 40'-0". EXTRUDED CONCRETE CURB AND GUTTER SHALL HAVE CONTRACTION JOINTS EVERY 10'-0", AND EXPANSION JOINTS EVERY 100'-0".
4. CURB HEIGHT SHALL BE 6" AT HANDICAP RAMPS.

TOWN OF DENTON DEPARTMENT OF PUBLIC WORKS	PAVEMENT & CONCRETE DETAILS	REVISED DEC 2007 NOV. 2008 APR 2021	SHEET
	COMBINATION CONCRETE CURB & GUTTER		PW-2.00

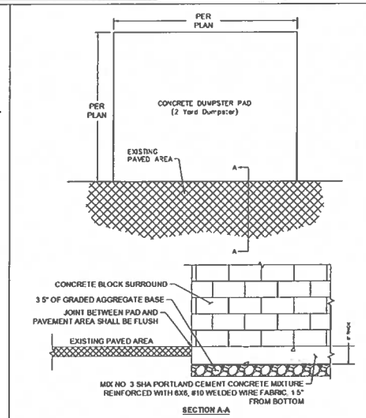


PLAN

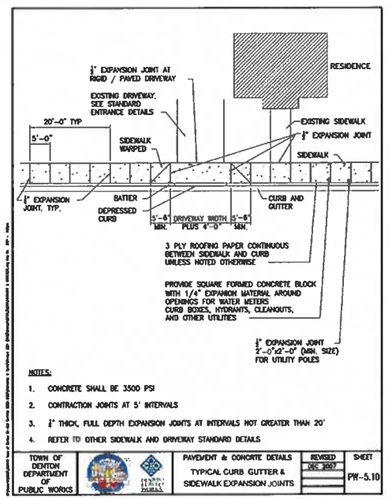


NOTES:
1. EXPANSION JOINT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH TOWN STANDARD.
2. TRANSITION PANELS TO TIE INTO EXISTING SIDEWALK MUST BE A MINIMUM OF 5' IN LENGTH.

ENTRANCE DETAIL
NO SCALE

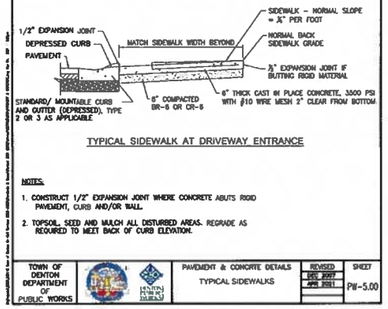


DUMPSTER PAD DETAIL
NO SCALE



NOTES:
1. CONCRETE SHALL BE 3500 PSI
2. CONTRACTION JOINTS AT 5' INTERVALS
3. ½" THICK, FULL DEPTH EXPANSION JOINTS AT INTERVALS NOT GREATER THAN 20'
4. REFER TO OTHER SIDEWALK AND DRIVEWAY STANDARD DETAILS

TOWN OF DENTON DEPARTMENT OF PUBLIC WORKS	PAVEMENT & CONCRETE DETAILS	REVISED DEC 2007	SHEET
	TYPICAL CURB GUTTER & SIDEWALK EXPANSION JOINTS		PW-5.10



TYPICAL SIDEWALK INSTALLATION

TYPICAL SIDEWALK AT DRIVEWAY ENTRANCE

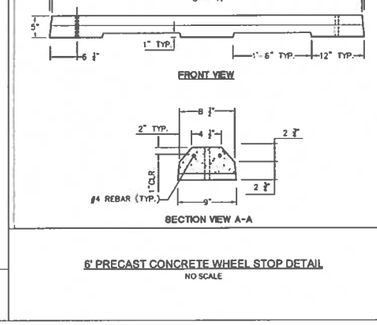
NOTES:
1. CONSTRUCT 1/2" EXPANSION JOINT WHERE CONCRETE ABUTS RIGID PAVEMENT, CURB AND/OR WALL.
2. TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS. REGRADE AS REQUIRED TO MEET BACK OF CURB ELEVATION.

TOWN OF DENTON DEPARTMENT OF PUBLIC WORKS	PAVEMENT & CONCRETE DETAILS	REVISED DEC 2007 APR 2021	SHEET
	TYPICAL SIDEWALKS		PW-5.00

NOTES:
1. CURBING SHALL BE INSTALLED ON MINIMUM 8" GRADED AGGREGATE BASE ON SUITABLE SUBGRADE COMPACTED TO MINIMUM 95% MODIFIED PROCTOR PER ASTM D-1557.
2. ALL CONCRETE USED FOR CURB SHALL BE 3000 PSI
3. CURB SHALL HAVE CONTRACTION JOINTS EVERY 10'-0" AND EXPANSION JOINTS EVERY 40'-0". EXTRUDED CONCRETE CURB SHALL HAVE CONTRACTION JOINTS EVERY 10'-0", AND EXPANSION JOINTS EVERY 100'-0"

STANDARD CURB - NO GUTTER PAN - DETAIL
NO SCALE

NOTES:
1. CONCRETE STRENGTH: 5000 PSI AT 28 DAYS.
2. REINFORCEMENT: ASTM A-615 GRADE 60
3. PINS AVAILABLE: #5 REBAR AT 18" LONG.
4. WEIGHT: 170 LBS.



6' PRECAST CONCRETE WHEEL STOP DETAIL
NO SCALE

SITE & GRADING DETAILS

FOR THE PROJECT OF

CAROL HOUSE - DENTON, MD

TAX MAP - 103, GRID - 24, PARCEL 525
THIRD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND

PREPARED FOR Iello

RAUCH INC
Engineering | Survey | Architecture | Environmental
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Professional Certification.
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License No. 11024
Expiration Date: July 24, 2028

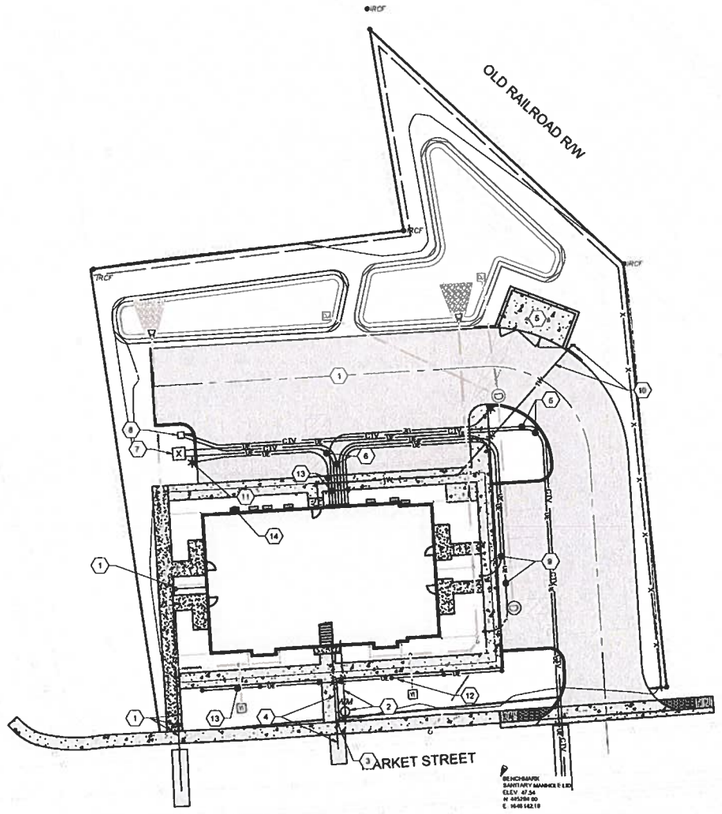
PRELIMINARY NOT FOR CONSTRUCTION

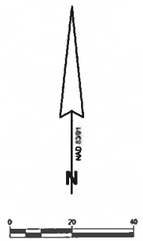
REVISIONS		
REV. #	DATE	DESCRIPTION
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DATE	8/4/2026
SCALE:	N.T.S.
DRAWN BY:	AMF
DESIGNED BY:	AMF
APPROVED BY:	

SHEET NO.: C-405

FOR REVIEW





PROPOSED FEATURES

1. 6" SDR-35 SANITARY LATERAL AND CLEANOUT(S) PER DETAIL ON C-405
2. 2" SDR-7 I.P.S. WATER LATERAL AND 2" COMMERCIAL METER PIT PER DETAIL ON C-405
3. 4"x2" TEE FOR DOMESTIC WATER SERVICE FROM BUILDING FIRE SUPPRESSION LINE
4. 4" SDR-7 I.P.S. WATER LATERAL FOR BUILDING FIRE SUPPRESSION
5. (1) 4" AND (1) 2" SCH. 40 PVC CONDUIT FOR PRIMARY ELECTRICAL AND COMMUNICATIONS
6. (1) 4" AND (1) 2" SCH. 40 PVC CONDUIT FOR SECONDARY ELECTRICAL AND COMMUNICATIONS
7. ___kVA PADMOUNTED TRANSFORMER
8. COMMUNICATIONS PEDESTAL
9. (___)___" SCH. 40 PVC CONDUIT FOR EV CHARGING STATIONS
10. 1" CTS WATER LINE AND YARD HYDRANT
11. SITE LIGHT FIXTURE - TYPICAL - OWNER TO SPECIFY STYLE AND HEIGHT
12. BOLLARD LIGHT FIXTURE - TYPICAL
13. (___)___" SCH. 40 PVC CONDUIT FOR SITE LIGHTING CIRCUITS
14. HVAC UNIT - TYPICAL

SYMBOLS	PROPOSED	EXISTING
FLARED END SECTION		
YARD INLET		
CURB INLET		
CUSTOM INLET		
HYDPLAST INLET		
STORM DRAIN MANHOLE		
SANITARY SEWER MANHOLE		
CLEANOUT		
GATE VALVE		
STUB		
SIGN		
WATER METER		
FIRE HYDRANT		
WELL		
BOLLARD		
ELECTRIC TRANSFORMER	PMH	
TELEPHONE PEDESTAL		
UTILITY POLE		
GUY WIRE		
CONIFEROUS TREE		

HATCHES	
ASPHALT	
GRAVEL	
CONCRETE	
RIPRAP/ROCK	
ESD BED BOTTOM	
BRICK PAVING	
EXISTING, TO BE DEMOLISHED	
STEEP SLOPES	
ROOFTOP/NON ROOFTOP DISCONNECT	

LINETYPES	PROPOSED	EXISTING
TOPOGRAPHY		
MAJOR CONTOURS	50	43
MINOR CONTOURS	51	44
TOP OF SLOPE BREAKLINE		
BOTTOM OF SLOPE BREAKLINE		
PARCEL BOUNDARY		
PARCEL SETBACK/EASEMENT		
FENCELINE - PRIVACY		
FENCELINE - SPLIT-RAIL	X	
TREELINE/VEGETATION		
ROADWAY CENTERLINE		
UTILITIES		
OVERHEAD ELECTRIC	OE	
UNDERGROUND ELECTRIC	UE	
COMMUNICATIONS (FIBER, ETC)	C	
WATER PIPE	W	
STORMWATER PIPE		
UNDERDRAIN		
SANITARY SEWER		
EROSION AND SEDIMENT CONTROL		
SILT FENCE	SF	
LIMITS OF DISTURBANCE	LOD	
AT-GRADE INLET PROTECTION	AGIP	

STATE OF MARYLAND
WILLIAM E. SHALLCROSS
PROFESSIONAL ENGINEER
00 04 2026

UTILITY PLAN

FOR THE PROJECT OF

CAROL HOUSE - DENTON, MD

TAX MAP - 103, GRID - 24, PARCEL 525

THIRD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND

PREPARED FOR: hello

RAUCH INC
Engineering | Survey | Architecture | Environmental
Main Office: 108 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 9200 | Fax: 410 770 3887

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 11024, Expiration Date: July 24, 2028

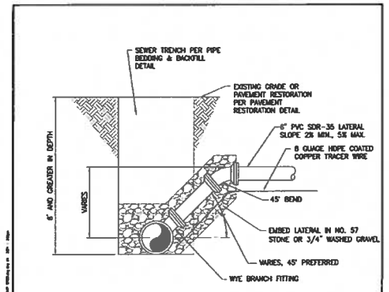
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS		
REV #	DATE	DESCRIPTION
1		

811

DATE	04/2026
SCALE:	1" = 20'
DRAWN BY:	AMF
DESIGNED BY:	AMF
APPROVED BY:	
SHEET NO.:	C-501

FOR REVIEW

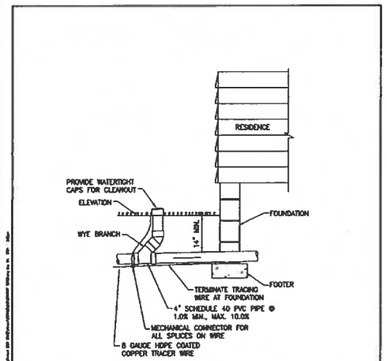


DEEP MAIN

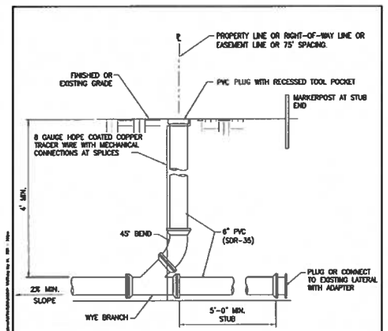
NOTES:

1. ADD WARNING TAPE 12" MINIMUM BELOW GRADE ABOVE LATERAL FROM MAIN TO HOUSE.
2. SEE CLEAN OUT DETAILS FOR CONTINUATION.

TOWN OF DENTON DEPARTMENT OF PUBLIC WORKS	SANITARY SEWER DETAILS	REVISED DEC 2007 APR 2021	SHEET
	STANDARD HOUSE CONNECTIONS DEEP MAIN		SS-4.10



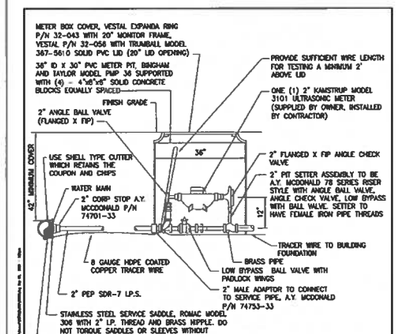
TOWN OF DENTON DEPARTMENT OF PUBLIC WORKS	SANITARY SEWER DETAILS	REVISED DEC 2007 APR 2021	SHEET
	HOUSE CONNECTION		SS-5.00



NOTES:

1. C.O. NOT TO BE LOCATED IN DITCH, SWALE, ETC.
2. MAINTAIN 10' MIN. SEPARATION BETWEEN WATER AND SEWER LINES.
3. SEE HOUSE CONNECTION DETAIL FOR CONTINUATION.
4. ADD WARNING TAPE 12" MINIMUM BELOW GRADE ABOVE LATERAL FROM MAIN TO STRUCTURE.

TOWN OF DENTON DEPARTMENT OF PUBLIC WORKS	SANITARY SEWER DETAILS	REVISED DEC 2007 APR 2021	SHEET
	LATERAL CLEANOUT FOR GRASS AREAS		SS-5.10



NOTES:

1. WRAP ALL THREAD WITH TEFLON TAPE.
2. MAINTAIN 36" COVER ON WATER SERVICE FROM MAIN TO BUILDING.
3. ADD WARNING TAPE 12" MINIMUM BELOW GRADE ABOVE WATER SERVICE.
4. PE4710 POLYETHYLENE SDR-7 PIPE BY JM EAGLE, LOS ANGELES, CA OR APPROVED EQUAL.

TOWN OF DENTON DEPARTMENT OF PUBLIC WORKS	WATER MAIN DETAILS	REVISED DEC 2007 APR 2021	SHEET
	COMMERCIAL WATER METER AND 2" SERVICE CONNECTION		W-4.10

UTILITY DETAILS

FOR THE PROJECT OF

CAROL HOUSE - DENTON, MD

TAX MAP - 103, GRID - 24, PARCEL 525

THIRD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND

PREPARED FOR: telo

RAUCH INC
Engineering | Survey | Architecture | Environmental
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Expiration Date: July 24, 2028

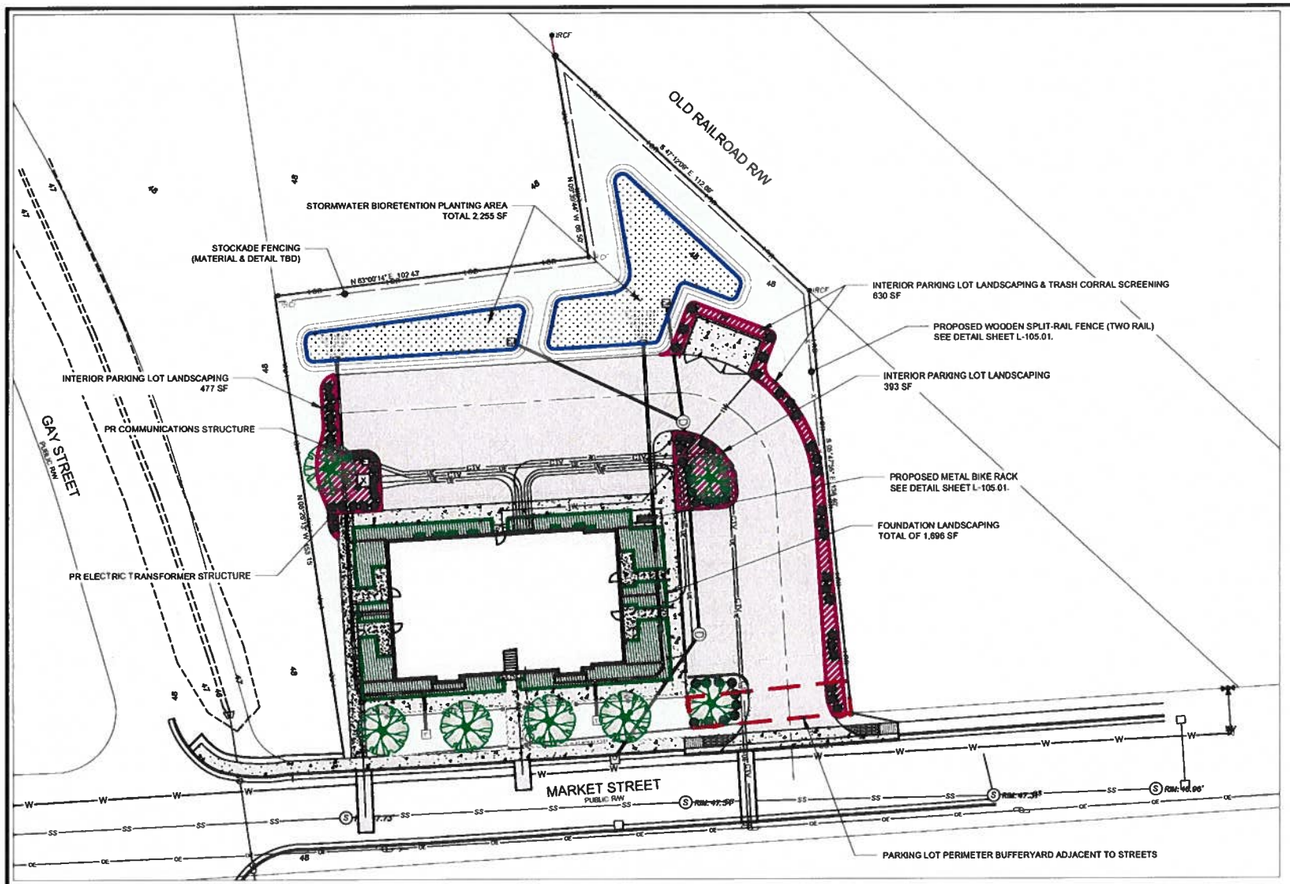
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS		
REV. #	DATE	DESCRIPTION

DATE	8/6/2026
SCALE:	N.T.S.
DRAWN BY:	AMF
DESIGNED BY:	AMF
APPROVED BY:	

SHEET NO.: C-505

FOR REVIEW



LANDSCAPE PLANTING REQUIREMENTS

IDENTIFIED LANDSCAPE REQUIREMENT	UNIT	BASIS	REQUIRED RESULT	PROVIDED
STREET PERIMETER BUFFERYARD § 128-152.F	SF	WIDTH OF PARKING AREA ALONG SOUTHERN BOUNDARY FRONTING MARKET STREET : 52' X 10' MIN.	520 SF	~1,977+ SF
CANOPY TREES — § 128-152.F(1)	LF	1 CANOPY TREE PER 30' OF LOT FRONTAGE (52' / 30) = 1.73 TREES	2 TREES	5 TREES
EVERGREEN SHRUBS — § 128-152.F(2)	LF	EVERGREEN SHRUBS AT LEAST 3' TALL AT PLANTING TIME, PLANTED AT 5' INTERVALS PLANTED RUN ALONG FRONTAGE	~10 SHRUBS	13 SHRUBS
INTERIOR PARKING AREA SCREENING & LANDSCAPING § 128-151	SF	NET PARKING FACILITY: 9,909 SF		
INTERIOR LANDSCAPING — § 128-151.B(1)	SF	10% OF NET PARKING FACILITY: 9,909 SF	~991 SF	~1,500 SF
INTERIOR PARKING TREE REQUIREMENTS - § 128-151.B(4)	SF	1 CANOPY TREE PER 2,000 SF OF REQUIRED PARKING AREA (NOT THE SAME AS NET PARKING FACILITY). REQUIRED PARKING AREA = 2,859.11 SF / 2,000 SF = 1.42 TREES	1 TREE	2 TREES

LANDSCAPE LEGEND

- SW BIORETENTION BED BOTTOM
- REQUIRED PARKING LOT PERIMETER BUFFERYARD
- INTERIOR PARKING LOT LANDSCAPING
- FOUNDATION LANDSCAPING
- OPEN TURF SPACE
- PR CANOPY TREE LOCATION
- PR EVERGREEN SHRUB LOCATION

DENTON CODE PROVISIONS DETERMINED NOT APPLICABLE

Listed for compliance review.

Provision Basis for non-applicability

§ 128-151.A — parking screening (ornamental wall/fence/evergreen hedge, 4–6 ft): Triggered only where parking adjoins or is faced by a residential district. Site is bounded by GC on all sides.
§ 128-152.E — district boundary bufferyards: GC/GC pairing is N/A in the Table of Bufferyards.
§ 128-127 Notes 3 and 4 — side/rear yards adjoining residential district: No adjoining residential district.
§ 128-150 — required trees along dedicated streets: Applies to newly created streets constructed per Chapter 73, Land Subdivision. No new street proposed.
§ 128-108.B — 25 ft separation between apartment buildings: Single building proposed. Applies if a second building is added.
§ 128-108.C — roofline vertical delineation: Applies to multifamily buildings with separate ownership of roof structures and shingles. Applies if units are condominium-owned rather than rental — see § 128-108.D exemptions.
§ 128-75.B — one principal structure per lot: Single building proposed. Multiple principal structures are in any event permitted for multiple-family dwellings under § 128-75.C(3).
§ 128-139 — loading and unloading areas: Required only where normal operation routinely requires goods, merchandise, or equipment to be delivered to or shipped from the development. Not characteristic of multifamily residential. Permit-issuing authority may determine otherwise.
§ 128-140 — bicycle parking: Required of new commercial, institutional, office, industrial, and recreation uses. Residential not listed. Note: Appendix I Item 79 nonetheless requests location and design of bicycle parking facilities — provide, or request a waiver under Appendix I General Note 2.
Article IV, Part A — Critical Area District: Site is outside the Chesapeake Bay Critical Area. Appendix I Items 50–61 not required.
Article IV, Part D — Floodplain District: Site is outside the 100-year floodplain.
§ 128-149 — alternative landscape compliance: Not requested. Available at Planning Commission discretion if strict compliance proves impractical.

PRELIMINARY PLANS
NOT FOR
CONSTRUCTION

PROFESSIONAL LANDSCAPE ARCHITECTURE CERTIFICATION

I HEREBY CERTIFIED THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

WILLIAM C. SCHOENSTER, PLA
LICENSE # 4425
EXPIRATION DATE: 10 09 2027

SYMBOLS

	PROPOSED	EXISTING
FLARED END SECTION		
YARD INLET		
CURB INLET		
CUSTOM INLET		
NYLOPLAST INLET		
STORM DRAIN MANHOLE		
SANITARY SEWER MANHOLE		
CLEANOUT		
GATE VALVE		
STUB		
SIGN		
WATER METER		
FIRE HYDRANT		
WELL		
BOLLARD		
ELECTRIC TRANSFORMER		
TELEPHONE PEDESTAL		
UTILITY POLE		

LINETYPES

	PROPOSED	EXISTING
TOPOGRAPHY MAJOR CONTOURS		
MINOR CONTOURS		
TOP OF SLOPE BREAKLINE		
BOTTOM OF SLOPE BREAKLINE		
TOPOGRAPHY BREAKLINE		
CATCHMENT AREA		
Tc FLOW PATH		
PARCEL BOUNDARY		
PARCEL SETBACK/EASEMENT		
FENCELINE WOOD		
FENCELINE STEEL		
TREELINE/VEGETATION		
ROADWAY CENTERLINE		
HIGHWAY BARRIER		
UTILITIES		
OVERHEAD ELECTRIC	OE	
UNDERGROUND ELECTRIC	UE	
TELEPHONE LINE	T	
GAS PIPE LINE	G	
COMMUNICATIONS (FIBER, ETC)	C	
WATER PIPE	W	

HATCHES

- ASPHALT
- GRAVEL
- CONCRETE
- RIPRAP/ROCK
- ESD BED BOTTOM
- BRICK PAVING
- EXISTING, TO BE DEMOLISHED
- STEEP SLOPES
- ROOFTOP/NON ROOFTOP DISCONNECT

LANDSCAPE PLAN

FOR THE PROJECT OF

CAROL HOUSE - DENTON, MD

TAX MAP - 103, GRID - 24, PARCEL 525
THIRD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND
PREPARED FOR heio

RAUCH LLC
Engineering | Survey | Architecture | Environmental
Main Office: 108 N Harrison St - Easton, MD 21601
Web: www.rauch-llc.com | Email: design@raucheng.com
Phone: 410 770 9085 | Fax: 410 770 3887

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 11024
Expiration Date: July 24, 2026

08-17-2026

PRELIMINARY PLANS NOT FOR CONSTRUCTION

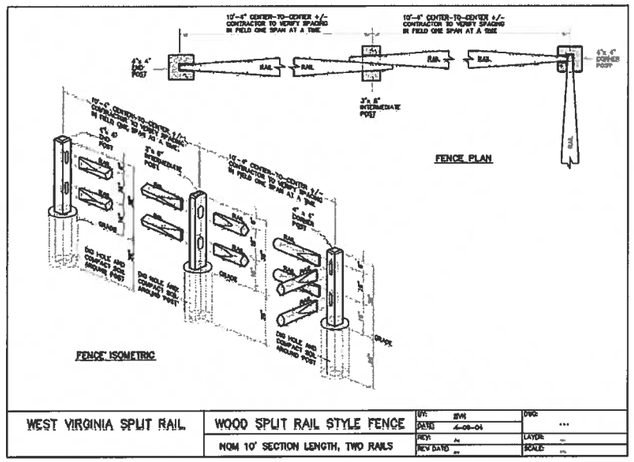
REVISIONS

REV. #	DATE	DESCRIPTION

811 | MISS UTILITY OF DELMARVA

DATE	8/17/2026
SCALE:	1" = 20'
DRAWN BY:	
DESIGNED BY:	
APPROVED BY:	
SHEET NO.:	L-101.01

FOR REVIEW



NOTE: CONTRACTOR SHALL USE THIS WOODEN 2-RAIL SPLIT-RAIL FENCE SPECIFICATION FROM CULPEPPER WOOD OR APPROVED EQUAL.

Split Rail Installation Instructions

1. Lay out the corners and ends of the fence and set these posts to correct height, partially backfill for stability.
2. Stretch a string from the ends to line up each post.
3. Dig first line post hole about 10'3" from starting corner, install this post and rails and repeat until complete. Note: 10'3" distance is approximate. DO NOT dig all postholes in advance as they may vary slightly.
4. If the distance that the fence covers cannot be worked in multiples of 10'3", then the distance between the last two posts will be less than rail length and the rails must be cut off. Allow enough length to put a new scarf on the rail by use of a chain saw or table saw.

Note: To compensate for short rails, you may want to divide the shortage by reducing the length of rails on both the first and last sections. If this is not required, then we recommend that the short section be in a less conspicuous place.

Setting Posts

1. Dig hole 24" to 30" deep. Exact depth will be dependent on how high you want the first rail above the ground.
2. Place post in hold, add 12" of dirt, compact and repeat. Do not finish setting post until the next section of post, plus rail, is installed.
3. Compact the back fill by tamping and sloping it away from the post for drainage.
4. If you want to use concrete, place the post in the hole, fill with 12" of dirt and compact it. Fill the balance of the hole with concrete. This will form a collar and will allow moisture to drain away from the bottom of the post. The drainage is critical for the longevity of the post. ABSOLUTELY DO NOT PUT CONCRETE AT THE BOTTOM OF THE POST OR YOUR POST WILL ROT VERY QUICKLY DUE TO MOISTURE RETENTION.

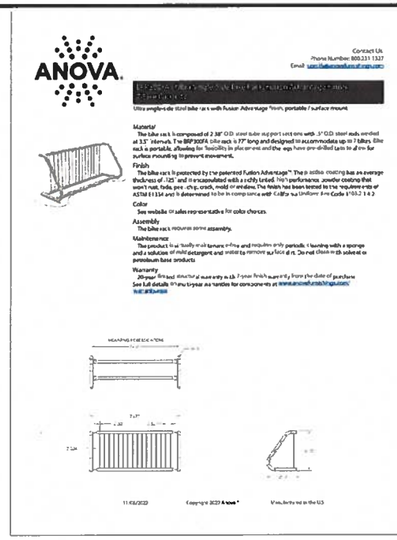
West Virginia Split Rail proves itself in ease of installation. There is no butting of rails into posts, eliminating exact post setting. The 6" lap0 on each end of our West Virginia Split Rail will allow for irregularities in post setting without detracting from the overall finished appearance.

Post Specifications

Post Description	Shipping Weight	Avg. Girth	Approx. Size	Hole Spacing
Pressure Treated 2-Hole Line	25 lbs.	18"	3" x 6" x 64"	16" on center
Pressure Treated 2-Hole End or Corner	25 lbs.	16"	4" x 4" x 64"	16" on center
Pressure Treated 3-Hole Line	35 lbs.	18"	3" x 6" x 84"	16" on center
Pressure Treated 3-Hole End or Corner	35 lbs.	16"	4" x 4" x 84"	16" on center

Rail Specifications

Rail Description	Shipping Weight	Avg. Girth	Shape
Standard 11' Rail	30 lbs.	11" – 13"	Triangular
Diamond 11' Rail	35 lbs.	14"	Square



NOTE: CONTRACTOR SHALL USE THIS BIKE RACK SPECIFICATION OR APPROVED EQUAL.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

PROFESSIONAL LANDSCAPE ARCHITECTURE CERTIFICATION

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WILLIAM C. SCHOENSTER, PLA
LICENSE # 1425
EXPIRATION DATE: 10-09-2027

STATE OF MARYLAND · WILLIAM C. SCHOENSTER · 1425 · LANDSCAPE ARCHITECT

LANDSCAPE DETAILS

FOR THE PROJECT OF

CAROL HOUSE - DENTON, MD

TAX MAP - 103, GRID - 24, PARCEL 525

THIRD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND

PREPARED FOR felio

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Professional Certification.
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License No. 11024
Expiration Date: July 24, 2028

REVISIONS

REV. #	DATE	DESCRIPTION
1		

DATE: 8/17/2026
SCALE: N/A
DRAWN BY:
DESIGNED BY:
APPROVED BY:

SHEET NO.: L-105.01

FOR REVIEW

LANDSCAPE PLANTING REQUIREMENTS

GENERAL REQUIREMENTS:

- COMPLIANCE WITH THE TERMS OF THIS LANDSCAPE PLAN, INCLUDING ALL MAINTENANCE AND WARRANTY REQUIREMENTS PRESCRIBED HEREON IS THE RESPONSIBILITY OF THE OWNER. MAINTENANCE AND WARRANTY TERMS AND RESPONSIBILITIES OF THE CONTRACTOR SHALL BE NEGOTIATED BETWEEN OWNER AND CONTRACTOR.
- THE CONTRACTOR (CONTRACTOR) IS RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL LANDSCAPING SHOWN OR IMPLIED ON THIS PLAN. PLANT QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO INSTALLATION. THE CONTRACTOR SHALL NOTIFY THE OWNER, OR DESIGNATED REPRESENTATIVE IF PROPOSED SPECIES AND/OR SITE PLANTING CONDITIONS WARRANT RE-DESIGN CONSIDERATIONS.
- THE CONTRACTOR SHALL DILIGENTLY ATTEMPT TO LOCATE THE SPECIFIED NATIVE PLANT MATERIAL. IF SPECIFIED PLANT MATERIALS CANNOT BE LOCATED, ALTERNATIVES MAY BE CONSIDERED AND APPROVED, IN ADVANCE, BY THE OWNER, OR DESIGNATED REPRESENTATIVE.
- PRIOR TO LANDSCAPE INSTALLATION, THE CONTRACTOR SHALL COORDINATE A SITE MEETING WITH THE OWNER, OR DESIGNATED REPRESENTATIVE TO REVIEW THE PLAN, SITE DRAINAGE CONDITIONS AND TO DETERMINE ANY FIELD ADJUSTMENTS NECESSARY.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK, AND SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND MISS UTILITY TO VERIFY UTILITY LOCATIONS. ANY REPAIRS TO EXISTING UNDERGROUND UTILITIES REQUIRED AS A RESULT OF ACTIONS OF THE CONTRACTOR AND/OR HIS ASSIGNS SHALL BE BORNE BY CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY THAT FINAL ROUGH GRADES HAVE BEEN ESTABLISHED AND THAT THE SITE IS READY FOR LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL ENSURE THAT PLANTINGS WILL HAVE ADEQUATE DRAINAGE. THE CONTRACTOR SHALL INSTALL PLANT MATERIAL FACTORING IN ANY "FINAL" GRADING WORK TO BE COMPLETED AFTER LANDSCAPE INSTALLATION.
- THE CONTRACTOR SHALL LAY OUT BEDS AND POSITION PLANTS FOR APPROVAL BY OWNER, OR DESIGNATED REPRESENTATIVE. THE CONTRACTOR SHALL REVIEW ANY SIGNIFICANT FIELD ADJUSTMENTS PRIOR TO INSTALLATION.
  - ** NOTE: PLANTING WITHIN THE ROOT ZONE OF EXISTING TREES REQUIRES ADDITIONAL CARE. HAND DIGGING OF PLANTING HOLES AND ADJUSTMENT OF PLANTING LAYOUT MAY BE NECESSARY.
- THE CONTRACTOR SHALL MAINTAIN A CLEAN JOB SITE AND REMOVE ALL PLANTING AND RELATED DEBRIS DAILY DURING THE COURSE OF IMPLEMENTATION.
- THE OWNER, OR DESIGNATED REPRESENTATIVE SHALL REJECT ANY AND ALL PLANT MATERIAL THAT DOES NOT MEET SPECIFICATIONS, IS DISEASED OR OTHERWISE UNHEALTHY.
- ALL LANDSCAPE INSTALLATION SHALL BE ACCOMPLISHED WITH QUALIFIED PERSONNEL, UTILIZING INDUSTRY STANDARD PRACTICES AND TECHNIQUES.

PLANT MATERIAL:

- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK AS APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE INC. LATEST EDITIONS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN WITH SOUND HORTICULTURAL PRACTICES AND UNLESS OTHERWISE APPROVED BY THE OWNER, OR DESIGNATED REPRESENTATIVE, GROWN IN SOIL AND CLIMATE CONDITIONS SIMILAR TO THIS PROJECT SITE.
- ALL MATERIAL SHALL EXHIBIT HEALTHY GROWTH WITH GOOD BRANCHING STRUCTURE, DENSE FOLIAGE AND A FIBROUS, DEVELOPED ROOT SYSTEM.
- ALL MATERIAL SHALL BE FREE OF INSECT INFESTATION AND DISEASE. THE OWNER RESERVES THE RIGHT TO HAVE THE PLANT MATERIAL INSPECTED AND TAGGED AT THE GROWING SITE, AND TO REJECT ANY DEFICIENT MATERIAL AT THE JOB SITE.

PLANT MATERIAL HANDLING:

- ALL PLANT MATERIAL SHALL ARRIVE AT THE JOB SITE IN A HEALTHY CONDITION.
- THE CONTRACTOR SHALL STAGE DELIVERY AND PLANT INSTALLATION TO MINIMIZE STRESS ON PLANT MATERIAL.
- PLANT MATERIAL TO BE STAGED ON OR OFF THE JOB SITE SHALL BE LOCATED TO MAXIMIZE PROTECTION FROM HOT SUN AND DRYING WINDS, AND SHALL BE WATERED TO MAINTAIN A STRESS FREE CONDITION. ON-SITE WATER MAY NOT BE AVAILABLE FOR THE CONTRACTOR TO USE. THE LACK OF AVAILABLE WATER SHALL NOT RELIEVE THE CONTRACTOR OF ADEQUATE MAINTENANCE.

PLANTING SCHEDULE:

- PLANTING SCHEDULES SHALL COINCIDE WITH THE OVERALL PROGRESS OF SITE CONSTRUCTIONS.
- CERTAIN PLANT SPECIES REQUIRE SPECIFIC SEASON INSTALLATION AND SHALL BE COORDINATED APPROPRIATELY.
- PLANTING IS DISCOURAGED IN THE HOT, DRY PERIODS OF SUMMER AND DURING FROZEN GROUND CONDITIONS IN WINTER. BUT MAY BE CONSIDERED YEAR-ROUND WITH MAINTENANCE REQUIREMENTS ADDRESSED ACCORDINGLY.
- THE CONTRACTOR IS RESPONSIBLE FOR PLANT MATERIAL HEALTH AND VIGOR REGARDLESS OF WHEN THE MATERIAL IS INSTALLED.

TREE & SHRUB PLANTINGS:

- ALL TREE/SHRUB PLANTING PITS SHALL BE EXCAVATED TO A DEPTH SO THAT THE PLANT ROOT FLARE SHALL LIE AT THE FINISHED GRADE SURROUNDING THE PLANT. SOIL THAT MAY HAVE BEEN PLACED ON TOP OF ROOT BALL OR SETTLED AROUND TRUNK OR ROOT FLARE DURING TRANSPORT SHALL BE REMOVED TO ADEQUATELY EXPOSE ROOT FLARE SO PROPER PLANTING DEPTH CAN BE ESTABLISHED.
- THE ROOT BALL SHALL REST ON UNDISTURBED OR STABILIZED SOIL. THE CONTRACTOR SHALL NOTIFY THE OWNER, OR DESIGNATED REPRESENTATIVE IF THIS PLANTING DEPTH SPECIFICATION CANNOT BE IMPLEMENTED.
- TREE PLANTING PITS SHALL BE EXCAVATED DEPTH EQUAL TO THE HEIGHT OF THE ROOT BALL AND TO A WIDTH EQUALING TWICE THE ROOT BALL DIAMETER.
- EXCAVATED SOILS NOT PREVIOUSLY COMPACTED OR OTHERWISE DEGRADED SHALL BE RE-USED FOR PLANTING PIT BACKFILL. EXCAVATED SOILS UNSUITED FOR BACKFILL SHALL BE AMENDED WITH FRIABLE TOPSOIL TO CREATE A SUITABLE PLANTING SOIL AS APPROVED BY THE OWNER, OR DESIGNATED REPRESENTATIVE. EXCAVATED SOILS THAT CANNOT BE RESTORED TO A REASONABLE PLANTING SOIL SHALL BE REMOVED AND REPLACED WITH A SUITABLE PLANTING SOIL. NOTE: FOR BEDDING PURPOSES OR UNLESS OTHERWISE SPECIFIED HERON, THE CONTRACTOR SHALL ASSUME EXCAVATED SOILS ARE SUITABLE FOR PLANTING BACKFILL.
- SLOW RELEASE FERTILIZER TAB(S) (20-10-5, 21 GRAM, 2-YEAR) SHALL BE ADDED TO PLANTING HOLES AS PER MANUFACTURER'S SPECIFICATIONS.
- THE SIDES OF CONTAINER GROWN STOCK SHALL BE CUT OR SCARIFIED TO ELIMINATE BOUND ROOTS AND PROMOTE HEALTHY ROOT GROWTH.
- ALL SYNTHETIC MATERIALS FROM AROUND THE TREE TRUNK AND ROOT BALL SHALL BE REMOVED AND NOT EVIDENT WITHIN THE BACKFILL SOIL MIX. STRING, ROPE, SYNTHETIC BURLAP, PLASTIC, STRAPPING, AND OTHER MATERIALS THAT WILL NOT DECOMPOSE IN THE SOIL SHALL BE REMOVED AT THE TIME OF PLANTING
- SOIL GRADES SHALL BE FEATHERED AROUND PLANTINGS TO BLEND WITH SURROUNDING LANDSCAPE OR TURF AREAS. EXCESS EXCAVATED SOIL SHALL BE REMOVED FROM JOB SITE.
- ALL TREES AND SHRUBS SHALL BE WATERED DURING PLANTING TO MINIMIZE AIR POCKETS AND TO ENSURE SOIL CONTACT WITH ROOTS.

TREE STAKING/ GUYING:

- TREES SHALL BE STAKED TO PREVENT TOPPLING BY STRONG WIND.
- STAKES SHALL BE INSTALLED ACORDING TO DETAIL PROVIDED ON PLAN. ANOTHER STAKING/GUYING METHOD MAY BE USED WITH APPROVAL OF OWNER'S REPRESENTATIVE.

HERBACEOUS PLANT INSTALLATION:

- ROOT MASSES SHALL BE MOIST, BUT NOT SATURATED, AT THE TIME OF PLANTING.
- PLANT PITS SHALL BE PREPARED USING A DIBBLE, SPADE OR MECHANICAL AUGER BY OPENING A HOLE AT THE PLANTING SITE. FOR PLANTINGS UNDER EXISTING TREES, PLANTING HOLES SHALL BE HAND-DUG AND LOCATIONS ADJUSTED TO ACCOMMODATE EXISTING TREE ROOTS.
- PLANTS SHALL BE PLACED IN PLANTING PITS IN A VERTICAL POSITION.
- SOIL SHALL BE BACKFILLED INTO PLANT PITS, LIGHTLY COMPRESSED TO ELIMINATE AIR POCKETS, AND FIRMED AROUND THE PLANTS.
- ALL PLANTS SHALL BE WATERED DURING PLANTING TO MINIMIZE AIR POCKETS AND TO ENSURE SOIL CONTACT WITH ROOTS.

MULCHING:

- THREE INCHES OF HARDWOOD MULCH SHALL BE APPLIED TO ALL NEWLY PLANTED TREES AND SHRUBS.
- THREE INCHES OF HARDWOOD MULCH SHALL BE APPLIED TO UPLAND HERBACEOUS PLANTING AREAS AS SHOWN ON THE PLANTING PLAN.
- WOOD CHIPS STOCKPILED FROM TREE REMOVAL PROCESS, OR COMPOSTED LEAVES, MAY BE USED AS MULCH UNDER EXISTING TREES.
- MULCH SHALL NOT BE APPLIED TO SWALE, FOREBAY, OR WETLAND PLANTING SHELF AREAS.

MAINTENANCE

DURING CONSTRUCTION PERIOD:

- THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL THROUGHOUT JOB COMPLETION AND FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE WATERED, WEEDED, MULCHED, PRUNED AND TREATED FOR INSECT DAMAGE, FUNGUS OR DISEASE TO INSURE HEALTHY GROWING CONDITIONS. WATERING SHALL PROVIDE ADEQUATE MOISTURE TO SUPPORT VIGOROUS GROWTH. DURING TIMES OF NORMAL PRECIPITATION, ALL TREES SHALL RECEIVE 1", OR APPROX. 5-10 GALLONS OF WATER PER WEEK. PLANTS IN HEAVIER SOILS SHALL BE MONITORED TO AVOID OVER-WATERING. GATOR BAGS, WATERING TRAYS, IRRIGATION, HAND WATERING, OR OTHER INDUSTRY STANDARD TECHNIQUES SHALL BE EMPLOYED TO MAINTAIN ADEQUATE MOISTURE SUPPLY TO THE PLANT MATERIAL. THE CONTRACTOR SHALL INSTRUCT THE OWNER REGARDING THE REQUIRED AND PROPER ON-GOING MAINTENANCE OF LANDSCAPE MATERIAL.

DURING WARRANTY PERIOD:

- THE CONTRACTOR SHALL VISIT THE SITE PERIODICALLY TO ADVISE OWNER OF ANY DEFICIENT CONDITIONS AFFECTING PLANT SURVIVABILITY. DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED (SEE WARRANTY BELOW).

LANDSCAPE WARRANTIES

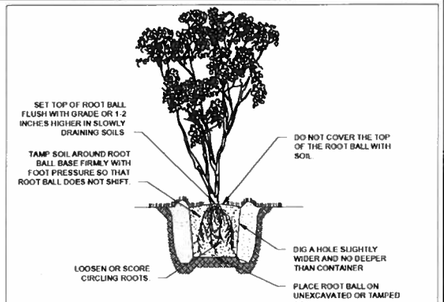
- THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS ARE TRUE TO NAME, HAVE BEEN GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, ARE FREE OF DISEASE, INSECTS, EGGS, LARVAE AND OTHER DEFECTS, ARE HEALTHY AT THE TIME OF PLANTING AND THAT ALL PLANTS HAVE BEEN PLANTED ACCORDING TO ACCEPTED LANDSCAPING PRACTICES.
- THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND CARE OF THE PLANTS IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, INCLUDING: (A) ADEQUATE WATERING, (B) WEED CONTROL; (C) PROTECTION FROM HERBIVORY; (D) DISEASE AND INSECT CONTROL AFTER PLANTINGS HAVE BEEN ACCEPTED BY THE OWNER.
- SUBJECT TO THE ABOVE CONDITIONS, THE CONTRACTOR SHALL GUARANTEE 85% PLANT SURVIVAL FOR ONE YEAR FROM THE TIME OF INSTALLATION. IF AFTER ONE YEAR, THE TOTAL NUMBER OF PLANTS HAS FALLEN BELOW THIS THRESHOLD, THE CONTRACTOR SHALL MAKE A ONE-TIME REPLACEMENT OF PLANTINGS TO BRING PLANT NUMBERS TO THE TOTALS SPECIFIED FOR EACH SPECIES, OR FUNCTIONAL EQUIVALENT.
- THIS SURVIVAL GUARANTEE SHALL BE VOID IF: (A) PLANTS ARE NOT MAINTAINED BY THE OWNER ACCORDING TO GOOD HORTICULTURAL PRACTICES, INCLUDING, BUT NOT LIMITED TO THE PRACTICES SPECIFIED ABOVE; (B) PLANTINGS HAVE BEEN DAMAGED AS A RESULT OF NATURALLY OCCURRING EVENTS, INCLUDING BUT NOT LIMITED TO FLOODING, WIND, FIRE, OR DISEASE/PEST INFESTATIONS; (C) PLANTINGS HAVE BEEN DAMAGED BY OTHERS, INCLUDING CONTRACTORS OR UTILITIES PERFORMING WORK IN THE AREA; (D) PLANTINGS HAVE BEEN DAMAGED BY CONDITIONS NOT PRESENT AT THE TIME OF PLANTING, INCLUDING BUT NOT LIMITED TO CHANGES IN DRAINAGE PATTERNS, OR INAPPROPRIATE APPLICATION OF HERBICIDES.

PRELIMINARY PLANS
NOT FOR
CONSTRUCTION

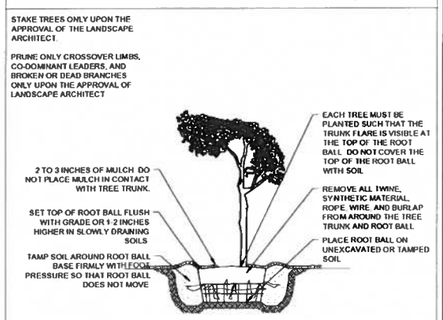
PROFESSIONAL LANDSCAPE ARCHITECTURE CERTIFICATION

I HEREBY CERTIFIED THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

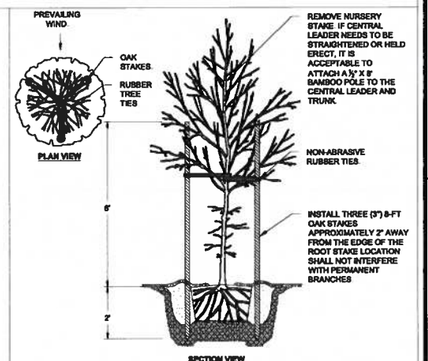
WILLIAM C. SCHOENSTER, PLA
LICENSE # 4425
EXPIRATION DATE: 10-09-2027



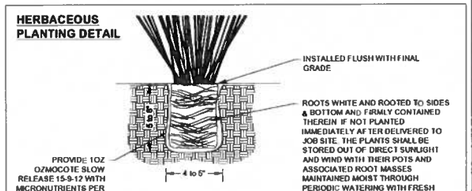
CONTAINER TREE & SHRUB PLANTING DETAIL



B&B TREE & SHRUB PLANTING DETAIL



STANDARD TREE STAKE DETAIL



LANDSCAPE DETAILS

FOR THE PROJECT OF

CAROL HOUSE - DENTON, MD

TAX MAP - 103, GRID - 24, PARCEL 525
THIRD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND
PREPARED FOR felio

RAUCH INC
Engineering | Survey | Architecture | Environmental
Main Office: 108 N Harrison St • Easton, MD 21601
Web: www.rauch-inc.com | Email: design@rauheng.com
Phone: 410 770 9081 | Fax: 410 770 3887

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

PRELIMINARY PLANS NOT FOR CONSTRUCTION

License No. 11024
Expiration Date: July 24, 2026

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA 811

DATE:	8/17/2026
SCALE:	1" = 20'
DRAWN BY:	
DESIGNED BY:	
APPROVED BY:	

SHEET NO.: L-105.02

FOR REVIEW