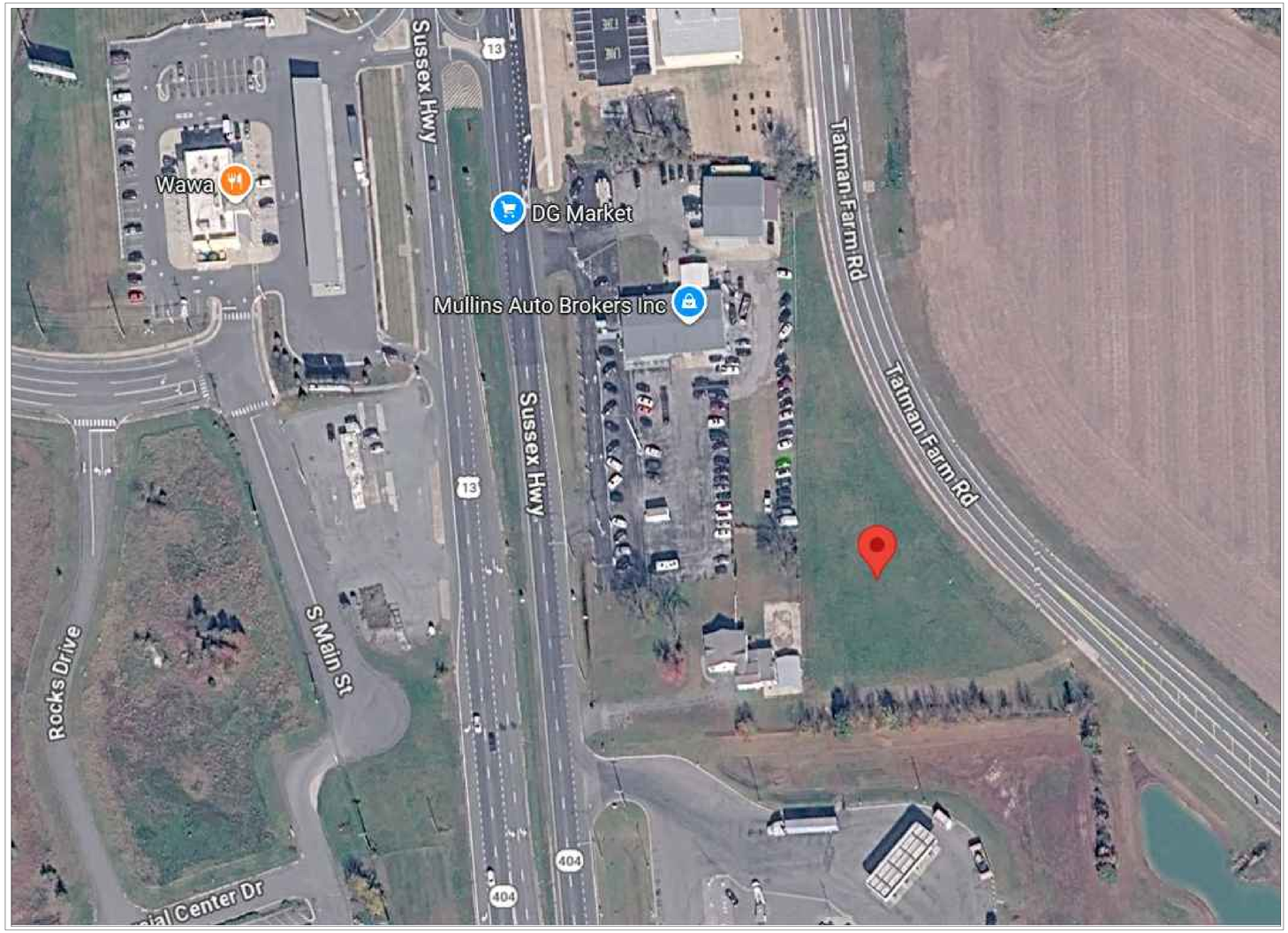
DRAWING INDEX

SHEET LIST

SR. NO.	DESCRIPTION	Pg NO.
1	COVER PAGE	A-00
2	EXISTING CONDITIONS	A-01
3	SITE PLAN	A-02
4	CONSTRUCTION DETAILS	A-03

BRIDGEVILLE AUTO REPAIR SHOP



PROJECT INFORMATION

Project Name:	Proposed Commercial Building
Project Address:	Tatman Farm Road, Sussex County, Delaware
PARCEL NUMBER:	PARCEL 2
Tax Map No:	131-15.00-38.08
Deed Referance:	PB 134-91
Zoining:	C-1 General Commercial
Total Site Area:	1.34 Acres
Proposed Building Area:	5000 Square Feet
Building Dimensions:	Approximately 50' x 100'
Parking Provided:	20 Parking Spaces (Including 2 ADA Spaces)

SITE DATA

Parcel Area:	1.34 Acres
Building Area:	5000 sq ft
Building Dimensions:	Approx. 50' x 100'
Zoining:	C-1 General Commercial
Parking Provided:	20 Spaces
ADA Parking:	2 Spaces
Access:	Tatman Farm Road

GENERAL NOTES

1. ALL construction shall comply with Sussex County and State of Delaware regulation.
2. Contractor shall verify all dimensions before construction.
3. Any discrepancies shall be reported before work begins.
4. Utilities shall be coordinated with the appropriate authorities.
5. Do not scale drawings.

PROJECT TITLE:

BRIDGEVILLE AUTO REPAIR SHOP

PROJECT DESCRIPTION

ADDRESS:
Tatman Farm Road, Bridgeville, Sussex County, Delaware 19933

SHEET TITLE

COVER PAGE

OWNER INFO:
JOJO II LLC
&
GREY HAWK II LLC

DESIGNED BY:

DRAWN BY:

CHKD BY:

SCALE: N.T.S

DATE: 07/29/2026

SHEET NUMBER

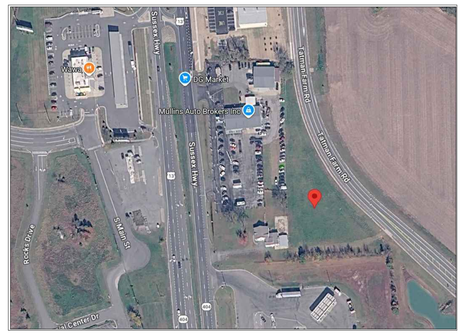
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A-00

COVER PAGE

Scale: NTS





VACINITY MAP

CORNER LEGEND

- CONCRETE MONUMENT FOUND
- REBAR FOUND
- BENCHMARK NAIL SET
- MAJOR CONTOUR
- MINOR CONTOUR
- BOUNDARY LINE
- EXISTING WATER LINE
- FENCE

NE STATE PLANE

SCALE: 1/32" = 1'

0 25 50 75 100

A01 EXISTING CONDITION

PROJECT TITLE:

BRIDGEVILLE
AUTO REPAIR SHOP

PROJECT DESCRIPTION

ADDRESS:
Tatman Farm Road,
Bridgeville, Sussex
County, Delaware
19933

SHEET TITLE

EXISTING
CONDITION

OWNER INFO:
JOJO II LLC
&
GREY HAWK II LLC

DESIGNED BY:

DRAWN BY:

CKD BY:

OWNER: JOJO II LLC &
GREY HAWK II LLC

SCALE:

DATE: 07/29/2026

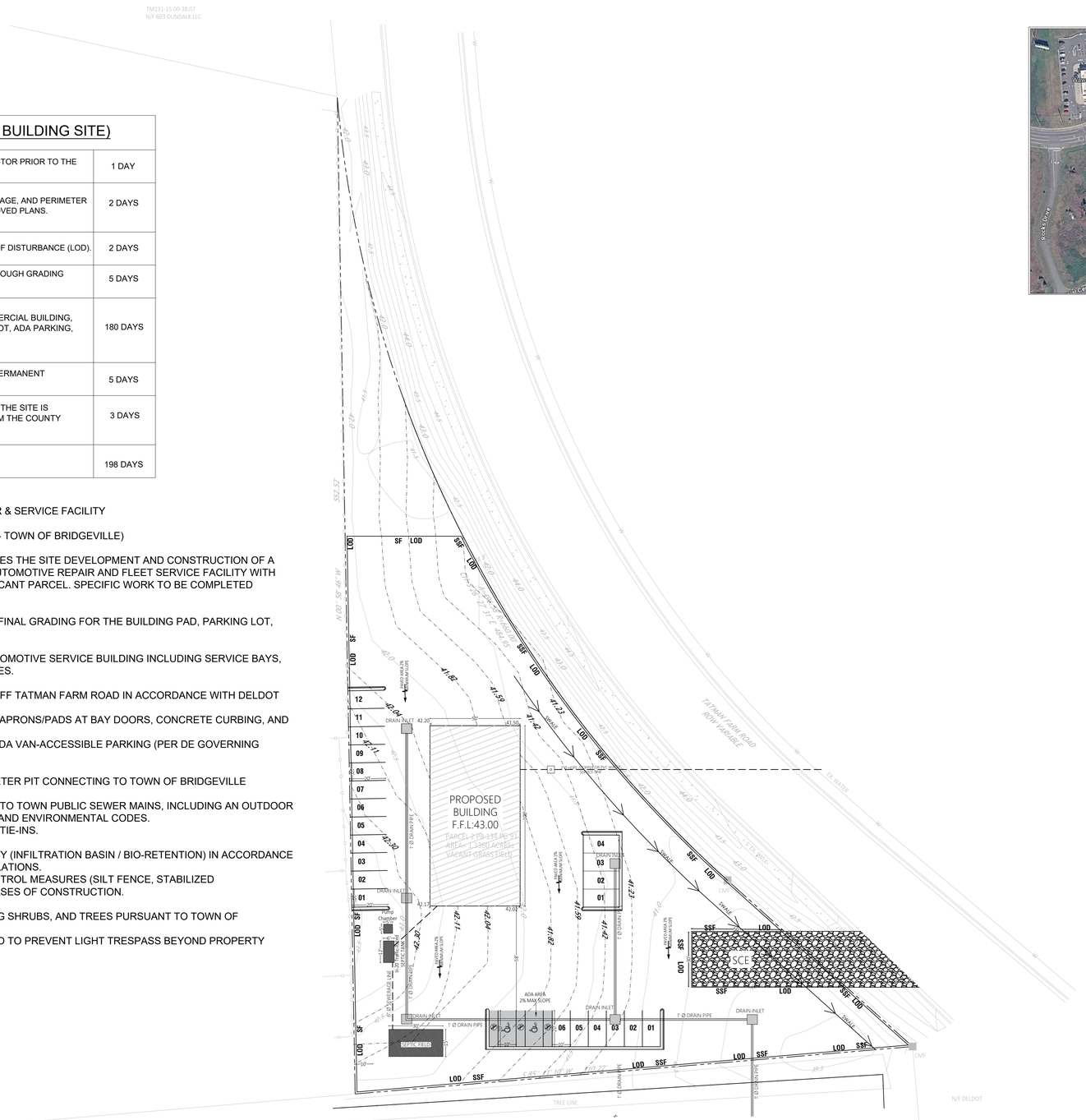
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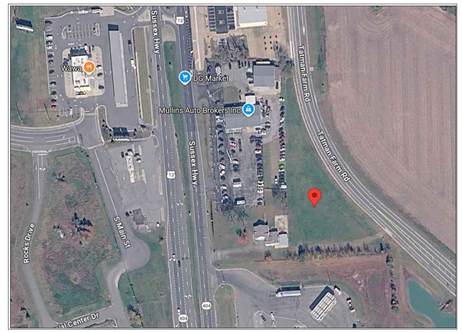
A-01

SEQUENCE OF CONSTRUCTION (INDUSTRIAL BUILDING SITE)

1.	SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY INSPECTOR PRIOR TO THE START OF EARTHWORK AND CONSTRUCTION ACTIVITIES.	1 DAY
2.	INSTALL STABILIZED CONSTRUCTION ENTRANCE, CONSTRUCTION SIGNAGE, AND PERIMETER EROSION & SEDIMENT CONTROL MEASURES AS SHOWN ON THE APPROVED PLANS.	2 DAYS
3.	INSTALL SILT FENCE, INLET PROTECTION, AND ESTABLISH THE LIMITS OF DISTURBANCE (LOD).	2 DAYS
4.	CLEAR AND GRUB THE SITE, PERFORM EARTHWORK, AND COMPLETE ROUGH GRADING WITHIN THE APPROVED LIMITS OF DISTURBANCE.	5 DAYS
5.	CONSTRUCT BUILDING FOUNDATION, ERECT THE 5,000 SQ FT COMMERCIAL BUILDING, INSTALL UTILITIES, STORM DRAINAGE SYSTEM, ASPHALT PARKING LOT, ADA PARKING, SIDEWALKS, CURB & GUTTER, AND SITE IMPROVEMENTS.	180 DAYS
6.	COMPLETE FINAL GRADING, LANDSCAPING, TOPSOIL PLACEMENT, PERMANENT SEEDING, AND SITE STABILIZATION.	5 DAYS
7.	MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL THE SITE IS PERMANENTLY STABILIZED AND FINAL APPROVAL IS RECEIVED FROM THE COUNTY INSPECTOR.	3 DAYS
TOTAL		198 DAYS

SCOPE OF WORK
PROJECT: PROPOSED 5,000 SF COMMERCIAL AUTOMOTIVE REPAIR & SERVICE FACILITY
LOCATION: TATMAN FARM ROAD, BRIDGEVILLE, DE 19933
PARCEL ID: 131-15.00-38.08 | ZONING: C-1 (GENERAL COMMERCIAL - TOWN OF BRIDGEVILLE)
PROJECT DESCRIPTION & INTENT:
THE SCOPE OF WORK SHOWN ON THESE CIVIL DRAWINGS INCLUDES THE SITE DEVELOPMENT AND CONSTRUCTION OF A PROPOSED 1-STORY, 5,000 SQ. FT. (50' \times 100') COMMERCIAL AUTOMOTIVE REPAIR AND FLEET SERVICE FACILITY WITH ASSOCIATED SITE IMPROVEMENTS ON AN EXISTING 1.33-ACRE VACANT PARCEL. SPECIFIC WORK TO BE COMPLETED INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:
1. SITE CLEARING & EARTHWORK:
SITE CLEARING, STRIPPING, TOPSOIL STOCKPILING, AND ROUGH/FINAL GRADING FOR THE BUILDING PAD, PARKING LOT, AND STORMWATER MANAGEMENT FACILITIES.
2. BUILDING & STRUCTURAL FOOTPRINT:
CONSTRUCTION OF A 50' \times 100' PROPOSED COMMERCIAL AUTOMOTIVE SERVICE BUILDING INCLUDING SERVICE BAYS, CUSTOMER RECEPTION, OFFICE SPACE, AND RESTROOM FACILITIES.
3. VEHICULAR ACCESS & PAVING:
CONSTRUCTION OF A NEW COMMERCIAL CURB CUT/ENTRANCE OFF TATMAN FARM ROAD IN ACCORDANCE WITH DELDOT ENTRANCE PERMIT REQUIREMENTS.
INSTALLATION OF ASPHALT PAVEMENT, HEAVY-DUTY CONCRETE APRONS/PADS AT BAY DOORS, CONCRETE CURBING, AND BARRIER-FREE ACCESSIBLE ROUTES.
PAVEMENT MARKINGS AND SIGNAGE FOR STANDARD PARKING, ADA VAN-ACCESSIBLE PARKING (PER DE GOVERNING CODE), AND VEHICLE STAGING SPACES.
4. UTILITY INFRASTRUCTURE:
INSTALLATION OF NEW PUBLIC WATER LATERAL SERVICE AND METER PIT CONNECTING TO TOWN OF BRIDGEVILLE INFRASTRUCTURE.
INSTALLATION OF NEW SANITARY SEWER LATERAL CONNECTING TO TOWN PUBLIC SEWER MAINS, INCLUDING AN OUTDOOR SAND/OIL SEPARATOR AS REQUIRED BY LOCAL/STATE PLUMBING AND ENVIRONMENTAL CODES.
UNDERGROUND ELECTRIC, TELECOM, AND GAS UTILITY SERVICE TIE-INS.
5. STORMWATER MANAGEMENT & SEDIMENT CONTROL:
CONSTRUCTION OF ONSITE STORMWATER MANAGEMENT FACILITY (INFILTRATION BASIN / BIO-RETENTION) IN ACCORDANCE WITH SUSSEX CONSERVATION DISTRICT (SCD) AND DNREC REGULATIONS.
ERECT AND MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, INLET PROTECTION) DURING ALL PHASES OF CONSTRUCTION.
6. LANDSCAPING & SITE LIGHTING:
INSTALLATION OF REQUIRED PERIMETER BUFFERS, LANDSCAPING SHRUBS, AND TREES PURSUANT TO TOWN OF BRIDGEVILLE LAND DEVELOPMENT ORDINANCE REQUIREMENTS.
EXTERIOR SITE AND BUILDING-MOUNTED LED LIGHTING DESIGNED TO PREVENT LIGHT TRESPASS BEYOND PROPERTY BOUNDARIES.





VACINITY MAP

CORNER LEGEND

- CONCRETE MONUMENT FOUND
- REBAR FOUND
- BENCHMARK NAIL SET
- MAJOR CONTOUR
- MINOR CONTOUR
- BOUNDARY LINE
- EXISTING WATER LINE
- FENCE
- PROPOSED CONTOURS

DE STATE PLANE

SCALE: 1/32" = 1'

0 25 50 75 100

A02 SITE PLAN

PROJECT TITLE:

BRIDGEVILLE AUTO REPAIR SHOP

PROJECT DESCRIPTION

ADDRESS:
Tatman Farm Road, Bridgeville, Sussex County, Delaware 19933

SHEET TITLE

SITE PLAN

DESIGNED BY:

DRAWN BY:

CKD BY:

OWNER: JOJO II LLC & GREY HAWK II LLC

SCALE:

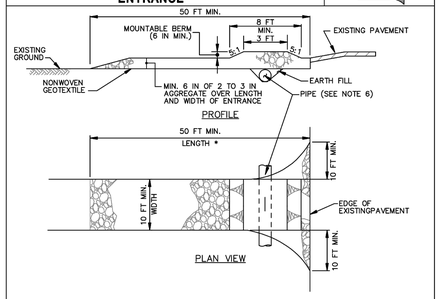
DATE: 07/29/2026

SHEET NUMBER

A-02

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE



CONSTRUCTION SPECIFICATIONS

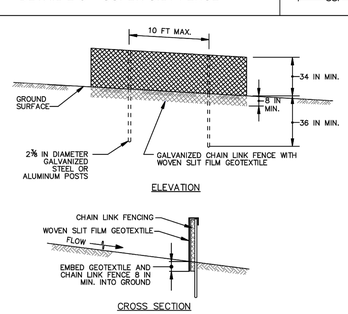
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H–1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

B.2

DETAIL E-3 SUPER SILT FENCE

STANDARD SYMBOL: SSF



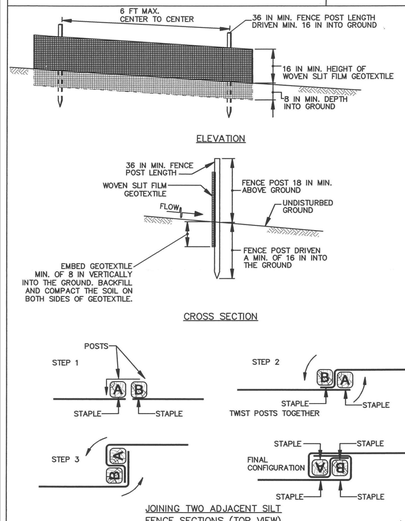
CONSTRUCTION SPECIFICATIONS

1. INSTALL 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2¾ INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HOG RINGS.
3. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
5. EXTEND BOTH ENDS OF THE SUPER 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 SUPER SILT FENCE.
6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H–1 MATERIALS.
7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

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

E.2

TEMPORARY AND PERMANENT SEEDING

GENERAL

1. SCOPE: PLANTING PERMANENT, LONG–LIVED VEGETATIVE COVER ON GRADED OR CLEARED AREAS.
2. STANDARDS: PERMANENT SEEDING SHALL CONFORM TO ALL REQUIREMENTS OF "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" PUBLISHED JOINTLY BY WATER MANAGEMENT ADMINISTRATION, SOIL CONSERVATION SERVICE, AND STATE SOIL CONSERVATION COMMITTEE.

SPECIFICATIONS

1. SITE PREPARATION
   A) PRIOR TO SEEDING INSTALL ALL REQUIRED SEDIMENT AND EROSION CONTROL MEASURES.
   B) FINE GRADING REQUIRED FOR PERMANENT SEEDING.
2. SEEDBED PREPARATION
   A) SOIL SHALL BE LOOSENED TO A DEPTH OF 3" BY RAKING, DICING, OR OTHER ACCEPTABLE MEANS PRIOR TO SEEDING.
   B) APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER OR HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER ON A FIRM, MOIST SEEDBED). MAXIMUM SEEDING DEPTH SHOULD BE 1/4" ON CLAYEY SOILS AND 1/2 INCH ON SANDY SOILS, WHEN USING OTHER THAN HYDROSEEDER METHOD OF APPLICATION. NOTE: IF HYDROSEEDING IS USED AND THE SEED FERTILIZER IS MIXED, THEY WILL BE MIXED ON SITE AND THE SEEDING SHALL BE IMMEDIATE WITHOUT INTERRUPTION.

NOTES:

1. SEEDING TO BE DONE IN CONFORMANCE WITH 2011 MD STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
2. ALTERNATIVE SEEDS MIXTURES MAY BE USED. SEE TABLE B.3 IN SECTION B–4–5 OF THE 2011 MD STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
3. APPLICATION RATE IS BASED ON POUNDS OF PURE LIVE SEED (PLS).
4. USE SPECIES CULTIVARS COMMON TO MARYLAND.

PERMANENT SEEDING SUMMARY

SEED MIXTURE (FOR HARDINESS ZONE 6B) (FROM TABLE B.3)					FERTILIZER RATE (10–20–20)			LIME RATE
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS	N	P205	K20	
9	TALL FESCUE	60	3/1 TO 5/15 8/15 TO 10/15	1/4"–1/2"	45 lb/ac (1.0 lb/ 1000 sf)	90 lb/ac (2.0 lb/ 1000 sf)	90 lb/ac (2.0 lb/ 1000 sf)	2 tons/ac (90 lb/ 1000 sf)
9	PERENNIAL RYEGRASS	20	3/1 TO 5/15 8/15 TO 10/15	1/4"–1/2"				
9	KENTUCKY BLUEGRASS	40	3/1 TO 5/15 8/15 TO 10/15	1/4"–1/2"				

TEMPORARY SEEDING WITH ANNUAL RYEGRASS, MILLET, OATS, AND/OR RYE CONFORMING TO SCS, 2011 MANUAL.

SOIL STOCKPILE / SOIL STAGING / SOIL DISPOSAL NOTE:

1. ALL SOIL ON THIS PROJECT SHALL BE STOCKPILED WITHIN THE LIMITS OF DISTURBANCE (LOD) AS SHOWN ON THE PLANS.
2. ANY SOIL STAGED OUTSIDE OF LOD AS SHOWN ON THESE PLANS SHALL HAVE AN APPROVED AND CURRENT PERMIT FROM THE SOIL CONSERVATION DISTRICT (SCD) AND IT IS RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN OR VERIFY AND APPROVED CURRENT PERMIT IS IN PLACE.
3. ANY SOIL PLACED OR DISPOSED OF OUTSIDE OF THE LOD OR HAULED TO A LOCATION OR SITE FOR DISPOSAL SHALL HAVE A CURRENT APPROVED SEDIMENT CONTROL PERMIT FROM SCD AND IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN OR VERIFY THAT THE LOCATION HAS A CURRENT PERMIT FROM SCD.
4. NO STOCKPILING ALLOWED ON ASPHALT.
5. ALL STOCKPILES LEFT AT THE END OF THE DAY NEED TO BE STABILIZED UNTIL THE NEXT REDISTURBANCE.

VEGETATIVE SPECIFICATIONS AND NOTES

1. DISTURB AS SMALL OF THE PRESENT COVER AS POSSIBLE WHILE PERFORMING GRADING.
2. ESTABLISH PERMANENT VEGETATIVE COVER IMMEDIATELY AFTER FINAL GRADING IS COMPLETED. (THIS INCLUDES ALL GRADING ON OR OFF THE SITE THAT IS AFFECTED BY THIS CONSTRUCTION). IF FINAL GRADING IS COMPLETED AT A TIME OTHER THAN THE SEEDING SEASON, A TEMPORARY GROUND COVER SUCH AS MULCHING WILL BE USED TO STABILIZE THE BARE SOIL.

STANDARD STABILIZATION NOTE

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

1. 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
2. SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

DUST CONTROL

DUST CONTROL METHOD FOR THIS SITE TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES: CALCIUM CHLORIDE SHALL BE APPLIED TO EXPOSED SURFACES AT A RATE THAT WILL KEEP SURFACE MOIST UNTIL SOIL IS STABILIZED ACCORDING TO VEGETATIVE SPECS. FOR THIS SITE AND AREAS TO BE PAVED ARE COMPLETED.

SOD NOTES

1. GENERAL SPECIFICATIONS
   A. CLASS OF SOD SHALL BE MARYLAND OR VIRGINIA STATE CERTIFIED OR APPROVED AND SHALL BE TALL FESCUE SOD UNLESS BERMUDA GRASS SOD OR ZOYSIA GRASS SOD IS SPECIFIED.
   B. SOD LABELS SHALL BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
   C. SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF ¾ INCH, PLUS OR MINUS ¼ INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. INDIVIDUAL PIECES OF SOD SHALL BE CUT TO THE SUPPLIER WIDTH AND LENGTH. MAXIMUM ALLOWABLE DEVIATION FROM STANDARD WIDTHS AND LENGTHS SHALL BE 5 PERCENT. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.
   D. STANDARD SIZE SECTIONS OF SOD SHALL BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.
   E. SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
   F. SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD SHALL BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
2. SOD INSTALLATION
   A. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
   B. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.
   C. WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES AND TO ENSURE SOLID CONTACT BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE.
   D. WATER THE SOD IMMEDIATELY FOLLOWING ROLLING OR TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS.
3. SOD MAINTENANCE
   A. IN THE ABSENCE OF ADEQUATE RAINFALL, PERFORM DAILY WATERING OR AS OFTEN AS NECESSARY DURING THE FIRST WEEK AND IN SUFFICIENT QUANTITIES TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATERING SHOULD BE DONE DURING THE HEAT OF THE DAY TO PREVENT WILTING.
   B. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
   C. THE FIRST MOWING OF SOD SHOULD NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF SHALL BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN GRASS HEIGHT BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED.

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN CONTINUOUS COMPLIANCE WITH LATEST VERSION OF THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
2. ALL UTILITIES, SUCH AS; STORM DRAIN, PUBLIC WATER, SANITARY SEWER, ELECTRIC POWER, TELEPHONE, CABLE AND GAS LINES, THAT ARE NOT IN PAVED AREAS AND ARE NOT UNDERGOING ACTIVE GRADING SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN THREE (3) DAYS OF INITIAL DISTURBANCE.
3. THE OWNER/DEVELOPER OR THEIR DESIGNATE IS RESPONSIBLE FOR CONDUCTING ROUTINE INSPECTIONS AND REQUIRED MAINTENANCE. THE SITE AND CONTROLS SHOULD BE INSPECTED WEEKLY AND THE NEXT DAY AFTER EACH RAIN EVENT**. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN A SUITABLE AREA AND SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED.
4. ALL EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS.
5. ALL EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER WITH PERIODIC INSPECTIONS AND REPAIR IF NECESSARY. DURING CONSTRUCTION, ALL SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED AFTER EACH RAINFALL AND REPAIRED IF NECESSARY. SEDIMENT TO BE REMOVED TO A SUITABLE DISPOSAL AREA AND STABILIZED WITH PERMANENT VEGETATIVE COVER.
6. ANY TEMPORARY STRUCTURES SHALL BE REMOVED WHEN THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
7. DURING THE LAYOUT OF SEDIMENT CONTROL PRACTICES REQUIRED ON THIS PLAN, MINOR FIELD ADJUSTMENTS CAN AND WILL BE MADE TO INSURE THE ARREST AND CONTROL OF ANY SEDIMENT BEFORE IT LEAVES THE CONSTRUCTION SITE. CHANGES IN SEDIMENT CONTROL PRACTICES REQUIRE PRIOR APPROVAL OF THE SEDIMENT CONTROL INSPECTOR.
8. IF THE COUNTY SEDIMENT CONTROL INSPECTOR FINDS THAT ADDITIONAL SEDIMENT CONTROL MEASURES ARE NECESSARY, HE MAY DIRECT THE CONTRACTOR TO EITHER INSTALL THE ADDITIONAL MEASURES, OR SUBMIT A REVISED GRADING PLAN TO THE CSCD FOR APPROVAL.
9. ALL DISTURBED AREAS SHALL BE STABILIZED BY GRASS, GRAVEL, PAVEMENT, OR OTHER APPROVED MEANS AS SOON AS POSSIBLE UPON COMPLETION OF EXCAVATION.
10. THE CATOCTIN SOIL CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD TO, DELETE, OR MODIFY ANY OR ALL SEDIMENT CONTROL MEASURES AS SHOWN HEREON AS NEEDED TO ESTABLISH PROPER SOIL STABILIZATION AND EROSION AND SEDIMENT CONTROL ANYTIME THROUGHOUT THE LIFE OF THE PROJECT.
11. REFERENCE IS HEREBY MADE TO THE "2011 STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" PUBLISHED JOINTLY BY WATER RESOURCES ADMINISTRATION, SOIL CONSERVATION SERVICE, AND STATE SOIL CONSERVATION COMMITTEE.
12. ALL EROSION/SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AS APPROVED BY THE CATOCTIN SOIL CONSERVATION DISTRICT.
13. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS.
14. APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR IS NEEDED TO REMOVE SEDIMENT CONTROL STRUCTURES.
15. ALL SOIL STOCKPILES SHALL BE LOCATED ON–SITE AND APPROVED PRIOR TO START OF CONSTRUCTION. CONTRACTOR IS REQUIRED TO KEEP RECORDS AND LOCATIONS OF ON–SITE STOCKPILES AVAILABLE TO THE ECS INSPECTOR FOR THE DURATION OF THE PROJECT.
16. DEPENDING ON SITE CONDITIONS, PHASING OR CONSTRUCTION SEQUENCING, AND STABILIZATION METHODS, ADDITIONAL SEDIMENT CONTROLS (OTHER THAN AS SHOWN ON E&SC PLAN), MAY BE REQUIRED BY THE INSPECTOR.

**ANY PROJECT THAT HAS A STATE ISSUED N.O.I. PERMIT MUST DOCUMENT EACH INSPECTION AND MAINTAIN AN INSPECTION LOG (SEE THE N.O.I. FOR DETAILS)

GENERAL NOTES

1. DURING THE LAYOUT OF SEDIMENT CONTROL PRACTICES REQUIRED ON THIS PLAN, MINOR FIELD ADJUSTMENTS CAN AND WILL BE MADE TO INSURE THE ARREST AND CONTROL OF ANY SEDIMENT BEFORE IT LEAVES THE CONSTRUCTION SITE. CHANGES IN SEDIMENT CONTROL PRACTICES REQUIRE PRIOR APPROVAL OF THE SEDIMENT CONTROL INSPECTOR.
2. PREVENT THE TRACKING OF MUD FROM THE SITE ONTO PUBLIC ROADS BY PLACING CRUSHED STONE OVER EGRESS AREA OR BY EFFECTIVE MEANS. ALSO RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE TO PUBLIC OR PRIVATE ROADS CAUSED BY THIS CONSTRUCTION.
3. CONTINUAL INSPECTION AND MAINTENANCE OF SEDIMENT CONTROL FACILITIES SHALL BE PERFORMED UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE SOIL CONSERVATION DISTRICT INSPECTOR.

PROJECT TITLE:

BRIDGEVILLE AUTO REPAIR SHOP

PROJECT DESCRIPTION

ADDRESS:
Tatman Farm Road, Bridgeville, Sussex County, Delaware 19933

SHEET TITLE

DETAILS SHEET

DESIGNED BY:

DRAWN BY:

CKD BY:

OWNER: JOJO II LLC & GREY HAWK II LLC

SCALE:

DATE: 07/29/2026

SHEET NUMBER

A-03

A03

DETAILS SHEET