



Queen Anne's County
 Department of Planning and Zoning
 110 Vincit St, Suite 104
 Centreville, MD 21617
 410-758-4088

BUILDING PERMIT No.: BR24-02-0102
 Date of Application: 02/13/2024

BUILDING PERMIT

BUILDING LOCATION 116 TOUHEY DR STEVENSVILLE TAX ACCOUNT 1804017374 SUBDIVISION ROMANCOKE ON THE BAY CRITICAL AREA NO ACREAGE 0.464 TAX MAP 0076 GRID 0000 PARCEL 0068 SECTION 2 BLOCK S LOT 8 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: PRINCIPE, DOMINIC SMITH, SADIE 17435 MILL BRANCH PL BOWIE, MD 20716 HOME PHONE: (301) 464-7660 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$125,000.00		FEES <table border="0"> <tr> <td>SCHOOLS</td> <td>\$9,826.20</td> <td>3 PERCENT ADMIN FEE TO BALANCE OF IMPACT FEE</td> <td>\$180.76</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>FIRE DIST 9</td> <td>\$1,133.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>ROADS FEE</td> <td>\$500.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$115.00</td> <td>PARKS & REC</td> <td>\$1,091.80</td> </tr> <tr> <td>BOCA FEE</td> <td>\$290.40</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> </table>		SCHOOLS	\$9,826.20	3 PERCENT ADMIN FEE TO BALANCE OF IMPACT FEE	\$180.76	MHB FEE	\$50.00	FIRE DIST 9	\$1,133.00	ZONING	\$55.00	SPRINKLER	\$150.00	ROADS FEE	\$500.00	ELECT. ADMIN.	\$10.00	ELECT. PERMIT	\$115.00	PARKS & REC	\$1,091.80	BOCA FEE	\$290.40	SINGLE LOT	\$55.00						
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 44' X 40' OVERALL TO INCLUDE 23'3 X 20 (2) CAR GARAGE AND 5' X 16' FRONT PORCH. SECOND FLOOR 28' X 40' OVERALL. INSTALL 400 SQFT REAR CONCRETE PATIO																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 940 THIRD FLOOR: GARAGE: 460 DECK: OTHER: TOTAL FLOOR AREA: 2,600	FIN BASEMENT: SECOND FLOOR: 1120 FOURTH FLOOR: CARPORT: PORCH: 80	# BEDROOMS: 4 ROAD TYPE: COUNTY WATER TYPE: PRIVATE HEATING SYSTEM: HEAT PUMP FIREPLACE: GAS	# BATHROOMS: 3 SPRINKLER: YES SEWER TYPE: PRIVATE CENTRAL AIR: YES																														

The undersigned hereby certifies and agrees as follows: (1) That he/she is authorized to make this application; (2) that the information is correct; (3) that he/she will comply with all regulations of Queen Anne's County which are applicable thereto; (4) that he/she will perform no work on the above referenced property not specifically described in this application; (5) that he/she grants County Officials the right to enter onto this property for the purpose of inspecting the work permitted and posting notices

NOTE: Separate electrical and plumbing permits are required! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered if construction is continuous.

Conditions:

LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. EV CHARGING STATION REQUIRED. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. QUEEN ANNE'S COUNTY FIRE MARSHAL: THIS PERMIT IS APPROVED SUBJECT TO THE ENCLOSED STATED COMMENTS. NO INSPECTION WILL BE COMPLETED UNLESS APPROVED STAMPED PLANS AND COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT. 1144. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 15/35 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING <i>HD</i>	02/20/2024	FLOODPLAIN ZONE <i>kn</i>	02/20/2024
ZONING <i>MO</i>	04/29/2024	PLUMBING <i>Ch</i>	04/18/2024
SEDIMENT <i>AR</i>	02/08/2024	ENV. HEALTH <i>JEN</i>	02/22/2024
PUB. SEWER <i>AR</i>	03/11/2024	HISTORIC	N/A
S.W. MGT. <i>KN</i>	04/22/2024	SHA	N/A
ENTRANCE <i>DB</i>	03/20/2024	MECHANICAL <i>Ch</i>	04/18/2024
FIRE MARSHAL <i>JB</i>	03/25/2024	ELECTRICAL	03/11/2024
BACKFLOW <i>Ch</i>	04/18/2024	FOOD SERVICE	N/A

DATE APPROVED: 5-3-24

ADMINISTRATOR APPROVAL: *Vivian J. Swinson*



Queen Anne's County
 Department of Planning and Zoning
 110 Vincit St, Suite 104
 Centreville, MD 21617
 410-758-4088

ZONING CERTIFICATE #: Z24-04-0173

Date of Application: 04/19/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804067800	2142 DIDONATO DR	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	RED APPLE PLAZA LLC	TAX MAP 0057	BLOCK	PARCEL 0349
OWNER ADDRESS:	PO BOX 142 CHESTER, MD 21619	LOT 1	SECTION	ZONED TC ACREAGE
HOME PHONE:	(410) 604-0020	CRITICAL AREA NO		
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE		SEWER TYPE

APPLICANT INFORMATION		PERMIT FEES	
NAME:	HOREB RENTAL LLC	ZONING FEE: \$55.00	FM FEE: \$100.00
ADDRESS:		ELECTRICAL PERMIT #:	
PHONE:	(240) 441-7629	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:		PROPOSED USE: TEMPORARY TENT	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 20' X 30' TEMPORARY TENT AT "SEÑOR CHILE" FOR CINCO DE MAYO EVENT			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	04/24/2024 LA
FIRE MARSHAL	04/29/2024 JM
SANITARY DEPT	04/29/2024 DT
ZONING	04/29/2024 MO

NOTE: Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Plumber must have Queen Anne's County Licenses! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered valid if construction is continuous.

Conditions:
 THE PARKING AREA WHERE THE TENT WILL BE SET UP SHALL BE BLOCKED OFF WITH BARRIERS SO THAT A VEHICLE CANNOT DRIVE INTO THAT AREA OF THE PARKING LOT. IF ANY FENCING IS REQUIRED AS PART OF THE TEMPORARY LIQUOR LICENSE, EGRESS GATES SHALL BE PROVIDED FOR EXISTING AND SHALL BE APPROVED BY THE FIRE MARSHAL'S OFFICE. THE TEMPORARY TENT SHALL BE SET UP AND INSPECTED BY THE FIRE MARSHAL'S OFFICE PRIOR TO USE.
 QUEEN ANNE'S COUNTY FIRE MARSHAL: THIS PERMIT IS APPROVED SUBJECT TO THE ENCLOSED STATED COMMENTS.

ADMINISTRATOR APPROVAL: Vivian S. Swanson DATE APPROVED: 5-3-24



Queen Anne's County
 Department of Planning and Zoning
 110 Vincit St, Suite 104
 Centreville, MD 21617
 410-758-4088

ZONING CERTIFICATE #: Z21-03-0116

Date of Application: 03/17/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804001842	600 BAY DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	PARKER, MICHAEL & SHIRLENE	TAX MAP 0070	BLOCK B	PARCEL 0077
OWNER ADDRESS:	600 BAY DR STEVENSVILLE, MD 21666	LOT 23	SECTION 3	ZONED NC-20
HOME PHONE:	(301) 252-5473	CRITICAL AREA YES		ACREAGE 0.32
		SUBDIVISION KENT ISLAND ESTATES		
		BUILDING VALUE \$40,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	MICHAEL & SHIRLENE PARKER	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	600 Bay Dr STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #: EZ21-03-0116	
PHONE:	(301) 252-5473	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:			
FRONT:	25 FT	SIDE:	3 FT
REAR:	50 FT	SIDE STREET:	FT
HEIGHT:	FT		
WORK DESCRIPTION: INSTALL 16'X 22' INGROUND CONCRETE POOL.			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	04/18/2024 CLOW E-155
ENV. HEALTH	04/14/2021 JEN
FLOODPLAIN ZONE	04/29/2024 KN
S.W. MGT.	04/16/2021 JK
SKI	04/20/2021 LG
ZONING	04/07/2021 HV

NOTE: Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Plumber must have Queen Anne's County Licenses! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered valid if construction is continuous.

Conditions:
FLOOD ZONE: AE BFE: 10 FEET
ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 12 FEET
ALL POOL EQUIPMENT MUST BE ANCHORED
OWNER MUST PLANT (4) 4'-6- TALL CONTAINER GROWN NATIVE TREES WITHIN 45 DAYS. CALL 410-758-4088 FOR INSPECTION.
EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Vivian J. Gunnison* DATE APPROVED: 5-3-24



Queen Anne's County
 Department of Planning and Zoning
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 410-758-4088

ZONING CERTIFICATE #: Z24-03-0131

Date of Application: 03/28/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804038134	919 CHESAPEAKE DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	HIGG HOLDINGS, LLC HIGGINBOTHAM, KATHY	TAX MAP 0056	BLOCK 4	PARCEL 0393
OWNER ADDRESS:	102 MAINSAIL DR STEVENSVILLE, MD 21666	LOT 4	SECTION 1	ZONED NC-20
HOME PHONE:	(301) 370-5696	CRITICAL AREA NO		ACREAGE 0.34
		SUBDIVISION BAY CITY		
		BUILDING VALUE \$2,600.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	HIGG HOLDINGS, LLC	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	102 Mainsail Dr STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(301) 370-5696	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENTIAL	PROPOSED USE:	ACCESSORY STRUCTURE <200SF
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT HEIGHT: 20 FT
WORK DESCRIPTION: INSTALL 8' X 12' PREFAB SHED.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	04/15/2024 JEN
S.W. MGT.	04/25/2024 KN
SANITARY DEPT	04/15/2024 DT
ZONING	04/15/2024 RO

NOTE: Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Plumber must have Queen Anne's County Licenses! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered valid if construction is continuous.

Conditions:

DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND AN INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.
 ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 60% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Vincent Sunson* DATE APPROVED: 5-3-24



Queen Anne's County
 Department of Planning and Zoning
 110 Vincit St, Suite 104
 Centreville, MD 21617
 410-758-4088

ZONING CERTIFICATE #: Z24-03-0132

Date of Application: 03/28/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804038134	919 CHESAPEAKE DR	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: HIGG HOLDINGS, LLC HIGGINBOTHAM, KATHY OWNER ADDRESS: 102 MAINSAIL DR STEVENSVILLE, MD 21666 HOME PHONE: (301) 370-5696	TAX MAP 0056 BLOCK 4 PARCEL 0393 LOT 4 SECTION 1 ZONED NC-20 CRITICAL AREA NO SUBDIVISION BAY CITY ACREAGE 0.34 BUILDING VALUE \$2,800.00 WATER TYPE PUBLIC SEWER TYPE PUBLIC

APPLICANT INFORMATION	PERMIT FEES
NAME: HIGG HOLDINGS, LLC ADDRESS: 102 Mainsail Dr STEVENSVILLE, MD 21666 PHONE: (301) 370-5696	ZONING FEE: \$55.00 FM FEE: ELECTRICAL PERMIT #: PLUMBING PERMIT #: GAS PERMIT #: STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE: RESIDENTIAL	PROPOSED USE: ACCESSORY STRUCTURE <200SF
MINIMUM YARD REQUIREMENTS:	
FRONT: FT SIDE: 3 FT REAR: 3 FT	SIDE STREET: FT HEIGHT: 20 FT
WORK DESCRIPTION: INSTALL 8' X 16' PREFAB SHED.	

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	04/15/2024 JEN
S.W. MGT.	04/30/2024 KN
SANITARY DEPT	04/15/2024 DT
ZONING	04/16/2024 RO

NOTE: Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Plumber must have Queen Anne's County Licenses! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered valid if construction is continuous.

Conditions:

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND AN INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.
 ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 60% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

ADMINISTRATOR APPROVAL:

V. J. Swinson

DATE APPROVED:

5-3-24



Queen Anne's County
 Department of Planning and Zoning
 110 Vincit St, Suite 104
 Centreville, MD 21617
 410-758-4088

ZONING CERTIFICATE #: Z24-01-0029

Date of Application: 01/29/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803009149	120 FORT POINT RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION				
OWNER:	MCCLENDON, GLENN & ASHLEY	TAX MAP	035H	BLOCK	PARCEL	0056
OWNER ADDRESS:	120 FORT POINT RD CENTREVILLE, MD 21617	LOT		SECTION	ZONED	NC-2
HOME PHONE:	(703) 850-6235	CRITICAL AREA	YES		ACREAGE	8.03
		SUBDIVISION				
		BUILDING VALUE	\$25,000.00			
		WATER TYPE	PRIVATE	SEWER TYPE	PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	VICTOR SKINNER	ZONING FEE:	\$75.00
ADDRESS:	7808 Beddington Ct CLINTON, MD 20735	FM FEE:	
PHONE:	(240) 804-7350	ELECTRICAL PERMIT #:	E224-01-0029
EXISTING USE:	RESIDENCE	PLUMBING PERMIT #:	
MINIMUM YARD REQUIREMENTS:		GAS PERMIT #:	
FRONT:	35 FT	STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
SIDE:	20 FT	PROPOSED USE:	POOL/SPA
REAR:	100 FT		
SIDE STREET:	FT		
HEIGHT:	FT		
WORK DESCRIPTION: INSTALL 15' X 33' INGROUND CONCRETE POOL WITH 800 SQFT PAVERS.			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	02/09/2024 LAWSON E-638
ENV. HEALTH	04/16/2024 CS
FLOODPLAIN ZONE	02/06/2024 KN
ZONING	05/02/2024 RO

NOTE: Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Plumber must have Queen Anne's County Licenses! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered valid if construction is continuous.

Conditions: **DISTURBANCE MUST BE OUTSIDE THE EXPANDED BUFFER**
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 BUFFER FULLY ESTABLISHED PER ZONING INSPECTOR MIKE OLDS.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: Victor J. Sunson DATE APPROVED: 5-3-24