

WORCESTER COUNTY PLANNING COMMISSION AGENDA
Thursday June 1, 2023

Worcester County Government Center, Room 1102, One West Market St.
Snow Hill, Maryland 21863

- I. **Call to Order** (1:00 p.m.)

- II. **Administrative Matters** (1:00 p.m. est.)
 - A. Review and Approval of Minutes – May 4, 2023
 - B. Board of Zoning Appeals Agenda – June 8, 2023
 - C. Technical Review Committee Agenda – June 14, 2023

- III. **§ZS 1-315 RPC residential planned communities**
Triple Crown Estates
Step II review for Phase II of Triple Crown Residential Planned Community (RPC). Proposed construction of 30 Single Family Units. Located on the northerly side of Gum Point Road east of Preakness Drive, Tax Map 21, Parcels 67 & 74, Tax District 3, R-1 Rural Residential District, Triple Crown Estates, LLC, owner / Vista Design, Inc., architect.

- IV. **Miscellaneous**

- V. **Adjournment**

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – May 4, 2023**

Meeting Date: May 4, 2023

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierri, Chair

Ken Church

Marlene Ott

Betty Smith

Rick Wells

Phyllis Wimbrow

Staff

Jennifer Keener, Director, DRP

Matthew Laick, Deputy Director, DRP

Kristen M. Tremblay, Zoning Administrator

Stu White, DRP Specialist

Roscoe Leslie, County Attorney

Bob Mitchell, Director, Environmental Programs

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, April 6, 2023

As the first item of business, the Planning Commission reviewed the minutes of the April 6, 2023 meeting.

Following the review, a motion was made by Ms. Wimbrow to approve the minutes as written., Ms. Ott seconded the motion, and the motion carried unanimously.

B. Board of Zoning Appeals Agendas, May 11, 2023

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for May 11, 2023. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission.

No comments were forwarded to the Board.

C. Technical Review Committee Agenda, May 10, 2023

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for May 10, 2023. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission.

No comments were forwarded to the Committee.

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III. Text Amendment

As the next item of business, the Planning Commission reviewed the proposed text amendment submitted by Mr. Mark Cropper to add a principal permitted use to the C-3 Highway Commercial District to allow multi-family dwelling units as an accessory use to a commercial development. Specifically, the request will require that at least sixty-five percent (65%) or more of the net lot area for a given parcel be developed with a commercial use or structure permitted in the C-3 District.

Mr. Mark Cropper and Jeffrey Harman, P.E., Becker Morgan Group, were present for the review. Mr. Cropper explained the history of the C-3 Highway Commercial District, with its origination in the 2006 Comprehensive Plan, and formal inclusion in the 2009 Zoning and Subdivision Control Article. He noted that there is only one area in the county, and only five properties in total, with this zoning designation. At the time the new zoning code went into effect, developments such as Ocean Landings I (Walmart) and Home Depot were already constructed, and Ocean Landings II was in the development approval phase. Therefore, in 2009 there were only three vacant C-3 zoned properties remaining, and they continue to remain undeveloped in 2023.

At the time of the creation of the C-3 Highway Commercial District, it was thought that big box retail stores were going to be favored, and the county wanted to limit the location of these establishments. Mr. Cropper stated that history has since proven this to be untrue, otherwise such stores would have been built already. However, there is a need for high density, multi-family housing that doesn't presently exist. The intent is not to change the zoning classification, as intense commercial development is appropriate there, but to understand and accept the changes and evolution of retail development.

Mr. Cropper added that another factor to consider was existing infrastructure. The expansion of the Riddle Farm wastewater treatment plant was intended to facilitate additional development in the corridor. Prior to the expansion, the only way to develop a project was to build a septic system or their own package plant. Ocean Landings I and II have connected, but the expansion has not spurred further C-3 District development.

In addition, the existing road infrastructure can serve both the high density residential and high intensity commercial land uses. Mr. Cropper discussed the service road and US Route 50 road improvements. He also referenced the proximity of developments such as the White Marlin Mall and Ocean City Outlets to nearby townhouse developments in West Ocean City. Mr. Cropper noted that those residential units were not on the market long. In

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sum, combining high intensity commercial and high-density residential uses are appropriate when you have the available infrastructure.

Mr. Cropper stated that this amendment would require at least 65% of the net lot acreage to be developed with appropriate C-3 District uses as the principal use. If that were done, then the balance could be a high-density multi-family residential development as an accessory use, not to exceed 35% of the net lot acreage. Both uses could be built at the same time, but the commercial use must be completed first before a Certificate of Use and Occupancy is issued to the accessory residential use.

In response to questions from the Planning Commission, Mr. Cropper explained that a residential component is allowed as a permitted use now, but with a limit on the amount of square footage allowed to be developed as a residential unit(s). The proposed amendment will give a developer another option, but is not a requirement. Mr. Cropper stated that if the county allowed residential uses to be integrated with the most intense commercial uses, then this is the most appropriate location for higher density provisions at 10 units per net acre.

In response to a statement made about the potential for rezoning application submissions to C-3 Highway Commercial District, Mr. Cropper stated that it is highly unlikely that any C-1 Neighborhood Commercial or C-2 General Commercial District properties would be rezoned to the C-3 District. He noted that there was abundant language in Comprehensive Plan about the location for high intensity commercial development, and essentially the only location will be in the existing corridor.

Several Planning Commission members raised concerns about a lack of open space. Developments such as Oceans East that were identified as high-density development have open space and landscaping requirements which are attractive. Property owners and tenants have a right to common areas, and while a developer may be likely to put in some open space for attractiveness and curb appeal, it was not stipulated as a requirement in the draft language. Mr. Cropper stated that a potential tenant will know that when they buy or rent a unit, that the open space doesn't exist.

Overall, the Planning Commission found that the concept of high-density residential uses in this zoning district was a positive, as there is a need for well-built residential construction to assist with affordability and the supply of housing. However, while there does not need to be as much open space as a full residential development, it was felt by some members that there should be some required for a project.

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Following the discussion, a motion was made by Mrs. Wimbrow to provide a favorable recommendation on the text amendment, provided that it include a minimum of 15% of the area dedicated to residential uses as open space. Mr. Wells seconded the motion, and the motion carried unanimously with only Ms. Knight not present at the meeting.

IV. Comprehensive Water and Sewerage Plan Amendment

As the next item of business, the Planning Commission reviewed an Amendment of the Worcester County Comprehensive Plan for Water and Sewerage Systems—Request for a change of Community Water Service Designation from Private to Public for the St. Martins by the Bay community and addition of community’s designated W-1 water planning area into the W-1 water planning area for the Ocean Pines Sanitary Service Area. The Department of Environmental Programs is bringing this application forth on behalf of the applicant, the Department of Public Works; #SW 2023-01.

The proposed amendment would only serve the St. Martins Community in this proposed modification of the water supplier in the Master Water and Sewerage Plan (‘The Plan’). Robert Mitchell, Director of Environmental Programs, presented the staff report to the Planning Commission.

Mr. Mitchell explained that the Department of Environmental Programs is bringing this forward on behalf of the applicant, the Department of Public Works. This amendment seeks to change the designation of the water system for the St. Martins by the Bay Community from a private community system to a public one with service from the Ocean Pines Water System and addition of the community to the Ocean Pines water planning area. While the community system in The Plan is designated as W-1 (immediate to two years), this amendment seeks to change that designation to be within the Ocean Pines water planning area with a designation of W-1 (immediate to two years), an include a revised Ocean Pines water planning area map that will reflect the entire community as a planned W-1 designation. The community already has an S-1 (immediate to two years) designation in the Ocean Pines sewer planning area.

Mr. Mitchell further explained that the community has one existing Community Water Service Facility, all properties utilize a community water supply system (or have individual wells). The proposed system would abandon the existing Water Supply, Treatment, and Storage building and provide access to Ocean Pines water services to individual properties. The subject water service area is located in Worcester County along St. Martin Parkway and Marina Drive. The Worcester County Department of Public Works serves the adjacent Ocean Pines Service Area.

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Following the discussion, a motion was made by Ms. Ott, seconded by Ms. Smith, to find this application consistent with the Comprehensive Plan and recommended that they forward a favorable recommendation to the County Commissioners. The vote was unanimous with only Ms. Knight not present at the meeting.

V. Miscellaneous

As the next item of business, Mr. Ray Moravec and Ms. Nicki Wiley, representatives for Wallace Montgomery, presented the next steps involving the Comprehensive Plan Public Engagement Program to the Planning Commission. Mr. Moravec and Ms. Wiley explained that they are ready to kick off the public outreach component which will include a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis, establishment of a stakeholder and community database, a community survey, a SWOT survey, and various community meetings. Mr. Moravec requested that the Planning Commission members complete the SWOT survey and submit comments by May 26.

VI. Adjourn – A motion to adjourn was made by Ms. Ott and seconded by Ms. Wimbrow.

Jerry Barbierri, Chair

Stuart White, DRP Specialist

**NOTICE OF PUBLIC HEARING
WORCESTER COUNTY
BOARD OF ZONING APPEALS
AGENDA**

THURSDAY JUNE 8, 2023

Pursuant to the provisions of the Worcester County Zoning Ordinance, notice is hereby given that a public hearing will be held in-person before the Board of Zoning Appeals for Worcester County, in the Board Room (Room 1102) on the first floor of the Worcester County Government Center, One West Market Street, Snow Hill, Maryland.

6:30 p.m.

Case No. 23-48, on the lands of Tyler Aydelotte, requesting a variance to the right side yard setback from 20 feet to 6.57 feet (to encroach 13.43 feet) for a proposed pole barn in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-201(b)(5) & ZS 1-305 located at 2913 Brantley Road, Tax Map 92, Parcel 223, Lot 1, Tax District 1, Worcester County, Maryland.

6:35 p.m.

Case No. 23-49, on the lands of Roberta L. Tourgee Revocable Trust, on the application of Hugh Cropper, IV, requesting a modification to extend a waterfront structure in excess of 125 feet by 125 feet for the installation of a proposed pier extension, platform, and boatlift with associated pilings extending a total of 250 feet channelward, pursuant to Natural Resources Code §§ NR 2-102(e)(1) and Zoning Code §§ ZS 1-116(n)(2), located at 11321 Newport Bay Drive, Tax Map 50, Parcel 50, Lot 13, Tax District 10, Worcester County, Maryland.

Administrative Matters

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, June 14, 2023 at 1:00 p.m.

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

- I. **Call to Order**

- II. **J & J Enterprises – Minor Site Plan Review**
Construction of a 5,551 square foot contractor shop building. Located 11941 Caterpillar Road, R.W. Todd Industrial Park, Tax Map 10, Parcel 200, Lot 18, Tax District 10, I-1 Light Industrial District, Jeffrey Mathias, owner / R.D. Hand and Associates, Inc., planner.

- III. **Manklin Creek Tennis Center – Minor Site Plan Review**
Installation of (1) tennis court and sidewalk. Located at 11443 Manklin Creek Road, Tax Map 21, Parcel 266, Lot 1B, Tax District 03, R-3 Multi-family Residential District, Ocean Pines Association, Inc, owner / Vista Design, Inc., architect.

- IV. **Adjourn**

TECHNICAL REVIEW COMMITTEE

REPORT

TRIPLE CROWN ESTATES

RESIDENTIAL PLANNED COMMUNITY

PHASE II
STEP II

Planning Commission Meeting Date

June 1, 2023

Technical Review Committee Meeting Date

May 10, 2023

GENERAL INFORMATION:

Date of TRC Review: May 10, 2023

Date of Planning Commission Review: June 1, 2023

Approval requested: Step II Residential Planned Community (RPC) – Establishment of the RPC Floating Zone – Triple Crown Phase II – (Expansion of Previously Approved RPC). **The County Commissioners Approved Step I of Phase II at their public hearing held on June 21, 2022.** Step III review shall consist of subdivision plat review. A concept plan has been submitted to the Department for review.

Project Description: Proposed construction of an additional 30 single-family dwelling units.

Location: Northerly side of Gum Point Road east of Preakness Drive, Tax Map 21, Parcels 67 & 74, Tax District 3, R-1 Rural Residential District and RP Resource Protection Districts.

Owner: Triple Crown Estates, LLC/Steen Associates, Inc.
627B Ocean Parkway
Berlin, MD 21811

Engineer: Vista Design, Inc., Architect
11634 Worcester Highway
Showell, MD 21862

Background: Phase 1 was approved as a Residential Planned Community (RPC) by the County Commissioners as a Floating Zone with conditions on November 3, 2015 to allow for the development of 30 single-family dwelling units. The submission of an additional 30 units (as evidenced by this request) was anticipated at the time of original approval. Since that time, Step III (Site Plan Approval) was reviewed and approved by the Planning Commission at its April 7, 2016 meeting. The original approval was for two-family units, but in October 2020, the density was reduced by request and was granted a 50% reduction in density to single-family units.

The following conditions were previously placed on **Phase I** of the Triple Crown RPC:

1. “There is an existing fifty-foot (50’) wide ingress/egress and utility easement directly from one of the proposed cul-de-sacs within the development westward towards MD Route 589 (Racetrack Road). The narrative states that this is for emergency access only, however the easement does not reach the right-of-way of Racetrack Road. Also, the access is proposed to be gated, and Technical Review

Committee and the Planning Commission recommend locating the gate at the terminus of the cul-de-sac to prevent any confusion. The applicant will also need to clarify the means of access through the easement when the plans indicate that there is an existing transformer in the middle of the easement.” ***As of May 5, 2022, a chain as well as no trespassing signs have been placed across both entrances to MD Route 589 (Racetrack Road) and Gum Point Road.**

2. The Flood Zone information shall be updated to reflect the current designation as adopted on July 16, 2015. ***Corrected. Please see Site Plans dated January 7, 2022.**
3. The dirt road that leads to Gum Point Road shall be gated and not used for construction access. ***As of May 5, 2022, a chain as well as no trespassing signs have been placed across both entrances to MD Route 589 (Racetrack Road) and Gum Point Road. See attached photos.**

Existing Conditions: The 92.037-acre site area is comprised of approximately 90.577 acres of uplands, 1.25 acres of non-tidal wetlands and 0.21 acres of private tidal wetlands. Approximately 0.79 acres is located in the RP Resource Protection District. The property is currently being graded and roads have been installed for Phase I. Further, several single-family dwelling building permits have been applied for and two (2) have been completed (See §ZS 1-115(c)(5)(B)).

Proposed Project: The Triple Crown Estates RPC as shown on the Step II, Phase II plan is proposed to be a single-family dwelling residential development comprised of a total of 30 additional dwelling units in addition to the 30 dwelling units already approved for Phase I (60 single-family dwelling units in total). Setbacks as proposed are: front yard – 25 feet, side yard – six (6) feet (except for lots 9 & 10 which have a 25’ side yard), and rear yard – 25 feet. The minimum lot size proposed is 10,000 square feet with a minimum lot width of 80 feet.

Regarding open space figures for Phase II, the calculations provided are as follows:

- Open Space = 46.995 Acres
- Active Open Space = 3.458 Acres
- Passive Open Space = 11.405 Acres

There is no new open space proposed for Phase II. According to the March 9, 2016 Technical Review Committee Report, and as shown on the January 7, 2022 Site Plan, the project has the following calculations for open space: Proposed open space totals approximately 46.995 acres, consisting of 32.132 acres of natural open space, 3.458 acres of active recreation, and 11.405 acres of passive recreation, the majority of which will be

within the existing forested areas to be retained. According to a response letter from Soule' & Associates during Phase 1, open space will consist of community gardens and walking trails, which shall be considered as passive recreation.

More information in narrative form will need to be provided relative to the active open space activities and will also need to be included on the site plan (all relevant sheets).

Since the time of the Phase I approvals, the State Highway Administration (SHA) has indicated the following regarding the existing 50' wide ingress/egress and utility easement: "MDOT SHA does not recognize the "Existing 50' wide ingress/egress and Utility Easement to MD 589" as an approved access point to MD 589, which includes for emergency usage. If this access is proposed for any reason (emergency or otherwise) it will need to be included in the concept drawing and reviewed by the District 1 Access Management Office, with an approval/denial determination to be made after our analysis is complete. As the property through which this easement traverses is constructing a large scale development and in the process of obtaining a Commercial Access Permit through this office, the developer for the Triple Crown Estates will need to reach an agreement with the property owner to the west, for emergency vehicle access from the Triple Crown property to MD 589. The emergency access is only validated by an agreement between the two parties, which clarifies that Triple Crown Estates may utilize the proposed service road and signalized approved access (when constructed) which was granted to the proposed development to the west, for emergency usage only."

**Staff had previously noted in the Technical Review Committee report that construction crews may have been using the easement for construction activities. Prior to the meeting with the Planning Commission on May 5, 2022, the applicants submitted photos showing that the dirt road to Gum Point Road and the utility easement to Racetrack Road were posted and chained to restrict access.*

It is recommended however, that in the event that the applicants wish to use the utility easement for emergency access at any point in the future, they reach out to SHA for approvals.

FINDINGS OF THE TECHNICAL REVIEW COMMITTEE WITH REGARD TO THE ITEMS CITED IN §ZS 1-315(k)(2)B.3:

- 1. The plans for the development fulfill the goals and objectives and comply with the recommendations of the Comprehensive Plan and are compatible with and complement the character and nature of existing and anticipated development in the vicinity of the proposed development:**

As it did when reviewing the Step I submittal for the Triple Crown Estates RPC and as was confirmed by the Planning Commission and County Commissioners, the Technical Review Committee finds that the subject properties are currently in the “Existing Developed Areas” land use category of the Comprehensive Plan. One aspect of this land use category is to identify areas to be utilized for infill residential development. The subject properties and surrounding area were rezoned from A-1 Agricultural District to R-1 Rural Residential District during the Comprehensive Rezoning of 2009 in anticipation of infill development along the Gum Point Road corridor. It is anticipated that this project will be incorporated into the overall Ocean Pines Association once developed. This project therefore recognizes the surrounding existing development, and provides for inclusion into the existing neighborhood character that is Ocean Pines, in conformance with the Comprehensive Plan.

The Comprehensive Plan also promotes the protections of the natural forested areas along the northern side of Gum Point Road. While it is too small in total land area to be considered as green infrastructure in the plan, it is strongly encouraged to be protected. The majority of the forested areas within these parcels is to be protected in open space with a Forest Conservation Easement, and other sensitive areas such as the tidal wetland and associated buffer will be protected and enhanced under this plan.

Connectivity to main transportation networks are another feature of the proposed development that are consisted with the Comprehensive Plan. Access will be via the existing road network of Ocean Pines, with only an emergency access to the main road (MD Route 589- Racetrack Road) provided that the developers work with the State Highway Administration in order to do so. The Level of Service both before and after this project is completed are at a Level A, with no significant impacts overall to the existing traffic network according to a traffic analysis provided to the Department.

The Technical Review Committee reminds the Planning Commission that for individual structures, the minimum lot area, setback, lot width, and road frontage requirements shall be approved by the Planning Commission during the Step II review.

- 2. The design of the development will, as its first priority, protect to the greatest extent feasible existing forested areas and greenways, floodplains, the Critical Area, where applicable, tidal and non-tidal wetlands, sensitive areas or special habitats, and source water and aquifer recharge areas:**

This project is subject to both the Critical Area Law and the Forest Conservation Law. A tributary stream terminates within the subject property, and the applicant is proposing to provide a 300' tidal buffer to be landscaped according to the plans. In addition, large tracts of existing forested areas, some containing non-tidal wetlands, are being preserved in an easement. The Technical Review Committee finds that the applicants are protecting the sensitive areas and directing development to the existing open areas.

- 3. The residential planned communities' design lends itself to a clustered, pedestrian scaled development, providing mixed uses where appropriate, and is in keeping with the scale, layout, uses, architectural style and landscape design of existing County towns and villages and blends the natural and built environments:**

The Technical Review Committee finds that the project is providing single-family dwellings on lots ranging in size from 10,000 square feet to 27,210 square feet. The lots are clustered. The size and scale of the development is consistent with the adjoining Ocean Pines residential development, of which this project will eventually become a part. In addition, the development will minimize land impacts, especially to environmentally sensitive lands, while maximizing contiguous open spaces. The traffic circulation patterns promote connectivity to the existing Ocean Pines development.

Relative to the architectural style, a narrative provided during the Phase I review in 2016 on the architectural style and consistency with the existing towns, villages and surrounding developments (attached). The description indicated that the bottom portion of the dwelling unit will be constructed of stone or brick. Stone is not a recommended building material as it is not consistent with the current architectural traditions of Worcester County. Also attached is the Planning

Commission meeting minutes (April 7, 2016) in which it was determined that the stone would be switched out with siding.

4. The residential planned communities design minimizes impervious surfaces and the consumption of vacant lands while maximizing open space:

The Technical Review Committee finds that the project is providing over 50% of the land area in open space. As previously stated, the lots are clustered within existing agricultural areas, and will not adversely impact any forested areas of the sensitive tributary stream and wetlands.

5. The project's layout and design promote street, trail and sidewalk connectivity within the project and to and through adjoining properties and neighborhoods:

The Step II plan indicates that there will be one (1) point of access for vehicular traffic through the extension of King Richard Road within the Ocean Pines subdivision. Traffic would then be directed through the south gate of Ocean Pines onto MD Route 589 (Racetrack Road). Access will be denied to MD Route 589 to the west and Gum Point Road to the south unless otherwise provided for in agreement with the State Highway Administration. Sidewalks are not currently proposed, however there are no existing sidewalks along the adjacent roadways in Ocean Pines. Therefore, the Technical Review Committee finds that the project is providing sufficient connectivity.

6. The types and extent of uses and structures in the project will not adversely affect the future development or value of undeveloped neighboring areas or the use, maintenance and value of neighboring areas already developed:

The Technical Review Committee finds that the properties proposed to be developed into the Triple Crown Estates RPC are presently zoned R-1 Rural Residential District and RP Resource Protection District. The surrounding undeveloped lands are similarly zoned. Due to the sites' R-1 Rural Residential District zoning classification, single family residential development at a density of one (1) dwelling unit per one (1) acre is permitted by zoning. Furthermore, residential planned communities of the same density are permitted by that zoning district. Thus, the proposed density of 0.65 dwelling units per acre was anticipated for this immediate vicinity.

As a major residential planned community, the developer could have proposed other housing types, such as townhouses, multi-family dwellings, as well as commercial retail and service uses. However, this is not proposed, and the single-family dwelling lots are consistent with the surrounding residential developments located within Ocean Pines subdivision. In addition, the development proposes to cluster the residential dwelling lots in an effort to preserve the existing forested area, Critical Areas, and wetlands, resulting in approximately 50% of the lands dedicated to open space which is encouraged by the Comprehensive Plan. Therefore, the Technical Review Committee concludes that the proposed Triple Crown Estates RPC will not have an adverse long-term implication on development patterns in the area.

7. The development will secure for the residents of the County a development which is consistent with the Comprehensive Plan and which is compatible with and complementary to established development in the County:

As thoroughly described in the items above, the Technical Review Committee finds that this project is generally consistent with the policies and recommendations of the Comprehensive Plan and is compatible with and will be complementary to current established and future development patterns in the area.

It should be noted that some of the comments submitted by various TRC members pertain to the permit submittals or to Step III of the review processes (at which time subdivision plats and detailed §ZS 1-325 site plans would be submitted).

PLANNING COMMISSION ACTIONS:

The Planning Commission shall meet with the applicant and review the Step II master plan, any associated documents and the Technical Review Committee's recommendations, as listed above. In its review, the Planning Commission is empowered to request any changes or additional information that it may deem necessary. Following its review, the Planning Commission shall either approve or disapprove the application. In the case of disapproval, the Planning Commission shall present the applicant with a written report of its findings, including the reasons for disapproval. In the case of approval, the Planning Commission may attach conditions concurrent with the approval of the residential planned community and impose time limits on the development.

The Planning Commission is encouraged to review the seven (7) considerations above and address any concerns raised regarding the project's compliance.

The following items will need to be addressed by the applicant prior to review by the Planning Commission:

1. The Planning Commission is required to approve lot requirements as part of the Step II approval. The plans indicate "typical" lot area and setbacks.

Residential Requirements	
Minimum Lot Area	10,000 square feet
Minimum Lot Width	80 feet
Minimum Buildable Area	5,100 square feet
Minimum Road Frontage	*Please provide prior for Planning Commission Review
Front Yard Setback	25' for all lots
Side Yard Setback	6' for most lots except Lots 9 & 10 have 25' side yards
Rear Yard Setback	25' for all lots

2. **Please provide an updated site plan with a title change indicating that it was submitted for Step II.**
3. **More information in narrative form will need to be provided relative to the active open space activities and will also need to be included on the site plan (all relevant sheets) for review as walking paths and community gardens are considered passive open space. While this development will become part of the overall Ocean Pines development, it must stand on its own relative to the**

review and approval process. ‘Active’ recreational uses will have to be proposed within the 3.458 acres of active open space.

§ZS1-103: Recreation, Active

“Recreational uses, areas or activities oriented toward potential competition and involving special equipment. Playgrounds, sports fields and courts, swimming pools and golf courses are examples of active recreation uses.”

Next Steps: If approved by the Planning Commission, the applicant shall revise the plan based upon the comments received. Once the plan is in conformance with the Planning Commission’s approval, the Department shall grant signature approval. The applicant shall then proceed to the Step III review, which would involve a major residential subdivision application. Staff can address any questions about the procedures for the Step III review that the applicant may have.

Attachments:

- 1. Resolution 22-17**
- 2. January 7, 2022 Site Plan**
- 3. April 7, 2016 Planning Commission Minutes**
- 4. Triple Crown Estates Phase II Narrative prepared by applicant**
- 5. Zoning Map**
- 6. 2016 Architectural Narrative**
- 7. Step I Phase II Planning Commission Findings of Fact and Recommendation**
- 8. June 21, 2022 County Commissioners Findings of Fact**

COPY OF
RESOLUTION NO. 22-17
ESTABLISHMENT OF THE
RESIDENTIAL PLANNED COMMUNITY
FLOATING ZONE

RESOLUTION NO. 22- 17

**RESOLUTION AMENDING THE TRIPLE CROWN ESTATES
RESIDENTIAL PLANNED COMMUNITY FLOATING ZONE**

WHEREAS, pursuant to Section ZS 1-315 of the Zoning and Subdivision Control Article of the Public Local Laws of Worcester County, Maryland, Triple Crown Estates, LLC and Steen Associates, Inc., have filed an application for the amendment of a Residential Planned Community (RPC) Floating Zone on approximately 92.037 acres of land shown on Tax Map 21 as Parcels 67 and 74, located on the northerly side of Gum Point Road, east of Maryland Route 589 (Racetrack Road), in the Third Tax District of Worcester County, said Residential Planned Community designated as Triple Crown Estates RPC; and

WHEREAS, the said application was referred to the Worcester County Planning Commission which gave the application a favorable recommendation subject to certain conditions during its review on May 5, 2022; and

WHEREAS, subsequent to a public hearing held on June 21, 2022, following due notice and all procedures as required by Sections ZS 1-315, 1-113, and ZS 1-114 of the Zoning and Subdivision Control Article of the Public Local Laws of Worcester County, Maryland, the County Commissioners made the finding that the amendment of the Residential Planned Community Floating Zone on the subject property would be compatible with the Worcester County Comprehensive Plan and the Worcester County Zoning and Subdivision Control Article.


NOW, THEREFORE, BE IT RESOLVED by the County Commissioners of Worcester County, that the land partitioned by Triple Crown Estates, LLC and Steen Associates, Inc., shown on Tax Map 21 as Parcels 67 and 74 and consisting of approximately 92.037 acres of land, is hereby approved and amended as a Residential Planned Community Floating Zone in accordance with the provisions of §ZS 1-315 of the Worcester County Zoning and Subdivision Control Article, subject to the following condition:

1. In the event that the utility easement is proposed to be an emergency access to Racetrack Road, pursuit of Maryland Department of Transportation, State Highway Administration approvals is required. A site plan indicating such must also be submitted and approved.

AND, BE IT FURTHER RESOLVED that the effective date of this Resolution shall be nunc pro tunc, June 21, 2022.


PASSED AND ADOPTED this 5th day of July 2022.

ATTEST:

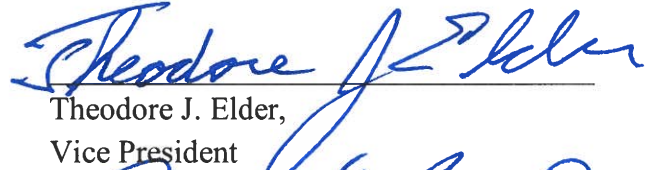


Weston S. Young
Chief Administrative Officer

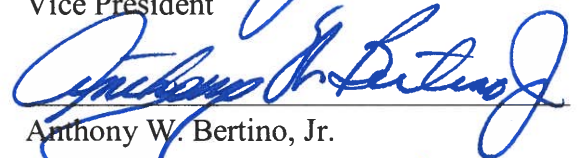
WORCESTER COUNTY COMMISSIONERS:



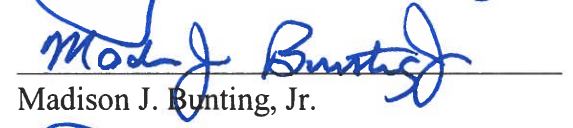
Joseph M. Mitrecic
President



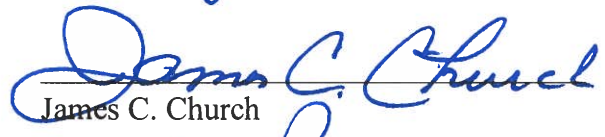
Theodore J. Elder,
Vice President



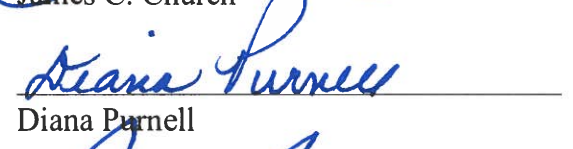
Anthony W. Bertino, Jr.



Madison J. Bunting, Jr.



James C. Church



Diana Parnell



Joshua C. Nordstrom

IN THE MATTER OF THE REQUEST	*	
FOR THE AMENDMENT OF THE	*	
RESIDENTIAL PLANNED COMMUNITY	*	TRIPLE CROWN ESTATES
FLOATING ZONE	*	
TRIPLE CROWN ESTATES, LLC	*	
& STEEN ASSOCIATES, INC.	*	
BERLIN, MARYLAND	*	

FINDINGS OF FACT

Subsequent to a public hearing held on June 21, 2022 and after a review of the entire record, all pertinent plans and all testimony, the Worcester County Commissioners hereby make the following findings as the County Commissioners’ findings of fact pursuant to the provisions of §ZS 1-315(k)(2)A.4 of the Worcester County Zoning Ordinance. These findings are made relative to the request submitted by Triple Crown Estates, LLC for the amendment of the residential planned community (RPC) floating zone for the proposed RPC project known as Triple Crown Estates. Furthermore, these findings are made relative to the Step I, Phase II plan.

Regarding the relationship of the RPC with the Comprehensive Plan, zoning regulations and other established policy guidelines: The County Commissioners find that the subject property is currently in the “Existing Developed Areas” land use category of the Comprehensive Plan. One aspect of this land use category is to identify areas to be utilized for infill residential development. The subject properties and surrounding area were rezoned from A-1 Agricultural District to R-1 Rural Residential District during the Comprehensive Rezoning of 2009 in anticipation of infill development along the Gum Point Road corridor. It is anticipated that this project will be incorporated into the overall Ocean Pines Association once developed. This project therefore recognizes the surrounding existing development, and provides for inclusion into the existing neighborhood character that is Ocean Pines, in conformance with the Comprehensive Plan.

The Comprehensive Plan also promotes the protection of the natural forested areas along the northern side of Gum Point Road. While it is too small in total land area to be considered as green infrastructure in the plan, it is strongly encouraged to be protected. The majority of the forested areas within these parcels is to be protected in open spaces with a Forest Conservation Easement, and other sensitive areas such as the tidal wetland and associated buffer will be protected and enhanced under this plan.

Connectivity to the main transportation networks are another feature of the proposed development that are consistent with the Comprehensive Plan. Access will be via the existing road network of Ocean Pines, with only an emergency access to the main road (Maryland Route 589 – Racetrack Road) pending the approval of Maryland Department of Transportation, State Highway Administration. The Level of Service both before and after this project is completed are at a Level A, with no significant impacts overall to the existing traffic network according to a traffic analysis provided to the Department.

Relative to consistency with the zoning regulations, the County Commissioners find that the project site is zoned R-1 Rural Residential and RP Resource Protection Districts, the R-1 District being a zoning classification in which residential planned communities are permitted. It also finds that the project as proposed complies with those requirements cited in §ZS1-315 relative to maximum density, maximum limitation for residential uses, minimum requirement for common use open space and recreational areas, and types of permitted uses. The County Commissioners conclude that the submittals relative to the proposed project comply with the requirements cited in §ZS1-315(k)(2)A1.

Regarding the general location of the site and its relationship to existing land uses in the immediate vicinity: The County Commissioners find that the subject property is located on the northerly side of Gum Point Road, just east of Maryland Route 589 (Racetrack Road). The County Commissioners find that this area can best be characterized as a mix of residential and agricultural land uses. Ocean Pines and those developments along Gum Point Road surrounding the subject parcels consist of primarily single-family dwellings. The current land uses of the area is dominated by residential development and wooded areas. The County Commissioners conclude that the proposed use as single-family residences is consistent with existing land uses in the vicinity.

Regarding the availability and adequacy of public facilities, services and utilities to meet the needs of the Residential Planned Community and the long-term implications the project would have on subsequent local development patterns and demand for public facilities and services: the County Commissioners find that the properties proposed to be developed into the Triple Crown Estates Residential Planned Community are presently zoned R-1 Rural Residential District and RP Resource Protection District. The surrounding undeveloped lands are similarly zoned. Due to the sites' R-1 Rural Residential District zoning classification, single-family development at a density of one (1) dwelling unit per one (1) acre is permitted by zoning. Furthermore, residential planned communities of the same density are permitted by that zoning district. Thus, the proposed density of 0.658 dwelling units per acre was anticipated for this immediate vicinity. As a major residential planned community, the developer could have proposed other housing types, such as townhouses, multi-family dwellings, as well as commercial retail and service uses. However, this is not proposed, and the single-family dwelling lots are consistent with the surrounding residential developments located within Ocean Pines Subdivision. In addition, the development proposes to cluster the residential dwelling lots in an effort to preserve the existing forested areas, Critical

of King Richard Road within the Ocean Pines subdivision. Traffic would then be directed through the south gate of Ocean Pines onto Maryland Route 589 (Racetrack Road). There is an existing 50' wide ingress/egress and utility easement directly from one of the proposed culs-de-sac within the development westward towards Maryland Route 589 (Racetrack Road). The access has been gated with "no trespassing" signs as well as a chain-gate. The applicants have been notified that in the event that the easement is to be used for emergency egress only, approval by the Maryland State Highway Administration and site plan amendment approvals would be required prior to utilization. Further, the dirt road that runs to Gum Point Road has also been gated with a chain gate and posted with "no trespassing" signage and shall not be used for construction or any other means of access to the proposed development.

A Traffic Impact Analysis was also provided. The study was developed using an estimate of 60 proposed single-family dwellings. Based upon the study, the preparer (unidentified in the report) found that acceptable levels of service are projected for background and total peak hour traffic conditions. Level of Service A would be maintained both before and after the establishment of the subdivision. Therefore, it was their opinion that the proposed residential development could be accommodated by the existing road system. Relative to the adequacy of pedestrian and bicycle circulation, the road network will also serve these functions. The existing development does not have sidewalks or bike lanes, so if required for this development, connectivity would be an issue beyond the point of this subdivision. The County Commissioners conclude that the access point to Maryland Route 589 (Racetrack Road) via King Richard Road will not have a significantly adverse impact on traffic patterns in the area.

Regarding the relationship of the proposed method of wastewater disposal and provision of potable water service with the goals, objectives and recommendations of the Comprehensive Plan, Comprehensive Water and Sewer Plan, and other established policy guidelines: The County Commissioners find that, according to the applicants' written narrative, the lots will be served by public water and sewer via the Greater Ocean Pines Service Area. The developer is responsible for construction of the facilities.

Based upon their review, the County Commissioners hereby approve the request for the establishment of the residential planned community floating zone for the Triple Crown Estates Residential Planned Community subject to the following condition:

1. In the event that the utility easement is proposed to be an emergency access to Racetrack Road, pursuit of Maryland State Highway Administration approvals is required. A site plan indicating such must also be submitted and approved.

Adopted as of this 21st day of June, 2022. Reduced to writing and signed this 5th day of July, 2022.

Areas and wetlands, resulting in approximately 51% of the lands dedicated to open space which is encouraged by the Comprehensive Plan.

Relative to certain public facilities, according to the applicants' written narrative, the lots will become part of the Ocean Pines development, and will be served by public water and sewer via connection to the Greater Ocean Pines Service Area. Access will be through the existing Ocean Pines road network, through an extension of King Richard Road. All roads will be built to County Roads standards and will be turned over to the Ocean Pines Association as other public roads. Ocean Pines Association also provides other infrastructure such as police, fire, and amenities. The utilities will be installed and operated by the same private utility companies that currently service the Ocean Pines subdivision. The County Commissioners conclude that the proposed expansion of the Triple Crown Estates Residential Planned Community will not have an adverse long-term implication on development patterns in the area and there are adequate public facilities, services and utilities to serve the proposed development without any significant impacts to public facilities or services.

Regarding the consistency of the Residential Planned Community with the general design standards as contained in Subsections (j)(1) through (j)(5): The County Commissioners find that the development has taken steps to protect the sensitive areas on the subject property, such as those lands adjacent to the tidal wetlands and tributary streams adjacent to Gum Point Road, large tracts of existing forested areas and non-tidal wetlands. The open space provided well exceeds the minimum required under the Residential Planned Community regulations. There will be minimal impact to the existing forested area within the expansion area, with no impact to the private tidal or non-tidal wetlands or associated buffers. Buffers within the Critical Area will also be enhanced as illustrated on the Step I, Phase II concept plan.

Relative to the general layout and clustering of the development, the County Commissioners find that the proposed Residential Planned Community consists of clustered single-family lots, minimizing land impacts, especially to environmentally sensitive lands, while maximizing contiguous open spaces. The traffic circulation patterns promote connectivity to the existing Ocean Pines development. Subsection (j)(4) of the design standards encourage limiting the number of culs-de-sac and dead-end streets. This development will have a cul-de-sac at the terminus of each road. The County Commissioners conclude that the Residential Planned Community has demonstrated consistency with the general design standards contained in §ZS1-315(j)(1) through (j)(5).

Regarding the capacity of the existing road network to provide suitable vehicular access for the Residential Planned Community, the appropriateness of any existing or proposed improvements to the transportation network, the adequacy of the pedestrian and bicycle circulation, and the proposed means of connectivity of the project to surrounding residential, commercial and recreational development and uses: The County Commissioners find that the Step I plan indicates that there will be one (1) point of access for vehicular traffic through the extension



Weston S. Young
Chief Administrative Officer



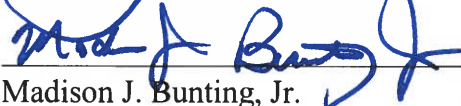
Joseph M. Mitrecic
President



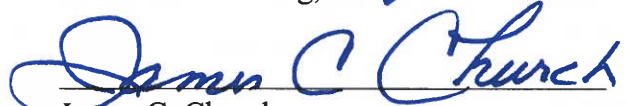
Theodore J. Elder,
Vice President



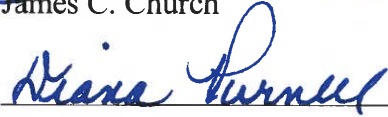
Anthony W. Bertino, Jr.



Madison J. Bunting, Jr.



James C. Church



Diana Purnell



Joshua C. Nordstrom

SITE DATA

OWNER/DEVELOPER
 PARCEL 67 - TRIPLE CROWN ESTATES, LLC
 627B OCEAN PARKWAY
 BERLIN, MD 21811-1708
 410-837-4787
 PARCEL 74 - STEEN ASSOCIATES, INC.
 627B OCEAN PARKWAY
 BERLIN, MD 21811-1708
 410-837-4787

CONSULTANT
 VISTA DESIGN, INC.
 CONTACT: STEVE ENGEL, R.L.A.
 11634 WORCESTER HIGHWAY
 SHOWELL, MARYLAND 21862
 PHONE: (410) 352-3874
 FAX: (410) 352-3875

SITE INFORMATION

- TAX MAP NO. 21, PARCEL 67 & 74
- DEED REF.: PARCEL 67 - 5856/382
PARCEL 74 - 2666/581
- PLAT REF.: PARCEL 67 - 184/18
PARCEL 74 - NONE
- TAX ACCOUNT ID: PARCEL 67 - 03-012433
PARCEL 74 - 03-010562
- ZONING: PARCEL 67 - R-1 (45.424 AC) & RP (0.790 AC)
PARCEL 74 - R-1
- SETBACKS: FRONT = 25'
SIDE = 6' (LOTS 9 & 10 HAVE 25' SODE YARD SETBACK AS SHOWN ON SHEETS 3 & 4)
REAR = 25'
- MINIMUM LOT STANDARDS AS APPROVED BY WORCESTER COUNTY PLANNING COMMISSION:
LOT SIZE: 10,000 SQ. FT.
LOT WIDTH: 80'
BUILDABLE AREA: 5,100 SQ. FT.
MAXIMUM BUILDING HEIGHT 45'
- USE: PARCEL 67 - RESIDENTIAL
PARCEL 74 - AGRICULTURAL
- TOTAL DISTURBED AREA = 14.30 AC
- LINEAR FOOTAGE OF ROADS
KING RICHARD ROAD = 1,801.65'
PRAKNESS DRIVE = 1,964.53'
WINNER CIRCLE CT. = 295.71'
JOCKEY COURT = 789.01'
SEATTLE SLEW LANE = 551.74'
TOTAL = 5,402.64
- TOTAL STORMWATER MANAGEMENT AREA = 38,577 SF
TOTAL NEW IMPERVIOUS AREA = 3.86 ACRES
- NON-TIDAL WETLANDS AREA = 54,293.83 SF (1.25 AC)
PRIVATE TIDAL WETLANDS AREA = 9,069.24 SF (0.21)
- PUBLIC WATER & SEWER SERVICE TO BE PROVIDED BY THE WORCESTER COUNTY OCEAN PINES SERVICE AREA.
- ATLANTIC COASTAL BAYS CRITICAL AREA LAND USE DESIGNATION: LDA
- There are no known wetlands delineated within the Limit of Disturbance.
- This site is subject to the Worcester County Forest Conservation Law. This site is subject to forest conservation plan No. W.C.F.C.P. #15-021. This site has been subject to a regulated activity under the Worcester County Forest Conservation Law. A forest conservation easement plat has been approved and is on file with the Department of Environmental Programs. A Perpetual Protective Agreement, Deed of Forest Conservation Easement, Worcester County, Maryland, will be recorded simultaneously with this plat in the Land Records of Worcester County, Maryland.
- The roads and rights-of-way in this subdivision are public, and will be constructed according to the Worcester County Department of Public Works Road Standards. Upon completion and inspection and acceptance by the Worcester County Department of Public Works, they will be dedicated to the Ocean Pines Association, Inc., who will own and maintain them.
- Plantings/landscaping in the road rights-of-way damaged by utility or road work are the responsibility of the owners if repair or replacement is required.
- Per Worcester County Department of Environmental Programs memorandum dated August 5, 2016, sixty (60) EDU's of water and sewer capacity from the Ocean Pines Sanitary District Service Area have been assigned to this subdivision.

FLOOD ZONE

This site is located within Flood Zone "X". Areas determined to be outside of the 0.2% Annual Chance Floodplain per FIRIM Map #24047C0160H, Effective Date July 16, 2015

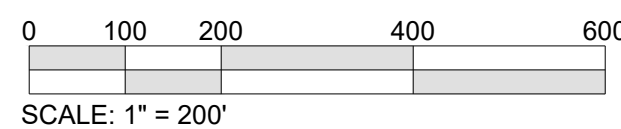
STORMWATER MANAEMENTSHEET INDEX

SHEET G 001	COVER SHEET
SHEET C 100	EXISTING CONDITIONS PLAN
SHEET C 101	SITE PLAN
SHEET C 102	SITE PLAN DETAILS
SHEET C 200	STORMWATER MANAGEMENT PLAN
SHEET C 201	SWM DETAIL INFILTRATION BASIN-3
SHEET C 300	WATER & SEWER PLAN
SHEET C 301	WATER PROFILES
SHEET C 302	SEWER PROFILES
SHEET C 303	WATER & SEWER DETAILS
SHEET C 400	ROAD PLAN KING RICHARD ROAD
SHEET C 401	ROAD PLAN JOCKEY COURT
SHEET C 402	ROAD PLAN SEATTLE SLEW LANE
SHEET C 500	EROSION & SEDIMENT CONTROL PLAN
SHEET C 501	EROSION & SEDIMENT CONTROL DETAILS
SHEET C 502	EROSION & SEDIMENT CONTROL DETAILS
SHEET C 600	REVISED CRITICAL AREA PLAN
SHEET C 700	LANDSCAPE PLAN

OPEN SPACE CALCULATIONS	
Total Site Area:	92.037 Acres
Required Open Space Area:	92.037 Acres x 30% = 27.611 Acres
Required Open Space:	Active = 27.611 Acres x 10% = 2.761 Acres Passive = 27.611 Acres x 20% = 5.522 Acres Natural = 27.611 Acres x 50% = 13.806 Acres
Total Open Space Provided:	= 46.995 Acres (170.2%)
Provided Open Space:	Active = 3.458 Acres (12.5%) Passive = 11.405 Acres (41.3%) Natural = 32.132 Acres (116.4%)

DENSITY CALCULATIONS	
Total Site Area:	92.037 Acres
Gross Lot Area = 92.037 Acres - 0.790 Acres (RP Zoning):	= 91.958 Acres
Permitted Density (R-1 Zoning):	= One Unit/Acre
Proposed Number of Residential Lots:	= 60
Proposed Density = 60 Lots/91.958 Acres:	= 0.65 Lots/Acre

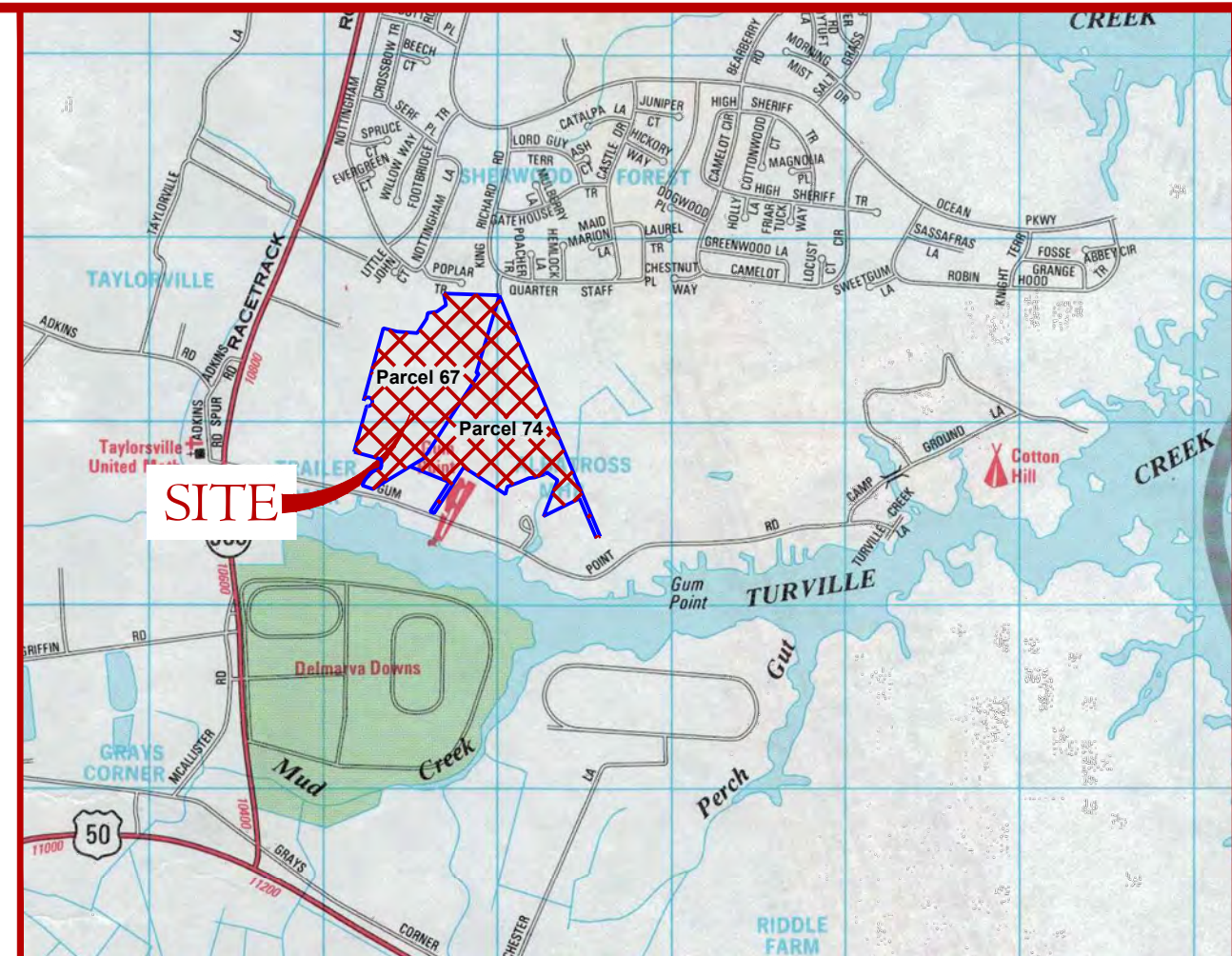
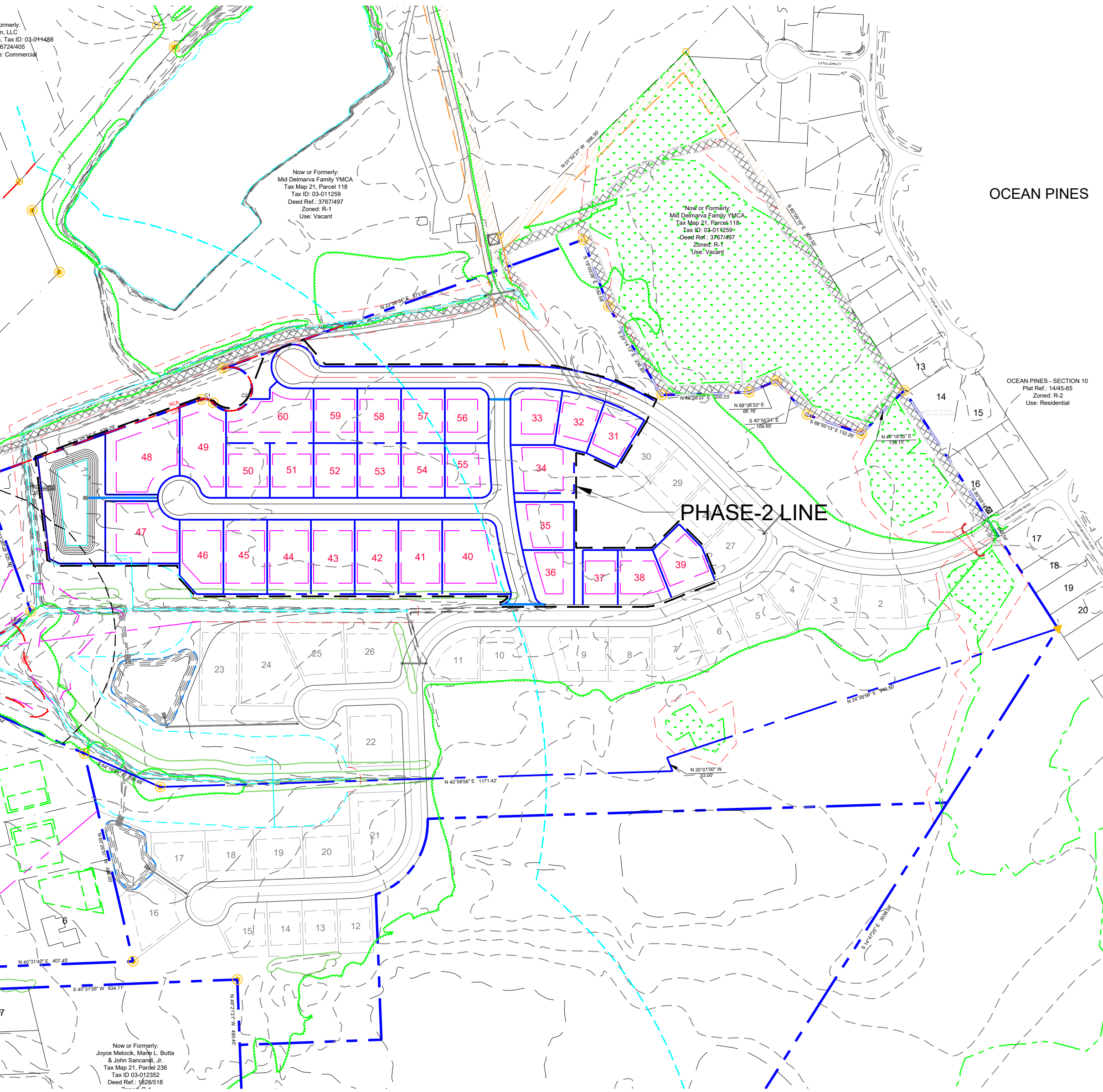
USE CALCULATIONS	
Total Site Area:	92.037 Acres
Permitted Areas of Use:	Residential = 92.037 Acres x 70% max. = 64.426 Acres Open Space = 92.037 Acres x 30% min. = 27.611 Acres
Proposed Residential Areas of Use:	Residential Lot Area (Phase-1) = 10.102 Acres Residential Lot Area (Phase-2) = 11.931 Acres Street Right of Way Area = 6.354 Acres
Total Proposed Residential Areas of Use:	= 28.387 Acres (30.84%)
Proposed Open Space Area of Use:	= 46.995 Acres (50.9%)



The Triple Crown Estates Homeowners Association shall be responsible for the operation and maintenance of all stormwater management features within the subdivision, including the Grass Swales, Infiltration Basins, Rooftop Disconnects and Sheet Flow to Conservation Areas, as shown on the construction drawings. They shall be operated and maintained per the requirements of the Maryland Environmental Site Design Manual, as noted on the drawings.

NOTE: The nontidal wetlands line as delineated by Spencer Rowe, Inc. and dated May 3, 2003 and as shown hereon has not been verified by regulatory authorities and therefore may or may not be valid for site development. At the time of site development, the nontidal wetland may be required to be verified in the field by the appropriate government agency. Development shall be required to comply with all regulations and permitting in effect at that time. Any reduction in buildable area below the statutorily prescribed minimum as a result of future regulatory verification or regulation or a change in topography may render the lot or lots as shown hereon unbuildable. The approval of this subdivision shall not constitute a representation, guarantee or warranty of any kind by Worcester County or by any official or employee thereof of the practicality, buildability or safety of any proposed use and shall create no liability upon the County, its officials or employees.

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW
 This property lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle 1 (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Laws, as from time to time amended, in effect at the time of the proposed development activities.



VICINITY MAP
1" = 200'

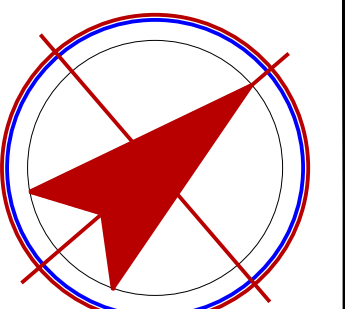
GENERAL NOTES

- ALL WORK REQUIRED BY THESE DOCUMENTS (DRAWINGS AND SPECIFICATIONS) SHALL BE NEW. WHEREVER THE WORD "PROPOSED" IS USED IT IS CONSIDERED TO BE INTERCHANGEABLE WITH THE WORD "NEW" AND IS INCLUDED IN THE REQUIRED WORK.
- THE CONTRACTOR SHALL EXAMINE A COPY OF SAID PLAN(S) AND VISIT THE SITE IN ORDER TO DETERMINE TO HIS/HER SATISFACTION THE QUANTITIES OF WORK REQUIRED TO BE PERFORMED.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THESE DRAWINGS AND SPECIFICATIONS AND TO ALL APPLICABLE FEDERAL, STATE OF MARYLAND, AND WORCESTER COUNTY REQUIREMENTS.
- ANY DISCREPANCIES BETWEEN THE INFORMATION PROVIDED ON THESE PLANS AND THE EXISTING SITE CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER.
- THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AND PIPE INVERTS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE NECESSARY STAKEOUT OF THE LINE AND GRADE FOR THE CONSTRUCTION.
- NO INFORMATION REGARDING DEPTH TO ANY TEMPORARY OF PERMANENT GROUND WATER TABLE IS PROVIDED ON THESE DRAWINGS. THE CONTRACTOR SHALL INVESTIGATE TO HIS SATISFACTION THE SITE CONDITIONS REGARDING DEPTH TO GROUND WATER. GENERALLY, PIPING, TRENCH AND STRUCTURE CONSTRUCTION SHALL BE EXECUTED IN A DE-WATERED STATE, CONSISTENT WITH GOOD CONSTRUCTION PRACTICE. ALL EXCAVATIONS FOR MANHOLES AND OTHER CHAMBERS SHALL BE CONTINUALLY DE-WATERED UNTIL THE BACK-FILL OPERATION HAS BEEN COMPLETED.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING PARTIES, THREE (3) DAYS PRIOR TO BEGINNING ANY WORK SHOWN ON THESE DRAWINGS.
 MARVIN STEEN 410-641-7950
 MISS UTILITY 1-800-282-8555
 VISTA DESIGN, INC 410-352-3874
 WORCESTER SOIL CONSERVATION DISTRICT 410-632-3464 EXT. 3
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS RESULTING FROM ANY EARTH MOVING AND/OR TEMPORARY STOCKPILING OF EARTH OR OTHER MATERIALS ON SITE.
- THESE DRAWINGS, THE DESIGN, AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO VISTA DESIGN, INC. AND SHALL NOT BE ALTERED OR REUSED WITHOUT THEIR WRITTEN PERMISSION. COPYRIGHT, LATEST DATE HERE ON.
- NO CONSTRUCTION SHALL BEGIN UNTIL A PRE-CONSTRUCTION MEETING IS HELD BETWEEN THE CONTRACTOR, OWNER, ENGINEER & THE WORCESTER COUNTY PERMIT COORDINATOR.
- THE CONTRACTOR AND OWNER SHALL PROVIDE SUPERVISION AND CERTIFICATION OF ALL CONSTRUCTION OF STORMWATER MANAGEMENT PRACTICES THAT PROVIDE INFILTRATION AND FILTERING, BY A PROFESSIONAL ENGINEER DULY LICENSED IN THE STATE OF MARYLAND.
- THERE ARE NO STEEP SLOPES WITHIN THE LIMITS OF DISTURBANCE.
- THERE ARE NO STREAMS OR STREAM BUFFERS WITHIN THE LIMITS OF DISTURBANCE.
- THERE ARE NO HIGHLY ERODIBLE SLOPES WITHIN THE LIMITS OF DISTURBANCE.
- THERE ARE NO SPRINGS, SEEPS OR INTERMITTENT STREAMS WITHIN THE LIMITS OF DISTURBANCE.
- AN AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSORS WILL BE INSTALLED IN ALL LANDSCAPE AREAS PER ZS 1-3220(I), TO BE DESIGNED BY OTHERS.
- THERE WILL NOT BE ANY EXTERIOR STORAGE OF BOATS ON THE PROPERTY.
- SITE PLAN & EXISTING CONDITIONS PREPARED BY SOULE & ASSOCIATES DATED AUGUST 2017.

SWM CERTIFICATION STATEMENTS

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

MARVIN STEEN, STEEN ASSOCIATES DATE



NORTH

REVISIONS

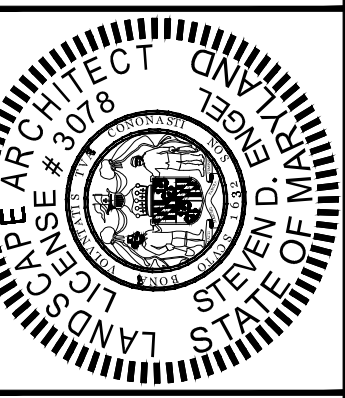
PROJECT DATA

Project No.: 19-0409
 File Name: CS-PH12 (06/02).dwg
 OCEAN PINES, MD
 WORCESTER COUNTY
 Date: 01/07/22
 Scale: 1" = 200'

COVER SHEET

TRIPLE CROWN
ESTATES
PHASE II

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

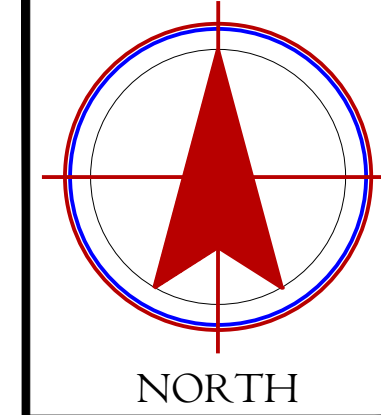


Sheet No.:

G 001

NOTE: This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remain the copyrighted property of VDI. None or reproduction of any of the instruments of service of VDI by the Client or assigns without the written permission of VDI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

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



REVISIONS

PROJECT DATA

EXISTING CONDITIONS
PLAN

TRIPLE
CROWN
ESTATES

VISTA
DESIGN, INC.

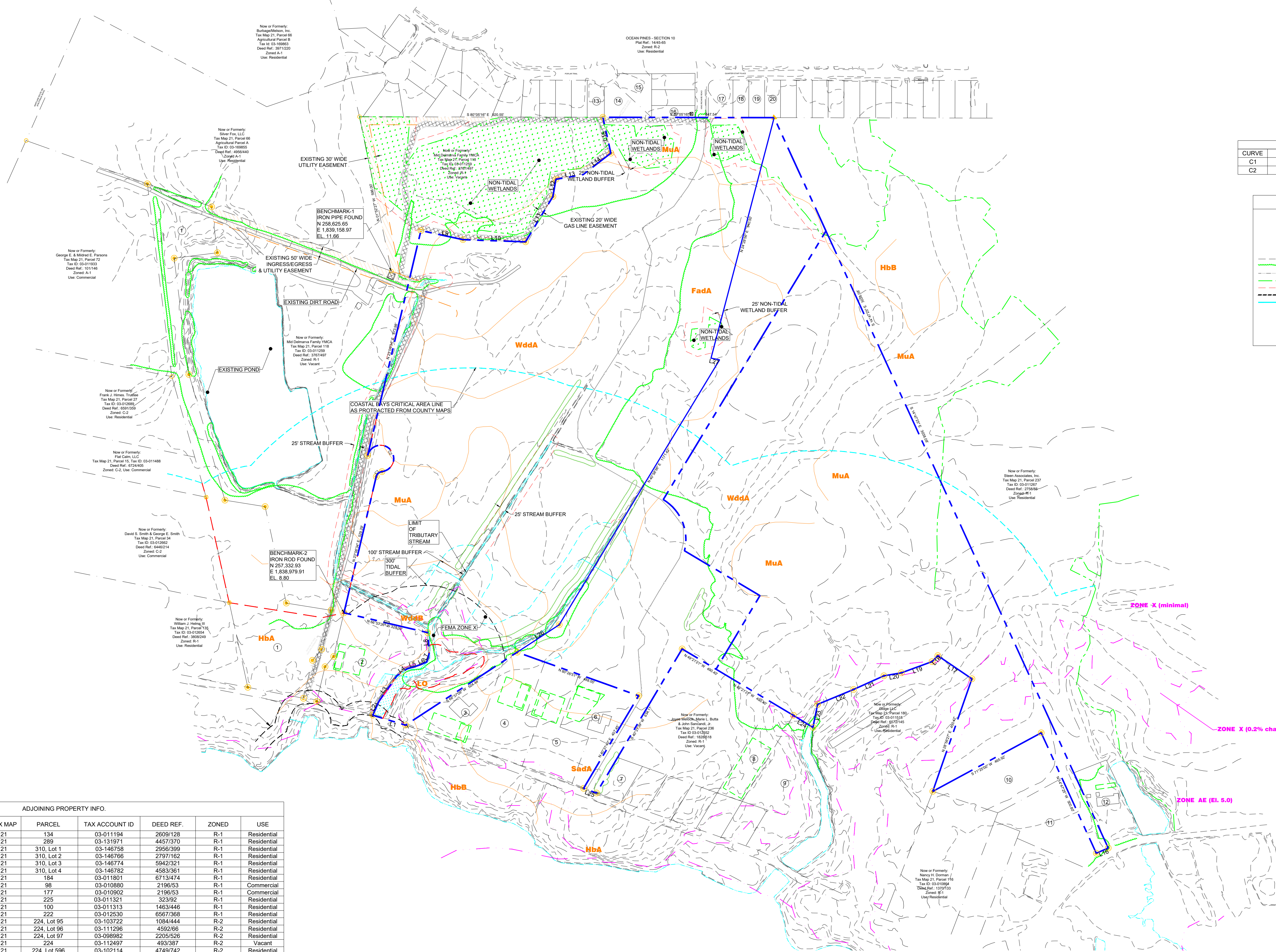
Sheet No:
C 100

LINE	BEARING	DISTANCE
L1	N 63°26'06" W	129.49'
L2	N 33°39'30" E	58.79'
L3	N 44°59'57" E	116.98'
L4	N 65°15'27" E	46.62'
L5	N 83°34'36" E	42.91'
L6	N 77°26'18" E	36.34'
L7	N 25°03'23" E	37.04'
L8	N 04°42'51" E	75.59'
L9	S 68°01'31" E	162.58'
L10	S 78°15'17" E	236.85'
L11	N 40°57'18" E	200.23'
L12	N 19°37'29" E	66.16'
L13	S 89°56'28" E	104.65'
L14	N 62°03'43" E	132.26'
L15	N 02°42'28" W	139.15'
L16	S 76°27'44" W	49.37'
L17	N 45°59'21" W	155.94'
L18	S 53°47'22" W	31.35'
L19	S 79°35'22" W	123.22'
L20	N 89°51'38" W	67.38'
L21	S 75°59'22" W	125.81'
L22	S 77°14'22" W	147.00'
L23	S 21°14'22" W	88.83'
L24	N 48°41'50" W	86.52'
L25	N 60°26'52" W	51.80'
L26	N 66°38'02" E	189.68'
L27	N 69°02'04" W	33.00'

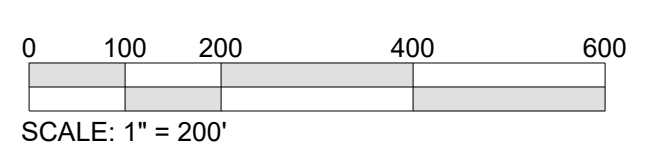
CURVE	RAD	Δ	ARC	ChL	ChB
C1	25.00°	70°31'44"	30.77'	28.87'	S 58°22'25" W
C2	50.00°	250°31'44"	218.63'	81.65'	N 31°37'35" W

LEGEND

- Iron Pipe Found
- Iron Rod Found
- Iron Axle Found
- Stone Found
- Existing Transformer
- Existing Individual Trees
- Adjoining Property R.O.W. Lines
- Existing Woods Line
- Existing Shoreline/Top of Bank
- Non-Tidal Wetlands Line
- Non-Tidal Wetlands/Stream Buffer Line
- Tidal Wetlands Buffer Line
- Coastal Bays Critical Area Line
- Ingress/Egress and/or Utility Easement
- 20' Wide Gas Line Easement



ADJOINING PROPERTY INFO.						
	OWNER (N/F)	TAX MAP	PARCEL	TAX ACCOUNT ID	DEED REF.	ZONED USE
1	Steen Associates, Inc.	21	134	03-011194	2609/128	R-1 Residential
2	Laura Dido	21	289	03-131971	4457/370	R-1 Residential
3	Steven J. & Billie C. Ashcraft	21	310, Lot 1	03-146766	2956/399	R-1 Residential
4	Richard Lee Ropp	21	310, Lot 2	03-146766	2797/162	R-1 Residential
5	Yat Blu Yeung & Zhu Yan Feng	21	310, Lot 3	03-146774	5942/321	R-1 Residential
6	Robin P. & Nicola M. Boehm	21	310, Lot 4	03-146782	4583/361	R-1 Residential
7	John I. Nickel	21	184	03-011801	6713/474	R-1 Residential
8	Bruce H. & Cheryl C. Clark	21	98	03-010880	2196/53	R-1 Commercial
9	Bruce H. & Cheryl C. Clark	21	177	03-010902	2196/53	R-1 Commercial
10	Wayne F. & Elann L. Hoke	21	225	03-011321	323/92	R-1 Residential
11	Charlotte Powell	21	100	03-011313	1463/446	R-1 Residential
12	Edward D. Burke	21	222	03-012530	6567/368	R-1 Residential
13	William C. & Elizabeth A. Esposito	21	224, Lot 95	03-103722	1084/444	R-2 Residential
14	James Marple & Paula Stant	21	224, Lot 96	03-112296	4592/66	R-2 Residential
15	John B. & Helen A. Coles	21	224, Lot 97	03-098982	2205/526	R-2 Residential
16	Ocean Pines Association, Inc.	21	224	03-112497	493/387	R-2 Vacant
17	Matthew W. Spunter	21	224, Lot 596	03-102114	4749/742	R-2 Residential
18	Donald E. & Peggyann M. Brown	21	224, Lot 597	03-096076	5830/199	R-2 Residential
19	Ocean Pines Association, Inc.	21	224, Lot 598	03-106136	4877/0	R-2 Vacant
20	Deborah S. Sheehan	21	224, Lot 599	03-108058	2466/104	R-2 Residential



NOTE: This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remain the copyrighted property of VDI. No use or reproduction of any of the instruments of service of VDI by the Client or resigner without the written permission of VDI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

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

LOT	AREA (SQUARE FEET)
31	11,605
32	11,605
33	13,937
34	15,303
35	14,076
36	12,652
37	10,000
38	12,617
39	13,692
40	23,132
41	17,000
42	17,000
43	17,000
44	17,000
45	17,000
46	16,188
47	22,365
48	27,210
49	20,788
50	12,500
51	12,500
52	12,500
53	12,500
54	12,600
55	12,825
56	12,825
57	12,500
58	12,500
59	12,500
60	21,758

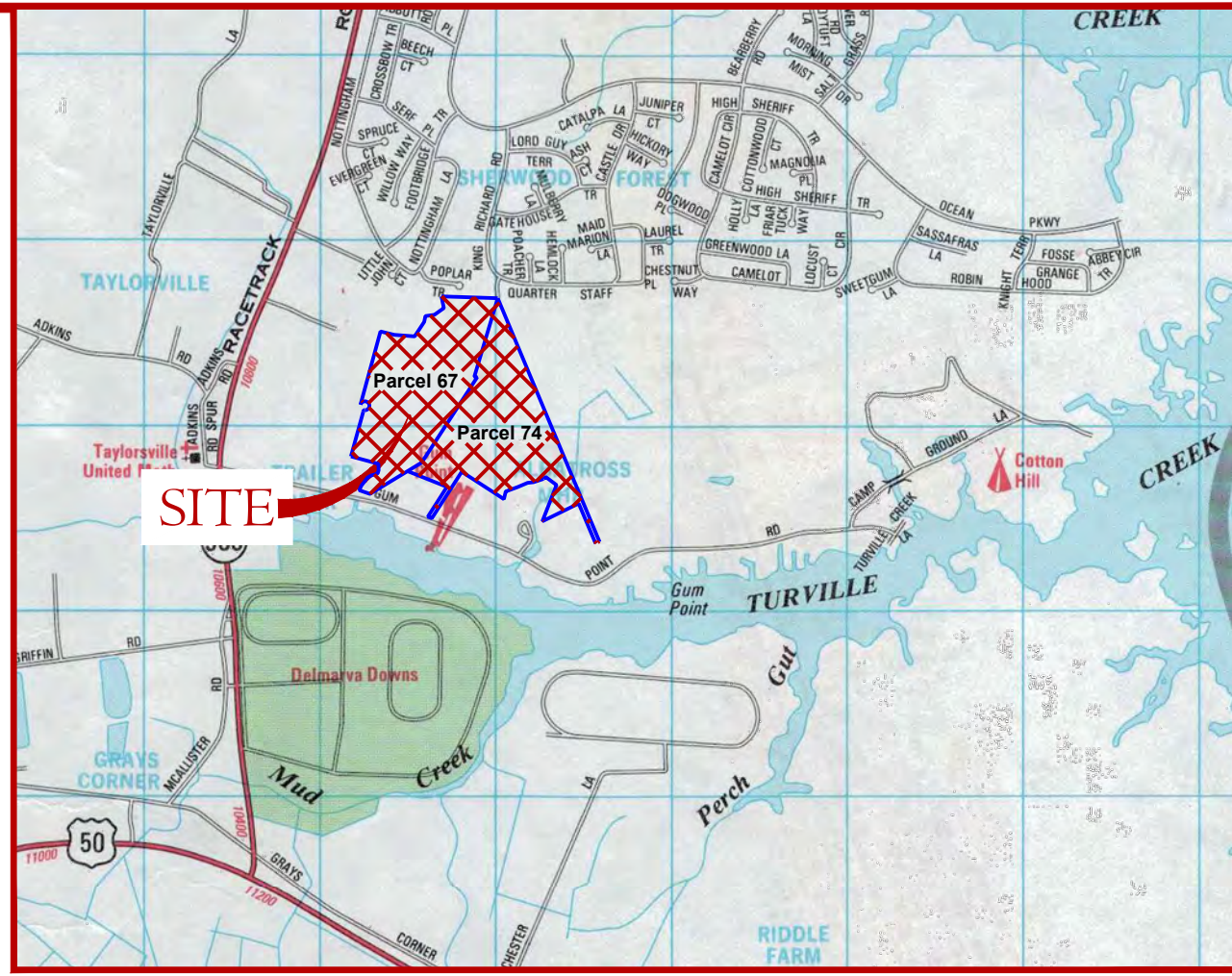
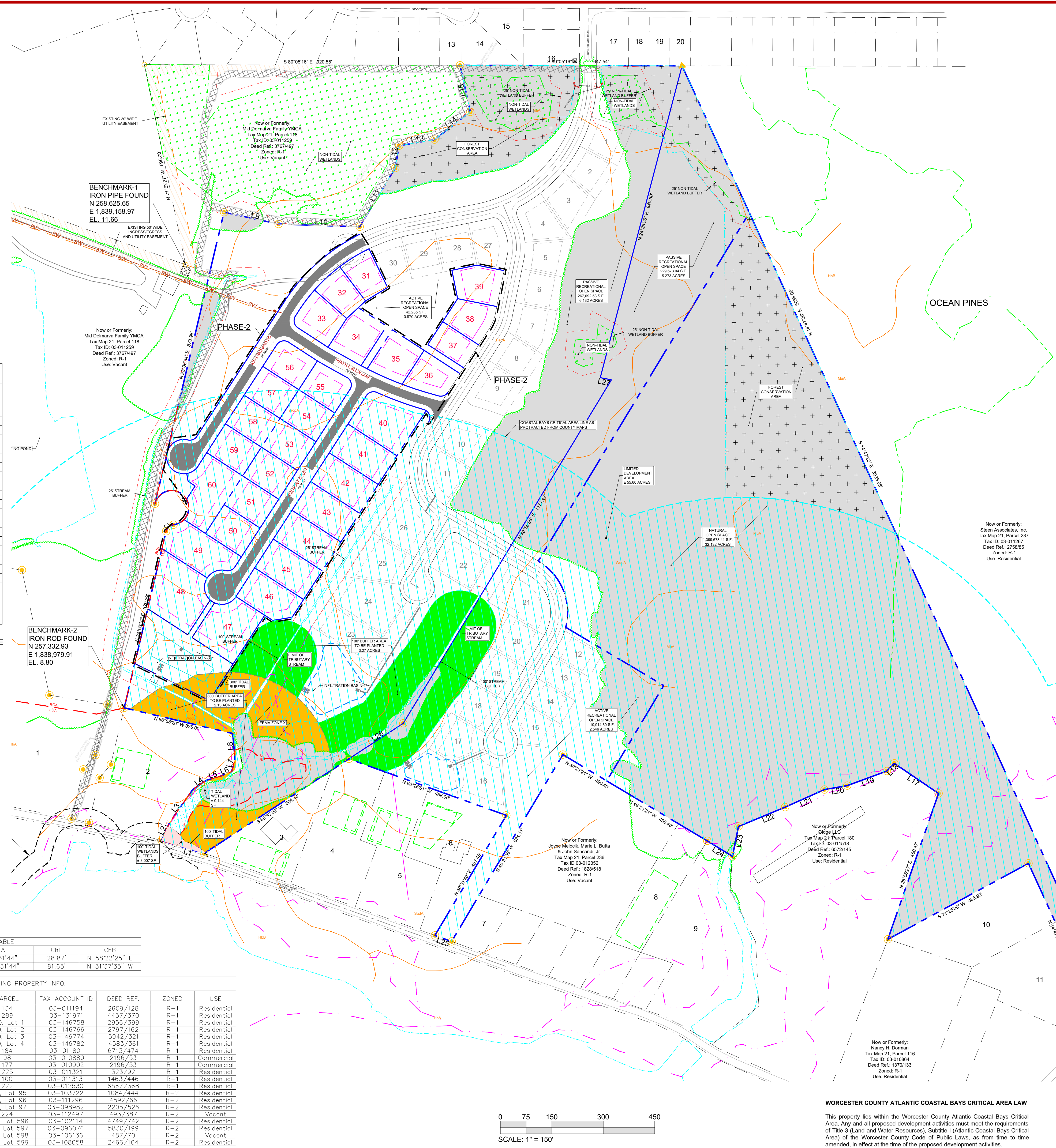
LOT	AREA (SQUARE FEET)	ALLOWABLE IMPERVIOUS (25%)
40*	19,903	4,976
41	17,000	4,250
42	17,000	4,250
43	17,000	4,250
44	17,000	4,250
45	17,000	4,250
46	16,188	4,047
47	22,365	5,591
48	27,210	6,803
49	20,788	5,197
50	12,500	3,125
51	12,500	3,125
52	12,500	3,125
53	12,500	3,125
54*	12,494	3,123
55*	3,948	987
57*	6,925	1,731
58	12,500	3,125
59	12,500	3,125
60	21,758	5,440
Total Allowable Impervious for Lots or Portion of Lot within LDA.		77,895 S.F. (1.79 ACRES)

* THESE LOTS ARE PARTIALLY IN THE LIMITED DEVELOPMENT AREA (LDA). THE SQUARE FOOTAGE OF ALLOWABLE IMPERVIOUS ON THESE LOTS ARE BASED SOLELY ON THE PORTION WITHIN THE LDA.

LINE	BEARING	DISTANCE
L1	N 63°26'06" W	129.49'
L2	N 33°39'30" E	58.79'
L3	N 44°59'57" E	116.98'
L4	N 65°15'27" E	46.62'
L5	N 83°34'36" E	42.91'
L6	N 77°26'18" E	36.34'
L7	N 25°03'23" E	37.04'
L8	N 04°42'51" E	75.59'
L9	S 68°01'31" E	162.58'
L10	S 78°15'17" E	236.85'
L11	N 40°57'18" E	200.23'
L12	N 19°37'29" E	66.16'
L13	S 89°56'28" E	104.65'
L14	N 62°03'43" E	132.26'
L15	N 02°42'28" W	139.15'
L16	S 76°27'44" W	49.37'
L17	N 45°59'27" W	155.94'
L18	S 53°47'22" W	31.35'
L19	S 79°35'22" W	123.22'
L20	N 89°51'38" W	67.38'
L21	S 75°39'22" W	125.81'
L22	S 77°14'22" W	147.00'
L23	S 21°14'22" W	88.83'
L24	N 48°41'50" W	86.52'
L25	N 60°26'52" W	51.80'
L26	N 66°39'02" E	189.68'
L27	N 69°02'04" W	33.00'

Curve	Rad.	Arc	Δ	ChL	ChB
C1	25.00'	30.77'	70°31'44"	28.87'	N 58°22'25" E
C2	50.00'	218.63'	250°31'44"	81.65'	N 31°37'35" W

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4	Richard Lee Ropp	21	310, Lot 2	03-146766	2797/162	R-1	Residential
5	Yot Blu Yeung & Zhu Ym Feng	21	310, Lot 3	03-146774	5942/321	R-1	Residential
6	Robin P. & Nicola M. Boehm	21	310, Lot 4	03-146782	4587/361	R-1	Residential
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11	Charlotte Powell	21	100	03-011313	1463/446	R-1	Residential
12	Edward D. Burke	21	222	03-012530	6567/368	R-1	Residential
13	William C. & Elizabeth A. Esposito	21	224, Lot 95	03-103722	1084/444	R-2	Residential
14	James Morie & Paula Stant	21	224, Lot 96	03-111296	4597/66	R-2	Residential
15	John B. & Helen A. Coles	21	224, Lot 97	03-098982	2205/526	R-2	Residential
16	Ocean Pines Association, Inc.	21	224	03-112497	493/387	R-2	Vacant
17	Matthew W. Spurrier	21	224, Lot 596	03-102114	4749/742	R-2	Residential
18	Donald E. & Peggyann M. Brown	21	224, Lot 597	03-086076	5830/719	R-2	Residential
19	Ocean Pines Association, Inc.	21	224, Lot 598	03-106136	487/70	R-2	Vacant
20	Deborah S. Sheehan	21	224, Lot 599	03-108058	2466/104	R-2	Residential



VICINITY MAP 1" = 2000'

CHESAPEAKE BAY CRITICAL AREA NOTES

- Owner: Parcels 67 & 74
Triple Crown III, L.L.C.
627B Ocean Parkway
Berlin, Maryland 21811-1708
- Developer: Steen Associates, Inc.
627B Ocean Parkway
Berlin, Maryland 21811-1708
- Deed Ref.: Parcel 67 - 8068/106 (Item 1)
Parcel 74 - 8068/106 (Item 2)
- Land Use: Parcel 67 - Residential
Parcel 74 - Agricultural
- By scaled map location and graphic plotting only, the subject property appears to lie partially in Zone X (Area of minimal flood hazard), Zone X (0.2% annual chance flood hazard), and Zone AE (EI. 5.0) according to the Flood Insurance Rate Maps for Worcester County, MD, Community Panel No. 24047C 0160H, Effective Date July 16, 2015.
- Non-tidal wetlands as shown hereon are as delineated by Spencer Rowe, Inc.
- Atlantic Coastal Bays Critical Area Land Use Designation: LDA (Limited Development Area)
- Parcel Areas: Parcel 67 Area: 46.21 Acres
Parcel 74 Area: 45.82 Acres
Total Site Area: 92.04 Acres
- Forested Areas: Parcel 67: 9.69 Acres
Parcel 74: 37.49 Acres
Total Forested Area: 47.18 Acres
- Wetland Areas: Non-Tidal Wetlands Area: 54,293.83 SF (1.25 Acres)
Private Tidal Wetlands Area: 9,069.24 SF (0.21 Acres)

LEGEND

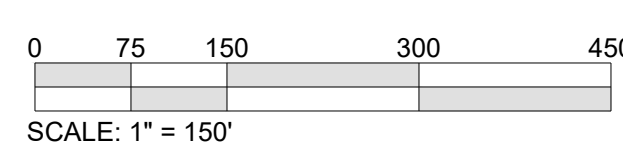
Property Lines	—
Non-Tidal Wetlands	—
25' Non-Tidal Wetland Buffer	—
Tidal Wetlands	—
Tidal Waters of the US Mean High Water	—
Ordinary High Water Line - Non-Tidal Waters of the US & State of Maryland	—
100 Ft. Critical Area Buffer	—
1,000 Ft. Critical Area Buffer	—
FEMA Flood Lines	—
Soil Boundary Lines	—
Existing Storm Drain Pipe	—
Existing 1x Contour	—
Existing 5x Contour	—
Proposed 1x Contour	—
Proposed 5x Contour	—
Limited Development Area (LDA)	—
100' Tidal Buffer Planting Area	—
300' Tidal Buffer Planting Area	—
Non-Tidal Wetlands	—
25' Non-Tidal Wetland Buffer	—
Forest Conservation Area (Per Recorded Plat 24942 in Worcester County Land Records)	—
Existing Forest Cover	—
Existing Tree Line	—

AREA TABLE FOR CRITICAL AREA FOR PARCELS 67 AND 74:

- TOTAL SITE AREA: 92.04 ACRES
- TOTAL CRITICAL AREA - LIMITED DEVELOPMENT AREA (LDA): 56.60 ACRES
- AREAS WITHIN CRITICAL AREA (LDA):
 - EXISTING FOREST: 26.49 ACRES
 - FOREST PLANTED IN PHASE 1: 5.46 ACRES
 - EXISTING FOREST TO REMAIN: 31.89 ACRES
 - PROPOSED FOREST PLANTING AREA PHASE 2: 0.00 ACRES
 - EXISTING IMPERVIOUS SURFACE - PHASE 1: 2.39 ACRES
 - PROPOSED IMPERVIOUS SURFACE - PHASE 2: 2.46 ACRES
 - 22' WIDE ROAD WITHIN ROW - ALLOWABLE IMPERVIOUS FOR LOTS: 1.79 ACRES
- PROPOSED PERCENTAGE OF IMPERVIOUS SURFACE: 8.72% (EXISTING & PROPOSED SURFACE WITHIN CRITICAL AREA)
- TOTAL NO. OF LOTS WITHIN (OR PARTIALLY WITHIN) CRITICAL AREA:
 - EXISTING LOTS - PHASE 1 = 17
 - PROPOSED LOTS - PHASE 2 = 20
 - TOTAL = 37

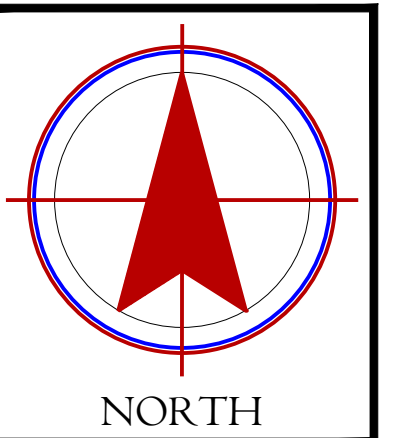
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NOTE: This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.



WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW

This property lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle 1 (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Laws, as from time to time amended, in effect at the time of the proposed development activities.



REVISIONS

PROJECT DATA

Project No.: 19-029
 File Name: CA 121021.dwg
 WORCESTER COUNTY, MD
 Date: 12/10/2021
 Scale: 1" = 150'

CHESAPEAKE BAY
CRITICAL AREA
PLAN

TRIPLE
CROWN
ESTATES

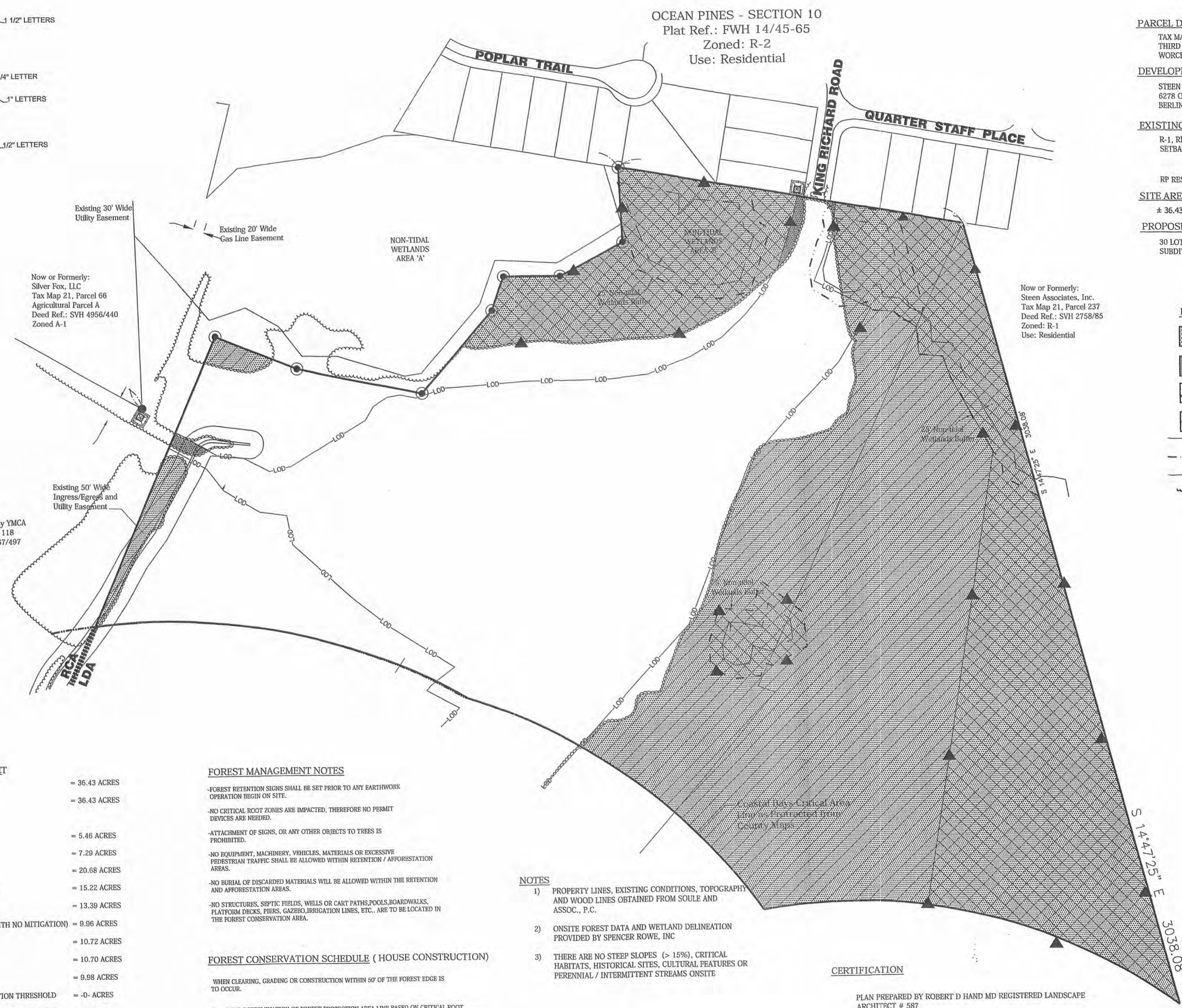
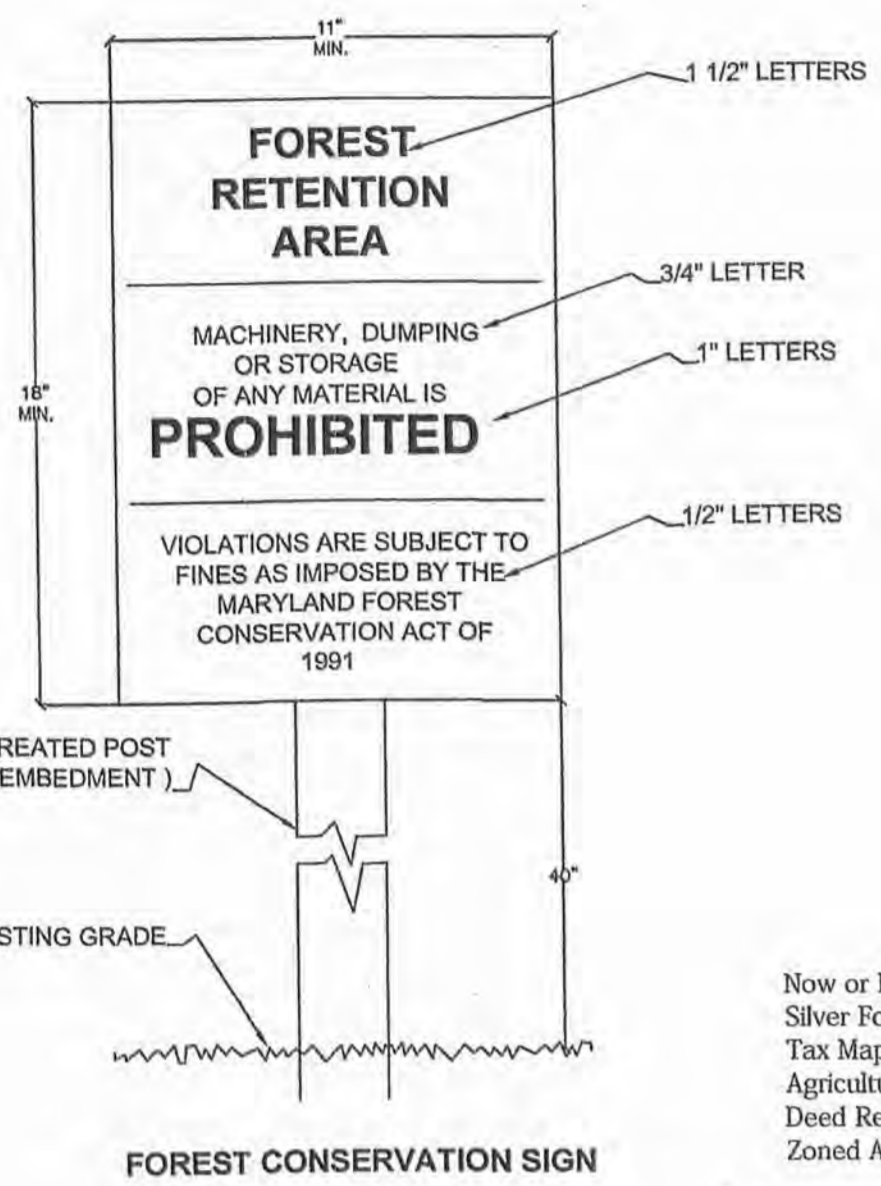
PHASE 2

VISTA
DESIGN, INC.

Engineers • Architects • Surveyors • Landscape Architects
 Land Planning Consultants • GIS Services
 11634 Worcester Hwy, Shovel, MD 21862
 PH: 410-552-3874 • Fax: 410-552-3875 • www.vistadesign.com

Sheet No.:
C 600

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SITE DATA

PARCEL DESCRIPTION
TAX MAP 21, PARCELS 67 AND 74
THIRD TAX DISTRICT
WORCESTER COUNTY MARYLAND

DEVELOPER
STEEN ASSOCIATES, INC.
6278 OCEAN PARKWAY
BERLIN, MD 21811

EXISTING ZONING
R-1, RESIDENTIAL
SETBACKS: FRONT = 15'
SIDE = 8'
REAR = 20'

RP RESOURCE PROTECTION

SITE AREA
± 36.43 ACRES/OUT OF CRITICAL AREA

PROPOSED USE
30 LOT RESIDENTIAL
SUBDIVISION

- LEGEND**
- DENOTES EXISTING FOREST = ± 20.68 ACRES
 - DENOTES CLEARED FOREST = ± 0.13 ACRES
 - FOREST CONSERVATION EASEMENT AREA = ± 9.98 ACRES
 - FOREST PERMITTED TO BE CLEARED = ± 10.57
 - NON TIDAL WETLAND LINE
 - 25' NON TIDAL WETLAND BUFFER LINE
 - LIMIT OF DISTURBANCE
 - EXISTING TREE LINE
 - FOREST CONSERVATION SIGN

FORESTRY WORKSHEET

TOTAL TRACT AREA	= 36.43 ACRES
NET TRACT AREA	= 36.43 ACRES
ZONING DISTRICT	R-1, RESIDENTIAL
AFFORESTATION THRESHOLD / ACRES	15% = 5.46 ACRES
CONSERVATION THRESHOLD / ACRES	20% = 7.29 ACRES
EXISTING FOREST COVER	= 20.68 ACRES
AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	= 15.22 ACRES
AREA OF FOREST ABOVE CONSERVATION THRESHOLD	= 13.39 ACRES
BREAK EVEN POINT (AMOUNT OF FOREST TO RETAIN WITH NO MITIGATION)	= 9.96 ACRES
CLEARING PERMITTED WITH NO MITIGATION	= 10.72 ACRES
TOTAL AREA OF FOREST TO BE CLEARED	= 10.70 ACRES
TOTAL AREA OF FOREST TO BE RETAINED	= 9.98 ACRES
REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	= -0 ACRES
REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	= -0 ACRES
CREDIT FOR REFORESTATION ABOVE THE CONSERVATION THRESHOLD	= -0 ACRES
TOTAL REFORESTATION REQUIRED	= -0 ACRES
TOTAL AFFORESTATION REQUIRED	= -0 ACRES
TOTAL AFFORESTATION / REFORESTATION REQUIRED	= -0 ACRES

FOREST MANAGEMENT NOTES

- FOREST RETENTION SIGNS SHALL BE SET PRIOR TO ANY EARTHWORK OPERATION BEGIN ON SITE.
- NO CRITICAL ROOT ZONES ARE IMPACTED, THEREFORE NO PERMIT DEVICES ARE NEEDED.
- ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED.
- NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN RETENTION / AFFORESTATION AREAS.
- NO BURIAL OF DISCARDED MATERIALS WILL BE ALLOWED WITHIN THE RETENTION AND AFFORESTATION AREAS.
- NO STRUCTURES, SEPTIC FIELDS, WELLS OR CART PATHS, POOLS, BOARDWALKS, PLATFORM DECKS, FIRES, GAZEBO, IRRIGATION LINES, ETC. ARE TO BE LOCATED IN THE FOREST CONSERVATION AREA.

FOREST CONSERVATION SCHEDULE (HOUSE CONSTRUCTION)

WHEN CLEARING, GRADING OR CONSTRUCTION WITHIN 50' OF THE FOREST EDGE IS TO OCCUR.

- NOTES**
- PROPERTY LINES, EXISTING CONDITIONS, TOPOGRAPHY AND WOOD LINES OBTAINED FROM SOULE AND ASSOC., P.C.
 - ONSITE FOREST DATA AND WETLAND DELINEATION PROVIDED BY SPENCER ROWE, INC
 - THERE ARE NO STEEP SLOPES (> 15%), CRITICAL HABITATS, HISTORICAL SITES, CULTURAL FEATURES OR PERENNIAL / INTERMITTENT STREAMS ONSITE

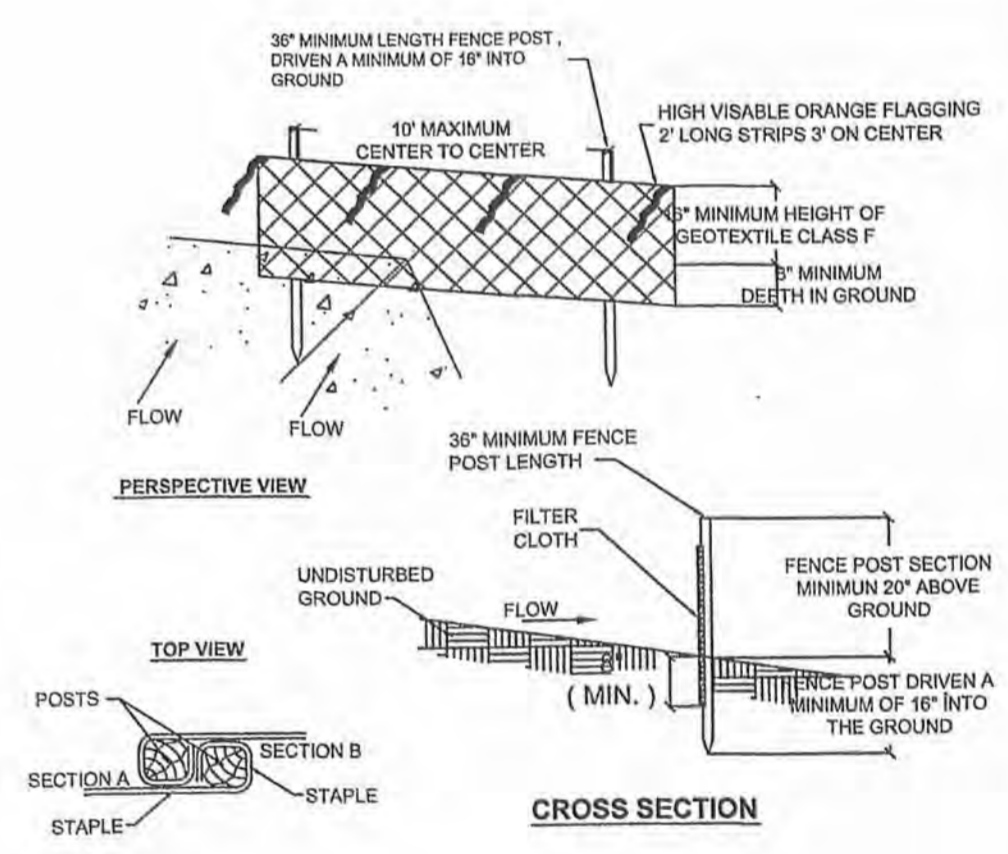
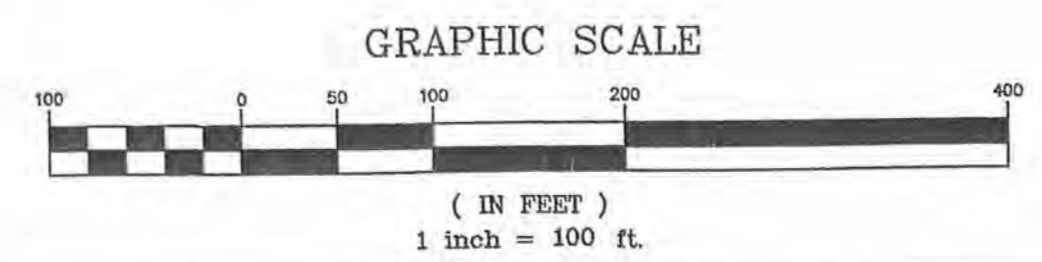
WORCESTER COUNTY FOREST CONSERVATION NOTE

THIS SITE IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SITE PLAN IS SUBJECT TO FOREST CONSERVATION PLAN NO. W.C.F.C.P #15-021 THIS SITE HAS BEEN SUBJECT TO A REGULATED ACTIVITY UNDER THE WORCESTER COUNTY FOREST CONSERVATION LAW. A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF ENVIRONMENTAL PROGRAMS. A PERPETUAL PROTECTIVE AGREEMENT, DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND WILL BE RECORDED SIMULTANEOUSLY WITH THE PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.

CERTIFICATION

PLAN PREPARED BY ROBERT D HAND MD REGISTERED LANDSCAPE ARCHITECT # 587

SIGNATURE _____ DATE _____



- JOINING TWO ADJACENT SILT FENCE SECTIONS**
- CONSTRUCTION SPECIFICATIONS**
- FENCE POSTS SHALL BE A MINIMUM OF 30" LONG DRIVEN 16" MINIMUM INTO THE GROUND. WOOD POSTS SHALL BE 1 1/2" x 1 1/2" SQUARE (MINIMUM) CUT, OR 1 1/4" DIAMETER (MINIMUM) ROUND AND SHALL BE OF SOUND QUALITY HARDWOOD. STEEL POSTS BE STANDARD T OR U SECTION WEIGHING NOT LESS THAN 1.0 POUND PER LINEAR FOOT.
 - GEO TEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP OR MID SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F
- | | | |
|----------------------|-----------------------------|----------------|
| TENSILE STRENGTH | 50 LBS / IN (MIN) | TEST, MSMT 509 |
| TENSILE MODULUS | 20 LBS / IN (MIN) | TEST, MSMT 509 |
| FLOW RATE | 0.3 GAL / FT / MINUTE (MAX) | TEST, MSMT 322 |
| FILTERING EFFICIENCY | 75% (MIN) | TEST, MSMT 322 |
- WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVER LAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
 - SILT FENCE SHALL BE INSPECTED AFTER EACH RAIN FALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHES 50% OF THE FABRIC HEIGHT.
 - SPECIFICATIONS FROM U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, DETAIL - 22, PAGE E-15-3.
 - BOUNDARIES OF FOREST RETENTION AREA SHOULD BE STAKED PRIOR TO INSTALLING PROTECTIVE DEVICES.
 - ROOT DAMAGE SHOULD BE AVOIDED.
 - ALL STANDARD MAINTENANCE FOR SEDIMENT CONTROL DEVICES APPLY TO THESE DETAILS.
 - FOREST PROTECTION FENCE SHALL BE INSTALLED ALONG LIMIT OF DISTURBANCE (LOD) WHENEVER LOD IS WITHIN 50' OF FOREST TO BE RETAINED
- SILT / FOREST PROTECTION FENCE**

FOREST CONSERVATION PLAN
TAX MAP 21, PARCELS 64 & 74
WORCESTER COUNTY MARYLAND

RD. HAND AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE, SITE PLANNING AND FEASIBILITY
12302 COLLINS ROAD BISHOPVILLE, MD. 21813 410-352-5623

DATE 7/17/16
REV. DATE 11/16/17
DRAW BY J.MAYHEW
CHK'D BY R.D.HAND
DRAWING FCP-1
SCALE 1"=100'

SHEET
FCP-1

OK
Per Spencer

KB
X579/116

**Worcester County Planning Commission
Meeting Minutes**

Meeting Date: April 7, 2016

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Marlene Ott, Chair
Betty Smith, Secretary
Mike Diffendal, Vice Chair
Jay Knerr
Richard Wells
Jerry Barbierri

Staff

Ed Tudor, Director
Phyllis Wimbrow, Deputy Director
Maureen Howarth, County Attorney
Jennifer Keener, Zoning Administrator
Rita Campbell, DRP Specialist II

I. Call to Order

II. Administrative Matters

- A. Review and approval of minutes, March 3, 2016**— As the first item of business, the Planning Commission reviewed the minutes of the March 3, 2016 meeting. Following the discussion it was moved by Mr. Wells, seconded by Mr. Knerr and carried unanimously to approve the minutes as submitted. Mr. Barbierri abstained.
- B. Board of Zoning Appeals agenda, April 14, 2016** — As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for April 14, 2016. Mrs. Keener was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Board.

III. §ZS 1-315 Residential Planned Community

As the next item of business, the Planning Commission reviewed the Triple Crown Estates Step II Residential Planned Community project. It is a proposed 30 lot two-family major cluster subdivision, North side of Gum Point Road, east of MD Route 589 (Racetrack Road), Tax Map 21, Parcels 67 and 74, Tax District 3, R-1 Rural Residential and RP Resource Protection Districts. Mark Cropper, Esquire, attorney for the applicant, Steve Soulé, surveyor, and Marvin Steen, property owner, were present for the review. Mr. Soulé described the history of the project, and then went through the Planning Commission items for discussion. With respect to the building elevations, the stone will be switched out for siding. Mr. Barbierri asked who would have access to the electronic gate on Route 589. It was stated that it was for emergency personnel access only.

Following the discussion, a motion was made by Mr. Diffendal, seconded by Mr. Wells, and carried unanimously to approve the Step II plan subject to the following conditions:

1. The Planning Commission approved the general lot requirements as submitted;
2. The applicant proffered to replace the stone with standard siding;

3. Additional active recreation open space uses will be identified as part of the Step III plan;
4. The Planning Commission acknowledged the requirements of County Roads relative to the relocation of the landscaping within the right-of-way.

IV. Map Amendment – Rezoning Case No. 399, Tax Map 21, Parcel 219 and parts of Parcels 148, 149 and 259

The map amendment application was postponed at the request of the applicant, Mr. Mark Cropper.

V. Map Amendment – Rezoning Case No. 400, Tax Map 21, Parcel 32

The map amendment application was postponed at the request of the applicant, Mr. Mark Cropper.

VI. Map Amendment – Rezoning Case No. 401, Tax Map 21, Parcel 83

The map amendment application was postponed at the request of the applicant, Mr. Mark Cropper.

VII. Map Amendment – Rezoning Case No. 402, Tax Map 21, Parcel 110

The map amendment application was postponed at the request of the applicant, Mr. Mark Cropper.

VIII. §ZS 1-325 Site Plan Review - Milton/ Ground Star Solar Array

As the next item of business, the Planning Commission reviewed a site plan for the proposed construction of a 1,143.9 KW DC solar array, southeast side of MD Route 610, south of Peerless Road, Tax Map 8, Parcel 149, Tax District-3, A-1 Agricultural District. Present for the review was Finn McCabe, Ground Star Energy, Bob Light, Ground Star Energy. Mr. McCabe explained that they are proposing a large solar facility, just over one megawatt DC. They have complied with setbacks, and the State Highway Administration has no major concerns regarding access via an existing private lane. Stormwater management and sediment erosion control approvals have already been obtained. For landscaping in general, they will have a native grass and vegetation mix underneath the array which will provide environmental benefits. They are in the process of finalizing plans on the six foot wide landscaping buffer, such as inkberry shrubs. They are requesting waivers to the automatic sprinkler system requirement as the type of plantings proposed will not require any irrigation. There was also discussion on the type of fencing to be provided, and landscape bonding requirements.


Following the discussion, a motion was made by Mr. Knerr, seconded by Ms. Smith, and carried 5 to 1, with Mr. Diffendal opposed, to approve the site plan subject to the following conditions:

1. The waiver was granted for automatic irrigation system with rain sensors.
2. The 6 foot buffer shall be provided.

IX. Adjourn – The Planning Commission adjourned at 1:25 P.M.



Betty Smith, Secretary



Jennifer K. Keener

Triple Crown Estates Phase II

RESIDENTIAL PLANED COMMUNITY STEP 1 CONCEPT

STEEN ASSOCIATES, TAX MAP 21, PARCELS 67 AND 74
THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND

Statement of Conformance with the Goals, Objectives and Recommendations of the Worcester County, MD Comprehensive Plan

Introduction

The proposed Residential Planned Community (RPC) is comprised of 92.037 acres bordering the southern boundary of the Ocean Pines community on the north and Gum Point Road to the south. Access to the property will be from King Richard Road in Section 10 of Ocean Pines, with an emergency exit through a 50' wide Ingress/Egress Easement from the western boundary of the property to Maryland Route 589. The property has a total of 60 EDU's of public water and sewer capacity through the County's Ocean Pines Water and Sewer Service Area, and an Amendment to the Worcester County Water and Sewer Plan was approved by the State. The property is partially in the Maryland Coastal Bays Critical Area, and has received a Growth Allocation for the development of a subdivision of 60 lots. Extensive environmental work, as well as analysis of stormwater measures, buffer protection measures, traffic and other planning concerns was performed during the Growth Allocation Request approval process.

The original RPC request consisted of 60 duplex units. A revision to the original request was submitted (and approved) in October 2020 reducing the 60 duplex units to 30 single family lots. Phase I is nearly complete and owner/developer has decided to use the remaining sewer allocation to complete Phase II of Triple Crown Estates. Phase II also consist of 30 single family units. The change from duplex to single family lots is a result of the demand on the current housing market.

Following final approval, Phase II, will become part of the Ocean Pines development and the Ocean Pines Association, Inc., subject to all the rules and dues of the Association. The water and sewer facilities will be owned and operated by Worcester County, and the roads will be owned and maintained by the Ocean Pines Association. All construction costs will be borne by the Owner.

The Growth Allocation Critical Area Site Plan was based on a subdivision layout calling for 60 single family lots, based on the current zoning of R-1 and RP for the property. With Phase-1 approved, this RPC application is for Phase-2 the additional 30 single family lots to be included

in Triple Crown Estates. As Ocean Pines is a community with a mix of single family, townhouse, villas and condominium units, single family homes will be compatible with the rest of the existing Ocean Pines development. This phase will bring the density of this development back to which was originally approved.

Much of the preliminary design was performed during the Growth Allocation application process. As a consequence, the layout of the project considered all of the environmental factors affecting the site. These included both tidal and non-tidal wetlands, tributary streams, extensive forested areas and songbird habitat and Critical Area buffers. The plans preserve all of the existing forest, along with zero disruption of any tidal or non-tidal wetlands or their buffers. Final design of stormwater management measures for Phase-2 has been completed and approved, meeting the requirements for Environmental Site Design of the Maryland Department of the Environment. In addition, planting plans for the Critical Area and Tributary Stream Buffers were also developed and approved. The Stormwater Management Plan and the Buffer Planting Plan are included in the drawings.

This written statement in support of the RPC will discuss the project's conformance with the goals, objectives and recommendations of the Comprehensive Plan, compliance with the established development policy regulations, specifically in relation to the Land Use, Natural Resources, Economy, Housing, Public Infrastructure and Transportation areas contained within the Plan.

Land Use

The property is currently zoned R-1 residential, with a small portion zoned RP, Resource Protection, and are in the designated Existing Developed Areas of the County's approved Land Use Plan and located between the Existing Developed Areas of Ocean Pines and Gum Point Road. Should the RPC receive final approval from the County, it will become part of the Ocean Pines community. In the Land Use objectives listed in Chapter Two of the Comprehensive Plan, five criteria are applied to infill in Existing Developed Areas to determine their suitability under the Plan. They are:

1. To limit Environmental damage. As noted previously, the property has received a Critical Areas Growth Allocation. The application for this Allocation included a preliminary design for the project that provided full protection to all environmental factors associated with the project, including tidal and non-tidal wetlands and their buffers, tributary streams, extensive forested areas and songbird habitat and Critical Area buffers. Planting plans for the various buffers were also included in the design.
2. To reduce land consumption outside existing communities. The design of this subdivision preserves existing drainage patterns and environmentally sensitive areas while protecting existing forest through forest conservation and site design that prevents the

clearing of any trees. The development of single family homes on this property is a low density and fits well with the existing mix use of both single family and multi-family development types throughout Ocean Pines development. As stated above, should the project be approved, it will become part of the Ocean Pines community.

3. To minimize impacts on natural, economic and social resources. The project's impacts on natural resources are discussed above. It will provide a positive impact on economic resources, providing needed single family housing in the County and an increased tax base. The social resources for this project are in place through the Ocean Pines Association and the County.
4. To efficiently provide adequate public facilities and services. The project will be served by public water and sewer provided through the Ocean Pines Service Area of Worcester County. The property currently has 60 EDU's of water and sewer service in place. Construction of the facilities within the project will be undertaken by the Owner and dedicated to the County. Access to the project will be by extension of King Richard Road from Section 10 of Ocean Pines, and the roads will be dedicated to the Ocean Pines Association, Inc. Electrical, telephone, cable and gas services will be installed and operated by private utilities currently servicing Ocean Pines.
5. To minimize adverse impacts on existing communities and to foster a cooperative approach to land use planning and development. The project uses existing water, sewer and roads to create a natural extension of the Ocean Pines community. The project has been designed to eliminate environmental impacts and to reduce other impacts such as extensive road systems, traffic impacts and sprawl beyond suitable infill areas.

In summary, this project meets the goals of the Comprehensive Plan for Land Use planning and will produce a well-planned addition to the existing Ocean Pines community while preserving existing drainage patterns and environmental features. Ocean Pines Association, Inc. has indicated support for this project.

Natural Resources

The preliminary design developed in the Growth Allocation application and contained in this RPC Step 1 Concept Plan submittal provides extraordinary protection to all natural resources on the property. Tidal and non-tidal wetlands and their buffers, tributary streams, extensive

forested areas and songbird habitat and Critical Area buffers are all protected. Planting plans with suitable vegetation have been developed. Stormwater management meeting the Environmental Site Design criteria of the Maryland Department of the Environment is included in the design.

Economy

The project will provide positive benefits to the County's economy. The addition of newly built single family homes will meet the needs of the competitive housing market, while increasing the local tax base. Additional housing in this area provides additional employment opportunities and reduced commuting times.

Housing

The property currently has 60 EDU's of water and sewer available from the County's Ocean Pines Water and Sewer Service Area, allowing for the development of 60 housing units. The proposed RPC will allow the development of Phase-2 30 additional single family homes to the already approved phase-1 30 single family homes of Triple Crown Estates providing much needed inventory of single family homes on Worcester County. The development of single family homes is consistent with the mix of single family and multi-family housing types currently in place within Ocean Pines.

Public Infrastructure

The water and sewer facilities to serve the proposed RPC are in place within Ocean Pines, owned and operated by Worcester County. The project already possesses 60 EDU's of water and sewer service. The water and sewer facilities to serve the project will be constructed by the Owner and dedicated to Worcester County. Water will consist of an extension from the mains in King Richard Road, with looping within the property to provide adequate pressure and flow. A water line will also be extended west through the 50' wide access easement towards MD Route 589 for future development along Route 589. The sewer will be a force main system consisting of EONE units located on each lot pumping into an existing 6" force main from Ocean Downs Casino to a manhole located on King Richard Rd. The sewer force main service Ocean Downs was designed to serve this project. Electrical, telephone, cable and gas services will be provided by private utility companies via extensions from their Ocean Pines systems.

Transportation

The proposed RPC will be served by roads owned and maintained by the Ocean Pines Association, Inc. Access to the project will be by an extension of King Richard Road from Section 10 of Ocean Pines. The roads within the project will be built in accordance with

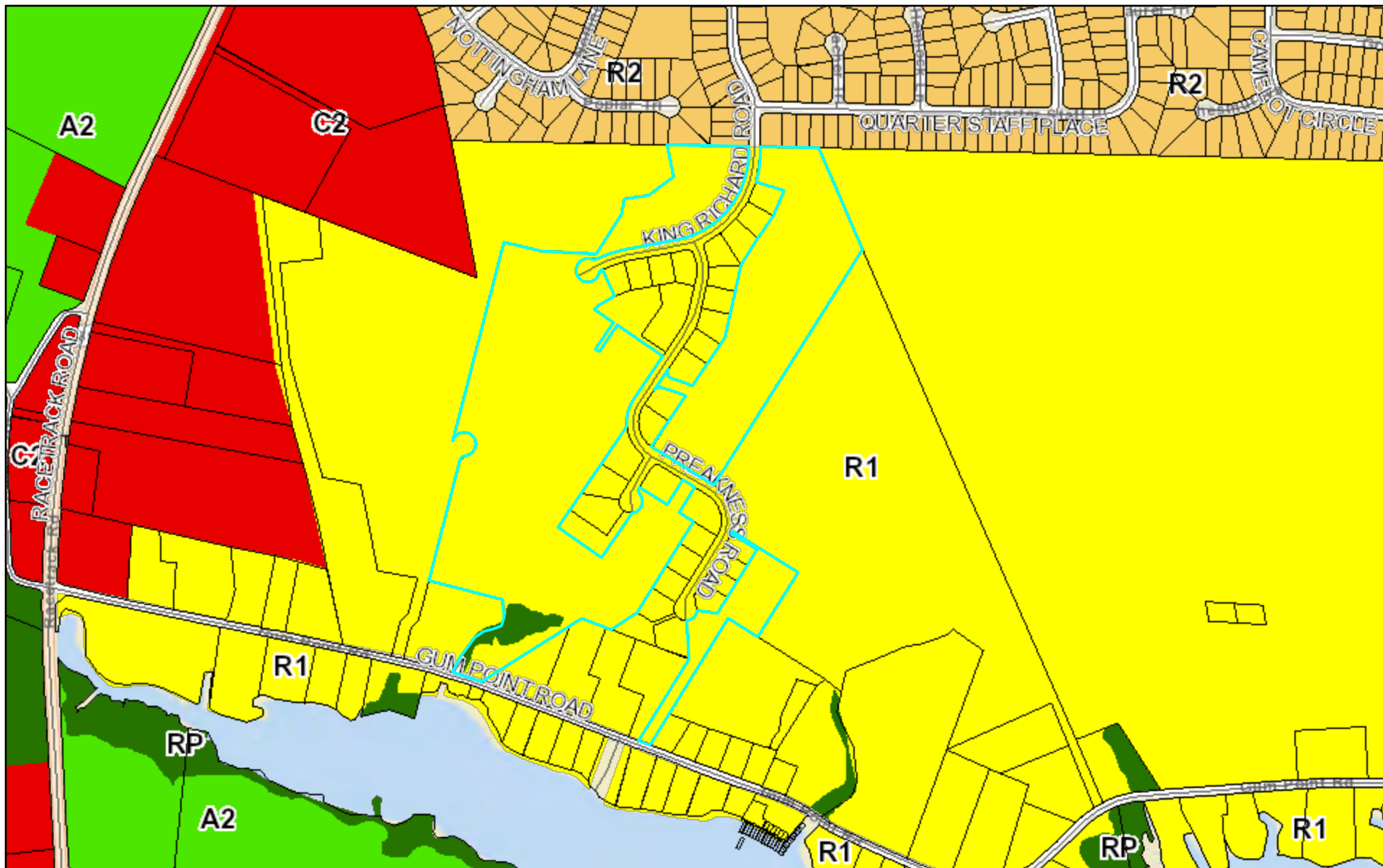
Worcester County Road Standards and dedicated to the Association. An emergency exit will be provided through an existing 50 foot access easement at the west side of the property. This emergency exit will be gated.

A traffic study has been performed as a part of the initial RPC submission, and the results show that the development will not affect the Level of Service on the roads which will serve it, including King Richard Road, Ocean Parkway, Manklin Creek Road and the South Entrance from Ocean Pines to Racetrack Road (MD 589).

Implementation

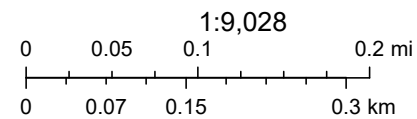
This RPC must be reviewed and approved through the process specified in the Worcester County Code, Chapter ZS 1-315 and the County's process for RPC approval. Should the necessary approvals explained herein be received, the project will then proceed through the County subdivision process, which will include the preparation of all final design and construction documents, including plats, road, water, sewer, stormwater, sediment and erosion control, landscaping and other plans required for permitting and construction of the development. These plans will then be submitted to the Planning Commission for approval. Bonds will be posted by the Owner and a Building Permit obtained. Construction will then begin, with all costs borne by the Owner. Upon completion and final inspections, the plats will be recorded and public infrastructure elements dedicated to Worcester County and Ocean Pines Association, Inc.

Triple Crown Estates Zoning Map



6/10/2022, 11:02:08 AM

- | | | | |
|-------------------|--------------------------|---------------------------|-------------------------------|
| Property Lines | A2 - Agricultural | E1 - Estate | R3 - Multi-family Residential |
| Centerlines | CA - Commercial Airport | R1 - Rural Residential | R4 - General Residential |
| Zoning | RP - Resource Protection | R2 - Suburban Residential | I1 - Light Industrial |
| A1 - Agricultural | | | |



Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, NGA, USGS

TRIPLE CROWN ESTATES

ARCHITECTURAL STYLE

The homes in Triple Crown Estates are a modern architectural style, reminiscent of the style of Craftsmen homes of the first half of the twentieth century. They have are two story duplex homes, with a garage for each unit. From the street, they give the appearance of a single family home, with a central double gable and the two garage doors at the center. The main roof is a standard gable running across the entire building, with the front gables centered on the front of the house. There will be two roofing materials, the main roof and front gable utilizing architectural fiberglass shingles, and the shed roofs over the bump-outs over the garage on the second floor and across the porches and garage doors on the first floor utilizing standing seam metal materials. The siding materials will be vinyl or cement plank style, with the front receiving an accent strip of brick or stone below the front windows.

This style of home is very similar to that used in the Parke at Ocean Pines and in many other newer homes throughout the Ocean Pines community and newer subdivisions in Berlin and other parts of northern Worcester County. As Triple Crown Estates will become part of Ocean Pines upon completion of construction and recordation of the record plats, the style of these homes will be very compatible with those in Ocean Pines and other surrounding areas.

WORCESTER COUNTY

PLANNING COMMISSION

FINDINGS OF FACT

AND

RECOMMENDATION

TRIPLE CROWN ESTATES
RESIDENTIAL PLANNED COMMUNITY

STEP 1 PHASE 2

June 10, 2022

GENERAL INFORMATION:

Date of Planning Commission Review: May 5, 2022

Approval Requested: Step I Residential Planned Community – Establishment of the RPC Floating Zone – Triple Crown Phase II

Project Description: Proposed construction of an additional 30 single-family units.

Location: Northerly side of Gum Point Road east of Preakness Drive, Tax Map 21, Parcels 67 & 74, Tax District 3, R-1 Rural Residential District and RP Resource Protection Districts.

Owner: Triple Crown Estates, LLC/Steen Associates, Inc.
627B Ocean Parkway
Berlin, MD 21811

Engineer: Vista Design, Inc., Architect
11634 Worcester Highway
Showell, MD 21862

Background: Phase 1 was approved as a Residential Planned Community (RPC) by the County Commissioners as a Floating Zone with conditions on November 3, 2015 to allow for the development of 30 single-family dwelling units. The submission of an additional 30 units (as evidenced by this request) was anticipated at the time of original approval. Since that time, Step III (Site Plan Approval) was reviewed and approved by the Planning Commission at its April 7, 2016 meeting. The original approval was for two-family units, but in October 2020, the density was reduced by request and granted a 50% reduction in density to single-family units.

The following conditions were previously placed on **Phase I** of the Triple Crown RPC. More information on these particular conditions are provided in the following pages:

1. “There is an existing fifty-foot (50’) wide ingress/egress and utility easement directly from one of the proposed cul-de-sacs within the development westward towards MD Route 589 (Racetrack Road). The narrative states that this is for emergency access only, however the easement does not reach the right-of-way of Racetrack Road. Also, the access is proposed to be gated, and Technical Review Committee and the Planning Commission recommend locating the gate at the terminus of the cul-de-sac to prevent any confusion. The applicant will also need to clarify the means of access through the easement when the plans indicate that there is an existing transformer in the middle of the easement.” ***As of May 5, 2022 a chain as well as no trespassing signs have been placed across both entrances to MD Route 589 (Racetrack Road) and Gum Point Road. See attached photos.**

2. The Flood Zone information shall be updated to reflect the current designation as adopted on July 16, 2015. ***Corrected. Please see Site Plans dated January 7, 2022.**
3. The dirt road that leads to Gum Point Road shall be gated and not used for construction access. ***As of May 5, 2022 a chain as well as no trespassing signs have been placed across both entrances to MD Route 589 (Racetrack Road) and Gum Point Road. See attached photos.**

Existing Conditions: The 92.037-acre site area is comprised of approximately 90.577 acres of uplands, 1.25 acres of non-tidal wetlands and 0.21 acres of private tidal wetlands. Approximately 0.79 acres is located in the RP Resource Protection District. The property is currently being graded and roads are being installed for Phase I. Further, several single-family dwelling building permits have been applied for and are awaiting County Roads to affirm that the roads have been cleared and that the base and stabilization has been completed prior to issuance of any building permits (See §ZS 1-115(c)(5)(B)).

Proposed Project: The Triple Crown Estates RPC as shown on the Step I, Phase II plan is proposed to be a single-family dwelling residential development comprised of a total of 30 additional dwelling units in addition to the 30 dwelling units already approved for Phase I (60 single-family dwelling units in total). Setbacks as proposed are: front yard – 25 feet, side yard – six (6) feet, and rear yard – 25 feet. The minimum lot size proposed is 10,000 square feet with a minimum lot width of 80 feet.

There is no new open space proposed for Phase II. According to the March 9, 2016 Technical Review Committee Report, and as shown on the January 7, 2022 Site Plan, the project has the following calculations for open space: Proposed open space totals approximately 46.995 acres, consisting of 32.132 acres of natural open space, 3.458 acres of active recreation, and 11.405 acres of passive recreation, the majority of which will be within the existing forested areas to be retained. According to a response letter from Soule' & Associates during Phase 1, open space will consist of community gardens and walking trails.

Since the time of the Phase I approvals, the State Highway Administration (SHA) has indicated the following regarding the existing 50' wide ingress/egress and utility easement:

“MDOT SHA does not recognize the “Existing 50' wide ingress/egress and Utility Easement to MD 589” as an approved access point to MD 589, which includes for emergency usage. If this access is proposed for any reason (emergency or otherwise) it will need to be included in the concept drawing and reviewed by the District 1 Access Management Office, with an approval/denial determination to be made after our analysis is complete. As the property through which this easement traverses is constructing a large scale development and in the process of obtaining a Commercial Access Permit through this office, the developer for the Triple Crown Estates will need to reach an agreement with the property owner to the west, for emergency vehicle

access from the Triple Crown property to MD 589. The emergency access is only validated by an agreement between the two parties, which clarifies that Triple Crown Estates may utilize the proposed service road and signalized approved access (when constructed) which was granted to the proposed development to the west, for emergency usage only.”

**Staff had previously noted in the Technical Review Committee report that construction crews may have been using the easement for construction activities. Prior to the meeting with the Planning Commission on May 5, 2022, the applicants submitted photos showing that the dirt road to Gum Point Road and the utility easement to Racetrack Road were posted and chained to restrict access.*

It is recommended however, that in the event that the applicants wish to use the utility easement for emergency access at any point in the future, they reach out to SHA for approvals.

COMMENTS RELATIVE TO COMPLIANCE WITH BASIC RPC REQUIREMENTS:

Zoning: A development is required to meet the major RPC standards when consisting of greater than 20 proposed lots. RPC’s are permitted in the R-1 Rural Residential District, and are allowed in the RP Resource Protection District, however the RP acreage cannot be counted towards the total lot area associated with the calculation of density.

Permitted Uses: In that the proposed RPC is comprised of single-family dwellings and open space, it complies with the RPC regulations relative to permitted uses.

Density: In the R-1 District, a maximum of one (1) unit per acre of the total gross lot area is allowed, exclusive of lands in the RP District. A total of 91.247 acres of land are in the R-1 District, and 0.79 acres are in the RP District. The total permitted density is 91 units, and the applicant is proposing 60 units (30 units for Phase I and 30 units for Phase II). Thus, when combined with Phase I approvals, the proposed density for the entire project is approximately 0.658 units per acre.

In 2011, the development received approval for a Growth Allocation. From a Critical Area perspective, a portion of this property is located in the Limited Development Area (LDA). The project has 55.6 acres within the Atlantic Coastal Bays Critical Area.

Maximum limitation of 70% for residential uses: The project proposes to utilize **15.7%** of its land area, exclusive of state wetlands, to residential uses including streets.

Maximum limitation of 20% of retail and service uses: There are no commercial uses proposed as part of this development at this time.

Minimum requirement of 30% for common use open space and recreational areas: Given the project's acreage of 92.037 acres, a total of 27.611 acres is required to be provided for open space. A total of 46.995 acres of the site's acreage is proposed to be set aside in open space. Open space is required to have a certain amount of active and passive recreational features, as well as lands preserved in their natural state. The breakdown as required is as follows:

- **Minimum of 50% of required open space shall be retained in its natural state:** The project is proposing to provide 32.132 acres of the total open space in a natural state. In addition, no more than 50% of this area is allowed to be private wetlands. A total of 0.21 acres within the project are private wetlands, therefore the applicant is meeting this requirement.
- **Minimum of 10% of required open space shall be for active recreation:** The project is proposing to provide 3.46 acres (12.5%) of the total required open space in active recreation. Active recreation is defined as uses, areas or activities that are oriented towards potential competition and involving special equipment. The project does not define the types of activities that will be available within the active open space at this time.
- **Minimum of 20% of required open space shall be for passive recreation:** The project is proposing to provide 11.405 acres (41.3%) of the total open space in passive recreation. Passive recreation is defined as uses, areas or activities oriented to noncompetitive activities which typically require no special equipment. The project does not define the types of features that will be available within the passive open space at this time.

THE FINDINGS OF THE PLANNING COMMISSION WITH REGARD TO THE ITEMS CITED IN ZS1-315(K)(2)A1(IX):

1. The relationship of the RPC with the Comprehensive Plan, zoning regulations and other established policy guidelines:

The subject properties are currently in the "Existing Developed Areas" land use category of the Comprehensive Plan. One aspect of this land use category is to identify areas to be utilized for infill residential development. The subject properties and surrounding area were rezoned from A-1 Agricultural District to R-1 Rural Residential District during the Comprehensive Rezoning of 2009 in anticipation of infill development along the Gum Point Road corridor. It is anticipated that this project will be incorporated into the overall Ocean Pines Association once developed. This project therefore recognizes the surrounding existing development, and provides for inclusion into the existing neighborhood character that is Ocean Pines, in conformance with the Comprehensive Plan.

The Comprehensive Plan also promotes the protection of the natural forested areas along the northern side of Gum Point Road. While it is too small in total land area to be considered as green infrastructure in the plan, it is strongly encouraged to be protected.

The majority of the forested areas within these parcels is to be protected in open space with a Forest Conservation Easement, and other sensitive areas such as the tidal wetland and associated buffer will be protected and enhanced under this plan.

Connectivity to main transportation networks are another feature of the proposed development that are consistent with the Comprehensive Plan. Access will be via the existing road network of Ocean Pines. The Level of Service both before and after this project is completed are at a Level A, with no significant impacts overall to the existing traffic network according to a traffic analysis provided to the Department.

Relative to consistency with the zoning regulations, the Technical Review Committee finds that the project site is zoned R-1 Rural Residential and RP Resource Protection District, the R-1 District being a zoning classification in which residential planned communities are permitted. It also finds that the project as proposed complies with those requirements cited in §ZS 1-315 relative to maximum density, maximum limitation for residential uses, minimum requirement for common use open space and recreational areas, and types of permitted uses. Furthermore, the Technical Review Committee finds that the submittals relative to the proposed project comply with the requirements cited in §ZS 1-315(k)(2)A1.

The Planning Commission reminds the County Commissioners that for individual structures, there shall be no minimum lot area, setback, bulk, lot width, or road frontage requirements. Such standards shall be approved by the Planning Commission during the Step II review.

2. The general location of the site and its relationship to existing land uses in the immediate vicinity:

The subject property is located on the northerly side of Gum Point Road, just east of MD Route 589 (Racetrack Road). The Planning Commission finds that this area can best be characterized as a mix of residential and agricultural land uses. Ocean Pines and those developments along Gum Point Road surrounding the subject parcels consist of primarily single-family dwellings. The current land use of the area is dominated by residential development and wooded areas. The Planning Commission finds that the proposed use as single-family residences is consistent with existing land uses in the vicinity.

3. The availability and adequacy of public facilities, services and utilities to meet the needs of the RPC and the long-term implications the project would have on subsequent local development patterns and demand for public facilities and services:

The Planning Commission finds that the properties proposed to be developed into the Triple Crown Estates RPC are presently zoned R-1 Rural Residential District and RP Resource Protection District. The surrounding undeveloped lands are similarly zoned. Due

to the sites' R-1 Rural Residential District zoning classification, single-family residential development at a density of one (1) dwelling unit per one (1) acre is permitted by zoning.

Furthermore, residential planned communities of the same density are permitted by that zoning district. Thus, the proposed density of 0.658 dwelling units per acre was anticipated for this immediate vicinity. As a major residential planned community, the developer could have proposed other housing types, such as townhouses, multi-family dwellings, as well as commercial retail and service uses. However, this is not proposed, and the single-family dwelling lots are consistent with the surrounding residential developments located within Ocean Pines subdivision. In addition, the development proposes to cluster the residential dwelling lots in an effort to preserve the existing forested areas, Critical Areas, and wetlands, resulting in approximately 47 acres of the 92.037 acres dedicated to open space which is encouraged by the Comprehensive Plan. Therefore, the Planning Commission concludes that the proposed Triple Crown Estates RPC will not have an adverse long-term implication on development patterns in the area.

Relative to certain public facilities, according to the applicants' written narrative, the lots will become part of the Ocean Pines development, and will be served by public water and sewer via connection to the Greater Ocean Pines Service Area. Access will be through the existing Ocean Pines road network - through an extension of King Richard Road. All roads will be built to County Roads standards and will be turned over to the Ocean Pines Association as other public roads. Ocean Pines Association also provides other infrastructure such as police, fire, and amenities. The utilities will be installed and operated by the same private utility companies that currently service the Ocean Pines subdivision.

Overall, the Planning Commission finds that there are adequate public facilities, services and utilities to serve the proposed development without any significant impacts to public facilities or services.

4. The consistency of the RPC with the general design standards as contained in Subsections (j)(1) through (j)(5):

Relative to the protection of key environmental features, the Technical Review Committee finds that the development has taken steps to protect the sensitive areas on the subject property, such as those lands adjacent to the tidal wetlands and tributary stream adjacent to Gum Point Road, large tracts of existing forested areas and non-tidal wetlands. The open space provided well exceeds the minimum required under the RPC regulations. There will be minimal impact to the existing forested area, with no impact to the private tidal or non-tidal wetlands or associated buffers. Buffers within the Critical Area will also be enhanced as illustrated on the Step I concept plan.

Relative to the general layout and clustering of the development, the Technical Review Committee finds that the proposed RPC consists of clustered single-family lots, minimizing land impacts, especially to environmentally sensitive lands, while maximizing contiguous open spaces. The traffic circulation patterns promote connectivity to the existing Ocean Pines development. Subsection (j)(4) of the design standards encourage limiting the number of cul-de-sac and dead-end streets. This development will have a cul-de-sac at the terminus of each road.

Overall, the Planning Commission finds that the RPC has demonstrated consistency with the general design standards contained in §ZS 1-315(j)(1) through (j)(5), though consideration should continue to be given to the issue of the number of cul-de-sac provided.

5. The relationship of the RPC's proposed construction schedule, including any phasing, and the demand for and timely provision of public facilities, services and utilities necessary to serve the project:

No construction or phasing schedule has been provided to the Planning Commission. However, the applicant has already obtained approvals relative to the Water and Sewer Plan for the servicing of the proposed lots by public water and sewer.

6. The capacity of the existing road network to provide suitable vehicular access for the RPC, the appropriateness of any existing or proposed improvements to the transportation network, the adequacy of the pedestrian and bicycle circulation, and the proposed means of connectivity of the project to surrounding residential, commercial and recreational development and uses:

The Step I plan indicates that there will be one (1) point of access for vehicular traffic through the extension of King Richard Road within the Ocean Pines subdivision. Traffic would then be directed through the south gate of Ocean Pines onto MD Route 589 (Racetrack Road). There is an existing 50' wide ingress/egress and utility easement directly from one of the proposed cul-de-sac within the development westward towards MD Route 589 (Racetrack Road). The narrative states that this is for emergency access only, however the easement does not reach the right-of-way of Racetrack Road. A gate (chain and no trespassing signs) was installed as a condition of approval for Phase I. The applicant would also need to clarify the means of access through the easement when the plans indicate that there is an existing transformer in the middle of the easement if this is proposed to be used in the future.

**As noted in the 'Proposed Project' section of this report, the applicants have not yet gotten approvals from the Maryland State Highway Administration (SHA) to use the easement to Racetrack Road as an emergency exit. In the event that the applicants would like to use*

this easement, they are encouraged to reach out to the Maryland State Highway Administration for approvals.

A Traffic Impact Analysis was provided to the Department for review. The study was developed using an estimate of 60 proposed single-family dwellings. Based upon the study, the preparer (unidentified in the report) found that acceptable levels of service are projected for background and total peak hour traffic conditions. Level of Service A would be maintained both before and after the establishment of the subdivision. Therefore, it was their opinion that the proposed residential development could be accommodated by the existing road system. Relative to the adequacy of pedestrian and bicycle circulation, the road network will also serve these functions. The existing development does not have sidewalks or bike lanes, so if required for this development, connectivity would be an issue beyond the point of this subdivision.

Based on the traffic analysis provided, the Technical Review Committee concludes that the access points to MD Route 589 (Racetrack Road) via King Richard Road will not have a significantly adverse impact on traffic patterns in the area.

7. The relationship of the proposed method of wastewater disposal and provision of potable water service with the goals, objectives and recommendations of the Comprehensive Plan, Comprehensive Water and Sewer Plan, and other established policy guidelines:

The Planning Commission finds that, according to the applicants' written narrative, the lots will be served by public water and sewer via the Greater Ocean Pines Service Area. The developer is responsible for construction of the facilities.

NOTE: It should be noted that many of the comments submitted by various TRC members pertain to Step II and III of the review processes at which time, site plans and subdivision plats would be submitted, or to the permit submittals.

THE RECOMMENDATION OF THE PLANNING COMMISSION

The Planning Commission finds that the area in which the subject properties are located is recommended by the Comprehensive Plan for development with clustered or planned forms of development, with a recommended density of one (1) unit per one (1) acre and therefore concludes that the proposed Triple Crown Estates RPC, which has a density of 0.658 units per acre, is thus in accordance with the Comprehensive Plan. Additionally, the proposed project as submitted complies with the regulations as set forth in ZS1-315 relative to residential planned communities. The Planning Commission perceives the proposed project's format is in keeping with the residential character of the MD Route 589 corridor and the extension of the Ocean Pines

subdivision, which displays primarily single-family dwelling lots with some minor variety in unit types interior to existing residential developments. Likewise, the Planning Commission concludes that the project will not have an adverse impact on local traffic and transportation patterns will be adequately supplied with on-site water and septic systems. Furthermore, the Planning Commission notes that the proposed project maintains sensitive tidal and non-tidal wetlands and wooded areas, and incorporates measures to improve water quality.

Therefore, based upon its review, the Planning Commission favorably recommends that the request for establishment of the residential planned community floating zone for Triple Crown Estates RPC be approved subject to the condition that:

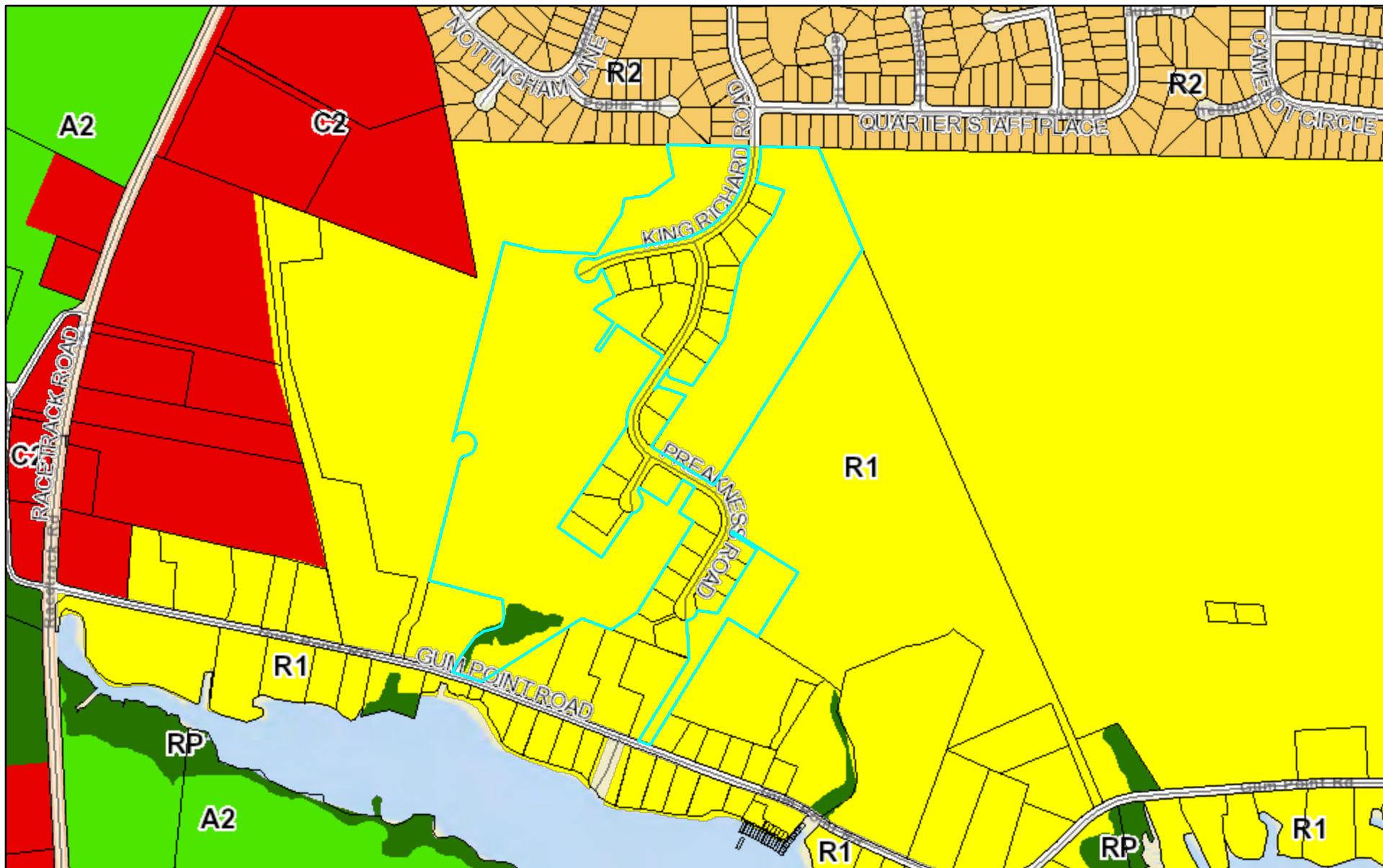
1. In the event that the utility easement is proposed to be an emergency access to Racetrack Road, pursuit of Maryland State Highway Administration approvals is required. A site plan indicating such must also be submitted and approved.

ATTACHMENTS:

1. Zoning Map
2. Photos of Chained and Posted Easements
3. Technical Review Committee Report, including the comments of Individual Committee members, the applicant's written narrative, and §ZS1-315 of the Zoning and Subdivision Control Article are attached.

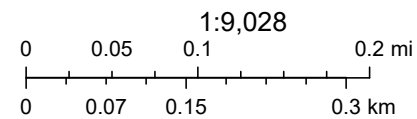
**It should be noted that many comments submitted by various TRC members pertain more to later review stages such as the Step II and Step III implementation step, at which time subdivision plats would be submitted, or to the building/zoning permit stage.*

Triple Crown Estates Zoning Map



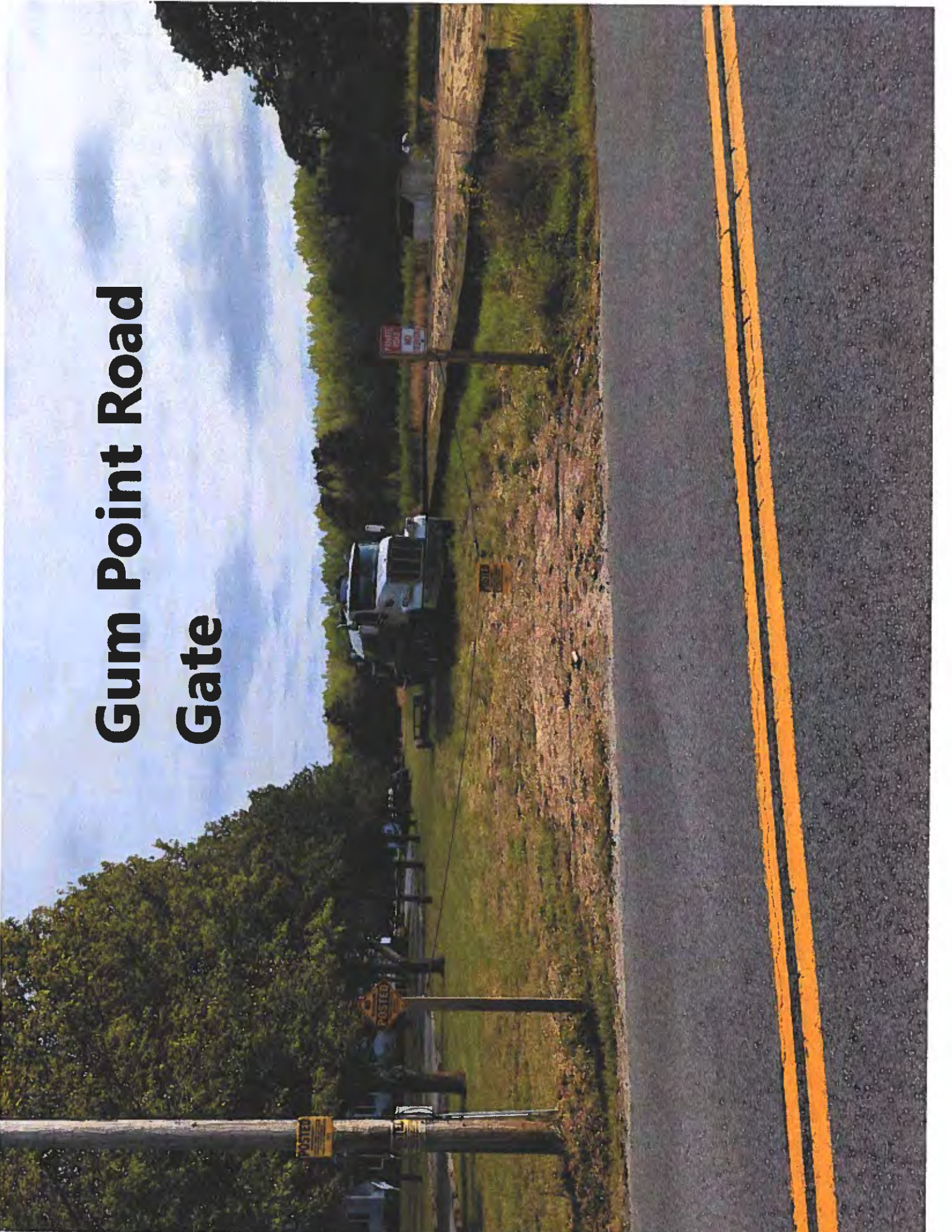
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|-------------------|--------------------------|---------------------------|-------------------------------|
| Property Lines | A2 - Agricultural | E1 - Estate | R3 - Multi-family Residential |
| Centerlines | CA - Commercial Airport | R1 - Rural Residential | R4 - General Residential |
| Zoning | RP - Resource Protection | R2 - Suburban Residential | I1 - Light Industrial |
| A1 - Agricultural | | | |

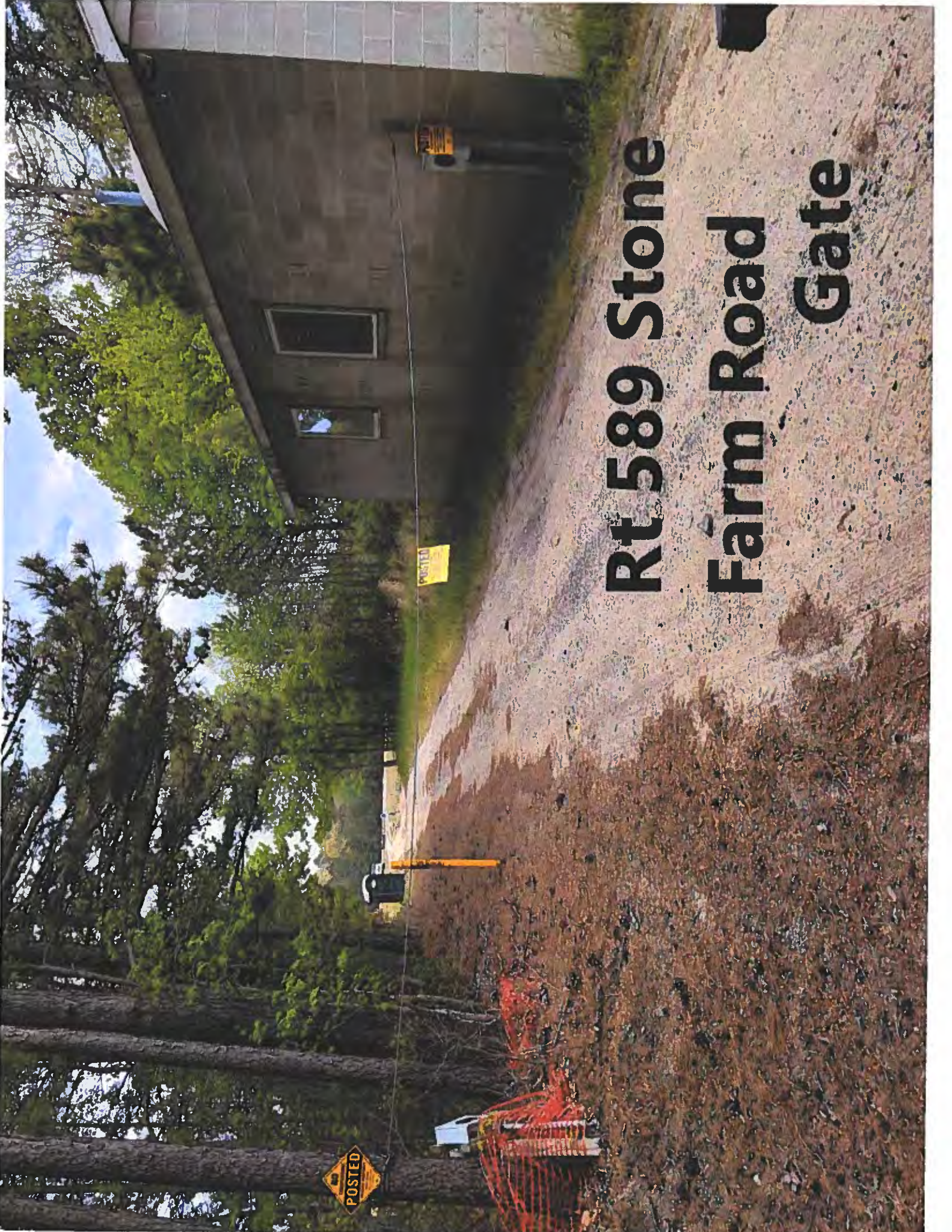


Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, NGA, USGS

Gum Point Road Gate



Rt 589 Stone Farm Road Gate



TECHNICAL REVIEW COMMITTEE
REPORT

TRIPLE CROWN
RESIDENTIAL PLANNED COMMUNITY

STEP 1 PHASE 2

For Planning Commission Meeting on:
May 5, 2022

GENERAL INFORMATION:

Date of TRC Review: April 13, 2022

Approval Requested: Step I Residential Planned Community – Establishment of the RPC Floating Zone – Triple Crown Phase II

Project Description: Proposed construction of an additional 30 single-family units.

Location: Northerly side of Gum Point Road east of Preakness Drive, Tax Map 21, Parcels 67 & 74, Tax District 3, R-1 Rural Residential District and RP Resource Protection Districts.

Owner: Triple Crown Estates, LLC/Steen Associates, Inc.
627B Ocean Parkway
Berlin, MD 21811

Engineer: Vista Design, Inc., Architect
11634 Worcester Highway
Showell, MD 21862

Background: Phase 1 was approved as a Residential Planned Community (RPC) by the County Commissioners as a Floating Zone with conditions on November 3, 2015 to allow for the development of 30 single family dwelling units. The submission of an additional 30 units (as evidenced by this request) was anticipated at the time of original approval. Since that time, Step III (Site Plan Approval) was reviewed and approved by the Planning Commission at its April 7, 2016 meeting. The original approval was for two-family units, but in October 2020, the density was reduced by request and granted a 50% reduction in density to single-family units.

The following conditions were previously placed on Phase I of the Triple Crown RPC and should continue to be upheld for Phase II if provided a favorable recommendation to the County Commissioners. More information on these particular conditions are provided in the following pages:

1. There is an existing fifty-foot (50') wide ingress/egress and utility easement directly from one of the proposed cul-de-sacs within the development westward towards MD Route 589 (Racetrack Road). The narrative states that this is for emergency access only, however the easement does not reach the right-of-way of Racetrack Road. Also, the access is proposed to be gated, and Technical Review Committee and the Planning Commission recommend locating the gate at the terminus of the cul-de-sac to prevent any confusion. The applicant will also need to clarify the means of access through the easement when the plans indicate that there is an existing transformer in the middle of the easement. ***As of April 29, 2022**

no gate has been installed at the development site. More discussion on this matter may be found under the ‘Proposed Project’ section.

2. The Flood Zone information shall be updated to reflect the current designation as adopted on July 16, 2015. ***Corrected. Please see Site Plans dated January 7, 2022.**
3. The dirt road that leads to Gum Point Road shall be gated and not used for construction access. ***The applicants will need to address this item specifically with the Planning Commission as no gate has been installed along Gum Point Road as of today’s writing.**

Existing Conditions: The 92.037-acre site area is comprised of approximately 90.577 acres of uplands, 1.25 acres of non-tidal wetlands and 0.21 acres of private tidal wetlands. Approximately 0.79 acres is located in the RP Resource Protection District. The property is currently being graded and roads are being installed for Phase I. Further, several single-family dwelling building permits have been applied for and are awaiting County Roads to affirm that the roads have been cleared and that the base and stabilization has been completed prior to issuance of any building permits (See §ZS 1-115(c)(5)(B)).

Proposed Project: The Triple Crown Estates RPC as shown on the Step I, Phase II plan is proposed to be a single-family dwelling residential development comprised of a total of 30 additional dwelling units in addition to the 30 dwelling units already approved for Phase I (60 single-family dwelling units in total). Setbacks as proposed are: front yard – 25 feet, side yard – six (6) feet, and rear yard – 25 feet. The minimum lot size proposed is 10,000 square feet with a minimum lot width of 80 feet.

There is no new open space proposed for Phase II. According to the March 9, 2016 Technical Review Committee Report, and as shown on the January 7, 2022 Site Plan, the project has the following calculations for open space: Proposed open space totals approximately 46.995 acres, consisting of 32.132 acres of natural open space, 3.458 acres of active recreation, and 11.405 acres of passive recreation, the majority of which will be within the existing forested areas to be retained. According to a response letter from Soule’ & Associates, open space will consist of community gardens and walking trails.

Since the time of the Phase I approvals, the State Highway Administration has indicated the following regarding the existing 50’ wide ingress/egress and utility easement:

“MDOT SHA does not recognize the “Existing 50’ wide ingress/egress and Utility Easement to MD 589” as an approved access point to MD 589, which includes for emergency usage. If this access is proposed for any reason (emergency or otherwise) it will need to be included in the concept drawing and reviewed by the District 1 Access Management Office, with an approval/denial determination to be made after our analysis is complete. As the property through which this easement traverses is constructing a large scale development and in the process of obtaining a Commercial Access Permit through this office, the developer for the Triple Crown

Estates will need to reach an agreement with the property owner to the west, for emergency vehicle access from the Triple Crown property to MD 589. The emergency access is only validated by an agreement between the two parties, which clarifies that Triple Crown Estates may utilize the proposed service road and signalized approved access (when constructed) which was granted to the proposed development to the west, for emergency usage only.”

***Staff has been informed that construction crews may already be using the easement for construction activities for Phase I. The first condition of approval for Phase I does not permit the usage of this easement for anything other than in case of emergency (and must be gated), particularly without prior approval by SHA.**

It is strongly recommended that the Planning Commission encourage compliance with this condition as well as condition number three (3) immediately. As no gates have been installed either near the easement nor Gum Point Road, the applicants are encouraged to have these installed prior to the County Commissioners meeting in which the RPC application is to be reviewed.

COMMENTS RELATIVE TO COMPLIANCE WITH BASIC RPC REQUIREMENTS:

Zoning: A development is required to meet the major RPC standards when consisting of greater than 20 proposed lots. RPC’s are permitted in the R-1 Rural Residential District, and are allowed in the RP Resource Protection District, however the RP acreage cannot be counted towards the total lot area associated with the calculation of density.

Permitted Uses: In that the proposed RPC is comprised of single-family dwellings and open space, it complies with the RPC regulations relative to permitted uses.

Density: In the R-1 District, a maximum of one (1) unit per acre of the total gross lot area is allowed, exclusive of lands in the RP District. A total of 91.247 acres of land are in the R-1 District, and 0.79 acres are in the RP District. The total permitted density is 91 units, and the applicant is proposing 60 units (30 units for Phase I and 30 units for Phase II). Thus, when combined with Phase I approvals, the proposed density for the entire project is approximately 0.658 units per acre.

In 2011, the development received approval for a Growth Allocation. From a Critical Area perspective, a portion of this property is located in the Limited Development Area (LDA). The project has 55.6 acres within the Atlantic Coastal Bays Critical Area.

Maximum limitation of 70% for residential uses: The project proposes to utilize **15.7%** of its land area, exclusive of state wetlands, to residential uses including streets.

Maximum limitation of 20% of retail and service uses: There are no commercial uses proposed as part of this development at this time.

Minimum requirement of 30% for common use open space and recreational areas: Given the project's acreage of 92.037 acres, a total of 27.611 acres is required to be provided for open space. A total of 46.995 acres of the site's acreage is proposed to be set aside in open space. Open space is required to have a certain amount of active and passive recreational features, as well as lands preserved in their natural state. The breakdown as required is as follows:

- **Minimum of 50% of required open space shall be retained in its natural state:** The project is proposing to provide 32.132 acres of the total open space in a natural state. In addition, no more than 50% of this area is allowed to be private wetlands. A total of 0.21 acres within the project are private wetlands, therefore the applicant is meeting this requirement.
- **Minimum of 10% of required open space shall be for active recreation:** The project is proposing to provide 3.46 acres (12.5%) of the total required open space in active recreation. Active recreation is defined as uses, areas or activities that are oriented towards potential competition and involving special equipment. The project does not define the types of activities that will be available within the active open space at this time.
- **Minimum of 20% of required open space shall be for passive recreation:** The project is proposing to provide 11.405 acres (41.3%) of the total open space in passive recreation. Passive recreation is defined as uses, areas or activities oriented to noncompetitive activities which typically require no special equipment. The project does not define the types of features that will be available within the passive open space at this time.

FINDINGS AND RECOMMENDATIONS OF THE TECHNICAL REVIEW COMMITTEE:

1. The relationship of the RPC with the Comprehensive Plan, zoning regulations and other established policy guidelines:

The subject properties are currently in the "Existing Developed Areas" land use category of the Comprehensive Plan. One aspect of this land use category is to identify areas to be utilized for infill residential development. The subject properties and surrounding area were rezoned from A-1 Agricultural District to R-1 Rural Residential District during the Comprehensive Rezoning of 2009 in anticipation of infill development along the Gum Point Road corridor. It is anticipated that this project will be incorporated into the overall Ocean Pines Association once developed. This project therefore recognizes the surrounding existing development, and provides for inclusion into the existing neighborhood character that is Ocean Pines, in conformance with the Comprehensive Plan.

The Comprehensive Plan also promotes the protection of the natural forested areas along the northern side of Gum Point Road. While it is too small in total land area to be

considered as green infrastructure in the plan, it is strongly encouraged to be protected. The majority of the forested areas within these parcels is to be protected in open space with a Forest Conservation Easement, and other sensitive areas such as the tidal wetland and associated buffer will be protected and enhanced under this plan.

Connectivity to main transportation networks are another feature of the proposed development that are consistent with the Comprehensive Plan. Access will be via the existing road network of Ocean Pines, with only an emergency access to the main road (MD Route 589 Racetrack Road), provided that its usage is approved by the Maryland State Highway Administration and is properly gated when not being used for such. The Level of Service both before and after this project is completed are at a Level A, with no significant impacts overall to the existing traffic network according to a traffic analysis provided to the Department.

Relative to consistency with the zoning regulations, the Technical Review Committee finds that the project site is zoned R-1 Rural Residential and RP Resource Protection District, the R-1 District being a zoning classification in which residential planned communities are permitted. It also finds that the project as proposed complies with those requirements cited in §ZS 1-315 relative to maximum density, maximum limitation for residential uses, minimum requirement for common use open space and recreational areas, and types of permitted uses. Furthermore, the Technical Review Committee finds that the submittals relative to the proposed project comply with the requirements cited in §ZS 1-315(k)(2)A1.

The Technical Review Committee reminds the Planning Commission that for individual structures, there shall be no minimum lot area, setback, bulk, lot width, or road frontage requirements. Such standards shall be approved by the Planning Commission during the Step II review. The Technical Review Committee also recommends that the Planning Commission consider these issues when reviewing the Step I concept plan and associated documents.

2. The general location of the site and its relationship to existing land uses in the immediate vicinity:

The subject property is located on the northerly side of Gum Point Road, just east of MD Route 589 (Racetrack Road). The Technical Review Committee finds that this area can best be characterized as a mix of residential and agricultural land uses. Ocean Pines and those developments along Gum Point Road surrounding the subject parcels consist of primarily single-family dwellings. The current land use of the area is dominated by residential development and wooded areas. The Technical Review Committee finds that the proposed use as single-family residences is consistent with existing land uses in the vicinity.

3. The availability and adequacy of public facilities, services and utilities to meet the needs of the RPC and the long-term implications the project would have on subsequent local development patterns and demand for public facilities and services:

The Technical Review Committee finds that the properties proposed to be developed into the Triple Crown Estates RPC are presently zoned R-1 Rural Residential District and RP Resource Protection District. The surrounding undeveloped lands are similarly zoned. Due to the sites' R-1 Rural Residential District zoning classification, single-family residential development at a density of one dwelling unit per one acre is permitted by zoning.

Furthermore, residential planned communities of the same density are permitted by that zoning district. Thus, the proposed density of 0.658 dwelling units per acre was anticipated for this immediate vicinity. As a major residential planned community, the developer could have proposed other housing types, such as townhouses, multi-family dwellings, as well as commercial retail and service uses. However, this is not proposed, and the single-family dwelling lots are consistent with the surrounding residential developments located within Ocean Pines subdivision. In addition, the development proposes to cluster the residential dwelling lots in an effort to preserve the existing forested areas, Critical Areas, and wetlands, resulting in approximately 47 acres of the 92.037 acres dedicated to open space which is encouraged by the Comprehensive Plan. Therefore, the Technical Review Committee concludes that the proposed Triple Crown Estates RPC will not have an adverse long-term implication on development patterns in the area.

Relative to certain public facilities, according to the applicants' written narrative, the lots will become part of the Ocean Pines development, and will be served by public water and sewer via connection to the Greater Ocean Pines Service Area. Access will be through the existing Ocean Pines road network - through an extension of King Richard Road. All roads will be built to County Roads standards and will be turned over to the Ocean Pines Association as other public roads. Ocean Pines Association also provides other infrastructure such as police, fire, and amenities. The utilities will be installed and operated by the same private utility companies that currently service the Ocean Pines subdivision.

Overall, the Technical Review Committee finds that there are adequate public facilities, services and utilities to serve the proposed development without any significant impacts to public facilities or services.

4. The consistency of the RPC with the general design standards as contained in Subsections (j)(1) through (j)(5):

Relative to the protection of key environmental features, the Technical Review Committee finds that the development has taken steps to protect the sensitive areas on the subject

property, such as those lands adjacent to the tidal wetlands and tributary stream adjacent to Gum Point Road, large tracts of existing forested areas and non-tidal wetlands. The open space provided well exceeds the minimum required under the RPC regulations. There will be minimal impact to the existing forested area, with no impact to the private tidal or non-tidal wetlands or associated buffers. Buffers within the Critical Area will also be enhanced as illustrated on the Step I concept plan.

Relative to the general layout and clustering of the development, the Technical Review Committee finds that the proposed RPC consists of clustered single-family lots, minimizing land impacts, especially to environmentally sensitive lands, while maximizing contiguous open spaces. The traffic circulation patterns promote connectivity to the existing Ocean Pines development. Subsection (j)(4) of the design standards encourage limiting the number of cul-de-sac and dead-end streets. This development will have a cul-de-sac at the terminus of each road.

Overall, the Technical Review Committee finds that the RPC has demonstrated consistency with the general design standards contained in §ZS 1-315(j)(1) through (j)(5), though consideration should continue to be given to the issue of the number of cul-de-sac provided.

5. The relationship of the RPC's proposed construction schedule, including any phasing, and the demand for and timely provision of public facilities, services and utilities necessary to serve the project:

No construction or phasing schedule has been provided to the Technical Review Committee. However, the applicant has already obtained approvals relative to the Water and Sewer Plan for the servicing of the proposed lots by public water and sewer.

6. The capacity of the existing road network to provide suitable vehicular access for the RPC, the appropriateness of any existing or proposed improvements to the transportation network, the adequacy of the pedestrian and bicycle circulation, and the proposed means of connectivity of the project to surrounding residential, commercial and recreational development and uses:

The Step I plan indicates that there will be one point of access for vehicular traffic through the extension of King Richard Road within the Ocean Pines subdivision. Traffic would then be directed through the south gate of Ocean Pines onto MD Route 589 (Racetrack Road). There is an existing 50' wide ingress/egress and utility easement directly from one of the proposed cul-de-sac within the development westward towards MD Route 589 (Racetrack Road). The narrative states that this is for emergency access only, however the easement does not reach the right-of-way of Racetrack Road. A gate was to be installed as a condition of approval for Phase I. The applicant will also need to clarify the means of

access through the easement when the plans indicate that there is an existing transformer in the middle of the easement.

**As noted in the 'Proposed Project' section of this report, the applicants have not yet gotten approvals from the Maryland State Highway Administration (SHA) to use the easement as an emergency exit. It is recommended that this task be started as soon as possible and that the gates to both this easement and the dirt road along Gum Point Road be gated immediately.*

A Traffic Impact Analysis was provided to the Department for review. The study was developed using an estimate of 60 proposed single-family dwellings. Based upon the study, the preparer (unidentified in the report) found that acceptable levels of service are projected for background and total peak hour traffic conditions. Level of Service A would be maintained both before and after the establishment of the subdivision. Therefore, it was their opinion that the proposed residential development could be accommodated by the existing road system. Relative to the adequacy of pedestrian and bicycle circulation, the road network will also serve these functions. The existing development does not have sidewalks or bike lanes, so if required for this development, connectivity would be an issue beyond the point of this subdivision.

Based on the traffic analysis provided, the Technical Review Committee concludes that the access points to MD Route 589 (Racetrack Road) via King Richard Road will not have a significantly adverse impact on traffic patterns in the area.

7. The relationship of the proposed method of wastewater disposal and provision of potable water service with the goals, objectives and recommendations of the Comprehensive Plan, Comprehensive Water and Sewer Plan, and other established policy guidelines:

The Technical Review Committee finds that, according to the applicants' written narrative, the lots will be served by public water and sewer via the Greater Ocean Pines Service Area. The developer is responsible for construction of the facilities.

NOTE: It should be noted that many of the comments submitted by various TRC members pertain to Step II and III of the review processes at which time, site plans and subdivision plats would be submitted, or to the permit submittals.

Procedure: The Planning Commission shall make findings of fact relative to the application and its consistency with the Comprehensive Plan, the terms of the Zoning and Subdivision Control Article, and all other applicable laws and regulations. The seven (7) findings of the Technical Review Committee above must also be addressed by the Planning

Commission in their report to the County Commissioners. **The Planning Commission is encouraged to make a recommendation (favorable or unfavorable) relative to the application which may address the items outlined in the Technical Review Committee Report or other items as appropriate. Further, the Planning Commission is encouraged to discuss the conditions placed on Phase I regarding access and gate placement.**



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

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

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

April 13, 2022

Project: Triple Crown – Major Site Plan Review (RPC)

Step I review for Phase II of Triple Crown Residential Planned Community (RPC). Proposed construction of an additional 30 Single-Family Units. Located on the northerly side of Gum Point Road east of Preakness Drive, Tax Map 21, Parcels 67 & 74, Tax District 3, R-1 Rural Residential District, Triple Crown Estates, LLC, owner / Vista Design, Inc., architect.

Prepared by: Stuart White, DRP Specialist

Contact: swhite@co.worcester.md.us or (410) 632-1200, extension 1139

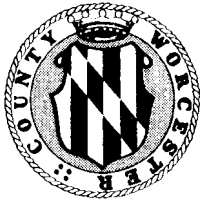
General Requirements:

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
 - a. A complete Building Permit Application along with the initial fee of \$300 made payable to “Worcester County.”
 - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan and building elevations (front, rear and sides)). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
 - c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.
3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections’ agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

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

§ZS1-205	R-1 Rural Residential District
§ZS1-208	General Residential District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-311	Major and Minor Subdivisions
§ZS1-301	RPC Residential Planned Communities
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-321	Off Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-324	Signs
§ZS1-327	Additional Setbacks from Drainage Ditches and Stormwater Management Facilities

1. Please clearly label the site plan as Step I Phase II for overall tracking purposes.
2. Consider a continuous road pattern rather than the current cul-de-sac design.



WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

Department of Development Review & Permitting
Worcester County Government Center
1 W. Market St., Room 1201
Snow Hill, Maryland 21863
pmiller@co.worcester.md.us

Project: Triple Crown Estates

Date: 4/13/2022

Tax Map: 21 Parcel: 67 & 74 Section: _____ Lot: _____ Block: _____

SITE SPECIFIC COMMENTS

1. Current Codes: 2018 International Residential Code
2018 International Energy Conservation Code
2017 NEC

(In 2022 the Maryland Codes Administration will begin the process of adopting the 2021 International Codes)

2. Comply with Worcester County Floodplain Regulations (where applicable).
3. The overall building height is to be clearly indicated on the construction documents. Maximum 45 feet building height permitted for townhomes, an as-built height certification may be required prior to framing inspection.
4. Footings shall be supported on undisturbed natural soils or engineered fill. Soils report and compaction testing required prior to footing inspection.

There is not enough information provided at this time to provide additional comments.



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1003

SNOW HILL, MARYLAND 21863-1194

TEL: 410-632-5666

FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: Triple Crown Estates – Step 1 Phase II

TRC #: 2022153

LOCATION: Tax Map 21; Parcel 67 & 74

CONTACT: Triple Crown Estates LLC

MEETING DATE: April 13, 2022

**COMMENTS BY: Matthew Owens
Fire Marshal**

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

Scope of Project

The proposed step 1 phase 2 construction of 30 two family dwelling lot residential planned community.

General Comments

1. A water supply for fire protection shall be identified indicating the following:
 - a. Water Source
 - b. Engineering study for reliability of water source
 - c. Size (in gallons) of water source
 - d. Replenishment of water supply
 - e. Diameter of in ground pipe
 - f. Number of hydrants
 - g. Location of hydrants
 - h. Roadway width and surface types
 - i. Distance from hydrant to roadway
2. If public water source, approved plans by the public works department.
3. Water source plans must be approved prior to recording of plat.

4. Fire hydrants shall be located within 3 ft. of curb line. Placement of fire hydrants shall be coordinated with this office prior to installation.
5. Obstructions shall not be placed or kept near fire hydrants, fire department inlet connections, or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately visible and accessible.
6. All underground water mains and hydrants **shall be installed, completed, and in service** prior to construction work or as soon as combustible material accumulates, which ever comes first. A stop work order will be issued if fire hydrants are not in service prior to construction work start.
7. Adequate emergency turn-a-round shall be provided for all streets in excess of 150 ft with cul-de-sacs. Cul-de-sacs shall have a minimum centerline radius of 50 ft.
8. Roadways shall meet current county roadway standards.
9. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.
10. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

Specific Comments


1. Single family and duplex units shall be protected by an automatic sprinkler system in accordance with NFPA 13D, *Standard for the Installation of Sprinkler Systems in One and Two Family Dwelling and Manufactured Homes*. Plans shall be submitted and approved by this office prior to the installation of such system.
2. If there is an Emergency Entrance (proposed off of Racetrack Road), this entrance would need to be marked as such and available to emergency apparatus at all times. If it's a gate controlled entrance, the gate would need to be an electronically controlled gate which would open upon the use of an emergency siren (SOS Gate Controller).
3. Complete set of building plans shall be submitted and approved prior to start of construction.
4. No further comments at this time.



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: Jenelle Gerthoffer, Natural Resources Administrator 

Subject: Natural Resources Project Review

Date: March 30, 2022

Date of Meeting: April 13, 2022

Project: Triple Crown Estates RPC Step I– Phase II

Location: Gum Point Road; Tax Map: 21; Parcels: 67 and 74

Owner/Developer: Triple Crown Estates, LLC

Engineer/Surveyor: Vista Design, Inc.

This site has complied with the **Worcester County Forest Conservation Law**. This property is subject to Forest Conservation Plan Number 15-21, the requirements of the Forest Conservation Law were satisfied when the initial RPC was established on parcels 67 and 74. The correct Forest Conservation statement is included on the plat.

This site is located in the **Atlantic Coastal Bays Critical Area (ACBCA)** program boundary designated Limited Development Area (LDA) with an accompanying 100' and 300' buffer. This project was subject to a growth allocation that was awarded in 2012. There is a Planting Agreement and Bond on file associated with the creation of the RPC.

This project is subject to the **Worcester County Stormwater Ordinance**. The project has obtained Stormwater Site Development Plan. Final Stormwater approval is required prior to signature plan approvals. All projects with a limits of disturbance (LOD) over one acre shall be required to file for a General Permit/Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection

Citizens and Government Working Together

Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

Attachment: Phasing Memo

Citizens and Government Working Together

WORCESTER COUNTY GOVERNMENT CENTER 1 WEST MARKET STREET, ROOM 1306 SNOW HILL, MARYLAND 21863
TEL: 410-632-1220 FAX: 410-632-2012



DEPARTMENT OF ENVIRONMENTAL PROGRAMS


Worcester County

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

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

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

MEMORANDUM

DATE: March 11, 2020
TO: Applicant
FROM: Jenelle Gerthoffer, Natural Resources Administrator 
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

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

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

TO: Stuart White, DRP Specialist
Development Review and Permitting

FROM: Christopher S. Clasing, P.E., Deputy Director

DATE: April 1, 2022

SUBJECT: TRC Meeting – April 2022 – Roads and Water/Wastewater Comments

Sketch Plan Review

a) **OC Beer Works**

- i. No comments from DPW Roads Division at this time.
- ii. Confirm needed EDUs assigned to the project.
- iii. If proposing to connect to public sewer and brewery operations are taking place on site, pretreatment may be required prior to discharging into public sewer.

Site Plan Review

a) **Triple Crown**

- i. Sheets 102-502 appear to be missing from the plan sets delivered to Public Works. Public Works Roads and W/WW Divisions will need the complete drawing set in order to provide comments.

b) **Sea Oaks Village**

- i. Roadway and Utility related plan sheets are missing from the plan sets delivered to Public Works. Public Works Roads and W/WW Divisions will need the complete drawing set in order to provide comments.

c) **Diakonia**

- i. Please include the water and sewer construction plans as part of the full set of plans in this submittal.
- ii. The last paragraph of the TRC narrative states that water and sewer plans are substantially complete with Public Works. Per email sent from Public Works to Carpenter Engineering on 3/4/2022, In order for Public Works to approve that plans for the public water and sewer are technically correct, the Department will need utility profiles shown to accommodate the current plan set. To date, Public Works has not received a response.
- iii. No comments from DPW Roads Division at this time.

cc: Kevin Lynch, Roads Superintendent
Gary Serman, W/WW Facilities Supervisor

Triple Crown Estates Phase II

RESIDENTIAL PLANED COMMUNITY STEP 1 CONCEPT

STEEN ASSOCIATES, TAX MAP 21, PARCELS 67 AND 74
THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND

Statement of Conformance with the Goals, Objectives and Recommendations of the Worcester County, MD Comprehensive Plan

Introduction

The proposed Residential Planned Community (RPC) is comprised of 92.037 acres bordering the southern boundary of the Ocean Pines community on the north and Gum Point Road to the south. Access to the property will be from King Richard Road in Section 10 of Ocean Pines, with an emergency exit through a 50' wide Ingress/Egress Easement from the western boundary of the property to Maryland Route 589. The property has a total of 60 EDU's of public water and sewer capacity through the County's Ocean Pines Water and Sewer Service Area, and an Amendment to the Worcester County Water and Sewer Plan was approved by the State. The property is partially in the Maryland Coastal Bays Critical Area, and has received a Growth Allocation for the development of a subdivision of 60 lots. Extensive environmental work, as well as analysis of stormwater measures, buffer protection measures, traffic and other planning concerns was performed during the Growth Allocation Request approval process.

The original RPC request consisted of 60 duplex units. A revision to the original request was submitted (and approved) in October 2020 reducing the 60 duplex units to 30 single family lots. Phase I is nearly complete and owner/developer has decided to use the remaining sewer allocation to complete Phase II of Triple Crown Estates. Phase II also consist of 30 single family units. The change from duplex to single family lots is a result of the demand on the current housing market.

Following final approval, Phase II, will become part of the Ocean Pines development and the Ocean Pines Association, Inc., subject to all the rules and dues of the Association. The water and sewer facilities will be owned and operated by Worcester County, and the roads will be owned and maintained by the Ocean Pines Association. All construction costs will be borne by the Owner.

The Growth Allocation Critical Area Site Plan was based on a subdivision layout calling for 60 single family lots, based on the current zoning of R-1 and RP for the property. With Phase-1 approved, this RPC application is for Phase-2 the additional 30 single family lots to be included

in Triple Crown Estates. As Ocean Pines is a community with a mix of single family, townhouse, villas and condominium units, single family homes will be compatible with the rest of the existing Ocean Pines development. This phase will bring the density of this development back to which was originally approved.

Much of the preliminary design was performed during the Growth Allocation application process. As a consequence, the layout of the project considered all of the environmental factors affecting the site. These included both tidal and non-tidal wetlands, tributary streams, extensive forested areas and songbird habitat and Critical Area buffers. The plans preserve all of the existing forest, along with zero disruption of any tidal or non-tidal wetlands or their buffers. Final design of stormwater management measures for Phase-2 has been completed and approved, meeting the requirements for Environmental Site Design of the Maryland Department of the Environment. In addition, planting plans for the Critical Area and Tributary Stream Buffers were also developed and approved. The Stormwater Management Plan and the Buffer Planting Plan are included in the drawings.

This written statement in support of the RPC will discuss the project's conformance with the goals, objectives and recommendations of the Comprehensive Plan, compliance with the established development policy regulations, specifically in relation to the Land Use, Natural Resources, Economy, Housing, Public Infrastructure and Transportation areas contained within the Plan.

Land Use

The property is currently zoned R-1 residential, with a small portion zoned RP, Resource Protection, and are in the designated Existing Developed Areas of the County's approved Land Use Plan and located between the Existing Developed Areas of Ocean Pines and Gum Point Road. Should the RPC receive final approval from the County, it will become part of the Ocean Pines community. In the Land Use objectives listed in Chapter Two of the Comprehensive Plan, five criteria are applied to infill in Existing Developed Areas to determine their suitability under the Plan. They are:

1. To limit Environmental damage. As noted previously, the property has received a Critical Areas Growth Allocation. The application for this Allocation included a preliminary design for the project that provided full protection to all environmental factors associated with the project, including tidal and non-tidal wetlands and their buffers, tributary streams, extensive forested areas and songbird habitat and Critical Area buffers. Planting plans for the various buffers were also included in the design.
2. To reduce land consumption outside existing communities. The design of this subdivision preserves existing drainage patterns and environmentally sensitive areas while protecting existing forest through forest conservation and site design that prevents the

clearing of any trees. The development of single family homes on this property is a low density and fits well with the existing mix use of both single family and multi-family development types throughout Ocean Pines development. As stated above, should the project be approved, it will become part of the Ocean Pines community.

3. To minimize impacts on natural, economic and social resources. The project's impacts on natural resources are discussed above. It will provide a positive impact on economic resources, providing needed single family housing in the County and an increased tax base. The social resources for this project are in place through the Ocean Pines Association and the County.
4. To efficiently provide adequate public facilities and services. The project will be served by public water and sewer provided through the Ocean Pines Service Area of Worcester County. The property currently has 60 EDU's of water and sewer service in place. Construction of the facilities within the project will be undertaken by the Owner and dedicated to the County. Access to the project will be by extension of King Richard Road from Section 10 of Ocean Pines, and the roads will be dedicated to the Ocean Pines Association, Inc. Electrical, telephone, cable and gas services will be installed and operated by private utilities currently servicing Ocean Pines.
5. To minimize adverse impacts on existing communities and to foster a cooperative approach to land use planning and development. The project uses existing water, sewer and roads to create a natural extension of the Ocean Pines community. The project has been designed to eliminate environmental impacts and to reduce other impacts such as extensive road systems, traffic impacts and sprawl beyond suitable infill areas.

In summary, this project meets the goals of the Comprehensive Plan for Land Use planning and will produce a well-planned addition to the existing Ocean Pines community while preserving existing drainage patterns and environmental features. Ocean Pines Association, Inc. has indicated support for this project.

Natural Resources

The preliminary design developed in the Growth Allocation application and contained in this RPC Step 1 Concept Plan submittal provides extraordinary protection to all natural resources on the property. Tidal and non-tidal wetlands and their buffers, tributary streams, extensive

forested areas and songbird habitat and Critical Area buffers are all protected. Planting plans with suitable vegetation have been developed. Stormwater management meeting the Environmental Site Design criteria of the Maryland Department of the Environment is included in the design.

Economy

The project will provide positive benefits to the County's economy. The addition of newly built single family homes will meet the needs of the competitive housing market, while increasing the local tax base. Additional housing in this area provides additional employment opportunities and reduced commuting times.

Housing

The property currently has 60 EDU's of water and sewer available from the County's Ocean Pines Water and Sewer Service Area, allowing for the development of 60 housing units. The proposed RPC will allow the development of Phase-2 30 additional single family homes to the already approved phase-1 30 single family homes of Triple Crown Estates providing much needed inventory of single family homes on Worcester County. The development of single family homes is consistent with the mix of single family and multi-family housing types currently in place within Ocean Pines.

Public Infrastructure

The water and sewer facilities to serve the proposed RPC are in place within Ocean Pines, owned and operated by Worcester County. The project already possesses 60 EDU's of water and sewer service. The water and sewer facilities to serve the project will be constructed by the Owner and dedicated to Worcester County. Water will consist of an extension from the mains in King Richard Road, with looping within the property to provide adequate pressure and flow. A water line will also be extended west through the 50' wide access easement towards MD Route 589 for future development along Route 589. The sewer will be a force main system consisting of EONE units located on each lot pumping into an existing 6" force main from Ocean Downs Casino to a manhole located on King Richard Rd. The sewer force main service Ocean Downs was designed to serve this project. Electrical, telephone, cable and gas services will be provided by private utility companies via extensions from their Ocean Pines systems.

Transportation

The proposed RPC will be served by roads owned and maintained by the Ocean Pines Association, Inc. Access to the project will be by an extension of King Richard Road from Section 10 of Ocean Pines. The roads within the project will be built in accordance with

Worcester County Road Standards and dedicated to the Association. An emergency exit will be provided through an existing 50 foot access easement at the west side of the property. This emergency exit will be gated.

A traffic study has been performed as a part of the initial RPC submission, and the results show that the development will not affect the Level of Service on the roads which will serve it, including King Richard Road, Ocean Parkway, Manklin Creek Road and the South Entrance from Ocean Pines to Racetrack Road (MD 589).

Implementation

This RPC must be reviewed and approved through the process specified in the Worcester County Code, Chapter ZS 1-315 and the County's process for RPC approval. Should the necessary approvals explained herein be received, the project will then proceed through the County subdivision process, which will include the preparation of all final design and construction documents, including plats, road, water, sewer, stormwater, sediment and erosion control, landscaping and other plans required for permitting and construction of the development. These plans will then be submitted to the Planning Commission for approval. Bonds will be posted by the Owner and a Building Permit obtained. Construction will then begin, with all costs borne by the Owner. Upon completion and final inspections, the plats will be recorded and public infrastructure elements dedicated to Worcester County and Ocean Pines Association, Inc.

SITE DATA

OWNER/DEVELOPER
 PARCEL 67 - TRIPLE CROWN ESTATES, LLC
 627B OCEAN PARKWAY
 BERLIN, MD 21811-1708
 410-837-4787
 PARCEL 74 - STEEN ASSOCIATES, INC.
 627B OCEAN PARKWAY
 BERLIN, MD 21811-1708
 410-837-4787

CONSULTANT
 VISTA DESIGN, INC.
 CONTACT: STEVE ENGEL, R.L.A.
 11634 WORCESTER HIGHWAY
 SHOWELL, MARYLAND 21862
 PHONE: (410) 352-3874
 FAX: (410) 352-3875

SITE INFORMATION

- TAX MAP NO. 21, PARCEL 67 & 74
- DEED REF.: PARCEL 67 - 5856/382
PARCEL 74 - 2666/581
- PLAT REF.: PARCEL 67 - 184/18
PARCEL 74 - NONE
- TAX ACCOUNT ID: PARCEL 67 - 03-012433
PARCEL 74 - 03-010562
- ZONING: PARCEL 67 - R-1 (45,424 AC) & RP (0.790 AC)
PARCEL 74 - R-1
- SETBACKS: FRONT = 25'
SIDE = 6' (LOTS 9 & 10 HAVE 25' SODE YARD SETBACK AS SHOWN ON SHEETS 3 & 4)
REAR = 25'
- MINIMUM LOT STANDARDS AS APPROVED BY WORCESTER COUNTY PLANNING COMMISSION:
LOT SIZE: 10,000 SQ. FT.
LOT WIDTH: 80'
BUILDABLE AREA: 5,100 SQ. FT.
MAXIMUM BUILDING HEIGHT 45'
- USE: PARCEL 67 - RESIDENTIAL
PARCEL 74 - AGRICULTURAL
- TOTAL DISTURBED AREA = 14.30 AC
- LINEAR FOOTAGE OF ROADS
KING RICHARD ROAD = 1,801.65'
PRAKNESS DRIVE = 1,964.53'
WINNER CIRCLE CT. = 295.71'
JOCKEY COURT = 789.01'
SEATTLE SLEW LANE = 551.74'
TOTAL = 5,402.64
- TOTAL STORMWATER MANAGEMENT AREA = 38,577 SF
TOTAL NEW IMPERVIOUS AREA = 3.86 ACRES
- NON-TIDAL WETLANDS AREA = 54,293.83 SF (1.25 AC)
PRIVATE TIDAL WETLANDS AREA = 9,069.24 SF (0.21)
- PUBLIC WATER & SEWER SERVICE TO BE PROVIDED BY THE WORCESTER COUNTY OCEAN PINES SERVICE AREA.
- ATLANTIC COASTAL BAYS CRITICAL AREA LAND USE DESIGNATION: LDA
- There are no known wetlands delineated within the Limit of Disturbance.
- This site is subject to the Worcester County Forest Conservation Law. This site is subject to forest conservation plan No. W.C.F.C.P. #15-021. This site has been subject to a regulated activity under the Worcester County Forest Conservation Law. A forest conservation easement plat has been approved and is on file with the Department of Environmental Programs. A Perpetual Protective Agreement, Deed of Forest Conservation Easement, Worcester County, Maryland, will be recorded simultaneously with this plat in the Land Records of Worcester County, Maryland.
- The roads and rights-of-way in this subdivision are public, and will be constructed according to the Worcester County Department of Public Works Road Standards. Upon completion and inspection and acceptance by the Worcester County Department of Public Works, they will be dedicated to the Ocean Pines Association, Inc., who will own and maintain them.
- Plantings/landscaping in the road rights-of-way damaged by utility or road work are the responsibility of the owners if repair or replacement is required.
- Per Worcester County Department of Environmental Programs memorandum dated August 5, 2016, sixty (60) EDU's of water and sewer capacity from the Ocean Pines Sanitary District Service Area have been assigned to this subdivision.

FLOOD ZONE

This site is located within Flood Zone "X". Areas determined to be outside of the 0.2% Annual Chance Floodplain per FIRIM Map #24047C0160H, Effective Date July 16, 2015

STORMWATER MANAEMENTSHEET INDEX

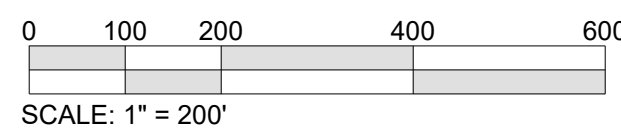
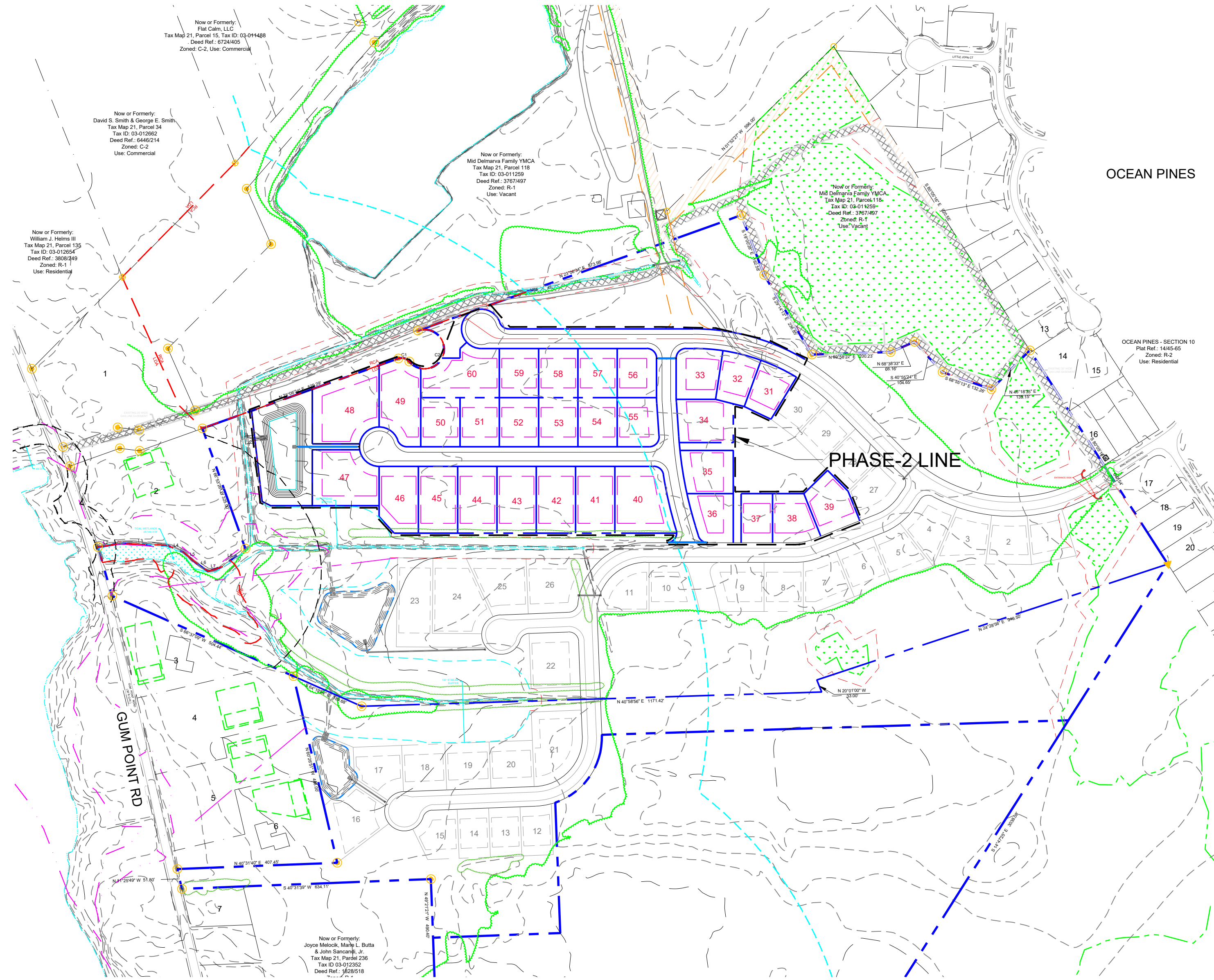
SHEET G 001	COVER SHEET
SHEET C 100	EXISTING CONDITIONS PLAN
SHEET C 101	SITE PLAN
SHEET C 102	SITE PLAN DETAILS
SHEET C 200	STORMWATER MANAGEMENT PLAN
SHEET C 201	SWM DETAIL INFILTRATION BASIN-3
SHEET C 300	WATER & SEWER PLAN
SHEET C 301	WATER PROFILES
SHEET C 302	SEWER PROFILES
SHEET C 303	WATER & SEWER DETAILS
SHEET C 400	ROAD PLAN KING RICHARD ROAD
SHEET C 401	ROAD PLAN JOCKEY COURT
SHEET C 402	ROAD PLAN SEATTLE SLEW LANE
SHEET C 500	EROSION & SEDIMENT CONTROL PLAN
SHEET C 501	EROSION & SEDIMENT CONTROL DETAILS
SHEET C 502	EROSION & SEDIMENT CONTROL DETAILS
SHEET C 600	REVISED CRITICAL AREA PLAN
SHEET C 700	LANDSCAPE PLAN

OPEN SPACE CALCULATIONS	
Total Site Area = 92.037 Acres	
Required Open Space Area: 92.037 Acres x 30% = 27.611 Acres	
Required Open Space:	
Active = 27.611 Acres x 10% = 2.761 Acres	
Passive = 27.611 Acres x 20% = 5.522 Acres	
Natural = 27.611 Acres x 50% = 13.806 Acres	
Total Open Space Provided = 46.995 Acres (170.2%)	
Provided Open Space:	
Active = 3.458 Acres (12.5%)	
Passive = 11.405 Acres (41.3%)	
Natural = 32.132 Acres (116.4%)	

DENSITY CALCULATIONS	
Total Site Area = 92.037 Acres	
Gross Lot Area = 92.037 Acres - 0.790 Acres (RP Zoning) = 91.958 Acres	
Permitted Density (R-1 Zoning) = One Unit/Acre	
Proposed Number of Residential Lots = 60	
Proposed Density = 60 Lots/91.958 Acres = 0.65 Lots/Acre	

TRIPLE CROWN ESTATES

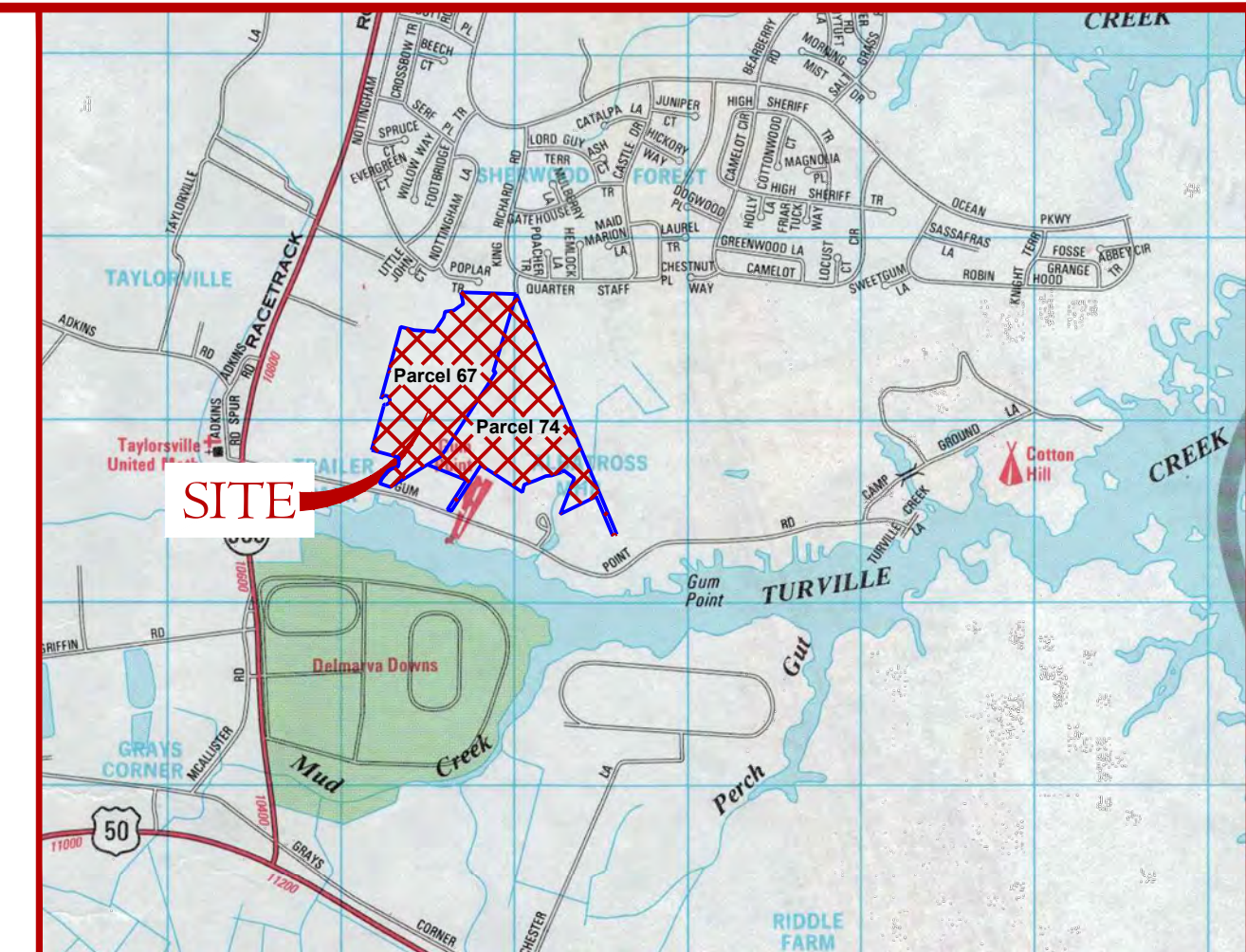
RPC STEP I PHASE II
 TAX MAP 21, PARCELS 67 & 74
 THIRD TAX DISTRICT, WORCESTER COUNTY MARYLAND



The Triple Crown Estates Homeowners Association shall be responsible for the operation and maintenance of all stormwater management features within the subdivision, including the Grass Swales, Infiltration Basins, Rooftop Disconnects and Sheet Flow to Conservation Areas, as shown on the construction drawings. They shall be operated and maintained per the requirements of the Maryland Environmental Site Design Manual, as noted on the drawings.

NOTE: The nontidal wetlands line as delineated by Spencer Rowe, Inc. and dated May 3, 2003 and as shown hereon has not been verified by regulatory authorities and therefore may or may not be valid for site development. At the time of site development, the nontidal wetland may be required to be verified in the field by the appropriate government agency. Development shall be required to comply with all regulations and permitting in effect at that time. Any reduction in buildable area below the statutorily prescribed minimum as a result of future regulatory verification or regulation or a change in topography may render the lot or lots as shown hereon unbuildable. The approval of this subdivision shall not constitute a representation, guarantee or warranty of any kind by Worcester County or by any official or employee thereof of the practicality, buildability or safety of any proposed use and shall create no liability upon the County, its officials or employees.

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW
 This property lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle 1 (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Laws, as from time to time amended, in effect at the time of the proposed development activities.



VICINITY MAP
 1" = 200'

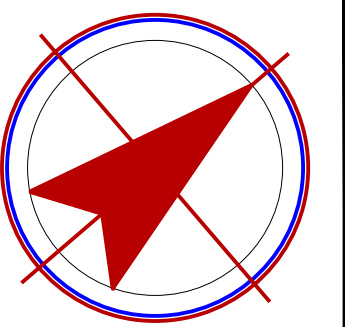
GENERAL NOTES

- ALL WORK REQUIRED BY THESE DOCUMENTS (DRAWINGS AND SPECIFICATIONS) SHALL BE NEW. WHEREVER THE WORD "PROPOSED" IS USED IT IS CONSIDERED TO BE INTERCHANGEABLE WITH THE WORD "NEW" AND IS INCLUDED IN THE REQUIRED WORK.
- THE CONTRACTOR SHALL EXAMINE A COPY OF SAID PLAN(S) AND VISIT THE SITE IN ORDER TO DETERMINE TO HIS/HER SATISFACTION THE QUANTITIES OF WORK REQUIRED TO BE PERFORMED.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THESE DRAWINGS AND SPECIFICATIONS AND TO ALL APPLICABLE FEDERAL, STATE OF MARYLAND, AND WORCESTER COUNTY REQUIREMENTS.
- ANY DISCREPANCIES BETWEEN THE INFORMATION PROVIDED ON THESE PLANS AND THE EXISTING SITE CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER.
- THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AND PIPE INVERTS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE NECESSARY STAKEOUT OF THE LINE AND GRADE FOR THE CONSTRUCTION.
- NO INFORMATION REGARDING DEPTH TO ANY TEMPORARY OF PERMANENT GROUND WATER TABLE IS PROVIDED ON THESE DRAWINGS. THE CONTRACTOR SHALL INVESTIGATE TO HIS SATISFACTION THE SITE CONDITIONS REGARDING DEPTH TO GROUND WATER. GENERALLY, PIPING, TRENCH AND STRUCTURE CONSTRUCTION SHALL BE EXECUTED IN A DE-WATERED STATE, CONSISTENT WITH GOOD CONSTRUCTION PRACTICE. ALL EXCAVATIONS FOR MANHOLES AND OTHER CHAMBERS SHALL BE CONTINUALLY DE-WATERED UNTIL THE BACK-FILL OPERATION HAS BEEN COMPLETED.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING PARTIES, THREE (3) DAYS PRIOR TO BEGINNING ANY WORK SHOWN ON THESE DRAWINGS.
 MARVIN STEEN 410-641-7950
 MISS UTILITY 1-800-282-8555
 VISTA DESIGN, INC 410-352-3874
 WORCESTER SOIL CONSERVATION DISTRICT 410-632-3464 EXT. 3
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS RESULTING FROM ANY EARTH MOVING AND/OR TEMPORARY STOCKPILING OF EARTH OR OTHER MATERIALS ON SITE.
- THESE DRAWINGS, THE DESIGN, AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO VISTA DESIGN, INC. AND SHALL NOT BE ALTERED OR REUSED WITHOUT THEIR WRITTEN PERMISSION. COPYRIGHT, LATEST DATE HERE ON.
- NO CONSTRUCTION SHALL BEGIN UNTIL A PRE-CONSTRUCTION MEETING IS HELD BETWEEN THE CONTRACTOR, OWNER, ENGINEER & THE WORCESTER COUNTY PERMIT COORDINATOR.
- THE CONTRACTOR AND OWNER SHALL PROVIDE SUPERVISION AND CERTIFICATION OF ALL CONSTRUCTION OF STORMWATER MANAGEMENT PRACTICES THE PROVIDE INFILTRATION AND FILTERING, BY A PROFESSIONAL ENGINEER DULY LICENSED IN THE STATE OF MARYLAND.
- THERE ARE NO STEEP SLOPES WITHIN THE LIMITS OF DISTURBANCE.
- THERE ARE NO STREAMS OR STREAM BUFFERS WITHIN THE LIMITS OF DISTURBANCE.
- THERE ARE NO HIGHLY ERODIBLE SLOPES WITHIN THE LIMITS OF DISTURBANCE.
- THERE ARE NO SPRINGS, SEEPS OR INTERMITTENT STREAMS WITHIN THE LIMITS OF DISTURBANCE.
- AN AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSORS WILL BE INSTALLED IN ALL LANDSCAPE AREAS PER ZS 1-3220(I), TO BE DESIGNED BY OTHERS.
- THERE WILL NOT BE ANY EXTERIOR STORAGE OF BOATS ON THE PROPERTY.
- SITE PLAN & EXISTING CONDITIONS PREPARED BY SOULE & ASSOCIATES DATED AUGUST 2017.

SWM CERTIFICATION STATEMENTS

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

MARVIN STEEN, STEEN ASSOCIATES DATE



NORTH

REVISIONS

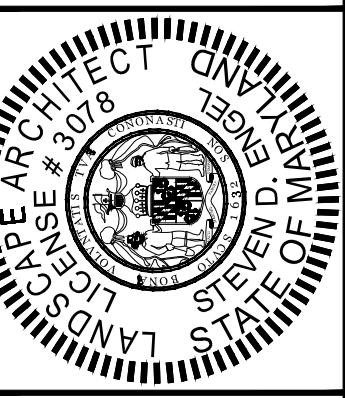
PROJECT DATA

Project No.: 19-0409
 File Name: CS-PH12 (06/02).dwg
 OCEAN PINES, MD
 WORCESTER COUNTY
 Date: 01/07/22
 Scale: 1" = 200'

COVER SHEET

TRIPLE CROWN
 ESTATES
 PHASE II

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



Sheet No.:

G 001

NOTE: This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remain the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assignees without the written permission of VDI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

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

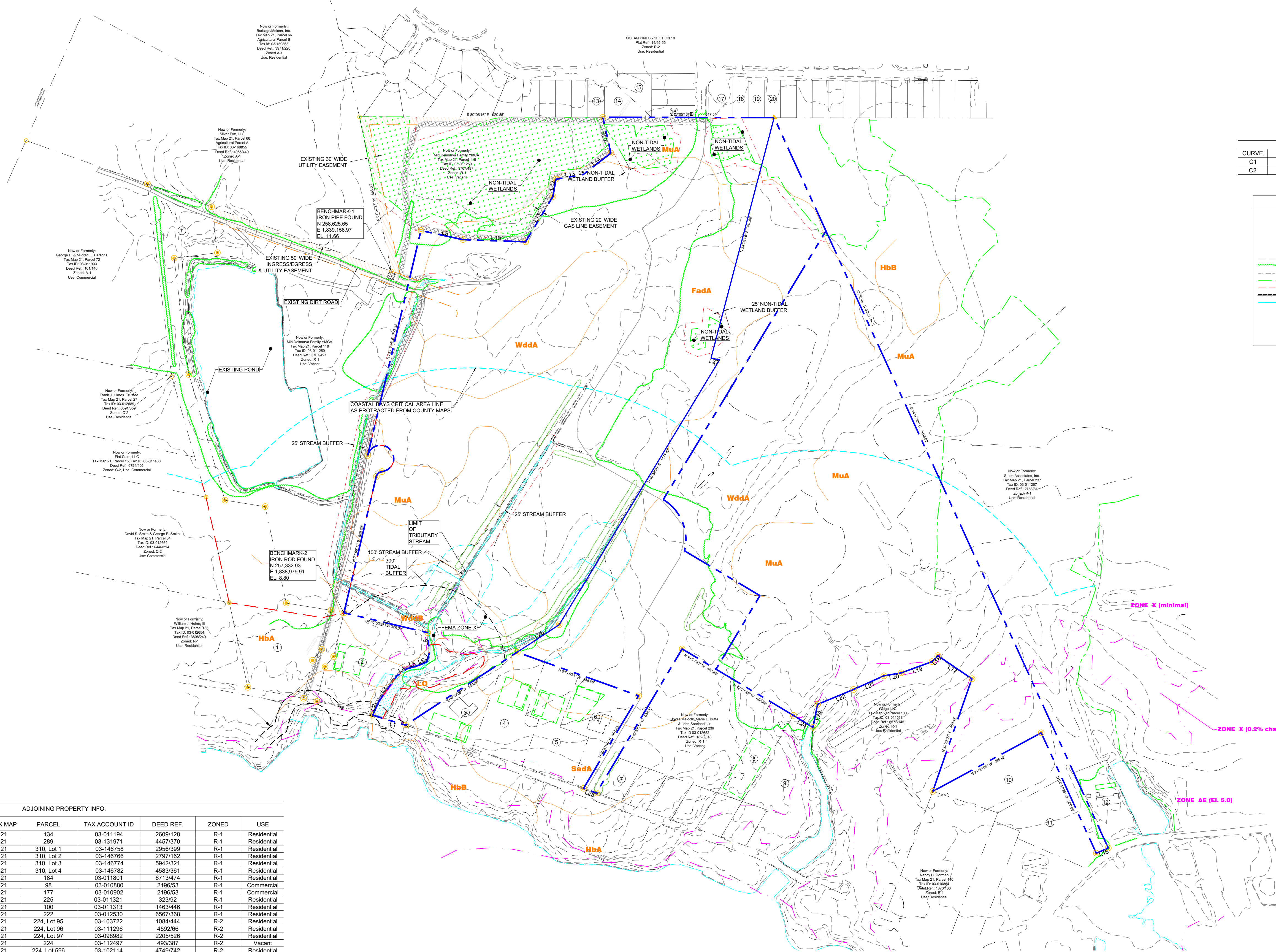


LINE	BEARING	DISTANCE
L1	N 63°26'06" W	129.49'
L2	N 33°39'30" E	58.79'
L3	N 44°59'57" E	116.98'
L4	N 65°15'27" E	46.62'
L5	N 83°34'36" E	42.91'
L6	N 77°26'18" E	36.34'
L7	N 25°03'23" E	37.04'
L8	N 04°42'51" E	75.59'
L9	S 68°01'31" E	162.58'
L10	S 78°15'17" E	236.85'
L11	N 40°57'18" E	200.23'
L12	N 19°37'29" E	66.16'
L13	S 89°56'28" E	104.65'
L14	N 62°03'43" E	132.26'
L15	N 02°42'28" W	139.15'
L16	S 76°27'44" W	49.37'
L17	N 45°59'21" W	155.94'
L18	S 53°47'22" W	31.35'
L19	S 79°35'22" W	123.22'
L20	N 89°51'38" W	67.38'
L21	S 75°59'22" W	125.81'
L22	S 77°14'22" W	147.00'
L23	S 21°14'22" W	88.83'
L24	N 48°41'50" W	86.52'
L25	N 60°26'52" W	51.80'
L26	N 66°38'02" E	189.68'
L27	N 69°02'04" W	33.00'

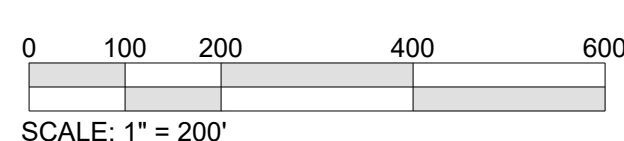
CURVE	RAD	Δ	ARC	ChL	ChB
C1	25.00'	70°31'44"	30.77'	28.87'	S 58°22'25" W
C2	50.00'	250°31'44"	218.63'	81.65'	N 31°37'35" W

LEGEND

- Iron Pipe Found
- Iron Rod Found
- Iron Axle Found
- Stone Found
- Existing Transformer
- Existing Individual Trees
- Adjoining Property R.O.W. Lines
- Existing Woods Line
- Existing Shoreline/Top of Bank
- Non-Tidal Wetlands Line
- Non-Tidal Wetlands/Stream Buffer Line
- Tidal Wetlands Buffer Line
- Coastal Bays Critical Area Line
- Ingress/Egress and/or Utility Easement
- 20' Wide Gas Line Easement



ADJOINING PROPERTY INFO.						
	OWNER (N/F)	TAX MAP	PARCEL	TAX ACCOUNT ID	DEED REF.	ZONED USE
1	Steen Associates, Inc.	21	134	03-011194	2609/128	R-1 Residential
2	Laura Dido	21	289	03-131971	4457/370	R-1 Residential
3	Steven J. & Billie C. Ashcraft	21	310, Lot 1	03-146766	2956/399	R-1 Residential
4	Richard Lee Ropp	21	310, Lot 2	03-146766	2797/162	R-1 Residential
5	Yat Blu Yeung & Zhu Yan Feng	21	310, Lot 3	03-146774	5942/321	R-1 Residential
6	Robin P. & Nicola M. Boehm	21	310, Lot 4	03-146782	4583/361	R-1 Residential
7	John I. Nickel	21	184	03-011801	6713/474	R-1 Residential
8	Bruce H. & Cheryl C. Clark	21	98	03-010880	2196/53	R-1 Commercial
9	Bruce H. & Cheryl C. Clark	21	177	03-010902	2196/53	R-1 Commercial
10	Wayne F. & Elann L. Hoke	21	225	03-011321	323/92	R-1 Residential
11	Charlotte Powell	21	100	03-011313	1463/446	R-1 Residential
12	Edward D. Burke	21	222	03-012530	6567/368	R-1 Residential
13	William C. & Elizabeth A. Esposito	21	224, Lot 95	03-103722	1084/444	R-2 Residential
14	James Marple & Paula Stant	21	224, Lot 96	03-112296	4592/66	R-2 Residential
15	John B. & Helen A. Coles	21	224, Lot 97	03-098982	2205/526	R-2 Residential
16	Ocean Pines Association, Inc.	21	224	03-112497	493/387	R-2 Vacant
17	Matthew W. Spunter	21	224, Lot 596	03-102114	4749/742	R-2 Residential
18	Donald E. & Peggyann M. Brown	21	224, Lot 597	03-096076	5830/199	R-2 Residential
19	Ocean Pines Association, Inc.	21	224, Lot 598	03-106136	4877/0	R-2 Vacant
20	Deborah S. Sheehan	21	224, Lot 599	03-108058	2466/104	R-2 Residential



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

REVISIONS

PROJECT DATA

EXISTING CONDITIONS PLAN

TRIPLE CROWN ESTATES

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

Sheet No:

C 100

LOT	AREA (SQUARE FEET)
31	11,605
32	11,605
33	13,937
34	15,303
35	14,076
36	12,652
37	10,000
38	12,617
39	13,692
40	23,132
41	17,000
42	17,000
43	17,000
44	17,000
45	17,000
46	16,188
47	22,365
48	27,210
49	20,788
50	12,500
51	12,500
52	12,500
53	12,500
54	12,600
55	12,825
56	12,825
57	12,500
58	12,500
59	12,500
60	21,758

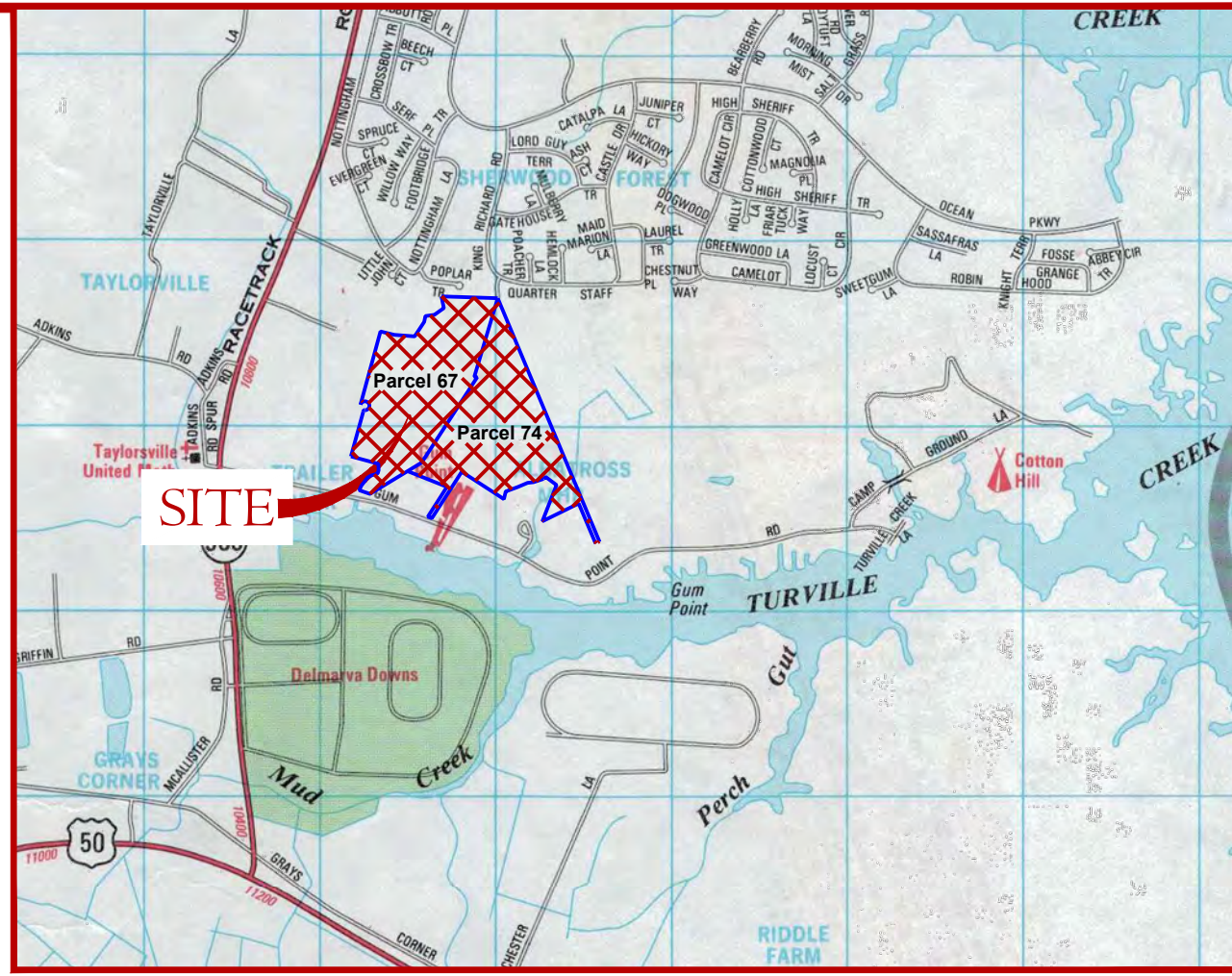
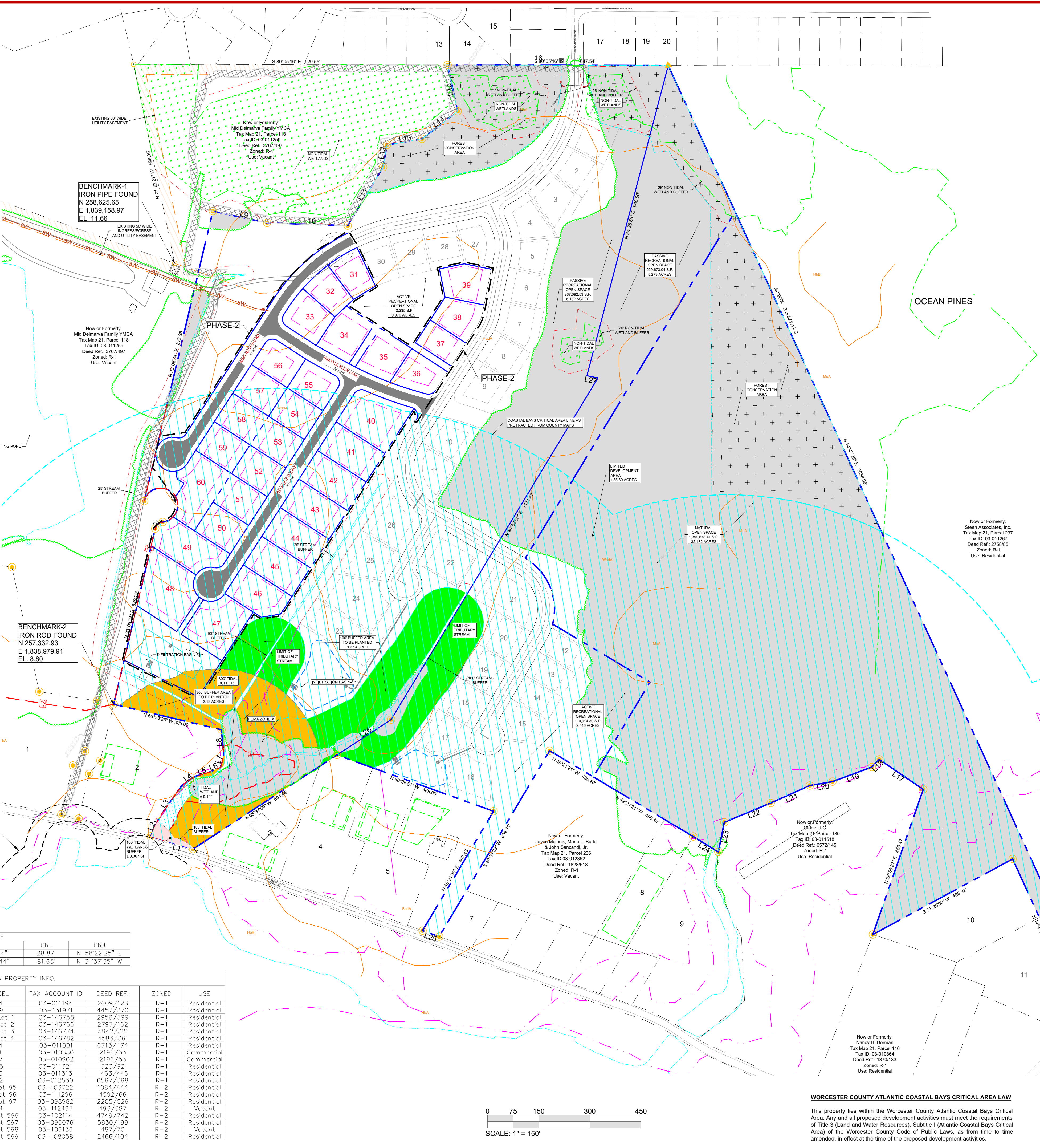
LOT	AREA (SQUARE FEET)	ALLOWABLE IMPERVIOUS (25%)
40*	19,903	4,976
41	17,000	4,250
42	17,000	4,250
43	17,000	4,250
44	17,000	4,250
45	17,000	4,250
46	16,188	4,047
47	22,365	5,591
48	27,210	6,803
49	20,788	5,197
50	12,500	3,125
51	12,500	3,125
52	12,500	3,125
53	12,500	3,125
54*	12,494	3,123
55*	3,948	987
57*	6,925	1,731
58	12,500	3,125
59	12,500	3,125
60	21,758	5,440
Total Allowable Impervious for Lots or Portion of Lot within LDA.		77,895 S.F. (1.79 ACRES)

* THESE LOTS ARE PARTIALLY IN THE LIMITED DEVELOPMENT AREA (LDA). THE SQUARE FOOTAGE OF ALLOWABLE IMPERVIOUS ON THESE LOTS ARE BASED SOLELY ON THE PORTION WITHIN THE LDA.

LINE	BEARING	TABLE	DISTANCE
L1	N 63°26'06"	W	129.49'
L2	N 33°39'30"	E	58.79'
L3	N 44°59'57"	E	116.98'
L4	N 65°15'27"	E	46.62'
L5	N 83°34'36"	E	42.91'
L6	N 77°26'18"	E	36.34'
L7	N 25°03'23"	E	37.04'
L8	N 04°42'51"	E	75.59'
L9	S 68°01'31"	E	162.58'
L10	S 78°15'17"	E	236.85'
L11	N 40°57'18"	E	200.23'
L12	N 19°37'29"	E	66.16'
L13	S 89°56'28"	E	104.65'
L14	N 62°03'43"	E	132.26'
L15	N 02°42'28"	W	139.15'
L16	S 76°27'44"	W	49.37'
L17	N 45°59'27"	W	155.94'
L18	S 53°47'22"	W	31.35'
L19	S 79°35'22"	W	123.22'
L20	N 89°51'38"	W	67.38'
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3	Steven J. & Billie C. Ashcraft	21	310, Lot 1	03-146758	2956/399	R-1	Residential
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5	Yot Blu Yeung & Zhu Ym Feng	21	310, Lot 3	03-146774	5942/321	R-1	Residential
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14	James Morie & Paula Stant	21	224, Lot 96	03-111296	4597/66	R-2	Residential
15	John B. & Helen A. Coles	21	224, Lot 97	03-098982	2205/526	R-2	Residential
16	Ocean Pines Association, Inc.	21	224	03-112497	493/387	R-2	Vacant
17	Matthew W. Spurrier	21	224, Lot 596	03-102114	4749/742	R-2	Residential
18	Donald E. & Peggyann M. Brown	21	224, Lot 597	03-086076	5830/719	R-2	Residential
19	Ocean Pines Association, Inc.	21	224, Lot 598	03-106136	487/70	R-2	Vacant
20	Deborah S. Sheehan	21	224, Lot 599	03-108058	2466/104	R-2	Residential



VICINITY MAP
1" = 2000'
CHESAPEAKE BAY CRITICAL AREA NOTES

- Owner: Parcels 67 & 74
Triple Crown III, L.L.C.
627B Ocean Parkway
Berlin, Maryland 21811-1708
- Developer: Steen Associates, Inc.
627B Ocean Parkway
Berlin, Maryland 21811-1708
- Deed Ref.: Parcel 67 - 8068/106 (Item 1)
Parcel 74 - 8068/106 (Item 2)
- Land Use: Parcel 67 - Residential
Parcel 74 - Agricultural
- By scaled map location and graphic plotting only, the subject property appears to lie partially in Zone X (Area of minimal flood hazard), Zone X (0.2% annual chance flood hazard), and Zone AE (EI. 5.0) according to the Flood Insurance Rate Maps for Worcester County, MD, Community Panel No. 24047C 0160H, Effective Date July 16, 2015.
- Non-tidal wetlands as shown hereon are as delineated by Spencer Rowe, Inc.
- Atlantic Coastal Bays Critical Area Land Use Designation: LDA (Limited Development Area)
- Parcel Areas: Parcel 67 Area: 46.21 Acres
Parcel 74 Area: 45.82 Acres
Total Site Area: 92.04 Acres
- Forested Areas: Parcel 67: 9.69 Acres
Parcel 74: 37.49 Acres
Total Forested Area: 47.18 Acres
- Wetland Areas: Non-Tidal Wetlands Area: 54,293.83 SF (1.25 Acres)
Private Tidal Wetlands Area: 9,069.24 SF (0.21 Acres)

LEGEND

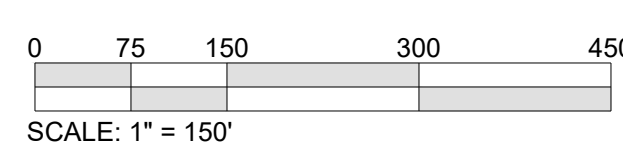
Property Lines	—
Non-Tidal Wetlands	—
25' Non-Tidal Wetland Buffer	—
Tidal Wetlands	—
Tidal Waters of the US Mean High Water	—
Ordinary High Water Line - Non-Tidal Waters of the US & State of Maryland	—
100 Ft. Critical Area Buffer	—
1,000 Ft. Critical Area Buffer	—
FEMA Flood Lines	—
Soil Boundary Lines	—
Existing Storm Drain Pipe	—
Existing 1x Contour	—
Existing 5x Contour	—
Proposed 1x Contour	—
Proposed 5x Contour	—
Limited Development Area (LDA)	—
100' Tidal Buffer Planting Area	—
300' Tidal Buffer Planting Area	—
Non-Tidal Planting Area	—
25' Non-Tidal Wetland Buffer	—
Forest Conservation Area (Per Recorded Plat 24942 in Worcester County Land Records)	—
Existing Forest Cover	—
Existing Tree Line	—

AREA TABLE FOR CRITICAL AREA FOR PARCELS 67 AND 74:

- TOTAL SITE AREA: 92.04 ACRES
- TOTAL CRITICAL AREA - LIMITED DEVELOPMENT AREA (LDA): 56.60 ACRES
- AREAS WITHIN CRITICAL AREA (LDA):
 - EXISTING FOREST: 26.49 ACRES
 - FOREST PLANTED IN PHASE 1: 5.46 ACRES
 - EXISTING FOREST TO REMAIN: 31.89 ACRES
 - PROPOSED FOREST PLANTING AREA PHASE 2: 0.00 ACRES
 - EXISTING IMPERVIOUS SURFACE - PHASE 1: 2.39 ACRES
 - PROPOSED IMPERVIOUS SURFACE - PHASE 2: 2.46 ACRES
 - 22' WIDE ROAD WITHIN ROW - ALLOWABLE IMPERVIOUS FOR LOTS: 1.79 ACRES
- PROPOSED PERCENTAGE OF IMPERVIOUS SURFACE: 8.72% (EXISTING & PROPOSED SURFACE WITHIN CRITICAL AREA)
- TOTAL NO. OF LOTS WITHIN (OR PARTIALLY WITHIN) CRITICAL AREA:
 - EXISTING LOTS - PHASE 1 = 17
 - PROPOSED LOTS - PHASE 2 = 20
 - TOTAL = 37

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



NORTH

REVISIONS

PROJECT DATA

Project No.:	19-029
File Name:	CA 121021.dwg
Worcester County, MD	
Date:	12/10/2021
Scale:	1" = 150'

CHESAPEAKE BAY CRITICAL AREA PLAN

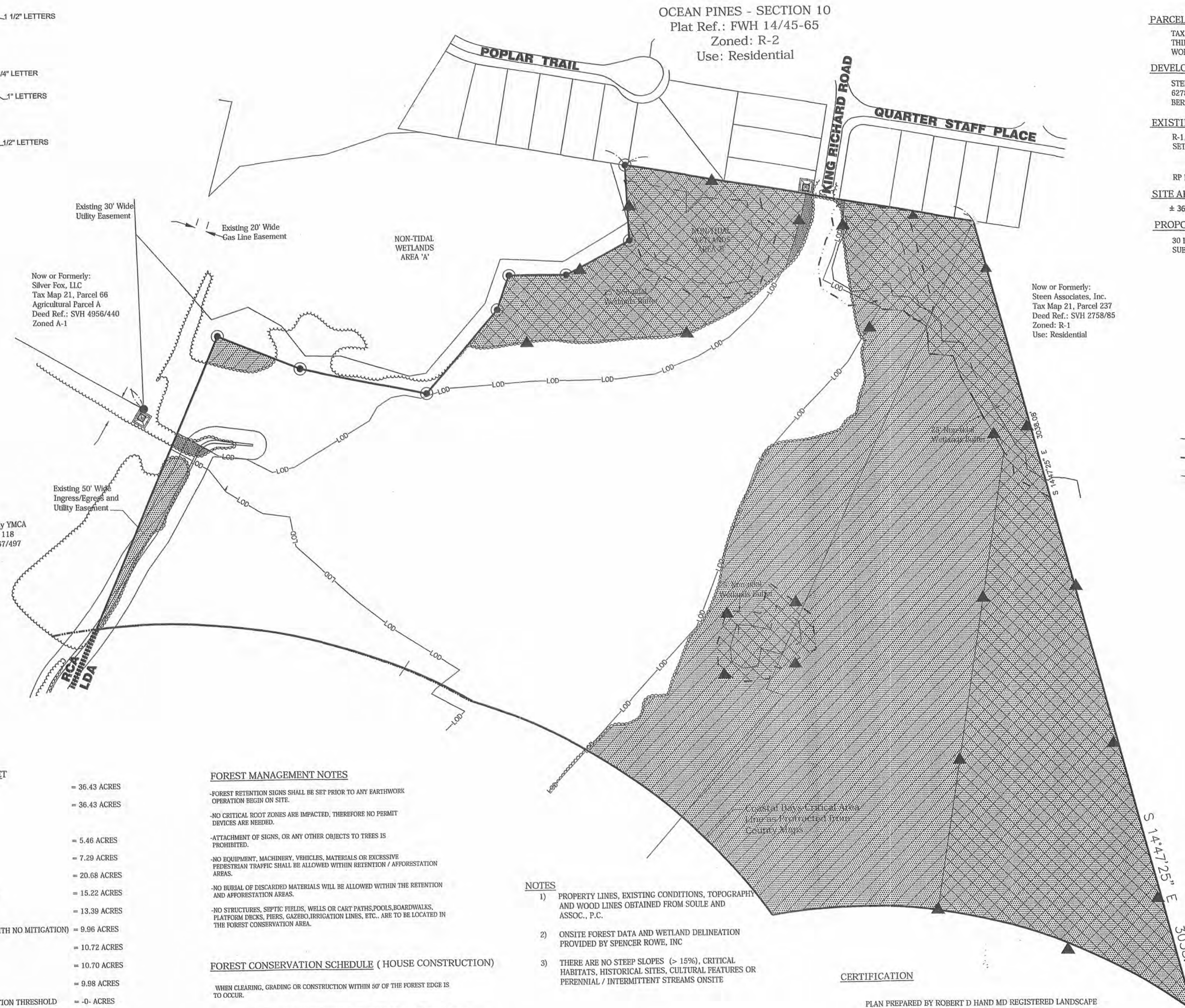
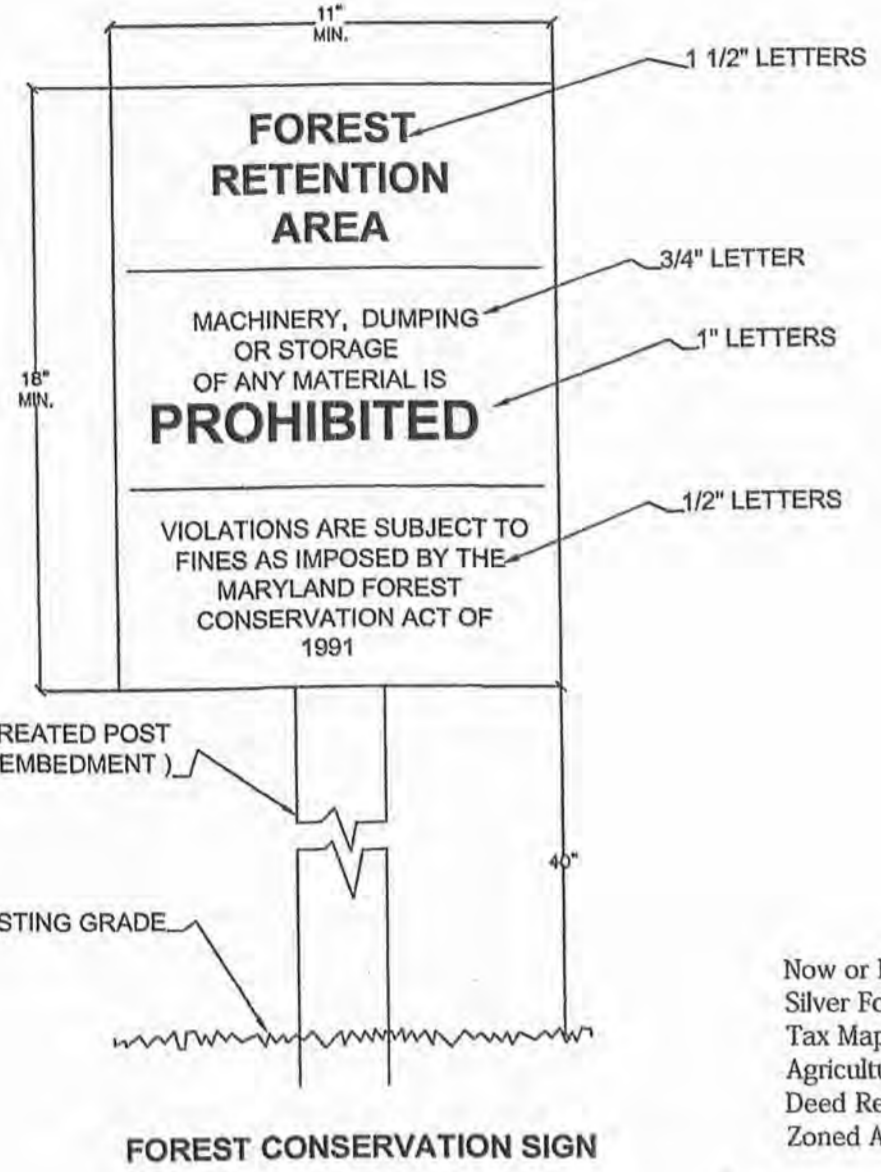
TRIPLE CROWN ESTATES

PHASE 2

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Shovel, MD 21862
PH: 410-552-3874 • Fax: 410-552-3875 • www.vistadesign.com

Sheet No. **C 600**

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SITE DATA

PARCEL DESCRIPTION
TAX MAP 21, PARCELS 67 AND 74
THIRD TAX DISTRICT
WORCESTER COUNTY MARYLAND

DEVELOPER
STEEN ASSOCIATES, INC.
6278 OCEAN PARKWAY
BERLIN, MD 21811

EXISTING ZONING
R-1, RESIDENTIAL
SETBACKS: FRONT = 15'
SIDE = 8'
REAR = 20'

RP RESOURCE PROTECTION

SITE AREA
± 36.43 ACRES/OUT OF CRITICAL AREA

PROPOSED USE
30 LOT RESIDENTIAL
SUBDIVISION

- LEGEND**
- DENOTES EXISTING FOREST = ± 20.68 ACRES
 - DENOTES CLEARED FOREST = ± 0.13 ACRES
 - FOREST CONSERVATION EASEMENT AREA = ± 9.98 ACRES
 - FOREST PERMITTED TO BE CLEARED = ± 10.57
 - NON TIDAL WETLAND LINE
 - 25' NON TIDAL WETLAND BUFFER LINE
 - LIMIT OF DISTURBANCE
 - EXISTING TREE LINE
 - FOREST CONSERVATION SIGN

FORESTRY WORKSHEET

TOTAL TRACT AREA	= 36.43 ACRES
NET TRACT AREA	= 36.43 ACRES
ZONING DISTRICT	R-1, RESIDENTIAL
AFFORESTATION THRESHOLD / ACRES	15% = 5.46 ACRES
CONSERVATION THRESHOLD / ACRES	20% = 7.29 ACRES
EXISTING FOREST COVER	= 20.68 ACRES
AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	= 15.22 ACRES
AREA OF FOREST ABOVE CONSERVATION THRESHOLD	= 13.39 ACRES
BREAK EVEN POINT (AMOUNT OF FOREST TO RETAIN WITH NO MITIGATION)	= 9.96 ACRES
CLEARING PERMITTED WITH NO MITIGATION	= 10.72 ACRES
TOTAL AREA OF FOREST TO BE CLEARED	= 10.70 ACRES
TOTAL AREA OF FOREST TO BE RETAINED	= 9.98 ACRES
REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	= -0- ACRES
REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	= -0- ACRES
CREDIT FOR REFORESTATION ABOVE THE CONSERVATION THRESHOLD	= -0- ACRES
TOTAL REFORESTATION REQUIRED	= -0- ACRES
TOTAL AFFORESTATION REQUIRED	= -0- ACRES
TOTAL AFFORESTATION / REFORESTATION REQUIRED	= -0- ACRES

FOREST MANAGEMENT NOTES

- FOREST RETENTION SIGNS SHALL BE SET PRIOR TO ANY EARTHWORK OPERATION BEGIN ON SITE.
- NO CRITICAL ROOT ZONES ARE IMPACTED, THEREFORE NO PERMIT DEVICES ARE NEEDED.
- ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED.
- NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN RETENTION / AFFORESTATION AREAS.
- NO BURIAL OF DISCARDED MATERIALS WILL BE ALLOWED WITHIN THE RETENTION AND AFFORESTATION AREAS.
- NO STRUCTURES, SEPTIC FIELDS, WELLS OR CART PATHS, POOLS, BOARDWALKS, PLATFORM DECKS, FIRES, GAZEBO, IRRIGATION LINES, ETC. ARE TO BE LOCATED IN THE FOREST CONSERVATION AREA.

FOREST CONSERVATION SCHEDULE (HOUSE CONSTRUCTION)

WHEN CLEARING, GRADING OR CONSTRUCTION WITHIN 50' OF THE FOREST EDGE IS TO OCCUR.

- 1) FIELD DETERMINATION OF FOREST PROTECTION AREA LINE BASED ON CRITICAL ROOT ZONE AND IN ACCORDANCE WITH THE WORCESTER COUNTY FOREST CONSERVATION MANUAL AND THE APPROVED FOREST CONSERVATION PLAN.
- 2) INSTALLATION OF FOREST PROTECTION FENCING OR FLAGGING IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE WORCESTER COUNTY FOREST CONSERVATION MANUAL AND THE APPROVED FOREST CONSERVATION PLAN.
- 3) NOTIFY WORCESTER COUNTY CONSERVATION PROGRAM UPON INSTALLATION OF FENCING AND SIGNS.
- 4) CONSTRUCTION ACTIVITY.
- 5) NOTIFY WORCESTER COUNTY FOREST CONSERVATION PROGRAM OR LOCAL AUTHORITY FOLLOWING COMPLETION OF ALL CONSTRUCTION ACTIVITIES FOR INSPECTIONS.
- 6) WORCESTER COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS RESERVES THE RIGHT TO ACCESS THE PROPERTY AT ANY TIME TO INSPECT A DETERMINE COMPLIANCE WITH THE APPROVED FOREST CONSERVATION PLAN

- NOTES**
- 1) PROPERTY LINES, EXISTING CONDITIONS, TOPOGRAPHY AND WOOD LINES OBTAINED FROM SOULE AND ASSOC., P.C.
 - 2) ONSITE FOREST DATA AND WETLAND DELINEATION PROVIDED BY SPENCER ROWE, INC
 - 3) THERE ARE NO STEEP SLOPES (> 15%), CRITICAL HABITATS, HISTORICAL SITES, CULTURAL FEATURES OR PERENNIAL / INTERMITTENT STREAMS ONSITE

WORCESTER COUNTY FOREST CONSERVATION NOTE

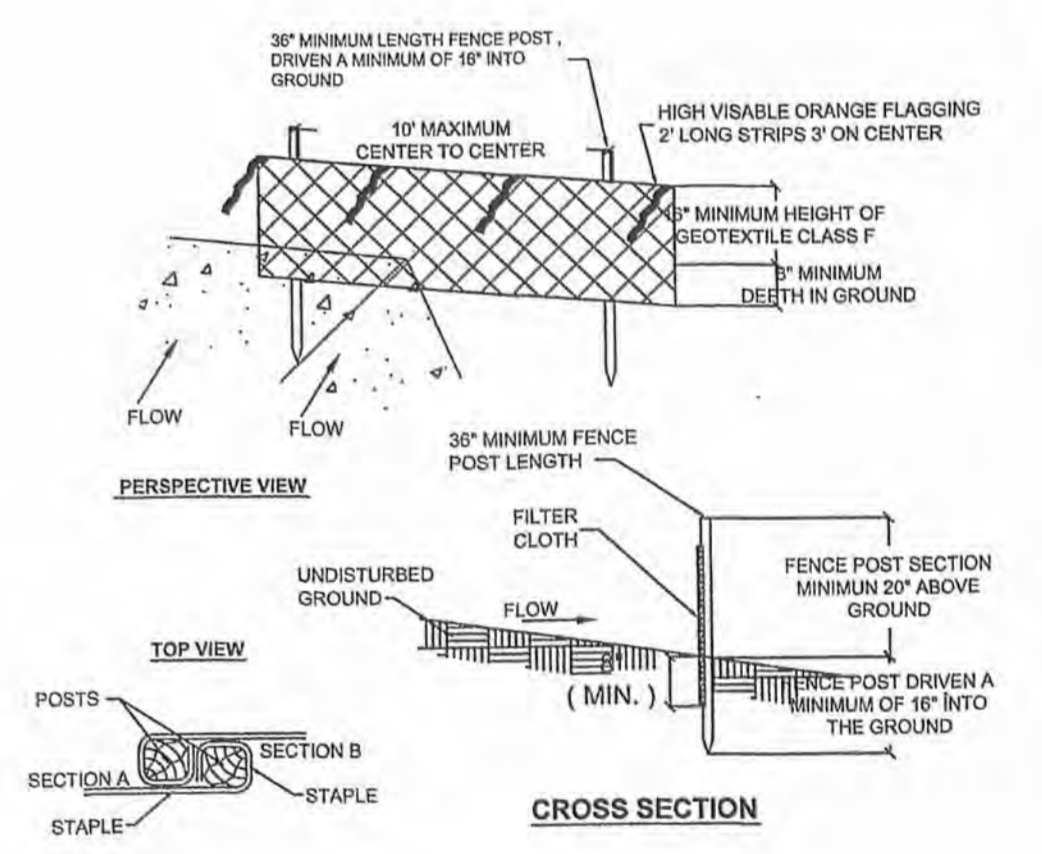
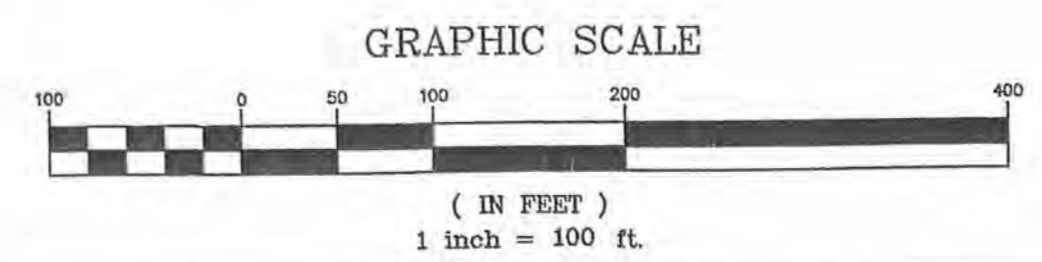
THIS SITE IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SITE PLAN IS SUBJECT TO FOREST CONSERVATION PLAN NO. W.C.F.C.P #15-021 THIS SITE HAS BEEN SUBJECT TO A REGULATED ACTIVITY UNDER THE WORCESTER COUNTY FOREST CONSERVATION LAW. A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF ENVIRONMENTAL PROGRAMS. A PERPETUAL PROTECTIVE AGREEMENT, DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND WILL BE RECORDED SIMULTANEOUSLY WITH THE PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.

CERTIFICATION

PLAN PREPARED BY ROBERT D HAND MD REGISTERED LANDSCAPE ARCHITECT # 587

SIGNATURE

DATE



JOINING TWO ADJACENT SILT FENCE SECTIONS

CONSTRUCTION SPECIFICATIONS

1. FENCE POSTS SHALL BE A MINIMUM OF 30" LONG DRIVEN 16" MINIMUM INTO THE GROUND. WOOD POSTS SHALL BE 1 1/2" x 1 1/2" SQUARE (MINIMUM) CUT, OR 1 1/4" DIAMETER (MINIMUM) ROUND AND SHALL BE OF SOUND QUALITY HARDWOOD. STEEL POSTS BE STANDARD T OR U SECTION WEIGHING NOT LESS THAN 1.0 POUND PER LINEAR FOOT.
2. GEO TEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP OR MID SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F

TENSILE STRENGTH	50 LBS / IN (MIN)	TEST, MSMT 509
TENSILE MODULUS	20 LBS / IN (MIN)	TEST, MSMT 509
FLOW RATE	0.3 GAL / FT / MINUTE (MAX)	TEST, MSMT 322
FILTERING EFFICIENCY	75% (MIN)	TEST, MSMT 322

3. WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVER LAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
4. SILT FENCE SHALL BE INSPECTED AFTER EACH RAIN FALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHES 50% OF THE FABRIC HEIGHT.
5. SPECIFICATIONS FROM U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, DETAIL - 22, PAGE E-15-3.
6. BOUNDARIES OF FOREST RETENTION AREA SHOULD BE STAKED PRIOR TO INSTALLING PROTECTIVE DEVICES.
7. ROOT DAMAGE SHOULD BE AVOIDED.
8. ALL STANDARD MAINTENANCE FOR SEDIMENT CONTROL DEVICES APPLY TO THESE DETAILS.
9. FOREST PROTECTION FENCE SHALL BE INSTALLED ALONG LIMIT OF DISTURBANCE (LOD) WHENEVER LOD IS WITHIN 50' OF FOREST TO BE RETAINED

SILT / FOREST PROTECTION FENCE

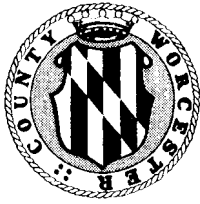
FOREST CONSERVATION PLAN
TAX MAP 21, PARCELS 64 & 74
WORCESTER COUNTY MARYLAND

RD. HAND AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE, SITE PLANNING AND FEASIBILITY
12302 COLLINS ROAD BISHOPVILLE, MD. 21813 410-352-5623

DATE 7/17/16
REV. DATE 11/16/17
DRAW BY J.MAYHUE
CHK'D BY R.D.HAND
DRAWING FCP-1
SCALE 1"=100'

SHEET
FCP-1

OK
Per Spencer



WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

Department of Development Review & Permitting
Worcester County Government Center
1 W. Market St., Room 1201
Snow Hill, Maryland 21863
410-632-1200, Ext. 1151
pmiller@co.worcester.md.us

Project: Triple Crown Estates (Phase II)

Date: 5/10/2023

Tax Map: 21 Parcel: 67 / 74 Section: _____ Lot: _____

Site specific comments:

1. Current Codes: Current codes as of 5/3/2023
2018 International Building Code
2018 International Residential Code
2018 International Energy Conservation Code
2018 International Mechanical Code
2017 NEC
Maryland Accessibility Code
2010 ADA Standards for Accessible Designs

(In 2022 the Maryland Codes Administration will begin the process of adopting the 2021 International Codes)

2. Wind Design: 125 MPH (assumed); Risk category II; Exposure "C"
3. Soils report and compaction testing required for all building pads Sites. Soils report to be submitted with building permit application.
4. The overall building height is to be clearly indicated on the construction documents. Maximum 45 feet building height permitted homes, an as-built height certification may be required prior to framing inspection.

There is not enough information provided at this time to provide additional comments.




Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: Joy S. Birch, Natural Resources Specialist III 

Subject: Step II & Step III review for Phase II of Triple Crown Estates RPC

Date: May 1, 2023

Triple Crown Estates – Step II & Step III review for Phase II of Triple Crown Residential Planned Community (RPC). Proposed construction of 30 Single Family Units

Critical Area: This site is located in the Atlantic Coastal Bays Critical Area (ACBCA) program and is designated Limited Development Area (LDA) with an associated 100' and 300' buffer. In 2012 this site received a growth allocation award which modified the RCA designation to LDA. There is currently a Planting Agreement and Bond on file for the mitigation that was required for the RPC and growth allocation.

Storm Water Management & Erosion and Sediment Control:

Storm Water Management & Erosion and Sediment Control:

Final Storm Water Approval has been obtained and grading permit issued for the site.

General Provisions:

- All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.
- All Storm water Management practices shall be designed to meet the requirements of the 2007 Maryland Storm water Management Act.
- All projects over one (1) acre shall be required to file for a General Permit / Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National

Citizens and Government Working Together

Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

cc: File;
David Bradford, NR Deputy Director
Vista Design, Inc., Engineer.

Citizens and Government Working Together

WORCESTER COUNTY GOVERNMENT CENTER 1 WEST MARKET STREET, ROOM 1306 SNOW HILL, MARYLAND 21863
TEL: 410-632-1220 FAX: 410-632-2012



Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for August 11, 2021 Meeting

From: Environmental Programs Staff

Subject: Major Site Plan: Triple Crown Estates, LLC – Tax Map: 21, Parcel: 261, Lot: 7; Step II & III for Triple Crown Estates subdivision.

Date: May 8, 2023

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

1. Environmental Programs requires a \$60 fee for any Technical Review Committee projects submitted on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. The Enterprise Fund Controller will assign the EDUs to each individual property tax account once assigned.
3. Plumbing permits and potentially, gas permits, will be required. As part of the site utility work, a plumbing permit will need to be obtained. Along with the plumbing permit, the FCI and tap fees will need to be paid and a water EDU from the Ocean Pines Sanitary District will need to be purchased as well for each homesite.
4. There is a \$6,500 payment due at closing time for each residence that needs to be made to the Ocean Pines Association (OPA) for each sewer tap. Even though we are not a party to the developer's agreement with OPA, County staff are getting calls on these payments. The lot owners need to be informed about these payments earlier in the development process.
5. Water and sewer infrastructure needs to be built to DPW standards and installed in the property location(s).

Citizens and Government Working Together

Stuart White

From: Aws Ezzat <AEzzat@mdot.maryland.gov>
Sent: Wednesday, May 3, 2023 10:47 AM
To: Stuart White
Cc: Jeffrey Fritts; Kristen Tremblay; Daniel Wilson; Mark Gillis
Subject: Re: TRC and PC draft agendas
Attachments: Pin Oak MDOT SHA Comments.pdf

Good morning Stu,

Please see attached the comments letter for the Pin Oak Warehouse Complex. Additional comments for the Battle Axe, Truitt's Landing Tower and Triple Crown Estates copied below for your reference.

Battle Axe: After a review of the subject development, MDOT SHA determined that the proposed development will have no negative impact to the surrounding State roadway network. We have no further comments at this time.

Truitt's Landing Tower: After a review of the subject development, MDOT SHA determined that the proposed telecommunication compound development will have no negative impact to the surrounding State roadway network. We have no further comments at this time.

Triple Crown Estates: After a review of the subject development, MDOT SHA determined that the proposed Single Family Units development will have no negative impact to the surrounding State roadway network. We have no further comments at this time.

Feel free to reach out if you have any questions or concerns about MDOT SHA recommendations prior to the TRC meeting.

Thank you,



Aws Ezzat, P.E.
Regional Engineer, Access Management
District 1
660 West Road
Salisbury, MD 21801
AEzzat@mdot.maryland.gov
(410) 677-4048 (office)

From: Stuart White <swhite@co.worcester.md.us>
Sent: Thursday, April 20, 2023 3:30 PM
To: Aws Ezzat <AEzzat@mdot.maryland.gov>; Catherine Zirkle <czirkle@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Gary Serman <gserman@co.worcester.md.us>; Janet Davis <jdavis@co.worcester.md.us>; Jennifer Keener <jkkeener@co.worcester.md.us>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@co.worcester.md.us>; Kevin Lynch <klynch@co.worcester.md.us>; Kristi Marsh <kmarsh@co.worcester.md.us>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mark Gillis <MGillis@mdot.maryland.gov>; Matt Owens <mowens@co.worcester.md.us>; Paul Miller

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

TO: Stuart White, DRP Specialist
Development Review and Permitting

FROM: Christopher S. Clasing, P.E., Deputy Director

DATE: May 5, 2023

SUBJECT: TRC Meeting – May 2023 – Roads and Water/Wastewater Comments

- I. **Battle Axe – Minor Site Plan Review**
 - a. No comments from DPW at this time.

- II. **Pin Oak Warehouse Complex – Major Site Plan Review**
 - a. Please contact the Roads Division office at 410-632-2244 in regards to getting a commercial entrance bond for the entrance on Green Briar Drive.

- III. **Triple Crown Estates – Residential Planned Community**
 - a. Plans currently do not show what road standards will be used. Please provide a revised plan showing proposed standards.
 - b. Geotech must be on site at all times when road work is being performed. Contact the Roads Division at least 24 hours prior to any road work starting.
 - c. Plans currently show an 8” water main extending down the service road towards MD Route 589 with a note that it will be constructed “by others”. This 8” interconnection will be required to be constructed as part of the Phase II improvements in order to be approved by Worcester County DPW.

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