

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday March 4, 2021

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

Although the Government Center remains closed to the public, this meeting will be held in-person. Masks will be required for all in attendance and social distancing regulations will be enforced.

Thursday, March 4, 2021

Est. Time

1:00 P.M. I. **Call to Order**

1:00 P.M. II. **Administrative Matters**

A. Review and approval of minutes – February 4, 2021

B. Board of Zoning Appeals agenda – March 11, 2021

C. Technical Review Committee agenda – March 10, 2021 (Cancelled)

1:05 P.M. III. **Water and Sewer Plan Amendment** - Amendment of the Comprehensive Plan for Water and Sewerage Systems, Worcester County, Maryland—Request to expand the water and sewer planning areas for the Ocean Pines Sanitary Service Area to include a single property of 11.5 acres (Parcel 72 of Tax Map 21), located north of the Gum Point Rd intersection on the east side of Racetrack Road (MD Rt 589), Wave Holdings, LLC, applicant; Case No. SW 2021-01.

1:20 P.M. V. **Adjournment**

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – February 4, 2021**

Meeting Date: February 4, 2021

Time: 1:00 P.M.

Location: Via Zoom

Attendance:

Planning Commission

Jerry Barbierri, Chair
Marlene Ott, Secretary
Ken Church
Betty Smith
Mary Knight
Brooks Clayville

Staff

Roscoe Leslie, County Attorney
Ed Tudor, Director
Jennifer Keener, Deputy Director
Kristen M. Tremblay, Zoning Administrator
Stu White, DRP Specialist
Robert Mitchell, Director of Environmental Programs
Jenelle Gerthoffer, Natural Resources Administrator

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, December 3, 2020 — As the first item of business, the Planning Commission reviewed the minutes of the December 3, 2020 meeting. Following the discussion, three (3) amendments were suggested. It was moved by Ms. Ott and seconded by Ms. Smith and carried unanimously, to approve the minutes as amended. Ken Church abstained from the vote as he was not in attendance at the previous meeting.

B. Board of Zoning Appeals agenda, February 11, 2021 — As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for February 11, 2021. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Board.

III. Site Plan Review (§ZS 1-325)

A. Salt Grass Point Farms Mini Storage – As the next item of business, the Planning Commission reviewed a site plan associated with the proposed construction of eight (8) buildings containing a total of 75,018 square feet of mini storage and a 900 square foot associated office on two (2) lots (with a subdivision being required). Mr. Hugh Cropper represented the applicants and presented the proposal. He discussed the extensive efforts put forth to meet the design standards and provided background on the recently approved BZA variance for a proposed setback encroachment. He responded to a citizen's opposition, presented to BZA regarding the proposed entrance location, by stating that the location was mandated by SHA. Staff's reports were referenced regarding the Design Guidelines and he requested waivers on design standards. Also representing the applicants were Mr. Bob Hand and Mr. Chris Larmore, of whom provided background information to the Planning Commission on project specifics. Color choices were discussed and it was agreed that a decision would be made once research on durability of the choices was completed. A motion was made by Mr.

WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – February 4, 2021

Church, seconded by Ms. Ott, and carried unanimously to approve the site plan subject to the previously approved terms and conditions.

- IV. Critical Area Law** – The Department of Environmental Programs drafted the Comprehensive update of the Worcester County Coastal Bays and Chesapeake Bay Critical Area Programs, which includes the combination of the two (2) programs into a singular code. Jenelle Gerthoffer provided the Planning Commission with a PowerPoint presentation describing the programs and amendments (as seen in the Planning Commission’s packet).

V. Administrative Matters

- A.** Open Meetings Act training was discussed. Information and training is available at <https://www.marylandattorneygeneral.gov/Pages/OpenGov/OpenMeetings/training.aspx>

- B.** Marlene Ott welcomed Ken Church to the Planning Commission Board.

- VI. Adjourn** – A motion to adjourn was made by Ms. Ott and seconded by Ms. Smith. The Planning Commission adjourned at 1:32 P.M.

Jerry Barbierri, Chairman

Stuart White, DRP Specialist

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

AGENDA

THURSDAY, MARCH 11, 2021

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. Masks and social distancing will be required.

6:30 p.m.

Re-Advertisement of Case No. 21-7, on the application of Carroll DelGavio, on the lands of Stephen & Laurie Lyons, requesting a variance to the Ordinance Prescribed rear yard setback from 30 feet to 13.3 feet (an encroachment of 16.7 feet) associated with a proposed single family dwelling, in the R-3 Multi-Family Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-207(b)(2), and ZS 1-305 located on Jefferson Avenue, approximately 58 feet south of Hayes Avenue, Tax Map 5, Parcel 1, Lot 176 in the Tenth Tax District of Worcester County, Maryland.

6:35 p.m.

Case No. 21-17, on the lands of James Mapp, Sr., requesting a variance to the Ordinance Prescribed front yard setback from a minor collector from 75 feet to the center of the road right-of-way to 59 feet (an encroachment of 16 feet) associated with a proposed addition in the R-4 General Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-208(b)(2), and ZS 1-305, located at 10440 Harrison Road, approximately 1340 feet south west of Trappe Road, Tax Map 32, Parcel 40, in the Third Tax District of Worcester County, Maryland.

6:40 p.m.

Case No. 21-16, on the application of Nannette Howe, on the lands of Walter West, requesting a special exception to operate a daycare center in the A-2 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-202(c)(25), ZS 1-305 and ZS 1-325, located at 10032 Friendship Road (MD Route 452), approximately 608 feet south Griffin Road, Tax Map 20, Parcel 332, in the Third Tax District of Worcester County, Maryland.

6:45 p.m.

Case No. 21-15, on the lands of Donna West, requesting a special exception for an increase in the maximum height, but not number of stories, of a residential accessory structure to no more than 35 feet in the A-1 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-201(e) and ZS 1-305, located at 3546 Figgs Landing Road, approximately 2,015 feet south east of Bayside Road, Tax Map 73, Parcel 121, in the Second Tax District of Worcester County, Maryland.

6:50 p.m.

Case No. 21-11, on the application of Hugh Cropper, IV, Esq., on the lands of Cory Carpenter, requesting a variance to the Ordinance prescribed rear yard setback from 30 feet to 20 feet (an encroachment of 10 feet) and a variance to the Ordinance prescribed front yard setback from 50 feet from the center of the right-of-way to 34 feet (an encroachment of 16 feet) associated with a proposed single family dwelling in the R-2 Suburban Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305, located on Snug Harbor Road, approximately 307 feet south east of Meadow Drive, Tax Map 33, Parcel 346, Section A, Lot 7, in the Tenth Tax District of Worcester County, Maryland.

6:55 p.m.

Case No. 21-13, on the application of Hugh Cropper, IV, Esq., on the lands of Jake & Jacqueline Kinzie, requesting a variance to the Ordinance Prescribed rear yard setback from 30 feet to 24.5 feet (an encroachment of 5.5 feet) and a variance to the front yard setback of 50 feet to the center of the road right-of-way to 38.2 feet (an encroachment of 11.8 feet), associated with a proposed single family dwelling, in the R-2 Suburban Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-206(b)(2), and ZS 1-305 located on the south side of Snug Harbor Road, approximately 450 feet south east of Meadow Drive, Tax Map 33, Parcel 346, Block A, Lot 10, in the Tenth Tax District of Worcester County, Maryland.

7:00 p.m.

Case No. 21-14, on the application of Hugh Cropper, IV, Esq., on the lands of Stephen & Sandra Hadley, requesting a variance to the Ordinance Prescribed rear yard setback from 30 feet to 15.8 feet (an encroachment of 14.2 feet) and a variance to the front yard setback of 50 feet to the center of the road right-of-way to 44.7 feet (an encroachment of 5.3 feet), associated with a proposed single family dwelling, in the R-2 Suburban Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-206(b)(2), and ZS 1-305 located on the south side of Snug Harbor Road, approximately 912 feet south east of Meadow Drive, Tax Map 33, Parcel 346, Block A, Lot 19 in the Tenth Tax District of Worcester County, Maryland.

7:05 p.m.

Re-Advertisement of Case No. 21-1, on the application of Hugh Cropper, IV, Esq., on the lands of Bruce & Nichole Krasner, requesting a variance to the Atlantic Coastal Bays Critical Area Ordinance to exceed the allowable 100 feet tidal wetland crossing by 369 feet for a proposed 469 foot walkway over tidal wetlands, in the E-1 Estate District & RP Resource Protection District, pursuant to Zoning Code Sections ZS 1-116(n)(2), ZS 1-203(d)(5), ZS 1-215(d)(4) and Natural Resources Section NR 3-125(b)(1), located at 6333 South Point Road, approximately 302 feet south of Cove Court Road, Tax Map 50, Parcel 37, Lot D1, of the Genezer Estates West Subdivision, in the Tenth Tax District of Worcester County, Maryland.

7:10 p.m.

Case No. 21-12, on the application of Hugh Cropper, IV, Esq., on the lands of the Revocable Trust Agreement of Clarence D. Hammond & Louise M. Hammond, requesting a variance to the Ordinance prescribed minimum lot width from 80 feet to 61 feet (an encroachment of

19 feet) in the R-2 Suburban Residential District and a special exception to allow a subdivision in the RP Resource Protection District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-206(b)(2), ZS 1-215(c)(3) and ZS 1-305, located at 13020 Riggin Ridge Road, approximately 80 feet south west of Center Drive, Tax Map 27, Parcel 570, Lots 20A and 16A, in the Tenth Tax District of Worcester County, Maryland.

ADMINISTRATIVE MATTERS

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, March 10, 2021 at 1:00 p.m.

There are no items scheduled for review, therefore there will be no meeting held.



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 & EROSION CONTROL
SHORELINE CONSTRUCTION
AGRICULTURAL PRESERVATION
ADVISORY BOARD

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

February 25, 2021

Worcester County Planning Commission
Worcester County Courthouse
1 West Market Street, Room 1201
Snow Hill, MD 21863

RE: Transmittal-Comprehensive Water and Sewerage
Plan Amendment –Ocean Pines Sanitary Area –
Reclassification of Water/Sewer Planning Area
Designations
Wave Holdings, LLC
TM 21 Parcel 72
(SW-2021-01)

Dear Commissioners:

We are writing to forward the proposed *Worcester County Comprehensive Water and Sewerage Plan (The Plan)* amendment to revise certain sanitary area data for the Ocean Pines Sanitary Area in *The Plan*, for your review and comment to the County Commissioners. According to Chapter One, Section 1.4.2 of *The Plan* ("Application for Amendments"), the applicant submitted a complete application and we have attached it.

Wave Holdings, LLC is the applicant on behalf of the owner, Margaret Bunting. This amendment seeks to reclassify the sewer and water planning areas for the subject property from S-6/W-6 (no planned service) to S-1/W-1 (within two years) and include in the Ocean Pines sewer and water planning area information in *The Plan*.

The applicant is requesting a change in the water and sewer service classifications in order to serve proposed mixed-use commercial development on the property. The subject property is located on Racetrack Road (MD Route 589), south of the south gate entrance to the Ocean Pines Community. The property more specifically identified on Tax Map 21 as Parcel 72. The proposed commercial development will consist of a restaurant, a car wash, office, retail and contractor shops for a total estimated area of 78,800 square feet for the identified uses.

The applicant would be working with the Department of Public Works (DPW) for their connection to the sewer collection system by linking to a gravity manhole at the south gate of Ocean Pines that

Citizens and Government Working Together

discharges to Pump Station “T”. They will similarly work with DPW to connect at the south gate location to a public water main that runs from Ocean Pines to the Pennington Commons commercial complex. This developer-constructed infrastructure will be built under a Public Works agreement and will be turned over upon inspection and acceptance of the construction and materials by County personnel.

Other than the subject property, this amendment does not seek to amend or intensify the wastewater planning areas approved in prior amendments with respect to the mapped planning areas.

The Planning Commission is tasked by Section 1.4 of *The Plan* (“Procedures for Plan Amendments”) to make a finding as to whether this amendment would be consistent with The Comprehensive Plan. The Planning Commission may also submit its project comments and recommendations. The findings and comments will be submitted to the County Commissioners. The County Commissioners will hold a public hearing and then take action on the proposal.

Comprehensive Plan Policies

Most of the property is designated Commercial Center, but the Comprehensive Plan also assigns another land use designations of Existing Developed Area for a portion of the rear of property. These designations are described as:

1. Commercial Center

Commercial Centers are defined (p. 16) as follows:

- This category designates sufficient area to provide for anticipated needs for business, light industry, and other compatible uses.
- Retail, offices, cultural/entertainment, services, mixed uses, warehouses, civic, light manufacturing and wholesaling would locate in commercial centers.

2. Existing Developed Area

Existing Developed Areas are defined (p. 13) as follows:

- Existing residential and other concentrations of development in unincorporated areas and provides for their current development character to be maintained.
- Not designated as growth areas, these areas should be limited to infill development.

The comprehensive plan goes on to state:

Chapter One, “Introduction” states:

- Provide for adequate public services to facilitate the desired amount and pattern of growth (p.8).

Chapter Three, “Natural Resources” states:

- Provides a goal that Worcester County recognizes the value of and is committed to conservation and protection of the following natural resources (...) clean surface and ground water (p.33).
- Worcester County recognizes the value of and is committed to conservation and protection of the following natural resources...clean surface and ground water (p. 33).
- Improve water bodies on the “Impaired Water Bodies (303d) List” to the point of their removal from this list (p. 33).

Chapter Three, "TMDLs" states:

- "all reasonable opportunities to improve water quality should be undertaken as a part of good faith efforts to meet the TMDL standards." (p.36)

Chapter Six, "Public Infrastructure" states:

- Consistent with the development philosophy, facilities and services necessary for the health, safety, and general welfare shall be cost effectively provided (p.70).
- Require new development "pay its way" by providing adequate public facilities to meet the infrastructure demand it creates (p.70).
- Plan for efficient operation, maintenance, and upgrades to existing sanitary systems as appropriate (p. 73).
- Provide for the safe and environmentally sound water supply and disposal of wastewater generated in Worcester County (p.73).
- Sewer systems should be sized to serve their service areas' planned for land uses (p. 74).

Zoning

The current Ocean Pines *Planning Area* has already been approved under various amendments and is appropriately zoned for the current and proposed uses planned for the existing sanitary area properties, including the subject property. The proposed expansion property, which totals approximately 11.5 acres in area, has a single zoning designation. The property carries a C-2 (General Commercial District) designation. This zoning district is intended to provide for more intense commercial development serving populations of three thousand or more within an approximate ten-to twenty-minute travel time. From the Zoning Code, these commercial centers have a higher parking demand and possess greater visibility. The specific uses proposed by this applicant are permitted in this zoning district.

Public Work's Comments

The applicant will need to work with DPW on acceptable connection routes and infrastructure components for this project, keeping in mind we are linking adjacent properties as well to the same connection points for the Ocean Pines Sanitary Area water and sewer systems.

Staff's Comments

Staff comments are submitted below for your consideration.

1. The Ocean Pines WWTP and water system has adequate available sewer and water capacity to handle this addition.
2. The *Planning Area's* comprehensive plan designation and zoning permits the proposed uses. Any construction in the *Planning Area* would be required to meet the provisions of the storm water program and other local and state requirements.
3. This proposal, while expanding the original service area, does not require the expansion of water or sewer treatment facilities. Additional public infrastructure will be constructed by the applicant and turned over to the county for connections to existing water and sewerage facilities at the south gate of Ocean Pines community.
4. Appropriate zoning was provided in this area for densities and uses consistent with the character that is normally present in a Commercial Center or an Existing Developed Area

Ocean Pine WS Amendment Case No. 2021-01
February 25, 2021

(EDA). This will provide for orderly infill development within this property at the southern border of the Ocean Pines community.

5. *The Plan* states that proposed amendments must be consistent with *The Comprehensive Plan* and existing zoning classifications. As proposed, the project appears to be consistent with *The Comprehensive Plan* and existing zoning.

If you need any additional information or have any questions, please do not hesitate to contact me at (410) 632-1220.

Sincerely,



Robert J. Mitchell, LEHS
Director

Attachments

cc: WS Amendment File (SW 2021-01)

Attachment 1

Application

Ocean Pines Reclassifications
Tax Map 21 Parcel 72
Case No. SW 2021-01
February 25, 2021

**Application for Amendment of the
Comprehensive Water and Sewerage Plan
Worcester County, Maryland**

Date: February 5, 2021

Applicant (name, mailing address, phone and FAX number):

Wave Holdings, LLC

**9808 Stephen Decatur Highway, Suite 4
Ocean City, MD 21842**

Contact Person: **Neil T. Hitchcock**

Telephone: **(410) 289-7155**

Amendment Type: X Water X Sewer Other
Amendment Character: X Addition Deletion Change

Please complete all the applicable forms included in this package. If a system does not already exist, the "Existing System" sheet is not required. Include a map of the area to be served at a scale of at least 1" = 2,000'. Return the completed application to:

Department of Comprehensive Planning
1 West Market Street Room 1302
Snow Hill, Maryland 21863-1249

The fee for major amendment [adding or deleting service capacity or area(s)] is \$500.

Minor amendments (not adding or deleting service) are \$100.

Note: Modification of this form will void the application.

Property Identification:

Tax Map: 21 Parcel Number(s): 72
Town/Community Name: Berlin/Ocean Pines

Location Description:

East side of MD Route 589, North of Intersection with Route 50 and South of intersection with MD Route 90.

Property Owner Signature:

Margaret P. Bunting

Date: 2-11-2021

Applicant Signature:

Neil T. Hitchcock

Date: 2/10/2021

(If other than property owner)

*For
WAVE HOLDINGS, LLC*

Water and Sewerage Plan Amendment Application

Worcester County, Maryland

Proposed Uses

* Please provide as much detail as possible on the proposed uses and review Worcester County zoning provisions for permitted uses.

<u>Tax Map</u>	<u>Parcel</u>	<u>Zoning</u>	<u>Proposed Use*</u>	<u>EDU's Needed (Approx.)</u>
21	72		Commercial	45
Total:				45

<u>LOCATION</u>	<u>AREA (SF)</u>	<u>SEWER</u>	
Car Wash	189 cars/day	@ 19.63 gpc	3,710
	3 Employees	@ 15 gpe	45
Retail	28000	0.05	1,400
Office	28000	0.09	2,520
Restaurant	4700	1.00	4,700
Contractor Shops	22800	0.04	912
Totals	78800		13,287 GPD
		@ 300gpd/EDU =	44.29
		say	45 EDUs

gpc = gallons per car

gpe = gallons per employee

Water and Sewerage Plan Amendment Application
Worcester County, Maryland
Existing Sewer System

Date: 2/5/2021

System Name:

Greater Ocean Pines Service Area

Area Served [tax map(s) & parcel(s)]:

See Existing GOPSSA map

Owner:

Worcester County

Operator:

Worcester County

Existing service area designation (circle one):

S-1 X S-2 S-3 None

Population & Capacity (current year 2018):

Population served (EDU):

8956 +/-

Population unserved (EDU):

1000 +/-

GPD per EDU:

300

System capacity demand (MGD):

0.90 MGD

Permitted capacity (NPDES/groundwater):

2.5 MGD (NPDES MD002347)

Collection System:

Type (circle one):

Combined* Separate X

*Combined systems collect both stormwater and wastewater.

Description:

Public Sewer System

Condition of transmission facilities (circle one)

Good X Need repairs/replacement (describe in comments)

Treatment Facility:

Location - N/E (NAD83, meters):

Ocean Pines WWTP

Level & type of treatment:

Tertiary

Condition of treatment Facilities (circle one):

Good X Need repairs/replacement (describe in comments)

Total site size (acres):

35.6 +/- Acres occupied by facility: 25 +/-

Design flow (MGD) :

2.5

Existing flow (MGD): Average:

0.9 Peak: 1.5

Sludge disposal method:

See Ocean Pines Service Area

Discharge:

Type:

ENR - Tertiary Treatment

Location - N/E (feet):

N: 209,000; E: 1,336,000

NPDES permit # and expiration date:

NPDES - MD002347

State discharge permit # and expiration date:

16-DP-0708

Annual Operation & Maintenance Costs:

Ocean Pines Enterprise Budget

Funding source:

user fees

Comments (include any problems with structures or water quality; describe repairs and replacements needed):

Water and Sewerage Plan Amendment Application
Worcester County, Maryland
Planned Sewer System

Date: 2/5/2021

*Some information may be repeated from the "existing sewer system" form

System Name:

GOPSSA Expansion

Area served (tax map(s) & parcel(s)):

Map 21, Parcel 72

Owner:

Worcester County

Operator:

Worcester County

Proposed priority category (circle one) :

S-1 X S-2 S-3

Population and Capacity

Population served (EDU):

2018 2020 2025 2030

Population unserved (EDU):

8956 9256 9556 9856

GPD per EDU:

1000 700 400 100

System capacity demand (MGD)

300 300 300 300

System capacity planned (MGD):

0.9 1.00 1.1 1.2

Permitted capacity (MGD):

2.5 2.6 2.6 2.6

2.5

Collection System

Type (circle one):

Combined* Separate X

*Combined systems collect both stormwater and wastewater

Description:

Gravity, Low-pressure and vacuum sewers

Condition of transmission facilities (circle):

Good X Need repairs/replacement (describe in comments)

Treatment Facility

Location- N/E (NAD83, meters):

Ocean Pines WWTP: N: 209,000 E: 1,336,000

Level & type of treatment:

Tertiary

Condition of treatment facilities (circle one):

Good Need repairs/replacement (describe in comments)

Total site size (acres):

n/a Acres occupied by facility: n/a

Design flow (MGD)

2.5

Existing flow (MGD): Average:

0.9 Peak: 1.5

Sludge disposal method:

Drying bed on WWTP facility site

Discharge

Type:

Surface water

Location - N/E (feet):

N: 209,000 E: 1,336,000

NPDES permit # and expiration date:

MD 0023477

State discharge permit # and expiration date:

16-DP-0708

Annual Operation & Maintenance Costs:

n/a

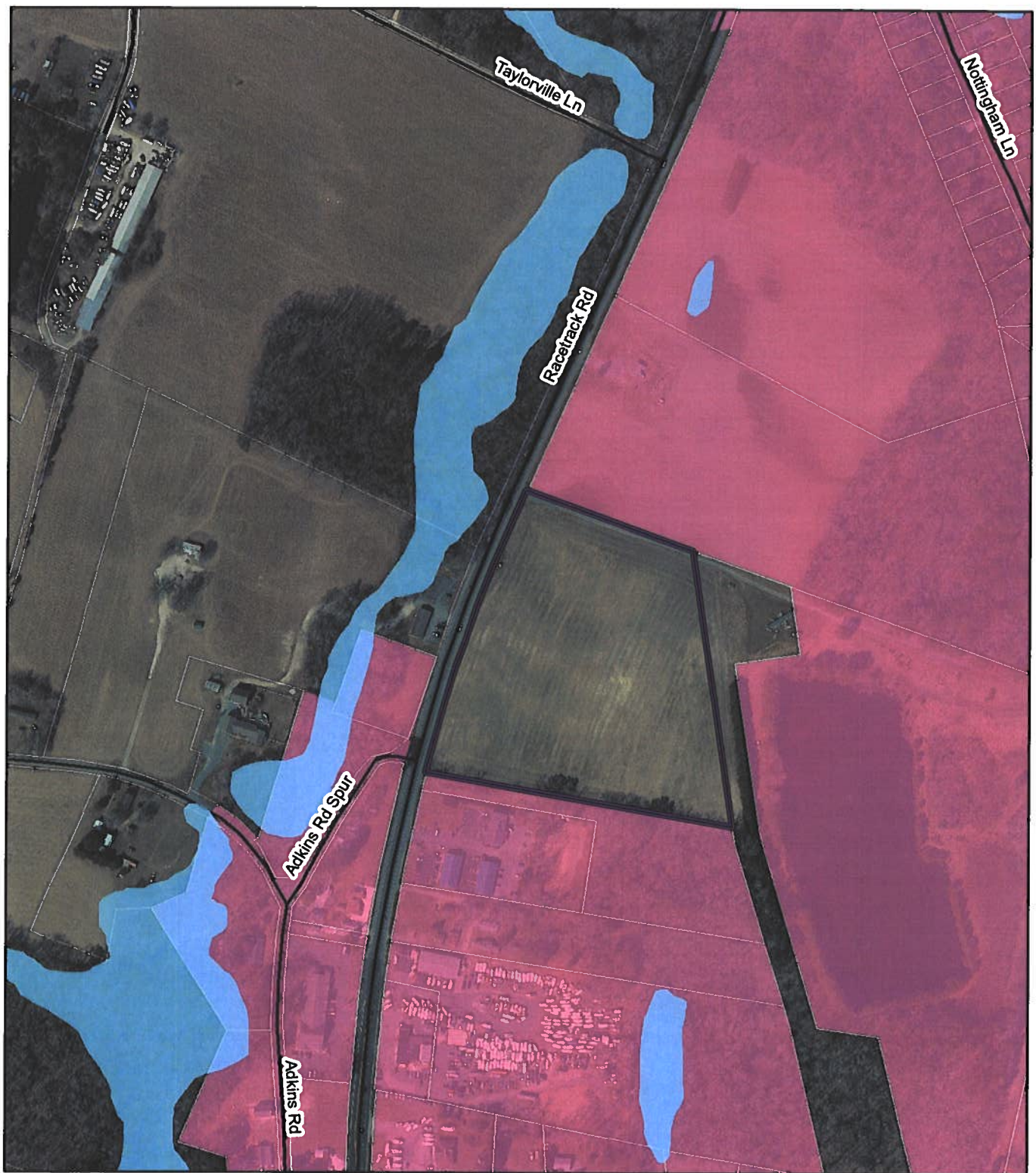
Funding source:

User fees

Comments (include pending permit applications, planned improvements/expansions; describe needed repairs):

Attachment 2

Maps



Legend

- Proposed S-1 Expansion
- Wetlands
- Ocean Pines Sewer Service Area, S-1

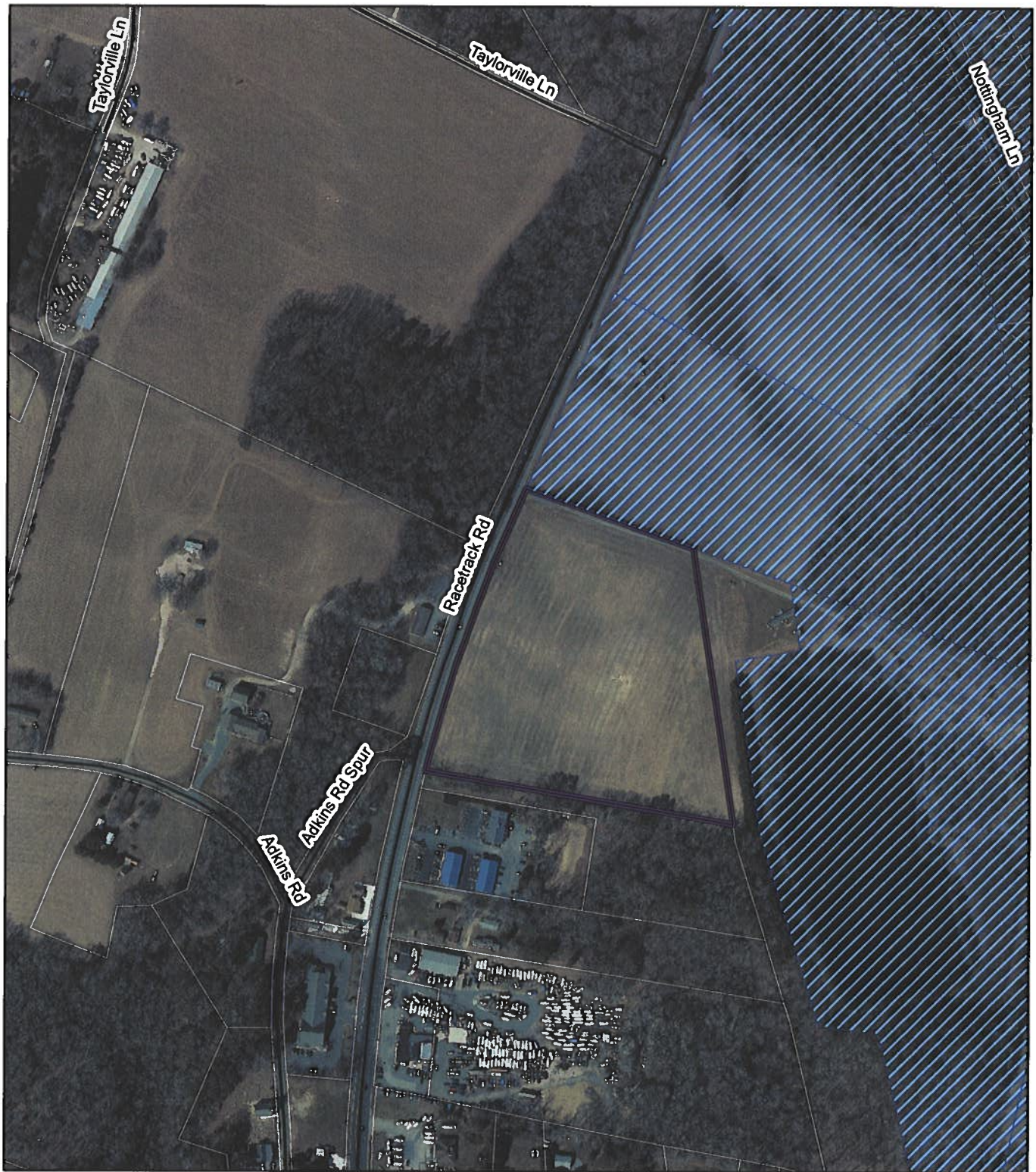
SW2021-01: Proposed Expansion of Ocean Pines Sewer Planning Area, S-1 and Wetlands

Tax Map 21
Parcel 72

Prepared by Worcester County Department of Environmental Programs
February 25, 2021
Parcel boundaries are approximate.
This map is for planning purposes only.
Wetlands guidance map data: DNR
Aerial image: 2019

0 0.035 0.07 0.14 Miles







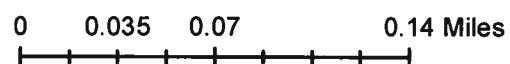
SW2021-01: Proposed Expansion of Ocean Pines Water Planning Area, W1

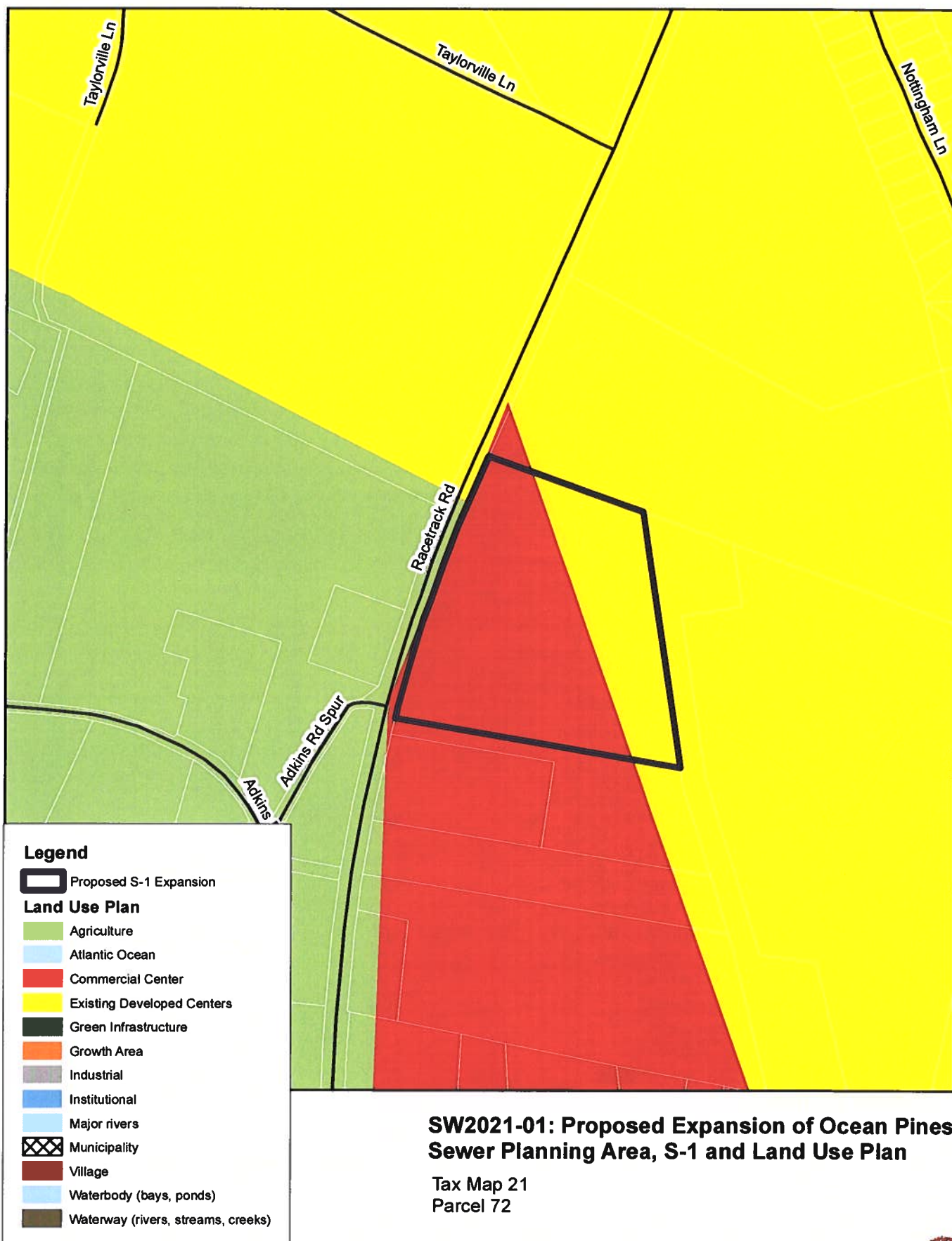
Tax Map 21
Parcel 72

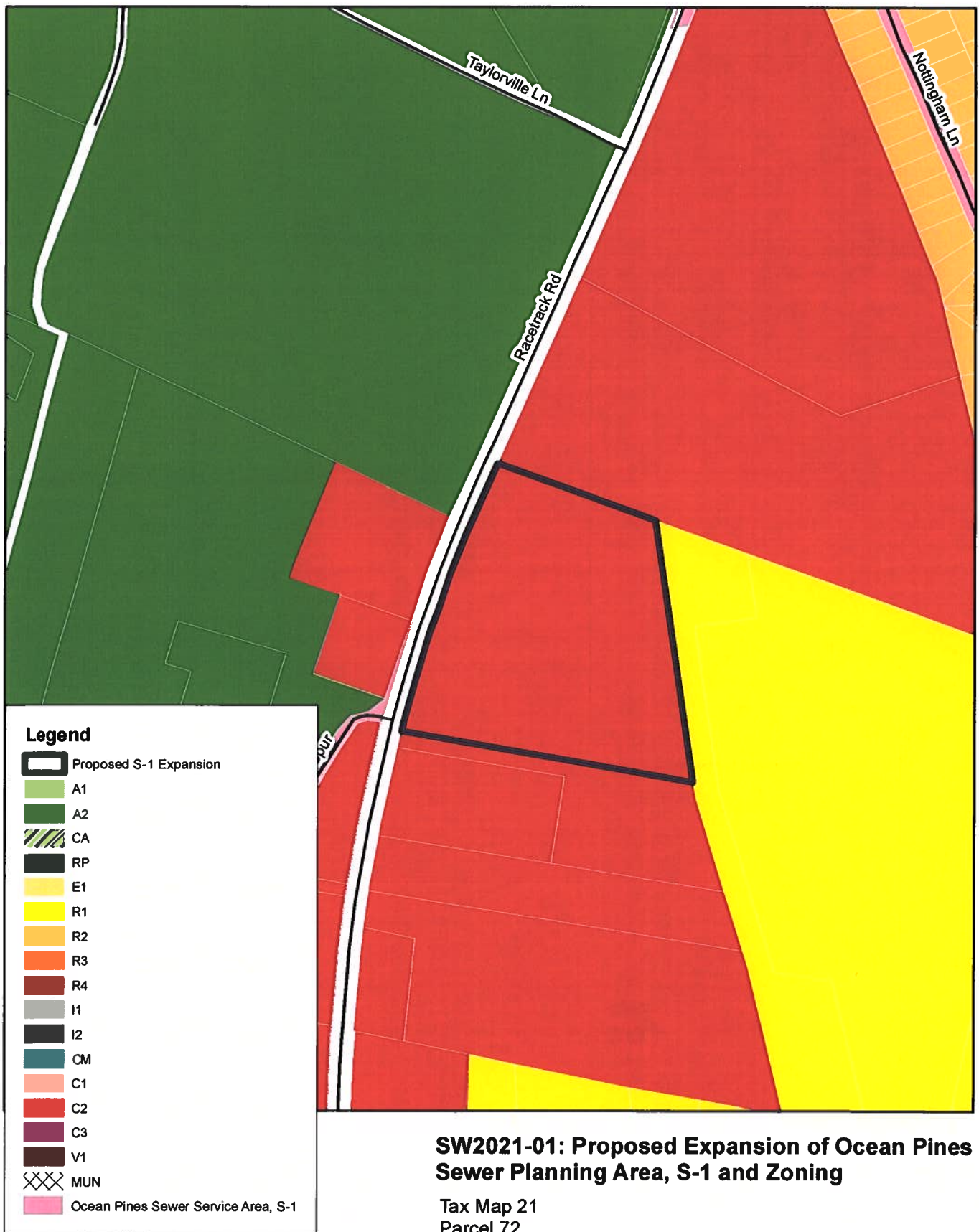
Legend

-  Ocean_Pines_water_service_area_1
-  Proposed W1 Expansion

Prepared by Worcester County Department of Environmental Programs
February 25, 2021
Parcel boundaries are approximate.
This map is for planning purposes only.
Aerial image: 2019









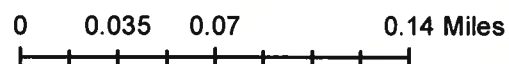
Legend

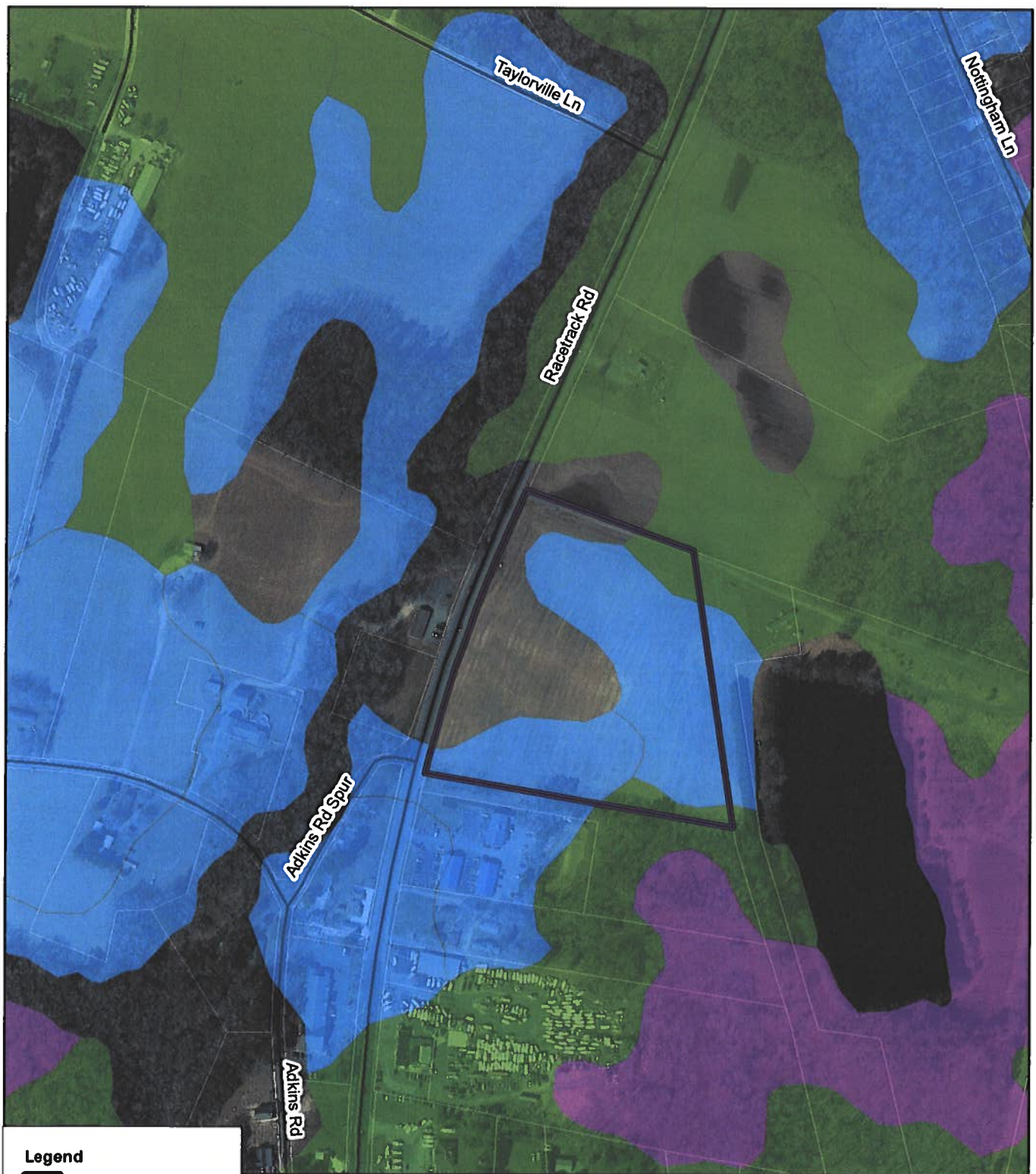
-  PFA
-  Proposed S-1 Expansion
-  Ocean Pines Sewer Service Area, S-1

**SW2021-01: Proposed Expansion of Ocean Pines
Sewer Planning Area, S-1 and PFA**

Tax Map 21
Parcel 72

Prepared by Worcester County Department of Environmental Programs
February 25, 2021
Parcel boundaries are approximate.
This map is for planning purposes only.
Aerial image: 2019





Legend

 Proposed S-1 Expansion

Prime Farmland

 All areas are prime farmland

 Prime farmland if drained

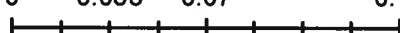
 Prime farmland if irrigated

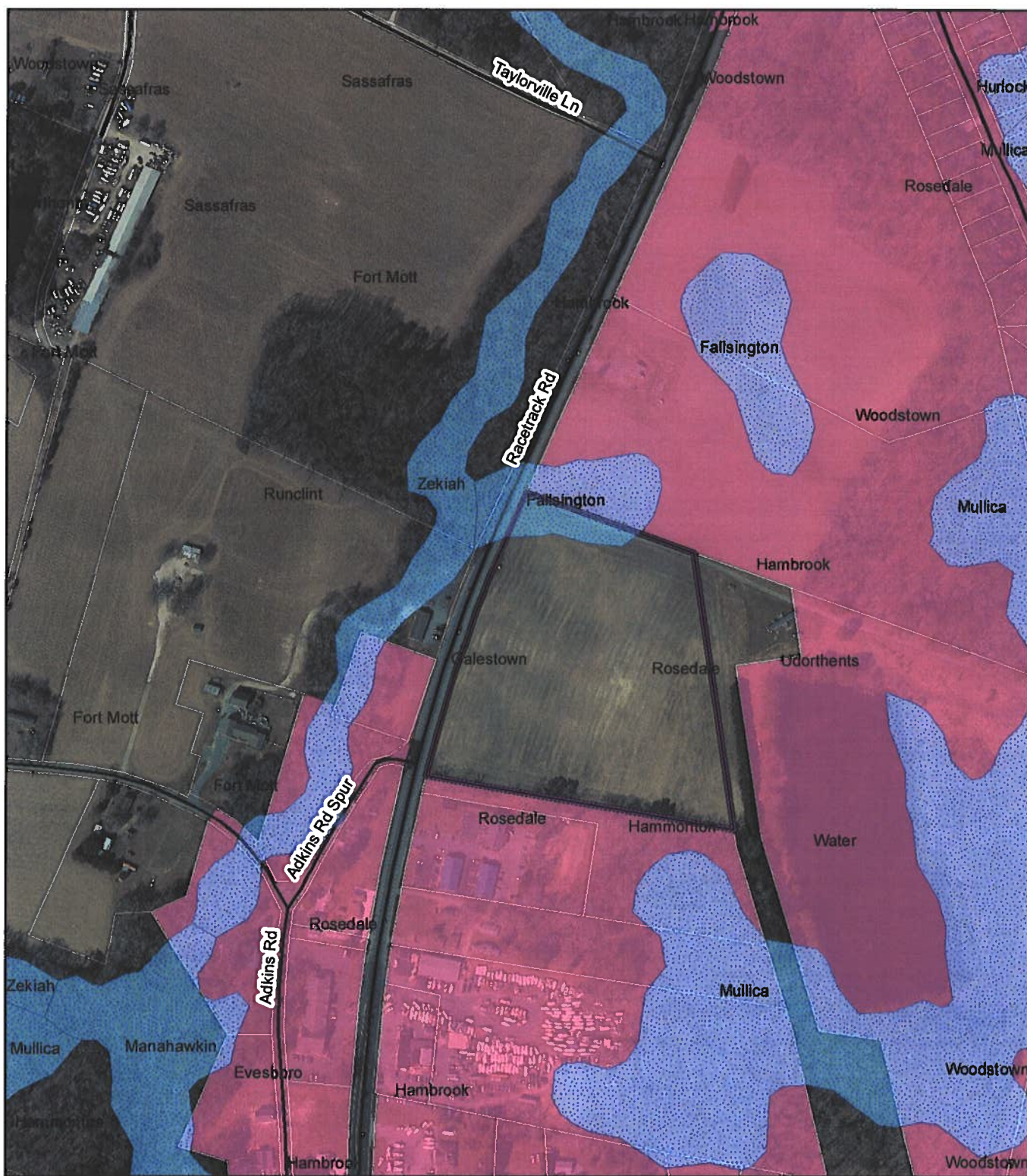
SW2021-01: Proposed Expansion of Ocean Pines Sewer Planning Area, S-1 and Prime Farmland

Tax Map 21
Parcel 72




Prepared by Worcester County Department of Environmental Programs
February 25, 2021
Parcel boundaries are approximate.
This map is for planning purposes only.
Soils data: USDA/Soil Conservation Service
Aerial image: 2019

0 0.035 0.07 0.14 Miles



Legend

-  Hydric Soils
-  Proposed S-1 Expansion
-  Ocean Pines Sewer Service Area, S-1

SW2021-01: Proposed Expansion of Ocean Pines Sewer Planning Area, S-1 and Drainage

Tax Map 21
Parcel 72

Prepared by Worcester County Department of Environmental Programs
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Parcel boundaries are approximate.
This map is for planning purposes only.
Soils data: USDA/Soil Conservation Service
Aerial image: 2019

0 0.035 0.07 0.14 Miles

