WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA

Wednesday, November 12, 2025 at 1:00 p.m.
Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

I. **Call to Order**

II. **Site Plan Review (§ ZS 1-325)**

A. **Coastal Community Church – Major Site Plan Review**
Proposed expansion of Coastal Community Church. Development includes proposed 23,000 square foot sanctuary building, parking spaces, and pickleball courts. Located at 10900 Ocean Gateway, Berlin, MD 21811. Tax Map 26, Parcel 461, Tax District 3, C-2 General Commercial. Ocean City Worship Center, owner / Beacon Engineering, LLC, surveyor/engineer.

B. **Racetrack Village– Step I Concept Plan Residential Planned Community**
Proposed 137 multi-family unit Residential Planned Community. Located at Tax Map 21, Parcel 66, Lot 1, Parcel B, Tax District 3, R-3 Multi-family Residential District. Maryland Medical Owners II, LLC, owner / Vista Design, Inc., surveyor/engineer.

C. **KCJ Farms LLC – Minor Site Plan Review**
Proposed 0.90-acre dredge spoil site. Located at 6220 Disharoon Road, Snow Hill, MD 21863. Tax Map 55, Parcel 39, Tax District 2, A-1 Agricultural District. KCJ Farms, LLC, owner / Vista Design, Inc., surveyor/engineer.

D. **Titan Yachts – Minor Site Plan Review**
Proposed 40’ x 80’ canvas shelter for boat storage. Located at 13053 Old Stage Road, Bishopville, MD 21813. Tax Map 9, Parcel 59, Tax District 5, I-1 Light Industrial District. RLG Property, LLC, owner / Vista Design, Inc., surveyor/engineer.

III. **Adjourn**

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: November 12, 2025

PROJECT: Coastal Community Church

APPLICANT(S) IN ATTENDANCE:

_____

_____

TRC MEMBERS IN ATTENDANCE:

_____ Tremblay, Zoning Administrator
_____ Zito, DRP Specialist III
_____ Miller, Building Plans Reviewer III
_____ Mitchell, Environmental Programs
_____ White, Environmental Programs
_____ Soper, Environmental Programs
_____ Birch, Environmental Programs
_____ Mathers, Environmental Programs
_____ Owens, Fire Marshal
_____ Korb, Deputy Fire Marshal
_____ Lynch, County Roads
_____ Berdan, County Roads
_____ Wilson, State Highway Admin.
_____ Fritts, State Highway Admin.
_____ Clasing, W & WW, DPW
_____ Knight, Planning Commission Rep.

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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
BOARD OF LICENSE COMMISSIONERS

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING
November 12, 2025

Coastal Community Church – Major Site Plan Review

Proposed expansion of Coastal Community Church. Development includes proposed 23,000 square foot sanctuary building, parking spaces, and pickleball courts. Located at 10900 Ocean Gateway, Berlin, MD 21811. Tax Map 26, Parcel 461, Tax District 3, C-2 General Commercial. Ocean City Worship Center, owner / Beacon Engineering, LLC, surveyor/engineer.

Prepared by: Ben Zito, DRP Specialist
Contact: bmzito@worcestermd.gov or (410) 632-1200, extension 1134

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

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 $350 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:

§ZS1-210	C-2 General Commercial District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off-Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways

*The proposed project is subject to the *Design Guidelines and Standards for Commercial Uses* as revised and adopted on January 17, 2017. Under Section 2 of the Design Guidelines, the Planning Commission is able to grant a waiver to the requirements contained within, as long as the applicant can meet the provisions described. Please keep in mind that if a similar standard is listed in the Zoning Code and does not allow for a waiver, that standard cannot be waived. "These guidelines and standards apply to all projects other than multi-family and townhouse development which are subject to site plan review under ZS1-325 of the Zoning and Subdivision Control Article and which cumulatively total ten thousand square feet in gross floor area or more."

*The proposed project is subject to the US Rt. 50 Transportation Corridor Plan.

1. Please provide colored building elevations for the Planning Commission review.
2. Sheet T1.1: Please revise note 2 to ensure that construction stakeout work is performed by a Maryland-licensed surveyor.
3. Sheet T1.1: Please remove note 15 regarding Delaware construction regulations.
4. Sheet T1.1: Please remove note 16 regarding City of Dover sign regulations.
5. Sheet T1.1: Please revise the deed reference to 7574/493.

6. Sheet SP1.0 through SP1.2: Please clarify the proposed paving material in the Legend.
7. Sheet SP1.0 & SP1.2: Please provide details on the intended use for the proposed 20' x 40' stage (item 29).
8. Please clarify if an ADA space is proposed at the rear of the structure. Multiple sheets show an access isle but no ADA space.
9. Sheet SP1.0 through SP1.2: All parking areas and vehicular travelways shall be constructed of materials that provide a hard and durable surface that precludes or limits particulate air pollution. Concrete, asphalt, tar and chip, brick, and interlocking paving blocks or stones, including those semi-pervious systems that retain space for vegetation, are acceptable paving materials. Other paving materials and systems, including gravel, stone, stone dust and crushed oyster or clam shells may be permitted by the Planning Commission where these parking areas are supplied and maintained with a binding agent to stabilize the surface and prevent dust. All parking spaces and associated vehicular travelways provided above the minimum parking requirements established herein shall be constructed with a pervious paving system with not less than a twelve-percent void rate as certified by a licensed design professional and approved by the Department. §ZS1-320(f)(1). https://ecode360.com/14021049. **Please indicate if a waiver for this will need to be requested of the Planning Commission.**
10. Please include the light poles shown on the landscaping plan within the Plan Notes on Sheets SP1.0 and SP1.1.
11. Please clarify if there will be any on-building lighting.
12. Please specify details on the landscape maintenance. Each landscaped area must be readily accessible to a water supply. Unless xeriscaping plant material and technologies are employed, all landscaped areas shall provide an automatic irrigation systems with rain sensors. Drip irrigation systems are preferred. If an automatic system is not feasible, the Planning Commission at its discretion may approve an alternate watering system to maintain the plant material. §ZS1-322(b)(7). https://ecode360.com/14021089.
13. A maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate for a nursery will be required to be provided at permit stage to accurately determine the bond amount. §ZS1-322(g). https://ecode360.com/14021139
14. Sheet CD1.1: A monument sign is detailed. Please clarify where this sign will be or has been constructed. A separate sign permit will be needed for this sign.
15. Sheet CD1.1: A chain link privacy fence and bollards are detailed. Please clarify where these details will be constructed on the site plan.
16. Sheet CD1.1: Please note on the site plan that the parking concrete wheelstops will be at least five inches high and five inches wide. §ZS1-320(f)(5). https://ecode360.com/14021053.
17. Please provide two (2) additional bicycle racks. 1 bicycle rack per 100 motor vehicles or portion thereof is needed. §ZS1-320(a). https://ecode360.com/14021037.

Other Agency Approvals:

1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

***Please provide a detailed listing of all site plan changes along with any resubmission.**

NEXT STEPS: **For a Major Site Plan, please address all comments provided by the TRC and resubmit any changes as needed for the Planning Commission. If approved by the Planning Commission, final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and any associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for 'final signature approval' before building/zoning permits will be issued.**

The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state regulations.

No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.

Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Planner III JB

Subject: November 12, 2025 - Technical Review Committee Meeting

Date: October 20, 2025

- **Coastal Community Church- Major Site Plan Review**
  Proposed expansion of Coastal Community Church to construct 23,000 square foot sanctuary building, parking spaces and pickleball courts. Located at 10900 Ocean Gateway, Tax Map 26, Parcel 461, Tax District 03, C-2 General Commercial District, Ocean City Worship Center, owner / Beacon Engineering, LLC, surveyor/engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for a November 12, 2025 Meeting

From: Environmental Programs Staff

Subject: **Major Site Plan – Coastal Community Church - Proposed expansion of Coastal Community Church. Development includes proposed 23,000 square foot sanctuary building, parking spaces, and pickleball courts. Located at 10900 Ocean Gateway, Berlin, MD 21811. Tax Map 26, Parcel 461**

Date: October 24, 2025

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 $150 fee for any Technical Review Committee projects submitted on private well and septic. This fee will need to be submitted prior to Signature Approval being given on this project.

2. We recognize that flow reports for the current facility, generated from usages metering for the existing water supply system show a water use of 269 gallons/day. Based on these readings, the new facility would generate an additional 271 gallons/day for a total of 540 gallons/day. The existing septic system has a design flow of 750 gallons/day maximum.

3. Commercial plumbing plans and permits are needed. For review. The fee associated with commercial plumbing plan review is $225.

4. Plumbing Code is the 2021 International Plumbing Code (IPC) Illustrated (National). The Gas Code is the 2021 International Fuel Gas Code (IFGC), for natural gas.

GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **Coastal Community Church** TRC #: **20250443**
LOCATION: **10900 Ocean Gateway – Berlin, Maryland 21811**
CONTACT: **Beacon Engineering LLC**
MEETING DATE: **November 12, 2025** COMMENTS BY: **Robert Korb, Jr.**
Chief Deputy 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:

Site development consisting of 23,000 square foot sanctuary building expansion, parking spaces and pickleball courts.

General Comments

1. 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.

Specific Comments

1. The proposed sanctuary expansion shall be protected by an automatic sprinkler and fire alarm system. Plans shall be submitted and approved by this office prior to the installation of such systems.

2. Adequate access and turnaround for emergency equipment shall be provided at the pickleball courts.

3. Marking of fire lane access roads shall be required for this project and leading to the pickleball courts.

4. A complete set of building plans shall be submitted and approved prior to the start of construction.

5. No further comments at this time.

Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To:	Technical Review Committee
From:	David Mathers, Natural Resources Planner IV DM
Subject:	Forest Conservation & Stormwater Management Review
Date:	October 23, 2025
Date of Meeting:	November 12, 2025
Project:	Coastal Community Church
Location:	10900 Ocean Gateway, Tax Map: 26, Parcel: 461
Owner/Developer:	Ocean City Worship Center
Surveyor:	Beacon Engineering, LLC

This project is subject to the Worcester County Forest Conservation Law. This project is subject to Forest Conservation Plan #10-25. This project has met compliance with the Worcester County Forest Conservation Law through the establishment of on-site and off-site Forest Conservation Easements. Forest Conservation Easement areas are to be kept as a natural habitat area, no clearing or grading within these Conservation Easement areas is permitted, and any new structures and improvements must not encroach into the Forest Conservation Easement. Furthermore, all Forest Conservation signs must be in place around the Conservation Easements.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater Site Development Plan approval. Stormwater Final Plan approval is required prior to Signature Plan approval.

All projects 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 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.

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: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

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 Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

ZONING DIVISION
BUILDING DIVISION
LIQUOR LICENSE DIVISION

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

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

To: Ben Zito, DRP Specialist
From: Kelly L. Henry, Technical Services Manager
Date: October 15, 2025
RE: TRC Meeting - November 12, 2025

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Community Church: I will assign either a unit address or separate street number to the new building and pavilion at the pickleball court.

Bishopville Volunteer Fire Dept.: The existing address of 10709 Bishopville Road will remain and be assigned to the new building.

Racetrack Village: The interior driveways (private lanes) or approved private or public roads will need to be named. Proposed road names should be submitted to me for review and consideration. These names may or may not require action by the County Commissioners. Once the preliminary site plan is approved, please submit a copy to me so I can start address assignments. Address assignment will not be public until final site plan approval and the receipt of building permits.

KCJ Farms, LLC: The existing address of 6220 Disharoon Road is valid for the dredge spoil site.

Titan Yachts: Question: Is Titan Yachts the only tenant on the parcel? Right now, all the buildings have an address at 13053 Old Stage Road with Units 1-4. If there is only one tenant/business on parcel then the new building will be Unit 5.

Outlook

Re: 11/12/25 TRC Meeting Agenda

From Kevin Lynch <klynch@worcestermd.gov>
Date Mon 10/27/2025 7:08 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>

Ben,

See below for the TRC comments for the Road's Division:

KCJ Farm - No comments at this time.

Race Track Village - No comments at this time.

Titan Yachts - Using existing entrance

Coastal Community Church - No comments at this time.

Kevin A. Lynch
Superintendent
Worcester County Department Of Public Works
Roads Division
5764 Worcester Hwy
Snow Hill, MD 21863
O: (410) 632-2244, ext. 2104
C: 443-783-9731
F: 410-632-0020

From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Friday, October 24, 2025 8:09 AM
To: Kristen Tremblay <ktremblay@worcestermd.gov>; Brian M. Soper <bmsoper@worcestermd.gov>; Cathy Zirkle <czirkle@worcestermd.gov>; Dallas Baker <dbaker@worcestermd.gov>; Dwilson12@sha.state.md.us <Dwilson12@sha.state.md.us>; David M. Bradford <dbradford@worcestermd.gov>; David Mathers <dmathers@worcestermd.gov>; Gary Serman <gserman@worcestermd.gov>; Gary R. Pusey <grpusey@worcestermd.gov>; jfritts@mdot.maryland.gov <jfritts@mdot.maryland.gov>; Jennifer Keener <jkkeener@worcestermd.gov>; Joy Birch <jbirch@worcestermd.gov>; Kevin Lynch <klynch@worcestermd.gov>; Laurie Bew <lbew@worcestermd.gov>; Lisa Lawrence <llawrence@worcestermd.gov>; Mmknight@comcast.net

Outlook

TRC Comments

From Tony Fascelli <tfascelli@worcestermd.gov>
Date Mon 11/3/2025 9:45 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>
Cc Kevin Lynch <klynch@worcestermd.gov>; Dallas Baker <dbaker@worcestermd.gov>

Ben,

Please see attached below Water and Wastewater Division TRC Comments for November 12th Meeting.

Racetrack Village RPC

1. Please verify EDU's are available with Environmental Programs.
2. Utility plans need to be submitted to Water and Wastewater office for further review, meeting approved GMB 589 study.
3. The pool and pool house will need an EDU and water meter if they are intended to have bathrooms/showers.
4. Looping of water mains where feasible upon request of Public Works.
5. Escrow's are to be paid in full prior to start of review for Water and Wastewater Division. Previous project has still not been accepted due to the escrow balance which is delaying the warranty period and bond release.

Titan Yachts

1. No comment from Water and Wastewater Division, property is to be served by Well and Septic.

Coastal Community Church

1. No comment from Water and Wastewater Division, property is to be served by Well and Septic.

If you have any questions regarding any of the comments feel free to let me know.

Thanks,

Tony Fascelli
Water & Wastewater Superintendent
Department of Public Works
Worcester County Government
1000 Shore Lane
Berlin, MD 21811
Phone: 410-641-5251
Email: tfascelli@co.worcester.md.us
www.co.worcester.md.us

Outlook

RE: 11/12/25 TRC Transmittals and Materials

From Jeffrey Fritts <JFritts@mdot.maryland.gov>
Date Fri 10/17/2025 9:39 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>

Ben,
For the following projects SHA has no comments, Racetrack Village, Bishopville Volunteer Fire Department, Coastal Community Church, KCJ Farms and Titan Yachts. These projects will have no negative impact to the state roadways.

Thanks,

MARYLAND DEPARTMENT OF TRANSPORTATION
Taking you places!
STATE HIGHWAY ADMINISTRATION
roads.maryland.gov

Jeff Fritts
Access Management
Regional Engineer
410.677.4039 **office**
443.397.5063 **mobile**
Jfritts@mdot.maryland.gov
Maryland Department of Transportation
660 West Road, Salisbury, MD 21801

From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Tuesday, October 14, 2025 9:16 AM
To: Kristen Tremblay <ktremblay@worcestermd.gov>; Brian M. Soper <bmsoper@worcestermd.gov>; Cathy Zirkle <czirkle@worcestermd.gov>; Dallas Baker <dbaker@worcestermd.gov>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@worcestermd.gov>; David Mathers <dmathers@worcestermd.gov>; Gary Serman <gserman@worcestermd.gov>; Gary R. Pusey <grpusey@worcestermd.gov>; Jeffrey Fritts <JFritts@mdot.maryland.gov>; Jennifer Keener <jkkeener@worcestermd.gov>; Joy Birch <jbirch@worcestermd.gov>; Kevin Lynch <klynch@worcestermd.gov>; Laurie Bew <lbew@worcestermd.gov>; Lisa Lawrence <llawrence@worcestermd.gov>; Mmknight@comcast.net; Matt Owens <mowens@worcestermd.gov>; Matthew Laick <mlaick@worcestermd.gov>; Paul Miller <pmiller@worcestermd.gov>; Robert Korb Jr. <rkorb@worcestermd.gov>; Robert Mitchell <bmitchell@worcestermd.gov>; Stuart White <swhite@worcestermd.gov>; Tony Fascelli <tfascelli@worcestermd.gov>; Kelly Henry <khenry@worcestermd.gov>
Subject: 11/12/25 TRC Transmittals and Materials

Caution: CAUTION: Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Forward suspicious emails directly to Email Abuse (abuse@mdot.maryland.gov) or call the MDOT Service Desk at 410-768-7181 for assistance.

All,

Please see the attached transmittals for our 11/12/25 TRC meeting. I have dropped the site plans in the following OneDrive link. November 12 2025 TRC Meeting

Hard copies have been sent out this morning as well.

Thank you,

Ben Zito
DRP Specialist III
Dept. of Development, Review and Permitting
Worcester County Government
One West Market Street, Room 1201
Snow Hill, MD 21863
(410) 632-1200, ext. 1134
bmzito@worcestermd.gov

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

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Project: Coastal Community Church,10900 Ocean Gateway
Date: 11/12/2025
Tax Map: 26 Parcel: 461 Section:_____ Lot:__ Block:_____

STANDARD COMMENTS

1. Items listed in this review are not required for Technical Review Committee approval.
2. Provide complete code review. List type of construction, use groups, height and area, occupant loads, live, dead, and other structural loads.
3. Soils report required at time of building permit application.
4. Compaction reports are due at all footings and slab inspections as well as any site work and structural fill.
5. Complete sealed architectural, structural, mechanical, plumbing, and electrical plans are required.
6. Provide information for wind, snow, and seismic loads.
7. Special inspections (Third party) required for steel, concrete, masonry, wood, prepared fill, foundations, and structural observations. **These are required in addition to the required Worcester County inspections.**
8. Provide plan for owner's special inspection program, list inspections and inspection agencies.
9. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
10. A pre-construction meeting will be required before any work starts.
11. Provide complete accessibility code requirements and details.
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation.
14. Architect / Engineer to provide verification construction is in accordance with approved plans and specifications prior to final inspection.
15. Provide your design professional with a copy of these comments.

SITE SPECIFIC COMMENTS

1. Current Codes: 2021 International Building Code
   2021 International Energy Conservation Code
   2021 International Mechanical Code
   2020 NEC
   Maryland Accessibility Code (MAC)
   2010 ADA Standards for Accessible Design

1. Wind Design: 134 MPH (assumed); Risk category III; Exposure "C"
2. Complete sealed architectural, structural, mechanical, plumbing, and electrical plans are required.
3. Soils report submittal with permit application.
4. Provide an Energy Compliance Report, lighting plan, air barrier design
5. Provide all information per section C103.2: Building envelope, including slab to comply with 2021 IECC.
6. Provide all details and specifications per 2010 ADA design standards and MAC (Maryland Accessibility Code).
7. Provide an ADA drinking fountain (hi/low).
8. Provide an accessible route from the parking lot to the building entry.
9. Provide an egress plan.
10. Provide an automatic sprinkler system throughout the structure.

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

BEACON ENGINEERING LLC
CELEBRATING 10 Years of Service

PARKING & SEPTIC CAPACITY NARRATIVE

23318 Cedar Lane · Georgetown, DE 19947 · 302.864.8825
info@beaconengineeringllc.com

February 26, 2024
(Revised October 6, 2025)

PARKING CALCULATIONS:

Existing Building (Phase 2.1): The existing sanctuary would be repurposed as a multi-purpose room and will house youth ministry among other assembly uses. Youth Church services will coincide with normal Sunday services. This space contains 290 seats. The minimum required parking at a rate of 1/3 seats would be 97. A copy of the approved floor plan is attached as dwg A2.1, approved 2/21/2018.

Proposed Sanctuary: The proposed sanctuary contains **630** seats. The minimum parking required would be **210**. A copy of the proposed floor plan is attached as dwg **A102**, marked REVIEW.

Therefore, the minimum parking required for this use would be 97 + **210** = **307** spaces.
The maximum parking allowed would be **307** x 105% = **322** spaces.

SEPTIC CALCULATIONS:

The existing septic system was approved for 750 gpd or 5,250 gallons/week. The holding tank maximum capacity is 2,800 gallons, and the bottom 8 – 16" of the tank volume is lost due to the operating requirements of the dosing pump.

The Church intends to use the existing building (Phase 2.1) as follows:

- Administrative offices that house up to 10 employees would continue to be used 4 days/week. The administrative offices would continue to be used for this purpose during the ultimate facility build-out. MDE book values for office personnel have been applied to this demand because the flow records provided by the Church in 2021 did not provide the resolution required to recommend a site specific demand rate.
- The classrooms in the existing building would be used for Sunday School/Bible Study 1 day/week. The approved classroom occupancy is 63 people, and the site specific demand rate of 1.22 gallons/person-day is applied.
- The multi-purpose room has an occupancy load of 331 people, and the site specific demand rate of 1.22 gallons/person-day is applied. Occupancy is based upon 290 seats and a stage that would support 41 people. One Sunday Youth Service is planned, and up to 2 additional un-designated gatherings are proposed.
- No food service is planned because of the inherent limitation associated with the available septic system capacity. Coffee service/café would be relocated to the proposed building.

The Church intends to use the proposed building as follows:

- The sanctuary contains **630** seats, and the stage provides for an occupancy of 133 people based upon an occupancy load of 15 SF/person. The site specific demand rate of 1.22 gallons/person-day is applied. The sanctuary would be used for up to 2 services per week.
- Coffee service would be provided and is considered to be incidental to the sewer demand as its historic use is contained in the water meter usage provided by the Church.
- The office space detailed on this plan will likely be used for classroom/breakout space. The Administrative Offices would remain in the Phase 2.1 building. Applying an occupancy load of 20 SF/person, the 5 offices/breakout classrooms would support up to 30 people. The site specific demand rate of 1.22 gallons/person-day is applied.

Based on the above uses the proposed facility at full capacity within the proposed buildout would generate **3,780** gallons of wastewater per week which would be dosed at a rate of **540** gallons per day which is well within the permitted system capacity (75% of permitted system capacity). It is noteworthy that the peak usage calculated for Sunday would be **3,074** gallons which exceeds the capacity of the holding tank that was included in the original system installation. Therefore, it is anticipated that the holding tank would need to be replaced to ensure that the peak daily usage volume could be stored for dosing over the subsequent 7-day period. Please refer to the enclosed septic demand calculations.

Please note that the septic calculations are provided with the unreasonable assumption that the maximum building capacity is used at every meeting opportunity on any given week (7-day period) to demonstrate the application of a worst case demand being applied to the septic system. In practice, not all functions/gatherings have resulted in full building utilization, and this condition is expected to continue with use of the facility after the proposed expansion is complete.

Project:	Coastal Community Church		
Subject:	Ultimate Septic System Demand Estimate		
Date:	1/31/2022	Revised:	2/15/2022
Project Number:	REG02-12	Revised:	2/17/2022
Revised:	5/9/2022	Revised:	6/2/2022
Tax Map:			11/7/2023
			2/26/2024
			10/6/2025

The Church installed water meters to monitor consumption beginning in April 2021. That data resulted in a weekly average consumption of 700 gallons. Average weekly attendance during that same time period was 575 from Wednesday and Sunday services. Though the consumption is represented on a weekly basis, it should be considered on a daily rate because attendance totals are indicated across each week.

Therefore, the average consumption would be 1.22 gallons/person/day.

Re-Purpose Existing Building Phase 2.1				Week Day Building Usage	
Use	Population	Days/Use-Week	Demand/Capita (GPCD)	Total Demand/Use (GPW)	Total Demand/Use (GPD)
Admin Offices*	10	4	15	600	86
Classrooms	63	1	1.22	77	11
Seats - Multi-Purpose Room**	290	3	1.22	1,059	151
Stage Occupancy**	41	3	1.22	150	21
* - MDE Book values applied for these uses.					
** - MP Room used 1 x 3/days/week			**Total Demand:**	**1,886**	**269**

Proposed Sanctuary					
Use	Population	Days/Use-Week	Demand/Capita (GPCD)	Total Demand/Use (GPW)	Total Demand/Use (GPD)
Seats - Sanctuary	630	2	1.22	1,534	219
Stage Occupancy	133	2	1.22	324	46
Classroom/Office	30	1	1.22	37	5
			Total Demand:	**1,894**	**271**

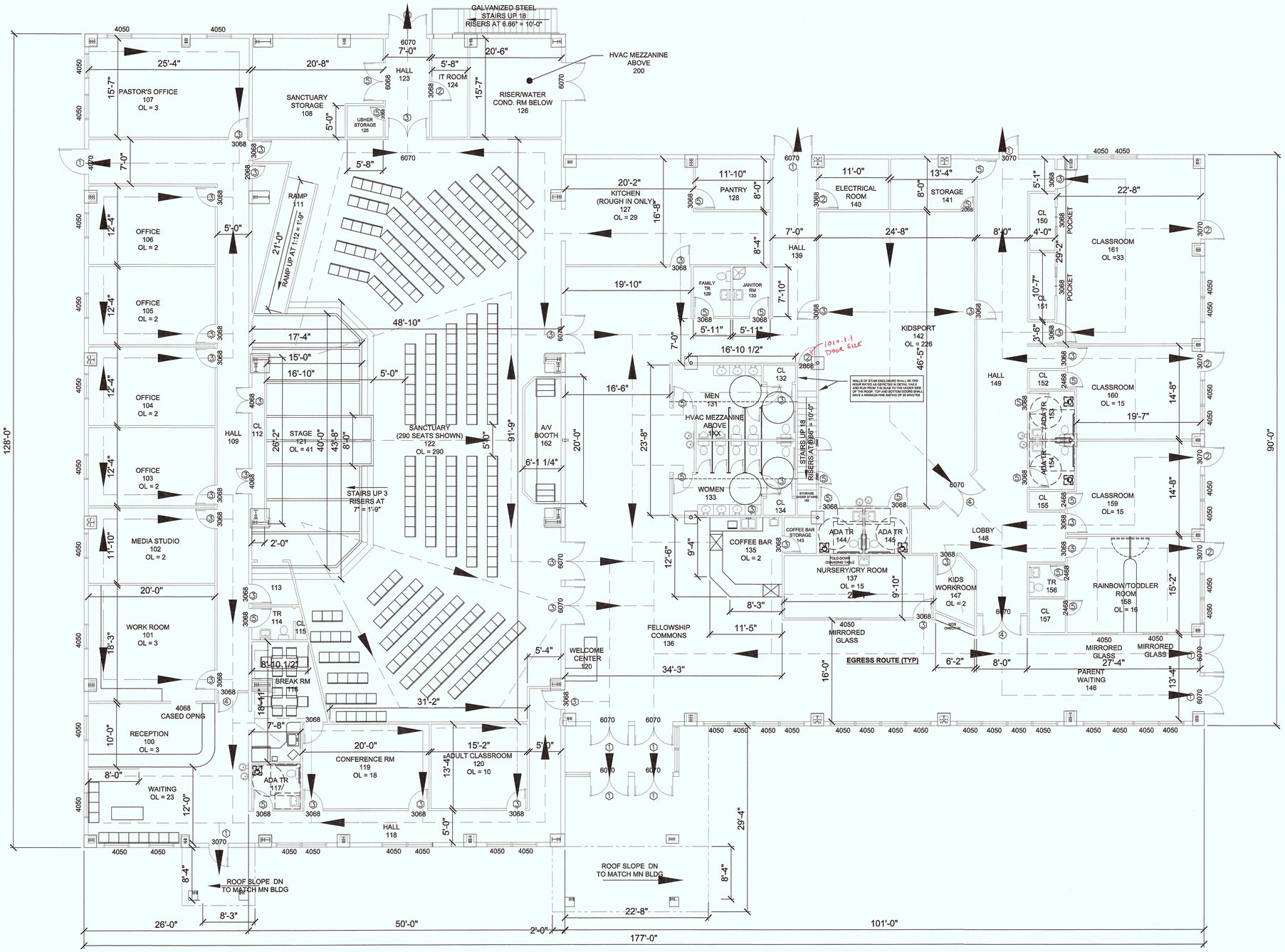
			Within Design
Grand Total Demand After all Construction is Complete:	**3,780**	**540**	**YES**
Daily Demand To confirm Storage Volume:	**3,074**	**Gallons**	**FAIL**

<u>Septic System Capacity</u> is limited to 750 GPD or 5,250 GPW. Therefore, the existing septic system would be adequate to support the proposed growth plans.

Septic Tank = 2,800 Gallons
Holding Tank = 2,800 Gallons

Septic System Design Capacity
750 GPD

* - MDE Book values applied for these uses.



1010.1.1 DOOR SIZE

WALLS OF STAIR ENCLOSURE SHALL BE ONE HOUR RATED AS DEPICTED IN DETAIL 1/A2.3 AND RUN FROM THE SLAB TO THE UNDER SIDE OF THE ROOF. TOP AND BOTTOM DOORS SHALL HAVE A MINIMUM FIRE RATING OF 20 MINUTES

1 / A2.1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN REVIEWED
PLANNING, PERMIT & INSPECTIONS
WORCESTER COUNTY, MARYLAND
BY
DATE 2/21/2018
COMMENTS

CONTRACTOR SET PERMIT

THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO ABBA ENGINEERING, LLC AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2018

STATE OF MARYLAND RICHARD A. SCHIELDROP No. 9369 ARCHITECT

I certify that these documents were prepared or approved by me, and that I am a duly licensed Engineer under the laws of the State of MD.
License number: 25099
Expiration date: 08.18.18

I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of MD.
License number: 9369
Expiration date: 08.18.18

REGIONAL RBI BUILDERS INC.

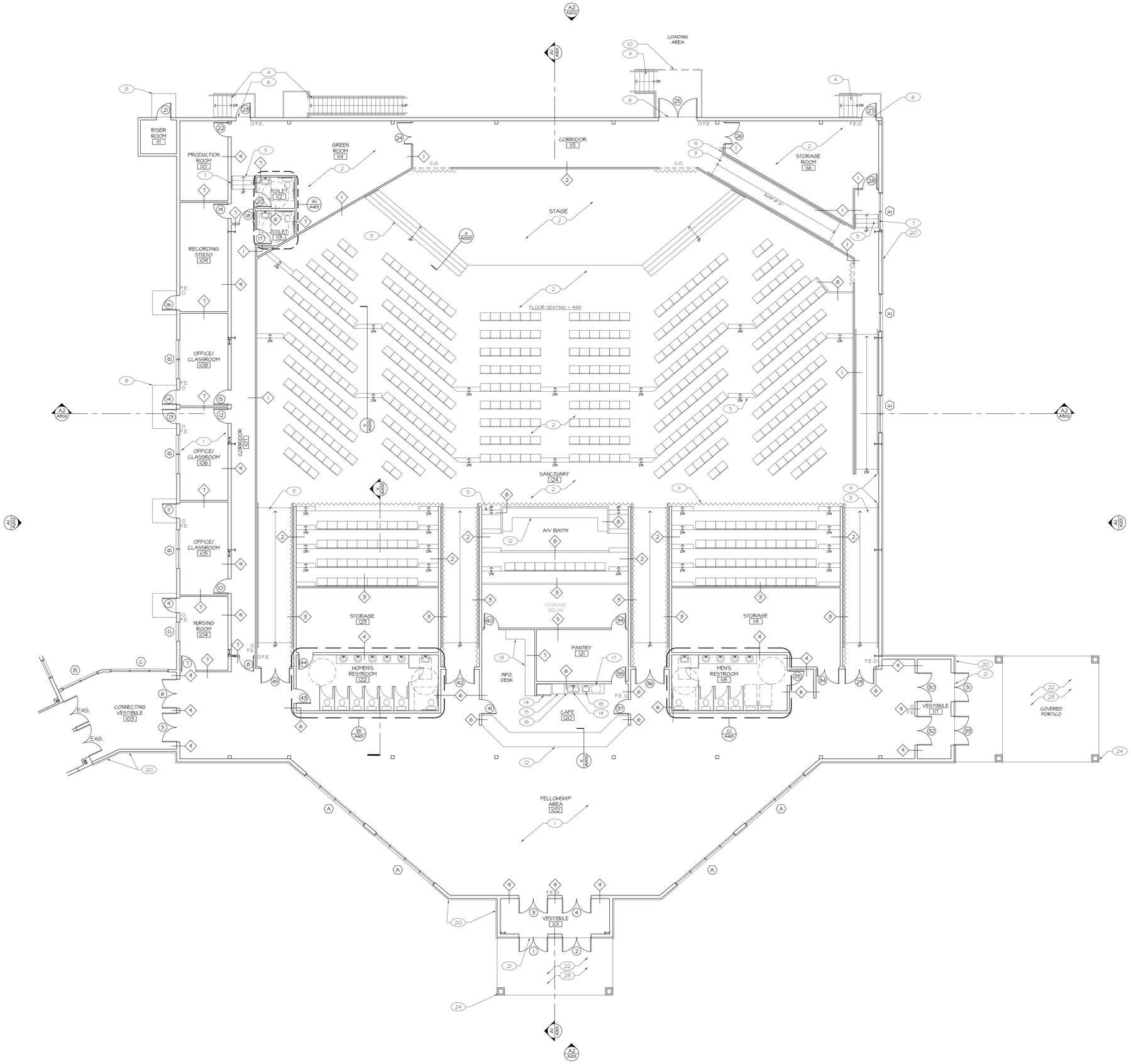
ABBA ENGINEERING LLC
11201 SHARPTOWN RD., MARDELA SPRINGS, MD. 21837
THOMAS S. BECHTEL P.E.
PH: 443-783-5556
FX: 410-883-3840
OWNER
tombechtel@comcast.net

New Construction

The Worship Center
10736 Ocean Gateway
Berlin, Maryland 21811

Floor Plan

PROJECT STATUS: PERMIT
SCALE: as noted
PROJECT NUMBER: 17078
DRAWN BY: TsB
DRAWING NUMBER: A2.1
ISSUE DATE: 02.12.18
LAST REVISION DATE:



A1	NOTE FLOOR PLAN
1/8" = 1'-0"	KEY

EMERGENCY FIXTURE LEGEND

F.E.O PORTABLE FIRE EXTINGUISHERS. A MINIMUM 10 POUND MULTIPURPOSE (A-B-C) W/ AT LEAST A 2A-10BC RATING SHALL BE PROVIDED, AND SHALL HAVE A MARYLAND INSPECTION TAG ATTACHED ON WALL HOOK

NOTE LEGEND

1. TYPICAL FLOOR CONSTRUCTION:
FINISH FLOOR PER OWNER'S SELECTION ON 4" THICK REINFORCED CONCRETE SLAB ON COMPACTED GRADE OR FILL. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
2. TYPICAL ELEVATED PLATFORM CONSTRUCTION:
FINISH FLOOR PER OWNER'S SELECTION ON 3/4" T&G PLYWOOD SUB-FLOOR GLUED AND SCREWED TO WD. FLOOR JOISTS. REFER TO BUILDING SECTIONS AND FRAMING PLANS.
3. TYPICAL RAMP CONSTRUCTION:
FINISH FLOOR PER OWNER'S SELECTION ON 3/4" T&G PLYWOOD SUB FLOOR GLUED AND SCREWED TO WD. FLOOR JOISTS. REFER TO FRAMING PLANS. SLOPE 1 IN 12 MAX.
4. TYPICAL METAL EXTERIOR STAIRS:
METAL PAN STAIR WITH 1 3/4" MAX. RISERS & 11" + 1" NOSING MIN. TREADS. PROVIDE 42" HIGH ALUMINUM GUARDRAIL WITH 4" MAX. CLEAR SPACE BETWEEN BALUSTERS AND 36" HIGH 1 1/2" METAL PIPE HANDRAIL WITH 2 1/4" MIN. CLEARANCE FROM GUARDRAIL ON EACH SIDE OF STAIR. EXTEND HANDRAIL 1'-0" BEYOND TOP AND BOTTOM OF RISER OF STAIR RUN. CONTRACTOR TO DETERMINE NUMBER OF TREADS AND RISERS NEEDED TO MEET FINISH GRADE.
5. TYPICAL INTERIOR STAIRS:
WOOD TREADS AND RISERS ON WD. STRINGERS. CONTRACTOR TO DETERMINE NUMBER OF TREAD AND RISERS REQUIRED TO MEET FINISH FLOOR. CALCULATE TREADS @ 11" + 1" NOSING MIN. AND RISERS @ 7" MAX.
6. PROVIDE MIN. 2" DIFFERENTIAL BETWEEN FINISH FLOOR AND FINISH LANDING.
7. 36" HIGH 1 1/2"Ø WOOD HANDRAIL WITH 2 1/4" MIN. CLEARANCE FROM THE WALL ON EACH SIDE STAIR.
8. 4" THICK REINFORCED CONCRETE PAD - REFER TO STRUCTURAL DRAWINGS FOR DETAILS - TYP.
9. 36" HIGH 1 1/2"Ø WOOD HANDRAIL WITH 2 1/4" MIN. CLEARANCE FROM THE WALL. EXTEND HANDRAIL 1'-0" MIN. PAST BOTTOM & TOP OF RAMP.
10. REMOVABLE GUARDRAIL FOR LOADING DOCK.
11. THEATER STYLE CURTAIN ON SUSPENDED TRACK ABOVE - TYP.
12. 36" HIGH SOLID SURFACE COUNTERTOP WITH BACKSPLASH AND SIDESPLASH OPEN TO BELOW AND SUPPORTED W/ METAL BRACKETS BELOW.
13. 36" HIGH SOLID SURFACE COUNTERTOP WITH BACKSPLASH AND SIDESPLASH ON WOOD BASE CABINETS WITH WOOD WALL CABINETS ABOVE.
14. REFRIGERATOR - SELECTED BY OWNER AND INSTALLED BY CONTRACTOR.
15. ICE MACHINE - SELECTED BY OWNER AND INSTALLED BY CONTRACTOR.
16. 36" HIGH SOLID SURFACE COUNTERTOP WITH BACKSPLASH AND SIDESPLASH ON WOOD BASE CABINETS.
17. UNDER COUNTER MICROWAVE - SELECTED BY OWNER AND INSTALLED BY CONTRACTOR.
18. STAINLESS STEEL SINGLE COMPARTMENT SINK - SELECTED BY OWNER AND INSTALLED BY CONTRACTOR.
19. STAINLESS STEEL DOUBLE COMPARTMENT SINK - SELECTED BY OWNER AND INSTALLED BY CONTRACTOR.
20. CULTURED STONE VENEER WAINSCOT TO MATCH EXG. BUILDING AROUND PERIMETER OF NEW STRUCTURE PER EXTERIOR ELEVATIONS - TYP.
21. PROVIDE MAX. 1/2" DIFFERENTIAL BETWEEN FINISH FLOOR AND SLAB - TYP. U.N.O.
22. FINISH UNDERSIDE OF PORCH WITH METAL LINE PANEL - TYP.
23. 4" CONCRETE SLAB WITH 6X6 W1.4XW1.4 WWF REINFORCING COMPACTED SOIL. SLOPE 1/8" PER FOOT AWAY FROM BUILDING - TYP.
24. 12" DECORATIVE WRAP AROUND METAL BUILDING COLUMN ON STONE VENEER PEDESTAL WITH PRECAST CONCRETE CAP. CONTRACTOR TO PROVIDE MFGR. FULL STANDARD COLOR RANGE FOR OWNER SELECTION - TYP.

Moonlight Architecture, Inc.
Architecture • Interior Design
Site Planning
DE (302) 645-9361
MD (410) 677-4747
www.moonlightarch.com

All designs, concepts, ideas and arrangements depicted on these drawings are the property of Moonlight Architecture, Inc. and are intended to be used in connection with this specific project only and shall not be used in whole or in part for any other purpose whatsoever without the written consent of Moonlight Architecture, Inc.. No changes or deviations shall be allowed without the written consent of Moonlight Architecture, Inc..

CONSTRUCTION DOCUMENTS FOR THE:

COASTAL COMMUNITY CHURCH - ADDITION
10900 OCEAN GATEWAY
BERLIN, WORCESTER COUNTY
MARYLAND

REVISIONS:

SCALE:
1/8" = 1'-0"

DRAWING DATE:
04/28/2025

SHEET TITLE:
NOTE FLOOR PLAN

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PROJECT NUMBER:
24082

SHEET #:
A102

COASTAL COMMUNITY CHURCH

PHASE 2.2

WORCESTER COUNTY, MARYLAND, NEWPORT BAY WATERSHED TAX MAP # 26 PARCEL 461, OCTOBER 2025 REG02-12

GENERAL NOTES

1. TOPOGRAPHIC SURVEY WAS PERFORMED IN MARCH 2021 BY VISTA DESIGN, INC. & UPDATED FEBRUARY 2024 BY TRUE NORTH LAND SURVEYING, INC. HORIZONTAL DATUM IS NAD 83/2009, DELAWARE SPC. VERTICAL DATUM IS REPORTED IN NAVD 88/2009. ALL UNITS ARE IN FEET.
2. THE CONTRACTOR SHALL PROVIDE ALL STAKEOUT WORK NECESSARY FOR PROJECT CONSTRUCTION BY A SURVEYOR LICENSED IN THE STATE OF DELAWARE.
3. CONTRACTOR SHALL NOTIFY " DELMARVA 811 " (Utilities Service Protection Center of Delmarva 811, Inc (USPCD)) AT (811) OR (1-800-282-8555) AT LEAST 48 HOURS PRIOR TO EXCAVATION, TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED.
4. CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL RIGHT-OF-WAY LINES AND PROPERTY LINES. ALL PROPOSED UTILITIES ARE TO BE CONSTRUCTED WITHIN THE ROADWAY OR DESIGNATED EASEMENT.
5. EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. NO GUARANTEE IS MADE OR IMPLIED REGARDING THE ACCURACY OR COMPLETENESS THEREOF, CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF DEPTH, SIZE AND MATERIAL OF ALL UNDERGROUND UTILITIES BEFORE BEGINNING ANY EXCAVATION OR PIPE INSTALLATION BY TEST PITTING. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. PROVIDING THE INFORMATION ON THE PLANS DOES NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL LOCATED OR UN-LOCATED EXISTING UTILITIES AND STRUCTURES. SHOULD ANY EXISTING UTILITIES BE DAMAGED BY THE CONTRACTOR, THEN THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED TO THE OWNER'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, AND THE CONTRACT SPECIFICATIONS.
7. ALL PAVING, FENCING, SIGNS, OBJECTS, ETC. DAMAGED BY THE WORK SHALL BE RESTORED TO ORIGINAL CONDITION.
8. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAIL BOXES, SIGNS, LANDSCAPING, TREES, GUY WIRES, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL, REGULATORY, WARNING, AND INFORMATIONAL SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES.
9. ONLY SUITABLE AND APPROVED GRANULAR MATERIAL SHALL BE USED FOR BACKFILL.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC IN ALL WORK AREAS.
11. DRAWINGS & SPECIFICATIONS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL APPLICABLE RULES AND REGULATIONS.
12. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS UNLESS WRITTEN APPROVAL HAS BEEN PROVIDED BY THE ENGINEER.
13. CONTRACTOR SHALL ADJUST TO FINISH GRADE AS REQUIRED ANY EXISTING OR NEW VALVE BOXES, MANHOLES, CATCH BASINS ETC., PRIOR TO PLACING PAVING.
14. WETLAND DELINEATION PREPARED BY ERI, INC. LIMITS OF STATE AND FEDERAL WETLANDS ARE AS SHOWN.
15. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE OWNER.
16. THE PROPOSED SIGN LOCATIONS SHOWN ON THIS PLAN SHEET ARE FOR INFORMATIONAL PURPOSES ONLY AND APPROVAL OF THIS PLAN DOES NOT GRANT APPROVAL TO THIS SIGNAGE. ALL SIGNAGE MUST COMPLY WITH SIGN REGULATIONS OF THE ZONING ORDINANCE AND IS SUBJECT TO A SEPARATE SIGN PERMIT APPLICATION. SIGNS ARE SUBJECT TO A SEPARATE REVIEW AND APPROVAL PROCESS IN THE CITY OF DOVER.

NOTES:

1. THIS PLAN IS AN ADDENDUM TO THE PREVIOUSLY APPROVED STORMWATER MANAGEMENT PLAN DESIGNED BY DAFT, MCCUNE, AND WALKER, INC. AND LAST MODIFIED BY VISTA DESIGN, INC. FOR EXISTING STORM DRAIN STRUCTURES, AND PIPE INFORMATION, ADDITIONAL GRADING, AND SPOT ELEVATIONS, REFER TO THE STORMWATER MANAGEMENT PLANS DATED 06/08/2011.
2. THIS PROPERTY LIES OUTSIDE THE INTENSELY DEVELOPED AREA (IDA) WITHIN THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA.

FOREST CONSERVATION

TO MEET REQUIREMENTS OF THE FOREST CONSERVATION LAW THE APPLICANT WILL PROVIDE 0.91 ACRES OF ON-SITE FOREST CONSERVATION AND 2x2.631 ACRES OF OFFSITE FOREST MITIGATION (LANDS N/F OF HORNER, TAX MAP 33, PARCEL 179) BY RECORDED PERPETUAL PROTECTIVE AGREEMENT TO BE RECORDED AMONG THE WORCESTER CO. LAND RECORDS.

THIS SITE IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SITE IS SUBJECT TO FOREST CONSERVATION PLAN NO. 10-25. THIS SITE HAS BEEN SUBJECT TO A REGULATED ACTIVITY UNDER THE WORCESTER COUNTY FOREST CONSERVATION LAW. AN ON-SITE AND OFF-SITE FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING. PLATS DEPICTING THE APPROVED OFF-SITE FOREST CONSERVATION EASEMENT AREA AND ON-SITE FOREST CONSERVATION EASEMENT AREA AND (2) PERPETUAL PROTECTIVE AGREEMENTS, DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND WILL BE RECORDED SIMULTANEOUSLY IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.

STORMWATER MANAGEMENT NARRATIVE

THE STORMWATER MANAGEMENT REQUIREMENTS FOR THIS PROJECT SITE WERE PREVIOUSLY APPROVED, AND SUBSEQUENTLY GRANDFATHERED BY WORCESTER COUNTY CODE NR 1-107(f). THIS SITE CURRENTLY CONSISTS OF A PAVED ACCESS ROAD, PAVED PARKING LOT, 19,000 SF CHURCH, A PAVILION, TWO ATHLETIC FIELDS AND A STORMWATER MANAGEMENT POND. THE EXISTING/PROPOSED TOTAL DISTURBED AREA FOR THIS SITE IS ±17.40 ACRES.

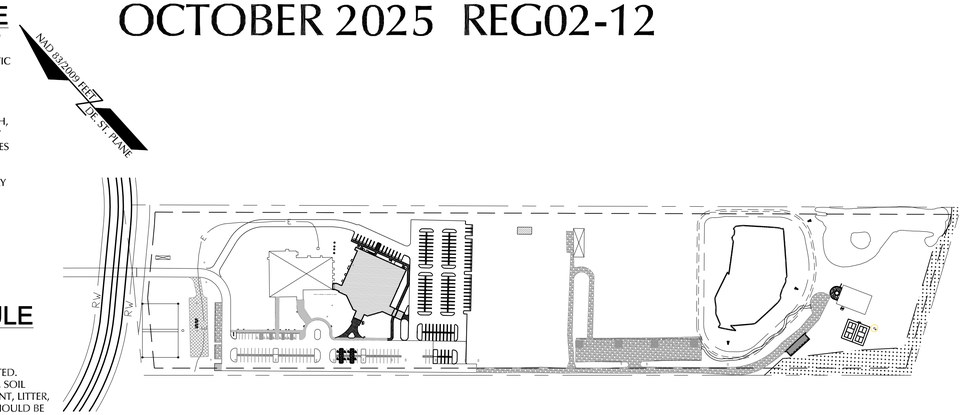
A PREVIOUSLY APPROVED STORMWATER MANAGEMENT PLAN PROPOSED A TOTAL OF ±7.07 ACRES OF IMPERVIOUS SURFACE COVER FOR THE ULTIMATE BUILD OUT CONDITION, WHICH INCLUDED THE CHURCH, PARKING, ATHLETIC FIELDS, ENTRANCE, ON-SITE ACCESS ROADS, AND THE STORMWATER MANAGEMENT FACILITY AS GRAPHICALLY DEMONSTRATED. THIS STORMWATER MANAGEMENT PLAN REVISION PROPOSES A TOTAL OF +7.07 ACRES OF IMPERVIOUS SURFACE COVER, INCLUDING ALL FUTURE PHASES.

THIS PHASE CONSISTS OF EXPANDING THE PARKING AND CONSTRUCTION OF A NEW, 23,000 SF SANCTUARY WITH 630 SEATS.

EXISTING IMPERVIOUS COVERAGE	:	4.25 AC
IMPERVIOUS AREA PROPOSED IN THIS PHASE	:	2.82 AC
IMPERVIOUS AREA NOT CURRENTLY ALLOCATED	:	0.00 AC

STORMWATER MANAGEMENT BMP MAINTENANCE AND INSPECTION SCHEDULE

1. FOR GRASSED SWALES, REGULAR MOWING (AT LEAST BI-ANNUALLY) IS CRITICAL IN ORDER TO REDUCE COMPETITION FROM WEEDS AND IRRIGATION MAY BE NEEDED DURING DRY WEATHER TO ESTABLISH VEGETATION. SPARSELY VEGETATED AREAS NEED TO BE RE-SEEDED TO MAINTAIN DENSE COVERAGE.
2. IF WATER DOES NOT DRAIN WITHIN 48 HOURS, THE BOTTOM SOIL SHOULD BE TILLED AND REVEGETATED.
3. INSPECTIONS SHOULD BE PERFORMED ONCE A YEAR TO ASSESS SLOPE INTEGRITY, VEGETATIVE HEALTH, SOIL STABILITY, COMPACTION, EROSION, PONDING, AND SEDIMENTATION. PERIODIC REMOVAL OF SEDIMENT, LITTER, OR OBSTRUCTIONS SHOULD BE DONE AS NEEDED. ERODED SIDE SLOPES AND THE SWALE BOTTOM SHOULD BE REPAIRED AND STABILIZED WHERE NEEDED.



SITE PLAN

1"=200'

DRAWING INDEX:

T1.1	TITLE SHEET
T1.2	GENERAL AND CONSTRUCTION NOTES
EX1.1	EXISTING CONDITIONS PLAN
SP1.0	OVERALL SITE PLAN
SP1.1 TO SP1.2	SITE PLAN
SW1.1	STORMWATER MANAGEMENT & GRADING PLAN
SW1.2	STORMWATER MANAGEMENT PROFILES
LS1.1	LANDSCAPE PLAN
LP1.1	LIGHTING PLAN
CD1.1	CONSTRUCTION DETAILS

Re-Purpose Existing Building Phase 2.1				Week Day Building Usage	
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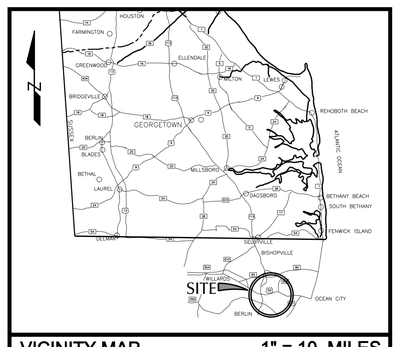
Therefore, the average consumption would be 1.22 gallons/person/day.

SEPTIC SYSTEM ALLOCATION TABLE



VICINITY MAP 1" = 10 MILES

SITE DATA

OWNER/APPLICANT:
REV. BRYAN PUGNER, PASTOR
COASTAL COMMUNITY CHURCH
10900 OCEAN GATEWAY
BERLIN, MARYLAND
PHONE: 410-641-3325

CONSULTANT:
BEACON ENGINEERING, LLC
23318 CEDAR LANE
GEORGETOWN, DELAWARE 19947
PHONE: 302-864-8825
RPALMER@BEACONENGINEERINGLLC.COM

PROPERTY DATA:

TAX DISTRICT, MAP, GRID, AND PARCEL:	TM26 P461
ELECTION DISTRICT:	THIRD
TAX ACCOUNT ID NO:	167 046
DEED REFERENCE:	SVH 4606/01
SITE ADDRESS:	10736 OCEAN GATEWAY TOWN OF BERLIN WORCESTER COUNTY, MARYLAND 21811
WATER:	PRIVATE
SEWER:	PRIVATE
LATITUDE:	N 38.34262845°
LONGITUDE:	W-75.17892688°
EXISTING USE:	CHURCH
PROPOSED USE:	CHURCH
SITE AREA:	24.36 AC
PROPOSED LOD:	180,000 SF (4.132 AC)
EXISTING CHURCH:	19,700 SF
PROPOSED CHURCH:	23,000 SF
TOTAL BUILDING AREA:	42,700 SF
VERTICAL DATUM :	NAVD88
HORIZONTAL DATUM:	NAD83 (MARYLAND STATE PLANE)

THIS SITE IS NOT WITHIN THE CRITICAL AREA.
THIS SITE IS NOT WITHIN THE 100YR FLOOD PLAIN PER FEMA MAP NUMBERED 24047C0160H DATED JULY 16, 2015 .

ZONING DATA:

EXISTING ZONING:	C2
PROPOSED ZONING:	C2
REQUIRED SETBACKS:	
FRONT:	35'
SIDE:	20'
REAR:	20'
MAX. BUILDING HEIGHT:	4 STORIES OR 45' IN HEIGHT
PARKING REQUIREMENTS:	
MINIMUM PARKING REQUIRED:	1 SPACE FOR 3 SEATS EXISTING 290 SEATS / 3 = 97 SPACES PROPOSED 630 SEATS / 3 = 210 SPACES TOTAL = 307 SPACES
MAXIMUM PARKING ALLOWED:	105% OF MINIMUM REQUIREMENT 1.05 X 307 = 322 SPACES ALL SPACES PROVIDED OVER THE MINIMUM REQUIRED SHALL USE PERMEABLE PAVING.
PARKING PROVIDED:	307 SPACES
ACCESSIBLE PARKING REQUIREMENTS:	
NUMBER OF SPACES PROVIDED:	301-400
NUMBER OF SPACES REQUIRED:	8
NUMBER OF VAN SPACES REQUIRED:	2
# OF ACCESSIBLE SPACES PROVIDED:	16
# OF VAN ACCESSIBLE SPACES PROVIDED:	16

ENGINEER'S CERTIFICATION

I, ROBERT J. PALMER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THIS PLAN WAS EITHER PREPARED BY ME OR UNDER MY DIRECTION. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF MARYLAND. MY LICENSE NUMBER IS 26084, AND EXPIRES ON JULY 20, 2027.

10/07/2025

ENGINEER: ROBERT J. PALMER, P.E. DATE
BEACON ENGINEERING, LLC
23318 CEDAR LANE
GEORGETOWN, DELAWARE 19947

OWNER'S / DEVELOPER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM A REGISTERED, AUTHORIZED AGENT ACTING FOR THE OWNER /DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT THE OWNER'S / DEVELOPER'S DIRECTION, AND I ACKNOWLEDGE THE SAME TO BE MY ACT ON THEIR BEHALF. IT IS THE OWNER'S / DEVELOPER'S DESIRE TO HAVE THE PLAN CONSTRUCTED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

OWNER: COASTAL COMMUNITY CHURCH DATE
ATTN: BRYAN PUGNER, PASTOR
10900 OCEAN GATEWAY
BERLIN, MARYLAND
PHONE: 410-641-3325

Seal: STATE OF MARYLAND ROBERT J. PALMER 26084 PROFESSIONAL ENGINEER 10/07/2025

BEACON ENGINEERING LLC
23318 Cedar Lane | Georgetown | Delaware | 19947
302.864.8825 | info@beaconengineeringllc.com

Revision:	By:	Date:

COASTAL COMMUNITY CHURCH
PHASE 2.2
WORCESTER COUNTY, MARYLAND,
NEWPORT BAY WATERSHED
TAX MAP # 26 PARCEL 461,
TITLE SHEET

Date:	OCT. 5, 2025
Scale:	AS SHOWN
Dwn.By:	BAS
Proj.No.:	REG 02-12

Dwg. No.: T1.1

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STANDARD EROSION & SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE WATER MANAGEMENT ADMINISTRATION (WMA) AT (410) 901- 4020 (14) DAYS BEFORE COMMENCING ANY LAND DISTURBING ACTIVITY AND, UNLESS WAIVED BY WMA, SHALL BE REQUIRED TO HOLD A PRE-CONSTRUCTION MEETING BETWEEN PROJECT REPRESENTATIVES AND A REPRESENTATIVE OF WMA.

2. THE CONTRACTOR MUST NOTIFY WMA IN WRITING AND BY THE TELEPHONE AT THE FOLLOWING POINTS:
   A. THE REQUIRED PRE-CONSTRUCTION MEETING.
   B. FOLLOWING INSTALLATION OF SEDIMENT CONTROL MEASURES.
   C. DURING THE INSTALLATION OF SEDIMENT BASINS (TO BE CONVERTED INTO PERMANENT STORMWATER MANAGEMENT STRUCTURES) AT THE REQUIRED INSPECTION POINTS (INSPECTION CHECKLIST SHOWN ON SHEET ES1.1). NOTIFICATION PRIOR TO COMMENCING CONSTRUCTION OF EACH STEP IS MANDATORY.
   D. PRIOR TO REMOVAL OR MODIFICATION OF ANY SEDIMENT CONTROL STRUCTURE(S).
   E. PRIOR TO REMOVAL OF ALL SEDIMENT CONTROL DEVICES.
   F. PRIOR TO FINAL ACCEPTANCE.

3. THE CONTRACTOR SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE APPROVED PLAN AND CONSTRUCTION SEQUENCE AND SHALL HAVE THEM INSPECTED AND APPROVED BY THE AGENCY INSPECTOR OR WMA INSPECTOR PRIOR TO BEGINNING ANY OTHER LAND DISTURBANCES. MINOR SEDIMENT CONTROL DEVICE LOCATION ADJUSTMENTS MAY BE MADE IN THE FIELD WITH THE APPROVAL OF THE WMA INSPECTOR. THE CONTRACTOR SHALL ENSURE THAT ALL RUNOFF FROM DISTURBED AREAS IS DIRECTED TO THE SEDIMENT CONTROL DEVICES AND SHALL NOT REMOVE ANY EROSION OR SEDIMENT CONTROL MEASURE WITHOUT PRIOR PERMISSION FROM THE WMA INSPECTOR AND AGENCY INSPECTOR. THE CONTRACTOR MUST OBTAIN PRIOR AGENCY AND WMA APPROVAL FOR CHANGES TO THE SEDIMENT CONTROL PLAN AND/OR SEQUENCE OF CONSTRUCTION.

4. THE CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO PUBLIC ROADS. ALL MATERIALS DEPOSITED ONTO PUBLIC ROADS SHALL BE REMOVED IMMEDIATELY.

5. THE CONTRACTOR SHALL INSPECT DAILY AND MAINTAIN CONTINUOUSLY IN AN EFFECTIVE OPERATING CONDITION ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL SUCH TIME AS THEY ARE REMOVED WITH PRIOR PERMISSION FROM THE WMA INSPECTOR AND AGENCY INSPECTOR.

6. ALL SEDIMENT BASINS, TRAP EMBANKMENTS AND SLOPES, PERIMETER DIKES, SWALES AND ALL DISTURBED SLOPES STEEPER OR EQUAL TO 3:1 SHALL BE STABILIZED WITH SOD OR SEED AND ANCHORED STRAW MULCH OR OTHER APPROVED STABILIZATION MEASURES, AS SOON AS POSSIBLE BUT NO LATER THAN SEVEN (7) CALENDAR DAYS AFTER ESTABLISHMENT. ALL AREAS DISTURBED OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM MUST BE MINIMIZED. MAINTENANCE MUST BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. (REQUIREMENT FOR STABILIZATION MAY BE REDUCED TO THREE (3) DAYS FOR SENSITIVE AREAS.)

7. THE CONTRACTOR SHALL APPLY SOD OR SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES TO ALL DISTURBED AREAS AND STOCKPILES WITHIN FOURTEEN (14) CALENDAR DAYS AFTER STRIPPING AND GRADING ACTIVITIES HAVE CEASED IN THE AREA. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. (REQUIREMENT MAY BE REDUCED TO SEVEN (7) DAYS FOR SENSITIVE AREAS.)

8. PRIOR TO REMOVAL OF SEDIMENT CONTROL MEASURES, THE CONTRACTOR SHALL STABILIZE AND HAVE ESTABLISHED PERMANENT STABILIZATION FOR ALL CONTRIBUTORY DISTURBED AREAS USING SOD OR AN APPROVED PERMANENT SEED MIXTURE WITH REQUIRED SOIL AMENDMENTS AND AN APPROVED ANCHORED MULCH. WOOD FIBER MULCH MAY ONLY BE USED IN SEEDING SEASON WHERE THE SLOPE DOES NOT EXCEED (10%) AND GRADING HAS BEEN DONE TO PROMOTE SHEET FLOW DRAINAGE. AREAS BROUGHT TO FINISHED GRADE DURING THE SEEDING SEASON SHALL BE PERMANENTLY STABILIZED AS SOON AS POSSIBLE, BUT NO LATER THAN FOURTEEN (14) CALENDAR DAYS AFTER ESTABLISHMENT. WHEN PROPERTY IS BROUGHT TO FINISHED GRADE DURING THE MONTHS OF NOVEMBER THROUGH FEBRUARY, AND PERMANENT STABILIZATION IS FOUND TO BE IMPRACTICAL, TEMPORARY SEED AND ANCHORED STRAW MULCH SHALL BE APPLIED TO DISTURBED AREAS. THE FINAL PERMANENT STABILIZATION OF SUCH PROPERTY SHALL BE APPLIED BY MARCH 15 OR EARLIER IF GROUND AND WEATHER CONDITIONS ALLOW.

9. THE SITE'S APPROVAL LETTER, APPROVED EROSION AND SEDIMENT CONTROL PLANS, DAILY LOG BOOKS AND TEST REPORTS SHALL BE AVAILABLE AT THE SITE FOR INSPECTION BY DULY AUTHORIZED OFFICIALS OF WMA AND AGENCY RESPONSIBLE FOR PROJECT.

10. SURFACE DRAINAGE FLOWS OVER UNSTABILIZED CUT AND FILL SLOPES SHALL BE CONTROLLED BY EITHER PREVENTING DRAINAGE FLOWS FROM TRANSVERSING THE SLOPES OR BY INSTALLING PROTECTIVE DEVICES TO LOWER THE WATER DOWNSLOPE WITHOUT CAUSING EROSION. DIKES SHALL BE INSTALLED AND MAINTAINED AT THE TOP OF CUT OR FILL SLOPES UNTIL THE SLOPE AND DRAINAGE AREA TO IT ARE FULLY STABILIZED, AT WHICH TIME THEY MUST BE REMOVED AND FINAL GRADING DONE TO PROMOTE SHEET FLOW DRAINAGE. PROTECTIVE METHODS MUST BE PROVIDED AT POINTS OF CONCENTRATED FLOW WHERE EROSION IS LIKELY TO OCCUR.

11. PERMANENT SWALES OR OTHER POINTS OF CONCENTRATED WATER FLOW SHALL BE STABILIZED WITH SOD OR SEED WITH AN APPROVED EROSION CONTROL MATTING, RIPRAP OR BY OTHER APPROVED STABILIZATION MEASURES.

12. TEMPORARY SEDIMENT CONTROL DEVICES MAY BE REMOVED, WITH PERMISSION OF WMA INSPECTOR AND AGENCY INSPECTORS, WITHIN THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS. STORMWATER MANAGEMENT STRUCTURES USED TEMPORARILY FOR SEDIMENT CONTROL SHALL BE CONVERTED TO THE PERMANENT CONFIGURATION WITHIN THIS TIME PERIOD AS WELL.

13. NO PERMANENT CUT OR FILL SLOPE WITH A GRADIENT STEEPER THAN 3:1WILL BE PERMITTED IN LAWN MAINTENANCE AREAS. A SLOPE GRADIENT OF UP TO 2:1 WILL BE PERMITTED IN NON-MAINTENANCE AREAS PROVIDED THAT THOSE AREAS ARE INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN WITH A LOW-MAINTENANCE GROUND COVER SPECIFIED FOR PERMANENT STABILIZATION. SLOPE GRADIENT STEEPER THAN 2:1 WILL NOT BE PERMITTED WITH VEGETATIVE STABILIZATION.

14. FOR FINISHED GRADING, THE CONTRACTOR SHALL PROVIDE ADEQUATE GRADIENTS SO AS TO PREVENT WATER FROM STANDING ON THE SURFACE MORE THAN TWENTY FOUR (24) HOURS AFTER THE END OF A RAINFALL EXCEPT IN DESIGNATED DRAINAGE COURSES AND SWALE FLOW AREAS WHICH MAY DRAIN AS LONG AS FORTY-EIGHT (48) HOURS AFTER THE END OF A RAINFALL. AREAS DESIGNED TO HAVE STANDING WATER SHALL NOT BE REQUIRED TO MEET THIS REQUIREMENT.

15. SEDIMENT TRAPS OR BASINS ARE NOT PERMITTED WITHIN 20 FEET OF A FOUNDATION WHICH IS EXISTING OR UNDER CONSTRUCTION. NO STRUCTURE MAY BE CONSTRUCTED WITHIN 20 FEET OF AN ACTIVE SEDIMENT TRAP OR BASIN.

16. THE WMA INSPECTOR HAS THE OPTION OF REQUIRING ADDITIONAL SAFETY OR SEDIMENT CONTROL MEASURES, IF DEEMED NECESSARY.

17. ALL TRAP DEPTH DIMENSIONS ARE RELATIVE TO THE OUTLET ELEVATION. ALL TRAPS MUST HAVE A STABLE OUTFALL. ALL TRAPS AND BASINS SHALL HAVE STABLE INFLOW POINTS.

18. VEGETATIVE STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. REFER TO APPROPRIATE SPECIFICATIONS FOR TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SODDING AND GROUND COVERS.

19. SEDIMENT SHALL BE REMOVED AND THE TRAP OR BASIN RESTORED TO THE ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO ONE QUARTER OF THE TOTAL DEPTH OF THE TRAP OR BASIN. TOTAL DEPTH SHALL BE MEASURED FROM THE TRAP OR BASIN BOTTOM TO THE CREST OF THE OUTLET.

20. SEDIMENT REMOVED FROM TRAPS (AND BASINS) SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR TREE-SAVE AREA. WHEN PUMPING SEDIMENT LADEN WATER, THE DISCHARGE MUST BE DIRECTED TO A SEDIMENT TRAPPING DEVICE PRIOR TO RELEASE FROM THE SITE. A SUMP PIT MAY BE USED IF SEDIMENT TRAPS THEMSELVES ARE BEING PUMPED OUT.

21. ALL WATER REMOVED FROM EXCAVATED AREAS (E.G. UTILITY TRENCHES) SHALL BE PASSED THROUGH AN APPROVED DEWATERING PRACTICE OR PUMPED TO A SEDIMENT TRAP OR BASIN PRIOR TO DISCHARGE FROM THE SITE (I.E. VIA FUNCTIONAL STORM DRAIN SYSTEM OR TO STABLE GROUND SURFACE).

22. SEDIMENT CONTROL FOR UTILITY CONSTRUCTION FOR AREAS OUTSIDE OF DESIGNED CONTROLS OR AS DIRECTED BY ENGINEER OR WMA INSPECTOR:

   A. CALL "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF WORK.
   B. EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH.
   C. TRENCHES FOR UTILITY INSTALLATION SHALL BE BACKFILLED, COMPACTED AND STABILIZED AT THE END OF EACH WORKING DAY. NO MORE TRENCH SHALL BE OPENED THAN CAN BE COMPLETED THE SAME DAY, UNLESS; TEMPORARY SILT FENCE SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF ANY DISTURBED AREA INTENDED TO REMAIN DISTURBED FOR MORE THAN ONE DAY.

23. WHERE DEEMED APPROPRIATE BY THE ENGINEER OR INSPECTOR, SEDIMENT BASINS AND TRAPS MAY NEED TO BE SURROUNDED WITH AN APPROVED SAFETY FENCE. THE FENCE MUST CONFORM TO LOCAL ORDINANCES AND REGULATIONS. THE DEVELOPER OR OWNER SHALL CHECK WITH LOCAL BUILDING OFFICIALS ON APPLICABLE SAFETY REQUIREMENTS. WHERE SAFETY FENCE IS DEEMED APPROPRIATE AND LOCAL ORDINANCES DO NOT SPECIFY FENCING SIZES AND TYPES, THE FOLLOWING SHALL BE USED AS A MINIMUM STANDARD: THE SAFETY FENCE MUST BE MADE OF WELDED WIRE AND AT LEAST 42 INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN 8 FEET, HAVE MESH OPENINGS NO GREATER THAN 2 INCHES IN WIDTH AND 4 INCHES IN HEIGHT WITH A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED AND IN GOOD CONDITION AT ALL TIMES.

24. OFF-SITE SPOIL OR BORROW AREAS ON STATE OR FEDERAL PROPERTY MUST HAVE PRIOR APPROVAL BY WMA AND OTHER APPLICABLE STATE, FEDERAL AND LOCAL AGENCIES, OTHERWISE, APPROVAL MUST BE GRANTED BY THE LOCAL AUTHORITIES. ALL WASTE AND BORROW AREAS OFF-SITE MUST BE PROTECTED BY SEDIMENT CONTROL MEASURES AND STABILIZED.

25. FOR SITES WHERE INFILTRATION DEVICES ARE USED FOR THE CONTROL OF STORMWATER, EXTREME CARE MUST BE TAKEN TO PREVENT RUNOFF FROM UNSTABILIZED AREAS FROM ENTERING THE STRUCTURE DURING CONSTRUCTION. SEDIMENT CONTROL DEVICES PLACED IN INFILTRATION AREAS MUST HAVE BOTTOM ELEVATIONS AT LEAST TWO (2) FEET HIGHER THAN THE FINISH GRADE BOTTOM ELEVATION OF THE INFILTRATION PRACTICE. WHEN CONVERTING A SEDIMENT TRAP TO AN INFILTRATION DEVICE, ALL ACCUMULATED SEDIMENT MUST BE REMOVED AND DISPOSED OF PRIOR TO FINAL GRADING OF INFILTRATION DEVICE.

26. WHEN A STORM DRAIN SYSTEM OUTFALL IS DIRECTED TO A SEDIMENT TRAP OR SEDIMENT BASIN AND THE SYSTEM IS TO BE USED FOR TEMPORARY CONVEYING SEDIMENT LADEN WATER, ALL STORM DRAIN INLETS IN NON-SUMP AREAS SHALL HAVE TEMPORARY ASPHALT BERMS CONSTRUCTED AT THE TIME OF BASE PAVING TO DIRECT GUTTER FLOW INTO THE INLETS TO AVOID SURCHARGING AND OVERFLOW OF INLETS IN SUMP AREAS.

27. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".

28. THE APPROVED PLANS REMAIN VALID FOR 3 YEARS FROM THE DATE OF APPROVAL, WITH THE EXCEPT OF SURFACE MINE AND LANDFILL PLANS WHICH REMAIN VALID FOR 5 YEARS FROM THE DATE OF APPROVAL UNLESS SPECIFICALLY EXTENDED OR RENEWED BY THE APPROVAL AUTHORITY.

29. A MARYLAND DEPARTMENT OF THE ENVIRONMENT NOTICE OF INTENT (NOI) GENERAL PERMIT FOR CONSTRUCTION ACTIVITY IS REQUIRED FOR ALL CONSTRUCTION ACTIVITY IN MARYLAND WITH A PLANNED TOTAL DISTURBANCE OF 1 ACRE OR MORE.

30. AS MANDATED BY THE NOTICE OF INTENT (NOI) GENERAL PERMIT ISSUED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMANT, AN INSPECTION MUST BE PERFORMED ONSITE OF ALL SEDIMENT CONTROLS ON A WEEKLY BASIS AND AFTER EVERY RAINFALL EVENT. ALL SELF INSPECTIONS MUST BE MAINTAINED ALONG WITH ALL APPLICABLE GOVERNING AGENCY INSPECTION REPORTS IN A LOG BOOK, TO BE KEPT ONSITE AT ALL TIMES.

SEDIMENT AND EROSION CONTROL NOTES FOR VEGETATIVE STABILIZATION

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSISTENT WITH THE "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", LATEST EDITION.

2. THE STATE OF MARYLAND DEPARTMENT OF THE ENVIRONMENT RESERVES THE RIGHT TO REQUIRE ADDITIONAL SEDIMENT AND EROSION MEASURES DURING THE CONSTRUCTION OF THIS PROJECT.

3. PERMANENT SEEDING (MARCH 1 TO MAY 15 OR AUGUST 15 TO OCTOBER 15)

HARDINESS ZONE (FROM FIGURE B.3): 7a SEED MIXTURE (FROM TABLE B.3)				FERTILIZER RATE (10-20-20)			LIME RATE
NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DEPTHS	N	P_2O	K_2O	
7	Creeping Red Fescue / Kentucky Bluegrass	60/15	¼ - ½ IN	45 POUNDS/ PER ACRE (1.0lb/1000sf)	90 POUNDS/ PER ACRE (2.0lb/1000sf)	90 POUNDS/ PER ACRE (2.0lb/1000sf)	2 TONS/ PER ACRE (90.0lb/1000sf)
8	Tall Fescue	100	¼ - ½ IN				
9	Tall Fescue/ Kentucky Bluegrass/ Perennial Ryegrass	60/40/20	¼ - ½ IN				

4. TEMPORARY SEEDING

Table B.1: Temporary Seeding for Site Stabilization

Plant Species	Seeding Rate 1/		Seeding Depth 2/ (inches)	Recommended Seeding Dates by Plant Hardiness Zone 3/		
	lb/ac	lb/1000 ft²		5b and 6a	6b	7a and 7b
Cool-Season Grasses						
Annual Ryegrass (*Lolium perenne ssp. multiflorum*)	40	1.0	0.5	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Barley (*Hordeum vulgare*)	96	2.2	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Oats (*Avena sativa*)	72	1.7	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Wheat (*Triticum aestivum*)	120	2.8	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Cereal Rye (*Secale cereale*)	112	2.8	1.0	Mar 15 to May 31; Aug 1 to Oct 31	Mar 1 to May 15; Aug 1 to Nov 15	Feb 15 to Apr 30; Aug 15 to Dec 15
Warm-Season Grasses						
Foxtail Millet (*Setaria italica*)	30	0.7	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14
Pearl Millet (*Pennisetum glaucum*)	20	0.5	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14

NOTES:

1/ Seeding rates for the warm-season grasses are in pounds of Pure Live Seed (PLS). Actual planting rates shall be adjusted to reflect percent seed germination and purity, as tested. Adjustments are usually not needed for the cool-season grasses.

Seeding rates listed above are for temporary seedings, when planted alone. When planted as a nurse crop with permanent seed mixes, use 1/3 of the seeding rate listed above for barley, oats, and wheat. For smaller-seeded grasses (annual ryegrass, pearl millet, foxtail millet), do not exceed more than 5% (by weight) of the overall permanent seeding mix. Cereal rye generally should not be used as a nurse crop, unless planting will occur in very late fall beyond the seeding dates for other temporary seedings. Cereal rye has allelopathic properties that inhibit the germination and growth of other plants. If it must be used as a nurse crop, seed at 1/3 of the rate listed above.

Oats are the recommended nurse crop for warm-season grasses.

2/ For sandy soils, plant seeds at twice the depth listed above.

3/ The planting dates listed are averages for each Zone and may require adjustment to reflect local conditions, especially near the boundaries of the zone.

5. MULCHING: STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLDY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.

6. ANCHORING: PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER.

7. IF TEMPORARY STABILIZATION IS REQUESTED, PERMANENT SEEDING SHALL BE PERFORMED DURING THE NEXT APPLICABLE PERIOD PER PARAGRAPH 3 ABOVE.

8. ALL FILL SLOPE AREAS SHOWN HEREON ARE TO BE STABILIZED PER PARAGRAPHS 3 OR 4 ABOVE IMMEDIATELY AFTER COMPLETION OF GRADING OPERATIONS FOR THESE SLOPES.

9. CLEAR AND GRUB ALL FILL AREAS SHOWN ON THIS PLAN.

10. ALL SLOPES 3:1 OR GREATER TO BE STABILIZED USING EXCELSIOR MATTING.

11. REMOVE AND PROPERLY DISPOSE OF ALL ACCUMULATED SEDIMENTS.

12. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE ALL AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

REVIEWED FOR THE WORCESTER SOIL CONSERVATION DISTRICT & MEETS TECHNICAL REQUIREMENTS

APPROVED:

WORCESTER SOIL CONSERVATION DISTRICT DISTRICT MANAGER — DATE

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

NOTE TO CONTRACTOR

EROSION & SEDIMENT CONTROL WILL BE STRICTLY ENFORCED.

Seal: STATE OF MARYLAND — ROBERT A. BAILEY — 25084 — PROFESSIONAL ENGINEER — 10/07/2025

BEACON ENGINEERING LLC
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Revision:	By:	Date:

COASTAL COMMUNITY CHURCH
PHASE 2.2
WORCESTER COUNTY, MARYLAND,
NEWPORT BAY WATERSHED
TAX MAP # 26 PARCEL 461,
GENERAL AND CONSTRUCTION NOTES

Date:	OCT. 5, 2025
Scale:	NONE
Dwn.By:	BAS
Proj.No.:	REG 02-12

Dwg. No.: DELDOT SHEET 2

T1.2

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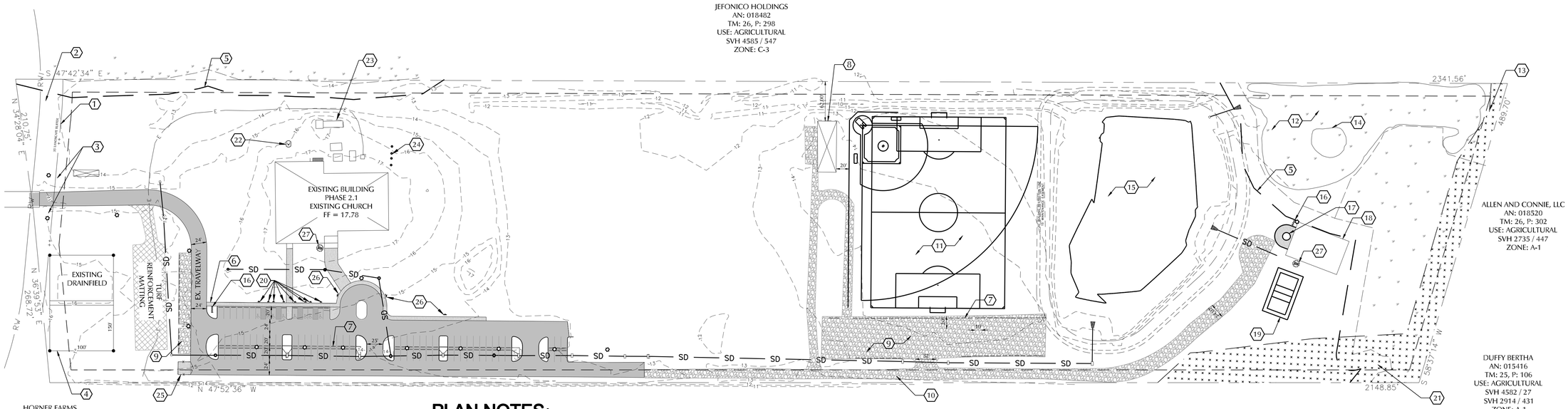

EXISTING LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT
- YARD SETBACKS
- TREELINE
- CONTOURS
- ELECTRIC LINE
- STORM PIPE
- BUILDING
- PAVING
- CONCRETE
- GRAVEL
- LIGHT POLE
- WELL

PLAN NOTES:

1. 35' LANDSCAPE BUFFER ADJACENT TO FUTURE PROPOSED SERVICE ROAD TO BE INSTALLED AT SUCH TIME AS THE SERVICE ROAD IS CONSTRUCTED AND THE COMMERCIAL ENTRANCE TO THE CHURCH IS INSTALLED.
2. THE 5' SIDEWALK TO BE CONSTRUCTED AT THE TIME OF SERVICE ROAD CONSTRUCTION.
3. FUTURE WORCESTER COUNTY STANDARD COMMERCIAL ENTRANCE TO BE INSTALLED AT THE TIME OF SERVICE ROAD CONSTRUCTION.
4. 100'x150' AREA RESERVED FOR SAND LINED TRENCH SYSTEM, PER JUNE 13, 2008 LETTER FROM MR. ED LAWSON OF WORCESTER COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS FLOW IS LIMITED TO 750 GALLONS PER DAY AND PROPERTY CANNOT BE SUBDIVIDED.
5. 25' NON-TIDAL WETLAND BUFFER
6. 6' WIDE CONCRETE SIDEWALK
7. WHEEL STOPS (TYP)
8. EXISTING 80' X 30' LAWN MAINTENANCE EQUIPMENT / STORAGE SHED NO WATER OR SEWER SERVICE TO BE PROVIDED.
9. EXISTING - GRAVEL PARKING
10. EXISTING - GRAVEL TRAVEL WAY
11. SOCCER FIELD / BASEBALL FIELD
12. EXISTING POND
13. EXISTING POND OUTFALL
14. EXISTING ISLAND
15. EXISTING STORM WATER MANAGEMENT POND
16. EXISTING BIKE RACK
17. EXISTING FIRE PIT
18. EXISTING PAVILION (OVERHEAD SHELTER)
19. EXISTING BEACH VOLLEYBALL COURT
20. HANDICAPPED RESERVED PARKING SIGN
21. EXISTING NON-TIDAL WETLANDS (PRIOR CONVERTED CROPLAND) PORTION OF THE EASEMENT IS APPROVED AS REGENERATION AREA AND MUST BE LEFT TO REGENERATE NATURALLY IN FOREST, NO MOW ALLOWED)
22. EXISTING WELL
23. EXISTING FIRE PROTECTION TANK
24. EXISTING SEPTIC TANK AND DOSING CHAMBER
25. EXISTING DUMPSTER SCREENED ENCLOSURE
26. EXISTING NO PARKING FIRE LANE SIGN
27. EXISTING TRASH RECEPTACLE

0 80 160 240 FEET

Seal: STATE OF MARYLAND ROBERT A. BAILEY III 28084 PROFESSIONAL ENGINEER 10/07/2025

BEACON ENGINEERING LLC
23318 Cedar Lane | Georgetown | Delaware | 19947
302.854.0825 | info@beaconengineerinllc.com

Revision:	By:	Date:

COASTAL COMMUNITY CHURCH

PHASE 2.2
WORCESTER COUNTY, MARYLAND,
NEWPORT BAY WATERSHED
TAX MAP # 26 PARCEL 461,

EXISTING CONDITIONS PLAN

Date:	OCT. 5, 2025
Scale:	1" = 80'
Dwn.By:	BAS
Proj.No.:	REG 02-12

Dwg. No.: EX1.0

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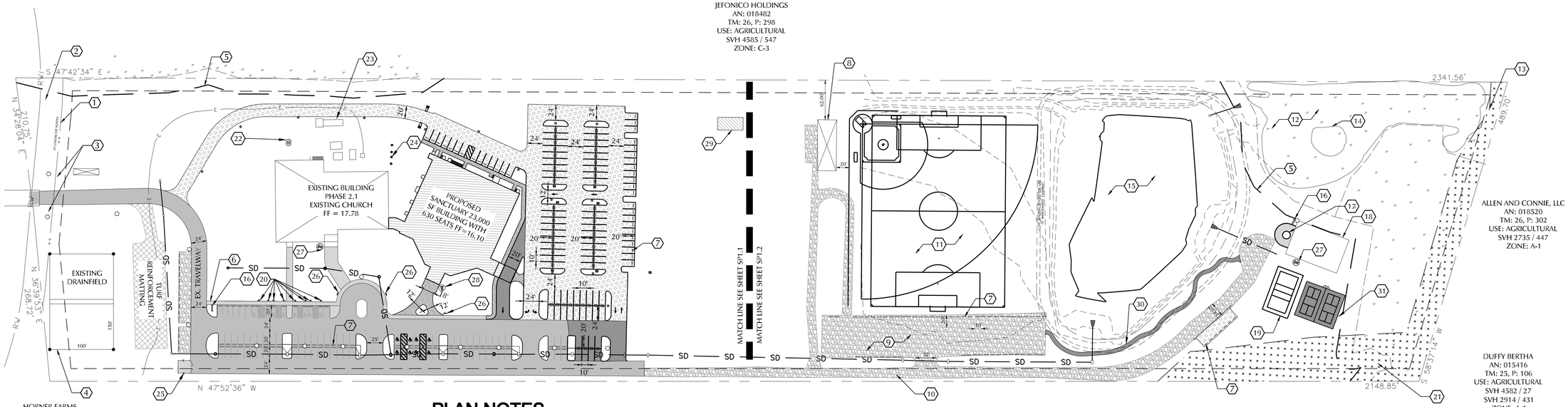
M:\Projects\REG02-12 RBI - Coastal Community Church\Construction Docs\DWGs\Construction DWG\REG02-12 EXISTING EX10.dwg Oct 07 , 2025 - 10:12am, (Brian)



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
RW	RIGHT OF WAY	
++	EASEMENT	
	YARD SETBACKS	
	TREELINE	
	BUILDING	
	PAVING	
	CONCRETE	
	GRAVEL	
W	WELL	

PLAN NOTES:

1. 35' LANDSCAPE BUFFER ADJACENT TO FUTURE PROPOSED SERVICE ROAD TO BE INSTALLED AT SUCH TIME AS THE SERVICE ROAD IS CONSTRUCTED AND THE COMMERCIAL ENTRANCE TO THE CHURCH IS INSTALLED.
2. THE 5' SIDEWALK TO BE CONSTRUCTED AT THE TIME OF SERVICE ROAD CONSTRUCTION.
3. FUTURE WORCESTER COUNTY STANDARD COMMERCIAL ENTRANCE TO BE INSTALLED AT THE TIME OF SERVICE ROAD CONSTRUCTION.
4. 100'x150' AREA RESERVED FOR SAND LINED TRENCH SYSTEM, PER JUNE 13, 2008 LETTER FROM MR. ED LAWSON OF WORCESTER COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS FLOW IS LIMITED TO 750 GALLONS PER DAY AND PROPERTY CANNOT BE SUBDIVIDED.
5. 25' NON-TIDAL WETLAND BUFFER
6. 6' WIDE CONCRETE SIDEWALK
7. WHEEL STOPS (TYP)
8. EXISTING 80' X 30' LAWN MAINTENANCE EQUIPMENT / STORAGE SHED NO WATER OR SEWER SERVICE TO BE PROVIDED.
9. EXISTING - GRAVEL PARKING
10. EXISTING - GRAVEL TRAVEL WAY
11. SOCCER FIELD / BASEBALL FIELD
12. EXISTING POND
13. EXISTING POND OUTFALL
14. EXISTING ISLAND
15. EXISTING STORM WATER MANAGEMENT POND
16. EXISTING BIKE RACK
17. EXISTING FIRE PIT
18. EXISTING PAVILION (OVERHEAD SHELTER)
19. EXISTING BEACH VOLLEYBALL COURT
20. HANDICAPPED RESERVED PARKING SIGN
21. EXISTING NON-TIDAL WETLANDS (PRIOR CONVERTED CROPLAND) PORTION OF THE EASEMENT IS APPROVED AS REGENERATION AREA AND MUST BE LEFT TO REGENERATE NATURALLY IN FOREST, NO MOW ALLOWED)
22. EXISTING WELL
23. EXISTING FIRE PROTECTION TANK
24. EXISTING SEPTIC TANK AND DOSING CHAMBER
25. EXISTING DUMPSTER SCREENED ENCLOSURE
26. EXISTING NO PARKING FIRE LANE SIGN
27. EXISTING TRASH RECEPTACLE
28. PROPOSED TRASH RECEPTACLE
29. PROPOSED 20' X 40' STAGE
30. PROPOSED PATH
31. PROPOSED PICKLEBALL COURTS

0 80 160 240 FEET

Seal: STATE OF MARYLAND ROBERT A. BAILEY III 28084 PROFESSIONAL ENGINEER 10/07/2025

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302.854.0825 | info@beaconengineeringlLC.com

Revision:	By:	Date:

COASTAL COMMUNITY CHURCH

PHASE 2.2
WORCESTER COUNTY, MARYLAND,
NEWPORT BAY WATERSHED
TAX MAP # 26 PARCEL 461,

OVERALL SITE PLAN

Date:	OCT. 5, 2025
Scale:	1" = 80'
Dwn.By:	BAS
Proj.No.:	REG 02-12

Dwg. No.: SP1.0

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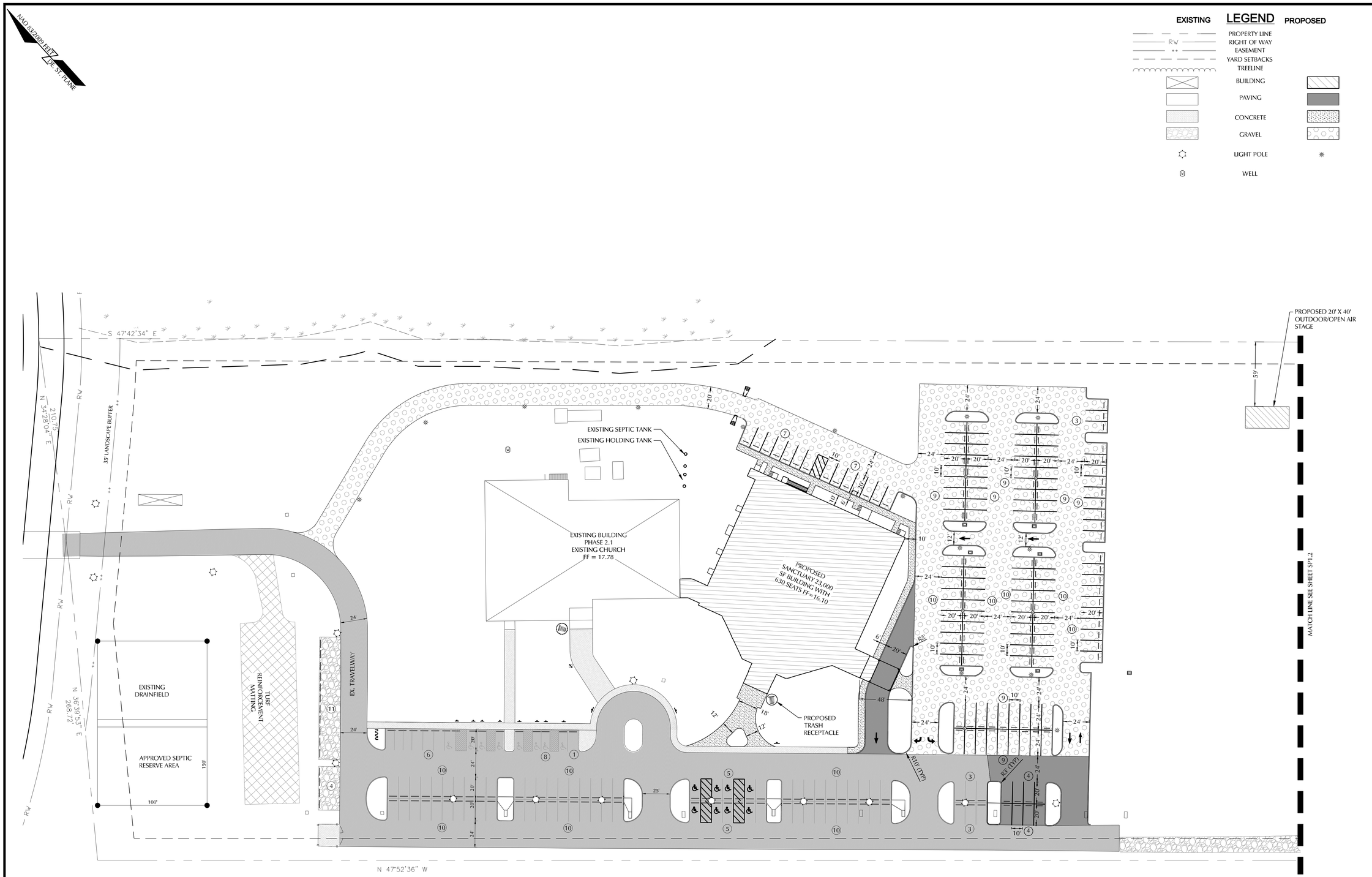

SITE PLAN
1"=40'

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
RW	RIGHT OF WAY	
++	EASEMENT	
	YARD SETBACKS	
	TREELINE	
	BUILDING	
	PAVING	
	CONCRETE	
	GRAVEL	
	LIGHT POLE	
	WELL	

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Date:	By:	Revision:

COASTAL COMMUNITY CHURCH

PHASE 2.2
WORCESTER COUNTY, MARYLAND,
NEWPORT BAY WATERSHED
TAX MAP # 26 PARCEL 461,

SITE PLAN

Date:	SEP. 16, 2025
Scale:	1" = 40'
Dwn.By:	BAS
Proj.No.:	REG 02-12

Dwg. No.: SP1.1

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0 40 80 120 FEET

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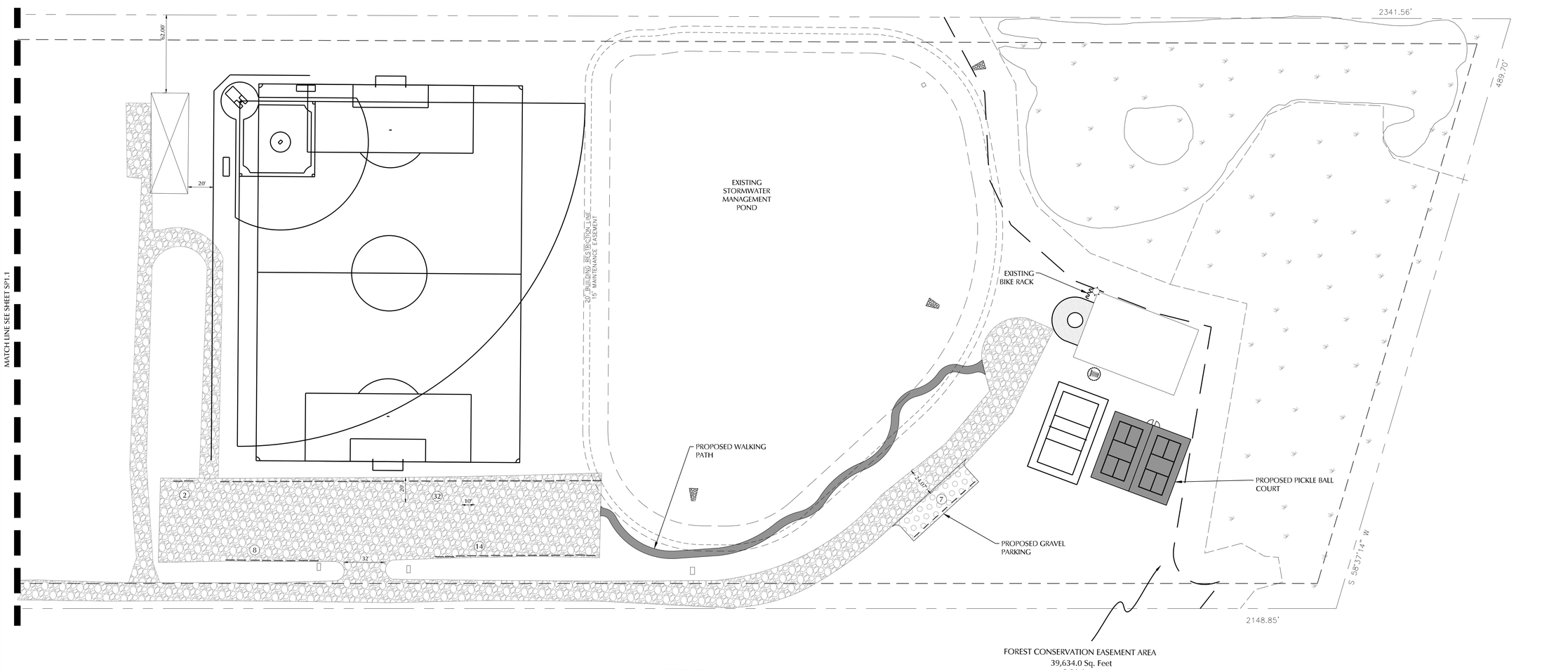
NAD 1927/2009 FEET
DE ST FLONE

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
RW	RIGHT OF WAY	
	EASEMENT	
	YARD SETBACKS	
	TREELINE	
	BUILDING	
	PAVING	
	CONCRETE	
	GRAVEL	
	LIGHT POLE	
	WELL	



SITE PLAN

1"=40'

0 40 80 120 FEET

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Revision:	By:	Date:

COASTAL COMMUNITY CHURCH

PHASE 2.2
WORCESTER COUNTY, MARYLAND,
NEWPORT BAY WATERSHED
TAX MAP # 26 PARCEL 461,

SITE PLAN

Date:	SEP. 16, 2025
Scale:	1" = 40'
Dwn.By:	BAS
Proj.No.:	REG 02-12

Dwg. No.: SP1.2

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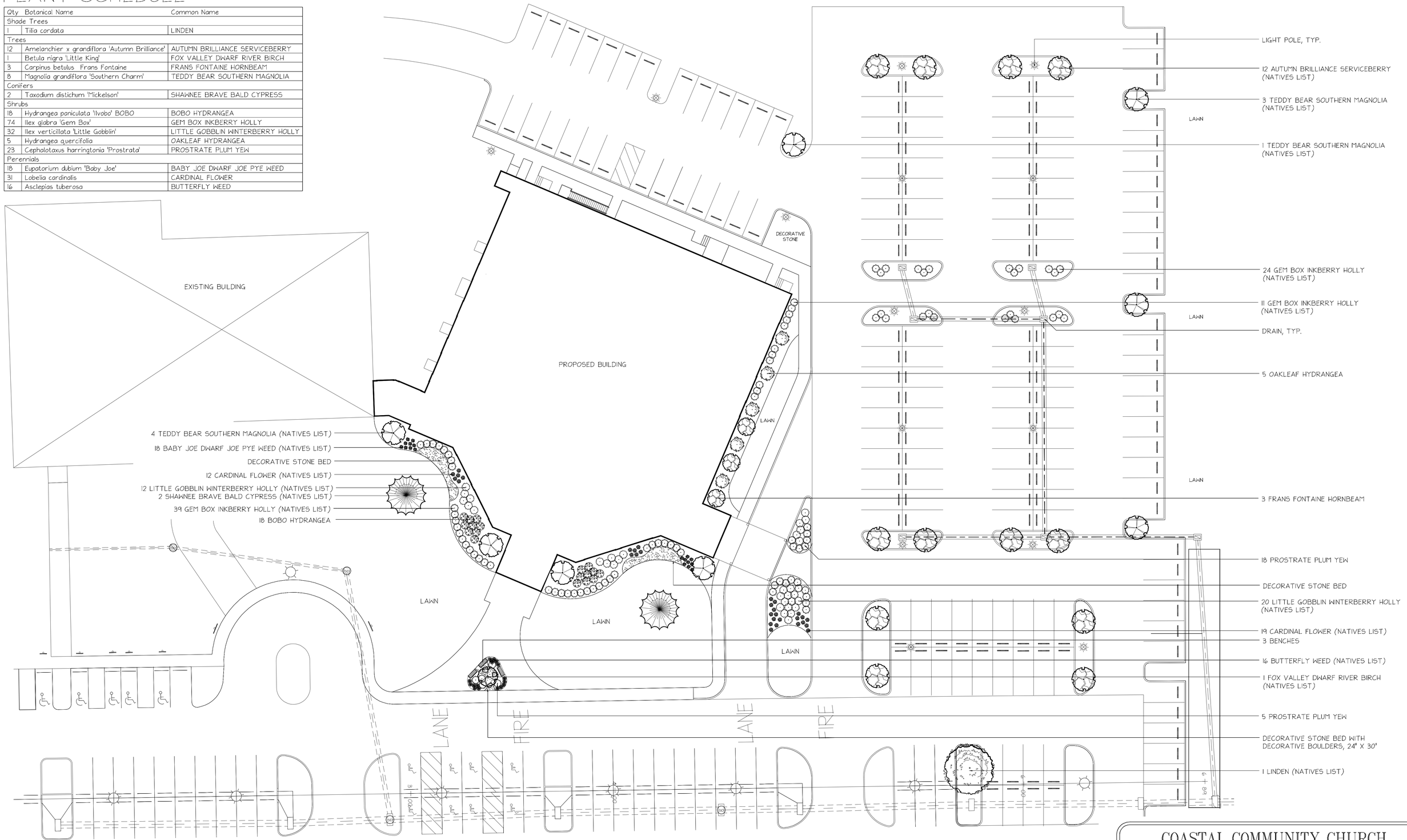
PLANT SCHEDULE

Qty	Botanical Name	Common Name
Shade Trees		
1	Tilia cordata	LINDEN
Trees		
12	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY
1	Betula nigra 'Little King'	FOX VALLEY DWARF RIVER BIRCH
3	Carpinus betulus Frans Fontaine	FRANS FONTAINE HORNBEAM
8	Magnolia grandiflora 'Southern Charm'	TEDDY BEAR SOUTHERN MAGNOLIA
Conifers		
2	Taxodium distichum 'Mickelson'	SHAWNEE BRAVE BALD CYPRESS
Shrubs		
18	Hydrangea paniculata 'Ilvobo' BOBO	BOBO HYDRANGEA
74	Ilex glabra 'Gem Box'	GEM BOX INKBERRY HOLLY
32	Ilex verticillata 'Little Gobblin'	LITTLE GOBBLIN WINTERBERRY HOLLY
5	Hydrangea quercifolia	OAKLEAF HYDRANGEA
23	Cephalotaxus harringtonia 'Prostrata'	PROSTRATE PLUM YEW
Perennials		
18	Eupatorium dubium 'Baby Joe'	BABY JOE DWARF JOE PYE WEED
31	Lobelia cardinalis	CARDINAL FLOWER
16	Asclepias tuberosa	BUTTERFLY WEED



COASTAL COMMUNITY CHURCH

10900 Ocean Gateway
Berlin, MD 21811

client:

scale	date	revision
1" = 10' / 24" X 36"	22 September, 2025	
drawn by	checked by	drawing #
P. DuChene		CCCLP-1.1

NAD 1927/2009 FEET
US ST PLANE

LEGEND

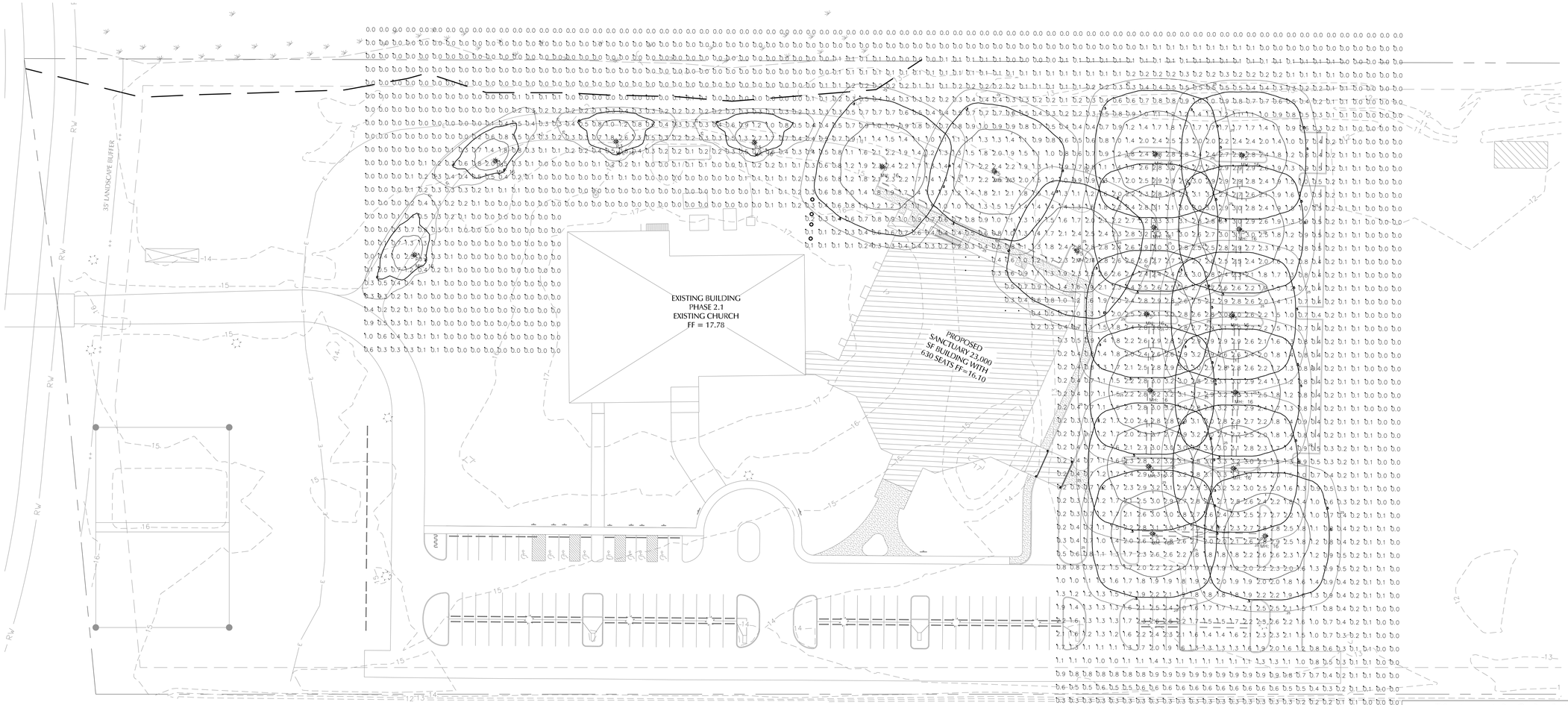
EXISTING		PROPOSED
	PROPERTY LINE	
RW	RIGHT OF WAY	
++	EASEMENT	
	YARD SETBACKS	
	TREELINE	
	BUILDING	
	PAVING	
	CONCRETE	
	GRAVEL	
	LIGHT POLE	
	WELL	

Luminaire Schedule

Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens	BUG Rating	Mounting Height
	4	P3	0.900	NLS - NV-1-T3-16L-40-30K7-UNV-XX-XX-XX-XX-XX	21	2532	B1-U0-G1	16
	15	P5	0.900	NLS - NV-1-T5W-32L-1-30K7-UNV-XX-XX-XX-XX-XX	106	12751	B4-U0-G3	16

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	PtSpcLr	PtSpcTb
Ground_Planar	Illuminance	Fc	0.10	6.8	0.0	N.A.	N.A.	0	10	10
Parking & Drive Lanes	Illuminance	Fc	1.62	3.9	0.2	8.10	19.50			



LIGHTING PLAN

1"=40'

Photometric Calculation Report

Coastal Community Church

Date:9/29/2025

Drawn By: J. Howell
PLA Sales Rep: J. Gordon

6981 North Park Drive, Stei# 400
Pennsauken, NJ 08109

-Phone: (215)-735-5000
-Email: preconstruction@pennlighting.com

Penn Lighting ASSOCIATES

0 40 80 120 FEET

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10/07/2025

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302-854-0825 | info@beaconengineeringllc.com

Date:	By:	Revision:

COASTAL COMMUNITY CHURCH

PHASE 2.2
WORCESTER COUNTY, MARYLAND,
NEWPORT BAY WATERSHED
TAX MAP # 26 PARCEL 461,

LIGHTING PLAN

Date:	OCT. 1, 2025
Scale:	1" = 40'
Dwn.By:	BAS
Proj.No.:	REG 02-12

Dwg. No.: LP1.1

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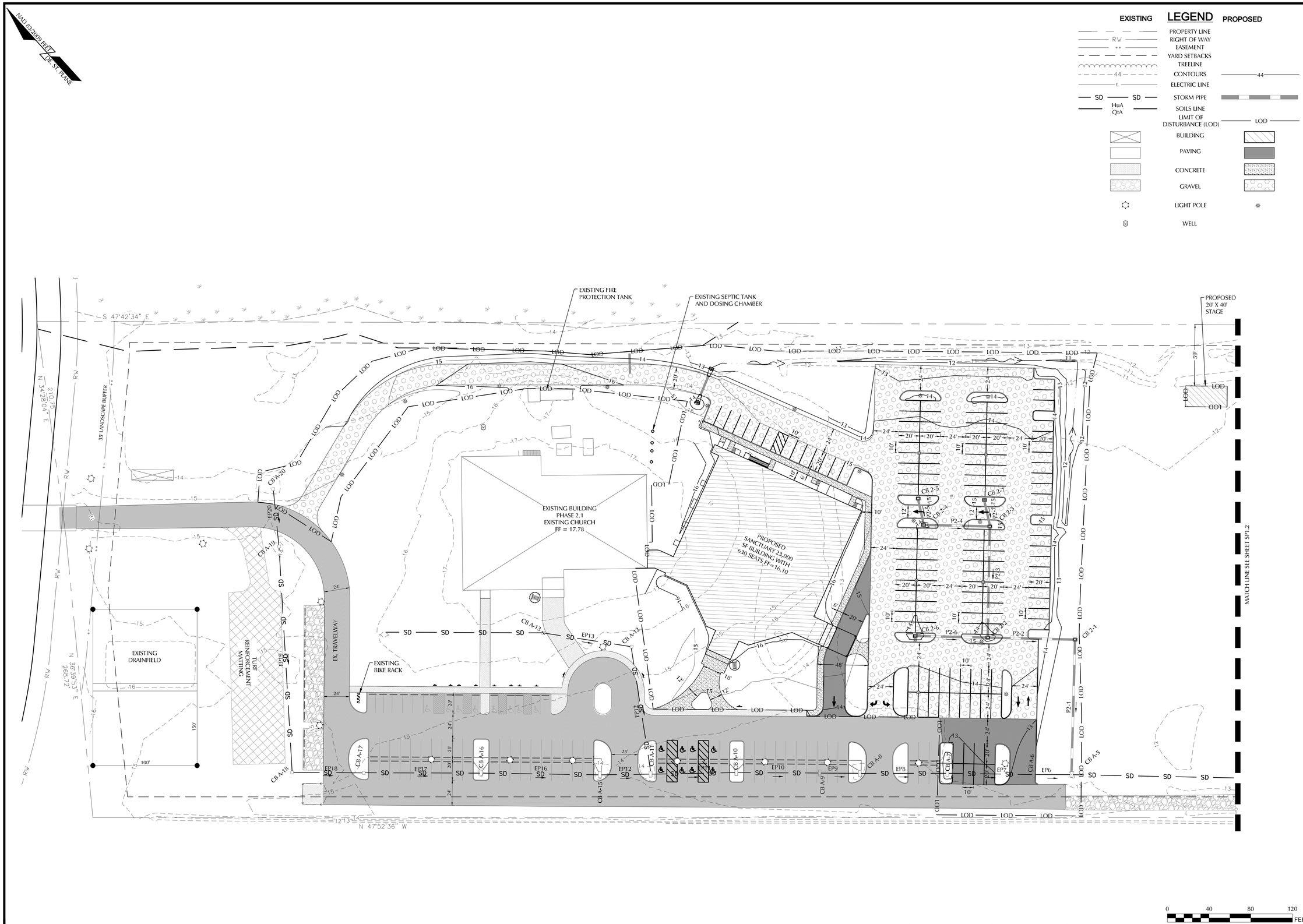

Seal:

STATE OF MARYLAND
ROBERT J. BALLARD
28084
PROFESSIONAL ENGINEER
10/07/2025

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Date:	By:	Revision:

COASTAL COMMUNITY CHURCH

PHASE 2.2
WORCESTER COUNTY, MARYLAND,
NEWPORT BAY WATERSHED
TAX MAP # 26 PARCEL 461,

STORMWATER MANAGEMENT & GRADING PLAN

Date:	OCT. 5, 2025
Scale:	1" = 40'
Dwn.By:	BAS
Proj.No.:	REG 02-12

Dwg. No.:

SW2.1

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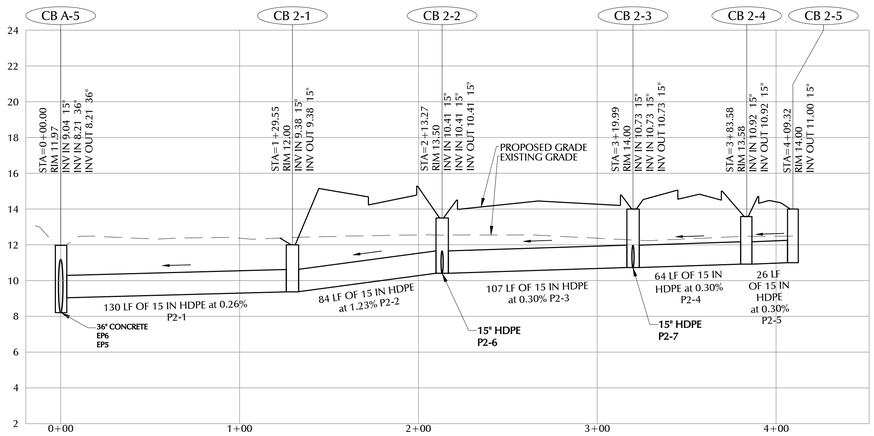
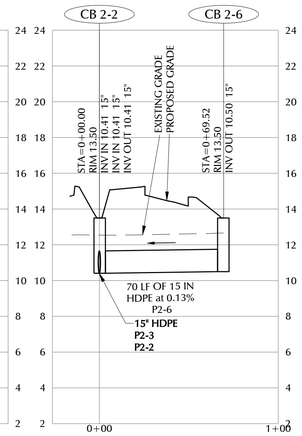


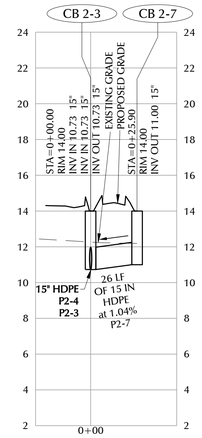
PROFILE CB A-5 TO CB 2-5

H-1"=40'
V-1"=4'



PROFILE CB 2-2 TO CB 2-6

H-1"=40'
V-1"=4'



PROFILE CB 2-3 TO CB 2-7

H-1"=40'
V-1"=4'

Seal:

STATE OF MARYLAND
ROBERT A. BAILEY
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10/07/2025

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Revision:	By:	Date:

COASTAL COMMUNITY CHURCH

PHASE 2.2
WORCESTER COUNTY, MARYLAND,
NEWPORT BAY WATERSHED
TAX MAP # 26 PARCEL 461,

STORMWATER MANAGEMENT PROFILES

Date:	OCT. 5, 2025
Scale:	1" = 40'
Dwn.By:	BAS
Proj.No.:	REG 02-12

Dwg. No.:

SW2.2

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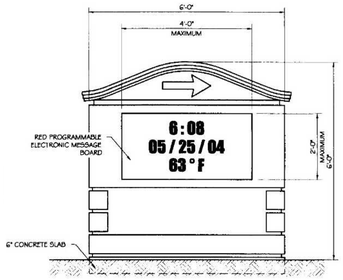
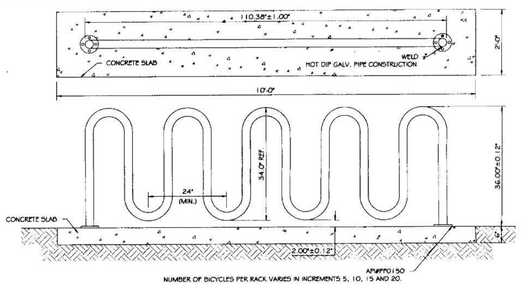
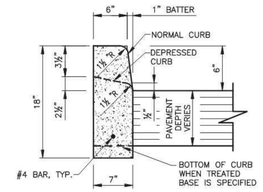


NOTE:
THE MINIMUM AREA OF REQUIRED LANDSCAPING SHALL BE 20% OF THE TOTAL PROPOSED COPY AREA OF THE SIGN.
20% OF (2'x4') = 1.6 SF

SIGN DETAIL
NOT TO SCALE



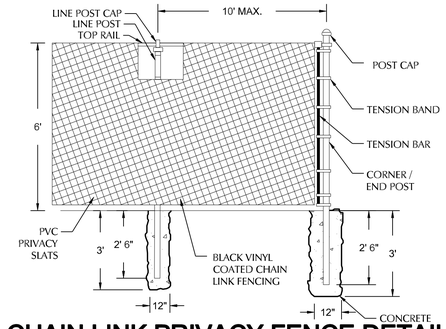
BIKE RACK DETAIL
NOT TO SCALE



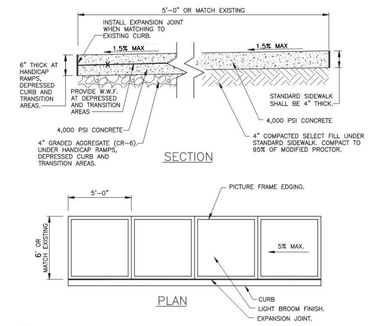
NOTE:
CURB & GUTTER IN DEPRESSED/TRAFFIC AREAS SHALL BE REINFORCED WITH #4 REBAR, AS SHOWN

P.C.C. VERTICAL CURB
NOT TO SCALE

CURB NOTES:
1. WHEN P.C.C. CURB OR INTEGRAL P.C.C. CURB AND GUTTER IS PLACED ADJACENT TO PORTLAND CEMENT CONCRETE PAVEMENT, CONSTRUCT THE JOINT WITH LONGITUDINAL JOINT SEALANT. WORK TO BE PAID UNDER RESPECTIVE CURB AND GUTTER ITEM.
2. THE DEPRESSED CURB DIMENSIONS (INCLUDING 1" LIP) ON THIS SHEET ARE FOR USE AT ENTRANCES ONLY.
3. AT CURB RAMPS, DEPRESS CURB FLUSH WITH THE PAVEMENT (WITH NO LIP). SLOPE THE TOP OF THE CURB 8.3% OR FLATTER IN THE DIRECTION OF PEDESTRIAN TRAVEL.
4. DEPRESS CURB FLUSH WITH PAVEMENT OR ADJACENT AREA AT ALL CORNERS OF TRIANGULAR ISLANDS, TAPERING BACK TO FULL HEIGHT AT A RATE OF 4:1.
5. TAPER END OF CURB RUNS NOT PART OF AN ISLAND OR MEDIAN FLUSH WITH PAVEMENT OR ADJACENT AREA AT A RATE OF 12:1.
6. FOR SUBDIVISION APPLICATIONS, A MINIMUM OF 6" OF GABC IS REQUIRED.



CHAIN LINK PRIVACY FENCE DETAIL
NOT TO SCALE



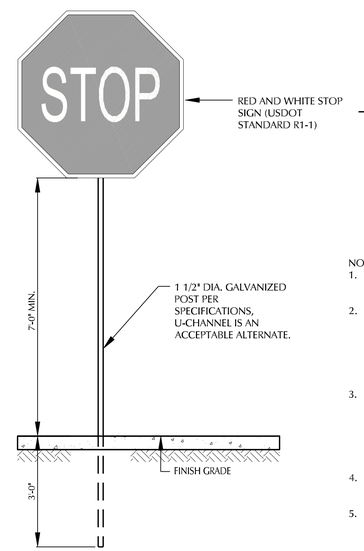
NOTE:
1. CONTROL JOINTS SPACING TO MATCH WIDTH OF SIDEWALK. EXPANSION JOINT TO BE 20' O.C.

2. CONCRETE SHALL BE 4,000 PSI.

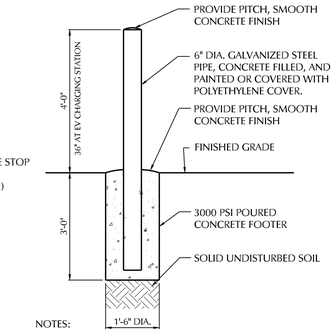
3. MAXIMUM SLOPE IN THE THE DIRECTION OF TRAVEL SHALL BE 5% IN LOCATIONS WITHOUT ADA COMPLIANT RAMPS.

4. SIDEWALKS SHALL COMPLY WITH ADA REQUIREMENTS PER MOST UP TO DATE DEPARTMENT OF JUSTICE REGULATIONS 28 CFR PART 36.

SIDEWALK DETAIL
NOT TO SCALE



STREET SIGN DETAIL
NOT TO SCALE



NOTES:
1. ALL CONCRETE USED FOR BOLLARDS SHALL BE 3,000 PSI PORTLAND CEMENT CONCRETE MIX NO. 2.

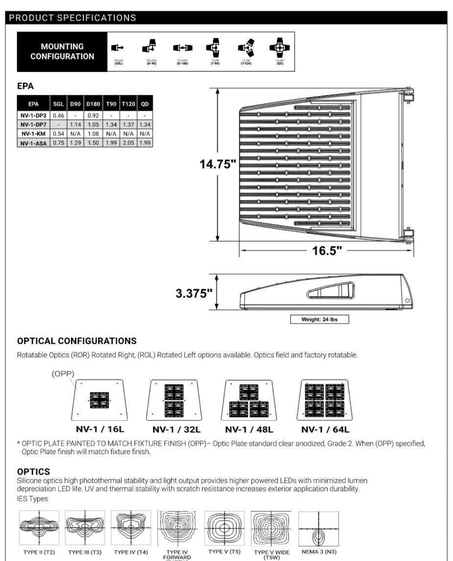
2. SURFACE PREPARATION FOR PAINTED BOLLARDS INCLUDES REMOVAL OF ANY INK MARKINGS BY WIPING DOWN PIPE WITH CLEAN LINT-FREE-CLOTHS SATURATED WITH DENATURED ALCOHOL, PROVIDING UNIFORM SCARIFICATION AS NECESSARY, AND WIPING OFF DUST RESIDUE.

3. PAINTING OF BOLLARDS TO CONSIST OF PRIMER, INTERMEDIATE AND FINISH COATS AS FOLLOWS: PRIMER - 2.5 TO 3.5 MILS TNEME-ZINC ZINC, INTERMEDIATE - 2 TO 3 MILS HI-BUILD EPOXYLINE IL FINAL - 3 TO 4 MILS ENDURA-SHIELD. TOTAL DRY FILM THICKNESS TO BE 7.5 TO 10.5 MILS.

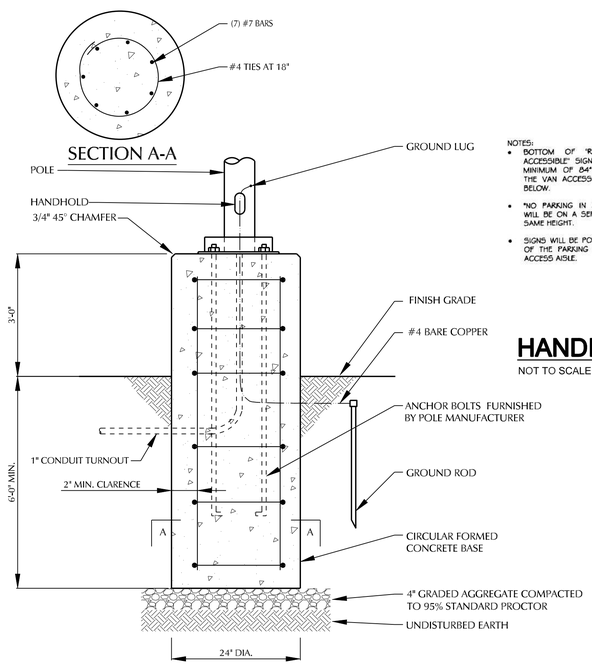
4. POLYETHYLENE COVERS TO BE AS MANUFACTURED BY IDEAL SHIELD.

5. BOLLARD COLOR SCHEDULE IS AS FOLLOWS: FUEL CANOPIES - RED; HANDICAP SPACES - BLUE; BUILDING FACADES - WHITE OR GRAY; MECHANICAL, ELECTRICAL, AND HVAC EQUIPMENT, HYDRANTS, DUMPSTER ENCLOSURES, AND LOADING ZONES - YELLOW.

6" GALVANIZED STEEL PIPE BOLLARD DETAIL
NOT TO SCALE



EPA	SGL	D90	D180	T90	T120	QD
NV-1-DP3	0.46	-	0.92	-	-	-
NV-1-DP7	-	1.14	1.05	1.34	1.37	1.34
NV-1-KM	0.54	N/A	1.08	N/A	N/A	N/A
NV-1-ASA	0.75	1.29	1.50	1.99	2.05	1.99



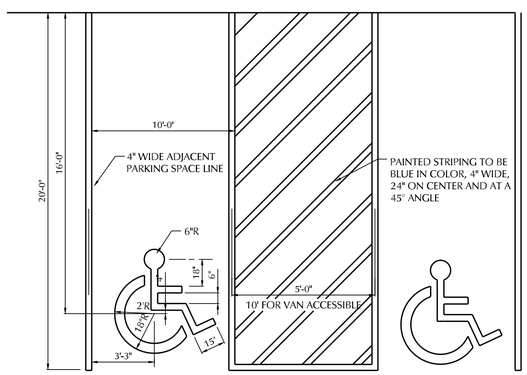
1. CONTRACTOR TO COORDINATE PLACEMENT OF POLE BASE WITH UNDERGROUND PIPING.

2. POLE, BASE PLATE, AND ANCHOR BOLTS DESIGNED BY POLE MANUFACTURER FOR DESIGN WIND LOAD.

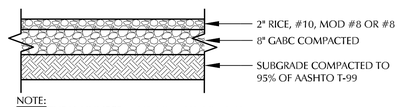
LIGHT POST BASE DETAIL
NOT TO SCALE

NOTES:
- BOTTOM OF "RESERVED HANDICAP ACCESSIBLE" SIGN WILL BE POSTED A MINIMUM OF 84" FROM GRADE WITH THE VAN ACCESSIBLE SIGN ATTACHED BELOW.
- "NO PARKING IN ACCESS AISLE" SIGN WILL BE ON A SEPARATE POST AT THE SAME HEIGHT.
- SIGNS WILL BE POSTED AT THE CENTER OF THE PARKING SPACE, NOT IN THE ACCESS AISLE.

HANDICAP SIGN DETAIL
NOT TO SCALE

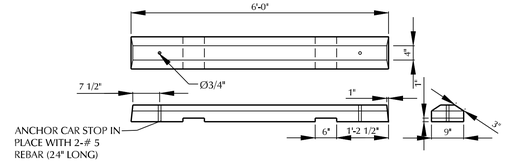


HANDICAP PARKING DETAIL
NOT TO SCALE



NOTE:
STRUCTURAL NUMBER = 2(0.14) + 8(0.14)=1.40
FUTURE 2" OVERLAY WOULD ACHIEVE AN SN = 2.20.

GRAVEL PAVING SECTION
NOT TO SCALE



CONCRETE WHEEL STOP DETAIL
NOT TO SCALE

Seal:
STATE OF MARYLAND
ROBERT J. TRAMER
28084
PROFESSIONAL ENGINEER
10/07/2025

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302.854.0825 | info@beaconengineeringllc.com

Revision:	By:	Date:

COASTAL COMMUNITY CHURCH
PHASE 2.2
WORCESTER COUNTY, MARYLAND,
NEWPORT BAY WATERSHED
TAX MAP # 26 PARCEL 461,
CONSTRUCTION DETAILS

Date:	MAY 24, 2024
Scale:	NO SCALE
Dwn.By:	BAS
Proj.No.:	REG 02-12

Dwg. No.: CD1.1

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TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: November 12, 2025

PROJECT: Racetrack Village Step I RPC

APPLICANT(S) IN ATTENDANCE:

_____

_____

TRC MEMBERS IN ATTENDANCE:

_____ Tremblay, Zoning Administrator
_____ Zito, DRP Specialist III
_____ Miller, Building Plans Reviewer III
_____ Mitchell, Environmental Programs
_____ White, Environmental Programs
_____ Soper, Environmental Programs
_____ Birch, Environmental Programs
_____ Mathers, Environmental Programs
_____ Owens, Fire Marshal
_____ Korb, Deputy Fire Marshal
_____ Lynch, County Roads
_____ Berdan, County Roads
_____ Wilson, State Highway Admin.
_____ Fritts, State Highway Admin.
_____ Clasing, W & WW, DPW
_____ Knight, Planning Commission Rep.

~~~
~~~

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
BOARD OF LICENSE COMMISSIONERS

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING
November 12, 2025

Project: Step I Concept Plan – Racetrack Village Residential Planned Community (RPC)
Proposed 137 multi-family unit Residential Planned Community. Located at Tax Map 21, Parcel 66, Lot 1, Parcel B, Tax District 3, R-3 Multi-family Residential District. Maryland Medical Owners II, LLC, owner / Vista Design, Inc., surveyor/engineer.

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

Prepared by: Ben Zito, DRP Specialist
Contact: bmzito@worcestermd.gov or (410) 632-1200, extension 1134

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

§ZS1-207	R-3 Multi-family Residential District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-312	Two-family and Multi-family Development
§ZS1-315	RPC Residential Planned Communities
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off-Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways

*The proposed project is also subject to the *Transportation Corridor Plan for Maryland Route 589* adopted by Resolution No. 98-18.

Site Plan and General Comments:

1) Please confirm on the site plan that the development will be multi-family units and not townhouses, as the narrative stated that the development will be multi-family units.
2) Please provide a detailed time schedule for the implementation and construction of the development, and if appropriate, a plan for phasing the construction of the residential planned community, showing the general geographical coverage of future plats or plans, their approximate sequence of submission, each of which must meet pertinent requirements either on their own or in conjunction with prior phases. https://ecode360.com/14020791.
3) In phased construction, the first phase shall include the landscaping of property perimeters, entry drives, and stormwater management ponds as well as required parking lot and building landscaping. §ZS1-322(b)(9). https://ecode360.com/14021091.
4) Please provide more details on the lot, road, and parking requirements for the Step II Master Plan submission. §ZS1-315(g). https://ecode360.com/14020727.
5) Please show the planned 40-foot MDOT right-of-way widening in the site plan and include it in the legend. The setbacks shall be located as measured from the proposed future right-of-way line as opposed to the current right-of-way line. Please refer to the Tr*ansportation Corridor Plan for Maryland Route 589* adopted by Resolution No. 98-18.
6) Please provide more details on the proposed commercial/retail area in the Step II Master Plan submission. Provide details regarding access, as well as the general building and parking locations. Additionally, please provide a percentage calculation of each land use in tabular form.
7) Please include the Commercial/Retail area in the Proposed Land Use Table.
8) Please provide more details on the 344 additional parking spaces provided.
9) Please include the proposed pavement material in the legend.
10) Please clarify why the certain portions of the proposed pavement are gray while other areas have a gray and yellow-checkered pattern.
11) Please provide three (3) bicycle racks for the residential units, and please provide three (3) bicycle racks for the amenity areas that are incidental to the residential development. §ZS1-320(a). https://ecode360.com/14021037. Additional bicycle racks will be needed for the commercial/retail area when more details are provided.
12) Please provide a landscaping plan along with the Step II Master Plan submission.
13) Please provide landscape screening along MD. Rt. 589. §ZS1-322(e)(6). https://ecode360.com/14021130. Screening is defined as vegetation that is thickly planted and of such species that it will provide a complete visual barrier and thus obscure the use or structure from sight from adjacent properties once the vegetation reaches maturity or within five years, whichever comes first. §ZS1-322(e)(1). https://ecode360.com/14021104.

14) Please provide landscaping within the parking area. Landscaping internal to parking areas shall consist of one (1) tree planted for each six (6) parking spaces. Trees shall be located in islands within the parking lot at intervals of ten contiguous parking spaces or less. Impervious surfaces shall be kept at least four (4) feet away from the tree's trunk. The trees shall be at least ten feet in height and one and one-half inches in caliper and be planted in a minimum eight-foot-by-twenty-foot landscaped area. Planting areas shall be placed at each end of a parking row. The edges of the parking area shall be curbed or buffered and the space between all parking areas. §ZS1-322(f). https://ecode360.com/14021133.
15) A maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate for a nursery will be required to be provided at permit stage to accurately determine the bond amount. §ZS1-322(g). https://ecode360.com/14021139
16) Each landscaped area must be readily accessible to a water supply. Unless xeriscaping plant material and technologies are employed, all landscaped areas shall provide an automatic irrigation systems with rain sensors. Drip irrigation systems are preferred. If an automatic system is not feasible, the Planning Commission at its discretion may approve an alternate watering system to maintain the plant material. §ZS1-322(b)(7). https://ecode360.com/14021089.
17) Please provide a lighting plan for the Step II Master Plan submission.
18) Please show dumpster locations for the community and include fencing details for screening.
19) The proposed pool will need approval from the Worcester County Health Department.
20) An additional zoning permit for all site improvements including the landscaping, recreation areas, and signage will be required at the time of building permit submission.
21) In the event that short term rentals would ever be pursued, please note that a dedicated third parking space would be required.

Next Steps for Step I Concept Plan Approval. §ZS1-315(k)(2)

1) The Technical Review Committee shall write a report known as the "Technical Review Committee Report," which will be issued to the applicant and the Planning Commission.
2) The Planning Commission shall then meet with the applicant to review the submission and the Technical Review Committee Report and may as a group visit the site of the proposed project. The Planning Commission shall produce findings based on the items considered under Subsections (k)(2)A1(ix)a through (k)(2)A1(ix)g hereof. The Planning Commission shall also produce a recommendation to the County Commissioners as to approval or disapproval of the residential planned community application, which may address the areas identified in the Technical Review Committee Report and such other areas of concern and such requirements as the Planning Commission may deem necessary and appropriate to advise the County Commissioners. The Planning Commission shall submit its

recommendation within ninety days after receipt of the Technical Review Committee Report, unless extended by the County Commissioners.

3) The County Commissioners shall consider the application and recommendation and hold a public hearing within ninety days of receipt of the Planning Commission's recommendation, unless extended by the County Commissioners. The hearing shall have the same procedural formalities as a map amendment as described in § ZS 1-113(c) hereof. Notice of such public hearing shall be as required in § ZS 1-114 hereof. The County Commissioners shall review the application, Technical Review Committee Report and Planning Commission's recommendation and shall, following the public hearing, approve or disapprove the application and, if approved, establish the residential planned community floating zone. Failure of the County Commissioners to reach a formal decision to approve or disapprove the application within six months of the public hearing shall constitute a denial of the application. In granting an approval, the County Commissioners may impose conditions which shall become a part of the approval regulating the residential planned community. In addition, the County Commissioners may require independent reports of consultants, at the expense of the developer, prior to Step I concept plan approval. Any residential planned community approved by the County Commissioners must be unconditionally accepted as approved, in writing, by the applicant requesting such use within ninety days after approval by the County Commissioners. Failure to so accept, in writing, any such residential planned community so approved by the County Commissioners shall be considered a rejection and abandonment by the applicant of the approval, and thereafter any such residential planned community so approved shall be null and void and of no effect whatsoever. Any transfers of the property shall be subject to the approved plan. Step I concept plan approval by the County Commissioners shall be considered a reclassification and subject to appeal as such.

4) Step I approval shall automatically expire and terminate unless the Step II approval is obtained within one year from the date of Step I approval. The County Commissioners may extend the Step I approval for a maximum of one additional year, provided the one-year extension is requested not less than sixty days prior to the expiration of the Step I approval and granted prior to expiration as well.

Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Planner III JB

Subject: November 12, 2025 - Technical Review Committee Meeting

Date: October 20, 2025

- **Racetrack Village – Step I Residential Planned Community**
  Proposed 137 multi-family unit Residential Planned Community. Located at Tax Map 21, Parcel 66, Lot 1, Parcel B, Tax District 03, R-3 Multi-Family Residential District. Maryland Medical Owners II, LLC, owner / Vista Design, Inc, surveyor/engineer.
  This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for a November 12, 2025 Meeting

From: Environmental Programs Staff

Subject: **Racetrack Village– Step I Residential Planned Community**
Proposed 137 multi-family unit Residential Planned Community. Located at Tax Map 21, Parcel 66, Lot 1, Parcel B.

Date: October 24, 2025

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. Environmental Programs notes that there is 1 Ocean Pines Sanitary District sewer EDU allocated to lot B and a need for 136 to serve the proposed development. The applicant will need to acquire the additional Ocean Pines sewer EDUs and have them secured before this project can receive final site plan approval from Environmental Programs. The narrative states that the developers have already met with representatives from the Worcester County Department of Public Works, Environmental Programs, County Attorney, etc. to discuss necessary infrastructure improvements to accommodate water and sewer to the property. Necessary infrastructure improvements and connections/extension or water and sewer will need to meet DPW requirements.

3. We note that natural gas main extensions and service conversions are currently completed in this area & gas is available for this project.

4. A plumbing permit will need to be obtained for the interior work for each unit and a separate one for the site utility work. Gas permits will be needed as well, if utilized for this project.

5. Plumbing Code is the 2021 International Plumbing Code (IPC) Illustrated (National). The Gas Code is the 2021 International Fuel Gas Code (IFGC), for natural gas.

GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **Racetrack Village RPC** TRC #: **20250441**
LOCATION: **Tax Map 21, Parcel 66, Lot 1, Parcel B**
CONTACT: **Vista Design**
MEETING DATE: **November 12, 2025** COMMENTS BY: **Robert Korb, Jr.**
Chief Deputy 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:

Site development consisting of 137 multifamily unit RPC.

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, whichever comes first. A stop work order will be issued if fire hydrants are not in service prior to construction work start.

7. 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.

8. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

Specific Comments

1. The proposed homes shall be protected by an automatic sprinkler system. Plans shall be submitted and approved by this office prior to the installation of such system.

2. The turning radius shall meet the most restrictive Worcester County fire department apparatus turning radius which is 33 feet inside and 55 feet outside. Approved turnarounds or cul-de-sacs shall be provided on roadways exceeding 150 ft. in length.

3. All fire hydrant locations shall be approved by this office.

4. A complete set of building plans shall be submitted and approved prior to the start of construction.

5. No further comments at this time.

Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To:	Technical Review Committee
From:	David Mathers, Natural Resources Planner IV DM
Subject:	Forest Conservation & Stormwater Management Review
Date:	October 23, 2025
Date of Meeting:	November 12, 2025
Project:	Racetrack Village RPC
Location:	Racetrack Road, Tax Map: 21, Parcel: 66, Lot 1 & Lot B
Owner/Developer:	Maryland Medical Owners II, LLC
Surveyor:	Vista Design, Inc.

This project is subject to the Worcester County Forest Conservation Law. This project is subject to Forest Conservation Plan #21-13. This project has met compliance with the Worcester County Forest Conservation Law through the establishment of on-site Forest Conservation Easements and off-site mitigation. Forest Conservation Easement areas are to be kept as a natural habitat area, no clearing or grading within these Conservation Easement areas is permitted, and any new structures and improvements must not encroach into the Forest Conservation Easement. Furthermore, all Forest Conservation signs must be in place around the Conservation Easements.

This project is subject to the Worcester County Stormwater Ordinance. Stormwater Concept Plan Plan approval is required prior to RPC step II.

All projects 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 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.

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

MEMORANDUM

DATE: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

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 Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

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: Racetrack Village RPC
Date:11/12/2025
Tax Map: 21 Parcel: 66 Section: Lot: 1

STANDARD COMMENTS

1. Items listed in this review are not required for Technical Review Committee approval.
2. Provide complete code review. List type of construction, use groups, height and area, occupant loads, live, dead and other structural loads.
3. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
4. Provide information for wind, snow, floor, roof and seismic loads.
5. Special inspections (Third party) required per IBC Chapter 17 for steel, concrete, masonry, wood, prepared fill, foundations and structural observations. **These are required in addition to the required Worcester County inspections.**
6. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
7. A pre-construction meeting will be required before any work starts.
8. Provide complete accessibility code requirements and details.
9. List on construction documents all deferred submittals.
10. Truss and other shop drawings will be required prior to installation. Design professional in responsible charge shall review and approve all shop drawings.
11. Soils report required at the time of building permit application.
12. Please provide your design professional with a copy of these comments.
13. Compaction reports are due at all footings and slab inspections as well as any site work and structural fill.

Site specific comments

1. Current Codes: 2021 International Building Code
   2021 International Residential Code
   2021 International Energy Conservation Code
   2021 International Mechanical Code
   2020 NEC
   Maryland Accessibility Code
   2010 ADA Standards for Accessible Designs

2. FHA: Residential units are covered under FHA for ground floor units. Design residential units per FHA design guidelines. Provide an accessible route to units.

3. Architect to provide design and approve shop drawings for guardrails (walkway and stairs) prior to installation.

DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

ZONING DIVISION
BUILDING DIVISION
LIQUOR LICENSE DIVISION

GOVERNMENT CENTER
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SNOW HILL, MARYLAND 21863
TEL:410.632.1200 / FAX: 410.632.3008
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ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

To: Ben Zito, DRP Specialist
From: Kelly L. Henry, Technical Services Manager
Date: October 15, 2025
RE: TRC Meeting - November 12, 2025

****

Community Church: I will assign either a unit address or separate street number to the new building and pavilion at the pickleball court.

Bishopville Volunteer Fire Dept.: The existing address of 10709 Bishopville Road will remain and be assigned to the new building.

Racetrack Village: The interior driveways (private lanes) or approved private or public roads will need to be named. Proposed road names should be submitted to me for review and consideration. These names may or may not require action by the County Commissioners. Once the preliminary site plan is approved, please submit a copy to me so I can start address assignments. Address assignment will not be public until final site plan approval and the receipt of building permits.

KCJ Farms, LLC: The existing address of 6220 Disharoon Road is valid for the dredge spoil site.

Titan Yachts: Question: Is Titan Yachts the only tenant on the parcel? Right now, all the buildings have an address at 13053 Old Stage Road with Units 1-4. If there is only one tenant/business on parcel then the new building will be Unit 5.

Outlook

Re: 11/12/25 TRC Meeting Agenda

From Kevin Lynch <klynch@worcestermd.gov>
Date Mon 10/27/2025 7:08 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>

Ben,

See below for the TRC comments for the Road's Division:

KCJ Farm - No comments at this time.

Race Track Village - No comments at this time.

Titan Yachts - Using existing entrance

Coastal Community Church - No comments at this time.

Kevin A. Lynch
Superintendent
Worcester County Department Of Public Works
Roads Division
5764 Worcester Hwy
Snow Hill, MD 21863
O: (410) 632-2244, ext. 2104
C: 443-783-9731
F: 410-632-0020

From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Friday, October 24, 2025 8:09 AM
To: Kristen Tremblay <ktremblay@worcestermd.gov>; Brian M. Soper <bmsoper@worcestermd.gov>; Cathy Zirkle <czirkle@worcestermd.gov>; Dallas Baker <dbaker@worcestermd.gov>; Dwilson12@sha.state.md.us <Dwilson12@sha.state.md.us>; David M. Bradford <dbradford@worcestermd.gov>; David Mathers <dmathers@worcestermd.gov>; Gary Serman <gserman@worcestermd.gov>; Gary R. Pusey <grpusey@worcestermd.gov>; jfritts@mdot.maryland.gov <jfritts@mdot.maryland.gov>; Jennifer Keener <jkkeener@worcestermd.gov>; Joy Birch <jbirch@worcestermd.gov>; Kevin Lynch <klynch@worcestermd.gov>; Laurie Bew <lbew@worcestermd.gov>; Lisa Lawrence <llawrence@worcestermd.gov>; Mmknight@comcast.net

Outlook

RE: TRC Comments

From Dallas Baker <dbaker@worcestermd.gov>
Date Mon 11/3/2025 11:09 AM
To Tony Fascelli <tfascelli@worcestermd.gov>; Benjamin M. Zito <bmzito@worcestermd.gov>
Cc Kevin Lynch <klynch@worcestermd.gov>; Quinn M. Dittrich <qmdittrich@worcestermd.gov>; Ondrea Starzhevskiy <ostarzhevskiy@worcestermd.gov>

Ben,

For Racetrack Village, the developer still owes the County $22,733.02 for the inspection escrow from their AGH project.

Dallas

From: Tony Fascelli <tfascelli@worcestermd.gov>
Sent: Monday, November 3, 2025 9:46 AM
To: Benjamin M. Zito <bmzito@worcestermd.gov>
Cc: Kevin Lynch <klynch@worcestermd.gov>; Dallas Baker <dbaker@worcestermd.gov>
Subject: TRC Comments

Ben,

Please see attached below Water and Wastewater Division TRC Comments for November 12th Meeting.

Racetrack Village RPC

1. Please verify EDU's are available with Environmental Programs.
2. Utility plans need to be submitted to Water and Wastewater office for further review, meeting approved GMB 589 study.
3. The pool and pool house will need an EDU and water meter if they are intended to have bathrooms/showers.
4. Looping of water mains where feasible upon request of Public Works.
5. Escrow's are to be paid in full prior to start of review for Water and Wastewater Division. Previous project has still not been accepted due to the escrow balance which is delaying the warranty period and bond release.

Titan Yachts

1. No comment from Water and Wastewater Division, property is to be served by Well and Septic.

Coastal Community Church

1. No comment from Water and Wastewater Division, property is to be served by Well and Septic.

If you have any questions regarding any of the comments feel free to let me know.

Thanks,

Tony Fascelli

Outlook

RE: 11/12/25 TRC Transmittals and Materials

From Jeffrey Fritts <JFritts@mdot.maryland.gov>
Date Fri 10/17/2025 9:39 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>

Ben,
For the following projects SHA has no comments, Racetrack Village, Bishopville Volunteer Fire Department, Coastal Community Church, KCJ Farms and Titan Yachts. These projects will have no negative impact to the state roadways.

Thanks,

MARYLAND DEPARTMENT OF TRANSPORTATION
Taking you places!
STATE HIGHWAY ADMINISTRATION
roads.maryland.gov

Jeff Fritts
Access Management
Regional Engineer
410.677.4039 **office**
443.397.5063 **mobile**
Jfritts@mdot.maryland.gov
Maryland Department of Transportation
660 West Road, Salisbury, MD 21801

From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Tuesday, October 14, 2025 9:16 AM
To: Kristen Tremblay <ktremblay@worcestermd.gov>; Brian M. Soper <bmsoper@worcestermd.gov>; Cathy Zirkle <czirkle@worcestermd.gov>; Dallas Baker <dbaker@worcestermd.gov>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@worcestermd.gov>; David Mathers <dmathers@worcestermd.gov>; Gary Serman <gserman@worcestermd.gov>; Gary R. Pusey <grpusey@worcestermd.gov>; Jeffrey Fritts <JFritts@mdot.maryland.gov>; Jennifer Keener <jkkeener@worcestermd.gov>; Joy Birch <jbirch@worcestermd.gov>; Kevin Lynch <klynch@worcestermd.gov>; Laurie Bew <lbew@worcestermd.gov>; Lisa Lawrence <llawrence@worcestermd.gov>; Mmknight@comcast.net; Matt Owens <mowens@worcestermd.gov>; Matthew Laick <mlaick@worcestermd.gov>; Paul Miller <pmiller@worcestermd.gov>; Robert Korb Jr. <rkorb@worcestermd.gov>; Robert Mitchell <bmitchell@worcestermd.gov>; Stuart White <swhite@worcestermd.gov>; Tony Fascelli <tfascelli@worcestermd.gov>; Kelly Henry <khenry@worcestermd.gov>
Subject: 11/12/25 TRC Transmittals and Materials

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All,

Please see the attached transmittals for our 11/12/25 TRC meeting. I have dropped the site plans in the following OneDrive link. November 12 2025 TRC Meeting

Hard copies have been sent out this morning as well.

Thank you,

Ben Zito
DRP Specialist III
Dept. of Development, Review and Permitting
Worcester County Government
One West Market Street, Room 1201
Snow Hill, MD 21863
(410) 632-1200, ext. 1134
bmzito@worcestermd.gov

LAW OFFICES

BOOTH CROPPER & MARRINER

A PROFESSIONAL CORPORATION

CURTIS H. BOOTH
HUGH CROPPER IV
THOMAS C. MARRINER*
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October 3, 2025

Jennifer K. Keener, AICP
Director, Department of Development
Review and Permitting
Worcester County Government Building
One West Market Street, Room 1201
Snow Hill, Maryland 21863

RE: ***Maryland Medical Owners III, LLC***
Worcester County Tax Map 21, Parcel 66, Lot 1, Revised Parcel B
22.86 acres

Dear Ms. Keener:

On behalf of my client, referenced above, please accept this correspondence as our written statement in accordance with Section ZS1-315(k)(2)A1(ix).

Introduction – The above referenced properties are located on the easterly side of Racetrack Road (Maryland Route 589) at its intersection with Taylorville Lane. The property consists of two separate parcels, and the total area is approximately 22.86 acres. The property was recently rezoned to R-3, Multi-Family Residential District, pursuant to Rezoning Case No. 447.

The adjacent property (which was part of the original tract) is zoned C-2, General Commercial District, and it is improved by a medical campus associated with Atlantic General Hospital/Tidal Health.

The property owner has proposed a 137 multi-family unit development, as part of a Master Planned Community, with the potential for a Mixed-Use Development. The proposed development will utilize the traffic light at Maryland Route 589, which was specifically built to service this property.

A. **The Residential Planned Community's conformance with the goals, objectives, and recommendations of the Comprehensive Plan, compliance with the zoning regulations and other established development policy guidelines, and with the**

Comprehensive Plan, zoning regulations, development policy guidelines and annexation policies of any municipality within one mile of the proposed project's boundaries.

The Petitioned Area is designated Existing Developed Area (EDA) by virtue of the current 2006 Comprehensive Plan. According to the current Comprehensive Plan (p. 13), EDA's are suitable for infill residential development. The infill residential development should recognize existing development in the area and maintain the neighborhood character. In this case, the property is adjacent to the Ocean Pines Subdivision, and the multi-family residential uses will provide a transition between the lower density residential single-family dwellings in Ocean Pines, and the more intense commercial uses along Maryland Route 589. There is an existing recorded Forest Conservation Area along the rear of the property that will buffer the proposed multi-family residential use from the Ocean Pines Subdivision.

There is a strong demand for housing in this area, and the proposed multi-family development will be close to employment centers. The Comprehensive Plan encourages residential uses near employment opportunities. Infill development is a priority in the Comprehensive Plan.

The proposed development is consistent with the R-3 Multi-Family Residential zoning. There are no municipalities within one mile.

B. **The general location of the site, a description of existing and anticipated land use in the immediate vicinity and the residential planned community's compatibility with those land uses.**

The site is located on the east side of Maryland Route 589, north of Gum Point Road, and adjacent to the Ocean Pines Subdivision. The proposed use is 137 multi-family units, on approximately 22 acres. The proposal is compatible with the single-family residential subdivision of Ocean Pines, serving as a transition zone between the single-family residential uses and the busy highway and commercial uses at Atlantic General Hospital and or Maryland Route 589.

C. **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.**

Environmental Programs has confirmed that there are adequate EDU's in the Greater Ocean Pines Sanitary Service Area to serve the project. The developers have already met with representatives from the Worcester County Department of Public Works, Environmental Programs, County Attorney, etc. to discuss necessary infrastructure improvements to accommodate water and sewer to the property. In fact, the infrastructure will be designed in such a manner as to be consistent with other proposed future uses in the area.

D. **The consistency of the residential planned community with the general design standards as contained in Subsections (j)(1) through (j)(5) hereof.**

The developer has already identified key environmental features, and those features will be retained by virtue of an existing Forest Conservation Easement, as well as a condition of Rezoning Case No. 447. The property is generally high, and well-drained. The property represents a clustered, mixed-use development, with pedestrian-scale development.

Because the property will connect to the traffic signal servicing Atlantic General Hospital, there will be no dead-end streets, but instead will have connectivity to the commercial component at Atlantic General Hospital, and there will be synergy between the uses.

As stated, the Forest Conservation Easement has already been recorded on the rear of the property, protecting non-tidal wetlands, and providing a buffer to the single-family lots in the Ocean Pines Subdivision.

E. **The relationship of the residential planned community'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.**

Given the fact that much of the infrastructure is already in place, i.e. a signalized traffic entrance, and access road, and the configuration of the property, the property will most likely be developed as one unified development.

F. **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.**

In connection with recent Rezoning Case No. 447, the developer's traffic engineer testified that there was adequate capacity in the existing road network to handle the proposed 137 unit multi-family development. In fact, the intersection serving the property was already over-designed, because it was designed in connection with a two-story medical campus, which would have included four operating rooms, and a number of other ancillary uses. The original proposal for the entire property was much more intense than the proposed residential planned community. There will be connectivity to the adjoining commercial uses.

G. **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 property is designated S-1 in the Greater Ocean Pines Sanitary Service Area. The provision of water and sewer to the property is set forth in the Worcester County Comprehensive Water and Sewerage Plan. Environmental Programs has confirmed that adequate EDU's exist to serve this project. As stated previously, the property owner has already been in discussions with Department of Public Works with respect to the design of the infrastructure to best serve this project, and the future needs of the surrounding community.

Thank you for your consideration.

Very truly yours,

Hugh Cropper IV

HC/tgb
CC: Wayne Yetman
Steve Engel
Malcolm Sina
Rob Sina

IN THE MATTER OF	*	
	*	
THE REZONING APPLICATION OF	*	**REZONING CASE NO. 447**
	*	
MARYLAND MEDICAL OWNERS II, LLC	*	
	*	
AND	*	
	*	
MARYLAND MEDICAL OWNERS III, LLC	*	

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FINDINGS OF FACT

Subsequent to a public hearing held on August 5, 2025, and after a review of the entire record, all pertinent plans and all testimony, the Worcester County Commissioners hereby adopt the findings of the Worcester County Planning Commission and also make the following additional findings of fact as the County Commissioners' complete findings of fact pursuant to the provisions of Section ZS 1-113 of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland.

Regarding the specifics of Rezoning Case No. 447: This case seeks to rezone petitioned areas on Tax Map 21, Parcel 66, Lot 1 and Tax Map 21, Parcel 66, Revised Parcel B, consisting of 22.86 acres. The parcels are located on the easterly side of Racetrack Road (MD Route 589), Berlin, at the intersection of Taylorville Lane. The request is to reclassify the petitioned area from C-2 General Commercial District to R-3 Multi-family Residential District. The petitioned areas are currently unimproved.

Applicant's testimony before the County Commissioners: Mrs. Keener read the Planning Commission's Exhibit No. 1 into the record. The County Commissioners had several questions of Mrs. Keener in regards to the Residential Planned Community (RPC) review and approval process; lighting standards for residential and commercial development; fencing; dumpster location and screening requirements; parking calculations and location; Emergency Services review; access to the Ocean Pines subdivision, and the recorded Forest Conservation Area.

Mr. Hugh Cropper, attorney for the applicant, then introduced the rezoning request, outlining the scope of the petitioned area and reiterating the RPC review and approval processes. He stated that the R-3 Multi-family Residential District classification is less impactful than the C-2 General Commercial District in every respect, including lighting,

parking, traffic, and impervious surface. He stated that multi-family residential uses will allow clustered buildings and more open space. Mr. Cropper explained the history of the 2012 rezoning from A-1 Agricultural District to C-2 General Commercial District, including the appeals and final decision that resulted in the rezoning to C-2 District. Mr. Cropper explained the changes made to the original design of the Atlantic General Hospital (AGH) outpatient facility, specifically to remove the four proposed operating rooms and scale back the building size. The intention was to have the adjacent petitioned areas provide compatible retail and service uses, including food establishments and a pharmacy, with an assisted living component. Those amenities would have been utilized by relatives or caregivers of the patients while they were in surgery. Mr. Cropper stated that the petitioned areas are designated as Existing Developed Area (EDA) on the land use map of the 2006 Comprehensive Plan. They are also in the S-1/ W-1 (Immediate to 2 years) category in the *Master Water and Sewerage Plan*.

Steve Engel, land planner and landscape architect with Vista Design, Inc., concurred with the nine changes in the character of the neighborhood that were listed in the Planning Commission's Findings of Fact. Mr. Cropper stated that they would be proffering the installation of a six-foot-tall vinyl fence (shown on the plan labeled Fence Exhibit) as a condition of approval. In addition, they would proffer that the Forest Conservation Area remain as is and shall not be removed or modified. Upon an inquiry by the Commissioners, Mr. Leslie, County Attorney, stated that the Perpetual Protection Agreement that is recorded with the easement is the strongest form of protection that the County has to ensure that it remains in place. Overall, Mr. Engel concurred with the definition of the neighborhood, the factual changes that have occurred at the AGH facility and supported the requested rezoning.

Mr. Cropper provided excerpts from the current 2006 Comprehensive Plan, as well as from the working draft copies of the proposed Comprehensive Plan, finding the rezoning consistent with both documents. He reiterated that the petitioned areas were designated Existing Developed Area (EDA) on the existing land use maps, and infill development is consistent with this classification. He noted that affordable and workforce housing were needed but was unable to define the price range that qualified as such. In response to a question, Mr. Engel confirmed that single-family dwellings in the R-1 Rural Residential District would inherently generate more traffic than commercial or multi-family residential uses but was unable to explain why. Therefore, he believes that the R-3 District is more suitable and will not increase traffic significantly on MD Route 589.

Regarding a question from Commissioner Bunting regarding calculations for setting aside Forest Conservation Area, it was indeterminable at this time whether

residential zoning would trigger the requirement to protect additional forested areas without running the calculations. Mr. Cropper stated that despite that, he was involved in the mitigation bank purchase of less than one acre that was needed to offset the on-site easement for the commercial zoning calculation.

Mr. Carl Wilson, The Traffic Group, is a Professional Engineer and traffic engineer who does traffic impact studies on a regular basis. The Traffic Group was involved with this property for a long time under Betty Tustin, and Mr. Wilson explained that they both worked on this property before she retired. He prepared a supplemental traffic analysis dated August 4, 2025, an update to Applicant's Exhibit Nos. 6 and 7. Mr. Wilson explained that they originally collected turning movement counts at the site's access point with MD Route 589 in January 2025, which was a timing issue with the rezoning submission. He has updated the traffic counts based on a regular July 2025 weekend. He explained that they did not conduct Fourth of July weekend counts, because holiday traffic is not typically representative of normal summer operations. Overall, he found that the intersection at the petitioned areas, as well as the intersections at Manklin Creek Road and US Route 50 (Ocean Gateway) were all Level of Service (LOS) A. LOS reflects critical lane volumes, and A is optimal, although D is acceptable. Other intersections along MD Route 589 operate at LOS A, B or C and are much busier than this intersection.

Within the updated traffic analysis, a density of 137 dwelling units was evaluated. Mr. Wilson stated that trip generation calculations resulted in the same LOS at all intersections, with or without the development of this site. He noted that the intersection was designed for a much more significant impact with respect to turn lanes and other features. In summary, the R-3 District uses would have much less traffic impact than the C-2 District uses. Furthermore, he explained that residential uses tend to be more level regarding trip activity, whereas commercial uses are variable. He also concluded that multi-family dwelling units will have less trips (6-7 trips per day) than single-family dwelling units (10 trips per day). Mr. Cropper stated that the applicant would proffer an additional condition of approval as requested by the Planning Commission; namely that there shall be no connection from MD Route 589 to Ocean Pines and Triple Crown Estates through the petitioned areas. Commissioner Bertino confirmed that there was no additional traffic light proposed on MD Route 589. Mr. Cropper stated that the analysis does not warrant another light, the State Highway Administration was unlikely to approve another light, and his client wouldn't want to pay for another light.

Mr. Cropper summarized his case, stating that there is no longer synergy between the existing and proposed uses in the commercial zoning district without the operating rooms at AGH. Residential is an appropriate use of land in his opinion, which is supported

by infill development under the EDA land use category, formerly Suburban Residential in a prior Comprehensive Plan.

Yvonne Field, resident of 6 Little John Court in Ocean Pines, testified that she lives on the largest lot directly behind the petitioned area. She is afraid that they will remove the Forest Conservation Area and she will lose the trees that buffer her home from any potential uses on the petitioned area. She is thankful that the County Commissioners are considering conditions of approval such as the retention of the trees and a fence. Commissioner Bunting noted that there are non-tidal wetlands and associated buffer along approximately half of her lot that could not be disturbed, as added protection to the tree buffer.

Roger Bredehorst, resident of 7 Little John Court in Ocean Pines, testified that he has resided here since the 1990's and the area has changed so much in that time. He referenced the AGH facility, with the large parking lot and lighting. He was disturbed that he didn't receive notice of the meeting as an adjoiner. Upon clarification by Mrs. Keener, Mr. Bredehorst was not identified as a contiguous property owner. Mr. Bredehorst was concerned with lighting and access to the proposed development, stating that there wasn't enough room for a multi-family residential development. He mentioned the development of the Triple Crown Estates, which connected to Ocean Pines, and thinks that it could happen here as well. Mr. Bredehorst stressed that there were significant traffic issues and backups from the Food Lion (Pennington Commons) to MD Route 90.

Upon a question from Commissioner Bertino regarding future road improvements on MD Route 589, Mr. Cropper stated that the petitioned area has already offered the required dedication strips. Commissioner Mitrecic was supportive of the rezoning; however, he was concerned that the trip generation analysis provided may not be accurate. However, the County Commissioners concurred with the applicant that there would be significantly less traffic with a residential development in the R-3 District than a shopping center in the C-2 District.

<u>The County Commissioners' findings regarding the definition of the neighborhood</u>: The County Commissioners concur with the applicant's definition of the neighborhood as outlined in Applicant's Exhibit No. 1, which is the same neighborhood defined in Rezoning Case Nos. 392 and 396.

<u>The County Commissioners' findings regarding population change in the area</u>: The County Commissioners agree with the Planning Commission and concluded that there has been population growth in the defined neighborhood by virtue of re-development and infill

of existing lots within the adjoining Ocean Pines subdivision. Additional residential development includes the expansion of the Ocean Pines subdivision with Triple Crown Estates. There is also a high transient population change with demand for needed medical services provided by Atlantic General Hospital and TidalHealth within the defined neighborhood. Overall, there is a high demand for housing in the area, especially since the significant amount of residential real estate transactions occurring during COVID, with additional people moving to the area.

The County Commissioners' findings regarding availability of public facilities: The County Commissioners agree with the Planning Commission and find that the petitioned area has been included in the Greater Ocean Pines Sanitary Service Area and is eligible for public water and sewer. In his memo, Mr. Mitchell has confirmed that adequate EDUs are available. Additionally, there are adequate outpatient medical services to serve the population.

The County Commissioners' findings regarding present and future transportation patterns: Based upon the testimony presented, the County Commissioners find that the petitioned area fronts on Racetrack Road (MD Route 589), a State-owned and -maintained major collector highway. Road upgrades have been completed on MD Route 589, including a signalized intersection at the petitioned areas and the AGH medical complex. The Commissioners reviewed the traffic study and expressed skepticism about the reliability and precision of the traffic counts that it contained. However, the Commissioners independently found that there would be less traffic with a residential development in the R-3 District than a shopping center in the C-2 District.

The County Commissioners' findings regarding compatibility with existing and proposed development and existing environmental conditions in the area, including having no adverse impact to waters included on the State's impaired waters list or having an established total maximum daily load requirement: Based upon the Planning Commission's findings and the testimony presented, the County Commissioners find that the petitioned area adjoins the single-family residential subdivision of Ocean Pines. The County Commissioners concurred that a Residential Planned Community would be compatible with existing and proposed development, with the petitioned area serving as a transition zone between the single-family residential uses and the busy highway and commercial uses at AGH. The County Commissioners also found that there is an existing, recorded Forest Conservation Area along the rear of the property that will buffer the lots within the Ocean Pines subdivision, which will not be removed or modified as a condition of approval, and will be further screened with a fence. That area contains non-tidal wetlands that will be protected. Overall, the petitioned areas are well-drained uplands and any run-off would be collected by on-site stormwater management.

The County Commissioners' findings regarding compatibility with the County's Comprehensive Plan: The County Commissioners find that the property is designated as an Existing Developed Area (EDA) on the Land Use Map. There is a strong demand for housing in the neighborhood, and it is located near commercial service areas that also serve as employment centers. Infill development is a priority in the Comprehensive Plan and this development will provide additional housing while keeping the character and density of the neighborhood. In 2009, the Planning Commission had concurred that residential use would be more consistent with the comprehensive plan and had recommended a residential zoning classification (R-1 District). Therefore, the proposed reclassification is consistent with the Comprehensive Plan and in keeping with its goals and objectives.

The County Commissioners' findings regarding the recommendation of the Planning Commission: The County Commissioners find that the Planning Commission gave a favorable recommendation to the rezoning of the petitioned area from C-2 General Commercial District to R-3 Multi-family Residential District. Having made the above findings of fact, the County Commissioners concur with the recommendation of the Planning Commission and generally adopt their findings of fact.

Decision of the County Commissioners: As a result of the testimony and evidence presented before the County Commissioners and the findings set forth above, the County Commissioners find there has been a change in the character of the neighborhood, and that a rezoning of the petitioned area is appropriate. The applicant requests a zoning map amendment from C-2 General Commercial District to R-3 Multi-family Residential District based on a change in the character of the neighborhood since the last comprehensive rezoning on November 3, 2009. This change is demonstrated through the nine points outlined in the testimony presented, summarized here:

1. Approval of Rezoning Case No. 396.
2. The sectional rezoning of lands to the west of the casino along McAllister Road.
3. The Comprehensive Plan amendment to redesignate the sectional rezoning parcels as Commercial Center on the Land Use Map.
4. The adoption of the Casino Entertainment District overlay zone.
5. The development of the AGH outpatient facility.
6. The installation of a traffic signal at the AGH facility and the petitioned area.
7. The installation of a traffic signal at McAllister Road.
8. The establishment of the Triple Crown Estates Residential Planned Community.
9. Several water and sewer plan amendments and sewer service area expansions in the neighborhood.

The County Commissioners further acknowledged that significant road upgrades have been completed on MD Route 589, including a signalized intersection and road improvements at the petitioned areas and the AGH medical complex as well as at McAllister Road in front of the casino. Furthermore, the County Commissioners concurred with the applicant that there would be significantly less traffic with a residential development in the R-3 District than a shopping center in the C-2 District, which is allowed today, despite their uncertainty in the accuracy of the specific trip generation calculations in the supplied traffic study. The County Commissioners found that a Residential Planned Community would be compatible with existing and proposed development, with the petitioned area serving as a transition zone between the single-family residential uses and the busy highway and commercial uses at AGH. Overall, the County Commissioners found that the requested zoning conforms to the Worcester County Comprehensive Plan, which encourages infill within established communities while preserving neighborhood character. Based upon their review, the County Commissioners conclude that a change in zoning would be more desirable in terms of the objectives of the Comprehensive Plan and hereby approve Rezoning Case No. 447 and thus rezone the petitioned areas, Tax Map 21, Parcel 66, Lot 1 and Tax Map 21, Parcel 66, Revised Parcel B, from C-2 General Commercial District to R-3 Multi-family Residential District with the following conditions of approval:

1. Install 6' tall vinyl fence as illustrated on Fence Exhibit rendering, with the homeowners or condominium association responsible for maintenance in perpetuity;
2. The recorded Forest Conservation Area, as illustrated on the plat (SRB Liber 250 Folio 40) shall not be removed or modified; and
3. There shall be no connection from MD Route 589 to Ocean Pines and Triple Crown Estates through the petitioned areas.

Adopted as of August 5, 2025. Reduced to writing and signed August 19, 2025.

Attest:

Weston S. Young
Chief Administrative Officer

Worcester County Commissioners

Theodore J. Elder
President

Eric J. Fiori
Vice President

Caryn G. Abbott
Commissioner

Anthony W. Bertino, Jr.
Commissioner

Madison J. Bunting, Jr.
Commissioner

Joseph M. Mitrecic
Commissioner

Diana Purnell
Commissioner

RACETRACK VILLAGE

RPC STEP 1

TAX MAP 21, PARCEL 66, LOT 1 & LOT B

THIRD TAX DISTRICT, WORCESTER COUNTY MARYLAND

SITE DATA

OWNER
Maryland Medical Owners II, LLC
5220 Hood Rd., Suite 110
Palm Beach Gardens, FL 33418
Attn: Wayne Yetman
Ph: 561-627-8730

OWNER
Maryland Medical Owners III, LLC
5220 Hood Rd., Suite 110
Palm Beach Gardens, FL 33418
Attn: Wayne Yetman
Ph: 561-627-8730

CONSULTANT
Vista Design, Inc.
Contact: Steve Engel, R.L.A.
11634 Worcester Highway
Showell, Maryland 21862
Phone: (410) 352-3874
Fax: (410) 352-3875

Applicant
Stafford Street Capital, LLC
179 Rehobeth Avenue, Suite 1081
Rehoboth Beach, DE 19971
Attn: Joel Sens

Premises Address:
Racetrack Road
Berlin, MD 21811

SITE INFORMATION

Tax Map	0021
Parcels	Zoning
66 Lot 1	R-3 Multi-Family Residential District
66 Lot B	R-3 Multi-Family Residential District
Existing Land Use	Vacant Lands
Proposed Land Use	137 Townhouse Units ±1.92 Ac
	Commercial/Retail ±2.53 Ac
	Major Residential Planned Community (RPC)
Site Area	
Parcel 66, Lot 1	±7.62 Ac
Parcel 66, Lot B	±15.24 Ac
Total	±22.86 Ac
Max Allowable Density	137 Units (6 Units per Acre)
Proposed Density	137 Units (6 Units per Acre)
Max Bldg. Height	4 Stories or 45'
Unit Width & Length	
Interior Units	Min 22'x55'
End Units	Min 22'x55'
Site Setbacks	
Front	50' Along MD Route 589 (A Major Collector Highway)
Side Yard	6'
Rear Yard	30'

OPEN SPACE

Required

Common Open Space	±6.86 Ac (30% of Total Site Area)
Natural Open Space	±3.43 Ac (50% of Common Open Space)
Passive Open Space	±1.37 Ac (20% of Common Open Space)
Active Open Space	±0.69 Ac (10% of Common Open Space)

Provided

Common Open Space	±10.27 Ac
Natural Open Space	±4.91 Ac (72%)
Passive Open Space	±4.67 Ac (68%)
Active Open Space	±0.69 Ac (10%)

WATER & SEWER PROVIDER

Ocean Pines Sanitary & Water Service Area
Required
- One (1) EDU / Unit = 137 EDUs

NON-TIDAL WETLANDS

Non-Tidal Wetlands, Waters and Their Buffers are Present on This Site Delineated by Environmental Resources, Inc. Edward Launay, PWS No. 875. as Referenced from Recorded Plat SRB 250-40 in the Land Records of Worcester County, Maryland.

FLOOD ZONE

This property is Located Within Flood Zone X Per FEMA Map # 24047C0160H, Dated July 16, 2015

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW

This property is not located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Development Area (IDA) and is non-waterfront as Shown On Atlantic Coastal Bays Critical Area Program Map Sheet 21, Revised September 12, 2012

PROPOSED LAND USE

EXISTING LAND USE

Asphalt/Curbing	±0.66 Ac
Stormwater Area	±0.42 Ac
Open Space	±21.78 Ac
TOTAL EXISTING	±22.86 Ac

PROPOSED LAND USE

Townhomes	±1.92 Ac
Pool House, Pool & Pool Deck	±0.14 Ac
Asphalt, Curb & Sidewalks	±4.50 Ac
Stormwater Area	±0.52 Ac
Open Space	±15.78 Ac
TOTAL PROPOSED	±22.86 Ac
TOTAL PROPOSED IMPERVIOUS	±7.08 Ac

OFF STREET PARKING REQUIREMENTS

REQUIRED

	2 per Unit (min)	2.5 per Unit (max)
137 Units	274 Spaces (min)	343 Spaces (max)

PROPOSED

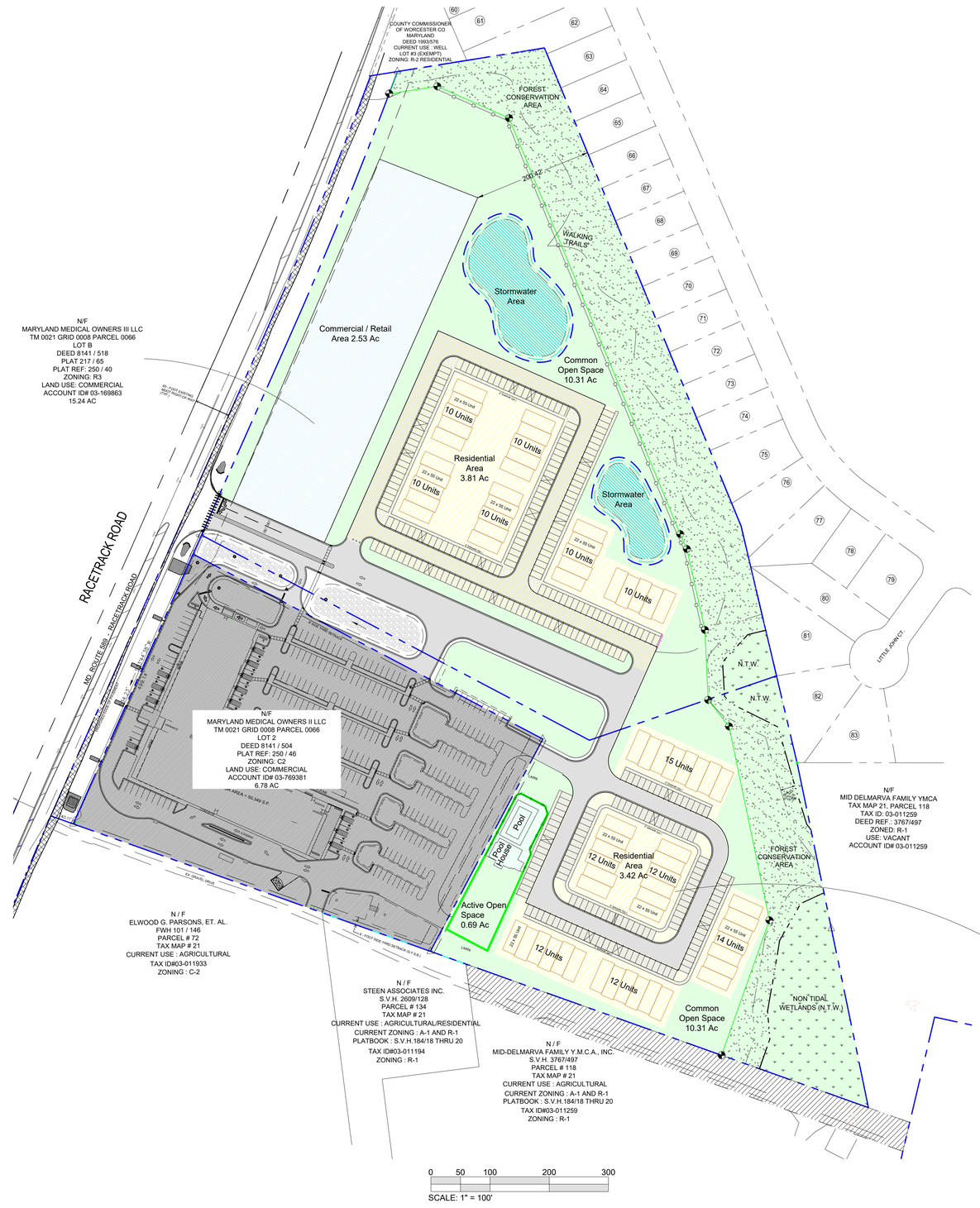
2 Spaces per Unit 10' x 20'		274 Spaces
Additional Spaces Provided	10' x 20'	344 Spaces
TOTAL		618 Spaces

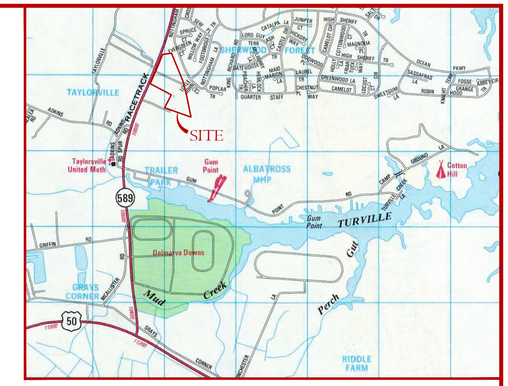
FOREST CONSERVATION STATEMENT

This site is subject to the Worcester County Forest Conservation Law. This site is subject to Forest Conservation Plan No. 21-13 per Record Plat SRB 250-46, Recorded July 22, 2021, in the Land Records of Worcester County, Maryland.

STORMWATER MANAGMENT TREATMENT NARRATIVE

This project proposes to meet Stormwater Management requirements via construction of Two (2) Stormwater Management Ponds located on the property. The subject property is located in the Isle of Wight Bay Watershed, 12-Digit Isle of Wight Bay Watershed Hydraulic Code 021301030687.





VICINITY MAP
1" = 2000'

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. The contractor assumes responsibility for any deviations from the drawings and specifications.
6. The contractor shall field verify all elevations and pipe inverts prior to construction.
7. The contractor shall provide necessary stakeout of the line and grade for the construction.
8. 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.
9. Contractor to contact the Worcester County Department of Environmental Programs at 410-632-1220 to schedule a Pre-Construction meeting at least 48 hours prior to commencing any site work. **Failure to do so may result in a "Stop Work" order.**
10. The contractor shall notify the following parties, three (3) days prior to beginning any work shown on these drawings:

Wayne Yetman, Sina Companies, LLC	561-627-8730
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.

11. 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.
12. No construction shall begin until a pre-construction meeting is held between the contractor, owner, engineer & the Worcester County Permit Coordinator.
13. 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.
14. There are steep slopes within the limits of disturbance.
15. There are no streams or stream buffers within the limits of disturbance.
16. There are no highly erodible slopes within the limits of disturbance.
17. There are no springs, seeps or intermittent streams within the limits of disturbance.
18. 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.

LEGEND

- Property Line
- Property Line To Be Abandoned
- Adjacent Property Line
- MDOT SHA Right of Way
- Existing Structures
- Existing Edge of Pavement
- Existing Curb
- Existing Paint Stripes
- Existing Utility Ease
- Existing Non-Tidal Wetlands (NTW)
- Existing Forest Conservation Area
- Proposed Treeline
- Proposed Building
- Proposed Edge of Pavement
- Proposed Subdivision Curb
- Proposed Sidewalks
- Proposed Open Space Area
- Proposed Residential Area
- Proposed Commercial Area

SHEET INDEX

SHEET 1	COVER - RPC PLAN
SHEET 2	EXISTING CONDITIONS PLAN

NOTE:
This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remains 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 Clients 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.

NORTH

REVISIONS

PROJECT DATA
Project No.: 24-101
File Name: CE 011325_Concept-Kelley
ROUTE: 589
WORCESTER COUNTY, MARYLAND
Date: 1/3/25
Scale: 1" = 100

COVER SHEET
RACETRACK VILLAGE
RPC - STEP 1

MARYLAND MEDICAL OWNERS III, LLC
RACETRACK ROAD
WORCESTER COUNTY, MD

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.vistadesigninc.com

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: November 12, 2025

PROJECT: KCJ Farms LLC

APPLICANT(S) IN ATTENDANCE:

_____

_____

TRC MEMBERS IN ATTENDANCE:

_____ Tremblay, Zoning Administrator
_____ Zito, DRP Specialist III
_____ Miller, Building Plans Reviewer III
_____ Mitchell, Environmental Programs
_____ White, Environmental Programs
_____ Soper, Environmental Programs
_____ Birch, Environmental Programs
_____ Mathers, Environmental Programs
_____ Owens, Fire Marshal
_____ Korb, Deputy Fire Marshal
_____ Lynch, County Roads
_____ Berdan, County Roads
_____ Wilson, State Highway Admin.
_____ Fritts, State Highway Admin.
_____ Clasing, W & WW, DPW
_____ Knight, Planning Commission Rep.

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~~~

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
BOARD OF LICENSE COMMISSIONERS

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING
November 12, 2025

KCJ Farms LLC – Minor Site Plan Review

Proposed 0.90-acre dredge spoil site. Located at 6220 Disharoon Road, Snow Hill, MD 21863. Tax Map 55, Parcel 39, Tax District 2, A-1 Agricultural District. KCJ Farms, LLC, owner / Vista Design, Inc., surveyor/engineer.

Prepared by: Ben Zito, DRP Specialist
Contact: bmzito@worcestermd.gov or (410) 632-1200, extension 1134

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

General Requirements:

1. In order to obtain a Zoning Permit, the applicant must submit the following to the Department:
   a. A complete building permit application along with the initial fee of $100 made payable to "Worcester County."
   b. A site plan 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:

§ZS1-201	A-1 Agricultural District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off-Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways

1. Please show and label Disharoon Road on the site plan and include Right-of-Way width.
2. Please add the A-1 Zoning District to the adjoining property Tax Map 55, Parcel 64, Lot B.
3. Please clarify the material of the existing access/hauling road.
4. Please clarify if there is an existing 6' foot fence in the front yard setback that was built without the benefit of a permit that was referenced in the Board of Zoning appeals Opinion. If so, please include the fence on the site plan. The fence can be added to the zoning permit that was submitted for the dredge spoil site.

Other Agency Approvals:

1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

***Please provide a detailed listing of all site plan changes along with any resubmission.**

NEXT STEPS: For a Minor Site Plan - Final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site

plan and associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for final signature approval before building/zoning permits will be issued.

The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state regulations.

No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.

Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Planner III JB

Subject: November 12, 2025 - Technical Review Committee Meeting

Date: October 20, 2025

- **KCJ Farms LLC – Minor Site Plan Review**
  Proposed 0.90 – acre dredge spoil site. Located at 6220 Disharoon Road, Tax Map 55, Parcel 39, Tax District 02, A-1 Agricultural District. KCJ Farms, LLC, owner / Vista Design, Inc., surveyor/engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for a November 12, 2025 Meeting

From: Environmental Programs Staff

Subject: **Minor Site Plan Review - KCJ Farms, LLC**
Proposed 0.90-acre dredge spoil site. Located at 6220 Disharoon Road, Snow Hill, MD 21863. Tax Map 55, Parcel 39.

Date: October 24, 2025

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 $150 fee for any Technical Review Committee projects submitted on well and septic. This fee will need to be submitted prior to Signature Approval being given on this project.

2. There are no impacts to the existing well or septic here, so nothing further needs to be done for Environmental Programs.

GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **KCJ Farms** TRC #: **20250444**
LOCATION: **6220 Disharoon Road – Snow Hill, Maryland 21863**
CONTACT: **Vista Design, Inc.**
MEETING DATE: **November 12, 2025** COMMENTS BY: **Robert Korb, Jr.**
Chief Deputy 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:

Proposed .9 acre dredge spoil site.

Specific Comments:

1. No comments at this time.

Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To:	Technical Review Committee
From:	David Mathers, Natural Resources Planner IV DM
Subject:	Forest Conservation & Stormwater Management Review
Date:	October 23, 2025
Date of Meeting:	November 12, 2025
Project:	KCJ Farms, LLC
Location:	6220 Disharoon Road, Tax Map: 55, Parcel: 39
Owner/Developer:	KCJ Farms, LLC
Surveyor:	Vista Design, Inc.

This project is subject to the Worcester County Forest Conservation Law. This project is subject to Forest Conservation Plan #25-02. This project has met compliance with the Worcester County Forest Conservation Law through the establishment of off-site Forest Conservation Easement. Forest Conservation Easement areas are to be kept as a natural habitat area, no clearing or grading within these Conservation Easement areas is permitted, and any new structures and improvements must not encroach into the Forest Conservation Easement. Furthermore, all Forest Conservation signs must be in place around the Conservation Easements.

This project is subject to the Worcester County Stormwater Ordinance. This project has obtained Final Stormwater Plan approval. Application for Stormwater/Sediment Erosion Control Permit is pending.

All projects 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 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.

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: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

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 Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

ZONING DIVISION
BUILDING DIVISION
LIQUOR LICENSE DIVISION

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

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

To: Ben Zito, DRP Specialist
From: Kelly L. Henry, Technical Services Manager
Date: October 15, 2025
RE: TRC Meeting - November 12, 2025

****

Community Church: I will assign either a unit address or separate street number to the new building and pavilion at the pickleball court.

Bishopville Volunteer Fire Dept.: The existing address of 10709 Bishopville Road will remain and be assigned to the new building.

Racetrack Village: The interior driveways (private lanes) or approved private or public roads will need to be named. Proposed road names should be submitted to me for review and consideration. These names may or may not require action by the County Commissioners. Once the preliminary site plan is approved, please submit a copy to me so I can start address assignments. Address assignment will not be public until final site plan approval and the receipt of building permits.

KCJ Farms, LLC: The existing address of 6220 Disharoon Road is valid for the dredge spoil site.

Titan Yachts: Question: Is Titan Yachts the only tenant on the parcel? Right now, all the buildings have an address at 13053 Old Stage Road with Units 1-4. If there is only one tenant/business on parcel then the new building will be Unit 5.

Outlook

Re: 11/12/25 TRC Meeting Agenda

From Kevin Lynch <klynch@worcestermd.gov>
Date Mon 10/27/2025 7:08 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>

Ben,

See below for the TRC comments for the Road's Division:

KCJ Farm - No comments at this time.

Race Track Village - No comments at this time.

Titan Yachts - Using existing entrance

Coastal Community Church - No comments at this time.

Kevin A. Lynch
Superintendent
Worcester County Department Of Public Works
Roads Division
5764 Worcester Hwy
Snow Hill, MD 21863
O: (410) 632-2244, ext. 2104
C: 443-783-9731
F: 410-632-0020

From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Friday, October 24, 2025 8:09 AM
To: Kristen Tremblay <ktremblay@worcestermd.gov>; Brian M. Soper <bmsoper@worcestermd.gov>; Cathy Zirkle <czirkle@worcestermd.gov>; Dallas Baker <dbaker@worcestermd.gov>; Dwilson12@sha.state.md.us <Dwilson12@sha.state.md.us>; David M. Bradford <dbradford@worcestermd.gov>; David Mathers <dmathers@worcestermd.gov>; Gary Serman <gserman@worcestermd.gov>; Gary R. Pusey <grpusey@worcestermd.gov>; jfritts@mdot.maryland.gov <jfritts@mdot.maryland.gov>; Jennifer Keener <jkkeener@worcestermd.gov>; Joy Birch <jbirch@worcestermd.gov>; Kevin Lynch <klynch@worcestermd.gov>; Laurie Bew <lbew@worcestermd.gov>; Lisa Lawrence <llawrence@worcestermd.gov>; Mmknight@comcast.net

Outlook

TRC Comments

From Tony Fascelli <tfascelli@worcestermd.gov>
Date Mon 11/3/2025 9:45 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>
Cc Kevin Lynch <klynch@worcestermd.gov>; Dallas Baker <dbaker@worcestermd.gov>

Ben,

Please see attached below Water and Wastewater Division TRC Comments for November 12th Meeting.

Racetrack Village RPC

1. Please verify EDU's are available with Environmental Programs.
2. Utility plans need to be submitted to Water and Wastewater office for further review, meeting approved GMB 589 study.
3. The pool and pool house will need an EDU and water meter if they are intended to have bathrooms/showers.
4. Looping of water mains where feasible upon request of Public Works.
5. Escrow's are to be paid in full prior to start of review for Water and Wastewater Division. Previous project has still not been accepted due to the escrow balance which is delaying the warranty period and bond release.

Titan Yachts

1. No comment from Water and Wastewater Division, property is to be served by Well and Septic.

Coastal Community Church

1. No comment from Water and Wastewater Division, property is to be served by Well and Septic.

If you have any questions regarding any of the comments feel free to let me know.

Thanks,

Tony Fascelli
Water & Wastewater Superintendent
Department of Public Works
Worcester County Government
1000 Shore Lane
Berlin, MD 21811
Phone: 410-641-5251
Email: tfascelli@co.worcester.md.us
www.co.worcester.md.us

Outlook

RE: 11/12/25 TRC Transmittals and Materials

From Jeffrey Fritts <JFritts@mdot.maryland.gov>
Date Fri 10/17/2025 9:39 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>

Ben,
For the following projects SHA has no comments, Racetrack Village, Bishopville Volunteer Fire Department, Coastal Community Church, KCJ Farms and Titan Yachts. These projects will have no negative impact to the state roadways.

Thanks,

MARYLAND DEPARTMENT OF TRANSPORTATION
Taking you places!
STATE HIGHWAY ADMINISTRATION
roads.maryland.gov

Jeff Fritts
Access Management
Regional Engineer
410.677.4039 **office**
443.397.5063 **mobile**
Jfritts@mdot.maryland.gov
Maryland Department of Transportation
660 West Road, Salisbury, MD 21801

From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Tuesday, October 14, 2025 9:16 AM
To: Kristen Tremblay <ktremblay@worcestermd.gov>; Brian M. Soper <bmsoper@worcestermd.gov>; Cathy Zirkle <czirkle@worcestermd.gov>; Dallas Baker <dbaker@worcestermd.gov>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@worcestermd.gov>; David Mathers <dmathers@worcestermd.gov>; Gary Serman <gserman@worcestermd.gov>; Gary R. Pusey <grpusey@worcestermd.gov>; Jeffrey Fritts <JFritts@mdot.maryland.gov>; Jennifer Keener <jkkeener@worcestermd.gov>; Joy Birch <jbirch@worcestermd.gov>; Kevin Lynch <klynch@worcestermd.gov>; Laurie Bew <lbew@worcestermd.gov>; Lisa Lawrence <llawrence@worcestermd.gov>; Mmknight@comcast.net; Matt Owens <mowens@worcestermd.gov>; Matthew Laick <mlaick@worcestermd.gov>; Paul Miller <pmiller@worcestermd.gov>; Robert Korb Jr. <rkorb@worcestermd.gov>; Robert Mitchell <bmitchell@worcestermd.gov>; Stuart White <swhite@worcestermd.gov>; Tony Fascelli <tfascelli@worcestermd.gov>; Kelly Henry <khenry@worcestermd.gov>
Subject: 11/12/25 TRC Transmittals and Materials

Caution: CAUTION: Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Forward suspicious emails directly to Email Abuse (abuse@mdot.maryland.gov) or call the MDOT Service Desk at 410-768-7181 for assistance.

All,

Please see the attached transmittals for our 11/12/25 TRC meeting. I have dropped the site plans in the following OneDrive link. November 12 2025 TRC Meeting

Hard copies have been sent out this morning as well.

Thank you,

Ben Zito
DRP Specialist III
Dept. of Development, Review and Permitting
Worcester County Government
One West Market Street, Room 1201
Snow Hill, MD 21863
(410) 632-1200, ext. 1134
bmzito@worcestermd.gov

PROPERTY OF KCJ FARMS, LLC

MINOR SITE PLAN
FOR DREDGE SOIL DISPOSAL
WORCESTER COUNTY, MARYLAND

SITE DATA

OWNER
KCJ Farms, LLC
13048 North Shore Rd
Ocean City, MD 21842
Contact: Mr. Jeremy Duffie
Ph: 301-370-4985
Email: jeduffie@me.com

PROPERTY ADDRESS
6220 Disharoon Rd
Snow Hill, Maryland 21863

CONSULTANT
Vista Design, Inc.
11634 Worcester Hwy.
Showell, MD 21862
Ph. 410-352-3874

SITE INFORMATION

Tax Map	0055
Parcel	0039
Zoning	A-1 Agricultural District
Existing Land Use	Agricultural
Proposed Land Use	Agricultural / Dredge Soil Disposal Area
Site Area	±269.99 Ac
Limits of Disturbance	±0.90 Ac

BOARD OF ZONING APPEALS
Per Case No. 24-37, the Board of Zoning Appeals, granted a Special Exception to allow a dredge spoil disposal site in the A-1 District on 06/13/2024.

EXISTING LAND USE

Forested Areas	±204.62 Ac
Agricultural Field / Open Space	±65.37 Ac
Total Site	±269.99 Ac

DATUM
Horizontal NAD 83 Maryland State Plane Grid
Vertical NAVD 88

NON-TIDAL WETLANDS
Non-Tidal Wetlands are not present within the Limits of Disturbance

FLOOD ZONE
This property is not located within a Flood Zone Per FEMA Map # 24047C0235H Dated July 16, 2015

SEWER & WATER PROVIDER
On-site Septic and On-Site Well

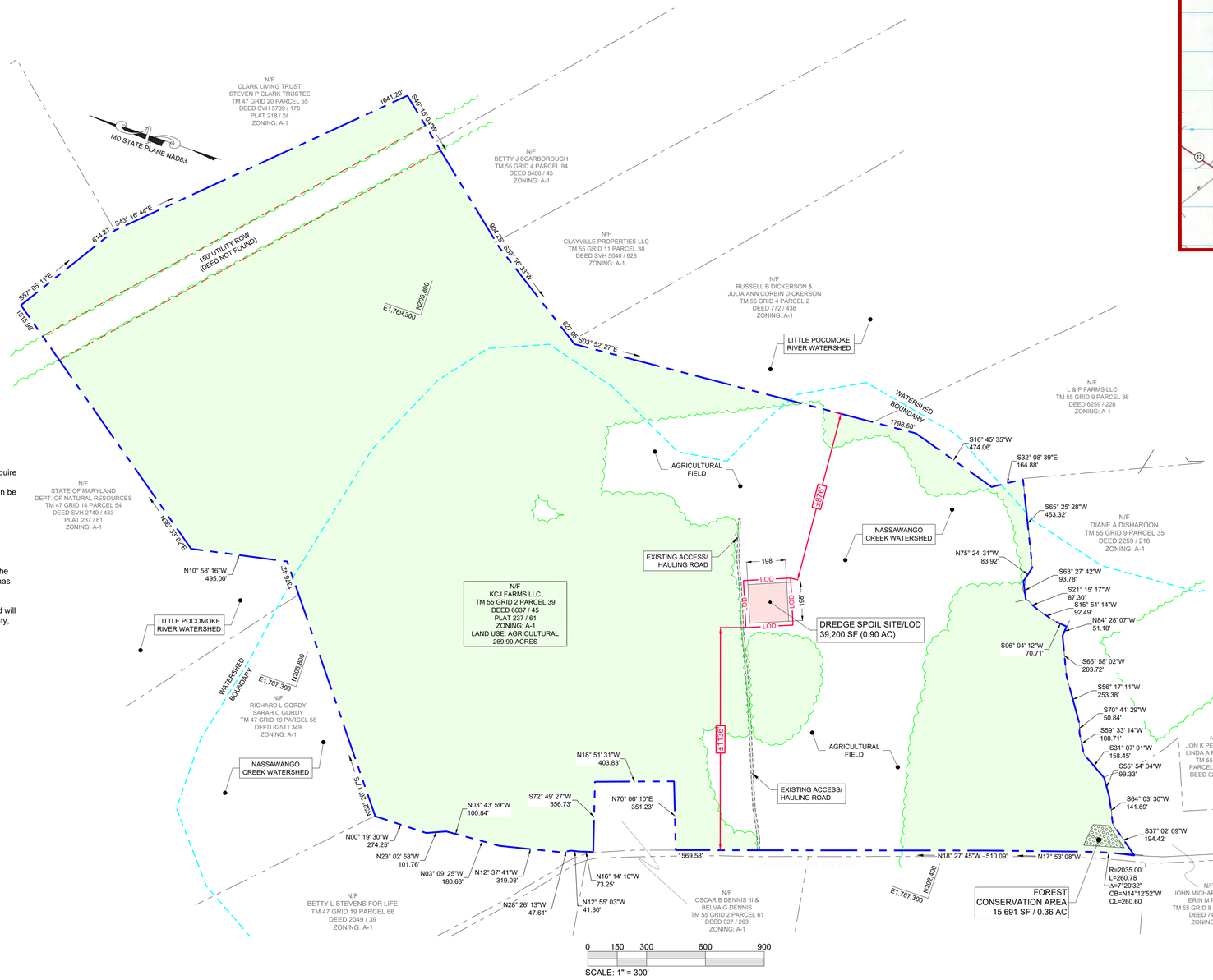
WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW
This property is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program.

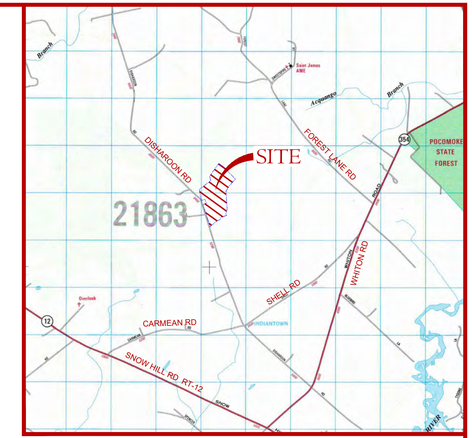
WATERSHED
This property is part of two (2) Watersheds
Nassawango Creek
Maryland 12-Digit Watershed 021302050667
Part of 8-Digit Watershed 02130205
Lower Pocomoke River
Maryland 12-Digit Watershed 021302020639
Part of 8-Digit Watershed 02130202

STORMWATER MANAGMENT TREATMENT NARRATIVE
This project is located within the Nassawango Creek Lower Pocomoke River Watersheds. It is not adding any new impervious surface and therefore will not require Stormwater management treatment. The dredge spoil material is being contained within a two foot high earth embankments until salt can leech out, and material can be spread into farm fields.

The Stormwater Management and Sediment Control Plans were Approved on 03/27/24.

FOREST CONSERVATION STATEMENT
This site is subject to the Worcester County Forest Conservation Law. This site is subject to forest conservation plan No. 25-02. This site has met compliance with the Worcester County Forest Conservation Law. An off-site forest conservation plan has been approved and is on file with Department of Environmental Programs. A plat depicting the off-site forest conservation easement and Perpetual Protective Agreement, Deed of Forest Conservation Easement, Worcester County, Maryland will be recorded simultaneously with this plan in the Land Records of Worcester County, Maryland.





VICINITY MAP
NTS

LEGEND

- Property Line
- Adjacent Property Lines
- Existing Access Road
- Watershed Line
- Existing Forest Cover
- Proposed Drege Spoil Site
- Limits of Disturbnace — LOD — LOD —
- Forest Conservation Area

SIGNATURE PANEL

I / We, KCJ Farms, LLC., I am in full agreement with this site plan submitted herewith, and I am responsible for the completion of the improvements as shown on the approved Site Plan and I understand that I cannot allow the property of buildings to be occupied until a Certificate of Use and Occupancy has been issued by the Department of Development Review and Permitting.

Jeremy Duffie - KCJ Farms, LLC — 09/19/25
Date

Chairperson - Worcester County Planning & Zoning — Date

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.

NORTH

REVISIONS

PROJECT DATA
Project No.: 23-013
File Name: SP 091925.dwg
6220 DISHAROON ROAD
WORCESTER COUNTY, MARYLAND
Date: 09/19/2025
Scale: 1" = 300'

SITE PLAN
FOR DREDGE SOIL DISPOSAL

PROPERTY OF
KCJ FARMS LLC
6220 DISHAROON RD
WORCESTER COUNTY, MARYLAND

VISTA DESIGN, INC.
Landscape Architects, Land Planning Consultants, Engineers, and Surveyors
11634 Worcester Hwy, Showell, MD 21862
ph. 410-352-3874
email: vista@vistadesigninc.com

Sheet No.:
I of I

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: November 12, 2025

PROJECT: Titan Yachts

APPLICANT(S) IN ATTENDANCE:

_____

_____

TRC MEMBERS IN ATTENDANCE:

_____ Tremblay, Zoning Administrator
_____ Zito, DRP Specialist III
_____ Miller, Building Plans Reviewer III
_____ Mitchell, Environmental Programs
_____ White, Environmental Programs
_____ Soper, Environmental Programs
_____ Birch, Environmental Programs
_____ Mathers, Environmental Programs
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_____ Berdan, County Roads
_____ Wilson, State Highway Admin.
_____ Fritts, State Highway Admin.
_____ Clasing, W & WW, DPW
_____ Knight, Planning Commission Rep.

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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
BOARD OF LICENSE COMMISSIONERS

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING
November 12, 2025

Titan Yachts – Minor Site Plan Review

Proposed 40' x 80' canvas shelter for boat storage. Located at 13053 Old Stage Road, Bishopville, MD 21813. Tax Map 9, Parcel 59, Tax District 5, I-1 Light Industrial District. RLG Property, LLC, owner / Vista Design, Inc., surveyor/engineer.

Prepared by: Ben Zito, DRP Specialist
Contact: bmzito@worcestermd.gov or (410) 632-1200, extension 1134

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

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 $350 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:

§ZS1-212	I-1 Industrial District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off-Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways

1. Cover sheet: Please revise the side yard setback to 10' and the rear yard setback to 20.' §ZS1-212(b)(6). https://ecode360.com/14019921.

Other Agency Approvals:

1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

***Please provide a detailed listing of all site plan changes along with any resubmission.**

NEXT STEPS: For a Minor Site Plan - Final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and associated documents. Once the site plan and other documents have been adjusted,

it will need to be resubmitted to the TRC for final signature approval before building/zoning permits will be issued.

The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state regulations.

No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.

Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Planner III JB

Subject: November 12, 2025 - Technical Review Committee Meeting

Date: October 20, 2025

- **Titan Yachts – Minor Site Plan Review**
  Proposed 40' x 80' canvas shelter for boat storage. Located at 13053 Old Stage Road, Tax Map 9, Parcel 59, Tax District 05, I-1 Light Industrial District. RLG Property, LLC, owner / Vista Design, Inc, surveyor/engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for a November 12, 2025 Meeting

From: Environmental Programs Staff

Subject: **Minor Site Plan Review - Titan Yachts**
Proposed 40' x 80' canvas shelter for boat storage. Located at 13053 Old Stage Road, Bishopville, MD 21813. Tax Map 9, Parcel 59.

Date: October 24, 2025

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. There are no impacts to the existing well or septic here, so nothing further needs to be done for Environmental Programs.

GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **Titan Yachts** TRC #: **20250442**
LOCATION: **13053 Old Stage Road – Bishopville, Maryland 21813**
CONTACT: **Vista Design Inc**
MEETING DATE: **November 12, 2025** COMMENTS BY: **Robert Korb, Jr.**
Chief Deputy 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:

Proposed 40 x 80 canvas shelter for boat storage.

Specific Comments:

1. Maintain fire dept access to the area involved in boat repair / storage at all times.

2. A complete set of building plans shall be submitted and approved prior to start of construction.

3. No further comments at this time.

Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To:	Technical Review Committee
From:	David Mathers, Natural Resources Planner IV DM
Subject:	Forest Conservation & Stormwater Management Review
Date:	October 23, 2025
Date of Meeting:	November 12, 2025
Project:	Titan Yachts
Location:	13053 Old Stage Road, Tax Map: 9, Parcel: 59
Owner/Developer:	RLG Property, LLC
Surveyor:	Vista Design, Inc.

This project is not subject to the Worcester County Forest Conservation Law. In accordance with Subtitle IV, Section 1-403(b)(15) of the Natural Resources Article of the Worcester County Code of Public Local Laws, a minor and major site plan is exempt from the County's Forest Conservation Law when the area of forested non-tidal wetland including any regulated buffer is greater than or equal to the reforestation and afforestation requirement as established in Section 1-408 herein and established in Section 1-410 herein. Any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

This project is not subject to the Worcester County Stormwater Ordinance. According to the plan provided, the project will require less than five thousand square feet of disturbance and less than one hundred cubic yards of fill, therefore, a Stormwater/Sediment Erosion Control Permit is not required.

All projects 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 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.

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: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

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 Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

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: Titan Yachts, 13053 Old Stage Road, Bishopville, Md.
Date: 11/12/2025
Tax Map: 9 Parcel: 59 Section: Lot:

STANDARD COMMENTS

1. Items listed in this review are not required for Technical Review Committee approval.
2. Provide complete code review. List type of construction, use groups, height and area, occupant loads, live, dead, and other structural loads.
3. Soils report required at time of building permit application.
4. Compaction reports due at all footings and slab inspections as well as any site work and structural fill.
5. Complete sealed architectural, structural, mechanical, plumbing, and electrical plans are required.
6. Provide information for wind, snow, floor, roof, and seismic loads.
7. Special inspections (Third party) required per IBC Chapter 17 for steel, concrete, masonry, wood, prepared fill, foundations, and structural observations.
8. Provide plan for owner's special inspection program, list inspections and inspection agencies.
9. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
10. A pre-construction meeting will be required before any work starts.
11. Provide complete accessibility code requirements and details.
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation. The design professional in responsible charge shall review and approve all shop drawings.
14. Please provide your design professional with a copy of these comments.

Site specific comments

1. Current Codes: 2021 International Building Code
   2021 International Residential Code
   2021 International Energy Conservation Code
   2021 International Mechanical Code
   2020 NEC
   Maryland Accessibility Code
   2010 Standards for Accessible Designs

2. Wind Design: 123 MPH (assumed); Risk category II; Exposure "C"
   Snow load: 20 psf. Provide floor loading information

3. Complete sealed architectural including an egress plan with occupant load, structural, mechanical, plumbing and electrical plans are required.

4. Soils report at time of permit application.

5. Provide an Energy Compliance Report for mechanical equipment, building envelope and a lighting plan with wattage report.

6. Foundation plan; code compliant manufacturer engineer sealed plans for membrane structure.

7. Soils report at time of permit application.

8. Egress plan; exit signs.

9. Comply with IBC 3102.2 Tensile membrane structures.

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

Additional information may be requested at the time of plan review.

DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

ZONING DIVISION
BUILDING DIVISION
LIQUOR LICENSE DIVISION

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

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

To: Ben Zito, DRP Specialist
From: Kelly L. Henry, Technical Services Manager
Date: October 15, 2025
RE: TRC Meeting - November 12, 2025

****

Community Church: I will assign either a unit address or separate street number to the new building and pavilion at the pickleball court.

Bishopville Volunteer Fire Dept.: The existing address of 10709 Bishopville Road will remain and be assigned to the new building.

Racetrack Village: The interior driveways (private lanes) or approved private or public roads will need to be named. Proposed road names should be submitted to me for review and consideration. These names may or may not require action by the County Commissioners. Once the preliminary site plan is approved, please submit a copy to me so I can start address assignments. Address assignment will not be public until final site plan approval and the receipt of building permits.

KCJ Farms, LLC: The existing address of 6220 Disharoon Road is valid for the dredge spoil site.

Titan Yachts: Question: Is Titan Yachts the only tenant on the parcel? Right now, all the buildings have an address at 13053 Old Stage Road with Units 1-4. If there is only one tenant/business on parcel then the new building will be Unit 5.

Outlook

Re: 11/12/25 TRC Meeting Agenda

From Kevin Lynch <klynch@worcestermd.gov>
Date Mon 10/27/2025 7:08 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>

Ben,

See below for the TRC comments for the Road's Division:

KCJ Farm - No comments at this time.

Race Track Village - No comments at this time.

Titan Yachts - Using existing entrance

Coastal Community Church - No comments at this time.

Kevin A. Lynch
Superintendent
Worcester County Department Of Public Works
Roads Division
5764 Worcester Hwy
Snow Hill, MD 21863
O: (410) 632-2244, ext. 2104
C: 443-783-9731
F: 410-632-0020

From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Friday, October 24, 2025 8:09 AM
To: Kristen Tremblay <ktremblay@worcestermd.gov>; Brian M. Soper <bmsoper@worcestermd.gov>; Cathy Zirkle <czirkle@worcestermd.gov>; Dallas Baker <dbaker@worcestermd.gov>; Dwilson12@sha.state.md.us <Dwilson12@sha.state.md.us>; David M. Bradford <dbradford@worcestermd.gov>; David Mathers <dmathers@worcestermd.gov>; Gary Serman <gserman@worcestermd.gov>; Gary R. Pusey <grpusey@worcestermd.gov>; jfritts@mdot.maryland.gov <jfritts@mdot.maryland.gov>; Jennifer Keener <jkkeener@worcestermd.gov>; Joy Birch <jbirch@worcestermd.gov>; Kevin Lynch <klynch@worcestermd.gov>; Laurie Bew <lbew@worcestermd.gov>; Lisa Lawrence <llawrence@worcestermd.gov>; Mmknight@comcast.net

Outlook

TRC Comments

From Tony Fascelli <tfascelli@worcestermd.gov>
Date Mon 11/3/2025 9:45 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>
Cc Kevin Lynch <klynch@worcestermd.gov>; Dallas Baker <dbaker@worcestermd.gov>

Ben,

Please see attached below Water and Wastewater Division TRC Comments for November 12th Meeting.

Racetrack Village RPC

1. Please verify EDU's are available with Environmental Programs.
2. Utility plans need to be submitted to Water and Wastewater office for further review, meeting approved GMB 589 study.
3. The pool and pool house will need an EDU and water meter if they are intended to have bathrooms/showers.
4. Looping of water mains where feasible upon request of Public Works.
5. Escrow's are to be paid in full prior to start of review for Water and Wastewater Division. Previous project has still not been accepted due to the escrow balance which is delaying the warranty period and bond release.

Titan Yachts

1. No comment from Water and Wastewater Division, property is to be served by Well and Septic.

Coastal Community Church

1. No comment from Water and Wastewater Division, property is to be served by Well and Septic.

If you have any questions regarding any of the comments feel free to let me know.

Thanks,

Tony Fascelli
Water & Wastewater Superintendent
Department of Public Works
Worcester County Government
1000 Shore Lane
Berlin, MD 21811
Phone: 410-641-5251
Email: tfascelli@co.worcester.md.us
www.co.worcester.md.us

Outlook

RE: 11/12/25 TRC Transmittals and Materials

From Jeffrey Fritts <JFritts@mdot.maryland.gov>
Date Fri 10/17/2025 9:39 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>

Ben,
For the following projects SHA has no comments, Racetrack Village, Bishopville Volunteer Fire Department, Coastal Community Church, KCJ Farms and Titan Yachts. These projects will have no negative impact to the state roadways.

Thanks,

MARYLAND DEPARTMENT OF TRANSPORTATION
Taking you places!
STATE HIGHWAY ADMINISTRATION
roads.maryland.gov

Jeff Fritts
Access Management
Regional Engineer
410.677.4039 **office**
443.397.5063 **mobile**
Jfritts@mdot.maryland.gov
Maryland Department of Transportation
660 West Road, Salisbury, MD 21801

From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Tuesday, October 14, 2025 9:16 AM
To: Kristen Tremblay <ktremblay@worcestermd.gov>; Brian M. Soper <bmsoper@worcestermd.gov>; Cathy Zirkle <czirkle@worcestermd.gov>; Dallas Baker <dbaker@worcestermd.gov>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@worcestermd.gov>; David Mathers <dmathers@worcestermd.gov>; Gary Serman <gserman@worcestermd.gov>; Gary R. Pusey <grpusey@worcestermd.gov>; Jeffrey Fritts <JFritts@mdot.maryland.gov>; Jennifer Keener <jkkeener@worcestermd.gov>; Joy Birch <jbirch@worcestermd.gov>; Kevin Lynch <klynch@worcestermd.gov>; Laurie Bew <lbew@worcestermd.gov>; Lisa Lawrence <llawrence@worcestermd.gov>; Mmknight@comcast.net; Matt Owens <mowens@worcestermd.gov>; Matthew Laick <mlaick@worcestermd.gov>; Paul Miller <pmiller@worcestermd.gov>; Robert Korb Jr. <rkorb@worcestermd.gov>; Robert Mitchell <bmitchell@worcestermd.gov>; Stuart White <swhite@worcestermd.gov>; Tony Fascelli <tfascelli@worcestermd.gov>; Kelly Henry <khenry@worcestermd.gov>
Subject: 11/12/25 TRC Transmittals and Materials

Caution: CAUTION: Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Forward suspicious emails directly to Email Abuse (abuse@mdot.maryland.gov) or call the MDOT Service Desk at 410-768-7181 for assistance.

All,

Please see the attached transmittals for our 11/12/25 TRC meeting. I have dropped the site plans in the following OneDrive link. November 12 2025 TRC Meeting

Hard copies have been sent out this morning as well.

Thank you,

Ben Zito
DRP Specialist III
Dept. of Development, Review and Permitting
Worcester County Government
One West Market Street, Room 1201
Snow Hill, MD 21863
(410) 632-1200, ext. 1134
bmzito@worcestermd.gov

TITAN YACHTS
MINOR SITE PLAN - CANVAS SHELTER
RLG PROPERTY, LLC.
13053 OLD STAGE ROAD
BISHOPVILLE, MARYLAND 21813

DEVELOPMENT REVIEW & PERMITTING
WORCESTER COUNTY, MARYLAND
4TH ELECTION DISTRICT
5TH TAX DISTRICT
05-003741

SITE DATA

OWNER
RLG PROPERTY, LLC.
37795 NEW ROAD
SELBYVILLE, DELAWARE 19975
PH (301) 645-3996
CONTACT: RUSS GARUFI

ENGINEER/SURVEYOR
VISTA DESIGN, INC.
11634 WORCESTER HIGHWAY
SHOWELL, MARYLAND 21862
PH: (410) 352-3874
CONTACT: BILL STEPHEN, PE

WETLAND CONSULTANT:
ENVIRONMENTAL RESOURCE INSIGHTS
1 PARK AVENUE
MILFORD, DE 19963
PH: (302) 236-3871
CONTACT: EDWARD LAUNAY, PWS

TAX MAP & ZONING INFORMATION
TAX MAP: 9 GRID: 2 PARCEL: 59
13053 OLD STAGE ROAD
BISHOPVILLE, MARYLAND 21813

EXISTING LAND USE — INDUSTRIAL & FOREST (MDP 210)

EXISTING ZONING — I-1 (LIGHT INDUSTRIAL DISTRICT) -1

SITE AREA
TOTAL AREA OF PROPERTY — 58.21 ACRES

SITE INFORMATION
BUILDING RESTRICTION REQUIREMENTS
FRONT YARD — 35 FT
SIDE YARD — 20 FT
REAR YARD — 25 FT

EXISTING FORESTED AREAS — +/-49.97 ACRES

PROPOSED LIMIT OF DISTURBANCE (LOD) — +/-0.08 ACRES
WORK AREA — +/-0.08 ACRES
LOD WITHIN FORESTED AREA — +/-0.00 ACRES

WATERSHED
ISLE OF WIGHT BAY 8-DIGIT WATERSHED — 02130103
BISHOPVILLE PRONG 12-DIGIT WATERSHED — 021301030692

FLOOD ZONE
THIS PROJECT IS LOCATED WITHIN FLOOD ZONE "X", OUTSITE THE 100-YEAR FLOODPLAIN
PER MAP #24047C0030 H AND MAP #24047C0040 H, BOTH DATED JULY 16, 2015

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW
THIS PROPERTY IS LOCATED OUTSIDE OF THE ATLANTIC COASTAL CRITICAL AREA PROGRAM.

WOTUS/NON-TIDAL WETLANDS
WATERS OF THE US AND NON-TIDAL WETLANDS HAVE BEEN IDENTIFIED ON THE PROPERTY. THE EXTENTS HAVE BEEN APPROVED BY THE MARYLAND DEPT. OF THE ENVIRONMENT (25-NT-2040/202360933). THIS PROJECT DOES NOT PROPOSE TO ALTER OR IMPACT ANY FLOODPLAIN, WATERWAY, OR TIDAL OR NON-TIDAL WETLANDS.

WORCESTER COUNTY FOREST CONSERVATION
THIS PROJECT PROPOSES TO CONSTRUCT A +/-3,200 SF CANVAS SHELTER ON AN EXISTING IMPERVIOUS AREA ON A PRIORITY FUNDING AREA SITE AND IS THEREFORE EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER COMAR 08.19.01.04(A)(16)

STORMWATER MANAGEMENT
THIS PROJECT PROPOSES TO DISTURB LESS THAN 5,000 SQUARE FEET OF EARTH AND THEREFORE IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS PER COMAR 26.17.02.05(B)(2). THIS PROJECT PROPOSES TO INSTALL AN IMPERVIOUS CANVAS SHELTER OVER AN IMPERVIOUS PARKING LOT AND WILL NOT CHANGE THE HYDROLOGIC CHARACTERISTICS OF THE SITE.

EROSION AND SEDIMENT CONTROL
THIS PROJECT PROPOSES TO DISTURB LESS THAN 5,000 SQUARE FEET OF LAND AREA AND LESS THAN 100 CUBIC YARDS OF EARTH AND THEREFORE IS EXEMPT FROM E&S PLAN APPROVAL REQUIREMENTS PER COMAR 26.17.01.05(A)(2).

SEWER
THIS SITE IS SERVED BY AN EXISTING SEPTIC SYSTEM. THIS PROJECT PROPOSES TO BUILD A CANVAS SHELTER IN A GRAVEL AREA FOR MATERIAL STORAGE AND WILL NOT GENERATE ADDITIONAL SEWER DEMAND.

WATER
THIS SITE IS SERVED BY THREE EXISTING ONSITE WELLS. THIS PROJECT PROPOSES TO BUILD A CANVAS SHELTER IN A GRAVEL AREA FOR MATERIAL STORAGE AND WILL NOT GENERATE ADDITIONAL WATER DEMAND.

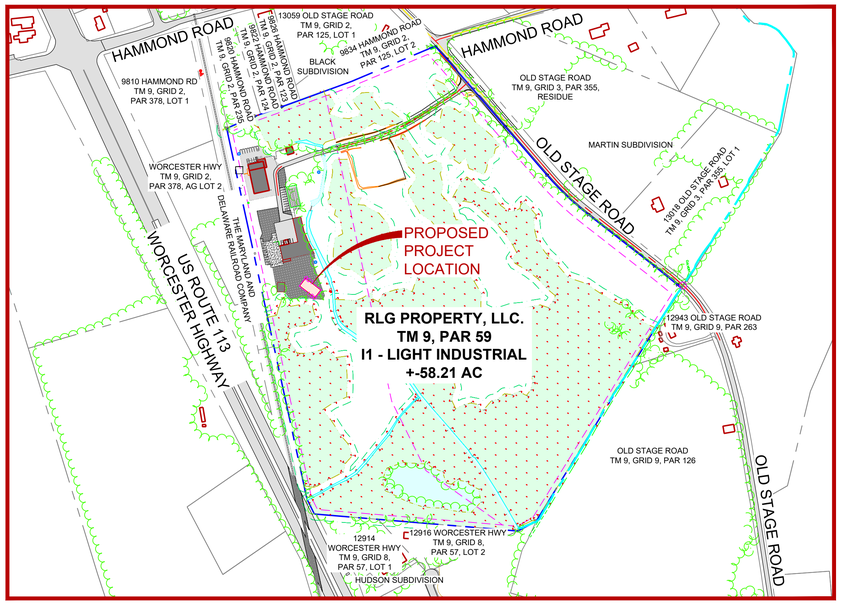
PARKING
THIS SITE IS SERVED BY 35 EXISTING OFF STREET PARKING SPACES, INCLUDING 2 DESIGNATED HANDICAP SPACES. THIS PROJECT PROPOSES TO BUILD A CANVAS SHELTER IN A GRAVEL AREA FOR COVERED MATERIAL STORAGE AND WILL NOT GENERATE ADDITIONAL PARKING DEMAND.

TRASH DISPOSAL
THIS SITE IS SERVED BY AN EXISTING MULTIPLE TRASH DUMPSTERS. THE CLOSEST TO THE PROPOSED SHELTER IS SHOWN ON SHEET 3 OF 4.

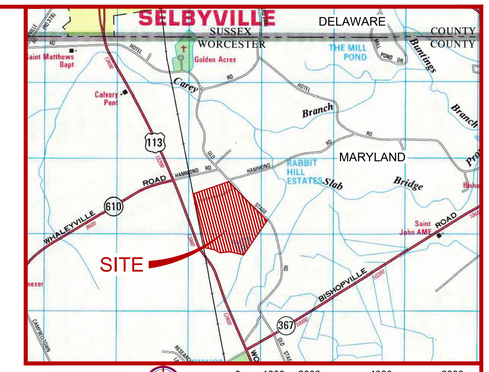
TOPOGRAPHY/EXISTING CONDITIONS
VISTA DESIGN SURVEYED THE SITE LOCATION IN OCTOBER, 2025. PORTIONS OF THE EXISTING CONDITIONS AND TOPOGRAPHY SHOWN OUTSIDE THE SURVEY AREA ARE FROM STATE OF MARYLAND AND WORCESTER COUNTY G.I.S. DATA.

HORIZONTAL & VERTICAL CONTROL
HORIZONTAL: NAD 83 MARYLAND STATE PLANE, US FEET
VERTICAL: NAVD 88

PROJECT NOTES
1. THE PRIMARY INTENT OF THIS PROJECT IS TO CONSTRUCT A NEW 40 FT BY 80 FT CANVAS SHELTER OVER AN EXISTING GRAVEL STORAGE AREA TOTALING AN AREA OF 3,200 SQ. FT..
2. THE SITE CONTAINS NO STEEP SLOPES.
3. THE SITE IS NOT PART OF A FOREST BLOCK GREATER THAN 100 ACRES.
4. THE SITE DOES NOT CONTAIN ANY EVIDENCE OF ANY STATE OR FEDERALLY LISTED RARE, THREATENED OR ENDANGERED SPECIES.
5. THE SITE DOES NOT CONTAIN ANY HISTORIC PROPERTIES OR CULTURAL RESOURCES.



LOCATION MAP
SCALE: 1" = 300'
0 150 300 600 900
SCALE: 1" = 300'
NORTH
NORTH
MD STATE PLANE
DATUM (NAD83)



VICINITY MAP
SCALE 1" = 2,000'
ADC MAP 3 GRID D3, D4 & E3
NORTH
0 1000 2000 4000 6000
SCALE: 1" = 2000'

PERMIT INFORMATION

PERMIT NAME	NUMBER	DATE APPROVED	DATE EXPIRES
WORCESTER COUNTY DEVELOPMENT REVIEW & PERMITTING (TRC)			

SHEET INDEX

1 of 4 COVER
2 of 4 EXISTING CONDITIONS PLAN
3 of 4 PROPOSED SITE PLAN
4 of 4 DETAILS SHEET

LEGEND
PROPERTY LINE
EXISTING 1X CONTOUR
EXISTING 5X CONTOUR
EXISTING BUILDING
EXISTING SOIL BOUNDARIES
EXISTING STREAM/WATER BODY
EXISTING EDGE OF PAVEMENT
EXISTING EDGE OF GRAVEL
EXISTING UTILITIES
EXISTING STORM PIPE
EXISTING ROAD
EXISTING CONCRETE WALK
EXISTING GRAVEL DRIVEWAY
EXISTING NON-TIDAL WETLANDS
EXISTING TOP OF BANK
LIMITS OF DISTURBANCE
DRAINAGE FLOW ARROW
PROPOSED SHELTER STRUCTURE

GENERAL NOTES
1. 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.
2. THE CONTRACTOR SHALL EXAMINE PLAN(S) AND VISIT THE SITE IN ORDER TO DETERMINE, TO HIS/HER SATISFACTION THE QUANTITIES OF WORK REQUIRED TO BE PERFORMED.
3. 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.
4. 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.
5. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AND PIPE INVERTS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL PROVIDE NECESSARY STAKEOUT OF THE LINE AND GRADE FOR THE CONSTRUCTION.
8. NO INFORMATION REGARDING DEPTH TO ANY SEASONAL OR PERMANENT GROUND WATER TABLE IS PROVIDED ON THESE DRAWINGS. THE CONTRACTOR SHALL INVESTIGATE TO THEIR SATISFACTION THE SITE CONDITIONS REGARDING DEPTH TO GROUND WATER. GENERALLY, PIPING, TRENCH AND STRUCTURE CONSTRUCTION SHALL BE EXECUTED IN A DE-WATERED STATE. CONSISCANVAS SHELTER WITH GOOD CONSTRUCTION PRACTICE. ALL EXCAVATIONS FOR MANHOLES AND OTHER CHAMBERS SHALL BE CONTINUALLY DE-WATERED UNTIL THE BACK-FILL OPERATION HAS BEEN COMPLETED.
9. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING PARTIES, FIVE (5) DAYS PRIOR TO BEGINNING ANY WORK SHOWN ON THESE DRAWINGS:

   MISS UTILITY 1-800-282-8555

   THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS FOR ANY EARTH MOVING AND/OR TEMPORARY STOCKPILING OF EARTH OR OTHER MATERIALS ON SITE.
10. THERE ARE NO STEEP SLOPES OR ERODIBLE SLOPES WITHIN THE LIMITS OF DISTURBANCE.
11. NO TEST PITS HAVE BEEN PERFORMED ON EXISTING UTILITIES. MISS UTILITY MARKED UTILITIES ARE SHOWN FOR BIDDING PURPOSES ONLY. CONTRACTOR TO PERFORM ADDITIONAL UTILITY LOCATION SERVICES AS NEEDED TO ENSURE EXISTING UTILITIES ARE NOT DAMAGED DURING CONSTRUCTION.

SITE DATA TABLE

TOTAL SITE AREA	DISTURBED AREA	EXISTING IMPERVIOUS AREA IN LOD	PROPOSED ADDITIONAL IMPERVIOUS AREA IN LOD	TOTAL IMPERVIOUS AREA IN LOD	VOLUME OF EXCAVATION (C.Y.)*	VOLUME OF FILL (C.Y.)*	NET VOLUME OF CUT (C.Y.)*	AREA OF EXISTING FOREST	AREA OF FOREST DISTURBED
58.21 AC	3,696 SF (0.08 AC)	3,696 SF (0.08 AC)	0 SF (0.00 AC)	3,696 SF (0.08 AC)	±15 C.Y.	±0 C.Y.	±15 C.Y.	49.97 AC	0.00 AC

*THE EARTHWORK QUANTITIES SHOWN HEREON ARE FOR INFORMATION PURPOSES ONLY. VISTA DESIGN, INC. MAKES NO GUARANTEES OF THE ACCURACY OF QUANTITIES OR BALANCE OF SITE. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY OF ACTUAL EARTHWORK QUANTITIES ENCOUNTERED DURING CONSTRUCTION.

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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.: 20-081
File Name: TENT CONCEPT2.dwg
BISHOPVILLE
WORCESTER COUNTY, MARYLAND
Date: 10/10/2025
Scale: 1" = 300'

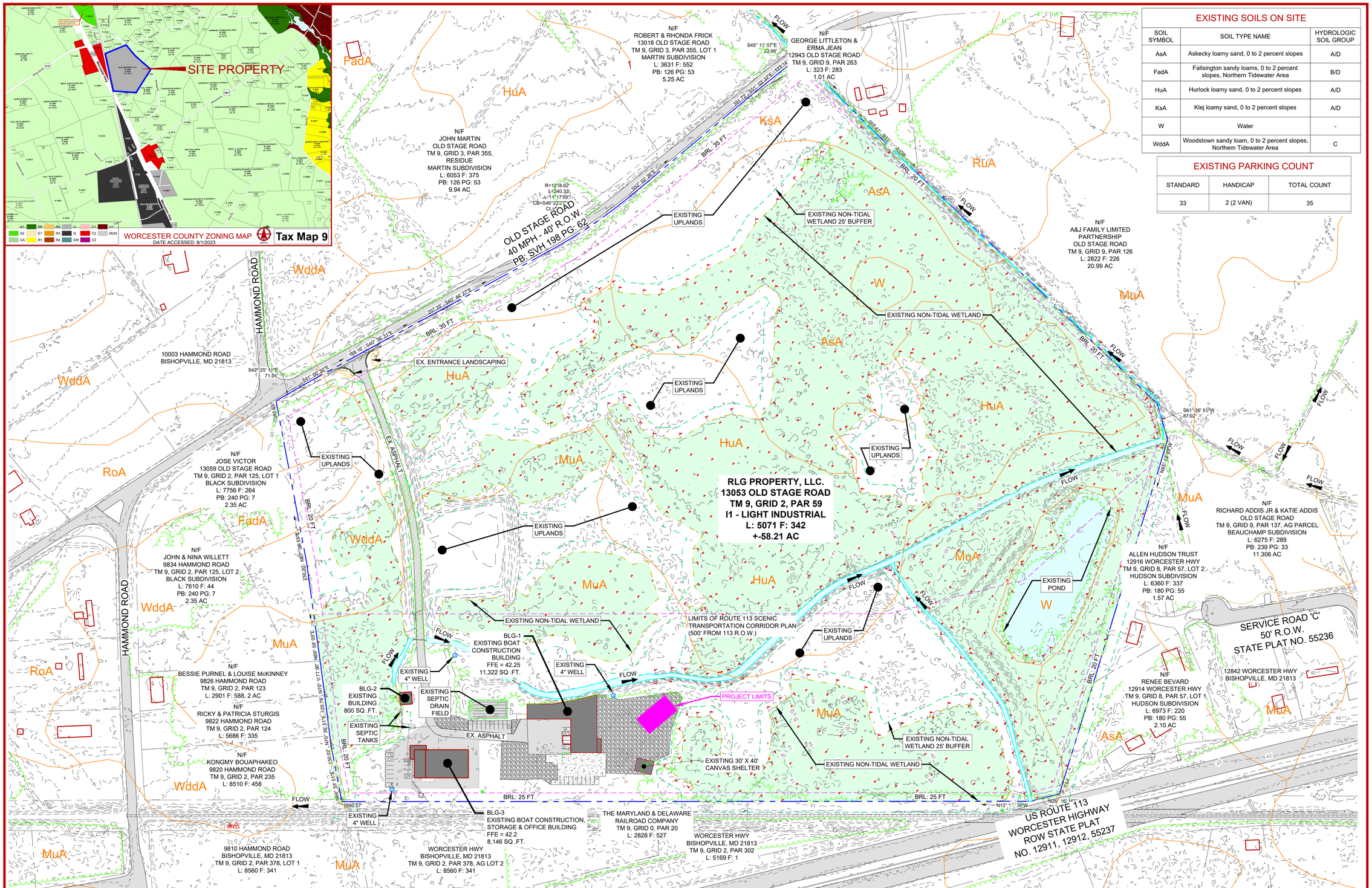
COVER SHEET

TITAN YACHTS
RLG PROPERTY, LLC.
MINOR SITE PLAN

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

Sheet No.:
1 of 4

TITAN YACHTS - MINOR SITE PLAN - TRC SUBMISSION - 10/10/25



EXISTING SOILS ON SITE

SOIL SYMBOL	SOIL TYPE NAME	HYDROLOGIC SOIL GROUP
AsA	Askecky loamy sand, 0 to 2 percent slopes	A/D
FadA	Fallsington sandy loams, 0 to 2 percent slopes, Northern Tidewater Area	B/D
HuA	Hurlock loamy sand, 0 to 2 percent slopes	A/D
KsA	Klej loamy sand, 0 to 2 percent slopes	A/D
W	Water	-
WddA	Woodstown sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	C

EXISTING PARKING COUNT

STANDARD	HANDICAP	TOTAL COUNT
33	2 (2 VAN)	35

NOTES

1. EXISTING WELL AND SEPTIC INFRASTRUCTURE SHOWN IS PER WORCESTER COUNTY ENVIRONMENTAL PROGRAMS RECORDS AS OF 9/1/2023, FORCEMAIN AND DRAINFIELD LOCATION AND EXTENTS ARE NOT FIELD VERIFIED.

0 50 100 200 300

SCALE: 1" = 100'

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NORTH

REVISIONS

	0/00/00

PROJECT DATA

Project No.:	2024081
File Name:	TENT CONCEPT2.dwg
	BISHOPVILLE
	WORCESTER COUNTY, MARYLAND
Date:	10/10/2025
Scale:	1" = 100'

EXISTING CONDITIONS PLAN

TITAN YACHTS
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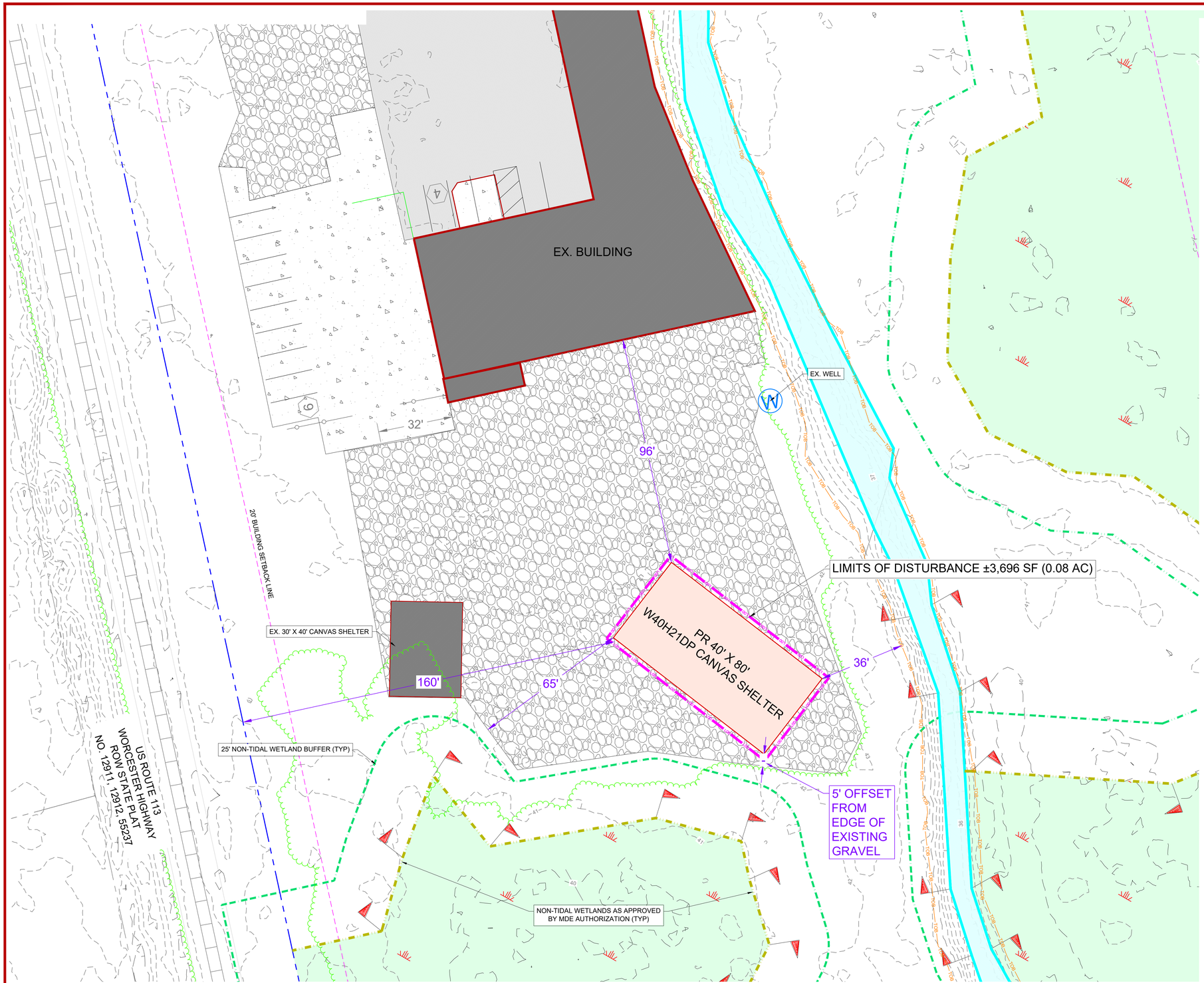
Sheet No.:
2 of 4

TITAN YACHTS - MINOR SITE PLAN - TRC SUBMISSION - 10/10/25

MINOR SITE PLAN - TRC SUBMISSION - 10/10/2025



0 10 20 40 60

SCALE: 1" = 20'

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REVISIONS

PROJECT DATA

Project No.: 204081
File Name: TEN-T CONCEPT2.dwg
BISHOPVILLE
WORCESTER COUNTY, MARYLAND
Date: 10/10/2025
Scale: 1" = 20'

SITE PLAN

TITAN YACHTS
RLG PROPERTY, LLC.
MINOR SITE PLAN

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STATE OF MARYLAND
RICHARD W. VOLK
No. 15231
PROFESSIONAL ENGINEER

Sheet No.:
3 of 4

TITAN YACHTS - MINOR SITE PLAN - TRC SUBMISSION - 10/10/25

MINOR SITE PLAN - TRC SUBMISSION - 10/10/2025

SHELTER

(W40H21DP SERIES)

Model # 408021DP

W12.2m x L24.4m x H6.4m

8ft Arch spacing

SHELTER RENDERING
(TYP.)

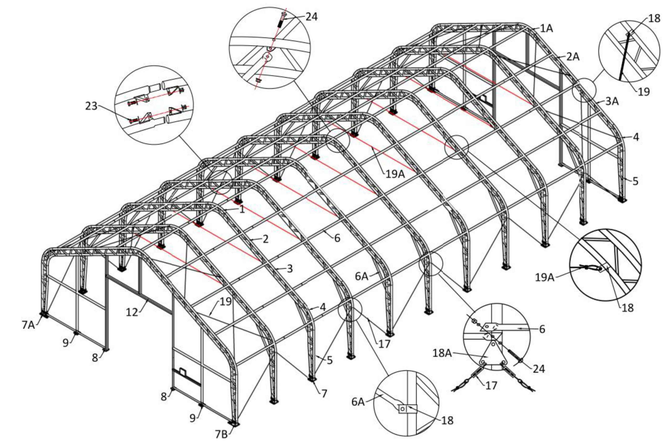
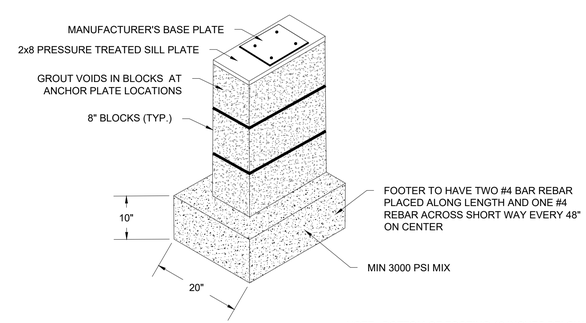


Figure 1: Sketch of Trussed Frame Shelter

SHELTER STRUCTURE
(TYP.)



NOTE: BOTTOM OF FOOTING 12 INCHES BELOW GRADE OR BELOW FROST LINE, WHICHEVER IS GREATER

FOUNDATION DETAIL
(TYP.)

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NORTH

REVISIONS

PROJECT DATA
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File Name: TENT CONCEPT2.dwg
BISHOPVILLE
WORCESTER COUNTY, MARYLAND
Date: 10/10/2025
Scale: N/A

DETAILS SHEET

TITAN YACHTS
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Sheet No.:
4 of 4

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MINOR SITE PLAN - TRC SUBMISSION - 10/10/2025