

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday August 5, 2021

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

Masks are recommended for those whom have not been vaccinated;
social distancing is also encouraged.

Thursday, August 5, 2021

- I. **Call to Order** (1:00 p.m. est.)
- II. **Administrative Matters** (1:00 p.m. est.)
 - A. Review and Approval of Minutes – July 1, 2021
 - B. Board of Zoning Appeals Agenda – August meeting cancelled
 - C. Technical Review Committee Agenda – August 11, 2021
- III. **Sketch Plan Review** (1:05 p.m. est.)
 - A. **FOR DISCUSSION ONLY – SKETCH PLAN**
Zoom Car Wash, Southern side of US Route 50 (Ocean Gateway) at the intersection with the eastern entranceway to Ocean Landings shopping center (Kreiling Way), Tax Map 26, Parcels 455, Lot 3B, Tax District 3, C-3 Highway Commercial District, Ocean City Partners Limited Partnership, owner / J. W. Salm Engineering, Inc., engineer.
- IV. **Site Plan Review (§ZS 1-325)** (1:20 p.m. est.)
 - A. **Ebenezer Solar (resubmittal – previously approved by Worcester County Planning Commission July 3, 2019 - approval expired July 3, 2021)** Large solar energy system installation at 9440 Whaleyville Road, approximately 1300 feet from the intersection of Whaleyville Road and Campbelltown Road (MD Rt. 610). Tax map 8, Parcel 41, Tax District 05, A-1 Agricultural District, Howard and Peggy Wiles, owner / Ground Star Energy, applicant.
- V. **Text Amendment** (1:35 p.m. est.)
 - A. **Agritourism** – Proposed amendment to the Zoning Code to replace the existing agritainment facility use and definition with a new definition for an agritourism facility - County Initiated), Jennifer Keener, AICP, Director Worcester County Dept. of Development, Review, & Permitting.
- VI. **Adjournment** (1:50 p.m. est.)

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – July 1, 2021**

Meeting Date: July 1, 2021

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Rick Wells, Vice Chair

Marlene Ott, Secretary

Ken Church

Betty Smith

Mary Knight

Brooks Clayville

Staff

Jennifer Keener, Deputy Director, DRP

Stu White, DRP Specialist

Bob Mitchell, Director, Environmental Programs

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, May 6, 2021

As the first item of business, the Planning Commission reviewed the minutes of the June 3, 2021 meeting.

A motion was made by Ms. Ott, seconded by Ms. Knight, and carried unanimously to approve the minutes.

B. Board of Zoning Appeals Agenda, July 8, 2021

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for July 8, 2021. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Board.

C. Technical Review Committee Agenda, July 14, 2021

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for July 14, 2021. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Committee.

III. Comprehensive Water and Sewerage Plan Amendment

- A.** As the next item of business, the Planning Commission reviewed an application associated with a to expand the service area and convert the manner of discharge with associated water and sanitary system improvements for the Riverview Mobile Home Park in the *Master Water and Sewerage Plan (The Plan)*. The firm of Rauch Engineering submitted the amendment on behalf of the

WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – July 1, 2021

applicant, James Lachum. Robert Mitchell, Director of Environmental Programs presented the staff report to the Planning Commission.

Mr. Mitchell explained that the applicant is requesting a revision of service area and other informational changes for the Riverview Mobile Home Park in *The Plan* to allow for the construction of a wastewater treatment plant for stream discharge and modifications to the existing water treatment plant to serve an expansion of the park by fifty-eight (58) units. The existing conventional subsurface multi-use septic system would be connected to the proposed wastewater plant, and the existing septic system would be properly abandoned. The drinking water plant for the Park will also have its permitted discharge abandoned and tied into the proposed wastewater treatment plant as well. Mr. Mitchell also reviewed a previously approved amendment to modify Section 1.2.2 D (Protection of the Environment) of *The Plan* amended language would make it possible for this facility to apply for a discharge permit.

Mr. Mitchell then reviewed the information details for the existing Riverview park, located in Bishopville, which is in *The Plan* as a multi-use septic system serving the residents of the park. Maximum number of trailers was noted to be capped at 66, and they have run between 58-63 units in the County's historical records and have the ability to add the last system connections. The current septic is a single system, with a low pressure-dosed drain field that has the old system as a backup. They were noted to possess conventional (zero) treatment at the present, and the system and drain field is an innovative system repair located entirely in the critical area. Mr. Mitchell added that in his experience with Water Quality Funding and the Bay Restoration Fund programs in Maryland, there is no guaranteed state funding for the pre-treatment (a package plant) that would be required with a system replacement should the existing system fail. It was also explained that this is the only large multi-use septic system (over 5,000 gpd) that does not have groundwater discharge permit, is located within the critical area, and is not adjacent to any sewer planning area, and does not have a guaranteed state funding source for the addition of treatment (systems located in our state parks).

Mr. Clayville asked about the nature of treatment system and could it handle the water plant effluent in the wastewater plant. Mr. Mitchell replied that it would be a part of the design of the wastewater plant (WWTP) and the scale and solids from the water plant effluent would most probably be dropped out into the sludge along with the phosphorus from the wastewater. Either way, the design review that will examine the plant technology and ultimate discharge permitting will be done by the MD Department of the Environment. He also asked about sprinklers and Ms. Keener, Deputy Director of the Department of Development Review and Permitting responded that residential sprinklers would be required for newly constructed and placed units. Mr. Clayville finished with two questions on rezoning requirements and growth allocations. Ms. Keener responded that the proposed additions within the property boundary would not require a rezoning of the property, and Mr. Mitchell responded that the proposed additions would not need a critical

WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – July 1, 2021

area growth allocation. He did add that the proposed improvements would need to go through local site plan approval and abide by critical area and other local and state regulatory and code requirements including seeking a special exception for the WWTP construction from the Board of Zoning Appeals.

Mr. Mitchell finished his review of the staff report noting the consistencies found for such a development within the *Comprehensive Plan* and land use designations, and that the proposed improvements would be permitted in accordance with existing zoning within the property boundaries of the current mobile home park.

Following the discussion, a motion was made by Mr. Clayville, seconded by Ms. Smith, and carried unanimously to find this application consistent with the *Comprehensive Plan* and recommended that they forward a favorable recommendation to the County Commissioners.

III. Appointment of Officers

As the next item of business, the Commissioners appointed officers for the next term. Mr. Clayville nominated Mr. Barbierri as the Chair of the Commission and a vote was unanimously in favor. Ms. Knight nominated Mr. Wells as Vice Chair and a vote was unanimously in favor. Ms. Ott nominated Ms. Knight as Secretary and a vote was unanimously in favor.

IV. Adjourn – A motion to adjourn was made by Ms. Ott and seconded by Ms. Knight. The Planning Commission adjourned at 1:30 P.M.

Jerry Barbierri, Chairman

Stuart White, DRP Specialist

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, August 11, 2021 at 1:00 p.m.

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

*****In Person with Call-In Option*****

Masks are recommended for those whom have not been vaccinated.
Social distancing is also encouraged.

I. Call to Order

II. Site Plan Review (§ ZS 1-325)

- a. **Martha's Landing Resort, LLC – Construction of a 55' x 119' (6545 sq. ft.) boat service building in an existing asphalt boat storage yard (minor site plan review).**
Located at 12813 Sunset Avenue, approximately 330 feet east of Golf Course Road, Tax Map 27, Parcel 487, Lots D & E, of the Martha's Landing Planned Unit Development in the Tenth Tax District of Worcester County, Maryland. Brian Tinkler, owner; Vista Design, Engineer

III. Adjourn

Under the terms of ZS 325(f)(1), please note that all minor site plans are those in which the square footage of all structural improvements does not exceed 10,000 square feet in area. The Technical Review Committee shall have the authority to forward a minor site plan application to the Planning Commission when it is determined the site plan shall have a broad impact on the County or where otherwise deemed appropriate.

Please review the attached page following the agenda that outlines the call number and procedures for the meeting

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: August 5, 2021

PURPOSE: Sketch plan review

PROJECT: Zoom Car Wash

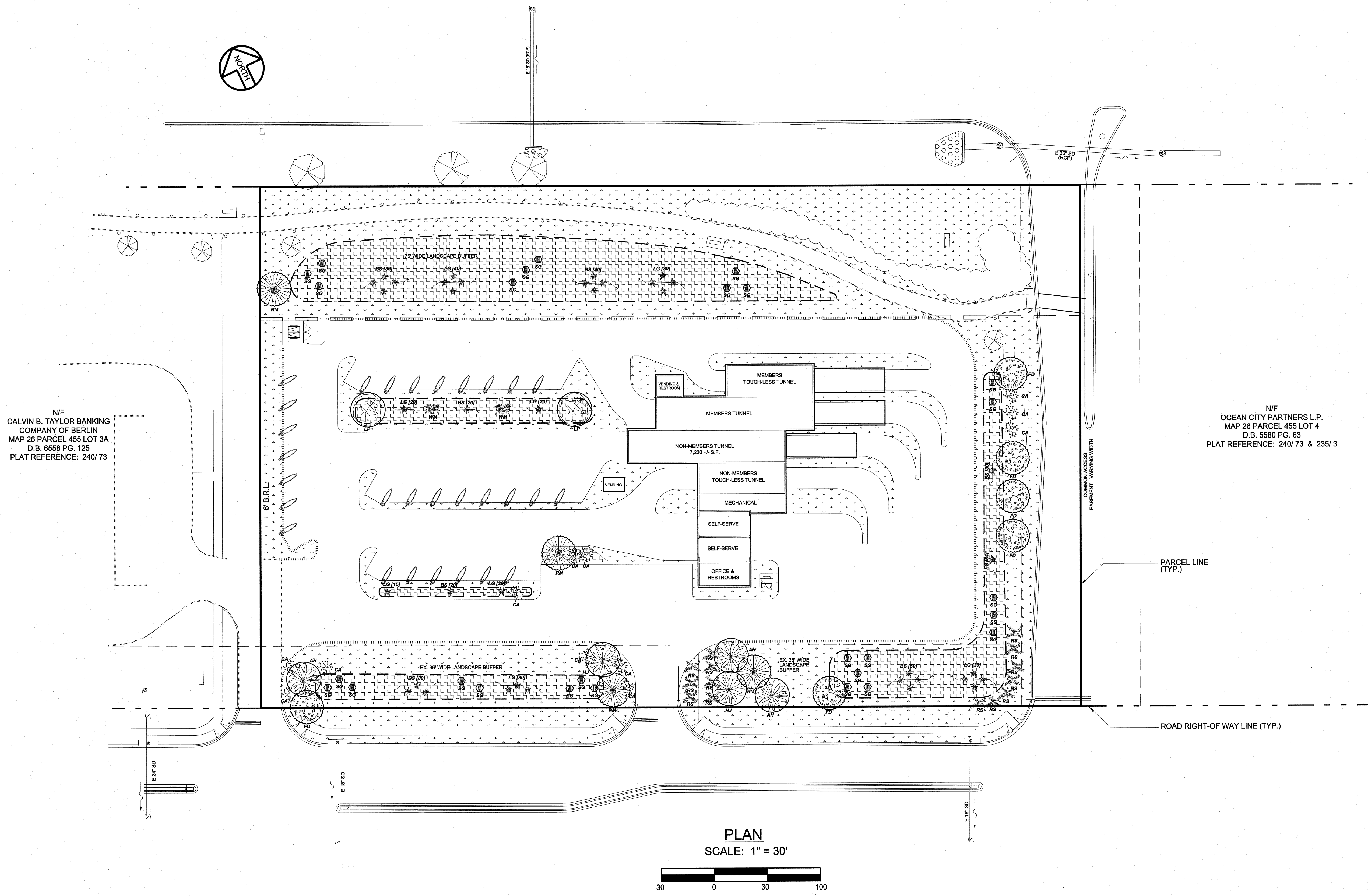
LOCATION: Southern side of US Route 50 (Ocean Gateway) at the intersection with the eastern entranceway to Ocean Landings shopping center (Kreiling Way), Tax Map 26, Parcels 455, Lot 3B, Tax District 3, C-3 Highway Commercial District, Ocean City Partners Limited Partnership, owner / J. W. Salm Engineering, Inc., engineer.

ZONING DESIGNATION: C-3 Highway Commercial District.

DETAILS: Proposed six (6) bay automatic and self-serve car wash center with 33 parking spaces with access to self-serve vacuum stations.

Access to the site will be from Samuel Bowen Boulevard with a single lane entrance and a separate single lane exit. There is a proposed interparcel connection with the commercial lot to the west.

PREPARED BY: Stuart White, DRP Specialist



N/F
CALVIN B. TAYLOR BANKING
COMPANY OF BERLIN
MAP 26 PARCEL 455 LOT 3A
D.B. 6558 PG. 125
PLAT REFERENCE: 240/73

N/F
OCEAN CITY PARTNERS L.P.
MAP 26 PARCEL 455 LOT 4
D.B. 5580 PG. 63
PLAT REFERENCE: 240/73 & 235/3

LANDSCAPING SCHEDULE				
LEGEND	QUANTITY	PLANTING		HEIGHT AT MATURITY
		HEIGHT	CALIPER/SIZE	
RED MAPLE (Acer rubrum) RM	24	10'	1.5"	50'
HOLLYWOOD JUNIPER (Juniperus chinensis Tortuosa) LP	20	10'	1.5"	100'
AMERICAN HOLLY (Ilex opaca) LP	12	10'	1.5"	50'
LOBLOLLY PINE (Pinus taeda) LP	17	10'	1.5"	100'
FLOWERING DOGWOOD (Cornus Florida) PD	5	10'	1.5"	20'
CREPE MYRTLE (Lagerstroemia) CM	7	10'	1.5"	35'

LANDSCAPING SCHEDULE				
LEGEND	QUANTITY	PLANTING		HEIGHT AT MATURITY
		HEIGHT	CALIPER/SIZE	
ROSES SHRUB (Rosa Knockout) RS	57	1'	3 gal	2.5'
WAXMYRTLE (Myrica cerifera) WM	29	3'	3 gal	6'
COASTAL AZALEA (Rhododendron Atlantium) CA	34	2'	3 gal	15'
SWITCH GRASS (Panicum virgatum) SG	5	2'	tuft	6'
BLUEWOODS SEDGE (Carex flacca spicata) BS	308	6"	tuft	12"
LIROPE GRASS (Liriope spicata) LG	412	8"	1 gal	12"

DESIGNED BY:
MAD

DRAWN BY:
AMS

CHECKED BY:
JWS3

JOHN W. SALM, III
1973
MARYLAND PROFESSIONAL
ENGINEER LICENSE No.: 19731

REVISIONS

CONCEPT LANDSCAPE PLAN

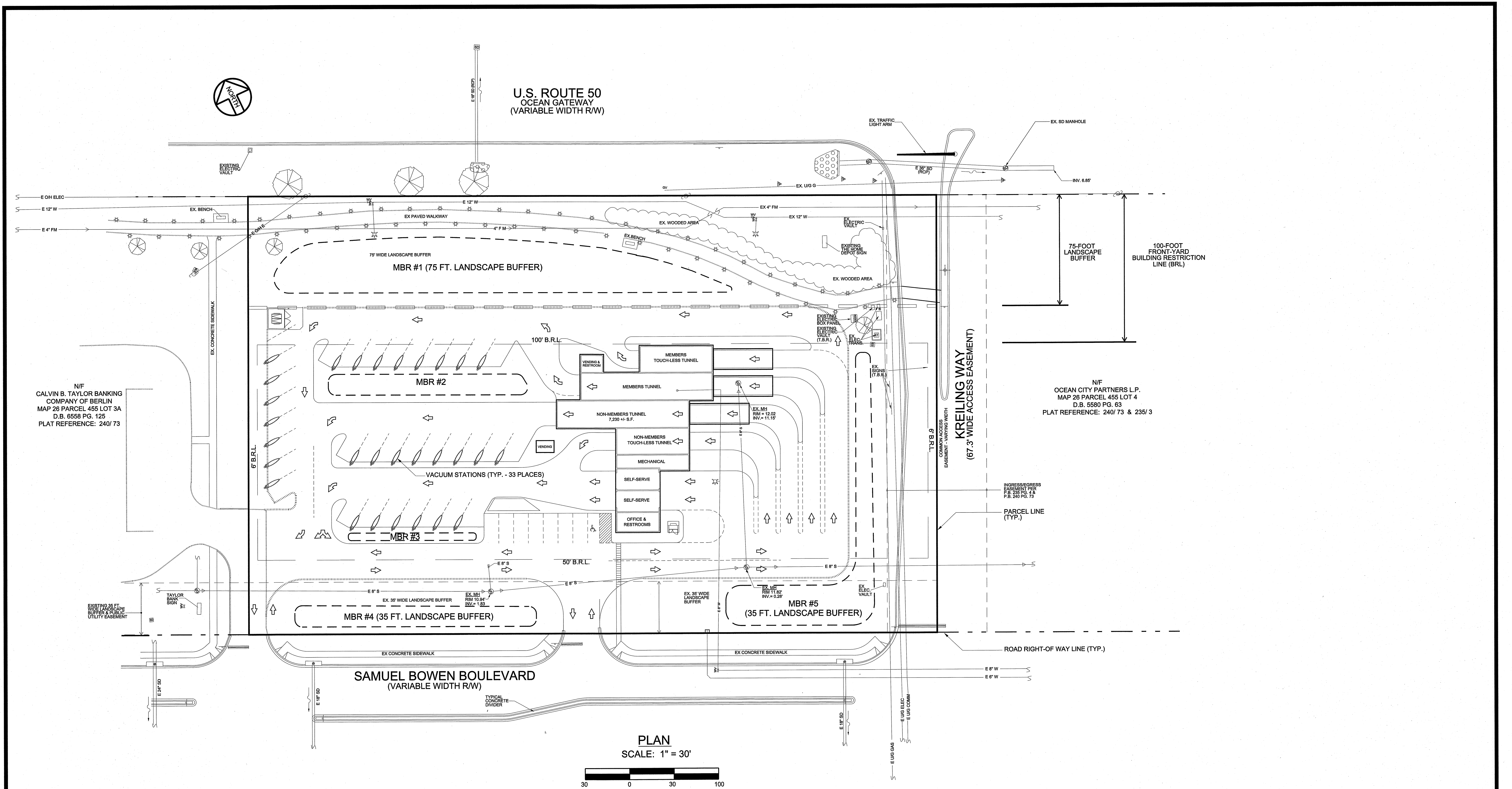
ZOOM CAR WASH
LOT 3B, GRID 2, PARCEL 455, TAX MAP 26
THIRD TAX DISTRICT BERLIN WORCESTER COUNTY MARYLAND
J. W. SALM ENGINEERING, INC.
P.O. BOX 379, 9842 MAIN STREET, SUITE 3
BERLIN, MD 21811

SCALE:
1" = 30'

DATE:
JUL. 2021

DRAWING No.:
471-01-006

SHEET No.:
6 of 7



DESIGNED BY: MAD			DRAWN BY: AMS			CHECKED BY: JWS3			SKETCH PLAN		
JOHN W. SALM, III			19731			REVISIONS			ZOOM CAR WASH		
LOT 3B, GRID 2, PARCEL 455, TAX MAP 26			THIRD TAX DISTRICT			BERLIN			WORCESTER COUNTY		
MARYLAND			J. W. SALM ENGINEERING, INC.			P.O. BOX 379, 9642 MAIN STREET, SUITE 3			BERLIN, MD 21811		
SCALE: 1" = 30'			DATE: JUL. 2021			DRAWING No.: 471-01-003			SHEET No.: 3 of 7		

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: August 5, 2021

PURPOSE: Site Plan Review

DEVELOPMENT: Ebenezer Solar Project

PROJECT: *Reapproval request for previously approved site plan (expired).
Proposed construction of a large solar energy system totaling 1.35MW

LOCATION: 9440 Whaleyville Road, approximately 1300 feet from the intersection of Whaleyville Road and Campbelltown Road (MD Rt. 610). Tax map 8, Parcel 41, Tax District 05, A-1 Agricultural District.

PROPERTY HISTORY: This property is currently improved with an existing dwelling and accessory structure and the lands are cultivated. At this time, the area consists of two (2) separate parcels under the same ownership and the applicant plans to have the lots consolidated at the permitting stage. The applicant is proposing to install a 1.35 megawatt (DC) ground-mounted solar energy system.

TRAFFIC CIRCULATION: The site will be accessed off of Whaleyville Road (MD Route 610) through an existing entrance. The District Office of the State Highway Administration has determined that no access management permit will be required as this property has an existing culvert pipe and will generate limited trips given the nature of the use.

LANDSCAPING: A landscape plan has been provided in accordance with §ZS 1-322. The system is required to be buffered with landscaping a minimum of six feet (6') in width where it is within 500 feet of an adjoining property zoned or used for residential purposes. This requirement would apply to the front property line, Parcel 40 to the south, as well as Parcel 139 to the north. This buffer is required to be provided within the required yard setback. In the case of the landscape buffer to Parcel 139 to the north, staff's verbal discussions with the applicant recommended that he relocate this portion of the buffer closer to the property line, and eliminate the landscaping that is not required where the agricultural field will be maintained.

Additionally, the applicant is proposing a landscape screen along the entire perimeter of the fence in excess of the code requirements. Through verbal discussions, the applicant has identified that he will have the fence line relocated from the location illustrated on the site plan, such that it is outside of the front yard setback.

The landscaping shall be maintained by an automatic irrigation system with rain sensor unless a waiver to this requirement is granted by the Planning Commission. The applicant is requesting this waiver as part of the Planning Commission's considerations below.

In accordance with §ZS 1-322(g), 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 from a nursery will be required to be provided at permit stage to accurately determine the bond amount. The Department will only hold a bond on that portion of the landscaping buffer that is required by code. Landscaping provided above and beyond the minimum requirements will not be required to be bonded.

FOREST CONSERVATION LAW: This property is subject to the Forest Conservation Law. An off-site mitigation bank is proposed to be utilized in order to obtain compliance with this requirement. Written confirmation has been provided by Jenelle Gerthoffer, Natural Resources Administrator with the Department of Environmental Programs stating that the applicant has obtained an approved Forest Conservation Plan (FCP) and provided a Certificate of Utilization in order to proceed to the Planning Commission for review and approval. Written confirmation will be required prior to signature approval to verify that all outstanding requirements have been met.

STORMWATER MANAGEMENT/ SEDIMENT EROSION CONTROL: The Department has received confirmation from Jenelle Gerthoffer, Natural Resources Administrator with the Department of Environmental Programs that the project has obtained site development plan approval in order to proceed to the Planning Commission. Confirmation of final approval will be required prior to the Department granting signature approval for the site plan.

PROPERTY OWNER: Peggy and Howard Wiles, 9440 Whaleyville Road, Whaleyville, MD 21872

DEVLEOPER: Ground Star Energy, c/o Finn McCabe, 12905 Harbor Road, Ocean City, MD 21842

PREPARED BY: Stuart White, DRP Specialist

PLANNING COMMISSION CONSIDERATIONS:

1. The landscaping shall be maintained by an automatic irrigation system with rain sensor unless a waiver to this requirement is granted by the Planning Commission.

SITE DATA

Owner
Peggy Ann & Howard G Wiles
9440 Whaleyville Road
Whaleyville, Maryland 21851–2119
Phone: (410)–352–3349

Engineer
Groundstar, Inc.
Contact: Finn McCabe
12905 Harbor Road
Ocean City, MD 21842
Phone: (410) 422–8506

Site Information
Tax Map 0008
Grid 0018
Parcel 0041
Tax Account ID #002893
Zoning A–1
Land Use Agricultural–Rural
Parcel Area ± 21,565 Ac

Setbacks
Front 50' (From Property Line)
Side 50'
Rear 50'

Area Calculations
Total Site Area ± 21,565 Ac.
Total Area Disturbed ± 279,172 S.F. (6.41 Ac.)

Water Provider
N/A

Sewer Provider
N/A

Telephone Provider
N/A

Electric Provider
Choptank

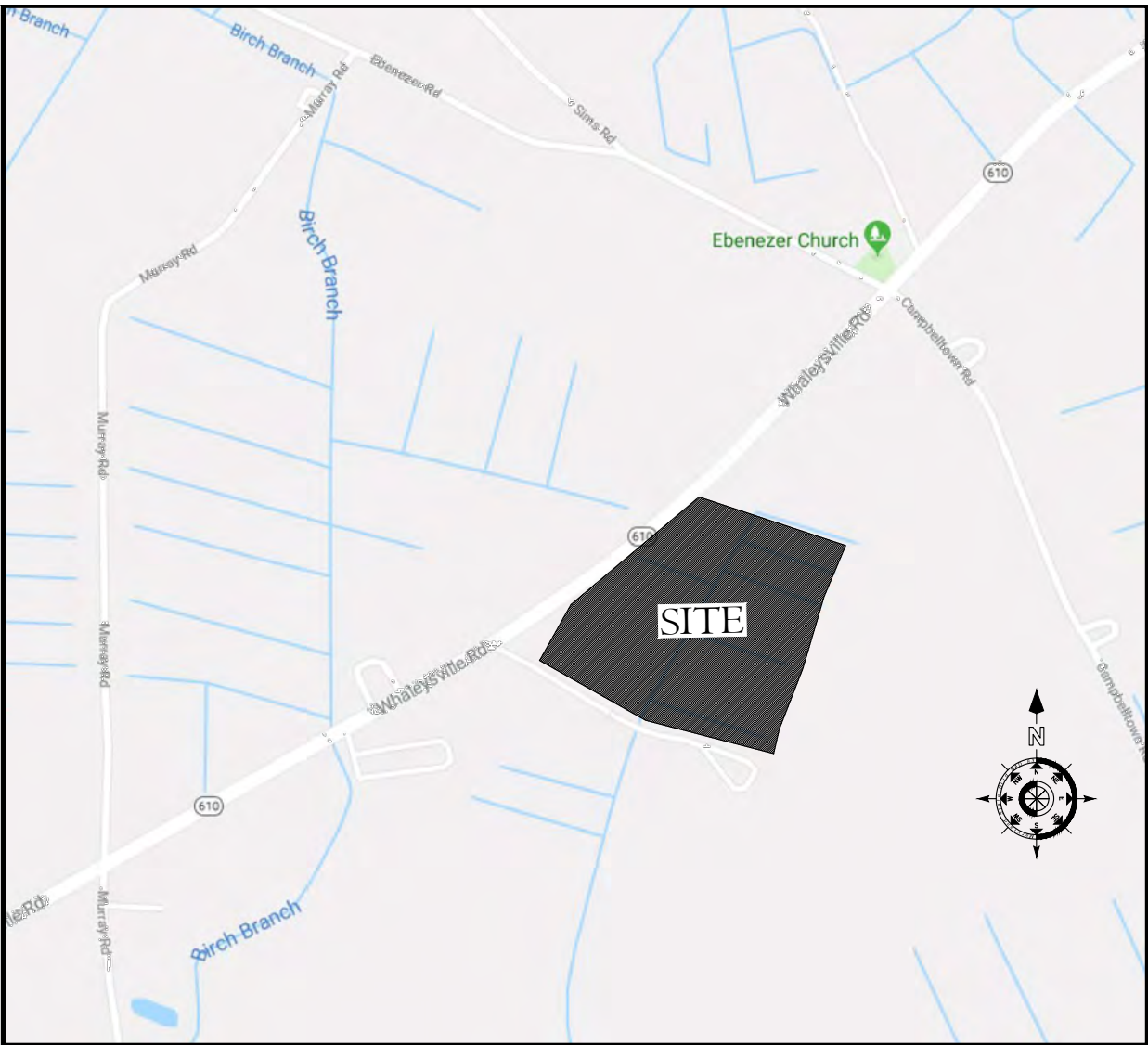
Flood Zone
This site is outside of any flood zones per f.i.r.m. map #24047C0040H, dated July 17, 2015.

Non-Tidal Wetlands
A 0.24ac. area of Palustrine–Farmed wetlands exists on the project parcel that will not be affected by the proposed improvements at any time.

Forest Conservation
An exemption is hereby requested for Forest Conservation since there will be no forest clearing for this project and no forested areas exist within the project easement area.

EBENEZER SOLAR
PROJECT# PI50XX

WHALEYVILLE ROAD
WORCESTER COUNTY, MARYLAND



VICINITY MAP - NOT TO SCALE

GENERAL NOTES

- ALL WORK REQUIRED BY THESE DOCUMENTS (DRAWINGS AND SPECIFICATIONS) SHALL BE NEW. WHEREVER THE WORD "PROPOSED" IS USED IT IS CONSIDERED TO BE INTERCHANGEABLE WITH THE WORD "NEW" AND IS INCLUDED IN THE REQUIRED WORK.
- THE CONTRACTOR SHALL EXAMINE A COPY OF SAID PLAN(S) AND VISIT THE SITE IN ORDER TO DETERMINE, TO HIS/HER SATISFACTION THE QUANTITIES OF WORK REQUIRED TO BE PERFORMED.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THESE DRAWINGS AND SPECIFICATIONS AND TO ALL APPLICABLE FEDERAL, STATE OF MARYLAND, AND WORCESTER COUNTY REQUIREMENTS.
- ANY DISCREPANCIES BETWEEN THE INFORMATION PROVIDED ON THESE PLANS AND THE EXISTING SITE CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER.
- THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AND PIPE INVERTS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE NECESSARY STAKEOUT OF THE LINE AND GRADE FOR THE CONSTRUCTION.
- NO INFORMATION REGARDING DEPTH TO ANY TEMPORARY OR PERMANENT GROUND WATER TABLE IS PROVIDED ON THESE DRAWINGS. THE CONTRACTOR SHALL INVESTIGATE TO HIS SATISFACTION THE SITE CONDITIONS REGARDING DEPTH TO GROUND WATER. GENERALLY, PIPING, TRENCH AND STRUCTURE CONSTRUCTION SHALL BE EXECUTED IN A DE–WATERED STATE, CONSISTENT WITH GOOD CONSTRUCTION PRACTICE. ALL EXCAVATIONS FOR MANHOLES AND OTHER CHAMBERS SHALL BE CONTINUALLY DE–WATERED UNTIL THE BACK–FILL OPERATION HAS BEEN COMPLETED.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING PARTIES, THREE (3) DAYS PRIOR TO BEGINNING ANY WORK SHOWN ON THESE DRAWINGS:
MISS UTILITY 1–800–282–8555
GROUNDSTAR, INC. 302–945–1110
WORCESTER SOIL CONSERVATION DISTRICT 410–546–4777
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS RESULTING FROM ANY EARTH MOVING AND/OR TEMPORARY STOCKPILING OF EARTH OR OTHER MATERIALS ON SITE
- THESE DRAWINGS, THE DESIGN, AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO GROUNDSTAR, INC. AND SHALL NOT BE ALTERED OR REUSED WITHOUT THEIR WRITTEN PERMISSION. COPYRIGHT, LATEST DATE HERE ON.
- NO CONSTRUCTION SHALL BEGIN UNTIL A PRE–CONSTRUCTION MEETING IS HELD BETWEEN THE CONTRACTOR, OWNER, ENGINEER & THE WORCESTER COUNTY PERMIT COORDINATOR.
- THERE ARE NO STEEP SLOPES WITHIN THE LIMITS OF DISTURBANCE.
- THERE ARE NO STREAMS OR STREAM BUFFERS WITHIN THE LIMITS OF DISTURBANCE.
- THERE ARE NO HIGHLY ERODIBLE SLOPES WITHIN THE LIMITS OF DISTURBANCE.
- THERE ARE NO SPRINGS, SEEPS OR INTERMITTENT STREAMS WITHIN THE LIMITS OF DISTURBANCE.
- CONSTRUCTION OF THE PERMEABLE PAVEMENT AREAS SHALL BE PERFORMED USING LIGHTWEIGHT, WIDE–TRACKED EQUIPMENT TO MINIMIZE COMPACTION.

WORCESTER COUNTY ATLANTIC
COASTAL BAYS CRITICAL AREA LAW

THIS PROPERTY IS NOT LOCATED WITHIN WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA.

SHEET INDEX

C100	COVER SHEET
C101	EXISTING CONDITIONS PLAN
C102	PROPOSED SITE PLAN
C110	STORMWATER PLAN
C115	EROSION & SEDIMENT CONTROL PLAN
C116	E&S DETAILS
C200	VEGETATION PLAN

LEGEND

PROPERTY LINE	— — — — —
PROPOSED EASEMENT LINE	— — — — —
BUILDING RESTRICTION LINE	- - - - -
EDGE OF DIRT ROAD	- - - - -
OVERHEAD POWER LINE	— — — — — OH — — — — — OH — — — — —
STORMDRAIN PIPE	— — — — — SD — — — — —
SEWER PIPE	— — — — — SS — — — — —
PROPOSED FENCE	— — — — — F — — — — —
EXISTING POWER POLE & GUY WIRE	— — — — — P — — — — —
EXISTING LIGHT POLE	— — — — — L — — — — —

ENGINEER'S CERTIFICATION

I, BRIAN LISIEWSKI, HEREBY CERTIFY THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. _____ EXPIRATION DATE: _____

BRIAN LISIEWSKI, P.E.
GROUNDSTAR, INC.
12905 Harbor Road, Ocean City, MD 21842

****NOTE**:**
CONSTRUCTION OF ALL BMPs TO BE SUPERVISED
AND CERTIFIED BY GROUNDSTAR, INC.

CERTIFICATION STATEMENTS

- ALL PHASES OF STORMWATER MANAGEMENT CALCULATIONS, STRUCTURE DESIGN AND CONSTRUCTION WILL ADHERE TO CURRENT WORCESTER COUNTY CODE AND STORMWATER ORDINANCE. MARYLAND STANDARDS AND SPECIFICATIONS FOR STORMWATER MANAGEMENT PLAN FOR THIS SITE.
- ALL INFORMATION SET FORTH IN THIS PLAN ACCURATELY CONVEYS THIS SITE'S CONDITIONS TO THE BEST OF MY KNOWLEDGE.
- ALL STRUCTURAL DEVICES FOR STORMWATER MANAGEMENT WILL BE PROTECTED BY PROPER SOIL EROSION AND SEDIMENT CONTROL DEVICES UNTIL ALL CONTRIBUTING AREAS HAVE PASSED FINAL STABILIZATION INSPECTION.
- UPON COMPLETION OF THE PROJECT, AN AS–CONSTRUCTED SURVEY, NOTICE OF CONSTRUCTION COMPLETION (NOC), AND LETTER OF CERTIFICATION MUST BE SUBMITTED TO THE COUNTY, EXCEPT INDIVIDUAL SINGLE FAMILY DWELLINGS. ONCE REVIEW IS COMPLETE AND APPROVED, A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
- ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT, SHALL BE DONE PURSUANT TO THIS PLAN AND THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT SHALL HAVE A CERTIFICATION OF TRAINING AT A DEPARTMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

PEGGY ANN & HOWARD G WILES – OWNERS

DATE

CHAIRPERSON – WORCESTER COUNTY PLANNING & ZONING

DATE

GROUNDSTAR

12905 Harbor Road
Ocean City, MD 21842
P: 410.422.8506

ENGINEER'S CERTIFICATION

STATE OF MARYLAND
BRIAN LISIEWSKI
No. 46717
PROFESSIONAL ENGINEER
BRIAN LISIEWSKI, P.E.
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 46717. EXPIRES 05-14-2017.

Project Title
EBENEZER SOLAR
WHALEYVILLE ROAD

WORCESTER COUNTY, MD

Sheet Title
EXISTING CONDITIONS

Revisions

no.	drawn	revisions
1		
2		
3		
4		
5		
6		

Drawing

scale	AS SHOWN
date	04-12-19
job no.	
drawn by	RP
checked by	BL
approved by	BL



COVER
SHEET

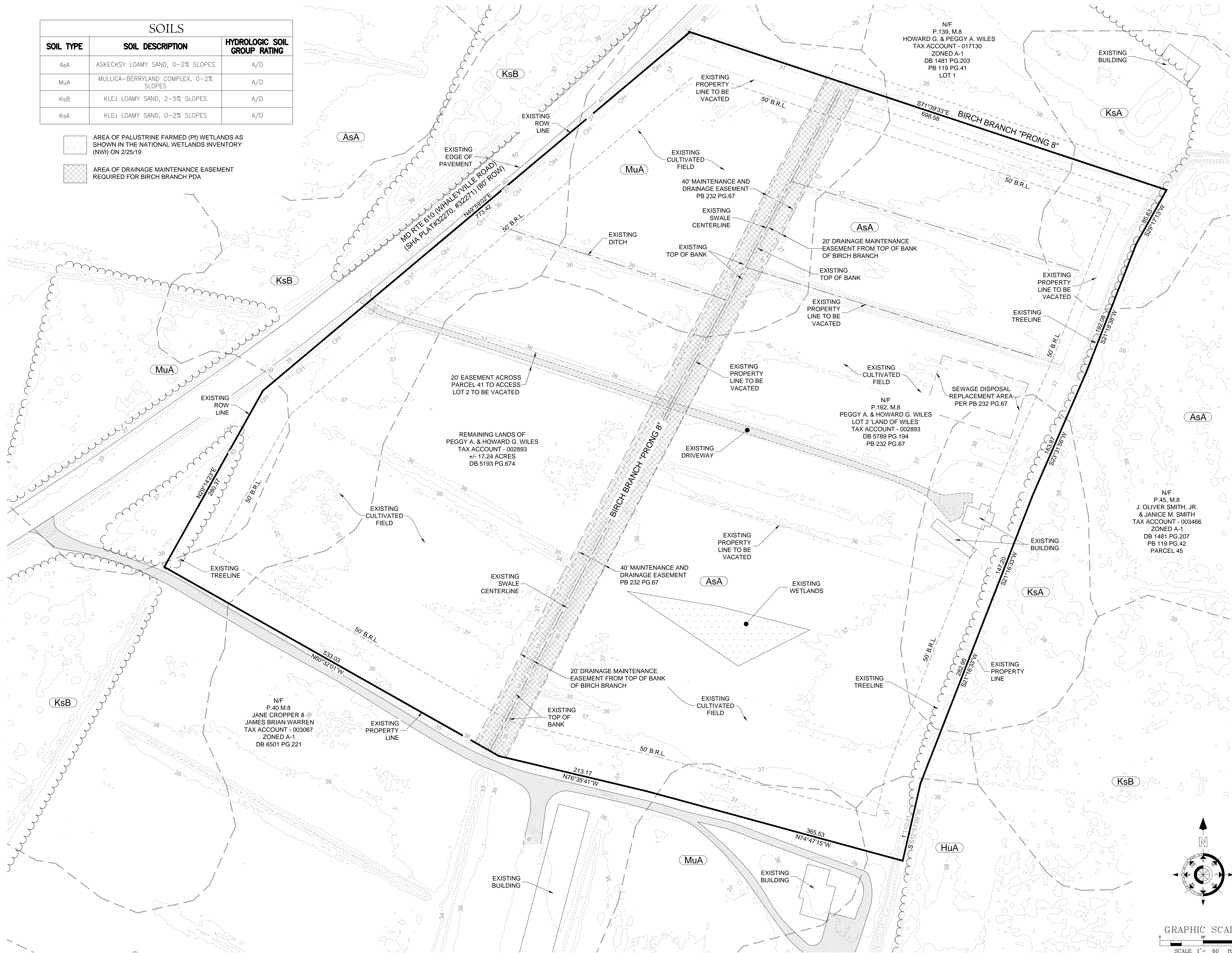
sheet title

C100

sheet no.

SOILS		
SOIL TYPE	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP RATING
AsA	ASKECKSY LOAMY SAND, 0-2% SLOPES	A/D
MuA	MULLICA-BERRYLAND COMPLEX, 0-2% SLOPES	A/D
KsB	KLEJ LOAMY SAND, 2-5% SLOPES	A/D
KsA	KLEJ LOAMY SAND, 0-2% SLOPES	A/D

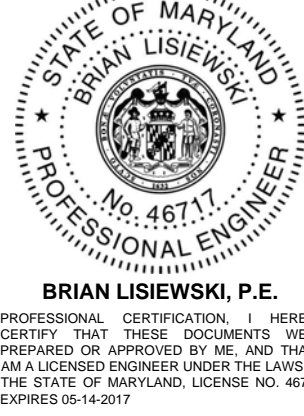
-  AREA OF PALUSTRINE FARMED (Pf) WETLANDS AS SHOWN IN THE NATIONAL WETLANDS INVENTORY (NWI) ON 2/25/19
-  AREA OF DRAINAGE MAINTENANCE EASEMENT REQUIRED FOR BIRCH BRANCH PDA



GROUNDSTAR

12905 Harbor Road
Ocean City, MD 21842
P. 410.422.8506

ENGINEER'S CERTIFICATION

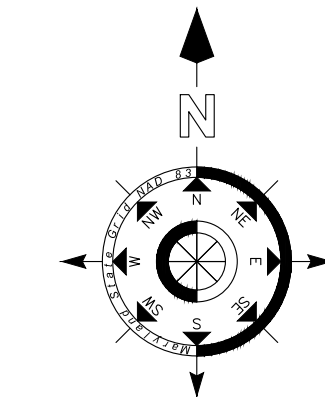


Project Title
EBENEZER SOLAR
WHALEYVILLE ROAD
WORCESTER COUNTY, MD
Sheet Title
EXISTING CONDITIONS

Revisions	
no.	drawn revisions

Drawing	
scale	1"=60'
date	04-12-19
job no.	
drawn by	RP
checked by	BL
approved by	BL

EXISTING
CONDITIONS
sheet title

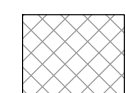


GRAPHIC SCALE
0 60 120 Feet
SCALE: 1"= 60 ft.

C101

sheet no.

THE EXISTING FIELD DITCHES SHOULD NOT BE CHANGED/ALTERED



AREA OF PALUSTRINE FARMED (Pf) WETLANDS AS
SHOWN IN THE NATIONAL WETLANDS INVENTORY
(NWI) ON 2/25/19

AREA OF DRAINAGE MAINTENANCE EASEMENT
REQUIRED FOR BIRCH BRANCH PDA



12905 Harbor Road
Ocean City, MD 21842
P. 410.422.8506

ENGINEER'S CERTIFICATION



BRIAN LISIEWSKI, P.E.
PROFESSIONAL CERTIFICATION, I HEREBY
CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I
AM A LICENSED ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NO. 46717,
EXPIRES 05-14-2017

Project Title
EBENEZER SOLAR
WHALEYVILLE ROAD
WORCESTER COUNTY, MD

Sheet Title
SITE PLAN

Revisions

[illegible]

Drawing

scale	1"=40'
date	04-12-19
job no.	
drawn by	RP
checked by	BL
approved by	BL



SITE PLAN

Sheet title

C102

Sheet no.

THE EXISTING FIELD DITCHES SHOULD NOT BE CHANGED/ALTERED

-  AREA OF PALUSTRINE FARMED (Pf) WETLANDS AS SHOWN IN THE NATIONAL WETLANDS INVENTORY (NWI) ON 2/25/19
 -  AREA OF DRAINAGE MAINTENANCE EASEMENT REQUIRED FOR BIRCH BRANCH PDA

12905 Harbor Road
Ocean City, MD 21842
P. 410.422.8506

ENGINEER'S CERTIFICATION



BRIAN LISIEWSKI, P.E.
PROFESSIONAL CERTIFICATION, I HEREBY
CERTIFY THAT THESE DOCUMENTS WERE
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Project Title
EBENEZER SOLAR
WHALEYVILLE ROAD

Sheet Title
STORMWATER PLAN

WORCESTER COUNTY, MD

Revisions

[illegible]

Drawing

scale	1"=40'
date	04-12-19
job no.	
drawn by	RP
checked by	BL
approved by	BL

STORMWATER PLAN

sheet title

C110

sheet no.

STORMWATER NARRATIVE

THIS PROJECT INTENDS TO DEVELOP A PORTION OF THE SITE WITH A SOLAR PANEL RACK SYSTEM, ACCESS ROAD AND FENCE AS SHOWN. ALL SOLAR PANELS AND DIRT ROAD SHALL MEET THE STORMWATER REQUIREMENT BY NON-ROOFTOP DISCONNECTS.

EXISTING DITCH MAINTENANCE CRITERIA:

THE FOLLOWING ITEMS SHOULD BE ADDRESSED TO ENSURE PROPER MAINTENANCE AND LONG-TERM PERFORMANCE OF THE EXISTING DITCH:

1. REGULAR MOWING (BI-ANNUALLY).
2. 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 DITCH BOTTOM SHOULD BE REPAIRED AND STABILIZED WHERE NEEDED.

NOTE

THE EXISTING FIELD DITCHES SHOULD NOT BE CHANGED/ALTERED

- AREA OF PALUSTRINE FARMED (P) WETLANDS AS SHOWN IN THE NATIONAL WETLANDS INVENTORY (NWI) ON 2/25/19
- AREA OF DRAINAGE MAINTENANCE EASEMENT REQUIRED FOR BIRCH BRANCH PDA

AsA

MuA

MuA

AsA

EARTH DISTURBANCE VOLUMES:

TOTAL SITE AREA21.565 ACRES
TOTAL SURFACE AREA DISTURBED.....6.41 ACRES

DISTURBANCE VOLUMES

CUT	± 0 CU. YDS.
FILL	± 0 CU.YDS.
SPOIL MATERIAL	0 CU. YDS.
BORROW MATERIAL	± 0 CU. YDS.

SEQUENCE OF CONSTRUCTION:

1. 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 AN IMMEDIATE "STOP WORK" ORDER.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE (SCE) AND PERIMETER CONTROLS AS SHOWN.
3. GRADE DIRT ROAD, IMPORTING MATERIAL AS NECESSARY FROM SITE OR OFF-SITE SOURCE PER EXISTING GRADES ALREADY ESTABLISHED. VERIFY ROAD IS CONSTRUCTED WITH POSITIVE DRAINAGE.
4. BEGIN SOLAR PANEL CONSTRUCTION.
5. STABILIZE ALL DISTURBED AREAS FOR FINAL STABILIZATION.
6. UPON 95% STABILIZATION OF ALL DISTURBED AREAS, CALL FOR FINAL APPROVAL FROM WORCESTER COUNTY AND MDE FOR REMOVE ALL E&S CONTROLS AFTER FINAL APPROVAL.
7. ALL MAINTENANCE OF THE FINAL SITE SHALL BE CONTROLLED BY THE SITE OWNER.

NOTE: ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION.

GROUNDSTAR

12905 Harbor Road
Ocean City, MD 21842
P. 410.422.8506

ENGINEER'S CERTIFICATION



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WHALEYVILLE ROAD

WORCESTER COUNTY, MD

Sheet Title

Revisions

no.	drawn	revisions

Drawing

scale	1"=40'
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job no.	
drawn by	RP
checked by	BL
approved by	BL

EROSION & SEDIMENT CONTROL PLAN
sheet title

C115

sheet no.

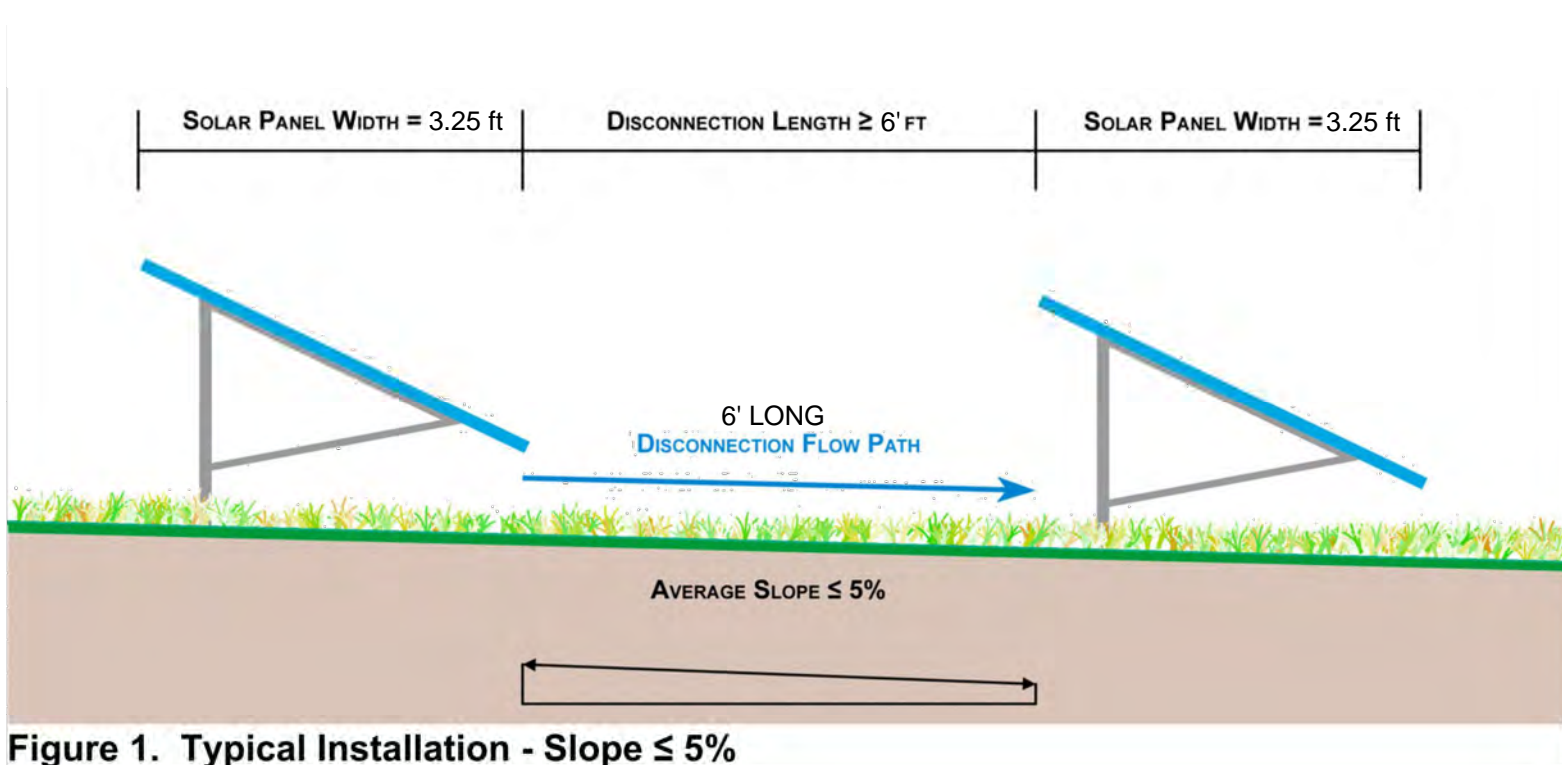
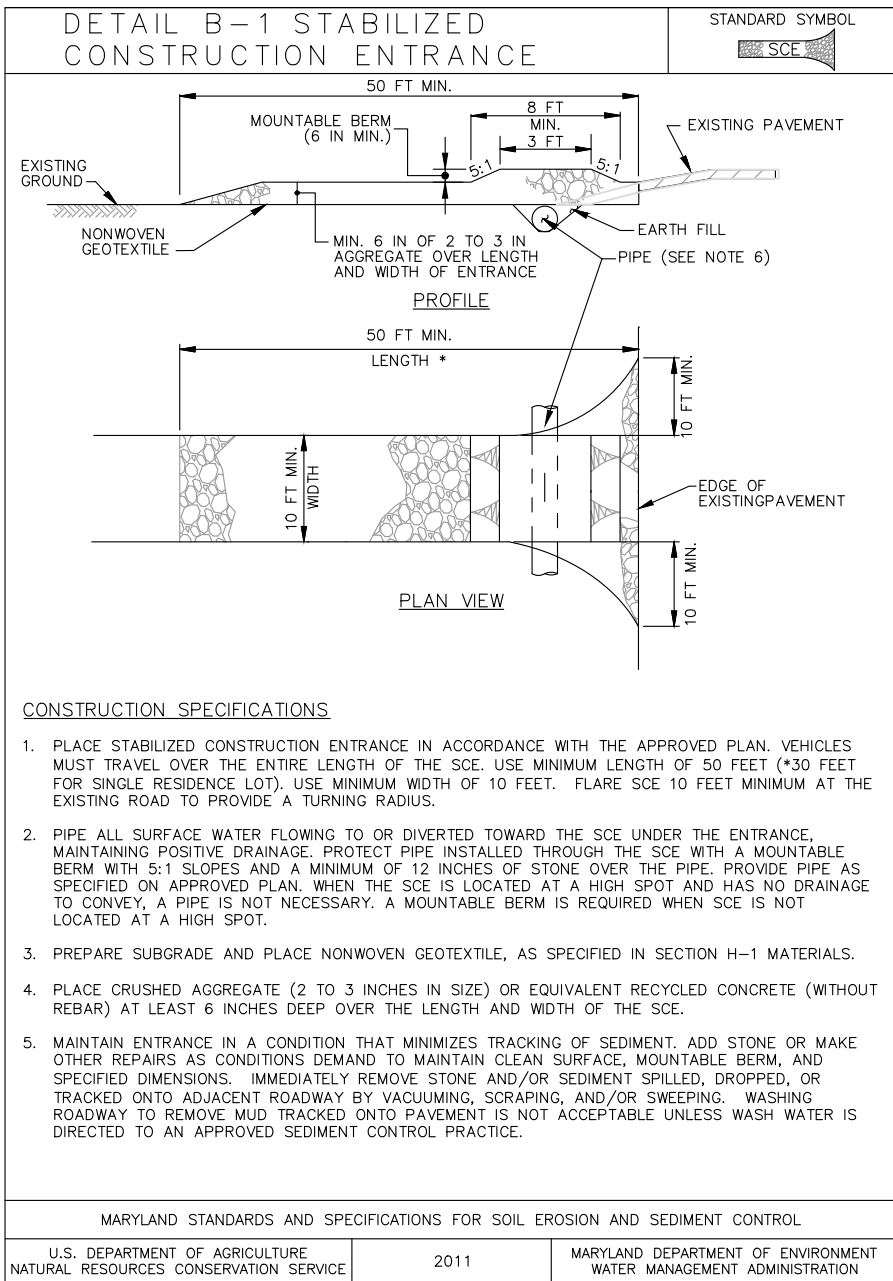
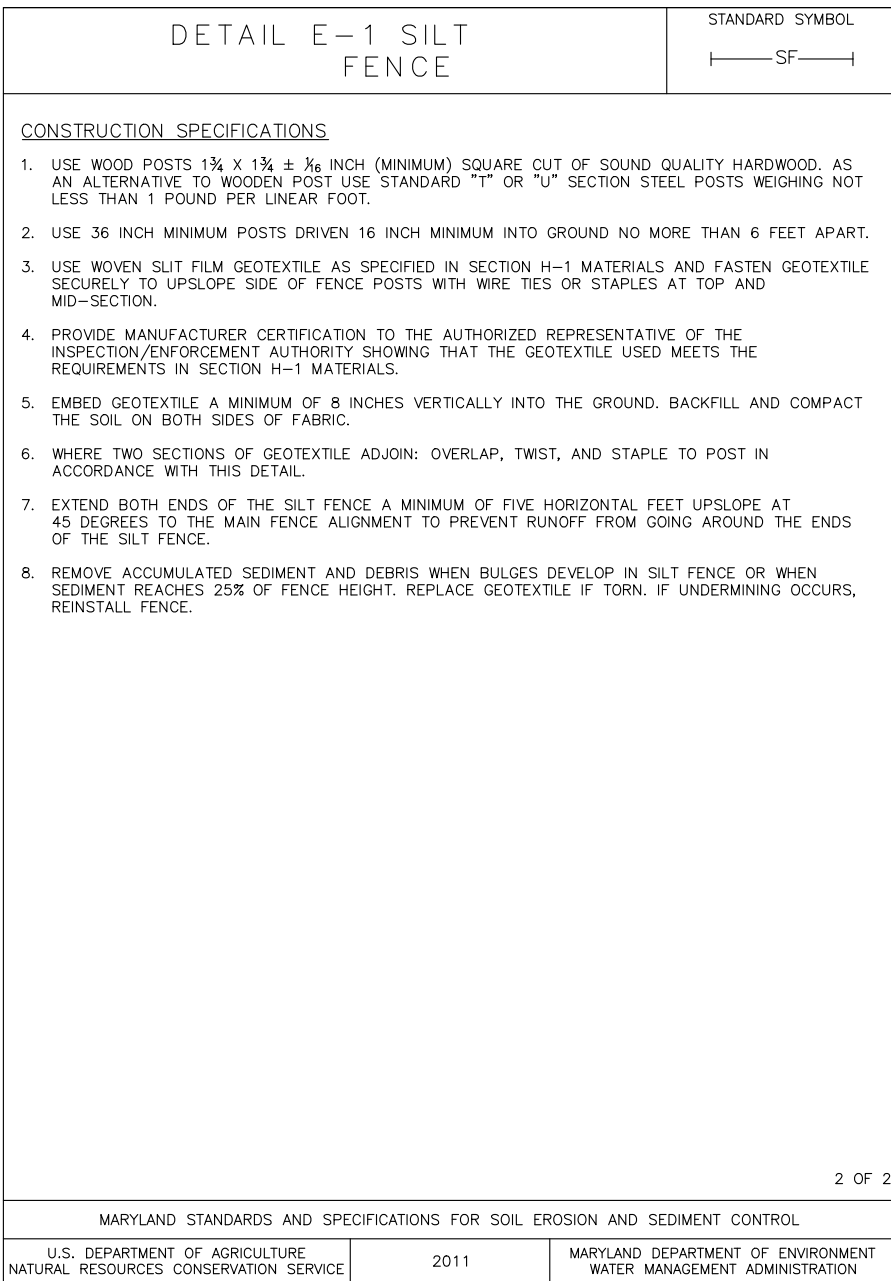
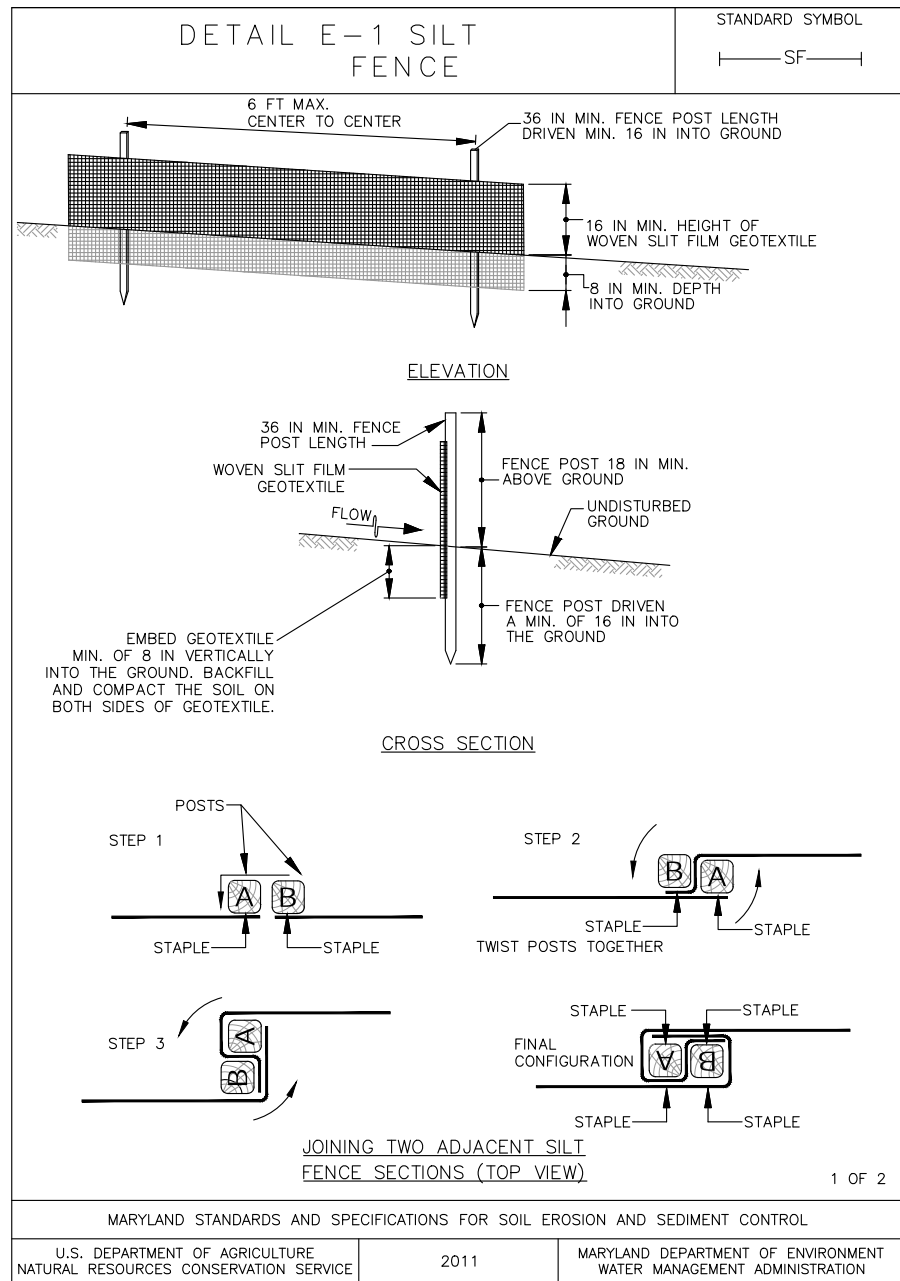


Figure 1. Typical Installation - Slope ≤ 5%

SOLAR PANEL INSTALLATION DETAIL FROM
MDE STORMWATER DESIGN GUIDANCE



2011 MD SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL
SECTION B-4-2: STANDARDS AND SPECIFICATIONS FOR SOIL
PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

- A. SOIL PREPARATION
- A.1. TEMPORARY STABILIZATION
- A.1.a. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENEED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
- A.1.b. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
- A.1.c. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
- A.2. PERMANENT STABILIZATION
- A.2.a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
- A.2.a.1. SOIL PH BETWEEN 6.0 AND 7.0.
- A.2.a.2. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
- A.2.a.3. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
- A.2.a.4. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
- A.2.a.5. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
- A.2.b. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
- A.2.c. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENEED TO A DEPTH OF 3 TO 5 INCHES.
- A.2.d. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
- A.2.e. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH LEAKAGED EQUIPMENT LEAVING SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRIABLE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.
- B. TOPSOILING
- B.1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.
- B.2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.
- B.3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
- B.3.a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
- B.3.b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
- B.3.c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
- B.3.d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- B.4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
- B.5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
- B.5.a. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF ONIONS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1½ INCHES IN DIAMETER.
- B.5.b. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
- B.5.c. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
- B.6. TOPSOIL APPLICATION
- B.6.a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.
- B.6.b. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
- B.6.c. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
- C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)
- C.1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.
- C.2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.
- C.3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 90 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.
- C.4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
- C.5. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THEREATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

EROSION & SEDIMENT CONTROL NOTES:

1. FOLLOWING INITIAL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITH (a) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3:1 HORIZONTAL TO 1 VERTICAL (3:1); AND (b) SEVEN (7) CALENDAR DAYS ON ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.
2. CERTIFICATION BY OWNER OR DEVELOPER THAT
- 2.1. ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN AND
- 2.2. THAT RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE CERTIFICATION OF TRAINING AT THE DEPARTMENT APPROVED PROGRAM (GREEN-CARD CERTIFICATION FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. (CERTIFICATION MAY BE WAIVED BY THE APPROVAL AUTHORITY ON ANY PROJECT INVOLVING FOUR OR FEWER RESIDENTIAL UNITS) AND AS APPLICABLE PER COUNTY.
- 2.3. THE DEVELOPER WILL PROVIDE ONE COPY OF A RED LINE AS-BUILT DRAWING OF EACH FACILITY REQUIRING A STATE POND PERMIT.
3. OWNER/DEVELOPER OR REPRESENTATIVE IS TO CONTACT THE APPROPRIATE ENFORCING AUTHORITY OR ITS AGENT AT THE FOLLOWING STAGES OF THE PROJECT: (a) PRIOR TO THE START OF CONSTRUCTION, (b) UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING, (c) PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT, (d) PRIOR TO THE REMOVAL OF SEDIMENT CONTROL PRACTICES.
4. 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".
5. APPROVED PLANS REMAIN VALID FOR 2 YEARS FROM THE DATE OF APPROVAL, EXCEPT SURFACE MINES AND LANDFILL PLANS WHICH REMAIN VALID FOR 5 YEARS FROM THE DATE UNLESS SPECIFICALLY EXTENDED OR RENEWED BY THE APPROVAL AUTHORITY.
6. 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.
7. AS MANDATED BY THE NOTICE OF INTENT (NOI) GENERAL PERMIT ISSUED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, AN INSPECTION MUST BE PERFORMED ON SITE 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 ON SITE AT ALL TIMES.
8. SEDIMENT CONTROL MEASURES ARE NOT TO BE REMOVED UNTIL THE AREAS SERVED HAVE ESTABLISHED VEGETATIVE COVER AND NOT WITHOUT THE PERMISSION OF THE WORCESTER COUNTY INSPECTOR.
9. FOR THE PURPOSES OF THIS PLAN, AN APPROVED LOCATION FOR EXCESS MATERIAL SHALL BE ONE WHICH IS OPERATING UNDER AN APPROVED EROSION AND SEDIMENT PLAN AT THE TIME OF CONSTRUCTION.
10. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE APPROVED PLAN, AND ALL OTHER MEASURES NECESSARY TO CONTROL FILTER, AND PREVENT SEDIMENT FROM LEAVING THE SITE.
11. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
12. THE WORCESTER COUNTY DEPT. OF DEVELOPMENT REVIEW AND PERMITTING AND THE WORCESTER SOIL CONSERVATION DISTRICT RESERVE THE RIGHT TO ADD, MODIFY, OR ALTER THE APPROVED SESS PLAN AS NECESSARY TO PROVIDE ADEQUATE PROTECTION.

Table B.6: Maintenance Fertilization for Permanent Seeding

Seeding Mixture	Type	lb/ac	lb/1000 sf	Time	Mowing
Tall fescue makes up 70 percent or more of cover.	10-10-10 or 30-10-10	500	11.5	Yearly or as needed. Fall	Not closer than 3 inches, if occasional mowing is desired.
Birdsfoot Trefoil.	0-20-0	400	9.2	Spring, the year following establishment, and every 4 to 5 years, thereafter.	Mow no closer than 2 inches.
Fairly uniform stand of tall fescue or birdsfoot trefoil.	5-10-10	500	11.5	Fall, the year following establishment, and every 4 to 5 years, thereafter.	Not required, no closer than 4 inches in fall after seed has matured.
Weeping lovegrass fairly uniform plant distribution.	5-10-10	500	11.5	Spring, the year following establishment, and every 3 to 4 years, thereafter.	Not required, not closer than 4 inches in fall after seed has matured.
Red & chewings fescue, Kentucky bluegrass, hard fescue mixtures.	20-10-10	250	5.8	September, 30 days later. December, May 20, June 30, if needed.	Mow no closer than 2 inches for red fescue and Kentucky bluegrass, 3 inches for fescue.

GROUNDSTAR

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Ocean City, MD 21842
P. 410.422.8506

ENGINEER'S CERTIFICATION



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Project Title
EBENEZER SOLAR
WHALEYVILLE ROAD

WORCESTER COUNTY, MD

Sheet Title

Revisions

no.	drawn	revisions
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Drawing

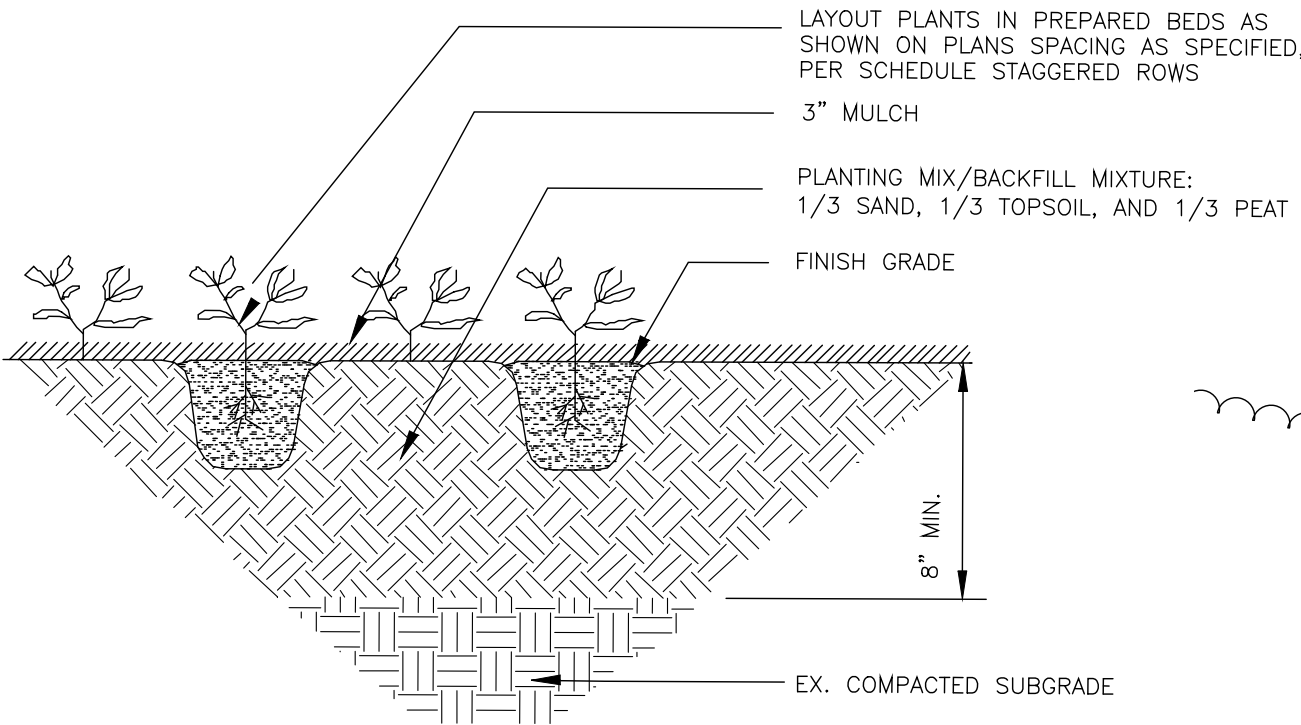
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date	04-12-19
job no.	
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approved by	BL

EROSION &
SEDIMENT
CONTROL DETAILS
sheet title

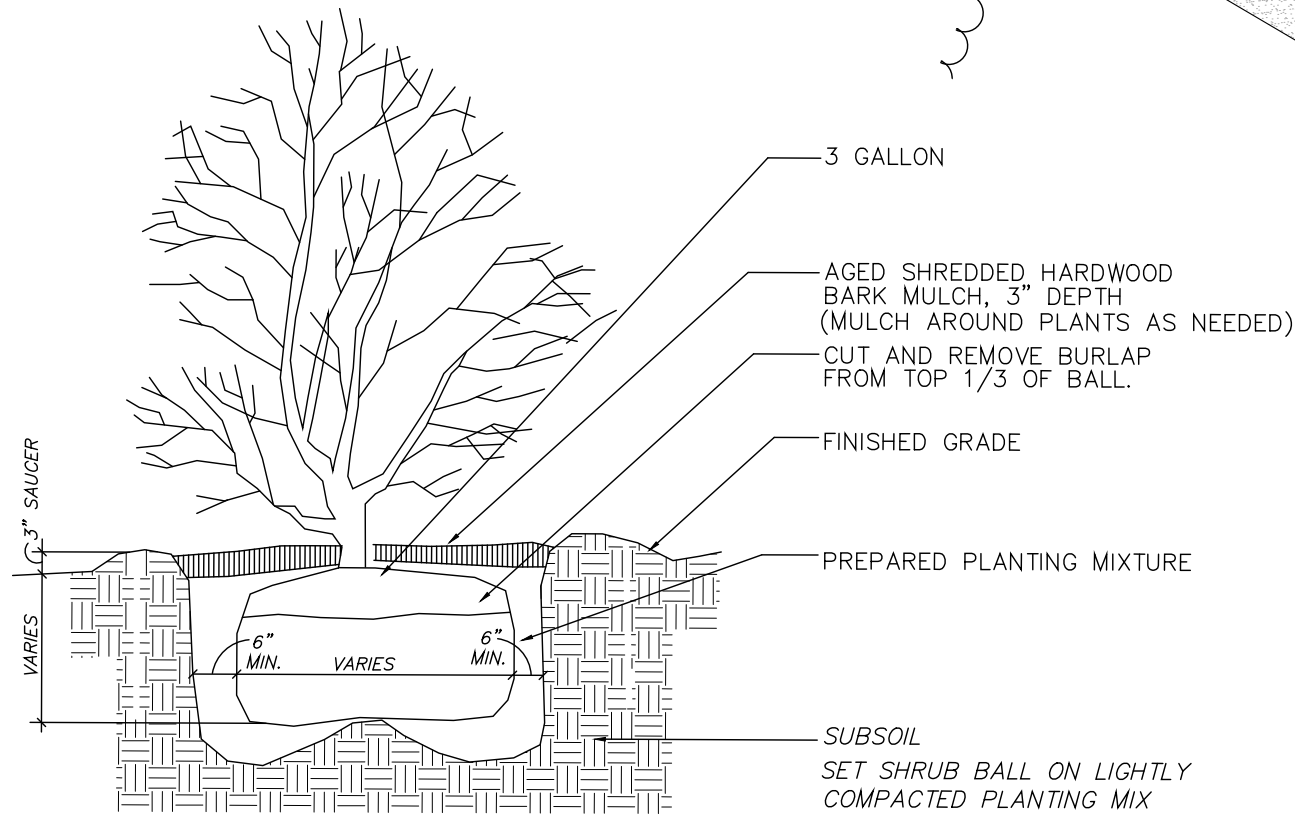
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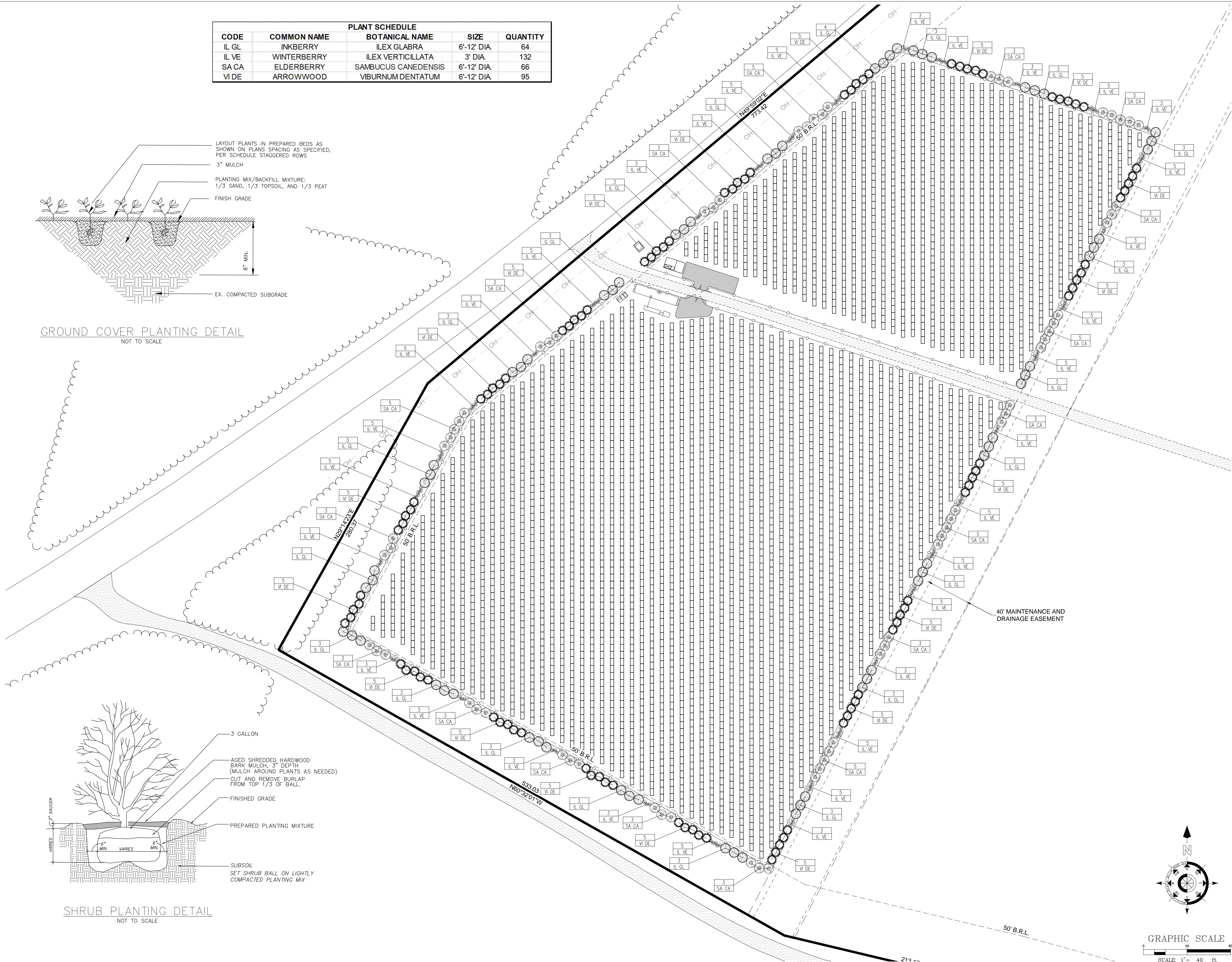
PLANT SCHEDULE				
CODE	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
IL GL	INKBERRY	ILEX GLABRA	6'-12' DIA	64
IL VE	WINTERBERRY	ILEX VERTICILLATA	3' DIA	132
SA CA	ELDERBERRY	SAMBUCUS CANEDENSIS	6'-12' DIA	66
VI DE	ARROWWOOD	VIBURNUM DENTATUM	6'-12' DIA	95



GROUND COVER PLANTING DETAIL
NOT TO SCALE



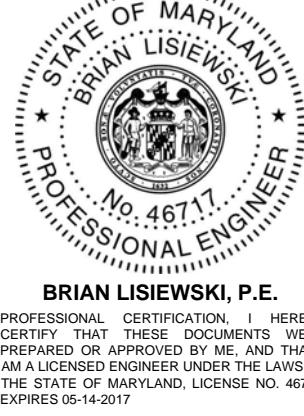
SHRUB PLANTING DETAIL
NOT TO SCALE



GROUNDSTAR

12905 Harbor Road
Ocean City, MD 21842
P: 410.422.8506

ENGINEER'S CERTIFICATION



Project Title
EBENEZER SOLAR
WHALEYVILLE ROAD
WORCESTER COUNTY, MD
Sheet Title
VEGETATION PLAN

Revisions	
no.	drawn revisions
1	
2	
3	
4	
5	

Drawing	
scale	1"=40'
date	04-12-19
job no.	
drawn by	RP
checked by	BL
approved by	BL

VEGETATION PLAN
sheet title

C200
sheet no.



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
www.co.worcester.md.us/drp/drpindex.htm

ZONING DIVISION
BUILDING DIVISION
ADMINISTRATIVE DIVISION

DATA RESEARCH DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

MEMORANDUM

To: Worcester County Planning Commission
From: Jennifer Keener, AICP, Director *JKK*
Date: July 26, 2021
Re: Text Amendment – Agritourism

I am submitting the attached text amendment for your consideration. The language contained within was developed as a result of multiple work sessions with the Worcester County Commissioners. It seeks to amend the Zoning Code to replace the existing agritainment facility use and definition with a new definition for an agritourism facility, which will be a special exception in the A-1 and A-2 Agricultural Districts. It also creates a new definition for agricultural alcohol production which will be inclusive of wineries, farm breweries, meaderies, and other similar products and establishments, and allowed as an agritourism use. For agritourism facilities, the proposed bill establishes a percentage threshold for the use area based upon the size of the parcel, eliminating the individual square footage limitations that are currently listed under the winery special exception use.

This bill was introduced by the County Commissioners at their meeting on July 20, 2021 with the public hearing to be held on August 17, 2021. At this time, I am requesting your consideration for a recommendation on the proposed zoning bill.

Should you have any questions or require additional information, please do not hesitate to contact me. I will be available to discuss this request in more detail at the upcoming meeting.

Attachments

cc: Roscoe Leslie, County Attorney
Kristen Tremblay, Zoning Administrator

COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND

BILL 21-

BY:

INTRODUCED:

A BILL ENTITLED

AN ACT Concerning

Zoning – Agritourism

For the purpose of amending the Zoning and Subdivision Control Article to add a definition of agricultural alcohol production, to repeal the definition of agritainment facility and reenact the definition of agritourism to include agricultural alcohol production, to remove agritainment facilities and wineries as a special exception use in the A-1 and A-2 Agricultural Districts, to allow agritourism as a special exception use in the A-1 and A-2 Agricultural Districts, and to retitle the off-street parking requirements for agritainment facilities and wineries to agritourism facilities.

Section 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that the existing definition of “agritainment facility” as contained in Subsection § ZS 1-103(b) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and replaced by the new definition “agritourism” to read as follows:

AGRITOURISM - A farm enterprise wherein activities are conducted on a working farm and offered to the public for the purpose of recreation, education, or active involvement in the farm operation and for promotion of farm products and traditional rural living. These activities must be related to agriculture, natural resources or traditional rural living and be incidental to the primary operation of the site as a farm. The term includes but is not limited to farm tours; pumpkin hunts; hay rides; crop mazes; hay tunnels; petting, feeding and viewing of farm animals; horse or pony rides; farm equipment rides; festivals; informational displays or activities; classes or demonstrations related to agricultural products or skills; and agricultural alcohol production including packaging, storage, distribution, tastings and sales.

Section 2. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-103(b) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be amended by the addition of a definition of the term “agricultural alcohol production” to read as follows:

AGRICULTURAL ALCOHOL PRODUCTION - An activity that is carried out by a license holder as defined in Section § 1-101 of the Annotated Code of the State of Maryland, Alcoholic Beverage Article, as may be amended from time to time, which occurs on a farm as defined in Subsection § ZS 1-103(b) herein and which is zoned as either A-1 or A-2 Agricultural District, and is related to the manufacture, packaging,

storage, distribution, promotion, sale or tasting of alcoholic beverages that use any portion of ingredients produced on the farm.

Section 3. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-201(c)(9) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (9) Agritourism facility. On a farm, as defined herein, the use of not more than twenty percent of the gross acreage of a lot or parcel, for agritourism uses and structures as defined herein. Minimum lot requirements for the agritourism uses and structures shall be: lot area, ten acres; lot width, two hundred feet; front yard setback, one hundred feet each side yard setback, one hundred feet; and rear yard setback, one hundred feet; and subject to the provisions of §§ ZS 1-322, ZS 1-323 and ZS 1-325 hereof. Festivals may be permitted up to four times per year. For purposes of this section, a "festival" is an event conducted at an agritourism facility for up to three consecutive days for the purpose of promoting products grown on the farm or farm- related education or recreation. All amplified outdoor entertainment or background music shall only be permitted between 1:00 P.M. and 10:00 P.M. Overnight events are prohibited.

Section 4. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-201(c)(10) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and Subsections §§ ZS 1-201(c)(11) through ZS 1-201(c)(34) be renumbered as Subsections §§ ZS 1-201(c)(10) through ZS 1-201(c)(33) respectively.

Section 5. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-202(c)(9) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (9) Agritourism facility. On a farm, as defined herein, the use of not more than twenty percent of the gross acreage of a lot or parcel, for agritourism uses and structures as defined herein. Minimum lot requirements for the agritourism uses and structures shall be: lot area, ten acres; lot width, two hundred feet; front yard setback, one hundred feet each side yard setback, one hundred feet; and rear yard setback, one hundred feet; and subject to the provisions of §§ ZS 1-322, ZS 1-323 and ZS 1-325 hereof. Festivals may be permitted up to four times per year. For purposes of this section, a "festival" is an event conducted at an agritourism facility for up to three consecutive days for the purpose of promoting products grown on the farm or farm- related education or recreation. All amplified outdoor entertainment or background music shall only be permitted between 1:00 P.M. and 10:00 P.M. Overnight events are prohibited.

Section 6. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-202(c)(10) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland

be repealed and Subsections §§ ZS 1-202(c)(11) through ZS 1-202(c)(44) be renumbered as Subsections §§ ZS 1-202(c)(10) through ZS 1-202(c)(43) respectively.

Section 7. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that the off-street parking requirements contained in Subsection § ZS 1-320(a) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland for “agritainment and winery facilities” as prescribed under the “Recreational uses” Use Category be retitled “agritourism facilities”.

Section 8. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that this Bill shall take effect forty-five (45) days from the date of its passage.