

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, May 11, 2022 at 1:00 p.m.

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

- I. Call to Order
- II. Sketch Plan Review
 - a. **Sunset Avenue Boat Works** – sketch plan
Proposed site development consisting of 2 retail office buildings totaling 10,000 sq. ft. 4 contractor shop buildings totaling 35,000 sq. ft. a 23,600 sq. ft. watercraft service building, and 6 duplex housing units. Located between Sunset Avenue and Old Bridge Road, approximately 1,200 feet east of the intersection of Sunset Avenue and MD Route 611, Ocean City, MD, Tax Map 27, Parcels 64 and 584, Tax District 10, C-2 General Commercial District and R-3 Multi Family Residential District, Old Bridge Sunset Holdings, LLC, owner / GMB, LLC, architect.
- III. Site Plan Review (§ ZS 1-325)
 - a. **Flat Calm, LLC** – Major site plan review
Proposed site development for 11 various sized self-storage buildings, totaling 36,950 sq. ft. Located at 10510 Racetrack Road, Tax Map 21, Parcel 15, Tax District 3, C-2 General Commercial District, Flat Calm, LLC, owner / George E. Young, III, P.E. Engineers and Surveyors, engineer.
 - b. **Sunrise Solar** – Major site plan review
Proposed Ground mounted solar array, LOD approximately 2.474 acres. Located at 3864 Grove Lane, Pocomoke, MD, Tax Map 85, Parcel 1, Tax District 1, A-1 Agricultural District, NFB, LLC, owner / Wilkins - Noble, LLC, engineer.
- IV. Adjourn



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH 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

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING May 11, 2022

Project: Sunset Avenue Boat Works – Sketch Plan – For Discussion ONLY

Proposed site development consisting of two (2) retail office buildings totaling 10,000 sq. ft., four (4) contractor shop buildings totaling 35,000 sq. ft., a 23,600 sq. ft. watercraft service building, and six (6) duplex housing units. Located between Sunset Avenue and Old Bridge Road, approximately 1,200 feet east of the intersection of Sunset Avenue and MD Route 611, Ocean City, MD, Tax Map 27, Parcels 264 and 584, Tax District 10, C-2 General Commercial District and R-3 Multi Family Residential District, Old Bridge Sunset Holdings, LLC, owner / GMB, LLC, architect.

Prepared by: Stuart White, DRP Specialist

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

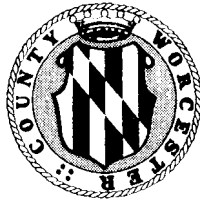
Project Specific Comments: This project is subject to, but not limited to, the following sections of the Zoning and Subdivision Control Article:

§ZS1-210	C-2 General Commercial District
§ZS1-207	R-3 Multi-Family Residential District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-312	Two family and Multi-Family Developments
§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
§ZS1-327	Additional Setbacks from Drainage Ditches and Stormwater Management Facilities

1. This project is subject to the *Design Guidelines and Standards for Commercial Uses*. Architectural drawings will be required for Planning Commission review.
2. The front yard setback for the portion of the property zoned R-3 'Multi-Family Residential' begins where the lot meets the minimum frontage width from Old Bridge Road. Please adjust the setback line accordingly and contact staff for explanation as required.
3. Verify how/if the plan is in accordance with the open space requirements of ZS §1-312(b)(2).
4. Please provide a landscape plan for review of compliance with the requirements of §ZS 1-322.
5. Additional landscaping and buffering is required at various locations around the site, particularly in the storage areas around the watercraft service facility and the border between the R-3 Multi-Family Residential and C-2 General Commercial zoning districts.
6. Please include the type of irrigation to be installed.
7. Please show proposed loading zone(s) and parking for the contractor shops. Also include parking calculations on the site plan for review for compliance with §ZS 1-320 and §ZS1-321.
8. Please provide a vicinity map and lighting plans in future submittals.
9. Please include the proposed height of the watercraft service facility building.

Other Agency Approvals:

1. Information relative to the water and wastewater facilities are required to be provided on the plans per §ZS 1-325(e)(3)(O&P). Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works 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.



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: Sunset Avenue Boat Works

Date: 5/11/2022

Tax Map: 27

Parcel: 64 & 584

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. 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: 2018 International Building Code
2018 International Residential Code
2018 International Energy Conservation Code
2018 International Mechanical Code
2017 NEC
Maryland Accessibility Code
2010 ADA Standards for Accessible Designs
Maryland Codes Administration is in the process of adopting the 2021 edition of the International Codes.

2. Provide fire rated walls at locations less than 10' from property line.

3. All structures to comply with height and area requirements is IBC.

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



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Specialist, III 

Subject: May 11, 2022 – Technical Review Committee Meeting

Date: April 26, 2022

Sunset Avenue Boat Works - Sketch Plan – Proposed site development consisting of 2 retail office buildings totaling 10,000 sq. ft., 4 contractor shop buildings totaling 35,000 sq. ft., a 23,600 sq. ft. watercraft service building and 6 duplex housing units. Located between Sunset Avenue and Old Bridge Road, approximately 1,200 feet east of the intersection of Sunset Avenue and MD Route 611, Tax Map 27, Parcel 264 & 584; in the Tenth Tax District of Worcester County, Maryland.

Critical Area: This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Developed Area (IDA) and is non- waterfront. Please see following comments:

1. Please provide the Critical Area designation of Intensely Developed Area (IDA) to the plan.
2. Add Atlantic Coastal Bays Critical Area note to read: **Worcester County Atlantic Coastal Bays Critical Area Law:** *This property lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Local Laws, as from time to time amended, in effect at the time of the proposed development activities.*
3. Provide the total area of disturbance.
4. Provide a lot coverage calculation table.
5. Provide a Critical Area Report see NR 3-109 (d) (2).

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6. Provide documents that the site will meet the 10 percent pollution reduction requirements. The Department can provide you with a copy of the worksheet if needed.
7. Illustrate and/or provide documentation that the 15 percent afforestation requirement will be accomplished. This will require a planting agreement and financial surety to be made.
8. This project meets the requirement for the Maryland Critical Area Commission Project Notification parameters, therefore copies of the plan, Critical Area Report, 10 percent rule compliance details, and all other pertinent documents when submitted, will be forwarded to Commission Staff for review and comment.

Storm Water Management & Erosion and Sediment Control:

This project is subject to the Worcester County Stormwater Ordinance. The project will need to obtain Concept Plan approval prior to the TRC Site Plan Review and obtain Site Development approval prior to Planning Commission submittal.

General Provisions:

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

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

TO: Stuart White, DRP Specialist
Development Review and Permitting

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

DATE: May 4, 2022

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

Sketch Plan Review

a) **Sunset Avenue Boat Works**

- i. No comments from DPW Roads Division at this time.
- ii. Plans do not show water or sewer services. Public water lines are currently located in the vicinity of the Sunset Avenue frontage. Public sewer lines are located in the vicinity of both road frontages.
- iii. Please confirm the available number of EDUs needed for the project.

Site Plan Review

a) **Flat Calm, LLC**

- i. No Public Works comments at this time.

b) **Sunrise Solar**

- i. No Public Works comments at this time.

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



Worcester County
Department of Environmental Programs

Memorandum

To: Technical Review Committee (TRC) for a May 11, 2022 Meeting

From: Environmental Programs Staff

Subject: **Sunset Avenue Boat Works, Major Site Plan**
Tax Map: 27, Parcels: 64 & 584

Date: May 6, 2022

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 is no EDU flow chart shown for these proposals. Retail use will be calculated at 0.05 x square footage. Contractor shops use will be calculated at 0.03 x square footage; the watercraft service building will also fall under the calculation of 0.03 x square footage. 2 EDUs will also be required for each duplex housing unit (12 total EDUs for the duplex housing units). Based off of the proposed uses for retail & contractor shops plus the duplex housing units, 20 total EDUs will be needed.
2. EDUs for this proposal will need to come from the Mystic Harbour Sanitary Service Area. An application and deposit must be presented to Ms. Barbara Hitch, Enterprise Fund Controller, who begins the processing for a Mystic Sewer allocation to be reviewed by the County Commissioners for approval. Any use of Mystic Harbour sewer will require that a corresponding amount of Mystic Harbour water capacity also be purchased and installed under a metered connection.
3. A major site plan must have gone thru the TRC review process and have an EDU allocation from the County Commissioners prior to the project applying to the Planning Commission for site plan approval. As such, this allocation will need to be obtained from the County Commissioners under Resolution 97-1.
4. There is no sanitary service area identified on the site plan. Please identify the Mystic Harbour Sanitary Service Area for water & sewer service.

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5. Plumbing Code is the 2018 National Standard Plumbing Code (NSPC) Illustrated (National Association of Plumbing-Heating-Cooling Contractors). The Gas Code is National Fuel Gas Code, ANSI Z223.1, NFPA 54, 2018 Edition, for natural gas.
6. Commercial Plumbing Plans will need to be submitted for review with building permit and a \$250 review fee submitted. A plumbing permit will be need to be obtained for the interior work and another plumbing permit will be needed for the site utility work. Gas permits will be needed as well, if utilized for this project. Natural gas is available to this property.



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation Review

Date: May 6, 2022

Date of Meeting: May 11, 2022

Project: Sunset Avenue Boat Works

Location: Sunset Avenue; Tax Map: 27; Parcels: 64 & 584

Owner/Developer: Old Bridge Sunset Holdings, LLC

Engineer: GMB, LLC

This project may not be subject to the Worcester County Forest Conservation Law. In accordance with Subtitle I Section 3-103(c)(2) of the Natural Resources Article of the Worcester County Code of Public Laws, this project, having at least fifty percent of the land area within the Atlantic Coastal Bays Critical Area, may be developed entirely under the Critical Area Law. A statement citing the Natural Resources Code should be placed on all new plans for this project.




Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation Review

Date: May 6, 2022

Date of Meeting: May 11, 2022

Project: Flat Calm, LLC

Location: Sunset Avenue; Tax Map: 21; Parcel: 15

Owner/Developer: Flat Calm, LLC

Engineer: George E. Young, III, P.E.

This project may not be subject to the Worcester County Forest Conservation Law. In accordance with Subtitle I Section 3-103(c)(2) of the Natural Resources Article of the Worcester County Code of Public Laws, this project, having at least fifty percent of the land area within the Atlantic Coastal Bays Critical Area, may be developed entirely under the Critical Area Law. A statement citing the Natural Resources Code should be placed on all new plans for this project.

Citizens and Government Working Together

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




Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation & Stormwater Management Review

Date: May 6, 2022

Date of Meeting: May 11, 2022

Project: Sunset Solar

Location: 3864 Grove Lane; Tax Map: 85; Parcel: 1

Owner/Developer: NFB, LLC

Engineer: Wilkins-Noble, LLC

This project is subject to the Worcester County Forest Conservation Law. A Forest Conservation Application and fee have been submitted. Forest Conservation Plan approval must be received prior to this project going to Planning Commission.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater Concept Plan Plan approval. Stormwater Site Development Plan approval must be received prior to this project going to Planning Commission.

Citizens and Government Working Together

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

Stuart White

From: Mark Gillis <MGillis@mdot.maryland.gov>
Sent: Thursday, April 28, 2022 8:47 AM
To: Stuart White
Cc: Daniel Wilson; Jeffrey Fritts; Tony Turner
Subject: *EXTERNAL*:May 2022 TRC
Attachments: Flat Calm LLC_TRC Response Letter.pdf; Commercial Access Permit_Plan Review Checklist.pdf; Commercial Access Permit Plan Review Initial Requirements.pdf

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Stu,

See attached for a comment letter for the Flat Calm, LLC proposed development along with the requirements and checklist for a Commercial Access Permit, and comments below for the Sunset Avenue Boat Works and Sunrise Solar projects.

Sunset Avenue Boat Works

After a review of the subject development, MDOT SHA recognizes that the project is located outside of our jurisdiction and will have no negative impact to the surrounding State roadway network. We have no further comments at this time.

Sunrise Solar

After a review of the subject development, MDOT SHA recognizes that the project is located outside of our jurisdiction and will have no negative impact to the surrounding State roadway network. We have no further comments at this time.

Please let us know if you need anything else.

Thanks,

Mark Gillis

Transportation Engineer

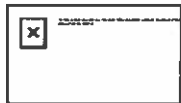
MDOT SHA District 1

Traffic Office

410-430-7459



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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
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ADVISORY BOARD

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

MEMORANDUM

DATE: March 11, 2020

TO: Applicant

FROM: Jenelle Gerthoffer, Natural Resources Administrator 

SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

.....

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

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

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

PEN1-RED
(.008 INCHES (1.0mm))

PEN2-YELLOW
(.007 INCHES (.9mm))

PEN3-GREEN
(.010 INCHES (2.5mm))

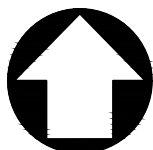
PEN4-BLUE
(.007 INCHES (.50mm))

PEN5-BROWN
(.007 INCHES (.70mm))

PEN6-WHITE
(.009 INCHES (1.00mm))

PLOT CODE
PEN4-ORANGE
(.014 INCHES (.35mm))

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SCALE: 1" = 60'

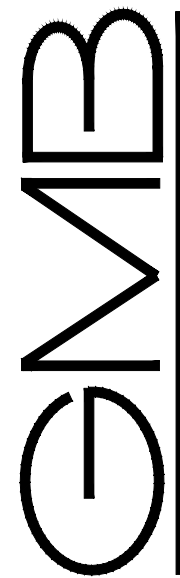


SCALE: 1" = 60'
DESIGN BY : RDH
DRAWN BY : RLM
CHECKED BY :
GMB FILE : 210225
DATE : FEB 2022

SHEET NO.
1.0

CONCEPT PLAN

SUNSET AVE BOATWORKS
WEST OCEAN CITY, MARYLAND



GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5790
www.gmbnet.com

NO.

REVISIONS

DATE

PRINTS ISSUED FOR:
DRAWINGS STAGE

SITE DATA

PARCEL DESCRIPTION

TAX MAP 27, PARCEL 264
WORCESTER COUNTY MARYLAND

PROPOSED USE (R-3)

6 DUPLEX RESIDENTIAL UNITS

EXISTING ZONING

C-2, GENERAL BUSINESS
SETBACKS: FRONT-50' FROM CL
SIDE-6'
REAR-20'

R-3, MULTI-FAMILY RESIDENTIAL
SETBACKS: FRONT-50'
SIDE-6'
REAR-20'

PROPOSED USE (C-2)

WATERCRAFT SERVICE FACILITY
±23,600 SF

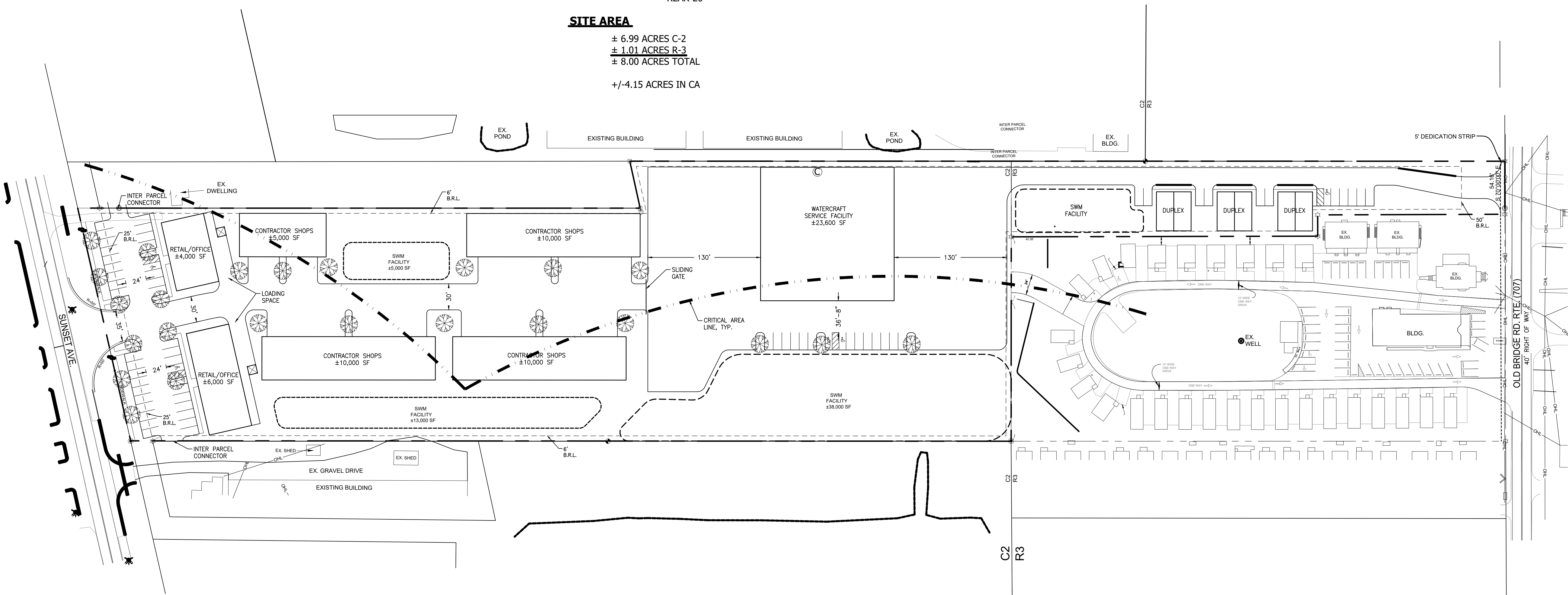
RETAIL/OFFICE
±10,000 SF (2 BUILDINGS)

CONTRACTOR SHOPS
±35,000 SF (4 BUILDINGS)

SITE AREA

± 6.99 ACRES C-2
± 1.01 ACRES R-3
± 8.00 ACRES TOTAL

+/-4.15 ACRES IN CA





DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

ZONING DIVISION
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ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

May 11, 2022

Project: **Flat Calm, LLC** – Major Site Plan Review

Proposed site development for 11 variously-sized self-storage buildings, totaling 36,950 sq. ft. Located at 10510 Racetrack Road, Tax Map 21, Parcel 15, Tax District 3, C-2 General Commercial District, Flat Calm, LLC, owner / George E. Young, III, P.E. Engineers and Surveyors, engineer.

Prepared by: Stuart White, DRP Specialist

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

General Requirements:

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

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

§ZS1-210	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
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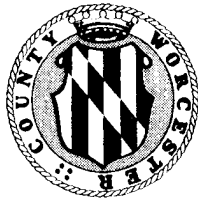
1. A demolition permit is required prior to the removal of any structures from the site.
2. Recommend removing the drainage information, the watermark, the HSG designators, the numbering down the middle and any other unnecessary information for ease of Planning Commission Review.
3. In accordance with §ZS 1-319(c)(4), an interparcel connector is required to be provided to all adjacent commercially zoned properties, or connect to any existing interparcel connectors on those adjacent properties.
4. Please include the following; all setback lines, zoning designation, property address, acreage, name and address of the property owners.
5. Please illustrate vehicular travelway directions and provide/illustrate widths.
6. Please provide a landscaping plan including installation and maintenance details per §ZS 1-322(d)(7) and (d)(8).
7. 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.
8. Freestanding and on-building signage meeting the requirements of §ZS 1-324 shall be reviewed and approved during the permitting process.
9. Please label the proposed office and as reported, indicate that it will be constructed at a future time.
10. Additional details shall be provided on the lighting to meet the requirements of §ZS 1-

323 and Section 18 of the *Design Guidelines and Standards for Commercial Uses*.

11. In accordance with §ZS 1-325(e)(3)A., please indicate the flood zone on the site plan, along with any existing wetlands. If there are none, please indicate so on the site plan, and note who verified their lack of existence.
12. In accordance with §ZS 1-327(b)(1), please show the 15' maintenance easement around the stormwater facility/ water quality feature on the site plan.
13. This project is also subject to the *Design Guidelines and Standards for Commercial Uses*. Architectural drawings will be required for Planning Commission review.
14. This property is located within the Seaside Architectural Tradition. Building plans printed to-scale and with more detail need to be provided (specific dimensions, all roof pitches, all façades, color of the building materials, etc.). Until such time, a full review of the plans in relation to the requirements of the *Design Guidelines and Standards* is unable to be performed.
15. Under Section 2(b) of the *Design Guidelines and Standards for Commercial Uses*, the Planning Commission is able to grant a waiver to the requirements contained within where it finds that the proposed alternative building or site design features generally achieves the overall objectives of the guidelines or standards that apply to the waiver being requested. 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.

Other Agency Approvals:

1. Information relative to the water and wastewater facilities are required to be provided on the plans per §ZS 1-325(e)(3)(O&P). Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works 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.



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: Flat Calm LLC Self Storage

Date: 5/11/2022

Tax Map: 21 Parcel: 15 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. 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: 2018 International Building Code
 2018 International Energy Conservation Code
 2018 International Mechanical Code
 2017 NEC
 Maryland Accessibility Code
 2010 ADA Standards for Accessible Designs

Maryland Codes Administration is in the process of adopting the 2021 edition of the International Codes.

2. Wind Design: 115 MPH (assumed); Risk category I; Exposure "C"
3. ADA: Provide all details and specifications per 2010 ADA design standards where Applicable. An accessible route from parking to entrance.
4. Soils report at time of permit application.
5. Maximum of 2500 ft² allowable for self-storage that is not provided with sprinkler system or rated wall assemblies.

There is not enough information provided at this time to provide additional comments. Additional information may be requested at time of plan review.

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

TO: Stuart White, DRP Specialist
Development Review and Permitting

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

DATE: May 4, 2022

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

Sketch Plan Review

a) **Sunset Avenue Boat Works**

- i. No comments from DPW Roads Division at this time.
- ii. Plans do not show water or sewer services. Public water lines are currently located in the vicinity of the Sunset Avenue frontage. Public sewer lines are located in the vicinity of both road frontages.
- iii. Please confirm the available number of EDUs needed for the project.

Site Plan Review

a) **Flat Calm, LLC**

- i. No Public Works comments at this time.

b) **Sunrise Solar**

- i. No Public Works comments at this time.

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



Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for a May 11, 2022 Meeting

From: Environmental Programs Staff

Subject: Flat Calm, LLC – Major Site Plan Review;
Tax Map: 21, Parcel: 15

Date: May 6, 2022

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 is a proposed office for this use, but there are no immediate plans to build this office as stated by George Young's office. To obtain permits to build this office, whether it be now or later, connection to the Ocean Pines Sanitary Service Area would be required. A connection to the Ocean Pines Sanitary Service Area would require a Sanitary Service Area expansion. It would also be required that you receive an approved method of connection by the Department of Public Works.
2. Adequate EDUs would need to be purchased to accommodate the proposed office use.
3. The existing well that currently serves this property would need to be sealed by a licensed well driller prior to signature on any demolition permits.
4. The existing septic tank would need to be crushed & filled during demolition. Abandonment reports would need to be sent in to Environmental Programs.
5. Commercial Plumbing Plans will need to be submitted for review with building permit for the proposed office and a \$125 review fee submitted. A plumbing permit will be need to be obtained for the interior work and another plumbing permit will be needed for the site utility work. Gas permits will be needed as well, if utilized for this project.

Citizens and Government Working Together



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee
From: Joy S. Birch, Natural Resources Specialist, III 
Subject: May 11, 2022 – Technical Review Committee Meeting
Date: April 26, 2022

Flat Calm, LLC – Major Site Plan Review – Proposed site development for 11 various sized self-storage buildings, totaling 36,950 sq. ft. Located at 10510 Racetrack Road, Tax Map 21, Parcel 15, Third Tax District of Worcester County, Maryland.

Critical Area: This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Developed Area (IDA) and is non- waterfront. Please see following comments:

1. Add Atlantic Coastal Bays Critical Area note to read: **Worcester County Atlantic Coastal Bays Critical Area Law:** *This property lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Local Laws, as from time to time amended, in effect at the time of the proposed development activities.*
2. Provide a lot coverage calculation table of existing and proposed coverages.
3. Provide a Critical Area Report see NR 3-109 (d) (2).
4. Provide documents that the site will meet the 10 percent pollution reduction requirements. The Department can provide you with a copy of the worksheet if needed.
5. Illustrate and/or provide documentation that the 15 percent afforestation requirement will be accomplished. This will require a planting agreement and financial surety to be made.

Citizens and Government Working Together

6. This project meets the requirement for the Maryland Critical Area Commission Project Notification parameters, therefore copies of the plan, Critical Area Report, 10 percent rule compliance details, and all other pertinent documents when submitted, will be forwarded to Commission Staff for review and comment.
7. Please submit the Critical Area review fee of \$200.00 for this Major Site Plan Review.

Storm Water Management & Erosion and Sediment Control:

This project is subject to the Worcester County Stormwater Ordinance. SWM Concept Plan approval has been received. Site Development approval will be required prior to Planning Commission submittal.

General Provisions:


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



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation Review

Date: May 6, 2022

Date of Meeting: May 11, 2022

Project: Sunset Avenue Boat Works

Location: Sunset Avenue; Tax Map: 27; Parcels: 64 & 584

Owner/Developer: Old Bridge Sunset Holdings, LLC

Engineer: GMB, LLC

This project may not be subject to the Worcester County Forest Conservation Law. In accordance with Subtitle I Section 3-103(c)(2) of the Natural Resources Article of the Worcester County Code of Public Laws, this project, having at least fifty percent of the land area within the Atlantic Coastal Bays Critical Area, may be developed entirely under the Critical Area Law. A statement citing the Natural Resources Code should be placed on all new plans for this project.




Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation Review

Date: May 6, 2022

Date of Meeting: May 11, 2022

Project: Flat Calm, LLC

Location: Sunset Avenue; Tax Map: 21; Parcel: 15

Owner/Developer: Flat Calm, LLC

Engineer: George E. Young, III, P.E.

This project may not be subject to the Worcester County Forest Conservation Law. In accordance with Subtitle I Section 3-103(c)(2) of the Natural Resources Article of the Worcester County Code of Public Laws, this project, having at least fifty percent of the land area within the Atlantic Coastal Bays Critical Area, may be developed entirely under the Critical Area Law. A statement citing the Natural Resources Code should be placed on all new plans for this project.

Citizens and Government Working Together

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




Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation & Stormwater Management Review

Date: May 6, 2022

Date of Meeting: May 11, 2022

Project: Sunset Solar

Location: 3864 Grove Lane; Tax Map: 85; Parcel: 1

Owner/Developer: NFB, LLC

Engineer: Wilkins-Noble, LLC

This project is subject to the Worcester County Forest Conservation Law. A Forest Conservation Application and fee have been submitted. Forest Conservation Plan approval must be received prior to this project going to Planning Commission.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater Concept Plan Plan approval. Stormwater Site Development Plan approval must be received prior to this project going to Planning Commission.

Citizens and Government Working Together

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

April 26, 2022

Mr. Stuart White
Department of Developing, Review and Permitting
Worcester County Government Center
One West Market Street, Room 1201
Snow Hill MD 21863

Dear Mr. White:

Thank you for the opportunity to review the submittal for the proposed Flat Calm, LLC development project, located at 10510 Racetrack Road, in Worcester County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans, and we are pleased to respond.

This site plan proposes the construction of 11 various sized self-storage buildings, totaling 36,950 sq. ft. As the plan proposes the new construction of a commercial development with a commercial access onto MD 589, a Commercial Access Permit will be required from this office (please see the attachments for the Commercial Access Permit Plan Review Requirements and Plan Review Checklist).

If you have any questions or require additional information please contact Mr. Daniel Wilson, District 1 Assistant District Engineer for Traffic, at 410-677-4048, by using our toll-free number (in Maryland only) at 1-800-825-4742 (x4048), or via email at dwilson12@mdot.maryland.gov. He will be happy to assist you.

Sincerely,



James W. Meredith
District Engineer

Attachments

cc: Mr. Jeff Fritts, Access Management Inspector, MDOT SHA
Mr. Tony Turner, Resident Maintenance Engineer, MDOT SHA
Mr. Daniel Wilson, District 1 Assistant District Engineer - Traffic, MDOT SHA



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

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


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

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

MEMORANDUM

DATE: March 11, 2020

TO: Applicant

FROM: Jenelle Gerthoffer, Natural Resources Administrator 

SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

.....

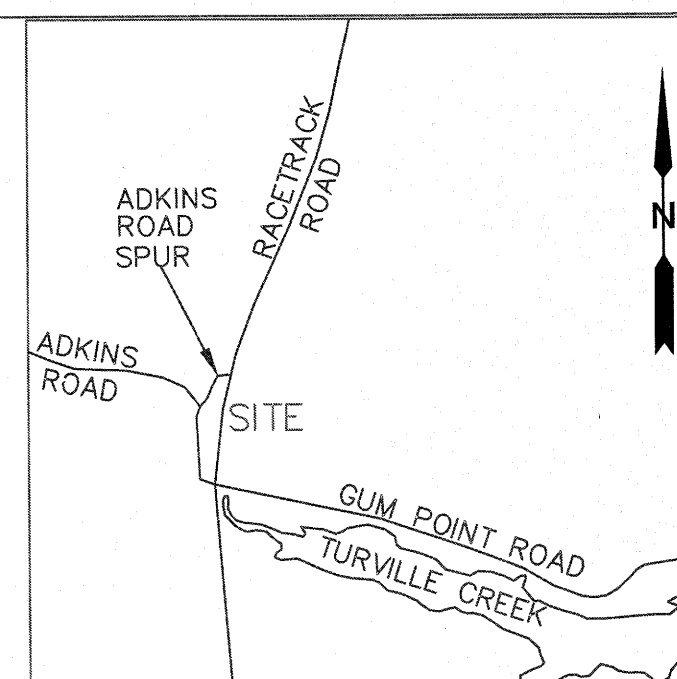
Please note, if a Stormwater plan is approved by this office and does not include phasing, the corresponding permit can only receive Stormwater Final approval once all improvements are completed and the entire site is stabilized. This includes properties which have multiple Building or Zoning permits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

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

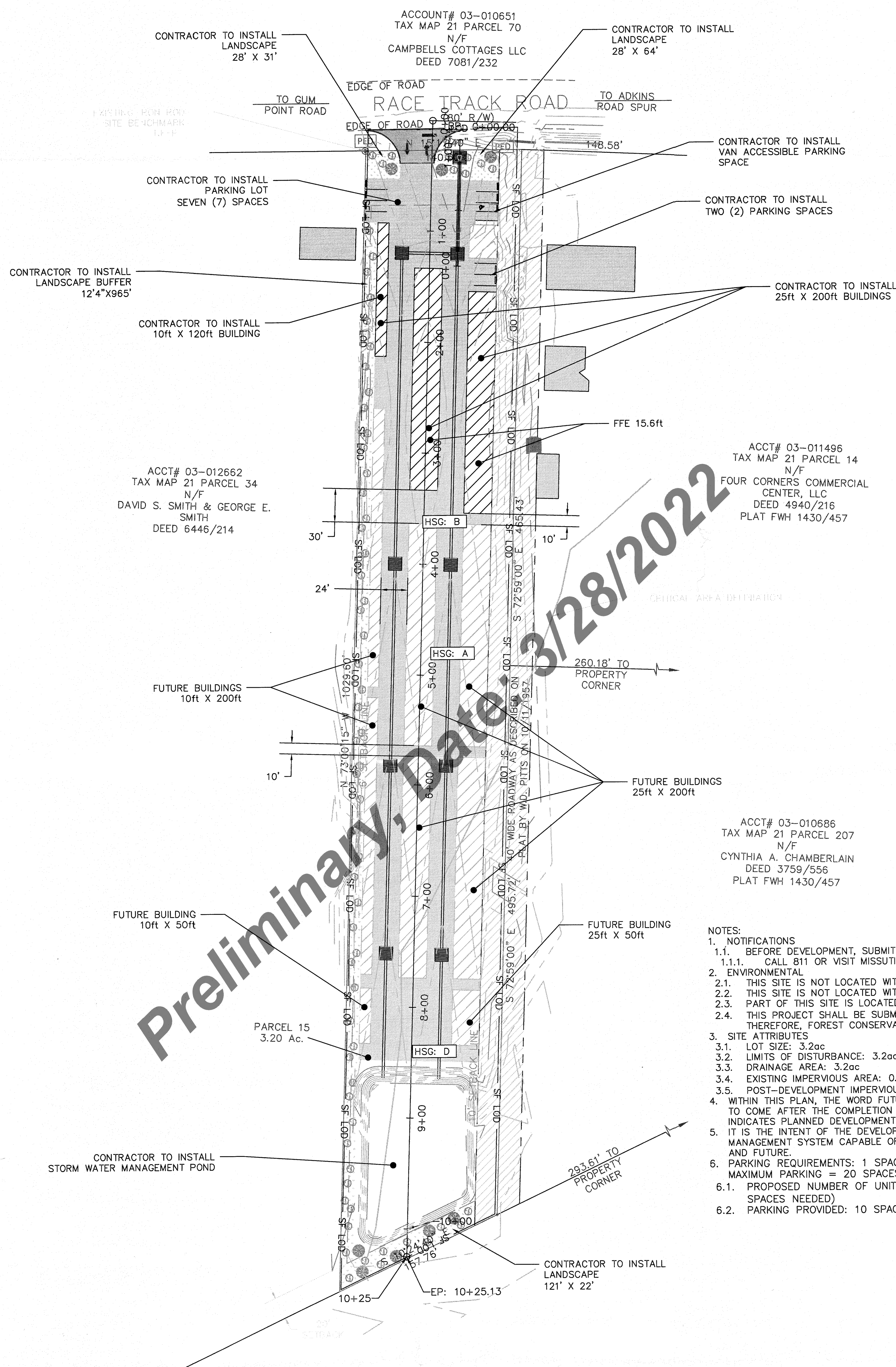
If you have any questions, please feel free to contact the Natural Resources Administrator, Jenelle Gerthoffer, at (410) 632-1220, ext. 1147.

SHEET INDEX	
1	TITLE PAGE
2	EXISTING CONDITIONS
3	DRAINAGE PLAN
4	PROFILES AND DETAILS
4	GRADING AND ESC PLAN
5	ESC DETAILS
6	ADDITIONAL DETAILS





SITE PLAN
FOR THE LANDS OF
FLAT CALM LLC
TAX MAP 21 GRID 14 PARCEL 15 DEED 6724/405
ACCOUNT# 03-011488
THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'



LEGEND

-  – Well
-  – Transformer
-  – Utility Pole
-  – Drain Inlet

PLANNING AND ZONING CERTIFICATE
APPROVED BY THE PLANNING AND ZONING COMMISSION

BY _____ DATE _____

OWNERS/DEVELOPER'S CERTIFICATE

AS THE PROPERTY OWNER/DEVELOPER, 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 OR BUILDINGS TO BE OCCUPIED UNTIL A CERTIFICATE OF USE AND OCCUPANCY HAS BEEN ISSUED BY THE DEPARTMENT OF DEVELOPMENT, REVIEW AND PERMITTING.

Chet Rohrbach
PHONE: 561-309-6291
ADDRESS: 53 TAIL OF THE FOX DRIVE
BERLIN, MD 21811

PROFESSIONAL ENGINEER'S CERTIFICATE



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND. LICENSE 12073. EXPIRATION DATE: 08/30/22.

GEORGE E. YOUNG, III
PROFESSIONAL ENGINEER

MD STATE PLANE (NAD83)

ACCT# 03-011194
TAX MAP 21 PARCEL 134
N/F
STEEN ASSOCIATES
DEED 2609/128
PLAT SVH 184/19

- NOTES:
1. NOTIFICATIONS
 - 1.1. BEFORE DEVELOPMENT, SUBMIT A LOCATE REQUEST WITH MISS UTILITY
 - 1.1.1. CALL 811 OR VISIT MISSUTILITY.NET
2. ENVIRONMENTAL
 - 2.1. THIS SITE IS NOT LOCATED WITHIN A WETLAND - SOURCE: MDE
 - 2.2. THIS SITE IS NOT LOCATED WITHIN A FLOOD PLAN - SOURCE: FEMA
 - 2.3. PART OF THIS SITE IS LOCATED IN AN IDA CRITICAL AREA - SOURCE: MERLIN GIS
 - 2.4. THIS PROJECT SHALL BE SUBMITTED, IN IT'S ENTIRETY, AS IDA CRITICAL AREA, THEREFORE FOREST CONSERVATION IS NOT REQUIRED.
3. SITE ATTRIBUTES
 - 3.1. LOT SIZE: 3.2ac
 - 3.2. LIMITS OF DISTURBANCE: 3.2ac
 - 3.3. DRAINAGE AREA: 3.2ac
 - 3.4. EXISTING IMPERVIOUS AREA: 0.65ac (28,142sqft)
 - 3.5. POST-DEVELOPMENT IMPERVIOUS AREA: 1.9ac (84420sqft)
4. WITHIN THIS PLAN, THE WORD FUTURE INDICATES PLANNING FOR A DEVELOPMENT PROJECT TO COME AFTER THE COMPLETION OF PROJECT M20027-B. THE WORD POST-DEVELOPMENT INDICATES PLANNED DEVELOPMENT AND CONSTRUCTION FOR PROJECT M20027-B.
5. IT IS THE INTENT OF THE DEVELOPER TO DESIGN AND CONSTRUCT A STORM WATER MANAGEMENT SYSTEM CAPABLE OF HANDLING BOTH ITEMS LABELED POST-DEVELOPMENT AND FUTURE.
6. PARKING REQUIREMENTS: 1 SPACE PER 40 ITEMS, MINIMUM PARKING = 10 SPACES
MAXIMUM PARKING = 20 SPACES
- 6.1. PROPOSED NUMBER OF UNITS=400 MAX. (FOR BOTH PHASES) (400/40=10 SPACES NEEDED)
- 6.2. PARKING PROVIDED: 10 SPACES INCLUDING 1 HANDICAP SPACE

REVISONS:		
	GEORGE E. YOUNG, III, P.C.	
	ENGINEERS & SURVEYORS 1603 MARKET STREET POCOMOKE, MARYLAND 21851	
		
	PHONE: (410)-957-2149 FAX: (410)-957-2928	
DRAWN BY: CED DATE DRAWN: 12/01/2012 DESIGNED BY: GEY CHECKED BY: CED CADD DWG: 20211110 - M20027 DATE PLOTTED: 3/25/2022		PROJECT NUMBER M20027-B REVISION A SHEET 1 OF 5

EXISTING CONDITIONS
FOR THE LANDS OF
FLAT CALM LLC
TAX MAP 21 GRID 14 PARCEL 15 DEED 6724/405
ACCOUNT# 03-011488
THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND

ACCOUNT# 03-010651
TAX MAP 21 PARCEL 70
N/F
CAMPBELLS COTTAGES LLC
DEED 7081/232

RACE TRACK ROAD

TO GUM POINT ROAD
TO ADKINS ROAD SPUR

EXISTING DRIVE - CONTRACTOR TO REMOVE -

EXISTING SEPTIC SYSTEM - CONTRACTOR TO REMOVE -

EXISTING BUILDINGS - CONTRACTOR TO REMOVE -

EXISTING WELL

ACCT# 03-012662
TAX MAP 21 PARCEL 34
N/F
DAVID S. SMITH & GEORGE E. SMITH
DEED 6446/214

UTILITY LINES - CONTRACTOR TO REPLACE -

ACCT# 03-011496
TAX MAP 21 PARCEL 14
N/F
FOUR CORNERS COMMERCIAL CENTER, LLC
DEED 4940/216
PLAT FWH 1430/457

ACCT# 03-010686
TAX MAP 21 PARCEL 207
N/F
CYNTHIA A. CHAMBERLAIN
DEED 3759/556
PLAT FWH 1430/457

PARCEL 15
3.20 Ac.

HSG: A
HSG: B
HSG: C
HSG: D
HSG: E
HSG: F
HSG: G
HSG: H
HSG: I
HSG: J
HSG: K
HSG: L
HSG: M
HSG: N
HSG: O
HSG: P
HSG: Q
HSG: R
HSG: S
HSG: T
HSG: U
HSG: V
HSG: W
HSG: X
HSG: Y
HSG: Z

10' SETBACK LINE

20' SETBACK

EP: 10+25.13

MD STATE PLANE (NAD83)





ACCT# 03-011194
TAX MAP 21 PARCEL 134
N/F
STEEN ASSOCIATES
DEED 2609/128
PLAT SVH 184/19

Preliminary, Date: 3/28/2022

NOTES:

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 - 1.1. BEFORE DEVELOPMENT, SUBMIT A 1.1.1. CALL 811 OR VISIT MISSISSIPPI
2. ENVIRONMENTAL
 - 2.1. THIS SITE IS NOT LOCATED WITHIN
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5. PARKING REQUIREMENTS: 1 SPACE MAXIMUM PARKING = 20 SPACES
- 6.1. PROPOSED NUMBER OF UNITS= SPACES NEEDED)
- 6.2. PARKING PROVIDED: 10 SPACES

LEGEND

-  – Well
 – Transformer
 – Utility Pole
 – Drain Inlet

SURVEYOR'S CERTIFICATE

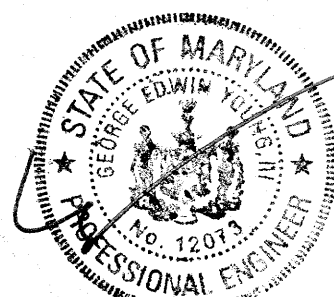
I, GEORGE E. YOUNG, III, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO CERTIFY THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF REAL PROPERTY ARTICLE 3-108 OF THE ANNOTATED CODE OF MARYLAND.



George E. Young, III
Professional Land Surveyor MD.No. 10854 (Exp. 4/7/22)
VA.No. 1700
DE.No. 534

ACCT# 03-010686
TAX MAP 21 PARCEL 207
N/F
CYNTHIA A. CHAMBERLAIN
DEED 3759/556
PLAT FWH 1430/457

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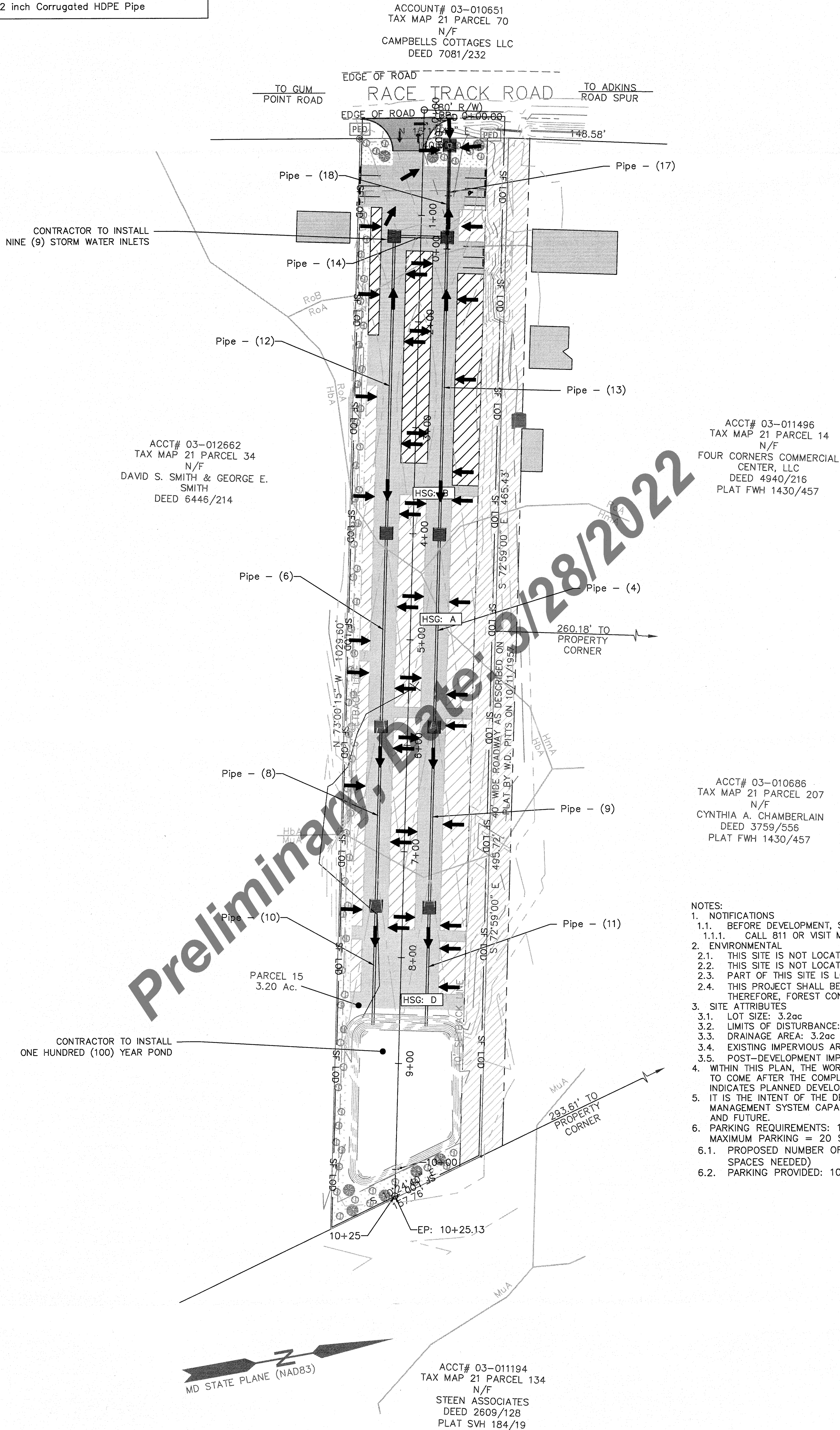


REVISIONS: 	 GEORGE E. YOUNG, III, P.C. ENGINEERS & SURVEYORS 1803 MARKET STREET POCOMOKE MARYLAND 21851 PHONE: (410)-957-2149 FAX: (410)-957-2928		
	DRAWN BY: CED DATE DRAWN: 12/1/2021 DESIGNED BY: GEY CHECKED BY: CED CADD DWG: 20211110 - M20027 DATE PLOTTED: 3/25/2022		
	PROJECT NUMBER M20027-B REVISION A		
	SHEET OF <div style="display: flex; justify-content: space-around; font-size: 2em; font-weight: bold;"> 2 5 </div>		

DRAINAGE PROPOSED CONDITIONS

FOR THE LANDS OF
FLAT CALM LLC
TAX MAP 21 GRID 14 PARCEL 15 DEED 6724/405
ACCOUNT# 03-011488
THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	Material
Pipe - (4)	24"	182'	0.00%	24 inch Corrugated HDPE Perforated Pipe
Pipe - (6)	24"	183'	0.00%	24 inch Corrugated HDPE Perforated Pipe
Pipe - (8)	24"	169'	0.00%	24 inch Corrugated HDPE Perforated Pipe
Pipe - (9)	24"	170'	0.00%	24 inch Corrugated HDPE Perforated Pipe
Pipe - (10)	24"	113'	0.00%	24 inch Corrugated HDPE Pipe
Pipe - (11)	24"	113'	0.00%	24 inch Corrugated HDPE Pipe
Pipe - (12)	24"	277'	0.00%	24 inch Corrugated HDPE Perforated Pipe
Pipe - (13)	24"	277'	0.00%	24 inch Corrugated HDPE Perforated Pipe
Pipe - (14)	24"	50'	0.00%	24 inch Corrugated HDPE Pipe
Pipe - (17)	12"	81'	0.00%	12 inch Corrugated HDPE Pipe
Pipe - (18)	12"	81'	0.00%	12 inch Corrugated HDPE Pipe



- NOTES:
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 4. WITHIN THIS PLAN, THE WORD FUTURE INDICATES PLANNING FOR A DEVELOPMENT PROJECT TO COME AFTER THE COMPLETION OF PROJECT M20027-B. THE WORD POST-DEVELOPMENT INDICATES PLANNED DEVELOPMENT AND CONSTRUCTION FOR PROJECT M20027-B.
 5. IT IS THE INTENT OF THE DEVELOPER TO DESIGN AND CONSTRUCT A STORM WATER MANAGEMENT SYSTEM CAPABLE OF HANDLING BOTH ITEMS LABELED POST-DEVELOPMENT AND FUTURE.
 6. PARKING REQUIREMENTS: 1 SPACE PER 40 UNITS, MINIMUM PARKING = 10 SPACES
MAXIMUM PARKING = 20 SPACES
6.1. PROPOSED NUMBER OF UNITS=400 MAX. (FOR BOTH PHASES) (400/40=10 SPACES NEEDED)
6.2. PARKING PROVIDED: 10 SPACES INCLUDING 1 HANDICAP SPACE



REVISIONS:		GEY GEORGE E. YOUNG, III, P.E. ENGINEERS & SURVEYORS 1503 MARKET STREET POCOCKE MARYLAND 21851 PHONE: (410)-957-2149 FAX: (410)-957-2928	
DRAWN BY: CED		PROJECT NUMBER M20027-B	
DATE DRAWN: 12/01/2021			
DESIGNED BY: GEY			
CHECKED BY: CED			
CADD DWG: 2021110 - M20027		REVISION A	
DATE PLOTTED: 3/25/2022			
		SHEET 3	OF 5

TAX MAP 21 GRID 14 PARCEL 15 DEED 6724/405
ACCOUNT# 03-011488
THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND

ACCOUNT# 03-010651
TAX MAP 21 PARCEL 70
N/F
CAMPBELLS COTTAGES LLC
DEED 7081/232





ACCT# 03-012662
TAX MAP 21 PARCEL 34
N/F
DAVID S. SMITH & GEORGE E.
SMITH
DEED 6446/214

ACCT# 03-011496
TAX MAP 21 PARCEL 14
N/F
FOUR CORNERS COMMERCIAL
CENTER, LLC
DEED 4940/216
PLAT FWH 1430/457

ACCT# 03-010686
TAX MAP 21 PARCEL 207
N/F
CYNTHIA A. CHAMBERLAIN
DEED 3759/556
PLAT FWH 1430/457

ACCT# 03-011194
TAX MAP 21 PARCEL 134
N/F
STEEN ASSOCIATES
DEED 2609/128
PLAT SVH 184/19

LEGEND

-  - Well
 - Transformer
 - Utility Pole
 - Drain Inlet

PARCEL 15
3.20 Ac. ~

MD STATE PLANE (NAD83)

OWNERS/DEVELOPER'S ESC CERTIFICATE


I/WE HEREBY CERTIFY THAT THE DEVELOPERS SHALL REQUEST APPROVAL AFTER THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL DEVICES AS PER THE APPROVED PLAN FOR THIS PROJECT PRIOR TO PROCEEDING WITH ANY OTHER GRADING AND/OR EARTH DISTURBANCES. THE DEVELOPER SHALL ALSO REQUEST APPROVAL UPON FINAL STABILIZATION OF THE SITE PRIOR TO THE REMOVAL OF PERIMETER EROSION AND SEDIMENT CONTROL DEVICES. IT IS UNDERSTOOD THAT FAILURE TO DO SO MAY RESULT IN A STOP WORK ORDER, A FINE OR BOTH.


I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION AND /OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATIONAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

Chet Rohrback

DATE _____

NOTES:
TO IMPROVE CLARITY OF GRADE LINES, BUILDINGS, PARKING, AND
DRIVEWAYS ARE NOT ILLUSTRATED. SEE OTHER SHEETS FOR
FURTHER SITE PLAN INFORMATION.

REVISIONS: 	 GEORGE E. YOUNG, III, P.C. ENGINEERS & SURVEYORS 1803 MARKET STREET POCOMOKE MARYLAND 21851 PHONE: (410)–957–2146 FAX: (410)–957–2928
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DRAWN BY: CED DATE DRAWN: 12/01/2021 DESIGNED BY: GEY CHECKED BY: CED CADD DWG: 20211110 – M20027 DATE PLOTTED: 3/25/2022	 PROJECT NUMBER M20027-B REVISION A
	SHEET OF <div style="font-size: 2em; font-weight: bold; display: inline-block; margin: 0 10px;">4</div> <div style="font-size: 2em; font-weight: bold; display: inline-block;">5</div>

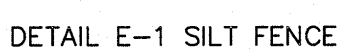
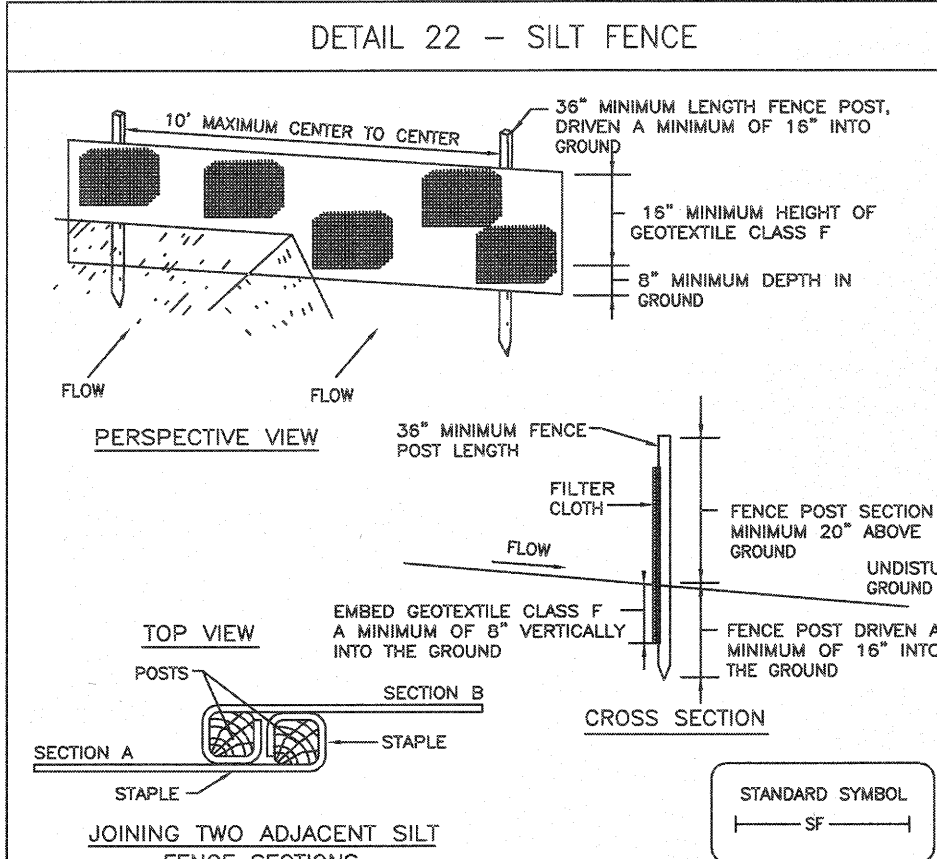


A horizontal graphic scale bar with alternating black and white segments. Above the bar, the markings 0', 60', 120', and 180' are printed.

FOR THE LANDS OF
FLAT CALM LLC

THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND

1. Limits of soil disturbance, grading, paving and/or seeding/stabilization include all construction areas and adjacent sites within the phase limits shown.
2. The Contractor shall contact the Worcester County Department of Review and Permitting (410-632-1200), at least five (5) days prior to start of construction.
3. It shall be the Contractor's responsibility to insure that all sediment control and stormwater management measures are installed as specified herein prior to start of any grading of the site or any other construction work.
4. Temporary erosion control devices shall be placed prior to grading. They shall be constructed and maintained in accordance with the 2011, Maryland "Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas" and the Somerset County requirements.
5. Stabilized Construction Entrance, Silt Fence and Rip Rap Inflow Protection shall be as detailed and constructed in accordance with the Standards and Specifications, Detail E-1, B-1 and D-3-1.
6. All sediment control devices shall be cleaned periodically during construction to insure their integrity and proper function.
7. Each area shall be permanently or temporarily stabilized when site development work, grading or other earth disturbance activities cease to be continuous for more than 7 days.
8. All sediment control devices shall remain in operation until construction project is fully stabilized by vegetation or paving and free from sediment.
9. Periodic inspection and maintenance of all sediment control devices must be provided to insure the intended purpose is accomplished.
10. During the layout of the sediment control devices shown on plans, field adjustments shall be made to insure that proper placement has been made to arrest and control any sediment that could leave the construction site.
11. All outfalls are to be protected from erosive velocities with rip-rap.
12. Public roads and other right-of-ways shall be kept free of sediment deposits left from heavy truck traffic leaving the construction site.
13. Permanent stabilization of all areas not to be sodded or paved shall be seeded and mulched in accordance with Section G of the above referenced Standards and Specifications.
14. Immediately after final grades are obtained, all areas to be paved, shall be paved.
15. Following initial soil disturbance or redistribution, permanent or temporary site stabilization shall be completed within:
 - a. Three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1).
 - b. Seven (7) days as to all other disturbed or graded areas on the project site.
16. All stockpiles that are to be left undisturbed for seven (7) days or longer shall immediately after piling be fertilized, limed and seeded with annual ryegrass at a rate of 1 lb. per 1,000 SF. All temporary stabilization shall be as follows:
 - a. PFL applied dolomitic limestone applied at a rate of 4,000 lbs. per acre or 46 lbs. per 1,000 SF.
 - b. Fertilizer (10-20-20) applied at a rate of 436 lbs. per acre or 10 lbs. per 1,000 SF.
 - c. Ryegrass applied at a rate of 40 lbs. per acre, fertilize (5-10-10) and mulch with straw at 2 tons per acre.
17. Anytime an erosion or sediment problem occurs the prompt and necessary measures will be taken to correct it by the Contractor.
18. The Soil Conservation District and Worcester County Department of Review and Planning reserve the right to add, modify or delete otherwise alter the approved sediment and storm water management plan as necessary to provide adequate protection. If this plan is revised, the Contractor shall submit as-built drawings to the Engineer for resubmittal to the Soil Conservation District.
19. A minimum of 4" topsoil shall be added to all disturbed areas not to receive building structure or paving.
20. Dewatering-discharge is to be directed to an approved sediment trapping measure prior to release from the site. (Filter bag acceptable see detail)
21. Outcrops and boulders shall be placed and stone during construction. Installation should be in an uphill manner with spoil placed on high side of trench. Only that portion of trench that can be backfilled and stabilized should be excavated on any given day. This BMP would be in lieu of wrapping area with silt fence. Stormwater pipe must be protected from sediment laden water entering it at all times.
22. Maintenance shall be performed as necessary to ensure that stabilized areas continuously meet the appropriate requirements of 2011 Maryland Standards and Specification for Soil Erosion and Sediment Control.
23. Approved plans remain valid for 2 years from the date of approval, with the exception 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.
24. The owner/developer or representative must contact the appropriate enforcement authority or its agent at the following stages of the project:
 - a. Prior to the start of earth disturbance.
 - 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.
25. A statement that 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.
26. A statement that as mandated by the Notice of Intent (NOI) general permit issued by the Maryland Department of the Environment, 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.



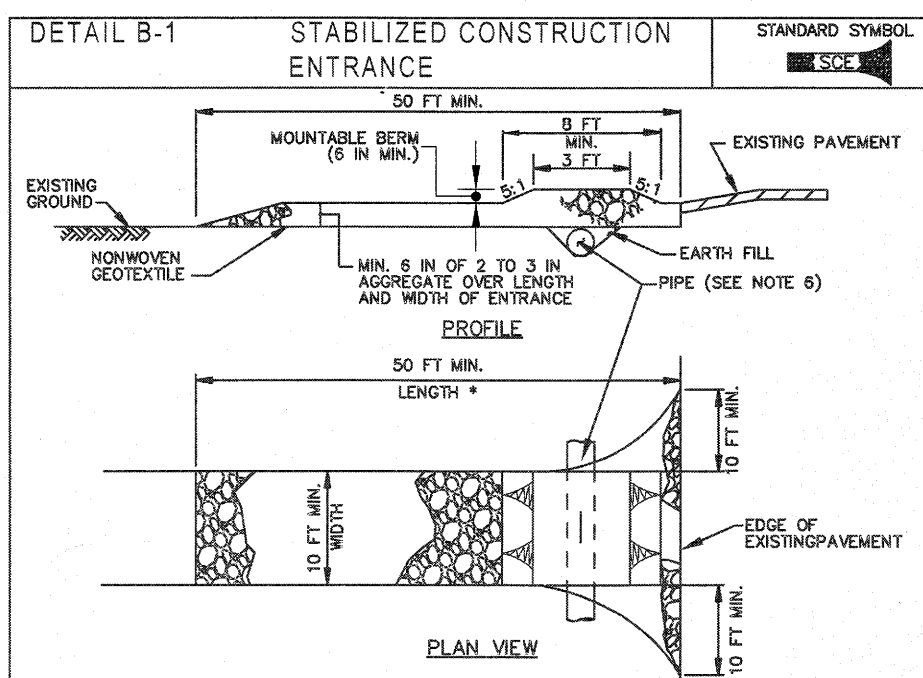
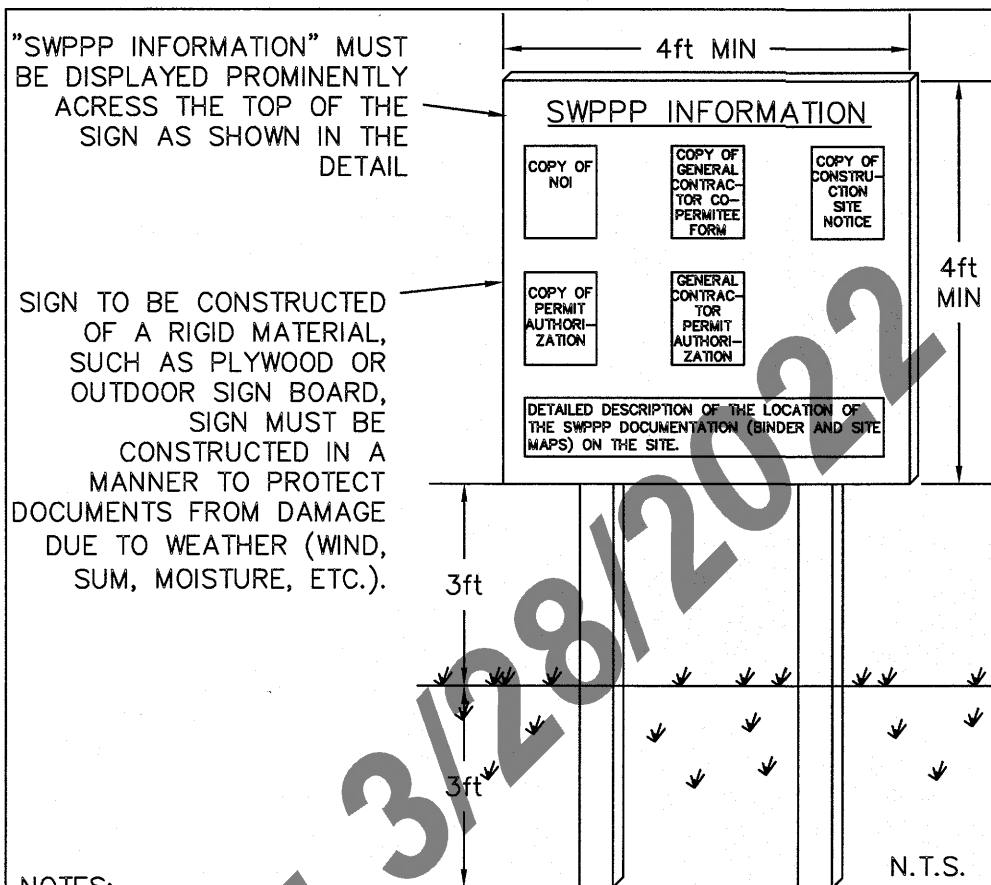
STANDARD SYMBOL

CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1/2" x 3/4" x 40" (MINIMUM) SQUARE GILT OF SOLID QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "2" OR "3" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 3/8 INCH STEEL POSTS DRIVEN 18 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET.
3. USE WOVEN SILT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WRES OR STAPLES AT TOP AND MID-SECTION.
4. PROVIDE A LETTER FROM THE AUTHORIZED REPRESENTATIVE OF THE INSPECTOR/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND, BACKFILL AND COMPACT THE SOIL ON BOTH SIDES.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIN, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSTAIR AS DESIRED TO THE MAIN FENCE ALIGNMENT TO PREVENT ROOTS FROM GOING AROUND THE ENDS OF THE SILT FENCE.
8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BADGERS DEVELOPE IN SILT FENCE. WHEN THE SEDIMENT IS NOT DEEP ENOUGH TO HOLD THE SILT FENCE IN PLACE, IF UNDERPINNING OCCURS, REINSTALL FENCE.

NOTE: CONTRACTOR TO OBTAIN ALL CITY, COUNTY AND STATE PERMITS.

1. CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER MANAGEMENT ADMINISTRATION (410-901-4020) TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST FOURTEEN DAYS (14d) PRIOR TO COMMENCING ANY SITE WORK FAILURE TO DO SO MAY RESULT IN AN IMMEDIATE STOP WORK ORDER.
2. 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."
3. CLEAR AND GRUB SITE FOR PERIMETER CONTROLS ONLY.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE IF NEEDED
5. INSTALL SILT FENCE IN ITS ENTIRETY.
6. FOLLOWING INITIAL SOIL DISTURBANCE AND REDISTURBANCE, THE DETAILS OF TEMPORARY OR PERMANENT STABILIZATION SHALL BE COMPLETED WITHIN THREE CALENDAR DAYS ON ALL SURFACES OF PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1)
7. PUMP OBSOLETE SEPTIC TANKS OF ALL CONTENTS
8. PERFORM DEMOLITION WORK AND REMOVE DEBRIS
9. THE TOPSOIL STRIPPED FROM SITE WITHIN THE LIMITS OF DISTURBANCE IS TO BE STOCKPILED ON SITE
10. ROUGH GRADE FOR BUILDING, IMPORTING MATERIAL AS NECESSARY FROM SITE OR OFF-SITE SOURCE PER PROPOSED GRADES PROVIDED TO CREATE POSITIVE DRAINAGE.
11. STABILIZE ALL REMAINING DISTURBED AREAS WITH PERMANENT VEGETATION OR SITE SPECIFIC VEGETATION AS NOTED
12. WITHIN THREE DAYS FOLLOWING FINAL GRADING, ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT WILL BE PERMANENTLY STABILIZED BY SEEDING OR MULCHING. PERMANENT MULCH CAN INCLUDE BUT IS NOT LIMITED TO STONE, GRAVEL, BLACKTOP OR CONCRETE SURFACING. IF CONSTRUCTION IS TEMPORARILY STOPPED ON A PROJECT SITE FOR MORE THAN SEVEN DAYS, ALL GRADED AREAS SHALL BE STABILIZED. THE REQUIREMENTS OF THIS SUBPARAGRAPH DO NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLANS AND ARE CURRENTLY BEING USED FOR MATERIAL STORAGE, OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED OR TO INTERIOR AREAS OF A SURFACE MINE SITE WHERE STABILIZATION MATERIAL WOULD CONTAMINATE THE RECOVERABLE RESOURCE.
13. REMOVAL OF CONTROLS AND STABILIZATION OF ALL AREAS DISTURBED BY THE REMOVAL OF THE CONTROLS AFTER INSPECTION.
14. ALL MAINTENANCE OF THE FINAL SITE SHALL BE CONTROLLED BY THE SITE OWNER.
15. IF THE SEQUENCE OF CONSTRUCTION IS MODIFIED BY THE CONTRACTOR AND/OR MARYLAND DEPARTMENT OF THE ENVIRONMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER THESE CORRECTIONS TO UPDATE THE PLAN. THESE CHANGES HAVE TO BE APPROVED BY THE SOIL CONSERVATION SERVICE.



TEMPORARY SEEDING SUMMARY						
HARDNESS ZONE(FROM FIGURE B.3) 7A SEED MIXTURE (FROM TABLE B.1)					FERTILIZER RATE (10–20–20)	LIME RATE
NO.	SPECIES	RATE [LBS/AC]	SEEDING DATES	DEPTH [IN]		
1	ANNUAL RYEGRASS	40	FEB. 15TH TO APRIL 30TH AUG. 1ST TO NOV. 30TH	1 2	436 LB/AC (10LB/1000SF)	90LB/AC (2LB/1000SF)

PERMANENT SEEDING SUMMARY								
HARDINESS ZONE (FROM FIGURE B.3) 7A SEED MIXTURE (FROM TABLE B:1)					FERTILIZER RATE (10–20–20)			LIME RATE
NO.	SPECIES	RATE [LBS/AC]	SEEDING DATES	DEPTH [IN]	N	P ₂ O ₅	K ₂ O	
8	TALL FESCUE	100	FEB. 15TH TO APRIL 30TH MAY 1ST TO NOV. 30TH	1/4 – 1/2	1LB/1000SF	90LB/AC (2LB/1000SF)	90LB/AC (2LB/1000SF)	2 TON/AC (90LB/1000SF)
9	HARD FESCUE	40	FEB. 15 TO APRIL 30TH	1/4 – 1/2	45LB/AC (1LB/1000SF)	90LB/AC (2LB/1000SF)	90LB/AC (2LB/1000SF)	2 TON/AC (90LB/1000SF)


HARDINESS ZONE (FROM FIGURE B.3) 7A SEED MIXTURE (FROM TABLE B.1)					FERTILIZER RATE (10–20–20)			LIME RATE
NO.	SPECIES	RATE [LBS/AC]	SEEDING DATES	DEPTH [IN]	N	P ₂ O ₅	K ₂ O	
8	TALL FESCUE	100	FEB. 15TH TO APRIL 30TH MAY 1ST TO NOV. 30TH	1/4 – 1/2	1LB/1000SF	90LB/AC (2LB/1000SF)	90LB/AC (2LB/1000SF)	2 TON/AC (90LB/1000SF)
9	HARD FESCUE	40	FEB. 15 TO APRIL 30TH	1/4 – 1/2	45LB/AC (1LB/1000SF)	90LB/AC (2LB/1000SF)	90LB/AC (2LB/1000SF)	2 TON/AC (90LB/1000SF)



REVISIONS:	
DRAWN BY:	CED
DATE DRAWN:	12/01/2021
DESIGNED BY:	GIEY
CHECKED BY:	CED
CADD DWG:	20211110 - M20027
DATE PLOTTED:	3/25/2022

GEY
GEORGE E. YOUNG, III, P.C.
 ENGINEERS & SURVEYORS
 1603 MARKET STREET
 POCOMOCKE MARYLAND 21851

PHONE: (410)-957-2149
 FAX: (410)-957-2928



PROJECT NUMBER
M20027-B
REVISION
A
SHEET 5 OF 5



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH 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

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

May 11, 2022

Project: Sunrise Solar – Major Site Plan Review

Proposed Ground mounted solar array, approximately 2.474 acres (within Limits of Development). Located at 3864 Grove Lane, Pocomoke, MD, Tax Map 85, Parcel 1, Tax District 1, A-1 Agricultural District, NFB, LLC, owner / Wilkins - Noble, LLC, engineer.

Prepared by: Stuart White, DRP Specialist

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

General Requirements:

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

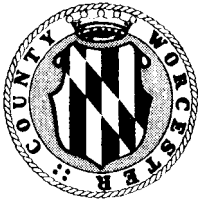
Project Specific Comments: This project is subject to, but not limited to, the following sections of the Zoning and Subdivision Control Article:

§ ZS1-201	A-1 Agricultural District
§ ZS1-305	Lot Requirements Generally
§ ZS1-306	Access to Structures
§ ZS1-319	Access and Traffic Circulation Requirements
§ ZS1-322	Landscaping and Buffering Requirements
§ ZS1-325	Site Plan Review
§ ZS1-326	Classification of Highways
§ ZS1-327	Additional Setbacks from Drainage Ditches and Stormwater Management Facilities
§ ZS1-344	Alternative Energy Facilities

1. Please include building setback lines on the site plan.
2. Please indicate the height of the trees at planting.
3. Please indicate the method for array location planning.

Other Agency Approvals:

1. Information relative to the water and wastewater facilities are required to be provided on the plans per §ZS 1-325(e)(3)(O&P). Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works 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.



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: Sunrise Solar Project, Grove Lane

Date: 5/11/2022

Tax Map: 85 Parcel: 1 Section: Lot: Block:

COMMENTS

1. Current Codes: 2018 International Building Code
2017 National Electric Code
Maryland Codes Administration is in the process of adopting the 2021 edition of the International Codes.
2. Wind Design (assumed): 114 MPH risk category I; 123 MPH risk category II;
Exposure Category "C"; Ground Snow Load – 20 PSF
3. Soils report required at time of permit application.
4. Engineered sealed plans (Maryland) required for all systems and components.
5. Special inspector (**third party engineer**) will be required for all systems and components final certification of project prior to final inspection by building inspector.
6. Submit with the permit application the total number and size of solar panels to be installed.
7. Provide total wattage amount at time of application.
8. Please provide your design professional with a copy of these comments.

Additional information may be requested at time of plan review.



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Specialist III 

Subject: May 11, 2022 - Technical Review Committee Meeting

Date: April 26, 2022

- **Sunrise Solar – Major Site Plan Review – Proposed Ground mounted solar array, LOD approximately 2.474 acres. Located at 3864 Grove Lane, Tax map 85, Parcel 1, Tax District 1, A-1 Agricultural District, NFB, LLC, owner / Wilkins-Noble, LLC, engineer.** This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

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

TO: Stuart White, DRP Specialist
Development Review and Permitting

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

DATE: May 4, 2022

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

Sketch Plan Review

a) **Sunset Avenue Boat Works**

- i. No comments from DPW Roads Division at this time.
- ii. Plans do not show water or sewer services. Public water lines are currently located in the vicinity of the Sunset Avenue frontage. Public sewer lines are located in the vicinity of both road frontages.
- iii. Please confirm the available number of EDUs needed for the project.

Site Plan Review

a) **Flat Calm, LLC**

- i. No Public Works comments at this time.

b) **Sunrise Solar**

- i. No Public Works comments at this time.

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



Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for a May 11, 2022 Meeting

From: Environmental Programs Staff

Subject: Sunrise Solar – Major Site Plan Review;
Tax Map: 85, Parcel: 1

Date: May 6, 2022

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 has no comments for this proposed project as there are no impacts to water & sewer. All proposed construction will not impact any existing well or septic systems.


Citizens and Government Working Together



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation Review

Date: May 6, 2022

Date of Meeting: May 11, 2022

Project: Sunset Avenue Boat Works

Location: Sunset Avenue; Tax Map: 27; Parcels: 64 & 584

Owner/Developer: Old Bridge Sunset Holdings, LLC

Engineer: GMB, LLC

This project may not be subject to the Worcester County Forest Conservation Law. In accordance with Subtitle I Section 3-103(c)(2) of the Natural Resources Article of the Worcester County Code of Public Laws, this project, having at least fifty percent of the land area within the Atlantic Coastal Bays Critical Area, may be developed entirely under the Critical Area Law. A statement citing the Natural Resources Code should be placed on all new plans for this project.




Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation Review

Date: May 6, 2022

Date of Meeting: May 11, 2022

Project: Flat Calm, LLC

Location: Sunset Avenue; Tax Map: 21; Parcel: 15

Owner/Developer: Flat Calm, LLC

Engineer: George E. Young, III, P.E.

This project may not be subject to the Worcester County Forest Conservation Law. In accordance with Subtitle I Section 3-103(c)(2) of the Natural Resources Article of the Worcester County Code of Public Laws, this project, having at least fifty percent of the land area within the Atlantic Coastal Bays Critical Area, may be developed entirely under the Critical Area Law. A statement citing the Natural Resources Code should be placed on all new plans for this project.

Citizens and Government Working Together

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




Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation & Stormwater Management Review

Date: May 6, 2022

Date of Meeting: May 11, 2022

Project: Sunset Solar

Location: 3864 Grove Lane; Tax Map: 85; Parcel: 1

Owner/Developer: NFB, LLC

Engineer: Wilkins-Noble, LLC

This project is subject to the Worcester County Forest Conservation Law. A Forest Conservation Application and fee have been submitted. Forest Conservation Plan approval must be received prior to this project going to Planning Commission.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater Concept Plan Plan approval. Stormwater Site Development Plan approval must be received prior to this project going to Planning Commission.

Citizens and Government Working Together

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

Stuart White

From: Mark Gillis <MGillis@mdot.maryland.gov>
Sent: Thursday, April 28, 2022 8:47 AM
To: Stuart White
Cc: Daniel Wilson; Jeffrey Fritts; Tony Turner
Subject: *EXTERNAL*:May 2022 TRC
Attachments: Flat Calm LLC_TRC Response Letter.pdf; Commercial Access Permit_Plan Review Checklist.pdf; Commercial Access Permit Plan Review Initial Requirements.pdf

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Stu,

See attached for a comment letter for the Flat Calm, LLC proposed development along with the requirements and checklist for a Commercial Access Permit, and comments below for the Sunset Avenue Boat Works and Sunrise Solar projects.

Sunset Avenue Boat Works

After a review of the subject development, MDOT SHA recognizes that the project is located outside of our jurisdiction and will have no negative impact to the surrounding State roadway network. We have no further comments at this time.

Sunrise Solar

After a review of the subject development, MDOT SHA recognizes that the project is located outside of our jurisdiction and will have no negative impact to the surrounding State roadway network. We have no further comments at this time.

Please let us know if you need anything else.

Thanks,

Mark Gillis

Transportation Engineer

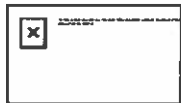
MDOT SHA District 1

Traffic Office

410-430-7459



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Visit: www.md511.org



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DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

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


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

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

MEMORANDUM

DATE: March 11, 2020

TO: Applicant

FROM: Jenelle Gerthoffer, Natural Resources Administrator 

SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

.....

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

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

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

GENERAL NOTES

- WORCESTER COUNTY TAX MAP NO.85, GRID 2, P.1
3864 GROVE LANE, POCOMOKE, MD 21851
- ZONED: A-1
- DEED REF: 8189/153
- PLAT REF: 143/73
- FIRST TAX DISTRICT
- OWNER INFORMATION
NFB LLC
C/O FAR NASIR
2832 BETHEDEN CHURCH RD
POCOMOKE, MD 21851
410-845-7664
- THIS PROPERTY IS NOT WITHIN THE CRITICAL AREA
- NO TITLE SEARCH WAS PROVIDED. THIS DRAWING DOES NOT GUARENTEE THE EXISTENCE OR NONEXISTENCE OF ANY EASEMENTS, RIGHT OF WAYS OR OTHER ENCUMBRANCES TO THIS PROPERTY.
- THERE ARE NO KNOWN WETLANDS WITHIN THE L.O.D. A WETLANDS DELINEATION HAS NOT BEEN CONDUCTED.
- IMPERVIOUS AREA CREATED PER THIS SITE PLAN = 0.751 ACRES
- THE AREA WITHIN THE LIMITS OF DISTURBANCE (2.474 ACRES) IS FARMED FIELDS.
- THE AREA WITHIN THE LIMITS OF DISTURBANCE IS IN FLOOD ZONE 'X' AS PROTRACTED FROM FIRM 24047C0375H DATED 7/18/15.

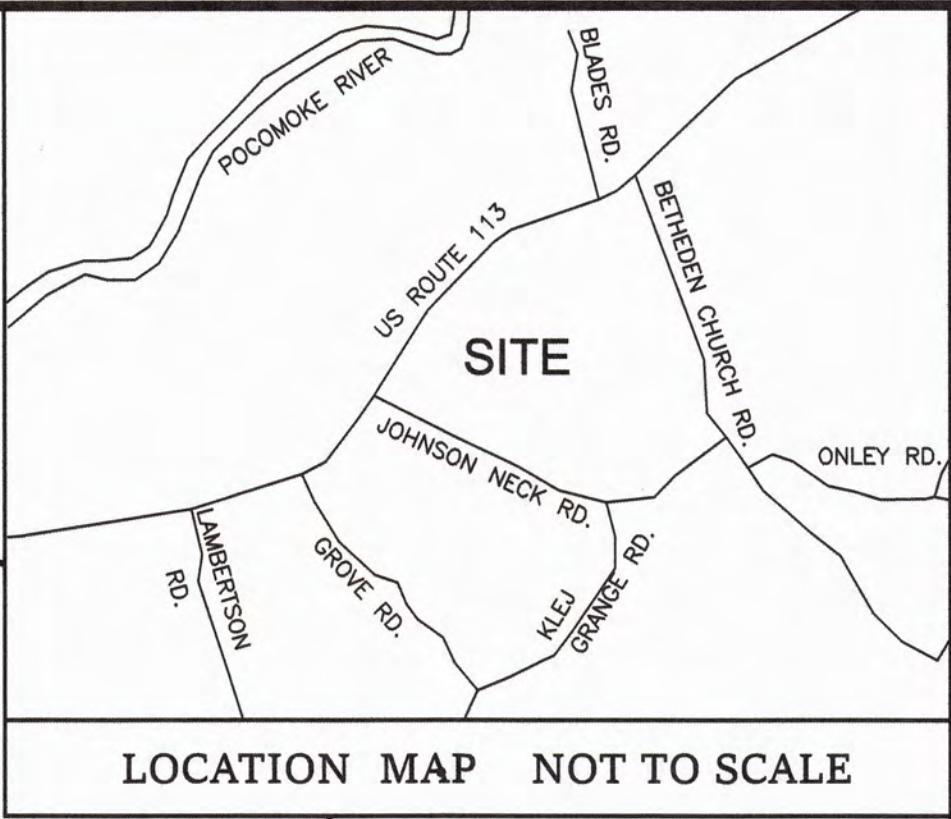
SEQUENCE OF CONSTRUCTION:

- NOTIFY M.D.E. 410-901-4020 AND WORCESTER COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS AT 410-632-1220 TO REQUEST A PRECONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY SITE WORK. FAILURE TO DO SO MAY RESULT IN AN IMMEDIATE "STOP WORK ORDER."
- INSTALL SILT FENCE AS SHOWN ON PLANS.
- ROUGH GRADE AS NECESSARY TO ENSURE MAXIMUM DISCONNECT LENGTHS. STABILIZE WITH SEED AND MULCH.
- PLACE SELECT FILL AS REQUIRED.
- INSTALL SOLAR PANELS.
- PLACE TOP SOIL IN LAWN AREAS AS NECESSARY.
- UPON FINAL GRADING AND SEEDING, AFTER THE APPROVAL OF INSPECTION AUTHORITY, REMOVE ANY REMAINING SEDIMENT AND EROSION CONTROL DEVICES, GRADE, AND SEED UPON REMOVAL.

ONSITE SOILS CHART

SOIL SYMBOL	SOIL NAME	HYDROLOGIC SOIL GROUP	SLOPE
FoDA	FALLSINGTON SANDY LOAM	'B/D'	0 TO 2 %
HmB	EVESBORO LOAMY SAND	'B'	2 TO 5 %
RcA	ROSEDALE LOAMY SAND	'A'	0 TO 2 %
HmA	HAMMONTON LOAMY SAND	'B'	0 TO 2 %
RoB	CEDARTOWN-ROSEDALE CPLX	'A'	2 TO 5 %

N/F
WAYNE BRITTINGHAM
MAP 78 PARCEL 57
ACCT # 000968
4209/600
ZONED A1
CURRENTLY WOODED, AG USE



LEGEND

- UTILITY POLE
- UTILITY LINE
- EDGE OF WOODS
- SILT FENCE/LIMITS OF DISTURBANCE
- LIMITS OF DISTURBANCE
- SOIL DIVISION LINE (AS PROTRACTED FROM WEB SOIL SURVEY)
- SOIL SYMBOL
- EXISTING CONTOUR
- PROPOSED LANDSCAPE BUFFER
- PROPOSED 6' TALL CHAIN LINK FENCE
- IRON PIPE FOUND



N/F
WAYNE AND FLORA BRITTINGHAM
MAP 78 PARCEL 18
ACCT # 001027
8336/395
ZONED A1
CURRENTLY WOODED, AG USE

N/F
LAURA LUCE, EARL WARD, JR, ETAL
MAP 85 PARCEL 28
ACCT # 007963
8307/158
PLAT 230/1
ZONED A1
CURRENTLY WOODED, AG USE

MAINTENANCE AND INSPECTION FOR NON ROOFTOP DISCONNECTS
REGULAR INSPECTIONS SHALL BE MADE DURING THE FOLLOWING STAGES OF CONSTRUCTION:
A FINAL INSPECTION SHALL BE CONDUCTED BEFORE USE AND OCCUPANCY APPROVAL TO ENSURE THAT ADEQUATE TREATMENT AREAS AND PERMANENT STABILIZATION HAS BEEN ESTABLISHED.

MAINTENANCE CRITERIA:
• MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION.

OWNER'S CERTIFICATION

- ALL PHASES OF STORMWATER MANAGEMENT CALCULATIONS, STRUCTURE DESIGN AND CONSTRUCTION WILL ADHERE TO CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR STORMWATER MANAGEMENT AND THE 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 (NOCC), AND LETTER OF CERTIFICATION MUST BE SUBMITTED TO THE DEPARTMENT, EXCEPT INDIVIDUAL FAMILY DWELLINGS. ONCE REVIEW IS COMPLETE AND APPROVED, A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
- THE OWNER/APPLICANT AGREES THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT MARYLAND DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. THE OWNER/APPLICANT SHALL CERTIFY RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY THE APPROPRIATE ENFORCEMENT AUTHORITY AND/OR MDE.
- OWNER/APPLICANT MUST CONTACT THE APPROPRIATE ENFORCEMENT AUTHORITY OR ITS AGENT AT THE FOLLOWING STAGES OF THE PROJECT OR:
- PRIOR TO THE START OF EARTH DISTURBANCE;
 - UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER DISTURBANCE;
 - PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT;
 - PRIOR TO THE REMOVAL OF SEDIMENT CONTROL PRACTICES;
- I UNDERSTAND THAT IT IS MY RESPONSIBILITY TO ADHERE TO ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

APPLICANT SIGNATURE

DATE

WORCESTER
FOREST CONSERVATION
AGRICULTURAL EXEMPTION

IN ACCORDANCE WITH THE NATURAL RESOURCES SECTION NR 1-4030(4), OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THE FOREST CONSERVATION LAW DOES NOT APPLY TO AGRICULTURAL SUPPORT BUILDINGS AND OTHER RELATED STRUCTURES PROVIDED THEY ARE BUILT USING ACCEPTED BEST MANAGEMENT PRACTICES. A DECLARATION OF INTENT AGRICULTURAL EXEMPTION MUST BE COMPLETED IF THE PROJECT RESULTS IN FOREST CLEARING THAT EXCEEDS 40,000 SQ.FT. OF DISTURBANCE. IN ADDITION THE FARMING OR AGRICULTURAL ACTIVITIES MUST REMAIN ACTIVE FOR A MINIMUM OF FIVE YEARS PAST THE APPROVAL DATE.

N/F
JOHN AND ALICE COMES
MAP 85 PARCEL 29
ACCT # 007939
1431/429
ZONED A1
CURRENTLY WOODED, AG USE

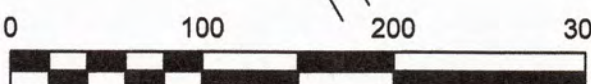
N/F
JOHN AND ALICE COMES
MAP 85 PARCEL 29
ACCT # 007939
1431/429
ZONED A1
AG USE

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 29739, EXP. DATE 07-05-22.


TO THE BEST OF MY KNOWLEDGE, THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS. THE 2011 MD STANDARDS AND SPECIFICATIONS FOR SEDIMENT AND EROSION CONTROL SHALL SUPERCEDE THIS PLAN IF ANY

NATHAN ANDREW NOBLE, PROFESSIONAL ENGINEER

DATE



SITE AND SEDIMENT EROSION CONTROL PLAN			
LANDS OF			
NFB LLC			
WORCESTER COUNTY, MARYLAND			
FIRST ELECTION DISTRICT			
SCALE	1" = 100'	SURVEYED	NAN
DATE	4/7/22	DRAWN	NAN
REVISED	-	CAD FILE	SOLAR SP
WILKINS-NOBLE LLC		CIVIL ENGINEERING AND LAND SURVEYING	
11729 CHURCH ST.		PHONE: 410-621-0321	
PRINCESS ANNE, MD 21853		FAX: 410-621-0320	



Maryland Department of the Environment

Stormwater Design Guidance – Solar Panel Installations

Revisions to Maryland's stormwater management regulations in 2010 require that environmental site design (ESD) be used to the maximum extent practicable (MEP) to mimic natural hydrology, reduce runoff to reflect forested wooded conditions, and minimize the impact of land development on water resources. This applies to any residential, commercial, industrial, or institutional development where more than 5,000 square feet of land area is disturbed. Consequently, stormwater management must be addressed even when permeable features like solar panel installations exceed 5,000 square feet of land disturbance.

Depending on local soil conditions and proposed imperviousness, the amount of rainfall that stormwater requirements are based on varies from 1.0 to 2.6 inches. However, addressing stormwater management does not mean that structural or micro-scale practices must be constructed to capture and treat large volumes of runoff. Using nonstructural techniques like disconnecting impervious cover reduces runoff by promoting overland filtering and infiltration. Commonly used with smaller or narrower impervious areas like driveways or open roads, the Disconnection of Non-Rooftop Runoff technique (see pp. 5.61 to 5.65 of the 2000 Maryland Stormwater Design Manual) is a low cost alternative for treating runoff in situations like rows of solar panels.

When non-rooftop disconnection is used to treat runoff, the following factors should be considered:

- The vegetated area receiving runoff must be equal to or greater in length than the disconnected surface (e.g., width of the row of solar panels).
- Runoff must sheet flow onto and across vegetated areas to maintain the disconnection.
- Disconnections should be located on gradual slopes (≤ 5%) to maintain sheetflow. Level spreaders, terraces, or berms may be used to maintain sheetflow conditions if the average slope is steeper than 5%. However, installations on slopes greater than 10% will require an engineered plan that ensures adequate treatment and the safe and non-erusive conveyance of runoff to the property line or downstream stormwater management practice.
- Disconnecting impervious surfaces works best in undisturbed soils. To minimize disturbance and compaction, construction vehicles and equipment should avoid areas used for disconnection during installation of the solar panels.
- Groundcover vegetation must be maintained in good condition in those areas receiving disconnected runoff. Typically this maintenance is different than that of landscaped areas. However, areas receiving runoff should be protected (e.g., planting shrubs or trees along the perimeter) from future compaction.

Depending on the layout and number of panels installed, the disconnection of non-rooftop runoff technique may address some or all of the stormwater management requirements for an individual project. Where the imperviousness is high or there is other infrastructure (e.g., access roads, transformers), additional runoff may need to be treated. In these situations, other ESD techniques or micro-scale practices may be needed to provide stormwater management for these features.

Example 1 – Using Non-Rooftop Disconnection Where the Average Slope ≤ 5%

Several rows of solar panels will be installed in an existing meadow. The soils within the meadow are hydrologic soil group (HSG) B and the average slope does not exceed 5%. Each row of panels is 10 feet wide and the distance between rows is 20 feet. The rows of solar panels will be installed according to Figure 1 below. In this scenario, the disconnection length is the same as the distance between rows (20 feet) and is greater than the width of each row (10 feet). Therefore, each row of panels is adequately disconnected and the runoff from 1.0 inch of rainfall is treated.

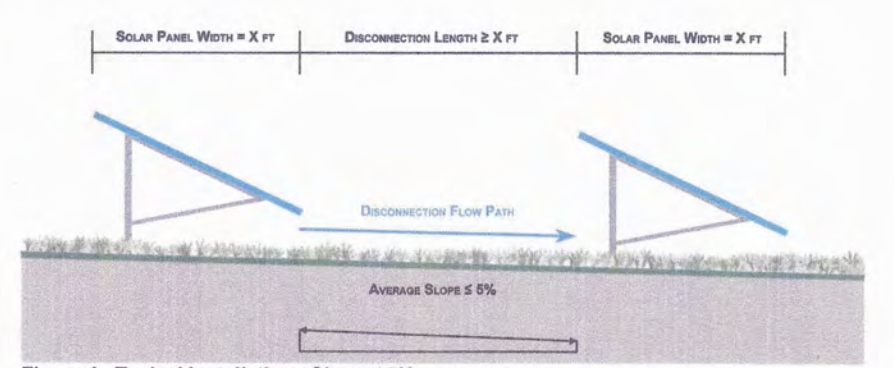


Figure 1. Typical Installation - Slope ≤ 5%

Example 2 – Using Non-Rooftop Disconnection Where the Average Slope ≥ 5% but ≤ 10%

Several rows of solar panels will be installed in an existing meadow. The soils within the meadow are hydrologic soil group (HSG) B and the average slope is greater than 5% but less than 10%. Each row of panels is 10 feet wide and the distance between rows is 20 feet. The rows of solar panels will be installed as shown in Figure 2 below. The disconnection length is the same as the distance between rows (20 feet) and is greater than the width of each row (10 feet). However, in this example, a level spreader (typically 1 to 2-foot wide and 1 foot deep) has been located at the drip edge of each row of panels to dissipate energy and maintain sheetflow.

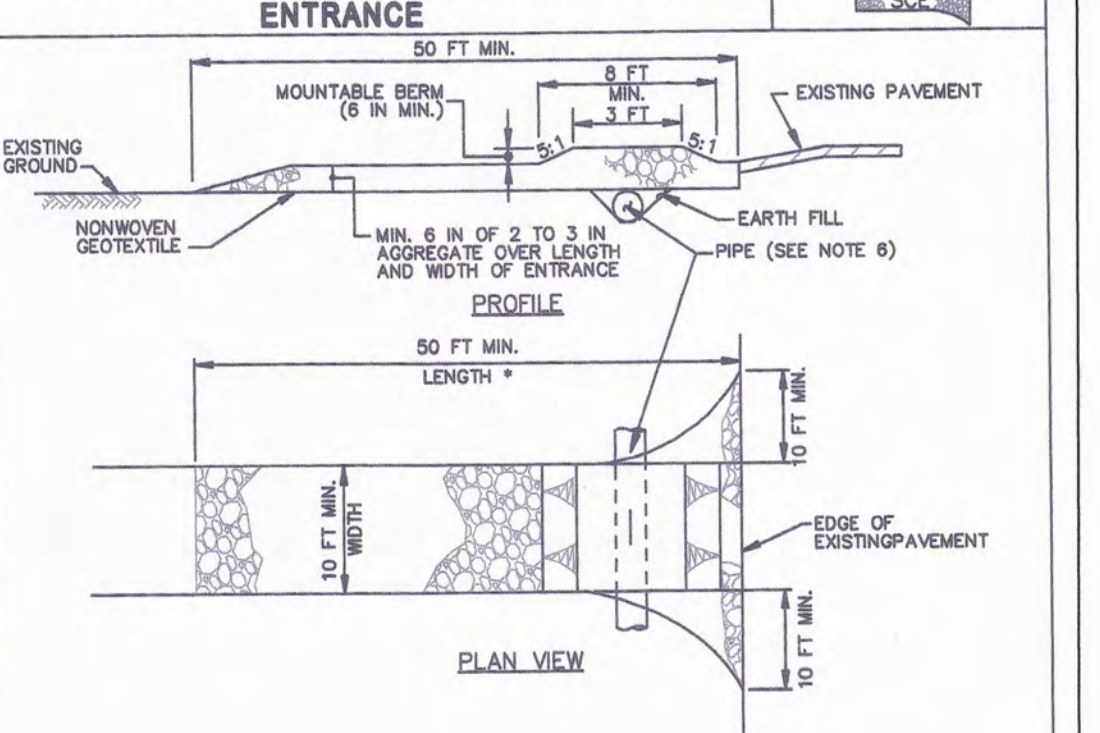
Discussion

To meet State and local stormwater management requirements, ESD must be used to the MEP to reduce runoff to reflect forested conditions. While all reasonable options for implementing ESD must be investigated, minimally, the runoff from 1 inch of rainfall must be treated. In each of the examples above, there may be additional opportunities to implement ESD techniques or practices and reduce runoff that should be explored. However, simply disconnecting the runoff from the solar panel arrays captures and treats the runoff from 1.0 inch of rainfall. Where imperviousness is low and soil conditions less optimal (e.g., HSG C or D), this may be sufficient to completely address stormwater management requirements. In more dense applications or in sandy soils, additional stormwater management may be required.

Page 2

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL



CONSTRUCTION SPECIFICATIONS

- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE, PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 8:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
- PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
- PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
- MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT, ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

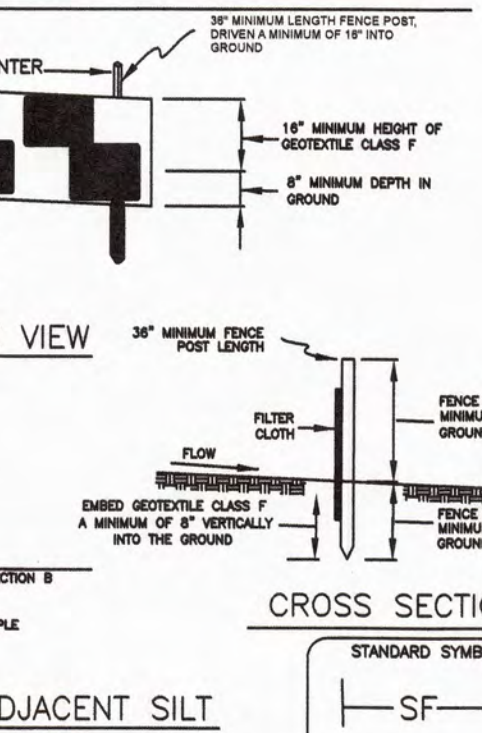
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

B.2

- ### MARYLAND STANDARD EROSION AND SEDIMENT CONTROL NOTES
- All erosion/sediment control measures shall comply with the "Maryland Standards and Specifications for Soil Erosion and Sediment Control" by the Maryland Department of the Environment, Water Management Administration in association with the Natural Resources Conservation Service and the Maryland Association of Soil Conservation Districts (referenced as the 2011 Standards and Specs).
 - Areas that have been cleared and/or graded, but will not be constructed on or permanently vegetated for more than 5 days (3 days for sediment control measures and for steep slopes) must be stabilized with mulch or temporary stabilization. Any areas that are in temporary vegetation for over 6 months will need to be permanently vegetated.
 - For specifications on permanent or temporary stabilization, see B-4-4 and B-4-5.
 - Mulching only is restricted to use on disturbed areas as a temporary cover where vegetation is not feasible or where seeding germination cannot be completed because of weather conditions. For specifications see B-4-3, A.1.B
 - For specifications on the stabilization of cut and fill slopes steeper than 3 horizontal to 1 vertical, see Incremental Stabilization B-4-1
 - The existing topsoil from on or off site that is used must meet the minimum specification in B-4-2
 - The required sequence of construction must be followed during site development. Any changes in the sequence of construction must be approved by the Soil Conservation District.
 - Any revisions to the sediment control plan, not covered under the list of plan modifications that can be approved by the sediment control inspector, need to be submitted to the Soil Conservation District for approval.
 - No proposed slope that is required to be seeded and/or mulched shall be steeper than 2:1. Slopes steeper than 2:1 shall require a engineered design for stabilization
 - All sediment control structures will be inspected once a week and after each rainfall and will be repaired, as needed, so that the structure meets the minimum specifications as shown in the 2011 Standards and Specs.
 - The contractor is responsible for maintaining all sediment and erosion control measures until the disturbed areas are permanently stabilized.
 - The District approval for this sediment control plan is good for 2 years. At the end of 2 years, if construction of the plan has not started, the plan will need to be resubmitted to the Soil Conservation District for review and re-approval. Any plans that are currently under construction after 2 years may be required to be resubmitted to the Soil Conservation District by the sediment control inspector.

SILT FENCE



CONSTRUCTION SPECIFICATIONS

- FENCE POSTS SHALL BE A MINIMUM OF 36" LONG DRIVEN 16" MINIMUM INTO THE GROUND. WOOD POSTS SHALL BE 1-1/2" X 1-1/2" SQUARE (MINIMUM) CUT, OR 1-3/4" DIAMETER (MINIMUM) ROUND AND SHALL BE OF SOUND QUALITY HARDWOOD. STEEL POSTS SHALL BE STANDARD T OR U SECTION WEIGHING NOT LESS THAN 1.00 POUND PER LINEAR FOOT. OR STAPLES AT TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F:
- GEOTEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES WILL BE STANDARD T OR U SECTION WEIGHING NOT LESS THAN 1.00 POUND PER LINEAR FOOT. OR STAPLES AT TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F:
- WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
- SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHES 50% OF THE FABRIC HEIGHT.

TENSILE STRENGTH 30 LBS./IN (MIN) TEST: MSMT 509
TENSILE MODULUS 20 LBS./IN (MIN) TEST: MSMT 509
FLOW RATE 0.3 GAL S.F./MINUTE (MAX) TEST: MSMT 322
FILTERING EFFICIENCY 75% (MIN) TEST: MSMT 322

3. WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.

4. SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHES 50% OF THE FABRIC HEIGHT.

JOINING TWO ADJACENT SILT FENCE SECTIONS

STANDARD SYMBOL

B-4.1 STANDARDS AND SPECIFICATIONS

FOR

SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

Definition

The process of preparing the soils to sustain adequate vegetative stabilization.

Purpose

To provide a suitable soil medium for vegetative growth.

Conditions Where Practice Applies

Where vegetative stabilization is to be established.

Criteria

- Temporary Stabilization
 - Seeded 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 loosened, it must 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.
 - Apply fertilizer and lime as prescribed on the plan.
 - Incorporate lime and fertilizer into the top 3 to 5 inches of soil by diskling or other suitable means.
- Permanent Stabilization
 - A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative stabilization are:
 - Soil pH between 6.0 and 7.0.
 - Soluble salts less than 500 parts per million (ppm).
 - 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 topsoils will be placed from a nearby soil that has less than 30 percent silt plus clay would be acceptable.
 - Soil contains 1.5 percent minimum organic matter by weight.
 - Soil contains sufficient pore space to permit adequate root penetration.
 - Application of amendments or topsoil is required if on-site soils do not meet the above conditions.
 - Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches.

B.12

B.13

and amended preparation.

C. Soil Amendments (Fertilizer and Lime Specifications)

- 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 analysis.
- 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 baled according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer.
- Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydrosedding) which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground in such fineness that at least 50 percent will pass through a #100 mesh sieve and 90 to 100 percent will pass through a #20 mesh sieve.
- Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by diskling or other suitable means.
- Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.

B.14

B-4.3 STANDARDS AND SPECIFICATIONS

FOR

SEEDING AND MULCHING

Definition

The application of seed and mulch to establish vegetative cover.

Purpose

To protect disturbed soils from erosion during and at the end of construction.

Conditions Where Practice Applies

To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

Criteria

- Seeding
 - Specifications
 - All seed must meet the requirements of the Maryland State Seed Law. All seed must be subject to a seedling by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B-4 regarding the quality of seed. Seed tags must be available upon request to the inspector to verify type of seed and seedling rate.
 - Mulch alone may be applied between the fall and spring seeding dates only if the ground is frozen. The appropriate seeding mixture must be applied when the ground thaws.
 - Inoculants: The inoculant for treating legume seed in the seed mixture must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package. Use four times the recommended rate when hydrosedding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75 to 80 degrees Fahrenheit can weaken bacteria and make the inoculant less effective.
 - Soil or seed must not be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
 - Application
 - Dry Seeding: This includes use of conventional drop or broadcast spreaders.
 - Incorporate seed into the subsoil at the rates prescribed on Temporary Seeding Table B.1, Permanent Seeding Table B.3, or on site-specific seeding estimates.
 - Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. Roll the seeded area with a weighted roller to provide good seed to soil contact.
- Mulching
 - Mulching (in order of preference)
 - Stem consisting of thoroughly threshed wheat, rye, oat, or barley not reasonably bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland Seed Law and not matted, moldy, rotted, decayed, or excessively dirty. Note: Use only sterile straw mulch in areas where any species of grass is desired.
 - Wood Cellulose Fiber Mulch (WCFFM) consisting of specially prepared wood cellulose processed into a uniform fibrous physical mass.
 - WCFFM is to be dry granules or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.
 - WCFFM, including dye, must contain no germination or growth inhibiting factors.
 - WCFFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material must form a loam-like ground cover on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
 - WCFFM material must not contain elements or compounds at concentrations levels that will be phytotoxic.
 - WCFFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter, pH range of 4.0 to 6.5, ash content of 1.0 percent maximum and water holding capacity of 90 percent maximum.

B.15

B.16

B.17

Table B.6: Maintenance Fertilization for Permanent Seeding					
Seeding Mixture	Type	lb/acre	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.
		400	9.2		
Birdsfoot Trefail.	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 trefail.	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.
		100	2.3		

SITE AND SEDIMENT EROSION CONTROL PLAN

LANDS OF

NFB LLC

WORCESTER COUNTY, MARYLAND

FIRST ELECTION DISTRICT

SCALE	1" = 100'	SURVEYED	NAN	JOB NO.	3864 GROVE LANE
DATE	4/7/22	DRAWN	NAN	FIELD BOOK X	PAGE X
REVISED	-	CAD FILE	SOLAR SP	SHEET	2 OF 2

WILKINS-NOBLE LLC

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