

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday July 7, 2022

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

Thursday, July 7, 2022

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

II. Administrative Matters (1:00 p.m. est.)

- A. Review and Approval of Minutes – May 5, 2022
- B. Board of Zoning Appeals Agenda – July 14, 2022
- C. Technical Review Committee Agenda – July 13, 2022

III. Site Plan Review - §ZS 1-325 (1:05 p.m. est.)

A. Maryland Medical Owners II Storage – Major site plan review

Proposed 3 story, 100' x 130' self-storage building, containing 217 climate controlled units totaling 39,000 sq. ft. of gross floor area. Located on the east side Racetrack Road approximately 340 feet south of the intersection with Taylorville Lane, Tax Map 21, Parcel 66, Lot 1, Tax District 3, C-2 General Commercial District, Maryland Medical Owners, LLC, owner / J.W. Salm Engineering, Inc., 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. Maryland Agricultural Land Preservation Foundation (MALPF) FY23 Easement Sale Application Review and Approval:

- 1. Bixler, Nick, TM 38, P 26; Davis Road, Snow Hill; 80 acres
- 2. Blank, William Berger, Jr.; TM 64, P 112; 7440 Public Landing Road; 283.69 acres
- 3. Butler, James and Margaret Estate (William Hudson, Personal Representative); TM 91, P 47; Hilman Road, Pocomoke City; 250 acres
- 4. Cantwell, Mary, TM 31, P 26, 32, 33; Evans Road/Ironshire Station Road, Berlin; 183 acres
- 5. Fair, Freddie and Faye, TM 93, P 41; Steel Pond Road, west side, Stockton; 102 acres
- 6. Fair, Freddie and Faye & Marion Butler, Matthew Butler; TM 69, P 41; Fleming Mill Road, west side, Pocomoke City, 50 acres
- 7. Glad-Mar Land Co., Inc. TM 77, P 6; Whitesburg Road, Snow Hill; 110 acres
- 8. Larry Dean and Deborah Guy; TM 99, P 27; Hall Road; 96.75 acres
- 9. Holland, Mark and Ricky Holland; TM 91, P 42, 122; Hillman Road/Cedar Hall Road 80 acres

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10. Piper, Wayne and Jennifer; TM 92, P 69; Sheephouse Road, Pocomoke City; 144.93 acres
11. Queponco Farms, Inc. TM 49, P 71; 6636 Basket Switch Road; Newark; TM 187.75 acres (re-application, FY22)

V. Proposed Water & Sewer Amendment

Island Resort Campground, Amendment SW 2022-1

This amendment is for a campground expansion and wastewater project for the Island Resort Campground located in Newark, Maryland. Island Resort Park, Inc., proposes to expand the existing campground sewer and water planning area for the addition of 62 lots, make modifications to the existing wastewater treatment plant and infrastructure to handle the additional flow, and expand their on-site wastewater treatment capacity via spray irrigation on an adjacent agricultural field on TM 40 Parcel 93. Rauch Engineering is applicant on behalf of Island Resort Park, Inc.

VI. Adjournment

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – May 5, 2022**

Meeting Date: May 5, 2022

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierri, Chair
Rick Wells, Vice Chair
Mary Knight, Secretary
Marlene Ott
Betty Smith
Ken Church

Staff

Jennifer Keener, Director, DRP
Gary Pusey, Deputy Director, DRP
Kristen M. Tremblay, Zoning Administrator
Stu White, DRP Specialist
Robert Mitchell, Director, Environmental Programs

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, March 3, 2022

As the first item of business, the Planning Commission reviewed the minutes of the March 3, 2022 meeting.

A motion was made by Ms. Ott, seconded by Ms. Knight, and carried unanimously, with Mr. Barbierri abstaining from the vote, to approve the minutes.

B. Review and approval of minutes, April 7, 2022

As the next item of business, the Planning Commission reviewed the minutes of the April 7, 2022 meeting. An amendment was recommended that the minutes reflect Ms. Knight as making the initial motion to adjourn the meeting.

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

C. Board of Zoning Appeals Agenda, May 12, 2022

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for May 12, 2022. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Board.

D. Technical Review Committee Agenda, May 11, 2022

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – May 5, 2022**

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for May 11, 2022. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Committee.

III. Residential Planned Community (RPC)

As the next item of business, the Planning Commission performed Step I review for Phase II of Triple Crown Residential Planned Community (RPC). Proposed construction of 30 Single Family Units. Located on the northerly side of Gum Point Road east of Preakness Drive, Tax Map 21, Parcels 67 & 74, Tax District 3, R-1 Rural Residential District, Triple Crown Estates, LLC, owner / Vista Design, Inc., architect. Marc Cropper, Steve Engle, Greg Steen, and Marvin Steen were present for the review.

Ms. Ott announced that she presently is the owner of a lot in Triple Crown and stated that she could be impartial in the review.

Mr. Cropper introduced the project and iterated that the ingress/egress point from MD Rt. 589 shown on the proposed site plan will no longer be included in the proposal. A gate restricting access has been installed and the note on the site plan indicating emergency access will be removed..

After discussion, a motion favoring the proposal was made by Ms. Knight, seconded by Mr. Wells, and carried unanimously by the Planning Commission.

IV. Rezoning

As the next item of business, the Planning Commission reviewed rezoning Case No. 434, a request to rezone a 105.12-acre parcel located on the west side of Downs Road and the north side of Worcester Highway (US 113), northeast of Newark (Tax Map 40, Parcel 180) from A-1 Agricultural District to A-2 Agricultural District. Hugh Cropper, IV, attorney, Frank G. Lynch, Jr., surveyor, Chris McCabe, environmental consultant, and Sean Rayne, property owner, came forward. Mr. Cropper testified that the application filed for this rezoning request stated that the justification for a rezoning was based upon both a mistake in the existing zoning and a change in the character of the neighborhood, but he was amending the application to remove reference to the “change” so that the rezoning will be based solely on a mistake in the existing zoning.

Mr. Cropper provided a copy of the zoning map that was included in the staff report to each Commission member and entered this as Exhibit #1, and pointed out that the property was currently zoned A-1 Agricultural. He stated that the site was approved for a borrow pit and the property has been almost completely excavated, to the point that there was limited land available for future uses, and in particular for uses allowed in the A-1 District which pertain primarily to agriculture and forestry and typically require larger properties. He then distributed copies of the text of the A-

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1 District from the zoning code as Exhibit #2. He stated that the purpose of this district, as written in the Code, is to preserve and protect the County's farms and forestry operations, and that this property does not have either of these uses and the district's intent does not align with the characteristics of this property. He then distributed copies of the text of the A-2 District from the zoning code as Exhibit #3, and noted that the purpose of this district is to foster the County's agricultural heritage while also accommodating compatible uses of a commercial nature. He summarized some of the allowable uses in the A-2 District, and stated that the uses in the A-1 District were focused on agriculture and timbering, while the A-2 uses were more commercial in nature but would be compatible with agriculture and forestry. He stated that A-2 zoning would be more appropriate than A-1 zoning for this property, as it is not an agricultural or forested property but instead could be minimally developed in the future for a use that would be compatible with agriculture and forestry. Because of this, he stated it was a mistake to zone the subject property A-1 during the County's comprehensive rezoning in 2009.

Mr. Cropper introduced Frank G. Lynch, Jr., land surveyor, as his first witness. Mr. Lynch stated he believes the A-2 zoning is more appropriate for this property based on the uses allowed in this district. He also noted that the A-2 zoning is in accordance with the recommendation of the County's Land Use Plan that this property be designated for Agriculture use. He stated he believed the current A-1 zoning was a mistake, as the borrow pit was in existence in 2009 when the County's last comprehensive rezoning occurred, and keeping the A-1 zoning in place resulted in no future uses being feasible for this property since the borrow pit utilized most of the property, leaving little vacant land for anything else.

Mr. Cropper introduced Chris McCabe, environmental consultant and owner of Coastal Compliance Solutions, LLC, as his second witness. Mr. McCabe stated he believed keeping the A-1 zoning during the 2009 comprehensive rezoning was a mistake. He noted that the borrow pit was approved in 2004 and was in operation in 2009 when the County undertook its most recent comprehensive rezoning. He stated it would have been more appropriate at that time to zone the property A-2 as that would allow some additional future use on the property once the borrow pit was completed. He agreed that the A-2 zoning was in accordance with the recommendations of the County's land use plan and the plan's narrative, which recommends limiting rural development in agricultural areas to uses that are compatible with agriculture and forestry, and he stated the uses in the A-2 District are designed to be compatible with agriculture and forestry.

Mr. Cropper summarized the request by stating that the subject property is more consistent with the A-2 Agricultural District than the current A-1 Agricultural District zoning. He noted that virtually nothing else can be done with this property due to the borrow pit covering the majority of the property, and a rezoning to A-2 would allow at least some limited future development. He noted that this property is at the intersection of two roads, with one being a major highway, and has excellent access. He stated that the uses allowed in the A-2 District are compatible with the surrounding area, and are also compatible with agriculture and forestry which is the emphasis of the A-1 District. He summarized that population change in the area has been minimal although there has been some residential development along Cropper island Road; there will be no impact on public facilities or transportation patterns if this rezoning is approved; the A-2 District is compatible with existing development and environmental conditions in the area; and the A-2

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District is in accordance with the agricultural land use recommendation of the Comprehensive Plan and therefore would better meet the objectives of the Plan.

After discussion, Mr. Church made a motion to recommend approval of the rezoning to the County Commissioners from A-1 to A-2 in accordance with the findings of fact as presented by Mr. Cropper. The motion was seconded by Vice Chairman Wells and carried by a 5-1 vote, with the Chairman opposed.

- V. **Text Amendment** - Sun TRS Frontier LLC, Applicant, represented by Hugh Cropper IV, Attorney As the next item of business, the Planning Commission reviewed a proposal to amend the Campground section of the zoning ordinance. The application requests that new cluster design standards be added to the campground standards that would allow campsites to have flexible design standards pertaining to minimum campsite area, setback, width, depth, road frontage and parking requirements. The standards, if approved, would be optional and would only apply to a portion of a campground, and would only apply to recreational park trailers and cabins placed on campsites in rental and membership campgrounds. Hugh Cropper IV, attorney, Jason Loar, principal engineer with Davis, Bowen & Friedel, and Emily DeMarco of Blue Water Hospitality, were present on behalf of the Applicant, Sun TRS Frontier, LLC.

Mr. Cropper stated the applicant is in full agreement with the staff report, which is in support of this amendment, which would allow cabins and recreational park trailers to be located on a small portion of a campground in a cluster development. He noted that the advantages of a cluster development include increased open space, fewer roads and impervious surface, and more flexibility with the location of parking spaces.

Mr. Loar responded to Mr. Cropper’s questions that he has 25 years of experience as a licensed professional engineer and working with developers, and he stated that this proposed amendment will result in a much better design and project than what is possible under traditional campground standards.

In response to a question from Commissioner Smith, Mr. Loar shared a draft of a site plan for a portion of Frontier Plan using a cluster design, and discussed the location of parking and the amount of open space that will be provided. Mr. Cropper clarified that if this amendment is approved, the Planning Commission will still have approval authority of a site plan for any proposed development.

After discussion, Ms. Ott made a motion to forward a favorable recommendation for the proposed text amendment to the County Commissioners. The motion was seconded by Ms. Smith and carried unanimously by the Commissioners..

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VI. Adjourn – A motion to adjourn was made by Ms. Ott and seconded by Ms. Smith. The Planning Commission adjourned at 1:37 P.M.

Jerry Barbierri, Chair

Stuart White, DRP Specialist

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

THURSDAY JULY 14, 2022

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

6:30 p.m.

Case No. 22-39, on the lands of Catherine Jones, requesting a variance to the left side yard setback from 20 feet to 14 feet (to encroach 6 feet) associated with a proposed garage addition in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-201(b)(5) and ZS 1-305, located at 8549 Ironshire Station Road, Tax Map 31, Parcel 87, Tax District 3, Worcester County, Maryland.

6:35 p.m.

Case No. 22-33, on the application of Hugh Cropper, IV, on the lands of Keith Iott and Diana Tremaine, requesting a variance to reduce the Atlantic Coastal Bays Critical Area buffer from 100 feet to 25 feet (an encroachment of 75 feet), associated with the construction of a single-family dwelling, pursuant to Zoning Code §§ ZS 1-116(m)(1) and Natural Resources §§ 3-104(c)(4) and NR 3-111, Savanna Court, about 157 feet west of Heathland Drive, Tax Map 17, Parcel 1, Lot 73, Tax District 05, Worcester County, Maryland.

6:40 p.m.

Case No. 22-40, on the application of Hugh Cropper, IV, on the lands of Edward Kehl, III and Jennifer Ratasiewicz, requesting a variance to the front yard setback from 50 feet to 26.92 feet (to encroach 23.08 feet) and a variance to each side yard setback from 6 feet to 3.8 feet (to encroach 2.2 feet each) associated with a proposed dwelling in the R-3 Multi-Family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305, located at 12816 Old Bridge Road, Tax Map 27, Parcel 287, Lot 2, Block C, Tax District 10, Worcester County, Maryland.

Administrative Matters

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, July 13, 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. Site Plan Review (§ ZS 1-325)
 - a. **Shorepoint Cottage Point** – Major site plan review
Proposed construction of fifty two 390 square foot cottages (20,280 square feet total) for rent with a public pool. Located at 9453 Stephen Decatur Highway, Tax Map 26, Parcel 424, Tax District 10, C-2 General Commercial District, West OC Properties, LLC, owner / Vista Design, Inc., engineer.

 - b. **Frontier Town Expansion** – Major site plan review
107 total proposed park unit sites with public pool and recreational areas. Located at 8428 Stephen Decatur Highway, Tax Map 33, Parcel 94, Tax District 10, C-2 General Commercial District, Sun TRS Frontier. LLC, owner / Davis Bowen & Friedel, Inc., engineer.

 - c. **Arcola Towers** – Minor site plan review
Proposed new 50' x 50' fenced equipment compound, 150' tall monopole, access road, landscaping and power/telecommunication run. Located at the northeast corner of the intersection between Carey Road & Old Worcester Highway, Tax Map 20, Parcel 371, Tax District 03, A-1 Agricultural District, John Taylor Farms, LLC, owner / Entrex Communication Svcs., Inc., engineer.

- III. Adjourn

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: July 7, 2022

PURPOSE: Major Site Plan Review

DEVELOPMENT: Maryland Medical Owners II Storage

PROJECT: Proposed 3 story, 100' x 130' self-storage building, containing 217 climate controlled units totaling 39,000 sq. ft. of gross floor area, C-2 General Commercial District, Salt Grass Farms, LLC, owner / R.D. Hand and Associates, applicant and planner.

LOCATION: Located on the east side Racetrack Road approximately 340 feet south of the intersection with Taylorville Lane, Tax Map 21, Parcel 66, Lot 1, Tax District 3.

ZONING DESIGNATION: C-2 General Commercial District

BACKGROUND: The proposed project went before the Technical Review Committee (TRC) on June 8, 2022 and submitted a revised set of plans, including architectural renderings on June 13, 2022.

PARKING: A parking tabulation has been provided on the site plans and staff has confirmed the accuracy of the calculation. A total of seven (6) spaces are required as a minimum per lot, which has been the number provided (all meeting code requirements for dimensions).

The proposed surface treatment for the parking areas and travel ways is asphalt. Parking spaces are intended to be demarcated with painted stripes and supplied with concrete parking bumpers.

LOADING ZONES: Two 40' x '10' loading zones have been provided in accordance with §ZS 1-321, as the development is designed to allow for the receipt or distribution of materials by the inherent nature of the proposed land use.

TRAFFIC CIRCULATION: The site may be accessed from either direction off of MD Route 589 (Racetrack Road) through the entrance for the Atlantic General Hospital Medical Center.

LIGHTING: Lighting consists of building mounted, photo cell controlled, full cut-off LED wall packs.

LANDSCAPING: A landscape plan has been provided in accordance with §ZS 1-322 and Section 17 of the *Design Guidelines and Standards for Commercial Uses*. Landscaping is proposed along all boundaries of the site as well as a proposed berm along the front of the property. A complete and automated irrigation system is also included on the site plan.

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 also be required to be provided at

permit stage to accurately determine the bond amount.

FENCING: A six (6') foot high chain link perimeter fence without barbs/barbed wire is proposed on the site plan.

SIGNS: No free standing signage is proposed on the site plan.

FOREST CONSERVATION LAW: This property is subject to the Forest Conservation Law. Written confirmation from the Department of Environmental Programs will be required prior to signature approval to verify that all requirements have been met.

STORMWATER MANAGEMENT/ SEDIMENT EROSION CONTROL: Confirmation of final approval will be required prior to the Department granting signature approval for the site plan.

WATER SUPPLY AND WASTEWATER SERVICES: Staff will require written confirmation from the Department of Environmental Programs that their requirements have been met prior to signature approval.

ARCHITECTURAL JUSTIFICATION: As a major site plan over 10,000 square feet, this project is subject to the *Design Guidelines and Standards for Commercial Uses*. The proposal is located within the area designated as an Agricultural and Seaside blend architectural tradition based upon the staff policy.

The proposed facility has attempted to meet the standards required in the Design Guidelines, however a small number of waivers will be required which are detailed in the 'Planning Commissioner's Considerations.' Under Section 2(b), 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 achieve the overall objectives of the guidelines or standards that apply to the waiver being requested.

OWNER: Maryland Medical Owners II, LLC

ENGINEER: J.W. Salm Engineering, Inc.

ARCHITECT: AT Franco & Associates

PREPARED BY: Stuart White, DRP Specialist

**PLANNING COMMISSION CONSIDERATIONS – DESIGN GUIDELINES
MARYLAND MEDICAL OWNERS MINI STORAGE**

During the review of the Design Guidelines, it was found that a number of waivers will be required and are depicted below. The proposed land use: mini-storage, does not typically have advanced architectural profiles and staff is of the belief that a strong effort was made to comply with the guidelines.

Design Guidelines: Waivers Requested

Sec 5(a)(1)/(2)	Architectural Traditions
Sec 6(b)(1)	General Site and Building Compatibility
Sec 8(b)(1),(2),(4),&(5)	Roofs
Sec 10(b)(1)(B,C,D,E,F,H,J,M)&(b)(2)(A)	Facades
Sec 13(b)(1),(2),(3)	Details
Sec 19(b)(1),(2),(3)	Community Features and Spaces

Section 5: Architectural Traditions. The proposed facility does not appear to meet either the Agricultural or Seaside Architectural styles.

Section 6: General Site and Building Compatibility. Staff found that the proposal is not complementary to the surrounding natural features. Adjacent parcels consist of wetlands and forest, and would be a difficult standard for any proposal to meet.

Section 7: Mass and Scale. The applicants attempted to create a module but did not meet the dimension requirements need to be successful.

Section 8: Roofs. A flat roof has been proposed for the mini-storage. While not prohibited, a flat roof is typical of mini-storage facilities.

- The Design Guidelines requires two (2) elements in the roof. The proposal provides one (1) of two (2): three or more roof planes.
- The appearance of flat roofs is prohibited in areas other than Town Center tradition. In this instance, the architectural style of the area has not been met.
- A ridge or parapet wall needs to meet height variations greater than 2 feet for every 60 feet in length.

Section 9. Materials. The Design Guidelines require that materials for walls and trim cover at least 75% of the surface area and include high quality materials with texture and color.

- Additionally, the exterior walls or trim must not include ‘prefabricated steel panels.’ The architectural drawings indicate a ‘metal panels rib profile.’ Staff does not find the material inconsistent with a traditional mini-storage facility.

Section 10. Facades. In this proposal, the Planning Commission should be aware that there is a significant difference between the public facing facades and the remainder of the facades within the facility. Great attention has been paid to the public facing areas, however the remaining sides are reminiscent of a traditional mini-storage. Had the standards been applied to only the public

facing facades, many could have been met without requesting a waiver. However, the Planning Commission may wish to treat each element separately.

- The following waivers for this section are being requested:
 - No interruption in in the width of the façade greater than 60 feet in width.
 - Facades greater than 60 feet in width should have a wall plane projection or recess with a depth of 2 feet or 3% of the façade whichever is greater (a 2 foot projection is proposed, but should be 6 feet) and with a width of at least 12 feet or 20% of the façade whichever is greater (a 30 foot extension is proposed, but should be 40 feet);
 - Buildings greater than 200 feet in length must be broken into modules (No module is proposed, however a visual attempt has been created);
 - If connected, the buildings need to have a major change in façade plane at least 10 feet in depth with a roofline change;
 - Each module must be treated as a separate façade (no module is proposed);
 - Facades shall include at least 2 continuous details of 12 inches or less (not proposed);
 - A minimum of one (1) significant detail needs to be repeated at least 3 times along the public facing façade.
 - Transparent features need to be included over a minimum of 25% of the surface;
 - The proposal must have a clearly identifiable base, body, and cap (the proposal consists of a base and body only);
 - Each floor needs to be expressed by trim bands or other masonry courses (not proposed);

Section 13. Details. A repeating pattern of two (2) items including color, texture, material or architectural bay is required every 30 feet

Section 19. Community Features and Spaces. No community features or spaces are provided. Waivers for all standards in this section are being requested. This includes the contribution to the improvement of public spaces, a requirement that a feature be at least 800 feet square, and having additional community spaces for each additional customer entrance.

RECOMMENDATION:

It is recommended that the Planning Commission review the materials provided and determine if the waivers requested are appropriate for the proposed mini-storage facility.

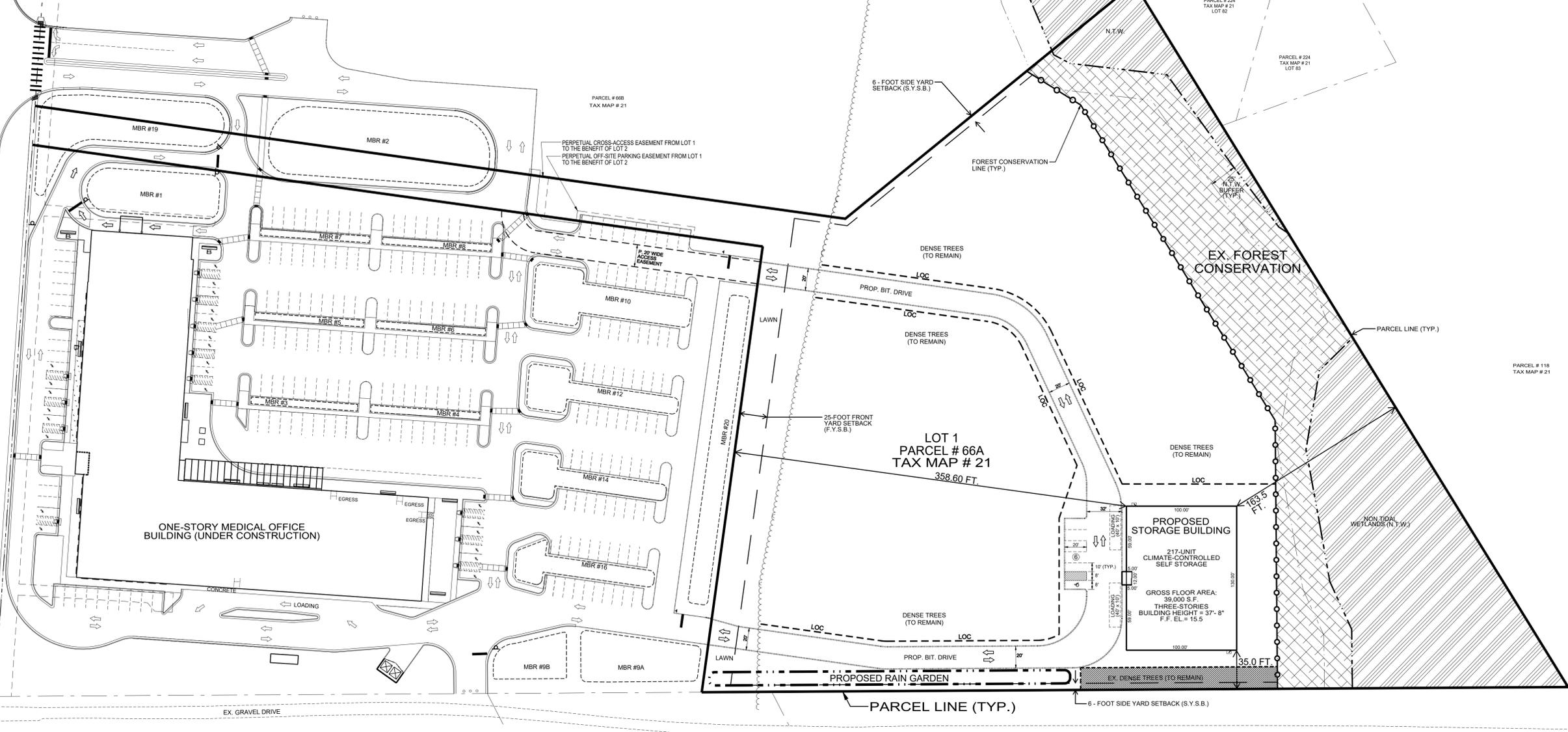


60-FOOT EXISTING MDOT RIGHT-OF-WAY (TYP.)

40-FOOT MDOT RIGHT-OF-WAY WIDENING (TYP.)

MD. ROUTE 589 - RACETRACK ROAD

PROPOSED EDGE OF PAVEMENT



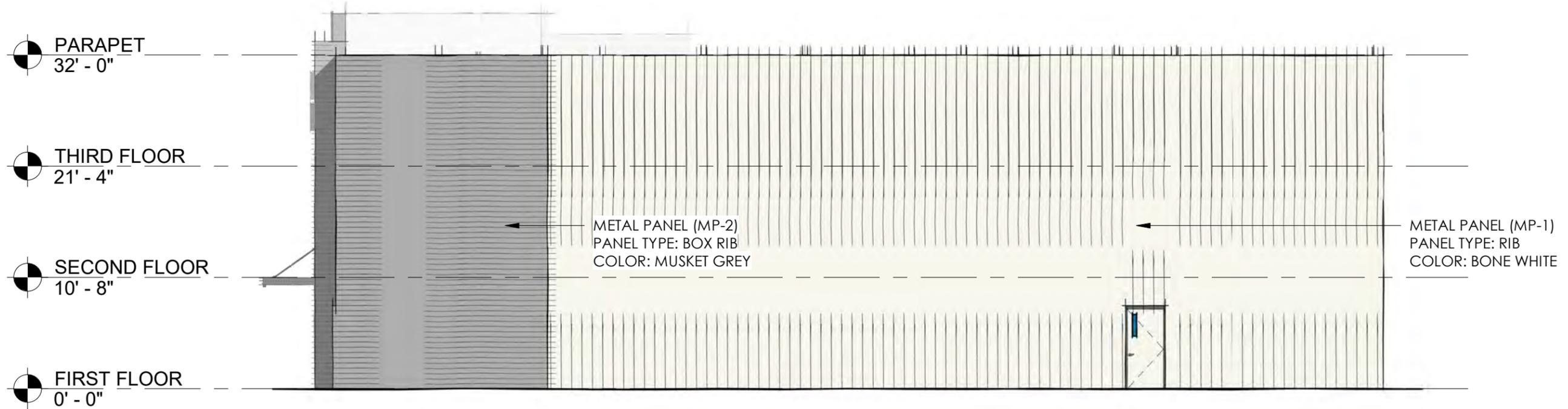
PLAN SCALE: 1" = 50'



SITE PLAN NOTES:

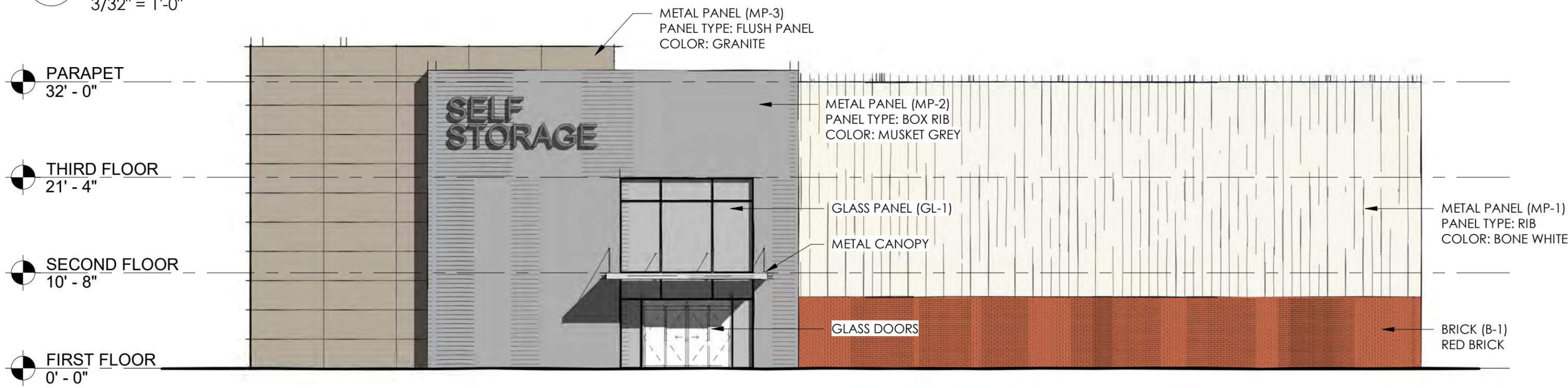
- 1) ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED.
- 2) EXCELSIOR MATTING SHALL BE USED ON ALL SLOPES 3 HORIZONTAL TO 1 VERTICAL OR STEEPER.
- 3) THIS PLAN SHOWS NO IMPACT TO NON-TIDAL WETLANDS OR THEIR BUFFERS.
- 4) NO AGRICULTURAL STRUCTURES EXIST WITHIN 200 FEET OF THIS PROJECT SITE.
- 5) ALL HANDICAP SPACES SHALL BE VAN ACCESSIBLE. SIGNAGE AND MARKINGS IN ACCORDANCE WITH ADA AND WORCESTER COUNTY SHALL BE PROVIDED. BOTTOM OF HANDICAP PARKING SIGN MUST BE 84" FROM THE "NO PARKING IN ACCESS AISLE" SIGN AND SHALL BE POSTED NEXT TO THE HANDICAP ACCESSIBLE SIGN, NOT IN THE ACCESS AISLE.
- 6) EXTERIOR LIGHTING SHALL BE PROVIDED BY BUILDING MOUNTED LIGHTS SHOWN ON THE ARCHITECTURAL PLAN. LIGHTING SHALL BE ADJUSTED AND DIRECTED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE ON PROPERTIES OR ROADWAYS. ALL LIGHTING, EXTERIOR LIGHTS, SIGNS, FLOODLIGHTS, PARKING LOT LIGHTING, STREET LIGHTS AND LIGHTING NECESSARY FOR THE SAFETY AND PROTECTION OF PROPERTY, SHALL BE DIRECTED, CONTROLLED AND FOCUSED WITHIN THE SITE'S PROPERTY LINES TO MINIMIZE GLARE AND ILLUMINATION AND ILLUMINATION OF NEIGHBORING PROPERTIES AND SPECIFICALLY, TO DIRECT THE LIGHT AWAY FROM ADJOINING LOTS OR ROADS. SEE LIGHTING PLANS PROVIDED UNDER SEPARATE COVER.
- 7) NO PAVEMENT SHALL BE PLACED WITHIN 4 FEET OF ANY TREE TRUNK.
- 8) THERE SHALL BE ONE STREET TREE PROVIDED FOR EVERY 6 PARKING SPACES. THERE SHALL BE NO PAVEMENT, CURB, OR PARKING SURFACE WITHIN 4 FEET OF ANY TREE TRUNK. LANDSCAPING SHALL BE MAINTAINED BY THE OWNER. WATER SHALL BE PROVIDED BY ON-BUILDING HOSE BIBBS.
- 9) FIRE LANES SHALL BE PROVIDED AT THE START OF THE PROJECT AND SHALL BE NOT LESS THAN 20 FEET IN UNOBSTRUCTED WIDTH WITH A MINIMUM VERTICAL CLEARANCE OF 13'-0".
- 10) REFER TO THE FOREST CONSERVATION PLAN PROVIDED UNDER SEPARATE COVER FOR FOREST CONSERVATION DETAILS AND REQUIREMENTS FOR THE PROJECT.
- 11) PUBLIC WATER AND PUBLIC SEWER SERVICE SHALL BE PROVIDED BY THE OCEAN PINES SANITARY SERVICE AREA.
- 12) PROVIDE 30" OCTAGONAL STOP SIGN WITH DIAMOND GRADE REFLECTIVE MATERIAL AND 24" WIDE STOP BAR. MOUNT SIGN 7' FROM GRADE TO BASE OF SIGN.
- 13) THE WORCESTER COUNTY STANDARD PAVEMENT SECTION SHALL BE USED FOR ALL BITUMINOUS PAVED AREAS.
- 14) THIS SITE IS NOT LOCATED WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA.
- 15) MECHANICALS SHALL BE GROUND MOUNTED ON NORTH SIDE OF BUILDING.
- 16) ALL NEW STANDARD PARKING STALLS SHALL BE 10' X 20'.
- 17) ALL SIGNAGE FREESTANDING (EXCEPT WAY FINDING) SHALL BE ADDRESSED IN A SEPARATE SUBMITTAL.
- 18) BIKE RACKS SHALL BE MODEL RR2H, BY DERO, AND ANCHORED TO THE GROUND.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 19731. EXPIRATION DATE: 08/02/2022.	DESIGNED BY:	DRAWN BY:	CHECKED BY:	SITE PLAN			
	JWS3	JWS3	JWS3				
	JOHN W. SALM III			REVISIONS	MARYLAND MEDICAL OWNERS I, LLC PARCEL 66, TAX MAP 21, LOT 1 THIRD TAX DISTRICT BERLIN WORCESTER COUNTY MARYLAND J. W. SALM ENGINEERING, INC. P.O. BOX 397, 9842 MAIN STREET, SUITE 3 BERLIN, MARYLAND 21811		
	DRAFT			SCALE:			
1" = 50'				MAY 2022	391-03-003	3 of 6	



2 SOUTH (SIDE) ELEVATION

3/32" = 1'-0"

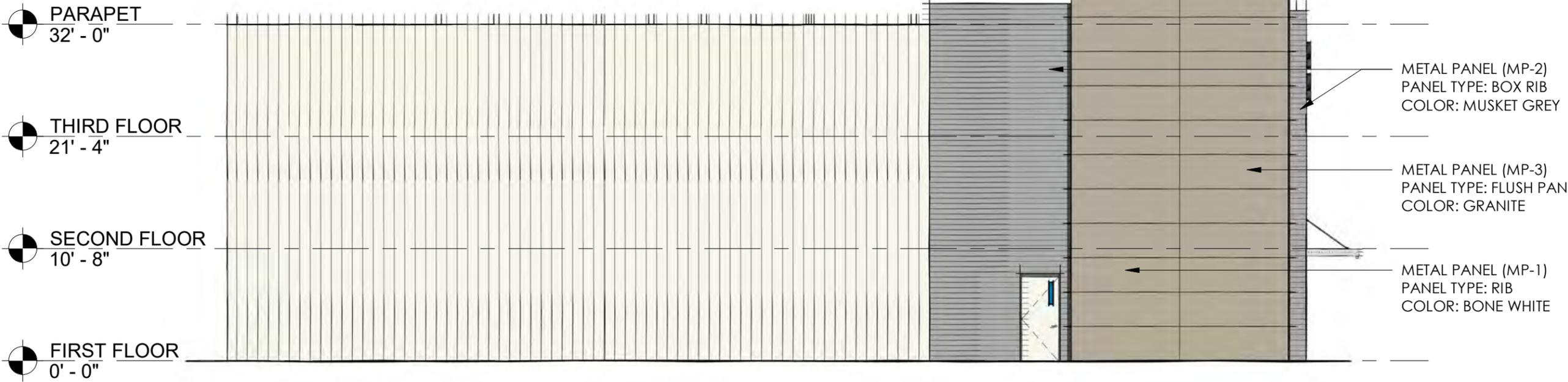


1 FRONT ELEVATION

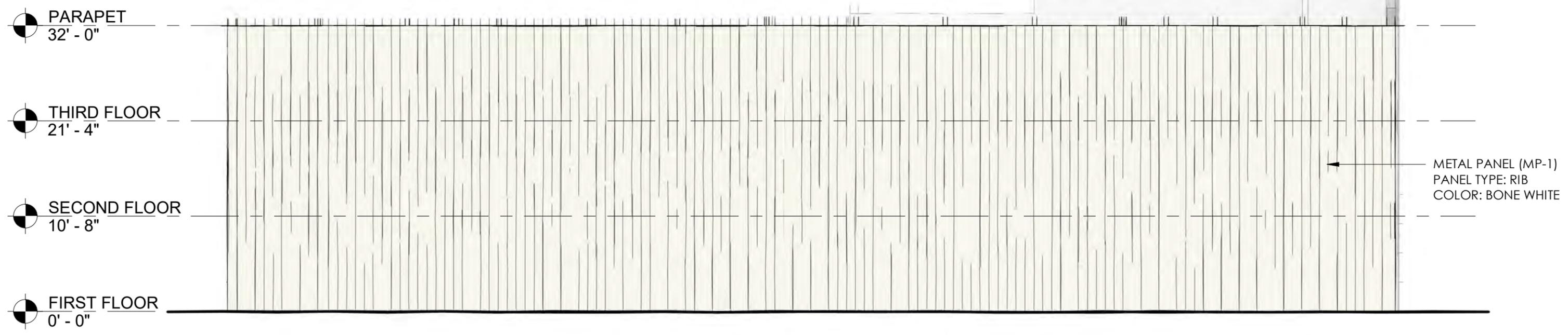
3/32" = 1'-0"

MARYLAND MEDICAL OWNERS II, LLC

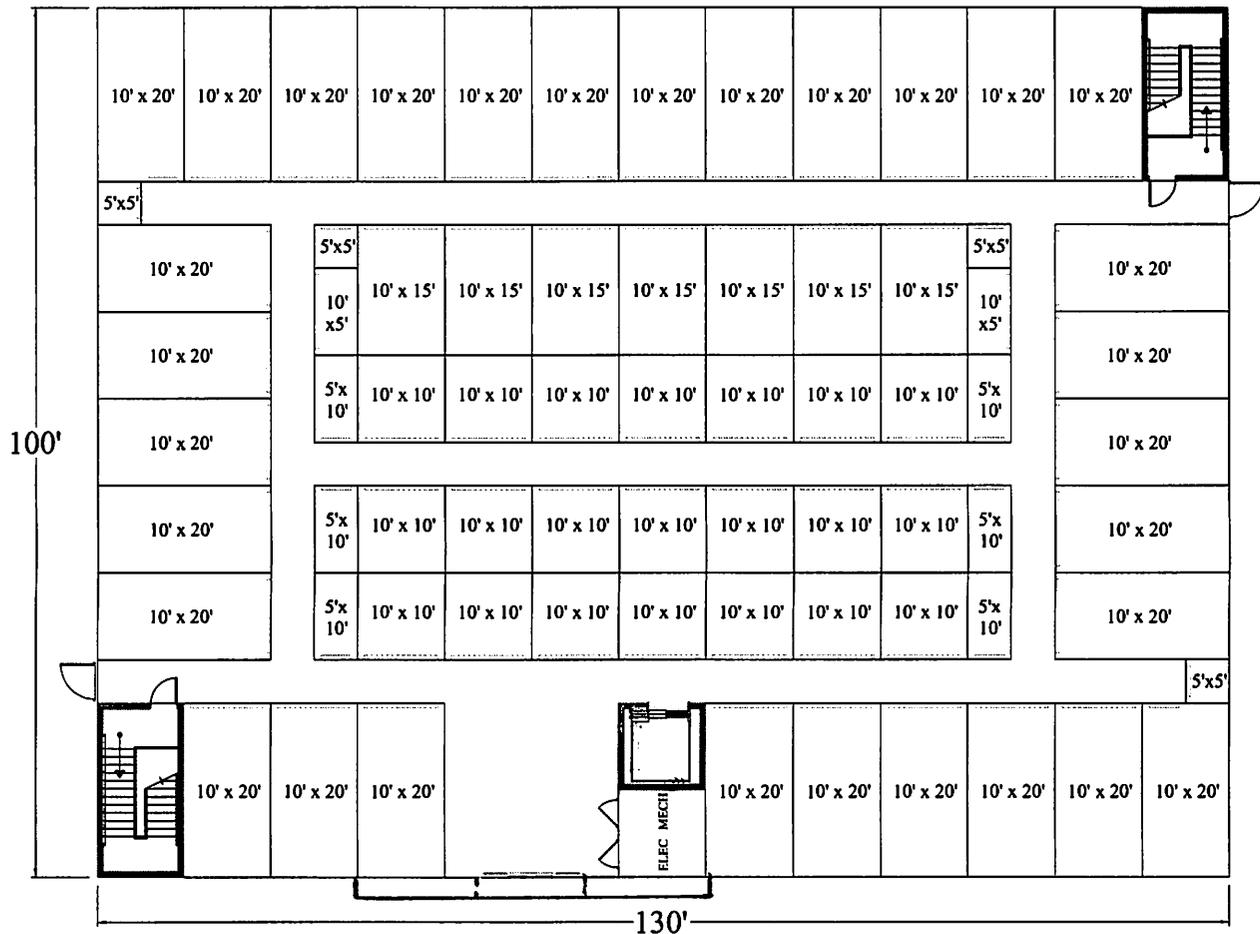
05/23/2022



1 NORTH (SIDE) ELEVATION
 3/32" = 1'-0"



2 EAST (REAR) ELEVATION
 3/32" = 1'-0"



STRUCTURE A1

100-0' X 130-0'
 13,000 SQ.FT.
 3 STORY

NOTE:
 ALL DIMENSIONS MUST BE VERIFIED
 BY CERTIFIED CIVIL ENGINEER

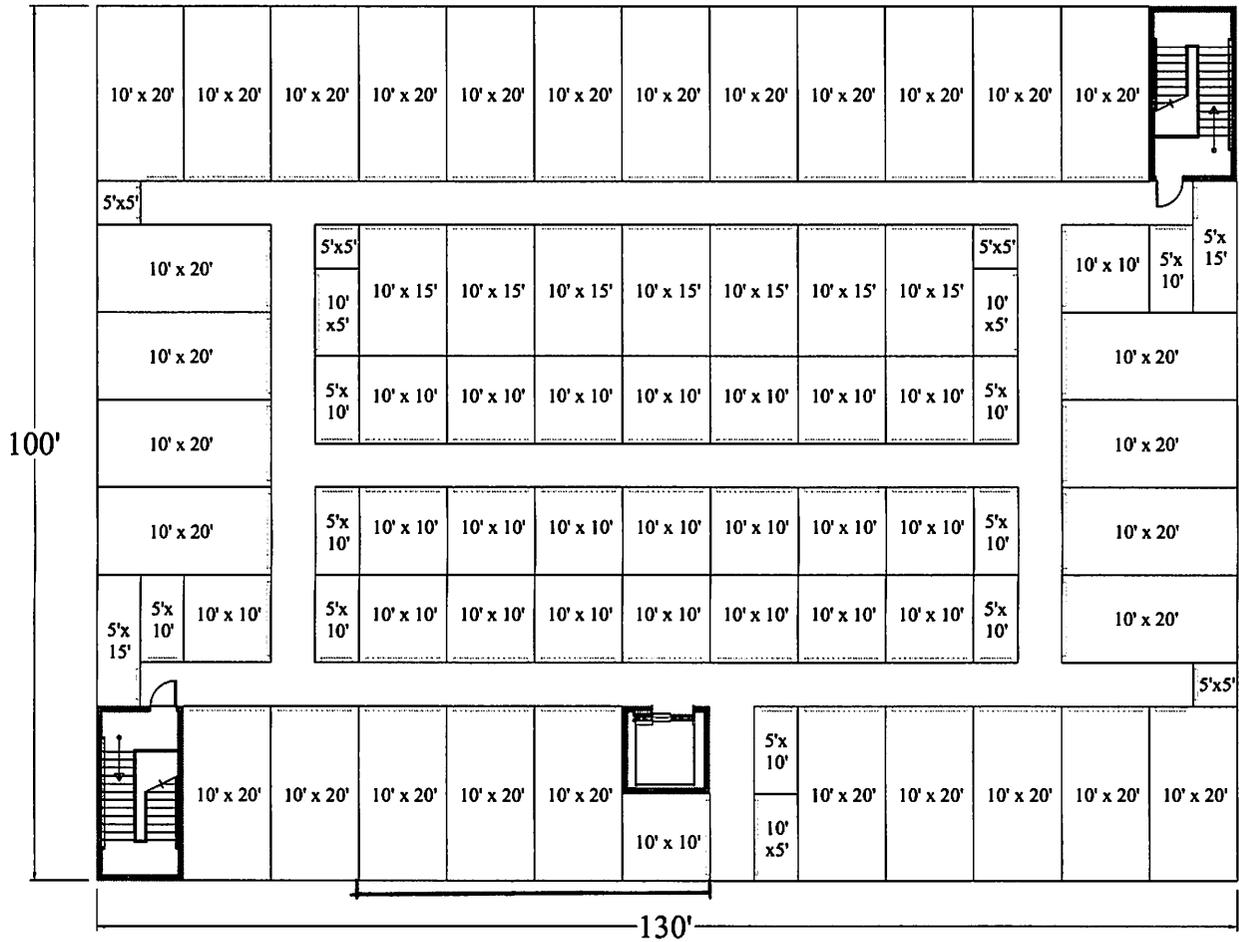
DRAWN BY: CDG
 DATE: 05/18/2022

J. W. SALM ENGINEERING
 INC.

RABCO ENTERPRISES, LLC
 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE
 REGULATIONS OF CALIFORNIA & FEDERAL GOVERNMENT

ESTIMATE #
 TBD

A1



STRUCTURE A2

100-0' X 130-0'
13,000 SQ.FT.
3 STORY

NOTE:
ALL DIMENSIONS MUST BE VERIFIED
BY CERTIFIED CIVIL ENGINEER

DRAWN BY: CDG
DATE: 05/18/2022

J. W. SALM ENGINEERING,
INC.

RABCO ENTERPRISES, LLC
10000 W. CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TEXAS 75243
TEL: 972.412.1234 FAX: 972.412.1235

ESTIMATE #
TBD

PRL-2

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: July 7, 2022

PURPOSE: Major Site Plan Review

DEVELOPMENT: Sunrise Solar

PROJECT: Proposed Ground mounted solar array, approximately 2.474 acres (within Limits of Development).

LOCATION: Located at 3864 Grove Lane, Pocomoke, MD, Tax Map 85, Parcel 1, Tax District 1.

ZONING DESIGNATION: A-1 Agricultural District.

BACKGROUND: The proposed project went before the Technical Review Committee (TRC) on May 11, 2022 and received favorable recommendations to move forward for review by the Planning Commission.

SIGNS: Only informational signage is proposed.

PARKING: No parking spaces are required for this project.

TRAFFIC CIRCULATION: No comments necessary from Department of Development, Review, and Permitting and none forwarded from Department of Public County Roads Division.

LANDSCAPING: A landscape plan has been provided in accordance with §ZS 1-322.

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.

FOREST CONSERVATION LAW: This property is subject to the Worcester County Forest Conservation Law. Written confirmation will be required from the Dept. of Environmental Programs Natural Resources Division relative to Forestry requirements prior to the Department granting signature approval.

CRITICAL AREA LAW: This property is located outside of the Atlantic Coastal Bays Critical Area (ACBCA) program boundary.

STORMWATER MANAGEMENT/ SEDIMENT EROSION CONTROL: This project is subject to the Worcester County Stormwater Ordinance. The project has received Concept Plan Approval. Written confirmation will be required from the Dept. of Environmental Programs Natural Resources Division relative to Stormwater Management requirements prior to the Department granting signature approval.

WATER SUPPLY AND WASTEWATER SERVICES: No comments were provided as this project does not have any water or wastewater requirements.

GENERAL COMMENTS:

1. All code requirement corrections to the site plan were addressed and acknowledged during the TRC meeting.

PREPARED BY: Stuart White, DRP Specialist

GENERAL NOTES

- WORCESTER COUNTY TAX MAP NO. 85, GRID 2, P. 1
3864 GROVE LANE, POCOMOKE, MD 21851
- ZONED: A-1
- DEED REF: B189/153
- 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 GUARANTEE 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 7/16/15.

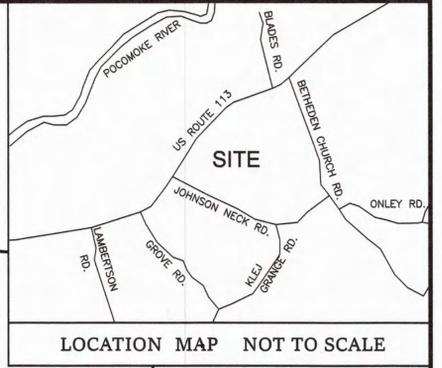
SEQUENCE OF CONSTRUCTION:

- 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	EYESBORO LOAMY SAND	'B'	2 TO 5 %
RoA	ROSDALE LOAMY SAND	'A'	0 TO 2 %
HmA	HAMMONTON LOAMY SAND	'B'	0 TO 2 %
RoB	CEDARTOWN-ROSDALE CPLX	'A'	2 TO 5 %

N/F
WAYNE BRITTINGHAM
MAP 78 PARCEL 57
ACCT # 000969
4209/600
ZONED A1
CURRENTLY WOODED, AG USE



LEGEND

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

N/F
WAYNE AND FLORA BRITTINGHAM
MAP 78 PARCEL 18
ACCT # 001027
8338/395
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

PRELIMINARY ONLY

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 APPROPRIATE 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:
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 DISTURBANCE;
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;
- I UNDERSTAND THAT IT IS MY RESPONSIBILITY TO ADHERE TO ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

WORCESTER FOREST CONSERVATION AGRICULTURAL EXEMPTION

IN ACCORDANCE WITH THE NATURAL RESOURCES SECTION NR 1-403D(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 PLANNING 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

APPLICANT SIGNATURE _____ DATE _____

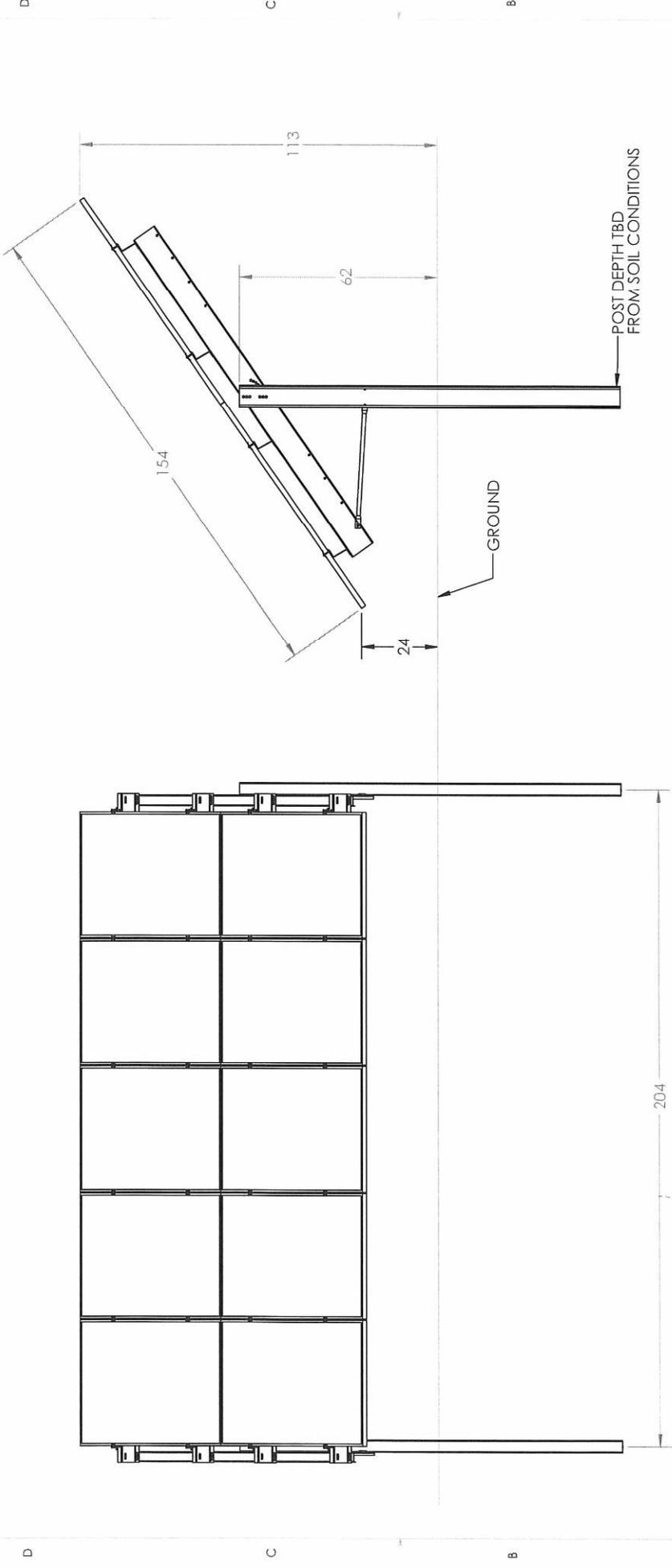


SITE AND SEDIMENT EROSION CONTROL PLAN
LANDS OF NFB LLC
WORCESTER COUNTY, MARYLAND
FIRST ELECTION DISTRICT

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 1 OF 2

WILKINS-NOBLE LLC
CIVIL ENGINEERING AND LAND SURVEYING
11729 CHURCH ST. PRINCESS ANNE, MD 21853
PHONE: 410-621-0321 FAX: 410-621-0320

8 7 6 5 4 3 2 1



James A. Clancy, PE
 601 Asbury Avenue
 National Park, NJ 08063
 Maryland PE Lic # 315857

NAME	DATE	Sinclair Designs	
DRAWN	CHECKED	TITLE:	2-HIGH 35DEG 72 CELL
UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES TOLERANCES:		SIZE	DWG. NO.
ANGULAR: MACH $\pm 1.5^\circ$ BEND $\pm 1^\circ$		B	REV
X/X $\pm 1/8"$		SCALE: 1:30 WEIGHT:	
X/X ± 0.060		SHEET 1 OF 1	
X/X ± 0.005			
X/XXX ± 0.005			

MATERIAL
 FINISH
 DO NOT SCALE DRAWING

2 3 4 5 6 7 8



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

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

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

Memorandum

To: Worcester County Planning Commission
From: Katherine Munson, Planner V *KM*
Subject: FY 23 MALPF Application Review
Date: June 27, 2022

The following eleven (11) applications to sell an easement to the Maryland Agricultural Land Preservation Foundation (MALPF) in Worcester County have been received by the county for the FY 23 funding cycle:

1. Bixler, Nick, TM 38, P 26; Davis Road, Snow Hill; 80 acres
2. Blank, William Berger, Jr.; TM 64, P 112; 7440 Public Landing Road; 283.69 acres
3. Butler, James and Margaret Estate (William Hudson, Personal Representative); TM 91, P 47; Hilman Road, Pocomoke City; 250 acres
4. Cantwell, Mary, TM 31, P 26, 32, 33; Evans Road/Ironshire Station Road, Berlin; 183 acres
5. Fair, Freddie and Faye, TM 93, P 41; Steel Pond Road, west side, Stockton; 102 acres (re-application, previous years)
6. Fair, Freddie and Faye & Marion Butler, Matthew Butler; TM 69, P 41; Fleming Mill Road, west side, Pocomoke City, 50 acres
7. Glad-Mar Land Co., Inc. TM 77, P 6; Whitesburg Road, Snow Hill; 110 acres
8. Larry Dean and Deborah Guy; TM 99, P 27; Hall Road; 96.75 acres
9. Holland, Mark and Ricky Holland; TM 91, P 42, 122; Hillman Road/Cedar Hall Road 80 acres
10. Piper, Wayne and Jennifer; TM 92, P 69; Sheephouse Road, Pocomoke City; 144.93 acres
11. Queponco Farms, Inc. TM 49, P 71; 6636 Basket Switch Road; Newark; TM 187.75 acres (re-application, FY22)

All applications meet the minimum requirements of the MALPF Program (please note that one is a re-application that was unfunded in FY22 and one is a re-application from previous years). All are zoned A-1, or a combination of A-1 and RP (see attached map).

The Planning Commission must determine whether an easement on each applicant property is compatible with existing county plans and policy and thus whether or not approval of the application is recommended to the Worcester County Commissioners.

The Worcester County Agricultural Land Preservation Advisory Board reviewed the applications on June 7, 2022. The Board has recommended that only the top eight (8) ranking applications be forwarded to MALPF in order to reduce cost of appraisals, given that the lowest ranking applications are highly unlikely to receive an offer.

Each county uses a ranking system for MALPF easement applications, approved by both the county commissioners and the MALPF board. The application ranking prioritizes offers to landowners made by MALPF. Applicant ranking order is confidential, by state law, until after offers are made. Ranking can be discussed in closed session only.

Enclosed please find three maps showing the location of the applicant properties relative to protected lands, county zoning, and the 2006 land use plan. A table summarizing information for each application is also included.

I will attend the Planning Commission meeting on July 7, 2022 to answer any questions. Thank you for your attention to this matter.

Attachments
cc: Bob Mitchell, Director

FY23 MALPF Applications, Worcester County, Maryland

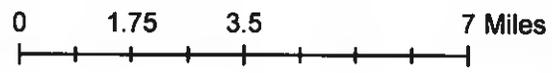
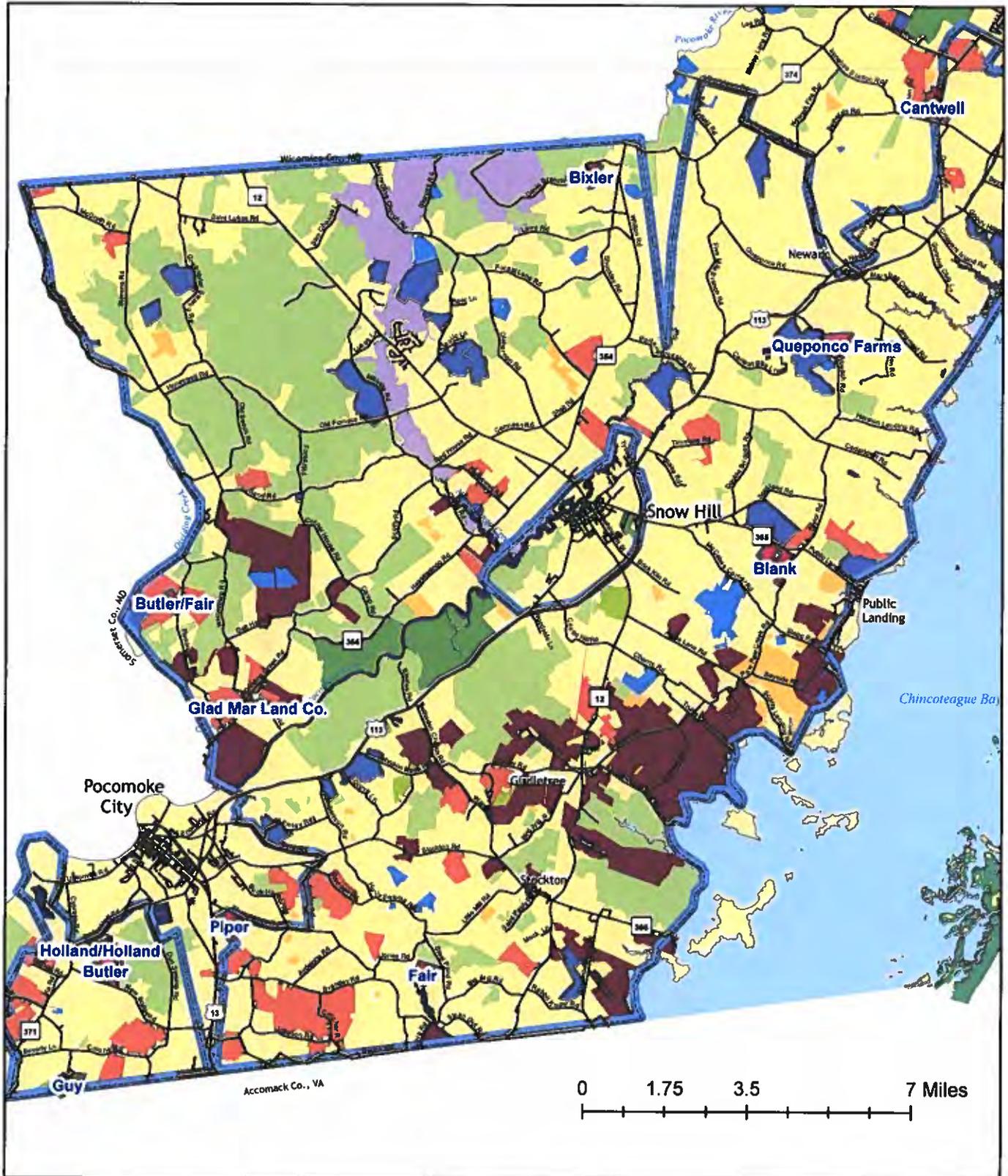
Landowner name	TM	P	Acres	Address	Bid/acre	Development Rights to be Extinguished	Lot option selected	SA	LE	Bonus	Total score	Rank (w/o discounting)	Final Rank	% class I, II, III soils	Reapplication
Bixler	38	26	80.0	Davis Branch Road		5	waive all rights							71%	Yes (but new owner)
Blank	64	112	283.7	7440 Public Landing Road, Snow Hill		3	family lots							69%	Yes (FY20)
Butler	91	47	250.0	Hillman Road; Pocomoke City		24	one unrestricted							69%	no
Cantwell	31	26, 32, 33	183.0	Evans Road/Ironshire Station Road		9	waive all rights							95%	no
Fair/Butler	69	41	50	Fleming Mill Road		4	one unrestricted							82%	no
Fair	93	41	102.0	Steel Pond Road		4	one unrestricted							58%	Yes (multiple years)
Glad Mar Farms	77	9	110.0	Whitesburg Road		4	waive all rights							93%	no
Guy	99	27	96.8	Hall Road		10	waive all rights							86%	no
Holland/Holland	91	42, 122	90.8	Hillman Road/Cedar Hall Road		4	waive all rights							83%	no
Piper	92	69	144.9	Sheephouse Road		3	one unrestricted							90%	Yes (but new owner)
Queponco Farms	49	71	186.8	6636 Basket Switch Road		3	one unrestricted							83%	Yes (FY22)
Total Acres			1,577.9								\$2,675.00				

Average Bid/acre (FY20) \$2,662.73
 Average Bid/acre (FY21) \$2,489.67
 Average Bid/acre (FY22) \$2,281.25

Average offer/acre (FY 20) \$2,325/acre
 Average offer/acre (FY 21) \$2,680/acre
 Average offer/acre (FY 22) \$2,333/acre

Note: Bonus points do not include potential discounting points which cannot be determined until appraisals are completed. Ranking may change offer points for discounting are added in the spring of 2023.

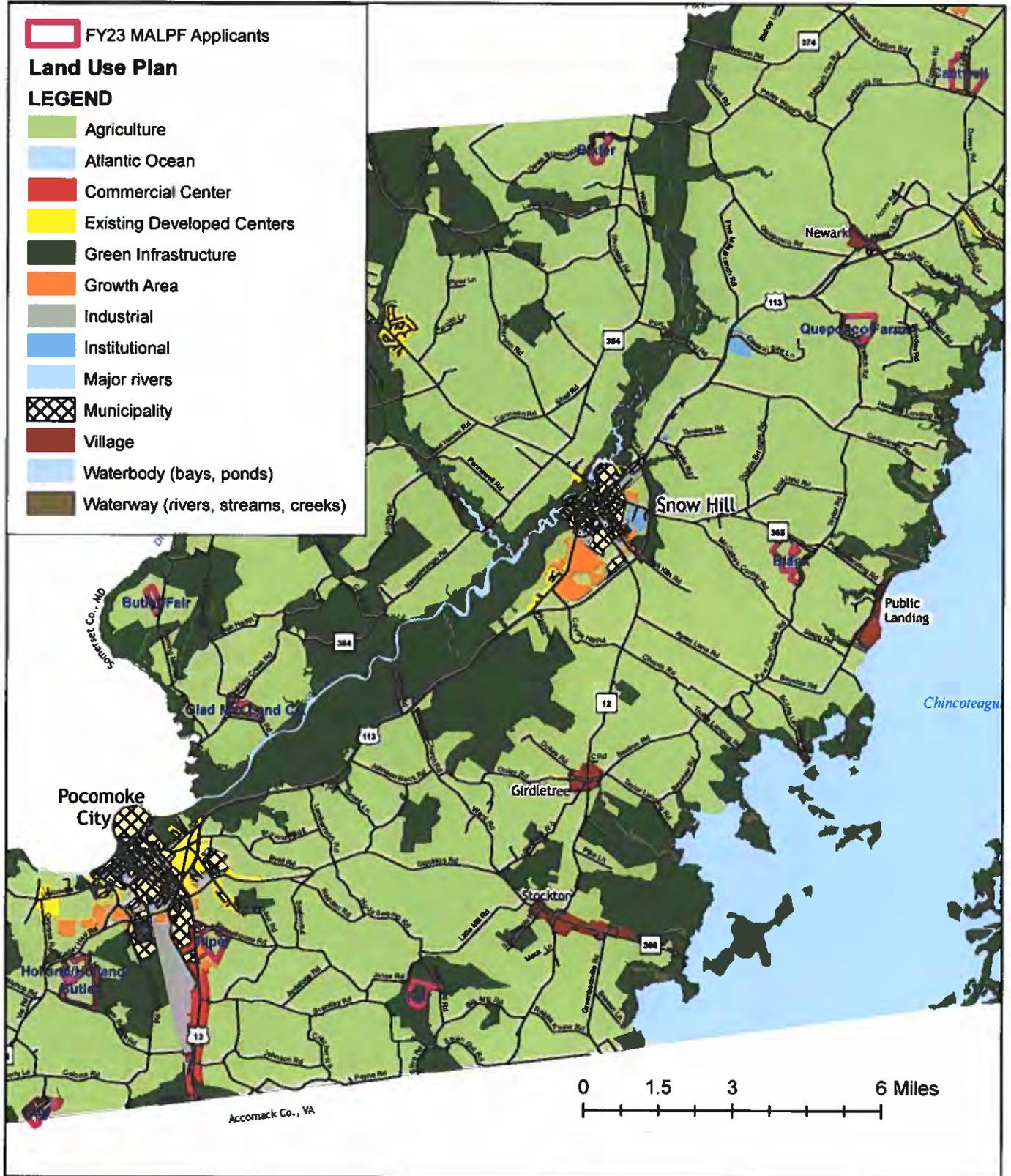
FY23 MALPF Applicants and Protected Lands, Worcester County, MD



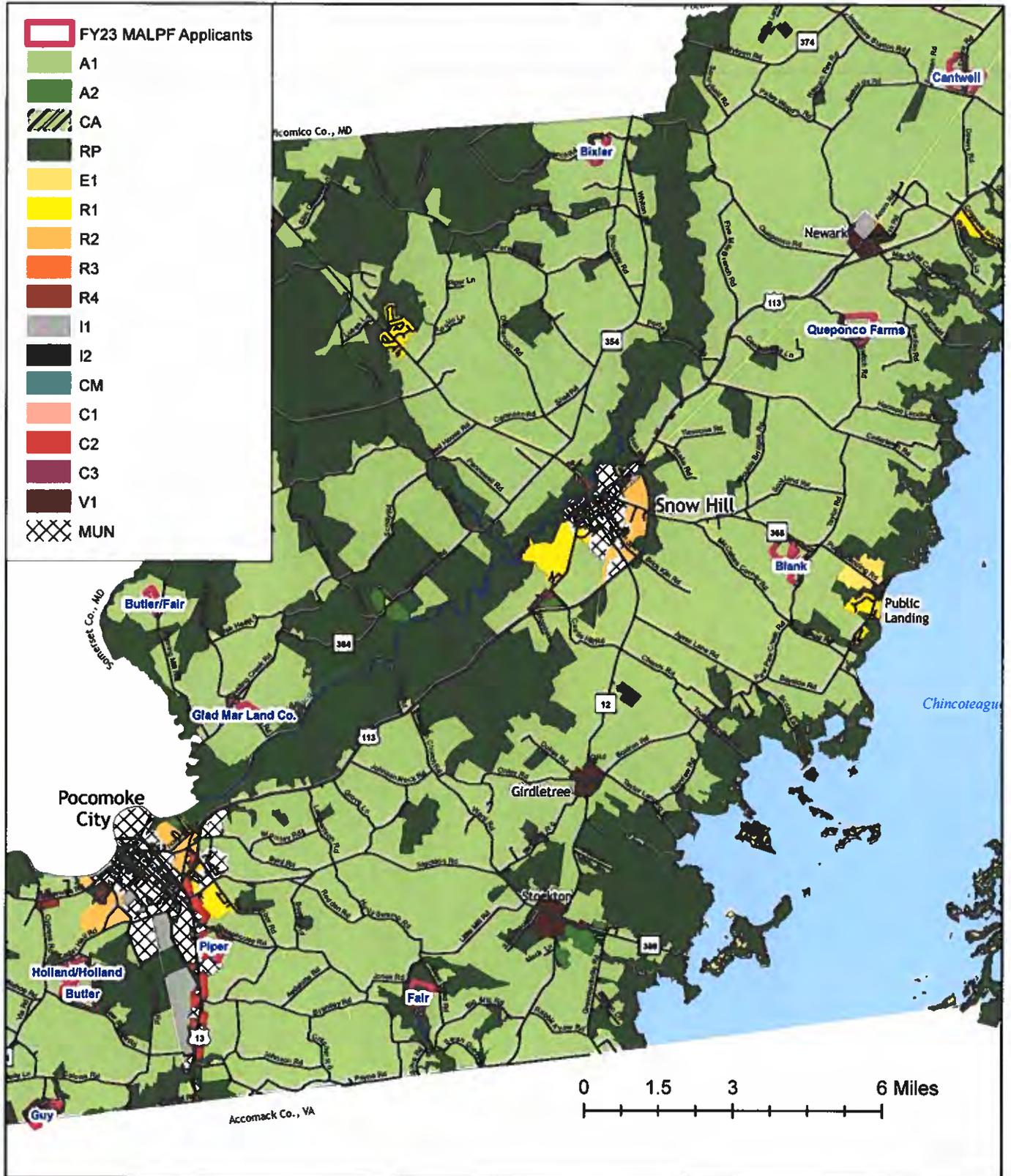
■ FY23 MALPF Applicants	■ Federal Lands
 Priority Preservation Area	■ Parks
■ MALPF Easements	■ DNR-held Conservation Easements
■ Rural Legacy Easements	■ State Land
■ LSLT/MET Easements	■ TNC
■ CREP Easements	■ Wetland Reserve Easements

6/24/2022

FY23 MALPF Applicants and 2006 Land Use Plan, Worcester County, MD



FY23 MALPF Applicants and Zoning, Worcester County, MD





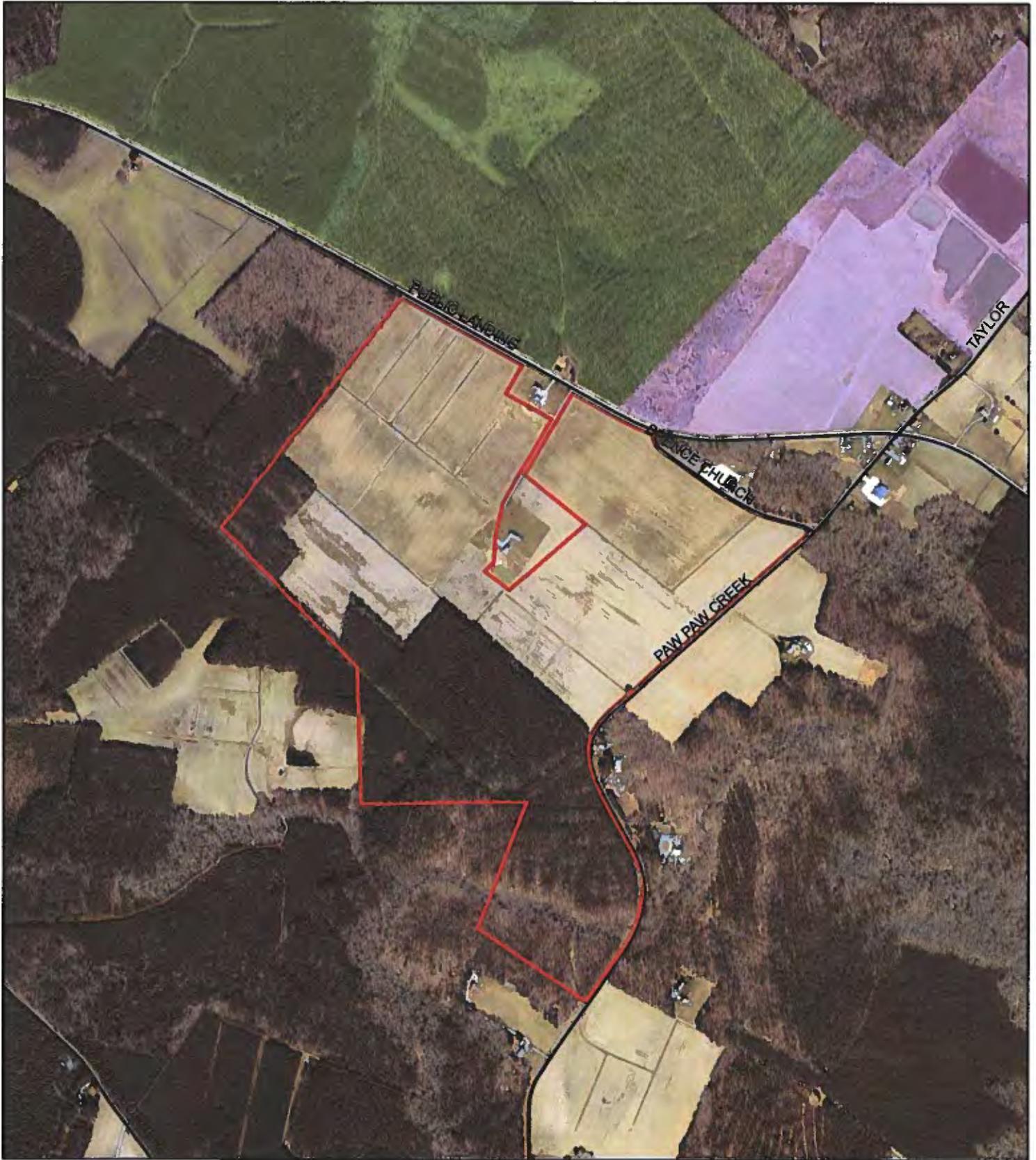
2019 aerial image

Owner: Bixler
TM 38, Parcel 26

Soils: 71% class I, II and III soils
Soils index:37.6

 State Lands
 Subject Property

475 237.5 0 475 Feet

2019 aerial image

Owner: Blank
TM 64, Parcel 112

Acres: 284

Soils: 69% class I, II and III

Soils index: 52.7

0 0.075 0.15 0.3 Miles

 MALPF Easement
 DNR-held Conservation Easement

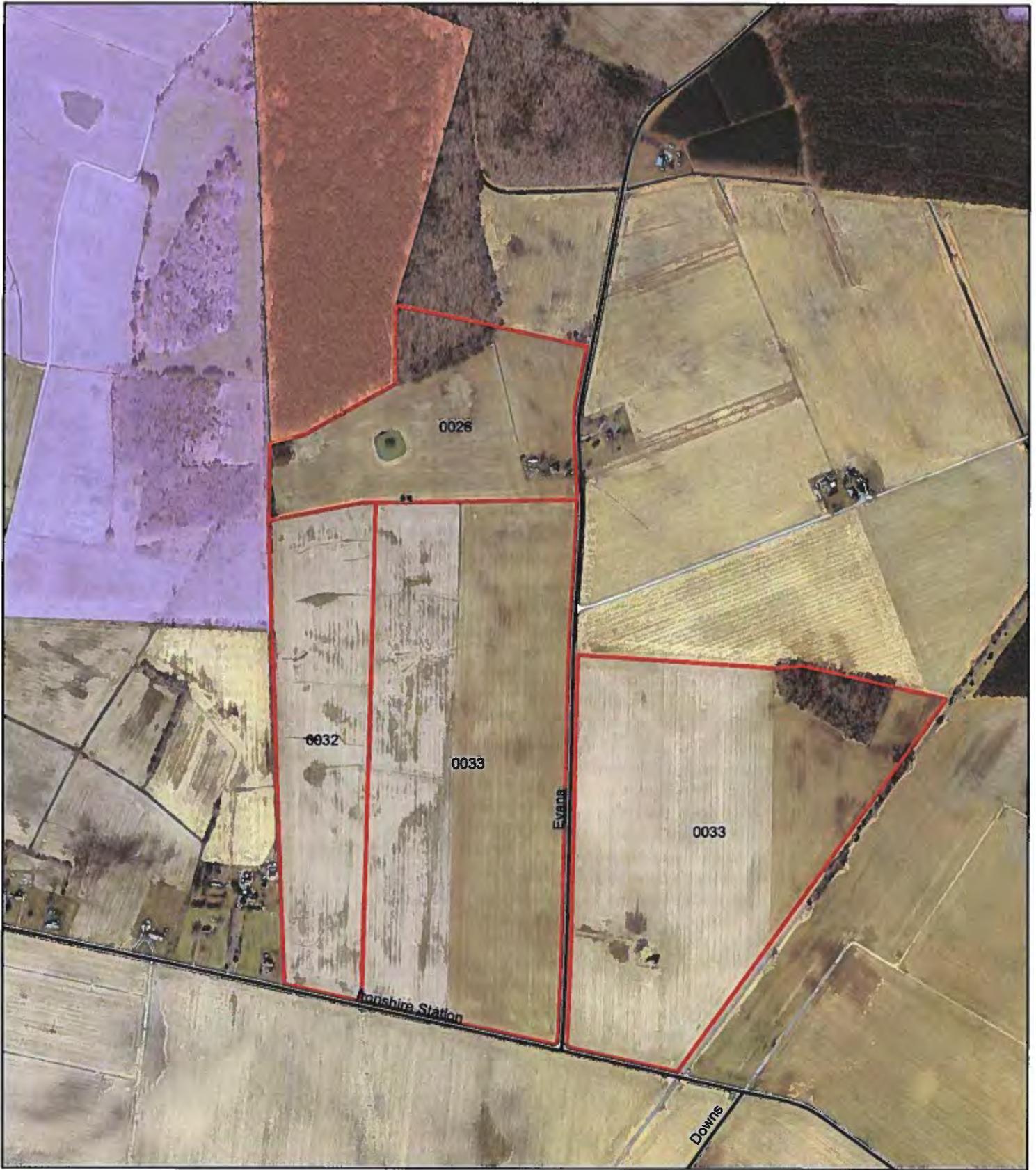


Owner: Butler
TM 91, Parcel 47
Soils 69% class I, II and III
Soils index: 48

-  Subject Property
-  LSLT MET Easement
-  State Lands

775 387.5 0 775 Feet





2019 aerial image

800 400 0 800 Feet



Owner: Cantwell
TM 31, Parcel 26, 32, 33
Soils: 95% Class I, II and III
Soils index: 56.7

-  LSLT MET Easement
-  MALPF Easement



2019 aerial image

Owner: Butler & Fair
Tax Map 69, Parcel 41
Soils: 82% class I, II, III
Soils index: 38.2

675 337.5 0 675 Feet



-  Subject Property
-  MALPF Easement
-  State Lands

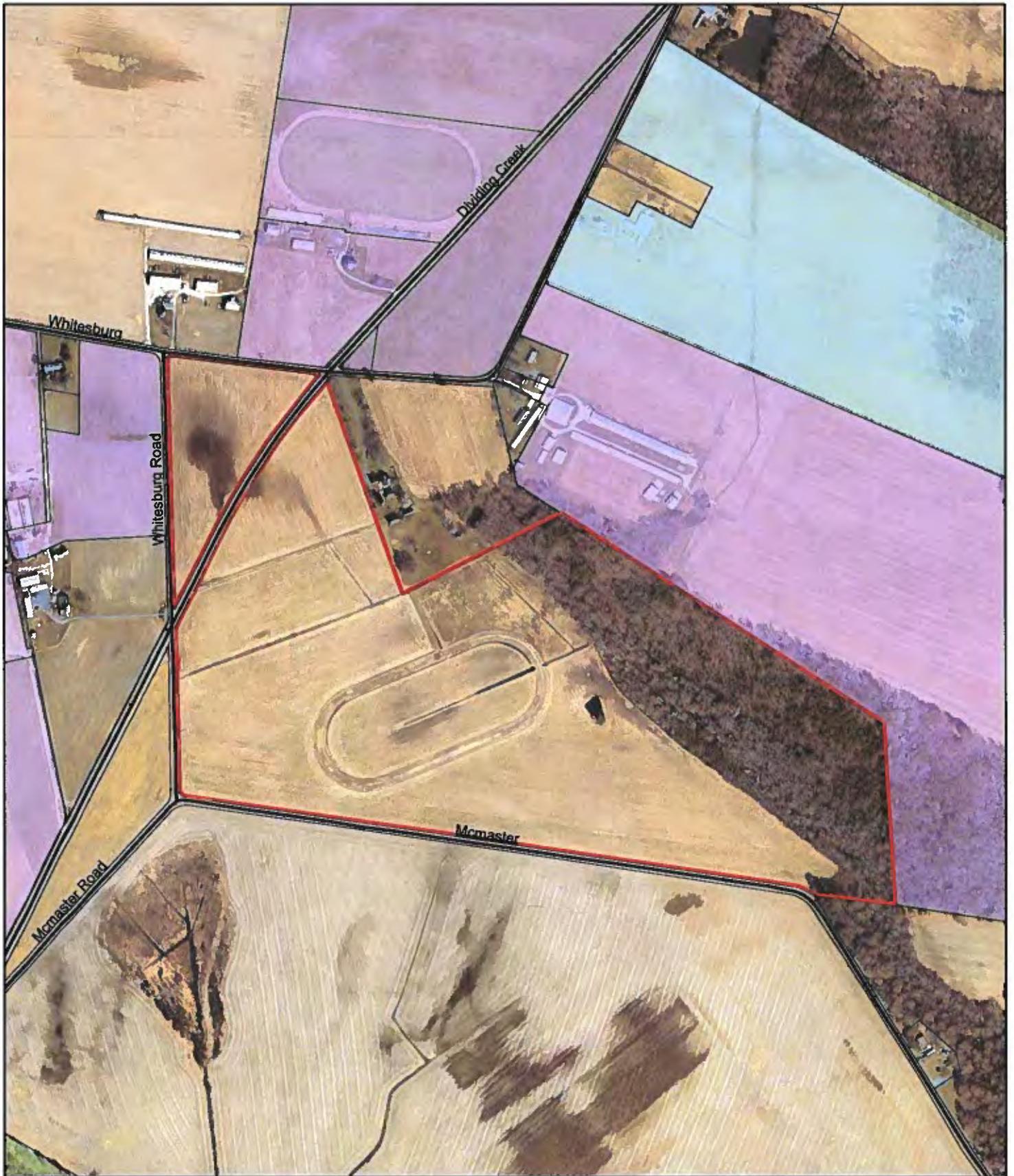


2019 aerial image

Owner: Fair
TM 93, Parcel 41
Soils 58% Class I, II and III
Soils index: 28.1

 Subject Property
 State Lands

520 260 0 520 Feet

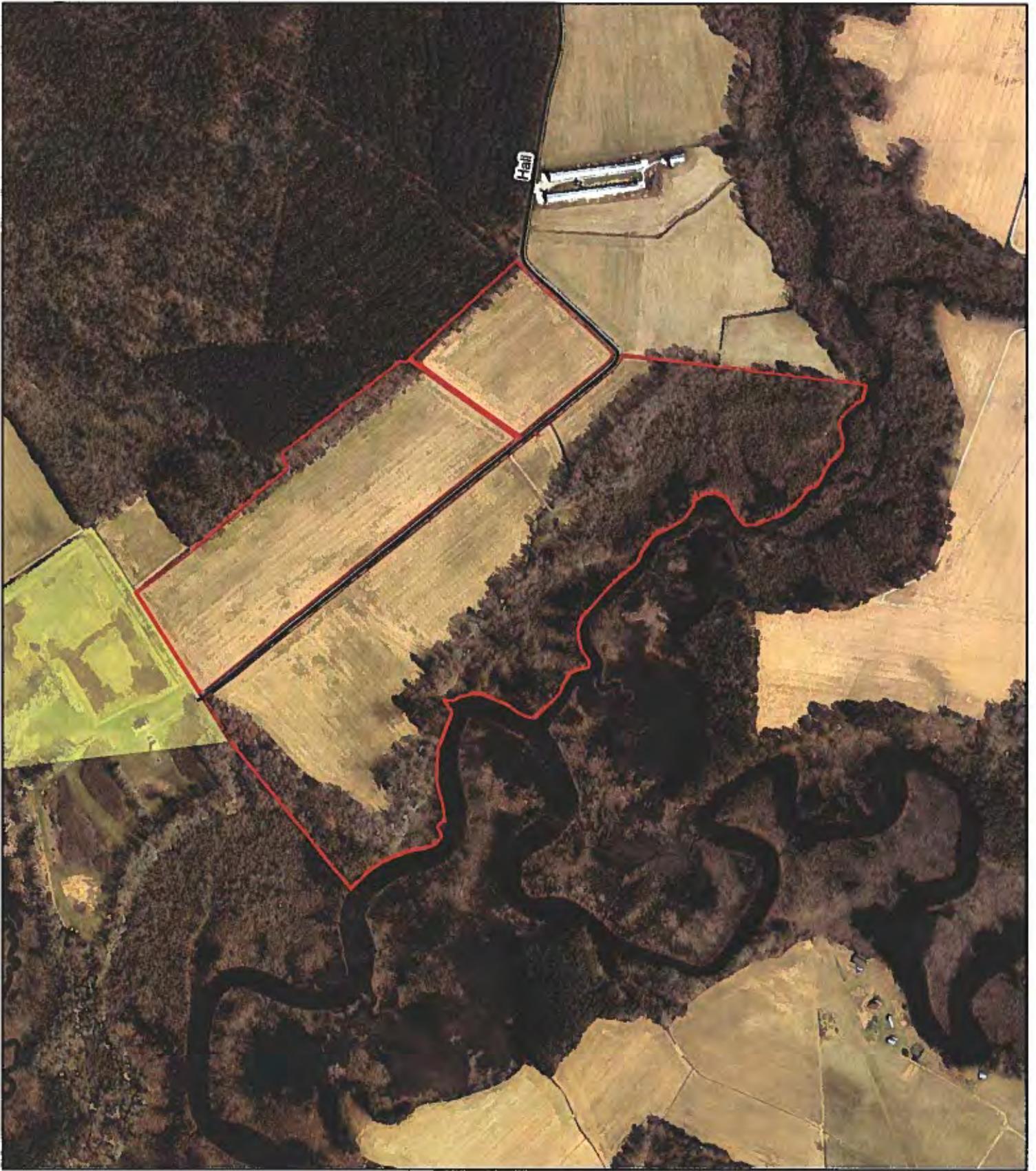
2019 aerial image

Glad Mar Land Co.
TM 77, Parcel 9

Soils: 93% Class I, II and III
Soils index: 46.2



- LSLT/MET Easement
- MALPF Easement
- Rural Legacy Easement

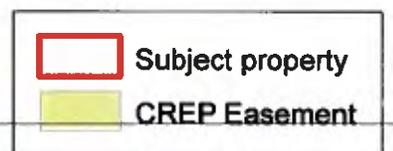


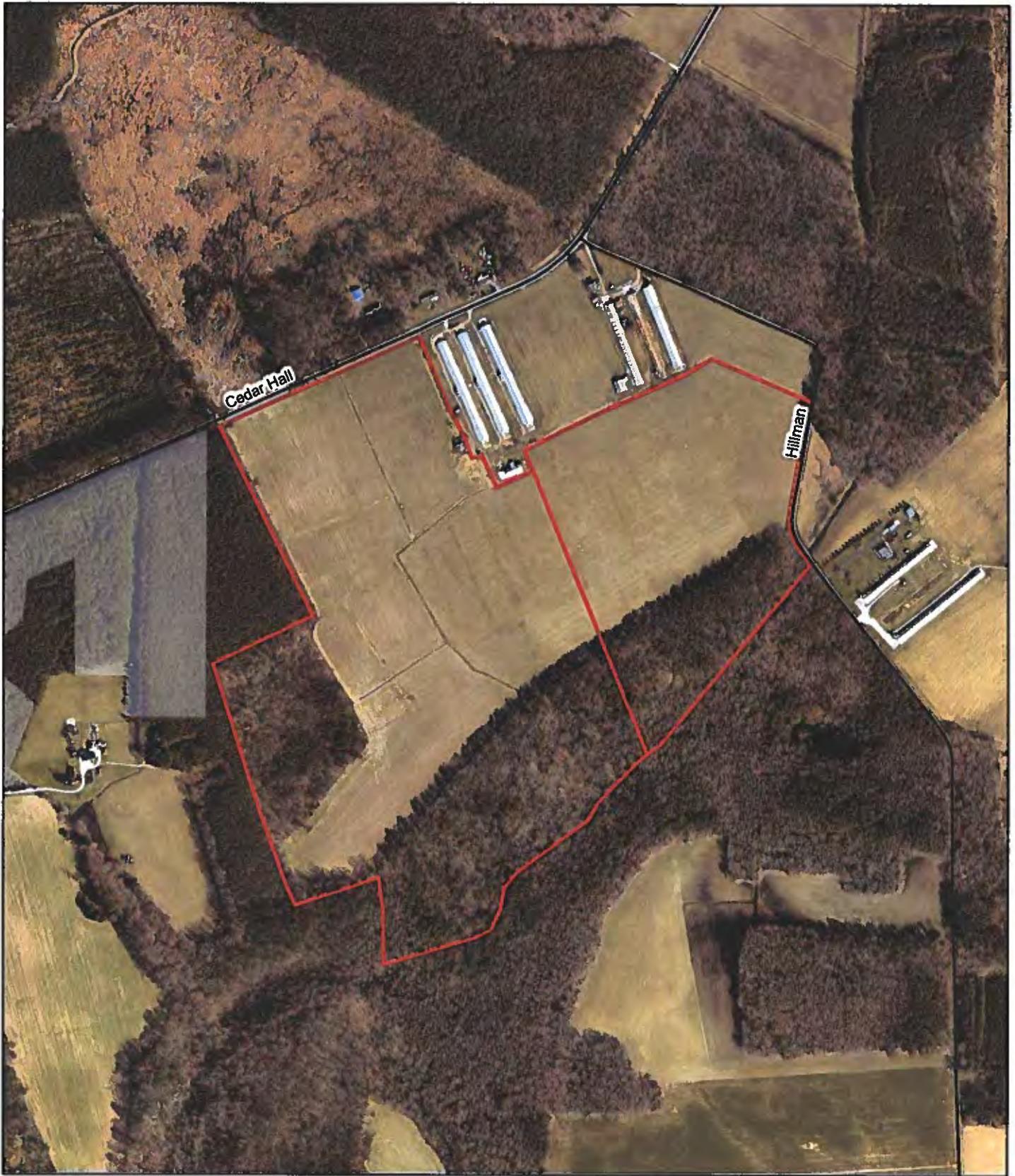
2019 aerial image

675 337.5 0 675 Feet



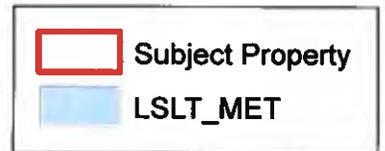
Owner: Guy
TM 99, Parcel 27
Soils: 86% Class I, II and III
Soils index: 44





2019 aerial image

Owner: Holland/Holland
TM 91, Parcel 42, 122
Soils: 91%
Soils index: 56.9



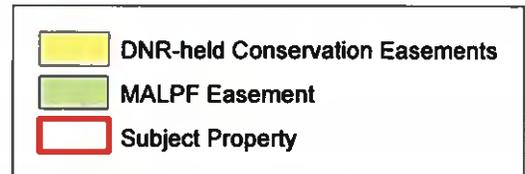
460 230 0 460 Feet



2019 Aerial Image

0 0.075 0.15 0.3 Miles

Owner: Piper
TM 92, Parcel 69
Soils: 90% Class I, II and III soils
Soils index: 41.6



Queponco Farms

7523 Queponco Road
Newark, MD
TM 39, P 10
291.42 acres



2019 aerial image

Owner: Queponco Farms
TM 49, Parcel 71

Soils: 83% Class I, II and III soils
Soils index: 46

0.1 0.05 0 0.1 Miles



	Subject Property
	DNR-held Conservation Easement



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

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

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

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

June 29, 2022

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

RE: Transmittal-Comprehensive Water and Sewerage Plan Amendment –Island Resort Campground – Expansion of Existing Campground by 62 Lots (SW-2022-01)

Dear Commissioners:

We are writing to forward the proposed *Worcester County Comprehensive Water and Sewerage Plan (The Plan)* amendment to expand Island Resort Campground’s water and sewer planning areas along with proposed infrastructure improvements in *The Plan*, for your review and comment to the County Commissioners. According to Chapter One, Section 1.4.2 of *The Plan* (“Application for Amendments”), the applicant submitted a complete application and we have attached it. Mr. Robert Rauch of Rauch Engineering, is the applicant on behalf of Island Resort Park, Inc.

The applicant proposes a 62 lot expansion to the existing 176 lot seasonal campground. The campground has been in existence since 2005. There have been two amendments to *The Plan* for this facility. They have expanded periodically within the approved and expanded planning area in concurrence with its existing land use, density, and zoning regulations. The most recent expansion was in 2020 added 36 lots and that last expansion brought the permitted discharge capacity of the wastewater treatment plant near its maximum. This proposed expansion will require additional wastewater treatment capacity. This will be accomplished by proposed modifications to the existing treatment plant on TM 40 Parcel 241 and a proposed 15.44 acre sprayfield on TM 40 Parcel 93, which is immediately adjacent to the campground.

Wastewater flows for the campground have been based on an 80 gpd per campsite year average and a 107 gpd per occupied campsite daily maximum month flow. The campground is permitted to discharge 9,600 gpd average daily flow with a 19,600 gpd to a conventional subsurface soil absorption system with a reserve area and a permitted 9,600 gpd drip irrigation system reserved for the last reserve disposal area.

Citizens and Government Working Together

Wastewater treatment is provided by a 9,600 gpd tertiary wastewater treatment plant (WWTP). A 10,000 gpd, Smith and Loveless Modular FAST package wastewater plant has been installed and is operating in accordance with design specifications and permitted discharge permit limitations. This plant can treat up to 10,000 gpd average daily flow and 20,000 gpd peak flow. This amendment proposes to upgrade the existing modular Enhanced Nutrient Removal (ENR) WWTP to accommodate the increased WWTP flow from the proposed 62 lot expansion for a total of 238 lots. The effluent is proposed to be sprayed onto the proposed 15.44-acre spray field. The average daily flow typically ranges way below design rating, but the plant design must be designed for potential full campground capacity.

Based on an 80 GPD per campsite year average and a 107 GPD per occupied campsite daily maximum month flow, the WWTP is proposed to be upgraded to increase the total capacity to 30,000 GPD to accommodate the potential for 100% capacity. Once this amendment is approved, an application to amend the discharge permit will be sent to MD Department of the Environment to reflect the potential average daily flow of 19,040 GPD and an average daily flow of maximum month flow of 25,466 GPD. Data the park owner has assembled with their consultant details occupancy levels remain between 3% and 20% during the season which would reflect maximum expected (at 20% occupied) realized flows of 3,808 gpd average daily flow and 5,093 gpd average daily flow of maximum month

In 2010, the campground underwent a conversion to a co-operative form of ownership. On June 30, 2010, the plat for the co-operative campground was recorded with Phase 2 for future development so noted. The transfer of ownership of the campground required establishment of a controlling authority for the system. In Worcester County, the controlling authority is the Department of Public Works (DPW). The transfer of ownership to a co-operative form of ownership also entailed a shared facility agreement per the requirements of COMAR 26.04.05. That agreement was approved in 2010 under Resolution 10-24. While DPW does not operate the water and wastewater facilities, they have oversight within the shared facility agreement and a separate operations agreement that includes review of any planned expansions. With respect to continuing on with the co-operative form of ownership or converting back to a rental form of ownership, the park owner will need to restate their intentions for this condition for the proposed expansion. If they abolish the co-operative form of ownership, they will need to properly abandon the shared facility and operating agreements along with any other plat resolutions required by county agencies.

A soil hydrogeologic investigation for the proposed sprayfield capability was conducted by Rauch Engineering to determine the initial feasibility of such and expansion, and that brief report is attached to this application. The results of the investigation indicate that the test area has a high potential for the discharge of treated wastewater via spray irrigation at a maximum rate of 2 inches/week. Formal hydrogeological evaluations shall be completed upon the approval of this amendment and in conjunction with an application to MD Department of the Environment for a modification to their existing groundwater discharge permit.

For this expansion of lots, the campground is requesting this amendment to *The Plan* for the additional 62 sites, the modifications to their sanitary capacity treatment capability and infrastructure, and the addition of the proposed sprayfield as an additional discharge outfall for their treated wastewater.

The expansion portion of the water/sewer planning expansion areas designated by *The Plan* will be designated private system for the expanded areas, the same as the existing campground. The proposed

sprayfield will also be identified in *The Plan*. The application mapping shows the water and sewer planning areas will only be modified to adhere to the needs of the expanded lots only and will not intrude into Green Infrastructure Land Use Designation in the *Comprehensive Plan* nor will they intrude into the RP zoning district.

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

Comprehensive Plan Policies

The Comprehensive Plan designates the area designated for this amendment as an Agricultural Area.

Agricultural Areas are defined (p. 18) as follows:

- This category is reserved for farming, forestry, and related industry with minimal residential and other incompatible uses although permitted, are discouraged.

Additional *Comprehensive Plan* references include:

Chapter One, “Introduction” states:

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

Chapter Three, “Natural Resources” states:

- Provides a goal that Worcester County recognizes the value of and is committed to conservation and protection of the following natural resources(...) clean surface and ground water (p. 33).
-

Chapter Six, “Public Infrastructure” states:

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

Zoning

The *Planning Area* is zoned A-1, Agricultural District, in which it is intended to be preserved, encouraged, and protected. The County's farms, forestry operations and their economic productivity. The existing campground was subject to a special exception in January of 2008 by the Worcester County Board of Zoning Appeals to expand the existing campground for the initial expansion and a variance was also granted to reduce the required setback to a residential district.

The Department of Development Review and Permitting (DRP) understands this application to be located on a separate lot (Lot A) from the existing campground (Lot C – TM 40-93). Both parcels are currently zoned A-1 Agricultural District and RP Resource Protection District, which do not allow campgrounds. They advise a rezoning may be necessary to allow this expansion. The departmental rezoning application windows are May, September and January for the submission of a packet to DRP for processing.

They further advise if a Boundary Line Adjustment of Lots A and C is being contemplated, the Board of Zoning Appeals (BZA) could potentially consider the expansion of an existing non-conforming use (campground), by no more than 50% land area (50% of approx. 150 acres = 75 acres), number of sites (50% of 175 existing sites = 87 sites), etc. as a special exception under § ZS 1-122(d)(1) and subject to any setback and other requirements of § ZS 1-318, Campgrounds. DRP mentions that in either pathway, the BZA will have to review the campground expansion, followed by the site plan review process, with the addition that clarification on the type of campground proposed (rental vs cooperative) will be needed during the BZA and site plan review process.

Staff's Comments

Staff's comments are submitted below for your consideration.

1. The Island Resort sanitary infrastructure has adequate available water and wastewater treatment capacity to handle the current flow, but will need the addition of infrastructure improvements and the addition of the sprayfield as another discharge outfall permitted under their groundwater discharge permit to adequately handle the addition of flow for the extra campsites. Additional testing, investigations, and engineering submittals to the MD Department of the Environment in that discharge permit application may be necessary prior to a final determination on their groundwater discharge permit. This application is for the planning amendment that is required prior to the state's official processing of any modified discharge permit.
2. The applicant will need to resolve zoning classification and other requirements under our local code to allow for this expansion. Staff is recommending that this be a condition included in any affirmative decision by the Planning Commission.
3. The water and sewer planning areas should be modified to adhere to the needs of the expanded lots only and should not intrude into Green Infrastructure Land Use Designation in the *Comprehensive Plan* nor should they intrude into the RP zoning district.
4. Any construction in the Planning Area would be required to meet the provisions of the storm water program and other local and state regulatory requirements.

Island Resort Campground WS Amendment Case No. SW 2022-01
June 29, 2022

5. The owner will need to apply for a Critical Area Growth Allocation within thirty (30) days as the next application window closes on July 31st. Staff is recommending that this be a condition included in any affirmative decision by the Planning Commission.

We have enclosed maps highlighting significant site and vicinity characteristics for your use. If you need further information, please contact us.

Sincerely,



Robert J. Mitchell, LEHS, REHS/RS
Director

Enclosures

cc: Island Resort Campground WS 2022-01 Amendment File

Attachment 1

Application



**Island Resort Park Inc. Newark, Maryland
Campground Lot Expansion and Wastewater Project - Proposal Description
Water and Sewer Plan Amendment Application**

Island Resorts Campground is located in Newark, MD in Worcester County. It occupies parcel 0241, an A-1 agriculturally zoned area. Currently, the campground is at a permitted capacity of 176 campground lots which provide water, wastewater, and electricity to camp sites. Island Resort Park Inc. proposes to expand their campground by 62 lots onto Map/Grid/Parcel: 0040/0018/0093 zoned A-1/R-1 and expand their on-site wastewater treatment capacity via a wastewater treatment plant and spray irrigation on an agricultural field on the same Map/Grid/Parcel: 0040/0018/0093 currently zoned A-1/R-1 and campground use is an approved land use for this zoning designation.

Currently, Island Resorts Campground has 176 approved lots across parcel Map/Grid/Parcel: 0040/0018/0241. Island Resorts has been in operation since 2005 and has periodically expanded in concurrence with its existing land-use, density, and zoning regulations. The most recent expansion approval in 2020 added 36 lots on Map/Grid/Parcel: 0040/0018/0241 which brought the permitted discharge capacity of the wastewater treatment plant near its maximum. Island resorts proposes to add 62 lots on Map/Grid/Parcel: 0040/0018/0093 driven by demand for campground locations in the coastal regions of Worcester County particularly in the vicinity of Ocean City.

This expansion requires additional wastewater treatment capacity. The proposed 62 lot expansion will be pursued in conjunction with an upgrade to the existing wastewater treatment plant on Map/Grid/Parcel: 0040/0018/0241 and the proposed spray irrigation of a 15.44-acre field on Map/Grid/Parcel: 0040/0018/0093 with Class I effluent from the proposed Smith & Loveless, Inc. FAST 5 system.

Wastewater flow from a typical "Campground" is limited based on the restricted eight-month operating season, fluctuation in full week rentals, on-board sanitary facilities, and inclement seasonal weather. Based on the Island Resorts Campground 2019 occupancy and monthly wastewater flow records, the average daily flow for occupied lots ranged from under 50 gpd per campsite during the off-peak shoulder months to 119 gpd per campsite during the peak months. 2020 & 2021 data was not used due to the Covid-19 Pandemic and its impact on tourism and travel.

Currently, the Island Resorts Campground is permitted to discharge 9,600 gpd average daily flow, with a 19,600 gpd peak flow to an approved SRA with a conventional subsurface soil absorption system. The permit requires effluent quality limits of 30 mg/l BOD and 30 mg/l TSS. The Campground also has a permitted 9,600 gpd drip irrigation system reserved area. Island



Resorts Campground is served by a 9,600 gpd tertiary wastewater treatment plant (WWTP). A 10,000 gpd, Smith and Loveless Modular FAST WWTP has been installed and is operating in accordance with design specifications and permitted discharge permit limitations. The WWTP can treat up to 10,000 gpd average daily flow and 20,000 gpd peak flow. This modular ENR WWTP will be upgraded to accommodate the increased WWTP flow from the proposed 62 lot expansion for a total of 238 lots. This Class I effluent will be subsequently sprayed onto the proposed 15.44-acre spray field.

The average daily flow ranges from 1,000 GPD to 3,000 GPD depending on capacity, but the plant design is and must be designed for potential full campground capacity. The wastewater is treated at the park's 10,000 gpd, Smith and Loveless Modular FAST WWTP and the Class I effluent is direct injected into an agricultural field adjacent to the campground. The existing NPDES discharge permit allows 9,600 gpd average daily flow, with a 19,600 gpd peak flow to an approved SRA with a conventional subsurface soil absorption system based on the potential for 100% campground occupancy.

The proposed course of action for Island Resorts includes a 62-lot expansion onto Map/Grid/Parcel: 0040/0018/0093, upgrading the existing WWTP up facilitate a higher wastewater treatment capacity, and the introduction of spray irrigation of the Class I effluent onto a 15.44-acre spray field on Map/Grid/Parcel: 0040/0018/0093. The existing WWTP has a capacity of 20,000 GPD and a permitted daily max month flow discharge of 19,600 GPD. While the ADF ranges from 1,000 to 3,000 GPD due to less than 100% campground occupancy, the system is and must be designed for potential 100% occupancy. Based on an 80 GPD per campsite year average and a 107 GPD per occupied campsite daily maximum month flow, the WWTP will be upgraded increase the total capacity to 30,000 GPD to accommodate potential 100% capacity. The discharge permit will be amended to reflect the potential average daily flow of 19,040 GPD and an ADF of maximum month flow of 25,466 GPD. Real data shows occupancy levels remain between 3% and 20% during the season which would reflect maximum expected (at 20% occupied) realized flows of 3,808 GPD ADF and 5,093 GPD ADF of maximum month.

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

Date: 4/12/2022

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

Contact Person: ROBERT EWELL
Telephone: 410-641-9838

Island Resorts Campground

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

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

Department of Environmental Programs
1 West Market Street Room 1306
Snow Hill, Maryland 21863

The fee for major amendment [adding or deleting service capacity or area(s)] is \$500.
Minor amendments (not adding or deleting service) are \$100.

Note: Modification of this form will void the application.

Property Identification:

Tax Map 40 Parcel Number(s): 93
Town/Community Name: Newark, MD

Location Description:

9552 CROPPER ISLAND RD
BNDRY LN ADJ ETC R EWELL

Property Owner Signature: _____ Date: _____

Applicant Signature: _____ Date: _____
(If other than property owner)

Water and Sewerage Plan Amendment Application

Worcester County, Maryland

Proposed Uses

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

Tax Map	Parcel	Zoning	Proposed Use*	EDU's Needed (Approx.)	
0040	0093	A1-R1	A1-R1	Proposed	62*
0040	0241	A-1	A-1	Existing	176

*62 lots to be added. Real flow data shows below 80 GPD average of occupied sites and peak flows for month of max use of 107 GPD. Using design EDUs of 250 GPD, only 26 design EDUs are needed. The real GDP flow per lot as calculated for a 365 day year is 6.5 GPD (Not adjusting for percentage of occupancy).

April 13, 2004

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

System Parameters

Date: 4/12/2022

System Name: Island Resorts Campground, Inc.

System owner: Island Management, Inc.

System operator: Island Management, Inc.

Priority/Sewer and S-2

Water Plan Category: W-2

Service area: Island Resorts Campground

[Tax Map and parcel(s)] Tax Map: 0040 Parcel: 0093/0241

	Year		
	<u>2015</u>	<u>2020</u>	<u>2025</u>
<u>Population served:</u>			
EDU's served	<u>142</u>	<u>176</u>	<u>238</u>
EDU's unserved	<u>0</u>	<u>0</u>	<u>0</u>
GPD per EDU	<u>80**</u>	<u>80**</u>	<u>80**</u>

System capacity

Demand (MGD) .012 ADF* .015 ADF* .019 ADF*

Planned (MGD) .012 ADF* .015 ADF* .019 ADF*

Permitted (NPDES/groundwater) .019 MDF* .019 MDF* .03 MDF*

Collection system description: Force Main

Treatment Plant

Location (N/E): 35-15-10, 75-14-20

Type: Package - Tertiary

Site area (acres): Occupied area: 2.0 Unused area: 1.0

Current Capacity (MGD): Secondary: _____ Advanced: .02

Potential Capacity (MGD): Secondary: _____ Advanced: .03

Existing flow (MGD): .001 Average: .0011 Peak: .003 - Actual Flows

Sludge disposal: Land

Discharge:

Type: Infiltration

Location: On Site

NPDES/groundwater permit number: 09-0P-3471

Comments (planned expansion; alteration, abandonment if interim, or other changes; problems; etc.)

Spray irrigation will replace current infiltration/tile field

*Flow at 100% capacity

****62 lots to be added. Real flow data shows below 80 GPD average of occupied lots and peak flows for month of max use of 107 GPD. Using 107 GPD as MDF of MMF, the total planned full capacity design flow must be 25,466 GPD. The recorded GDP flow per lot as calculated for a 365 day year is 6.5 GPD (Not adjusting for percentage of occupancy).**

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

Date: 4/12/2022

System Name: Island Resorts Campground
Area Served: Island Resorts Campground
Owner: Island Management, Inc.
Operator: Island Management, Inc.

Population and Capacity	2010	2015	2020	2025
Population Served (EDU):	110	142	176	238
Population Unserved (EDU):	0	0	0	0
GDP per EDU:	87	80	80	80
System Capacity Demand (MGD)	.0096	.011	.014	.019
System Capacity Planned:				
Permitted Capacity (MGD):				

Collection System

Type (circle one): Combined Separate
Description: Force Main
Condition of Transmission facilities: Excellent

Treatment Facility

Location (MD coordinates): 88014.8 MN, 583847.3 ME
Type: Package MBR - Tertiary - Spray Field
Total Site Size (acres): 161.3* **Occupied by facility:** .3 ac (Treatment Plant) Plus 15.44 ac spray field
Design Flow (MGD) .03 MGD
Existing Flow (MGD): Average: .019** **Peak:** .025**
Sludge disposal method: Land

Discharge

Type: Spray Field (Proposed)
Location: See Exhibit 1-1
NPDES permit # & expiration date: Current - 09-0P-3471 (Drip Irrigation) Proposed spray irrigation will require new permit/revision

Op., Maint., and Replacement Costs: \$50,000 & \$350,000
Funding Source: Privately Funded

Comments: * Existing 151.3 site/service area on parcel 0241 plus proposed 10 acre expansion onto parcel 93.

** Assuming 100% occupancy (Occupancy constantly remains below 20% throughout the season) Actual flows expected to be .003 MGD

April 13, 2004

Water and Sewerage Plan Amendment Application

Worcester County, Maryland

Existing Water System

Date: 4/12/2022

System name: Island Resorts Campground
 System owner: Island Resorts Campground, Inc.
 System operator: Island Management, Inc.
 Priority/Sewer and Water Plan Category: S-1
W-1
 Service area: Island Resorts Campground

EDU's Population served:	Year		
	2010	2015	2021
Served	110	142	176
Unserved	0	0	0
GPD per EDU	110	110	110

System capacity	2010	2015	2021
Demand (MGD)	.012*	.015*	.019*
Planned (MGD)	.012	.015	.019

Production Wells

Well number: 1 2
 Aquifer: Manokin Manokin
 Location: 0241 House
 Depth: 280 280
 Diameter: 8 8
 Max. yield: Number of gallons per minute
 Pumping capacity: average production 70**
 Water quality: Good Good

translates to certain amount of water per day and amount of pressure too (maximum amount of production)

Treatment

Water source: Well Well
 Type: Chlorine Conditioner
 Location: Well House
 Rated Capacity: AKA permitted, rated, or design capacity .012 should be in MGD
 Average production: how much a production well can provide on average
 Max. peak flow: peak hourly demand 70 GPM
 Storage capacity: Hydropneumatic Tank
 Sludge disposal: N/a N/a

Comments (expansion plans [MGD/dates]; problems; planned improvements; etc.)

*Assuming 100% occupancy (Occupancy consistently remains below 20% throughout the season) Actual flows average .0015 MGD

**Pumping capacity when in use (Combined House and Campground)

Water and Sewerage Plan Amendment Application

Worcester County, Maryland

Planned Water System

Date: 4/12/2022

System Name: Island Resorts Campground
 System Owner: Island Resorts Campground
 System Operator: Island Management, Inc.

Sewer/Water Plan
 proposed category: W-1* & W-2(W-1, W-2, W-3)

Service area: Island Resorts Campground
 [Tax Map and parcel(s)] Tax Map: 0040 Parcel: 0093/0241

	Year		
	<u>2015</u>	<u>2020</u>	<u>2025</u>
Population served: (EDU's served)	142	176	238

Gallons per EDU: 110

Constructed by: Island Management, Inc.

Planned Distribution System: Small Diameter Water Main

System parameters:

Well location: Parcel 0241
 Well depth/aquifer: Manokin
 Treatment facilities: Chlorine
 Storage facilities: Hydropneumatic Tanks
 Distribution system: Small Diameter Water Main SDR18
 Pumping capacity: 50 GPM
 System Cost: \$250,000
 Funding source: Private

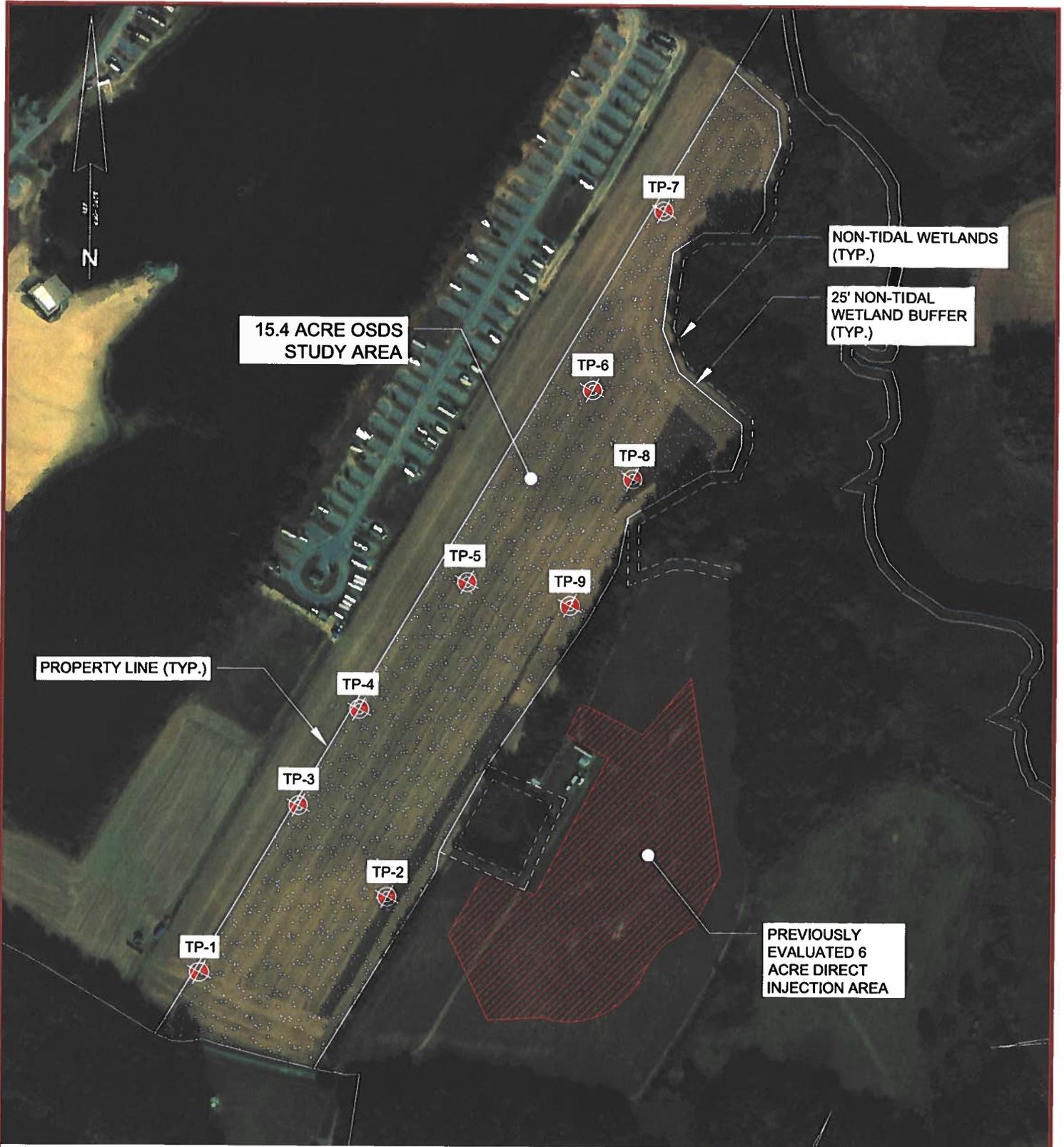
Construction schedule:
 Start: 2/28/2023
 Complete: 10/24/2023

Comments: * Existing on parcel 241

Agreement, Policies: _____

Allocation: _____

EXHIBIT 1-1



TEST PIT STUDY AREA	
LANDS OF:	
ROBERT AND JULIA EWELL	
WORCESTER COUNTY, MARYLAND	
MAP 40 GRID 18 PARCEL 93	

DRAWN BY	KAK
SCALE	1" = 300'
DATE	MAY 2021
SHEET	1 OF 1

RAUCH
INC.
 engineering design &
 development services

office: 410.770.9081 | fax: 410.770.3667
 email: design@raucheng.com | web: www.raucheng.com
 Maryland Office: 106 N. Harrison St - Easton, MD 21601
 Virginia Office: 8229 Boone Blvd, Suite 625 - Vienna, VA 22182



**ISLAND RESORT CAMPGROUND
NEWARK, MARYLAND
WORCESTER COUNTY**

**GEOTECHNICAL REPORT
OSDS FEASIBILITY STUDY**

**PREPARED FOR:
MR. ROBERT EWELL**

May 28, 2021

TO: Mr. Robert Ewell

FROM: Kyle Kowalczyk, Environmental Scientist

RE: Feasibility Study for On-site Sewage Disposal System
Island Resort Campground
9552 Cropper Island Road
Newark, MD 21841

The purpose of this investigation is to determine the likelihood for proposed expansion of the Island Resort Campground in Newark, Maryland. The owner would like to determine how many potential campsites can be supported by discharging wastewater in the study area. Preliminary soil evaluations and future hydrogeological evaluation services were/will be performed on the above referenced 15.4-acres shown on the map in the appendices to accompany the approved 10-acres in the adjacent agriculture field to the East.

RAUCH inc. evaluated the above referenced property to determine if site conditions would be suitable for the discharge of treated wastewater (Type I) using spray irrigation methods in accordance with the requirements of Maryland Department of the Environment (MDE). MDE met RAUCH onsite with Worcester County Environmental Health Department to observe the practices and accompany the investigation.

The field work was completed in general accordance with MDE Guidelines to characterize and describe soil conditions in the study area. Nine (9) Test Pits identified as "TP-1 through TP-9" were excavated using a backhoe at various locations across contour lines to represent/confirm each of the soil types located in this area. Structural soil profiles were recorded from the surface down to a minimum of 5-feet or until the water table was intercepted. The recorded soil profiles can be found in the appendix.

The results of the investigation indicate that the test area has a high potential for the discharge of treated wastewater via spray irrigation at a maximum rate of 2 inches/week. Formal hydrogeological evaluations shall be completed upon the acceptance of the Water and Sewer Amendment by Worcester County. Hydrogeological evaluations shall confirm the total usable area for spray irrigation of treated wastewater and the weekly application rate. Please note TP-6 was not logged due to the soil appearing consistent with the adjacent pit shown on the map.

The soil profiles were obtained on May 21st with a map of property and the summary of each soil profile are attached. A copy of this preliminary report should be forwarded to MDE for review.

The chart below provides the mottling, texture, structure, and depths across the referenced property:

MOTTLING	AB = ABUNDANCE F= FEW C= COMMON M= MANY	S= SIZE 1= FINE 2= MEDIUM 3= LARGE	CON= CONTRAST F= FAINT D= DISTINCT P= PROMINENT
TEXTURE:	S= SAND LS= LOAMY SAND SL= SANDY LOAM L= LOAM VF= VERY FINE CO= COURSE LT= LIGHT	SIL= SILT LOAM SI= SILT SICL= SILTY CLAY LOAM CL= CLAY LOAM F= FINE VC= VERY COURSE	SCL= SANDY CLAY LOAM SC= SANDY CLAY C= CLAY SIC= SILTY CLAY M= MEDIUM H= HEAVY
STRUCTURE:	W= WEAK M= MEDIUM S= STRONG 1= SMALL	B= BLOCKY SBK= SUBANGULAR BLOCKY G= GRANULAR 2= MEDIUM	M= MASSIVE PL= PLATY ST= STRUCTURELESS 3= LARGE

Based on the below soil profile information the following recommendations/conclusions are offered:

1) Prepare and submit the Water and Sewer Plan Amendment Application to Worcester County, Maryland.

2) Completion of formal hydrogeological testing should be performed to confirm application rates and the total usable area within the study area to accommodate the discharge of treated wastewater (Type I) via spray irrigation. This shall include evaluating the geologic and hydrologic conditions at the site by performing research of published information, field testing, and evaluating the overall suitability of a land treatment for the site.

2) The seasonal groundwater table was encountered in 6 out of 8 of the Test Pits and fluctuated from 3.5-7' below existing grade at the time of excavation. The other two (2) Test pits were excavated to a depth of 10' without water, however these pits were unsafe to enter at that depth.

3) Overall, soils located on the property were relatively consistent and comprised of fine sands at the surface with a subangular blocky "plow plan" ranging from 6-18" in depth. This layer underlain by sandy loams and loamy sands until the end of the profiles or at a depth of intercepting groundwater.

Please feel free to contact RAUCH inc. if you have any further questions.

Thank you,

Kyle A. Kowalczyk

Kyle Kowalczyk, L.E.H.S.

Profile # TP-1

DEPTH (IN)	STRUCTURE	MATRIX	MOTTLES	MOTTLES	AB S CON	TEXTURE	COMMENTS
0-10	1VFCR	10YR 5/6				VFSL	TOPSOIL
10-18	2MSBK	10YR 7/3				SL	GRAVEL
18-28	1WSBK	10YR 7/3	7.5YR 5/8		F1D	LFS	
28-36	1WSBK	10YR 6/4	5YR 5/6		C1D	LS	
36-50	1WSBK	7.5YR 5/8	10YR 6/1		C2D	LS	GRAVEL, REDOX FEATURES
50-58	M	7.5YR 6/8	5YR 5/8		M2D	LCOS	GRAVEL
58-78	1WSBK	7.5YR 6/8	5YR 5/8		F1D	LFS	H2O AT 78"

Profile # TP-2

DEPTH (IN)	STRUCTURE	MATRIX	MOTTLES	MOTTLES	AB S CON	TEXTURE	COMMENTS
0-12	1VFSBK	10YR 4/4				VFSL	TOPSOIL
12-16	2MSBK	10YR 4/4	7.5YR 5/8		F1D	HSL	REDOX PRESENT
16-26	1WSBK	10YR 5/6	5YR 5/8	10YR 6/2	F2D, F1P	VFSL/SIL	STRONG IRON DEPOSITS
26-36	1WSBK	7.5YR 5/8	10YR 7/3	10YR 7/1	C2D, F1D	LFS	GRAVEL
36-55	M	10YR 7/1	7.5YR 6/8	10YR 6/4	C1D, C2P	LCOS	H2O AT 55", CAVING

Profile # TP-3

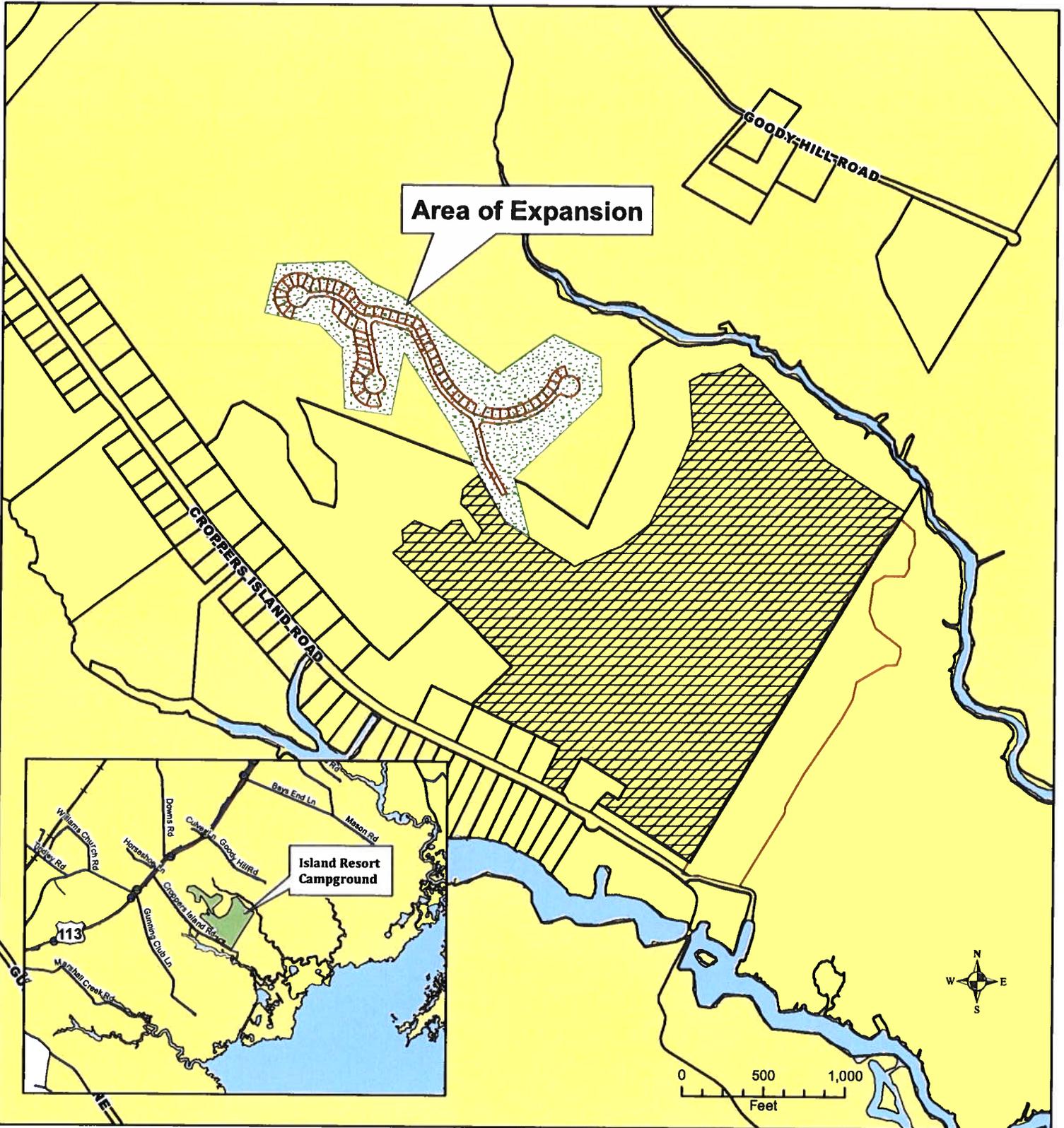
DEPTH (IN)	STRUCTURE	MATRIX	MOTTLES	MOTTLES	AB S CON	TEXTURE	COMMENTS
0-8	1VFCR	10YR 6/4				FSL	TOPSOIL
8-16	1MSBK	10YR 5/6	7.5YR 5/8		F1D	SL	
16-26	1MSBK	10YR 7/3	10YR 5/8	7.5YR 6/8	C2P, F2D	FSL	
26-40	1WSBK	10YR 5/8	10YR 7/3	7.5YR 6/8	M2P, C1D	LFS	GRAVEL
40-48	1WSBK	10YR 7/3	7.5YR 6/8	5YR 5/8	M2D, C3D	LFS	
48-70	1WSBK	10YR 7/3	7.5YR 6/8		M2D	LS	NO H2O

Profile # TP-4

DEPTH (IN)	STRUCTURE	MATRIX	MOTTLES	MOTTLES	AB S CON	TEXTURE	COMMENTS
0-8	1VFCR	10YR 5/4				VFSL	TOPSOIL
8-12	2MSBK	10YR 5/4	7.5YR 5/8		F1D	FSL	
12-24	1MSBK	7.5YR 5/6	5YR 5/8		C2D	VFSL	
24-28	1WSBK	5YR 5/6	7.5YR 5/8		M1D	SL	GRAVEL
28-35	1WSBK	10YR 6/8	7.5YR 6/8		F1D	LFS	
35-44	1WSBK	10YR 5/8	7.5YR 6/8	10YR 7/3	C2D, F1P	LFS	
44-54	1WSBK	10YR 7/6	2.5YR 7/3	7.5YR 6/8	C1D, C2D	LFS	
54-72	M	10YR 7/3	5YR 5/8		M1D	LS	REDOX FEATURES, NO H2O

Attachment 2

Maps



-  **Proposed Expansion**
-  **Sewer Planning Area**
-  **Sewer - Private**
-  **Water Planning Area**
-  **Water - Private**

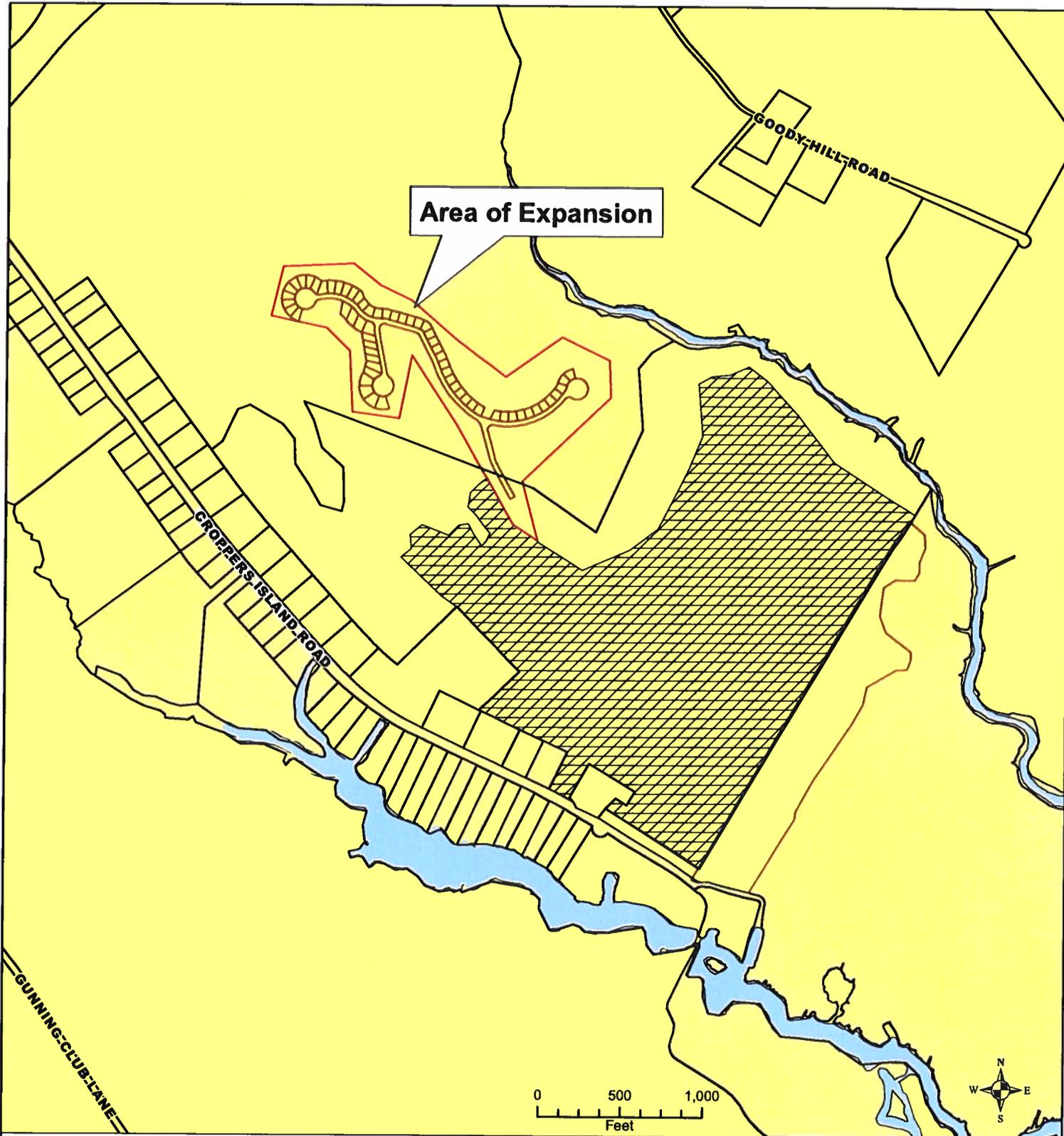
General Location

Island Resort Campground

Water and Sewer Update

Case SW2022-01

Prepared by Worcester County Environmental Programs,
June 15, 2022. Parcel boundaries are approximate.
This map is for planning purposes only.



 **Proposed Expansion**
Sewer Planning Area

 **Priority Funding Area**

 **Sewer - Private**

Water Planning Area

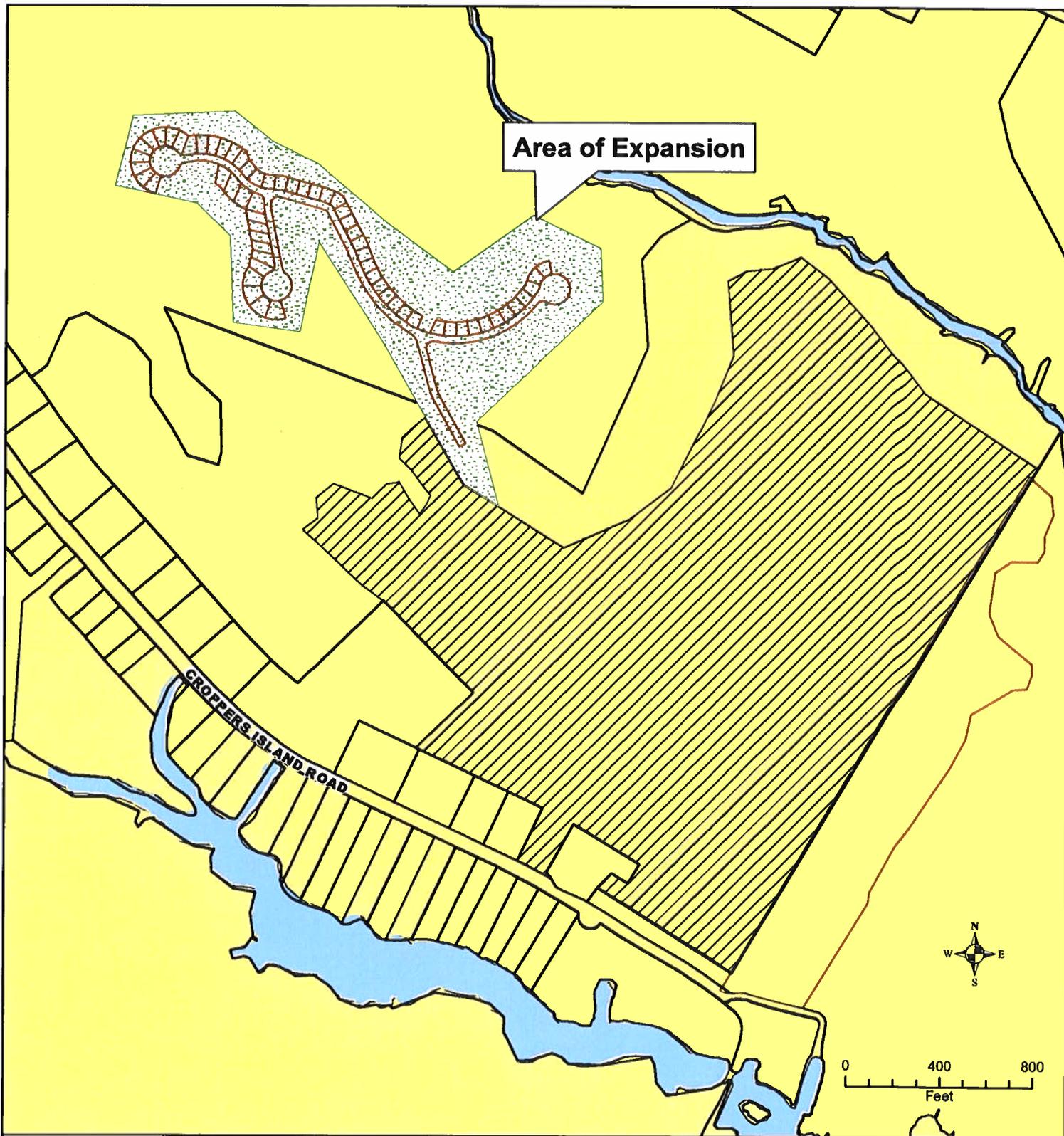
 **Water - Private**

Priority Funding Area
Island Resort Campground
Water and Sewer Update

Case SW2022-01

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Area of Expansion



-  **Proposed Expansion**
- Sewer Planning Area**
-  **Sewer - Private**

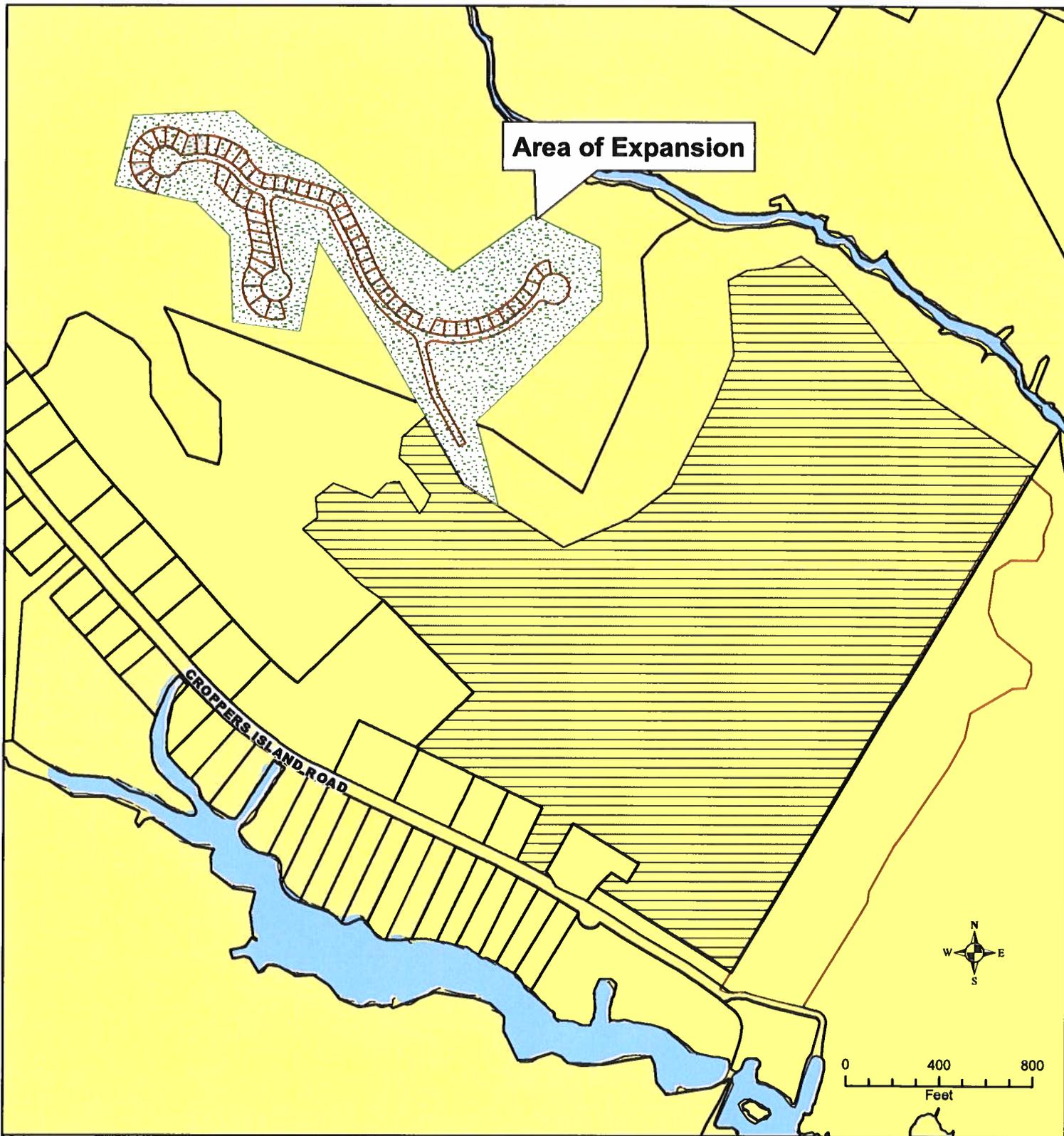
Sewer Planning Area

Island Resort Campground

Water and Sewer Update

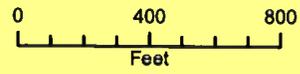
Case SW2022-01

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Area of Expansion

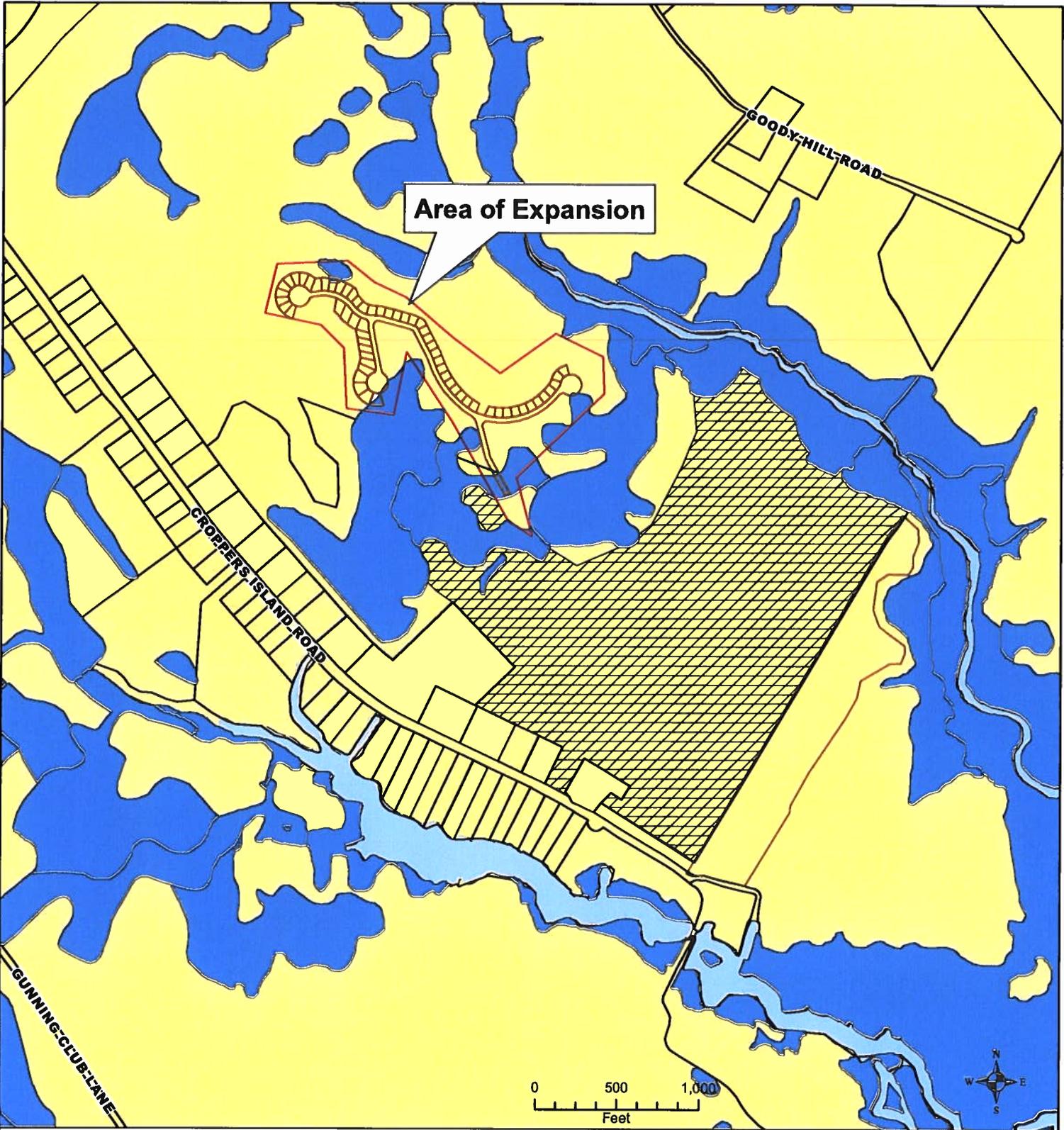
CROPPERS ISLAND ROAD



-  **Proposed Expansion**
- Water Planning Area**
-  **Water - Private**

Water Planning Area
Island Resort Campground
Water and Sewer Update
Case SW2022-01

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- Proposed Expansion**
- Wetlands**
- Sewer Planning Area**
- Sewer - Private**
- Water Planning Area**
- Water - Private**

Wetlands
Island Resort Campground
Water and Sewer Update

Case SW2022-01

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 **Proposed Expansion**

Sewer Planning Area

 **Sewer - Private**

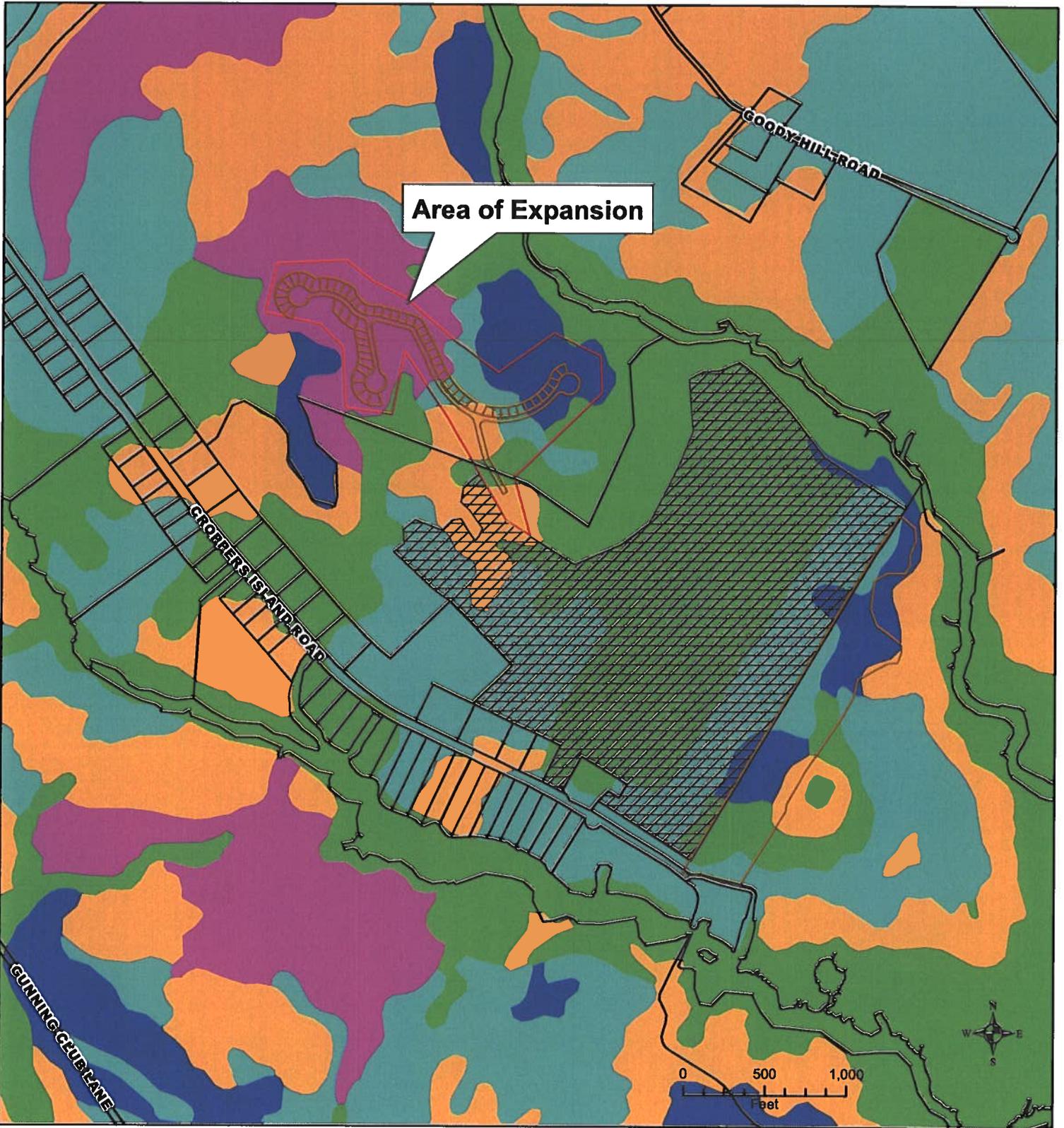
Water Planning Area

 **Water - Private**

Aerial

Island Resort Campground Water and Sewer Update Case SW2022-01

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Area of Expansion

- Proposed Expansion**
- Sewer Planning Area**
- Sewer - Private**
- Water Planning Area**
- Water - Private**

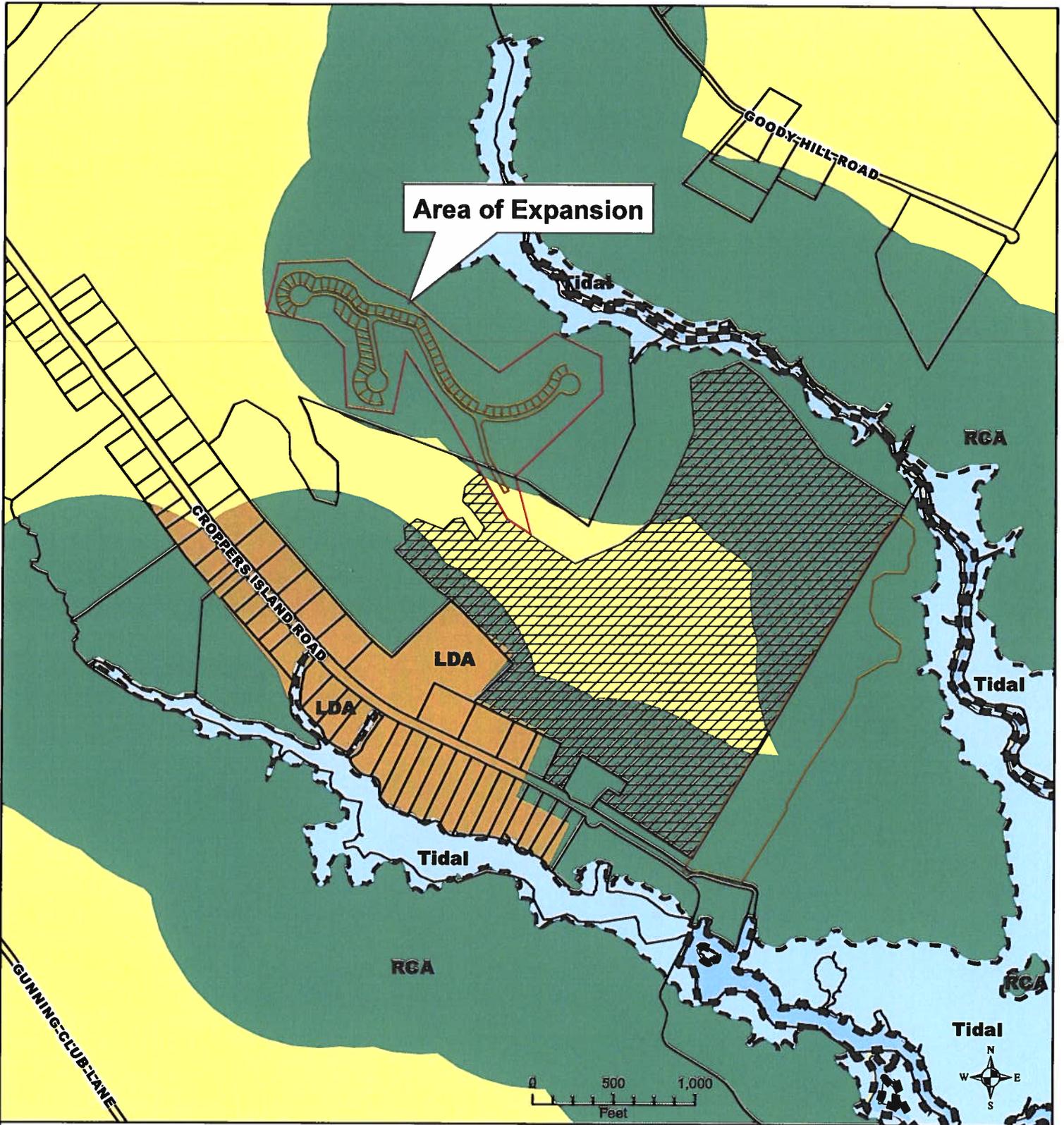
- All areas are prime farmland**
- Farmland of statewide importance**
- Not prime farmland**
- Prime farmland if drained**
- Prime farmland if irrigated**

Ag Suitability

Island Resort Campground Water and Sewer Update

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Area of Expansion

GOODY-HILL ROAD

CROPPER'S ISLAND ROAD

GUNNING-CUBIZANE

RCA

Tidal

LDA

LDA

Tidal

RCA

Tidal



 Proposed Expansion

Sewer Planning Area

 Sewer - Private

Water Planning Area

 Water - Private

 IDA - Intensely Development Areas

 LDA - Limited Development Areas

 RCA - Resource Conservation Areas

 Out of Program

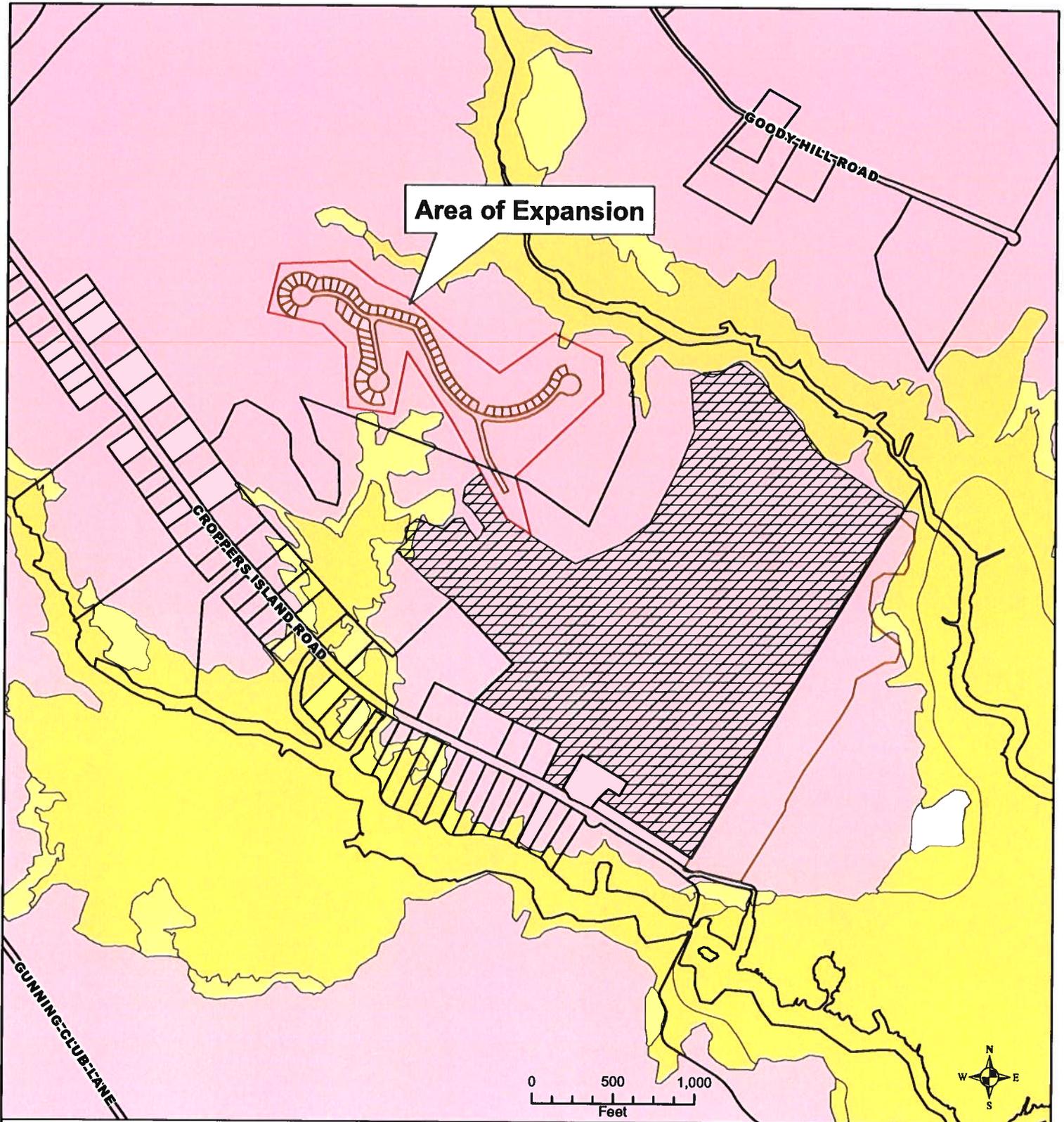
 Tidally Influenced Areas

Critical Areas

**Island Resort Campground
Water and Sewer Update**

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- Proposed Expansion**
- Sewer Planning Area**
- Sewer - Private**
- Water Planning Area**
- Water - Private**

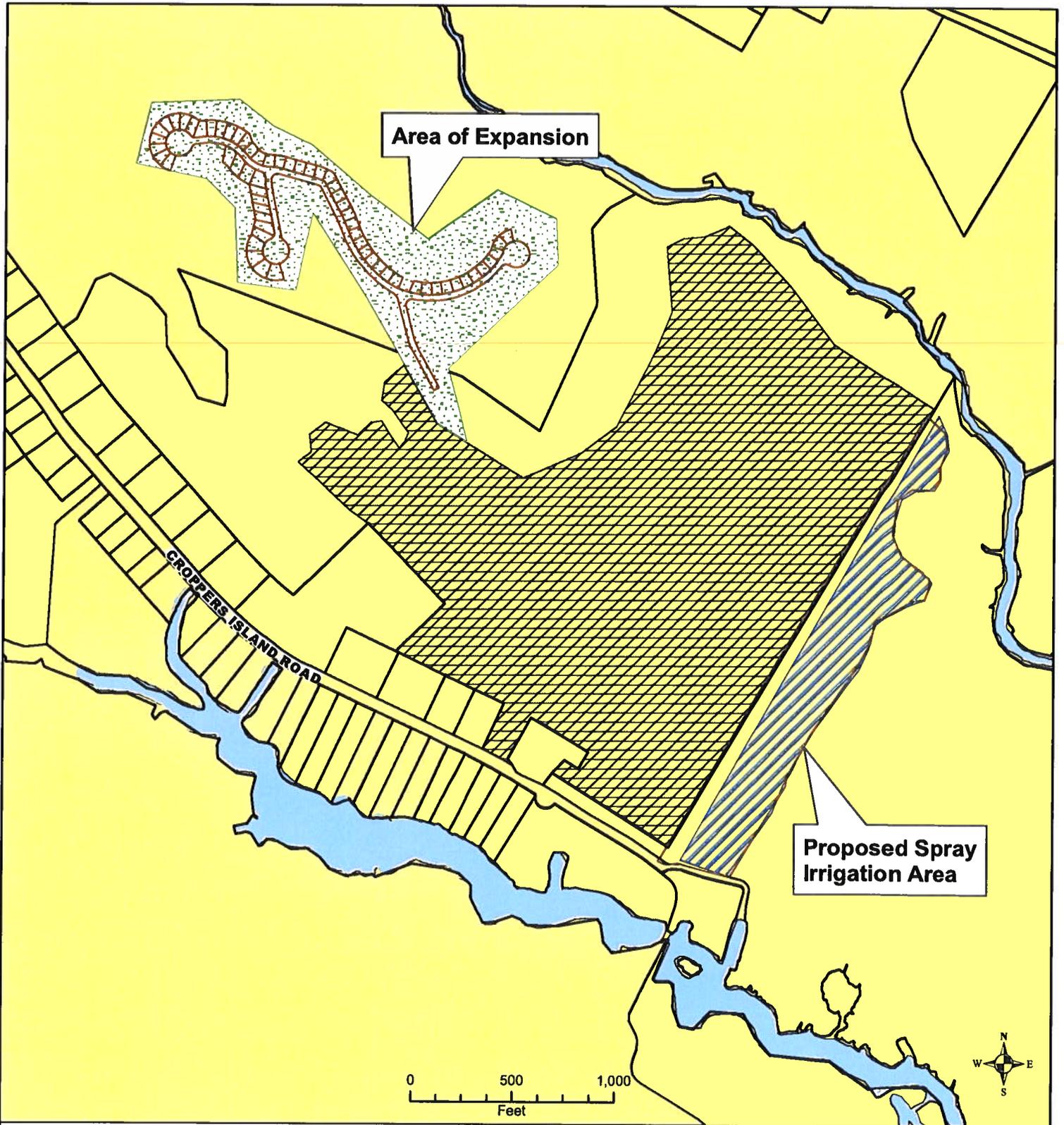
- Flood Zone**
- 100 Year Floodplain
 - 500 Year Floodplain

Floodplain

Island Resort Campground Water and Sewer Update

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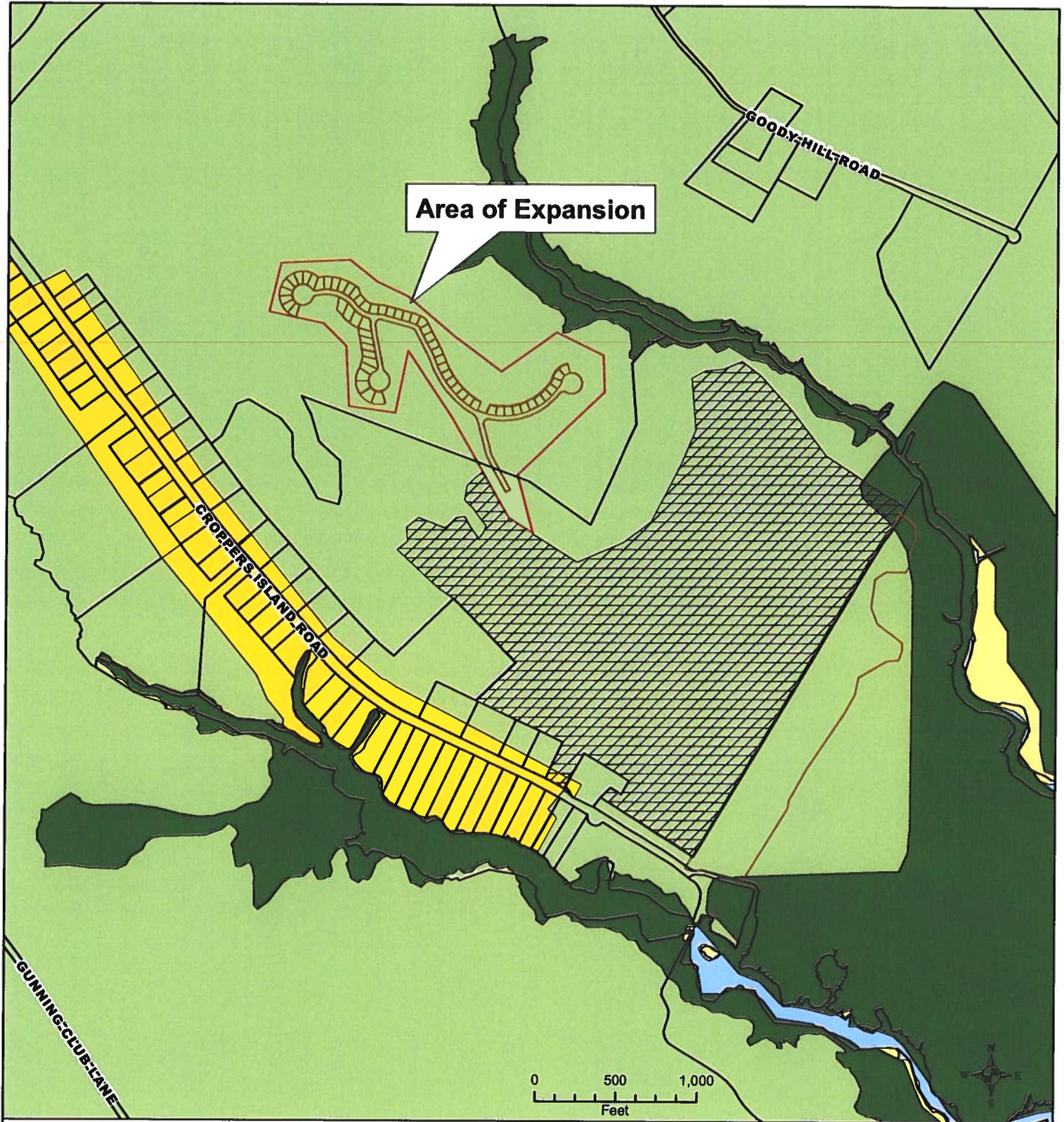
-  **Proposed Expansion**
-  **Sewer Planning Area**
-  **Sewer - Private**
-  **Water Planning Area**
-  **Water - Private**
-  **Proposed Spray Irrigation**

Proposed Spray Irrigation Area

**Island Resort Campground
Water and Sewer Update**

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- Proposed Expansion**
- Sewer Planning Area**
- Sewer - Private**
- Water Planning Area**
- Water - Private**

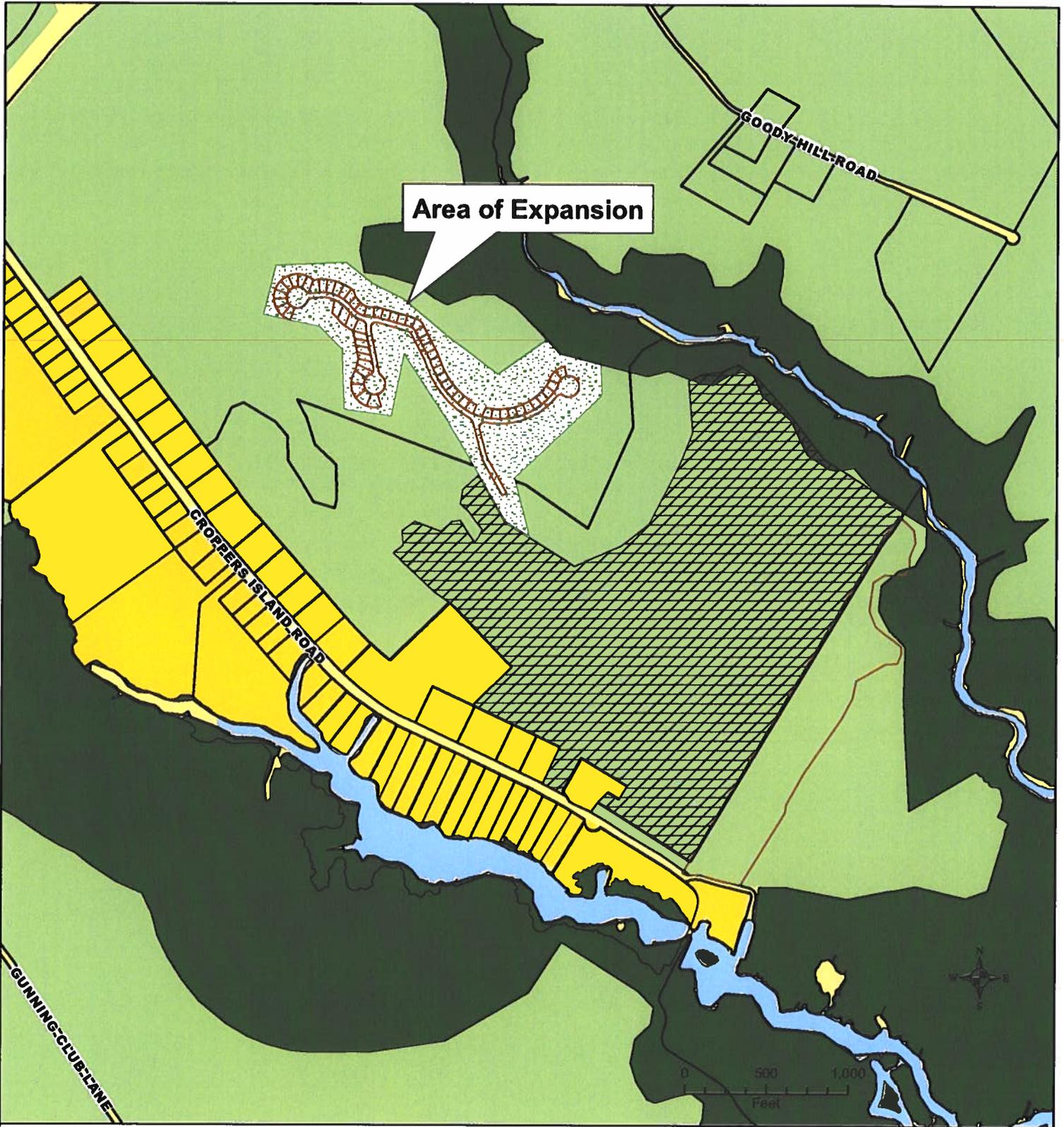
- Agriculture**
- Existing Developed Area**
- Green Infrastructure**

Land Use

Island Resort Campground Water and Sewer Update

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 **Proposed Expansion**

Sewer Planning Area

 **Sewer - Private**

Water Planning Area

 **Water - Private**

 A1

 R1

 RP

Zoning

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