

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday, February 6, 2025

Worcester County Government Center

One West Market St., Room 1102

Snow Hill, Maryland 21863

The public is invited to view this meeting live: <https://worcestercountymd.swagit.com/live>

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

II. Administrative Matters

- A. Planning Commission Work Session Minutes – December 19, 2024
- B. Planning Commission Meeting Minutes – January 11, 2025
- C. Board of Zoning Appeals Agenda – February 13, 2025
- D. Technical Review Committee Agenda – February 14, 2025

III. Site Plan Reviews

- A. Crepe Myrtle Court Step I - Residential Planned Community (RPC) Review

IV. Miscellaneous

- A. Gravel Request – Diehl Roadside Stand
- B. Gravel Request – Broderick Commercial Kennel Parking Spaces
- C. Irrigation Waiver Request – Farmers Bank of Willards
- D. Amendment of the Worcester County Comprehensive Plan for Water and Sewerage Systems—Ocean Downs Water Tower Replacement - Request to revise certain water system informational items in *the Plan*. Those changes would include a revision to a water service map and a revised water system for the casino. The proposed amendment would allow for the replacement of the elevated water tower tank with a ground-mounted storage tank. Staff is the applicant for the Plan informational update.; SW 2024-01.
- E. Amendment of the Worcester County Comprehensive Plan for Water and Sewerage Systems—Mystic Harbour – Addition of Capital Projects and Planned Interconnection Projects. - Request to add additional capital projects and planned system interconnections into *the Plan*. Those changes would include water and sewer interconnections, water plant updates and a new section of relief sewer main installation: Staff is the applicant for the Plan update.; SW 2024-02.

V. Adjournment

**WORCESTER COUNTY PLANNING COMMISSION
WORK SESSION
MEETING MINUTES – December 19, 2024**

Meeting Date: December 19, 2024

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierri, Chair
Phyllis Wimbrow, Vice Chair
Kathy Drew
Marlene Ott
Betty Smith
Ken Church

Staff

Jennifer Keener, Director, DRP
Matt Laick, Deputy Director, DRP
Bob Mitchell, Director, EP
Brian Soper, NR Administrator
Katherine Munson, NR Planner
Lily Wagner, NR Planner

I. Call to Order

II. Comprehensive Plan Work Session

As the first item of business, the Planning Commission met with Michael Bayer, Cassie Williams and Angela Fleck from Wallace Montgomery to discuss the draft Natural Resources and Sensitive Areas Element of the proposed Worcester County Comprehensive Plan.

Ms. Williams is an environmental scientist with Wallace Montgomery. She is focusing on the Natural Resources and Sensitive Areas chapter. She identified the main goals listed in the chapter, along with possible action items below each one. She noted that these were to be used as a starting point, and that the Planning Commission will eventually go through them to see what is actionable, reasonable, and feasible.

During the discussion, the Planning Commission made the following comments and/or recommendations:

- The Planning Commission had some discussion on the electrification requirement for buildings over 35,000 square feet, which is a state law that will impact buildings using fossil fuels, including many of the hotels and condominium buildings in Ocean City. While not directly referenced in this section, a note will be made to add language where appropriate. An education component for energy use is encouraged.
- The Planning Commission requested that the St. Martin's River be added to the Physiography section.
- Clarifying the difference in NRCS data set for the soil survey and percentages versus County data set and percentages. Worcester County uses County data for septic, MALPF,

**WORCESTER COUNTY PLANNING COMMISSION
WORK SESSION
MEETING MINUTES – December 19, 2024**

and other programs. The consultant will work with staff to sort through which data set to use.

- It was acknowledged that the surface mining section will be updated based on new data received.
- Mr. Mitchell explained that the updates to the Critical Area maps are in progress, and he anticipated adoption ahead of the comprehensive plan. He said that the County is losing 300 acres of Critical Area, but there will still be significant wetlands, with many converting from tidal to non-tidal wetlands.
- The Planning Commission concurred with the recommendation to have the County consider applying for participation in the Community Rating System (CRS) as part of the floodplain management goals.
- The Planning Commission discussed the need to modify the Coastal Bays section, as it included vague terminology, as well as include information on the Ocean Pines wastewater treatment plant that fronts on the Assawoman Bay.
- Clarification was requested on the endangered species section. References to island creation efforts to protect certain species was recommended.
- Clarifying some of the timing of the Forestry regulations.

Mr. Bayer then requested that if there were any additional comments or edits that the Planning Commission found, to please forward along, so they can revise the draft early in 2025. He then explained that they were in the process of working with staff to create a map to share with the municipalities to start the discussion on land use and growth area boundaries using GIS. Once input is received on their projected growth boundaries, then the data will be input into the Water Resources Element. In the upcoming months, the Transportation chapter will be reviewed in February, and the Economic Development and Tourism chapter in January.

Mr. Bayer noted that all the current chapters are working drafts; as major changes are made to a respective chapter, it will be shared with the Planning Commission and updated on the County's website.

III. Adjourn

Jerry Barbierri, Secretary pro tem

Jennifer Keener, Director

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – January 2, 2025**

Meeting Date: January 2, 2025

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierri, Chair
Mary Knight, Secretary
Ken Church
Phyllis Wimbrow

Staff

Jennifer Keener, Director, DRP
Matt Laick, Deputy Director, DRP
Kristen Tremblay, Zoning Administrator, DRP
Roscoe Leslie, County Attorney
Robert Mitchell, Director, Environmental Programs
Ben Zito, DRP Specialist, DRP

I. Call to Order

II. Administrative Matters

A. Review and approval of work session minutes, November 14, 2024

As the first item of business, the Planning Commission reviewed the work session minutes of the November 14, 2024, meeting.

Following the review, a motion was made by Ms. Wimbrow to approve the minutes as written, Ms. Knight seconded the motion, and the motion carried unanimously.

B. Review and approval of minutes, December 5, 2024.

As the next item of business, the Planning Commission reviewed the minutes of the December 5, 2024, meeting.

Following the review, a motion was made by Mr. Church to approve the minutes as written, Ms. Knight seconded the motion, and the motion carried unanimously.

C. Board of Appeals Agenda, January 9, 2025.

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for January 9, 2025. 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, January 8, 2025.

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – January 2, 2025**

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for January 8, 2025. 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. Site Plan Review: Worcester County Commissioners Vehicle Storage Facility – County Project

Timothy Metzner from Davis, Bowen, and Friedel presented the site plan and building elevations to the Planning Commission for a 12,275 square foot building that will be used for vehicle storage at the Worcester County fire training center in Newark. Mr. Metzner stated the site is currently surrounded by privacy fencing and will continue to be after the project is complete. Mr. Metzner also stated that a future fire tower will be built on the site.

After a brief discussion, on a motion made by Ms. Wimbrow and seconded by Ms. Knight, the Planning Commission approved the site plan as submitted.

IV. Text Amendment

As the next item of business, the Planning Commission reviewed a proposed text amendment prepared by Mrs. Keener at the request of the Worcester County Commissioners. The proposed text amendment reviewed the uses associated with the Commercial Marine District and evaluated ways to strengthen the protection of the commercial fishing industry in the Worcester County Zoning code. Mrs. Keener presented the proposed text amendment.

Following a brief discussion, a motion was made by Ms. Knight, and seconded by Ms. Wimbrow, the Planning Commission gave a favorable recommendation to the Worcester County Commissioners for the proposed text amendment as submitted.

V. Adjourn

On a motion made by Ms. Wimbrow and seconded by Ms. Knight, the Planning Commission adjourned.

Mary Knight, Secretary

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – January 2, 2025**

Ben Zito, DRP Specialist

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

THURSDAY FEBRUARY 13, 2025

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. Audio and video recording will take place during this public hearing.

The public is invited to view this meeting live online at - <https://worcestercountymd.swagit.com/live>

6:30 p.m.

Case No. 25-8, on the lands of Ronnie Thompson, requesting a special exception to use a manufactured home for nonresidential use (personal storage) in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-201(c)(11), ZS 1-314 and ZS 1-305, located at 8001 Old Ocean City Road, Tax Map 14, Parcel 181, Tax District 3, Worcester County, Maryland.

6:35 p.m.

Case No. 25-9, on the lands of Phat Hong Nguyen, on the application of Charles Shade, requesting a special exception to use a manufactured home for nonresidential use (control systems for an existing poultry operation) in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-201(c)(11), ZS 1-314 and ZS 1-305, located at 2519 Payne Road, Tax Map 100, Parcel 5, Tax District 1, Worcester County, Maryland.

6:40 p.m.

Case No. 25-10, on the lands of Fedale Berlin LLC, on the application of Matt Wiley, requesting a variance to a front yard setback from 100 feet to 41.57 feet (to encroach 58.43 feet) for a proposed contractor shop in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-210, ZS 1-305 and ZS 1-326, located at 11726 Grays Corner Road, Tax Map 26, Parcel 99, Tax District 10, Worcester County, Maryland.

6:45 p.m.

TABLED FROM THE DEC. 12, 2024 MEETING - Case No. 24-69, on the lands of Riverview Park LLC, on the application of Rauch Inc., requesting a special exception to construct a wastewater treatment facility to accommodate the enlargement of a mobile home park and a variance to the 300 foot setback requirement from the facility to other buildings not associated with the facility to 100 feet (to encroach 200 feet) in the R-4 General Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-208(c)(9) and ZS 1-328(c), located at 12623 Shell Mill Road, Tax Map 9, Parcels 167 and 268, Tax District 5, Worcester County, Maryland.

Administrative Matters

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

**Wednesday, February 12, 2025 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. Cellar House Farm, LLC– Minor Site Plan Review**

Site development consisting of an outdoor event area, including a 7,200 s.f. tent, catering area, and parking. Located at 2634 Cellar House Road, Tax Map 69, Parcels 25 & 27, Tax District 7, A-1 Agricultural, Cellar House Farm, LLC, owner/Solutions Ipem, LLC., surveyor.
- III. Adjourn**

TECHNICAL REVIEW COMMITTEE

REPORT

CREPE MYRTLE COURT

RESIDENTIAL PLANNED COMMUNITY

STEP I

January 31, 2025

GENERAL INFORMATION:

Date of TRC Review: January 8, 2025

Approval requested: Step I Residential Planned Community – Establishment of the RPC Floating Zone – Crepe Myrtle Court

Project Description: Proposed construction of 24 two-family dwellings and one single-family dwelling.

Location: South side of MD Route 707 (Old Bridge Road), west of Greenridge Lane, Tax Map 26, Parcel 157, Tax District 10, R-4 General Residential District

Owner: Kathleen Clark
12319 Ocean Gateway, Suite 304
Ocean City, MD 21842

Land Planner: Iott Architecture & Engineering, Inc.
310 Hammond St., Suite 100
Salisbury, MD 21804

Existing Conditions: The 4.82 acre site area is comprised of approximately 4.51 acres of uplands, 0.18 acres of non-tidal wetlands, and 0.06 acres of tidal wetlands. The majority of the property is cleared, with some existing forested areas to the rear.

***Typically a review of the Design Guidelines will be conducted during the Step II portion of the review. However, since two-family dwellings are subject to the Design Guidelines (whereas the previous Townhome unit development was not), the Planning Commission is strongly encouraged to speak with the applicant early regarding the Design Guidelines requirements for sidewalks. No sidewalks have been proposed, however if the Planning Commission finds that sidewalks should not receive a waiver, Staff feels that it should be discussed early as it may affect the overall design of the project.**

Proposed Project: The Crepe Myrtle Court RPC as shown on the Step I plan is proposed to be a residential community comprised of 24 two-family dwellings and one single-family dwelling. Proposed open space totals approximately 2.23 acres. 0.14 acres of active recreation spaces is provided, and 0.30 acres of passive recreation space is

provided. The Step I plan indicates there will be one point of access to the community from Old Bridge Road (MD. Route 707). Previously, the Planning Commission reviewed a similar project on the same property known as Shadyside Village (which consisted of Townhome Units).

COMMENTS RELATIVE TO COMPLIANCE WITH BASIC RPC REQUIREMENTS:

Zoning: A development is required to meet the major RPC standards when consisting of greater than 20 proposed units. RPC's are permitted in the R-4 General Residential District.

Permitted Uses: Single-family and two-family dwellings are permitted uses in the R-4 General Residential District.

Density: In the R-4 District, a maximum of eight (8) units per net acre are allowed. The total lot area is 4.82 acres. The net lot area is 4.67 acres (after deducting wetlands and road widening requirements along Old Bridge Road). The total permitted density is 33.9 units (6.85 units per acre), and the applicant is proposing 25 units. Thus, the proposed density is 5.18 units per acre.

Maximum limitation of 70% for residential uses: The project proposes 2.44 acres of its land area (50.6%) for residential uses including building footprints, roads, and sidewalks.

Minimum limitation of 20% of retail and service uses: The project does not propose any commercial uses.

Minimum requirement of 30% for common use open space and recreational areas: Given the project's net acreage of 4.67 acres, a total of 1.4 acres is required to be provided for open space. A total of 2.23 acres of open space is provided.

Open space is required to have a certain amount of active and passive recreational features, as well as lands preserved in their natural state. The requirements are as follows:

- **Minimum of 50% of required open space shall be retained in its natural state:** The project is proposing 1.81 acres of the total open space in a natural state- therefore, this requirement has been met.
- **Minimum of 10% of required open space shall be for active recreation:** The project is proposing to provide 0.14 acres (10%) of open space for active

- recreation. A minimum of 10% is required - therefore this requirement has been met. Active recreation is defined as uses, areas or activities that are oriented towards potential competition and involving special equipment.
- **Minimum of 20% of required open space shall be for passive recreation:** The project is proposing to provide 0.30 acres (21.4%) of the total open space in passive recreation. A minimum of 20% is required - therefore this requirement has been met. Passive recreation is defined as uses, areas or activities oriented to noncompetitive activities which typically require no special equipment.

FINDINGS AND RECOMMENDATIONS OF THE TECHNICAL REVIEW COMMITTEE:

1. The relationship of the RPC with the Comprehensive Plan, zoning regulations, and other established policy guidelines:

The subject property is currently in the “Existing Developed Areas” land use category of the Comprehensive Plan. The EDA category recognizes the importance of maintaining the neighborhood character and strongly encourages mixed-use developments.

The Comprehensive Plan encourages the use of low impact development and cluster techniques to reduce overall impervious surface and maintain wildlife habitat.

Relative to consistency with the zoning regulations, the Technical Review Committee finds that the project site is zoned R-4 General Residential with the R-4 District being a zoning classification in which residential planned communities are permitted. It also finds that the project as proposed complies with those requirements cited in §ZS 1-315 relative to maximum density, maximum limitation for residential uses, minimum requirement for common use open space and recreational areas, and types of permitted uses. Furthermore, the Technical Review Committee finds that the submittals relative to the proposed project comply with the requirements cited in §ZS 1-315(k)(2)A1.

The Technical Review Committee reminds the Planning Commission that for individual structures, there shall be no minimum lot area, setback, bulk, lot width, or road frontage requirements. Such standards shall be approved by the Planning Commission during the Step II (Master Plan) review.

2. The general location of the site and its relationship to existing land uses in the immediate vicinity:

The subject properties are located on the easterly side of MD Route 611 (Stephen Decatur Highway), just north of the Mystic Harbor Subdivision. The Technical Review Committee finds that this area can best be characterized as a mix of residential and commercial land uses. The neighboring developments of Whispering Woods, Mystic Harbor, Deer Point, and Ocean Reef all consist of primarily single-family dwellings, and the Salt Life Community consists of manufactured homes. While this development will consist of blocks of two-family dwelling buildings, the development is situated more towards Stephen Decatur. The R-4 General Residential District encourages infill development and higher densities to encourage traditional neighborhood development while still utilizing conservation features in its design. Additionally, this district is intended to accommodate the most diverse types of housing and ranges of affordability.

Relative to the commercial uses, there are many commercial developments along MD Route 611 (Stephen Decatur Highway) to serve the needs of this development. The proposal does not include a commercial component; however, the Technical Review Committee finds that the proposed use as a two-family dwelling development is consistent with existing land uses in the vicinity.

Screening' as defined by the code will need to be provided along Old Bridge Road as it is considered a collector road per ZS1-322(e)(6). A landscaping plan will need to be provided for Step II review.

3. The availability and adequacy of public facilities, services, and utilities to meet the needs of the RPC and the long-term implications the project would have on subsequent local development patterns and demand for public facilities and services:

The Technical Review Committee finds that the properties proposed to be developed into the Crepe Myrtle Court RPC are presently zoned R-4 General Residential District. The surrounding developed lands are similarly zoned for residential (R-1 Rural Residential) and commercial uses (C-2 General Commercial). According to the R-4 General Residential District zoning classification, two-family (duplex) residential development at a density of eight (8) dwelling units per net acre is permitted by zoning. Furthermore, residential planned communities of the same density are permitted by that zoning district. Thus, the proposed density of 6.85 dwelling units per acre is allowable under the

zoning ordinance. The two-family dwelling units are consistent with the surrounding residential and commercial developments located within this area.

Therefore, the Technical Review Committee concludes that the proposed Crepe Myrtle Court RPC will not have an adverse long-term implication on development patterns in the area.

All private roads within the development shall be constructed to one of the RPC road standards and must be reviewed and approved by the County Roads Division of the Department of Public Works. Should the applicant propose approved private roads, they should include the RPC Approved Private Road Standard WO 200-06 on future plans. Approved private roads will require review and approval by the County Commissioners under the provisions of §ZS 1-123 'Approved Private Roads.' The applicant should ensure that the preliminary layout of the travelways as shown on the plan will be able to accommodate one of the road standards.

The Planning Commission and applicants should be made aware that if 'short-term' rentals are to be pursued (any rental less than 28 days in duration), an additional parking space will be required. 'long-term' rentals do not have this requirement, although additional parking spaces for resident use is strongly encouraged to be included in the Step II master plan as none are shown currently.

Parking spaces will need to be provided for the pool amenity in accordance with §ZS1-320.

Relative to certain public facilities, according to the applicants' written narrative, the developer is requesting that the dwelling units be served by public water from the Mystic Harbor service area and sewer via connection to the West Ocean City service area. The applicants have acknowledged that there is a total of 25 EDU's of public sewer capacity currently available currently, but will need to obtain additional water EDU's.

In consideration of their review, the Technical Review Committee finds that there will be no negative impacts to public facilities and services resulting from the proposed RPC.

- 4. The consistency of the RPC with the general design standards as contained in Subsections (j)(1) through (j)(5):**

Relative to the protection of key environmental features, the Technical Review Committee finds that the open space provided exceeds or meets the minimum required under the RPC regulations.

This project is not required to comply with the Worcester County Forest Conservation Law. Further, the project is located within the Atlantic Coastal Bays Critical Area (ACBCA) program boundary and is designated Intensely Developed Area (IDA) and non-waterfront. A Critical Area Report as defined within §NR3-109(d)(2) will need to be provided. Additionally, Joy S. Birch, Natural Resources Planner III, stated in her Technical Review Committee staff report that all items required within a Critical Area site plan (§NR3-109(d)(1)) will need to be provided if not done so already including, but not limited to: identifying Habitat Protection areas, locating (or stating the lack there of) tributary streams and associated buffers, tidal wetlands, soils, lot coverage calculations, limits of disturbance, proposed clearing, etc. Documents proving the 10% pollution reduction requirements will also need to be submitted along with documentation that the 15% afforestation requirement will be accomplished.

Relative to the general layout and clustering of the development, the Technical Review Committee finds that the proposed RPC minimizes land impacts, while maximizing contiguous open spaces.

The traffic circulation patterns promote connectivity within the proposed development, and limit access to the public road system to one commercial entrance that will be designed to meet the State Highway Administration (SHA) standards. Subsection (j)(4) of the design standards encourage limiting the number of dead-end streets. This development will not have any dead-end streets, but will have two (2) stubs for access to four (4) of the units (two on each side).

The Fire Marshal's Office has stated in their comments letter that the turning radius shall meet the most restrictive fire apparatus turning radius which is 33 feet inside and 55 feet outside. Approved turnarounds or cul-de-sacs shall be provided on roadways exceeding 150 feet in length.

No traffic study was submitted along with this application. The Planning Commission "may require such additional copies, information, studies, surveys, impact statements or other data, including third-party verification or additional studies as it may deem necessary and appropriate at any stage of the [subdivision]

process, at the applicant's expense" – §ZS2-401(d) (A subdivision will be required if the RPC is approved).

If the Planning Commission wishes to have a traffic impact study for the corridor prepared prior to its review of the Step II master plan, staff encourages it to request this during its meeting so that it can be completed before its Step II review.

No sidewalks have been proposed. Since the requirements for Townhomes are different than two-family, the project is now subject to the Design Guidelines of which pedestrian walkability is a recurring theme. The applicant is encouraged to obtain the Planning Commission's opinion on whether a waiver for the sidewalks can be provided as requiring sidewalks would change the design currently proposed (and potentially affect stormwater management design as well).

Overall, the Technical Review Committee finds that the RPC has demonstrated consistency with the general design standards contained in §ZS 1-315(j)(1) through (j)(5).

5. The relationship of the RPC's proposed construction schedule, including any phasing, and the demand for and timely provision of public facilities, services and utilities necessary to serve the project:

Within the narrative, the applicant states that the property has a total of 25 existing sewer EDU's within the Mystic Harbour Sanitary Service Area. Additional water EDU's will need to be acquired to provide service for the remainder of the proposed development. The project and its associated infrastructure, including water, sewer, recreation areas, stormwater management, and roadways are proposed to be completed in one phase. Both water and sewer infrastructure are already located within the project boundary. Construction of these facilities will be undertaken by the Owner and dedicated to Worcester County when completed.

The Technical Review Committee finds that if all EDU's are able to be acquired and a concrete timeline for when improvements will be provided prior to any subdivision action including preliminary plat, the project would meet this metric.

6. The capacity of the existing road network to provide suitable vehicular access for the RPC, the appropriateness of any existing or proposed

improvements to the transportation network, the adequacy of the pedestrian and bicycle circulation, and the proposed means of connectivity of the project to surrounding residential, commercial and recreational development and uses:

Connectivity to main transportation networks is another feature of the proposed development that is consistent with the Comprehensive Plan.

Access will be via one (1) commercial entrance onto MD Route 707 (Old Bridge Road) for the residential uses. Inter-parcel connectors are not provided, although the narrative states that the private road that will serve the community has a western spur that could be connected to the adjacent western parcel in the future.

The private roads are proposed to be constructed in accordance with Worcester County Road Standards and dedicated to the Homeowners Association. For Step II, the site plan will need to indicate that the roads are proposed to be private.

Regarding pedestrian and bicycle circulation, a concrete sidewalk is proposed along MD Route 707 (Old Bridge Road), but the project is requesting a waiver to the required five ft. wide sidewalks and associated human-scale lighting required in Design Guidelines Section 16(b)(2). The narrative states the construction of the five ft. sidewalk on each side of the private road would result in an unwarranted increase in impervious area, conflicting with the objectives of minimizing run-off to Herring Creek, to which the project stormwater outfalls.

The Technical Review Committee finds that the access points to MD Route 707 (Old Bridge Road), will not have a significantly adverse impact on traffic patterns in the area, provided they meet all standards. The committee also concludes that the State Highway Administration will need to ensure that all entrance design requirements are being met.

7. The relationship of the proposed method of wastewater disposal and provision of potable water service with the goals, objectives and recommendations of the Comprehensive Plan, Comprehensive Water and Sewer Plan, and other established policy guidelines:

The Comprehensive Plan notes that “[s]ewer service...is one of the county’s most powerful growth management tools” (Chapter 6). The Water and Wastewater Division of the Department of Public Works has not noted in their TRC

comments any concerns with the proposal and that perfunctory comments such as requiring plumbing permits for each residence is required was provided.

The Technical Review Committee finds that the project is aligned with this standard of the Residential Planned Community provisions.

***Comments from the individual members of the Technical Review Committee are attached.**

It should be noted that many of the comments submitted by various TRC members pertain to Step II and III of the review process at which time site plans and subdivision plats would be submitted, or to the permit submittals.

Procedure: The Planning Commission shall make findings of fact relative to the application and its consistency with the Comprehensive Plan, the terms of the *Zoning and Subdivision Control Article*, and all other applicable laws and regulations. The seven (7) findings of the Technical Review Committee above must also be addressed by the Planning Commission in their report to the Worcester County Commissioners.

The Planning Commission shall make a recommendation (favorable or unfavorable) relative to the application which may address the items outlined in the Technical Review Committee Report or other items as appropriate. If there is any additional information or documentation that a member of the Planning Commission wishes to review in order to formulate a recommendation, please notify staff immediately so that it can be provided for the meeting, including but not limited to a traffic impact study.

TECHNICAL REVIEW COMMITTEE

COMMENTS

JANUARY 8, 2025

REVIEW



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

January 29, 2025

Keith Iott

Re: Crepe Myrtle Court RPC Step I; Tax Map 26, Parcel 157

Dear Mr. Iott:

This is to advise you that the Department has completed a review of the site plan dated December 15, 2024 with no professional certification stamp provided, associated with the above referenced project. The plan has been reviewed in accordance with the pertinent sections of the Worcester County *Zoning and Subdivision Control Article* and the *Design Guidelines and Standards for Commercial Uses*. The following code requirements have yet to be addressed:

GENERAL:

1. Please update the open space calculations for passive recreation from 28% to 21.4% which would be the correct percentage. The code requirement has been met with the 21.4%.
2. Please provide a landscaping plan. "Screening," as defined by the code (<https://ecode360.com/14021103>) will need to be placed along Old Bridge Road as it is considered a collector per §ZS1-322(e)(6). <https://ecode360.com/14021130>
3. Please indicate if these will be sold as fee simple or otherwise.
4. Parking spaces will need to be provided for the pool amenity per §ZS1-320. The minimum number of spaces would be 1 per each 20 residential units located wholly or partly within 1,500 feet of an amenity area and 1 per each 10 residential units located wholly or partly more than 1,500 feet from an amenity area. Additionally, 3 bike racks will be required. <https://ecode360.com/14021036> See under: "Amenity areas incidental to residential development (including pools, playgrounds, tennis courts, ball fields, etc. but not including marinas, golf courses and their club houses)." Measurements would be 10' wide by 20' long unless parallel in which the dimensions need to measure 10' wide by 23' long. Additionally, one space will need to be ADA Van accessible. Please demarcate on the overall site plans.
5. Please reach out to the Health Department regarding any pool requirements if not already done so.
6. Please clearly delineate that each unit will have two (2) parking spaces. The way the plan is

drawn it appears to the reader that there is one parking space at 14' wide with 2 additional parking spaces on either side measuring 12-13' wide, or would be a grassed area. Please demarcate on the plans.

7. As discussed, please mark on the plans where emergency services may be able to access the rear of the structures.
8. Please provide additional details about site lighting.
9. Please indicate on the site plan where any signage is proposed to be located.
10. Please resolve any road names with Kelly Henry, GIS Administrator.
11. A detailed time schedule will need to be provided prior to review by the County Commissioners for the implementation and construction of the development, and if appropriate, a plan for phasing the construction of the residential planned community, showing the general geographic coverage of future plats or plans, their approximate sequence of submission, each of which must meet pertinent requirements either on their own or in conjunction with prior phases.
12. As this project is subject to the Design Guidelines, sidewalks at least five (5) feet in width shall be provided along all sides of the lot that abut a public or private right-of-way. Sidewalks shall be provided with human-scale lighting to create a safe and attractive pedestrian atmosphere. (Design Guidelines - Section 16 (b)(2)). A waiver may be requested of the Planning Commission during Step III review, but is not guaranteed to be granted.

A copy of the Staff Report associated with this project is attached for your reference. Please do not hesitate to contact me at 410-632-1200 ext. 1131 with any questions or comments you may have concerning this matter.

Yours,



Kristen M. Tremblay, AICP
Zoning Administrator

**CREPE MYRTLE COURT
RESIDENTIAL PLANNED COMMUNITY**

TAX MAP 26, PARCEL 157 TENTH
ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

PREPARED FOR

NEW ENGLAND DEVELOPERS, INC.
12319-201 OCEAN GATEWAY OCEAN
CITY, MD 21842

PREPARED BY

Iott Architecture – Engineering, Inc.
310 Hammond Street
Salisbury, Maryland 21804
410-749-7229

January 15, 2025

Crepe Myrtle Court is a proposed Residential Planned Community (RPC) consisting of 25 residential units, twenty-four arranged in duplex configuration and one single-family configuration. The project includes associated parking, surface and garage enclosed. Active Recreational Areas will include a Children's Play Area, a Community Pool with associated toilet room and a Walking Trail to provide access the adjacent Herring Creek. Passive Recreational Areas will include Walking Trails through the existing wooded area, pedestrian access to the heavily planted Critical Areas mitigation buffer zone.

The total site area is 4.82 acres gross. After subtracting state tidal wetland and a strip of land dedicated for the widening of Old Bridge Road the net site area is 4.67 acres.

Crepe Myrtle Court will be consistent with the goals and objectives of the Worcester County Comprehensive Plan in that a large portion (+/-70%) of the project is within the Existing Developed Area designation of the Worcester County Comprehensive plan. The Existing Developed Area (EDA) designation calls for infill development consistent with the character of the surrounding EDA. The balance of the property is in the Commercial Center designation of the Comprehensive plan. There is no commercially zoned area within the property.

The property on which the Crepe Myrtle Court RPC will be developed is zoned R-4, General Residential. The R-4 zoning allows single family dwellings, multi-family dwellings and townhouse dwelling by right. The R-4 density allows 8 units per acre. The Crepe Myrtle Court RPC proposes 5.35 units per (net) acre.

Single family, multi-family and townhouses developments consisting of 20 units or more are required to conform to the Residential Planned Community (RPC) criteria and process of the Worcester County Zoning Ordinance. The Crepe Myrtle Court design is consistent with RPC and zoning code criteria and requirements. The design clusters the residential units while conserving open space. *All* open space requirements for the project are met or exceeded with the design.

The Crepe Myrtle Court RPC will be subject to the *Design Guidelines and Standards for Commercial Uses* as revised and adopted on January 17, 2017. We are confident the design of the residential units fully satisfies and complies with the Design Guidelines and will be a worthy addition to the residential character of Worcester County.

The project requests a waiver of the requirement of continuous five ft. wide sidewalks and associated human-scale lighting (*Design Guideline Section 16(b)(2)*). As designed the project includes a 30 ft. wide private road with continuous mountable curb (roll curb) which was previously approved by the Worcester County Roads (Shadyside Village RPC). The private road provides ample width for pedestrian and bicycle use. The interior lane of the private road will be designated as **No Parking** to ensure adequate maneuverability for emergency vehicles and for unimpeded pedestrian access. The construction of the five ft. sidewalk on each side of the private road would result in an unwarranted increase in impervious area, which is at odds with the objective of minimizing run-off to sensitive environmental areas such as Herring Creek, to which the Crepe Myrtle Court stormwater outfalls.

Crepe Myrtle Court is located on the south side of Maryland Route 707, locally known as Old Bridge Road, which is designated a minor collector in the Worcester County Zoning Ordinance. The project proposes one commercial entrance to Old Bridge Road.

The Maryland State Highway Administration (SHA) deems the project to be minor and will not require a traffic impact study. An access permit will be required from SHA and the project will meet all SHA access and construction standards and criteria. As part of the SHA access requirements bicycle accessibility will be required. A sidewalk along the project frontage is proposed.

There are numerous residential communities in the surrounding neighborhood including West Harbor Village, Whispering Woods and Ocean Village. Crepe Myrtle Court is compatible with the scale, density and uses in the neighborhood and will serve as an infill development that will compliment and be consistent with the character of the surrounding neighborhoods. The property immediately to the east of Crepe Myrtle Court is a mature residential community that is currently being re-developed so the likelihood of any future interparcel connectivity to the east is remote. However, the property to the west of Crepe Myrtle Court is currently underutilized. The private road that serves Crepe Myrtle Court has a western spur that could be connected to the adjacent parcel in the future.

Sewer and water will be provided via the West Ocean City service area facilities which have sufficient capacity for the project. The project will require 25 water and sewer EDUs. EDUs are currently available in the service area. The developer has adequate sewer EDU's but will need to obtain water EDUs from Worcester County. Sewer and water design and construction will meet county requirements.

Crepe Myrtle Court's design has identified key environmental features and avoided disturbances to Critical Areas, non-tidal wetlands, floodplains and/or special habitat and aquifer recharge areas. The project clusters residential uses in a pedestrian friendly scale.

The clustered design of Crepe Myrtle Court minimizes the consumption of land, optimizes open space and maximizes open space while reducing impervious surfaces.

The Crepe Myrtle Court RPC is situated entirely within the Intensely Developed Area designation of the Atlantic Coastal Bays Critical Areas program (ACBCA). As part of the development process the 100' Critical Area Buffer (as measured from the field delineated tidal wetlands line) will be planted in a variety of native vegetation. The entire buffer will be planted with the exception of limited pervious walkway to the proposed Water Access Recreation Area. The existing and proposed vegetated buffer will be used for passive recreation for walking and bird watching. The ACBCA allows for these passive uses as long as no coverage is proposed.

The Crepe Myrtle Court RPC construction is anticipated to begin in the fall of 2025. The site infrastructure including all sewer, water services and roadways for the project will be constructed in one phase. Construction of the residential units will be based on market demand. Recreational areas will be provided in accordance with code requirements and prorated based on the number of units constructed in the individual phases.

Crepe Myrtle Court will be structured as a condominium regime allowing for the sale of individual residential units. The private road will be owned and maintained by the condominium association. The private road will be constructed in accordance with Worcester County Roads standard WO-100.11.



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

January 8, 2025

Project: Step I Concept Plan –Crepe Myrtle Court Residential Planned Community (RPC).

Proposed construction of 25 Two-Family Dwelling Units. Located on the southerly side of MD Rt. 707 (Old Bridge Road) west of Keyser Point Road, Tax Map 26, Parcel 157, Tax District 10, R-4 General Residential District, Kathleen Schardt C/O Kathleen Marie Clark, owner/ Iott Architecture & Engineering, Inc., engineer.

Prepared by: Ben Zito, DRP Specialist

Contact: bmzito@worcestermd.gov or (410) 632-1200, extension 1134

The Technical Review Committee shall consider the items listed below. The Technical Review Committee Report is required to be prepared within 90 days of the review for an upcoming Planning Commission meeting.

- (i) The plans for the development fulfill the goals and objectives and comply with the recommendations of the Comprehensive Plan and are compatible with and complement the character and nature of existing and anticipated development in the vicinity of the proposed development.
- (ii) The design of the development will, as its first priority, protect to the greatest extent feasible existing forested areas and greenways, floodplains, the Critical Area, where applicable, tidal and nontidal wetlands, sensitive areas or special habitats, and source water and aquifer recharge areas.
- (iii) The residential planned community's design lends itself to a clustered, pedestrian scaled development, providing mixed uses where appropriate, and is in keeping with the scale, layout, uses, architectural style and landscape design of existing County towns and villages and blends the natural and built environments.
- (iv) The residential planned community's design minimizes impervious surfaces and the consumption of vacant lands while maximizing open space.
- (v) The project's layout and design promote street, trail and sidewalk connectivity within the project and to and through adjoining properties and neighborhoods.

- (vi) The types and extent of uses and structures in the project will not adversely affect the future development or value of undeveloped neighboring areas or the use, maintenance and value of neighboring areas already developed.
- (vii) The development will secure for the residents of the County a development which is consistent with the Comprehensive Plan and which is compatible with and complementary to established development in the County.

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

§ZS1-208	R-4 General Residential District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-312	Two-family and Multi-family Development
§ZS1-315	RPC Residential Planned Communities
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off-Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways

*The proposed project is also subject to the *Design Guidelines and Standards for Commercial Uses* as revised and adopted on January 17, 2017. Under Section 2 of the Design Guidelines, the Planning Commission is able to grant a waiver to the requirements contained within, as long as the applicant can meet the provisions described. Please keep in mind that if a similar standard is listed in the Zoning Code and does not allow for a waiver, that standard cannot be waived. “These guidelines and standards apply to all projects other than multi-family and townhouse development which are subject to site plan review under ZS1-325 of the Zoning and Subdivision Control Article and which cumulatively total ten thousand square feet in gross floor area or more.” – Page 5 of Design Guidelines and Standards. Multi-family is defined by the Zoning Ordinance as a building containing three (3) or more dwellings. <https://ecode360.com/14018289>

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

Site Plan and General Comments:

- (1) Please provide a written narrative addressing the seven (7) required standards per §ZS1-315 before the item may be placed on the Planning Commission agenda.**

<https://ecode360.com/14020765>

- (2) **Previously, the townhomes planned for Shadyside Village were not subject to the Design Guidelines. Due to the change in the type of development, it is now subject to the Design Guidelines.**
- (3) The proposed pool at active recreation area # 2 will require approval from the Worcester County Health Department. Please reach out to Ryan Hayward for more information.
- (4) Please note that parking spaces for each unit will need to measure 10' x 20' and will need to be demarcated on the plans. Two (2) parking spaces will be required for each unit. Please note that parking spaces need to be situated in such a way that any automobile may be parked or unparked without moving another. This may impact the design widths of the driveways. <https://ecode360.com/14018289> and <https://ecode360.com/14021038>
- (5) Vehicular travelways for firefighting equipment will need to be accessible to the rear of all structures. Please discuss with the Fire Marshal on how best to accomplish this. §ZS1-319(c)(5). <https://ecode360.com/14021023>
- (6) Please provide a note on the site plan that the bike rack near recreation space #1 will hold five (5) bicycles. §ZS1-320(f)(12). <https://ecode360.com/14021060>
- (7) Please provide a landscaping plan. §ZS1-322(d). <https://ecode360.com/14021093>
- (8) Landscaped screening is required to be installed along Old Bridge Road (MD. Route 707). §ZS1-322(e)(6). <https://ecode360.com/14021130>
- (9) A maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate for a nursery will be required to be provided at permit stage to accurately determine the bond amount. §ZS1-322(g). <https://ecode360.com/14021139>
- (10) Provide additional details about the proposed site lighting. §ZS1-323. <https://ecode360.com/14021143>
- (11) Please indicate if there is any signage proposed. If so, please show the proposed location on the site plan and please account for traffic visibility at the entrance. §ZS1-324. <https://ecode360.com/14021154>
- (12) An additional zoning permit for all site improvements including but not limited to the model's ADA parking, any additional parking spaces, signage, recreation areas and landscaping will be needed at the time of building permits.
- (13) "Buttercup Lane" was approved for the previously proposed development at this location: 'Shadyside Village.' It will be necessary to submit two (2) additional road names for consideration and approval.
- (14) Please provide a separate narrative that explains how the development will relate to the architectural style and landscape design in the existing County towns, villages and surrounding development. <https://ecode360.com/14020787>
- (15) Please also provide a detailed time schedule for the implementation and construction of the development, and if appropriate, a plan for phasing the construction of the residential planned community, showing the general geographical coverage of future plats or plans,

their approximate sequence of submission, each of which must meet pertinent requirements either on their own or in conjunction with prior phases. <https://ecode360.com/14020791>

- (16) Please show dumpster locations if planned.
- (17) As this project is subject to the Design Guidelines, sidewalks at least five (5) feet in width shall be provided along all sides of the lot that abut a public or private right-of-way. Sidewalks shall be provided with human-scale lighting to create a safe and attractive pedestrian atmosphere. (Design Guidelines - Section 16 (b)(2)). A waiver may be requested of the Planning Commission during Step III review, but is not guaranteed to be granted.

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

- 1) The written statement outlined in §ZS1-315(k)(2)(A)(1)(ix) will need to be provided by the applicant. Upon the receiving the written statement, the Technical Review Committee shall write a report known as the “Technical Review Committee Report,” which will be issued to the applicant and the Planning Commission.
- 2) The Planning Commission shall then meet with the applicant to review the submission and the Technical Review Committee Report and may as a group visit the site of the proposed project. The Planning Commission shall produce findings based on the items considered under Subsections (k)(2)A1(ix)a through (k)(2)A1(ix)g hereof. The Planning Commission shall also produce a recommendation to the County Commissioners as to approval or disapproval of the residential planned community application, which may address the areas identified in the Technical Review Committee Report and such other areas of concern and such requirements as the Planning Commission may deem necessary and appropriate to advise the County Commissioners. The Planning Commission shall submit its recommendation within ninety days after receipt of the Technical Review Committee Report, unless extended by the County Commissioners.
- 3) The County Commissioners shall consider the application and recommendation and hold a public hearing within ninety days of receipt of the Planning Commission's recommendation, unless extended by the County Commissioners. The hearing shall have the same procedural formalities as a map amendment as described in § ZS 1-113(c) hereof. Notice of such public hearing shall be as required in § ZS 1-114 hereof. The County Commissioners shall review the application, Technical Review Committee Report and Planning Commission's recommendation and shall, following the public hearing, approve or disapprove the application and, if approved, establish the residential planned community floating zone. Failure of the County Commissioners to reach a formal decision to approve or disapprove the application within six months of the public hearing shall constitute a denial of the application. In granting an approval, the County Commissioners may impose conditions which shall become a part of the approval regulating the residential planned community. In addition, the County Commissioners may require independent reports of consultants, at the expense of the developer, prior to Step I concept plan approval. Any residential planned community approved by the County Commissioners must be

unconditionally accepted as approved, in writing, by the applicant requesting such use within ninety days after approval by the County Commissioners. Failure to so accept, in writing, any such residential planned community so approved by the County Commissioners shall be considered a rejection and abandonment by the applicant of the approval, and thereafter any such residential planned community so approved shall be null and void and of no effect whatsoever. Any transfers of the property shall be subject to the approved plan. Step I concept plan approval by the County Commissioners shall be considered a reclassification and subject to appeal as such.

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



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **Crepe Myrtle Court**

TRC #: **202400782**

LOCATION: **Tax Map 26, Parcel 157, South side of MD route 707 west of Greenridge Lane**

CONTACT: **New England Dev Inc**

MEETING DATE: **January 8, 2025**

COMMENTS BY: **Robert Korb, Jr.**

Chief Deputy Fire Marshal

As you requested, this office has reviewed plans for the above project. Construction shall be in accordance with applicable Worcester County and State of Maryland fire codes. This review is based upon information contained in the submitted TRC plans only, and does not cover unsatisfactory conditions resulting from errors, omissions, or failure to clearly indicate conditions. A full plan review by this office is required prior to the issuance of a building permit. The following comments are noted from a fire protection and life safety standpoint.

Scope of Project:

Site development consisting of a 25 unit residential development.

General Comments

1. A water supply for fire protection shall be identified indicating the following:
 - a. Water Source
 - b. Engineering study for reliability of water source
 - c. Size (in gallons) of water source
 - d. Replenishment of water supply
 - e. Diameter of in ground pipe
 - f. Number of hydrants
 - g. Location of hydrants
 - h. Roadway width and surface types
 - i. Distance from hydrant to roadway
2. If public water source, approved plans by the public works department.
3. Water source plans must be approved prior to recording of plat.

4. Fire hydrants shall be located within 3 ft. of curb line. Placement of fire hydrants shall be coordinated with this office prior to installation.
5. Obstructions shall not be placed or kept near fire hydrants, fire department inlet connections, or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately visible and accessible.
6. All underground water mains and hydrants **shall be installed, completed, and in service** prior to construction work or as soon as combustible material accumulates, whichever comes first. A stop work order will be issued if fire hydrants are not in service prior to construction work start.
7. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.
8. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

Specific Comments

1. The proposed homes shall be protected by an automatic sprinkler system. Plans shall be submitted and approved by this office prior to the installation of such system.
2. The turning radius shall meet the most restrictive Ocean City Fire Department apparatus turning radius which is 33 feet inside and 55 feet outside. Approved turnarounds or cul-de-sacs shall be provided on roadways exceeding 150 ft. in length.
3. All fire hydrant locations shall be approved by this office.
4. A complete set of building plans shall be submitted and approved prior to the start of construction.
5. No further comments at this time.



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: Joy S. Birch, Natural Resources Planner III 

Subject: January 8, 2025 – Technical Review Committee Meeting

Date: January 3, 2025

Crepe Myrtle Court (Previously Shadyside) – Residential Planned Community – Step I - Proposed 25-unit residential development. Located on the south side of MD Route 707(Old Bridge Road), west of Greenridge Lane, Tax Map 26 Parcel 157, Tax District 10, R-4 General Residential District, Kathleen Clark, owner/developer - Iott Architecture, surveyor/engineer.

Critical Area:

This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Developed Area (IDA) with a 100' buffer. Please see following comments:

1. Ensure all items required within a Critical Area site plan NR 3-109(d)(1) have been provided. This includes, but is not limited to, identifying Habitat Protection areas, locating (or stating the lack there of) tributary streams and associated buffers, tidal wetlands, soils, lot coverage calculations, limits of disturbance, proposed clearing, etc.
2. Provide us with a Critical Area Report as defined within NR 3-109(d)(2).
3. Need the Stormwater Plan to match the overall site development plan.
4. Provide documents that the site will meet the 10% pollution reduction requirements. The Department can provide you with a copy of the worksheet if needed.

Citizens and Government Working Together

5. Illustrate and/or provide documentation that the 15% afforestation requirement will be accomplished. If plantings are to be completed to achieve the 15 percent afforestation requirement, a Critical Area planting bond (and calculations) will be required.
6. This project meets the requirement for the Maryland Critical Area Commission Project Notification parameters, therefore provide additional copies of the plan, Critical Area Report, 10% 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 \$366.75. Additional review fees will be collected at each step of the RPC process.

Storm Water Management & Erosion and Sediment Control:

Storm Water Management & Erosion and Sediment Control:

Stormwater Management Concept Plan approval has been received.

General Provisions:

- All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.
- All Storm water Management practices shall be designed to meet the requirements of the 2007 Maryland Storm water 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.

cc: File;
Brian Soper, NR Administrator (via email);
Kristen Tremblay, Zoning Administrator (via email).



Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for a December 11, 2024 Meeting

From: Environmental Programs Staff

Subject: **RPC Step 1 Review: Crepe Myrtle Court – proposed 25-unit residential development
Tax Map 26, Parcel 157**

Date: December 6, 2024

Environmental Programs comments are based on the plans submitted. These comments are subject to change every time a change is made to the plans that affect water and/or sewage for this site.

1. Environmental Programs requires a \$200 fee for any Technical Review Committee projects submitted that contain 6 lots or more on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. All fees associated with water & sewer EDUs must be paid prior to building permits & stormwater permits being signed.
3. Plumbing permits will also need to be obtained for the interior work for each residence and a separate one for the site utility work will also be required.
4. Lawn irrigation systems must have backflow prevention installed and permitted under the plumbing permit pulled by a Master Plumber.
5. Plumbing Code is the 2021 International Plumbing Code (IPC) Illustrated (National). The Gas Code is the 2021 International Fuel Gas Code (IFGC), for natural gas.

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: December 16, 2024

Date of Meeting: January 8, 2025

Project: Crepe Myrtle Court – Step 1 RPC

Location: Old Bridge Road, Tax Map: 26, Parcel: 157

Owner/Developer: Kathleen Clark

Surveyor/Engineer: Iott Architecture

This project is not required to comply with the Worcester County Forest Conservation Law. This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.

Citizens and Government Working Together

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

TO: Kristen M. Tremblay, AICP
Zoning Administrator
FROM: Christopher S. Clasing, P.E., Deputy Director
DATE: December 31, 2024
SUBJECT: TRC Meeting – January 2025 –Roads & Water/Wastewater Comments

Frank Lynch Jr. Warehousing/Contractor Shops

1. No comments from DPW.

Mark & Maureen Broderick Commercial Kennel

1. No comments from DPW.

Crepe Myrtle Court

1. On Sheet C-600, Please relocate water meter pits out of the driveways for ease of maintenance.
2. On Sheet C-600, Please show/provide a sprinkler water line and valve details.
3. On Sheet C-600, Please note all water meters are to be at least 1" Neptune T-10 meters with R900i radios with 6' antenna's and procoder registers.
4. On Sheet C-600, Please show detail for manhole doghouse.
5. On Sheet C-600, Please show water valves on 8" water mains at each intersection for isolation.
6. On Sheet C-600, Please show sewer laterals to be 6" to property line cleanout.
7. On Sheet C-600, Please remove sewer line between MH S5W & MH S4W.
8. On Sheet C-600, Hydrant near MH-S2W needs to show connection and valve on plan view.
9. On Sheet C-600, Please eliminate water/sewer crossing near recreation area 1.
10. On Sheet C-600, Please shift light pole and adjust water main near MH – S5E to eliminate additional fittings.
11. General, Please specify material of sewer and water pipes on the plan view and profile view.
12. General, Please provide water and sewer profiles for the mains.
13. General, Please add station markings for both water and sewer.
14. General, Maryland Rt 707 is SHA right of way, work within the right of way will require an SHA utility permit.
15. General, Please note electrical conduits to maintain at least 3' separation from public water and sewer.
16. General, Please provide a detail sheet and show a copy of the standards for ease of reference to the contractor.
17. General, Please show hydrant valves not in curbing, paved or grassed areas are permitted.
18. Please include road, curb/gutter, and storm drain specs on the plans and reference resolution 21-25 for approved private roads.
19. Roadways will need to be bonded, and a road construction agreement must be signed before any work takes place.

20. A Geotech will need to be on-site anytime road construction work is taking place and a copy of all reports emailed to the Worcester County Road's Division.
21. Make a note on the plans that state the roadways are private and not maintained by Worcester County.
22. A pre-construction meeting will be required with Worcester County Road's Division 24-48 hours before work can begin.

cc: Tony Fascelli, W/WW Superintendent
Kevin Lynch, Roads Superintendent



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: 10/3/2024

TO: Applicant

FROM: Brian Soper, 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, Brian Soper, at (410) 632-1220, ext. 1147.

SITE DEVELOPMENT PLAN
PROPOSED RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT
WORCESTER COUNTY, MARYLAND

CONTACT INFORMATION

LANDOWNER

KATHLEEN M. CLARK
12319 OCEAN GATEWAY STE 304
OCEAN CITY, MARYLAND 21842
PHONE: (410) 213-1633

APPLICANT

KATHLEEN M. CLARK
12319 OCEAN GATEWAY STE 304
OCEAN CITY, MARYLAND 21842
PHONE: (410) 213-1633

DEVELOPER

KATHLEEN M. CLARK
12319 OCEAN GATEWAY STE 304
OCEAN CITY, MARYLAND 21842
PHONE: (410) 213-1633

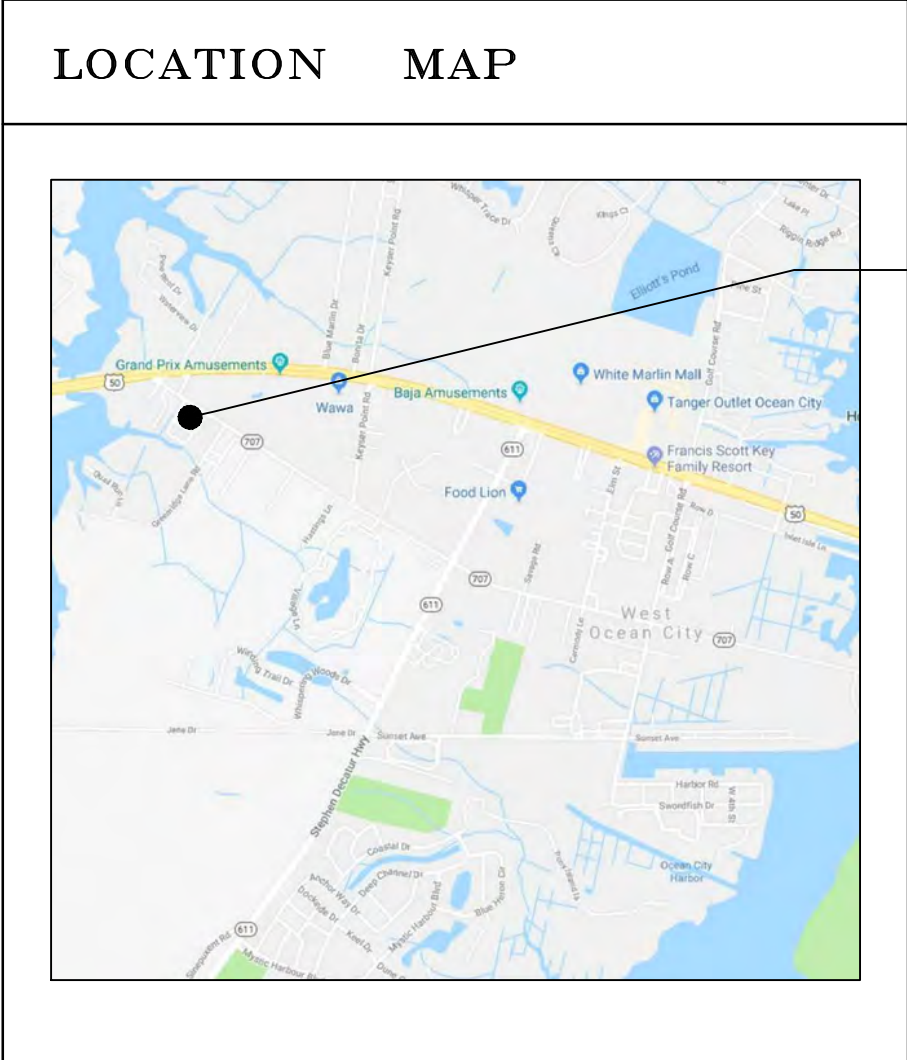
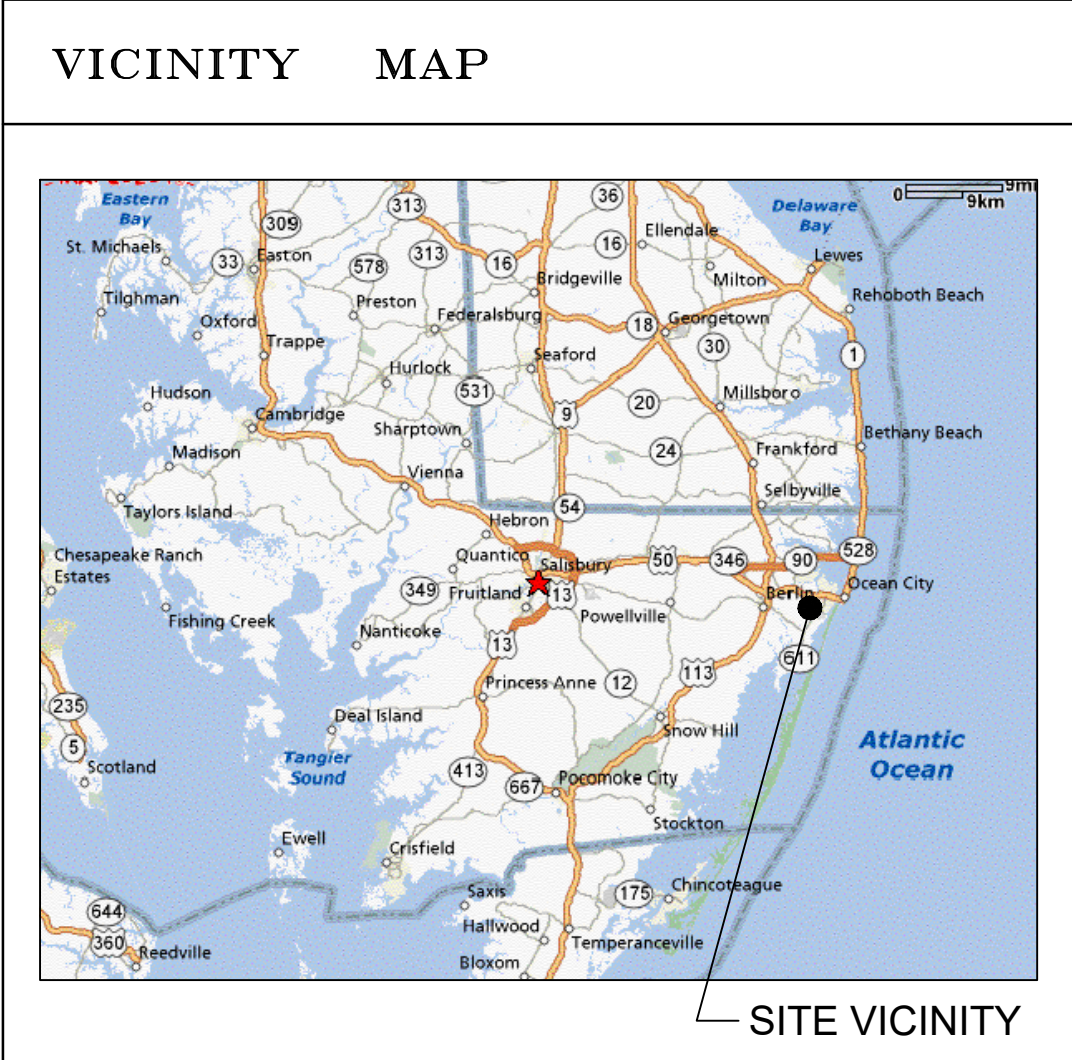
CONSULTANT

IOTT ARCHITECTURE & ENGINEERING, INC.
310 HAMMOND STREET, SUITE 100
SALISBURY, MD. 21804
PHONE: (410) 749-7229
E-MAIL: kiott@iottarchitecture.com

PROJECT DATA

DEED REF: 02129/00058
PLAT REF:
PARCEL No: 0157
LOT No.:
COUNTY: WORCESTER
TAX MAP: 0026
GRID: 0006
PLAT No.:
SUBDIVISION: 73AF

SITE PLAN APPROVAL SUBMISSION
JANUARY 15, 2025



IOTT FILE NO. 19-055B

ENGINEER'S CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND

KEITH IOTT, LICENSE NO. 17951
EXPIRATION DATE: 8/11/2026

IOTT

ARCHITECTURE
ENGINEERING
INCORPORATED

310 HAMMOND ST. • SUITE 100 • SALISBURY, MARYLAND
(410) 749-7229 • FAX (410) 749-0001

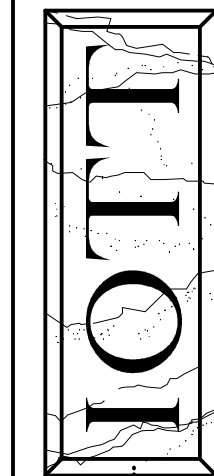
LIST OF DRAWINGS		ISSUE DATE	REV. DATE
CS1	COVER SHEET	1-15-2025	
CIVIL			
C100	EXISTING CONDITIONS SITE PLAN	1-15-2025	
C200	SITE DEVELOPMENT PLAN	1-15-2025	
C300	OVERALL SITE GRADING PLAN	1-15-2025	
C400	SEDIMENT EROSION CONTROL AND RESOURCE MANEGMENT PLAN	1-15-2025	
C401	SEDIMENT AND EROSION CONTROL NOTES	1-15-2025	
C402	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	1-15-2025	
C600	SITE UTILITIES PLAN	1-15-2025	
SWM200	SITE STORMWATER MENEGAMENT PLAN	1-15-2025	
SWM201	ESD CALCULATIONS AND ESD PRACTICES PLAN	1-15-2025	
L200	LANDSCAPE PLAN AND SCHEDULE	1-15-2025	
ARCHITECTURAL			
A100	FIRST FLOOR PLANS	1-15-2025	
A101	SECOND FLOOR PLANS	1-15-2025	
A300	FRONT AND LEFT SIDE ELEVATIONS	1-15-2025	
A301	REAR AND RIGHT SIDE ELEVATIONS	1-15-2025	

TRC-SITE PLAN APPROVAL SUBMISSION
RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT
WORCESTER COUNTY, MARYLAND

C
100

DATE: JANUARY 15, 2025
IOTT PROJ. NO.: 19-055B
DESIGN BY:
DRAWN BY:
SCALE: 1" = 20'-0"
PLANNING COMM. APPR.
DWG. FILE: 19-055B-C100

RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT (FKA SHADYSIDE)
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND
EXISTING CONDITIONS SITEPLAN



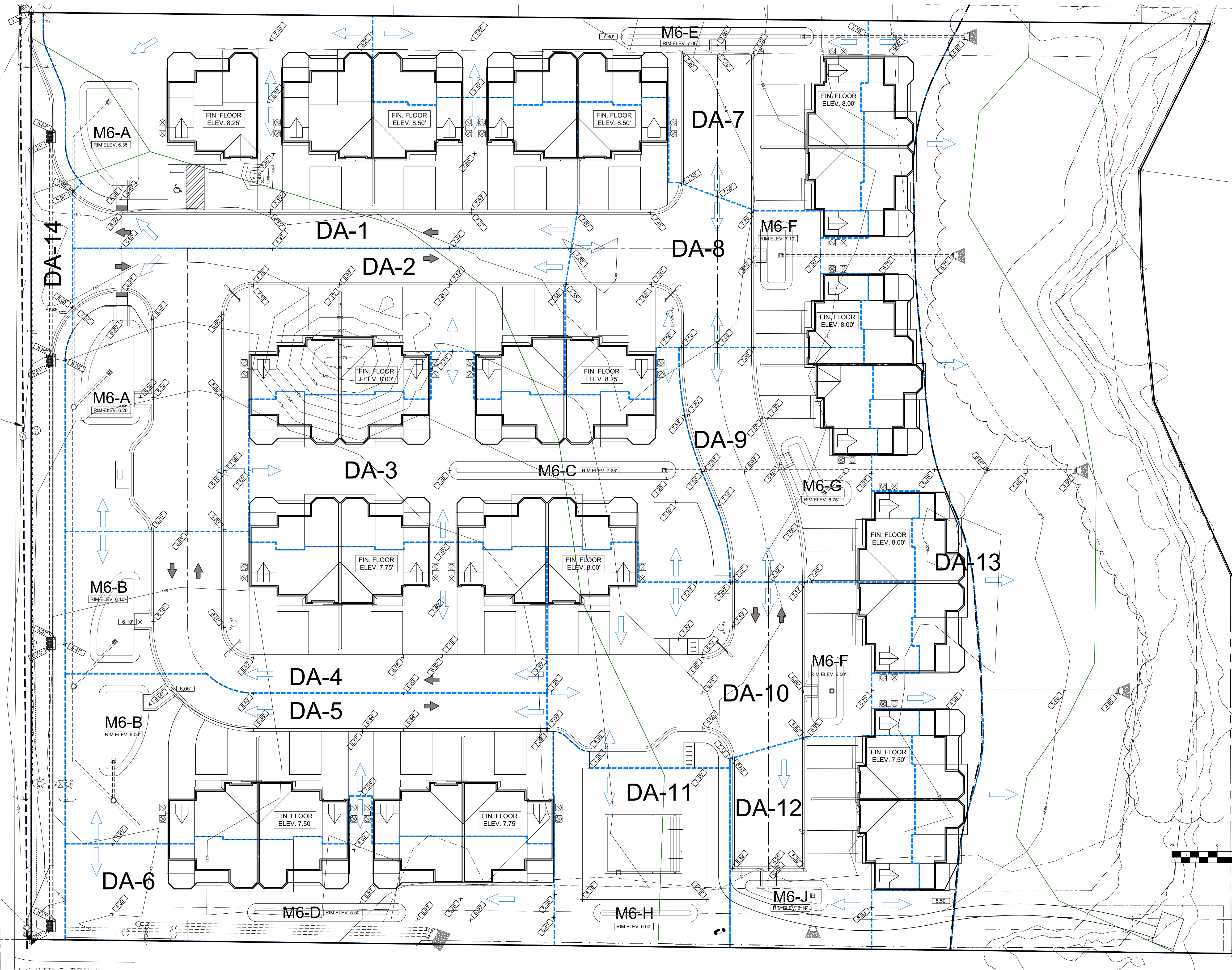
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749-0001

[illegible]

MH #241
inv per public works records = -11.2 NGVD 1929 or -12.0 NAVD 88
8" sewer main

MARYLAND ROUTE 707 (30 FT. R.O.W.)

CONCEPT GRADING PLAN
SCALE: 1" = 20'-0"



DATE: JANUARY 15, 2025
IOTT PROJ. NO.: 19-055B
DESIGN BY: KI
DRAWN BY: KI
SCALE: 1" = 20'-0"
PLANNING COMM. APPR.
DWG. FILE: SWM200

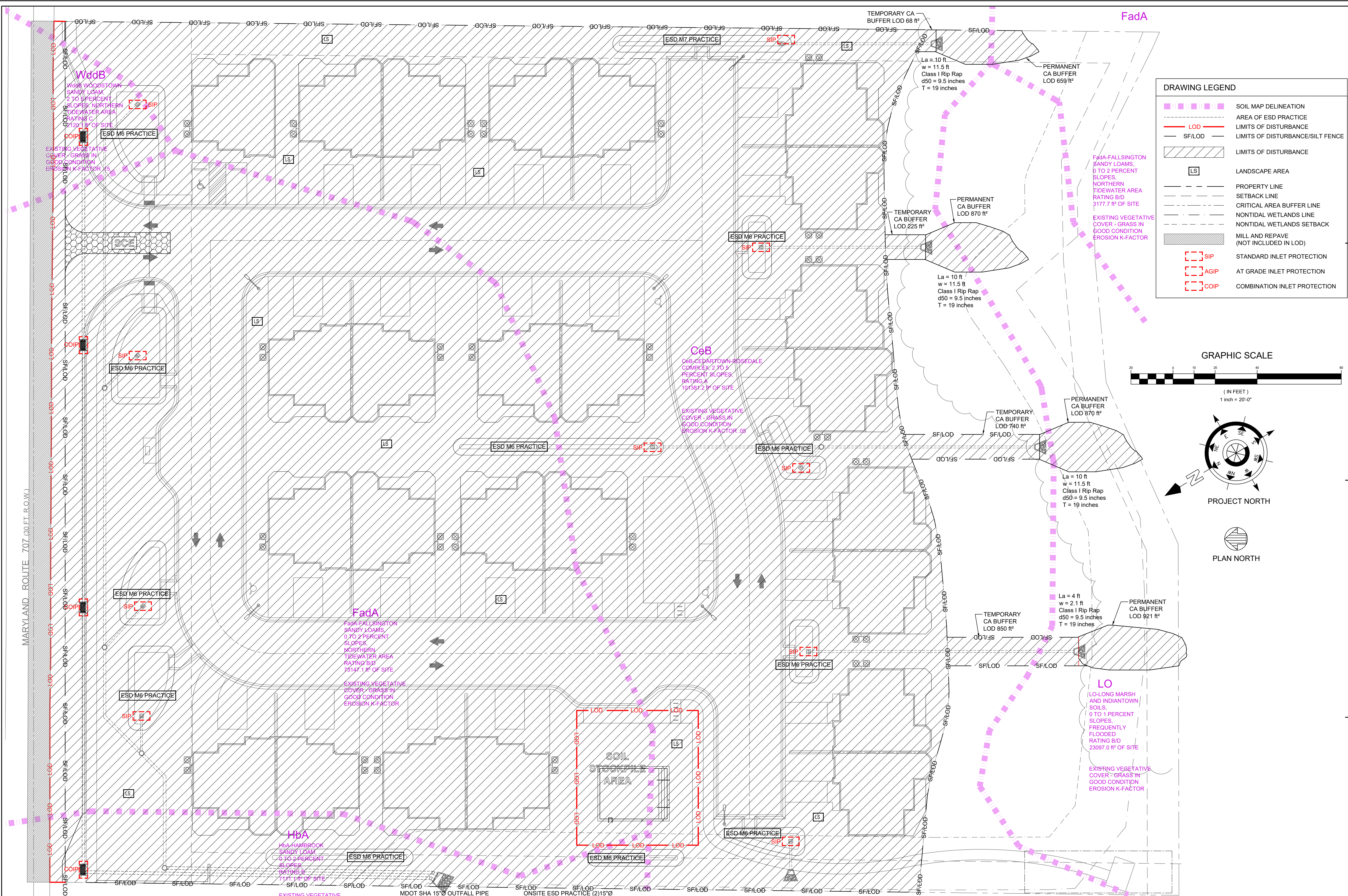
RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT (FKA SHADYSIDE)
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND
OVERALL SITE GRADING PLAN

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DESIGNED BY A LICENSED PROFESSIONAL
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MARYLAND
DATE: 1/15/2025

REVISIONS		REMARKS	
NO.	DATE		

C
300



SEDIMENT AND EROSION CONTROL PLAN
SCALE: 1" = 20'-0"

REVISIONS

NO.	DATE	REMARKS

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RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT (FKA SHADYSIDE)
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

SEDIMENT AND EROSION CONTROL PLAN

DATE: JANUARY 15, 2025
IOTT PROJ. NO.: 19-055B
DESIGN BY: KI
DRAWN BY: RE
PLANNING COMM. APPR:
DWG. FILE: 19-055B-C400

C 400

SEQUENCE OF CONSTRUCTION

1) OBTAIN ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL PERMITS ETC.,

2) CONTACT THE WORCESTER COUNTY DEPARTMENT OF ENVIRONMENT PROGRAMS AT 410-632-1220 TO SCHEDULE A PRE-CONSTRUCTION MEETING ATLEAST 48 HOURS PRIOR TO COMMENCING ANY SITE WORK. FAILURE TO DO SO MAY RESULT IN AN IMMEDIATE "STOP WORK ORDER."

3) CLEAR AND GRUB AS NECESSARY FOR THE INSTALLATION OF PERIMETER CONTROLS.

4) INSTALL SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON APPROVED PLAN AND IN ACCORDANCE WITH THE STANDARD DETAILS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PERIMETER CONTROLS IN ACCORDANCE WITH THE STANDARD DETAILS FOR THE DURATION OF THE PROJECT.

5) CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AFTER THE INSTALLATION OF SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE BUT BEFORE PROCEEDING WITH ANY OTHER EARTH-DISTURBING ACTIVITIES. MDOT SHA DISTRICT 1 ACCESS PERMIT INSPECTOR JEFF FRITTS (jfritts@mdot.maryland.gov, phone: 443-397-5063) SHOULD ALSO BE CONTACTED AT THIS POINT.

6) BEGIN DEMOLITION AND RELOCATION OF EXISTING UTILITIES AND SIGNS WITHIN THE PROJECT LOT. ALL BRUSH AND DEBRIS MUST BE DISPOSED OF AT AN APPROVED OFFSITE LOCATION.

7) FOR ALL DISTURBED AREAS OUTSIDE THE PERIMETER CONTROL STABILIZATION IS AS FOLLOWS:
-FOR NON-ROADWAY AREAS, ALL DISTURBED AREAS MUST BE STABILIZED BY AN APPROVED METHOD AT THE END OF EACH WORK DAY.
-FOR ROADWAY AREAS, TRENCHES MUST BE BACKFILLED AND STABILIZED WITH MINIMUM 6" OF STONE BY THE END OF EACH WORK DAY
-ONLY THAT TRENCH WHICH IS NECESSARY FOR DAILY UTILITY INSTALLATION SHALL BE EXCAVATED. ALL SPOIL SHALL BE PLACED ON THE UPHILL SLOPE OF TRENCH WHERE FEASIBLE.
-IF THE CONTRACTOR REQUESTS, AND THE EROSION AND SEDIMENT CONTROL INSPECTOR GRANTS THAT THE TRENCH BE LEFT OPEN, THEN FURTHER PERIMETER CONTROL MEASURES (SILT FENCE) WILL BE REQUIRED ON THE DOWNHILL SLOPE.

8) BEGIN OVERALL SITE GRADING. EXCAVATION FOR BUILDING, INSTALLATION OF ALL UTILITIES, STORMWATER OUTFALL PIPING AND UNDERDRAINS, MDOT SHA COMBINATION INLETS AND ASSOCIATED DRAINAGE PIPING. FOR UTILITY INSTALLATION IN ROADWAY AREAS, TRENCHES MUST BE BACKFILLED AND STABILIZED WITH MINIMUM 6" OF STONE BY THE END OF EACH WORK DAY. ANY SOIL/DEBRIS REMAINING ON ROADWAY MUST BE SWEEP CLEAN BY THE END OF EACH WORK DAY. ANY SOIL/DEBRIS MUST BE DISPOSED OF AT AN APPROVED OFFSITE LOCATION. AN APPROVED OFFSITE LOCATION IS ONE HAVING A CURRENT EROSION AND SEDIMENT CONTROL PLAN. BEGIN BUILDING CONSTRUCTION.

9) ± BUILDING CONSTRUCTION IS COMPLETE.

10) EXCAVATE AND INSTALL M-6 MICRO-BIORETENTION PRACTICES IN ACCORDANCE WITH THE APPROVED DRAWINGS AND DETAILS. PROVIDE RIP-RAP/GABION MAT OUTLET STABILIZATION AS SHOWN ON THE APPROVED PLANS.

11) INSTALL RIBBON CURBS, CURBS, CURB OUTLETS, SIDEWALKS AND MDOT SHA ENTRANCE TRENCH DRAINS AS SHOWN ON THE APPROVED PLAN.

12) STABILIZE SITE IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS AS SHOWN ON THE APPROVED PLAN. BEGIN PAVING ALL PRIVATE ROADS AND IMPROVEMENTS WITHIN THE MDOT SHA ROW.

13) ± JOB IS COMPLETE

14) AFTER ASSURANCE THAT THE ENTIRE SITE IS STABILIZED AND WITH THE APPROVAL OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, REMOVE SEDIMENT CONTROL MEASURES.

NOTICE OF INTENT (NOI)

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN NOI GENERAL PERMIT FOR CONSTRUCTION ACTIVITY.

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.

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.

SOIL TYPES:

CeB-CEDARTOWN-ROSEDALE COMPLEX, 2 TO 5 PERCENT SLOPES, HSG RATING A

FadA-FALLSINGTON SANDY LOAMS, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA HSG RATING B/D

HbA-HAMBROOK SANDY LOAM, 0 TO 2 PERCENT SLOPES, HSG RATING B

LO-LONG MARSH AND INDIANTOWN SOILS, 0 TO 1 PERCENT SLOPES, FREQUENTLY FLOODED HSG RATING B/D

WddB WOODSTOWN SANDY LOAM, 2 TO 5 PERCENT SLOPES, NORTHERN TIDEWATER AREA HSG RATING C

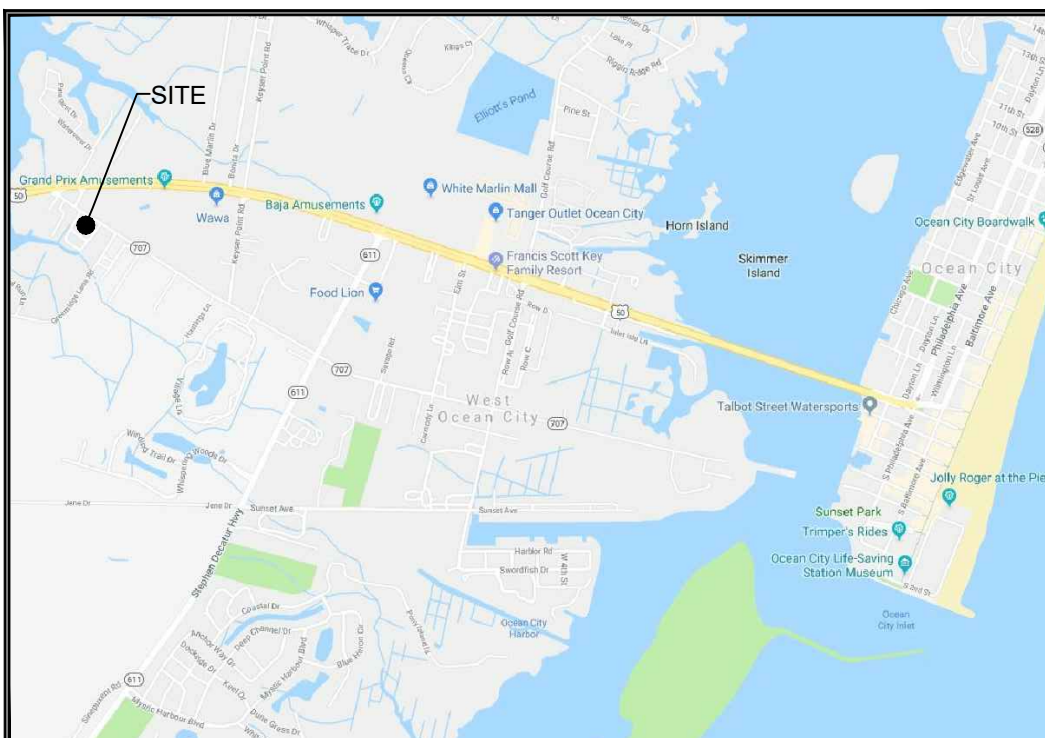
APPROXIMATE CUT= x yd³

APPROXIMATE FILL= x yd³

APPROXIMATE BORROW= x yd³

APPROXIMATE SPOIL= x yd³

NOTE: APPROXIMATE CUT, FILL, BORROW AND SPOIL ESTIMATES ARE NOT TO BE USED BY CONTRACTOR FOR MATERIAL TAKEOFF PURPOSES



LOCATION MAP

NOT TO SCALE

CONTRACTOR NOTE

STRICT CARE MUST BE TAKEN DURING CONSTRUCTION NOT TO COMPACT THE EXISTING SOIL IN THE AREAS NOTED FOR M-6 MICRO-BIORETENTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR AMENDING THE SUBGRADE AS NECESSARY TO ACHIEVE PROPER EXFILTRATION FOR THE M-6 MICRO-BIORETENTION AREAS. CONTRACTOR IS TO CALL THE WORCESTER COUNTY DEPARTMENT OF ENGINEERING FOR AN EXCAVATION INSPECTION PRIOR TO BACKFILLING AND INSTALLING THE M-6 MICRO-BIORETENTION PRACTICES.

SITE DATA

LIMITS OF DISTURBANCE ON SITE OUTSIDE OF CA = 3.7983 ACRES or 165453.9 ft²

LIMITS OF DISTURBANCE ON SITE INSIDE OF CA = 0.1194 ACRES or 5199 ft²
(TEMPORARY = 0.0432 acres or 1881 ft²; PERMANENT = 0.0762 acres or 3318 ft²)

TOTAL LIMITS OF DISTURBANCE ON SITE= 3.9177ACRES or 170652.9 ft²

SHA ROW LIMITS OF DISTURBANCE OFF SITE= 0.0616 ACRES or 2681.4 ft²

ANY TRENCH DEWATERING MUST BE BY AN APPROVED METHOD TO ENSURE THAT NO EROSION OR SEDIMENTATION OCCURS IN WETLANDS/WATERS OF THE STATE.

KATHLEEN M CLARK OCEAN CITY, MD
Owner/Developer Certification

I/we hereby certify 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 a Maryland Department of the Environment (MDE) approved training program for the control of erosion and sediment prior to beginning the project. The owner/developer further certifies the right of entry for periodic on-site evaluation by the appropriate enforcement authority and/or MDE

Signature _____ Date _____
Name: (print) _____ Title _____

Engineer's Certification

I certify that this Plan of Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site, and that this plan was prepared in accordance with the requirements of the Soil Conservation District and the "Standards and Specifications for Soil Erosion and Sediment Control" to the best of my knowledge, and I have reviewed this Erosion and Sediment Plan with the Owner/Developer of this project.

Signature _____ Date _____
Name: (print) KEITH IOTT _____ Maryland license No. 17951

CONTACT INFORMATION

LANDOWNER

CLARK KATHLEEN M
12319 OCEAN GATEWAY STE 304
OCEAN CITY, MARYLAND 21842
PHONE: (410) 213-1633

APPLICANT

CLARK KATHLEEN M
12319 OCEAN GATEWAY STE 304
OCEAN CITY, MARYLAND 21842
PHONE: (410) 213-1633

DEVELOPER

CLARK KATHLEEN M
12319 OCEAN GATEWAY STE 304
OCEAN CITY, MARYLAND 21842
PHONE: (410) 213-1633

CONSULTANT

IOTT ARCHITECTURE & ENGINEERING, INC.
310 HAMMOND STREET, SUITE 100
SALISBURY, MD. 21804
PHONE: (410) 749-7229
E-MAIL: kiott@iottarchitecture.com

PROJECT DATA

DEED REF: 02129/00058
PLAT REF: BB 35-587
PARCEL No: 0157
LOT No:
COUNTY: WORCESTER
TAX MAP: 0026
GRID: 0006
PLAT No.:
SUBDIVISION: 73AF

Maintenance Statement

Maintenance shall be performed as necessary to ensure that stabilized areas continuously meet the appropriate requirements of the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control"

Standard Stabilization Note

Following initial disturbance or re-disturbance, permanent or temporary stabilization must be completed within:

a) Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and

b) Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.

Owner/Developer Enforcement Authority Contact Statement

The owner/developer or representative is to contact the appropriate enforcement authority or its agent at the following stages of the project or:

- Prior to start of earth disturbance;
- Upon completion of the installation of perimeter erosion and sediment controls, but before proceeding with any earth disturbance or grading,
- Prior to the start of another phase of construction or opening of another grading unit,
- Prior to the removal of sediment control practices;

Plan approval Statement

Approved plans remain valid for 3 years from the date of approval

PER THE MARYLAND ENVIRONMENTAL RESOURCE & LAND INFORMATION NETWORK (MERLIN) PARTS OF THE PROJECT LOD ARE LOCATED INSIDE OF THE FLOODPLAIN

PER THE MARYLAND ENVIRONMENTAL RESOURCE & LAND INFORMATION NETWORK (MERLIN) WETLANDS ARE LOCATED WITHIN THE PROJECT PROPERTY LINES

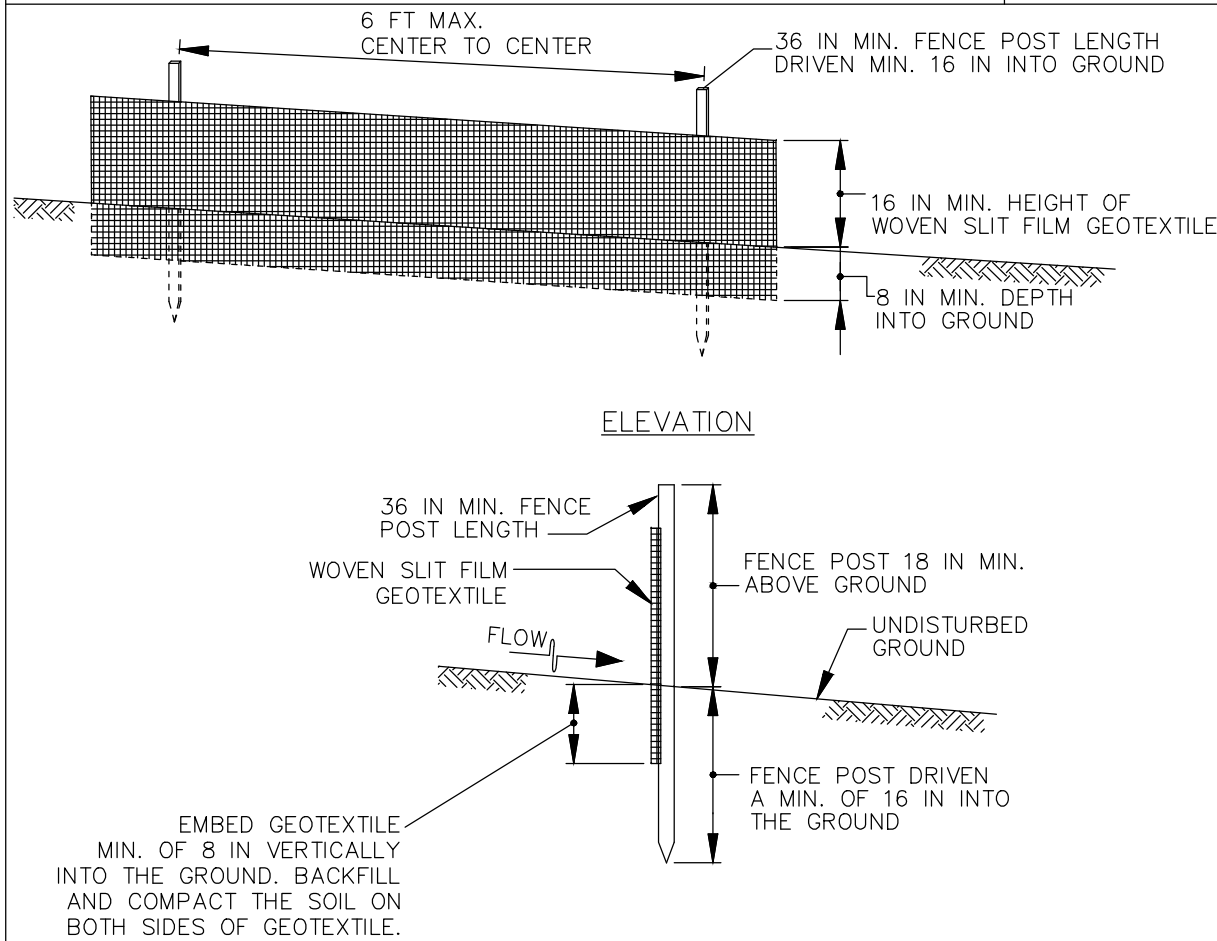
PER THE MARYLAND ENVIRONMENTAL RESOURCE & LAND INFORMATION NETWORK (MERLIN) THIS PROJECT IS LOCATED IN THE CRITICAL AREA-IDA-INTENSELY DEVELOPED AREA

THIS PROJECT IS LOCATED IN THE CRITICAL AREA AND AS SUCH IS EXEMPT FROM THE FOREST CONSERVATION PROGRAM.

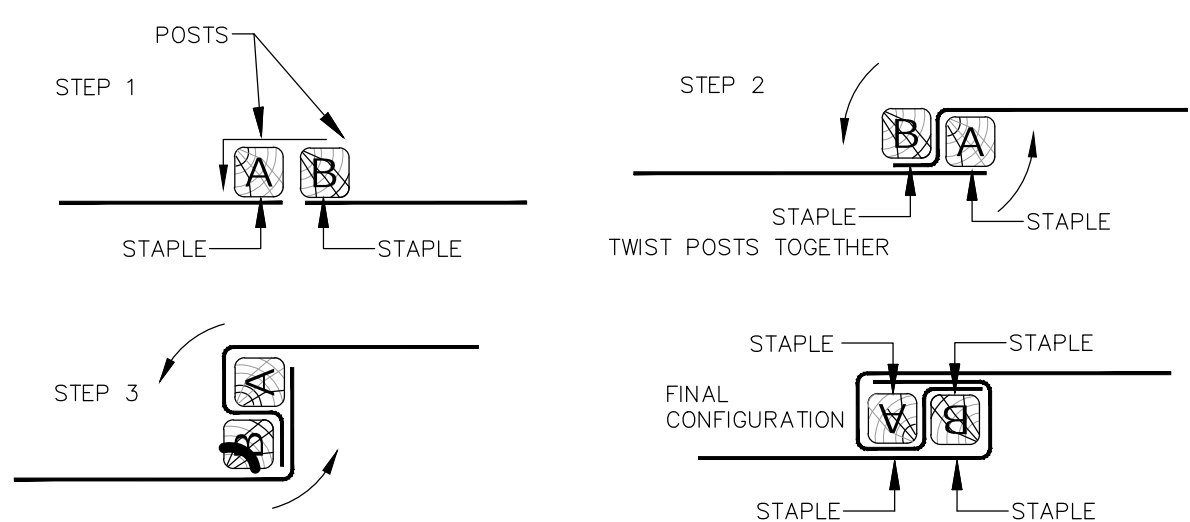
DETAIL E-1 SILT FENCE

STANDARD SYMBOL

— SF —



CROSS SECTION



1 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

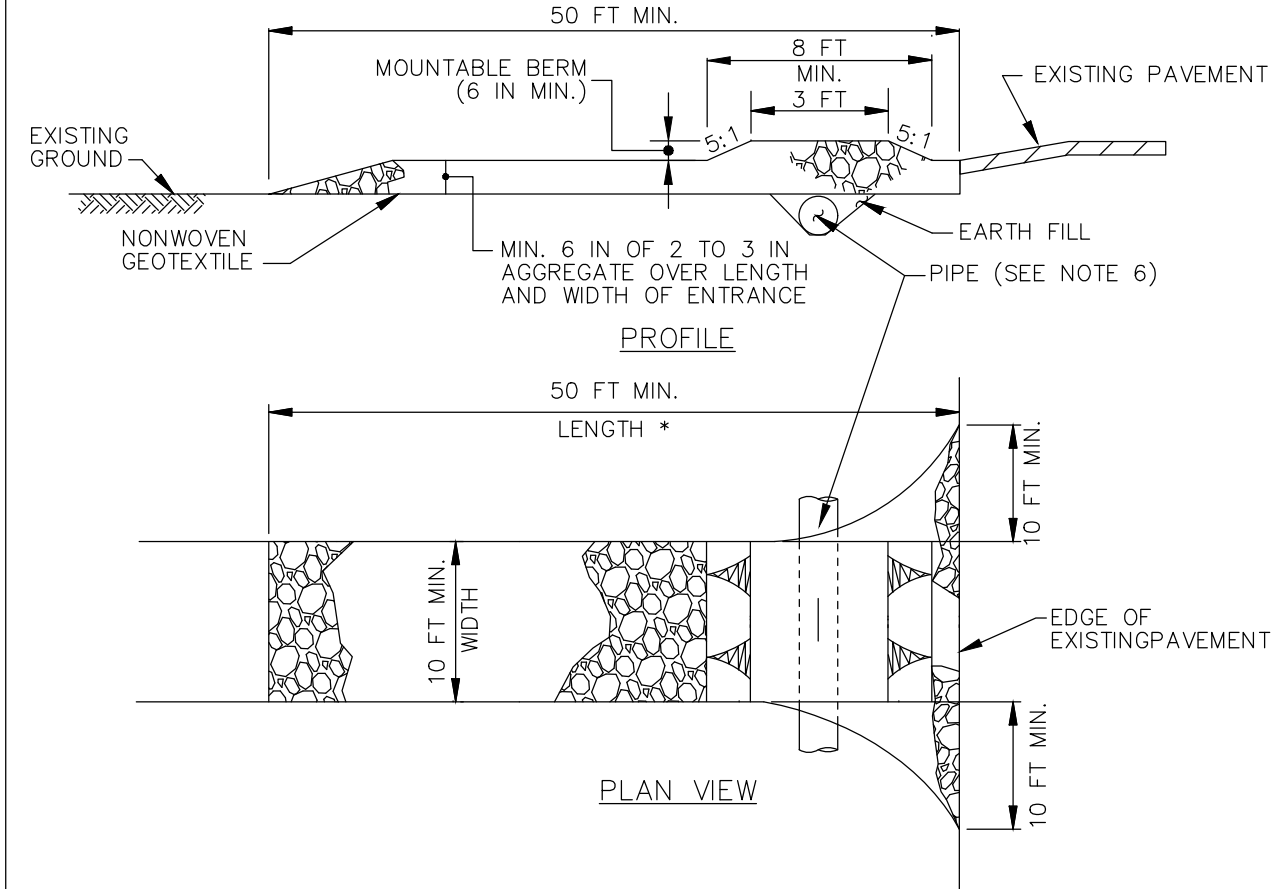
2011

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL

— SCE —



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 5:1 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

DETAIL E-1 SILT FENCE

STANDARD SYMBOL

— SF —

CONSTRUCTION SPECIFICATIONS

- USE WOOD POSTS 1 3/4 X 1 3/4 ± 3/8 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
- USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
- USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
- PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
- WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
- EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN, IF UNDERMINING OCCURS, REINSTALL FENCE.

2 OF 2

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

SEDIMENT AND EROSION CONTROL NOTES

- Prior to the start of any work, the contractor is to obtain County approval of any proposed plan changes and sequence of construction, specifically relating to installation, inspection, maintenance and removal of erosion and sediment control measures.
- Sediment control measures are not to be removed until the areas served have established vegetative cover, or with the permission of the MDE Inspector.
- When pumping sediment laden water, the discharge must be directed to an approved sediment trapping measure prior to release from the site.
- All temporary stockpiles are to be located within areas protected by sediment control measures, and are to be temporarily stabilized.
- All sediment control dikes, swales, basins and flow lines to basins will be temporarily seeded immediately upon installation to reduce the contribution of sediment loading.
- Disposal of excess earth materials on State or Federal property requires MDE approval, otherwise materials are to be disposed of at a location approved by the local authority.
- Temporary soil erosion control and sediment control measures are to be provided as per the approved plan prior to grading operations. Location adjustments are to be made in the field as necessary. The minimum area practical shall be disturbed for the minimum possible time.
- If grading is completed out of a seeding season, graded areas are to be temporarily stabilized by mulch and mulch anchoring. Mulch material shall be unweathered, unchopped small grain straw spread at a rate of 1 1/2 to 2 tons per acre. Mulch anchoring to be accomplished by an approved method, use of mulch anchoring tool is recommended where possible.
- Implementation of the sediment control plan shall be in accordance with "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control" of the Department.
- The contractor is responsible for implementation and maintenance of the approved plan, and all other measures necessary to control, filter, or prevent sediment from leaving the site.
- In cases where stormwater management structures are a part of site development, removal of sediment control structures may not be accomplished before the contributing drainage area to the stormwater management structure is stabilized and proper dewatering of the sediment from the site is complete.
- On sites where infiltration techniques are utilized for the control of stormwater, extreme care must be taken to prevent all runoff from entering the structure during construction.
- Sediment control for utility construction in areas outside of designed controls:
 - Excavated trench material shall be placed on the high side of the trench.
 - Immediately following pipe installation the trench shall be backfilled, compacted and stabilized at the end of each working day.
 - Temporary silt fence or straw bale dikes shall be placed immediately downstream of any disturbed area intended to remain disturbed longer than one working day.
- All points of construction ingress and egress shall be protected to prevent tracking of mud onto public ways.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization must be completed within:
 - Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1); and
 - Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active gradingThe requirements of Section B-4-3 (Seeding and Mulching) do not apply to those areas which are shown on the plan 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 the stabilization material would contaminate the recoverable resource. Maintenance shall be performed as necessary to ensure that the stabilized areas continuously meet the appropriate requirements of the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control".
- Stabilization of all disturbed areas are to meet the requirements of the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control" - section- B-4-3 Seeding and Mulching".

TEMPORARY SEEDING SUMMARY

SEED MIXTURE (HARDINESS ZONE 7B) From Table B.1				Fertilizer Rate (10-20-20)	Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	
1	Annual Ryegrass	40 lb / ac (1.0 lb / 1000 sf)	2/15 to 4/30 8/15 to 11/30	1/2"	430 lb / ac (10 lb / 1000 sf)
					2 tons / ac (90 lb / 1000 sf)

PERMANENT SEEDING SUMMARY

SEED MIXTURE (HARDINESS ZONE 7B) From Table B.3				Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	N	P ₂ O ₅	K ₂ O
1	Tall Fescue Kentucky Bluegrass Perennial Ryegrass	60 40 20	3/01 to 5/15 8/15 to 11/15	1/4" 1/2"	45 lb / ac (1.0 lb / 1000 sf)	90 lb / ac (2 lb / 1000 sf)	90 lb / ac (2 lb / 1000 sf)
2	Creeping Red Fescue Kentucky Bluegrass	60 15	3/01 to 5/15 8/15 to 11/15	1/4" 1/2"	45 lb / ac (1.0 lb / 1000 sf)	90 lb / ac (2 lb / 1000 sf)	90 lb / ac (2 lb / 1000 sf)
3	Hard Fescue Kentucky Bluegrass Perennial Ryegrass	40 40 20	3/01 to 5/15 8/15 to 11/15	1/4" 1/2"	45 lb / ac (1.0 lb / 1000 sf)	90 lb / ac (2 lb / 1000 sf)	90 lb / ac (2 lb / 1000 sf)

* The fertilizer and lime rates listed above are meant for a one time application, at the time of seeding

- The inspection agency shall be notified upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made, and approval shall be requested upon final stabilization.

REVISIONS

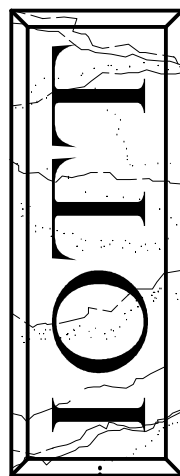
REMARKS

NO. DATE

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR REVIEWED BY A LICENSED PROFESSIONAL ENGINEER LICENSED UNDER THE PROFESSIONAL ENGINEERING ACT OF MARYLAND

REVIEWED BY: DATE: 10/1/2021

ARCHITECTURE
ENGINEERING
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RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT (FKA SHADYSIDE)
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

SEDIMENT AND EROSION CONTROL DETAILS AND NOTES

DATE: JANUARY 15, 2025

IOTT PROJ. NO.: 19-0558B

DESIGN BY: KI

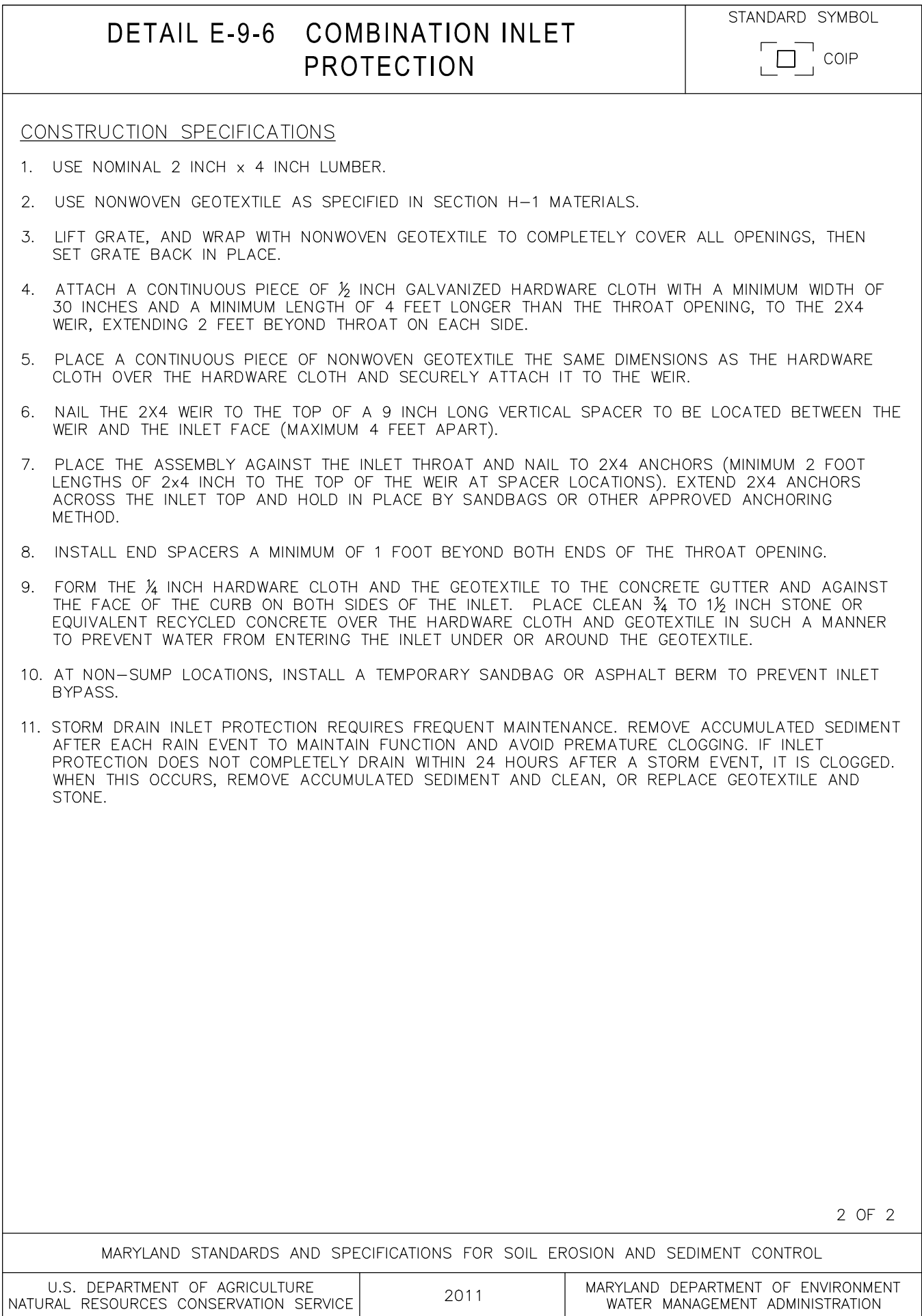
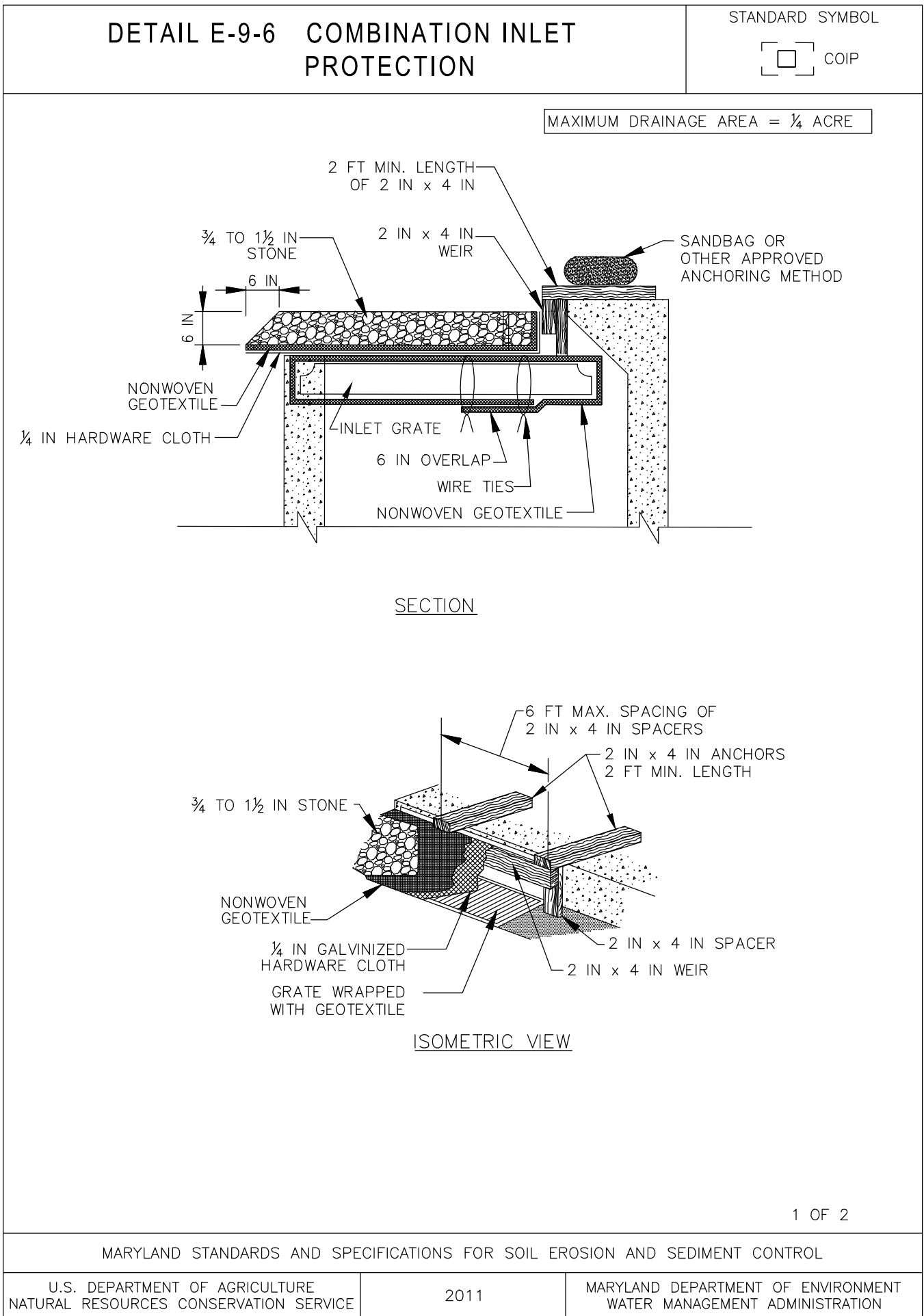
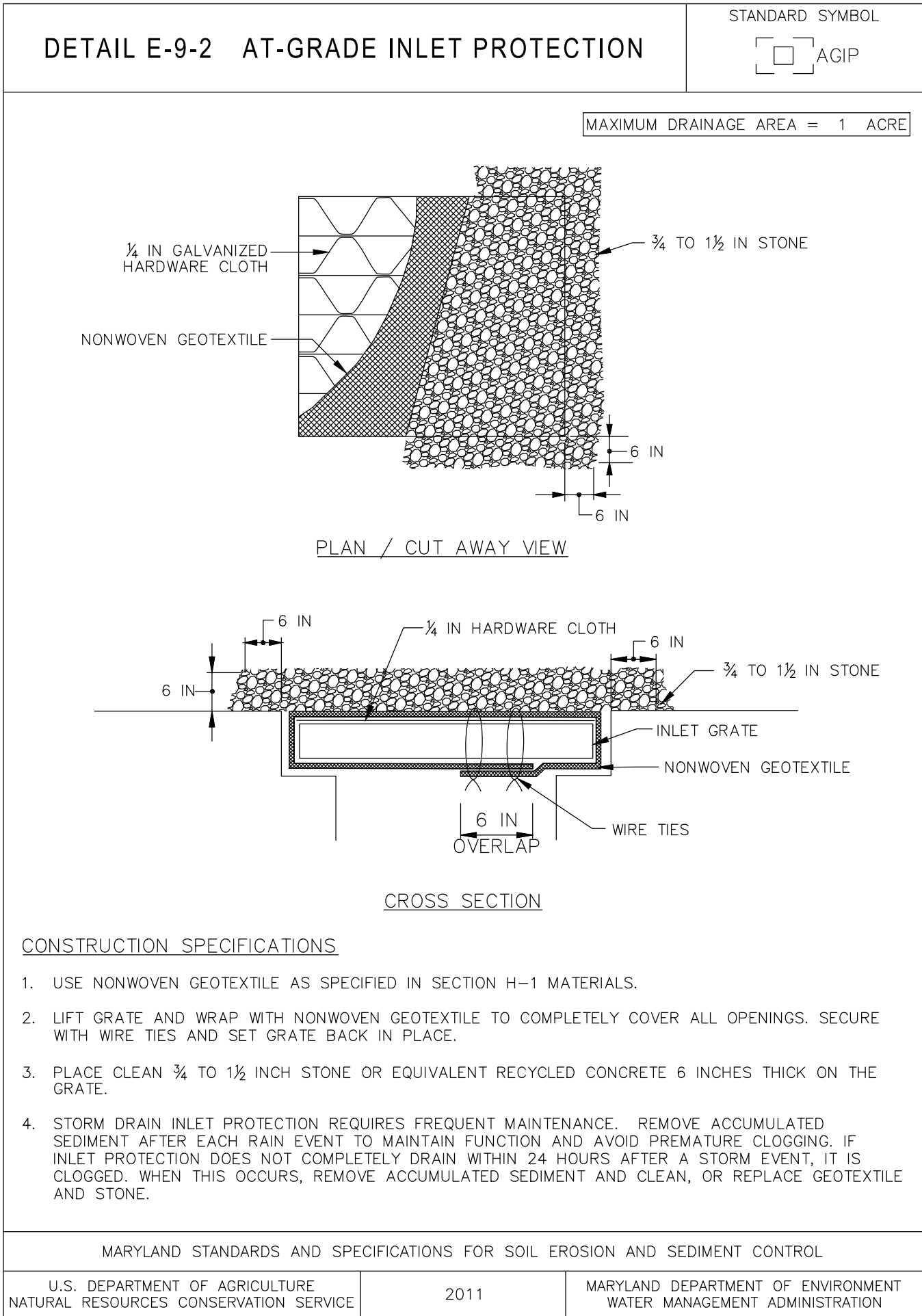
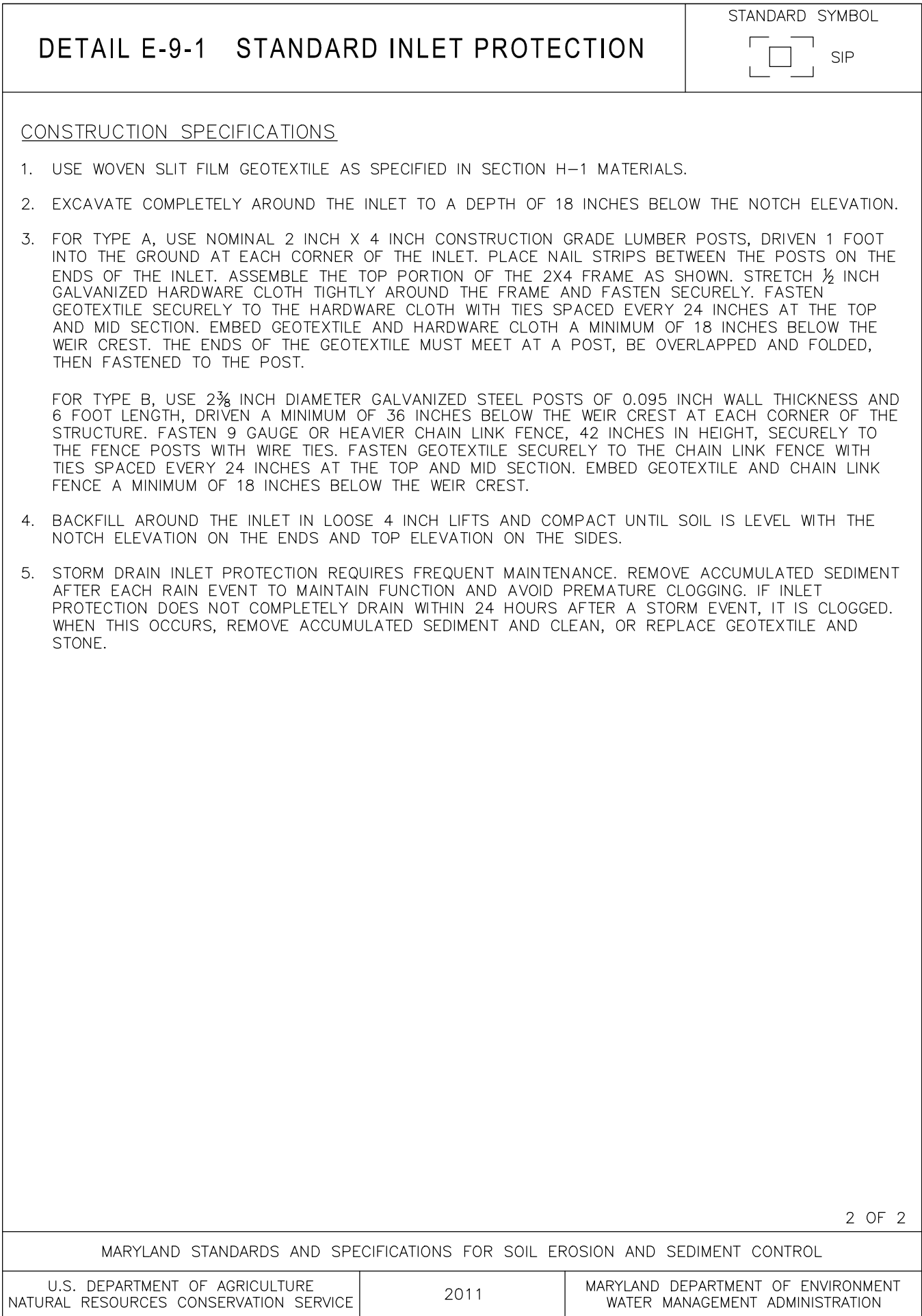
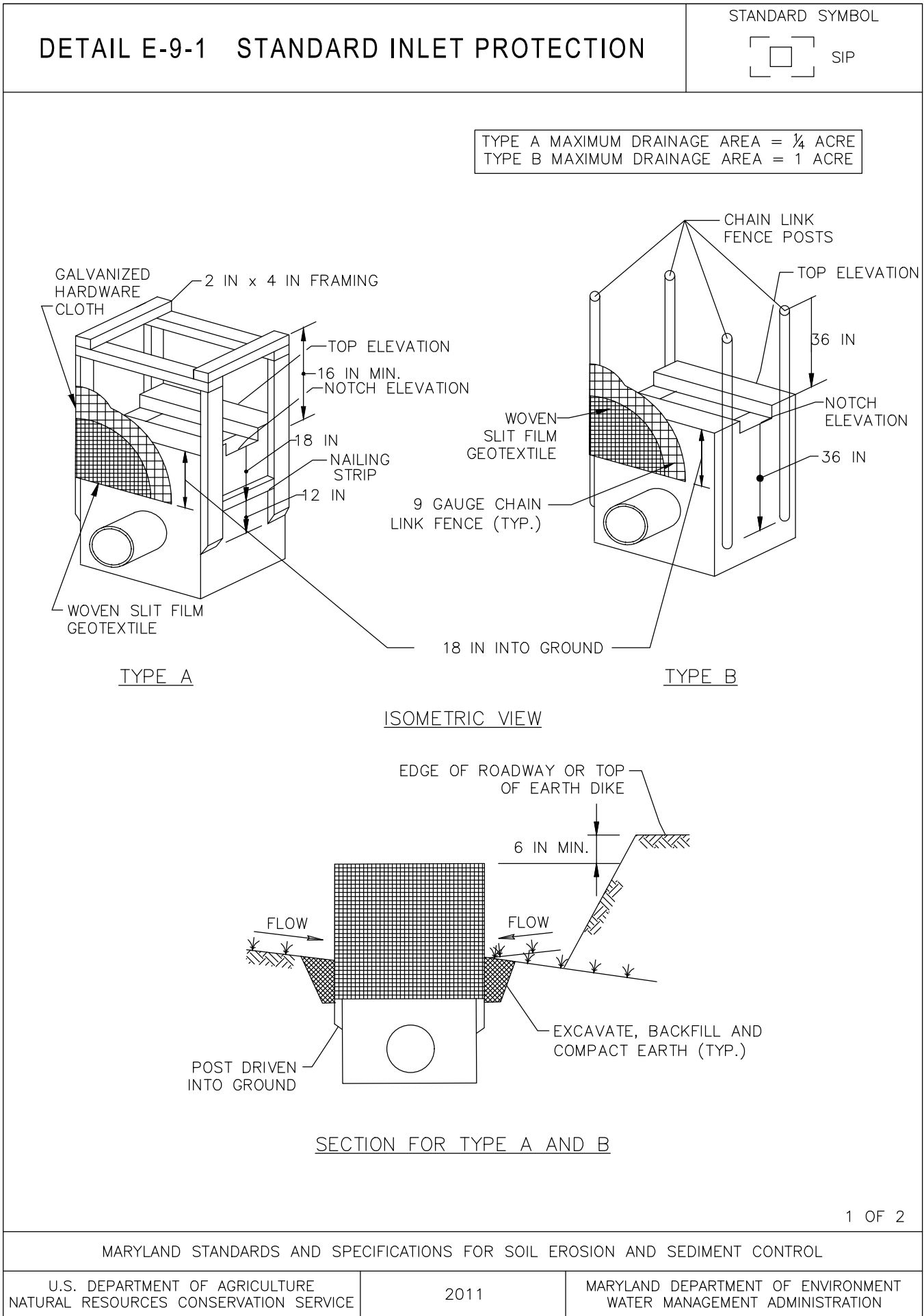
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SCALE: 1" = 20'-0"

PLANNING COMM. APPR.

DWG. FILE: 19-0558B-C400

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DATE: 12/15/2025
EXPIRATION DATE: 12/15/2028

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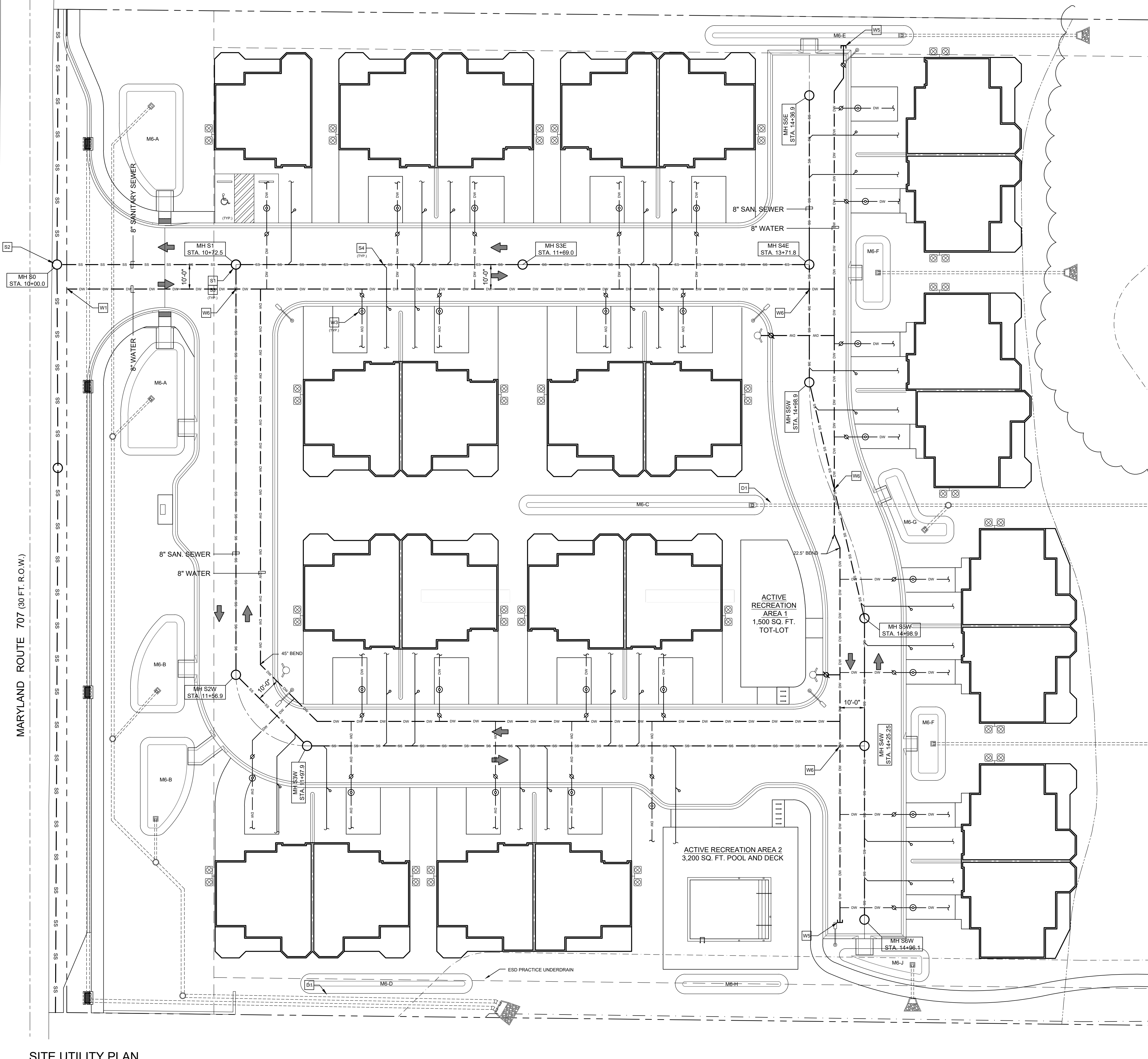
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RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT (FKA SHADYSIDE)
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

SEDIMENT AND EROSION CONTROL DETAILS AND NOTES

DATE: JANUARY 15, 2025
IOTT PROJ. NO.: 19-055B
DESIGN BY: KI
DRAWN BY: RE
SCALE: 1" = 20'-0"
PLANNING COMM. APPR.
DWG. FILE: 19-055B-C400

C
402



SITE UTILITY PLAN
SCALE: 1" = 20'-0"

THE WATER AND SEWER FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS ARE APPROVED BY THE WORCESTER COUNTY WATER AND WASTEWATER DIVISION

WORCESTER COUNTY, WATER AND WASTEWATER DIVISION DATE

THE WATER AND SEWER FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS ARE APPROVED BY THE WORCESTER COUNTY DEPARTMENT OF PUBLIC WORKS

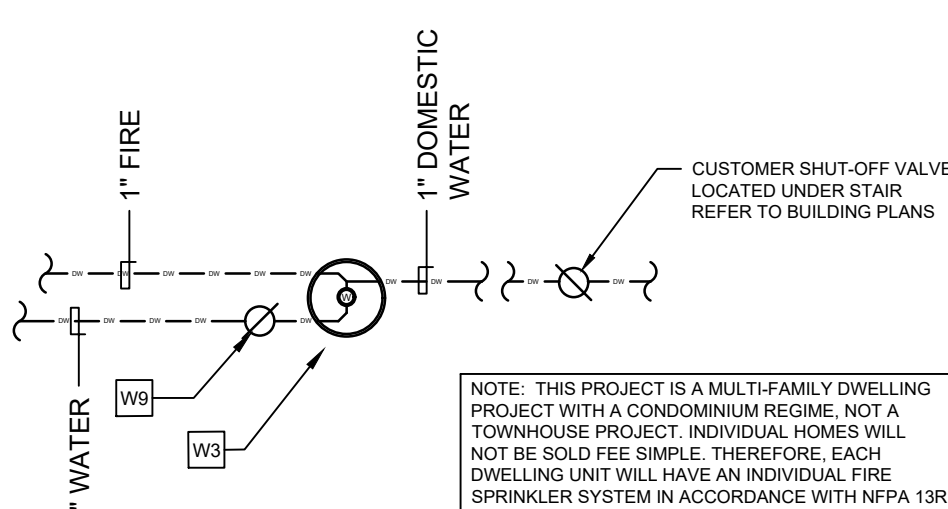
WORCESTER COUNTY, DIRECTOR OF PUBLIC WORKS DATE

DRAWING LEGEND

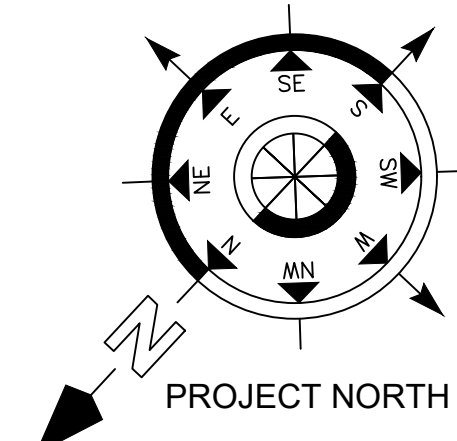
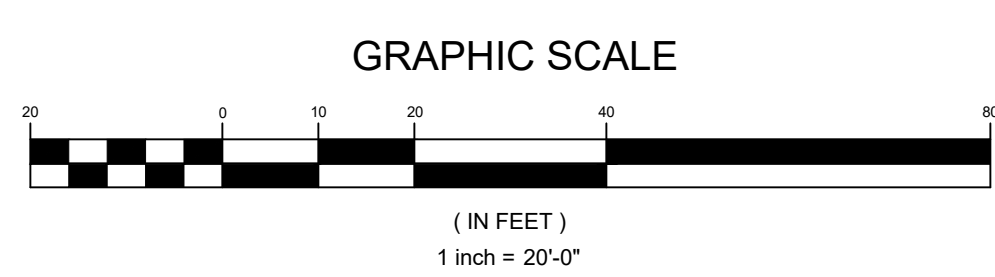
SS SS SS SS PROPOSED SANITARY SEWER

DW DW DW DW PROPOSED WATER

KEYNOTE	DESCRIPTION	WORCESTER CO. STD. DETAIL
W1	WET TAP CONNECTION TO EXISTING 12" WATER MAIN	
W2	FIRE HYDRANT ASSEMBLY	W-2 CURB, GUTTER & SIDEWALK
W3	1" WATER SERVICE WITH 3/4" METER	W-9
W4	PIPE CROSSING DETAIL	W-6
W5	CAP AND BLOW-OFF ASSEMBLY	W-7
W6	WATER ABOVE SEWER AT CROSSING	
S1	STD. 48" I.D. PRECAST MANHOLE	S-1
S2	INSIDE DROP CONNECTION	S-2
S3	STD. MANHOLE FRAME AND COVER	S-5
S4	HOUSE SERVICE CONN. AT MAIN	S-6
S5	CLEAN-OUT WITH COVER AND FRAME	S-8
S6	4" SAN. SEWER LATERAL TO HOUSE	
D1	ESD PRACTICE OUTFALL. REFER TO STORMWATER DRAWINGS FOR SPEC.	
D2	NYOPLAST ADS YARD INLET. REFER TO STORMWATER DRAWINGS FOR DETAILS	



ENLARGED PLAN OF DOMESTIC WATER SERVICE
SCALE: 1" = 10'-0"



REVISIONS	
NO.	DATE
REMARKS	

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RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT (FKA SHADYSIDE)
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

UTILITY PLAN

DATE: JANUARY 15, 2025
IOTT PROJ. NO.: 19-055B
DESIGN BY: KI
DRAWN BY:
SCALE: 1" = 20'-0"
PLANNING COMM. APPR:
DWG. FILE: 19-055B-C600

C
600

MARYLAND ROUTE 707 (30 FT. R.O.W.)

CONCEPT STORMWATER PLAN
SCALE: 1" = 20'-0"

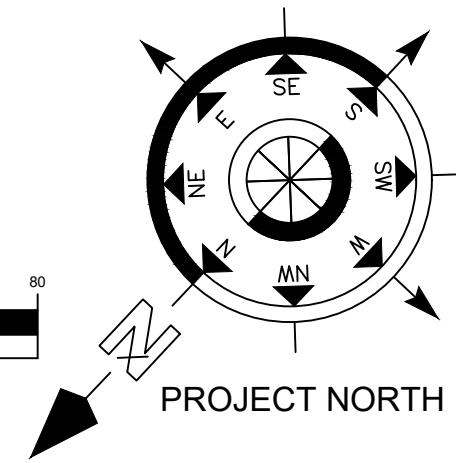


DRAWING LEGEND	
DA-1	DRAINAGE AREA
M-6	ESD PRACTICE
---	SOIL MAP DELINEATION
---	DRAINAGE AREA DELINEATION
---	AREA OF ESD PRACTICE
---	LIMITS OF DISTURBANCE
---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	CRITICAL AREA BUFFER LINE
---	NONTIDAL WETLANDS LINE
---	NONTIDAL WETLANDS SETBACK
---	ESD UNDERDRAIN / OUTFALL PIPE
---	AREA OF A SOILS
---	AREA OF B SOILS
---	AREA OF C SOILS
---	IMPERVIOUS AREA WITHIN ESD DRAINAGE AREA
---	MSHA IMPERVIOUS DRAINAGE AREA INSIDE PROJECT
---	LOD-UNTREATED
---	MSHA IMPERVIOUS AREA OUTSIDE PROJECT LOD
---	MSHA MILL AND REPAVE
---	TIME OF CONCENTRATION
---	LINE OF GUTTER SPREAD



(IN FEET)
1 inch = 20'-0"

PLAN NORTH



PROJECT NORTH

DATE: JANUARY 15, 2025
IOTT PROJ. NO.: 19-055B
DESIGN BY: KI
DRAWN BY: KI
SCALE: 1" = 20'-0"
PLANNING COMM. APPR.
DWG. FILE: SWM200

RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT (FKA SHADYSIDE)
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND
EXISTING AND PROPOSED SITE AREA TAKEOFFS

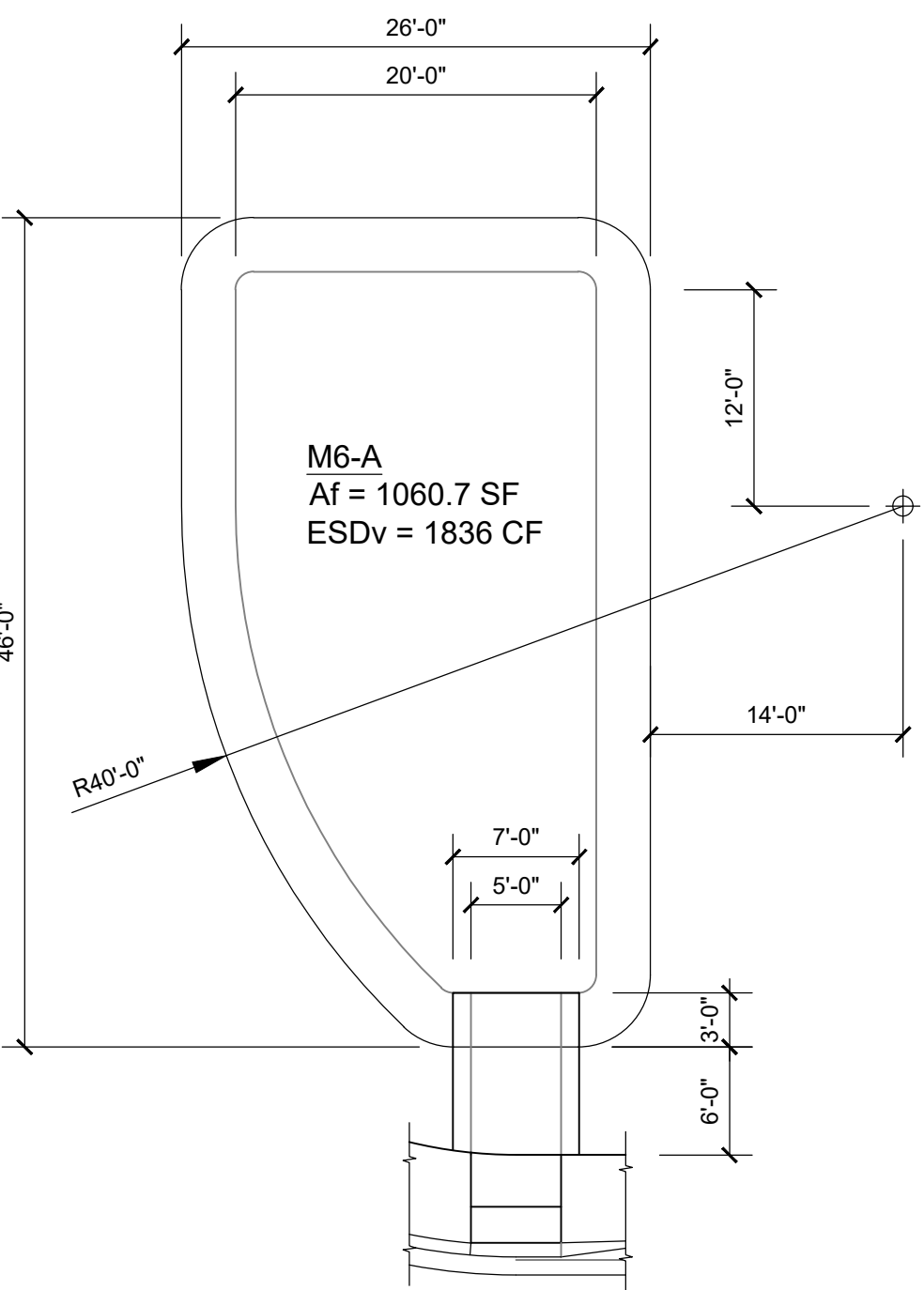
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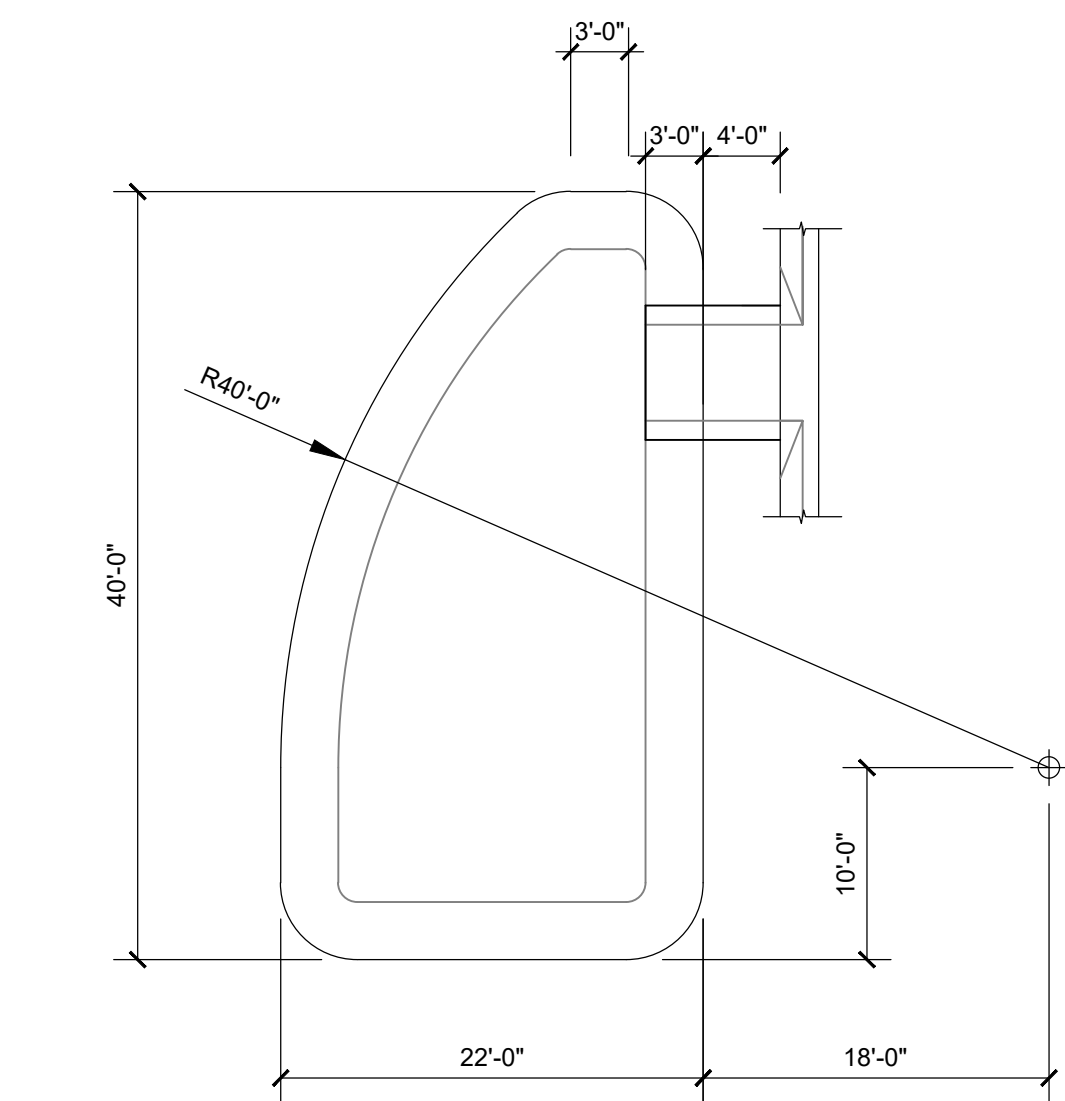
REVISIONS	
NO.	DATE

SWM
200

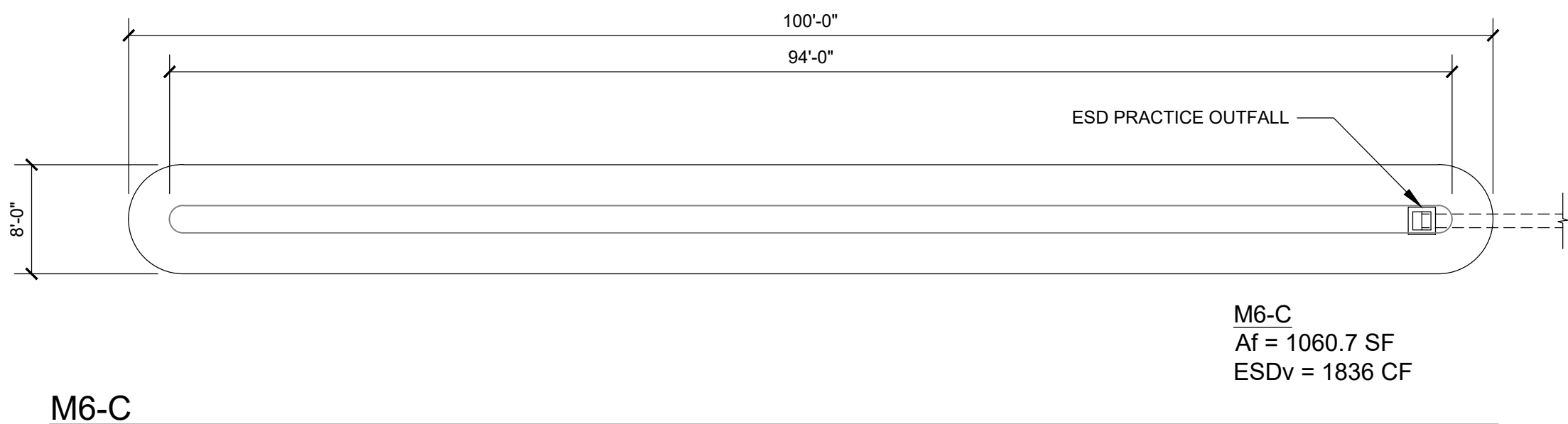
CONCEPT ESD CALCULATIONS FOR MULTI-FAMILY DEVELOPMENT MONOGRAM BUILDERS																						
Drainage Area	Total Drainage Area ft ²	A _T ft ²	Grass Area ft ²	Impervious Area ft ²	Imp. Area/Lot Area	% Impervious	HSG	Min. A _T Required	Target P _t	R _t	Target ESD _t ft ³	ESD Area Est.	P _t	ESD _t ft ³ (Calculated Value)	Allowable P _t	Allowable ESD _t ft ³	ESD Practice Type	Name of ESD Practice	ESD Practice Location	Maryland Grid Northing (or Latitude)	Maryland Grid Easting (or Longitude)	
DA-1	19959.0	1060.7	6289.0	12609.3	0.6318	63.18	A	378.0	1.4	0.6186	1827	1015	1.78	1836	1.78	1836	M6-A	Micro-Bioretention	On-Site			
DA-2	18690.0	1060.7	4490.7	13138.6	0.7030	70.30	B	352.6	2.2	0.6827	1710	950	1.73	1836	1.73	1836	M6-A	Micro-Bioretention	On-Site			
DA-3	14517.7	786.3	6779.8	6951.6	0.4788	47.88	B	274.6	1.8	0.4810	1329	738	2.22	1294	2.22	1294	M6-C	Micro-Bioretention	On-Site			
DA-4	13743.6	744.7	3509.1	9489.8	0.6905	69.05	B	260.0	2.2	0.6714	1258	699	1.66	1279	1.66	1279	M6-B	Micro-Bioretention	On-Site			
DA-5	14344.9	744.7	4118.5	9481.7	0.6610	66.10	B	272.0	2.0	0.6449	1313	729	1.66	1279	1.66	1279	M6-B	Micro-Bioretention	On-Site			
DA-6	9953.1	546.8	5998.9	3407.4	0.3423	34.23	B	188.1	1.8	0.3581	911	506	3.02	898	3.00	891	M6-D	Micro-Bioretention	On-Site			
DA-7	11863.0	667.3	3342.9	7852.8	0.6620	66.20	A	223.9	1.3	0.6458	1086	603	1.71	1091	1.71	1091	M6-E	Micro-Bioretention	On-Site			
DA-8	10646.1	406.3	1897.8	8342.0	0.7836	78.36	A	204.8	2.1	0.7552	974	541	1.27	848	0.60	402	M6-F	Micro-Bioretention	On-Site			
DA-9	8523.2	460.2	1030.2	7032.8	0.8251	82.51	A	161.3	2.1	0.7926	780	433	1.37	772	1.37	772	M6-G	Micro-Bioretention	On-Site			
DA-10	12486.5	406.3	2606.4	9473.8	0.7587	75.87	A	241.6	1.8	0.7329	1143	635	1.11	848	0.60	458	M6-F	Micro-Bioretention	On-Site			
DA-11	6298.4	354.8	2473.7	3469.9	0.5509	55.09	B	118.9	1.3	0.5458	576	320	2.03	581	2.03	581	M6-H	Micro-Bioretention	On-Site			
DA-12	6979.6	358.4	1390.3	5230.9	0.7495	74.95	A	132.4	1.4	0.7245	639	355	1.42	597	1.42	597	MR-J	Micro-Bioretention	On-Site			
DA-13	11205.7		4346.0	6859.7	0.6122	61.22	A	224.1	1.4	0.6009	1025	570	0.00					Sheetflow to Conservation Areas	On-Site			
DA-14	6184.3		0.0	6184.3	1.0000	100.00	B	123.7	2.6	0.9500	566	314	0.00					Not treated MDSHA Roadway	N/A			
Untreated																						
ESD Calculation check																						
Total LOD Area ft ²		Total Impervious ft ²		Imp. Area/Total DA Area		% Impervious		Target P _t		R _t		Target ESD _t ft ³		Actual P _t		Actual ESD _t ft ³						
165395.1		109524.6		0.6622		66.22		1.7		0.6460		15135.9		1.32		11717						



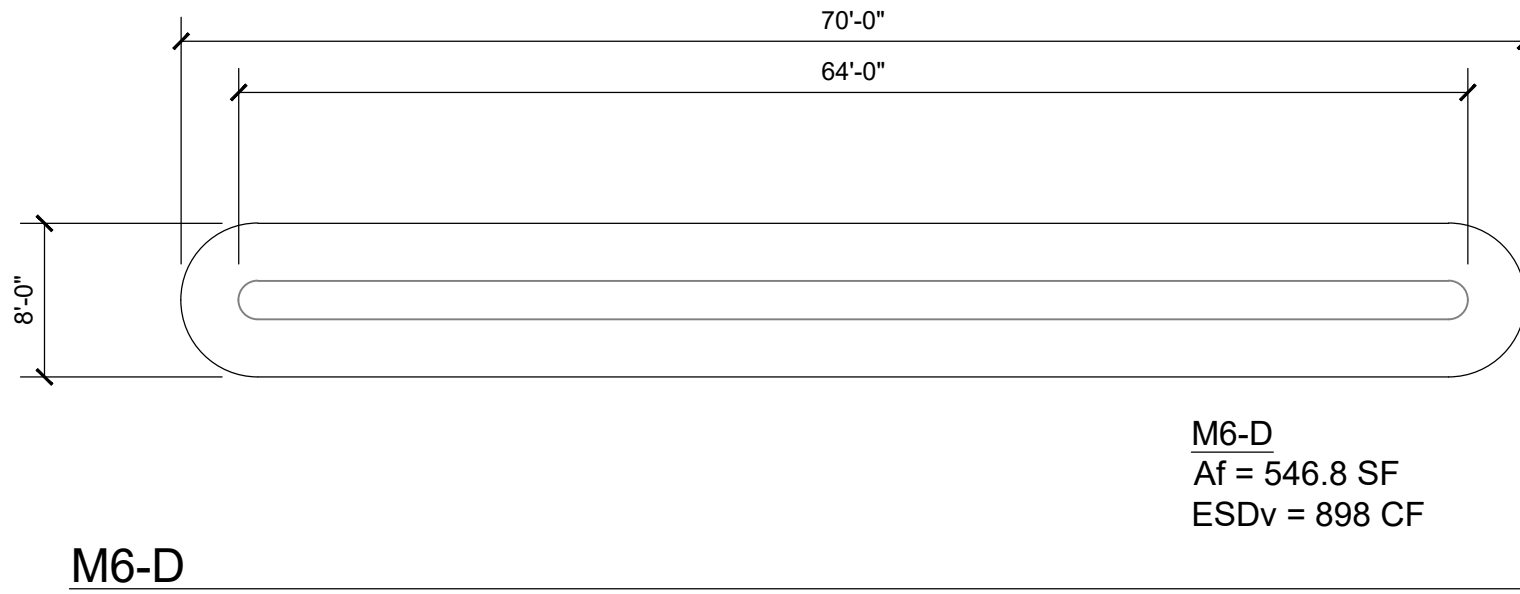
M6-A



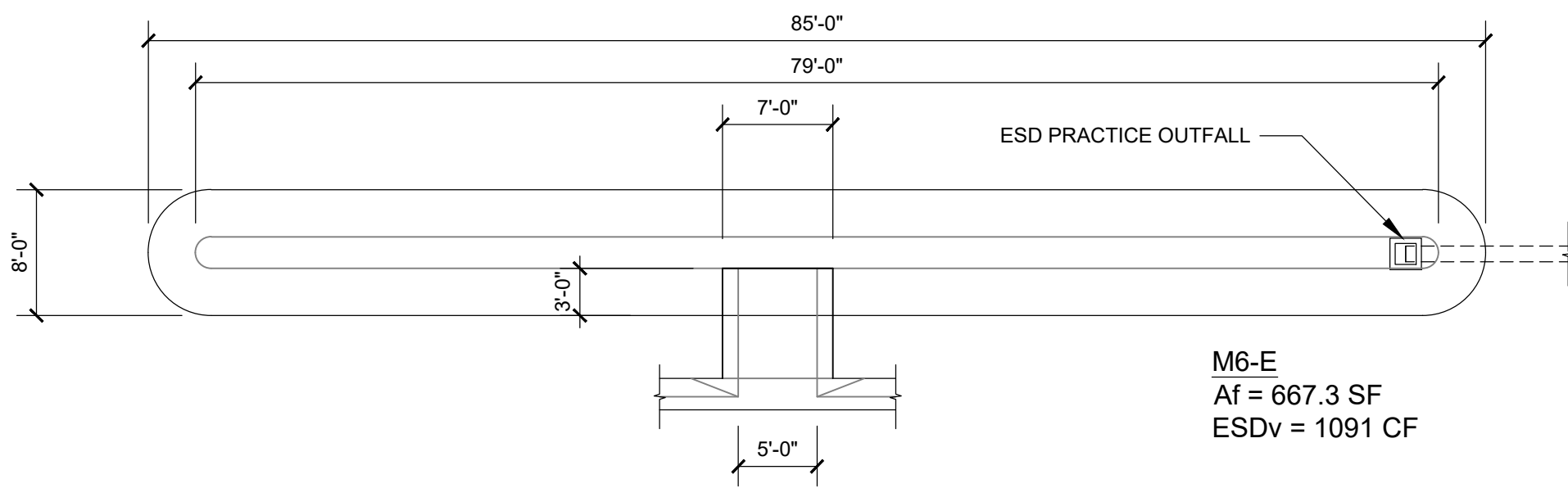
M6-A



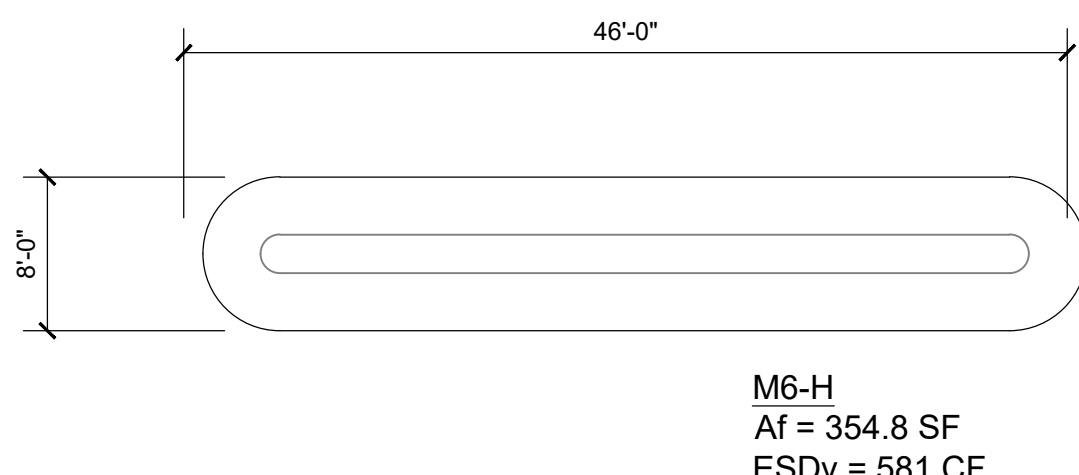
M6-C



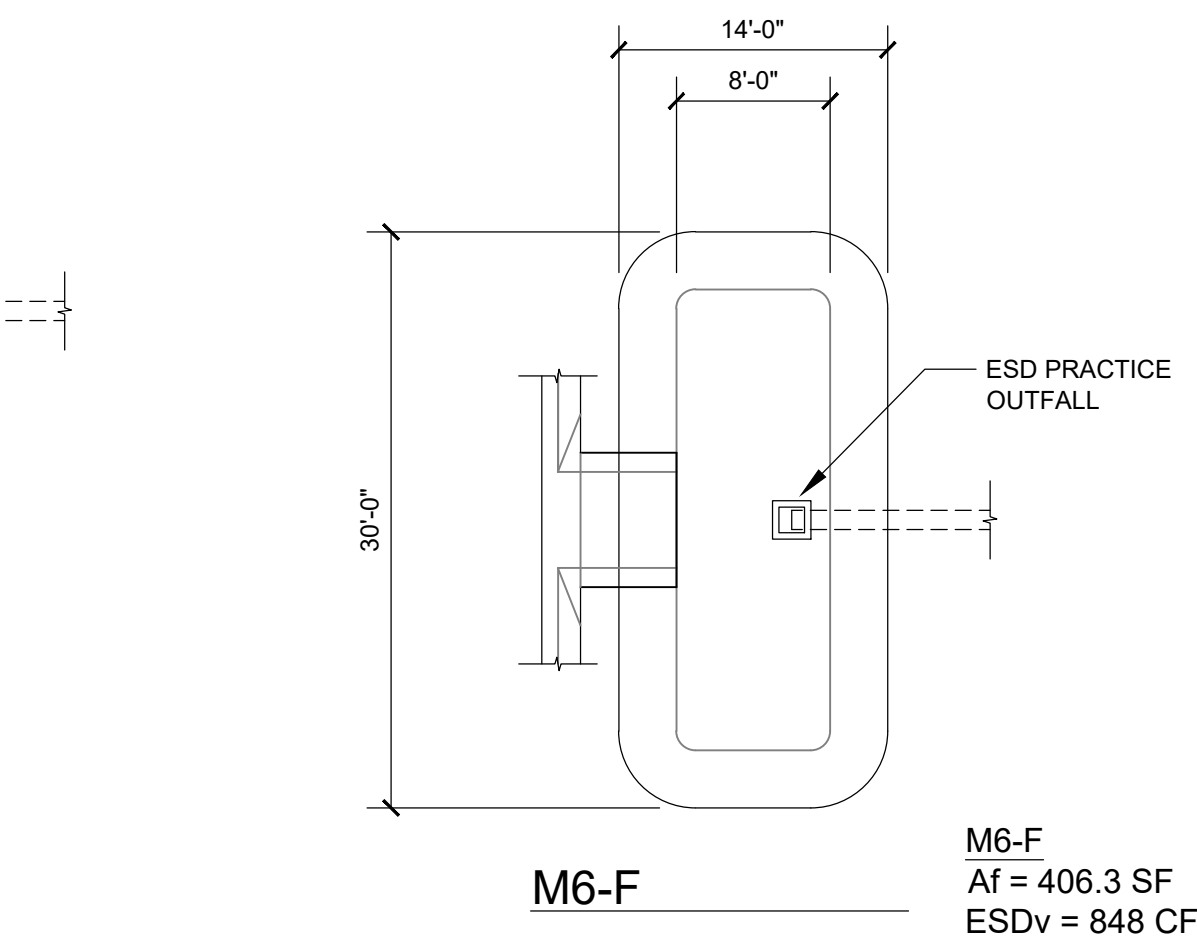
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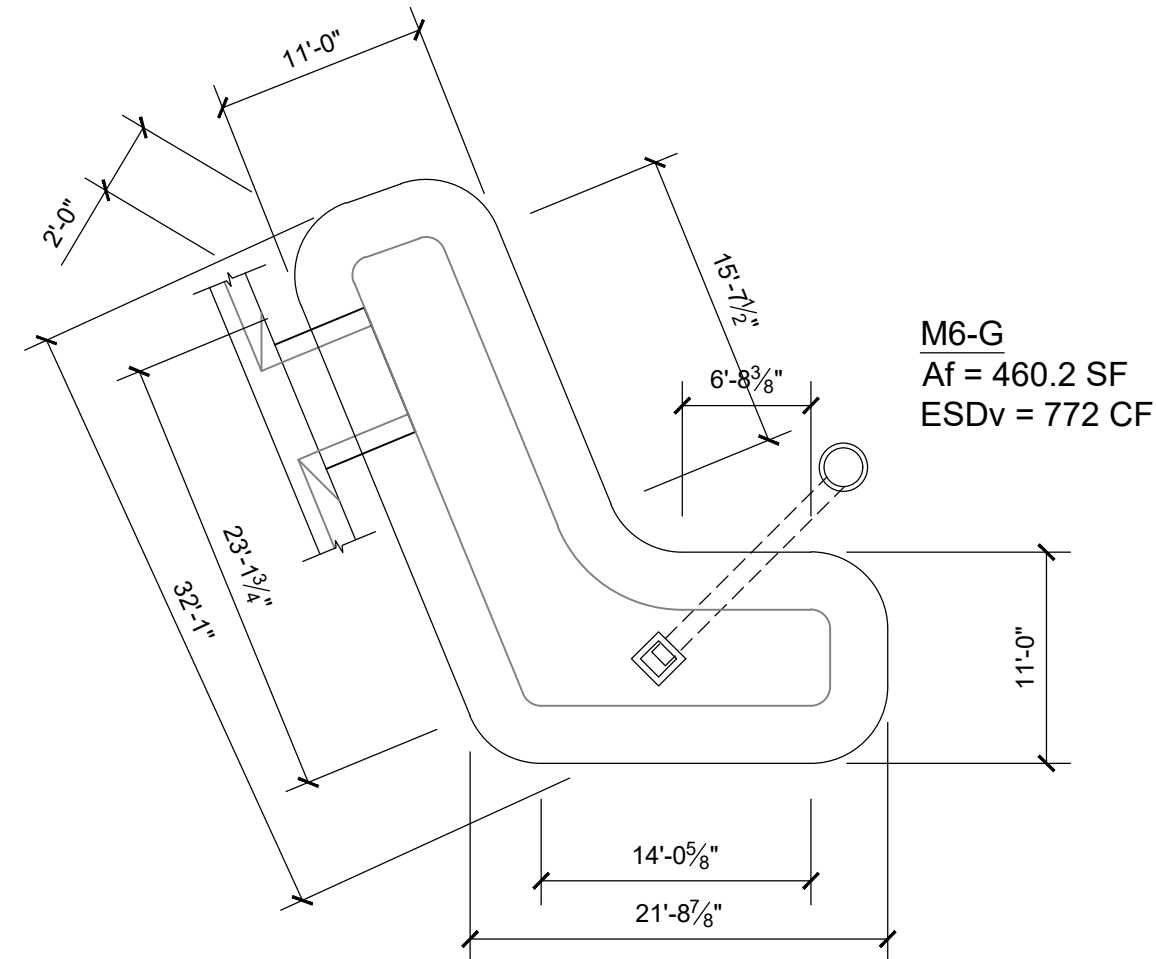
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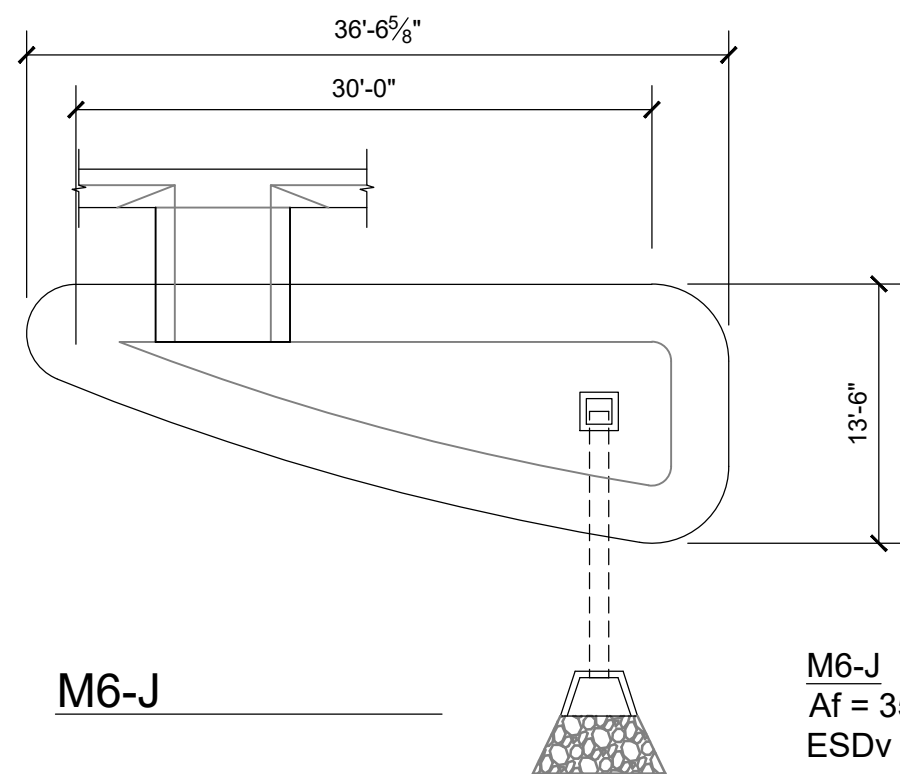
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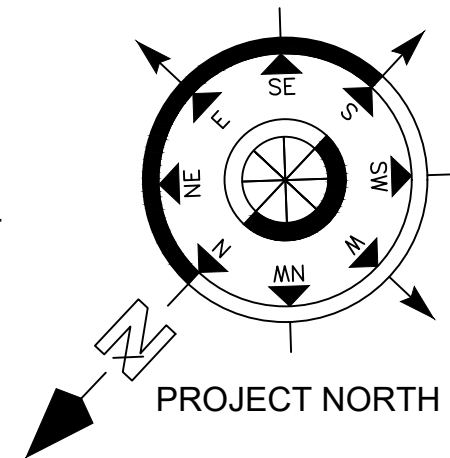
M6-F



M6-G



M6-J



DA-1

TOTAL DRAINAGE AREA = 19959.0 ft²

12609.3 ft² IMPERVIOUS AREA

6289.0 ft² GRASS AREA + Af

DA-2

TOTAL DRAINAGE AREA = 18690.0 ft²

13138.6 ft² IMPERVIOUS AREA

4490.7 ft² GRASS AREA + Af

DA-3

TOTAL DRAINAGE AREA = 14517.7 ft²

6951.6 ft² IMPERVIOUS AREA

6779.8 ft² GRASS AREA + Af

DA-4

TOTAL DRAINAGE AREA = 13743.6 ft²

9489.8 ft² IMPERVIOUS AREA

3509.1 ft² GRASS AREA + Af

DA-5

TOTAL DRAINAGE AREA = 14344.9 ft²

29481.7 ft² IMPERVIOUS AREA

4118.5 ft² GRASS AREA + Af

DA-6

TOTAL DRAINAGE AREA = 9953.1 ft²

3407.4 ft² IMPERVIOUS AREA

5998.9 ft² GRASS AREA + Af

DA-7

TOTAL DRAINAGE AREA = 11863.0 ft²

7852.8 ft² IMPERVIOUS AREA

3342.9 ft² GRASS AREA + Af

DA-8

TOTAL DRAINAGE AREA = 10646.1 ft²

8342.0 ft² IMPERVIOUS AREA

1897.8 ft² GRASS AREA

DA-9

TOTAL DRAINAGE AREA = 8523.2 ft²

7032.8 ft² IMPERVIOUS AREA

1030.2 ft² GRASS AREA + Af

DA-10

TOTAL DRAINAGE AREA = 4818.7 ft²

3459.6 ft² IMPERVIOUS AREA

1359.1 ft² GRASS AREA

DA-11

TOTAL DRAINAGE AREA = 10270.2 ft²

5360.5 ft² IMPERVIOUS AREA

4909.7 ft² GRASS AREA

DA-12

TOTAL DRAINAGE AREA = 12486.5 ft²

9473.8 ft² IMPERVIOUS AREA

2606.4 ft² GRASS AREA + Af

DA-13

TOTAL DRAINAGE AREA = 11205.7 ft²

6859.7 ft² IMPERVIOUS AREA

4346.0 ft² GRASS AREA + Af

MSHA

MSHA IMPERVIOUS DRAINAGE AREA INSIDE PROJECT LOD = 6184.3 ft²

TOTAL ON SITE IMPERVIOUS AREA = 109524.6 ft²

REVISIONS		REMARKS	
NO.	DATE		

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DATE: JANUARY 15, 2025
IOTT PROJ. NO.: 19-055B
DESIGN BY: KI
DRAWN BY: KI
SCALE: 1"= 20'-0"
PLANNING COMM. APPR.:
DWG. FILE: SWM200

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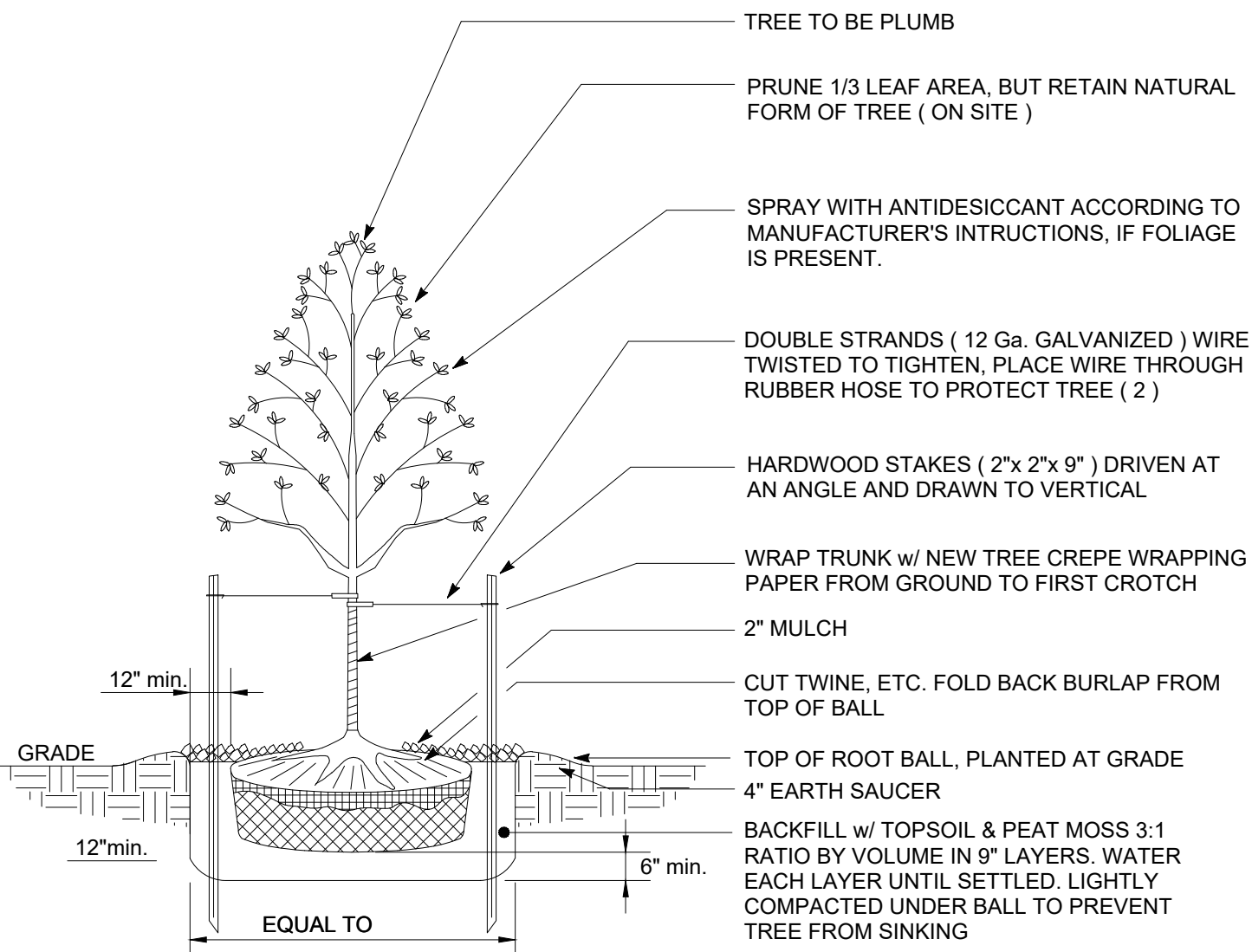
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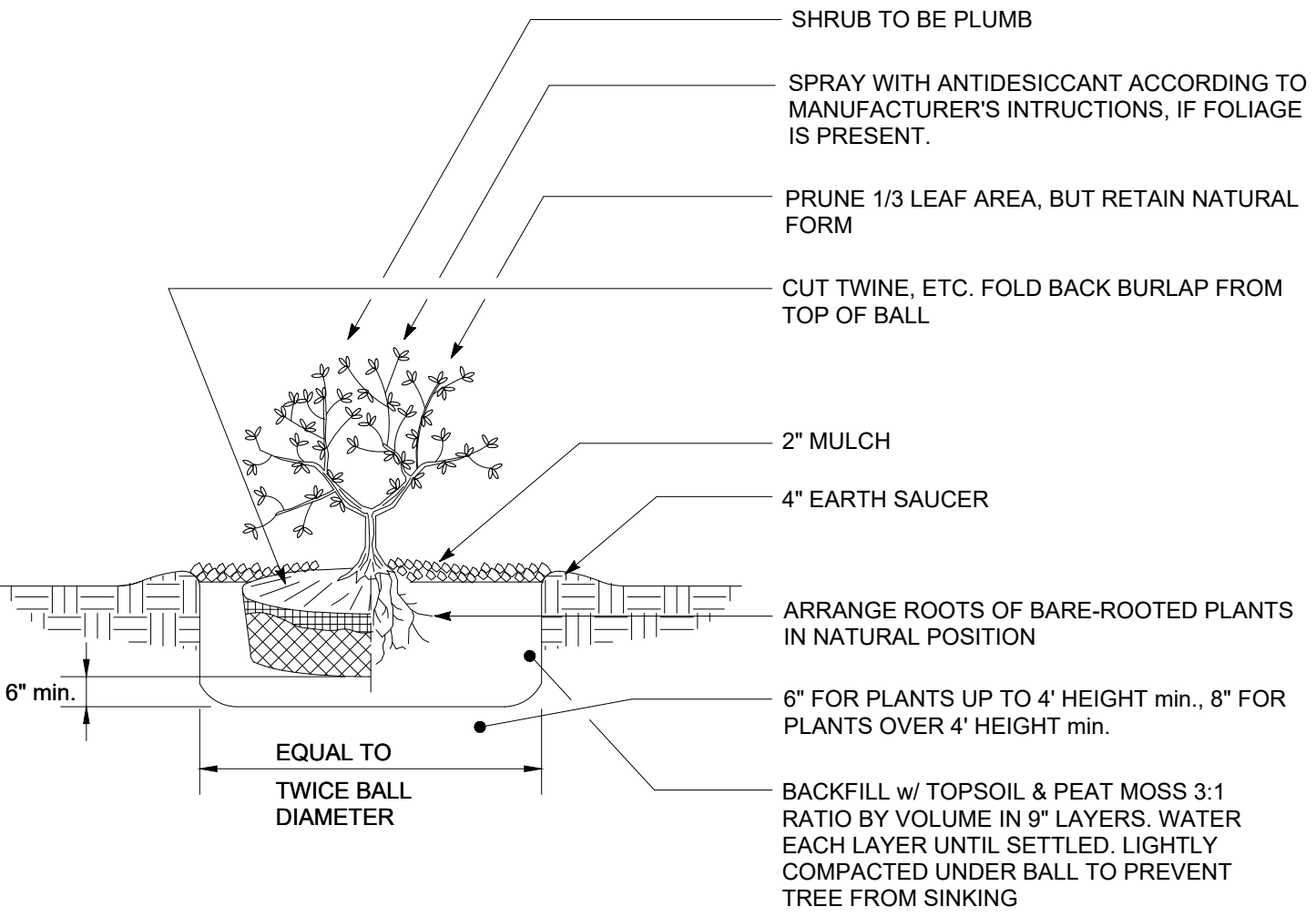
RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT (FKA SHADYSIDE)
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND
ESD CALCULATIONS AND PRACTICE PLANS

DATE: JANUARY 15, 2025
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SCALE: 1"= 20'-0"
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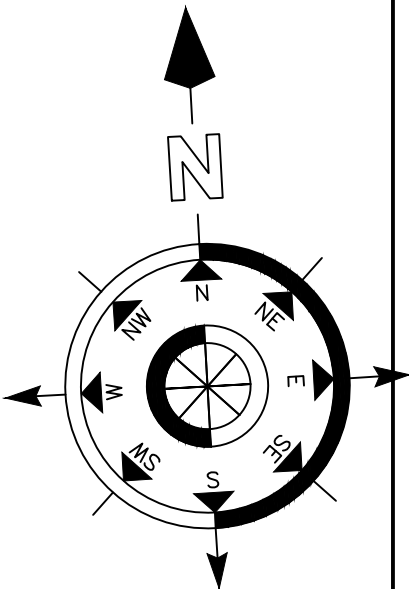
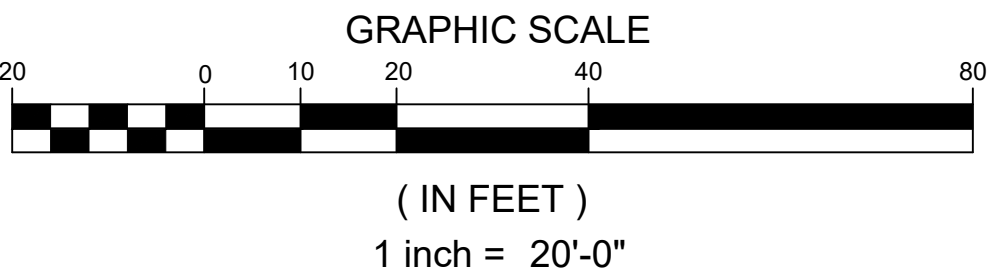
LANDSCAPE PLANTING SCHEDULE												
	Count within CA Buffer	Count not in Buffer	SYMBOL	COMMON	BOTANICAL	FORM	CAM-POINTS	SIZE	ROOT	HEIGHT	SPREAD	CAM POINTS
		2	BN	RIVER BIRCH	Betula Nigra	Canopy Tree	200	2" Caliper	Ball & Burlap	40ft	25ft	0
		1	QP	WILLOW OAK	Quercus Phello	Canopy Tree	200	2" Caliper	Ball & Burlap	40ft	25ft	0
		2	AR	SUNSET RED MAPLE	Acer Rubrum - Franksred	Canopy Tree	200	2" Caliper	Ball & Burlap	30ft	20ft	0
			CO	HINOKI CYPRESS	Chamaecyparis Paris	Understory Tree	100	3/4" Caliper	Container	12ft	6ft	0
		1	MG	LITTLE GEM MAGNOLIA	Magnolia Grandiflora	Understory Tree	100	3/4" Caliper	Container	15ft	8-10ft	0
			AP	RED DRAGON JAPANESE MAPLE	Acer Palmatum	Understory Tree	100	3/4" Caliper	Container	6ft	6ft	0
			LI	CREPE MYRTLE	Ligerstroemia Indica	Understory Tree	100	3/4" Caliper	Container	12ft	8-10ft	0
		18	BB	NORTHERN BAYBERRY	Myrica Pensylvanica	Large Shrub	75	3 Gallon	Container	5ft-10ft	5ft-10ft	0
		3	KL	MOUNTAIN LAUREL	Kalmia Latifolia	Large Shrub	75	3 Gallon	Container	5ft-8ft	5ft-8ft	0
		3	IV	VIRGINIA SWEETSPIRE	Itea Virginica	Large Shrub	75	3 Gallon	Container	5ft-8ft	5ft-8ft	0
		9	CA	SILKY DOGWOOD	Cornus Amomum	Large Shrub	75	3 Gallon	Container	5ft-8ft	5ft-8ft	0
			HP	LIMELIGHT HYDRANGEA	Hydrangea Paniculata	Large Shrub	75	3 Gallon	Container	5ft-6ft	5ft-10ft	0
		11	HD	ST JOHN'S WORT	Hypericum Densifolium	Small Shrub	25	1 Gallon	Container			0
		9	HI	ST JOHN'S WORT - ALBURY PURPLE	Hypericum Inodorum	Small Shrub	25	1 Gallon	Container			0
			CC	LEMON GRASS	Cymbopogon Citratus	Small Shrub	25	1 Gallon	Container			0
		11	HG	RHODODENDRON HARDY GARDENIA	Rhododendrun Hardy Gardenia	Small Shrub	25	1 Gallon	Container			0
		9	AK	AZALEA JAPONICA - JOHANNA	Azalea Kaempferi	Small Shrub	25	1 Gallon	Container			0
		14	MS	MASCANTHUS	Sinensis Adajio	Plant	2	1 Quart	Container	24in-36in	----	0
Total	0	93						TOTAL CRITICAL AREA MITIGATION POINTS				



DECIDUOUS TREE PLANTING DETAILS
NOT TO SCALE :



SHRUB PLANTING REQUIREMENTS
NOT TO SCALE :



LANDSCAPING PLAN
SCALE: 1" = 20'-0"

REVISIONS		REMARKS	
NO.	DATE		

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR DESIGNED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER LICENSED UNDER THE PROFESSIONAL ENGINEERING ACT OF 1966, AS AMENDED, IN THE STATE OF MARYLAND.

DATE OF DESIGN: 12/15/2023
DESIGNATION: CIVIL ENGINEER

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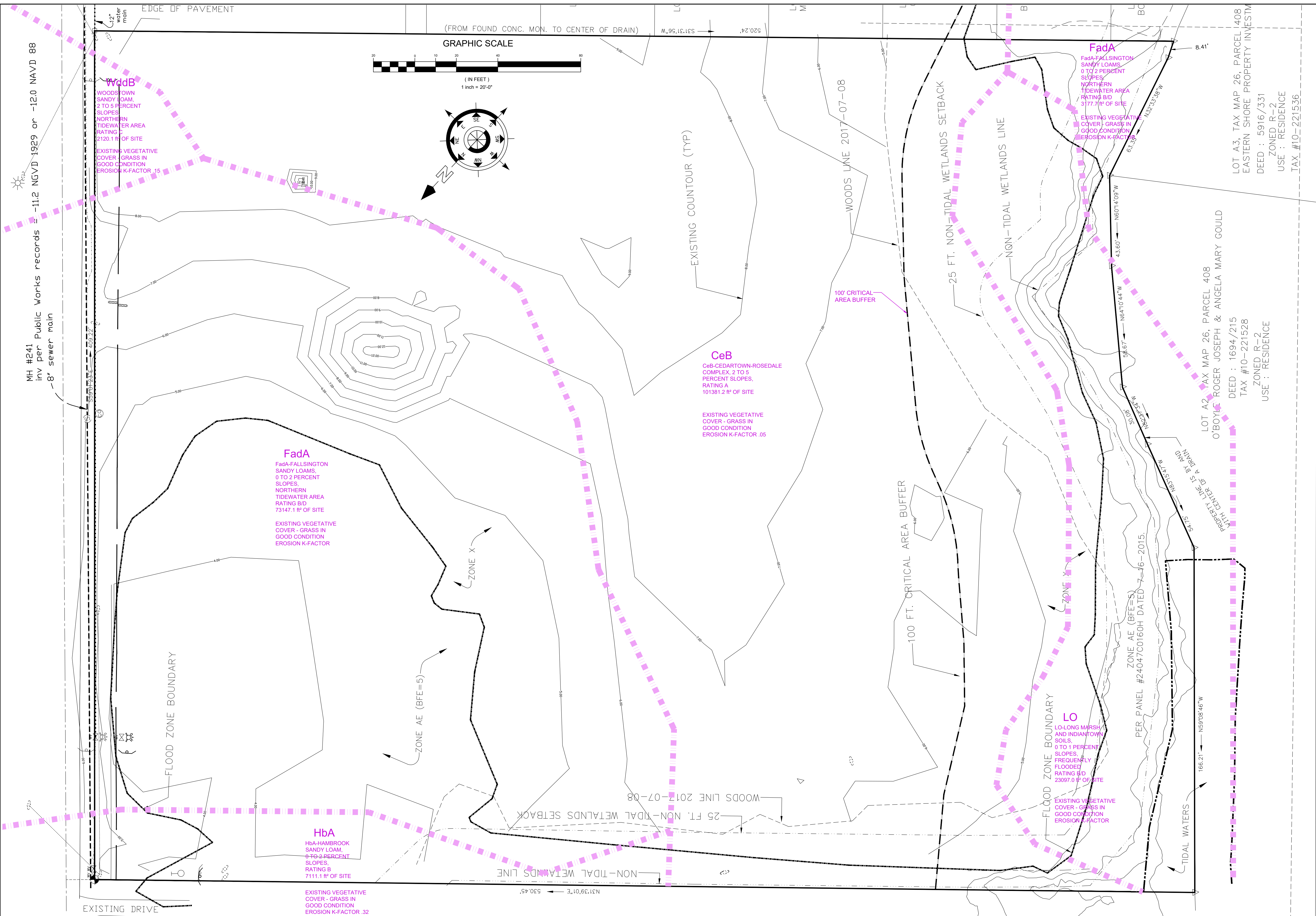
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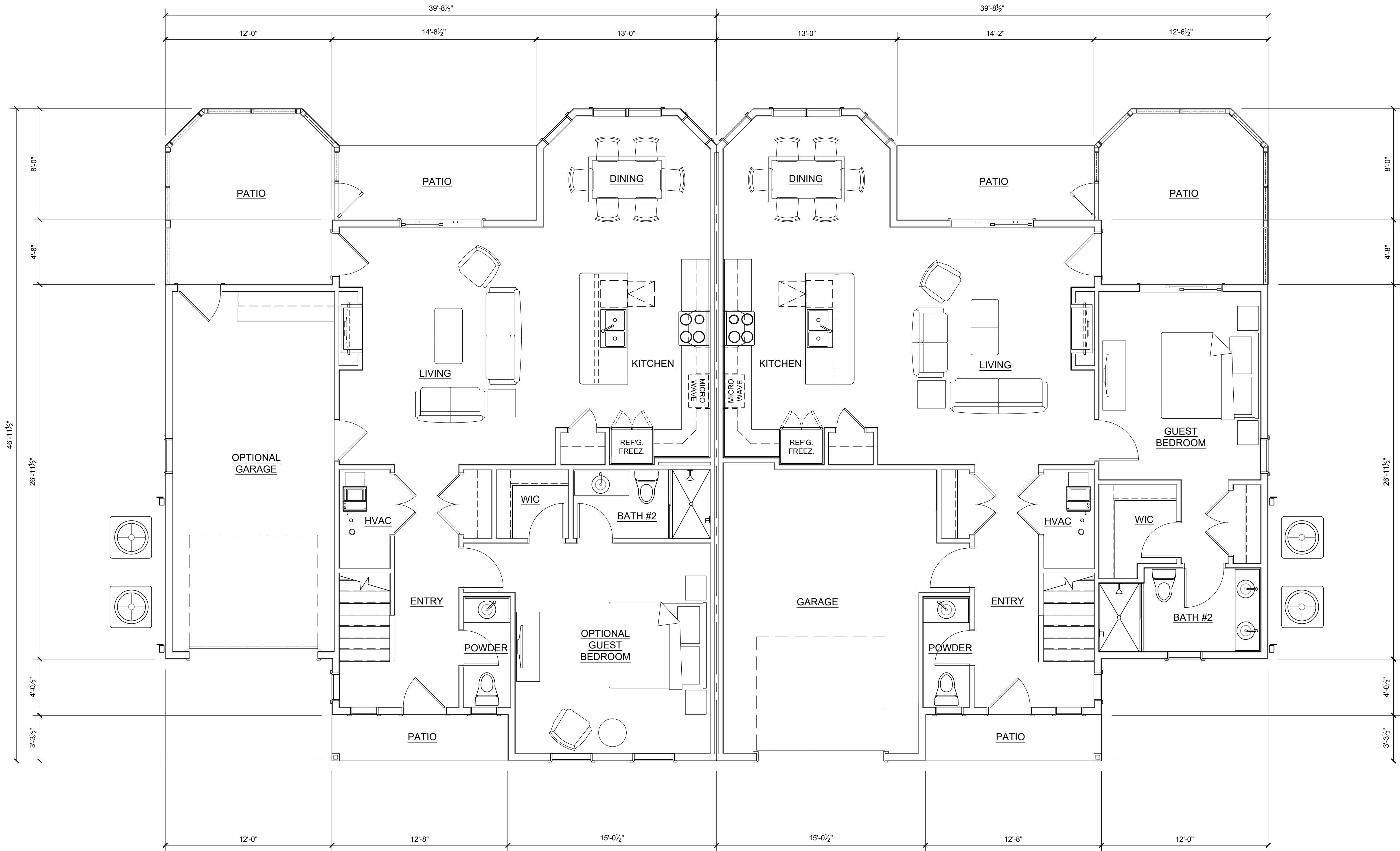
RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT (FKA SHADYSIDE)
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

LANDSCAPING PLAN

DATE: JANUARY 15, 2025
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SCALE: AS NOTED
PLANNING COMM. APPR.
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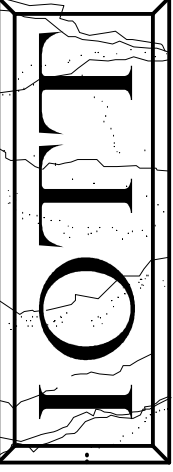




FIRST FLOOR PLAN - FOUR BEDROOM UNIT
SCALE: 1/4" = 1'-0"

DATE: JANUARY 15, 2025
IOTT PROJ. NO.: 19-055B
DESIGN BY: KI
DRAWN BY: M.S.
SCALE: 1/4" = 1'-0"
PLANNING COMM. APPR:
DWG. FILE: 19-055B-A100

RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND
FIRST FLOOR PLAN - FOUR BEDROOM UNIT



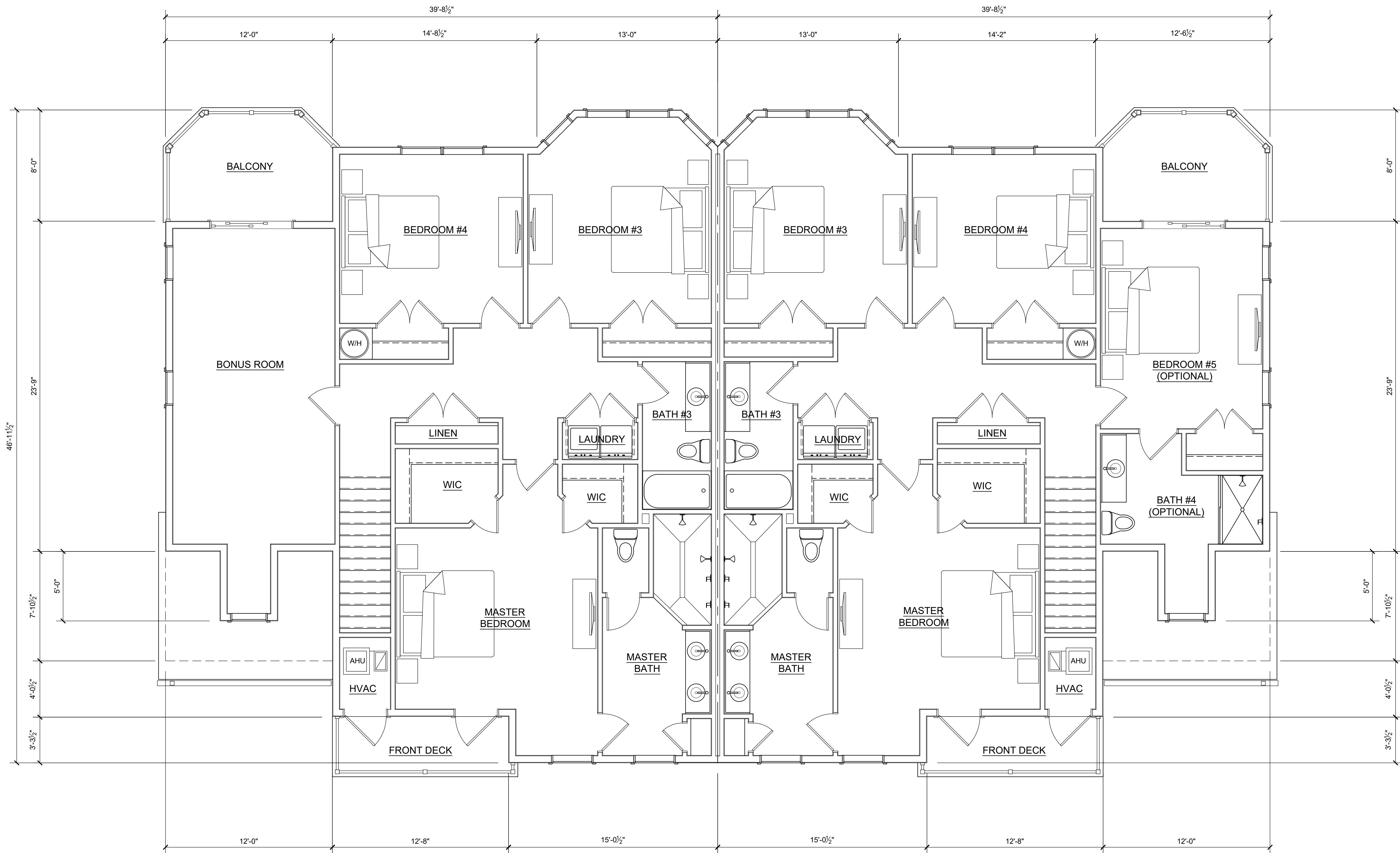
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I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR DESIGNED BY ME OR A LICENSEE UNDER THE LAWS OF THE STATE OF MARYLAND.

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EXPIRATION DATE: 5/25/2028

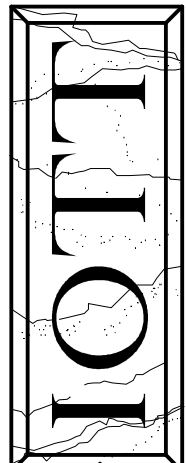
REVISIONS	
NO.	DATE



SECOND FLOOR PLAN - FOUR BEDROOM UNIT
SCALE: 1/4" = 1'-0"

DATE: JANUARY 15, 2025
IOTT PROJ. NO.: 19-055B
DESIGN BY: KI
DRAWN BY: M.S.
SCALE: 1/4" = 1'-0"
PLANNING COMM. APPR:
DWG. FILE: 19-055B-A100

RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND
SECOND FLOOR PLAN - FOUR BEDROOM UNIT



ARCHITECTURE
ENGINEERING
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REGISTERED PROFESSIONAL ARCHITECT
IOTT, LLC
EXPIRATION DATE: 5/25/2028

REVISIONS	
NO.	DATE



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

DATE: JANUARY 15, 2025
IOTT PROJ. NO.: 19-055B
DESIGN BY: KI
DRAWN BY: M.S.
SCALE: 1/4" = 1'-0"
PLANNING COMM. APPR.
DWG. FILE: 19-055B-A300

RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND
FRONT AND LEFT SIDE ELEVATIONS

IOTT
ARCHITECTURE
ENGINEERING
INCORPORATED
310 HAMMOND ST. • SUITE 100 • SALISBURY, MARYLAND
(410) 749-7229 • FAX (410) 749-0001

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DOCUMENTS WERE PREPARED OR
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OF MARYLAND.
I, **KEVIN IOTT**, LICENSE NO. 037
EXPIRATION DATE: 5/30/2028

REVISIONS		REMARKS
NO.	DATE	

A
300



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

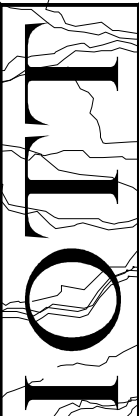


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

REVISONS		REMARKS	
NO.	DATE		

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR DESIGNED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT, LICENSED UNDER THE LAWS OF THE STATE OF MARYLAND.

JOHN J. IOTT, LICENSE NO. 037
EXPIRATION DATE: 5/25/2028



ARCHITECTURE
ENGINEERING
INCORPORATED

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RESIDENTIAL PLANNED COMMUNITY
CREPE MYRTLE COURT
TAX MAP 26, PARCEL 157
WORCESTER COUNTY, MARYLAND

REAR AND RIGHT SIDE ELEVATIONS

DATE: JANUARY 15, 2025
IOTT PROJ. NO.: 19-055B
DESIGN BY: KI
DRAWN BY: M.S.
SCALE: 1/4" = 1'-0"
PLANNING COMM. APPR.
DWG. FILE: 19-055B-A300

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: February 6, 2025

PURPOSE: Code Requirement Waiver Request – Vehicular Travelway Material (Gravel)

DEVELOPMENT: Tim Diehl Roadside Stand

PROJECT: Proposed 1,500 s.f. roadside stand with parking.

LOCATION: Located at Tax Map 32, Parcel 247 along US Route 113.

ZONING DESIGNATION: A-1 Agricultural

BACKGROUND: The site is part of a 59.8-acre parcel that has a single-family dwelling, which is located on the easterly side of the parcel near Harrison Road. The proposed roadside stand will be located on the westerly side of the parcel near US Route 113.

The project is subject to Administrative Site Plan approval from the TRC, and the developers are currently working with staff to address all comments.

TRAFFIC CIRCULATION: The site is accessed from Worcester Highway (US Route 113).

LANDSCAPING: Landscaping is proposed in accordance with §ZS 1-322(e)(7), and within the parking areas per §ZS 1-322(f).

PLANNING COMMISSION CONSIDERATIONS: According to §ZS 1-320(f)(1), all parking areas and vehicular travelways shall be constructed of materials that provide a hard and durable surface that precludes or limits particulate air pollution.

A waiver to this code requirement is being requested.

OWNER: David & Bonnie Diehl

APPLICANT/DEVELOPER: Timothy Diehl

ENGINEER: Russell T. Hammond Surveying, LLC

PREPARED BY: Ben Zito, DRP Specialist

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: February 6, 2025

PURPOSE: Code Requirement Waiver Request – Vehicular Travelway Material (Gravel)

DEVELOPMENT: Broderick Commercial Kennel

PROJECT: Proposed 1,379 s.f. addition to an existing single-family dwelling for a commercial kennel.

LOCATION: Located at 10420 Georgetown Road, Berlin, MD 21811.

ZONING DESIGNATION: A-1 Agricultural

BACKGROUND: The site is part of a 2.25-acre parcel that has a single-family dwelling. The project is subject to Minor Site Plan approval from the TRC, and the developers are currently working with staff to address all comments.

TRAFFIC CIRCULATION: The site is accessed from Georgetown Road.

LANDSCAPING: Landscaping is within the parking areas in accordance with §ZS 1-322(f).

PLANNING COMMISSION CONSIDERATIONS: According to §ZS 1-320(f)(1), all parking areas and vehicular travelways shall be constructed of materials that provide a hard and durable surface that precludes or limits particulate air pollution.

A waiver to this code requirement is being requested.

OWNER: Mark & Maureen Broderick

APPLICANT/DEVELOPER: Kristina Watkowski

ENGINEER: Gregory Wilkins

PREPARED BY: Ben Zito, DRP Specialist

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: February 6, 2025

PURPOSE: Code Requirement Waiver Request – Landscaping Irrigation

DEVELOPMENT: Farmers Bank of Willards

LOCATION: Located at 9701 Stephen Decatur Highway, Ocean City, MD 21842

ZONING DESIGNATION: C-2 General Commercial

BACKGROUND: The site is part of the recently constructed Farmers Bank of Willards along Stephen Decatur Highway.

The project was subject to Major Site Plan approval from the Planning Commission, and the developer is in the final stages of the permitting process.

PLANNING COMMISSION CONSIDERATIONS: According to §ZS 1-322(b)(7), all landscaped areas are required to be readily accessible to a water supply and provided with an automatic irrigation system with rain sensors.

A waiver to this code requirement is being requested.

OWNER: The Farmers Bank of Willards

APPLICANT/DEVELOPER: Gillis Gilkerson

ENGINEER: Parker & Associates, Inc.

PREPARED BY: Ben Zito, DRP Specialist



Worcester County

Department of Environmental Programs

January 28, 2025

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

RE: Transmittal-Draft Comprehensive Water and Sewerage Plan Amendment – Ocean Downs – Water Tower Replacement
(SW-2024-01)

Dear Commissioners

We are forwarding a proposed amendment to the *Comprehensive Plan for Water and Sewerage Systems, Worcester County, Maryland* ("Plan") for your review upon your request due to their application to replace their existing tank. This proposal is for a revision to the water storage facilities for the Ocean Downs Casino in *The Plan*.

The applicant proposes to revise certain water system informational items in *The Plan*. Those changes would include: revision to a water service map and a revised water system for the casino. All of the pages revised and needed for insertion are attached.

For the property's water storage facilities, the Casino desires to replace their existing 100,000 gallon elevated steel water tank with a 150,000 gallon bolted steel ground-level storage tank.

The proposed property is an existing horse racetrack and state licensed casino facility with unoccupied commercial-zoned land occupying a portion of the southern part of the property. They are currently served by onsite sewer and private water. The property is currently zoned A-2, with the southernmost portion of the property zoned C-2.

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Comprehensive Plan Policies

The Comprehensive Plan designates the entire property area designated for improvements as Agriculture. We would note, however, the entire Ocean Downs property is designated as a Priority Funding Area in recognition of its status as an area for employment in Worcester County. The unique history and nature of the various approvals for Ocean Downs virtually ensures that no such similar facility would or could be built today in an agriculturally zoned and designated area.

Agriculture is defined (p. 18) as follows:

- This category designates that this category is reserved for farming, forestry and related industries with minimal residential and other incompatible uses permitted.

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).
- 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).

Staff's Comments

EP Staff's comments are submitted below for your consideration.

1. The updates to references to the Ocean Downs and figure will provide *The Plan* with an accurate and up to date picture of the water infrastructure and the planned upgrades they contemplated to maintain constructed facilities.

Citizens and Government Working Together

2. The planning area's comprehensive plan designations and zoning permits the proposed improvements. Any construction in the planning area would be required to meet the provisions of the storm water program and other county and state requirements.
3. *The Plan* states that proposed amendments must be consistent with *The Comprehensive Plan* and existing zoning classifications. As proposed, the project appears to be consistent with *The Comprehensive Plan* and existing zoning.

We have enclosed all of the planned additions to *The Plan* for your use. If you need further information, please contact us.

Sincerely,



Robert J. Mitchell, LEHS, REHS/RS
Director

Attachments

cc: Ocean Downs SW-2024-01 Amendment File

Citizens and Government Working Together

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

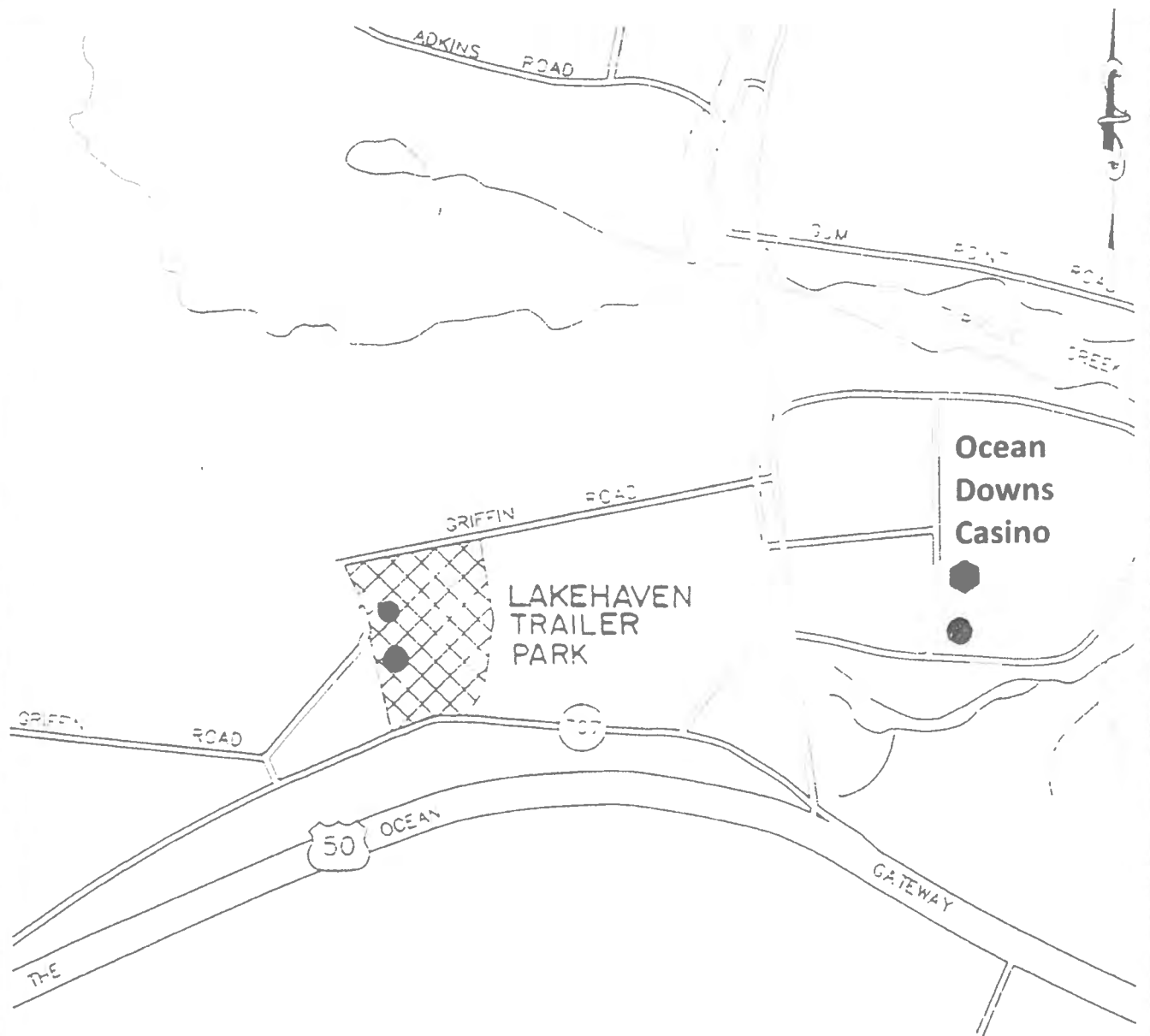
Attachment 1

Plan Page Changes Proposed

**Revised Page 3-46
Revised Figure 3-8**

EXISTING WATER SYSTEMS

SYSTEM NAME	DELMARVA DOWNS		
AREA SERVED			
OWNED BY	Ocean Downs Casino		
OPERATED BY			
POPULATION	2010	2020	2030
SERVED (EDU)			
UNSERVED (EDU)			
GPCD (EDU)			
CAPACITY (MGD)			
DEMAND	0.01	0.01	0.01
PLANNED	0.01	0.01	0.01
PRODUCTION WELL(S)			
WELL NUMBER	28 (W067G105)	29 (W067G105)	
AQUIFER	PLEISTOCENE	PLEISTOCENE	POCCOMOKE
LOCATION	193,538-1,324,758	194-1326	
DEPTH (FEET)	100	97-96	210'
DIAMETER (")	6"	4-4	8"
MAX YIELD (GPM)		200-65	
PUMPING CAPACITY	70	50-50	
WATER QUALITY	UNKNOWN		
TREATMENT PLANT(S)			
TYPE	NONE		
LOCATION			
RATED CAPACITY			
AVG PRODUCTION			
MAX PEAK FLOW			
STORAGE CAPACITY	1-150,000 gal ground storage tank		
SLUDGE DISPOSAL			
COMMENTS			
EXPANSION PLANS			
PROBLEMS			
PLANNED IMPROVEMENTS			
AGREEMENTS, POLICIES			
ALLOCATION			



CATEGORIES



- W - 1 EXISTING & PLANNED SYSTEM
- W - 2 UP TO 5 YEARS
- W - 3 5 TO 10 YEARS

LEGEND

ITEM	EXISTING	PROPOSED
WATER TREATMENT PLANT	▲	△
WATER STORAGE TANK	●	○
WELL & PUMP	●	○

GRAY'S CORNER & ENVIRONS
WATER SERVICE AREA

WORCESTER COUNTY
COMPREHENSIVE WATER
AND SEWERAGE PLAN



CONSULTING ENGINEERS AND SURVEYORS
Andrews, Miller & Assoc., Inc.
508 MARYLAND AVENUE • CAMBRIDGE, MARYLAND • 21613
PHONE (301) 228-7117 Revised

DATE: JUNE 1990

FIGURE NO 3-8



Worcester County
Department of Environmental Programs

January 29, 2025

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

RE: Transmittal-Draft Comprehensive Water and Sewerage Plan Amendment – Mystic Harbour
– Addition of Capital Projects and Planned
Interconnection Projects
(SW-2024-02)

Dear Commissioners

We are forwarding a proposed amendment to the *Comprehensive Plan for Water and Sewerage Systems, Worcester County, Maryland* ("Plan") for your review of an amendment for the Addition of Capital Projects and Planned Interconnection Projects to *The Plan* without a change of the previously approved water and sewer boundaries, for your review and comment to the County Commissioners.

The applicant proposes to revise certain water system informational items in *The Plan*. Those changes would include the addition of the following capital projects:

1. Interconnection of the Mystic Harbour and Riddle Farm water systems with the Herring Creek Water Main Interconnection
2. Mystic Harbour Treated Effluent to Riddle Lagoon
3. Sunset Avenue Relief Sewer
4. Mystic Harbour Water Plant and Building Rehab

The applicant proposes to revise certain water and sewer system informational items in *The Plan*. Those changes would include: revisions to plant equipment and interconnecting infrastructure in *the Plan*.

The rehab of the Mystic Harbour water plant and building is being conducted due to the Mystic Harbour WTP has exceeded secondary treatment levels due to antiquated filtration treatment and

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controls. A major deficiency in the plant's water quality treatment arises from the chemical feed system. The appropriate chemical is required to precipitate out iron and manganese prior to filtration and also to maintain the appropriate pH of the system to allow the filtration system to perform properly. With the proposed upgrades to the Mystic Harbour WTP the controls, chemical feed and automation will be updated providing a more reliable treatment operations and increased water quality. These upgrades would allow the plant to automatically adjust during the daily variation seen during the peak summer months. Corroded and deteriorating metal filter units will be rehabbed to prevent a possible widespread system failure.

The second proposed project is to install 2685 feet of 6" forcemain underneath Sunset Ave and Golf Course Rd in order to prevent backups and potential overflow of the sewer system in West Ocean City (OC). The Mystic Harbour WWTP is owned and operated by Worcester County, MD and is located on Maryland Route 611 (Stephen Decatur Highway) approximately 300-feet south of the intersection with Sunset Avenue. When the Mystic WWTP sends effluent to the West OC sewer service area, the existing sewer is pressed to handle the flow, especially during peak flow periods, and the sewer begins to back up with the potential to overflow. The disposal alternative of discharging to the West OC sewer is critical for operations of the Mystic WWTP. This project will allow the County to maintain suitable operations at the Mystic WWTP and have alternative disposal options with conditions that don't allow land application without violating permit limits.

The third project is a planned interconnection of the Mystic Harbour and Riddle Farm Water Systems via a Route shown on attached Map 3-14a. Operation of the Riddle Farm WTP has always been problematic due to high iron backwash water being sent to the onsite WWTP which the associated WWTP membranes struggle to treat the iron sludge. As a result, in 2011 Worcester County, MD installed an interconnection between the Ocean Pines. Currently, the Riddle WTP is offline and the interconnection with Ocean Pines water service area is providing the only reliable water source for the Riddle water service area. During peak seasonal high use periods, pressures and water shortages have been a concern when relying on the Ocean Pines infrastructure only for the sole water source. Riddle community has experienced low pressure and Ocean Pines water sources are pushed to max run times to meet seasonal high use. The proposed project will consolidate the Mystic Harbour and Riddle water service areas providing a redundant water source supply for the Riddle Farm community. In addition, this will interconnect Ocean Pines and Mystic Harbour, further providing redundancy to all surrounding service areas.

The fourth project is a planned connection between the Mystic Harbour Treated Effluent and the Riddle Lagoon that holds treated effluent for irrigation of the Riddle Farm golf courses and rough areas. That route is shown on attached Map 4-14a, and is a denied access line designated only to transport treated effluent between the Mystic and the Riddle service areas. Limited discharge capacity at a WWTP can pose a public health concern and safety hazard with overloading wastewater effluent into the groundwater where it surfaces and does not drain properly through the soils. The Mystic WWTP is surrounded by residential communities and businesses. One of the main disposal methods at the Mystic Harbour WWTP besides the golf course spray is injection wells that at times cannot handle the amount pf effluent capacity needed to dispose of from the treatment plant. While we have the third outfall in Ocean City's WWTP through the West Ocean City Service Areas, this injection well condition has the potential to

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contaminate the groundwater and flood into surrounding properties or waterways. With increased storm events and possible sea level rise, the WWTP injection well site is often subject to flooding which further impacts the ability to use this disposal method. By installing a connection from Mystic Harbour WWTP to Riddle Farm Lagoon, the system will have an additional discharge location that will reduce the need for use of injection wells, which currently exhibit high groundwater levels. In addition, it will provide an additional irrigation water source for the Riddle golf courses in lieu of pumping groundwater from wells, which is still done to provide supplemental water to the golf courses.

All of the pertinent tables and informational items in the Plan for Mystic Harbour and Riddle Farm will be updated to reflect these projects.

Comprehensive Plan Policies

The Comprehensive Plan designates the planned S-1 and W-1 areas within the Mystic and Riddle Farm Planning Areas designated for improvements as Commercial Center or Existing Developed, save the denied access portion of the force main connecting Mystic's treated effluent force main and the Riddle Lagoon. As no planned expansions or upgrades of S-3 or W-3 mapped areas are contemplated within this amendment, the improvements will be taking place solely within those two Land Use designations.

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", under Total Maximum Daily Loads (TMDLs) states:

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

Chapter 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).
- Plan for efficient operation, maintenance, and upgrades to existing sanitary systems as appropriate (p. 73).

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- Provide for the safe and environmentally sound water supply and disposal of wastewater generated in Worcester County (p.73).

Staff's Comments

EP Staff's comments are submitted below for your consideration.

1. The Water Resources Element (WRE) amendment to the Comprehensive Plan completed in 2011, calls for projects such as these within their recommendations. Specifically, regarding the interconnection of the water systems, the WRE recommended under Section 2.5 that we interconnect water systems to the maximum extent that was feasible. Regarding wastewater, under 3.7 we were to undertake feasibility studies, where necessary, to determine best operational practices to meeting community needs and nutrient caps. That is exactly what the studies have determined is the best course of action for these systems.

2. The following amendment language is recommended to be added to The Plan as part of Section 3.2.4, "Mystic Harbour Water System" and Section 3.2.19 "Riddle Farm Water System":

"An interconnection will be made to interconnect the Mystic Harbour and Riddle Farm water systems. This pipeline will extend from an existing water main on Old Bridge Road (Rt. 707) under Herring Creek and continue westward on the south side of Rt 50, until reaching the eastward extent of the Riddle water distribution system. A secondary connection will be made thru the eastern entrance of the Riddle Farm community to a connection point at the Maid at Arms Lane intersection. This will be shown on proposed Map 3-14 a."

"The intent of the interconnection is not to add new users or increase the service areas of either sanitary area. The purpose is to add redundancy for maintenance purposes and special circumstances. With the prior Riddle Farm- Ocean Pines interconnection, this will further provide redundancy to all the surrounding areas. Any future amendments to *The Plan* should be carefully examined to decide whether existing or planned development would be appropriate to be served by the interconnected systems."

3. The following amendment language is recommended to be added to *The Plan* as part of Section 4.4.2, "Mystic Harbour Sewer System" and Section 4.4.10 "Riddle Farm Sewer System":

"An interconnection will be made for treated wastewater effluent via force main between the Mystic Harbour WWTP and the Riddle Farm Treated Effluent Lagoon. The route will be from the existing force main between the Mystic Harbour treated effluent force main on Stephan Decatur Highway (Rt 611) and the Riddle Farm Treated Effluent in the Riddle Farm community. This route will be shown on proposed Map 4-14a."

"The line will exclusively be for treated effluent transmission and will be a denied access line that will have no connections along the planned route. The intent of the interconnection is not to add to the new users or increase the service areas of each sanitary area. This project is planned to accommodate the full capacity of the Mystic

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Harbour wastewater treatment plant with Riddle's underutilized system and the limitations placed on the Mystic plant's outfalls by limits for surface irrigation and reduced efficiencies of the shallow injection wells."

4. The planning area's comprehensive plan designations and zoning permits the proposed improvements. Any construction in the planning area would be required to meet the provisions of the storm water program and other county and state requirements.
5. *The Plan* states that proposed amendments must be consistent with *The Comprehensive Plan* and existing zoning classifications. As proposed, the project appears to be consistent with *The Comprehensive Plan* and existing zoning. The Project does not propose to serve any additional parcels outside the Mystic Harbour or Riddle Farm Sanitary Service Areas.

If you need further information, please contact us.

Sincerely,



Robert J. Mitchell, LEHS, REHS/RS
Director

Attachments

cc: Mystic Harbour SW-2024-02 Amendment File

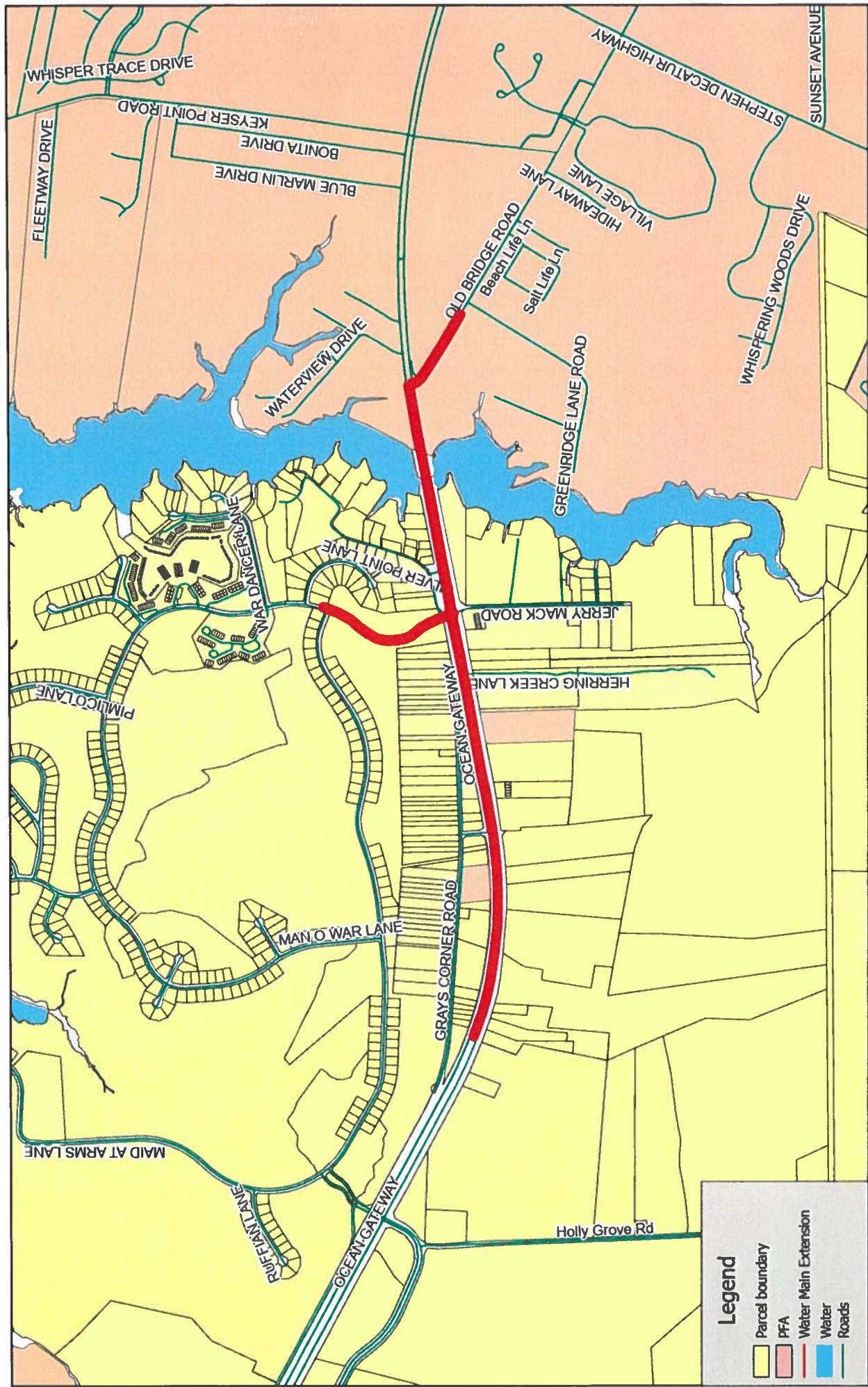
Citizens and Government Working Together

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

Attachment 1

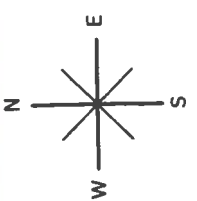
Maps

Herring Creek Water Interconnection

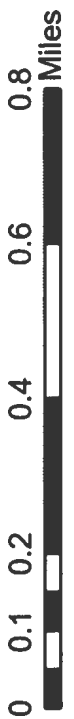


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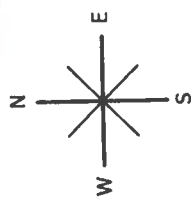
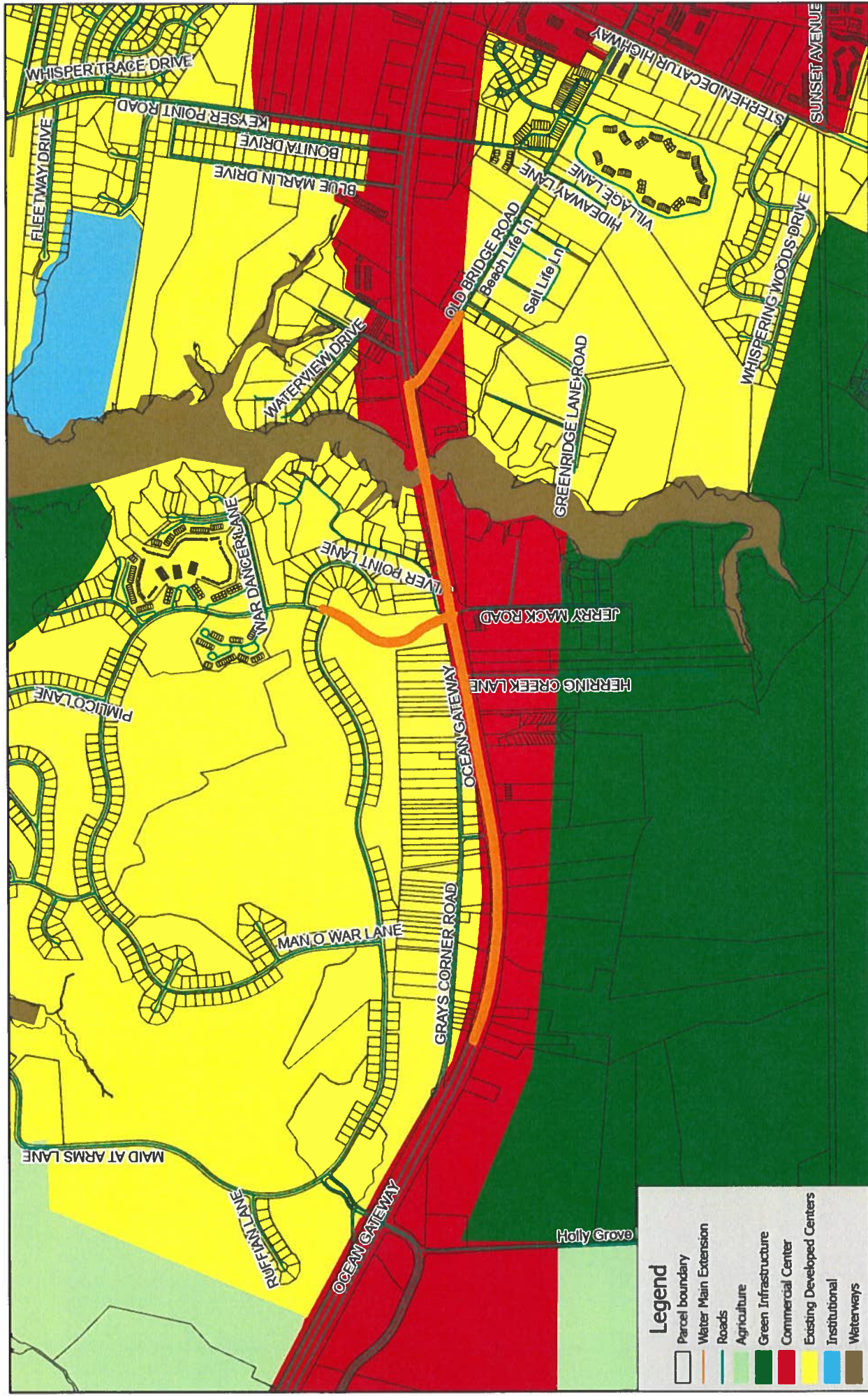
- Parcel boundary
- PFA
- Water Main Extension
- Water
- Roads



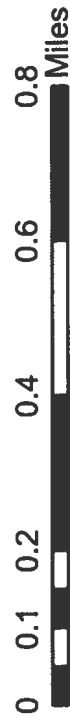
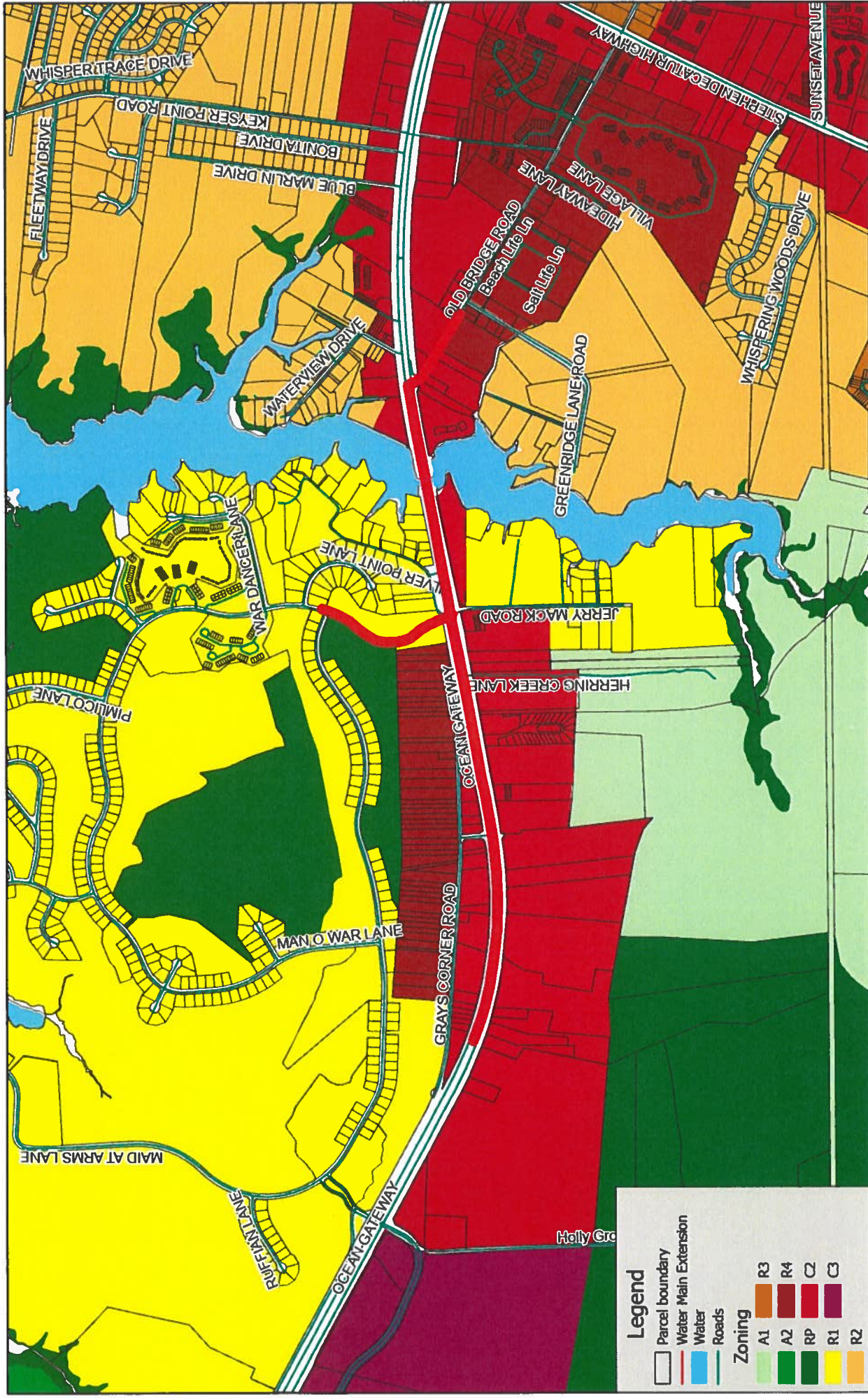
Proposed
Map 3-14 a



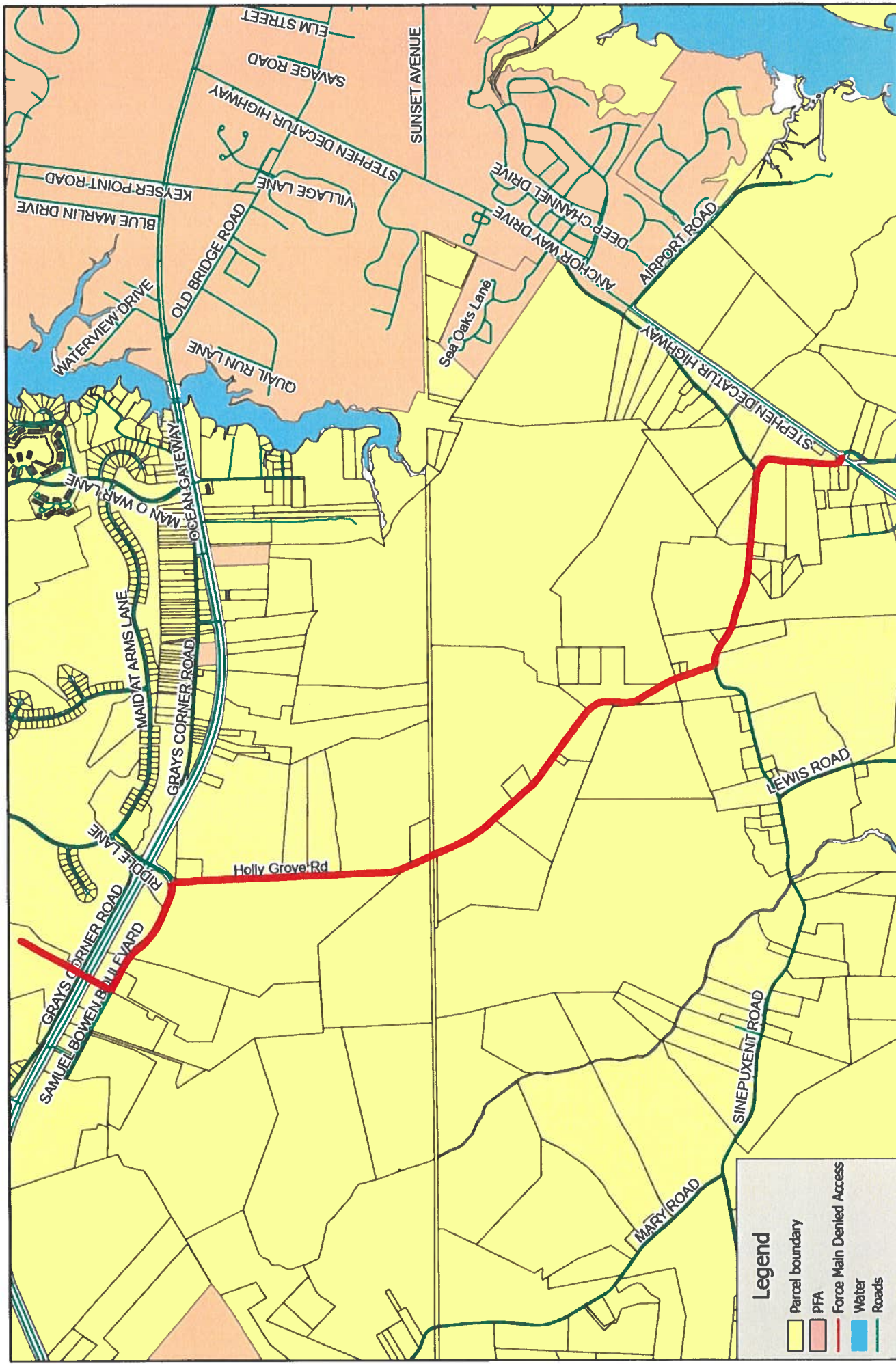
Herring Creek Water Interconnection



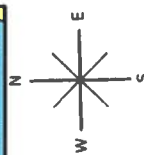
Herring Creek Water Interconnection



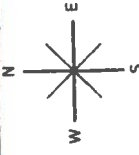
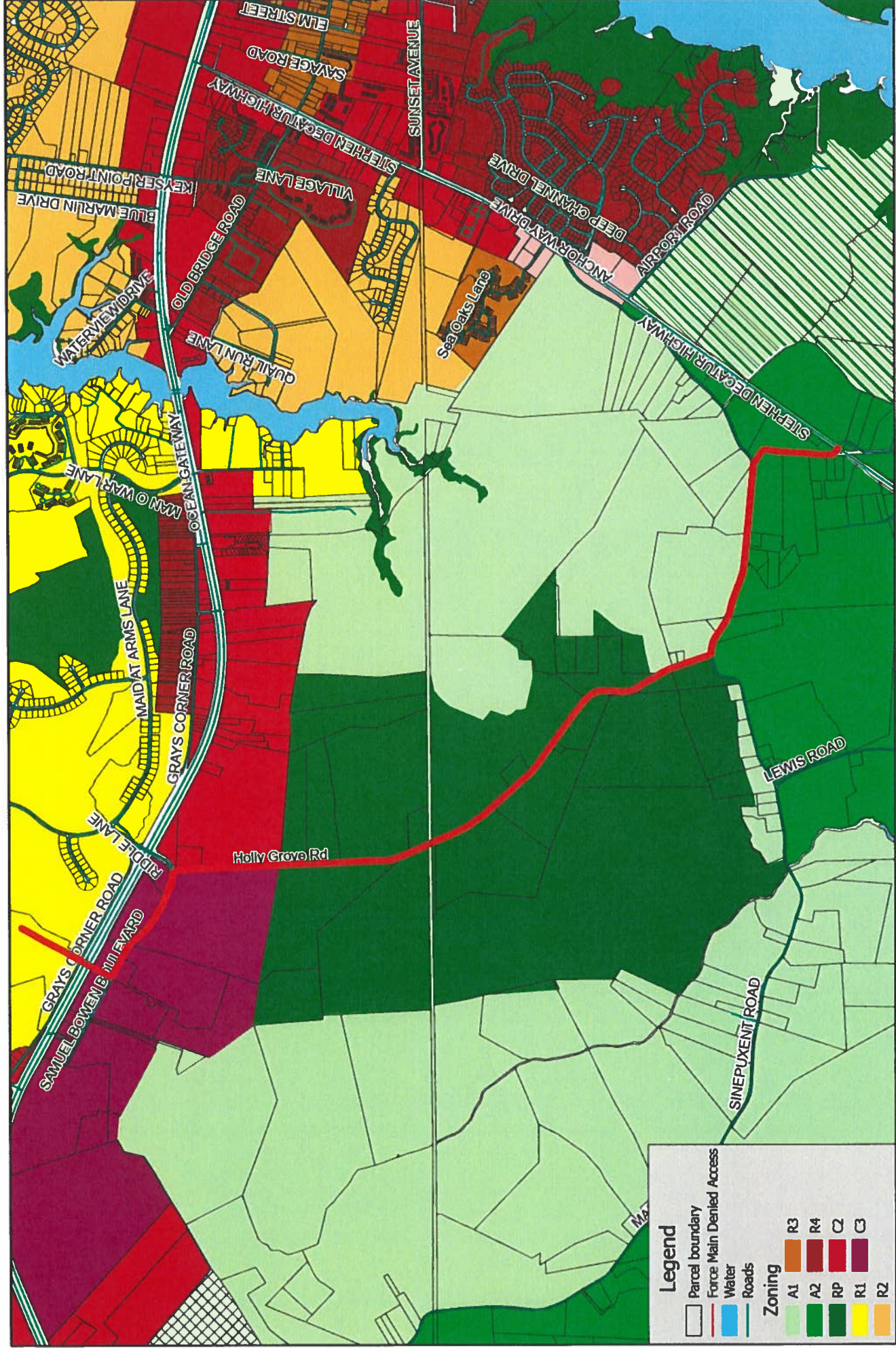
Effluent To Riddle Lagoon



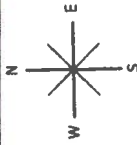
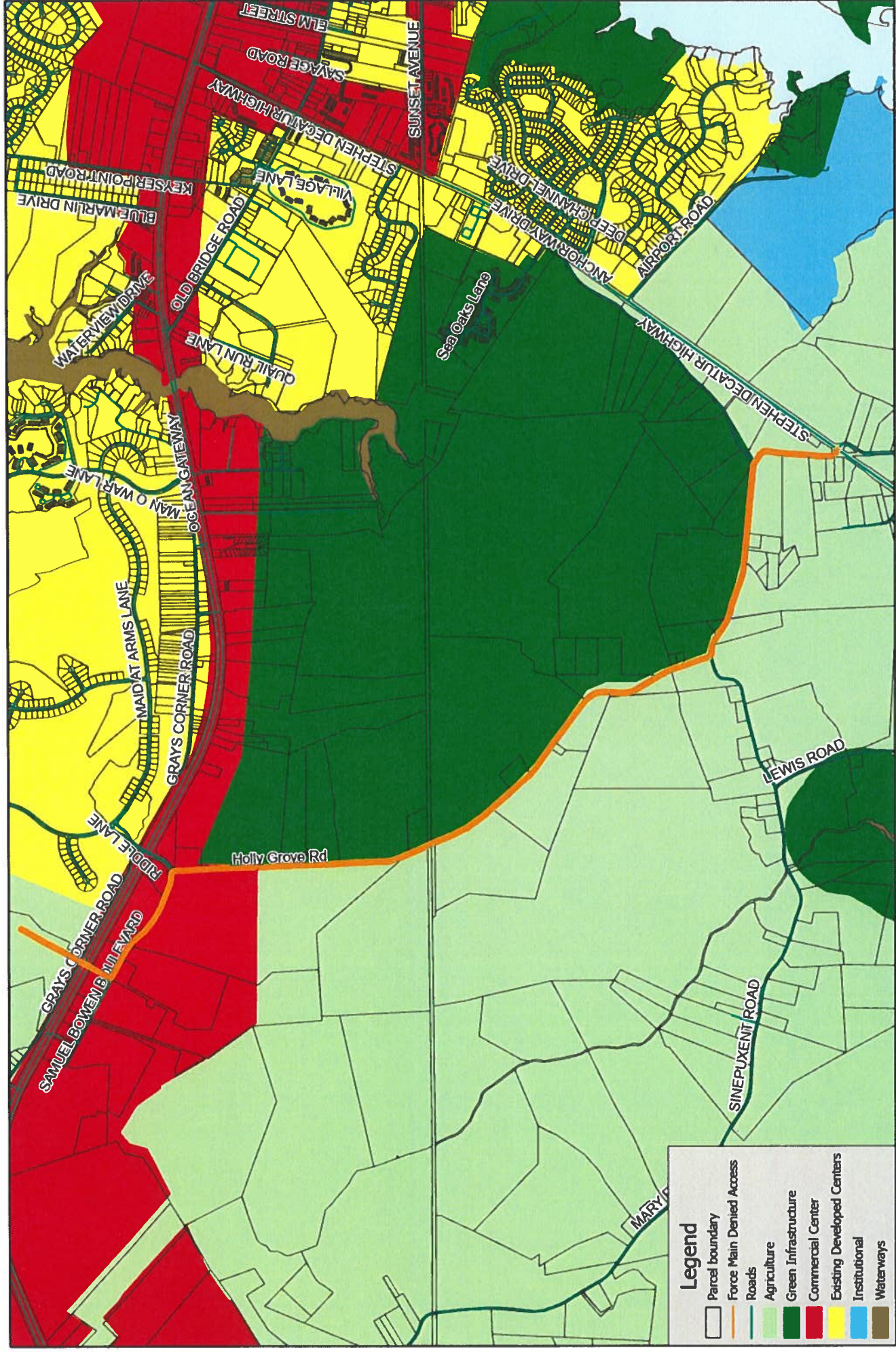
Proposed
Map 4-14 a



Effluent To Riddle Lagoon



Effluent To Riddle Lagoon

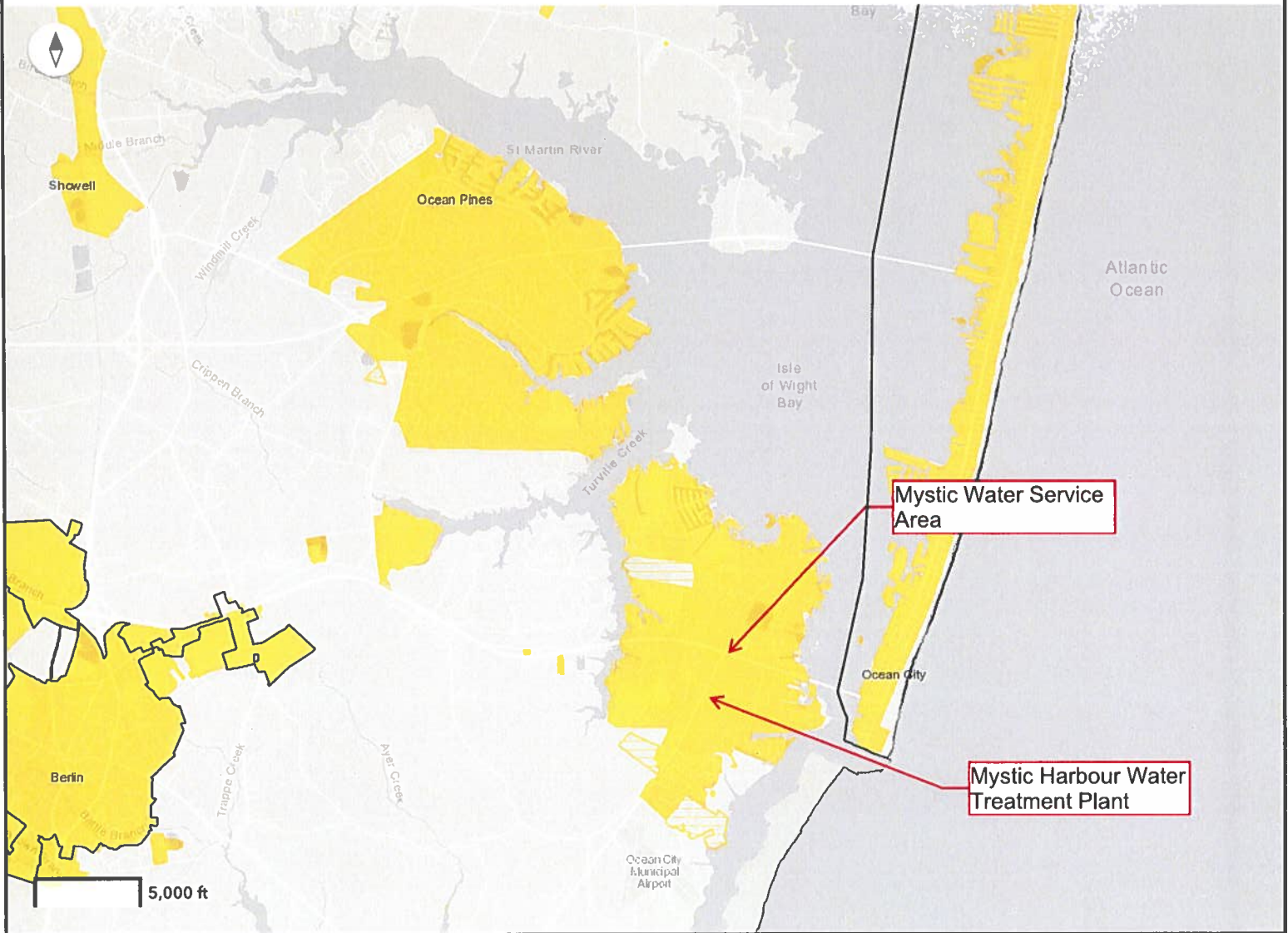


Attachment 2

PFA Map and Project View



MDP Priority Funding Areas (PFA) Map Viewer



Municipalities

Municipal Boundaries - Generalized



Rural Villages

Rural Villages



Maryland Priority Funding Areas

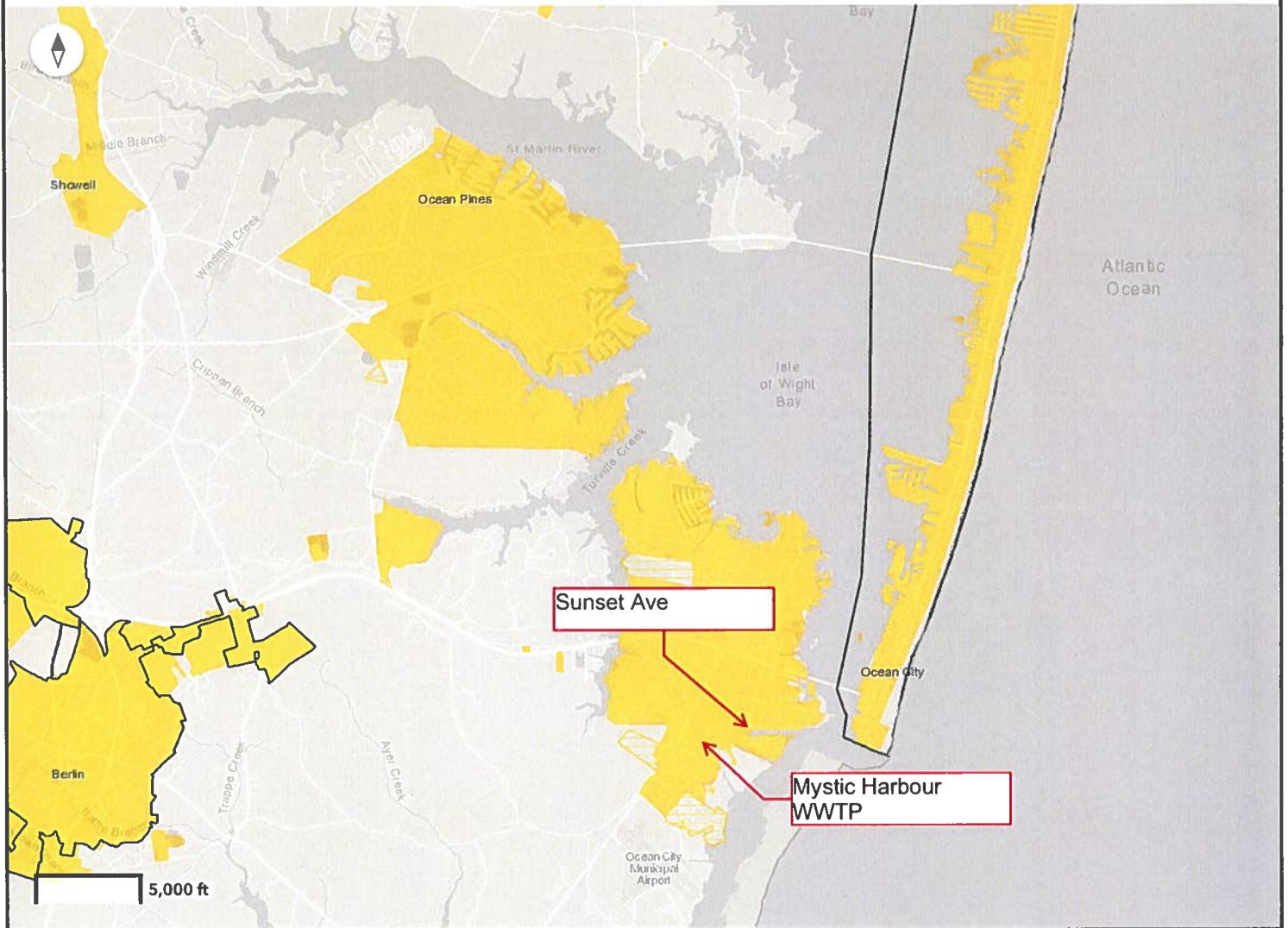
Heritage Area in Locally Designated Growth Areas

PFA

PFA Comment Area



MDP Priority Funding Areas (PFA) Map Viewer



Municipalities

Municipal Boundaries - Generalized



Rural Villages

Rural Villages



Maryland Priority Funding Areas

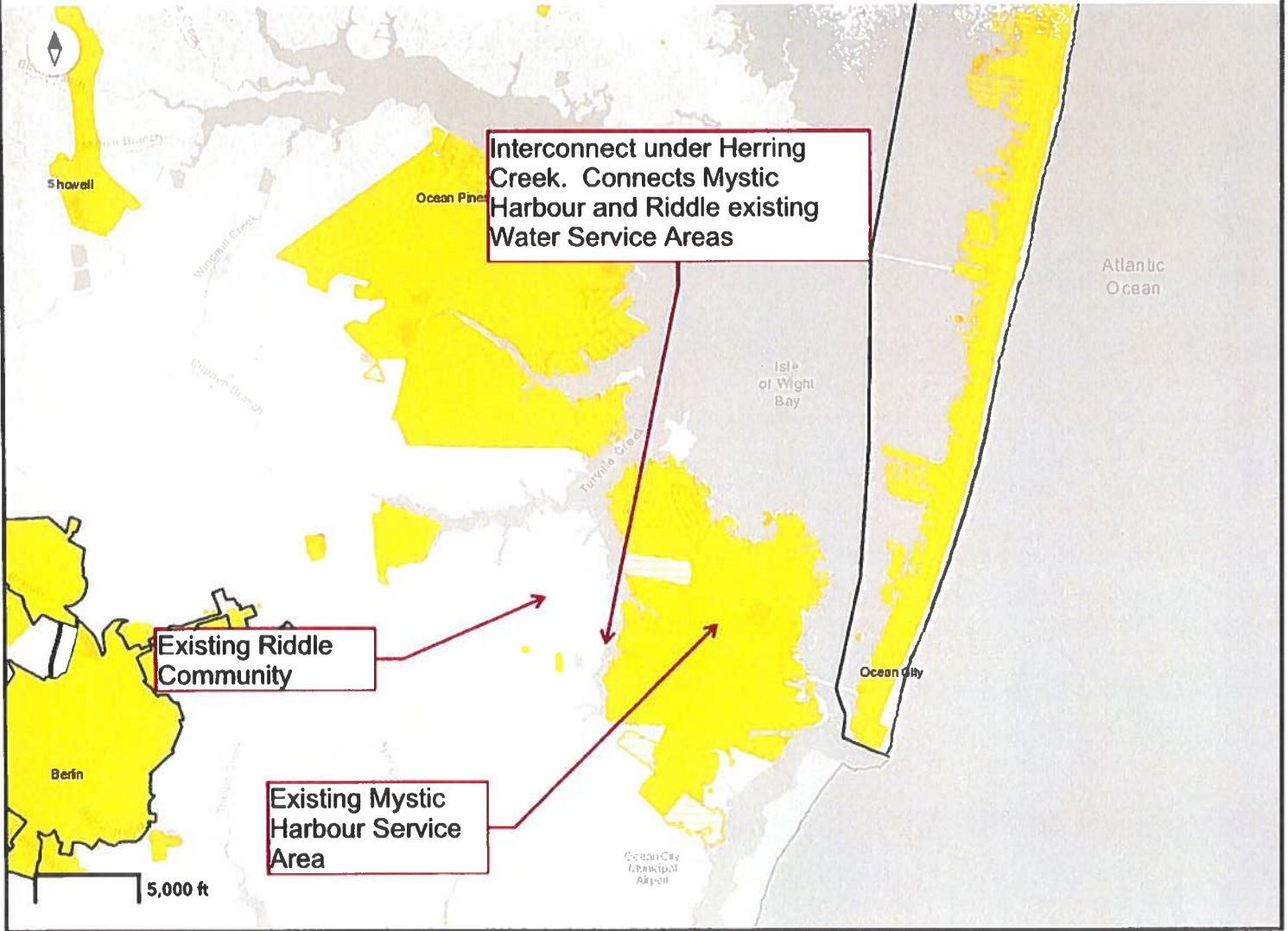
Heritage Area in Locally Designated Growth Areas

PFA

PFA Comment Area



MDP Priority Funding Areas (PFA) Map Viewer



Municipalities

Municipal Boundaries - Generalized



Rural Villages

Rural Villages



Maryland Priority Funding Areas

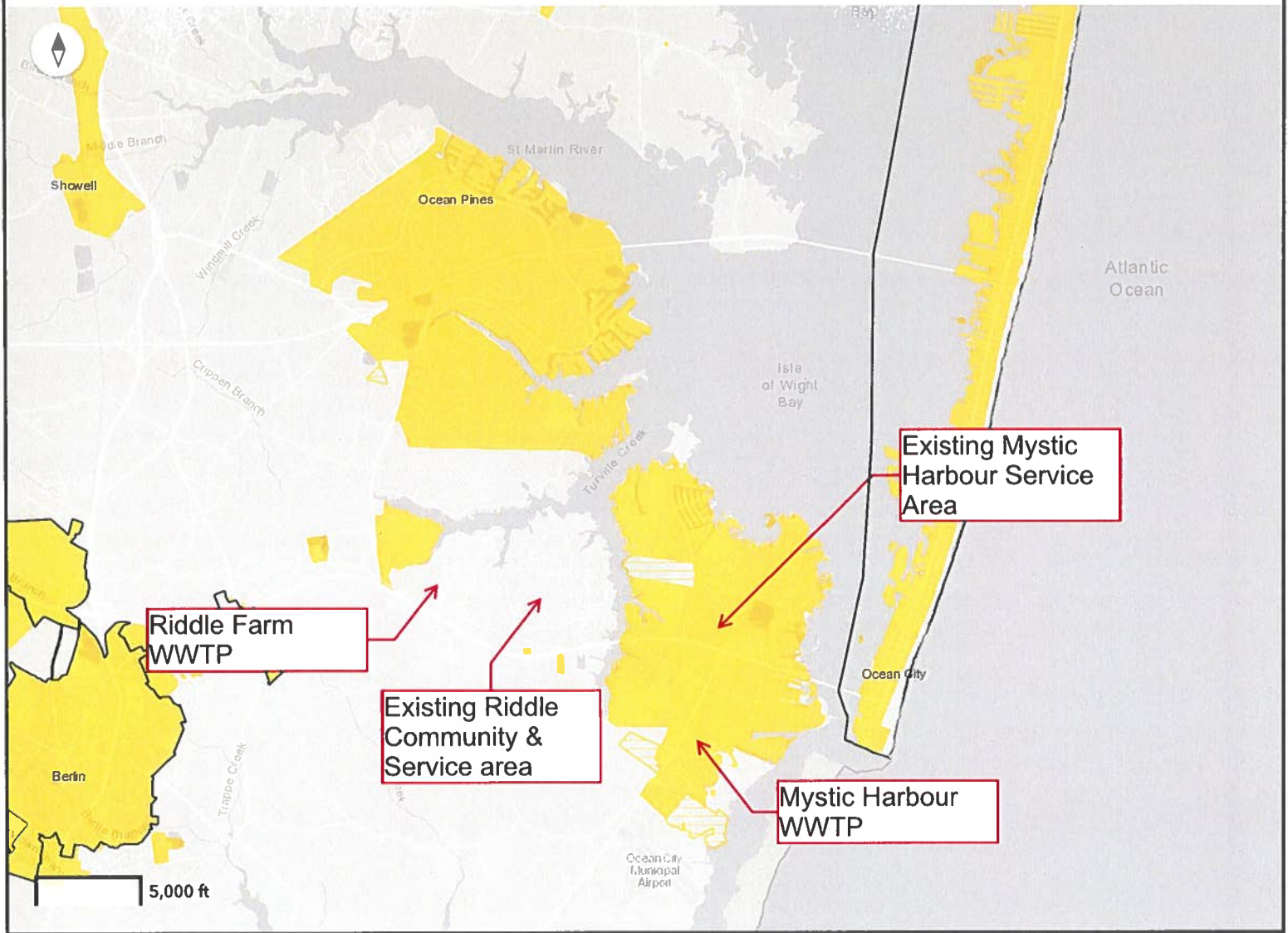
Heritage Area in Locally Designated Growth Areas

PFA

PFA Comment Area



MDP Priority Funding Areas (PFA) Map Viewer



Municipalities

Municipal Boundaries - Generalized



Rural Villages

Rural Villages



Maryland Priority Funding Areas

Heritage Area in Locally Designated Growth Areas

PFA

PFA Comment Area