WORCESTER COUNTY PLANNING COMMISSION AGENDA Thursday, May 1, 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. <u>Call to Order</u> (1:00 p.m.)

II. Administrative Matters

- A. Planning Commission Meeting Minutes April 3, 2025
- **B.** Planning Commission Work Session Meeting Minutes April 10, 2025
- C. Board of Zoning Appeals Agenda May 8, 2025
- **D.** Technical Review Committee Agenda May 14, 2025

III. <u>Miscellaneous</u>

A. Irrigation Waiver Request – Buas Hill House, LLC Boat Storage

IV. Site Plan Review

- **A.** Riverview Park, LLC Major Site Plan Review and Landscaping Irrigation Waiver Request
- **B.** Delmarva Aces Expansion Major Site Plan Review
- C. Coastal Square Residential Sketch Plan Review

V. Zoning Map Amendments

A. Rezoning Case No. 449 – 18.67 acres from R-2 Suburban Residential District to R-4 General Residential District, Tax Map 26, Parcel 476, Lot C-1, Old Bridge Road, Ocean City, MD, Mark Odachowski, Property Owner and Hugh Cropper, IV, Attorney

VI. Adjournment

WORCESTER COUNTY PLANNING COMMISSION MEETING MINUTES – April 3, 2025

Meeting Date: April 3, 2025

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission Staff

Jerry Barbierri, Chair Matt Laick, Deputy Director, DRP

Betty Smith Kristen Tremblay, Zoning Administrator, DRP

Ken Church Roscoe Leslie, County Attorney

Phyllis Wimbrow Robert Mitchell, Director, Environmental Programs

Marlene Ott Ben Zito, DRP Specialist, DRP

Kathy Drew Mary Knight

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, February 6, 2025.

As the first item of business, the Planning Commission reviewed the minutes of the February 6, 2025 meeting.

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

B. Review and approval of work session minutes, February 13, 2025.

As the next item of business, the Planning Commission reviewed the work session minutes of the February 13, 2025, meeting.

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

C. Review and approval of work session minutes, March 13, 2025.

As the next item of business, the Planning Commission reviewed the work session minutes of the March 13, 2025, meeting.

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

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D. Board of Appeals Agenda, April 10, 2025.

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for April 10, 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.

E. Technical Review Committee Agenda, April 9, 2025.

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for April 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 Committee.

III. Site Plan Review: Seaside Christian Academy

Mr. Steve Engel and Mr. Chris Ferger of Vista Design Inc., and Mr. Sean Davis of the Seaside Christian Academy approached the table. Mr. Engel provided a brief overview of the proposed development.

Mr. Ferger further explained that as part of the project proposal, the developer was requesting the following waivers from the Design Guidelines and Standards for Commercial Uses:

- 1) Section 8: Roofs. A waiver was requested to reduce the roof pitch from 4 to I2 to 3 to I2.
- 2) **Section 10: Facades.** The following waivers under 10(b)(1) were requested:
 - o (B) No interruption in in the width of the façade greater than 60 feet in width;
 - o (C) Facades greater than 60 feet in width should have a wall plane projection or recess with a depth of 2 feet or 3% of the façade whichever is greater and with a width of at least 12 feet or 20% of the façade whichever is greater;
 - o (H) Transparent features need to be included over a minimum of 25% of the surface;
 - o (J) The building façade shall have a clearly identifiable base, body and cap with horizontal elements separating these components.
- 3) **Section 13: Details.** A waiver was requested to 13(b)(1) to waive the requirement that building facades must include a repeating pattern in case a detail of a specific element does not repeat every 30' on any one façade.

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Ms. Nancy Anecharico, of 10123 Queens Circle, expressed her concerns regarding the project. She explained her concerns regarding light pollution, trespassing, noise, and other negative effects the proposed project could cause.

After further discussion, on a motion made by Ms. Wimbrow and seconded by Ms. Drew, the Planning Commission approved the site plan as submitted and granted the requested waivers to the Design Guidelines and Standards for Commercial Uses. The approval was subject to the following conditions:

- 1) A 6' high vinyl fence with added landscaping shall be installed along the property line between the subject property and the Fox Chapel Subdivision;
- 2) All lighting for the development shall comply with the Zoning and Subdivision Control Article, as well with the Design Guidelines and Standards for Commercial Uses, and shall be directed away from the Fox Chapel Subdivision;
- 3) The generator lighting structure shall be replaced with permanent pole lighting on the athletic fields.

IV. Adjourn

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

Mary Knight, Secretary	
Ben Zito, DRP Specialist	

WORCESTER COUNTY PLANNING COMMISSION WORK SESSION MEETING MINUTES – April 10, 2025

Meeting Date: April 10, 2025

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission Staff

Jerry Barbierri, Chair
Kathy Drew
Marlene Ott
Betty Smith

Jennifer Keener, Director, DRP
Matt Laick, Deputy Director, DRP
Ben Zito, DRP Specialist III, DRP
Bob Mitchell, Director, EP

Katherine Munson, Planner, EP Lily Wagner, Planner, EP

I. Call to Order

II. Presentation

As the first item of business, Katherine Munson introduced Dr. Bill Dennison, Vice President for Science Application at the University of Maryland Center for Environmental Science. Dr. Dennison presented the science and management of the Coastal Bays and Chesapeake Bay. He noted that the Maryland Coastal Bays Program is celebrating its 25-year anniversary, and UMCES was celebrating 100 years. UMCES was founded by Reginald Truitt of Snow Hill, Maryland; the annual report card grades the bays on various factors. Dr. Dennison noted that the Chesapeake Bay watershed is experiencing systematic failure on the Eastern Shore, and the Coastal Bays are at a tipping point. The goal is to build resilience in the systems to allow them to quickly recover, adapt to change without collapsing, and improve. Threats to resilience include erosion and relative sea level rise; heat stress and poor water quality leading to seagrass loss; increased nutrients leading to algal blooms; and chronic brown tide blooms. There have been improvements in fish diversity, decreases in macroalgae, increases in clams, and scallops for the first time in many years. Dr. Dennison said that there was a workshop scheduled on June 24, 2025, to work with the farming community to find solutions to nutrient contributions. Overall, land protection is the key. He noted that the northern Coastal Bays watershed is not protected in conservation easements. He explained that the Comprehensive Plan can be strategic and can help to build resilience. He pointed to two of the key issues that Worcester County residents identified as important in the Public Engagement Report: Loss of Natural Features – Encourage the preservation of farmland, waterways, and open space, benefitting residents as well as the environment overall; and Sea Level Rise – Concern for the next 10-20 years and the significant issues this could cause if it is not addressed now.

WORCESTER COUNTY PLANNING COMMISSION WORK SESSION MEETING MINUTES – April 10, 2025

III. Comprehensive Plan Work Session

As the next item of business, the Planning Commission met with Michael Bayer, Nick Walls and Ainsley Pressl from Wallace Montgomery to discuss the draft Land Use Maps. The Planning Commission reviewed the analysis and draft Land Use Maps at the March 2025 work session meeting. The maps provided for this review were finalized based on the feedback from each of the municipalities. There was also an individual request for an expanded growth area to the west of Berlin that was reviewed.

The Growth Areas that were determined by the Planning Commission at this meeting would feed into the development capacity analysis. Mr. Walls explained the general process again, identifying the density calculations, lot coverage assumptions and other constraints that go into the analysis. He provided several statistics based on the current draft growth areas:

- 3,036 acres are proposed in the draft growth areas.
- The high-end dwelling unit calculation in the growth areas (with existing residential and agricultural zoning) is 3,327 units. The low-end dwelling unit calculation is 455 units. An additional 24 units can be accounted for in the commercial and industrial districts.
- The Maryland Department of Planning recommends using an average estimate of the number of units that can be developed, which would be 1,416 dwelling units. This would serve approximately 3,130 people based upon the current U.S. Census estimates of 2.21 people per household.

These numbers will be modified based upon any changes that the Planning Commission makes to the draft growth area maps later in this discussion. It is important to note that this does not include anticipated development which would naturally occur outside the designated growth areas. It also does not reflect existing infrastructure capacity. Mr. Walls noted that the next step would be to take the dwelling unit estimates and run the models in the Water Resources Element, to be reviewed at the next meeting. He will also provide a breakdown of potential dwelling units based upon each respective growth area for the Planning Commission to review.

The Planning Commission then reviewed the draft growth area maps. Following the discussion, the following recommendations were made:

- Maintain the growth areas surrounding Berlin, Snow Hill and Pocomoke as requested by the municipalities.
- Retain the Showell growth area in its current configuration.
- Retain the Newark area as a potential Village Land Use expansion area.
- Remove the area to the west of MD Route 589 (Racetrack Road) that is currently in the Existing Developed Area Land Use category, with an existing A-2 Agricultural District zoning category. The Planning Commission was concerned about the MD Route 589 road improvements (or lack thereof), and did not think this area was

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- suitable for growth in the next planning cycle. The proposed land use category should be Agricultural.
- The Planning Commission reviewed the requested growth area expansion for properties further west of Berlin that would not be adjacent to the municipal boundary. It was determined that this area should not be included as a growth area.

IV.	<u>Adjourn</u>	
Je	rry Barbierri, Secretary pro tem	
Je	nnifer Keener, Director	

NOTICE OF PUBLIC HEARING WORCESTER COUNTY BOARD OF ZONING APPEALS AGENDA

THURSDAY MAY 8, 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. 25-30, on the lands of Angela Gould and Joseph O'Boyle, on the application of Kristina Watkowski, requesting a variance to the front yard setback from 50 feet to the center of the road right-of-way to 45.1 feet (to encroach 4.9 feet) for a 48 s.f. proposed deck in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305, located at 12417 Meadow Drive, Tax Map 33, Parcel 346, Lots 41, 42 and 43, Tax District 10, Worcester County, Maryland. The requested variance is in addition to previous setback variances granted by the Board for a replacement residence, a proposed addition and an open deck.

6:35 p.m.

Case No. 25-27, on the lands of Cody Gankiewicz and Natalie Daronco, requesting a variance to the side yard setback from 8 feet to 2.7 feet (to encroach 5.3 feet) and the rear yard setback from 30 feet to 18 feet (to encroach 12 feet) for a proposed deck, pergola and steps in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305, located at 51 Quarter Staff Place, Ocean Pines, Tax Map 21, Parcel 224, Section 10, Lot 651, Tax District 3, Worcester County, Maryland.

6:40 p.m.

Case No. 25-29, on the lands of Beth and Louis LaBrunda, requesting a variance to the rear yard setback from 30 feet to 15 feet (to encroach 15 feet) for a proposed above-ground swimming pool with a surrounding deck in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305, located at 41 White Sail Circle, Ocean Pines, Tax Map 16, Parcel 38, Section 1, Lot 584, Tax District 3, Worcester County, Maryland.

6:45 p.m.

Case No. 25-32, on the lands of William Orr and Annette Clark, requesting a variance to the front yard setback on Dixie Drive from 35 feet to 4 feet (to encroach 31 feet) for a proposed shed in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-205(b)(2) and ZS 1-305, located at 11211 Tammy Terrace, Tax Map 10, Parcel 181, Lot 19, Tax District 5, Worcester County, Maryland.

6:50 p.m.

Case No. 25-28, on the lands of Bishop Buildings LLC, on the application of Beach House Crossfit (dba BHCF LLC), requesting an ATF special exception for a personal service establishment (health club and exercise facility) in the I-1 Light Industrial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-212(c)(12) and ZS 1-305, located at 12040 Industrial Park Road, Tax Map 10, Parcel 200, Lot 5A, Tax District 5, Worcester County, Maryland.

6:55 p.m.

Case No. 25-31, on the lands of Solito Properties LLC, on the application of Patrick Brady, requesting two (2) special exceptions for an agritourism facility and the accessory use of a principal agricultural structure or use of land for the commercial hosting of non-agricultural functions and events in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-201(c)(9), ZS 1-201(c)(32) and ZS 1-305, located at 11010 Worcester Highway, Tax Map 15, Parcel 256, Lot 2, Tax District 3, Worcester County, Maryland.

Administrative Matters

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE AGENDA

Wednesday, May 14, 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. Pocomoke City Community Energy Initiative Major Site Plan Review

Proposed utility-scale solar project. Located at 610 Ocean Highway, Pocomoke City, MD 21851, Tax Map 100, Parcels 79 & 80, Tax District 1, A-1 Agricultural District, Wayne & Flora Brittingham, owner/Pocomoke City Community Energy Initiative, LLC, applicant/Becker Morgan Group, Inc., engineer.

III. Adjourn

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: May 1, 2025

PURPOSE: Code Requirement Waiver Request – Landscaping Irrigation

DEVELOPMENT: Buas Hill House, LLC Boat Storage

LOCATION: Located on Tax Map 26, Parcel 274 on Stephen Decatur Highway, Ocean City,

MD 21842

ZONING DESIGNATION: C-2 General Commercial

BACKGROUND: The subject parcel is currently unimproved and is located directly behind a warehouse that fronts Stephen Decatur Highway. The Sea Oaks residential community is located directly behind the subject parcel.

The project proposes using the subject parcel for outdoor boat storage and to construct a fence around the boat storage site. A landscaped buffer around the fence is required, as outlined in §ZS1-210(4)(B). The project is subject to Minor Site Plan approval from the Technical Review Committee and the site plan is in the final stages of site plan approval.

PLANNING COMMISSION CONSIDERATIONS: According to §ZS1-322(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: Buas Hill House, LLC

APPLICANT/DEVELOPER: Buas Hill House, LLC

ENGINEER: N/A

PREPARED BY: Ben Zito, DRP Specialist

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: May 1, 2025

PURPOSE: Major Site Plan Review

DEVELOPMENT: Proposed expansion of Riverview Park, LLC. Expansion includes 60 manufactured homes, a road, a wastewater treatment plant, landscaping, and open space. After development, the park would have a total of 126 manufactured homes.

LOCATION: Located at 12623 Shell Mill Road, Bishopville, MD 21813. Tax Map 9, Parcels 167 & 268.

ZONING DESIGNATION: R-4 General Residential District.

BACKGROUND: The existing park was approved on August 3, 1970 (BZA Case #121) for a total of 120 mobile home sites. Due to wastewater disposal constraints, there are currently only 66 homes in the park. On February 13, 2025, the Board of Zoning Appeals approved the replacement of the wastewater treatment plant (Case #24-69) to mitigate the existing wastewater constraints.

The proposed development seeks to complete the originally approved 120 sites, as well as add six (6) new manufactured home sites. The original 120 sites are subject to the 1965 zoning regulations, while the six (6) new sites are subject to the 2009 zoning regulations.

SIGNS: An existing entrance sign is shown on the site plan. No additional signage is proposed.

PARKING: Under the 1965 zoning code, per §16.023, each home site is required to provide two (2) 10' x 20' parking spaces. Under the 2009 zoning code, per §ZS 1-320b, each home site is also required to have two (2) 10' x 20' parking spaces.

Each proposed home site will be providing two (2) 10' x 20' parking spaces, meeting the requirements.

TRAFFIC CIRCULATION: There are two (2) access points to the park from Shell Mill Road.

REFUSE REMOVAL: Details regarding refuse removal were not provided on the site plan. The applicant is encouraged to discuss this with the Planning Commission.

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

Landscaping is proposed along Shell Mill Road. An automatic irrigation system has not been proposed for the landscaping as required by §ZS 1-322(b)(7). The applicant will need to request a waiver for the Planning Commission for this requirement.

FOREST CONSERVATION LAW: This property is not subject to Worcester County Conservation Law.

STORMWATER MANAGEMENT/ SEDIMENT EROSION CONTROL: This project has obtained concept Stormwater Management approval.

CRITICAL AREA LAW: This property is in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary and is designed Intensely Developed Area (IDA) with an associated 100' buffer.

The site plan must include all elements required under §NR 3-109(d)(1) for Critical Area review before it can be approved. This includes, but is not limited to, the identification of Habitat Protection Areas, the location of tributary streams and their associated buffers, tidal wetlands, soil types, and lot coverage calculations.

WATER SUPPLY AND WASTEWATER SERVICES: This park is currently served by a private wastewater treatment system, and the expansion proposes replacing the existing system with an upgraded system. Staff will require written confirmation from the Department of Environmental Programs that their requirements have been met prior to signature approval.

PROPERTY OWNER: Riverview Park, LLC

APPLICANT: Riverview Park, LLC

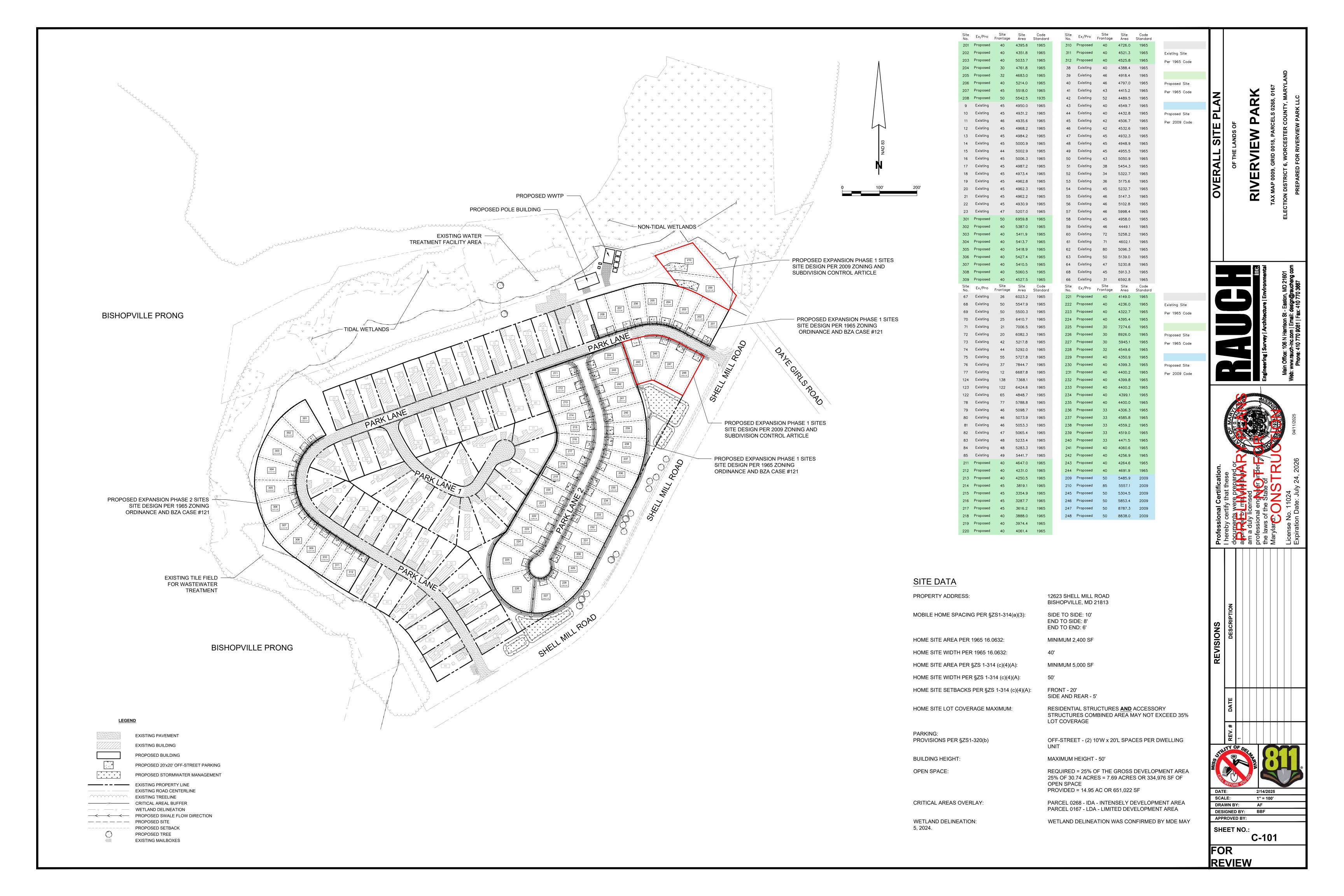
LAND PLANNER: RAUCH Inc.

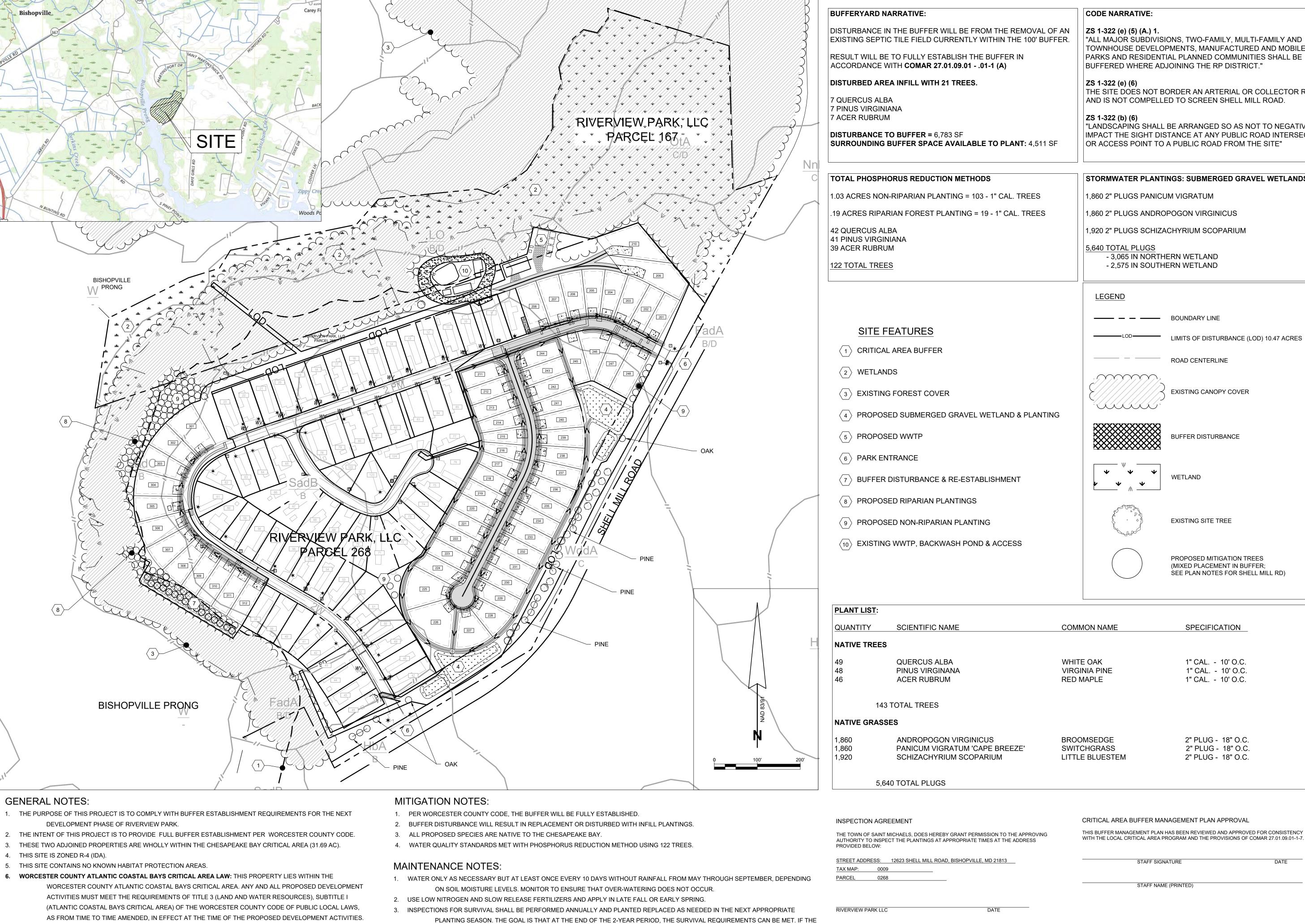
PREPARED BY: Ben Zito, DRP Specialist

WAIVERS REQUESTED

*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 the irrigation code requirement is being requested.





COUNTY DETERMINES THAT SURVIVAL IS NOT ADEQUATE, THE MONITORING PERIOD MAY BE EXTENDED AND ADDITIONAL

INSPECTIONS MAY BE REQUIRED AT THE DISCRETION OF THE COUNTY.

TOWNHOUSE DEVELOPMENTS, MANUFACTURED AND MOBILE HOME

THE SITE DOES NOT BORDER AN ARTERIAL OR COLLECTOR ROAD,

"LANDSCAPING SHALL BE ARRANGED SO AS NOT TO NEGATIVELY IMPACT THE SIGHT DISTANCE AT ANY PUBLIC ROAD INTERSECTION

STORMWATER PLANTINGS: SUBMERGED GRAVEL WETLANDS

1" = 100' DRAWN BY: DESIGNED BY: GJR

APPROVED BY:

SHEET NO.: C-501

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: May 1, 2025

PURPOSE: Major Site Plan Review

DEVELOPMENT: Proposed expansion of the Delmarva Aces facility. Expansion includes an 8,480 s.f. addition to the existing building, outdoor batting cages, outdoor practice infield, and parking spaces on two (2) separate lots.

LOCATION: Located at 9810 Hammond Road, on the southeastern corner of the intersection of US Rte. 113 (Worcester Highway) and Hammond Road, Bishopville, Tax Map 9, Parcel 378, Lot 1, Tax District 05.

ZONING DESIGNATION: C-2 General Commercial District.

BACKGROUND: The existing Delmarva Aces facility received site plan approval from the Planning Commission on December 7, 2023. During that same meeting, the Planning Commission granted several waivers to the *Design Guidelines and Standards for Commercial Uses* for the building.

SIGNS: No additional signs are proposed.

PARKING: Per §ZS 1-320, a minimum of 52 spaces and a maximum of 104 spaces are required. There are 61 total parking spaces proposed on the site plan, meeting the minimum requirements.

Parking spaces shall be demarcated with painted stripes and parking bumpers where shown. Handicap accessible parking spaces have been provided as required under the Maryland Accessibility Code. Also, all handicap accessible signs shall be posted a minimum of 84" from grade to the bottom of the reserved sign. All handicap spaces shall also be a minimum of 20' in depth, and where required, depressed curbing will need to be provided.

LOADING SPACES: There is currently a loading space on the site, but this is proposed to be removed.

TRAFFIC CIRCULATION: A single access point to the site is on Hammond Road approximately 250 feet from the intersection with US 113. A single two-way travelway provides access to the parking area.

PEDESTRIAN AND BICYCLE CONNECTIVITY: §ZS 1-320 requires one (1) rack for each 100 parking spaces or portion thereof. After the proposed expansion, there will be 61 parking spaces. One (1) bike rack has already been built on the site. Therefore, this requirement has been met.

REFUSE REMOVAL: There is an existing 8'x 8' dumpster on a concrete pad within a 6' fenced enclosure on the site. No additional dumpsters are proposed.

LANDSCAPING: A landscape plan has been provided in accordance with §ZS 1-322. A complete and automated landscape irrigation system including rain sensors is proposed.

FOREST CONSERVATION LAW: This property is subject to Forest Conservation Law. This property is subject to Forest Conservation Plan #06-18. This property has met compliance with the Worcester County Forest Conservation through the establishment of on-site Forest Conservation area easements.

STORMWATER MANAGEMENT/ SEDIMENT EROSION CONTROL: This project has obtained Stormwater Concept Plan approval.

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

WATER SUPPLY AND WASTEWATER SERVICES: This project is served by on-site well and septic. Staff will require written confirmation from the Department of Environmental Programs that their requirements have been met prior to signature approval.

ARCHITECTURAL JUSTIFICATION: This development is located within the Agricultural Architectural tradition. The building elevations have been reviewed under the *Design Guidelines* and *Standards for Commercial Uses*.

The Planning Commission is empowered to grant waivers to the mandatory standards where it finds that the proposed alternative building or site design features generally achieve the overall objectives of the guidelines and standards that apply to the waiver being requested. In reviewing waiver requests, the Planning Commission shall focus on the issues in a collective fashion as they apply to a particular facet of a project and not on each individual item in and of itself. The objective is to appreciate that in building or site design the total can truly be greater than the value of each component individually. Substantive building or site features which are provided beyond those required either by the terms of the *Zoning and Subdivision Control Article* or this document shall weigh heavily in evaluation of waiver requests.

The items requiring a waiver from the Planning Commission have been itemized below under "Planning Commission Considerations." The applicant is required to justify their waiver request based upon the criteria outlined in Section 2(b) of the *Design Guidelines and Standards*.

PROPERTY OWNER: DW RE Holdings, LLC

APPLICANT: David Whigham

LAND PLANNER: Bob Hand and Associates; Frank Lynch Jr. and Associates

PREPARED BY: Ben Zito, DRP Specialist

PLANNING COMMISSION CONSIDERATIONS – DESIGN GUIDELINES

Design Guidelines: Waivers Requested

Sec 8b(1), 8b(2)	Roofs		
Sec 9(2), 9(3)	Materials		
Sec 10b(1)A, 10b(1)B, 10b(1)E, 10b(1)F,	Public Facades		
10b(1)H, 10b(1)I, 10b(1)J, 10b(1)K,10b(1)M	Fuolic Facades		
Sec 11b(1)	Entrances		
Sec 12b(3)	Color		
Sec 13b(1), 13b(2)	Details		
Sec 16b(8)	Pedestrian and Bicycle Circulation		
Sec 19b(1), 19b(2)	Community Features & Spaces		

Section 8: Roofs

Highly pitched and gabled roofs characterize Worcester County's traditional roof design. The provided roof pitch of three and three-quarters in twelve is just below the required minimum of four in twelve.

- b(1). Roofs shall use simple forms, such as gable, hip and shed types, and traditional roof pitches of four in twelve to twelve in twelve
- b(2). Must have two or more of the following:
 - A. Sloped roofs that do not exceed the average height of the supporting walls, with an average slope of six in twelve or higher up to a twelve in twelve pitch.
 - B. Overhanging eaves, extending past the supporting walls no less than sixteen inches for buildings two stories or less and twenty-four inches for buildings greater than two stories.
 - C. Dormers.
 - D. Three or more roof slope planes.

Section 9: Materials

Building façade materials are important in conveying a building's architectural tone and contribute to the perception of a building's overall scale and texture. The building facade materials provided are painted steel wall panels.

- (2) Appropriate materials for exterior walls and trim shall cover at least seventy-five percent of the surface area (excluding windows, doors, etc.) and shall include the following:
 - A. Wood and hardy plank clapboard or shingles.
 - B. Brick.
 - C. Tinted and textured concrete masonry units.
 - D. Vinyl and metal siding replicating the look of wood.
 - E. Detailed stucco and Exterior Insulation and Finish System (EIFS) 6.

- (3) Exterior wall or trim materials shall not include the following unless their finished appearance complies with (2) above:
 - C. Prefabricated steel panels.

Section 10: Public Facades

It is encouraged that properly scaled, balanced and proportioned building exteriors include adequate variation and detailing to add to the vicinity's architectural context. This will reduce the building's apparent massiveness and monotony. The building facade provided is generally asymmetrical without transparent features.

- (b)1A. Elements within each segment of the facade shall be symmetrical. Facade elements and openings shall be repeated in the same positions on either side of an imaginary central vertical line of that segment. Minor variations to a symmetrical condition can be absorbed while maintaining an overall sense of balance.
- (b)1B. No uninterrupted width of any facade shall exceed sixty horizontal feet.
- (b)1E. Facades shall include at least two continuous details of twelve inches or less in height within the first ten feet of the building wall, measured vertically at street or sidewalk level.
- (b)1F. A minimum of one significant detail or massing component shall be repeated at least three times along each facade. The scale of the chosen element should relate to the scale of the structure.
- (b)1H.Facades shall incorporate transparent features such as windows and doors over a minimum of twenty-five percent of the surface area of facades but shall not exceed forty percent.
- (b)1I. Ground level windows shall extend above a base that is at least twenty-four inches in height.
- (b)1J. The building facade shall have a clearly identifiable base, body and cap with horizontal elements separating these components. The component described as the body shall constitute a minimum of fifty percent of the total building height.
- (b)1K. Exterior materials that are generally featureless such as stucco or panels are inappropriate. Detailing shall be used to mitigate the monotony of such materials.
- (b)1M. Each building floor shall be expressed on the facade by trim bands or masonry courses to define floor lines and thus help define human scale.

Section 11: Entrances

Entries should be clearly defined as the point of building access and provide a visual transition from exterior to interior spaces. They should also help define the building character. The proposed entrance does not include any features such as a canopy, overhang, or recess or projection.

- (b)(1) Each principal building shall have clearly defined, readily visible customer entrances with at least two of the following features:
 - A. Canopy or portico.
 - B. Overhang.
 - C. Recess or projection.
 - D. Arcade.
 - E. Raised corniced parapet over the entry door.
 - F. Peaked roof.
 - G. Arch.
 - H. Outdoor patio.
 - I. Display window.
 - J. Architectural detail such as color changes, siding variations, tile work, or defining moldings which are integrated into the building structure and design.
 - K. Planter or wall of reduced height that incorporates or frames landscaped areas and/or places for sitting.
- (b)(4) Any facade fronting required parking shall have an entry meeting the standards of this section.

Section 12: Color

Worcester County's architectural traditions rely on basic colors which take their cue from their surroundings. These include white, brick red, gray, green, black and hues of other primary colors. The building elevations provided do not specify the color of the proposed building.

(b)(3) Facade colors shall be nonreflective, subtle, neutral or earth tones. The use of high intensity, metallic or fluorescent colors is prohibited.

Section 13: Details

Buildings should have architectural features and patterns that provide visual interest, are scaled to the pedestrian, break massing into visually manageable units, and reinforce the local architectural character. Facade elements should be used to reinforce the design's theme.

- (b)(1) Building facades must include a repeating pattern that shall include at least two of the elements listed below. At least one of these elements shall repeat horizontally. All elements shall repeat at least every thirty feet, either horizontally or vertically.
 - A. Color change.
 - B. Texture change.
 - C. Material change.

- D. An architectural or structural bay with a change in plane of at least twelve inches in width, such as an offset, reveal or pilaster.
- (b)(2) Walls in public view shall incorporate fenestration. Windows shall be individually recognizable units in scale with the structure. They are very effective for visual interest and add a sense of scale. Window area should not exceed forty percent of a facade's area. Curtain walls and other floor to ceiling windows or, conversely, undersized windows distort scale and should not be used. Windows should be rectangular with the longest dimension in height.

Section 16:

Large commercial sites should provide for pedestrian and bicycle oriented circulation through design features that enhance pedestrian and bicycle safety, efficiency, and connectivity. Connections should join buildings to pedestrian walkways and bicycle paths on adjacent roadways and beyond.

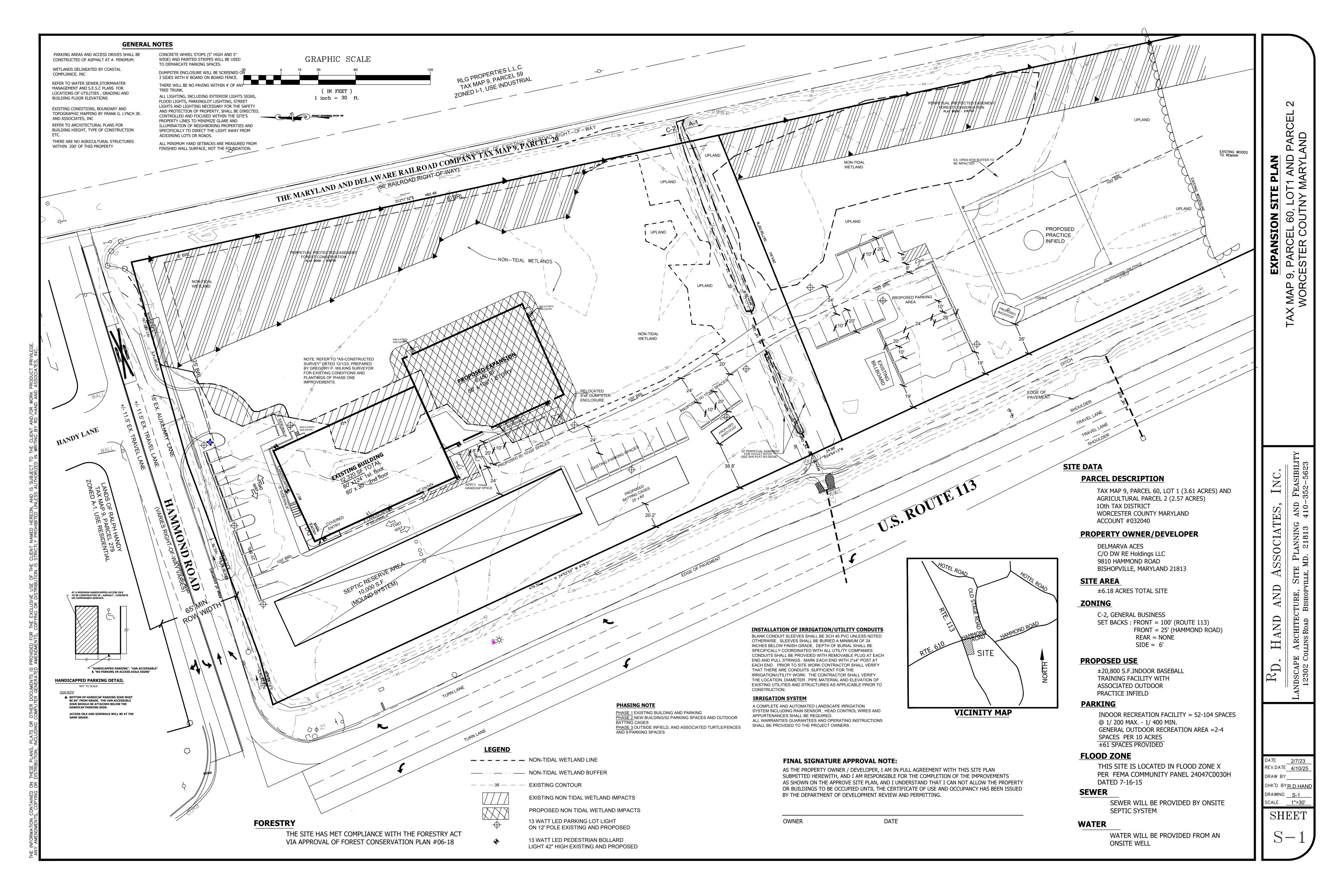
(b)(8) Seating areas for pedestrians shall be provided near the entry and under protective coverings. Seating should be provided at least every one hundred feet of sidewalk along building facades having customer entrances.

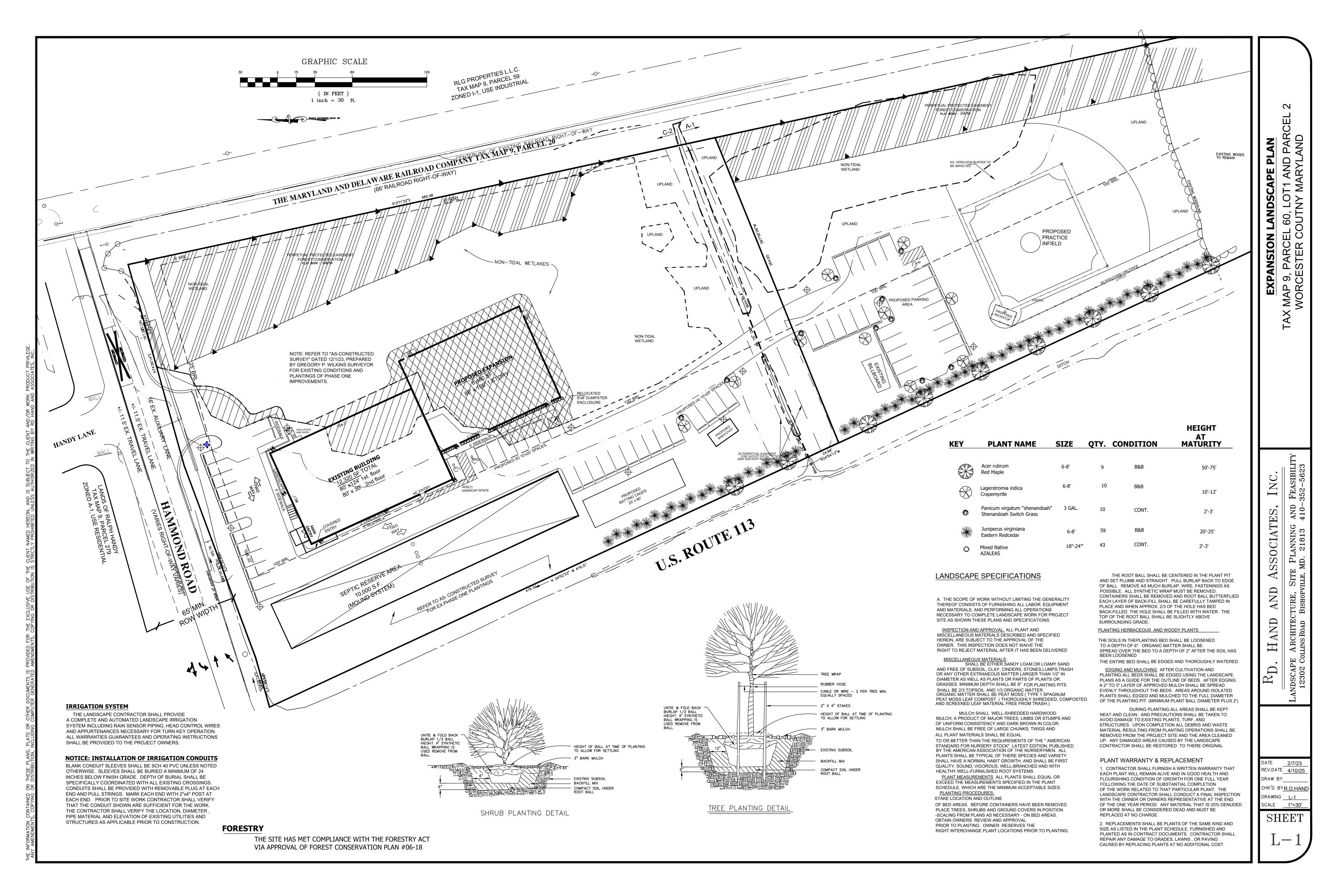
Section 19

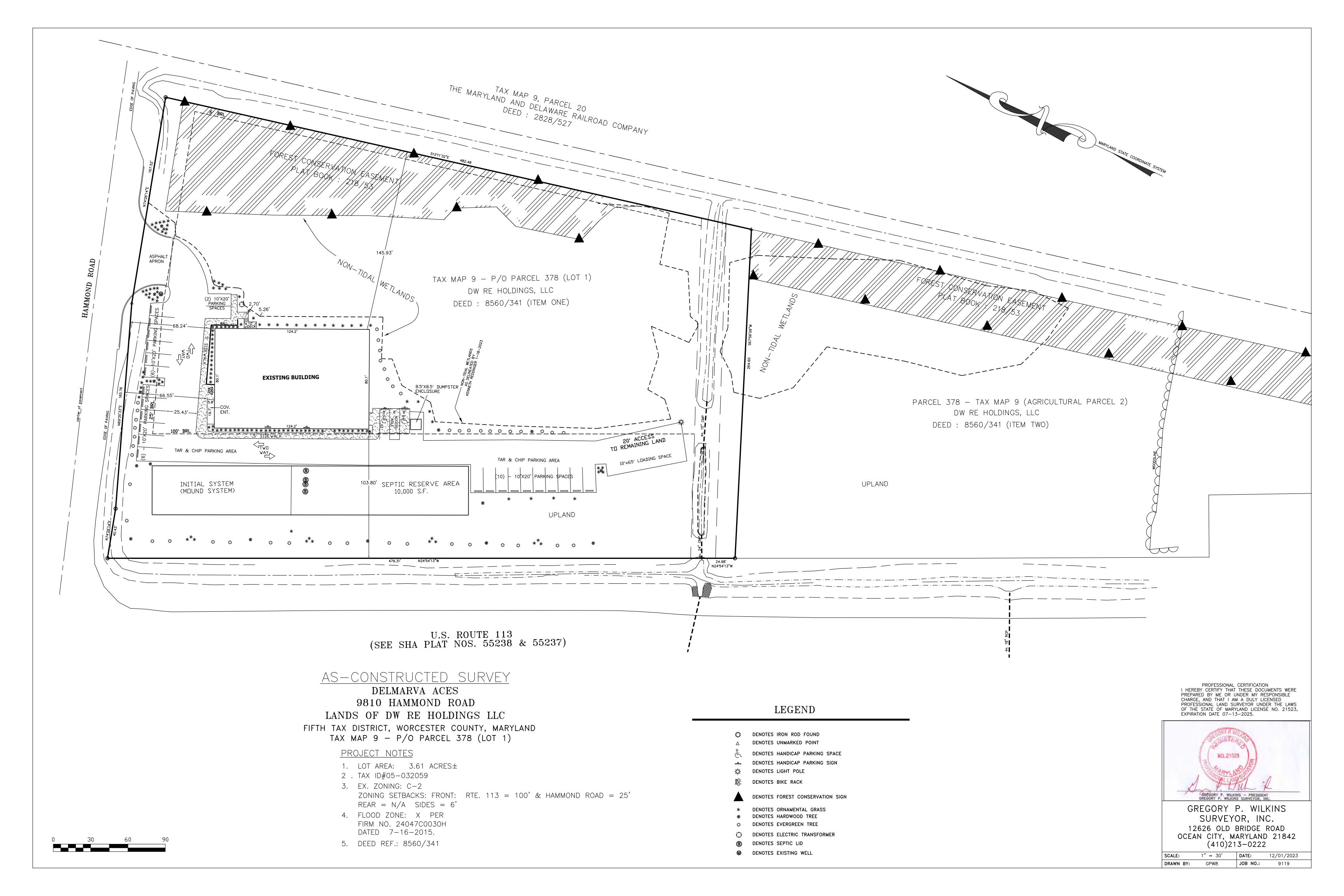
Buildings should offer attractive and inviting human scale features, spaces and amenities that reflect the character of the County. Pedestrian walkways should be anchored by special design features such as towers, arcades, porticos, pedestrian light fixtures, bollards, planter walls, and other architectural elements that define circulation ways and outdoor spaces. Examples of outdoor spaces are plazas, patios, courtyards, and window-shopping areas. The site plan and building elevations that were provided do not offer any community spaces.

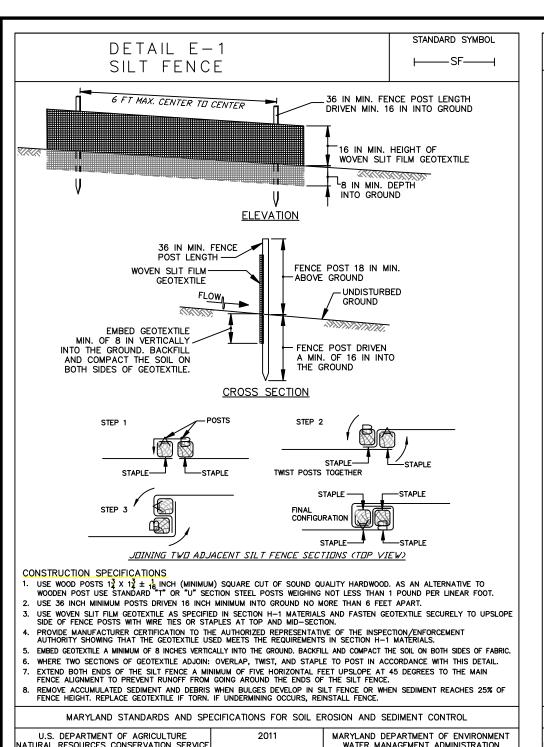
- (b)(1) Each commercial structure shall contribute to the improvement of public spaces by providing a community space that is centrally located, connected to the pedestrian walkway and placed in areas with the highest pedestrian traffic. It should be constructed of materials that are similar to the principal materials of the building and landscaped compatibly. This community space shall provide seating and at least one of the following:
 - A. Patio.
 - B. Pedestrian plaza.
 - C. Transportation center.
 - D. Window shopping walkway.
 - E. Outdoor playground area.
 - F. Kiosk area.
 - G. Water feature.

- H. Clock tower.
- I. Other such deliberately shaped area or focal feature or amenity that, in the judgment of the Planning Commission, adequately enhances such community and public spaces.
- (b)(2) Required community spaces shall be at least eight hundred square feet in size with no side less than twelve feet long.









CONSTRUCTION SCHEDULE FOR SEDIMENT CONTROL MEASURES

LEAST 48 HOURS PRIOR TO COMMENCING ANY SITE WORK. FAILURE TO CONTACT WORCESTER

MAINTAIN EXISTING ON SITE DRIVE AS THE STABILIZED CONSTRUCTION ENTRANCE and INSTALL SILT FENCI

. REMOVE SEDIMENT CONTROLS MEASURES WHEN ALL DISTURBED AREAS HAVE BECOME STABILIZED

WITH GRASS OR OTHER APPROPRIATE MEASURE, WITH APPROVAL TO DO SO FROM WORCESTER COUNTY.

THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL FACILITIES SHOWN HEREON, AND THEY SHALL BE APPROVED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT OR THEIR AUTHORIZED AGENTS PRIOR TO THE START OF ANY GRADING OPERATIONS OF CONSTRUCTION.

FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY SITE

STABILIZATION SHALL BE COMPLETED WITHIN THREE (3) CALENDER DAYS ON ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND WITHIN SEVEN (7) DAYS ON ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
ALL STONE CHECK DAMS SHALL BE CHECKED AND CLEANED OF SILT AND MAINTAINED PERIODICALLY TO PREVENT THE STORM RUNOFF BREAKING THROUGH.

ALL DISTURBED AREAS NOT PAVED OR SURFACED SHALL BE REVEGETATED AND STABILIZED FOLLOWING THE RECOMENDATIONS SHOWN ON THE DETAIL SHEET FOR TEMPORARY AND PERMANENT SEEDING.

OWNER/DEVELOPER CERTIFICATION

IF DURING ANY PERIOD OF CONSTRUCTION, AN EROSION PROBLEM ARISES, THE PROPER AND NECESSARY MEASURES WILL BE TAKEN TO CORRECT THE PROBLEM BY THE OWNERS

. NOTIFY WORCESTER COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS

. PERMANENTLY SEED PROPOSED GRASS AREAS AND INSTALL LANDSCAPING.

AT 410-632-1220 - TO SCHEDULE A PRE-CONSTRUCTION MEETING AT

2. CLEAR AND GRUB AS NECESSARY TO INSTALL PERIMETER CONTROLS.

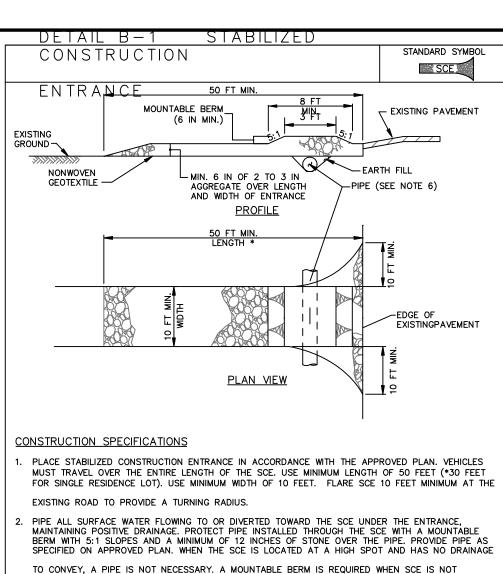
COUNTY MAY RESULT IN AN IMMEDIATE STOP WORK ORDER.

REMOVE TRACKING FROM PUBLIC ROADWAY ON A DAILY BASIS.

. CONSTRUCT BUILDING AND OTHER SITE IMPROVEMENTS.

3. CLEAR, FILL, AND GRADE SITE.

AND/OR THE CONTRACTOR(S).



3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.

4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT

. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE

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

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR

REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.

CONSTRUCTION NOTES: 1. CONTRACTOR SHALL BE REQUIRED TO PROVIDE ALL MATERIALS AND APPURTENANCE NECESSARY FOR COMPLETE PROJECT CONSTRUCTION AS SHOWN ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS. 2. THE CONTRACTOR SHALL CONTACT MISS UTILITY FOR LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. (1-800-257-7777)

3. THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE SITE ANY DAMAGE TO EXISTING UTILITIES, ETC. CAUSED BY THE CONTRACTOR'S NEGLECT SHALL BE REPAIRED BY THE CONTRACTOR'S NEGLECT SHALL BE REPAIRED BY THE CONTRACTOR'S NEGLECT SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. 4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR CONSTRUCTION PERMITS AND FEES 5. CONTRACTOR SHALL COORDINATE ALL WORK WITH WORCESTER COUNTY. (410) 632-1200 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ONGOING INSPECTION AND ACCEPTANCE BY WORCESTER COUTY ROADS, WORCESTER COUNTY HEALTH DEPARTMENT

7. PARKING LOT AREAS SHALL, AT A MINIMUM, BE SURFACED WITH GRAVEL. SEDIMENT AND EROSION CONTROL NOTES

AND, WORCESTER COUNTY SANITARY DISTRICT.

A. FOLLOWING INITIAL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN THREE (3) CALENDAR DAYS ON ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPE, AND SLOPES GREATER THAN 3:1 AND SEVEN (7) DAYS ON ALL OTHER DISTURBED AREAS ON THE SITE. B. CERTIFICATION BY OWNER OR DEVELOPER THAT 1. ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN AND 2. THAT RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE CERTIFICATION OF TRAINING AT THE DEPARTMENT APPROVED TRAINING PROGRAM (GREEN CARD CERTIFICATION FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. (CERTIFICATION MAY BE WAIVED BY THE APPROVAL AUTHORITY ON ANY PROJECT INVOLVING FOUR OR FEWER RESIDENTIAL UNITS) AND AS APPLICABLE PER COUNTY 3. THE DEVELOPER WILL ONE COPY

OF A RED LINE AS BUILT DRAWING OF EACH FACILITY REQUIRING A STATE POND PERMIT MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

D. APPROVED PLANS REMAIN VALID FOR 2 YEARS FROM THE DATE OF APPROVAL, EXCEPT SURFACE MINES AND LANDFILL PLANS WHICH REMAIN VALID FOR 5 YEARS FROM THE DATE OF APPROVAL UNLESS SPECIFICALLY EXTENDED OR RENEWED BY THE APPROVAL AUTHORITY. E. SEDIMENT AND EROSION CONTROL DEVICES MUST BE INSPECTED AND MAINTAINED REGULARLY TO

TO INSURE THAT THE INTENDED PURPOSE IS ACCOMPLISHED. F. ALL DISTURBED AREAS WHICH ARE NOT PAVED OR GRADED WILL BE SEEDED OR SODDED PER THE ATTACHED SEEDING TABLES.IF GRADING IS COMPLETED OUTSIDE OF THE SEEDING SEASON, MULCH ALONE SHALL BE APPLIED. STRAW MULCH SHALL BE SPREAD OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS/ACRE AND APPLIED TO A UNIFORM LOOSE DEPTH OF BETWEEN 1" TO 2". ALL MULCH SHALL BE INSTALLED IN ACCORDANCE WITH THE 2011 OR CURRENT VERSION OF THE MARYLAND STANDARDS AND

SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. G. WHERE SEEDING IS REQUIRED, SELECT RECOMMENDED MIX FROM TABLE B.3. ALL SLOPES OF 3:1 AND ALL AREAS IF DESIGNATED ON THE PLAN SHALL BE SEEDED.

H. ALL DISTURBED AREAS ARE TO BE PROTECTED DURING ALL PHASES OF DEVELOPMENT. I. ALL SPOIL WILL BE REMOVED TO AN APPROVED SITE, AN APPROVED SITE BEING ONE WITH AN AN APPROVED EROSION AND SEDIMENT CONTROL PLAN. SPOIL FROM EXCAVATION WILL BE REMOVED

DAILY. CLEAN RUNOFF WATER WILL BE DIVERTED AROUND ANY TEMPORARY STOCKPILE AREAS. J. THE APPROVAL OF THIS PLAN FOR SEDIMENT AND EROSION CONTROL DOES NOT RELIEVE THE DEVELOPER/CONSULTANT FROM COMPLYING WITH ANY FEDERAL/ STATE/COUNTY/TOWN REQUIREMENTS APPERTAINING TO ENVIRONMENTAL ISSUES.

K. ANYTIME A SOIL EROSION OR SEDIMENT CONTROL PROBLEM OCCURS, PROMPT AND NECESSARY MEASURES WILL BE TAKEN BY THE OWNER AND/OR CONTRACTOR TO CORRECT THE PROBLEM.

L. 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. N. 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.

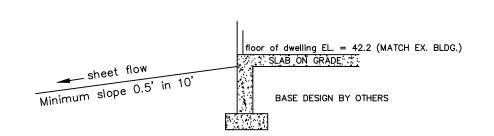
> CONSTRUCTION SCHEDULE FOR REGULATORY INSPECTIONS THE OWNER/DEVELOPER OR REPRESENTATIVE IS REQUIRED TO CONTACT THE APPROPRIATE ENFORCEMENT AUTHORITY OR ITS AGENT AT THE FOLLOWING STAGES OF THIS PROJECT AS FOLLOWS: 1. PRIOR TO THE START OF EARTH DISTURBANCE. 2. UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT

CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING

FOREST CONSERVATION LAW STATEMENT

3. PRIOR TO THE REMOVAL OF SEDIMENT CONTROL PRACTICES.

#2A THIS SITE IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. 06-18. THIS SITE HAS BEEN SUBJECT TO A REGULATED ACTIVITY UNDER THE WORCESTER COUNTY FOREST CONSERVATION LAW.ANY FUTURE APPROVAL OF THIS SITE FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY FOREST CONSERVATION LAW. A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF PLANNING, PERMITS AND INSPECTIONS. A PERPETUAL PROTECTIVE AGREEMENT, DEED OF FOREST CONSERVATION FASEMENT. WORCESTER COUNTY, MARYLAND WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF WORCESTER COUNTY. MARYLAND, PLAT REFERENCE: 218/53



GRADING DETAIL

STONE LEVELING TRENCH

NOT TO SCALE

HOTEL ROAD SITE **VICINITY MAP**

Table B.3 Notes:

1/ Seeding Rates: Seeding rates for the warm—season grasses are in pounds of Pure Live Seed (PLS). Actual planting rates must be adjusted to reflect percent seed germination and purity, as tested. Adjustments are usually not needed for the cool—season grasses, legumes, or wildflowers. All legume seeds must be inoculated before planting with the appropriate Rhizobium bacteria. When feasible, hard—seeded legumes should be scarified to improve germination.

2/ Soil Drainage Class (refer to the county soil survey for further information);
E — Excessively Drained; W — Well Drained; MW — Moderately Well Drained; SP — Somewhat Poorly Drained; P — Poorly Drained.

A - Intensive mowing (every 2 - 4 days), fertilization, lime, insect and weed control, and watering (examples: high maintenance lawns and athletic fields).

B - Frequent mowing (every 4 - 7 days), occasional fertilization, lime, pest control, and watering (examples: residential, school, and commercial lawns).

C - Periodic mowing (every 7 - 14 days), occasional fertilization and lime (examples: residential lawns, parks).

D - Infrequent or no mowing, fertilization, or lime after the first year of establishment (examples: wildlife areas, roadsides, steep banks). 4/ Turf-type cultivars of tall fescue and Kentucky bluegrass must be selected based on recommendations of the University of Maryland Cooperative Extension Service,

A. Kentucky Bluegrass —

1. The following Kentucky bluegrass cultivars are suitable for general use, and are also noted for shade tolerance:

America Brilliant Compact Liberator Nuglade Quantum Leap SR 2000

Ascot Champagne Coventry Moonlight Princeton 105 Showcase Unique 2. The following Kentucky bluegrass cultivars are suitable for general use, and are also noted for tolerance of low maintenance conditions:

Barirus Eagleton Haga Merit Monopoly
Caliber Freedom Livingston Midnight Washington

The following turf—type cultivars are suitable for general use:
Bulldawg Debutante Good—En Micro DD
Chapel Hill Dominion Grande Millennium
Chieftain II* Duke Guardian Olympic Gold
Chinook Duster* Heritage Oncue
Cochise II Eldorado* Houndog 5
Comstock Empress Jaguar III Pixie E+
Coyote Falcon II* Lancer Plantation
Crossfire* Finelawn Petite* Leprechaun
Crossfire II Genesis Masterpiece Rebel 2000 Tall fescue cultivar names that are followed by an asterisk (*) have low endophyte levels (20% or lower, based on seed analysis). To avoid livestock health

problems due to endophyte toxicity, use low-endophyte cultivars for critical area plantings where livestock may be allowed to graze (e.g., heavy use grass loafing paddocks). Please note that endophyte levels in plantings can vary between varieties, between fields of the same variety, and with the time of year. For areas where livestock will not have access, cultivars with higher endophyte levels are desirable because they tend to be more drought tolerant and more

Table B 1: Temporary Seeding for Site Stabilization

	Seeding Rate ^{1/}		Seeding	Recommended Seeding Dates by Plant Hardiness Zone 3/				
Plant Species	lb/ac	ıь/1000 ft²	Depth ²⁷ (inches)	5b and 6a	6b	7a and 7b		
Annual Ryegrass (Lolium perenne ssp. multiflorum)	40	1.0	0.5	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30		
Barley (Hordeum vulgare)	96	2.2	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30		
Oats (Avena sativa)	72	1.7	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30		
Wheat (Triticum aestivum)	120	2.8	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30		
Cereal Rye (Secale cereale)	112	2.8	1.0	Mar 15 to May 31; Aug 1 to Oct 31	Mar 1 to May 15; Aug 1 to Nov 15	Feb 15 to Apr 30; Aug 15 to Dec 15		
	<u> </u>							
Foxtail Millet (Setaria italica)	30	0.7	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14		
Pearl Millet (Pennisetum glaucum)	20	0.5	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14		

are in pounds of Pure Live Seed (PLS). Actual planting rates shall be adjusted to reflect percent seed germination and purity, o

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

Oats are the recommended nurse crop for warm-season grasses 2/ For sandy soils, plant seeds at twice the depth listed above.

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

Table B.6: Maintenance Fertilization for Permanent Seeding

Seeding Mixture	Туре	lb/ac	lb/1000 sf	Time	Mowing	
Tall fescue makes up 70	10-10-10 or	500	11.5	Yearly or as needed.	Not closer than 3 inches, if occasional	
percent or more of cover.	30-10-10	400	9.2	Fall	mowing is desired.	
Birdsfoot Trefoil.	0-20-0	400	9.2	Spring, the year following establishment, and every 4 to 5 years, thereafter.	Mow no closer than 2 inches.	
Fairly uniform stand of tall fescue or birdsfoot trefoil.	5-10-10	500	11.5	Fall, the year following establishment, and every 4 to 5 years, thereafter.	Not required, no closer than 4 inches in the fall after seed has matured.	
Weeping lovegrass fairly uniform plant distribution.	5-10-10	500	11.5	Spring, the year following establishment, and every 3 to 4 years, thereafter.	Not required, no closer than 4 inches in the fall after seed has matured.	
Red & chewings fescue, Kentucky bluegrass, hard	20-10-10	250	5.8	September, 30 days later. December, May 20, June	Mow no closer than 2 inches for red fescue	
fescue mixtures.		100	2.3	30, if needed.	and Kentucky bluegrass, 3 inches for fescue.	

Mix	Recommended Cultivar	lb/ac	lb/1000 ft ²	Drainage Class ² /	Height (inch)	Level 3/	Remarks
WARM-SEASON/COOL-SEASON GRASS MIXES							
1. SELECT ONE WARM-SEASON GRASS:							
Switch Grass (Panicum virgatum)	Blackwell, Carthage, Cave-in-Rock, or	10	0.23				All species are native to Maryland.
<u>OR</u>	Shelter						Plant this mix with a regular grass drill.
Coastal Panic Grass (Panicum amarum var. amarulum)	Atlantic	10	0.23				Coastal_panicgrass is best adapted to
AND ADD:							Zones 7a and 7b.
Creeping Red Fescue (Festuca rubra var. rubra)	Dawson, Pennlawn, Flyer, Fortess, Ruby, or	15	0.34	E - P	4 – 7	C - D	Creeping red fescue is a cool—season grass that will provide erosion protection while the warm—season grass
var. rubra)	Salem						(switchgrass or coastal panicgrass) is becoming established.
PLUS <u>ONE</u> OF THE FOLLOWING LEGUMES: Partridge Pea (Chamaecrista fasciculate)	Common	4	0.09				
Bush Clover (Lespedeza capitata)	Common	2	0.05				Switchgrass, coastal panicgrass, the 'Dawson' variety of creeping red fescue, and partridge pea are moderately salt tolerant.
Wild Indigo (Baptisia tinctoria)	Common	2	0.05				Do not use bush clover or wild indigo on wet sites.
2. Big Bluestem (Andropogon gerardii)	Niagara or Rountree	6	0.14				All species are native to Maryland.
Indiangrass (Sorghastrum nutans)	Rumsey	6	0.14				The indiangrass and bluestems have fluffy seeds. Plant with a specialized
Little Bluestem (Schizachyrium scoparium)	Aldous or Blaze	4	0.09				native seed drill.
Creeping Red Fescue (Festuca rubra var. rubra)	Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem	15	0.34				Creeping red fescue is a cool—season grass that will provide erosion protection while the warm—season
PLUS ONE OF THE FOLLOWING LEGUMES:				E - MW	6 – 8	C - D	grasses are becoming established.
Partridge Pea (Chamaecrista fasciculata) Bush Clover (Lespedeza capitata)	Common 2 0.05	2	0.09 0.05				
Wild Indigo (Baptisia tinctoria)	Common	2	0.05				
Showy Tick-Trefoil (Desmodium canadense)	Common 1 0.02	1	0.02				
3. SELECT <u>THREE</u> GRASSES:							Excellent for excessively droughty, low pH (acidic) soils.
Deertongue (Dichanthelium clandestinum)	Tioga	20	0.46				pn (acidic) soils.
Sheep Fescue (Festuca ovina)	Common or Bighorn	20	0.46				Sheep fescue, Canada wild rye, and redtop are cool—season grasses that will
OR Canada Wild Rye (Elymus canadensis)	Common	3	0.07	E – MW	4 – 6	C - D	provide erosion protection while the warm—season grass (deertongue) is
Redtop (Agrostis gigantean)	Streaker	1	0.02				becoming established.
PLUS ONE OF THE FOLLOWING LEGUMES:							Common lespedeza ('Kobe' variety) is more tolerant of low acidity and high
Common Lespedeza (Lespedeza striata)	Kobe	10	0.23				manganese concentrations than Korean lespedeza. These lespedezas are
Korean Lespedeza (Lespedeza stipulacea)	Climax or Rowan	10	0.23				reseeding annuals.
4. Deertongue (Dichanthelium clandestinum) Creeping Red Fescue (Festuca rubra	Tioga Dawson, Pennlawn,	15 20	0.34 0.46				
Creeping Red Fescue (Festuca rubra var. rubra)	Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem	∠∪	0.40				
Virginia Wild Rye (Elymus virginicus)	Common	5	0.11	W - P	2 - 3	C - D	Use Virginia wild rye on moist, shady sites.
OR Canada Wild Rye (Elymus canadensis)	Common	5	0.11				Use Canada wild rye on droughty sites.
COOL—SEASON GRASS MIXES	Common		0.11				
5. SELECT TWO GRASSES:							Use creeping red fescue in heavy shade
Creeping Red Fescue (Festuca rubra	Dawson, Pennlawn,	20	0.46				and on moist sites.
var. rubra) <u>OR</u>	Flyer, Fortess, Ruby, or Salem						Perennial ryegrass and redtop will establish more rapidly than either
Hard Fescue (Festuca trachyphylla)	Attila or Aurora	20	0.46				fescue. Redtop tolerates wet sites better than ryegrass.
Perennial Ryegrass (Lolium perenne)	Blazer (II), Pennfine	10	0.23	E - SP	2 - 3	B – D	Flatpea will suppress woody vegetation.
OR Rodton (Amentin singutosy)	Shrankan		0.00				It should be planted in the spring, or as a dormant seeding in late fall or winter. It must be incorporated into the soil or
Redtop (Agrostis gigantean) AND ADD THE FOLLOWING LEGUME:	Streaker	1	0.02				covered with mulch. It may not be winter—hardy if planted late summer —
Flatpea (Lathyrus sylvestris)	Lathco	15	0.34				fall. Caution: Flatpea can spread aggressively, and can be toxic to livestock.
6. Tall Fescue (Lolium arundinaceum) (formerly Festuca arundinacea)	Recommended MD	40	0.93				
Perennial Ryegrass (Lolium perenne)	turf-types ^{*/} Blazer (II), Pennfine	25	0.57				
PLUS ONE OF THE FOLLOWING LEGUMES:	, , ,			W - SP	2 - 3	C - D	
Birdsfoot Trefoil (Lotus corniculatus)	Empire, Viking, Norcen, Leo	8	0.18				Birdsfoot trefoil is suitable for use only in Zones 5b and 6a.
White Clover (Trifolium repens)	Common	5	0.11				
7. Creeping Red Fescue (Festuca rubra	Dawson, Pennlawn,	60	1.38				
var. rubra) Kentucky Bluegrass (Poa pratensis)	Flyer, Fortess, Ruby, or Salem Recommended MD	15	0.34	w – ww	1 – 2	C - D	This mix has good shade tolerance.
	turf-types 4/						
8. Tall Fescue (Lolium arundinaceum) (formerly Festuca arundinacea)	Recommended MD turf-types 4/	100	2.3				Tall fescue produces a dense turf if frequently mowed, but tends to be
				E - SP	2 - 3	A – D	clumpy if mowed only occasionally. For best results, recommend using a blend of 3 cultivars.
9. SELECT <u>ONE</u> SPECIES OF FESCUE:							Use low—endophyte cultivars in areas where livestock may graze.
S. 15.15 G. 12500E.	•						where livestock may graze.
Tall Fescue (Lolium arundinaceum)	Recommended MD	60	1.38				where livestock may graze. Good for highly managed athletic fields.
(formerly Festuca arundinacea)	Recommended MD turf-types 4/	60	1.38				where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist
		60 40	1.38				where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf
(formerly Festuca arundinacea) OR	turf-types 4/			W - SP	2 - 3	A – B	where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf with more shade tolerance.
(formerly Festuca arundinacea) OR Hard Fescue (Festuca trachyphylla)	turf-types 4/ Attila or Aurora Recommended MD			W - SP	2 - 3	A – B	where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf
(formerly Festuca arundinacea) OR Hard Fescue (Festuca trachyphylla) AND ADD:	turf—types 4/ Attila or Aurora	40	0.92	W - SP	2 - 3	A – B	where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf with more shade tolerance. Use tall fescue instead of hard fescue for wastewater treatment strips and areas. For best results, recommend using a
(formerly Festuca arundinacea) OR Hard Fescue (Festuca trachyphylla) AND ADD: Kentucky Bluegrass (Poa pratensis)	turf-types 4/ Attila or Aurora Recommended MD turf-types 4/	40 40	0.92	W - SP	2 - 3	A – B	where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf with more shade tolerance. Use tall fescue instead of hard fescue for wastewater treatment strips and areas.
(formerly Festuca arundinacea) OR Hard Fescue (Festuca trachyphylla) AND ADD: Kentucky Bluegrass (Poa pratensis)	turf-types 4/ Attila or Aurora Recommended MD turf-types 4/	40 40	0.92	W - SP	2 - 3	A – B	where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf with more shade tolerance. Use tall fescue instead of hard fescue for wastewater treatment strips and areas. For best results, recommend using a blend of 3 cultivars each for tall fescue
(formerly Festuca arundinacea) OR Hard Fescue (Festuca trachyphylla) AND ADD: Kentucky Bluegrass (Poa pratensis) Perennial Ryegrass (Lolium perenne)	turf-types 4/ Attila or Aurora Recommended MD turf-types 4/ Blazer (II), Pennfine Any Dawson, Pennlawn, Flyer, Fortess, Ruby, or	40 40 20	0.92 0.92 0.46	W - SP	2 - 3	A – B	where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf with more shade tolerance. Use tall fescue instead of hard fescue for wastewater treatment strips and areas. For best results, recommend using a blend of 3 cultivars each for tall fescue and Kentucky bluegrass.
(formerly Festuca arundinacea) OR Hard Fescue (Festuca trachyphylla) AND ADD: Kentucky Bluegrass (Poa pratensis) Perennial Ryegrass (Lolium perenne) O. Orchardgrass (Dactylis glomerata) Creeping Red Fescue (Festuca rubra var. rubra)	turf-types 4/ Attila or Aurora Recommended MD turf-types 4/ Blazer (II), Pennfine Any Dawson, Pennlawn,	40 40 20 25	0.92 0.92 0.46	W - SP	2 - 3	A - B	where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf with more shade tolerance. Use tall fescue instead of hard fescue for wastewater treatment strips and areas. For best results, recommend using a blend of 3 cultivars each for tall fescue and Kentucky bluegrass.
(formerly Festuca arundinacea) OR Hard Fescue (Festuca trachyphylla) AND ADD: Kentucky Bluegrass (Poa pratensis) Perennial Ryegrass (Lollum perenne) O. Orchardgrass (Dactylis glomerata) Creeping Red Fescue (Festuca rubra	turf-types 4/ Attila or Aurora Recommended MD turf-types 4/ Blazer (II), Pennfine Any Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem	40 40 20 25 10	0.92 0.92 0.46 0.57 0.23				where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf with more shade tolerance. Use tall fescue instead of hard fescue for wastewater treatment strips and areas. For best results, recommend using a blend of 3 cultivars each for tall fescue and Kentucky bluegrass.
(formerly Festuca arundinacea) OR Hard Fescue (Festuca trachyphylla) AND ADD: Kentucky Bluegrass (Poa pratensis) Perennial Ryegrass (Lolium perenne) O. Orchardgrass (Dactylis glomerata) Creeping Red Fescue (Festuca rubra var. rubra) Redtop (Agrostis gigantean)	turf-types 4/ Attila or Aurora Recommended MD turf-types 4/ Blazer (II), Pennfine Any Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Streaker	40 40 20 25 10	0.92 0.92 0.46 0.57 0.23				where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf with more shade tolerance. Use tall fescue instead of hard fescue for wastewater treatment strips and areas. For best results, recommend using a blend of 3 cultivars each for tall fescue and Kentucky bluegrass. Low maintenance mix that is easy to establish.
(formerly Festuca arundinacea) OR Hard Fescue (Festuca trachyphylla) AND ADD: Kentucky Bluegrass (Poa pratensis) Perennial Ryegrass (Lolium perenne) O. Orchardgrass (Dactylis glomerata) Creeping Red Fescue (Festuca rubra var. rubra) Redtop (Agrostis gigantean) Alsike Clover (Trifolium hybridum) White Clover (Trifolium repens)	turf-types 4/ Attila or Aurora Recommended MD turf-types 4/ Blazer (II), Pennfine Any Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Streaker Common Common	40 40 20 25 10 1 3 3	0.92 0.92 0.46 0.57 0.23 0.02 0.07				where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf with more shade tolerance. Use tall fescue instead of hard fescue for wastewater treatment strips and areas. For best results, recommend using a blend of 3 cultivars each for tall fescue and Kentucky bluegrass. Low maintenance mix that is easy to establish. Alsike clover can be toxic to horses. Omit the clovers if using this mix for
(formerly Festuca arundinacea) OR Hard Fescue (Festuca trachyphylla) AND ADD: Kentucky Bluegrass (Poa pratensis) Perennial Ryegrass (Lolium perenne) O. Orchardgrass (Dactylis glomerata) Creeping Red Fescue (Festuca rubra var. rubra) Redtop (Agrostis gigantean) Alsike Clover (Trifolium hybridum)	turf-types 4/ Attila or Aurora Recommended MD turf-types 4/ Blazer (II), Pennfine Any Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Streaker Common	40 40 20 25 10 1	0.92 0.92 0.46 0.57 0.23 0.02 0.07				where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf with more shade tolerance. Use tall fescue instead of hard fescue for wastewater treatment strips and areas. For best results, recommend using a blend of 3 cultivars each for tall fescue and Kentucky bluegrass. Low maintenance mix that is easy to establish. Alsike clover can be toxic to horses. Omit the clovers if using this mix for
(formerly Festuca arundinacea) OR Hard Fescue (Festuca trachyphylla) AND ADD: Kentucky Bluegrass (Poa pratensis) Perennial Ryegrass (Lolium perenne) O. Orchardgrass (Dactylis glomerata) Creeping Red Fescue (Festuca rubra var. rubra) Redtop (Agrostis gigantean) Alsike Clover (Trifolium hybridum) White Clover (Trifolium repens) 1. Creeping Red Fescue (Festuca rubra var. rubra) Chewings Fescue	turf-types 4/ Attila or Aurora Recommended MD turf-types 4/ Blazer (II), Pennfine Any Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Streaker Common Common Dawson, Pennlawn, Flyer, Fortess, Ruby, or	40 40 20 25 10 1 3 3	0.92 0.92 0.46 0.57 0.23 0.02 0.07				where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf with more shade tolerance. Use tall fescue instead of hard fescue for wastewater treatment strips and areas. For best results, recommend using a blend of 3 cultivars each for tall fescue and Kentucky bluegrass. Low maintenance mix that is easy to establish. Alsike clover can be toxic to horses. Omit the clovers if using this mix for
OR Hard Fescue (Festuca trachyphylla) AND ADD: Kentucky Bluegrass (Poa pratensis) Perennial Ryegrass (Lolium perenne) O. Orchardgrass (Dactylis glomerata) Creeping Red Fescue (Festuca rubra var. rubra) Redtop (Agrostis gigantean) Alsike Clover (Trifolium hybridum) White Clover (Trifolium repens) 1. Creeping Red Fescue (Festuca rubra var. rubra)	turf-types 4/ Attila or Aurora Recommended MD turf-types 4/ Blazer (II), Pennfine Any Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Streaker Common Common Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Common Recommended MD	40 40 20 25 10 1 3 3	0.92 0.92 0.46 0.57 0.23 0.02 0.07 0.07				where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf with more shade tolerance. Use tall fescue instead of hard fescue for wastewater treatment strips and areas. For best results, recommend using a blend of 3 cultivars each for tall fescue and Kentucky bluegrass. Low maintenance mix that is easy to establish. Alsike clover can be toxic to horses. Omit the clovers if using this mix for
(formerly Festuca arundinacea) OR Hard Fescue (Festuca trachyphylla) AND ADD: Kentucky Bluegrass (Poa pratensis) Perennial Ryegrass (Lollum perenne) O. Orchardgrass (Dactylis glomerata) Creeping Red Fescue (Festuca rubra var. rubra) Redtop (Agrostis gigantean) Alsike Clover (Trifolium hybridum) White Clover (Trifolium repens) 1. Creeping Red Fescue (Festuca rubra var. rubra) Chewings Fescue (Festuca rubra var. rubra) Chewings Fescue (Festuca rubra var. rubra) Kentucky Bluegrass (Poa pratensis)	turf-types 4/ Attila or Aurora Recommended MD turf-types 4/ Blazer (II), Pennfine Any Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Common Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Common	40 40 20 25 10 1 3 3	0.92 0.92 0.46 0.57 0.23 0.02 0.07 0.07	W - SP	2 - 3	C - D	where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf with more shade tolerance. Use tall fescue instead of hard fescue for wastewater treatment strips and areas. For best results, recommend using a blend of 3 cultivars each for tall fescue and Kentucky bluegrass. Low maintenance mix that is easy to establish. Alsike clover can be toxic to horses. Omit the clovers if using this mix for
(formerly Festuca arundinacea) OR Hard Fescue (Festuca trachyphylla) AND ADD: Kentucky Bluegrass (Poa pratensis) Perennial Ryegrass (Lolium perenne) O. Orchardgrass (Dactylis glomerata) Creeping Red Fescue (Festuca rubra var. rubra) Redtop (Agrostis gigantean) Alsike Clover (Trifolium hybridum) White Clover (Trifolium repens) 1. Creeping Red Fescue (Festuca rubra var. rubra) Chewings Fescue (Festuca rubra var. rubra)	turf-types 4/ Attila or Aurora Recommended MD turf-types 4/ Blazer (II), Pennfine Any Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Streaker Common Common Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Common Recommended MD	40 40 20 25 10 1 3 3	0.92 0.92 0.46 0.57 0.23 0.02 0.07 0.07	W - SP	2 - 3	C - D	where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf with more shade tolerance. Use tall fescue instead of hard fescue for wastewater treatment strips and areas. For best results, recommend using a blend of 3 cultivars each for tall fescue and Kentucky bluegrass. Low maintenance mix that is easy to establish. Alsike clover can be toxic to horses. Omit the clovers if using this mix for wastewater treatment strips and areas.
(formerly Festuca arundinacea) OR Hard Fescue (Festuca trachyphylla) AND ADD: Kentucky Bluegrass (Poa pratensis) Perennial Ryegrass (Lolium perenne) O. Orchardgrass (Dactylis glomerata) Creeping Red Fescue (Festuca rubra var. rubra) Redtop (Agrostis gigantean) Alsike Clover (Trifolium hybridum) White Clover (Trifolium repens) 1. Creeping Red Fescue (Festuca rubra var. rubra) Chewings Fescue (Festuca rubra var. rubra) Chewings Fescue (Festuca rubra var. rubra) Kentucky Bluegrass (Poa pratensis) OPTIONAL ADDITION Rough Bluegrass (Poa trivialis)	turf-types 4/ Attila or Aurora Recommended MD turf-types 4/ Blazer (II), Pennfine Any Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Common Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Common Recommended MD turf-types 4/ Common	40 40 20 25 10 1 3 3 30 20	0.92 0.92 0.46 0.57 0.23 0.02 0.07 0.07 0.69 0.69 0.46	W - SP	2 - 3	C - D	where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf with more shade tolerance. Use tall fescue instead of hard fescue for wastewater treatment strips and areas. For best results, recommend using a blend of 3 cultivars each for tall fescue and Kentucky bluegrass. Low maintenance mix that is easy to establish. Alsike clover can be toxic to horses. Omit the clovers if using this mix for wastewater treatment strips and areas. Add rough bluegrass in moist, shady conditions.
(formerly Festuca arundinacea) OR Hard Fescue (Festuca trachyphylla) AND ADD: Kentucky Bluegrass (Poa pratensis) Perennial Ryegrass (Lolium perenne) O. Orchardgrass (Dactylis glomerata) Creeping Red Fescue (Festuca rubra var. rubra) Redtop (Agrostis gigantean) Alsike Clover (Trifolium hybridum) White Clover (Trifolium repens) 1. Creeping Red Fescue (Festuca rubra var. rubra) Chewings Fescue (Festuca rubra var. rubra) Chewings Fescue (Festuca rubra var. rubra) Kentucky Bluegrass (Poa pratensis)	turf-types 4/ Attila or Aurora Recommended MD turf-types 4/ Blazer (II), Pennfine Any Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Streaker Common Common Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Common Recommended MD turf-types 4/ Common Dawson, Pennlawn, Flyer, Fortess, Ruby, or	40 40 20 25 10 1 3 3 30 30 20	0.92 0.92 0.46 0.57 0.23 0.02 0.07 0.07 0.69 0.69	W - SP	2 - 3	C - D	where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf with more shade tolerance. Use tall fescue instead of hard fescue for wastewater treatment strips and areas. For best results, recommend using a blend of 3 cultivars each for tall fescue and Kentucky bluegrass. Low maintenance mix that is easy to establish. Alsike clover can be toxic to horses. Omit the clovers if using this mix for wastewater treatment strips and areas. Add rough bluegrass in moist, shady conditions. Attractive mix of fine fescues and wildflowers for low maintenance
(formerly Festuca arundinacea) OR Hard Fescue (Festuca trachyphylla) AND ADD: Kentucky Bluegrass (Poa pratensis) Perennial Ryegrass (Lollum perenne) O. Orchardgrass (Dactylis glomerata) Creeping Red Fescue (Festuca rubra var. rubra) Redtop (Agrostis gigantean) Alsike Clover (Trifolium hybridum) White Clover (Trifolium repens) 1. Creeping Red Fescue (Festuca rubra var. rubra) Chewings Fescue (Festuca rubra var. rubra) Kentucky Bluegrass (Poa pratensis) OPTIONAL ADDITION Rough Bluegrass (Poa trivialis)	turf-types 4/ Attila or Aurora Recommended MD turf-types 4/ Blazer (II), Pennfine Any Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Streaker Common Common Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Common Recommended MD turf-types 4/ Common	40 40 20 25 10 1 3 3 30 20	0.92 0.92 0.46 0.57 0.23 0.02 0.07 0.07 0.69 0.46 0.34	W - SP	2 - 3	C - D	where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf with more shade tolerance. Use tall fescue instead of hard fescue for wastewater treatment strips and areas. For best results, recommend using a blend of 3 cultivars each for tall fescue and Kentucky bluegrass. Low maintenance mix that is easy to establish. Alsike clover can be toxic to horses. Omit the clovers if using this mix for wastewater treatment strips and areas. Add rough bluegrass in moist, shady conditions. Attractive mix of fine fescues and
(formerly Festuca arundinacea) OR Hard Fescue (Festuca trachyphylla) AND ADD: Kentucky Bluegrass (Poa pratensis) Perennial Ryegrass (Lolium perenne) O. Orchardgrass (Dactylis glomerata) Creeping Red Fescue (Festuca rubra var. rubra) Redtop (Agrostis gigantean) Alsike Clover (Trifolium hybridum) White Clover (Trifolium repens) 1. Creeping Red Fescue (Festuca rubra var. rubra) Chewings Fescue (Festuca rubra var. rubra) Kentucky Bluegrass (Poa pratensis) OPTIONAL ADDITION Rough Bluegrass (Poa trivialis)	turf-types 4/ Attila or Aurora Recommended MD turf-types 4/ Blazer (II), Pennfine Any Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Streaker Common Common Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Common Recommended MD turf-types 4/ Common Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem	40 40 20 25 10 1 3 3 30 20 15	0.92 0.92 0.46 0.57 0.23 0.02 0.07 0.07 0.69 0.46 0.34 0.57	W - SP	2 - 3	C - D	where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf with more shade tolerance. Use tall fescue instead of hard fescue for wastewater treatment strips and areas. For best results, recommend using a blend of 3 cultivars each for tall fescue and Kentucky bluegrass. Low maintenance mix that is easy to establish. Alsike clover can be toxic to horses. Omit the clovers if using this mix for wastewater treatment strips and areas. Add rough bluegrass in moist, shady conditions. Attractive mix of fine fescues and wildflowers for low maintenance conditions. Once well—established, the grasses may tend to outcompete the wildflowers. Wildflowers are best established by
(formerly Festuca arundinacea) OR Hard Fescue (Festuca trachyphylla) AND ADD: Kentucky Bluegrass (Poa pratensis) Perennial Ryegrass (Lolium perenne) O. Orchardgrass (Dactylis glomerata) Creeping Red Fescue (Festuca rubra var. rubra) Redtop (Agrostis gigantean) Alsike Clover (Trifolium hybridum) White Clover (Trifolium repens) 1. Creeping Red Fescue (Festuca rubra var. rubra) Chewings Fescue (Festuca rubra var. rubra) Kentucky Bluegrass (Poa pratensis) OPTIONAL ADDITION Rough Bluegrass (Poa trivialis) 2. Creeping Red Fescue (Festuca rubra var. rubra) Hard Fescue (Festuca trachyphylla)	turf-types 4/ Attila or Aurora Recommended MD turf-types 4/ Blazer (II), Pennfine Any Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Streaker Common Common Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Common Recommended MD turf-types 4/ Common Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Attila or Aurora	40 40 20 25 10 1 3 3 30 20 15 25	0.92 0.92 0.46 0.57 0.23 0.02 0.07 0.07 0.69 0.69 0.46 0.34 0.57	W - SP	2 - 3	C - D	where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf with more shade tolerance. Use tall fescue instead of hard fescue for wastewater treatment strips and areas. For best results, recommend using a blend of 3 cultivars each for tall fescue and Kentucky bluegrass. Low maintenance mix that is easy to establish. Alsike clover can be toxic to horses. Omit the clovers if using this mix for wastewater treatment strips and areas. Add rough bluegrass in moist, shady conditions. Attractive mix of fine fescues and wildflowers for low maintenance conditions. Once well—established, the grasses may tend to outcompete the wildflowers. Wildflowers are best established by broadcasting and cultipacking on a prepared seedbed. Drilling can be also used, but care must be taken so that
(formerly Festuca arundinacea) OR Hard Fescue (Festuca trachyphylla) AND ADD: Kentucky Bluegrass (Poa pratensis) Perennial Ryegrass (Lolium perenne) O. Orchardgrass (Dactylis glomerata) Creeping Red Fescue (Festuca rubra var. rubra) Redtop (Agrostis gigantean) Alsike Clover (Trifolium hybridum) White Clover (Trifolium repens) 1. Creeping Red Fescue (Festuca rubra var. rubra) Chewings Fescue (Festuca rubra var. rubra) Kentucky Bluegrass (Poa pratensis) OPTIONAL ADDITION Rough Bluegrass (Poa trivialis) 2. Creeping Red Fescue (Festuca rubra var. rubra) Hard Fescue (Festuca trachyphylla) Sheep Fescue (Festuca ovina) PLUS WILDFLOWER MIX: Black—eyed Susan (Rudbeckia hirta)	turf-types 4/ Attila or Aurora Recommended MD turf-types 4/ Blazer (II), Pennfine Any Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Common Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Common Recommended MD turf-types 4/ Common Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Common Recommended MD turf-types 4/ Common Common Common Common Common Common or Bighorn	40 40 20 25 10 1 3 3 30 20 15 25 25 25 25	0.92 0.92 0.46 0.57 0.23 0.02 0.07 0.07 0.69 0.46 0.34 0.57 0.57 0.57 0.57	W - SP	2 - 3	C - D	where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf with more shade tolerance. Use tall fescue instead of hard fescue for wastewater treatment strips and areas. For best results, recommend using a blend of 3 cultivars each for tall fescue and Kentucky bluegrass. Low maintenance mix that is easy to establish. Alsike clover can be toxic to horses. Omit the clovers if using this mix for wastewater treatment strips and areas. Add rough bluegrass in moist, shady conditions. Attractive mix of fine fescues and wildflowers for low maintenance conditions. Once well—established, the grasses may tend to outcompete the wildflowers. Wildflowers are best established by broadcasting and cultipacking on a prepared seedbed. Drilling can be also used, but care must be taken so that seeds are not drilled too deep.
(formerly Festuca arundinacea) OR Hard Fescue (Festuca trachyphylla) AND ADD: Kentucky Bluegrass (Poa pratensis) Perennial Ryegrass (Lolium perenne) O. Orchardgrass (Dactylis glomerata) Creeping Red Fescue (Festuca rubra var. rubra) Redtop (Agrostis gigantean) Alsike Clover (Trifolium hybridum) White Clover (Trifolium repens) 1. Creeping Red Fescue (Festuca rubra var. rubra) Chewings Fescue (Festuca rubra var. rubra) Kentucky Bluegrass (Poa pratensis) OPTIONAL ADDITION Rough Bluegrass (Poa trivialis) 2. Creeping Red Fescue (Festuca rubra var. rubra) Hard Fescue (Festuca trachyphylla) Sheep Fescue (Festuca ovina) PLUS WILDFLOWER MIX:	Attila or Aurora Recommended MD turf—types 4/ Blazer (II), Pennfine Any Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Streaker Common Common Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Common Common Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem Common Attila or Aurora Common or Bighorn	40 40 20 25 10 1 3 3 30 20 15 25 25 25 2 2	0.92 0.92 0.46 0.57 0.23 0.02 0.07 0.07 0.69 0.46 0.34 0.57 0.57	W - SP	2 - 3	C - D	where livestock may graze. Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites. Hard fescue produces finer—textured turf with more shade tolerance. Use tall fescue instead of hard fescue for wastewater treatment strips and areas. For best results, recommend using a blend of 3 cultivars each for tall fescue and Kentucky bluegrass. Low maintenance mix that is easy to establish. Alsike clover can be toxic to horses. Omit the clovers if using this mix for wastewater treatment strips and areas. Add rough bluegrass in moist, shady conditions. Attractive mix of fine fescues and wildflowers for low maintenance conditions. Once well—established, the grasses may tend to outcompete the wildflowers. Wildflowers are best established by broadcasting and cultipacking on a prepared seedbed. Drilling can be also used, but care must be taken so that
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Table B.3: Selected List of Permanent Herbaceous Seeding Mixtures

NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT OF WAYS OR EASEMENTS PERTÁINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.

PROJECT REVISION CHKD PROFESSIONAL SEAL PROPOSED SITE PLAN, LANDS OF DW RE HOLDINGS LLC STORMWATER MANAGEMENT, FIFTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND SOIL EROSION AND TAX MAP 9- PARCEL 378 SEDIMENT CONTROL PLAN NOTE: THE LIVING AREA FLOOR AND/OR GARAGE FLOOR ELEVATIONS AS SHOWN HEREON ARE RECOMMENDED MINIMUMS. THE ACTUAL ELEVATIONS OF THESE FLOORS ARE TO BE ESTABLISHED BY THE OWNER AND/OR GENERAL CONTRACTOR AS IT IS THEIR RESPONSIBILTY TO VERIFY THE BUILDING CODES, FEMA REGULATIONS, AND ANY OTHER APPLICABLE REGULATIONS AND/OR RESTRICTIONS ARE COMPILIED WITH. IT IS IMPORTANT TO NOTE THAT UTILITIES SERVICING THE STRUCTURE MAY OR MAY NOT REQUIRE A CHANGE IN THE RECOMMMENDED FLOOR ELEVATIONS AS SHOWN HEREON. EXP. 2-21-2026

PROJECT NOTES

1. FLOOD ZONE: X PER

FIRM NO. 24047C0030H

5. SITE SOILS ARE: WOODSTOWN

3. PROPOSED FILL EXCEEDS 150 C.Y.±

IMPACTS HAS BEEN APPLIED FOR.

2. DISTURBED AREA = 75,343 S.F.± OR 1.7296 ACRES ±

12. STORMWATER MANAGEMENT SUPERVISION AND CERTIFICATION NOTE:

10. THIS SITE IS NOT WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA.

13. THIS SITE IS SUBJECT TO B.Z.A. CASES 25-6 AND 25-7 DATED 1-9-2025.

6. SITE IS CURRENTLY IMPROVED BY A SPORTS BUILDING, PARKING AREAS, AND MEADOW GRASSED.

11. THIS SITE IS WITHIN WORCESTER COUNTY SUBWATERSHED #2130103- ISLE OF WIGHT BAY DRAINAGE.

7. STORMWATER IS DIRECTED TO VEGETATED NON TIDAL WETLANDS AREAS AND FOREST CONSERVATION AREAS.

THE CONTRACTOR AND OWNER SHALL PROVIDE SUPERVISION AND CERTIFICATION OF ALL CONSTRUCTION OF STORMWATER

MANAGEMENT PRACTICES THAT PROVIDE INFILTRATION AND FILTERING, BY A PROFESSIONAL ENGINEER DULY LICENSED IN

9. THERE ARE REPORTEDLY WETLANDS AND BUFFERS WITHIN THE LIMITS OF DISTURBANCE AND A PERMIT FOR

DATED 7-16-2015.

4. DEED REF.: 8560/341

Frank G. Lynch, Jr. & Associates, Inc. SURVEYING · LAND PLANNING 10535 RACETRACK ROAD · BERLIN, MARYLAND 21811

Creeping Bentgrass (Agrostis stolonifera) | Seaside

(410) $641-5353 \cdot 641-5773$ DESIGNED BY SURVEYED BY FGL3/PL FILE NO.: 9560-25 2-18-2025 FGL JR. DRAWN BY SHEET OF CHECKED BY FRANK G. LYNCH SCALE

ST#2/C/JOB FILES 2025/9560SWM.DWG

Add bentgrass for wetter conditions.

ALL DEVELOPMENT.CONSTRUCTION. AND MAINTENANCE WILL BE DONE IN ACCORDANCE WITH THE SEDIMENT AND EROSION CONTROL PLAN, AND THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AND FURTHER, AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON—SITE EVALUATION BY WORCESTER COUNTY SOIL CONSERVATION DISTRICT BOARD OF SUPERVISORS. M.D.E. OR THEIR AUTHORIZED AGENTS.

ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL

BE DONE PURSUANT TO THIS PLAN AND THAT RESPONSIBLE PERSONNEL INVOLVED

IN THE CONSTRUCTION PROJECT WILL HAVE CERTIFICATION OF TRAINING AT THE DEPARTMENT APPROVED TRAINING PROGRAM (GREEN CARD CERTIFICATION) FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THIS PROJECT.

THE DEVELOPER WILL PROVIDE ONE COPY OF A RED LINE AS—BUILT DRAWING OF EACH FACILITY REQUIRING A STATE POND PERMIT. ALL PHASES OF STORMWATER MANAGEMENT CALCULATIONS, STRUCTURE DESIGN AND CONSTRUCTION WILL ADHERE TO CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR STORMWATER MANAGEMENT AND THE STORMWATER ALL INFORMATION SET FORTH IN THIS PLAN ACCURATELY CONVEYS THIS SITE'S CONDITIONS TO THE BEST OF MY KNOWLEDGE. ALL STRUCTURAL DEVICES FOR STORMWATER MANAGEMENT WILL BE PROTECTED BY PROPER SOIL EROSION AND SEDIMENT CONTROL DEVICES UNTIL ALL CONTRIBUTING AREAS HAVE PASSED FINAL STABILIZATION INSPECTION. UPON COMPLETION OF THE PROJECT, AN AS-CONSTRUCTED SURVEY, NOTICE OF CONSTRUCTION COMPLETION (NOCC), AND LETTER OF CERTIFICATION MUST BE SUBMITTED TO THE DEPARTMENT, EXCEPT INDIVIDUAL SINGLE FAMILY DWELLINGS.
ONCE REVIEW IS COMPLETE AND APPROVED, A CERTIFICATE OF OCCUPANCY CAN BE SIGNATURE(S) OF OWNER/DEVELOPER

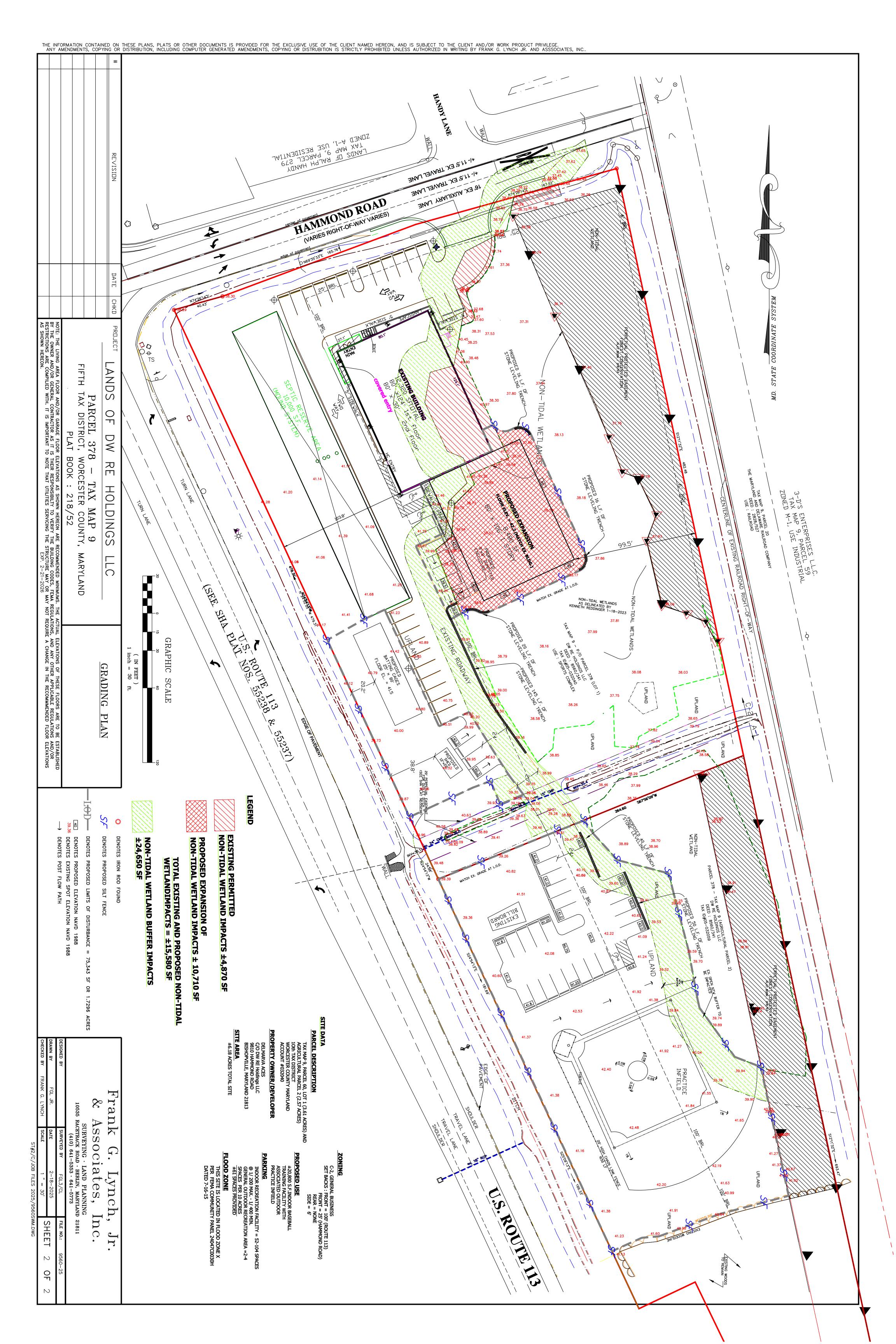
DW RE HOLDINGS, LLC 9810 HAMMOND ROAD BERLIN, MD 21813 "THE DEVELOPER'S PLAN TO CONTROL SILT AND EROSION IS ADEQUATE TO CONTAIN THE SILT AND EROSION ON THE PROPERTY COVERED BY THE PLAN. I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE WORCESTER COUNTY SOIL CONSERVATION DISTRICT PLAN SUBMITTAL GUIDELINE AND THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SEDIMENT AND EROSION CONTROL. I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER."

MIN. ACCURACY = ± 0.1

<u>CERTIFICATION</u>

(410)641-5773

FRANK G. LYNCH JR. AND ASSOC., INC. 10535 RACETRACK ROAD BERLIN, MD. 21811



NEW BUILDING FOR

DELMARVA ACES

9810 HAMMOND ROAD BISHOPVILLE, MARYLAND

W. F. HORN ARCHITECT, INC. LEWES, DELAWARE

CODE INFORMATION

BUILDING AREA - 8480 SQUARE FEET

I. INTERNATIONAL BUILDING CODE - 2021 A. OCCUPANCY CLASSIFICATION -ASSEMBLY GROUP A-3

B. INCIDENTAL USE AREAS

CODE INFORMATION

1. BOILER AND FURNACE ROOMS - NOT APPLICABLE 2. STORAGE ROOMS OVER 100 SQ. FT. - NOT APPLICABLE

C. GENERAL BUILDING HEIGHTS AND AREAS 1. HEIGHT -

> GROUP A-3 - 2 STORY, 60' PERMITTED HEIGHT MODIFICATIONS NOT REQUIRED

GROUP A-3 - 24,000 SQUARE FEET PERMITTED AREA MODIFICATIONS NOT REQUIRED

D. TYPE OF CONSTRUCTION - CONSTRUCTION TYPE VB 1. STRUCTURAL FRAME - 0 HOUR 2. BEARING WALLS, EXTERIOR - 0 HOUR

3. BEARING WALLS, INTERIOR - 0 HOUR 4. NONBEARING WALLS, EXTERIOR - 0 HOUR

5. NONBEARING WALLS, INTERIOR — 0 HOUR 6. FLOOR CONSTRUCTION - 0 HOUR 7. ROOF CONSTRUCTION - 0 HOUR

8. FIRE SEPARATION DISTANCE, GREATER THAN 30 FT. - 0 HOUR

9. UNPROTECTED WALL OPENING, GREATER THAN 30 FT. - UNLIMITED AREA

E. INTERIOR FINISHES -1. WALLS AND CEILINGS -

EXIT ACCESS CORRIDORS - CLASS C ROOMS AND ENCLOSED SPACES - CLASS C 2. FLOOR FINISH - CLASS II

3. DECORATIONS AND TRIM - FLAME RESISTANT

F. MEANS OF EGRESS 1. OCCUPANT LOAD -GYMNASIUM -

50 SQUARE FEET PER OCCUPANT = 170 PEOPLE 2. EGRESS WIDTH -

STAIRWAYS - .3" PER OCCUPANT

OTHER EGRESS COMPONENTS - ,2" PER OCCUPANT 3. ACCESSIBLE MEANS OF EGRESS -

TWO REQUIRED FOUR PROVIDED

4. SPACES WITH ONE MEANS OF EGRESS -MAXIMUM OCCUPANT LOAD - 50 MAXIMUM TRAVEL DISTANT - 75'

5. LENGTH OF EXIT ACCESS TRAVEL -200 FEET MAXIMUM ALLOWED 50 FEET MAXIMUM PROVIDED

6. SIZE OF DOORS - 32 " MINIMUM EGRESS WIDTH PER OCCUPANT = .2"/PERSON, 34 X .2" = 170 PEOPLE PER DOOR

7. PANIC HARDWARE - REQUIRED 8. LIGHTED EXIT SIGNS REQUIRED

<u>II. NFPA 101 - 2021</u> A. CLASSIFICATION OF OCCUPANCY -ASSEMBLY

B. CLASSIFICATION OF HAZARD OF CONTENTS - ORDINARY HAZARD

C. MINIMUM CONSTRUCTION REQUIREMENTS - NO REQUIREMENT

D. OCCUPANT LOAD - 170 PEOPLE

E. MEANS OF EGRESS -1. ALL EXITS LOCATED AT LEVEL OF EXIT DISCHARGE

2. TWO EXITS REQUIRED 2. DOORS

a. 32" MINIMUM CLEAR WIDTH

b. MAXIMUM FLOOR VARIATION BOTH SIDES OF DOOR - 1/2" c. SWING IN DIRECTION OF EGRESS TRAVEL 3. PANIC HARDWARE AT EXIT DOORS FROM BUILDING REQUIRED

4. TRAVEL DISTANCE TO EXITS - 150 FEET MAXIMUM 5. EMERGENCY LIGHTS AND LIGHTED EXIT SIGNS

F. PROTECTION -

1. INTERIOR WALL AND CEILING CLASS A, CLASS B OR CLASS C 2. SMOKE DETECTORS AND FIRE ALARM SYSTEM REQUIRED

<u>IV. ADA</u>

A. ACCESSIBLE SITES -1. AT LEAST ONE ACCESSIBLE ROUTE PROVIDED 2. ACCESSIBLE PARKING SPACES - EXISTING

B. ACCESSIBLE BUILDING -1. ONE ACCESSIBLE ROUTE TO ACCESSIBLE SPACES PROVIDED 2. FLOOR SURFACES TO BE SLIP RESISTANT

a. CARPET IF PROVIDED — LEVEL LOOP, GLUED INSTALLATION 3. STAIRS - NOT APPLICABLE

4. DOORS -

a. CLEAR WIDTH — 32" MINIMUM PROVIDED b. MANEUVERING CLEARANCES - PROVIDED

c. THRESHOLDS - 1\2" MAXIMUM HEIGHT PROVIDED d. HARDWARE - LEVER TYPE HARDWARE TO BE PROVIDED e. 50% OF ENTRANCES MUST BE ACCESSIBLE - 100% PROVIDED

5. DRINKING FOUNTAINS - NOT REQUIRED 6. TOILET FACILITIES - PROVIDED

1. ALL DOORS TO BE EQUIPPED WITH LEVER TYPE LOCK AND LATCHSETS.

UNLESS NOTED OTHERWISE

INDEX OF DRAWINGS

T1.1 TITLE SHEET, INDEX AND CODE INFORMATION

A1.1 FLOOR PLANS AND NOTES

ELEVATIONS

ELEVATIONS

A3.1 WALL SECTIONS

PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 12319, EXPIRATION DATE 1/6/2026.

THE PROFESSIONAL SERVICES OF THE ARCHITECT ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF POLE BUILDINGS UNLIMITED. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE ARCHITECT FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT.

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DESIGNED WFH DRAWN PAH CHECKED WFH

DATE 01/31/25 PROJ. NO. 32518 SCALE AS NOTED SHEET

ACES DELMARVA

TOILET ROOM NOTES

□GRAB BARS- 36" LONG, MTG. HT. @ 3'-0" A.F.F.

2 GRAB BAR- 42" LONG, MTG. HT. @ 3'-0" A.F.F., I2" FROM REAR WALL 3 TOILET TISSUE HOLDER MTG. HT. @ 1'-7" A.F.F.

4 MIRROR- 18"X 24" MTG. HT. @ 3'-4" A.F.F. TO BOTTOM

5 SOAP DISPENSER- MTG. HT. @ 3'-4"

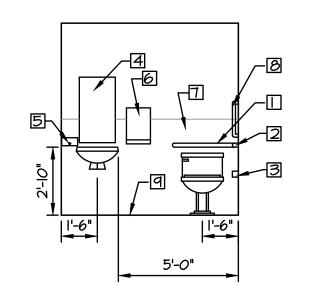
6 PAPER TOWEL DISPENSER- MTG. HT. @ 3'-0" A.F.F. TO BOTTOM

NON-ABSORBENT WALL FINISH - HT. @ 4'-0" A.F.F. TO TOP **B** VERTICAL GRAB BAR- 18" LONG,

3'-3" FROM REAR WALL

MTG. HT. @ 3'-3" A.F.F. TO BOTTOM

9 SMOOTH, HARD, NON-ABSORBANT FLOOR FINISH WITH 6" COVE BASE



GENERAL NOTES

I. EXTERIOR WALLS SHALL BE 2x4 WOOD GIRTS @ 2'-O" O.C. HORIZ. W/ 29 GAUGE GALVALUM PAINTED METAL PANELS.

2. ALL DIMENSIONS ARE TO FACE AND/OR CENTER OF STRUCTURE.

3. 12" OVERHANG EAVES AND GABLES.

4. EXTERIOR DOORS ARE FIBERGLASS SMOOTH SKIN PLASTPRO 2000 INSULATED ENTRANCE DOOR AND PLASTPRO PF JAMB W LEVER TYPE LOCKSET UNLESS OTHERWISE NOTED.

5. 3'-0" X 4'-0" WINCORE WINDOWS, DOUBLE HUNG, DUAL PANE LOW E GLASS FILLED WITH ARGON GAS, WELDED VINYL FRAMES AND SASHES, SLOPED SILLS, COIL SPRING BALANCE SYSTEM, FULL WINDOW SCREEN.

<u>SYMBOLS</u>

TEMPERATURE AND 150 PSI PRESSURE

MANUFACTURER'S RECOMMENDATIONS.

VALVE DISCHARGELINE FULL SIZE OF

SIZED WITH CAPACITY PER WATER HEATER

RELIEF VALVE WITH TEST LEVER,

- PROVIDE A HARD COPPER RELIEF

VALYE OUTLET TO END OVER JS

- DRAIN VALVE BY HEATER MANUFACT.

PIPING SHOWN IS SCHEMATIC. PROVIDE

CLEARANCES RECOMMENDED BY MANUF.,

SEISMIC STRAPPING. SET THERMOSTAT

PROVIDE WATERTIGHT GALVANIZED

SHEET METAL PAN 2" DEEP WITH

I" DRAIN PIPE TO JS

WITH 6" AIR GAP.

AT 120 DEG F.

DENOTES FIRE EXTINGUISHER LOCATION. FIRE EXTINGUISHER SHALL BE 2A:10B:C MOUNTED AT 48" TO TOP.

DENOTES EMERGENCY LIGHT WITH BATTERY # BACK UP

DENOTES LIGHTED EXIT SIGNS

DENOTES EXTERIOR EMERGENCY LIGHT WITH BATTERY BACK UP

LIGHT FIXTURE SCHEDULE

- LED SUSPENDED HIGH BAY LIGHT

- 2'-0" x 2'-0" LED SURFACE MOUNT LIGHT FÎXTURE

- EXHAUST FAN, 50 CFM, DIRECT VENT TO EXTERIOR

FOUNDATIONS

I. PRESUMPTIVE BEARING CAPACITY: 2000 PSF

2. FOUNDATION DESIGN IS BASED ON SHALLOW SPREAD FOOTINGS BEARING ON SUITABLE NATURAL SOILS AND/OR NEW COMPACTED STRUCTURAL FILL.

3. ALL ORGANIC MATERIALS EXCESSIVELY SOFT OR LOOSE SOILS, TREES, ASPHALT, CONCRETE, DEBRIS AND OTHER DELETERIOUS MATERIALS SHALL BE REMOVED. UNSUITABLE AREAS SHALL BE REMOVED AND REPLACED.

4. AREAS REQUIRING UNDERCUT AND FILL MATERIAL DUE TO THE PRESENCE OF UNSUITABLE MATERIAL SHALL BE BACKFILLED TO THE DESIGN FOOTING SUBGRADE WITH NEW COMPACTED STRUCTURAL FILL.

5. COMPACTED STRUCTURAL FILL FOR BUILDING SUPPORT UTILIZING MATERIAL APPROVED FOR USE INCLUDE:

ON-SITE GRANULAR SOILS INCLUDING GW , GP, GM, SW, SP, ND. SM, CLASSIFIED IN ACCORDANCE WITH THE UNIFIED SOLID CLASSIFICATION SYSTEM (USCS). FURTHERMORE, THE MATERIAL TO BE UTILIZED AS STRUCTURAL FILL SHOULD HAVE A PLASTICITY INDEX (PI) LESS THAN 20.

6. COMPACTED STRUCTURAL FILL BENEATH ALL FOUNDATIONS, SLABS ON GRADE AND ADJACENT TO FOUNDATION WALLS SHALL BE PLACED IN LIFTS NOT EXCEEDING & INCHES IN LOOSE THICKNESS AND BE COMPACTED TO 95 PERCENT OF MAXIMUM DRY DENSITY PER ASTM D-1557 MODIFIED PROCTOR TEST.

7. SOILS EXPOSED AT THE BASES OF ALL FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGE IN CONDITION, SUCH AS DISTURBANCE FROM RAIN OR FROST. SURFACE RUNOFF SHOULD BE DRAINED AWAY FROM THE EXCAVATIONS AND NOT BE ALLOWED TO POND. FOUNDATION EXCAVATIONS SHOULD BE PROTECTED FROM RAINFALL OR FREEZING CONDITIONS. SLOPE FOOTINGS EXCAVATIONS AS REQUIRED FOR STABILITY AND SAFTY OR PROVIDED SHEETING OR SHORING IN ACCORDANCE WITH OSHA REQUIREMENTS IN THE EVENT THAT THE CONTRACTOR DETERMINES THAT SHEETING OR SHORING IS REQUIRED FOR ESCALATION. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER FOR DESIGN AND DOCUMENTATION OF ALL SHEETING AND SHORING REQUIRED FOR THE WORK.

8. UTILITY LINES SHALL NOT PASS UNDER FOOTINGS, STEP FOOTINGS BELOW UTILITY LINES AND SLEEVE WALL.

9. TRENCHES WHICH RUN ADJACENT TO FOOTINGS AND ARE LOWER THAN THE FOOTING BOTTOM AND ARE WITHIN A HORIZONTAL DISTANCE OF 1.5 TIMES THE ELEVATION DIFFERENCE SHALL BE BACKFILLED WITH 1500 PSI CONCRETE TO THE FOOTING BOTTOM.

CONCRETE

I. ALL CONCRETE WORK SHALL CONFORM TO ACI 318 (LATEST EDITION).

2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE:

FOUNDATION: 3500 PSI FLOOR SLABS: 4000 PSI EXTERIOR WALKS, STEPS, PADS, RAMPS AND CURBS: 3500 PSI ALL CONCRETE SHALL BE AIR-ENTRAINED (6+/-1)%.

4. CALCIUM CHLORIDE ADMIXTURES ARE PROHIBITED, USE OF ADMIXTURES SHALL BE SUBJECT TO APPROVAL BY THE ARCHITECT.

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DATE 01/31/25 PROJ. NO. 32518 SCALE AS NOTED SHEET

OTHER PERSON INVOLVED IN THE PROJECT.

2x10 WOOD JOISTS AT 1'-4" OC WITH BEARING AT 8'-0" AFF. 3/4" T&G PLYWOOD DECK AND R-25 INSUL WITH 5/8" GYP WALLBD 5/8" MR GYP. WALLBD AND FRP WAINSCOT IN TOILET ROOM R-19 BATT INSUL. IN WALLS **TOILET**

5 GAL. LOWBOY WATER HEATER ABOVE CEILING 1/2" HW , 2" + J|1/2" HW /2" CW_ P-2 1/2" CW 3/4" WATER SUPPLY

DOMESTIC WATER RISER DIAGRAM

1/2"

PROVIDE PIPE

UNIONS, DIELECTRIC

DISSIMILAR METALS.-

IF REQUIRED FOR

ELECTRIC WATER

HEATER

SANITARY RISER DIAGRAM

FC0

LAV

4" VTR

¦I I/2" V

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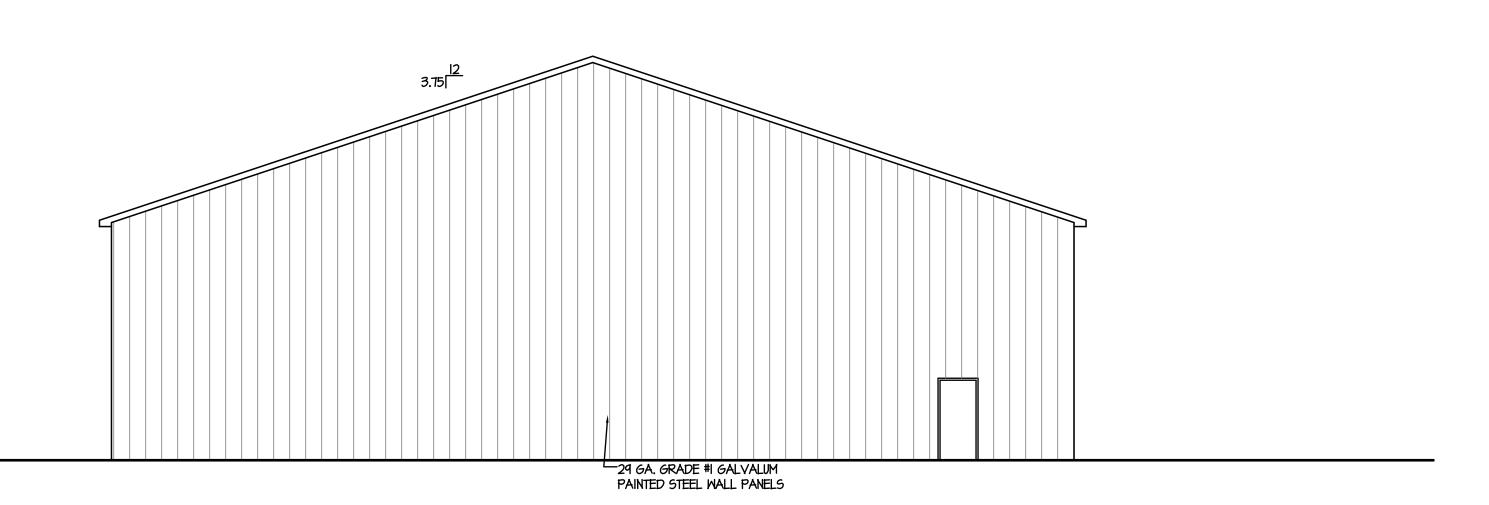
SCALE AS NOTED

PROJ. NO. 32518

SHEET

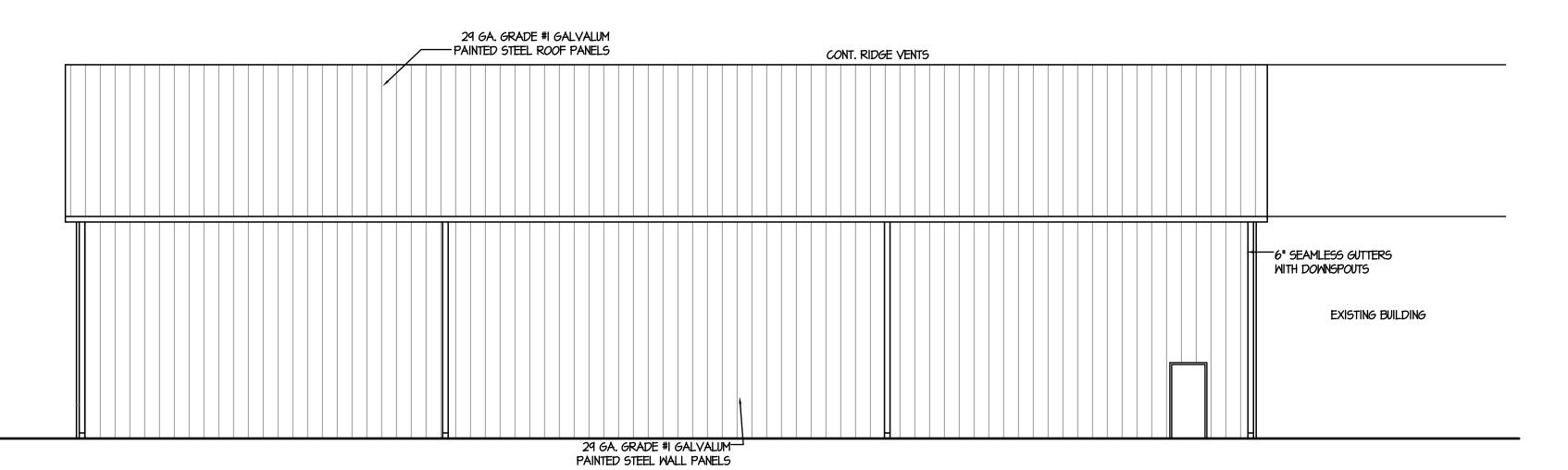
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FRONT ELEVATION

1/8" = 1'-0"



2 RIGHT SIDE ELEVATION



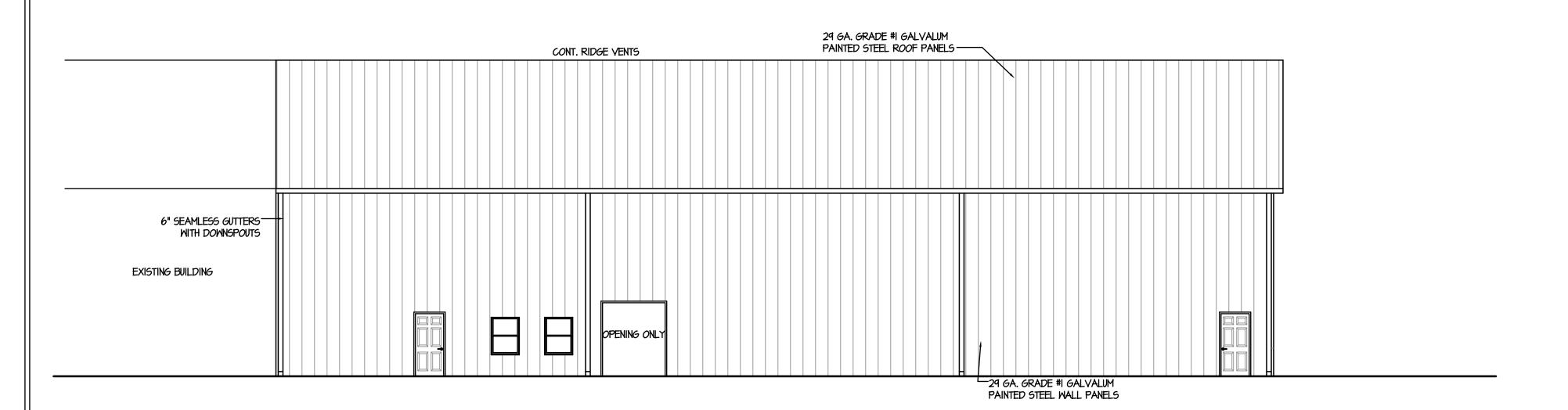
PROFESSIONAL CERTIFICATION

DATE 01/31/25 PROJ. NO. 32518 SCALE AS NOTED SHEET

EXISTING BUILDING 29 GA. GRADE #I GALVALUM— PAINTED STEEL WALL PANELS

REAR ELEVATION

|/8" = 1'-0"

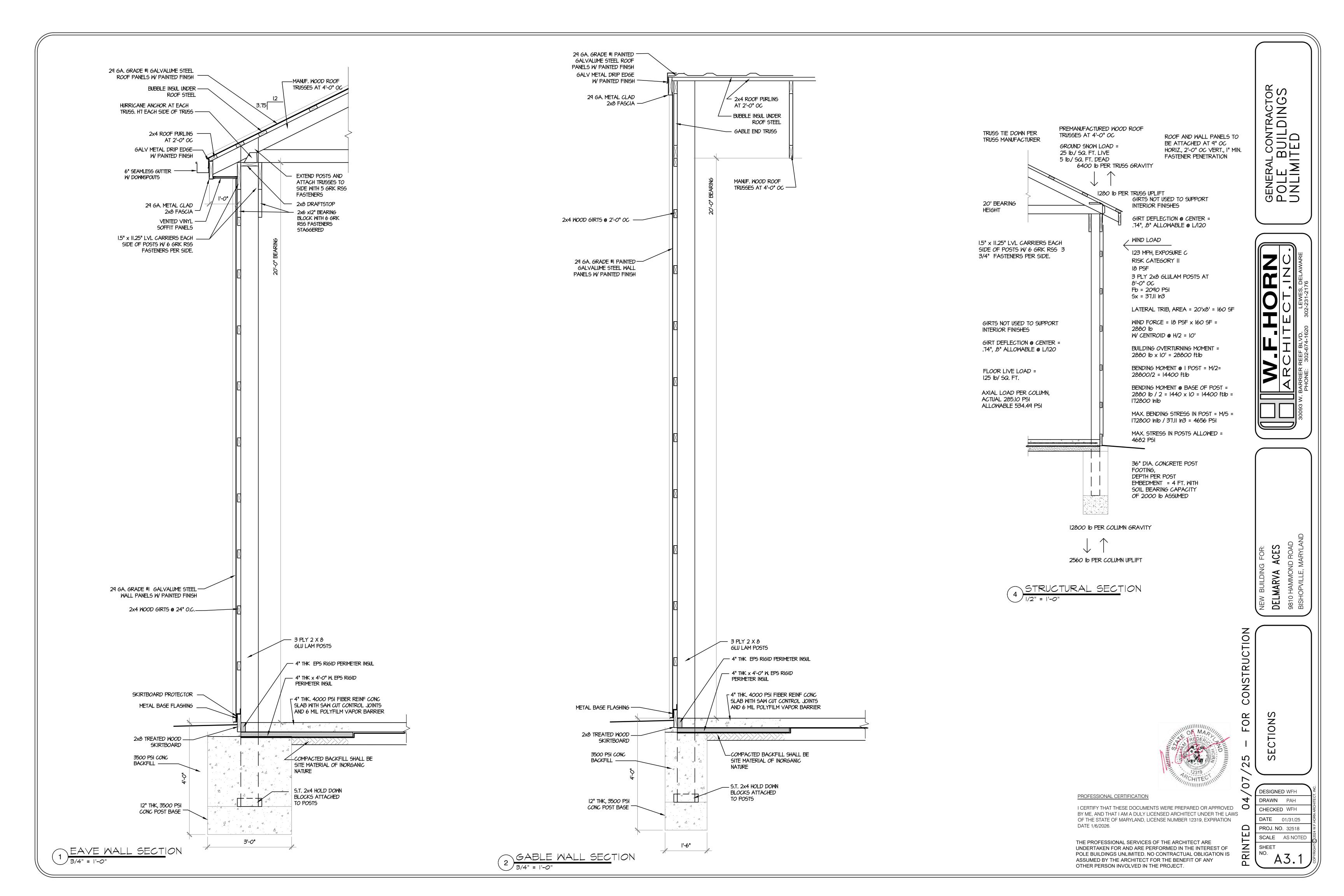




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PROFESSIONAL CERTIFICATION



WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: May 1, 2025

PURPOSE: Sketch Plan Review - Coastal Square Residential

DEVELOPMENT: Coastal Square Residential

Proposed 168 apartment units (consisting of seven 24-unit buildings) with open space, a swimming pool, and a clubhouse.

LOCATION: Located on the Corner of Samuel Bowen Boulevard, adjacent to the Coastal Square Commercial Shopping Center. Tax Map 26, Parcels 320 & 474.

ZONING DESIGNATION: C-3 Highway Commercial District.

BACKGROUND: In the C-3 Highway Commercial District, multi-family dwelling units are permitted as an accessory use to an established commercial structure or use of land if 65% or more of the net lot area of the parcel is improved with uses permitted in the C-3 Highway Commercial District. The Coastal Square Commercial Shopping Center, located on the same parcel, is in the final stages of site plan approval.

SIGNS: Two (2) monument signs are proposed at each of the entrances of the development.

PARKING: Per §ZS 1-320, a minimum 336 spaces and a maximum of 420 spaces are required. There are 358 spaces proposed on the site plan meeting the minimum requirements. All spaces above the minimum will need to be pervious.

Parking spaces shall be demarcated with painted stripes and parking bumpers where shown. Handicap accessible parking spaces have been provided as required under the Maryland Accessibility Code. Also, all handicap accessible signs shall be posted a minimum of 84" from grade to the bottom of the reserved sign. All handicap spaces shall also be a minimum of 20' in depth, and where required, depressed curbing will need to be provided.

TRAFFIC CIRCULATION: Two (2) access points to the development are provided: An access point from Samuel Bowen Boulevard and another from the unnamed road adjoining the Coastal Square Commercial Shopping Center.

PEDESTRIAN AND BICYCLE CONNECTIVITY: §ZS 1-320 requires one (1) rack for each 50 units or portion thereof. The proposed development has 168 units, requiring a minimum of 3.36 bicycle racks. Four (4) racks have been proposed, therefore this requirement has been met.

REFUSE REMOVAL: Six (6) dumpsters on concrete pads with 6' fenced enclosures are proposed.

LANDSCAPING: A landscape plan has been provided in accordance with §ZS 1-322. A complete and automated landscape irrigation system including rain sensors is proposed.

FOREST CONSERVATION LAW: This property is subject to Forest Conservation Law. This property is subject to Forest Conservation Plan #21-34. This property has met compliance with the Worcester County Forest Conservation by obtaining a credit from an off-site forest conservation mitigation area.

STORMWATER MANAGEMENT/ SEDIMENT EROSION CONTROL: This project has obtained Site Development Plan Stormwater Management approval.

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

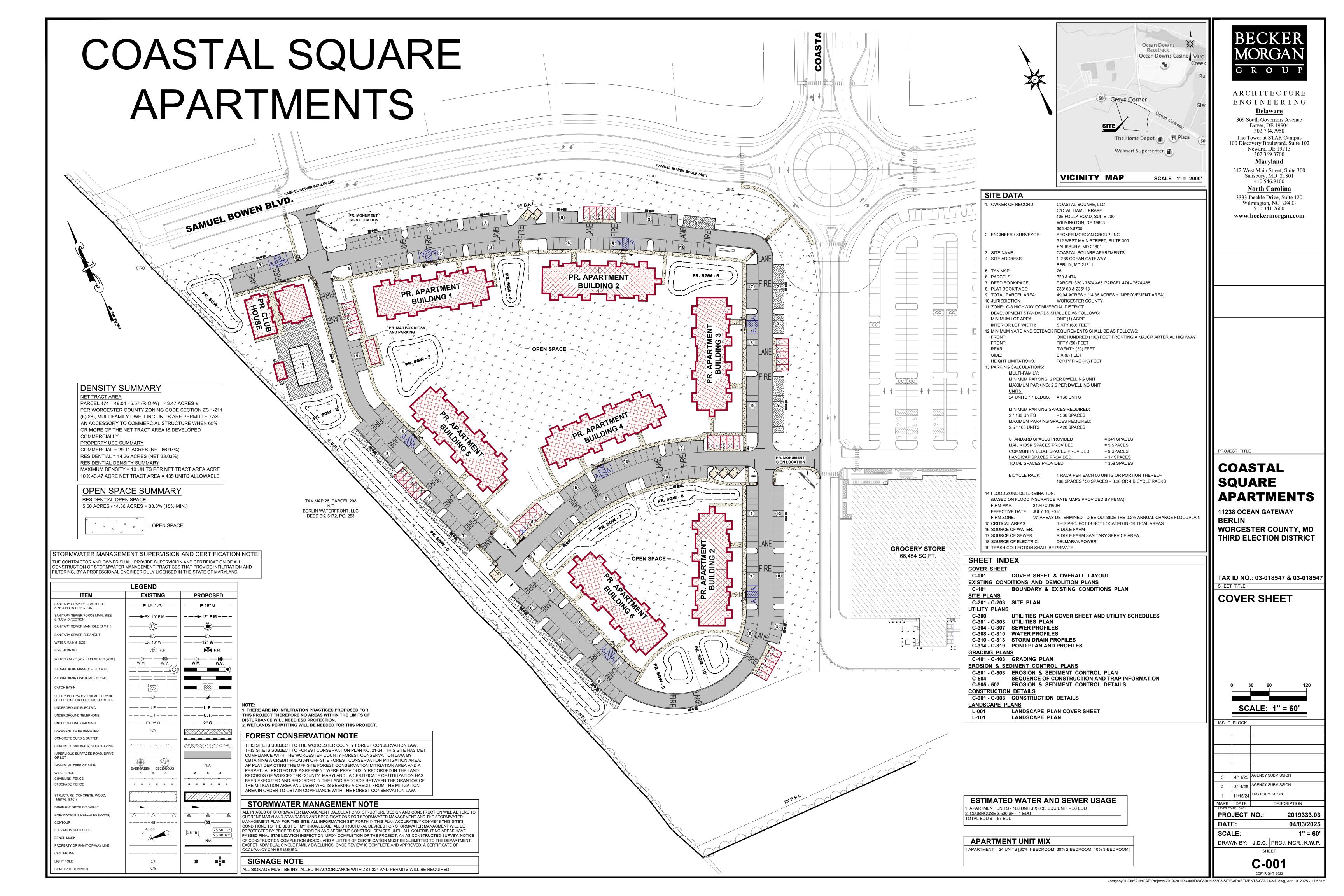
WATER SUPPLY AND WASTEWATER SERVICES: This project will be served by the Riddle Farm Sanitary Service Area. Staff will require written confirmation from the Department of Environmental Programs that their requirements have been met prior to signature approval.

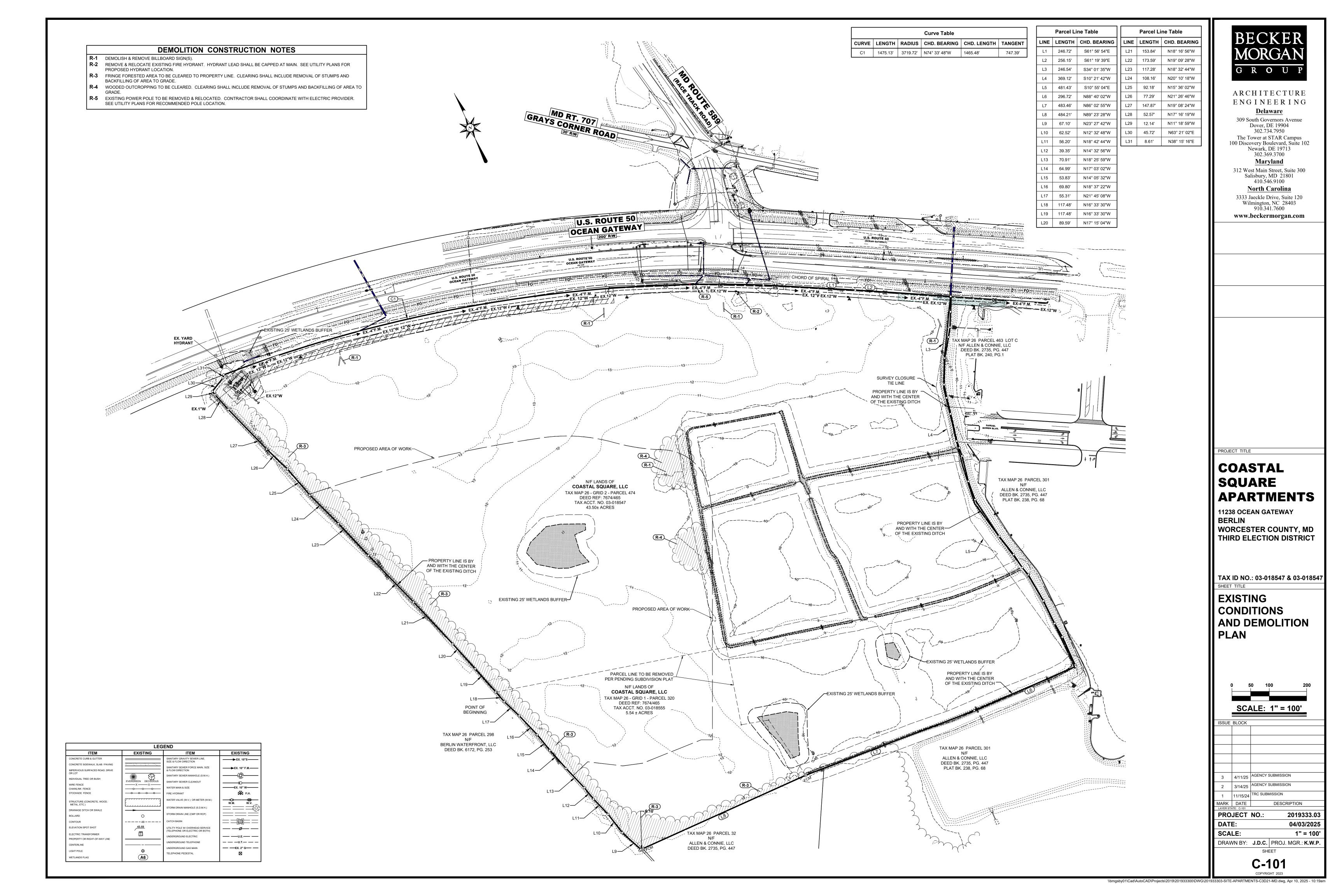
PROPERTY OWNER: Coastal Square, LLC

APPLICANT: William J. Krapf

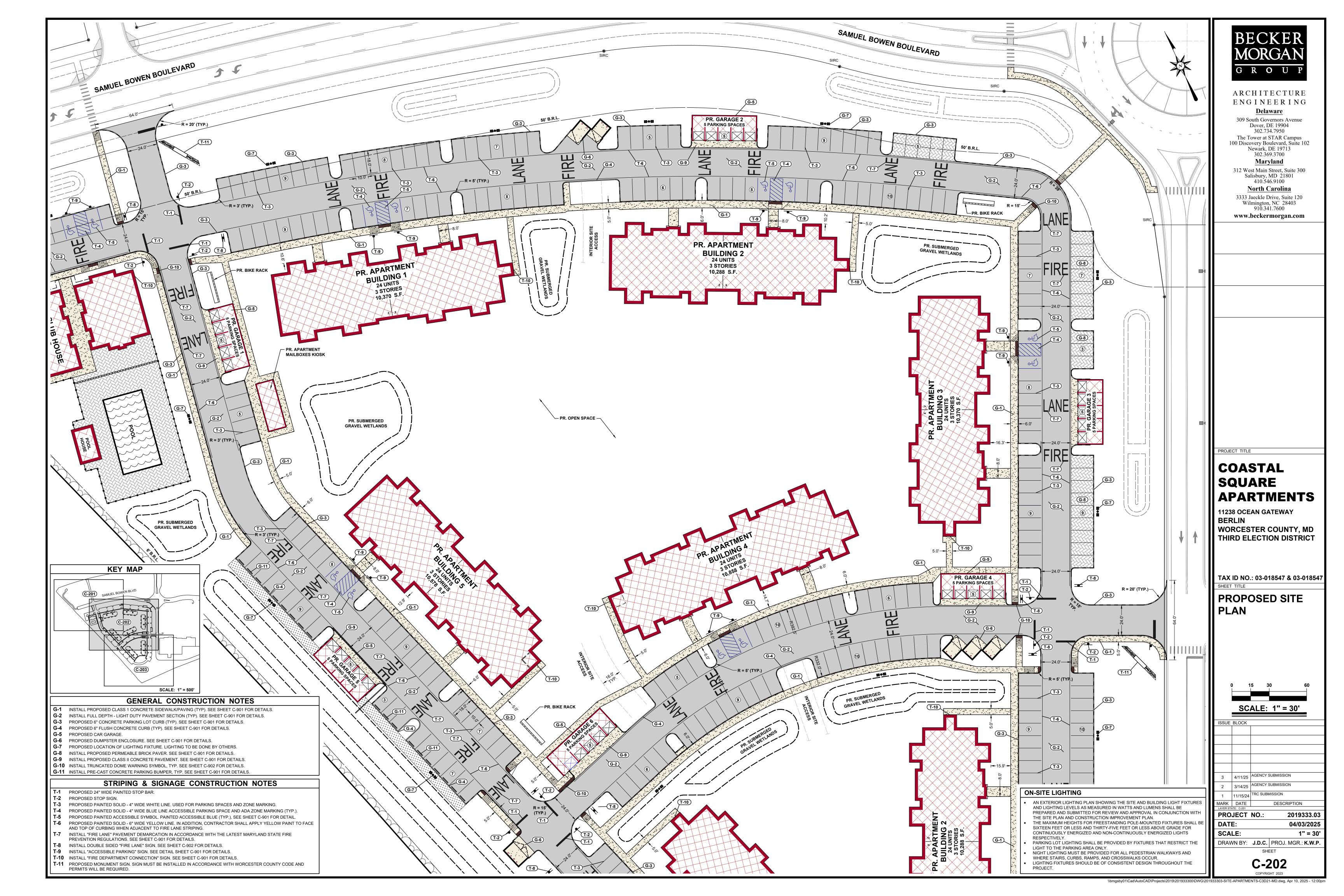
LAND PLANNER: Becker Morgan Group, Inc.

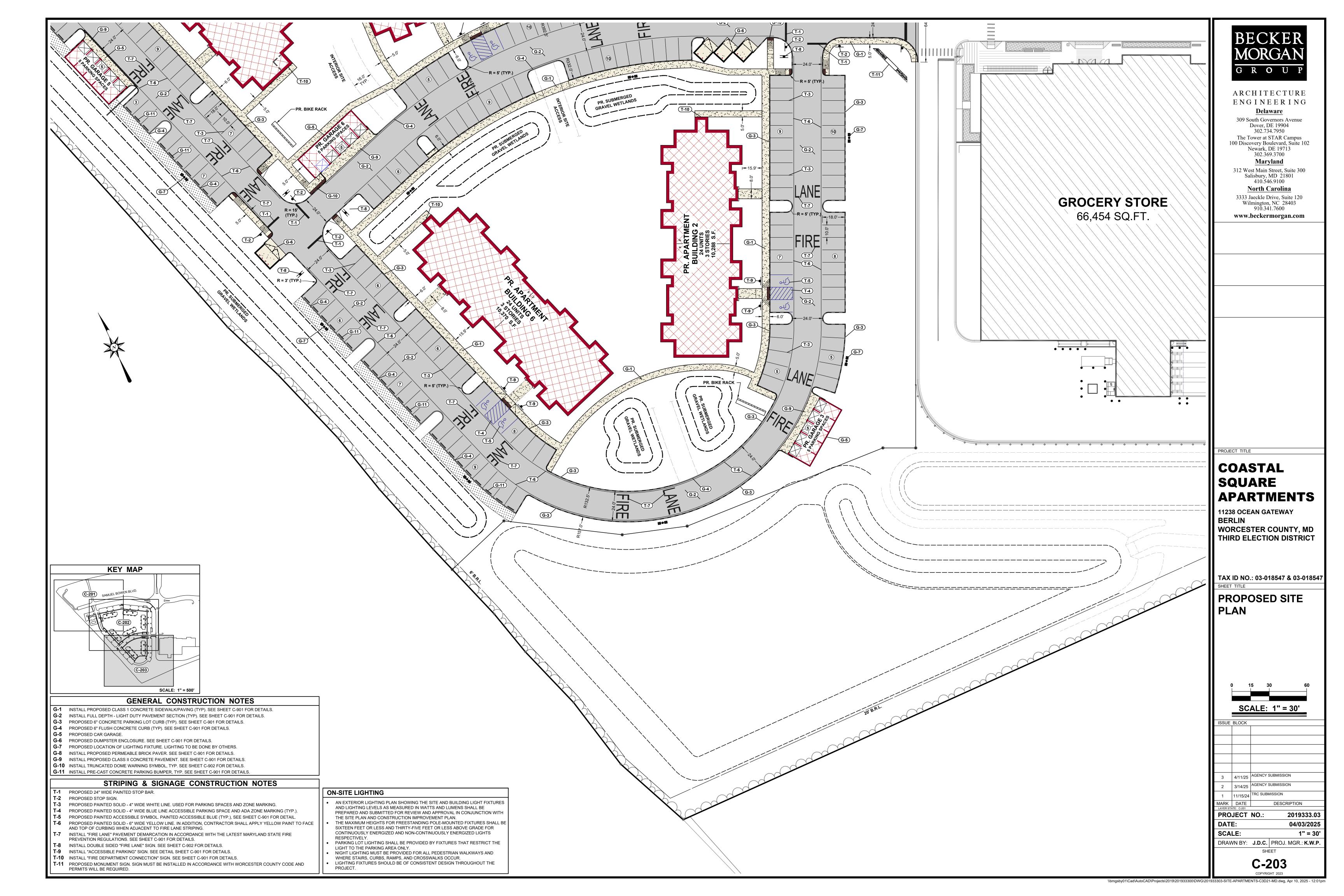
PREPARED BY: Ben Zito, DRP Specialist

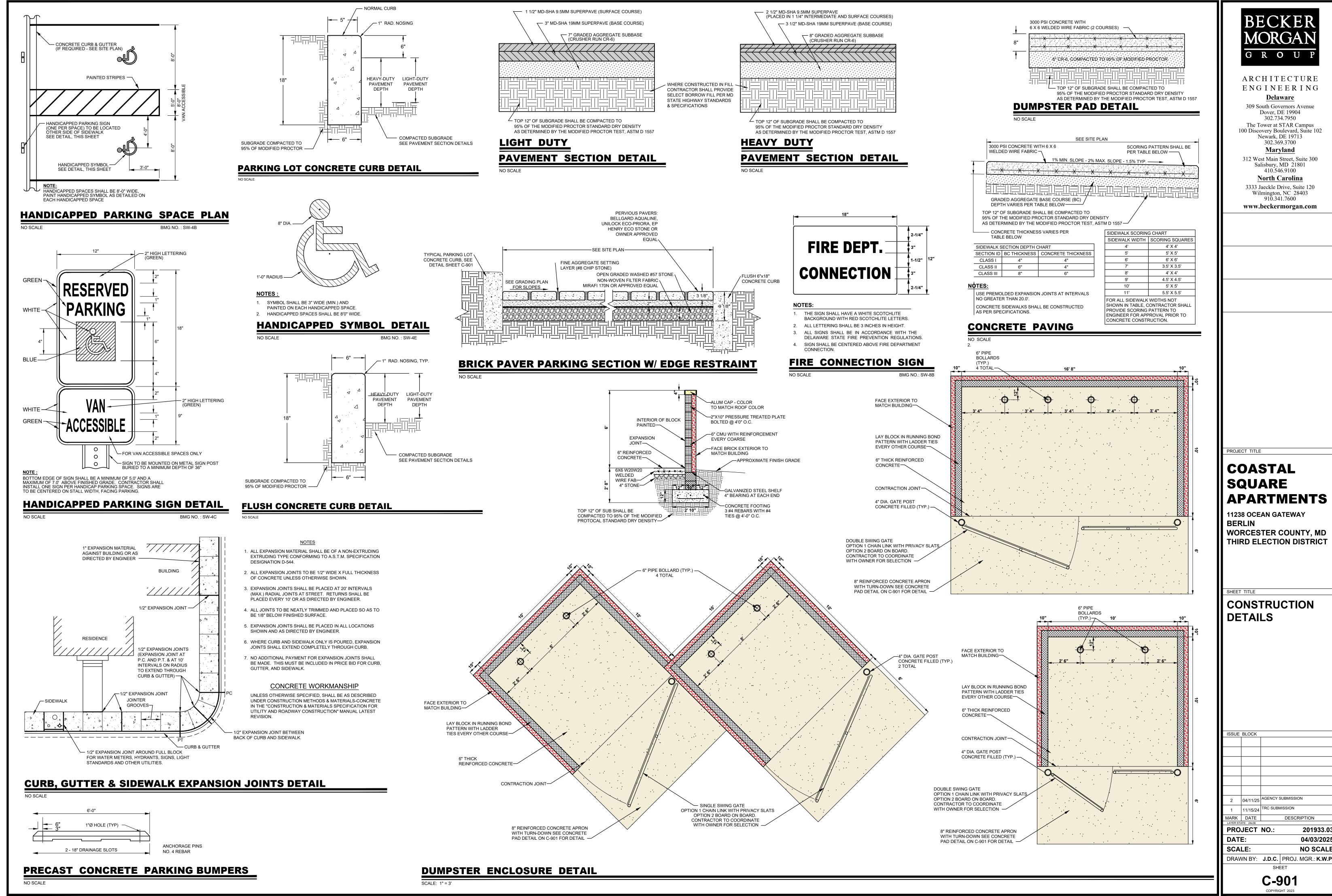




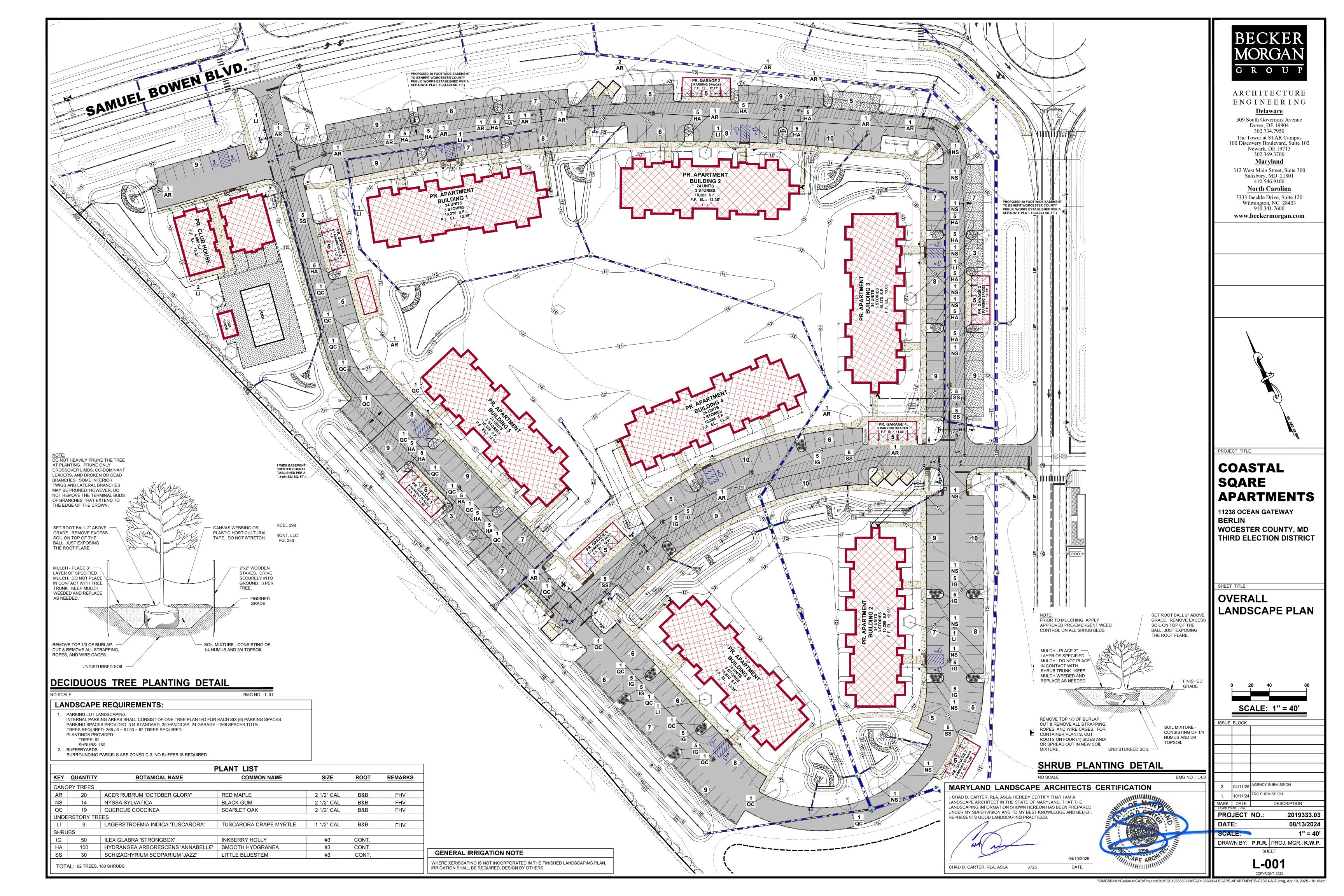








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STAFF REPORT

REZONING CASE NO. 449

PROPERTY OWNER: Mark R. Odachowski

12507 Sunset Avenue, Unit 14D

Ocean City, MD 21842

ATTORNEY: Hugh Cropper IV

9927 Stephen Decatur Hwy, F-12 Ocean City, Maryland 21842

TAX MAP/PARCEL INFO: Tax Map 26, Parcel 476, Lot C-1, Tax District 10

SIZE: The petitioned area consists of 18.67 acres.

LOCATION: 12254 Greenridge Lane Road, Ocean City, MD. It is 850 feet south of Old Bridge Road with access to Greenridge Lane Road which sits to the west.

CURRENT USE OF PETITIONED AREA: There is currently a single-family house and a large residential storage building on the property.

CURRENT ZONING CLASSIFICATION: R-2 Suburban Residential District. The maximum density for this zoning district is four units per net acre, or four units per gross acre if the development will be a major Residential Planned Community.

As defined in the Zoning Code, this district is primarily intended to protect and preserve existing residential subdivisions throughout the County and to provide for compatible infill development in those areas. In addition, and as recommended by the Comprehensive Plan, this district can serve as a transition zone between high- and low-density residential neighborhoods.

REQUESTED ZONING CLASSIFICATION: R-4 General Residential District. The maximum density for this zoning district is eight units per net acre, or eight units per gross acre if the development will be a major Residential Planned Community. The density for a manufactured home park is six units per net acre.

As defined in the Zoning Code, the intent of this district is to protect the existing residential subdivisions throughout the County that are currently developed in accordance with its provisions while also providing for compatible infill development and is meant to accommodate the most diverse housing types and range of affordability. While this district can serve as the core of a traditional neighborhood development, it is not limited to usage only in areas designated for growth by the Comprehensive Plan.

APPLICANT'S BASIS FOR REZONING: The application indicates that there is a substantial change in the character of the neighborhood since the last Comprehensive Rezoning on

November 3, 2009. While not the primary basis for the request, the applicant also alleges that a mistake was made due to a former temporary Declaration of Consolidation. In addition, the Critical Area maps are in the process of being revised, and the draft maps will reduce the amount of land within the petitioned area that will be impacted.

ZONING HISTORY: At the time zoning was first established in 1964, the petitioned area was given an A-1 Agricultural District classification, which was retained in the subsequent 1978 Comprehensive rezoning. In the 1992 comprehensive rezoning it changed to the R-2 Suburban Residential District and retained that in 2009 comprehensive rezoning.

SURROUNDING ZONING: Adjoining properties to the east, west and south are zoned R-2 Suburban Residential District. Properties to the north are zoned R-4 General Residential District.

COMPREHENSIVE PLAN:

The County's Comprehensive Plan was adopted by the County Commissioners on March 7, 2006, and is intended to be a general guide for future development in the County. Whether proposed rezoning is compatible with the recommendations of the Comprehensive Plan is one of the criteria that is considered in all rezoning requests, as listed in § ZS 1-113(c)(3) and as summarized at the end of this Staff Report.

According to Chapter 2 – Land Use of the Comprehensive Plan and associated land use map, the petitioned area lies within the Existing Developed Areas (EDA) Land Use Category. Regarding the Existing Developed Areas Land (EDA) Use Category, the Comprehensive Plan states the following:

"This category identifies existing residential and other concentrations of development in unincorporated areas and provides for their current development character to be maintained. Recognizing existing development and neighborhood character is the purpose of this designation. Appropriate zoning providing for densities and uses consistent with this character should be instituted." (Page 13)

Pertinent objectives cited in Chapter 2 – Land Use state the following:

- 3. Maintain the character of the county's existing population centers.
- 4. Provide for appropriate residential, commercial, institutional, and industrial uses.
- 5. Locate new development in or near existing population centers and within planned growth centers.
- 6. Infill existing population centers without overwhelming their existing character.
- 8. Regulate development to minimize consumption of land, while continuing the county's rural and coastal character.
- 9. Minimize conflicts among land uses due to noise, smoke, dust, odors, lighting, and heavy traffic.

- 11. Set high environmental standards for new development, especially in designated growth areas.
- 12. Develop green infrastructure system.
- 14. Encourage the use of mass transit and non-motorized transport
- 20. Direct new development in growth areas to planned communities.
- 21. Promote mixed use development
- 22. Design new development's architecture and landscaping to visually improve its surroundings

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(Pages 12, 13)
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The Comprehensive Plan also states that in this land use category that "[c]aution should be exhibited within these areas to protect green infrastructure and sensitive areas." (Page 14)

In Chapter 3, Natural Resources, the Plan states that "Worcester County's natural resources are valued for quality of life, environmental, economic, public health, and aesthetic reasons. The tourism, forestry, and agriculture industries rely on natural resources. These industries are the county's economic backbone. Natural resources provide valuable services such as flood protection, pollution assimilation, water quality, and clean air that benefit public health and safety as well as the Coastal and Chesapeake Bays' productivity.

Pertinent objectives include the following:

- 1. Use a systems approach to environmental planning addressing pollution at or close to its source and use sustainable development techniques.
- 2. Instill environmental stewardship as a universal ethic.
- 3. Identify and protect environmentally sensitive areas.
- 4. Restore and/or enhance natural resource functions where possible.
- 5. Reduce imperviousness of existing and new development.
- 8. Conserve resources by reducing unnecessary consumption.
- 9. Channel development within a particular site to any existing disturbed areas if Possible.
- 10. Establish sufficient buffers for sensitive areas.

(Page 33)

Chapter 5 – Housing, the Comprehensive Plan states that "[h]ousing in Worcester County is actually two housing markets: permanent year-round housing and second homes. This is common to resort areas. Housing production and availability in absolute terms has been sufficient, yet affordability and location are issues." (Page 65)

Pertinent objectives include the following:

- 4. A variety of housing types including mixed-use projects should be provided for to meet the housing needs of all income groups and life stages.
- 6. Mobile homes should be recognized as an affordable housing alternative and additional park locations should be designated.
- 8. Seasonal employee housing should be provided. (Page 67)

In Chapter 7 – Transportation, the Comprehensive Plan states that "[t]he county's rural road system continues to have an excellent service record. Local car and truck traffic share this system with farm machinery. On-going maintenance will remain the primary need for these roads. Due to their configuration, rural roads within this plan's growth areas will require improvements to handle the expected additional traffic." (Page 80)

Access to this parcel is by Greenridge Lane Road, a County maintained road that has an 18-foot-wide paved surface within a 40-foot right-of-way. The adjoining property to the north is Salt Life Park manufactured home park, and if an interparcel connector is developed, it would connect the petitioned area to Old Bridge Road. It is unclear whether the intention is to connect through Salt Life Park, connect directly to Greenridge Lane Road, or both. If this parcel is connected to Salt Life Park, then access will be to Old Bridge Road MD 707A. This is a State Maintained Road. Comments from MDOT SHA state that access to Old Bridge Road would trigger an access permit review.

Pertinent objectives include the following:

- 3. Traffic studies--Developers should provide traffic studies to assess the effect of each major development on the LOS for nearby roadways.
- 8. Local funding sources should be explored to improve priority of impacted roadways for state funding or to provide for local 87construction of improvements.
- 13. Road Widening--Adequate right-of-way should be dedicated for roads anticipated for widening during the development review process.
- 14. Community character—New roadway designs and construction should not disrupt the character of existing communities, villages, and towns. Alternative routes and designs should be explored to maintain this important aspect of Worcester County.
- 15. Connectivity--Inter and intra development connectivity should be designed into new development to improve mobility and to avoid environmental damage. This will be especially important for US 13 south of Pocomoke and US 50 between Berlin and Ocean City.

- 17. Bike and Pedestrian Mobility--Bike and pedestrian mobility should be given higher priority and designed into new development. A countywide plan should be developed.
- 22. Parcel Access Plan--This plan should provide a specific parcel access plan for large parcels and interparcel connections for smaller parcels for key roadways. This list should be provided to and reviewed with the State Highway Administration.

WATER AND WASTEWATER: According to the attached response memo from Mr. Mitchell, the subject property has a designation of a Sewer and Sewer Service Planning Category of S-1/W-l (Immediate to 2 years) in the Master Water and Sewerage Plan. The property is within the Mystic Harbour Sanitary District planning area.

The primary soil types on the petitioned area according to the Worcester County Soil Survey are Fa - Fallsington sandy loams, 0 to 2 percent slopes, Northern Tidewater Area, MuA - Berryland complex and HbA - Hambrook sandy loam As illustrated on the attached soil map, the majority of the petitioned area is poorly drained or very poorly drained soils with a small portion on the east side of the parcel that is Well Drained.

EMERGENCY SERVICES: Fire and ambulance service will be available from the Ocean City Volunteer Fire Company approximately 1 mile from the subject property. No comments were received from the fire company regarding this review. Police protection will be available from the Maryland State Police Barracks in Berlin, approximately 6 miles away, and the Worcester County Sheriff's Office in Snow Hill, approximately 21 miles away. No comments were received from the Maryland State Police Barracks or from the Sheriff's Office.

ROADWAYS AND TRANSPORTATION: The petitioned area fronts on Greenridge Lane Road a County owned and maintained located approximately 0.25 miles south of Old Bridge Road a State Highway Administration owned and maintained road. No comments were received from the County Roads Division of the Department of Public Works. The Maryland Department of Transportation, State Highway Administration commented that "Since the parcel was listed under the owner of the Salt Life Park it could be possible that when this parcel is developed the additional lot exiting on to MD 707 would trigger an access permit review." they have no comments on the proposed rezoning. They are requesting that any submittals be sent to them for a possible access permit. there will not have a negative impact on the surrounding state roadway network. Their comments are attached.

SCHOOLS: The petitioned area is within Zone 2 of the Worcester County Public School Zones and is served by the following schools: Ocean City Elementary (Pre-K - Grade 4), Berlin Intermediate School (Grade 5 - 6), and Stephen Decatur Middle School (Grade 7 - 8) and Stephen Decatur High School (Grade 9 - 12). No comments were received from the Worcester County Board of Education (WCBOE).

CHESAPEAKE/ATLANTIC COASTAL BAYS CRITICAL AREAS: According to the attached response memo from Mr. Mitchell, The parcel is partially designated as a Limited

Development Area ("LDA") and is considered non-waterfront. Uses within the LDA are determined by the underlying zoning and proposed development activities would comply with requirements of Code of Public Local Laws of Worcester County, Maryland, Natural Resources Article, § 3:1.

FORESTCONSERVATION: According to the attached response memo from Mr. Mitchell, The area of the parcel located outside the Critical Area would be required to comply with the requirements of the Forest Conservation Act at the time of development

FLOOD ZONE: The FIRM map (24047C0180H, effective July 16, 2015) indicates that the petitioned area of the property is located outside of the floodplain in Zone X (Area of Minimal Flood Hazard), with a very small portion on the north side located in flood zone AE Elevation 5.

PRIORITY FUNDING AREAS: The petitioned area is within a designated Priority Funding Area (PFA).

INCORPORATED TOWNS: This property is approximately 2.3 miles from the Town of Ocean City.

ADDITIONAL COMMENTS RECEIVED: The following agencies submitted responses (attached):

- Memo from Robert Mitchell, Director, Environmental Programs
- Email from Mark Crampton, District Engineer, MDOT SHA.
- Email from Will Dyer, DNR.

THE PLANNING COMMISSION MUST MAKE FINDINGS OF FACT IN EACH SPECIFIC CASE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING MATTERS:

- 1. What is the applicant's definition of the neighborhood in which the subject property is located? (Not applicable if request is based solely on a claim of mistake in existing zoning.)
- 2. Does the Planning Commission concur with the applicant's definition of the neighborhood? If not, how does the Planning Commission define the neighborhood?
- 3. Relating to population change.
- 4. Relating to availability of public facilities.
- 5. Relating to present and future transportation patterns.

- 6. Relating to compatibility with existing and proposed development and existing environmental conditions in the area, including having no adverse impact on waters included on the State's impaired waters list or having an established total maximum daily load requirement.
- 7. Relating to compatibility with the Comprehensive Plan.
- 8. Has there been a substantial change in the character of the neighborhood where the property is located since the last zoning of the property (November 3, 2009) or is there a mistake in the existing zoning of the property?
- 9. Would a change in zoning be more desirable in terms of the objectives of the Comprehensive Plan?



Worcester County Department of Environmental Programs

Worcester County Government Center, 1 West Market Street, Rm 1306 | Snow Hill MD 21863 Tel: (410) 632-1220 | Fax. (410) 632-2012

Memorandum

To: Jennifer Keener, Director, DDRP

From: Robert J. Mitchell

Director, Environmental Programs

Subject: EP Staff Comments on Rezoning Case No. 449

Worcester County Tax Map 26, Parcel 476, Lot C-1

Reclassify approximately 18.67 Acres of

R-2 Suburban Residential District to R-4 General Residential District

Date: 3/21/24

This response to your request for comments is prepared for the map amendment application associated with the above referenced property. The Worcester County Zoning and Subdivision Control Article, Section §ZS 1-113(c)(3), states that the applicant must affirmatively demonstrate that there has been a substantial change in the character of the neighborhood since the last zoning of the property or that a mistake has been made in the existing zoning classification. The applicant contends that a mistake was made in the existing zoning and a change in the character of the neighborhood exists as well. The Code requires that the Commissioners find that the proposed "change in zoning" would be more desirable in terms of the objectives of the Comprehensive Plan.

The Department of Environmental Programs has the following comments:

- 1. This property has an Existing Developed land use designation in the Land Use Map in the Worcester County Comprehensive Plan (Comprehensive Plan), as do all the surrounding properties. The Existing Developed land use category identifies existing residential and other concentrations of development in unincorporated areas and provides for their current development character to be maintained. Recognizing existing development and neighborhood character is the purpose of this designation. Appropriate zoning providing for densities and uses consistent with this character should be instituted. The land use category further describes that within these areas density, height, bulk, and site design standards should also be consistent with the EDA's existing character. Neighboring properties contain two separate phases of a mobile home park while commercial uses are on properties just to the north bordering Rt 50. This application would be an extension southward of the R-4 zoning existing for properties on the north and south side of Old Bridge Road. The owner is proposing that the property would exit thru the Phase II of the Salt Life mobile home park onto Old Bridge (Rt 707) through the SHA-approved entrance built for that community.
- The subject property has a designation for a Sewer Service Planning Category of S-1/W-1 (Immediate to 2 years) in the Master Water and Sewerage Plan. The property is within the Mystic Harbour Sanitary District planning area.
- This proposed rezoning is located partially within the Atlantic Coastal Bays Critical Area (ACBCA). The
 parcel is partially designated as a Limited Development Area ("LDA") and is considered non-waterfront. Uses
 within the LDA are determined by the underlying zoning and proposed development activities would comply

- with requirements of Code of Public Local Laws of Worcester County, Maryland, Natural Resources Article, § 3:1.
- 4. There is a portion of the property, that the applicant correctly reflects, which is proposed to be taken out of the critical area in the draft critical area re-mapping that Maryland's Critical Area Commission is currently undertaking. These maps are not finalized at this time but if area is taken out, the portion so edited will need to comply with Forestry.
- 5. All rezoning's located wholly or partially within the Critical Area require a notification to be sent to the Critical Area Commission (CAC) for comment. In an email dated March 10, 2025, CAC staff stated the Commission has no comments on the proposed rezoning.
- 6. The area of the parcel located outside the Critical Area would be required to comply with the requirements of the Forest Conservation Act at the time of development if applicable.

If you have any questions regarding these comments, please do not hesitate to contact me.

Jennifer Keener

From: Mark Crampton <mcrampton1@mdot.maryland.gov>

Sent: Wednesday, February 12, 2025 6:18 AM

To: Jennifer Keener

Cc: Daniel Wilson; Jeffrey Fritts **Subject:** FW: Agency Memo Case #449

Attachments: Agency Memo Case #449.doc; Case 449 Application.pdf; CaseNo449

_SaltLifePark_Maps.pdf

Ms. Keener,

Thanks for the opportunity to review the materials submitted for this case. Since the parcel was listed under the owner of the Salt Life Park it could be possible that when this parcel is developed the additional lot exiting on to MD 707 would trigger an access permit review. While do no have comments on the zoning change would ask that any submittals be routed to us as well for a possible access permit need.

Mark



Mark W. Crampton
District Engineer

Maryland Department of Transportation

660 West Road, Salisbury MD 21801

Phone: 410-677-4006

Email: mcrampton1@mdot.maryland.gov

From: April Mariner <amariner@co.worcester.md.us>

Sent: Wednesday, February 5, 2025 12:40 PM

To: jwidgeon25@gmail.com; rbowers@oceancitymd.gov; jjester@oceancitymd.gov; Chris Clasing

- <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson
- <DWilson12@mdot.maryland.gov>; Garth McCabe <garth.mccabe@usda.gov>; Kevin Lynch
- <klynch@co.worcester.md.us>; Lou Taylor (LHtaylor@worcesterk12.org) <LHtaylor@worcesterk12.org>; Lt. Earl Starner
- <earl.starner@maryland.gov>; Mark Crampton <mcrampton1@mdot.maryland.gov>; Matt Owens
- <mowens@co.worcester.md.us>; Matthew Crisafulli <mcrisafulli@co.worcester.md.us>; Melanie Pursel
- <mpursel@co.worcester.md.us>; Rebecca Jones <rjones@maryland.gov>; Robert Mitchell
- <bmitchell@co.worcester.md.us>; Will Dyer <Will.Dyer@maryland.gov>

Subject: Agency Memo Case #449

Please find a request for comment on Rezoning Case #449. Please send all comments to Jennifer Keener at <u>jkkeener@co.worcester.md.us</u> by 3/21/2025. Thank you and have a great day.

April L. Mariner

Office Assistant V
Development Review & Permitting
Worcester County Government

 From:
 Will Dyer - DNR

 To:
 Jennifer Keener

 Subject:
 Rezoning Case #449

Date: Monday, March 17, 2025 10:37:18 AM

The MD DNR Forest Service has no opinion on the rezoning of the property in this case.

Thank you

--

Will Dyer
Forester / Lower Shore Project Manager
Department of Natural Resources
Forest Service
6095 Sixty Foot Road
Parsonsburg, MD 21849
410-543-1950 (Office)
will.dyer@maryland.gov



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

MEMORANDUM

TO: Robert Mitchell, Director, Worcester County Environmental Programs Billy Birch, Director, Worcester County Emergency Services Matthew Crisafulli, Sheriff, Worcester County Sheriff's Office Dallas Baker, P.E., Director, Worcester County Public Works Department Chris Classing, P.E., Deputy Director, Worcester County Public Works Department Kevin Lynch, Roads Superintendent, Worcester County Public Works Department Matt Owens, Fire Marshal, Worcester County Fire Marshal's Office Melanie Pursel, Director of Tourism & Economic Development Louis H. Taylor, Superintendent, Worcester County Board of Education Daniel Wilson, Assistant District Engineer - Traffic, Maryland State Highway Administration Lt. Earl W. Starner, Commander, Barracks V, Maryland State Police Rebecca L. Jones, Health Officer, Worcester County Health Department Luke Marcek, Project Manager, Maryland Forest Service Garth McCabe, District Conservationist, Worcester County NRCS Richard Bowers, Fire Chief, Ocean City Fire Department

Jarrett Widgeon, Fire Chief, Berlin Fire Department

Jay Jester, Fire Chief, Ocean City Volunteer Fire Department

FROM: Matthew Laick, Deputy Director

DATE: February 5, 2025

RE: Rezoning Case No. 449 – Tax Map 26, Parcel 476, Lot C-1, Old Bridge Road, Ocean City, MD,

This application seeks to rezone approximately **18.67** acres of land shown on Tax Map 26, Parcel 476, Lot C-1 from **R-2 Suburban Residential District to R-4 General Residential District.** The property currently has one single family dwelling on it. For your reference I have attached a copy of the rezoning application package, location and zoning maps showing the property requested to be rezoned.

The applicant is alleging that there has been a change in the character of the neighborhood AND a mistake was made during the 2009 Comprehensive Rezoning as the justification for the proposed rezoning from R-2 to a R-4 as outlined in the attached request. The Planning Commission must consider if: 1. There was a mistake made in assigning the property a R-2 District zoning classification in 2009; and/or 2. There has been a significant change based upon a comparison of the current conditions to the neighborhood in 2009 at the time of the last Comprehensive Rezoning.

By Friday, March 21, 2025, the Planning Commission is requesting any comments, thoughts or insights that you or your designee might offer with regard to past and present conditions in the delineated neighborhood, as well as the effect that this application and potential subsequent development of the site under the proposed zoning classification may have on plans, facilities, or services for which your

agency is responsible. Your response is requested even if you determine that the proposed rezoning <u>will</u> <u>have no effect</u> on your agency, that the application is compatible with your agency's plans, and that your agency has or will have adequate facilities and resources to serve the property and its potential land uses. *If no comments are received, we will document such and assume that you have no objection to the Planning Commission stating this information in its report to the Worcester County Commissioners.*

General Zoning Information:

<u>The purpose and intent of the R-2 Suburban Residential District</u> is "to protect and preserve existing residential subdivisions throughout the County and to provide for compatible infill development in those areas. Furthermore as contemplated by the Comprehensive Plan, this district can serve as an intermediate band of traditional neighborhood development as it transitions from a higher-density core to a much lower- density edge."

The R-2 District allows uses such as Single- family clustered housing, Single-family dwellings, manufactured homes, major & minor subdivisions, group homes, firehouses, governmental offices and other public buildings, public & private non commercial cultural, social, & recreational areas and centers, public & private conservation areas, fishing, trapping & hunting blinds, the addition to existing structures of telecommunication facilities, monopoles up to one hundred feet in height, small wind energy conversion systems. For a complete list, please use the following link: https://ecode360.com/14019224.

The purpose and intent of the R-4 General Residential District is "to protect the existing residential subdivisions throughout the County that are currently developed in accordance with its provisions while also providing for compatible infill development. Additionally, this district is meant to accommodate the most diverse housing types and range of affordability. Projects of greater than twenty dwelling units which are proposed after the effective date of this Title are required to be developed as residential planned communities in order to encourage traditional neighborhood development and utilization of conservation design principles. While this district can serve as the core of a traditional neighborhood development, it is not limited to usage only in areas designated for growth by the Comprehensive Plan."

The R-4 District allows uses such as Single-Family Dwellings, Manufactured Homes, Two-Family & Multi-Family Dwellings, Townhouses, Group Homes, and Firehouses by right. Additionally, uses such as Assisted Living Facilities, Schools, Day-care centers, and Private Noncommercial Marinas are allowed by special exception. For a complete list, please use the following link: https://ecode360.com/14019607

If you have any questions or require further information, please do not hesitate to reach me by phone at (410) 632-1200, ext. 1613 or via email at mlaick@co.worcester.md.us. On behalf of the Planning Commission, thank you for your attention to this matter.

Attachments

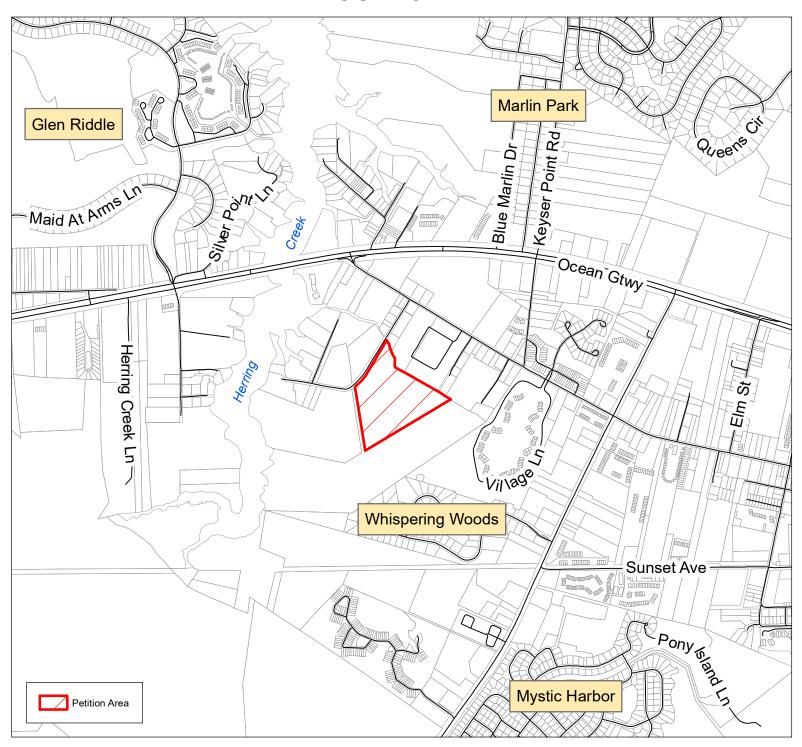


REZONING CASE NO. 449 R-2 Suburban Residential to R-4 General Residential

Tax Map: 26, Parcel 476, Lot C-1



LOCATION MAP



DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING

Technical Services Division

Prepared: January 2025

Source: County GIS data layers

0 1,300 2,600

Feet
Drawn By: KLH Reviewed By: JKK

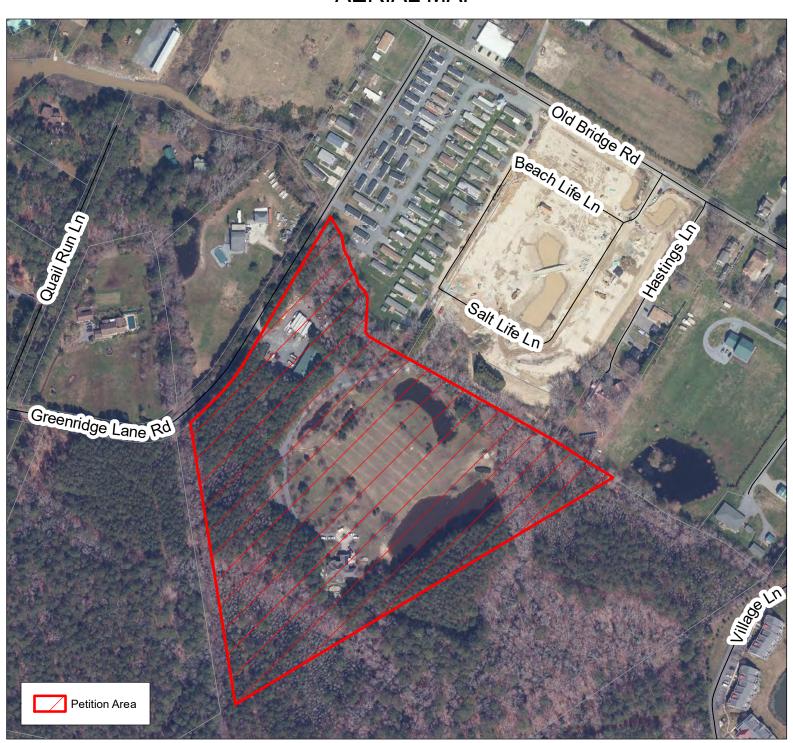
Page 14



REZONING CASE NO. 449
R-2 Suburban Residential to R-4 General Residential
Tax Map: 26, Parcel 476, Lot C-1



AERIAL MAP



DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING

Technical Services Division

This map is intended to be used for illustrative purposes only and is not to be used for regulatory action.

Source: Parcel Layer and 2024 Aerial Imagery

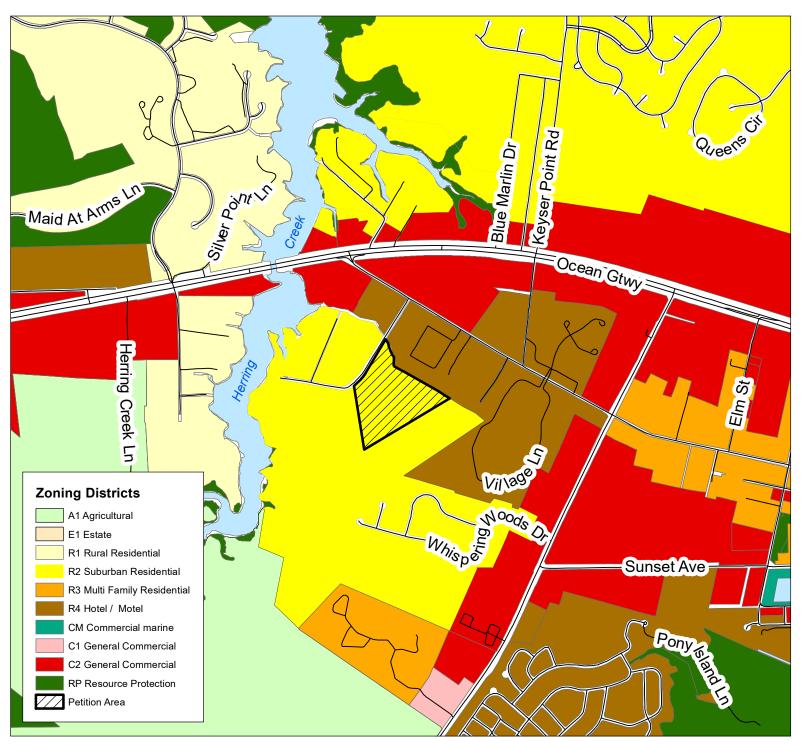
Page 15



REZONING CASE NO. 449 R-2 Suburban Residential to R-4 General Residential Tax Map: 26, Parcel 476, Lot C-1



ZONING MAP



DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING

Technical Services Division

Prepared: January 2025

Feet

Drawn By: KLH Reviewed By: JKK
Source: 2006 Official Zoning Map

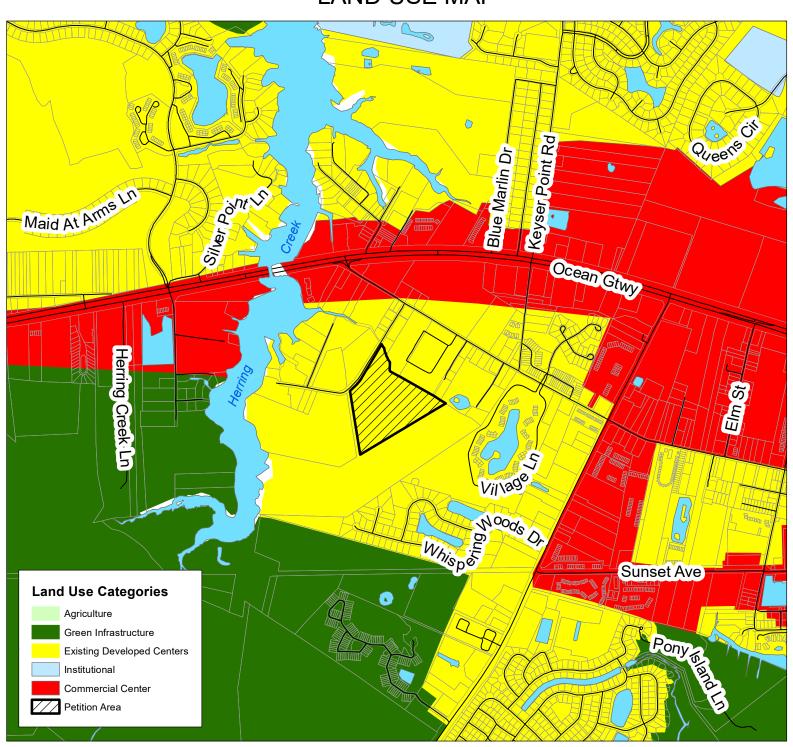
Page 1



REZONING CASE NO. 449 R-2 Suburban Residential to R-4 General Residential Tax Map: 26, Parcel 476, Lot C-1



LAND USE MAP



DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING

Technical Services Division

Prepared: January 2025 Teet Drawn By: KLH Reviewed By: JKK

This map is intended to be used for illustrative purposes only and is not to be used for regulatory action.

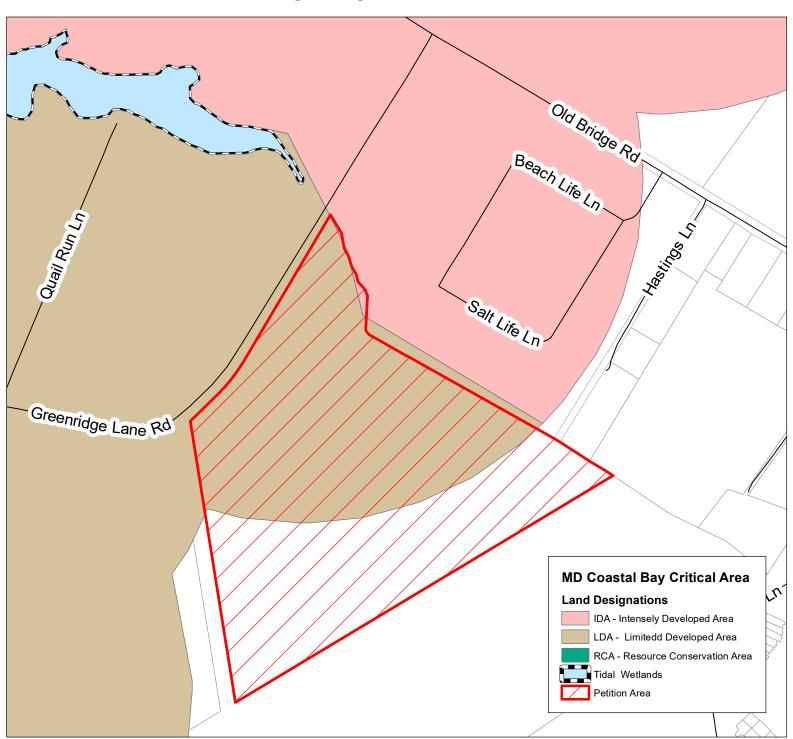
Source: 2009 Official Land Use Map



REZONING CASE NO. 449
R-2 Suburban Residential to R-4 General Residential
Tax Map: 26, Parcel 476, Lot C-1



CRITICAL AREA MAP



DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING

Technical Services Division

Prepared: January 2025

Drawn By: KLH Reviewed By: JKK

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This map is intended to be used for illustrative purposes only and is not to be used for regulatory action.

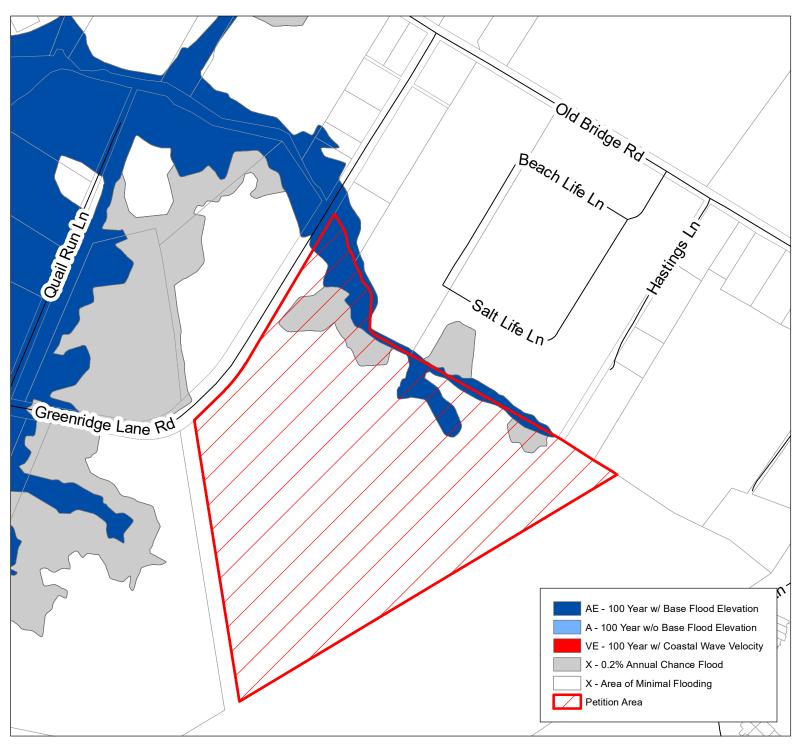
Source: MD Coastal Bat Critical Area Map



REZONING CASE NO. 449
R-2 Suburban Residential to R-4 General Residential
Tax Map: 26, Parcel 476, Lot C-1



FLOOD ZONE MAP



DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING

Technical Services Division

Prepared: January 2025 L J D

Drawn By: KLH

Reviewed By: JKK

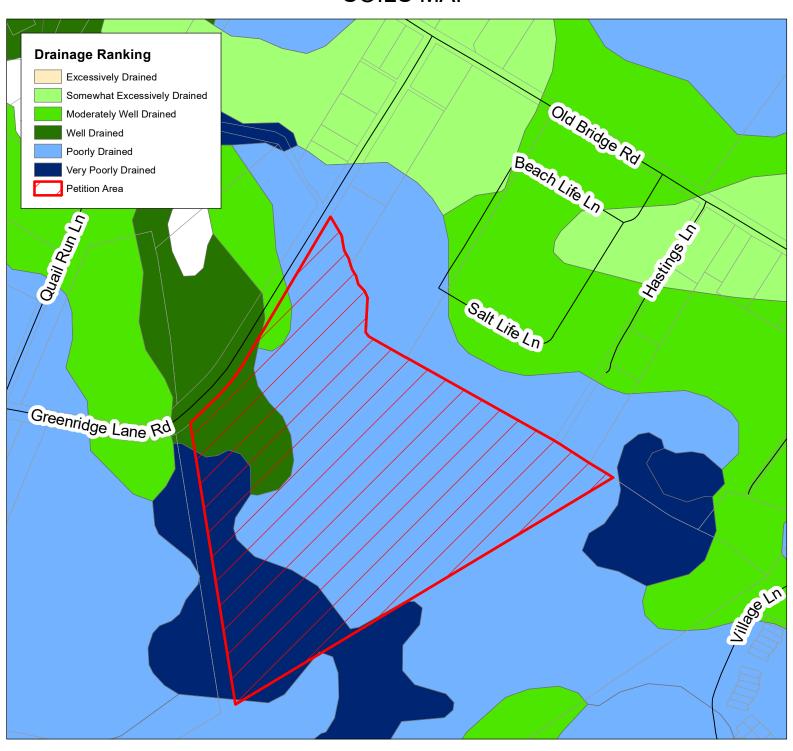
Source: 2015 FEMA Flood Rate Map



REZONING CASE NO. 449
R-2 Suburban Residential to R-4 General Residential
Tax Map: 26, Parcel 476, Lot C-1



SOILS MAP



DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING

Technical Services Division

Prepared: January 2025

Prepared: January 2025

Feet

Drawn By: KLH

Reviewed By: JKK

Source: 2007 Soil Survey

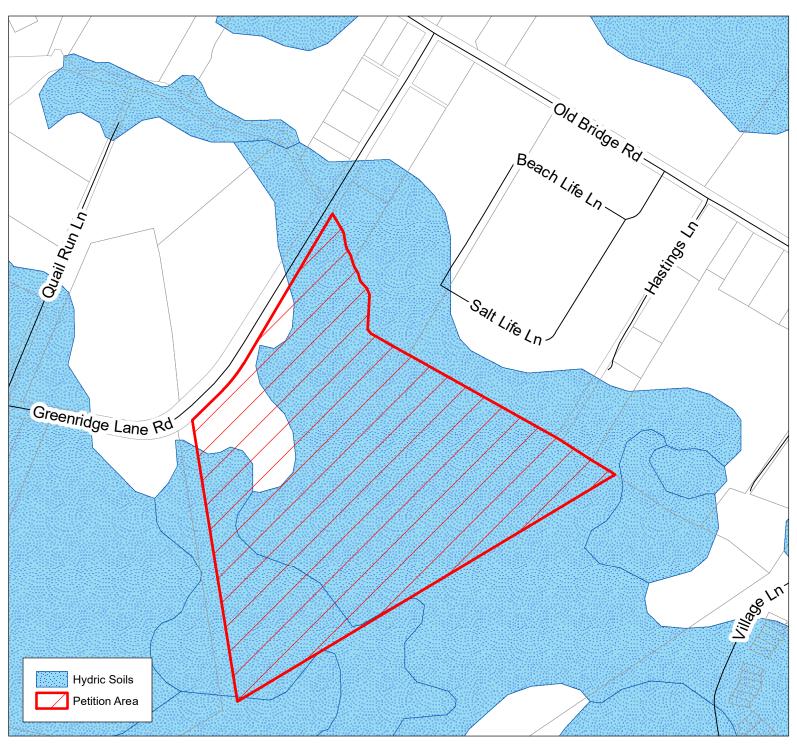
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REZONING CASE NO. 449
R-2 Suburban Residential to R-4 General Residential
Tax Map: 26, Parcel 476, Lot C-1



HYDRIC SOILS MAP



DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING

Technical Services Division

Prepared: January 2025

0 300 600
L I Feet

Drawn By: KLH

Reviewed By: JKK

Source: 2007 Soil Survey

Page 2



Worcester County Commissioners Worcester County Government Center One W. Market Street, Room 1103 Snow Hill, Maryland 21863

APPLICATION FOR AMENDMENT OF THE OFFICIAL ZONING MAP

	(For Office Use Only – Please Do Not Write in this Space)
Rezo	ning Case No. 449
Date	Received by Office of the County Commissioners
Date	Received by Development Review and Permitting 1/30/25
Date	Reviewed by the Planning Commission
L	Application: Proposals for amendments to the Official Zoning Maps may be made only by the property owner, contract purchaser, option holder, lease, or their attorney or agent
	of the property to be directly affected by the proposed amendment. Check applicable status below:
	of the property to be directly affected by the proposed amendment. Check applicable status below: A. Governmental Agency:
	of the property to be directly affected by the proposed amendment. Check applicable status below: A. Governmental Agency: B. Property Owner: C. Contract Purchaser:
	of the property to be directly affected by the proposed amendment. Check applicable status below: A. Governmental Agency: B. Property Owner: C. Contract Purchaser: D. Option Holder:
	of the property to be directly affected by the proposed amendment. Check applicable status below: A. Governmental Agency: B. Property Owner: C. Contract Purchaser:
П.	of the property to be directly affected by the proposed amendment. Check applicable status below: A. Governmental Agency: B. Property Owner: C. Contract Purchaser: D. Option Holder: E. Leasee: F. Attorney forX (insert A, B, C, D or E)B

Revised July 5, 2016

	A.	Located on the south of Old Bridge Road approximately to the side of Road.			
	B.	Consisting of a total of 20.60 acres of land.			
	C.	Other descriptive physical features or characteristics necessary to accurately locate the petitioned area:			
	D.				
IV.	Requested Change to Zoning Classification(s)				
	A.	Existing zoning classification(s): <u>R-2,Suburban Residential District</u> (name and zoning district)	18.67 Acres per		
	B.	Acreage of zoning classification(s) in "A" above: 20.60	Plat 253/22		
	C	Requested zoning classification(s): R-4, General Residential District			

(name and zoning district)

V. Reasons for Requested Change

The County Commissioners may grant a map amendment based upon a finding that there:
(a) has been a substantial change in the character of the neighborhood where the property is located since the last zoning of the property, or (b) is a mistake in the existing zoning classification and a change in zoning would be more desirable in terms of the objectives of the Comprehensive Plan.

D. Acreage of zoning classification(s) in "C" above: 20.60

A. Please list reasons or other information as to why the zoning change is requested, including whether the request is based upon a claim of change in the character of the neighborhood or a mistake in existing zoning:

VI. Filing Information and Required Signatures

- A. Every application shall contain the following information:
 - If the application is made by a person other than the property owner, the application shall be co-signed by the property owner or the property owner's attorney.
 - If the applicant is a corporation, the names and mailing addresses for the officers, directors and all stockholders owning more than 20 percent of the capital stock of the corporation.
 - If the applicant is a partnership, whether a general or limited partnership, the names and mailing addresses of all partners who own more than 20 percent of the interest in the partnership.
 - 4. If the applicant is an individual, his/her name and mailing address.
 - 5. If the applicant is a joint venture, unincorporated association, real estate investment trust or other business trust, the names and mailing addresses of all persons holding an interest of more than 20 percent in the joint venture, unincorporated association, real estate investment trust or other business trust.

B. Signature of Applicants in Accordar	nce with VI.A. above.			
Signature(s):	T			
	N.			
Printed Name(s): Hugh Cropper I				
	ecatur Hwy, F-12, Ocean City, MD 21842			
Date:	Email: hcropper@bbcmlaw.com			
C. Signature of Property Owner in Acc	ordance with VI.A. above.			
Signature(s): _ Salt Life Park, LLC	c/o Mark R. Odachowski			
Printed Name(s):				
Mailing Address: 12507 Sunset Ave	ailing Address: 12507 Sunset Avenue, Unit 14D, Ocean City, MD 21842			
Phone Number: 410-213-2658	Email: mark0@elec-co.com			
Date:				
D. Signature of Attorney in Accordance	e with VI.A. above.			
Signature(s):	7			
Printed Name(s): Hugh Cropper IV				
	Mailing Address: 9927 Stephen Decatur Highway, F-12, Ocean City, MD 21842			
	Email: hcropper@bbcmlaw.com			
Date:				

(Please use additional pages and attach to the application if more space is required.)

VII. General Information Relating to the Rezoning Process

- A. Applications shall only be accepted from January 1st to January 31st, May 1st to May 31st, and September 1st to September 30th of any calendar year.
- B. Applications for Map Amendments shall be addressed to and filed with the Office of the County Commissioners. The required filing fee must accompany the application.
- C. Any officially filed amendment or other change shall first be referred by the County Commissioners to the Planning Commission for an investigation and recommendation. The Planning Commission may make such investigations as it deems appropriate or necessary and for the purpose may require the submission of pertinent information by any person concerned and may hold such public hearings as are appropriate in its judgment.

The Planning Commission shall formulate its recommendation on said amendment or change and shall submit its recommendation and pertinent supporting information to the County Commissioners within 90 days after the Planning Commission's decision of recommendation, unless an extension of time is granted by the County Commissioners.

After receiving the recommendation of the Planning Commission concerning any such amendment, and before adopting or denying same, the County Commissioners shall hold a public hearing in reference thereto in order that parties of interest and citizens shall have an opportunity to be heard. The County Commissioners shall give public notice of such hearing.

D. Where the purpose and effect of the proposed amendment is to change the zoning classification of property, the County Commissioners shall make findings of fact in each specific case, including but not limited to the following matters: population change; availability of public facilities; present and future transportation patterns; compatibility with existing and proposed development and existing environmental conditions for the area including having no adverse impact on waters included on the State's Impaired Waters List or having an established total maximum daily load requirement; the recommendation of the Planning Commission; and compatibility with the County's Comprehensive Plan. The County Commissioners may grant the map amendment based upon a finding that (a) there was a substantial change in the character of the neighborhood where the property is located since the last zoning of the property or (b) there is a mistake in the existing zoning classification and a change in zoning would be more desirable in terms of the objectives of the Comprehensive Plan.

The fact that an application for a map amendment complies with all of the specific requirements and purposes set forth above shall not be deemed to create a presumption that the proposed reclassification and resulting development would in fact be compatible with the surrounding land uses and is not, in itself, sufficient to require the granting of the application.

E. No application for a map amendment shall be accepted for filing by the office of the County Commissioners if the application is for the reclassification of the whole or any part of the land for which the County Commissioners have denied reclassification within the previous 12 months as measured from the date of the County Commissioners' vote of denial. However, the County Commissioners may grant reasonable continuance for good cause or may allow the applicant to withdraw an application for map amendment at any time, provided that if the request for withdrawal is made after publication of notice of public hearing, no application for reclassification of all or any part of the land which is the subject of the application shall be allowed within 12 months following the date of such withdrawal, unless the County Commissioners specify by formal resolution that the time limitation shall not apply.

REZONING FINDINGS OF FACT

Applicant shall provide information with regard to the following items:

A. Is the request for rezoning based upon a claim that there has been a change in the character of the neighborhood where the property is located since the last rezoning of the property or upon a claim that there is a mistake in the existing zoning and that a change in zoning would be more desirable in terms of the objectives of the Comprehensive Plan:

Salt Life Park, LLC c/o Mark R. Odachowski, by its attorney, Hugh Cropper IV, respectfully submits the following proposed Findings of Fact in support of its rezoning application:

The primary basis for this sectional rezoning is a substantial change in the character of the neighborhood since the last Comprehensive Rezoning, November 3, 2009.

DEFINITION OF THE NEIGHBORHOOD -

The neighborhood is defined as all those properties bounded on the west by Herring Creek, bounded on the north by the rear or northerly property line of those properties along the north side of US Route 50, bounded on the east by Maryland Route 611 (Stephen Decatur Highway), and bounded on the south by the division line between the commercial and residentially zoned properties to the north, and the agricultural properties to the south. The neighborhood is also shown on the maps attached hereto and incorporated herein by reference.

SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD -

The primary substantial change in the character of the neighborhood is the development of Salt Life Park. Mr. Odachowski purchased the existing Greenridge Trailer Park, essentially demolished it, and established Phase I of Salt Life Park. This redevelopment relied upon grandfathering and non-conformities which could not be planned for.

The redevelopment also required variances and other waivers to place the new HUD compliant mobile homes in place of the old ones, many of which were 50 years old. Phase I is now an upscale affordable year round community (as opposed to the prior Greenridge Park, which was a mixture of year round and seasonal).

Mr. Odachowski also developed Phase II of Salt Life Park, on the northerly portion of the subject property. In furtherance of the substantial change in the character of the neighborhood, Mr. Odachowski acquired wastewater treatment allocation, or EDU's, from the Mystic Harbour Sanitary Service Area, which was not contemplated back on November 3, 2009, the date of the

last Comprehensive Rezoning. Phase II is almost sold out and again represents an upscale affordable year round community.

There have been at least two expansions to the Mystic Harbour Sanitary Service Area along Maryland Route 707, which have permitted the additional influx of the Mystic EDU's into this community. There are corresponding Amendments to the Worcester County Comprehensive Water and Sewerage Plan.

As a substantial change in the character of the neighborhood, there has been an increase in residential growth, commercial growth, and the need for additional affordable housing.

There have been four rezonings in the neighborhood since 2017, namely: Rezoning Case No. 437, approved September 20, 2022, which rezoned the property along US Route 50 from R-2 to C-2, General Commercial District; Rezoning Case No. 431, approved February 16, 2021, which rezoned property along US Route 50 from R-2 to C-2, General Commercial District; Rezoning Case No. 417, approved April 17, 2018, which rezoned properties along Maryland Route 611 from C-1, Neighborhood Commercial, to C-2, General Commercial District; and Rezoning Case No. 405, approved May 2, 2017, which rezoned properties zoned Agricultural, to C-1, Neighborhood Commercial District.

Although not in the neighborhood, the County Commissioners recently granted Rezoning Case No. 441, approved June 20, 2023, from C-2, General Commercial District, to R-4, General Residential District (the same zoning as requested in this case) recognizing the need for affordable housing in the community.

MISTAKE-

Although not the primary basis for the rezoning, the applicant alleges a mistake in the November 3, 2009 Comprehensive Rezoning.

At the time of the Comprehensive Rezoning, Parcels 191 and 193 were consolidated, and one single parcel, by virtue of the attached Declaration of Consolidation. Therefore, the zoning line between the R-2, Suburban Residential District, and the R-4, General Residential District, bisected a single parcel of record. The R-4, General Residential District zoning line, should have been extended to include the entirety of the subject parcel.

The State of Maryland, Critical Area Commission, has proposed new Critical Area Maps which will eliminate a substantial portion of the subject property from the Critical Area.

Previously, approximately two-thirds of the property was designated Limited Development Area,

or LDA, in the Critical Area, and subject to certain restrictions. After the proposed remapping, probably less than one-half of the property will be in the Critical Area. The area deleted from the Critical Area is the center of the property, aligning with Phase II of Salt Life Park, and the area most suitable for development.

The Atlantic Coastal Bays Critical Area Law went into effect on June 1, 2002. At the time of the last Comprehensive Rezoning, November 3, 2009, the mistake in the Critical Area line was a mistake of fact not known to the County Commissioners. This is exactly the type of mistake that, according to Maryland case law, justifies a rezoning.

CONSISTENCY WITH THE COMPREHENSIVE PLAN -

The property subject to this request is designated Existing Developed Area, or EDA.

Under the current Comprehensive Plan, EDA's identify existing residential and other

concentrations of development in unincorporated areas in the county, and are considered
appropriate for infill development.

According to Chapter Two, Land Use, in the Comprehensive Plan, Worcester County has succeeded in maintaining its rural and coastal character by "concentrating its development" in appropriate areas (p. 10). This area of West Ocean City is an area of concentrated development, which should be continued.

Perhaps more importantly, the land use goal of Worcester County is to maintain its rural and coastal character, protect its environment and natural resources, by locating planned development in either growth areas, or "by infilling existing communities." (p.10)

The subject property will become Phase III of Salt Life Park, and it is classic infill development.

Among other things, the Land Use objectives of the Comprehensive Plan are to "infill existing population centers without overwhelming their existing character" and to "locate employment centers close to potential labor force." (p. 12) Inasmuch as the R-4 zoning district represents affordable housing, this is precisely what the Comprehensive Plan calls for; locating affordable housing near employment centers. It is the infill of an existing population center.

Existing Developed Areas identify existing residential and other concentrations of development in unincorporated areas, and states "Appropriate zoning providing for density and uses consistent with this character should be instituted." (p. 13)

B. What is the definition of the neighborhood in which the subject property is located, as determined by the applicant.

The neighborhood is defined as all those properties bounded on the west by Herring Creek, bounded on the north by the rear or northerly property line of those properties along the north side of US Route 50, bounded on the east by Maryland Route 611 (Stephen Decatur Highway), and bounded on the south by the division line between the commercial and residentially zoned properties to the north, and the agricultural properties to the south. The neighborhood is also shown on the maps attached hereto and incorporated herein by reference.

- C. Findings of Fact as to Section 1-113(c)(3) of the Zoning Code:
- Relating to population change: Please see Section A which is hereby incorporated by reference.

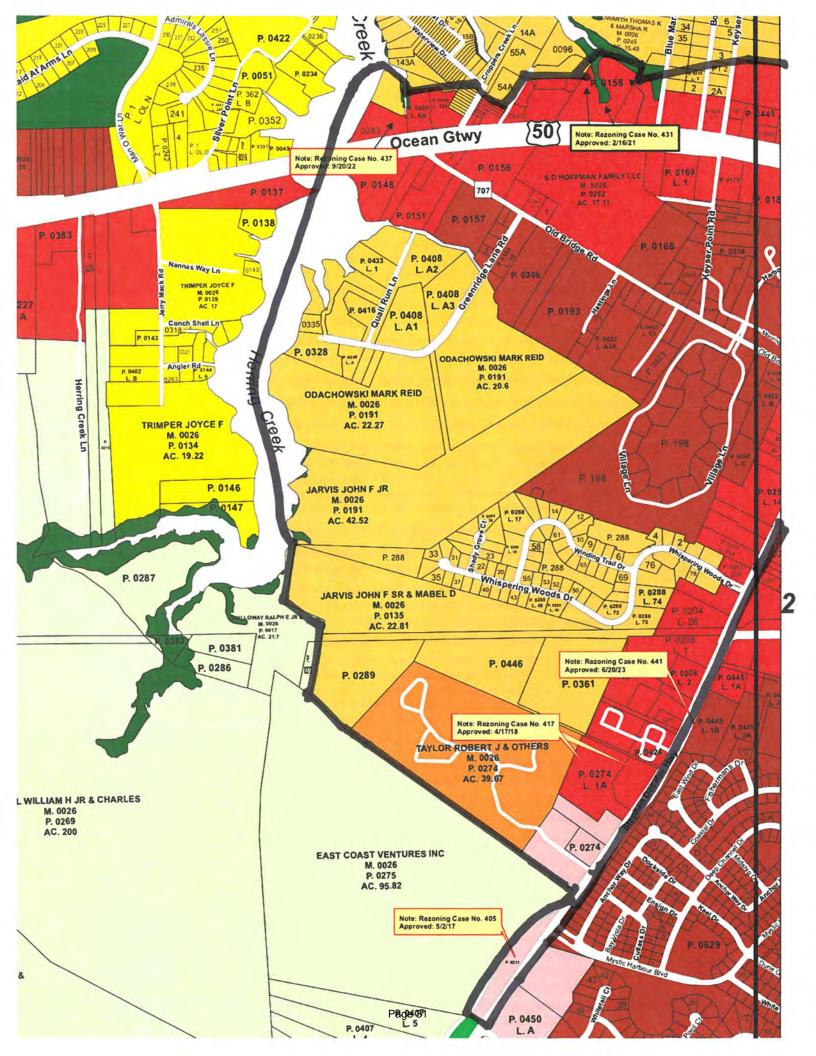
Since the last Comprehensive Rezoning, there has been a substantial increase in population in the neighborhood, and perhaps more importantly, an even bigger need for affordable work force housing. The proposed rezoning represents infill development and will address this need.

- 2. Relating to the availability of public facilities: The property is located in the Mystic Harbour Sanitary Service Area. Although it does not currently have the EDU's to service a proposed project, it is already in the Service Area when those EDU's become available.
- 3. Relating to present and future transportation patterns: The subject property does not have direct frontage on Maryland Route 707, so traffic will flow through the existing Phase II of Salt Life Park. This will be a newly designed community and will not adversely affect traffic patterns.
- 4. Relating to the compatibility with existing and proposed development and existing environmental conditions for the area: The proposed rezoning is absolutely compatible with existing and proposed development in the area. It will be an extension of Phase I and Phase II of Salt Life Park, both of which have established the character of the neighborhood. With respect to environmental conditions, a portion of the property is actually being deleted from the Critical Area, meaning that it is over 1,000 feet from the head of the tide. All construction will be in accordance with modern stormwater management laws, and laws with respect to non-tidal wetlands and their buffers.
 - 5. Relating to compatibility with the Comprehensive Plan: Please see the last

portion of Section A, which is hereby incorporated by reference.

Respectfully submitted,

Hugh Cropper IV Attorney for Property Owner Salt Life Park, LLC c/o Mark R. Odachowski





URFR3 4 17 FOLIO 196

INSTRUMENT OF DECLARATION ENCUMBERING AND AFFECTING PROPERTY DECLARATION OF CONSOLIDATION

THIS DECLARATION OF CONSOLIDATION, made this 30th day of July 2002, by MARK R. ODACHOWSKI, hereinafter called Declarant.

WHEREAS, Declarant is the owner of all that tract or parcel of land on the southwesterly side of old State Highway leading from Herring Creek Bridge to Ocean City, where Julia Hattie Parsons and Thomas L. Parsons, her husband, formerly resided, and where later resided Lee E. Parsons and Eda C. Parsons, his wife, estimated to contain six (6) acres or land, more or less, Deed Reference 3307/392; and,

WHEREAS, Declarant is the owner of all that lot or parcel of land lying and being situate in the Tenth Election District of Worcester County, Maryland, located on the southerly side of and binding upon Green Ridge Road which is more particularly designated and distinguished as 20.60 acres of land as more fully shown and designated as Parcel C on a Plat entitled "Protracted Subdivision Plat - Lands of John Jarvis and James Cunningham" made by R. Lee Gilliss, Jr., Registered Land Surveyor, dated March 8, 1985, and recorded among the Land Records of Worcester County in Plat Book 98, Folio 38; Deed Reference 3098/328; and.

WHEREAS, Declarant desires, pursuant to Section ZS2-115 of the Zoning and Subdivision Control Article, Code of Public Local Laws of Worcester County, Maryland to consolidate the lots into one lot for all purposes by eliminating the interior lot line or lines dividing the lots.

NOW, THEREFORE, this Declaration of Consolidation witnesseth:

That for good and valuable, but not taxable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant does hereby agree and declare that interior lot lines between the aforemention parcels are hereby eliminated and that such lots shall hereafter be subdivided and platted as one lot for all legal purposes and shall be redesigned as Lot _____.

The former lots are hereby burdened with a covenant and encumbrance benefitting the County Commissioners of Worcester County, that they shall not be conveyed or encumbered separately without legally required subdivision approval.

Declarant hereby warrants and guarantees that all lienholders on the property have signed this Declaration signifying their consent and that they are

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LIDER3417 FOLIO 197

the only lienholders having liens against either of said lots and such lienholders join herein for the purpose of subordinating their liens to the resubdivision of such parcels.

AS WITNESS WHEREOF, the parties have set their hands and seals all as of the day and year first above written.

WITNESS AS TO DECLARANT(S)

MARK R. ODACHOWSKI (SEAL)

DECLARANT(S)

WITNESS AS TO LIENHOLDER(S)

PENINSULA BANK

Y: Dut The (SEAL)

LIENHOLDER(S)/TRUSTEE(S)

ACKNOWLEDGEMENT - INDIVIDUAL(S)/DECLARANT(S)

STATE OF Maryland

COUNTY OF Mouster

she/they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Title of Officer Charles

WORCESTER COUNTY CIRCUIT COURT (Land Records) SVH 3417, p. 0198, MSA_CE31_3564. Date available 09/16/2005. Printed 01/08/2025.

ACKNOWLEDGEMENT - CORPORATION(S)

STATE OF		_
COUNTY OF		
On this	Day of	, 2002, before me, the
undersigned office	er, personally appe	eared
	d himself/herself to	be the, a Corpporation, and that as such
of	heing autho	rized so to do, executed the foregoing
instrument for the corporation by him	purposes therein	contained, by signing the name of the
In witness v	whereof I hereunto	set my hand and official seal.
		Title of Officer
ACKNO	OWLEDGEMENT .	LIENHOLDER(S)/TRUSTEE(S)
STATE OF	angland)	
COUNTY OF 6	Brester_	
On this 30	day of July	2002, before me, the undersigned
officer, personally	appeared /	on on
behalf of PENINS	JLA BANK, known	to me (or satisfactorily proven) to be the
		strument, and acknowledged that e capacity therein stated and for the
purposes therein o		e capacity merem states and for the
In witness v	vhereof I hereunto	set my hand and official seal.
		(Hour h & months
	AID Comires	214 11
	Sidewater Services	Title of Officer
	2 8 2002	The or once !!!
Worker	Co. Finance Officer	10x000 40 511/03
		Notary Public
TRANSFER TAX NOT REQUIRED		My Comm. Exps. May 1, 2001
ENANCE OFFICER	TAXES FOR W	HICH ASSESSMENTS
WORCESTER COUNTY MARYLAND	HAVE BEEN H	ECEIVED 1230-00
ByAuthorized Signature	WORCESTER	OUNTTIENT
Date 8-28-52	21 24	ITC WAL PROPERTY
0010 11 57 05 15	EXCEPT PERSO	ONOW A SERVICE A

LIBER3 4 1 7 FOLIO 199

Approved for the purposes of lot consolidation pursuant to Section ZS2-115 of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County by the Department of Development, Review and Permitting for the Worcester County Commissioners. To the extent required, this Declaration shall be considered a resubdivision plat.

Richard L. Wells

Date

Environmental Programs Administrator

ATTORNEY CERTIFICATION

I HEREBY CERTIFY, that this instrument was prepared by or under the supervision of an attorney admitted to practice law before the Court of Appeals for the State of Maryland.

Hugh Cropper, IV

INP FD SUR \$5 RECORDING FEE TOTAL Roft # 91869 B1k # 2529 9681 AUS 38, 2002 83:32 a

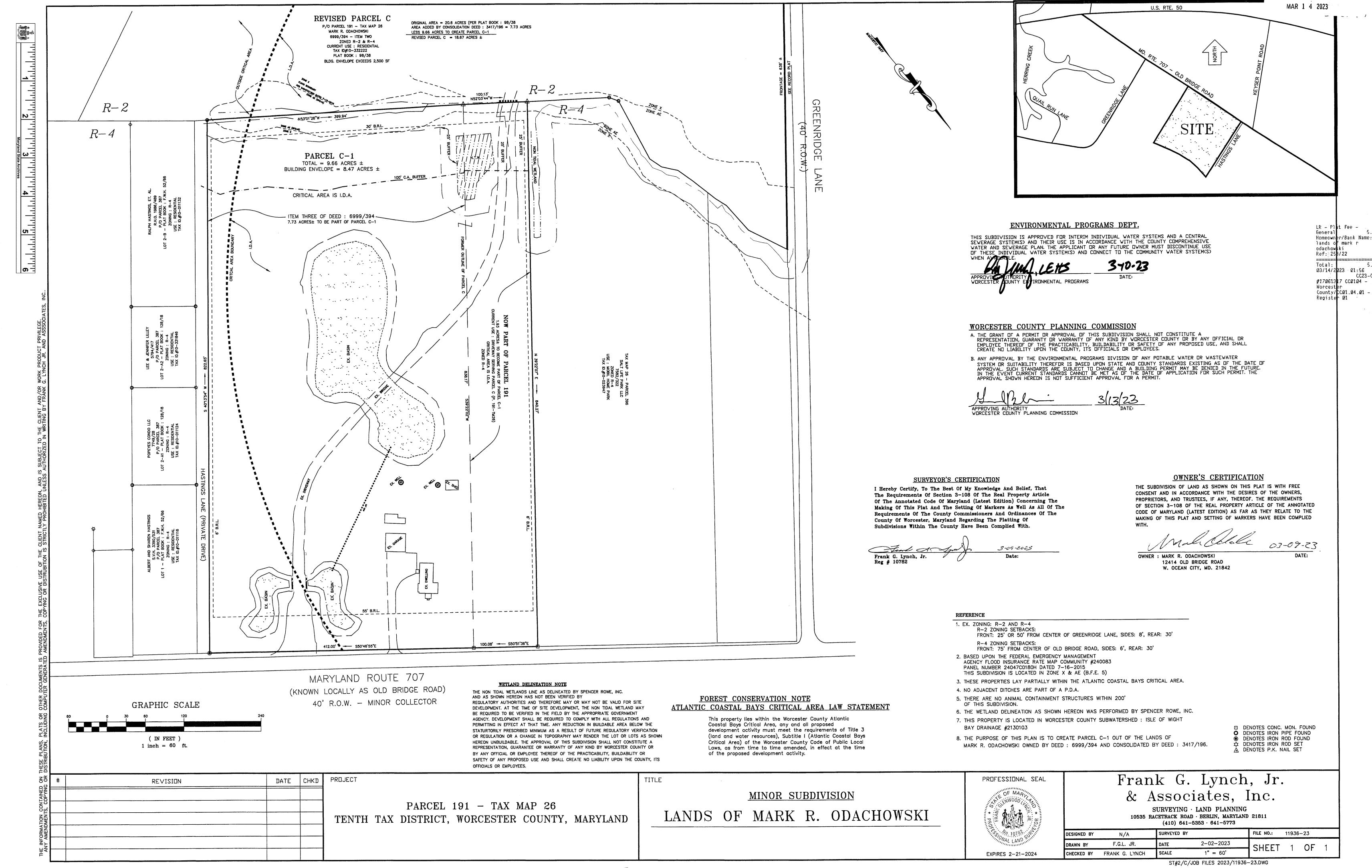
AUG 3 0 2002

The foregoing instrument filed for record and is accordingly recorded among the land records of Worcester County, Maryland.

Clerk

ZI ZI	SCATE DISTANCE DISTAN
EET ILET	11-17 101 A 101 117-7-720

CC23-CaR



Real Property Data Search () Search Result for WORCESTER COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Special Tax Recapture: None

District - 10 Account Identifier - 332222 Account Number:

Owner Information

Owner Name: ODACHOWSKI MARK R Use: RESIDENTIAL

Principal Residence:YES

12507 SUNSET AVE UNIT 14D Deed Reference: **Mailing Address:** /06999/ 00394

OCEAN CITY MD 21842-0000

Location & Structure Information

12254 GREENRIDGE LANE RDLegal Description: REVSD PARCEL C 18.67 ACS **Premises Address:**

OCEAN CITY 21842-0000 S SIDE OLD BRIDGE RD

MIN SUB MARK R ODACHOWSKI

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 098038

0026 0012 0476 10030023.24 73Z8 C-1 2023 Plat Ref: 253/22

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

18.6700 AC 2002 3,112 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

2 full/ 1 half 1 1/2 NO STANDARD UNIT SIDING/5 1 Attached

Value Information

Base Value Value **Phase-in Assessments** As of As of As of 01/01/2023 07/01/2024 07/01/2025 Land: 182,100 182,100 **Improvements** 372,400 571,700 753,800

554,500 753,800 687,367 Total:

Preferential Land: 0

Transfer Information

Seller: MARK R ODACHOWSKI Date: 05/17/2017 Price: \$0 IRREVOCABLE TRUST

Type: NON-ARMS LENGTH OTHER Deed1: /06999/ 00394

Deed2: Seller: ODACHOWSKI MARK REID Date: 12/07/2011 Price: \$0 Deed2: Type: NON-ARMS LENGTH OTHER Deed1: /05794/ 00046 Seller: ODACHOWSKI, MARK REID & Date: 08/02/2001 Price: \$0

Type: NON-ARMS LENGTH OTHER Deed1: SVH /03098/ 00328 Deed2:

Exemption Information

Partial Exempt Assessments:Class 07/01/2024 07/01/2025 0.00 000

County: State: 000 0.00

Municipal: 000 0.00|0.00 0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 07/16/2009

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date: