

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

*THURSDAY JANUARY 8, 2026*

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. 26-2**, on the lands of the Janice E. Kosko Living Trust, on the application of Katrina Durski, requesting an after-the-fact variance to the rear yard setback from 30 feet to 28.6 feet (to encroach 1.4 feet) for an existing 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 6 Decatur Court, Tax Map 16, Parcel 42, Section 5, Lot 238, Tax District 3, Worcester County, Maryland.

**6:35 p.m.**

**Case No. 26-3**, on the lands of JeanMarie Richardson and Steven Katz, on the application of Greg Wilkins, requesting a variance to the front yard setback from 25 feet to 17.93 feet (to encroach 7.07 feet) for a proposed porch with 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 10356 New Quay Road, Tax Map 21, Parcel 8, Section A, Block 8, Lot 8, Tax District 10, Worcester County, Maryland.

**6:40 p.m.**

**Case No. 26-1**, on the lands of the Ocean Pines Association Inc., on the application of Milestone Towers, requesting a special exception to allow a 150 foot tall camouflaged monopole in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-206(c)(15) and ZS 1-343, located at 98 Clubhouse Drive west of the Ocean Pines golf course maintenance building, Tax Map 16, Parcel 56, Tax District 3, Worcester County, Maryland.

**Administrative Matters**

**IMPORTANT NOTICE**

**Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.**

**APPLICATION TO :**  
BOARD OF ZONING APPEALS  
WORCESTER COUNTY, MARYLAND  
ONE WEST MARKET STREET  
GOVERNMENT CENTER ROOM 1201  
SNOW HILL, MD 21863-1070

**OFFICE USE ONLY :**  
CASE NO: 26-2  
DATE FILED: 12-5-2025  
HEARING DATE: 1-8-2026

**APPLICATION BEING MADE FOR:**

SPECIAL EXCEPTION  
 VARIANCE  
 EXPANSION OF NONCONFORMING USE/STRUCTURE  
 OTHER

FORESTRY  
 CRITICAL AREA  
 APPEAL

AFTER THE FACT       PROPOSED       ADMINISTRATIVE  
ADJUSTMENT

**TO THE BOARD OF ZONING APPEALS:**

Pursuant to Section ZS 1-116 of the Worcester County Zoning Ordinance, enacted or as  
amended, request is hereby made for: An after-the-fact rear yard setback  
variance of 1.4' for an existing rear deck

**LOCATION OF PROPERTY:**

TAX MAP: 16 PARCEL: 42 SECTION: 5 LOT/ BLOCK: 238  
On the N/S/E/W of: at 6 Decatur Ct. in Ocean Pines  
(Feet/Miles), N/S/E/W of

**PROPERTY OWNER INFORMATION:**

Owner's Name: The Janice E. Karski Living Trust, dated March 9/2023  
Address: \_\_\_\_\_ Telephone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

**APPLICANT INFORMATION:**

Applicant's Name: Katrina Durski Telephone: \_\_\_\_\_  
Address: 12033 W Oak Dr., Mount Airy, MD 21771 E-Mail: \_\_\_\_\_

Has property in question ever been subject of a previous appeal? (If yes, give case no. and date)

NO

Is property located in the Chesapeake Bay Critical Area or Atlantic Coastal Bay Critical Area, or its  
tributaries? NO Yes If so, has information been submitted in accordance with Worcester County's  
Critical Area Program Regulations? Located in IDA

**OFFICE USE ONLY: MINIMUM REQUIRED SETBACKS:**

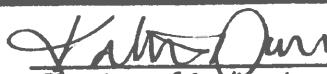
FRONT: \_\_\_\_\_ FROM CENTERLINE OF ROAD  
RIGHT OF WAY OF A STATE ROAD  
25' FROM PROPERTY LINE

REAR: 30'  
LEFT SIDE: 8'  
RIGHT SIDE: 8'

ZONING DISTRICT: R-2

TAX DISTRICT: 3

  
Signature of Owner or Legal Representative

  
Signature of Applicant

\*\*\*SEE NEXT PAGE FOR NOTARY\*\*\* (BOTH OWNER AND APPLICANT TO BE NOTARIZED)

**BOARD OF ZONING APPEALS APPLICATION  
NOTARY PAGE FOR BOTH  
OWNER AND APPLICANT**

**STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (OWNER)**

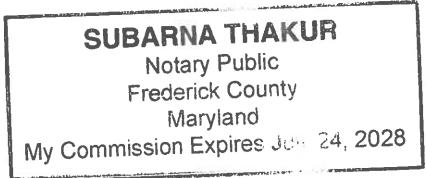
I HEREBY CERTIFY that on this 26th day of November  
20 25 before me, a Notary Public in and for the State and County aforesaid,  
personally appeared Katrina Anne Dugski, known to me (or  
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged he executed the same for the purposes therein  
contained AND FURTHER MADE OATH that he executed the same in the capacity  
therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.



**Subarna Thakur**  
Notary Public

My Commission Expires: July 24, 2028



**STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (APPLICANT)**

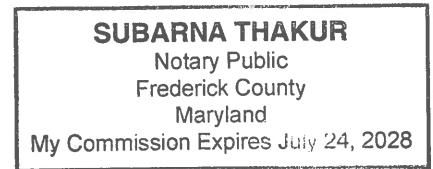
I HEREBY CERTIFY that on this 26th day of November  
20 25 before me, a Notary Public in and for the State and County aforesaid,  
personally appeared Katrina Anne Dugski, known to me (or  
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged he executed the same for the purposes therein  
contained AND FURTHER MADE OATH that he executed the same in the capacity  
therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.



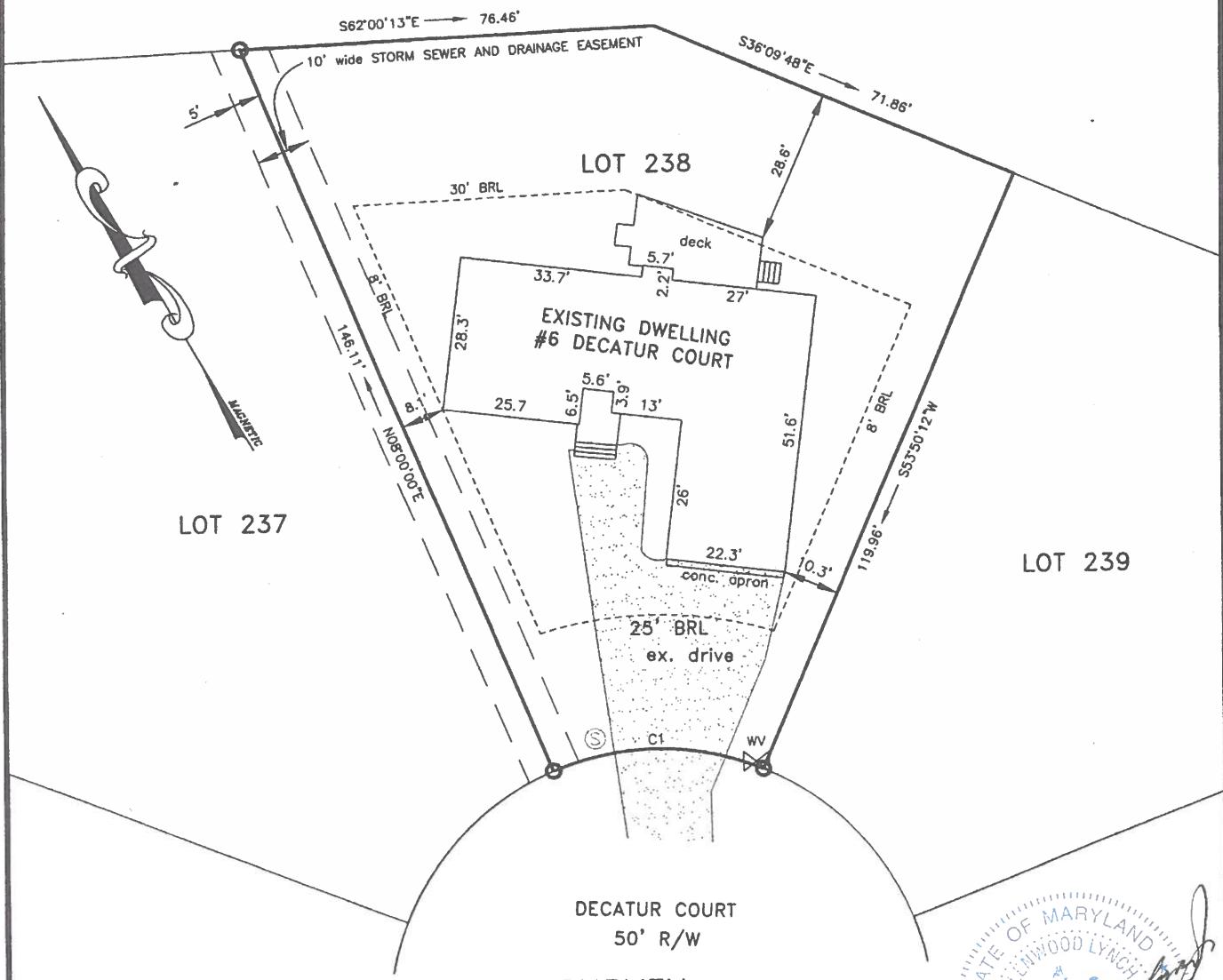
**Subarna Thakur**  
Notary Public

My Commission Expires: July 24, 2028



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 PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.  
H.O.A. DATA NOT KNOWN OR PROVIDED.

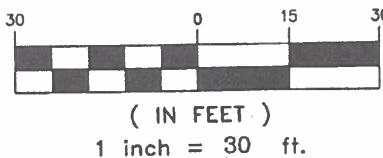
### GOLF COURSE



LOT 238 – SECTION 5 – OCEAN PINES  
THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
C1	40.00	50.00	45°50'12"	21.14	N59°04'54"W	38.94

MIN. ACCURACY = 0.1' ± OWNER: THE LIVING TRUST OF JANICE E. KOSKO DEED : 8542/276

REFERENCE	NOTES	Frank G. Lynch, Jr. & Associates, Inc. SURVEYING • LAND PLANNING 10535 RACETRACK ROAD • BERLIN MARYLAND 21811 (410) 641-5353 • 641-5773
LOT AREA: 12,152 S.F. ± EX. ZONING: R-2 ZONING SETBACKS: FRONT: 25', SIDES: 8', REAR: 30' FLOOD ZONE: X PER FIRM NO. 24047C0045H DATED 7-16-2015. P/O PARCEL 42 – TAX MAP 16 PLAT REF. : 12/3	 ○ DENOTES IRON PIPE FOUND	DRAWN BY FGL JR. FILE NO. 12525-25 DATE 4-30-2025

**WORCESTER COUNTY BOARD OF ZONING APPEALS**  
**STAFF REPORT FOR:**  
**CASE NO. 26-2**

**IMPORTANT NOTICE**

**Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.**

**HEARING DATE:** January 8, 2026

**LOCATION:** 6 Decatur Court, Tax Map 16, Parcel 42, Section 5, Lot 238, Tax District 3, Worcester County, Maryland.

**APPROVAL REQUESTED:** An after-the-fact variance to the rear yard setback from 30 feet to 28.6 feet (to encroach 1.4 feet) for an open deck in the R-2 Suburban Residential District.

**CODE REFERENCES:** Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305.

**PROPERTY HISTORY:** The property is improved with a residence constructed in 1988 with the following records on file:

06/17/1987      Permit No. 15595 – Issued 06/17/1987 – Zoning Certificate issued 10/13/1999 - Permit for a single-family residence and 2-car garage with a rear ground level deck.  
08/21/2000      Permit No. 66275 – Issued 08/23/2000 – Inspection final on 10/12/2004 - Permit for a 10' x 15' x 24' rear deck.

**COMMENTS:** This residence was constructed in 1987. In 2000, a County building permit was issued for the open deck that is the subject of this variance request. The deck was permitted to be 24' long and the width would vary from 15' to 10' to follow the County's 30' rear setback line. A recent location survey indicated that the deck encroaches into the rear yard setback by 1.4', necessitating a variance. The Applicant purchased the property in 2004, four (4) years after the deck was constructed.

For the variance request, the Board must make findings that the applicant has demonstrated the following:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved.
2. Literal interpretation of the provisions of this Title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Title.
3. The special conditions or circumstances did not result from actions of the applicant.
4. The condition or circumstance is not one that could be reasonably provided for under legislation of general applicability within the zoning district and shall be granted only on account of the uniqueness of the situation.

**SUBSEQUENT PROCESSES IF APPROVED:**

1. N/A

**OWNER:** The Janice E. Kosko Living Trust  
817 Merry Go Round Way  
Mount Airy, MD 21771

**APPLICANT :** Katrina Durski  
12633 West Oak Drive  
Mount Airy, MD 21771

**PREPARED BY:** Zoning Division Staff

In accordance with Section ZS 1-114, the Department has met the public notification requirements with regard to advertisement in a local paper, posting of property and notification of adjoining property owners.

APPLICATION TO :  
BOARD OF ZONING APPEALS  
WORCESTER COUNTY, MARYLAND  
ONE WEST MARKET STREET  
GOVERNMENT CENTER ROOM 1201  
SNOW HILL, MD 21863-1070

OFFICE USE ONLY :  
CASE NO: 26-3  
DATE FILED: 12-11-2025  
HEARING DATE: 1-8-2026

**APPLICATION BEING MADE FOR:**

SPECIAL EXCEPTION  
 VARIANCE  
 EXPANSION OF NONCONFORMING USE/STRUCTURE  
 OTHER

FORESTRY  
 CRITICAL AREA  
 APPEAL

AFTER THE FACT  PROPOSED

ADMINISTRATIVE  
ADJUSTMENT

**TO THE BOARD OF ZONING APPEALS:**

Pursuant to Section ZS 1-116 of the Worcester County Zoning Ordinance, enacted or as amended, request is hereby made for:

*SETBACK ENCROACHMENT OF 7.07' INTO THE FRONT 25' BBL & 4.08' ENCROACHMENT OF PORCH INTO FRONT 25' BBL.*

**LOCATION OF PROPERTY:**

TAX MAP: 21 PARCEL: 8 SECTION: A LOT/ BLOCK: 8 BLK.2  
On the N/S/E/W of: *ELST SIDE NEW QUAY*  
(Feet/Miles), N/S/E/W of

**PROPERTY OWNER INFORMATION:**

Owner's Name: *JEANVILLE RICHARDSON* Telephone:   
Address:

**APPLICANT INFORMATION:**

Applicant's Name: *Gregory P. Wilkins* Telephone:   
Address: *1222 OLD BRIDGE RD* E-Mail:

Has property in question ever been subject of a previous appeal? (If yes, give case no. and date)

Is property located in the Chesapeake Bay Critical Area or Atlantic Coastal Bay Critical Area, or its tributaries? *YES* If so, has information been submitted in accordance with Worcester County's Critical Area Program Regulations? *YES*

**OFFICE USE ONLY: MINIMUM REQUIRED SETBACKS:**

FRONT:  FROM CENTERLINE OF ROAD  
 RIGHT OF WAY OF A STATE ROAD  
*25'* FROM PROPERTY LINE

REAR: *30'*  
LEFT SIDE: *8'*  
RIGHT SIDE: *8'*

ZONING DISTRICT: *R-2* TAX DISTRICT: *10*

Signature of Owner or Legal Representative

Signature of Applicant

\*\*\*SEE NEXT PAGE FOR NOTARY\*\*\* (BOTH OWNER AND APPLICANT TO BE NOTARIZED)

*MACK S. CROPPER, Esq.  
Attorney for Property Owner*

**BOARD OF ZONING APPEALS APPLICATION  
NOTARY PAGE FOR BOTH  
OWNER AND APPLICANT**

**STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (OWNER)**

I HEREBY CERTIFY that on this 11<sup>th</sup> day of DECEMBER,  
20 25 before me, a Notary Public in and for the State and County aforesaid,  
personally appeared MARK SPENCER CROPPER, known to me (or  
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged he executed the same for the purposes therein  
contained AND FURTHER MADE OATH that he executed the same in the capacity  
therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

Mark Spencer Cropper  
Notary Public

My Commission Expires: 06.01.2028

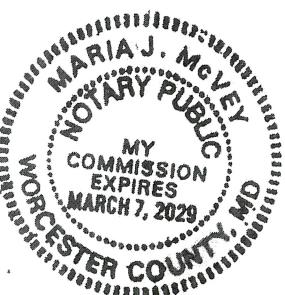
**STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (APPLICANT)**

I HEREBY CERTIFY that on this 11 day of December,  
20 25 before me, a Notary Public in and for the State and County aforesaid,  
personally appeared gregory p. wilkins, known to me (or  
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged he executed the same for the purposes therein  
contained AND FURTHER MADE OATH that he executed the same in the capacity  
therein stated and for the purposes therein contained.

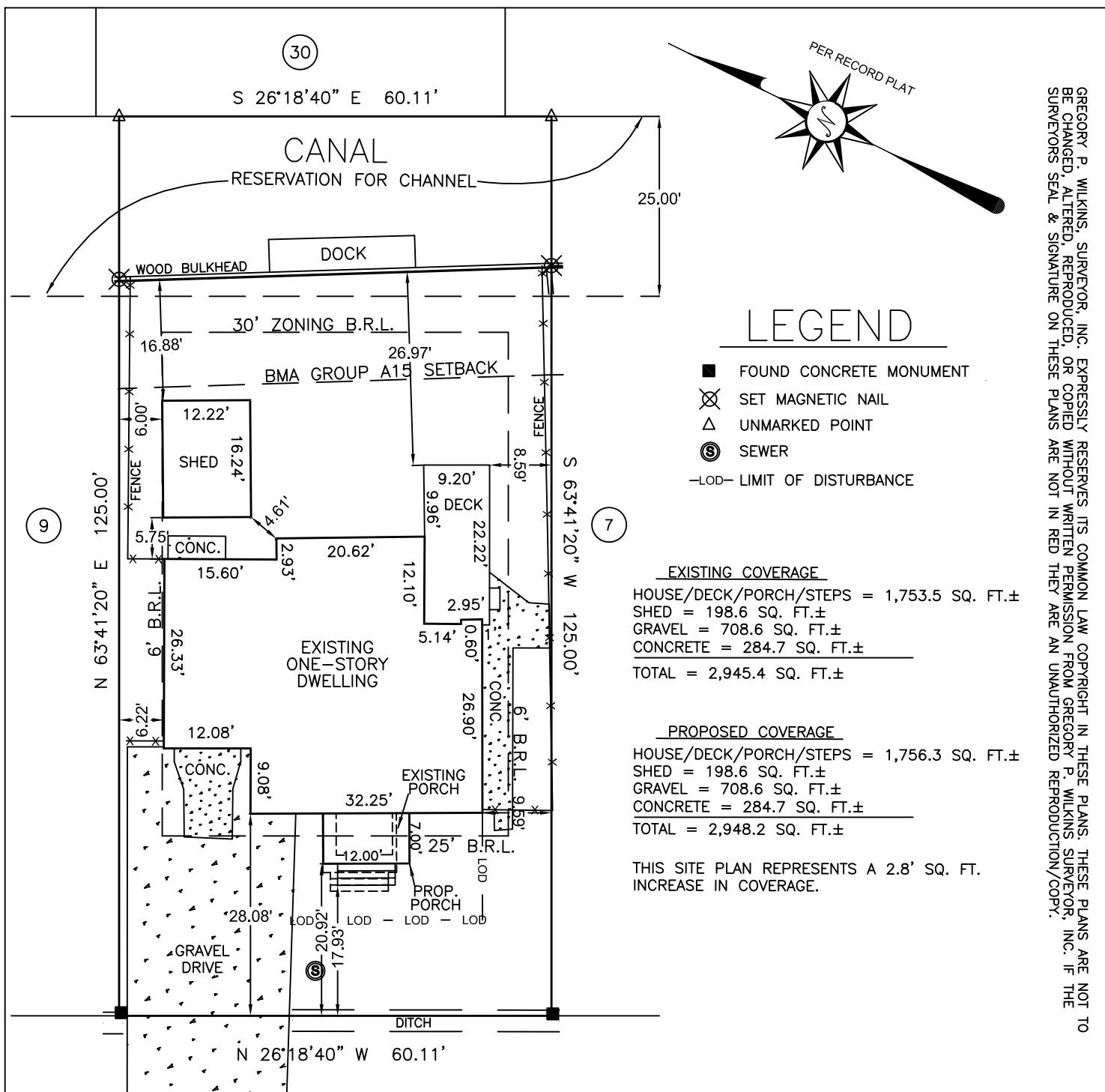
AS WITNESS my hand and official seal.

M.J. maria mcvey  
Notary Public

My Commission Expires: march 7, 2029



GREGORY P. WILKINS, SURVEYOR, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED, ALTERED, REPRODUCED, OR COPIED WITHOUT WRITTEN PERMISSION FROM GREGORY P. WILKINS SURVEYOR, INC. IF THE SURVEYORS SEAL & SIGNATURE ON THESE PLANS ARE NOT IN RED THEY ARE AN UNAUTHORIZED REPRODUCTION/COPY.



## NEW QUAY ROAD

(40' R.O.W.)

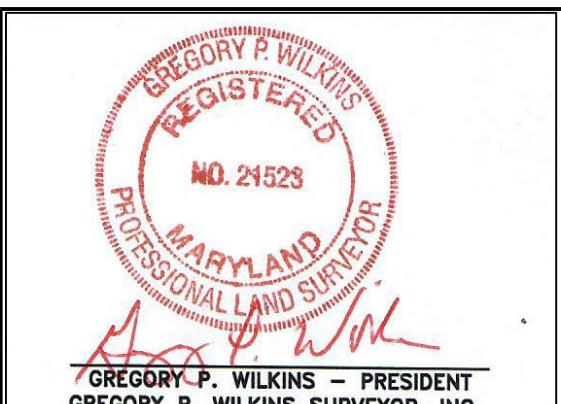
PROPOSED SITE PLAN  
SHOWING  
NEW FRONT PORCH

HOUSE NO. 10356  
LOT 8 - BLOCK 8 - SECTION A  
CAPE ISLE OF WIGHT  
TENTH TAX DISTRICT  
WORCESTER COUNTY, MARYLAND  
TAX MAP 21, P/O PARCEL 8  
LOT AREA = 7,514 SQ. FT.±  
DISTURBED AREA = 389.8 SQ. FT.±  
CURRENTLY ZONED: R-2  
ZONING SETBACKS: FRONT = 25'  
SIDES = 8' EACH (SEE NOTE), REAR = 30'  
FLOOD ZONE AE, BASE FLOOD ELEV. = 5.00' NAVD 88  
DEED REFERENCE: 4156/227

## NOTES:

NOTES:  
1. THIS LOT LIES IN THE ATLANTIC COASTAL BAYS CRITICAL AREA  
AND IS CLASSIFIED AS AN INTENSELY DEVELOPED AREA, (IDA),  
AND IS IN BUFFER MANAGEMENT AREA GROUP A15.  
2. PER SECTION ZS 1-122(c)(1) OF THE WORCESTER COUNTY ZONING  
ARTICLE A REDUCTION OF THE 8' SIDE YARD TO 6' IS PERMITTED.

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED BY ME OR UNDER MY RESPONSIBLE  
CHARGE, AND THAT I AM A DULY LICENSED  
PROFESSIONAL LAND SURVEYOR UNDER THE LAWS  
OF THE STATE OF MARYLAND LICENSE NO. 21523,  
EXPIRATION DATE 07-13-2027.



~~Gregory P. Wilkins~~ GREGORY P. WILKINS - PRESIDENT  
GREGORY P. WILKINS SURVEYOR, INC.

GREGORY P. WILKINS

GREGORY P. WILKINS  
SURVEYOR, INC.  
12626 OLD BRIDGE ROAD  
OCEAN CITY, MARYLAND 21843  
(410)213-0222

SCALE: 1" = 20' DATE: 12/9/2025  
DRAWN BY: GPW8 JOB NO.: 7840

**WORCESTER COUNTY BOARD OF ZONING APPEALS**  
**STAFF REPORT FOR:**  
**CASE NO. 26-3**

**IMPORTANT NOTICE**

**Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.**

**HEARING DATE:** January 8, 2026

**LOCATION:** 10356 New Quay Road, Tax Map 21, Parcel 8, Section A, Block 8, Lot 8, Tax District 10, Worcester County, Maryland.

**APPROVAL REQUESTED:** A variance to the front yard setback from 25 feet to 17.93 feet (to encroach 7.07 feet) for a proposed porch with steps in the R-2 Suburban Residential District.

**CODE REFERENCES:** Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305.

**PROPERTY HISTORY:** The property has the following records on file:

01/13/1993	Permit No. 24985 – Issued 01/13/1993 – Zoning Certificate issued 03/08/1993 - Permit for 60' of bulkhead and a 5' x 20' parallel dock.
07/18/2024	Permit No. 24-0966 – Issued 07/24/2024 – C/O issued 10/24/2024 - Permit to install a 4' tall vinyl fence along the side property lines and a 6' tall vinyl fence on the right side of the house.

**COMMENTS:** According to SDAT, this residence was constructed in 1955 prior to County zoning. The Applicants request approval to replace an existing 8.2' x 10.2' front porch with steps with a 7' x 12' porch with steps that will be 17.93' from the front property line, requiring a 7.07' variance.

For the variance request, the Board must make findings that the applicant has demonstrated the following:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved.
2. Literal interpretation of the provisions of this Title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Title.
3. The special conditions or circumstances did not result from actions of the applicant.
4. The condition or circumstance is not one that could be reasonably provided for under legislation of general applicability within the zoning district and shall be granted only on account of the uniqueness of the situation.

**SUBSEQUENT PROCESSES IF APPROVED:**

1. Obtain all required permits.

**OWNER:** JeanMarie Richardson and Steven Katz  
10356 New Quay Road  
Ocean City, MD 21842

**APPLICANT :** Greg Wilkins  
12626 Old Bridge Road  
Ocean City, MD 21842

**PREPARED BY:** Zoning Division Staff

In accordance with Section ZS 1-114, the Department has met the public notification requirements with regard to advertisement in a local paper, posting of property and notification of adjoining property owners.

**APPLICATION TO :**  
**BOARD OF ZONING APPEALS**  
**WORCESTER COUNTY, MARYLAND**  
**ONE WEST MARKET STREET**  
**GOVERNMENT CENTER ROOM 1201**  
**SNOW HILL, MD 21863-1070**

**OFFICE USE ONLY :**  
**CASE NO:** 26-1  
**DATE FILED:** 11-24-2025  
**HEARING DATE:** 1-8-2026

**APPLICATION BEING MADE FOR:**

<input checked="" type="checkbox"/> SPECIAL EXCEPTION	<input type="checkbox"/> FORESTRY
<input type="checkbox"/> VARIANCE	<input type="checkbox"/> CRITICAL AREA
<input type="checkbox"/> EXPANSION OF NONCONFORMING USE/STRUCTURE	<input type="checkbox"/> APPEAL
<input type="checkbox"/> OTHER	
<input type="checkbox"/> AFTER THE FACT	<input checked="" type="checkbox"/> PROPOSED
	<input type="checkbox"/> ADMINISTRATIVE ADJUSTMENT

**TO THE BOARD OF ZONING APPEALS:**

Pursuant to Section ZS 1-116 of the Worcester County Zoning Ordinance, enacted or as amended, request is hereby made for: 150' Wireless Communication Monopole

**LOCATION OF PROPERTY:**

TAX MAP: 0016 PARCEL: 0056 SECTION: - LOT/ BLOCK: -  
On the N/S/E/W of: Clubhouse Drive  
(Feet/Miles), N/S/E/W of

**PROPERTY OWNER INFORMATION:**

Owner's Name: Ocean Pines Association Inc Telephone: [REDACTED]  
Address: 239 Ocean Pkwy Berlin, MD 21811 E-Mail: [REDACTED]

**APPLICANT INFORMATION:**

Applicant's Name: Milestone Towers Telephone: [REDACTED]  
Address: 12110 Sunset Hills Rd Suite 600 Reston, VA E-Mail: [REDACTED]

Has property in question ever been subject of a previous appeal? (If yes, give case no. and date)  
No

Is property located in the Chesapeake Bay Critical Area or Atlantic Coastal Bay Critical Area, or its tributaries? No If so, has information been submitted in accordance with Worcester County's Critical Area Program Regulations?

**OFFICE USE ONLY: MINIMUM REQUIRED SETBACKS:**

FRONT: \_\_\_\_\_ FROM CENTERLINE OF ROAD REAR: 20'  
RIGHT OF WAY OF A STATE ROAD  
50' FROM PROPERTY LINE LEFT SIDE: 20'  
ZONING DISTRICT: R-2 TAX DISTRICT: 3 RIGHT SIDE: 20'

  
Signature of Owner or Legal Representative

  
Signature of Applicant

\*\*\*SEE NEXT PAGE FOR NOTARY\*\*\* (BOTH OWNER AND APPLICANT TO BE NOTARIZED)

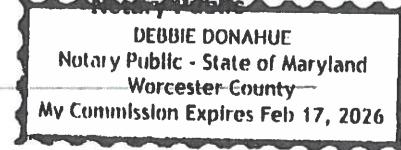
BOARD OF ZONING APPEALS APPLICATION  
NOTARY PAGE FOR BOTH  
OWNER AND APPLICANT

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (OWNER)

I HEREBY CERTIFY that on this 23 day of October  
2025 before me, a Notary Public in and for the State and County aforesaid,  
personally appeared John Viola, known to me (or  
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged he executed the same for the purposes therein  
contained AND FURTHER MADE OATH that he executed the same in the capacity  
therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

My Commission Expires:



Virginia Fairfax  
STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (APPLICANT)

I HEREBY CERTIFY that on this 21 day of October  
20 25 before me, a Notary Public in and for the State and County aforesaid,  
personally appeared Leonard Forkas, Jr., known to me (or  
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged he executed the same for the purposes therein  
contained AND FURTHER MADE OATH that he executed the same in the capacity  
therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

My Commission Expires: 03.31.2027



**MILLER, MILLER & CANBY, CHARTERED**

200-B MONROE STREET (301) 762-5212  
ROCKVILLE, MARYLAND 20850

PAY

Four hundred fifty and NO/100

TO THE  
ORDER  
OF

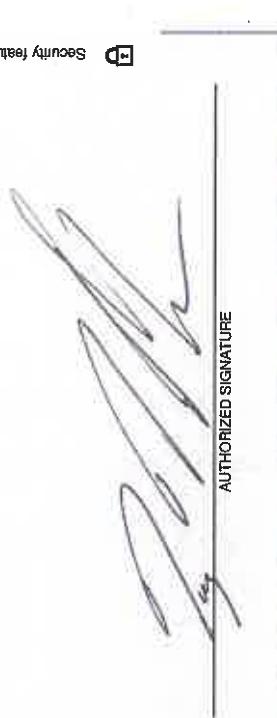
WORCESTER COUNTY

SANDY SPRING BANK  
OLNEY, MARYLAND 20832

PAY  
\$450.00

Four hundred fifty and NO/100

AUTHORIZED SIGNATURE



11058175110550010961 160016730611

**MILLER, MILLER & CANBY, CHARTERED**  
WORCESTER COUNTY

581758175

11034-26432 11/11/2025 450.00 450.00 0.00

Security features. Details on back.

Product DLN224

USE WITH 91508 ENVELOPE

Deluxe Corporation 1-800-328-0304 or [www.deluxe.com/shop](http://www.deluxe.com/shop)

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A  
DC9Y01 SLKDK02 06/29/2024 12:41 -826-

A



200-B MONROE STREET, ROCKVILLE, MARYLAND 20850 P: 301.762.5212 F: 301.762.6044 WWW.MILLERMILLERCANBY.COM

SEAN P. HUGHES

November 12, 2025

Board of Zoning Appeals  
c/o Dept. of Development Review and Permitting  
Worcester County Government Center, Room 1201  
1 West Market Street  
Snow Hill, MD 21863

RE: Milestone Towers –Commercial Communications Tower facility-Ocean Pines Association Inc.

Dear Board of Zoning Appeals/County Staff:

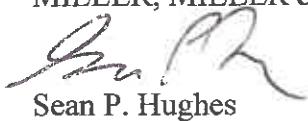
Please enter the appearance of Sean Hughes and our firm of Miller, Miller & Canby as attorneys of record in the attached Milestone Towers Special Exception application requesting approval to install a new, concealed camouflaged monopine/treepole monopole telecommunications facility at the Ocean Pines golf course community. The applicant and its anchor tenant, Verizon Wireless is hoping to gain approval in order to provide enhanced wireless connectivity and services to the Ocean Pines golf course, community and surrounding area. The subject property is legally identified as 98 Clubhouse Drive, Ocean Pines, MD 21811, tax map 0016m, parcel 0056.

We will be assisting our client, Milestone Towers and its project manager, Matt Forkas and others on the development team with the application, at the hearing, permitting, etc. in the land use review process.

Thank you for your attention to this matter.

Sincerely yours,

MILLER, MILLER & CANBY



Sean P. Hughes

Cc: Matt Forkas, Milestone Towers

# EXHIBIT 1

**APPLICATION TO :**  
**BOARD OF ZONING APPEALS**  
**WORCESTER COUNTY, MARYLAND**  
**ONE WEST MARKET STREET**  
**GOVERNMENT CENTER ROOM 1201**  
**SNOW HILL, MD 21863-1070**

**OFFICE USE ONLY :**

**CASE NO:** \_\_\_\_\_  
**DATE FILED:** \_\_\_\_\_  
**HEARING DATE:** \_\_\_\_\_

**APPLICATION BEING MADE FOR:**

SPECIAL EXCEPTION  
 VARIANCE  
 EXPANSION OF NONCONFORMING USE/STRUCTURE  
 OTHER

FORESTRY  
 CRITICAL AREA  
 APPEAL

AFTER THE FACT

PROPOSED

ADMINISTRATIVE  
ADJUSTMENT

**TO THE BOARD OF ZONING APPEALS:**

Pursuant to Section ZS 1-116 of the Worcester County Zoning Ordinance, enacted or as amended, request is hereby made for: 150' Wireless Communication Monopole

**LOCATION OF PROPERTY:**

TAX MAP: 0016 PARCEL: 0056

SECTION: -

LOT/ BLOCK: -

On the N/S/E/W of: Clubhouse Drive

(Feet/Miles), N/S/E/W of

**PROPERTY OWNER INFORMATION:**

Owner's Name: Ocean Pines Association Inc

Telephone: \_\_\_\_\_

Address: 239 Ocean Pkwy Berlin, MD 21811

E-Mail: \_\_\_\_\_

**APPLICANT INFORMATION:**

Applicant's Name: Milestone Towers

Telephone: \_\_\_\_\_

Address: 12110 Sunset Hills Rd Suite 600 Reston, VA

E-Mail: \_\_\_\_\_

Has property in question ever been subject of a previous appeal? (If yes, give case no. and date)

No

Is property located in the Chesapeake Bay Critical Area or Atlantic Coastal Bay Critical Area, or its tributaries?  No If so, has information been submitted in accordance with Worcester County's Critical Area Program Regulations? \_\_\_\_\_

**OFFICE USE ONLY: MINIMUM REQUIRED SETBACKS:**

FRONT: \_\_\_\_\_ FROM CENTERLINE OF ROAD  
\_\_\_\_\_ RIGHT OF WAY OF A STATE ROAD  
\_\_\_\_\_ FROM PROPERTY LINE

REAR: \_\_\_\_\_  
LEFT SIDE: \_\_\_\_\_  
RIGHT SIDE: \_\_\_\_\_

ZONING DISTRICT: \_\_\_\_\_

TAX DISTRICT: \_\_\_\_\_

*[Signature]*  
Signature of Owner or Legal Representative

*[Signature]*  
Signature of Applicant

\*\*\*SEE NEXT PAGE FOR NOTARY\*\*\* (BOTH OWNER AND APPLICANT TO BE NOTARIZED)

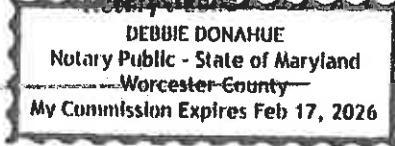
BOARD OF ZONING APPEALS APPLICATION  
NOTARY PAGE FOR BOTH  
OWNER AND APPLICANT

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (OWNER)

I HEREBY CERTIFY that on this 23 day of October  
2025 before me, a Notary Public in and for the State and County aforesaid,  
personally appeared John Viola, known to me (or  
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged he executed the same for the purposes therein  
contained AND FURTHER MADE OATH that he executed the same in the capacity  
therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

My Commission Expires:



Virginia, Fairfax  
STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (APPLICANT)

I HEREBY CERTIFY that on this 21 day of October  
2025 before me, a Notary Public in and for the State and County aforesaid,  
personally appeared Leonard Fortas, Jr., known to me (or  
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged he executed the same for the purposes therein  
contained AND FURTHER MADE OATH that he executed the same in the capacity  
therein stated and for the purposes therein contained.

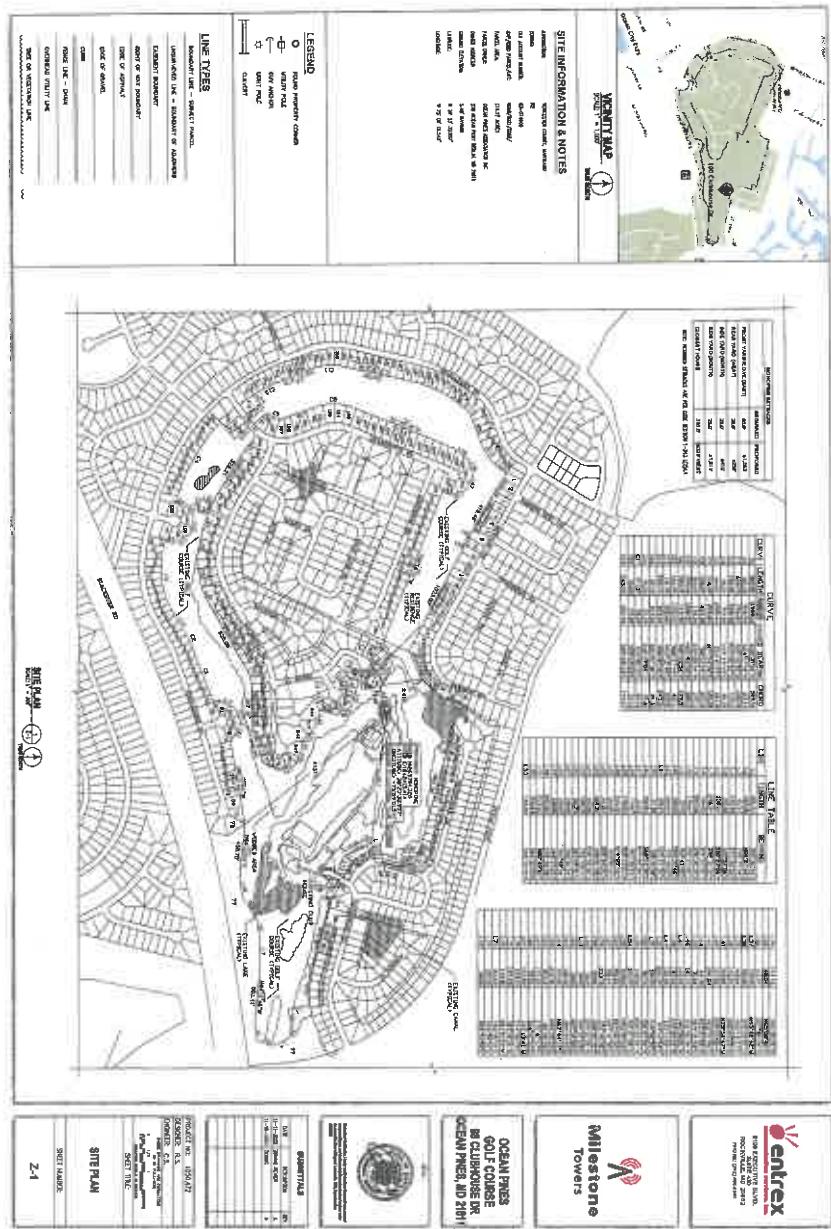
AS WITNESS my hand and official seal.

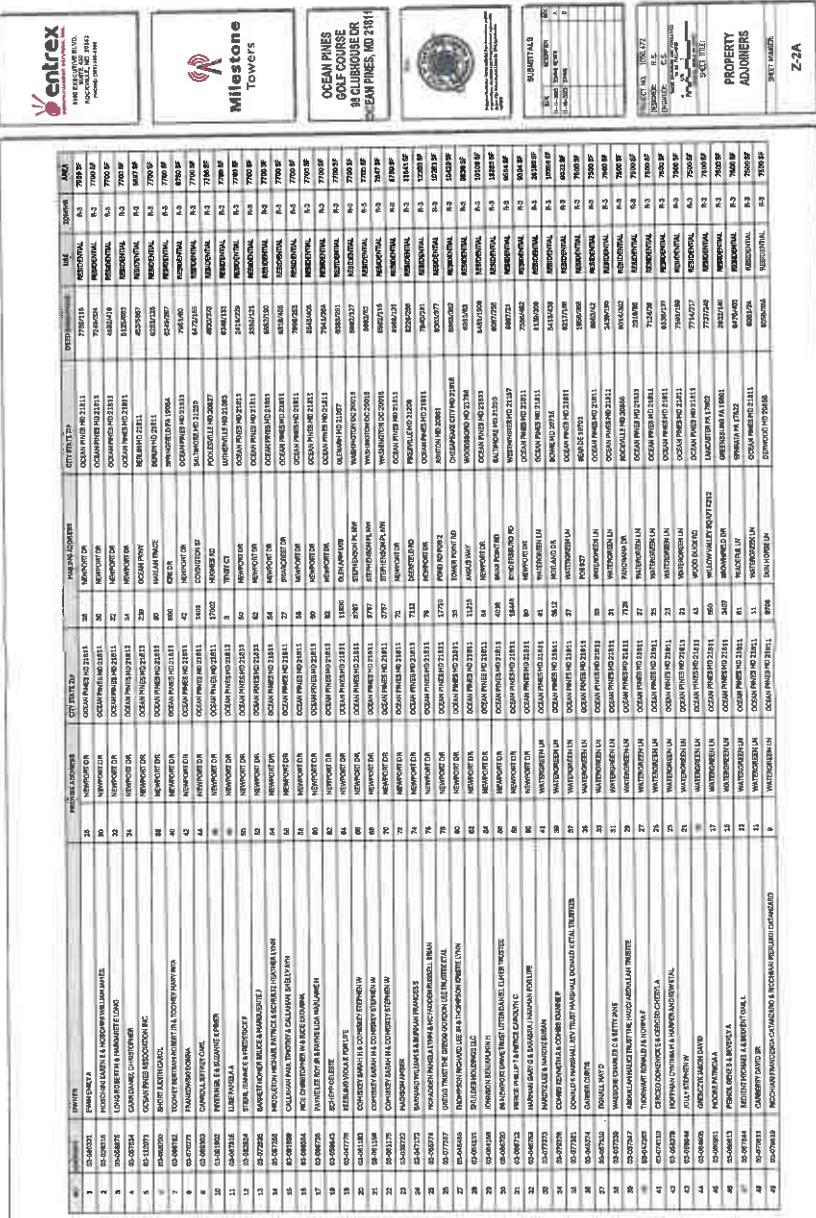
My Commission Expires: 03-31-2027



# EXHIBIT 2







JOINERS

AD 14

ପାତାରେ କିମ୍ବା କିମ୍ବା କିମ୍ବା କିମ୍ବା

WHALE  
SEA LION  
SEAL  
SEA OTTER  
SEA BIRDS  
OCEAN RIBBON

OCEAN RIVER HOT SPRINGS	237	WATER
OCEAN RIVER HOT SPRINGS	237	WATER

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प्रसाद



Milestone  
Towers



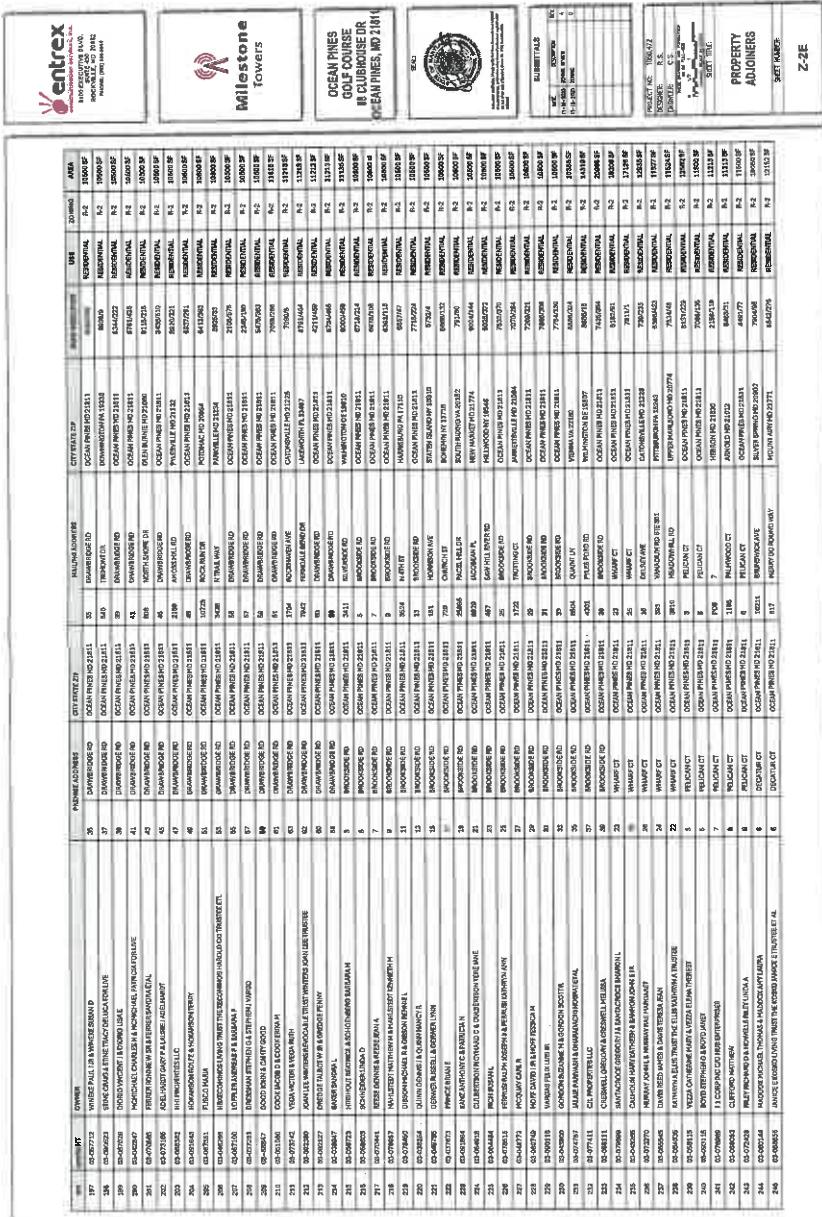


Category	Sub-Category	Type	Product Details		Supplier	Owner
			Code	Label		
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1	1.1	1.1.2	1.1.2.1	1.1.2.1.1	1.1.2.1.1.1	1.1.2.1.1.1.1
1	1.1	1.1.3	1.1.3.1	1.1.3.1.1	1.1.3.1.1.1	1.1.3.1.1.1.1
1	1.1	1.1.4	1.1.4.1	1.1.4.1.1	1.1.4.1.1.1	1.1.4.1.1.1.1
1	1.1	1.1.5	1.1.5.1	1.1.5.1.1	1.1.5.1.1.1	1.1.5.1.1.1.1
1	1.1	1.1.6	1.1.6.1	1.1.6.1.1	1.1.6.1.1.1	1.1.6.1.1.1.1
1	1.1	1.1.7	1.1.7.1	1.1.7.1.1	1.1.7.1.1.1	1.1.7.1.1.1.1
1	1.1	1.1.8	1.1.8.1	1.1.8.1.1	1.1.8.1.1.1	1.1.8.1.1.1.1
1	1.1	1.1.9	1.1.9.1	1.1.9.1.1	1.1.9.1.1.1	1.1.9.1.1.1.1
1	1.1	1.1.10	1.1.10.1	1.1.10.1.1	1.1.10.1.1.1	1.1.10.1.1.1.1
1	1.1	1.1.11	1.1.11.1	1.1.11.1.1	1.1.11.1.1.1	1.1.11.1.1.1.1
1	1.1	1.1.12	1.1.12.1	1.1.12.1.1	1.1.12.1.1.1	1.1.12.1.1.1.1
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1	1.1	1.1.19	1.1.19.1	1.1.19.1.1	1.1.19.1.1.1	1.1.19.1.1.1.1
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1	1.1	1.1.21	1.1.21.1	1.1.21.1.1	1.1.21.1.1.1	1.1.21.1.1.1.1
1	1.1	1.1.22	1.1.22.1	1.1.22.1.1	1.1.22.1.1.1	1.1.22.1.1.1.1
1	1.1	1.1.23	1.1.23.1	1.1.23.1.1	1.1.23.1.1.1	1.1.23.1.1.1.1
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1	1.1	1.1.25	1.1.25.1	1.1.25.1.1	1.1.25.1.1.1	1.1.25.1.1.1.1
1	1.1	1.1.26	1.1.26.1	1.1.26.1.1	1.1.26.1.1.1	1.1.26.1.1.1.1
1	1.1	1.1.27	1.1.27.1	1.1.27.1.1	1.1.27.1.1.1	1.1.27.1.1.1.1
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1	1.1	1.1.107	1.1.107.1	1.1.107.1.1	1.1.107.1.1.1	1.1.107.1.1.1.1
1	1.1	1.1.108	1.1.108.1	1.1.108.1.1	1.1.108.1.1.1	1.1.108.1.1.1.1
1	1.1	1.1.109	1.1.109.1	1.1.109.1.1	1.1.109.1.1.1	1.1.109.1.1.1.1
1	1.1	1.1.110	1.1.110.1	1.1.110.1.1	1.1.110.1.1.1	1.1.110.1.1.1.1
1	1.1	1.1.111	1.1.111.1	1.1.111.1.1	1.1.111.1.1.1	1.1.111.1.1.1.1
1	1.1	1.1.112	1.1.112.1	1.1.112.1.1	1.1.112.1.1.1	1.1.112.1.1.1.1
1	1.1	1.1.113	1.1.113.1	1.1.113.1.1	1.1.113.1.1.1	1.1.113.1.1.1.1
1	1.1	1.1.114	1.1.114.1	1.1.114.1.1	1.1.114.1.1.1	1.1.114.1.1.1.1
1	1.1	1.1.115	1.1.115.1	1.1.115.1.1	1.1.115.1.1.1	1.1.115.1.1.1.1
1	1.1	1.1.116	1.1.116.1	1.1.116.1.1	1.1.116.1.1.1	1.1.116.1.1.1.1
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1	1.1	1.1.123	1.1.123.1	1.1.123.1.1	1.1.123.1.1.1	1.1.123.1.1.1.1
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1	1.1	1.1.126	1.1.126.1	1.1.126.1.1	1.1.126.1.1.1	1.1.126.1.1.1.1
1	1.1	1.1.127	1.1.127.1	1.1.127.1.1	1.1.127.1.1.1	1.1.127.1.1.1.1
1	1.1					



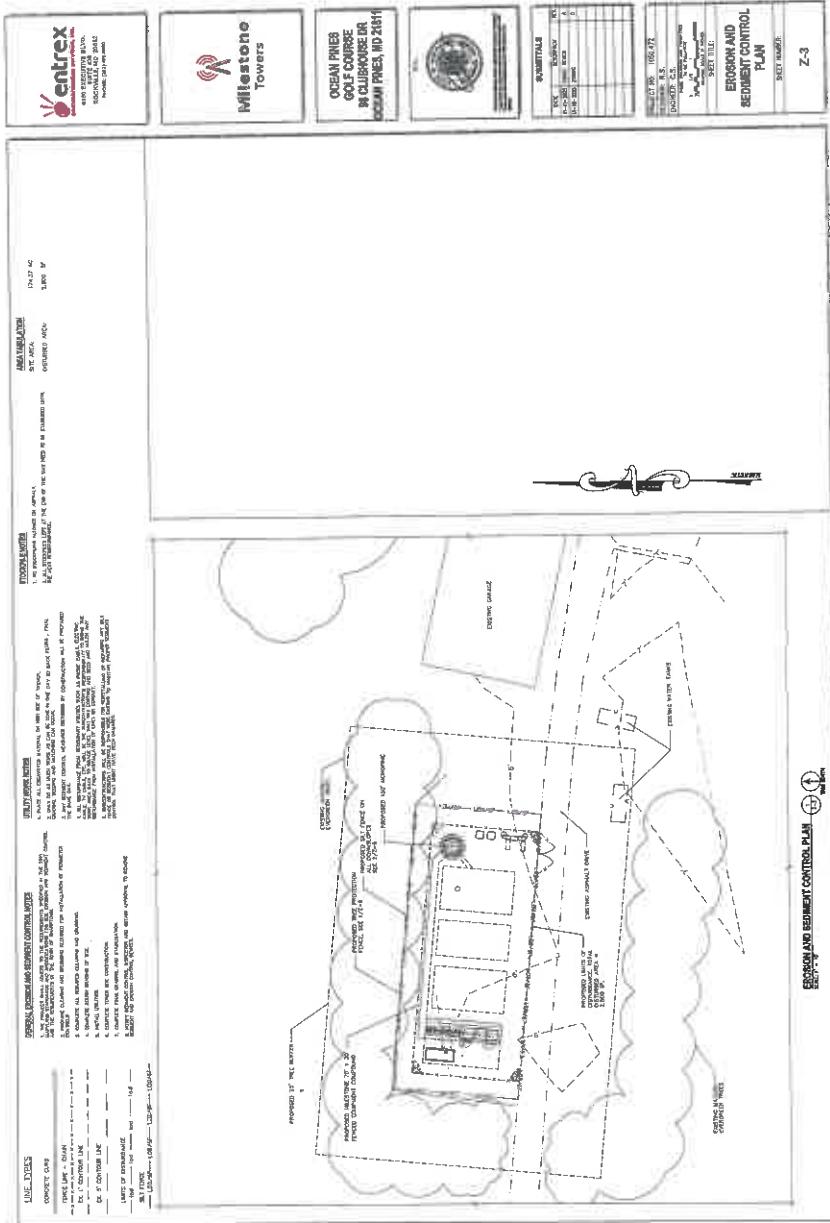
Milestone

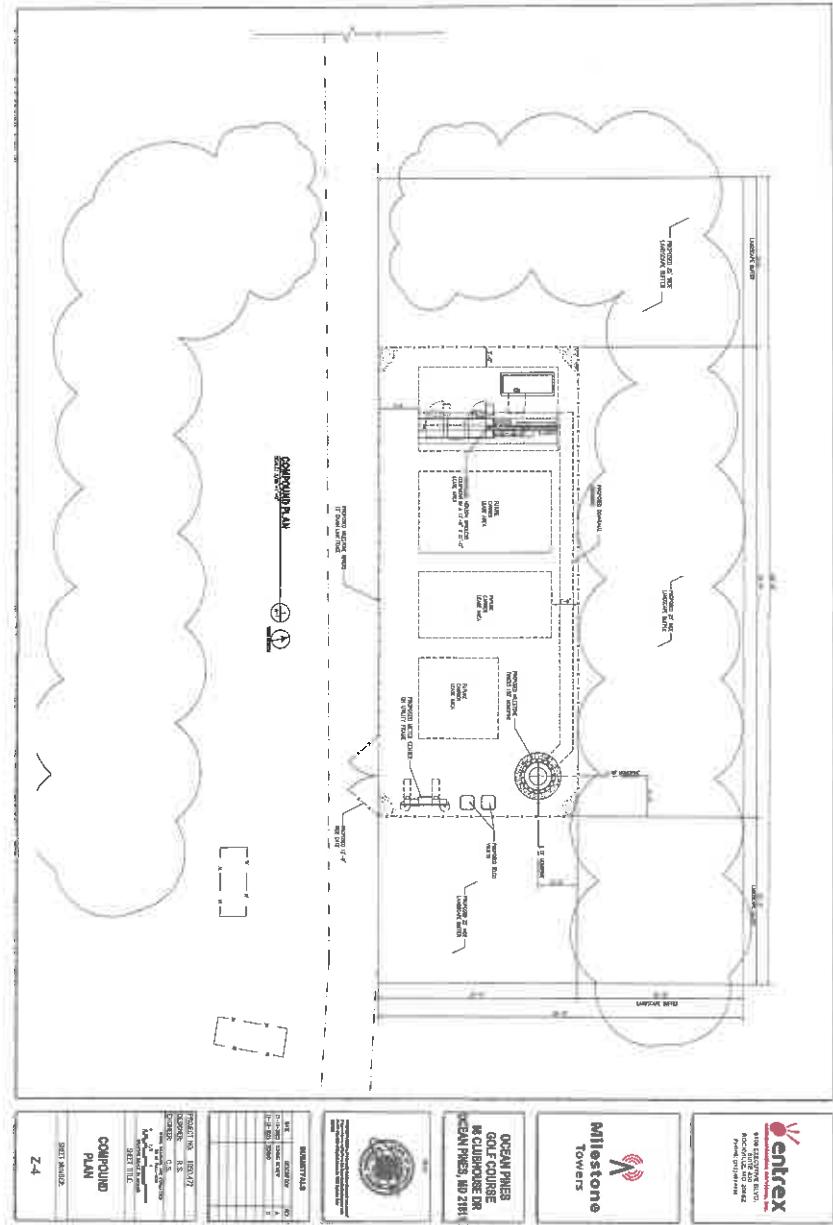


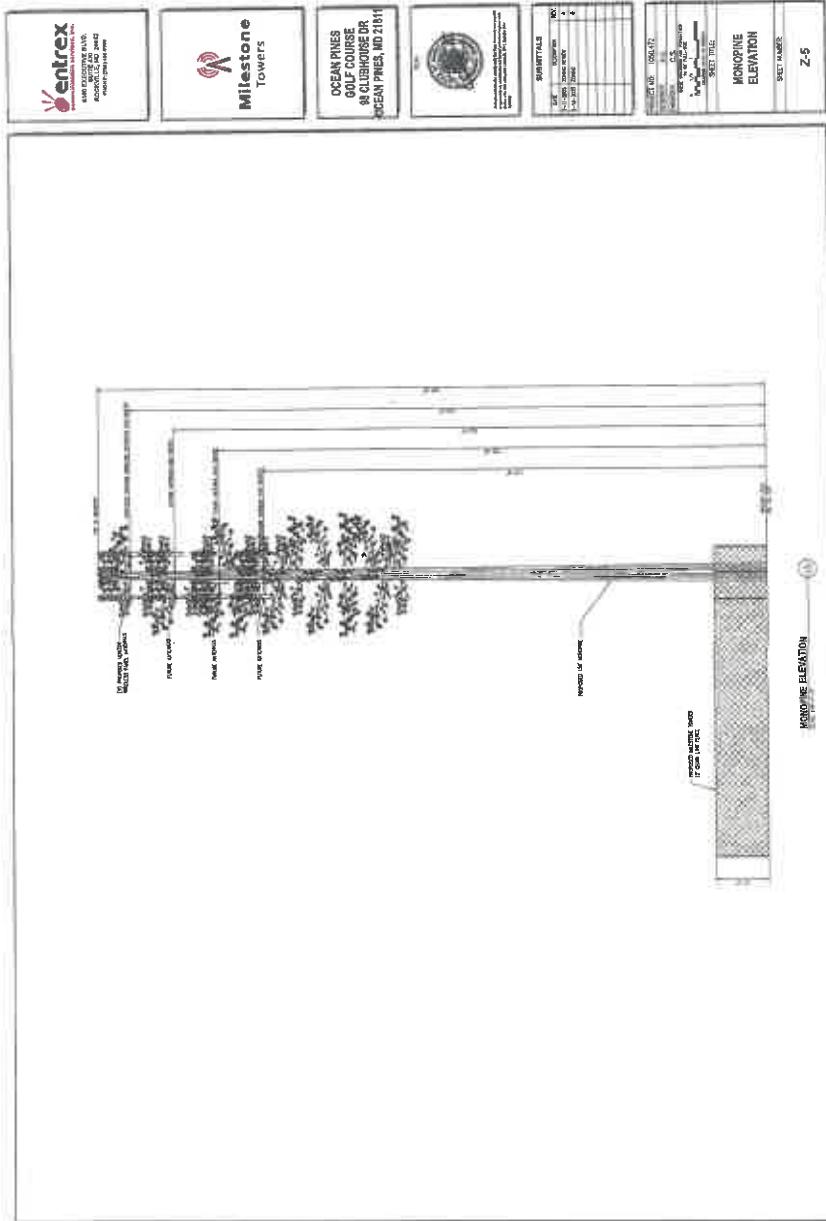


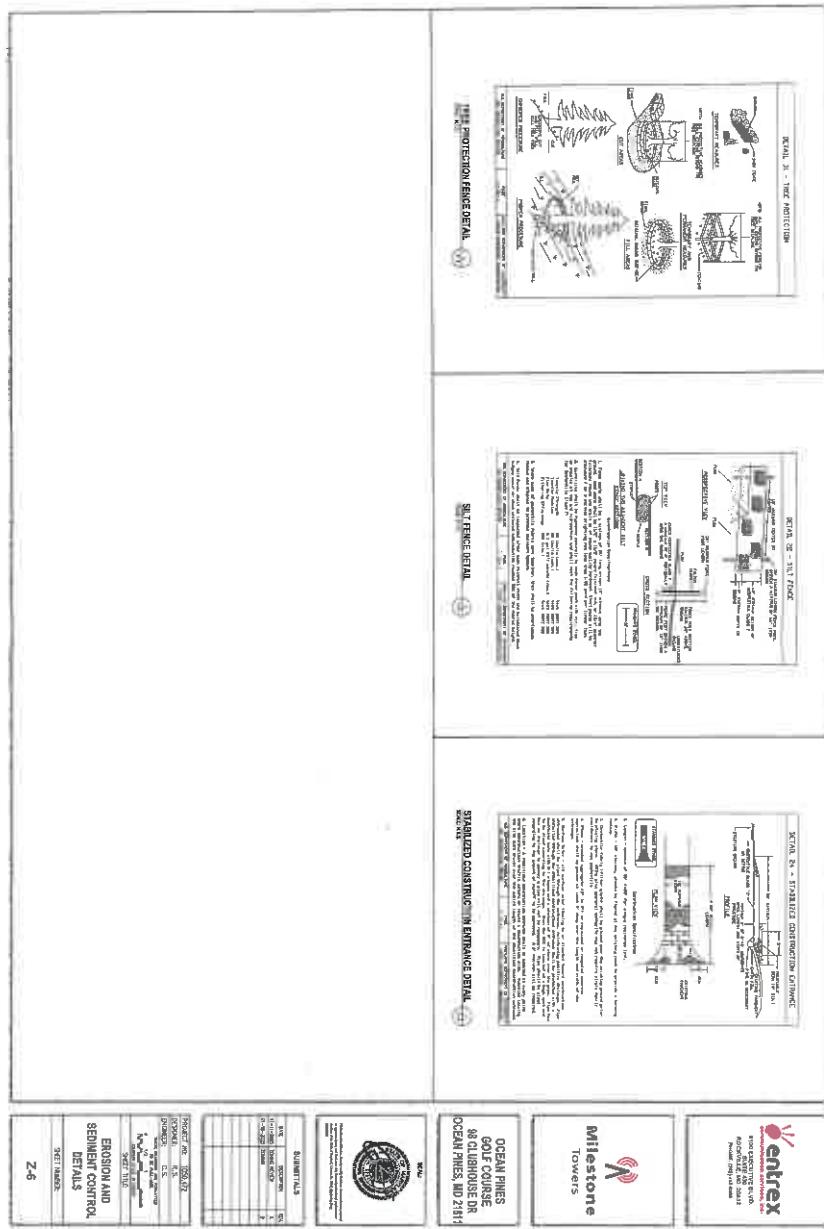


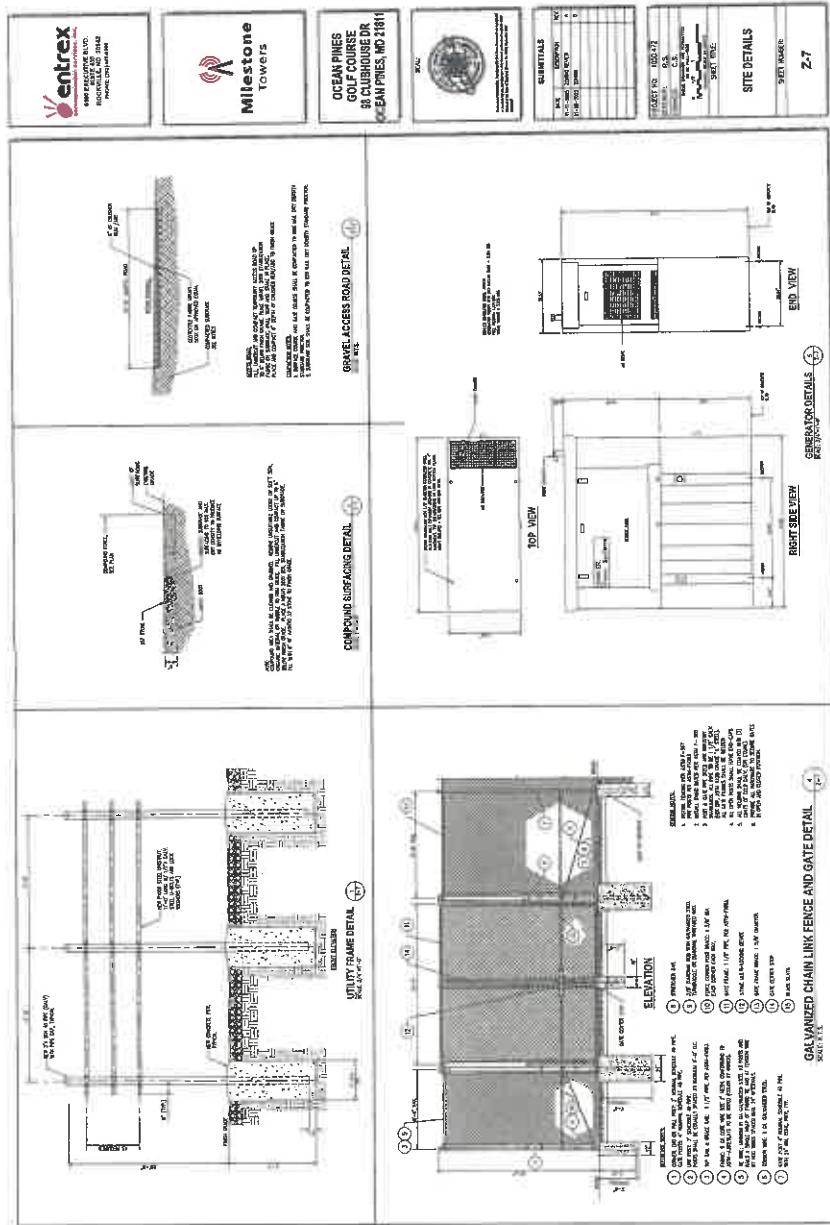
The logo for entrex, featuring a stylized red and yellow sun-like icon above the word "entrex" in a bold, lowercase, sans-serif font.



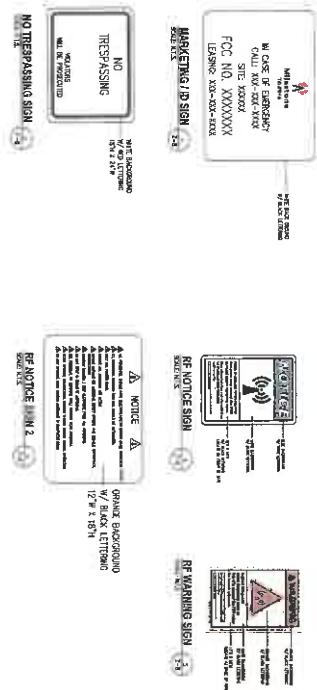




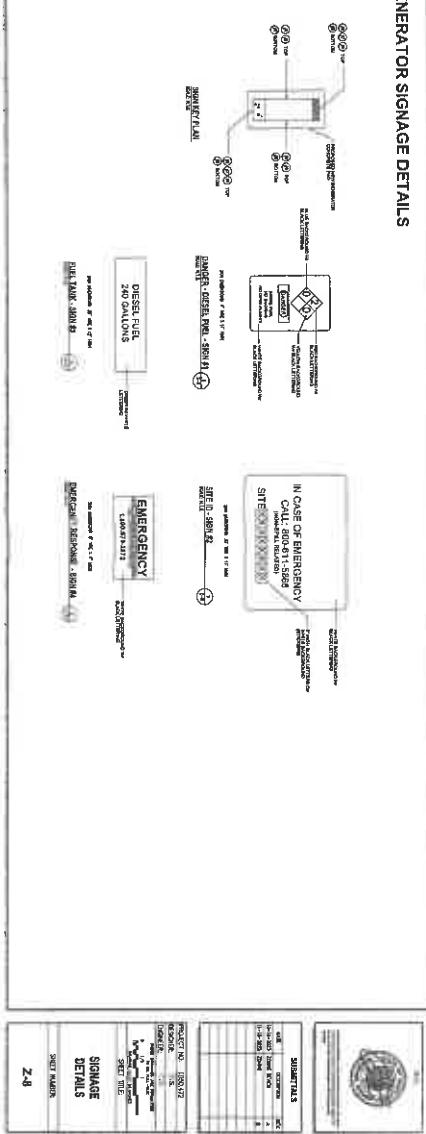


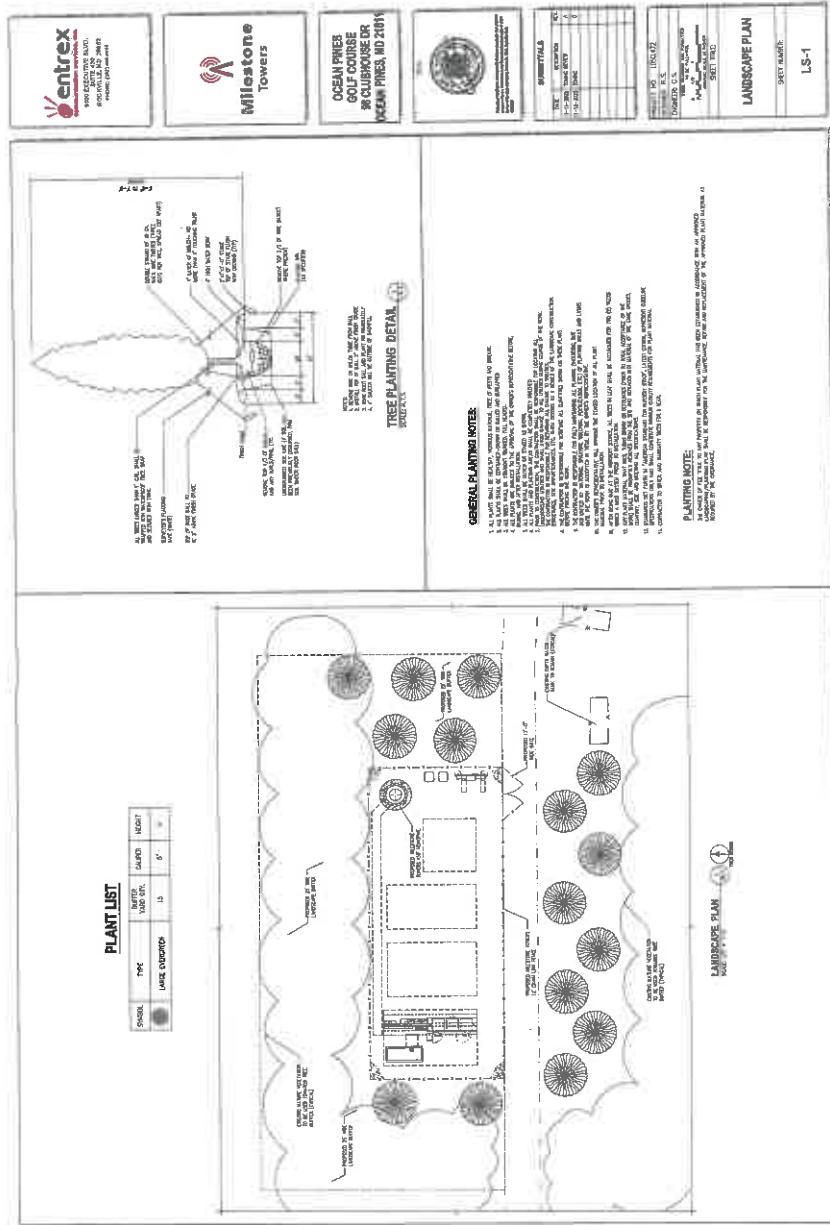


## SITE SIGNAGE DETAILS



## GENERATOR SIGNAGE DETAILS





# EXHIBIT 3

**Statement of Justification- Special Exception Application**  
**For Communication Tower**

**I. Introduction**

Milestone Towers Limited Partnership-V, LLC (dba as "Milestone Towers" or "Milestone") with support of the property owner Ocean Pines Association Inc. and anchor tenant Verizon Wireless proposes to erect a 150' telecommunications monopole that will be camouflaged as a monopine (tree pole). The facility will be located on the Ocean Pines community property, 100 Clubhouse Drive, Ocean Pines, MD 21811 in a R-2 zone. The monopine and the related equipment will be housed within an unmanned 70' by 30' screened, fenced, locked and secure ground compound, along with a landscape buffer<sup>1</sup>. The facility is designed with capacity to hold antennas, associated ancillary equipment and cables of at least three (3) communications providers, including the equipment of Verizon Wireless. Please see the attached photo simulations (Ex. 7) of what the concealed, camouflaged monopine tree pole is projected to appear.

This application submission is the result of significant time, efforts, discussions and forged partnerships. The partnerships include, but are not limited to, the Ocean Pines HOA, the Ocean Pines community, Verizon Wireless and Milestone in order to provide the desired and necessary enhanced wireless connectivity and services to the community and surrounding area for essential, non-essential and emergency communications. The Ocean Pines and Ocean City areas certainly often faces severe natural disaster/weather situations as well as general health and safety emergencies. We believe that this is a stellar location, located nearly in the center of the community and on the golf course, in between holes 1 and 2 at the maintenance yard area of the course and amongst some tall, mature trees. The location meets and exceeds all the required setback distances and in fact does so by 21 times to the front yard, 76 and 20 times to the side and 12 times to the rear yard setback requirements per the code for a concealed or camouflaged monopole. Those required County zoning code setback distances are fifty (50) feet to the front yard and twenty (20) feet to the sides and rear. In this application the facility's concealed monopole sits 1,079 feet from the front yard, 1,520 and 404 to the side yards, and 246 feet to the rear yard. See Ex. 3.

This facility will be unmanned, involve less than one vehicular visit per month, not require and lighting. Additionally, it will in fact provide a positive enhancement to the community via improved wireless communications connectivity and services.

**II. Application**

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<sup>1</sup> The landscape buffer is technically less than the code noted 25 feet, however, the applicant is respectfully requesting Staff and/or Board support as such thickness is not needed due to the location (on a golf course, by the maintenance yard), with large setbacks, along with the proposed fencing and existing landscaping and golf maintenance yard building that allows the ground compound to be appropriately screened from the public and thus is meeting the goal and purpose of the landscape buffer. See attached ground pictures as well, Ex. 13- Site Photos of ground area and ex. 2, pg. Z-3. The ground compound is to be located approximately where the white truck and yellow work equipment are located in attached picture.

**Exhibits:**

1. Completed Notarized Application, signed by the property owner & applicant
2. Civil Engineering drawings
3. Completed criteria (Statement of Justification)
4. \$450 application fee
5. Radio Frequency (RF) Propagation Maps
6. Health Report- and certificate of compliance attesting that the proposed equipment meets or exceeds (FCC) & (ANSI) standards on radiation emissions.
7. Photo Simulations
8. Property report
9. Winds load analysis report conducted by a qualified engineer
10. FAA consultant report for 150 foot telecommunications structure
11. Media reports about the cell tower and need for it in Ocean Pines
12. Existing Structure Rule Out + Site Selection document, dated October 29, 2025
13. Site Photos of ground area
14. County tower site documents

**II. Statement of Applicant**

The applicant contends that its attached application and supporting materials along with the testimony and information to be shared at the County's Special Exception hearing will prove that the application is appropriate, meets all of the County's Zoning code requirements. We are confident that not only will it meet all applicable laws, but that the communications facility will provide a positive impact in the Ocean Pines community, surrounding area and the County. The positive impact will include filing multiple needs in this Ocean Pines area, including Verizon's wireless coverage gap. By filling this coverage gap the residents, visitors, and businesses will have enhanced wireless connectivity and services for essential, non-essential and emergency communications<sup>2</sup>.

*A special exception may be granted only when the Board finds, from a preponderance of the evidence of record, that the proposed use or structure:*

**1. Will be in conformance with the County's Comprehensive Plan.**

**REPLY:** While the current 2006 Comprehensive Plan does not make specific mention of Ocean Pines in the Land Use Chapter 2 as one of the four growth areas the overall general plan lists on pages 10 the land use goal and growth area sustainability shall be based on 5 criteria. Applicant is confident that this camouflaged telecommunications facility proposed to improve wireless communications in the area meets all 5 and especially assists on number 4 which states, "To effectively provide adequate public facilities and services" as well as 5 that is, "To minimize adverse impacts on existing communities and to foster a cooperative approach to land use planning and development."

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<sup>2</sup> 80 percent of an estimated 240M 9-1-1 calls are made from wireless devices annually. And 76 percent of adults live in wireless-only households. Source- CTIA. <https://www.ctia.org/the-wireless-industry/infographics-library>

Since the facility is proposed on Ocean Pines HOA land it went through extensive review by the Board and the residents/members. After such review the project was approved to allow Milestone to apply to the County for land use review. Additionally, the lack of reliable wireless communications has been an issue and concern for the residents, visitors and businesses that serve the community. See attached page from the Ocean Pines community Summer 2025 Report (newsletter) from a recent survey of over 1,000 residents noted that safety topped the list of important issues, followed by maintenance of infrastructure. Related to infrastructure the article shared that “improvements to cell service were noted” and the Strategic Planning Committee chairperson Rob Keeling said about the improvements to cell service, “I was glad to hear the Chief talk about that earlier today, so we know that it is certainly being addressed.”

Additionally, the current under development new Comp Plan will also likely put an emphasis on adequate infrastructure, including wireless services, which supports individual, family and business communications, especially in residential areas like the R-2 zone of Ocean Pines.

**2. Will be in harmony with the general character of the neighborhood considering population density, the design, scale and bulk of any proposed new structures, the intensity and character of activity, traffic and parking conditions or the number of similar uses.**

**REPLY:** The wireless facility will be in harmony with the general character of the neighborhood considering population density, especially as designed as a concealed camouflaged monopine tree pole of modest height (150 ft) for a communications tower in a large community that voted to host the facility on its property to improve the wireless connectivity and services and that is placed on the golf course, exceeds the setbacks, including excessively in all directions as noted above, which is by 21 times to the front yard, 76 and 20 times to the side and 12 times to the rear yard setback requirements per the code for a concealed or camouflaged monopole. Those required County zoning code setback distances are fifty (50) feet to the front yard and twenty (20) feet to the sides and rear. In this application the facility’s concealed monopole sits 1,079 feet from the front yard, 1,520 and 404 to the side yards, and 246 feet to the rear yard. See Ex. 3.

Further, the ground compound will be fully screened by fencing as well as by landscape buffering. Additionally, it is an unmanned facility with diminimus amount of traffic to the site - typically a SUV truck with one to two technicians about every quarter for maintenance, by each wireless provider on the site, and the tower owner (Milestone) and for emergency situations (e.g. the power grid is out for the area). The site is not expected to be light per FAA guidelines. Thus, it will blend in appropriately at this large community on the golf course that has large trees in and around the course, community and facility and will provide a great and desired community benefit of improved wireless services for essential, non-essential and emergency communications.

**3. Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or surrounding neighborhoods; will cause no objectionable noise, vibration, fumes, odors, dust, glare or physical activity; and will not have a detrimental effect on ground- or surface water quality.**

REPLY: The wireless facility will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or surrounding neighborhoods; will cause no objectionable noise, vibration, fumes, odors, dust, glare or physical activity; and will not have a detrimental effect on ground- or surface water quality. To the contrary it will provide an community and public benefit by providing enhanced wireless connectivity and services to an area that is known to lack reliable wireless service. As noted above this section is further assisted by the facts that the facility is designed as a concealed camouflaged monopole tree pole of modest height (150 ft. It is placed on the Ocean Pines golf course that has nice, tall mature trees on much of it and the site exceeds the setbacks by 21 times to the front yard, 76 and 20 times to the side and 12 times to the rear yard setback requirements per the code for a concealed or camouflaged monopole. Those required County zoning code setback distances are fifty (50) feet to the front yard and twenty (20) feet to the sides and rear. In this application the facility's concealed monopole sits 1,079 feet from the front yard, 1,520 and 404 to the side yards, and 246 feet to the rear yard. See Ex. 3.

Additionally, the ground compound will be fully screened by fencing as well as by landscape buffering. The facility does not cause any material noise, vibration, fumes, odors, dust, glare or physical activity and will not have a detrimental effect on ground- or surface water quality.

4. Will have no detrimental effect on vehicular or pedestrian traffic.

REPLY: The unmanned facility will have no detrimental effect on vehicular or pedestrian traffic. The site generates only diminimus amount of traffic to the site -typically a SUV truck with one to two technicians about every quarter for maintenance, by each wireless provider on the site and the tower owner (Milestone), and for emergency situations (e.g. the power grid is out for the area).

5. Will not adversely affect the health, safety, morals, security or general welfare of residents, workers or visitors in the area.

REPLY: The unmanned facility will not adversely affect the health, safety, morals, security or general welfare of residents, workers or visitors in the area. As stated above, the site generates only diminimus amount of traffic, typically a SUV truck with one to two technicians about every quarter (3 months) for maintenance, by each wireless provider on the site and the tower owner (Milestone), and for emergency situations (e.g. the power grid is out for the area). The site will not generate any material traffic, noise and does not involve an office or bring customers to the location. It is a very quiet and passive use after construction of the facility is completed and thus will not provide an adverse affect on the community and area, but instead will provide a positive affect with the enhanced wireless connectivity and services that will be available to the community.

6. Will not, in conjunction with existing development in the area and development permitted under existing zoning, overburden existing public services and facilities, including schools, police and fire protection, medical facilities, water, sanitary sewers, public roads, storm sewers, drainage and other public improvements.

REPLY: The unmanned facility will not in conjunction with existing development in the area and development permitted under existing zoning, overburden existing public services and facilities, including schools, police and fire protection, medical facilities, water, sanitary sewers, public roads, storm sewers, drainage and other public improvements. As stated earlier, the facility will be unlight, unmanned, does not generate even a vehicle trip per week, and fails to generate any material noise, vibrations, dust, etc. Due to the type of facility, use and as described herein, the result is that the facility does no need or in any material way public services and facilities such as schools, police and fire protection, medical facilities, water, sanitary sewers, public roads, storm sewers, drainage and other public improvements.

7. Will meet the definitions and specific standards set forth elsewhere in this Title for such use.

REPLY: The application will meet the definitions and specific standards set forth elsewhere in this Title for such use, such as 1-343, 1-206, etc.

§ ZS 1-343*Antennas, towers and telecommunications uses.*

(b) Provisions in addition to other district provisions. *In addition to the standards and provisions contained elsewhere in this Title, the following additional provisions shall apply to all telecommunications uses.*

(1) Applications for the addition of telecommunications equipment to existing structures or for new monopoles, freestanding towers, and guyed towers shall include the following:

A. A winds load analysis conducted by a qualified engineer.

Reply: See attached winds load analysis conducted by a qualified engineer.

B. A certificate by a qualified engineer attesting to the structural integrity of the existing structure and the projected effects resulting from the addition of the proposed equipment.

Reply: Not applicable. This is a newly proposed structure versus an existing one.

C. A certificate of compliance attesting to the fact that the proposed equipment meets or exceeds Federal Communications Commission (FCC) and American National Standards Institute (ANSI) standards on radiation emissions.

Reply: See attached certificate of compliance attesting to the fact that the proposed equipment meets or exceeds Federal Communications Commission (FCC) and American National Standards Institute (ANSI) standards on radiation emissions.

D. A complete description of the impact and a detailed plan for avoiding, minimizing, mitigating or buffering the effects of the proposed use on the following natural resources: steep slopes, wetlands, stream corridors, forests, and habitats of threatened or endangered species.

Reply: The site selected is nearly ideal, in that it is on a large, long established golf course that consists of hundreds of acres. The size of the golf course location allows for large setback distances. Additionally, the exact location at the Ocean Pines Golf Course's maintenance facility area is also already established and approved for equipment, materials and a facility in which this unmanned passive modest sized compound and facility blends in appropriately to the location and setting and will not require any material impact to the natural resources on the course. In fact, it is not near any steep slopes, wetlands, stream corridors and is not requiring the removal of any forest and will not threaten or endanger species.

*E. A complete description of the impact and a detailed plan for avoiding, minimizing, mitigating or buffering the effects of the proposed use on any area of local, regional or national historic or cultural significance.*

Reply: Pursuant to this section and our complete description of the impact and a detailed plan for avoiding, minimizing, mitigating or buffering the effects of the proposed use on any area of local, regional or national historic or cultural significance, please note that the site is in the Ocean Pines community on its golf course and has been evaluated and determined to not be impacting any area of local, regional or national historic or cultural significance.

*F. Explanation of the necessity to place the facility in that particular location.*

Reply: Please see the attached radio frequency (RF) Ex. # 5 propagation maps attached, as well as expected testimony regarding the need to enhance the wireless connectivity and services in the area. Additionally, the Ocean Pines community itself has long recognized that unreliable wireless service exists in the community and that such situation impacts essential, non-essential and emergency communications. See again Ex. # \_\_\_\_ (Ocean Pines newsletter & OC Today Dispatch story) as well as the fact that the Ocean Pines Board approved a land lease with Milestone for the facility after consulting with the community members.

*G. Supporting evidence regarding the proposed equipment's effects upon adjacent and adjoining property values.*

Reply: Please see attached Ex. # 8 a report by Chambers Theory, LLC related to analysis of home sales and any impact due to wireless facilities in the area. Additionally, in this special case, the property owner, Ocean Pines, reached out to obtain a facility in order to improve a long-known deficit to the community of unreliable wireless connectivity and services. The community voted to accept the facility on its property and the Board entered into a lease agreement with Milestone. Thus, Ocean Pines HOA members and the Board certainly see positive benefit and desire the facility in order to have enhanced connectivity for its residents, visitors, businesses on site and who visit and support the residences and community each and every day and use wireless technology.

**H.** *A detailed description, assessing the impact that the proposed equipment will have upon aviation and overall visibility, including the following:*

**1.** *A copy of all information required by, or submitted to, the Federal Communications Commission and Federal Aviation Administration (FAA) concerning the proposed use and the impact that it will have upon aviation or overall visibility.*

Reply: Please find attached Ex. # 10, which is paperwork provided from our FAA consultant noting that the proposed equipment will have no material impact upon aviation and overall visibility.

**2.** *A copy of all plans and specifications required as a condition of approval by the FCC or FAA and an analysis of the impact that compliance with FCC or FAA mandates will have upon adjacent and adjoining land uses.*

Reply: Not applicable as no plans and specifications were required as a condition of approval by the FCC or FAA for this site as it complies with FCC and FAA regulations.

**3.** *Proof of compliance with all FAA requirements relating to lighting, siting, height, and visibility shall be required prior to final permitting.*

Reply: Please find attached Ex. # 10, which is our research and FAA consultants findings dictating that no lighting, etc. will be required here nor is FAA submission or review required.

**I.** *For additions to existing structures of telecommunications facilities that have the effect of increasing the overall height of the existing structure, documentation that establishes that the applicant performed a diligent search for a suitable site that did not have the effect of increasing the height of existing structures.*

Reply: Not applicable as this is a new telecommunications facility structure and not an addition to an existing structure.

**J.** *For new monopoles, freestanding towers, and guyed towers, documentation that establishes that the applicant performed a diligent search for a suitable existing structure.*

Reply: Please find attached "Existing Structure Rule Out + Site Selection" document, dated October 29, 2025, Ex. # 12 documenting that the applicant performed a diligent search for a suitable existing structure in the area.

**K.** *For new monopoles, freestanding towers and guyed towers, documentation that demonstrates that "approved County-owned sites" as designated by the County Commissioners by resolution, which may be amended from time to time, are unsuitable. Such documentation shall be subject to review and concurrence by the Department.*

Reply: In the area of this search area to fill the coverage gap for the Ocean Pines and surrounding area there is not a County-owned site in the vicinity and thus none are suitable to fill this coverage need by and for the Ocean Pines and greater community. See attached document from the County

that notes and shows the locations of the approved County-owned tower sites. The old Berlin landfill is the closest County site and that is 10 miles away and thus not applicable to fill this coverage need for Ocean Pines and the surrounding area.

L. *The provisions of Subsections (b)(1)H through (b)(1)K hereof shall not apply where additions to existing structures do not increase the overall height.*

(2) *Standards. Monopoles, freestanding towers and guyed towers approved after the adoption of this section shall comply with the following:*

A. *Minimum lot requirements. Lot area and lot dimensions shall be a function of the minimum setback required and are established as follows:*

1. *For all monopoles and freestanding towers of one hundred ninety-nine feet in height or less which are concealed or camouflaged, the minimum structure setback shall be: front yard setback, fifty feet; and side and rear setbacks, twenty feet.*

Reply: Please find attached Ex. # 2 the Entrex civil engineering drawings. Said drawings documents the setbacks (see page Z-1 for our 150-foot concealed camouflaged monopine tree pole and how we meet and exceed the required setbacks in this section for *all monopoles and freestanding towers of one hundred ninety-nine feet in height or less which are concealed or camouflaged, the minimum structure setback shall be: front yard setback, fifty feet; and side and rear setbacks, twenty feet.*

2. *For all non-concealed or -camouflaged monopoles of any height and any monopole of two hundred feet or greater in height, the minimum structure setback shall be equal to the height of the monopole plus fifty feet.*

Reply: Not applicable as this application involves a concealed camouflaged monopole.

3. *For all towers up to one hundred ninety-nine feet in height, the minimum structure setback shall be one and one-quarter (1.25) times the height.*

Reply: Not applicable as this application does not involve a tower structure, but instead involves a concealed camouflaged monopole.

4. *For all towers two hundred feet in height or greater, the minimum setback shall be one foot of setback for every one foot of tower height up to two hundred feet plus one and one-half feet of setback for every one foot of tower height exceeding two hundred feet.*

Reply: Not applicable as this application does not involve a tower structure, but instead involves a concealed camouflaged monopole

**B. Siting requirements.** *There shall be a minimum separation distance of one thousand feet from the nearest existing or permitted residential structure on an adjacent parcel; two thousand feet from all existing or permitted schools, day-care centers, nursing homes and long-term care facilities; and five thousand feet from any property designated on the National Historic Register except for monopoles, towers or facilities one hundred ninety-nine feet or less in height and which are concealed. There shall be a minimum separation distance equal to the calculated tower setback as defined in Subsection (b)(2)A hereof to any easement line of any overhead utility.*

Reply: Not applicable as this application involves a monopole less than one hundred ninety-nine feet or less (150 ft. requested herein) in height and it is a concealed camouflaged monopine tree pole design and there is no easement line of any overhead utility in the area and the setbacks would be met regardless.

**1. Notwithstanding the provisions of Subsection (b)(2)B hereof, the separation distance to an existing or permitted residential structure on an adjacent lot may be reduced to not less than five hundred feet as a special exception in the following cases:**

**(i) Where requested in conjunction with any required special exception for the placement of additional telecommunication facilities on a site having a legal nonconforming telecommunication facility and provided that the entire site is brought into conformance with the provisions of Subsection (b)(2)E hereof.**

Reply: Not applicable as this application does not involve a property having a legal nonconforming telecommunication facility upon it. Further, it does involve a monopole less than one hundred ninety-nine feet or less (150 ft. requested herein) in height and it is a concealed camouflaged monopine tree pole design.

**(ii) Where the proposed telecommunication site is located within a high-demand transportation corridor. For the purposes of this section a high-demand transportation corridor is defined as the area between lines extending one thousand feet parallel to the center line of any portion of a state highway with an annual average daily traffic volume exceeding ten thousand trips per day as shown on the most recent maps published by the State Highway Administration Data Services Engineering Division for Worcester County.**

Reply: Not applicable as this application involves a monopole less than one hundred ninety-nine feet or less (150 ft. requested herein) in height and it is a concealed camouflaged monopine tree pole design.

**(iii) In the A-1 or A-2 District, where the proposed telecommunication site serves to reduce an environmental impact, including, but not limited to, the protection of prime agricultural soils; land actively utilized for a bona fide agricultural purpose; existing mature tree growth; natural features as identified in § ZS 1-343(b)(1)D hereof; or other similar features as determined by the Board of Zoning Appeals. [Added 6-7-2022 by Bill No. 22-9]**

Reply: Not applicable as this application resides in the R-2 zoning district and not in the A-1 or A-2 district. Additionally, this application involves a monopole less than one hundred ninety-nine

feet or less (150 ft. requested herein) in height and it is a concealed camouflaged monopine tree pole design.

**C. Lighting requirements.** *No lighting shall be required or permitted, except what is specifically required by the FCC, FAA or another relevant state or federal agency; additionally, in instances where the FCC or FAA require daytime high-intensity strobe lighting, a set of red marker lights shall be installed for nighttime use. All strobe lights shall be turned off at twilight.*

Reply: Not applicable as this application will not require lighting per FAA regulations. See attached letter Ex. # 10. Should any lighting be required at a later date by the FCC, FAA or another relevant state or federal agency, Applicant would certainly comply and update the County.

**D. Lighting conversion.** *Except as otherwise required by the FCC, FAA or other relevant state or federal agency, existing towers equipped with nighttime high-intensity strobe lighting shall be converted to red marker lights or alternating daytime strobe and nighttime red marker lights as described in Subsection (b)(2)C hereof not later than January 1, 2004.*

Reply: Not applicable as this application does not involve an existing tower.

**E. Screening and security requirements.** *A fence with a minimum height of twelve feet shall be installed around the perimeter of the tower base. All equipment shall be located within this fenced area. The fence shall have an access gate which shall be kept in a locked condition at all times, except when servicing is required. The fence shall be equipped with additional entrance prevention devices as necessary to prevent compound access by unauthorized personnel. Except for monopoles in the C-2 District and monopoles, freestanding towers and guyed towers in the I-1 and I-2 Districts, there shall be an additional screening requirement consisting of a buffer at least twenty-five feet in width planted with native species trees capable of reaching not less than sixty feet in height when mature. For monopoles in the C-2 District and monopoles, freestanding towers and guyed towers in the I-1 and I-2 Districts, screening-type landscaping in accordance with § ZS 1-322 hereof shall be provided around the exterior perimeter of the fence.*

Reply: Applicant agrees to above requirement for the R-2 zone for a locked, secure twelve-foot fence. Regarding the landscape buffer, please see our earlier discussion and it noted here<sup>3</sup> as well as to why a reduced buffer that utilizes the existing golf course landscaping and maintenance yard and building, etc. is sufficient

**F. Visibility.** *All telecommunications facilities and accessory structures shall be sighted in such a way as to have the least possible adverse effect on the visual environment. All non-concealed or -*

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<sup>3</sup> The landscape buffer is technically less than the code noted 25 feet, however, the applicant is respectfully requesting Staff and/or Board support as such thickness is not needed due to the location (on a golf course, by the maintenance yard), with large setbacks, along with the proposed fencing and existing landscaping and golf maintenance yard building that allows the ground compound to be appropriately screened from the public and thus is meeting the goal and purpose of the landscape buffer. See attached ground pictures as well, Ex. 13- Site Photos of ground area and ex. 2, pg. Z-3. The ground compound is to be located approximately where the white truck and yellow work equipment are located in attached picture.

*camouflaged facilities shall be of a galvanized finish or painted light gray or pale blue above any surrounding tree line while any portion below the tree line shall be painted gray, green, black or similar color and designed to blend into the natural environment or surrounding structures, unless otherwise required by the FAA. Furthermore, they shall be designed and sighted so as to avoid, wherever possible, application of FAA lighting and painting requirements. When located in any zoning district other than the I-1 or I-2 Districts, structures and facilities accessory to a monopole or tower shall use architecture, materials, colors and textures designed to blend with the natural environment and other structures in the general area. The concealment or camouflaging of monopoles, towers and other telecommunication facilities, using industry standard techniques and structures such as artificial trees, architectural features on buildings, flag poles and grain silos, among others, is highly recommended and should be used wherever possible.*

Reply: Applicant's proposal complies with this section as it involves a concealed camouflage monopine tree pole monopole. Additionally, the ground compound is to be concealed by fencing and landscape buffer and the structures and facilities accessory to a monopole or tower will use architecture, materials, colors and textures designed to blend with the natural environment and other structures in the general area. Please see Applicant's Photo Simulation, Ex. # 7.

**G. Additional provisions.** *All obsolete or unused towers and equipment shall be removed at the owner's expense within twelve months of the cessation of use.*

Reply: Applicant agrees that it shall remove at the owner's expense all obsolete or unused towers and equipment within twelve months of the cessation of use.

### **SUMMARY**

The applicant contends that per the attached application and supporting materials, as well as the testimony and information to be shared at the County's Special Exception public review process, that the application is appropriate, reasonable and meets all of the County's Zoning code criteria (including Special Exception general and specific standards for Antennas, towers & telecommunications uses). We are confident that not only does this application meet the spirit and law for a Worcester County Special Exception, as well as applicable State and Federal laws, that the facility will provide a positive impact on the County and Ocean Pines by filling Verizon's coverage gap for enhanced state of the art wireless communications services to residents, visitors, government agencies and businesses for essential, non-essential and emergency communications.

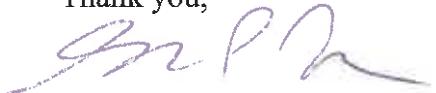
If you have any questions or need anything further regarding this application, please contact me at:

Miller, Miller & Canby  
200-B Monroe Street  
Rockville, MD 20850

[REDACTED]

[REDACTED]

Thank you,

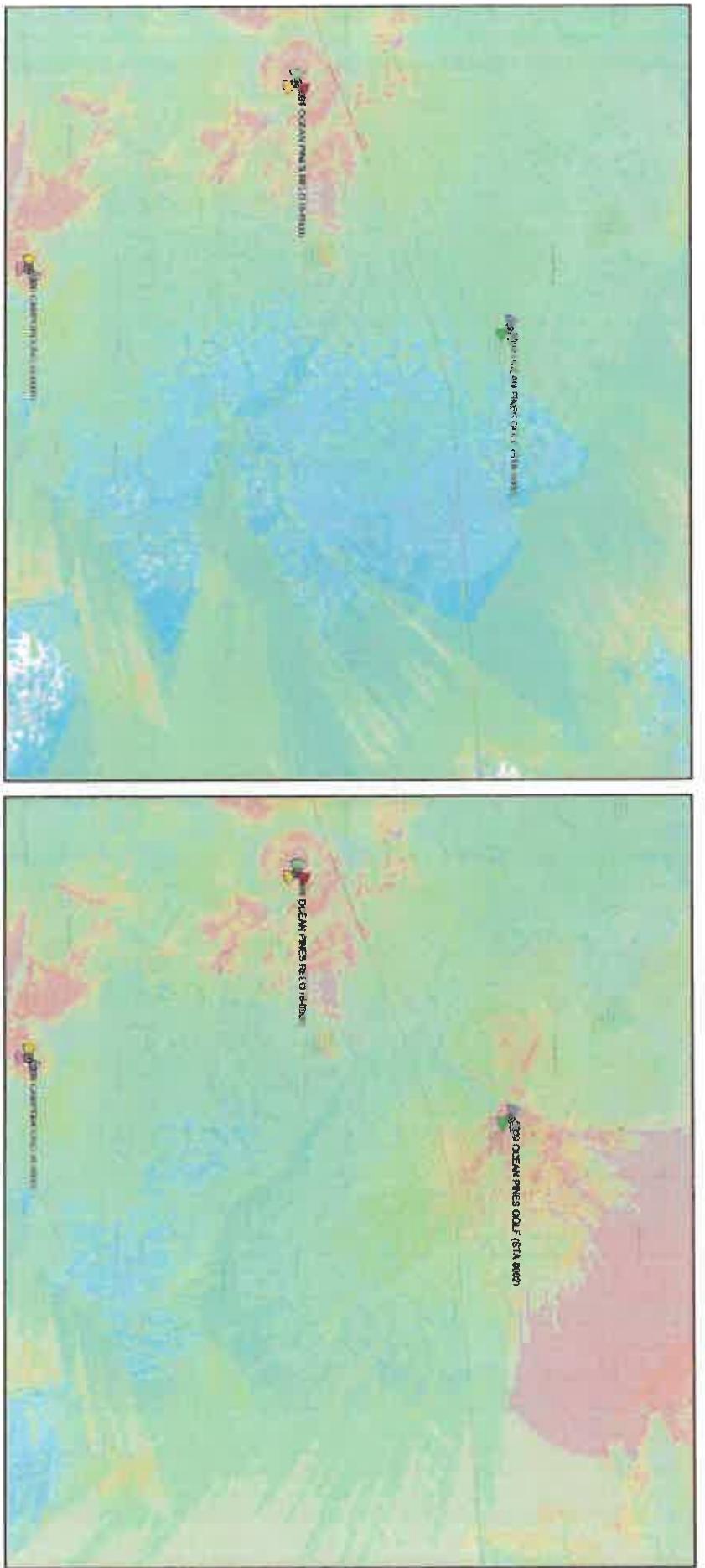


Sean P. Hughes

# EXHIBIT 4

# EXHIBIT 5

## WBV Low Band (AWS) RSRP Coverage Map – Comparisons

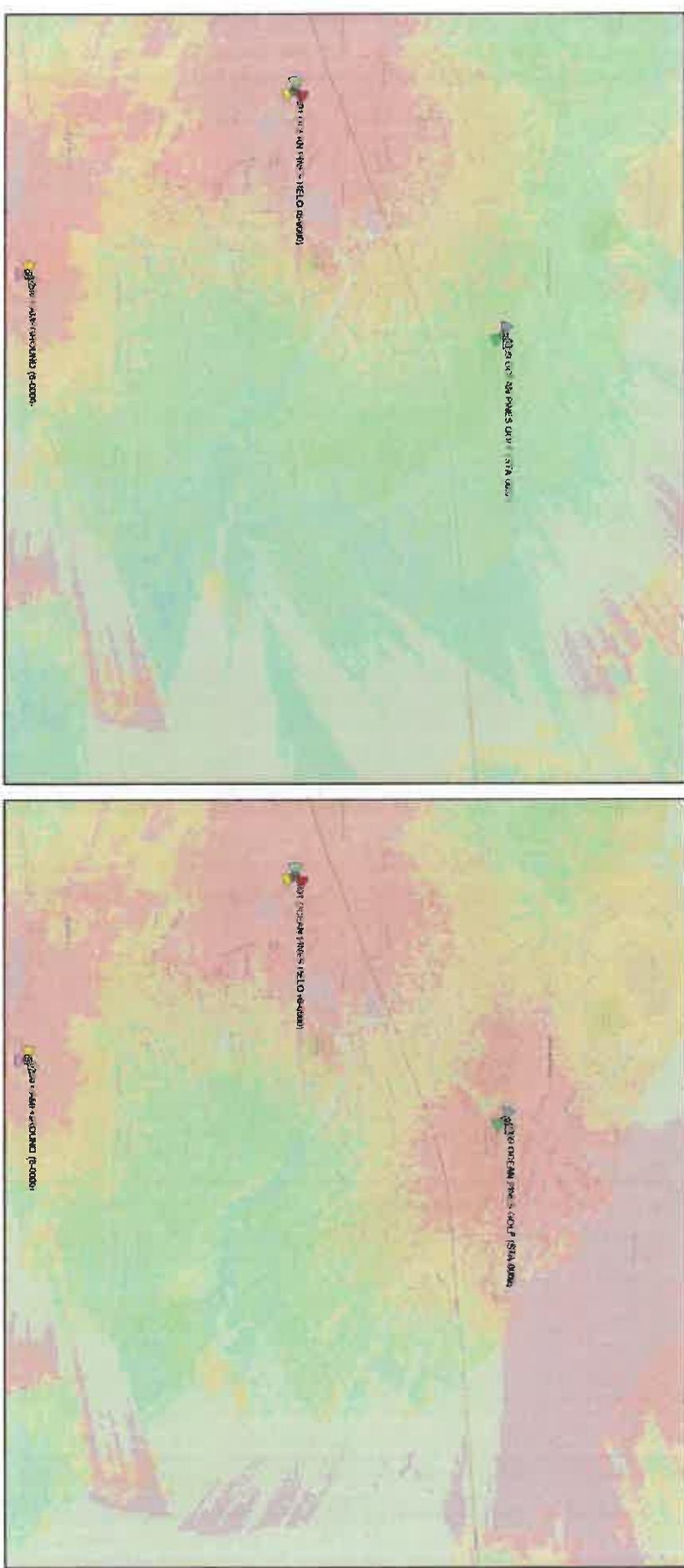


Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

**verizon**

# OPEN N O 3

# WBV Low Band (700) RSRP Coverage Map – Comparisons



OceanPinesGo\_700\_LTE\_RSRP  
RSRP Level (dB) (dBm) > -70  
RSRP Level (dB) (dBm) > -80  
RSRP Level (dB) (dBm) > -90  
RSRP Level (dB) (dBm) > -100  
RSRP Level (dB) (dBm) > -110

**verizon**

Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

# WBV Propagation Maps

## Ocean Pines Golf



# EXHIBIT 6



November 3rd, 2025

Board of Zoning Appeals  
c/o Dept. of Development Review and Permitting  
Worcester County Government Center, Room 1201  
1 West Market Street  
Snow Hill, MD 21863

RE: Milestone Towers –Commercial Communications Tower facility-  
Ocean Pines Association Inc.

Dear Board of Zoning Appeals/County Staff:

Please accept this letter as Applicant's **certificate of compliance** attesting to the fact that the proposed equipment will meet or exceed Federal Communications Commission (FCC) and American National Standards Institute (ANSI) standards on radiation emissions pursuant to Worcester County Zoning Code section 1-343C.

Attached is our Health Report that provides our data and analysis to support our certification conclusion. We also expect to testify on this topic at the hearing on the application.

Thank you for your attention to this matter.

Sincerely yours,

A handwritten signature in black ink that reads "Matthew Forkas".

**Matthew Forkas**  
Senior Project Manager  
Milestone Towers





# WATERFORD

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## Radio Frequency Emissions Compliance Report for Verizon Wireless

Site Name:	Ocean Pine Golf	Site Structure Type:	Monopole
Address:	98 Clubhouse Dr	Latitude:	38.392487
	Ocean Pines, MD 21811	Longitude:	-75.15043
Report Date:	11/09/2025	Project:	NSB

---

### Compliance Statement

Based on information provided by Verizon and predictive modeling, the **Ocean Pine Golf** installation proposed by Verizon will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the antenna to authorized personnel that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

### Certification

I, Tim Alexander, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

### General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

Table 1: FCC Limits

Frequency (MHz)	Limits for General Population/ Uncontrolled Exposure		Limits for Occupational/ Controlled Exposure	
	Power Density (mW/cm <sup>2</sup> )	Averaging Time (minutes)	Power Density (mW/cm <sup>2</sup> )	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4\pi \cdot R^2} \text{ (mW/cm}^2\text{)}$$

Where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left( \frac{180}{\theta_{BW}} \right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \text{ (mW/cm}^2\text{)}$$

Where  $P_{in}$  is the power input to the antenna,  $\theta_{BW}$  is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less than the levels reported below. These theoretical results represent maximum-case predictions as all RF emitters are assumed to be operating at maximum duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

## Analysis

Verizon proposes the following installation at this location shown in Figure 1:

- **INSTALL (3) MT6413-77A RADIO/ANTENNA**
- **INSTALL (6) NHH-65C-R3BD antennas.**
- **INSTALL (3) (N) RF4461d-13A RADIO**
- **INSTALL (3) (N) RF4801d-25A RADIO**

The antennas will be mounted on a Monopole with centerlines at (143') above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

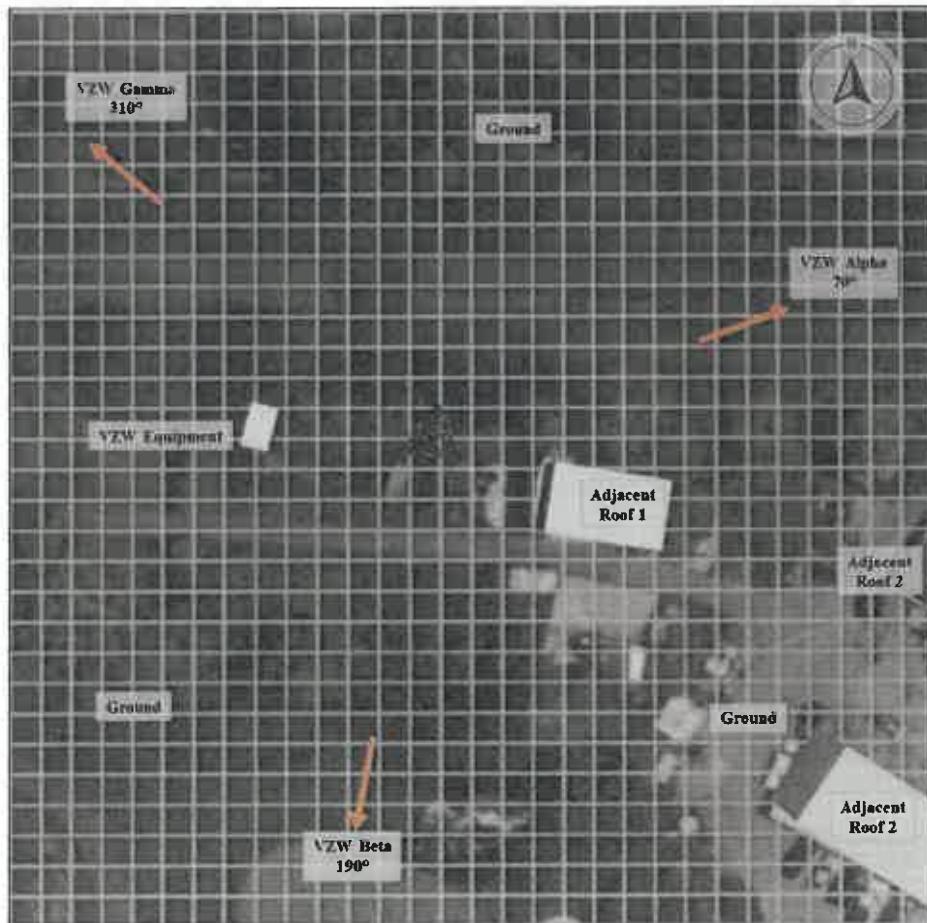


Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level and incident at adjacent structures, the maximum predicted RF power density level resulting from all operations is depicted in Figure 2. The proposed operations will not expose members of the public to hazardous levels of RF energy at ground level or in adjacent buildings

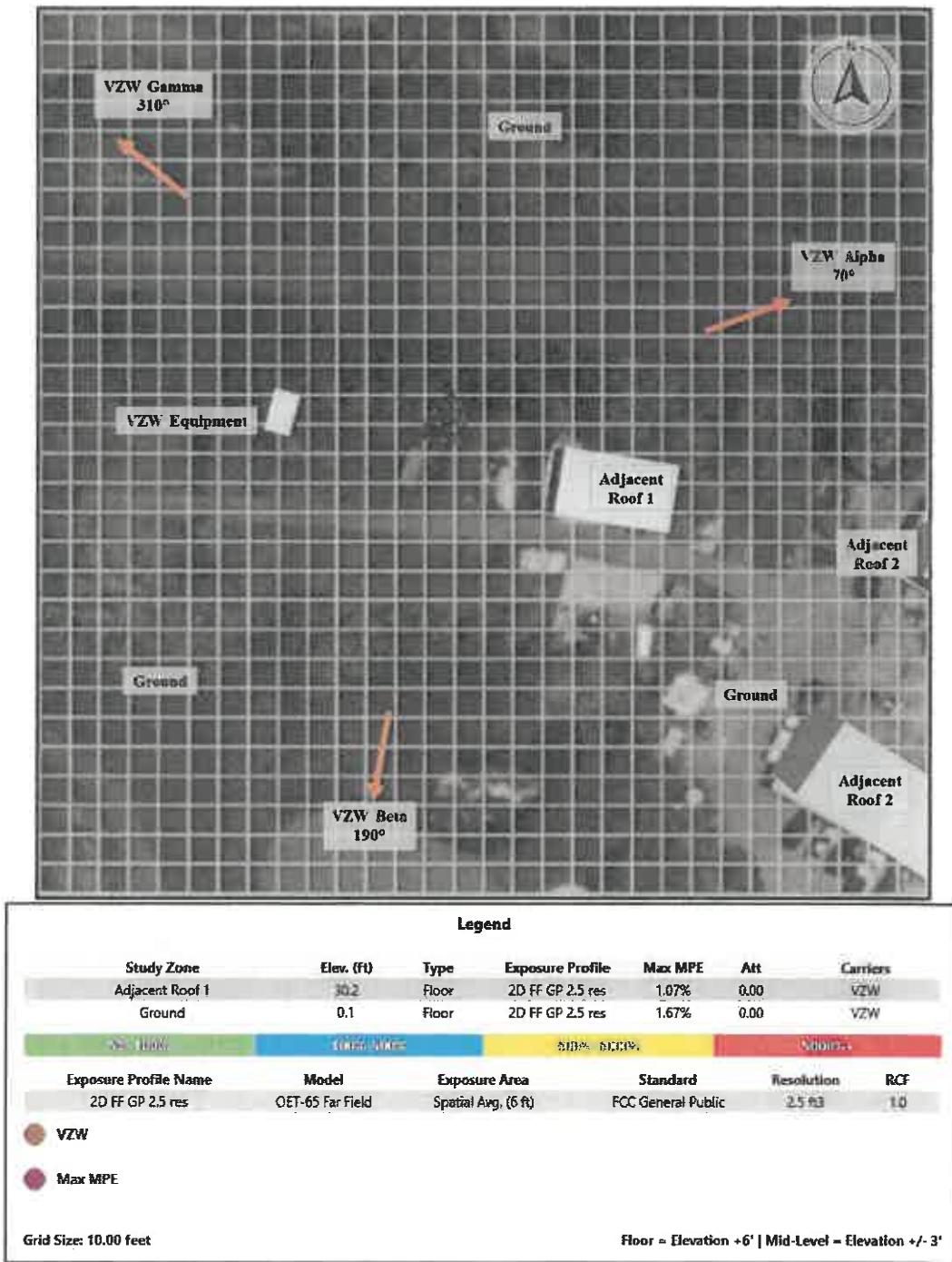


Figure 2: Predicted MPE as Percentage of FCC General Population Limits

Figure 3 shows predicted MPE levels near the antennas. Waterford Consultants, LLC recommends no RF alerting signage is necessary due to emissions not exceeding General Population limits at the ground level. This recommendation is depicted in Figure 4. Any work activity in front of transmitting antennas should be coordinated with Verizon.

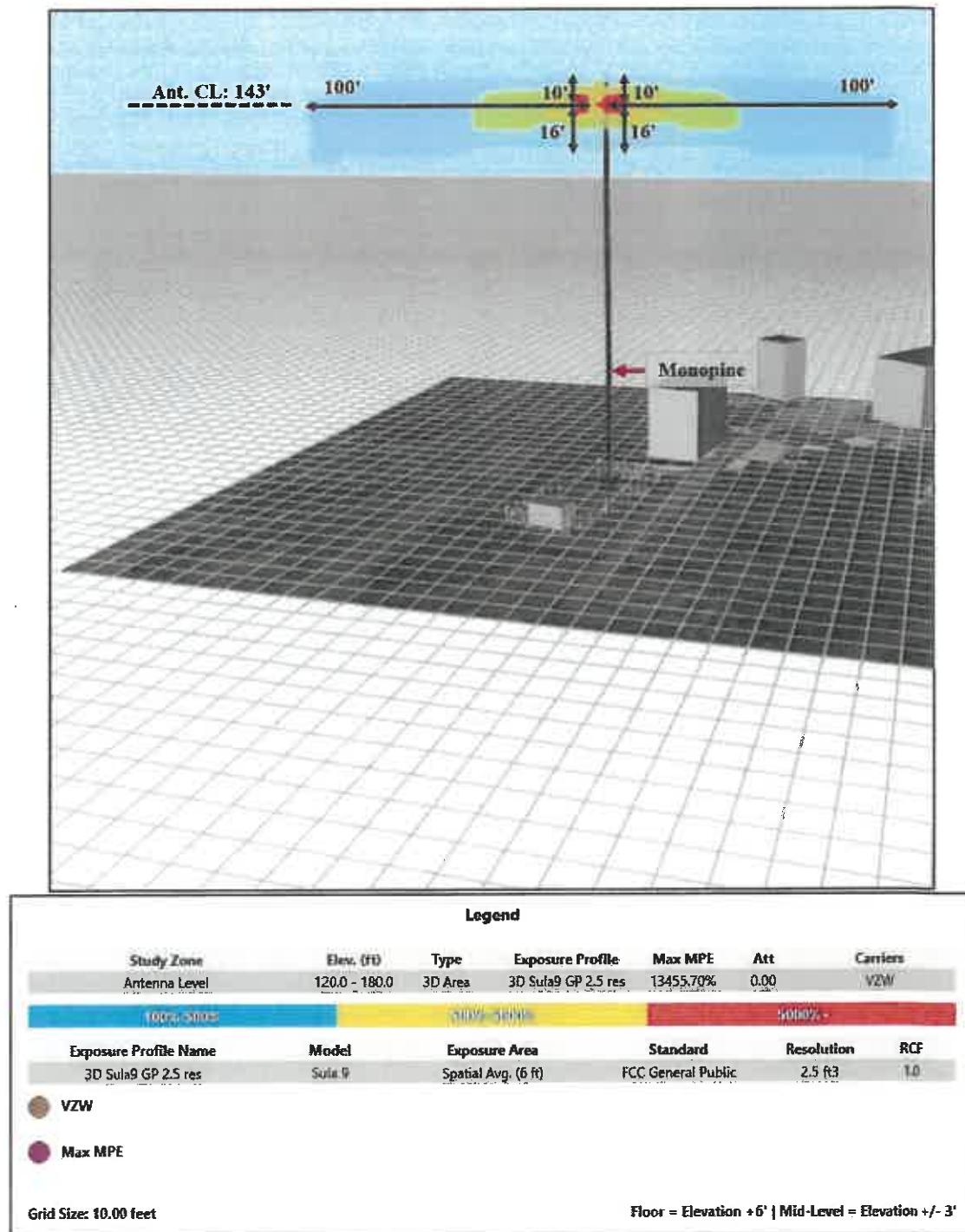


Figure 3: Predicted MPE at Antenna Elevation as Percentage of FCC General Population Limits

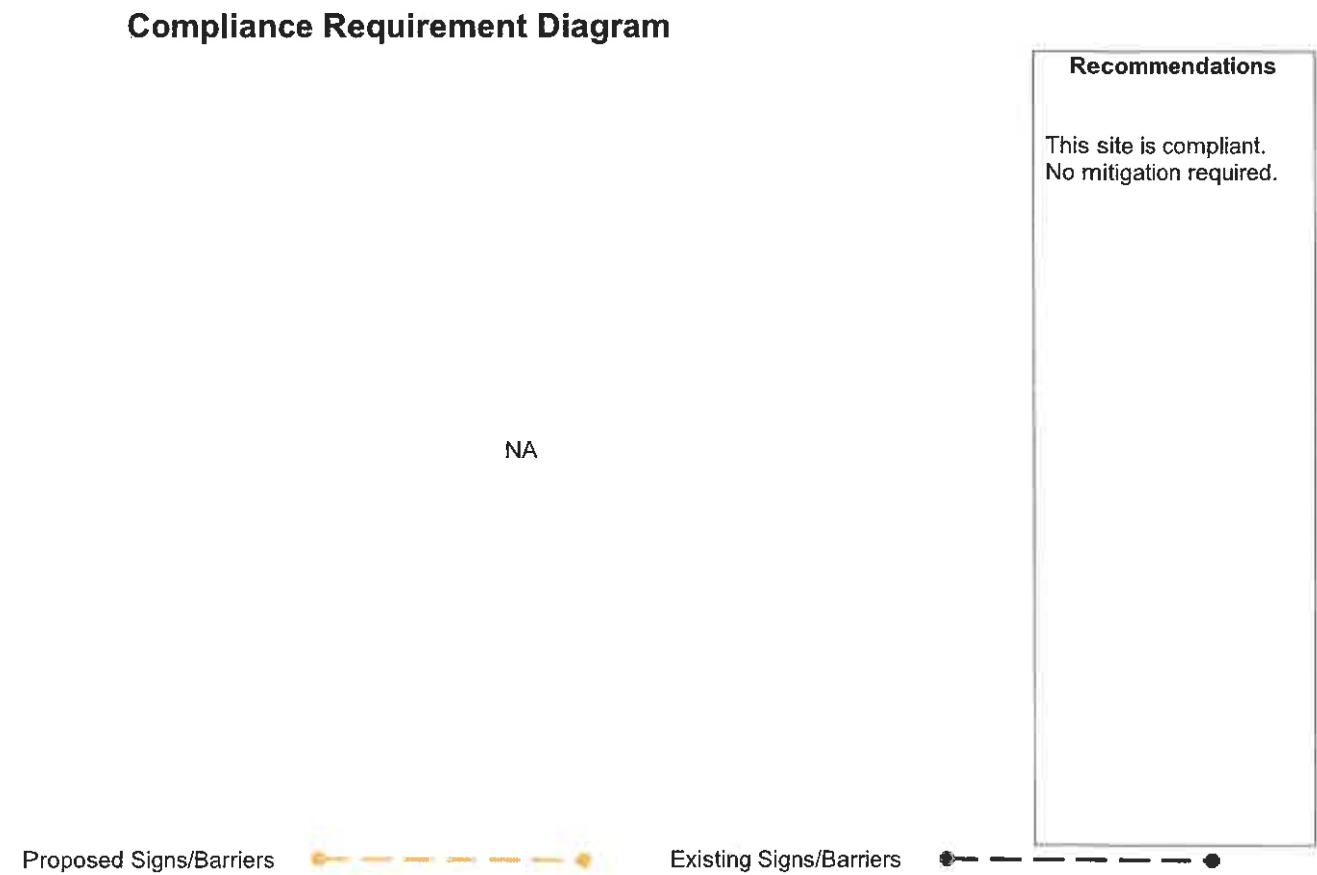
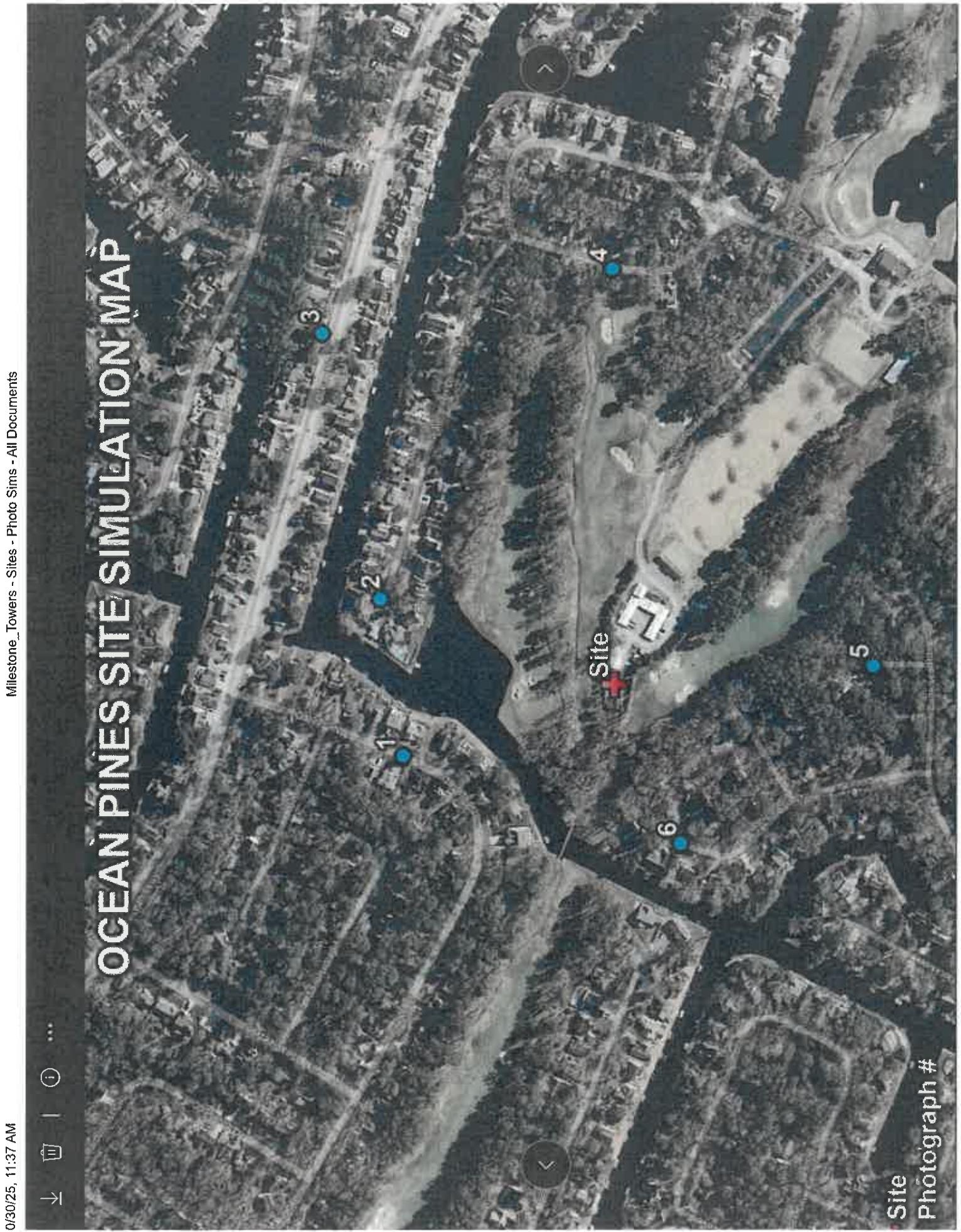


Figure 4: Mitigation Recommendations

## Appendix A: Operating Parameters Considered in this Analysis

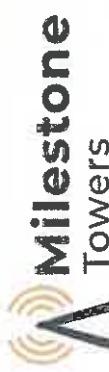
ID Sub	Carrier NAME	Antenna Model	MDT (°)	Az (°)	Freq Band	EDT (°)	HBW (°)	VBW (°)	Paths	Transmit Power (W)	Total Power (W)	Gain (dBi)	ERP (W)	Antennas z Height	Ground z Height
ID															
A1	VZW	SON_NHH-65C-R3BD	0	70	700	0 to 11	64	19	2	40.0	71.30	12.77	1349.24	0.00	143.00
A1	VZW	SON_NHH-65C-R3BD	0	70	850	0 to 11	60	19	2	40.0	71.30	13.72	1679.15	0.00	143.00
A1	VZW	SON_NHH-65C-R3BD	0	70	2100	0 to 10	55	14	4	100.0	356.50	17.13	18410.25	0.00	143.00
A1	VZW	SON_NHH-65C-R3BD	0	70	2100_3	0 to 10	55	14	4	100.0	356.50	17.13	18410.25	0.00	143.00
A2	VZW	SON_NHH-65C-R3BD	0	70	700	0 to 11	64	19	2	40.0	71.30	12.77	1349.24	0.00	143.00
A2	VZW	SON_NHH-65C-R3BD	0	70	850	0 to 11	60	19	2	40.0	71.30	13.72	1679.15	0.00	143.00
A2	VZW	SON_NHH-65C-R3BD	0	70	1900	0 to 10	59	15	4	60.0	213.90	16.52	9598.64	0.00	143.00
A3	VZW	SON_MT6413-77A	0	70	3700	0	11	19	32	10.0	320.00	23.35	69206.95	0.00	143.00
B1	VZW	SON_NHH-65C-R3BD	0	190	700	0 to 11	64	19	2	40.0	71.30	12.77	1349.24	0.00	143.00
B1	VZW	SON_NHH-65C-R3BD	0	190	850	0 to 11	60	19	2	40.0	71.30	13.72	1679.15	0.00	143.00
B1	VZW	SON_NHH-65C-R3BD	0	190	2100	0 to 10	55	14	4	100.0	356.50	17.13	18410.25	0.00	143.00
B1	VZW	SON_NHH-65C-R3BD	0	190	2100_3	0 to 10	55	14	4	100.0	356.50	17.13	18410.25	0.00	143.00
B2	VZW	SON_NHH-65C-R3BD	0	190	700	0 to 11	64	19	2	40.0	71.30	12.77	1349.24	0.00	143.00
B2	VZW	SON_NHH-65C-R3BD	0	190	850	0 to 11	60	19	2	40.0	71.30	13.72	1679.15	0.00	143.00
B2	VZW	SON_NHH-65C-R3BD	0	190	1900	0 to 10	59	15	4	60.0	213.90	16.52	9598.64	0.00	143.00
B3	VZW	SON_MT6413-77A	0	190	3700	0	11	19	32	10.0	320.00	23.35	69206.95	0.00	143.00
C1	VZW	SON_NHH-65C-R3BD	0	310	700	0 to 11	64	19	2	40.0	71.30	12.77	1349.24	0.00	143.00
C1	VZW	SON_NHH-65C-R3BD	0	310	850	0 to 11	60	19	2	40.0	71.30	13.72	1679.15	0.00	143.00
C1	VZW	SON_NHH-65C-R3BD	0	310	2100	0 to 10	55	14	4	100.0	356.50	17.13	18410.25	0.00	143.00
C1	VZW	SON_NHH-65C-R3BD	0	310	2100_3	0 to 10	55	14	4	100.0	356.50	17.13	18410.25	0.00	143.00
C2	VZW	SON_NHH-65C-R3BD	0	310	700	0 to 11	64	19	2	40.0	71.30	12.77	1349.24	0.00	143.00
C2	VZW	SON_NHH-65C-R3BD	0	310	850	0 to 11	60	19	2	40.0	71.30	13.72	1679.15	0.00	143.00
C2	VZW	SON_NHH-65C-R3BD	0	310	1900	0 to 10	59	15	4	60.0	213.90	16.52	9598.64	0.00	143.00
C3	VZW	SON_MT6413-77A	0	310	3700	0	11	19	32	10.0	320.00	23.35	69206.95	0.00	143.00

# EXHIBIT 7



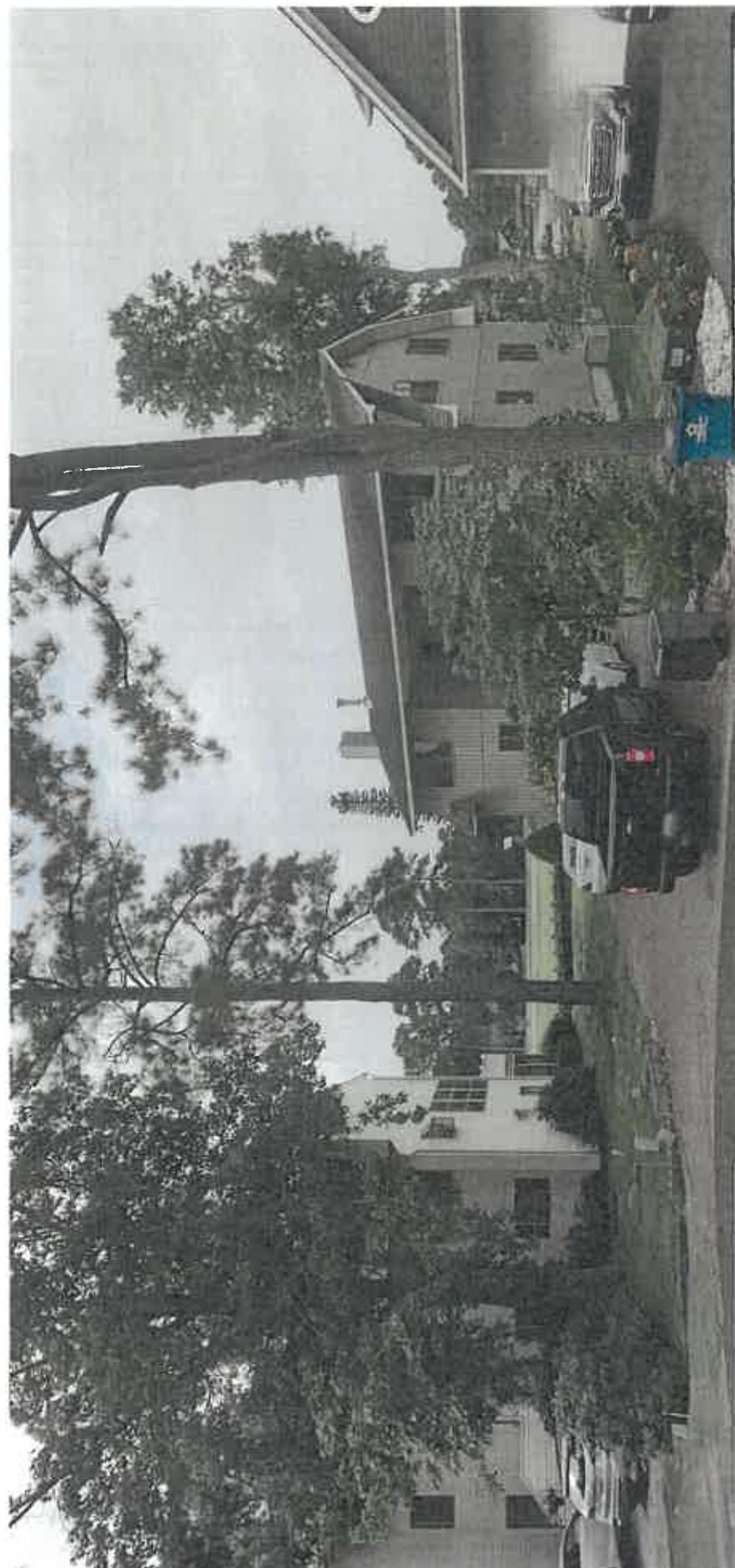
Site  
Photograph #

# OCEAN PINES SITE SIMULATION MAP



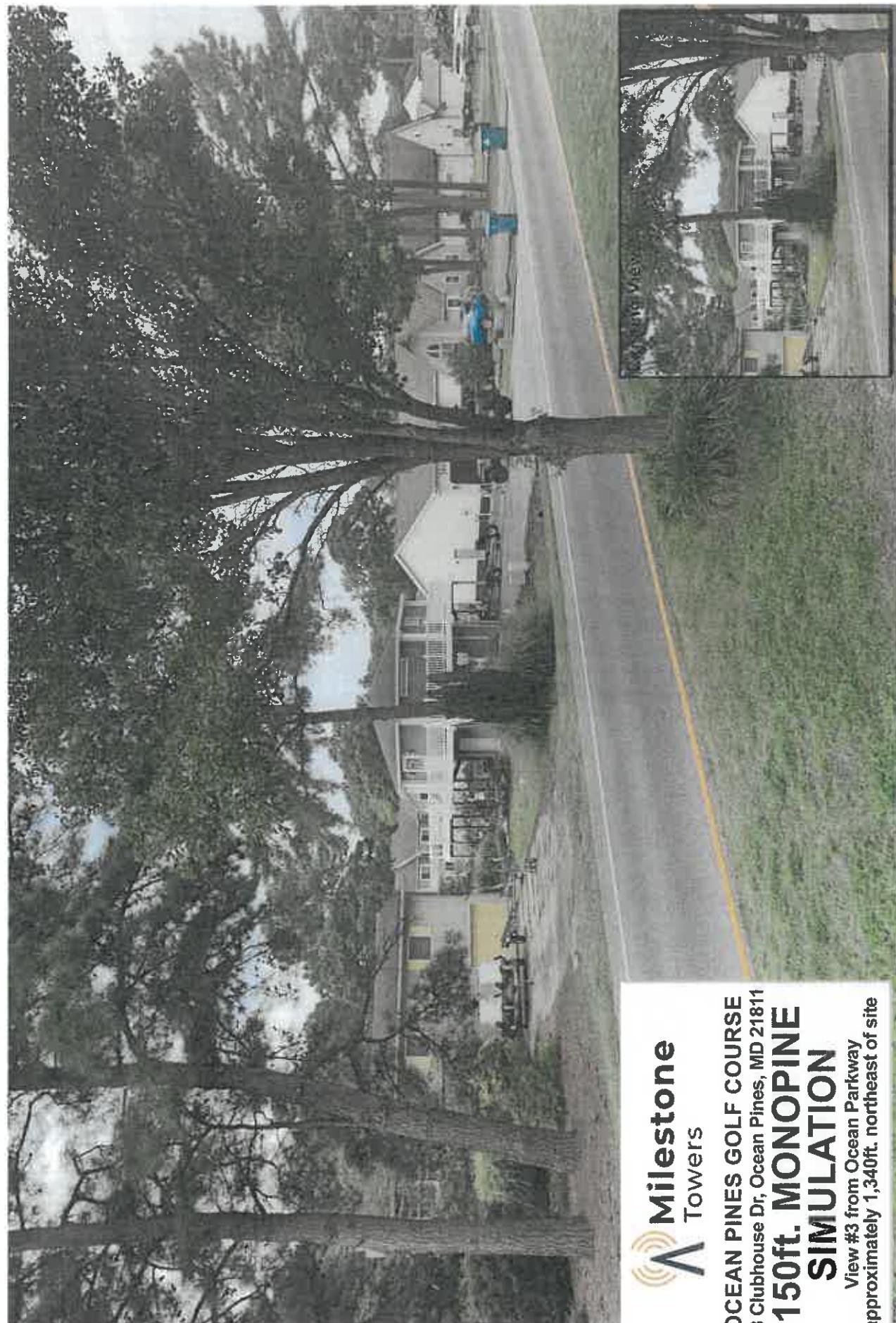
**OCEAN PINES GOLF COURSE**  
8 Clubhouse Dr, Ocean Pines, MD 21811  
**150ft. MONOPINE**  
**SIMULATION**

View #1 from Newport Drive  
approx. 640ft. north-northwest of site



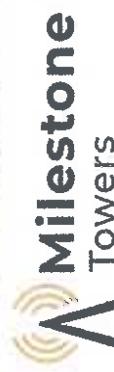
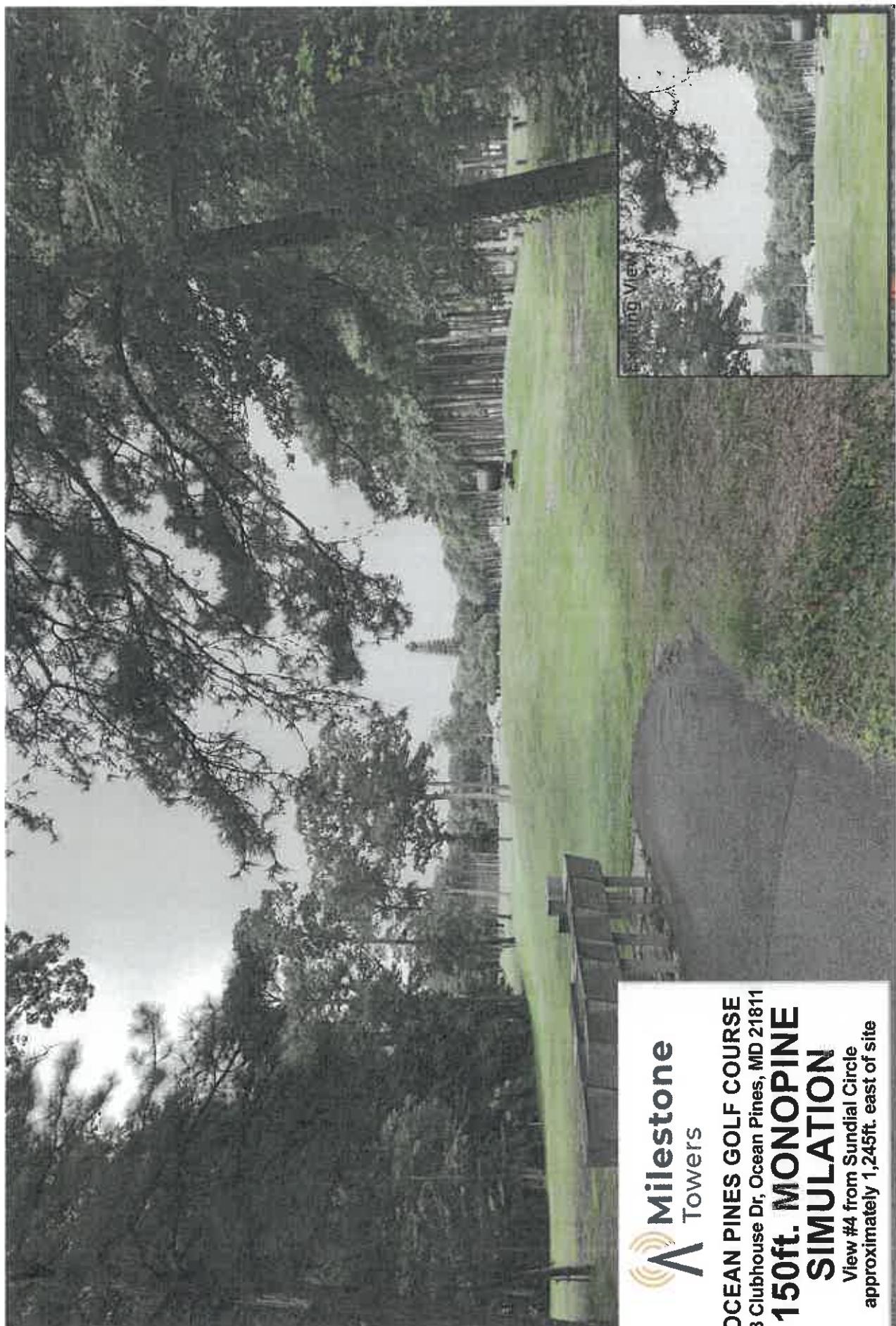
**Milestone  
Towers**  
OCEAN PINES GOLF COURSE  
8 Clubhouse Dr, Ocean Pines, MD 21811  
**150ft. MONOPINE  
SIMULATION**

View #2 from Watergreen Lane  
approx. 725ft. north-northeast of site



**Milestone  
Towers**  
OCEAN PINES GOLF COURSE  
8 Clubhouse Dr, Ocean Pines, MD 21811  
**150ft. MONOPINE  
SIMULATION**

View #3 from Ocean Parkway  
approximately 1,340ft. northeast of site



Milestone  
Towers

OCEAN PINES GOLF COURSE  
8 Clubhouse Dr, Ocean Pines, MD 21811

**150ft. MONOPINE  
SIMULATION**

View #4 from Sundial Circle  
approximately 1,245ft. east of site



OCEAN PINES GOLF COURSE  
8 Clubhouse Dr, Ocean Pines, MD 21811

**150ft. MONOPINE  
NOT VISIBLE**

View #5 from Decatur Court  
approximately 800ft. south of site



OCEAN PINES GOLF COURSE  
8 Clubhouse Dr, Ocean Pines, MD 21811  
**150ft. MONOPINE  
NOT VISIBLE**

View #6 from Wharf Court  
approximately 545ft. southwest of site

# EXHIBIT 8

# Impact of Cell Tower Installations on Real Estate Values in Ocean Pines, MD

---

Prepared for: Milestone Towers

Prepared by: Christopher Harold, Chambers Theory, LLC  
MD Firm Broker License # 5010551

Subject Tower: 98 Clubhouse Drive, Ocean Pines, MD 21811

Tower Type: 150' Monopole

## Executive Summary

This report evaluates the potential effect on proximate real estate values associated with the installation of a 150-foot tall cell tower at 98 Clubhouse Drive in Ocean Pines, MD. To assess the potential impact of tower construction on nearby property values, we analyzed real estate value trends in the proximity of nearby wireless towers and compared those values with trends across the northeast Worcester County market.

We analyzed home values within a radius of one mile around four wireless towers constructed in northeast Worcester County, and compared those values with average real estate values from (a) the year prior to tower construction and (b) five years post-construction.

## Methodology

Real estate property value data was compiled from public property sales records and matched to tower construction dates. The analysis focused on five-year real estate value trends, as shorter-term trends were found to be less reliable. The metric used in comparison was the average sales price per square foot of finished real estate. Tower data was compiled from public records from the Federal Communications Commission database.

For each comparable tower, the average real estate value in the surrounding area was recorded one year prior to construction to determine a “control value” of home prices in the neighborhood prior to tower construction. The average home values were recorded again five years after tower construction. The growth over this period for these specific neighborhoods was then compared to the growth during the same period for the northeast Worcester County market to determine if there was any correlation between tower proximity and real estate value growth. The surrounding area/neighborhood was determined by a one-mile radius around where the tower was constructed.

## Summary of Findings

Out of the four towers analyzed:

- The average real estate value growth observed in northeast Worcester County for the representative five-year periods following tower construction was +12.57%
- The average real estate value growth observed in a one-mile radius of the wireless towers for the representative five-year periods following tower construction was +13.92%
- There was a negative correlation greater than (-1%) in real estate value growth only in one instance. This was at 11123 Race Track Road, and was a tower 403' in height, which is significantly higher than the proposed tower by Milestone Towers. Even in this extreme case, the relative difference in real estate growth was only (-3%).

### 5 YEAR REAL ESTATE VALUE GROWTH: NEIGHBORHOOD VS. CITYWIDE

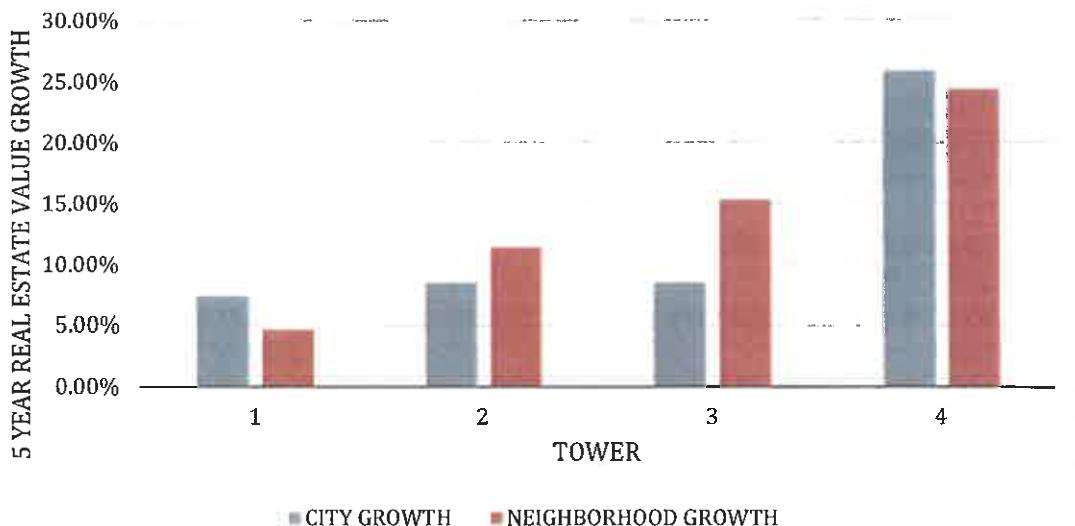


Figure: Comparison of 5-Year Real Estate Value Growth in Tower-Adjacent Neighborhoods vs. northeast Worcester County (see Exhibit A for dataset)

**EXHIBIT A**  
**Comparative tower growth dataset**

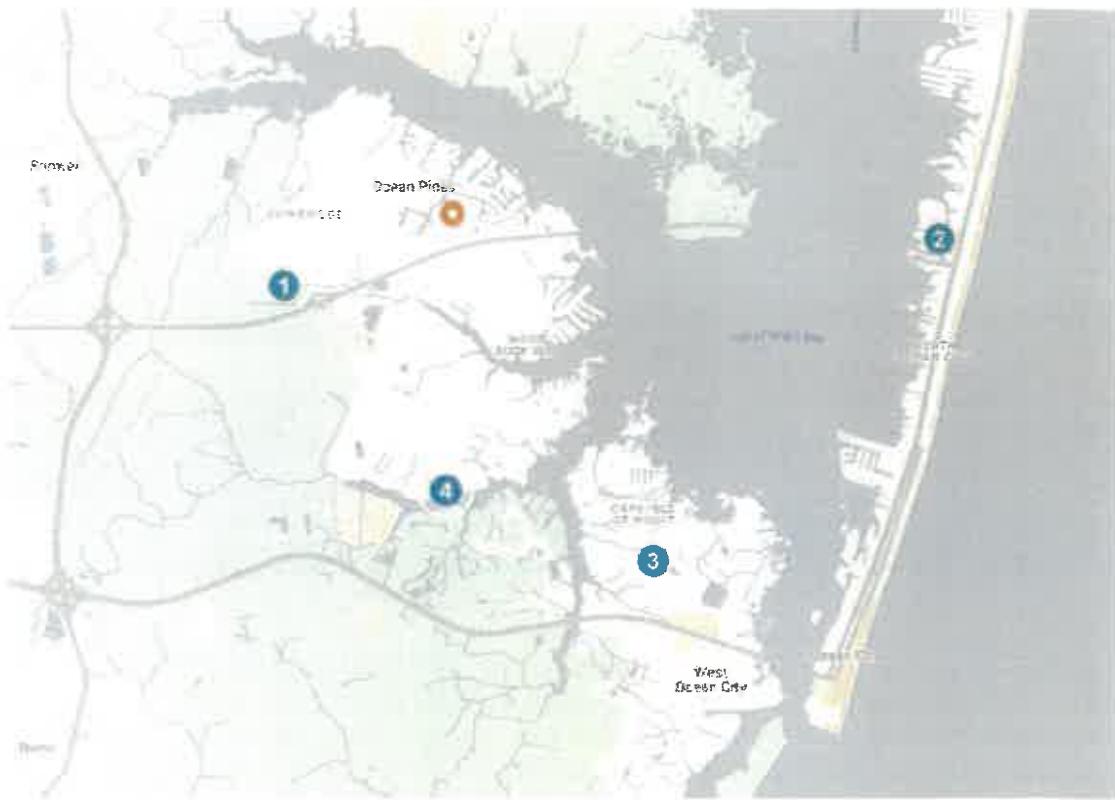
TOWER	FCC FILE #	CONSTRUCTED	COMPARABLE TOWERS			WORCESTER COUNTY RES VALUES			NEIGHBORHOOD RES VALUES (1MI RADIUS)		
			OWNER	ADDRESS	HEIGHT	PRIOR 12 MO	POST 60 MO	GROWTH	PRIOR 12 MO	POST 60 MO	GROWTH
TOWER 1	A1019809	9/1/1997	PINNACLE TOWERS LLC	11123 RACETRACK RD	403'	\$ 216.28	\$ 232.32	7.41%	\$ 159.81	\$ 167.21	4.83%
TOWER 2	A1104244	2/1/2002	STATE OF MARYLAND, MIEMISS	6501 COASTAL HWY	358'	\$ 235.41	\$ 255.47	8.52%	\$ 307.26	\$ 342.15	11.36%
TOWER 3	A0348657	2/4/2002	OCEAN CITY VOLUNTEER FIRE DEPARTMENT	KEYSER POINT RD W	154'	\$ 235.41	\$ 255.47	8.52%	\$ 165.69	\$ 191.11	15.34%
TOWER 4	A1135369	7/9/2019	TOWERCOM VILLC	11848 GUN POINT RD	155'	\$ 251.33	\$ 316.24	25.83%	\$ 179.20	\$ 222.82	24.34% -1%

**\*RES Values** = Average dollar per square foot of improved real estate based on tax records.

**\*Prior 12 Mo** = Data taken from period 12 months prior to tower construction.

**\*Post 60 Mo** = Data taken from period 60 months following tower construction.

**EXHIBIT B**  
Site location map



**SUBJECT TOWER: 98 CLUBHOUSE DR**

**Tower 1: FCC A1019809 | 11123 RACE TRACK RD**

**Tower 2: FCC A1104244 | 6501 COASTAL HWY**

**Tower 3: FCC A0248697 | KEYSER POINT RD W**

**Tower 4: FCC A1139369 | 11648 GUM POINT RD**

# EXHIBIT 9



6100 Executive Boulevard, Suite 430 • Rockville, MD 20852 • Tel: 202.408.0960

November 12, 2025

Mr. Matt Forkas  
Milestone Towers  
12110 Sunset Hills Rd Suite 600  
Reston, VA 20190

Re: Ocean Pines Golf Course  
98 Club House Drive  
Ocean Pines, MD 21811  
Entrex Project Number: 1050.472

Dear Mr. Forkas:

We have reviewed the Entrex Zoning drawings as well as the Worcester County minimum wind resistance requirements. The latitude is  $38^{\circ} 23' 32.957''$  and the longitude is  $-75^{\circ} 09' 01.542''$ . The monopine site is approximately 2,800 ft from the open water shoreline (Assawoman Bay & Isle of Wright Bay), with a residential community situated between the site and the shoreline. The proposed monopine is designed to service four carrier levels with the specified elevation, wind area, and weight as follows:

Height = 143'-0" AGL,  $EPA_a = 250 \text{ ft}^2$ , Wt = 7,000 lbs, & (6) 1-5/8 cables inside monopine  
Height = 133'-0" AGL,  $EPA_a = 200 \text{ ft}^2$ , Wt = 4,500 lbs, & (6) 1-5/8 cables inside monopine  
Height = 123'-0" AGL,  $EPA_a = 150 \text{ ft}^2$ , Wt = 4,500 lbs, & (6) 1-5/8 cables inside monopine  
Height = 113'-0" AGL,  $EPA_a = 100 \text{ ft}^2$ , Wt = 4,500 lbs, & (6) 1-5/8 cables inside monopine

The monopine is designed in accordance with the TIA-222-H Standard, and the required criteria are as follows:

1. Risk Category II
2. Wind Speed  $V_{ult} = 125 \text{ mph}$ .
3. Wind Speed  $V = 40 \text{ mph}$  with 1" Ice Thickness.
4. Exposure Category D
5. Topographic Category 1

Note that Verizon Wireless is the first carrier to be installed on a monopine at the 143' AGL level.

Please feel free to ask if you have any questions.

Sincerely,

*Roy Crumrine*

Roy Crumrine, P.E.  
Senior Structural Engineer  
Entrex Communication Services, Inc.

Attachments  
Entrex Zoning Sheet Z-5 Drawings  
ASCE Design Hazards Report



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 60693, Expiration Date: 04/13/2027



DEALER  
ADDRESS: 12027 44th Street  
SUITE 430  
SACRAMENTO, CA 95822



Milestone  
Towers

**OCEAN PINES  
GOLF COURSE  
88 CLUBHOUSE DR  
OCEAN PINES, MD 21811**



<b>SENTENTIALS</b>	
<b>DATE</b>	11-1-2025
<b>EXCERPT</b>	TONING REVIEW

PROJECT NO:	1050-472
DESIGNER:	1. S.
ENGINEER:	C. S.
THESE DRAWINGS ARE FOR THE USE OF THE CONTRACTOR ONLY AND ARE THE PROPERTY OF THE OWNER.	
ARMED GUARD & STORES	
SHEET NO. 1	

સ્ક્રેટ નામદારી

## ASCE Hazards Report

**Address:**  
No Address at This Location

**Standard:** ASCE/SEI 7-16    **Latitude:** 38.392488  
**Risk Category:** II    **Longitude:** -75.150428  
**Soil Class:** D - Default (see  
Section 11.4.3)    **Elevation:** 5.57241260613872 ft (NAVD  
88)



## Wind

### Results:

Wind Speed	125 Vmph
10-year MRI	78 Vmph
25-year MRI	87 Vmph
50-year MRI	94 Vmph
100-year MRI	102 Vmph

**Data Source:** ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1-CC.2-4, and Section 26.5.2

**Date Accessed:** Wed Nov 12 2025

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

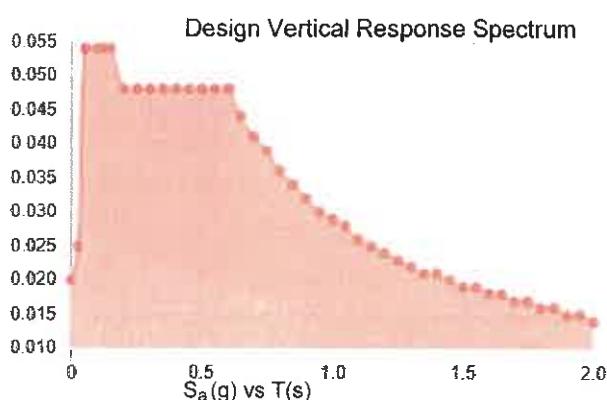
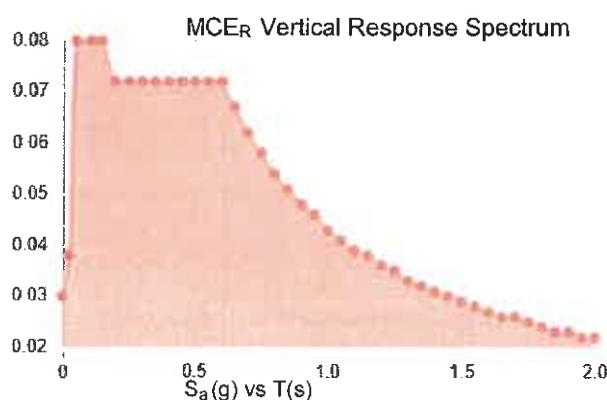
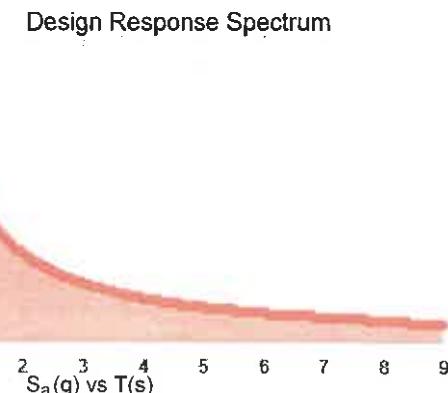
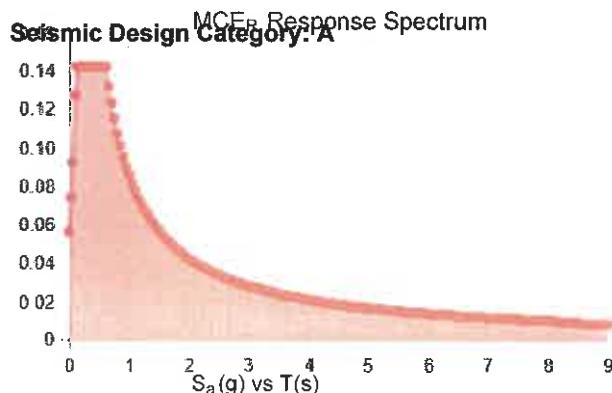
Site is in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2. Glazed openings need not be protected against wind-borne debris.

## Seismic

**Site Soil Class:** D - Default (see Section 11.4.3)

**Results:**

$S_s$ :	0.09	$S_{D1}$ :	0.058
$S_1$ :	0.036	$T_L$ :	8
$F_a$ :	1.6	$PGA$ :	0.043
$F_v$ :	2.4	$PGA_M$ :	0.068
$S_{MS}$ :	0.143	$F_{PGA}$ :	1.6
$S_{M1}$ :	0.087	$I_e$ :	1
$S_{DS}$ :	0.096	$C_v$ :	0.7



**Data Accessed:** Wed Nov 12 2025

**Date Source:**

USGS Seismic Design Maps based on ASCE/SEI 7-16 and ASCE/SEI 7-16 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-16 Ch. 21 are available from USGS.



## Ice

---

### Results:

**Ice Thickness:** 1.00 in.

**Concurrent Temperature:** 15 F

**Gust Speed** 40 mph

**Data Source:** Standard ASCE/SEI 7-16, Figs. 10-2 through 10-8

**Date Accessed:** Wed Nov 12 2025

Ice thicknesses on structures in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

Values provided are equivalent radial ice thicknesses due to freezing rain with concurrent 3-second gust speeds, for a 500-year mean recurrence interval, and temperatures concurrent with ice thicknesses due to freezing rain. Thicknesses for ice accretions caused by other sources shall be obtained from local meteorological studies. Ice thicknesses in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

---

The ASCE Hazard Tool is provided for your convenience, for informational purposes only, and is provided "as is" and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

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# EXHIBIT 10



**Federal Airways  
& Airspace®**

1423 South Patrick Drive  
Satellite Beach, FL 32937  
(321) 777-1266 | Fax: (321) 777-8595  
<http://www.AirspaceUSA.com>

## **2025-PRJ-14857-OE**

Date: 11/11/2025

To: Milestone Communications  
Attn: Matthew Forkas  
12110 Sunset Hills Road #600  
Reston, VA 20190

From: Ashley Pittman-Long

Project: Ocean Pines Golf Course

Copy:

Dear Mr. Forkas:

We have completed the aeronautical study of the Ocean Pines Golf Course project. Included within is our technical opinion drawn from the results of the aeronautical study and recommendations. Feel free to reach out with any questions or concerns regarding this project via email: [ashley.pittman@airspaceusa.com](mailto:ashley.pittman@airspaceusa.com) or phone: (321) 777-1266.

Sincerely,

**Ashley**

**Pittman-Long**

Digitally signed by: Ashley Pittman-  
Long  
DN: CN = Ashley Pittman-Long email =  
ashley.pittman@airspaceusa.com C =  
US/O = Federal Airways and Airspace  
OU = Lead Airspace Specialist  
Date: 2025.11.11 16:44:02 -05'00'

Ashley Pittman-Long  
Federal Airways & Airspace

## Project Parameters

The Subject Project consists of two locations in Berlin, MD. The Subject Project is located on the northeast of Ocean City Municipal Airport (OXB). The parameters analyzed for the Subject Project are listed in Table 1.

Site ID	Latitude N (DMS)	Longitude W (DMS)	Ground Ht (ft AMSL)	Structure Ht (ft AGL)	Overall Ht (ft AMSL)
Ocean Pines GC	38-23-32.96	75-09-01.54	6	150	156

Table 1: Project Parameters

## Notice Criteria

Title 14 Part 77.9 details which structures require notice to the FAA. The Subject Project does not exceed Title 14 CFR Part 77.9.

***Result: Notice to the FAA is not required at the analyzed parameters.***

## Obstruction

The Subject Project is located approximately 5.07 NM from the airport reference point (ARP) for OXB. The Subject Project is located within the 77.17(a)(2) VFR Transitional Surface associated with OXB. The maximum allowable height within this surface is 422 feet AMSL. The Subject Project is 266 feet below this surface.

***Result: The Subject Project will not exceed obstruction standards.***

## TERPS

The Subject Project is located outside all the IFR procedures associated with OXB. The Subject Project will have no effect on the IFR Procedures at OXB

The Subject Project is located within Diverse Departures for all Instrument Departures at OXB. The lowest departure surface is Diverse A for Runway 02 with a maximum allowable height of 997 feet AMSL. The Subject Project is 841 feet below this surface and will have no effect.

Additionally, the Subject Project is located outside Category D Circling at OXB and thus will have no impact on Circling procedures.

***Result: The Subject Project does not exceed TERPS surfaces.***

### **VFR Traffic Pattern**

The Subject Project is located outside the VFR Traffic Pattern Airspace at OXB. The Subject Project will have no effect on the VFR Traffic Pattern at OXB.

***Result: The Subject Project does not exceed the VFR surfaces at OXB.***

### **EMI**

The Subject Project is 4.74 NM away from the closest navigational aid. Based on the site parameters the Subject Project will have no EMI effect.

***Result: The Subject Project will have no EMI effect.***

### **Recommendations**

Based upon the proposed height and location, notice to the FAA is not required. Additionally, the Subject Project does not exceed obstruction standards, TERPS, or VFR criteria.

The controlling aeronautical surface above the project location Diverse Departure A for Runway 02 at OXB. The forecasted maximum allowable height based upon this surface is 997 feet AMSL

As the Subject Project does not exceed obstruction surfaces and is less than 200 feet AGL, obstruction marking and/or lighting is not required.

## AIRSPACE®

Federal Aviation Regulations Part 77 Sub-Part C  
Obstruction Analysis Report

Milestone Communications  
Matthew Forkas  
12110 Sunset Hills Road #600  
Reston, VA 20190

**Site Identification:** Ocean Pines Golf Course  
**Nearest City:** Berlin, MD

## Site Information (Coordinate Datum - NAD83)

<b>Latitude:</b>	38° - 23' - 32.96"	<b>Decimal Degrees:</b>	38.39248888888889°
<b>Longitude:</b>	75° - 9' - 1.54"	<b>Decimal Degrees:</b>	75.1504277777778°
<b>Ground Elevation:</b>	6 feet AMSL		
<b>Structure Height:</b>	150 feet AGL		
<b>Overall Height:</b>	156 feet AMSL		

**FAA Number:** Null  
**Airspace Study #:** 2025-APS-14858-OE

Analyzed on: 11/5/2025. Using Airspace® 25.9.571. Airspace® Data Date: 9/15/2025

This Airspace Analysis was completed under all obstacle evaluation rules specified in Federal Aviation Regulations (FAR) Part 77 sub-Part C.

Approved,

Ashley  
Pittman-Long

Digitally signed by: Ashley Pittman-  
Long  
DN: CN = Ashley Pittman-Long email =  
ashley.pittman@airspaceusa.com C =  
US, O = Federal Airways and Airspace  
OU = Lead Airspace Specialist  
Date: 2025.11.11 16:43:33 -05'00'

Ashley A Pittman-Long, Lead Airspace Specialist  
Federal Airways and Airspace®  
1423 S. Patrick Drive  
Satellite Beach, FL 32937  
(321) 777-1266

Clyde  
Pittman

Digitally signed by: Clyde Pittman  
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clyde@airspaceusa.com C = US  
O = Federal Airways and  
Airspace OU = Director of  
Engineering  
Date: 2025.11.11 16:43:49 -  
05'00'

Clyde J Pittman, Aerospace Engineer

Date Printed: 11-05-2025

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## AIRSPACE®

**Site ID Number:** Ocean Pines Golf Cou

### **AERONAUTICAL RECOMMENDATIONS**

**Notice to the FAA is not required at the analyzed height and location.**

TERPS® analysis has been completed for the proposed site. **No IFR impact was identified.**

The proposed structure does not penetrate obstruction standards. An aeronautical analysis by the Federal Aviation Administration would likely find no adverse aeronautical impact. An extended study will not be required. **The maximum not to exceed height to avoid an extended study by the FAA is 997 feet AMSL based upon FAR 77.17(a)(3).**

Marking and Lighting are not normally required for structures 200 feet or less. However, it may become a requirement based upon the outcome of the aeronautical study conducted by the FAA. It will then become part of the determination and a requirement of the determination.

No adverse impact to low altitude federal airways are identified.

No impact to VFR Traffic Pattern Airspace.

No Potential FCC Licensed AM Broadcast Station interference identified.

No impact to an Air Navigation Facility has been identified.

Date Printed: 11-05-2025

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**AIRSPACE®**

**Site ID Number:** Ocean Pines Golf Cou

**LANDING FACILITY INFORMATION**

The nearest public use landing facility to the proposed location is:  
OCFD NORTHSIDE PAR (Ident: 7MD6)

The calculated distance to this public use landing facility is 29621 feet or 5.6 statute miles. The true bearing to is 61.63° to this landing facility.

Private landing facilities are exempt from review by the FAA under FAR Part 77. However, locating near a private landing facility may affect aircraft operations during take-off and landing.

The nearest private landing facility is: 4MD3: CARE  
The proposed structure is located 17378 feet or 3.3 statute miles.  
The true bearing to this landing facility is 351 degrees.

The proposed structure is within 3 nautical miles (3.45 statute miles) of a private landing facility. This landing facility and supporters are likely to resist this proposal during the local zoning board hearing.

**FAA NOTICE REQUIREMENTS**

Notice to the FAA is not required because the proposed structure

- 1) is less than 200 feet above ground level [FAR Part 77.9(a)].
- 2) does not exceed runway slope criteria [FAR Part 77.9(b)].
- 3) is not a traverse way (road) [FAR 77.9(c)].
- 4) is not within a protected instrument procedure area [FAR 77.9 IFR].
- 5) is not on airport property [FAR 77.9(d)].
- 6) is not near an air navigation facility [FAR 77.9 IFR].

Date Printed: 11-05-2025

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## AIRSPACE®

**Site ID Number:** Ocean Pines Golf Cou

### **AERONAUTICAL IMPACT**

#### **FAR Part 77 Subpart-C Obstruction Standards**

The proposed structure would not violate or exceed obstruction standards as defined by FAR Part 77.17(a)(1), 77.17(a)(2) and 77.19.

#### **Terminal Instrument Procedure Standards - FAR Part 77.17(a)(3)**

No adverse impact with a US Terminal Approach or Departure Procedure has been identified.

#### **Minimum Obstacle Clearance Altitude (MOCA) - FAR Part 77.17(a)(4)**

The proposed structure is not located within a low altitude airway area or will not impact aircraft using any airway.

#### **VFR Traffic Pattern Airspace**

The proposed structure is not located within a VFR Traffic Pattern Airspace or is below the allowable height. It will not impact aircraft circling to land.

#### **FCC Licensed AM Broadcast Station Proof-of-Performance**

The proposed structure is not located within the specified range of an FCC Licensed AM radio and will not require Proof-of-Performance analysis.

Date Printed: 11-05-2025

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\*\*\*\*\*  
\* Federal Airways & Airspace \*  
\* Summary Report: New Construction \*  
\* Antenna Structure \*  
\*\*\*\*\*

File: 2025-APS-14858-0E

Location: Berlin, MD

Latitude: 38°-23'-32.96" Longitude: 75°-9'-1.54"

SITE ELEVATION AMSL..... 6 ft.  
STRUCTURE HEIGHT.....150 ft.  
OVERALL HEIGHT AMSL.....156 ft.

#### NOTICE CRITERIA

FAR 77.9(a): NNR (DNE 200 ft AGL)  
FAR 77.9(b): NNR (DNE Notice Slope)  
FAR 77.9(c): NNR (Not a Traverse Way)  
FAR 77.9: NNR FAR 77.9 IFR Notice Criteria for OXB  
FAR 77.9: NNR (No Expected TERPS® impact with SBY)  
FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required

NNR = Notice Not Required

PNR = Possible Notice Required (depends upon actual IFR procedure)

Review Air Navigation Facilities at bottom of this report.

Notice to the FAA is not required at the analyzed location and height.

NR = Notice Required

NNR = Notice Not Required

PNR = Possible Notice Required

#### OBSTRUCTION STANDARDS

FAR 77.17(a)(1): DNE 499 ft AGL  
FAR 77.17(a)(2): DNE - Airport Surface  
FAR 77.19(a): DNE - Horizontal Surface  
FAR 77.19(b): DNE - Conical Surface  
FAR 77.19(c): DNE - Primary Surface  
FAR 77.19(d): DNE - Approach Surface  
FAR 77.19(e): DNE - Approach Transitional Surface  
FAR 77.19(e): DNE - Abeam Transitional Surface

#### VFR TRAFFIC PATTERN AIRSPACE FOR: OXB: OCEAN CITY MUNI

Type: A RD: 28219.74 RE: 12

FAR 77.17(a)(1): DNE

FAR 77.17(a)(2): DNE - Height No Greater Than 200 feet AGL.

VFR Horizontal Surface: DNE

VFR Conical Surface: DNE  
VFR Primary Surface: DNE  
VFR Approach Surface: DNE  
VFR Transitional Surface: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: SBY: SALISBURY-OCEAN CITY WICOMIC  
Type: A RD: 101624 RE: 52

FAR 77.17(a)(1): DNE  
FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.  
VFR Horizontal Surface: DNE  
VFR Conical Surface: DNE  
VFR Primary Surface: DNE  
VFR Approach Surface: DNE  
VFR Transitional Surface: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)  
FAR 77.17(a)(3) Departure Surface Criteria (40:1)  
DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)  
FAR 77.17(a)(4) MOCA Altitude Enroute Criteria  
The Maximum Height Permitted is 1268 ft AMSL

## PRIVATE LANDING FACILITIES

FACILITY IDENTIFICATION			BEARING	RANGE	DELTA ARP	FAA ELEVATION
FACIL	IDENT	TYP NAME	To FACIL	IN NM	IFR	
4MD3	ATP CAREY FLD		351.46	2.86		+133

No Impact to Private Landing Facility.  
DNF 200 ft AGL within 3 NM of Airport.

4MD1 AIR BUNTING'S FLD 248.87 4.07 +151  
No Impact to Near Airport Surface.  
Below surface height of 307 ft above ARP.

31MD HEL AGH 222.18 4.22 +144  
No Impact to Private Landing Facility  
Structure is beyond notice limit by 20641 feet

7MD6 HEL OCFD NORTHSIDE PARK 61.63 4.88 +152 IFR  
No Impact to Private Landing Facility  
Structure is beyond notice limit by 24651 feet.

ATR NAVIGATION ELECTRONIC FACILITIES

325	OXB	LOCALIZER	I	109.1	167.46	28837	+143	MD	RWY 32	OCEAN CITY	.28
	OXB	UNICOM	I	123.05	165.76	30826	+144	MD	OCEAN CITY MUNI		.27
	SBY	VORTAC	R	111.2	260.38	104694	+108	MD	SALISBURY		.06
	SBY	UNICOM	I	122.95	259.4	104697	+104	MD	SALISBURY-OCEAN C		.06
	SBY	ATCT	I	A/G	260.06	106289	+38	MD	SALISBURY-OCEAN C		.02
	GED	UNICOM	I	123.00	331.00	122966	+103	DE	DELAWARE COASTAL		.05
	1N5	UNICOM	I	122.80	273.3	133893	+110	MD	BENNETT		.05
	11MD	UNICOM	I	122.70	276.35	137589	+114	MD	TIM'S		.05
	N06	UNICOM	I	122.80	293.35	138299	+126	DE	LAUREL		.05
	SWL	VORTAC	R	112.4	216.26	151898	+122	MD	SNOW HILL		.05
	ZDC	CO	Y	A/G	216.25	151955	+123	MD	SNOW HILL		.05
	ATR	VOR/DME	R	112.6	353.49	152975	+151	DE	WATERLOO		.06
	DOX	RADAR WXL	Y		332.41	178109	-8	DE	ELLENDALE		0.00
	WAL	ATCT	I	A/G	208.93	187703	+36	VA	WALLOPS FLIGHT FA		.01
	VG19	UNICOM	I	122.80	220.79	193674	+143	VA	SAWYER		.04
	MD57	UNICOM	I	122.80	223.57	194197	+146	MD	BEVERLY		.04
	WWD	UNICOM	I	122.70	17.03	234685	+134	NJ	CAPE MAY CNTY		.03
	W41	UNICOM	I	122.80	234.75	237415	+152	MD	CRISFIELD-SOMERSE		.04
	2NJ2	UNICOM	I	122.70	24.49	239334	+146	NJ	SPORTLAND PIER		.03

#### 5G AIRPORT SAFETY AREA

No Identified 5G conflict.

#### CFR Title 47, §1.30000-§1.30004

AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station. Movement Method Proof as specified in §73.151(c) is not required. Please review 'AM Station Report' for details.

No AM Stations were located within 3.0 km.

Airspace® State Summary Version 25.9.571

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11-05-2025  
10:18:02

\*\*\*\*\*  
\* F.A.R. 77 OBSTRUCTION ANALYSIS \*  
\*\*\*\*\*

FILE: 2025-APS-14858-0E

LATITUDE: 38°-23'-32.96" LONGITUDE: 75°-9'-1.54"

SITE ELEVATION AMSL..... 6 ft.  
STRUCTURE HEIGHT..... 150 ft.  
OVERALL HEIGHT AMSL..... 156 ft.

77.17(a)(1) A height more than 499 ft. Above Ground Level (AGL).

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

THE MAXIMUM ALLOWABLE HEIGHT IS:..... 505 ft. AMSL

THE GROUND ELEVATION AT THE SITE IS:... 6 ft. AMSL

THE OVERALL CASE ELEVATION IS:..... 156 ft. AMSL

THE CASE IS BELOW THE ALLOWABLE BY:.... 349 ft.

\*\*\*\*\*

BEGIN AIRPORT ANALYSIS FOR OXB

\*\*\*\*\*

77.17(a)(2) A height AGL or airport elevation, whichever is higher.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

BECAUSE: Proposed height does not exceed 200 feet Above Ground Level.

THE REFERENCE AIRPORT IDENT IS:..... OXB

THE AIRPORT ELEVATION IS:..... 16 ft. AMSL

THE DISTANCE FROM THE CASE TO ARP IS:.. 5.068 NAUTICAL MILES

THE BEARING AIRPORT TO CASE IS:..... 345.698 DEGREES

THE CASE HEIGHT AGL IS:..... 150 ft.

ALLOWABLE HEIGHT..... 422 ft. AMSL

77.19(a) A height exceeding a horizontal surface 150 ft. above  
airport elevation within a radius of >> OXB <<.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED HORIZONTAL SURFACE AREA

77.19(b) A height exceeding a conical surface (a slope outward 4000 ft. from the horizontal surface at 20/1 ratio).

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED CONICAL SURFACE AREA

\*\*\*\*\*

\* BEGIN RUNWAY ANALYSIS \*

\*\*\*\*\*

RUNWAY 02/20  
EXISTING RUNWAY 02/20

77.19(c) A height exceeding runway primary surface.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY PRIMARY SURFACE

77.19(e) A height exceeding a transitional surface abeam runway.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY ABEAM TRANSITIONAL SURFACE

77.19(d) A height exceeding an approach surface of RUNWAY 20.

THE BEARING TO THE CASE FROM THE THRESHOLD IS..... 345.755 degrees

THE NORMAL BEARING TO THE CENTERLINE IS..... 100.14 degrees

THE CENTERLINE OUTBOUND TRUE BEARING IS..... 10.14 degrees

THE ABEAM DISTANCE TO CENTERLINE FROM CASE IS..... 11921.48 ft.

THE RUNWAY THRESHOLD ELEVATION IS..... 10.9 ft. AMSL

THE DISTANCE FROM THRESHOLD + 200' TO THE CASE IS... 28872.483 ft.

THE DISTANCE FROM THRESHOLD + 200' TO NB IS..... 26293.21 ft.

THE CRITICAL WIDTH OF HALF THE APPROACH IS..... 2221.987 ft.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

BEYOND DEFINED APPROACH & TRANSITIONAL AREAS.

RUNWAY CENTERLINE OFFSET IS..... 11921.48 ft.

DISTANCE FROM THE THRESHOLD TO OFFSET IS..... 26493.16 ft.

THE SLOPE OF RUNWAY 20 IS: 20 TO 1.

The FAA has defined this runway as a utility runway. It has a visual approach. The obstacle surface extends 5000 feet (20:1 Slope) symmetrically centered along the runway centerline extended. This airport may have a circling approach. Please review the US Terminal Procedures volume associated with this airport. If a procedure for this airport and/or this runway exist, use Terps® Professional software to determine the height limits (if any) the procedure will have on the proposed structure. A circling approach to the airport or any runway can extend out up to 4.5 NM from every runway end.

\*\*\*\*\*

\* BEGIN RUNWAY ANALYSIS \*

\*\*\*\*\*

RUNWAY 14/32  
EXISTING RUNWAY 14/32

77.19(c) A height exceeding runway primary surface.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY PRIMARY SURFACE

77.19(e) A height exceeding a transitional surface abeam runway.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY ABEAM TRANSITIONAL SURFACE

77.19(d) A height exceeding an approach surface of RUNWAY 14.

THE BEARING TO THE CASE FROM THE THRESHOLD IS..... 346.987 degrees

THE NORMAL BEARING TO THE CENTERLINE IS..... 223.14 degrees

THE CENTERLINE OUTBOUND TRUE BEARING IS..... 313.14 degrees

THE ABEAM DISTANCE TO CENTERLINE FROM CASE IS..... 16261.75 ft.

THE RUNWAY THRESHOLD ELEVATION IS..... 11.2 ft. AMSL

THE DISTANCE FROM THRESHOLD + 200' TO THE CASE IS... 29194.838 ft.

THE DISTANCE FROM THRESHOLD + 200' TO NB IS..... 24250.61 ft.

THE CRITICAL WIDTH OF HALF THE APPROACH IS..... 3887.585 ft.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

BEYOND DEFINED APPROACH & TRANSITIONAL AREAS.

RUNWAY CENTERLINE OFFSET IS..... 16261.75 ft.

DISTANCE FROM THE THRESHOLD TO OFFSET IS..... 24450.57 ft.

THE SLOPE OF RUNWAY 14 IS: 20 TO 1.

The FAA has defined this runway as a utility runway. It has a non-precision approach. The obstacle surface extends 5000 feet (20:1 Slope) symmetrically centered along the runway centerline extended. Please review the US Terminal Procedures volume associated with this airport. If a procedure for this airport and/or runway exist use Terps® Professional software to determine the height limits (if any) the procedure will have on the proposed structure. Non-precision instrument procedures can extend 10 NM from the runway and a circling approach to the airport or runway can extend out up to 4.5 NM from every runway end.

\*\*\*\*\*

\* BEGIN RUNWAY ANALYSIS \*

\*\*\*\*\*

RUNWAY 20/02  
PROPOSED RUNWAY 20/02

77.19(c) A height exceeding runway primary surface.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY PRIMARY SURFACE

77.19(e) A height exceeding a transitional surface abeam runway.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY ABEAM TRANSITIONAL SURFACE

77.19(d) A height exceeding an approach surface of RUNWAY 20.

THE BEARING TO THE CASE FROM THE THRESHOLD IS..... 345.149 degrees

THE NORMAL BEARING TO THE CENTERLINE IS..... 100.05 degrees

THE CENTERLINE OUTBOUND TRUE BEARING IS..... 10.05 degrees

THE ABEAM DISTANCE TO CENTERLINE FROM CASE IS..... 11872.39 ft.

THE RUNWAY THRESHOLD ELEVATION IS..... 11 ft. AMSL

THE DISTANCE FROM THRESHOLD + 200' TO THE CASE IS... 28195.653 ft.

THE DISTANCE FROM THRESHOLD + 200' TO NB IS..... 25571.03 ft.

THE CRITICAL WIDTH OF HALF THE APPROACH IS..... 4085.648 ft.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

BEYOND DEFINED APPROACH & TRANSITIONAL AREAS.

RUNWAY CENTERLINE OFFSET IS..... 11872.39 ft.

DISTANCE FROM THE THRESHOLD TO OFFSET IS..... 25770.99 ft.

THE SLOPE OF RUNWAY 20 IS: 34 TO 1.

The FAA has defined this runway as a non-utility runway. It has a non-precision approach. The obstacle surface extends 10,000 feet (34:1 Slope) symmetrically centered along the runway centerline extended. Please review the US Terminal Procedures volume associated with this airport. If a procedure for this airport and/or runway exist use Terps® Professional software to determine the height limits (if any) the procedure will have on the proposed structure. Non-precision instrument procedures can extend 10 NM from the runway and a circling approach to the airport or runway can extend out up to 4.5 NM from every runway end.

\*\*\*\*\*

\* BEGIN RUNWAY ANALYSIS \*

\*\*\*\*\*

RUNWAY 14/32

PROPOSED RUNWAY 14/32

77.19(c) A height exceeding runway primary surface.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY PRIMARY SURFACE

77.19(e) A height exceeding a transitional surface abeam runway.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY ABEAM TRANSITIONAL SURFACE

77.19(d) A height exceeding an approach surface of RUNWAY 14.

THE BEARING TO THE CASE FROM THE THRESHOLD IS..... 348.566 degrees

THE NORMAL BEARING TO THE CENTERLINE IS..... 223.13 degrees

THE CENTERLINE OUTBOUND TRUE BEARING IS..... 313.13 degrees

THE ABEAM DISTANCE TO CENTERLINE FROM CASE IS..... 16268.1 ft.

THE RUNWAY THRESHOLD ELEVATION IS..... 12 ft. AMSL

THE DISTANCE FROM THRESHOLD + 200' TO THE CASE IS... 28056.551 ft.

THE DISTANCE FROM THRESHOLD + 200' TO NB IS..... 22862.14 ft.

THE CRITICAL WIDTH OF HALF THE APPROACH IS..... 3679.314 ft.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

BEYOND DEFINED APPROACH & TRANSITIONAL AREAS.

RUNWAY CENTERLINE OFFSET IS..... 16268.1 ft.

DISTANCE FROM THE THRESHOLD TO OFFSET IS..... 23062.09 ft.

THE SLOPE OF RUNWAY 14 IS: 34 TO 1.

The FAA has defined this runway as a non-utility runway. It has a non-precision approach. The obstacle surface extends 10,000 feet (34:1 Slope) symmetrically centered along the runway centerline extended. Please review the US Terminal Procedures volume associated with this airport. If a procedure for this airport and/or runway exist use Terps® Professional software to determine the height limits

(if any) the procedure will have on the proposed structure.  
Non-precision instrument procedures can extend 10 NM from the runway  
and a circling approach to the airport or runway can extend out up to  
4.5 NM from every runway end.

\*\*\*\*\*

BEGIN AIRPORT ANALYSIS FOR SBY

\*\*\*\*\*

77.17(a)(2) A height AGL or airport elevation, whichever is higher.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

BECAUSE: Location studied is further than 5.99 nm. from ARP.

77.19(a) A height exceeding a horizontal surface 150 ft. above  
airport elevation within a radius of >> SBY <<.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED HORIZONTAL SURFACE AREA

77.19(b) A height exceeding a conical surface (a slope outward 4000 ft.  
from the horizontal surface at 20/1 ratio).

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED CONICAL SURFACE AREA

\*\*\*\*\*

\* BEGIN RUNWAY ANALYSIS \*

\*\*\*\*\*

RUNWAY 05/23  
EXISTING RUNWAY 05/23

77.19(c) A height exceeding runway primary surface.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY PRIMARY SURFACE

77.19(e) A height exceeding a transitional surface abeam runway.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY ABEAM TRANSITIONAL SURFACE

77.19(d) A height exceeding an approach surface of RUNWAY 23.

THE BEARING TO THE CASE FROM THE THRESHOLD IS..... 80.342 degrees

THE NORMAL BEARING TO THE CENTERLINE IS..... 126.66 degrees

THE CENTERLINE OUTBOUND TRUE BEARING IS..... 36.66 degrees

THE ABEAM DISTANCE TO CENTERLINE FROM CASE IS..... 71419.38 ft.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

CASE MEETS ANGULAR CRITERIA BUT IS LOCATED  
GREATER THAN 50,000 ft. FROM THE START OF  
ANY APPROACH TYPE, OUT BY 24511.3 feet

\*\*\*\*\*

\* BEGIN RUNWAY ANALYSIS \*

\*\*\*\*\*

RUNWAY 14/32  
EXISTING RUNWAY 14/32

77.19(c) A height exceeding runway primary surface.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY PRIMARY SURFACE

77.19(e) A height exceeding a transitional surface abeam runway.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY ABEAM TRANSITIONAL SURFACE

77.19(d) A height exceeding an approach surface of RUNWAY 32.

THE BEARING TO THE CASE FROM THE THRESHOLD IS..... 78.452 degrees

THE NORMAL BEARING TO THE CENTERLINE IS..... 216.68 degrees

THE CENTERLINE OUTBOUND TRUE BEARING IS..... 126.68 degrees

THE ABEAM DISTANCE TO CENTERLINE FROM CASE IS..... 76436.24 ft.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

CASE MEETS ANGULAR CRITERIA BUT IS LOCATED  
GREATER THAN 50,000 ft. FROM THE START OF  
ANY APPROACH TYPE, OUT BY 18564.1 feet

\*\*\*\*\*

\* BEGIN RUNWAY ANALYSIS \*  
\*\*\*\*\*

RUNWAY 14/32  
PROPOSED RUNWAY 14/32

77.19(c) A height exceeding runway primary surface.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY PRIMARY SURFACE

77.19(e) A height exceeding a transitional surface abeam runway.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY ABEAM TRANSITIONAL SURFACE

77.19(d) A height exceeding an approach surface of RUNWAY 32.

THE BEARING TO THE CASE FROM THE THRESHOLD IS..... 77.823 degrees

THE NORMAL BEARING TO THE CENTERLINE IS..... 216.68 degrees

THE CENTERLINE OUTBOUND TRUE BEARING IS..... 126.68 degrees

THE ABEAM DISTANCE TO CENTERLINE FROM CASE IS..... 76429.82 ft.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

CASE MEETS ANGULAR CRITERIA BUT IS LOCATED  
GREATER THAN 50,000 ft. FROM THE START OF  
ANY APPROACH TYPE, OUT BY 17064.2 feet

\*\*\*\*\*

\* BEGIN RUNWAY ANALYSIS \*  
\*\*\*\*\*

RUNWAY 05/23  
PROPOSED RUNWAY 05/23

77.19(c) A height exceeding runway primary surface.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY PRIMARY SURFACE

77.19(e) A height exceeding a transitional surface abeam runway.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY ABEAM TRANSITIONAL SURFACE

77.19(d) A height exceeding an approach surface of RUNWAY 23.

THE BEARING TO THE CASE FROM THE THRESHOLD IS..... 80.341 degrees

THE NORMAL BEARING TO THE CENTERLINE IS..... 126.66 degrees

THE CENTERLINE OUTBOUND TRUE BEARING IS..... 36.66 degrees

THE ABEAM DISTANCE TO CENTERLINE FROM CASE IS..... 71416.87 ft.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

CASE MEETS ANGULAR CRITERIA BUT IS LOCATED  
GREATER THAN 50,000 ft. FROM THE START OF  
ANY APPROACH TYPE, OUT BY 24510.9 feet

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\*\*\*\*\*  
\* F.A.R. 77 OBSTRUCTION ANALYSIS \*  
\*\*\*\*\*

FILE: 2025-APS-14858-0E

LATITUDE: 38°-23'-32.96" LONGITUDE: 75°-9'-1.54"

SITE ELEVATION AMSL..... 6 ft.  
STRUCTURE HEIGHT..... 150 ft.  
OVERALL HEIGHT AMSL..... 156 ft.

77.17(a)(1) A height more than 499 ft. Above Ground Level (AGL).

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

THE MAXIMUM ALLOWABLE HEIGHT IS:..... 505 ft. AMSL

THE GROUND ELEVATION AT THE SITE IS:... 6 ft. AMSL

THE OVERALL CASE ELEVATION IS:..... 156 ft. AMSL

THE CASE IS BELOW THE ALLOWABLE BY:.... 349 ft.

\*\*\*\*\*

BEGIN AIRPORT ANALYSIS FOR OXB

\*\*\*\*\*

77.17(a)(2) A height AGL or airport elevation, whichever is higher.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

BECAUSE: Proposed height does not exceed 200 feet Above Ground Level.

THE REFERENCE AIRPORT IDENT IS:..... OXB

THE AIRPORT ELEVATION IS:..... 16 ft. AMSL

THE DISTANCE FROM THE CASE TO ARP IS:.. 5.068 NAUTICAL MILES

THE BEARING AIRPORT TO CASE IS:..... 345.698 DEGREES

THE CASE HEIGHT AGL IS:..... 150 ft.

ALLOWABLE HEIGHT..... 422 ft. AMSL

77.19(a) A height exceeding a horizontal surface 150 ft. above  
airport elevation within a radius of >> OXB <<.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED HORIZONTAL SURFACE AREA

77.19(b) A height exceeding a conical surface (a slope outward 4000 ft. from the horizontal surface at 20/1 ratio).

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED CONICAL SURFACE AREA

\*\*\*\*\*

\* BEGIN RUNWAY ANALYSIS \*

\*\*\*\*\*

RUNWAY 02/20  
EXISTING RUNWAY 02/20

77.19(c) A height exceeding runway primary surface.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY PRIMARY SURFACE

77.19(e) A height exceeding a transitional surface abeam runway.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY ABEAM TRANSITIONAL SURFACE

77.19(d) A height exceeding an approach surface of RUNWAY 20.

THE BEARING TO THE CASE FROM THE THRESHOLD IS..... 345.755 degrees

THE NORMAL BEARING TO THE CENTERLINE IS..... 100.14 degrees

THE CENTERLINE OUTBOUND TRUE BEARING IS..... 10.14 degrees

THE ABEAM DISTANCE TO CENTERLINE FROM CASE IS..... 11921.48 ft.

THE RUNWAY THRESHOLD ELEVATION IS..... 10.9 ft. AMSL

THE DISTANCE FROM THRESHOLD + 200' TO THE CASE IS... 28872.483 ft.

THE DISTANCE FROM THRESHOLD + 200' TO NB IS..... 26293.21 ft.

THE CRITICAL WIDTH OF HALF THE APPROACH IS..... 2221.987 ft.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

BEYOND DEFINED APPROACH & TRANSITIONAL AREAS.

RUNWAY CENTERLINE OFFSET IS..... 11921.48 ft.

DISTANCE FROM THE THRESHOLD TO OFFSET IS..... 26493.16 ft.

THE SLOPE OF RUNWAY 20 IS: 20 TO 1.

The FAA has defined this runway as a utility runway. It has a visual approach. The obstacle surface extends 5000 feet (20:1 Slope) symmetrically centered along the runway centerline extended. This airport may have a circling approach. Please review the US Terminal Procedures volume associated with this airport. If a procedure for this airport and/or this runway exist, use Terps® Professional software to determine the height limits (if any) the procedure will have on the proposed structure. A circling approach to the airport or any runway can extend out up to 4.5 NM from every runway end.

\*\*\*\*\*

\* BEGIN RUNWAY ANALYSIS \*

\*\*\*\*\*

RUNWAY 14/32  
EXISTING RUNWAY 14/32

77.19(c) A height exceeding runway primary surface.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY PRIMARY SURFACE

77.19(e) A height exceeding a transitional surface abeam runway.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY ABEAM TRANSITIONAL SURFACE

77.19(d) A height exceeding an approach surface of RUNWAY 14.

THE BEARING TO THE CASE FROM THE THRESHOLD IS..... 346.987 degrees

THE NORMAL BEARING TO THE CENTERLINE IS..... 223.14 degrees

THE CENTERLINE OUTBOUND TRUE BEARING IS..... 313.14 degrees

THE ABEAM DISTANCE TO CENTERLINE FROM CASE IS..... 16261.75 ft.

THE RUNWAY THRESHOLD ELEVATION IS..... 11.2 ft. AMSL

THE DISTANCE FROM THRESHOLD + 200' TO THE CASE IS... 29194.838 ft.

THE DISTANCE FROM THRESHOLD + 200' TO NB IS..... 24250.61 ft.

THE CRITICAL WIDTH OF HALF THE APPROACH IS..... 3887.585 ft.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

BEYOND DEFINED APPROACH & TRANSITIONAL AREAS.

RUNWAY CENTERLINE OFFSET IS..... 16261.75 ft.

DISTANCE FROM THE THRESHOLD TO OFFSET IS..... 24450.57 ft.

THE SLOPE OF RUNWAY 14 IS: 20 TO 1.

The FAA has defined this runway as a utility runway. It has a non-precision approach. The obstacle surface extends 5000 feet (20:1 Slope) symmetrically centered along the runway centerline extended. Please review the US Terminal Procedures volume associated with this airport. If a procedure for this airport and/or runway exist use Terps® Professional software to determine the height limits (if any) the procedure will have on the proposed structure. Non-precision instrument procedures can extend 10 NM from the runway and a circling approach to the airport or runway can extend out up to 4.5 NM from every runway end.

\*\*\*\*\*

\* BEGIN RUNWAY ANALYSIS \*

\*\*\*\*\*

RUNWAY 20/02  
PROPOSED RUNWAY 20/02

77.19(c) A height exceeding runway primary surface.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY PRIMARY SURFACE

77.19(e) A height exceeding a transitional surface abeam runway.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY ABEAM TRANSITIONAL SURFACE

77.19(d) A height exceeding an approach surface of RUNWAY 20.

THE BEARING TO THE CASE FROM THE THRESHOLD IS..... 345.149 degrees

THE NORMAL BEARING TO THE CENTERLINE IS..... 100.05 degrees

THE CENTERLINE OUTBOUND TRUE BEARING IS..... 10.05 degrees

THE ABEAM DISTANCE TO CENTERLINE FROM CASE IS..... 11872.39 ft.

THE RUNWAY THRESHOLD ELEVATION IS..... 11 ft. AMSL

THE DISTANCE FROM THRESHOLD + 200' TO THE CASE IS... 28195.653 ft.

THE DISTANCE FROM THRESHOLD + 200' TO NB IS..... 25571.03 ft.

THE CRITICAL WIDTH OF HALF THE APPROACH IS..... 4085.648 ft.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

BEYOND DEFINED APPROACH & TRANSITIONAL AREAS.

RUNWAY CENTERLINE OFFSET IS..... 11872.39 ft.

DISTANCE FROM THE THRESHOLD TO OFFSET IS..... 25770.99 ft.

THE SLOPE OF RUNWAY 20 IS: 34 TO 1.

The FAA has defined this runway as a non-utility runway. It has a non-precision approach. The obstacle surface extends 10,000 feet (34:1 Slope) symmetrically centered along the runway centerline extended. Please review the US Terminal Procedures volume associated with this airport. If a procedure for this airport and/or runway exist use Terps® Professional software to determine the height limits (if any) the procedure will have on the proposed structure. Non-precision instrument procedures can extend 10 NM from the runway and a circling approach to the airport or runway can extend out up to 4.5 NM from every runway end.

\*\*\*\*\*

\* BEGIN RUNWAY ANALYSIS \*

\*\*\*\*\*

RUNWAY 14/32

PROPOSED RUNWAY 14/32

77.19(c) A height exceeding runway primary surface.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY PRIMARY SURFACE

77.19(e) A height exceeding a transitional surface abeam runway.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY ABEAM TRANSITIONAL SURFACE

77.19(d) A height exceeding an approach surface of RUNWAY 14.

THE BEARING TO THE CASE FROM THE THRESHOLD IS..... 348.566 degrees

THE NORMAL BEARING TO THE CENTERLINE IS..... 223.13 degrees

THE CENTERLINE OUTBOUND TRUE BEARING IS..... 313.13 degrees

THE ABEAM DISTANCE TO CENTERLINE FROM CASE IS..... 16268.1 ft.

THE RUNWAY THRESHOLD ELEVATION IS..... 12 ft. AMSL

THE DISTANCE FROM THRESHOLD + 200' TO THE CASE IS... 28056.551 ft.

THE DISTANCE FROM THRESHOLD + 200' TO NB IS..... 22862.14 ft.

THE CRITICAL WIDTH OF HALF THE APPROACH IS..... 3679.314 ft.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

BEYOND DEFINED APPROACH & TRANSITIONAL AREAS.

RUNWAY CENTERLINE OFFSET IS..... 16268.1 ft.

DISTANCE FROM THE THRESHOLD TO OFFSET IS..... 23062.09 ft.

THE SLOPE OF RUNWAY 14 IS: 34 TO 1.

The FAA has defined this runway as a non-utility runway. It has a non-precision approach. The obstacle surface extends 10,000 feet (34:1 Slope) symmetrically centered along the runway centerline extended. Please review the US Terminal Procedures volume associated with this airport. If a procedure for this airport and/or runway exist use Terps® Professional software to determine the height limits

(if any) the procedure will have on the proposed structure.  
Non-precision instrument procedures can extend 10 NM from the runway  
and a circling approach to the airport or runway can extend out up to  
4.5 NM from every runway end.

\*\*\*\*\*

BEGIN AIRPORT ANALYSIS FOR SBY

\*\*\*\*\*

77.17(a)(2) A height AGL or airport elevation, whichever is higher.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

BECAUSE: Location studied is further than 5.99 nm. from ARP.

77.19(a) A height exceeding a horizontal surface 150 ft. above  
airport elevation within a radius of >> SBY <<.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED HORIZONTAL SURFACE AREA

77.19(b) A height exceeding a conical surface (a slope outward 4000 ft.  
from the horizontal surface at 20/1 ratio).

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED CONICAL SURFACE AREA

\*\*\*\*\*

\* BEGIN RUNWAY ANALYSIS \*

\*\*\*\*\*

RUNWAY 05/23  
EXISTING RUNWAY 05/23

77.19(c) A height exceeding runway primary surface.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY PRIMARY SURFACE

77.19(e) A height exceeding a transitional surface abeam runway.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY ABEAM TRANSITIONAL SURFACE

77.19(d) A height exceeding an approach surface of RUNWAY 23.

THE BEARING TO THE CASE FROM THE THRESHOLD IS..... 80.342 degrees

THE NORMAL BEARING TO THE CENTERLINE IS..... 126.66 degrees

THE CENTERLINE OUTBOUND TRUE BEARING IS..... 36.66 degrees

THE ABEAM DISTANCE TO CENTERLINE FROM CASE IS..... 71419.38 ft.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

CASE MEETS ANGULAR CRITERIA BUT IS LOCATED  
GREATER THAN 50,000 ft. FROM THE START OF  
ANY APPROACH TYPE, OUT BY 24511.3 feet

\*\*\*\*\*  
\* BEGIN RUNWAY ANALYSIS \*  
\*\*\*\*\*

RUNWAY 14/32  
EXISTING RUNWAY 14/32

77.19(c) A height exceeding runway primary surface.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY PRIMARY SURFACE

77.19(e) A height exceeding a transitional surface abeam runway.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY ABEAM TRANSITIONAL SURFACE

77.19(d) A height exceeding an approach surface of RUNWAY 32.

THE BEARING TO THE CASE FROM THE THRESHOLD IS..... 78.452 degrees

THE NORMAL BEARING TO THE CENTERLINE IS..... 216.68 degrees

THE CENTERLINE OUTBOUND TRUE BEARING IS..... 126.68 degrees

THE ABEAM DISTANCE TO CENTERLINE FROM CASE IS..... 76436.24 ft.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

CASE MEETS ANGULAR CRITERIA BUT IS LOCATED  
GREATER THAN 50,000 ft. FROM THE START OF  
ANY APPROACH TYPE, OUT BY 18564.1 feet

\*\*\*\*\*

\* BEGIN RUNWAY ANALYSIS \*  
\*\*\*\*\*

RUNWAY 14/32  
PROPOSED RUNWAY 14/32

77.19(c) A height exceeding runway primary surface.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY PRIMARY SURFACE

77.19(e) A height exceeding a transitional surface abeam runway.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY ABEAM TRANSITIONAL SURFACE

77.19(d) A height exceeding an approach surface of RUNWAY 32.

THE BEARING TO THE CASE FROM THE THRESHOLD IS..... 77.823 degrees

THE NORMAL BEARING TO THE CENTERLINE IS..... 216.68 degrees

THE CENTERLINE OUTBOUND TRUE BEARING IS..... 126.68 degrees

THE ABEAM DISTANCE TO CENTERLINE FROM CASE IS..... 76429.82 ft.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

CASE MEETS ANGULAR CRITERIA BUT IS LOCATED  
GREATER THAN 50,000 ft. FROM THE START OF  
ANY APPROACH TYPE, OUT BY 17064.2 feet

\*\*\*\*\*

\* BEGIN RUNWAY ANALYSIS \*  
\*\*\*\*\*

RUNWAY 05/23  
PROPOSED RUNWAY 05/23

77.19(c) A height exceeding runway primary surface.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY PRIMARY SURFACE

77.19(e) A height exceeding a transitional surface abeam runway.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

NOT WITHIN SPECIFIED RUNWAY ABEAM TRANSITIONAL SURFACE

77.19(d) A height exceeding an approach surface of RUNWAY 23.

THE BEARING TO THE CASE FROM THE THRESHOLD IS..... 80.341 degrees

THE NORMAL BEARING TO THE CENTERLINE IS..... 126.66 degrees

THE CENTERLINE OUTBOUND TRUE BEARING IS..... 36.66 degrees

THE ABEAM DISTANCE TO CENTERLINE FROM CASE IS..... 71416.87 ft.

\*\*\*\*\* DOES NOT EXCEED \*\*\*\*\*

CASE MEETS ANGULAR CRITERIA BUT IS LOCATED  
GREATER THAN 50,000 ft. FROM THE START OF  
ANY APPROACH TYPE, OUT BY 24510.9 feet

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\*\*\*\*\*  
\* PUBLIC AIRPORTS IN PROXIMITY OF CASE \*  
\*\*\*\*\*

File: 2025-APS-14858-0E

OVERALL ELEVATION (AMSL): 156  
LATITUDE: 38°-23'-32.96"  
LONGITUDE: 75°-9'-1.54"

FACIL			BEARING	DISTANCE	DELTA ARP	FAR	
IDENT	TYP	NAME	To FACIL	IN N.M.	ELEVATION	P77	
7MD6	HEL	OCFD NORTHSIDE PARK		61.63	4.875	+152	YES

Your structure DOES NOT EXCEED FAR 77.9(b) Notice Criteria for this heliport. You are not locating within 5,000 feet of facility. You are beyond limit by: 24621.06 feet.

FACIL			BEARING	DISTANCE	DELTA ARP	FAR	
IDENT	TYP	NAME	To FACIL	IN N.M.	ELEVATION	P77	
OXB	AIR	OCEAN CITY MUNI		165.7	5.068	+140.1	YES

This facility has at least one runway over 3,200 feet in length.

Your structure DNE FAR 77.9(a) or 77.9(b) Notice Criteria for this airport. However, you may EXCEED other Notice Standards. As a minimum, please review reports for FAR Part 77 Obstruction Surfaces, Air Navigation and Communication facilities.

You are 28219 feet from the nearest runway threshold and the threshold elevation is 12 feet. Please review runway analysis for remaining airport surfaces.

This facility has a circling approach procedure. Circling procedures have a Straight-In segment. The site can be out of the circling approach area and still be in the straight in approach segment. Please review published US Terminal Procedures for this landing facility to determine what impact (if any) this site has on the procedure(s) and/or airport.

DNE 77.9 IFR Notice Criteria OXB

Category 'A' Circling Area extends 1.30 NM from all runways.  
Category 'B' Circling Area extends 1.84 NM from all runways.  
Category 'C' Circling Area extends 2.89 NM from all runways.  
Category 'D' Circling Area extends 3.78 NM from all runways.  
Category 'E' Circling Area extends 4.73 NM from all runways.

FACIL			BEARING	DISTANCE	DELTA ARP	FAR
IDENT	TYP	NAME	To FACIL	IN N.M.	ELEVATION	P77
SBY	AIR	SALISBURY-OCEAN CITY WICOMIC	259.42	17.228	+103.5	YES

This facility has at least one runway over 3,200 feet in length.

Your structure DNE FAR 77.9(a) or 77.9(b) Notice Criteria for this airport. However, you may EXCEED other Notice Standards. As a minimum, please review reports for FAR Part 77 Obstruction Surfaces, Air Navigation and Communication facilities.

You are 101624 feet from the nearest runway threshold and the threshold elevation is 52 feet. Please review runway analysis for remaining airport surfaces.

This airport has Instrument Procedures. Please review published US Terminal (TERPS®) Approach Procedures for this landing facility to determine impact.

THE NEAREST AIRPORT TO CASE COORDINATES IS: OXB

OCEAN CITY MUNI is an Airport type landing facility and is associated with the city of OCEAN CITY, MD. The facility is eligible for Study under FAR Part 77 sub-Part C.

Its Reference Point (ARP) elevation is: 15.9 feet AMSL and you are locating 30793 feet from this landing facility.

Airspace® State Data Version 2025.9.571

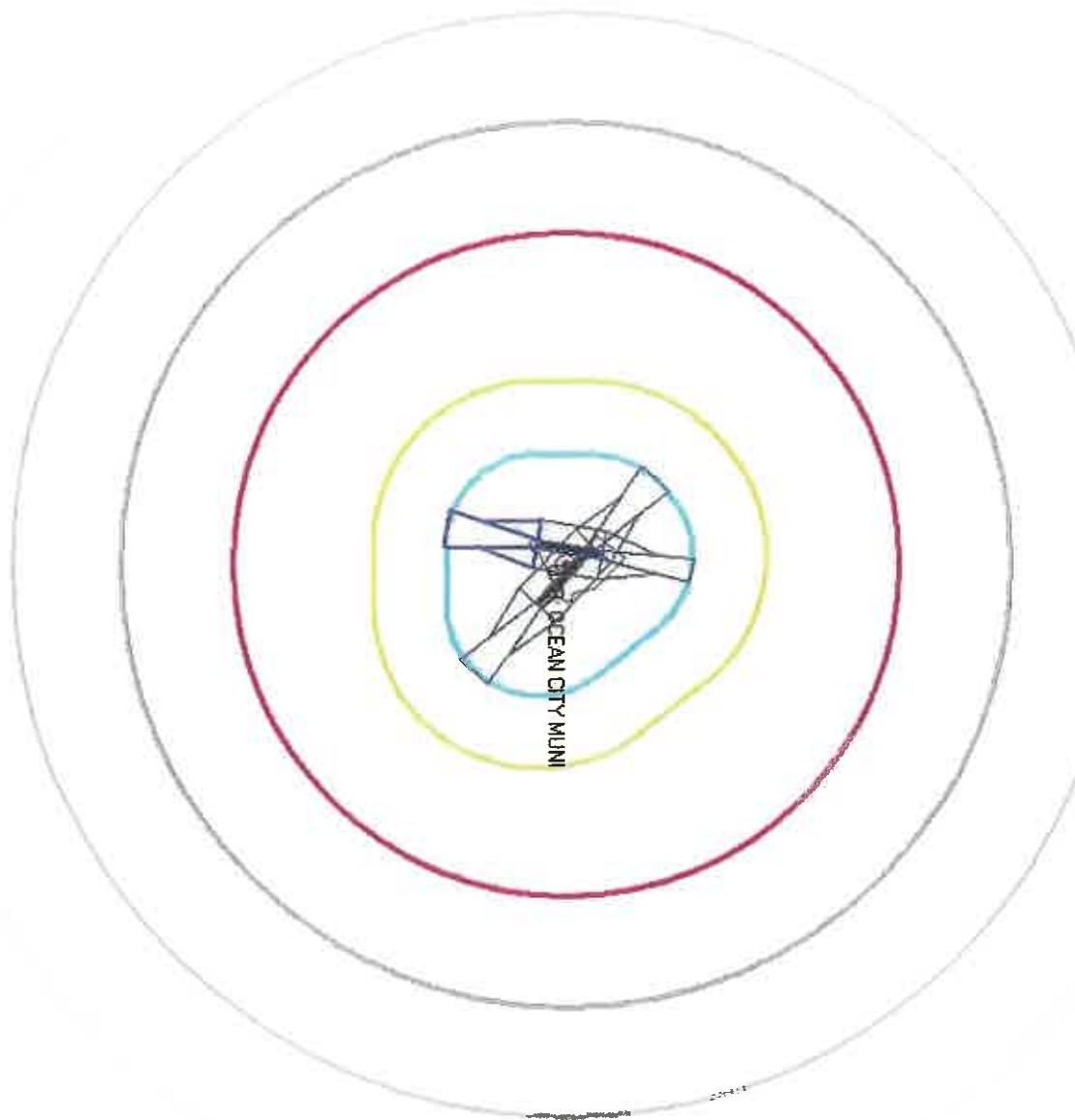
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OCEAN CITY MUNI

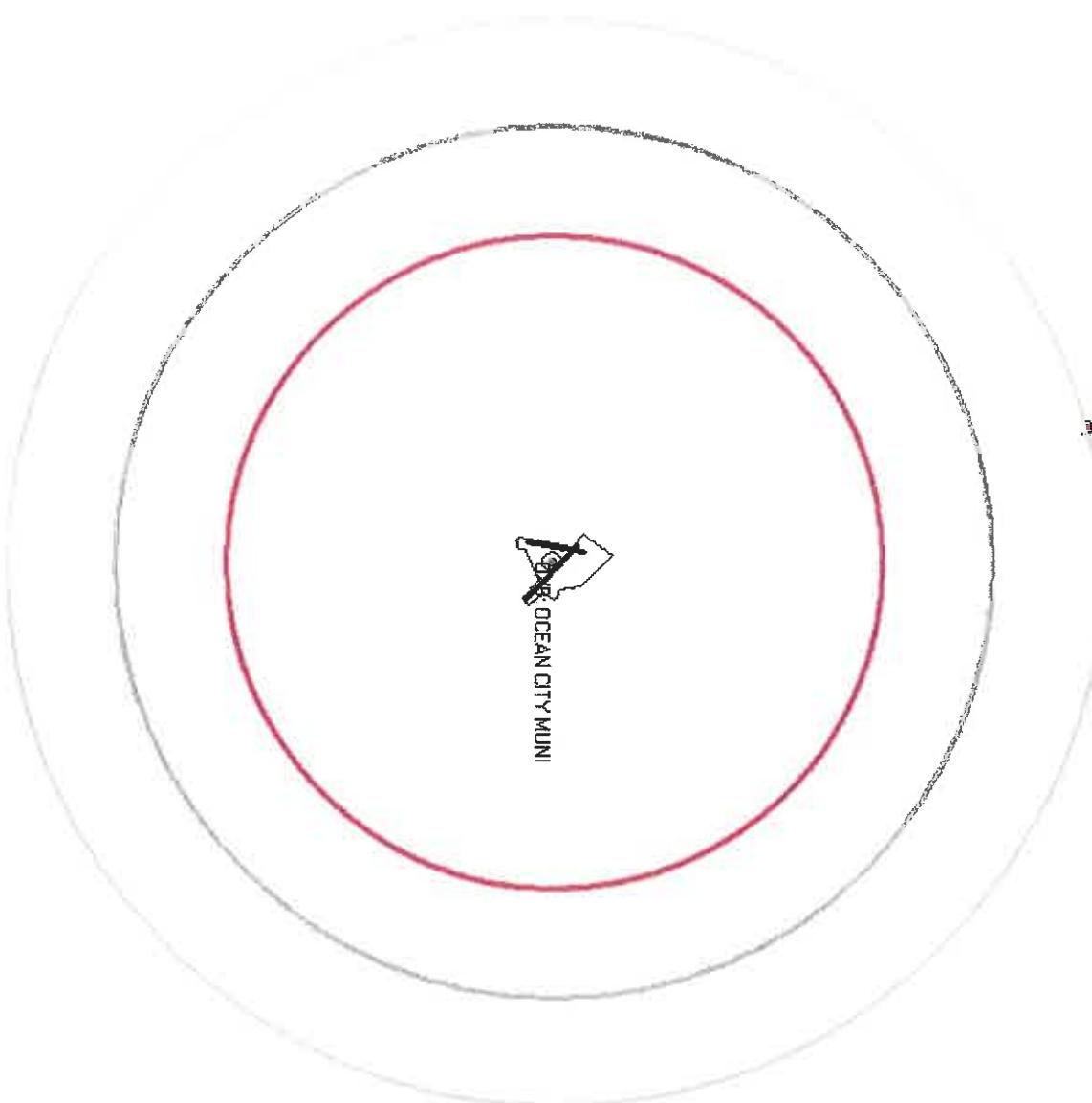
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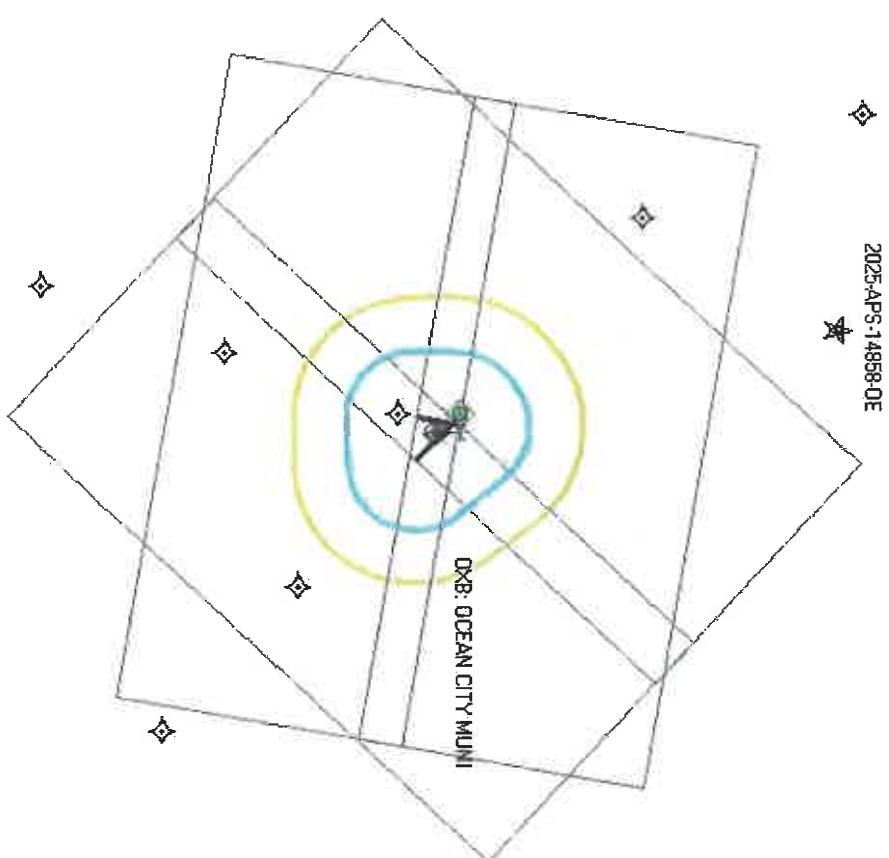


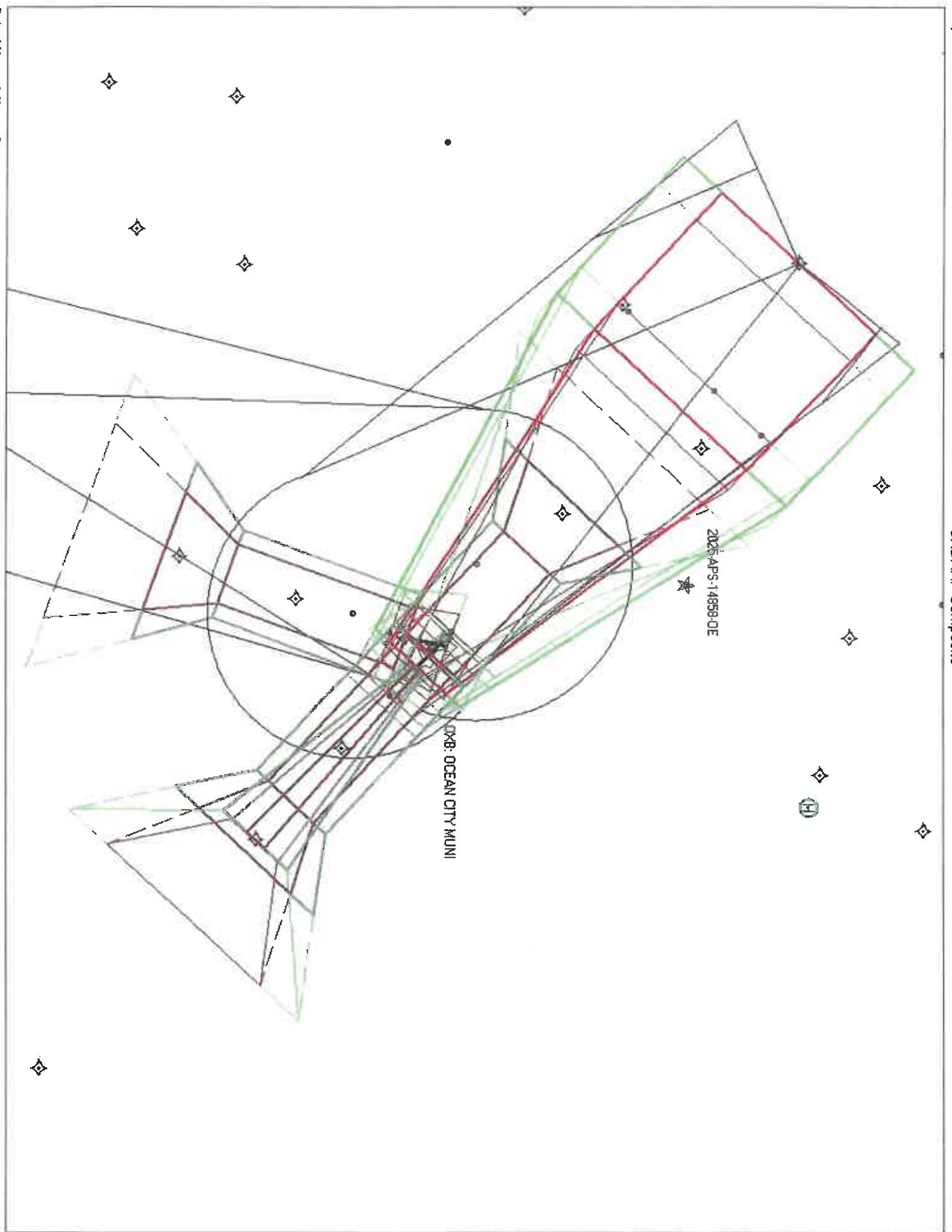
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OCEAN CITY MUNI



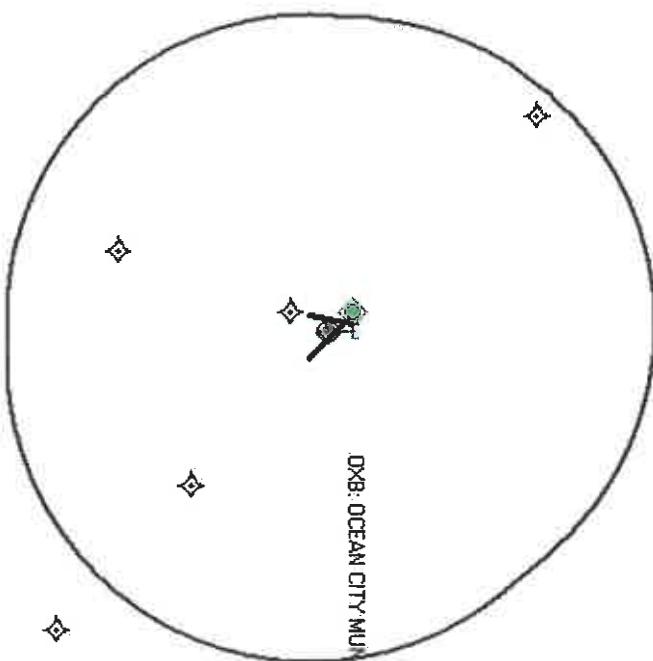




2025-APG-14858-0E  
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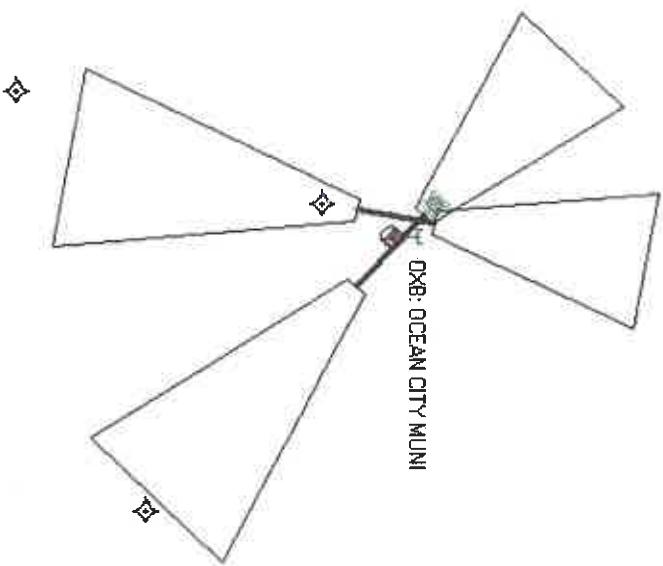
◆ H

OXB: OCEAN CITY MUNI



2025-APS-14858-0E

OXB: OCEAN CITY MUNI



## Departure Runway 02

\*\*\* 2025-APS-14858-OE \*\*\*

### OCEAN CITY MUNI - Runway: 02

Date: 11-07-2025 Time: 09:36:44

#### STUDY OBJECT DATA

Study Latitude: 38° 23' 32.96" N

Study Longitude: 75° 9' 1.54" W

Ground Elevation: 6' AMSL ft.

AGL Height: 150' AGL ft.

Overall Elevation: 156' AMSL ft.

#### INSTRUMENT DEPARTURE ANALYSIS

Initial Climb Area (ICA): DNE ICA

Diverse Departure A Inside Diverse A - Max Hgt: 997 ft

Diverse Departure B Not in Diverse B - DNE Diverse B

The above analysis is in accordance with FAA Order 8260.3B Change 26. This analysis used a 275 ft/NM climb gradient (CG) and an Obstacle Clearance Surface (OCS) that provides 65 feet of obstacle clearance at 1 NM from the Departure End of Runway (DER). Some runways have published climb gradients greater than 200 ft/NM. A specified climb gradient greater than standard (200 ft/NM) is sometimes necessary to allow acceptable obstacle clearance. Should your location exceed the value indicated above you may need to determine if there is a published CG and conduct additional calculations to determine if the CG will provide proper clearance for your proposed structure.

Terps® Version 25.5.845

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The mathematical algorithms used by this program are derived directly from Federal Aviation Administration (FAA) Orders on Instrument Flight Procedures.

## **TERPS ANALYSIS SUMMARY**

**\*\*\* 2025-APS-14858-OE \*\*\***

### **STUDY OBJECT DATA**

Study Latitude: 38° 23' 32.96"  
Study Longitude: 75° 09' 01.54"  
Ground Elevation: 6' AMSL  
AGL Height: 150' AGL  
Overall Elevation: 156' AMSL

### **AIRSPACE/TERPS LIMIT:** **997' AMSL --- RWY 2**

OXB IAP	RWY 02 LNAV AMDT 1	10000
OXB IAP	RWY 14 LNAV ORIG	10000
OXB IAP	RWY 32 LOC19 ORIG-A	10000
OXB IAP	RWY 32 LPV ORIG	10000
OXB IAP	RWY 32 VNAV ORIG	10000
OXB CIR	CATEGORY D EXPANDED	10000
OXB VFR	TRAFFIC PATTERN OUTSIDE	10000
OXB DEP	RWY 2 DIVERSE A	997

# EXHIBIT 11

# Don't Know What To Do? Call Super Stu!

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AFTER

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## Strategic planning survey results released

At the March 25, 2025 Board Meeting, Strategic Planning Committee chairperson Rob Keesling presented the results of the survey that was conducted in the winter.

Keesling cited the reason for conducting the new survey, although the last one was just completed in 2021, was because of the landscape change due to new residents and new board members. The committee also feels it is vital to conduct a survey every 3-5 years in an effort to get the voices of the residents heard.

A total of 1,002 participated in the survey (687 full-time, 308 part-time, and 7 renters), with 41% of the participants admitting not participating in the prior survey.

Compiling the results, while 20% of the population stated that they are less than satisfied with living in Ocean Pines overall, 80% are satisfied, with 84% willing to recommend Ocean Pines to a friend or colleague.

Consistent with the 2021 survey, safety topped the list of important issues, followed by maintenance of infrastructure, then community appearance. 90% of the participants felt that safety issues were being met, while only 66.5% felt that maintenance of infrastructure was being met, and 76% feeling that community appearance met their expectations.

Topping the challenges/opportunities facing Ocean Pines, 96% felt that the Board and the General Manager working collaboratively was of the highest importance.

Investing in and improving existing amenities ranked high on the survey, and all gave credit to the leadership for

investing in the amenities, including the expansion of the tiki bar and the replacement of the golf irrigation system. However, improvements to cell phone service were noted. "I was glad to hear the Chief talk about that earlier today, so we know that it is certainly being addressed," Keesling said.

One of the write in questions presented in the survey was something in the next three to five years that could be done to improve Ocean Pines. Improving street lighting on Ocean Parkway and at the mailboxes topped the list, followed by enhancements to the Beach Club (particularly in the bathroom/shower areas), a possible fitness center, and enforcement of property covenants.

Keesling suggested forming targeted focus groups, benchmarking with similar communities, and collaborating with other committees to address the opportunities presented.



[https://www.octodaydispatch.com/cell-tower-proposed-for-opa-could-have-minimal-benefits/article\\_a5fa1c4d-cbe7-4a74-8949-54443e5d9928.html](https://www.octodaydispatch.com/cell-tower-proposed-for-opa-could-have-minimal-benefits/article_a5fa1c4d-cbe7-4a74-8949-54443e5d9928.html)

## Cell tower proposed for OPA could have minimal benefits

By Tara Fischer Staff Writer

Jul 3, 2025

(July 3, 2025) A cell phone tower proposed for Ocean Pines may help some residents of the community, but the extent to which it will benefit all residents remains unknown, according to a presentation last week by tower construction company Milestone Towers.

Ocean Pines Police Department Chief Tim Robinson has been working with Milestone Towers on a plan to construct a cell phone tower in Ocean Pines to address spotty cell service. The project has been discussed at Ocean Pines Association Board of Directors meetings since the fall.

Robinson proposed building a cell site in Ocean Pines last year. He said that last summer, he noticed that he was unable to make phone calls during the season's busiest weekends. This was particularly concerning in emergency situations, Robinson said, adding that police can't respond to an emergency if the person experiencing that emergency can't call a 911 dispatcher.

Last week, Matt Forkas, project manager at Milestone Towers, discussed the cell tower's location, impact, and design with the board of directors and staff.

If the tower is approved, Verizon, AT&T, and T-Mobile will offer service from that location, Forkas said. He also said Milestone Towers would put up the structure at its cost and that Ocean Pines would not incur any expense.

Forkas also told the board that each carrier would pay \$2,500 a month to provide service out of the structure. Milestone Towers would receive 40% of all gross revenue generated.

"In this case, we have three carriers, and after the revenue is split, it would be \$36,000 annual revenue to Ocean Pines," Forkas said.

The contractor has identified the site behind the maintenance building on the Ocean Pines golf course as the ideal spot for the tower.

"That location was chosen because it's a central location in the community and can provide the most efficient service to the customers here," Forkas said.

However, the tower may not improve reception for everyone in Ocean Pines if built.

With the tower, AT&T, Verizon, and T-Mobile customers within a one-mile radius would see the most increase in cell phone reception. Those outside the circle, like the more southern end of the community, such as The Point at Ocean Pines and Sherwood Forest, would likely feel some benefit, but the level of impact is unknown.

"The best impact will be in the one-mile radius, but the individuals outside that one-mile radius, you're communicating with this tower, so there will be a growth of service even outside that service," Robinson said.

"You may get improved service, but you may not get the most reliable service," Forkas added.

Forkas noted that even though the tower may not radiate to "south south" Ocean Pines, the carriers could implement solutions to improve the signal on the outskirts of the radius.

"Verizon could propose small cell solutions, which would be essentially smaller towers like very small, 40 feet, they could put them on light posts, and they can target certain neighborhoods," Forkas said. "I would assume that if there is enough need in that specific area, there could be a solution Verizon could propose that wouldn't necessarily require a whole new tower in Ocean Pines."

Discussions of a second tower in Ocean Pines did come up, but Forkas said he would have to confer with the carriers to see if that would be a financially viable option for them.

"We need to make sure our entire community is seeing a benefit, not just those in a one-mile radius," said Director John Latham.

If built, the tower could be made to blend in with the community. While the standard design would be a single piece of steel in the air with visible arrays, the camouflaged version could look like a tree.

"You guys have a beautiful community, and we want to honor that," Forkas noted.

A town hall will be scheduled to provide more in-depth information to the community. Forkas said that to build the tower, they first need approval from Ocean Pines, and then they will work with Worcester County on permitting. If approved, it could be over a year before cell phone reception improves.

# EXHIBIT 12



October 29, 2025

**Existing Structure Rule Out + Site Selection**

To whom it may concern:

Verizon performed an alternative site selection process for existing structures within a two mile radius of the proposed tower location at Ocean Pines Golf Course.

Within that radius there were no existing structures to colocate on. Verizon currently has three active installations within three miles. Aerial View attached.

1. 395' Lattice Tower Crown Castle 870275 : 38.38118, -75.17516 - 1.7 miles away
2. 155' Monopole Vertical Bridge 7SAL165A: 38.35752, -75.15567 - 2.32 miles away
3. 499' Guyed Tower American Tower 371882: 38.42202, -75.13948 - 2.23 miles away

**Reasoning for Site Selection:**

Milestone collaborated closely with the Ocean Pines Association to identify a site that balances environmental stewardship with optimal community service. An alternative location farther north was evaluated but did not satisfy necessary coverage requirements. The Association also expressed a preference for a site outside of active golf course operations, leading to the selection of the maintenance yard as the most suitable and preferred location within the community.

Sincerely yours,



**Matthew Forkas**  
Senior Project Manager  
Milestone Towers



## Aerial Imagery

(Existing Towers within 2 mile radius of Ocean Pines Golf Course)



**Proposed Tower Address: 100 Clubhouse Dr, Ocean Pines, MD 21811**

1. 395' Lattice Tower Crown Castle 870275 : 38.38118, -75.17516 - 1.7 miles away
2. 155' Monopole Vertical Bridge 7SAL165A: 38.35752, -75.15567 - 2.32 miles away
3. 499' Guyed Tower American Tower 371882: 38.42202, -75.13948 - 2.23 miles away

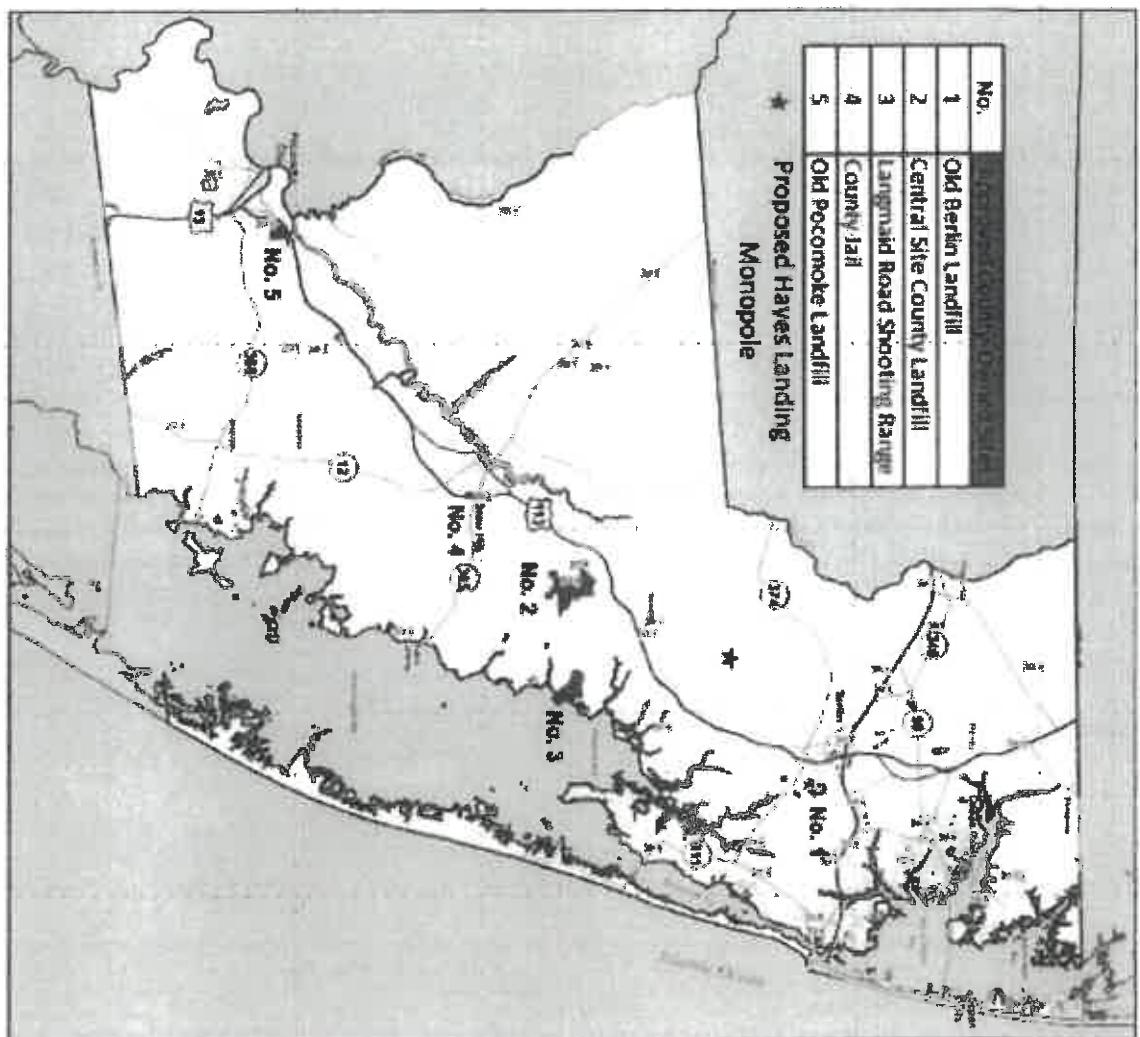
# EXHIBIT 13







# EXHIBIT 14



RESOLUTION NO. 99 - 38

RESOLUTION DESIGNATING  
APPROVED COUNTY-OWNED SITES  
FOR THE LOCATION OF NEW TELECOMMUNICATION TOWERS

WHEREAS, the County Commissioners of Worcester County, Maryland adopted Emergency Bill 98-16 on February 16, 1999 which added a new Section ZS 1-345 to the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland (the "Zoning Ordinance") regarding telecommunications facilities for the purpose of establishing provisions and regulations for the placement of telecommunication facilities in Worcester County; and

WHEREAS, the County Commissioners have concluded that, for the purposes of streamlining the telecommunication facilities' approval process, it is appropriate for certain properties owned by the County to be designated for the location of new monopoles, free-standing towers or guyed towers, hereinafter collectively referred to as "telecommunication facilities"; and

WHEREAS, Section ZS 1-345(b)(1)(K) of the Zoning Ordinance stipulates that the County Commissioners shall, by resolution, designate "approved County-owned sites" for the location of telecommunication facilities in Worcester County.

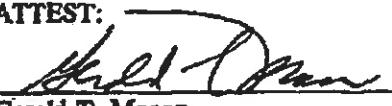
NOW, THEREFORE, BE IT RESOLVED by the County Commissioners of Worcester County, Maryland that the following County-owned sites, as shown on the maps attached hereto and incorporated herein, are designated as "approved County-owned sites" for the location of new telecommunication facilities:

1. Old Berlin Landfill:	Tax Map 25, Parcels 41, 110, 250, 343, 374, 423, and 450
2. Shooting Range:	Tax Map 49, Parcel 116
3. County Landfill:	Tax Map 48, Parcel 58
4. County Jail	Tax Map 63, Parcel 54
5. Old Pocomoke Landfill:	Tax Map 84, Parcels 123 and 328

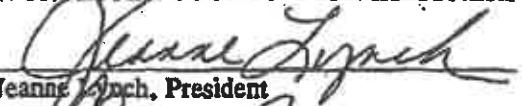
AND, BE IT FURTHER RESOLVED that this Resolution shall take effect upon its passage.

PASSED AND ADOPTED this 16<sup>th</sup> day of November, 1999.

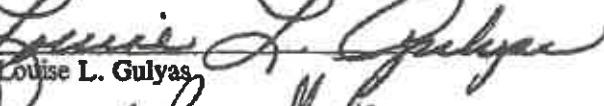
ATTEST:

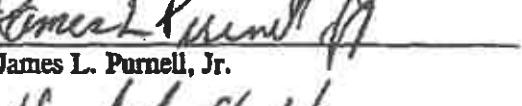
  
Gerald T. Mason  
Chief Administrative Officer

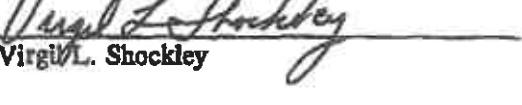
WORCESTER COUNTY COMMISSIONERS

  
Jeanne Lynch, President

  
John E. Bloxom, Vice President

  
Louise L. Gulyas

  
James L. Purnell, Jr.

  
Virgil L. Shockley

WORCESTER COUNTY  
BOARD OF ZONING APPEALS

EXHIBIT # Applicants #7

CASE NO. 19-13

DATE 2-14-19



# OCEAN PINES GOLF COURSE

## 98 CLUBHOUSE DRIVE

## OCEAN PINES, MD 21811

### NEW 150' MONOPINE

**entrex**  
communication services, inc.  
6100 EXECUTIVE BLVD.  
SUITE 430  
ROCKVILLE, MD 20852  
PHONE: (202) 408-0960

**Milestone**  
Towers

#### SITE INFORMATION

##### SCOPE OF WORK:

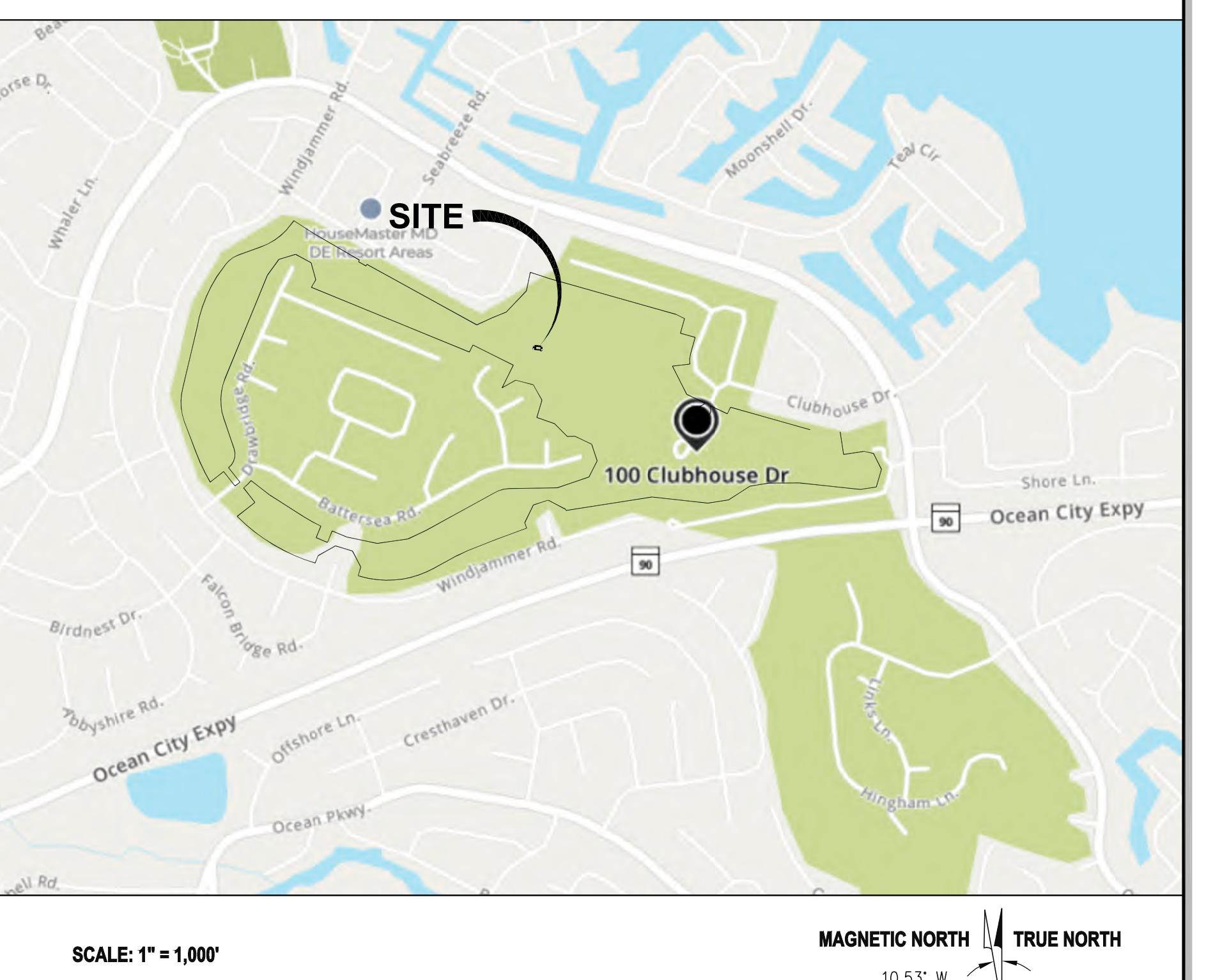
1. INSTALL EROSION AND SEDIMENT CONTROLS.
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
3. INSTALL TEMPORARY GRAVEL ACCESS ROAD TO COMPOUND.
4. CLEAR AND GRADE SITE TO FINAL SUBGRADE ELEVATION.
5. INSTALL MONOPINE FOUNDATION AND 150' MONOPINE.
6. INSTALL GROUNDDING, TELCO PUI BOXES, UTILITY WIREWAY.
7. INSTALL VERIZON WIRELESS EQUIPMENT SLAB AND CARRIER EQUIPMENT.
8. INSTALL ELECTRICAL AND TELEPHONE CONDUIT AND HAND HOLES.
9. INSTALL FENCE AND SITE IMPROVEMENTS.
10. INSTALL VERIZON WIRELESS ANTENNAS, CABLES, RRHS AND EQUIPMENT.

##### PROPERTY INFORMATION:

JURISDICTION: WORCESTER COUNTY, MARYLAND  
 PARCEL: 0016/0021/0056  
 PARCEL AREA: 174.3700 A.C.  
 PARCEL OWNER: OCEAN PINES ASSOCIATION INC  
 PREMISES ADDRESS: 93 CLUBHOUSE DRIVE, OCEAN PINES, MD 21811  
 MAILING ADDRESS: 239 OCEAN PARKWAY, BERLIN, MD 21811  
 TAX ACCOUNT NUMBER: 03-074900  
 NEIGHBORHOOD: 13081.24  
 ZONING: R-2  
 STRUCTURE TYPE: NEW MONOPINE  
 GROUND ELEVATION: 5.40' NAVD88  
 LATITUDE: N 38° 23' 32.957"  
 LONGITUDE: W 75° 09' 01.542"

NOTE: MONOPLES AND COMMUNICATION TOWERS SHALL BE INSTALLED IN CONFORMANCE WITH ANSI/EIA/TIA-222. STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.

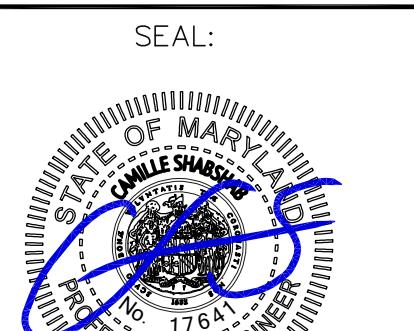
#### VICINITY MAP



#### SHEET INDEX

- T-1 TITLE SHEET**
- Z-1 SITE PLAN**
- Z-2A PROPERTY ADJOINERS**
- Z-2B PROPERTY ADJOINERS**
- Z-2C PROPERTY ADJOINERS**
- Z-2D PROPERTY ADJOINERS**
- Z-2E PROPERTY ADJOINERS**
- Z-2F PROPERTY ADJOINERS**
- Z-3 ENLARGED SITE PLAN**
- Z-4 COMPOUND PLAN**
- Z-5 MONOPOLE ELEVATION**
- Z-6 EROSION AND SEDIMENT CONTROL DETAILS**
- Z-7 SITE DETAILS**
- Z-8 SIGNAGE DETAILS**
- L-1 LANDSCAPE PLAN & DETAILS**

**OCEAN PINES  
GOLF COURSE  
98 CLUBHOUSE DR  
OCEAN PINES, MD 21811**



Professional Certification: I hereby certify that these documents were prepared or approved by me, and I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 1761, expiration date: 12/27/2025.

#### SUBMITTALS

DATE	DESCRIPTION	REV.
11-11-2025	ZONING REVIEW	A
11-18-2025	ZONING	0

#### PROJECT TEAM

APPLICANT: MILESTONE TOWERS LIMITED PARTNERSHIP V  
12110 SUNSET HILLS RD, SUITE 600, RESTON, VA 20190  
MR. LEN FORKAS (703) 620-2555

ARCHITECT/ENGINEER: ENTREX COMMUNICATION SERVICES, INC.  
6100 EXECUTIVE BLVD, SUITE 430, ROCKVILLE, MD 20852  
CAMILLE SHABSHAB (202) 408-0960

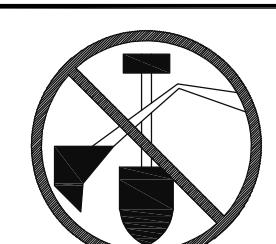
#### CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2021 NFPA 101, LIFE SAFETY CODE
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- ANSI/TIA-222-H

#### DRAWING APPROVALS

	SIGNATURE	DATE
OWNER REPRESENTATIVE		
SITE AQUISITION		
CONSTRUCTION MANAGER		
ZONING		
RF ENGINEER		



CALL  
UTILITIES NOTIFICATION  
MISS UTILITY  
1-800-257-7777  
3 WORKING DAYS PRIOR TO DIGGING



PROJECT NO: 1050.472  
DESIGNER: C.S.  
ENGINEER: M.A.

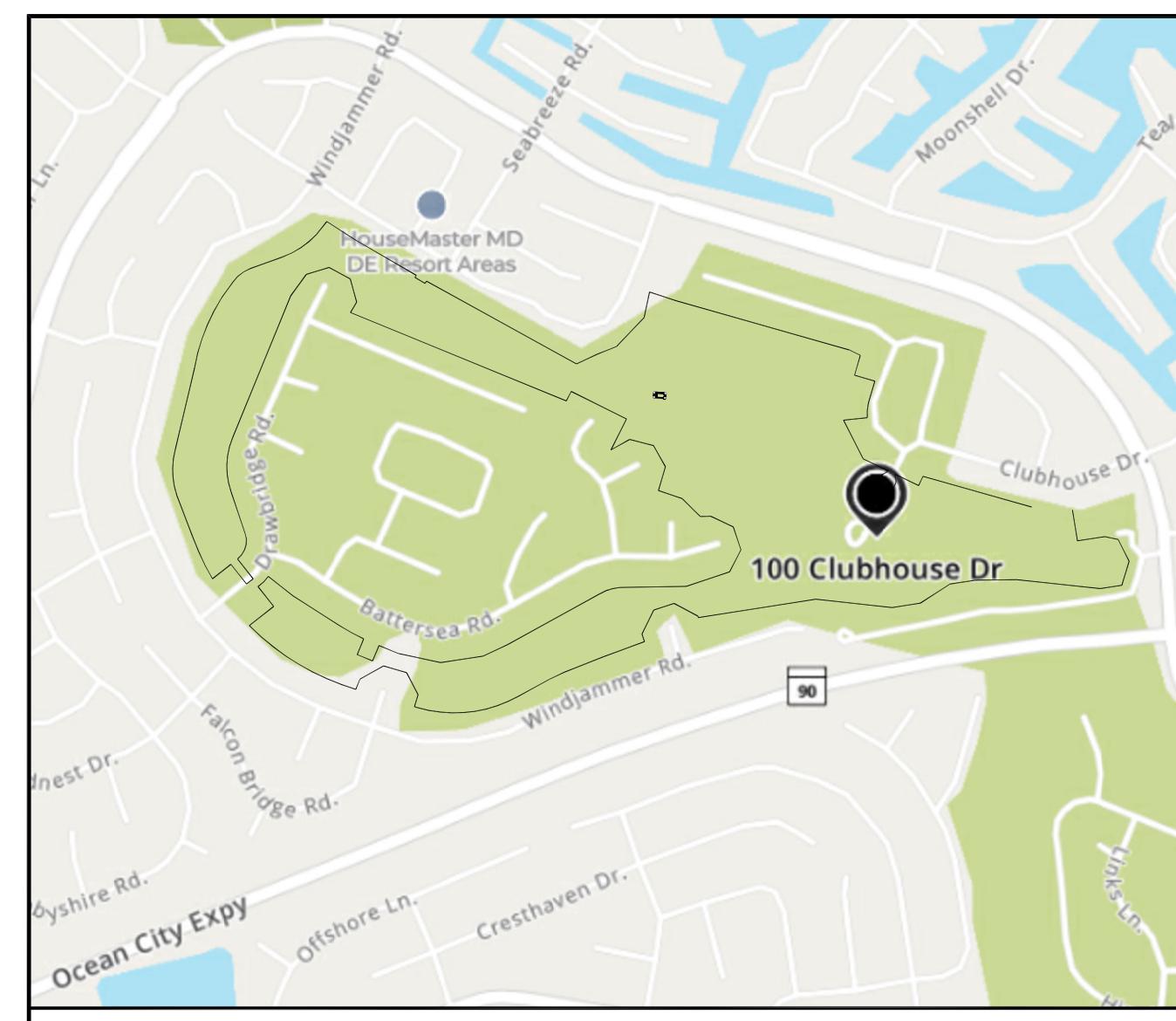
THESE DRAWINGS ARE FORMATTED  
TO BE FULL-SIZE  
0 1/2 1  
GRAPHIC SCALE IN INCHES

SHEET TITLE:

**TITLE SHEET**

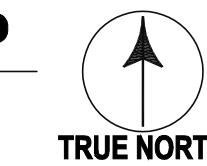
SHEET NUMBER:

**T-1**



### VICINITY MAP

SCALE: 1" = 1,000'



### SITE INFORMATION & NOTES

JURISDICTION: WORCESTER COUNTY, MARYLAND  
 ZONING: R2  
 TAX ACCOUNT NUMBER: 03-074900  
 MAP/GRID PARCEL/LOT: 0016/0021/0056/  
 PARCEL AREA: 174.37 ACRES  
 PARCEL OWNER: OCEAN PINES ASSOCIATION INC  
 OWNER ADDRESS: 239 OCEAN PKWY BERLIN, MD 21811  
 GROUND ELEVATION: 5.40' NAVD88  
 LATITUDE: N 38° 23' 32.957"  
 LONGITUDE: W 75° 09' 01.542"

### LEGEND

- FOUND PROPERTY CORNER
- UTILITY POLE
- GUY ANCHOR
- ◆ LIGHT POLE
- CULVERT

### LINE TYPES

- BOUNDARY LINE – SUBJECT PARCEL
- UNSURVEYED LINE – BOUNDARY OF ADJOINERS
- EASEMENT BOUNDARY
- RIGHT OF WAY BOUNDARY
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB
- FENCE LINE – CHAIN
- OVERHEAD UTILITY LINE
- TREE OR VEGETATION LINE

MONOPINE SETBACKS		
	REQUIRED	PROPOSED
FRONT YARD R.O.W. (EAST)	50.0'	±1,083'
REAR YARD (WEST)	25.0'	±238'
SIDE YARD (NORTH)	25.0'	±410'
SIDE YARD (SOUTH)	25.0'	±1,511'
CLOSEST HOUSE	310.0'	±328' WEST

NOTE: REQUIRED SETBACKS ARE PER CODE SECTION 1-343 L(2)A.1

CURVE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	509.82	11960.10	S68°31'36"E	509.78
C2	103.30	860.59	S64°17'50"E	103.24
C3	619.70	784.25	S83°12'25"E	603.70
C4	748.88	1500.30	N59°42'42"E	741.13
C5	86.51	341.00	N44°44'45"E	86.28
C6	164.21	1285.44	S61°41'29"E	164.10
C7	124.48	255.85	N71°59'32"E	123.26
C8	330.29	462.00	S01°11'45"W	323.30
C9	169.60	138.00	S15°55'24"W	159.13
C10	280.60	1500.52	N25°49'03"W	280.19
C11	284.17	476.98	N02°21'54"W	279.99
C12	443.93	1135.92	N20°37'41"E	441.11
C13	131.48	218.68	N52°12'48"E	129.51
C14	245.74	529.15	N56°07'16"E	243.54
C15	87.19	225.00	S04°07'36"W	86.65
C16	210.3	25.00	S48°57'04"W	20.42
C17	241.91	50.00	S65°08'31"E	66.66
C18	210.3	25.00	N00°45'53"E	20.42
C19	245.95	606.50	S86°28'38"E	244.27

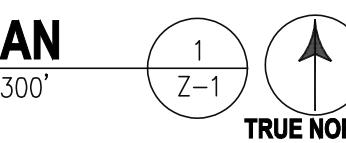
LINE TABLE		
LINE	LENGTH	BEARING
L1	186.94	S09°32'54"E
L2	165.00	N80°27'06"E
L3	81.57	S78°37'04"E
L4	145.40	S27°32'54"E
L5	150.00	S15°57'06"W
L6	130.57	S80°27'06"W
L7	246.54	S88°51'18"W
L8	154.21	S80°27'06"W
L9	207.28	S56°32'31"W
L10	170.67	S80°27'06"W
L11	10.75	N18°41'58"W
L12	160.15	N62°51'46"W
L13	126.84	S71°18'02"W
L14	160.15	S25°27'50"W
L15	47.30	S18°41'58"E
L16	212.04	S60°34'28"W
L17	16.65	N74°09'36"W
L18	74.67	N15°50'24"E
L19	148.04	N28°19'24"W
L20	143.72	N74°09'36"W
L21	161.86	S60°00'12"W
L22	64.97	S20°34'52"W
L23	184.76	N51°07'58"E
L24	150.00	N38°52'02"W
L25	188.21	S52°33'14"E
L26	101.73	S21°40'36"W
L27	100.00	S68°19'24"E
L28	100.00	N21°40'36"E
L29	130.00	S68°19'24"E
L30	253.52	S78°36'30"E
L31	253.52	N80°49'18"E
L32	166.29	N64°15'55"E
L33	148.04	N26°31'44"E

L34	143.72	N19°18'28"W
L35	148.04	N65°08'40"W
L36	63.27	S87°48'39"W
L37	150.00	N45°42'42"W
L38	151.22	N71°33'07"W
L39	148.04	N15°45'37"E
L40	143.72	N30°04'35"W
L41	148.04	N75°54'47"W
L42	127.88	S59°56'25"W
L43	206.64	N25°57'06"E
L44	64.30	S25°57'06"W
L45	71.86	N29°41'33"E
L46	143.72	N16°08'39"W
L47	143.72	N61°58'21"W
L48	143.72	S72°09'57"W
L49	155.98	S35°11'28"W
L50	263.33	N19°17'04"E
L51	150.00	S38°52'02"E
L52	50.73	S51°07'56"W
L53	150.00	N38°52'02"W
L54	139.80	S51°07'58"W
L55	120.00	N34°59'21"E
L56	201.56	N69°25'32"E
L57	100.64	N37°41'38"E
L58	153.70	S57°48'01"E
L59	53.06	S58°00'39"E
L60	15.00	S29°32'05"W
L61	70.00	S60°27'55"E
L62	15.00	N29°32'05"E
L63	135.30	N64°14'21"E
L64	124.08	N67°44'21"E
L65	241.56	N42°52'21"E
L66	153.12	N11°06'21"E
L67	172.55	S72°47'17"E
L68	75.26	S64°18'57"E
L69	123.89	S15°13'41"W
L70	125.00	S74°46'19"E
L71	137.25	S15°13'41"W
L72	142.18	S83°01'29"W
L73	163.20	S65°08'51"E
L74	153.50	S65°08'51"E
L75	60.00	N24°51'09"E



### SITE PLAN

SCALE: 1" = 300'



**entrex**  
communication services, inc.  
6100 EXECUTIVE BLVD.  
SUITE 430  
ROCKVILLE, MD 20852  
PHONE: (202) 408-0960

**Milestone**  
Towers

**OCEAN PINES**  
**GOLF COURSE**  
**98 CLUBHOUSE DR**  
**OCEAN PINES, MD 21811**

SEAL:  
  
Professional Certification: I hereby certify that these documents were prepared or approved by me, and I am duly registered as a professional engineer under the laws of the State of Maryland, License No. 17641, expiration date: 12/27/2025

**SUBMITTALS**

DATE	DESCRIPTION	REV.
11-11-2025	ZONING REVIEW	A
11-18-2025	ZONING	0

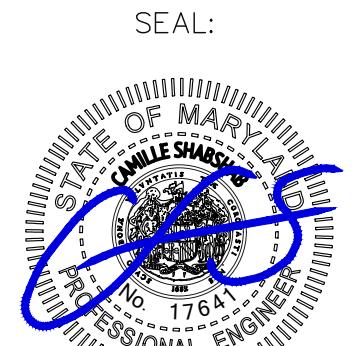
PROJECT NO: 1050.472  
 DESIGNER: R.S.  
 ENGINEER: C.S.  
 THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE  
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 GRAPHIC SCALE IN INCHES

### SITE PLAN

SHEET NUMBER:  
Z-1



**OCEAN PINES  
GOLF COURSE  
98 CLUBHOUSE DR  
OCEAN PINES, MD 21811**



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 7741, Expiration date: 12/27/2025

**SUBMITTALS**

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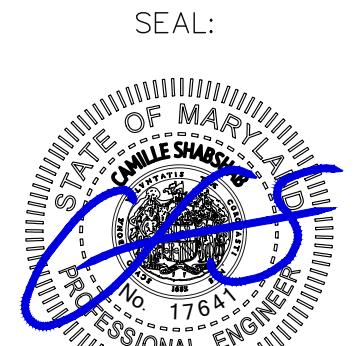
**PROPERTY  
ADJOINERS**

SHEET NUMBER:

NO	ACCOUNT	OWNER	PREMISE ADDRESS	CITY STATE ZIP	MAILING ADDRESS	CITY STATE ZIP	DEED BOOK/PAGE	USE	ZONING	AREA	
1	03-080331	EWIN EMILY A	28	NEWPORT DR	OCEAN PINES MD 21811	28	NEWPORT DR	OCEAN PINES MD 21811	7759/116	RESIDENTIAL	R-3 7959 SF
2	03-039315	MOSCHINI KAREN E & MOSCHINI WILLIAM JAMES	30	NEWPORT DR	OCEAN PINES MD 21811	30	NEWPORT DR	OCEAN PINES MD 21811	7249/324	RESIDENTIAL	R-3 7700 SF
3	03-058875	LONG ROBERT M & MARGARET E LONG	32	NEWPORT DR	OCEAN PINES MD 21811	32	NEWPORT DR	OCEAN PINES MD 21811	4892/418	RESIDENTIAL	R-3 7700 SF
4	03-057534	CARR DANIEL CHRISTOPHER	34	NEWPORT DR	OCEAN PINES MD 21811	34	NEWPORT DR	OCEAN PINES MD 21811	5125/683	RESIDENTIAL	R-3 7700 SF
5	03-112071	OCEAN PINES ASSOCIATION INC		NEWPORT DR	OCEAN PINES MD 21811	239	OCEAN PKWY	BERLIN MD 21811	453/5867	RESIDENTIAL	R-3 5897 SF
6	03-058700	SHORT JUDITH CAROL	38	NEWPORT DR	OCEAN PINES MD 21811	30	HARLAN TRACE	BERLIN MD 21811	6253/125	RESIDENTIAL	R-3 7700 SF
7	03-066762	TOOMEY BERTRAM ROBERT JR & TOOMEY MARY RITA	40	NEWPORT DR	OCEAN PINES MD 21811	560	KIRK DR	SPRINGFIELD PA 19064	6249/207	RESIDENTIAL	R-3 7700 SF
8	03-070271	FRANKOWSKI DONNA	42	NEWPORT DR	OCEAN PINES MD 21811	42	NEWPORT DR	OCEAN PINES MD 21811	7951/60	RESIDENTIAL	R-3 8750 SF
9	03-069303	CARROLL JEFFREY CARL	44	NEWPORT DR	OCEAN PINES MD 21811	1403	COVINGTON ST	BALTIMORE MD 21230	6472/155	RESIDENTIAL	R-3 7700 SF
10	03-091902	PINER NEIL E & SUZANNE K PINER	46	NEWPORT DR	OCEAN PINES MD 21811	17002	HUGHES RD	POOLESVILLE MD 20837	4830/373	RESIDENTIAL	R-3 7768 SF
11	03-067815	LUSE PAMELA A	48	NEWPORT DR	OCEAN PINES MD 21811	3	TENBY CT	LUTHERVILLE MD 21093	8349/133	RESIDENTIAL	R-3 7768 SF
12	03-052524	STIEHL JEANNE E & FREDERICK F	50	NEWPORT DR	OCEAN PINES MD 21811	50	NEWPORT DR	OCEAN PINES MD 21811	2418/229	RESIDENTIAL	R-3 7700 SF
13	03-072835	BARRETT HOMER BRUCE & MARGUERITE J	52	NEWPORT DR	OCEAN PINES MD 21811	52	NEWPORT DR	OCEAN PINES MD 21811	2380/121	RESIDENTIAL	R-3 7700 SF
14	03-057256	MIDDLETON MICHAEL PATRICK & SCHULTZ HEATHER LYNN	54	NEWPORT DR	OCEAN PINES MD 21811	54	NEWPORT DR	OCEAN PINES MD 21811	6652/190	RESIDENTIAL	R-3 7700 SF
15	03-091899	CALLAHAN PAUL TIMOTHY & CALLAHAN SHELLY AYN	56	NEWPORT DR	OCEAN PINES MD 21811	27	BRIARCREST DR	OCEAN PINES MD 21811	6319/405	RESIDENTIAL	R-3 7700 SF
16	03-089584	RICE CHRISTOPHER W & RICE KATARINA	58	NEWPORT DR	OCEAN PINES MD 21811	58	NEWPORT DR	OCEAN PINES MD 21811	7996/253	RESIDENTIAL	R-3 7700 SF
17	03-066738	PAYNE LEE ROY JR & PAYNE LIDA MARLAINE H	60	NEWPORT DR	OCEAN PINES MD 21811	60	NEWPORT DR	OCEAN PINES MD 21811	5548/406	RESIDENTIAL	R-3 7700 SF
18	03-056643	SCHEPP CELESTE	62	NEWPORT DR	OCEAN PINES MD 21811	62	NEWPORT DR	OCEAN PINES MD 21811	7941/364	RESIDENTIAL	R-3 7700 SF
19	03-047776	KEESLING VIOLA K FOR LIFE	64	NEWPORT DR	OCEAN PINES MD 21811	11630	GLEN ARM U09	GLENARM MD 21057	6383/291	RESIDENTIAL	R-3 7700 SF
20	03-061183	COMISKEY SARAH H & COMISKEY STEPHEN W	66	NEWPORT DR	OCEAN PINES MD 21811	3787	STEPHENSON PL NW	WASHINGTON DC 20015	5982/127	RESIDENTIAL	R-3 7700 SF
21	03-061159	COMISKEY SARAH H & COMISKEY STEPHEN W	68	NEWPORT DR	OCEAN PINES MD 21811	3787	STEPHENSON PL NW	WASHINGTON DC 20015	5982/82	RESIDENTIAL	R-3 7700 SF
22	03-061175	COMISKEY SARAH H & COMISKEY STEPHEN W	70	NEWPORT DR	OCEAN PINES MD 21811	3787	STEPHENSON PL NW	WASHINGTON DC 20015	5982/116	RESIDENTIAL	R-3 7847 SF
23	03-039722	MADISON AMBER	72	NEWPORT DR	OCEAN PINES MD 21811	72	NEWPORT DR	OCEAN PINES MD 21811	8968/131	RESIDENTIAL	R-3 8759 SF
24	03-047172	BARNARD WILLIAM S & BURMAN FRANCES S	74	NEWPORT DR	OCEAN PINES MD 21811	7113	DEERFIELD RD	PIKESVILLE MD 21208	8226/286	RESIDENTIAL	R-3 11841 SF
25	03-065774	MCFADDEN PAMELA LYNN & MCFADDEN RUSSELL BRIAN	76	NEWPORT DR	OCEAN PINES MD 21811	76	NEWPORT DR	OCEAN PINES MD 21811	7940/281	RESIDENTIAL	R-3 12203 SF
26	03-077357	GREGG TRUST THE GREGG GORDON LEE TRUSTEE ETAL	78	NEWPORT DR	OCEAN PINES MD 21811	17710	POND RD POB 2	ASHTON MD 20861	8303/377	RESIDENTIAL	R-3 10281 SF
27	03-046486	THOMPSON RICHARD LEE JR & THOMPSON KRISTIE LYNN	80	NEWPORT DR	OCEAN PINES MD 21811	33	TOWER POINT RD	CHESAPEAKE CITY MD 21915	8863/382	RESIDENTIAL	R-3 10429 SF
28	03-064131	SHULDES HOLDINGS LLC	82	NEWPORT DR	OCEAN PINES MD 21811	11213	ANGUS WAY	WOODSBORO MD 21798	6913/83	RESIDENTIAL	R-3 9839 SF
29	03-064158	JOHNSON BENJAMIN H	84	NEWPORT DR	OCEAN PINES MD 21811	84	NEWPORT DR	OCEAN PINES MD 21811	8461/1909	RESIDENTIAL	R-3 10109 SF
30	03-086720	86 NEWPORT DRIVE TRUST UTTER DANIEL ELMER TRUSTEE	86	NEWPORT DR	OCEAN PINES MD 21811	4016	BRIAR POINT RD	BALTIMORE MD 21220	8087/256	RESIDENTIAL	R-3 13282 SF
31	03-086712	PIERCE PHILLIP T & PIERCE CAROLYN C	88	NEWPORT DR	OCEAN PINES MD 21811	1844A	SYNDERSBURG RD	WESTMINSTER MD 21157	5667/21	RESIDENTIAL	R-3 9504 SF
32	03-046753	HARMAN GARY G & BARABRA J HARMAN FOR LIFE	90	NEWPORT DR	OCEAN PINES MD 21811	90	NEWPORT DR	OCEAN PINES MD 21811	7386/462	RESIDENTIAL	R-3 9304 SF
33	03-077373	NARDYZ LEE & NARDYZ SUSAN	41	WATERGREEN LN	OCEAN PINES MD 21811	41	WATERGREEN LN	OCEAN PINES MD 21811	8139/308	RESIDENTIAL	R-3 26199 SF
34	03-079376	COMBS KENNETH R & COMBS JOANNE P	39	WATERGREEN LN	OCEAN PINES MD 21811	3512	MOYLAND DR	BOWIE MD 20715	5413/438	RESIDENTIAL	R-3 10255 SF
35	03-077381	DONALD K MARSHALL REV TRUST MARSHALL DONALD K ETAL TRUSTEES	37	WATERGREEN LN	OCEAN PINES MD 21811	37	WATERGREEN LN	OCEAN PINES MD 21811	8217/186	RESIDENTIAL	R-3 9032 SF
36	03-045374	GARBER CURTIS	35	WATERGREEN LN	OCEAN PINES MD 21811		POB 937	BEAR DE 19701	1656/365	RESIDENTIAL	R-3 7500 SF
37	03-067130	TIGNALL MAY D	33	WATERGREEN LN	OCEAN PINES MD 21811	33	WATERGREEN LN	OCEAN PINES MD 21811	6953/42	RESIDENTIAL	R-3 7500 SF
38	03-037339	WAESCHE CHARLES C & BETTY JANE	31	WATERGREEN LN	OCEAN PINES MD 21811	31	WATERGREEN LN	OCEAN PINES MD 21811	2439/190	RESIDENTIAL	R-3 7500 SF
39	03-037347	ABDULLAH HALICI TRUST THE HAUCI ABDULLAH TRUSTEE	29	WATERGREEN LN	OCEAN PINES MD 21811	7129	PANORAMA DR	ROCKVILLE MD 20855	9014/302	RESIDENTIAL	R-3 7500 SF
40	03-042383	THORWART RONALD J & NORMA F	27	WATERGREEN LN	OCEAN PINES MD 21811	27	WATERGREEN LN	OCEAN PINES MD 21811	2316/86	RESIDENTIAL	R-3 7500 SF
41	03-074110	CERCEO DOMENICK E & CERCEO CHERYL A	25	WATERGREEN LN	OCEAN PINES MD 21811	25	WATERGREEN LN	OCEAN PINES MD 21811	7124/39	RESIDENTIAL	R-3 7500 SF
42	03-058379	HOFFMAN CYNTHIA M & HARPER ANDREW ETAL	23	WATERGREEN LN	OCEAN PINES MD 21811	23	WATERGREEN LN	OCEAN PINES MD 21811	8536/137	RESIDENTIAL	R-3 7500 SF
43	03-059944	JOLLY STEPHEN W	21	WATERGREEN LN	OCEAN PINES MD 21811	21	WATERGREEN LN	OCEAN PINES MD 21811	7591/199	RESIDENTIAL	R-3 7500 SF
44	03-064905	GRESCZYK JASON DAVID	19	WATERGREEN LN	OCEAN PINES MD 21811	43	WOOD DUCK RD	OCEAN PINES MD 21811	7714/217	RESIDENTIAL	R-3 7500 SF
45	03-080951	MOORE PATRICIA A	17	WATERGREEN LN	OCEAN PINES MD 21811	650	WILLOW VAL				



**OCEAN PINES  
GOLF COURSE  
98 CLUBHOUSE DR  
OCEAN PINES, MD 21811**



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**SUBMITTALS**

DATE	DESCRIPTION	REV.
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11-18-2025	ZONING	0

PROJECT NO: 1050.472

DESIGNER: R.S.

ENGINEER: C.S.

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GRAPHIC SCALE IN INCHES

SHEET TITLE:

**PROPERTY  
ADJOINERS**

SHEET NUMBER:

NO	ACCOUNT	OWNER	PREMISE ADDRESS	CITY STATE ZIP	MAILING ADDRESS	CITY STATE ZIP	DEED BOOK/PAGE	USE	ZONING	AREA		
50	03-084841	WOREK CATHY	7	WATERGREEN LN	OCEAN PINES MD 21811	229	PARISH RD	FALLSINGTON PA 19054	843/99	RESIDENTIAL	R-3	7642 SF
51	03-088405	PALMER ADDISON HAYES & PALMER AMY BONITZ	5	WATERGREEN LN	OCEAN PINES MD 21811	631	ST JOHNS RD	BALTIMORE MD 21210	8263/416	RESIDENTIAL	R-3	7642 SF
52	03-075818	NIESSNER MARTIN J JR & NIESSNER ELIZABETH A	17	SUNDIAL CIR	OCEAN PINES MD 21811	17	SUNDIAL CIR	OCEAN PINES MD 21811	7406/208	RESIDENTIAL	R-3	7541 SF
53	03-075796	RONALD W & DOLORES V LEIGH REVOCABLE TRUST	15	SUNDIAL CIR	OCEAN PINES MD 21811	15	SUNDIAL CIR	OCEAN PINES MD 21811	5608/47	RESIDENTIAL	R-3	7500 SF
54	03-039390	BOIE STEVEN G & BIOIE ROSALIEANNE ACUAVERA	14	SUNDIAL CIR	OCEAN PINES MD 21811	12819	FOX FERN LN	CLARKSBURG MD 20871	8721/112	RESIDENTIAL	R-3	7500 SF
55	03-041840	CRONIN THOMAS E & HEDWIG M	12	SUNDIAL CIR	OCEAN PINES MD 21811	12	SUNDIAL CIR	OCEAN PINES MD 21811	2861/341	RESIDENTIAL	R-3	7500 SF
56	03-071367	CYBURT JULIA ANN	10	SUNDIAL CIR	OCEAN PINES MD 21811	10	SUNDIAL CIR	OCEAN PINES MD 21811	8386/237	RESIDENTIAL	R-3	7646 SF
57	03-045404	SPARTA LAWRENCE W & SPARTA MARY BETH	9	SUNDIAL CIR	OCEAN PINES MD 21811	9	SUNDIAL CIR	OCEAN PINES MD 21811	6368/166	RESIDENTIAL	R-3	9030 SF
58	03-071197	SMITH DONALD M & ANNIE D	7	SUNDIAL CIR	OCEAN PINES MD 21811	527	AUGUSTA DR	ARNOLD MD 21012	2452/413	RESIDENTIAL	R-3	8164 SF
59	03-071200	ROUNTREE SYLVIA H	5	SUNDIAL CIR	OCEAN PINES MD 21811	5	SUNDIAL CIR	OCEAN PINES MD 21811	1994/332	RESIDENTIAL	R-3	9030 SF
60	03-060845	FALCONE RALPH F & ALICIA FALCONE TRUSTEES	3	SUNDIAL CIR	OCEAN PINES MD 21811	1248	BONAIRE RD	FOREST HILL MD 21050	3403/386	RESIDENTIAL	R-3	8229 SF
61	03-056139	REB STOCK KRAIG E & REB STOCK KAREN M	92	CLUBHOUSE DR	OCEAN PINES MD 21811	967 A	SHORELAND DR	GLEN BURNIE MD 21060	6736/386	RESIDENTIAL	R-3	9125 SF
62	03-081427	SWANSON ERIC ALEXANDER & SWANSON ALEXANDRA	91	CLUBHOUSE DR	OCEAN PINES MD 21811	91	CLUBHOUSE DR	OCEAN PINES MD 21811	8618/468	RESIDENTIAL	R-3	9210 SF
63	03-069540	HIGGINS FRANCIS V & HIGGINS JEAN L	89	CLUBHOUSE DR	OCEAN PINES MD 21811	89	CLUBHOUSE DR	OCEAN PINES MD 21811	7289/380	RESIDENTIAL	R-3	8856 SF
64	03-081710	HISTORIC BRICKS LLC	87	CLUBHOUSE DR	OCEAN PINES MD 21811	1091	POPLAR DR	ANNAPOLIS MD 21409	8524/52	RESIDENTIAL	R-3	19831 SF
65	03-085554	EIGHTY THREE LLC	83	CLUBHOUSE DR	OCEAN PINES MD 21811	83	CLUBHOUSE DR	OCEAN PINES MD 21811	8316/174	RESIDENTIAL	R-3	22159 SF
66	03-054845	MCNANEY MICHAEL F & MOLLY J MCNANEY	81	CLUBHOUSE DR	OCEAN PINES MD 21811	81	CLUBHOUSE DR	OCEAN PINES MD 21811	3760/110	RESIDENTIAL	R-3	9210 SF
67	03-085163	CAPOZZI JOHN THOMAS & CAPOZZI LIA	79	CLUBHOUSE DR	OCEAN PINES MD 21811	79	CLUBHOUSE DR	OCEAN PINES MD 21811	7764/410	RESIDENTIAL	R-3	9210 SF
68	03-081435	RAYMOND F DETIG LIVING TRUST & DETIG RAYMOND F TRUSTEE	77	CLUBHOUSE DR	OCEAN PINES MD 21811	317	HEDGEROW DR	VENETIA PA 15367	6381/97	RESIDENTIAL	R-3	9210 SF
69	03-072401	PACKO JOHN A & PACKO KATHLEEN A	75	CLUBHOUSE DR	OCEAN PINES MD 21811	3232	SANTEE RD	BETHLEHEM PA 18010	7471/453	RESIDENTIAL	R-3	9210 SF
70	03-099790	SPAHR JACK R FOR LIFE	73	CLUBHOUSE DR	OCEAN PINES MD 21811	73	CLUBHOUSE DR	OCEAN PINES MD 21811	7764/500	RESIDENTIAL	R-3	9210 SF
71	03-059804	PICKETT JOHN EDWARD & PICKETT ANGELA MARY	71	CLUBHOUSE DR	OCEAN PINES MD 21811	12555	CLOVER HILL DR	WEST FRIENDSHIP MD 21794	8765/297	RESIDENTIAL	R-3	9210 SF
72	03-081443	SCHMIDT JOHN L III & SCHMIDT JANET K	69	CLUBHOUSE DR	OCEAN PINES MD 21811	204	OAKDALE RD	LINTHICUM MD 21090	1985/400	RESIDENTIAL	R-3	9210 SF
73	03-082261	BURNS ALLEN R & BURNS GLORIA M	67	CLUBHOUSE DR	OCEAN PINES MD 21811	1315	PENGUIN CT	PUNTA GORDA FL 33950	2658/303	RESIDENTIAL	R-3	9751 SF
74	03-066290	ROOKER GEORGE AVERY & ROOKER DEBRA LEA	65	CLUBHOUSE DR	OCEAN PINES MD 21811	65	CLUBHOUSE DR	OCEAN PINES MD 21811	8085/255	RESIDENTIAL	R-3	10207 SF
75	03-065154	TRENT MELINDA Y & FITZKEE SAMUEL J	63	CLUBHOUSE DR	OCEAN PINES MD 21811	107	KILGANNON LN	LANCASTER PA 17603	8068/179	RESIDENTIAL	R-3	10207 SF
76	03-061957	GOODWIN DAVID W & CAROL LEE	61	CLUBHOUSE DR	OCEAN PINES MD 21811	207	PARK CIR	ELKTON MD 21921	2563/219	RESIDENTIAL	R-3	10207 SF
77		BORDERLINKS RESORT										
78	03-093980	OT LLC	0	WINDJAMMER RD	OCEAN PINES MD 21811	222	N CONSTITUTION AVE	NEW FREEDOM PA 17349	8824/13	RESIDENTIAL	R-2	15837 SF
79	03-054853	DICKARD FRANK K	275	WINDJAMMER RD	OCEAN PINES MD 21811	29	BANGERT AVE	PERRY HALL MD 21128	8507/363	RESIDENTIAL	R-2	11928 SF
80	03-041417	SHOCKLEY THOMAS CLAYTON & SHOCKLEY ANN R	273	WINDJAMMER RD	OCEAN PINES MD 21811	273	WINDJAMMER RD	OCEAN PINES MD 21811	6270/357	RESIDENTIAL	R-2	12112 SF
81	03-042936	HUETHER ROBERT A & LAURA HUETHER	271	WINDJAMMER RD	OCEAN PINES MD 21811	271	WINDJAMMER RD	OCEAN PINES MD 21811	3894/1	RESIDENTIAL	R-2	10551 SF
82	03-068919	BIANCANILO FRABNCIS S & BIANCANILO MARY JEAN	269	WINDJAMMER RD	OCEAN PINES MD 21811	269	WINDJAMMER RD	OCEAN PINES MD 21811	4022/98	RESIDENTIAL	R-2	9127 SF
83	03-068013	GOLDBERG AUDREY P FOR LIVE	267	WINDJAMMER RD	OCEAN PINES MD 21811	267	WINDJAMMER RD	OCEAN PINES MD 21811	8507/304	RESIDENTIAL	R-2	8890 SF
84	03-068862	TILLMAN HARRY G & TILLMAN LINDA A	266	WINDJAMMER RD	OCEAN PINES MD 21811	266	WINDJAMMER RD	OCEAN PINES MD 21811	7098/KL453	RESIDENTIAL	R-2	9345 SF
85	03-078485	CLINTON THOMAS D & WENZING CLINTON MARGARET L	263	WINDJAMMER RD	OCEAN PINES MD 21811	263	WINDJAMMER RD	OCEAN PINES MD 21811	6562/36	RESIDENTIAL	R-2	9823 SF
86	03-059502	BENA MATHIS CATHARINE C FOR LIVE	261	WINDJAMMER RD	OCEAN PINES MD 21811	261	WINDJAMMER RD	OCEAN PINES MD 21811	8568/205	RESIDENTIAL	R-2	10326 SF
87	03-074730	OWENS CHARLES MATHIS & OWENS MICHELE	259	WINDJAMMER RD	OCEAN PINES MD 21811	108	CHELSEA GROVE CT	PASADENA MD 21122	8830/420	RESIDENTIAL	R-2	11101 SF
88	03-0571787	MARINO ALFREDO	6	DARBY CT	OCEAN PINES MD 21811	6	DARBY CT	OCEAN PINES MD 21811	7418/229	RESIDENTIAL	R-2	9775 SF
89	03-064751	RASKA JAMES J & RASKA RICKY J	8	DARBY CT	OCEAN PINES MD 21811	314	WATERVIEW CT	HAMPSTEAD MD 21074	6929/7	RESIDENTIAL	R-2	8513 SF
90	03-069680	7 DARBY COURT LLC	7	DARBY CT	OCEAN PINES MD 21811	2907	ALVARADO SQ	PARKVILLE MD 21234	7121/114	RESIDENTIAL	R-2	8513 SF
91	03-080676	CONTI ROBERTA	5	DARBY CT	OCEAN PINES MD 21811	5	DARBY CT	OCEAN PINES MD 21811	2442/207	RESIDENTIAL	R-2	9775 SF
92	03-071588	CHICCA M,ARGARET HARRIS & RAYMOND ALAN CHICA ET AL	3	DARBY CT	OCEAN PINES MD 21811	12280	HYDEAWAY CT	HIGHLAND MD 20777	7770/24	RESIDENTIAL	R-2	9001 SF</



**OCEAN PINES  
GOLF COURSE  
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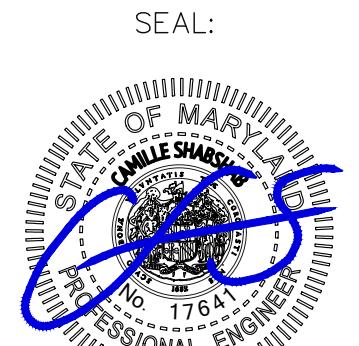
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NO	ACCOUNT	OWNER	PREMISE ADDRESS	CITY STATE ZIP	MAILING ADDRESS	CITY STATE ZIP	DEED BOOK/PAGE	USE	ZONING	AREA	
99	03-078191	GREENWOOD JAMES P	233	WINDJAMMER RD	OCEAN PINES MD 21811	233	WINDJAMMER RD	OCEAN PINES MD 21811	5524/390	RESIDENTIAL	R-2 10207 SF
100	03-071944	FRANCIS R WHEELER JR REVOCABLE TRUST WHEELER FRANICS R JR TRUSTEE	231	WINDJAMMER RD	OCEAN PINES MD 21811	231	WINDJAMMER RD	OCEAN PINES MD 21811	8516/1	RESIDENTIAL	R-2 9472 SF
101	03-055701	DOWLING ROBERT W & DOWLING BONITA M	229	WINDJAMMER RD	OCEAN PINES MD 21811	1440	PINE RD	CARLISLE PA 17015	7267/21	RESIDENTIAL	R-2 9914 SF
102	03-058867	MANNING LARRY	227	WINDJAMMER RD	OCEAN PINES MD 21811	227	WINDJAMMER RD	OCEAN PINES MD 21811	7236/311	RESIDENTIAL	R-2 9000 SF
103	03-066711	LAWRENCE HENRY AND SANDRA LEE RINICK REV LIV TR	225	WINDJAMMER RD	OCEAN PINES MD 21811	4909	SMITHWICK LN	BOWIE MD 20720	8376/478	RESIDENTIAL	R-2 9000 SF
104	03-058859	WUNDER JOHN P SR & DARRELYNNE D	223	WINDJAMMER RD	OCEAN PINES MD 21811	705	SHARPS CT	FALLSTON MD 21047	2799/556	RESIDENTIAL	R-2 9000 SF
105	03-040763	VIGNALE JEANNA R	221	WINDJAMMER RD	OCEAN PINES MD 21811	221	WINDJAMMER RD	OCEAN PINES MD 21811	6844/491	RESIDENTIAL	R-2 9001 SF
106	03-049566	DAVIS VICKI LYNN	219	WINDJAMMER RD	OCEAN PINES MD 21811	219	WINDJAMMER RD	OCEAN PINES MD 21811	3691/5	RESIDENTIAL	R-2 9000 SF
107	03-085341	UPPERMAN HAROLD S & UPPERMAN DAMLA	217	WINDJAMMER RD	OCEAN PINES MD 21811	217	WINDJAMMER RD	OCEAN PINES MD 21811	6899/283	RESIDENTIAL	R-2 9000 SF
108	03-070743	PAREDES JOHN C & PAREDES JOHANNA V	215	WINDJAMMER RD	OCEAN PINES MD 21811	108	N PAULA LYNN DR	SEAFORD DE 19973	7328/468	RESIDENTIAL	R-2 9000 SF
109	03-091937	PAREDES JOHN C & PAREDES JOHANNA V	213	WINDJAMMER RD	OCEAN PINES MD 21811	POB	4603	SALISBURY MD 21803	6513/287	RESIDENTIAL	R-2 9000 SF
110	03-091007	LLOYD LAURA L & CHRISTENSEN JAMES RICHARD	211	WINDJAMMER RD	OCEAN PINES MD 21811	87	OLD GARRETT CT	WHITE HALL MD 21161	7430/435	RESIDENTIAL	R-2 9000 SF
111	03-046370	BARBIERI FAMILY TRUST BARBIERI DANIEL A TRUSTEE ET AL	209	WINDJAMMER RD	OCEAN PINES MD 21811	16932	MACDUFF AVE	OLNEY MD 20832	8774/446	RESIDENTIAL	R-2 9000 SF
112	03-061434	WHALEN JOHN THOMAS	207	WINDJAMMER RD	OCEAN PINES MD 21811	207	WINDJAMMER RD	OCEAN PINES MD 21811	8856/455	RESIDENTIAL	R-2 9000 SF
113	03-077640	PIZLO LARRY	205	WINDJAMMER RD	OCEAN PINES MD 21811	205	WINDJAMMER RD	OCEAN PINES MD 21811	8147/112	RESIDENTIAL	R-2 9000 SF
114	03-086992	WESTLUND ROY A & WESTLUND DALE E	203	WINDJAMMER RD	OCEAN PINES MD 21811	203	WINDJAMMER RD	OCEAN PINES MD 21811	6709/8	RESIDENTIAL	R-2 9000 SF
115	03-050378	ALGEO WILLIAM & BECKETT NATASHA LYNNE	201	WINDJAMMER RD	OCEAN PINES MD 21811	201	WINDJAMMER RD	OCEAN PINES MD 21811	8392/342	RESIDENTIAL	R-2 9000 SF
116	03-050386	COLE WILLIAM JAMES COLE & COLE NICOLE RAE	199	WINDJAMMER RD	OCEAN PINES MD 21811	2058	HARVEST FARM RD	ELDERSBURG MD 21783	8995/59	RESIDENTIAL	R-2 9000 SF
117	03-071111	MITCHEM RONALD & MITCHEM LINDA	6	FALCONBRIDGE RD	OCEAN PINES MD 21811	19	WESTMINSTER BRIDGE WAY	LUTHERSVILLE MD 21093	6471/105	RESIDENTIAL	R-2 10936 SF
118	03-082687	SEIFERT ELDON A JR	4	FALCONBRIDGE RD	OCEAN PINES MD 21811	4	FALCONBRIDGE RD	OCEAN PINES MD 21811	7531/65	RESIDENTIAL	R-2 11500 SF
119	03-054365	WENDELL RYAN S & WENDELL CAITLIN L	2	FALCONBRIDGE RD	OCEAN PINES MD 21811	2	FALCONBRIDGE RD	OCEAN PINES MD 21811	6763/433	RESIDENTIAL	R-2 11213 SF
120	03-056783	SMITH FRANK M JR & DEIDRA J MCLELLAN	1	FALCONBRIDGE RD	OCEAN PINES MD 21811	1	FALCONBRIDGE RD	OCEAN PINES MD 21811	4452/722	RESIDENTIAL	R-2 11213 SF
121	03-061663	WOOD MICHAEL P	3	FALCONBRIDGE RD	OCEAN PINES MD 21811	3	FALCONBRIDGE RD	OCEAN PINES MD 21811	7275/230	RESIDENTIAL	R-2 12735 SF
122	03-056090	FITZSIMMONS JACOB T	189	WINDJAMMER RD	OCEAN PINES MD 21811	189	WINDJAMMER RD	OCEAN PINES MD 21811	8702/499	RESIDENTIAL	R-2 10054 SF
123	03-077756	GROVES JOSEPH A & NANCY F GROVES	187	WINDJAMMER RD	OCEAN PINES MD 21811	11405	BELL RD	WHALEYVILLE MD 21872	5179/566	RESIDENTIAL	R-2 9000 SF
124	03-075656	CASEY RICHARD V & CASEY RANDI LARSEN	185	WINDJAMMER RD	OCEAN PINES MD 21811	1	FINERAN WAY APT 211	SHORT HILLS NJ 07078	3527/170	RESIDENTIAL	R-2 9000 SF
125	03-057275	COLLINS BEXLEY	183	WINDJAMMER RD	OCEAN PINES MD 21811	183	WINDJAMMER RD	OCEAN PINES MD 21811	6272/135	RESIDENTIAL	R-2 9000 SF
126	03-083829	OPWINDJAMMER LLC	181	WINDJAMMER RD	OCEAN PINES MD 21811	83	LOWER N SHORE RD	BRANCHVILLE NJ 07826	7689/146	RESIDENTIAL	R-2 9000 SF
127	03-052028	ZIMMERMAN HENDRY DONALD III & ZUMMERMAN SHARON PETERS	179	WINDJAMMER RD	OCEAN PINES MD 21811	134	ROCKLAND RD	WESTMINSTER MD 21158	6788/67	RESIDENTIAL	R-2 9000 SF
128	03-069583	CLARK JOSEPH V & CONSUELA I	177	WINDJAMMER RD	OCEAN PINES MD 21811	8806	ROYALD RIDGE LN	LAUREL MD 20708	3313/219	RESIDENTIAL	R-2 9000 SF
129	03-062856	GROVES JOSEPH A & NANCY F GROVES	175	WINDJAMMER RD	OCEAN PINES MD 21811	11405	BELL RD	WHALEYVILLE MD 21872	2955/147	RESIDENTIAL	R-2 9000 SF
130	03-079406	JOHN AND JANICE BELZ LIVING TRUST BELZ JOHN FRANCIS CO TRUSTEE	171	WINDJAMMER RD	OCEAN PINES MD 21811	38401	LORCOM LN	ARLINGTON VA 22207	6692/278	RESIDENTIAL	R-2 9000 SF
131	03-038785	KEVLIN FAMILY REV TR KEVLIN STEVEN G TRUSTEE ET AL	169	WINDJAMMER RD	OCEAN PINES MD 21811	169	WINDJAMMER RD	OCEAN PINES MD 21811	8968/56	RESIDENTIAL	R-2 9000 SF
132	03-044963	WILLIAMS PAUL S & WILLIAMS JESSICA ERIN	167	WINDJAMMER RD	OCEAN PINES MD 21811	167	WINDJAMMER RD	OCEAN PINES MD 21811	6802/424	RESIDENTIAL	R-2 9000 SF
133	03-038556	QUINN BARRY & QUINN GRAINNE	165	WINDJAMMER RD	OCEAN PINES MD 21811	19	TWIN PINE WAY	GLEN MILLS PA 19342	6518/128	RESIDENTIAL	R-2 9000 SF
134	03-081389	LILL GEORGE PATRICK & LILL KAREN M	163	WINDJAMMER RD	OCEAN PINES MD 21811	4612	PENN HILL RD	SCHNECKSVILLE PA 18078	5679/381	RESIDENTIAL	R-2 9000 SF
135	03-081397	HARRIS JAMES G & HARRIS MARGARET ANN ETAL	161	WINDJAMMER RD	OCEAN PINES MD 21811	161	WINDJAMMER RD	OCEAN PINES MD 21811	8542/468	RESIDENTIAL	R-2 8963 SF
136	03-076105	KOCON MICHELLE WEST & KOCON JEREMIAH G	4	DRAWBIRDGE RD	OCEAN PINES MD 21811	4	DRAWBRIDGE RD	OCEAN PINES MD 21811	6026/1	RESIDENTIAL	R-2 10500 SF
137	03-059324	PROCOPIO JOSEPH J III & JEAN LOUISE MCCORMICK	6	DRAWBIRDGE RD	OCEAN PINES MD 21811	6	DRAWBIRDGE RD	OCEAN PINES MD 21811	5170/435	RESIDENTIAL	R-2 10500 SF
138	03-084779	HILL TIMOTHY B & HILL KATHRYN A	8	DRAWBIRDGE RD	OCEAN PINES MD 21811	8	DRAWBIRDGE RD	OCEAN PINES MD 21811	6191/436	RESIDENTIAL	R-2 10500 SF
139	03-045390	CHRISTIE ROBERT H JR & HELEN J	5	DRAWBIRDGE RD	OCEAN PINES MD 21811	5	DRAWBIRDGE RD	OCEAN PINES MD 21811	447/530	RESIDENTIAL	R-2 10500 SF
140	03-055884	CHOATE CHARLES F & JACQUELINE H CHOATE	3	DRAWBIRDGE RD	OCEAN PINES MD 21811	3	DRAWBIRDGE RD	OCEAN PINES MD 21811	4277/474	RESIDENTIAL	R-2 10778 SF
141	03-085201	THORN AMY L	149	WINDJAMMER RD	OCEAN PINES MD 21811						



**OCEAN PINES  
GOLF COURSE  
98 CLUBHOUSE DR  
OCEAN PINES, MD 21811**



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 7741, Expiration date: 12/27/2025

**SUBMITTALS**

DATE	DESCRIPTION	REV.
11-11-2025	ZONING REVIEW	A
11-18-2025	ZONING	0

PROJECT NO: 1050.472

DESIGNER: R.S.

ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED  
TO BE FULL-SIZE  
0 1/2 1  
GRAPHIC SCALE IN INCHES

SHEET TITLE:

**PROPERTY  
ADJOINERS**

SHEET NUMBER:

NO	ACCOUNT	OWNER	PREMISE ADDRESS	CITY STATE ZIP	MAILING ADDRESS	CITY STATE ZIP	DEED BOOK/PAGE	USE	ZONING	AREA	
148	03-050491	KAPLAN DAVID B & KAPLAN SANDRA S	135	WINDJAMMER RD	OCEAN PINES MD 21811	530 RIVERSIDE DR STE 603	SALISBURY MD 21801	8798/480	RESIDENTIAL	R-2	9000 SF
149	03-057550	REHANEK JOSEPH ANDREW	133	WINDJAMMER RD	OCEAN PINES MD 21811	133 WINDJAMMER RD	OCEAN PINES MD 21811	8395/157	RESIDENTIAL	R-2	9000 SF
150	03-084345	JONES KATHLEEN A	131	WINDJAMMER RD	OCEAN PINES MD 21811	131 WINDJAMMER RD	OCEAN PINES MD 21811	7514/81	RESIDENTIAL	R-2	9000 SF
151	03-074234	CISNEROS CHRISTINA M	129	WINDJAMMER RD	OCEAN PINES MD 21811	129 WINDJAMMER RD	OCEAN PINES MD 21811	7011/462	RESIDENTIAL	R-2	9000 SF
152	03-046516	JONES JESSE JR & DONNA S JONES & BEARYMAN ELZA JAMES & EBONY BEARYMAN	125	WINDJAMMER RD	OCEAN PINES MD 21811	7816 ZEELAND PL	GAINESVILLE VA 20155	7028/337	RESIDENTIAL	R-2	9000 SF
153	03-054810	DAN CLAYLAND PROPERTIES LLC	123	WINDJAMMER RD	OCEAN PINES MD 21811	12925 HORN ISLNAD DR	OCEAN CITY MD 21842	8889/351	RESIDENTIAL	R-2	9000 SF
154	03-073904	GRASSO MONICA & CHATWIN ANTHONY CARL	121	WINDJAMMER RD	OCEAN PINES MD 21811	7500 CAYOUGA AVE	BETHESDA MD 20817	7747/283	RESIDENTIAL	R-2	9000 SF
155	03-079589	WEIN BRUCE G & NANCY R	119	WINDJAMMER RD	OCEAN PINES MD 21811	119 WINDJAMMER RD	OCEAN PINES MD 21811	1621/389	RESIDENTIAL	R-2	9000 SF
156	03-066657	BRADLEY ROBERT J & OTT MICHELLE E	117	WINDJAMMER RD	OCEAN PINES MD 21811	117 WINDJAMMER RD	OCEAN PINES MD 21811	7660/370	RESIDENTIAL	R-2	9000 SF
157	03-055108	CHATTAS MARK SR & CHATTAS AMY MARIE	115	WINDJAMMER RD	OCEAN PINES MD 21811	47 SANDS CT	CONOWINGO MD 21918	7663/41	RESIDENTIAL	R-2	9000 SF
158	03-055094	WISE MARIA V MESHKOVA	113	WINDJAMMER RD	OCEAN PINES MD 21811	113 WINDJAMMER RD	OCEAN PINES MD 21811	7421/167	RESIDENTIAL	R-2	9000 SF
159	03-078620	FALOTICO MICHAEL CF & FALOTICO LAUREN M	111	WINDJAMMER RD	OCEAN PINES MD 21811	111 WINDJAMMER RD	OCEAN PINES MD 21811	7432/91	RESIDENTIAL	R-2	9000 SF
160	03-065839	LARSON MARTIN E & LARSON EILEEN R	109	WINDJAMMER RD	OCEAN PINES MD 21811	109 WINDJAMMER RD	OCEAN PINES MD 21811	4767/456	RESIDENTIAL	R-2	9000 SF
161	03-047741	SMITH MARK E & SMITH KATHERINE L	107	WINDJAMMER RD	OCEAN PINES MD 21811	107 WINDJAMMER RD	OCEAN PINES MD 21811	8656/262	RESIDENTIAL	R-2	9000 SF
162	03-061191	RUSHING ELAINE M & DONALD P RUSHING	105	WINDJAMMER RD	OCEAN PINES MD 21811	15717 ALLANWOOD DR	SILVER SPRING MD 20906	3920/62	RESIDENTIAL	R-2	9000 SF
163	03-042251	BURGESS REBECCA L	103	WINDJAMMER RD	OCEAN PINES MD 21811	103 WINDJAMMER RD	OCEAN PINES MD 21811	8768/119	RESIDENTIAL	R-2	9000 SF
164	03-037649	REEDER MICHAEL P & REEDER DEBORAH J FOR LIFE	101	WINDJAMMER RD	OCEAN PINES MD 21811	314 HUNTERS RUN RD	BEL AIR MD 21015	8063/390	RESIDENTIAL	R-2	9000 SF
165	03-048608	GIBSON CAROL MARIE	99	WINDJAMMER RD	OCEAN PINES MD 21811	99 WINDJAMMER RD	OCEAN PINES MD 21811	8088/277	RESIDENTIAL	R-2	9000 SF
166	03-087514	WILLIAMS DAVID F & JOANNE W	97	WINDJAMMER RD	OCEAN PINES MD 21811	97 WINDJAMMER RD	OCEAN PINES MD 21811	1592/122	RESIDENTIAL	R-2	9000 SF
167	03-042472	CLAR, MICHAEL L & CLAR PATRICIA M	95	WINDJAMMER RD	OCEAN PINES MD 21811	3222 OLD FENCE RD	ELLICOTT CITY MD 21042	6274/329	RESIDENTIAL	R-2	9000 SF
168	03-081370	CURAL DENNIS S & CURAL ELLEN	93	WINDJAMMER RD	OCEAN PINES MD 21811	93 WINDJAMMER RD	OCEAN PINES MD 21811	4682/195	RESIDENTIAL	R-2	9000 SF
169	03-068145	MATHEWS REBECCA S	91	WINDJAMMER RD	OCEAN PINES MD 21811	91 WINDJAMMER RD	OCEAN PINES MD 21811	6798/79	RESIDENTIAL	R-2	9000 SF
170	03-049507	RUSMAN HENRY J & PATRICIA V	89	WINDJAMMER RD	OCEAN PINES MD 21811	89 WINDJAMMER RD	OCEAN PINES MD 21811	2275/19	RESIDENTIAL	R-2	9000 SF
171	03-068250	HOOD THOMAS S & HOOD DEBORAH L	87	WINDJAMMER RD	OCEAN PINES MD 21811	4816 VICKY RD	BALTIMORE MD 21236	8174/496	RESIDENTIAL	R-2	9000 SF
172	03-059561	CREEL JOHN JR & CREEL CAROLYN	85	WINDJAMMER RD	OCEAN PINES MD 21811	3208 KILKENNY ST	SILVER SPRING MD 20904	6871/367	RESIDENTIAL	R-2	9000 SF
173	03-048152	SHAMET STEFANIA DALIANI	81	WINDJAMMER RD	OCEAN PINES MD 21811	705 OAK DR	DOVER DE 19904	4358/150	RESIDENTIAL	R-2	9000 SF
174	03-048160	DALIANI JOHN VINCENT	79	WINDJAMMER RD	OCEAN PINES MD 21811	705 OAK DR	DOVER DE 19904	4358/1556	RESIDENTIAL	R-2	9000 SF
175	03-072657	SAWCHAK MICHAEL CHARLES & SAWCHAK CATHERINE MARY	77	WINDJAMMER RD	OCEAN PINES MD 21811	77 WINDJAMMER RD	OCEAN PINES MD 21811	8459/252	RESIDENTIAL	R-2	18000 SF
176	03-055922	TALBERT CARRIE L	73	WINDJAMMER RD	OCEAN PINES MD 21811	73 WINDJAMMER RD	OCEAN PINES MD 21811	7067/409	RESIDENTIAL	R-2	9000 SF
177	03-042901	LAW JOHN H & LAW ELAINE	71	WINDJAMMER RD	OCEAN PINES MD 21811	3000 E SUNRISE BLVD 17A	FORT LAUDERDALE FL 33304	8365/30	RESIDENTIAL	R-2	9000 SF
178	03-070573	LOONEY JOHN F & LOONEY NOELLE ME	69	WINDJAMMER RD	OCEAN PINES MD 21811	9328 RAINTREE RD	BURKE VA 22015	8933/455	RESIDENTIAL	R-2	9000 SF
179	03-069672	HOLTKAMP ROGER H & NECESSARY BONITA L	67	WINDJAMMER RD	OCEAN PINES MD 21811	67 WINDJAMMER RD	OCEAN PINES MD 21811	8657/207	RESIDENTIAL	R-2	9000 SF
180	03-072398	65 WINDJAMMER RD GENERAL PARTNERSHIP	65	WINDJAMMER RD	OCEAN PINES MD 21811	555 ROCK SPRING RD	BEL AIR MD 21014	6480/328	RESIDENTIAL	R-2	9448 SF
181	03-056503	BLACKFORD ROBERT & DULSKI SHELLY MARIE	63	WINDJAMMER RD	OCEAN PINES MD 21811	63 WINDJAMMER RD	OCEAN PINES MD 21811	6344/255	RESIDENTIAL	R-2	10113 SF
182	03-045633	TALBOT RICHARD L & TALBOT JANICE A	61	WINDJAMMER RD	OCEAN PINES MD 21811	5 W CONSTITUTION DR	BORDENTOWN NJ 08595	7456/99	RESIDENTIAL	R-2	10113 SF
183	03-046761	SMITH STEVEN P & SMITH ILENE V	59	WINDJAMMER RD	OCEAN PINES MD 21811	59 WINDJAMMER RD	OCEAN PINES MD 21811	5705/428	RESIDENTIAL	R-2	10113 SF
184	03-065642	VAN BRUGGEN ROBIN H & MAUREEN A	57	WINDJAMMER RD	OCEAN PINES MD 21811	57 WINDJAMMER RD	OCEAN PINES MD 21811	1640/106	RESIDENTIAL	R-2	10113 SF
185	03-079325	NAIRN GEORGE E JR & NAIRN REGINA C	9	DRAWBRIDGE RD	OCEAN PINES MD 21811	8750 LOCUST GROVE DR	PORT TOBACCO MD 20677	8789/384	RESIDENTIAL	R-2	10500 SF
186	03-038319	FLEISCHMANN ERICH H & RUFF MAUREEN	11	DRAWBRIDGE RD	OCEAN PINES MD 21811	38 PARK ST UNIT 5G	FLORHAM NJ 07932	8733/281	RESIDENTIAL	R-2	10500 SF
187	03-045935	FLATTER FAMILY REVOCABLE TRUST	13	DRAWBRIDGE RD	OCEAN PINES MD 21811	3930 CHATHAM RD	ELLICOTT CITY MD 21042	5121/187	RESIDENTIAL	R-2	10500 SF
188	03-093158	DALENBERG DAVID & ROMAGNOLI MARY D	17	DRAWBRIDGE RD	OCEAN PINES MD 21811	10729 HUNTERS PL	VIENNA VA 22181	8842/460	RESIDENTIAL	R-2	10500 SF
189	03-085007	STARKS LESLIE E & STARKS MICHELE B	19	DRAWBRIDGE RD	OCEAN PINES MD 21811	19 DRAWBRIDGE RD	OCEAN PINES MD 21811	7344/321	RESIDENTIAL	R-2	10500 SF
190	03-056619	GRAUSE ROBERT & GRAUSO LEAH	21	DRAWBRIDGE RD	OCEAN PINES MD 21811	1201 WOODMONT CT	MT ARLINGTON NJ 07856	8949/156	RESIDENTIAL		



**OCEAN PINES  
GOLF COURSE  
98 CLUBHOUSE DR  
OCEAN PINES, MD 21811**



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 7741, Expiration date: 12/27/2025

**SUBMITTALS**

DATE	DESCRIPTION	REV.
11-11-2025	ZONING REVIEW	A
11-18-2025	ZONING	0

PROJECT NO: 1050.472

DESIGNER: R.S.

ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED  
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GRAPHIC SCALE IN INCHES

SHEET TITLE:

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ADJOINERS**

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NO	ACCOUNT	OWNER	PREMISE ADDRESS	CITY STATE ZIP	MAILING ADDRESS	CITY STATE ZIP	DEED BOOK/PAGE	USE	ZONING	AREA	
197	03-057712	WINEKE PAUL JR & WINEKE SUSAN D	35	DRAWBRIDGE RD	OCEAN PINES MD 21811	35	DRAWBRIDGE RD	OCEAN PINES MD 21811	6260/282	RESIDENTIAL	R-2 10500 SF
198	03-090523	STINE CRAIG & STINE TRACY DELUCA FOR LIVE	37	DRAWBRIDGE RD	OCEAN PINES MD 21811	840	TREMONT DR	DOWNTON PA 19335	8936/9	RESIDENTIAL	R-2 10500 SF
199	03-087026	DIORIO VINCENT J & DIORIO LISA E	39	DRAWBRIDGE RD	OCEAN PINES MD 21811	39	DRAWBRIDGE RD	OCEAN PINES MD 21811	8344/222	RESIDENTIAL	R-2 10500 SF
200	03-042847	MCMICHAEL CHARLES H & MCMICHAEL PATRICIA FOR LIVE	41	DRAWBRIDGE RD	OCEAN PINES MD 21811	41	DRAWBRIDGE RD	OCEAN PINES MD 21811	8761/425	RESIDENTIAL	R-2 10500 SF
201	03-070565	FERRER RONNIE W SR & FERRER SANDRA ETAL	43	DRAWBRIDGE RD	OCEAN PINES MD 21811	808	NORTH SHORE DR	GLEN BURNIE MD 21060	8115/215	RESIDENTIAL	R-2 10500 SF
202	03-073165	ADELHARDT GARY P & LAURIE J ADELHARDT	45	DRAWBRIDGE RD	OCEAN PINES MD 21811	45	DRAWBRIDGE RD	OCEAN PINES MD 21811	3436/510	RESIDENTIAL	R-2 10500 SF
203	03-068382	HHI PROPERTIES LLC	47	DRAWBRIDGE RD	OCEAN PINES MD 21811	2189	AMOSS MILL RD	PYLESVILLE MD 21132	8920/321	RESIDENTIAL	R-2 10500 SF
204	03-091643	HOKANSON ROLFE & HOKANSON TERRY	49	DRAWBRIDGE RD	OCEAN PINES MD 21811	49	DRAWBRIDGE RD	OCEAN PINES MD 21811	6937/291	RESIDENTIAL	R-2 10500 SF
205	03-067351	FUSCO MARIA	51	DRAWBRIDGE RD	OCEAN PINES MD 21811	10723	ROCK RUN DR	POTOMAC MD 20854	6413/393	RESIDENTIAL	R-2 10500 SF
206	03-046265	HBXECOMINOS LIVING TRUST THE XECOMINOS HAROLD CO TRUSTEE ETL	53	DRAWBRIDGE RD	OCEAN PINES MD 21811	3426	N TRAIL WAY	PARKVILLE MD 21234	8925/33	RESIDENTIAL	R-2 10500 SF
207	03-057100	LOFFLER ANDREAS P & BARBARA P	55	DRAWBRIDGE RD	OCEAN PINES MD 21811	55	DRAWBRIDGE RD	OCEAN PINES MD 21811	2106/578	RESIDENTIAL	R-2 10500 SF
208	03-037231	DRESSMAN STEPHEN G & STEPHEN J VARGO	57	DRAWBRIDGE RD	OCEAN PINES MD 21811	57	DRAWBRIDGE RD	OCEAN PINES MD 21811	2345/190	RESIDENTIAL	R-2 10500 SF
209	03-88847	GOOD JOHN & CAHTY GOOD	59	DRAWBRIDGE RD	OCEAN PINES MD 21811	59	DRAWBRIDGE RD	OCEAN PINES MD 21811	5475/383	RESIDENTIAL	R-2 10600 SF
210	03-051080	COOK JACOB D & COOK ERIKA M	61	DRAWBRIDGE RD	OCEAN PINES MD 21811	61	DRAWBRIDGE RD	OCEAN PINES MD 21811	7059/266	RESIDENTIAL	R-2 11615 SF
211	03-073742	VEGA VICTOR & VEGA RUTH	63	DRAWBRIDGE RD	OCEAN PINES MD 21811	1704	ROCKHAVEN AVE	CATONSVILLE MD 21228	7090/6	RESIDENTIAL	R-2 11213 SF
212	03-092380	JOAN LEE WINTERS REVOCABLE TRUST WINTERS JOAN LEE TRUSTEE	62	DRAWBRIDGE RD	OCEAN PINES MD 21811	7942	FERNDALE BEND DR	LAKEWORTH FL 33467	8791/404	RESIDENTIAL	R-2 11213 SF
213	03-092127	DREDGE TALBOT W JR & DREDGE PENNY	60	DRAWBRIDGE RD	OCEAN PINES MD 21811	60	DRAWBRIDGE RD	OCEAN PINES MD 21811	4211/459	RESIDENTIAL	R-2 11213 SF
214	03-038947	BAKER SANDRA L	58	DRAWBRIDGE RD	OCEAN PINES MD 21811	58	DRAWBRIDGE RD	OCEAN PINES MD 21811	6734/465	RESIDENTIAL	R-2 11213 SF
215	03-059723	HIRSHOUT BEATRICE & SCHOENBERG BARBARA H	3	BROOKSIDE RD	OCEAN PINES MD 21811	3411	SILVERSIDE RD	WILMINGTON DE 19810	6000/458	RESIDENTIAL	R-2 11135 SF
216	03-058603	SCHNEIDER LINDA D	5	BROOKSIDE RD	OCEAN PINES MD 21811	5	BROOKSIDE RD	OCEAN PINES MD 21811	6718/214	RESIDENTIAL	R-2 10500 SF
217	03-070441	REESE DENNIS & REESE JEAN A	7	BROOKSIDE RD	OCEAN PINES MD 21811	7	BROOKSIDE RD	OCEAN PINES MD 21811	6978/108	RESIDENTIAL	R-2 10500 sf
218	03-078957	MAHLSTEDT MATTHEW M & MAHLSTEDT KENNETH M	9	BROOKSIDE RD	OCEAN PINES MD 21811	9	BROOKSIDE RD	OCEAN PINES MD 21811	6393/118	RESIDENTIAL	R-2 10500 SF
219	03-078450	GIBSON MICHAEL R & GIBSON RENNIE L	11	BROOKSIDE RD	OCEAN PINES MD 21811	3524	N 4TH ST	HARRISBURG PA 17110	6857/47	RESIDENTIAL	R-2 10500 SF
220	03-038254	QUINN DENNIS J & QUINN NANCY R	13	BROOKSIDE RD	OCEAN PINES MD 21811	13	BROOKSIDE RD	OCEAN PINES MD 21811	7716/224	RESIDENTIAL	R-2 10500 SF
221	03-049795	GERWER RUSSELL & GERWER LYNN	15	BROOKSIDE RD	OCEAN PINES MD 21811	181	MORRISON AVE	STATEN ISLAND NY 10310	5732/4	RESIDENTIAL	R-2 10500 SF
222	03-037673	PRINCE BRIAN E	17	BROOKSIDE RD	OCEAN PINES MD 21811	720	CHURCH ST	BOHEMIN NY 11716	5666/132	RESIDENTIAL	R-2 10500 SF
223	03-091864	KANZ ANTHONY C & PATRICIA N	19	BROOKSIDE RD	OCEAN PINES MD 21811	25965	RACEL HILL DR	SOUTH RIDING VA 20152	791/80	RESIDENTIAL	R-2 10500 SF
224	03-054918	CULBERTSON RICYHARD C & CULBERTSON TERE JANE	21	BROOKSIDE RD	OCEAN PINES MD 21811	9929	JACOBEAN PL	NEW MARKET MD 21774	9024/144	RESIDENTIAL	R-2 10500 SF
225	03-064484	RICH SUSAN L	23	BROOKSIDE RD	OCEAN PINES MD 21811	457	SAW MILL RIVER RD	MILLWOOD NY 10546	9025/372	RESIDENTIAL	R-2 10500 SF
226	03-078515	FERRUSI RALPH JOSEPH II & FERRUSI KATHRYN ANN	25	BROOKSIDE RD	OCEAN PINES MD 21811	25	BROOKSIDE RD	OCEAN PINES MD 21811	7532/370	RESIDENTIAL	R-2 10500 SF
227	03-048772	MCQUAY CARL R	27	BROOKSIDE RD	OCEAN PINES MD 21811	1722	TROTTING CT	JARRETTSVILLE MD 21084	7070/284	RESIDENTIAL	R-2 10500 SF
228	03-080749	HOFF DAVID I JR & HOFF JESSICA M	29	BROOKSIDE RD	OCEAN PINES MD 21811	29	BROOKSIDE RD	OCEAN PINES MD 21811	7209/321	RESIDENTIAL	R-2 10500 SF
229	03-090116	VARGAS FELIX LUIS JR	31	BROOKSIDE RD	OCEAN PINES MD 21811	31	BROOKSIDE RD	OCEAN PINES MD 21811	7866/309	RESIDENTIAL	R-2 10500 SF
230	03-043800	GORDON SUZANNE M & GORDON SCOTT R	33	BROOKSIDE RD	OCEAN PINES MD 21811	33	BROOKSIDE RD	OCEAN PINES MD 21811	7764/130	RESIDENTIAL	R-2 10500 SF
231	03-074757	JALAI PARIVASH & GHARADACHI NOSRAT ETAL	35	BROOKSIDE RD	OCEAN PINES MD 21811	8504	QUAINT LN	VIENNA VA 22182	8886/324	RESIDENTIAL	R-2 10386 SF
232	03-077411	CJL PROPERTIES LLC	37	BROOKSIDE RD	OCEAN PINES MD 21811	4301	PYLES FORD RD	WILMINGTON DE 19807	8656/15	RESIDENTIAL	R-2 14319 SF
233	03-088111	CRESWELL GREGORY & CRESWELL MELISSA	39	BROOKSIDE RD	OCEAN PINES MD 21811	39	BROOKSIDE RD	OCEAN PINES MD 21811	7425/364	RESIDENTIAL	R-2 20985 SF
234	03-079899	SANTACROCE GREGORY J & SANTACROCE SHARON L	23	WHARF CT	OCEAN PINES MD 21811	23	WHARF CT	OCEAN PINES MD 21811	5182/91	RESIDENTIAL	R-2 18208 SF
235	03-043266	CALHOUN MARY KATHHEEN & BANNON JOHN E JR	25	WHARF CT	OCEAN PINES MD 21811	25	WHARF CT	OCEAN PINES MD 21811	7811/1	RESIDENTIAL	R-2 17126 SF
236	03-073270	MURRAY JOHN L & MURRAY RAE MARGARET	26	WHARF CT	OCEAN PINES MD 21811	16	DELREY AVE	CATONSVILLE MD 21228	739/235	RESIDENTIAL	R-2 12935 SF
237	03-065545	DAVIS REED JAMES & DAVIS TERESA JEAN	24	WHARF CT	OCEAN PINES MD 21811	393	VANADIUM RD STE 301	PITTSBURGH PA 15243	5398/423	RESIDENTIAL	R-2 11527 SF
238	03-084035	KATHRYN A ELLIS TRUST THE ELLIS KATHRYN A TRUSTEE	22	WHARF CT	OCEAN PINES MD 21811	3910	MEADOWHILL RD	UPPER MARLBORO MD 20774	7334/48	RESIDENTIAL	R-2 11524 SF
239	03-058115	VEZZA CATHERINE MARY & VEZZA ELENA THEREST	3	PELICAN CT	OCEAN PINES MD 21811	3	PELICAN CT	OCEAN PINES MD 21811	8131/229	RESIDENTIAL	R-2 12562 SF



**Milestone**  
Towers

**OCEAN PINES  
GOLF COURSE  
98 CLUBHOUSE DR  
OCEAN PINES, MD 21811**



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 7741, Expiration date: 12/27/2025

**SUBMITTALS**

DATE	DESCRIPTION	REV.
11-11-2025	ZONING REVIEW	A
11-18-2025	ZONING	0

PROJECT NO: 1050.472

DESIGNER: R.S.

ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED  
TO BE FULL-SIZE  
0 1/2 1  
GRAPHIC SCALE IN INCHES

SHEET TITLE:

**PROPERTY  
ADJOINERS**

SHEET NUMBER:

NO	ACCOUNT	OWNER	PREMISE ADDRESS	CITY STATE ZIP	MAILING ADDRESS	CITY STATE ZIP	DEED BOOK/PAGE	USE	ZONING	AREA		
246	03-047962	TOMARELLI JOSEPH A & TOMARELLI MARGARET	4	DECATUR CT	OCEAN PINES MD 21811	4	DECATUR CT	OCEAN PINES MD 21811	7219/328	RESIDENTIAL	R-2	11714 SF
247	03-044947	MATTER ROBERT W & MATTER SHERI A	81	BATTERSEA RD	OCEAN PINES MD 21811	16	DEER TRAIL CIR	LIVERPOOL PA 21811	6683/105	RESIDENTIAL	R-2	12820 SF
248	03-052079	ROSAS DAVID M & ROSAS JEANNE M	83	BATTERSEA RD	OCEAN PINES MD 21811	708	PHEASANT RD	FOREST HILL MD 21050	7323/146	RESIDENTIAL	R-2	11213 SF
249	03-052060	BIRCH KEVIN W & KIMBERLY M MCCUE	84	BATTERSEA RD	OCEAN PINES MD 21811	84	BATTERSEA RD	OCEAN PINES MD 21811	4598/125	RESIDENTIAL	R-2	11213 SF
250	03-049434	HANNA DAVID ALAN & HANNA LAURA LEE	82	BATTERSEA RD	OCEAN PINES MD 21811	82	BATTERSEA RD	OCEAN PINES MD 21811	7588/397	RESIDENTIAL	R-2	11500 SF
251	03-075958	TOMS DONALD C JR & TOMS DOROTHY A	80	BATTERSEA RD	OCEAN PINES MD 21811	80	BATTERSEA RD	OCEAN PINES MD 21811	6456/104	RESIDENTIAL	R-2	10007 SF
252	03-080862	HARRISON MICHAEL J & HUGHES KELLY ANN	78	BATTERSEA RD	OCEAN PINES MD 21811	78	BATTERSEA RD	OCEAN PINES MD 21811	6617/9	RESIDENTIAL	R-2	11417 SF
253	03-064972	LEKITES BRENDA	76	BATTERSEA RD	OCEAN PINES MD 21811	76	BATTERSEA RD	OCEAN PINES MD 21811	5416/392	RESIDENTIAL	R-2	12783 SF
254	03-079716	BLANCH BURTON LORD & BLANCH JANIE MARIE	74	BATTERSEA RD	OCEAN PINES MD 21811	74	BATTERSEA RD	OCEAN PINES MD 21811	8683/102	RESIDENTIAL	R-2	11582 SF
255	03-043231	BREEDEN MIRIAM A FOR LIFE	72	BATTERSEA RD	OCEAN PINES MD 21811	72	BATTERSEA RD	OCEAN PINES MD 21811	8654/95	RESIDENTIAL	R-2	10500 SF
256	03-073408	WILSON MARGARET H & WILSON BYRON LEWIS	70	BATTERSEA RD	OCEAN PINES MD 21811	70	BATTERSEA RD	OCEAN PINES MD 21811	8933/312	RESIDENTIAL	R-2	10500 SF
257	03-058425	EILEEN A MCCLELLAND IRREVOCABLE TRUST	68	BATTERSEA RD	OCEAN PINES MD 21811	68	BATTERSEA RD	OCEAN PINES MD 21811	7303/207	RESIDENTIAL	R-2	10500 SF
258	03-082652	LAQUE JOSEPH E & LAQUE SHELBY K	66	BATTERSEA RD	OCEAN PINES MD 21811	66	BATTERSEA RD	OCEAN PINES MD 21811	8383/191	RESIDENTIAL	R-2	11043 SF
259	03-077853	MCCORMICK MARY P	64	BATTERSEA RD	OCEAN PINES MD 21811	64	BATTERSEA RD	OCEAN PINES MD 21811	3186/173	RESIDENTIAL	R-2	11055 SF
260	03-061728	SIPES JOHN L & SIPES JOAN ME	62	BATTERSEA RD	OCEAN PINES MD 21811	62	BATTERSEA RD	OCEAN PINES MD 21811	2396/280	RESIDENTIAL	R-2	11044 SF
261	03-078973	WRIGHT JESSE CLIFFORD & WRIGHT NANCY ELLEN	60	BATTERSEA RD	OCEAN PINES MD 21811	198	CAMPUS GREEN DR	ARNOLD MD 21012	6987/289	RESIDENTIAL	R-2	10500 SF
262	03-048659	MURPHY NORMAN J & MURPHY DARLENE H	58	BATTERSEA RD	OCEAN PINES MD 21811	58	BATTERSEA RD	OCEAN PINES MD 21811	43790/284	RESIDENTIAL	R-2	10500 SF
263	03-072363	CONNELLY JOHN A JR & CONNELLY DEBRA S	56	BATTERSEA RD	OCEAN PINES MD 21811	56	BATTERSEA RD	OCEAN PINES MD 21811	8468/55	RESIDENTIAL	R-2	10500 SF
264	03-045595	LOEWE RONALD W & SANDRA L	54	BATTERSEA RD	OCEAN PINES MD 21811	3204	PAPER MILL RD	PHOENIX MD 21131	4670/355	RESIDENTIAL	R-2	10500 SF
265	03-090558	SHELDERFER ROBERT W JR & SHELDERFER DIANE L	52	BATTERSEA RD	OCEAN PINES MD 21811	2	PEACEABLE CT	OXFORD PA 19363	7101/382	RESIDENTIAL	R-2	10500 SF
266	03-048942	ROSEMARY DELAPINA IRREV TRUST THE KRETKOWSKI LAURA ETAL TRUSTEES	50	BATTERSEA RD	OCEAN PINES MD 21811	106	ANASTASIA LAKES DR	ST AUGUSTINE FL 32080	8289/293	RESIDENTIAL	R-2	10500 SF
267	03-054357	PILARSKI KEVIN M & PILARSKI TINA L	48	BATTERSEA RD	OCEAN PINES MD 21811	438	ROBERTS WAY	ABERDEEN MD 21001	7115/182	RESIDENTIAL	R-2	10500 SF
268	03-069656	SCHNADER JEFFREY J & MARY LYBNN H	46	BATTERSEA RD	OCEAN PINES MD 21811	46	BATTERSEA RD	OCEAN PINES MD 21811	2349/562	RESIDENTIAL	R-2	10500 SF
269	03-072304	LEE TANYA M	44	BATTERSEA RD	OCEAN PINES MD 21811	426	AMELANCHIER CT	BEL AIR MD 21015	8162/212	RESIDENTIAL	R-2	10500 SF
270	03-063844	BROOKS ROBERT G JR & BROOKS SUSAN S	42	BATTERSEA RD	OCEAN PINES MD 21811	2763	DRAGON FLY WAY	ODENTON MD 21113	5646/287	RESIDENTIAL	R-2	11429 SF
271	03-081133	SADLER C DON & SANDRA LEIGHT	40	BATTERSEA RD	OCEAN PINES MD 21811	404	BEACH RD	ARNOLD MD 21012	565/323	RESIDENTIAL	R-2	11148 SF
272	03-052621	BECK ROBERT & BECK KELLI	38	BATTERSEA RD	OCEAN PINES MD 21811	38	BATTERSEA RD	OCEAN PINES MD 21811	3780/441	RESIDENTIAL	R-2	10896 SF
273	03-042928	RAYMOND JOSEPH S & RAYMOND JUDITH ANN	36	BATTERSEA RD	OCEAN PINES MD 21811	36	BATTERSEA RD	OCEAN PINES MD 21811	4159/1	RESIDENTIAL	R-2	10473 SF
274	03-074773	HICKLE EDWIN E FOR LIVER	34	BATTERSEA RD	OCEAN PINES MD 21811	34	BATTERSEA RD	OCEAN PINES MD 21811	8792/32	RESIDENTIAL	R-2	10896 SF
275	03-070654	WILD LINDSAY & KOLANKOWSKI MICHAEL	32	BATTERSEA RD	OCEAN PINES MD 21811	32	BATTERSEA RD	OCEAN PINES MD 21811	7108/151	RESIDENTIAL	R-2	10896 SF
276	03-078833	FIGARD MATTHEW W & FIGARD LINDA S	30	BATTERSEA RD	OCEAN PINES MD 21811	30	BATTERSEA RD	OCEAN PINES MD 21811	7419/3	RESIDENTIAL	R-2	10473 SF
277	03-072894	MACINTOSH CHARLES S & MACINTOSH CYNTHIA M	28	BATTERSEA RD	OCEAN PINES MD 21811	28	BATTERSEA RD	OCEAN PINES MD 21811	5709/441	RESIDENTIAL	R-2	10896 SF
278	03-069524	McCURRY JOHN J & MCCURRY LINDA L	26	BATTERSEA RD	OCEAN PINES MD 21811	26	BATTERSEA RD	OCEAN PINES MD 21811	4501/527	RESIDENTIAL	R-2	10500 SF
279	03-069532	ZYNN ROBERT M & ZYNN ROBYNE L	24	BATTERSEA RD	OCEAN PINES MD 21811	24	BATTERSEA RD	OCEAN PINES MD 21811	6847/51	RESIDENTIAL	R-2	10500 SF
280	03-069079	COUNTY COMMISSIONER OF WORCESTER COUNTY MD	0	BATTERSEA RD	OCEAN PINES MD 21811	1	WEST MARKET ST	SNOW HILL MD 21863	1993/576	RESIDENTIAL	R-2	13541 SF
281	03-061671	DEOLIVEIRA JANET	20	BATTERSEA RD	OCEAN PINES MD 21811	8518	CEDAR CHASE DR	CLINTON MD 20735	6652/449	RESIDENTIAL	R-2	10592 SF
282	03-040534	BERKOV ELLEN E & AMY C BERKOV	18	BATTERSEA RD	OCEAN PINES MD 21811	112	HILLTOP DR	SEVERNA PARK MD 21146	5492/495	RESIDENTIAL	R-2	10592 SF
283	03-043495	STUIBER DARIN W & STUIBER TERRI L	16	BATTERSEA RD	OCEAN PINES MD 21811	16	BATTERSEA RD	OCEAN PINES MD 21811	7009/144	RESIDENTIAL	R-2	10942 SF
284	03-060691	BULL DONALD L JR & BULL CHRISTIANNA H	14	BATTERSEA RD	OCEAN PINES MD 21811	14	BATTERSEA RD	OCEAN PINES MD 21811	6471/24	RESIDENTIAL	R-2	10500 SF
285	03-047571	FREESE MICHELLE K	12	BATTERSEA RD	OCEAN PINES MD 21811	1012	MERRIDALE BLVD	MT AIRY MD 21771	6298/151	RESIDENTIAL	R-2	10500 SF
286	03-090698	WALKER MARK J & DENISE M WALKER	10	BATTERSEA RD	OCEAN PINES MD 21811	716	13TH AVE	PROSPECT PARK PA 19076	5429/194	RESIDENTIAL	R-2	10500 SF
287	03-041409	HATFIELD JOHN C & HATFIELD ELIZABETH	8	BATTERSEA RD	OCEAN PINES MD 21811	1041	LEXINGTON DR	EXPORT PA 15632	7045/304	RESIDENTIAL	R-2	10500 SF
288	03-094960	CHRZANOWSKI MICHAEL PAUL	6	B								

LINE TYPES
CONCRETE CURB
FENCE LINE - CHAIN
EX. 1' CONTOUR LINE
EX. 5' CONTOUR LINE
LIMITS OF DISTURBANCE
SILT FENCE
LDD/SF

**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

1. THE PROJECT SHALL ADHERE TO THE REQUIREMENTS SPECIFIED IN THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND THE REQUIREMENTS OF THE TOWN OF SHARPTOWN.

2. PREPARE CLEARING AND GRUBBING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.

3. COMPLETE ALL REQUIRED CLEARING AND GRUBBING.

4. COMPLETE ROUGH GRADING OF SITE.

5. INSTALL UTILITIES.

6. COMPLETE TOWER SITE CONSTRUCTION.

7. COMPLETE FINAL GRADING, AND STABILIZATION.

8. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL DEVICES.

**UTILITY WORK NOTES**

1. PLACE ALL EXCAVATED MATERIAL ON HIGH SIDE OF TRENCH.

2. ONLY DO AS MUCH WORK AS CAN BE DONE IN ONE DAY SO BACK FILLING, FINAL GRADING, SEEDING AND MULCHING CAN OCCUR.

3. ANY SEDIMENT CONTROL MEASURES DISTURBED BY CONSTRUCTION WILL BE PREPARED THE SAME DAY.

4. ALL DISTURBANCE FROM SECONDARY UTILITIES SUCH AS PHONE CABLE, ELECTRIC CABLE, TV CABLE, ETC. WILL BE THE SUBCONTRACTOR'S RESPONSIBILITY TO BRING THE WORK AREA BACK TO GRADE LEVEL THAT WAS EXISTING AND SEED AND MULCH ANY DISTURBANCE FROM INSTALLATION OF LINES OR CONDUIT.

5. SUBCONTRACTORS WILL BE RESPONSIBLE FOR REINSTALLING OR REPAIRING ANY SILT FENCE OR SEDIMENT CONTROLS THAT WERE EXISTING TO MAINTAIN PROPER SEDIMENT CONTROL THAT MIGHT HAVE BEEN DAMAGED.

**STOCKPILE NOTES**

1. NO STOCKPILING ALLOWED ON ASPHALT.

2. ALL STOCKPILES LEFT AT THE END OF THE DAY NEED TO BE STABILIZED UNTIL THE NEXT REDISTURBANCE.

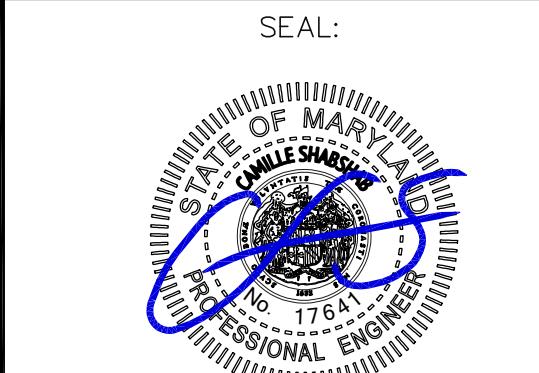
**AREA TABULATION**

SITE AREA:	174.37 AC
DISTURBED AREA:	2,800 SF

**entrex**  
communication services, inc.  
6100 EXECUTIVE BLVD.  
SUITE 430  
ROCKVILLE, MD 20852  
PHONE: (202) 408-0960

**Milestone**  
Towers

**OCEAN PINES  
GOLF COURSE  
98 CLUBHOUSE DR  
OCEAN PINES, MD 21811**



Professional Certification: I hereby certify that these documents were prepared or approved by me, and I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, expiration date: 12/27/2025.

**SUBMITTALS**

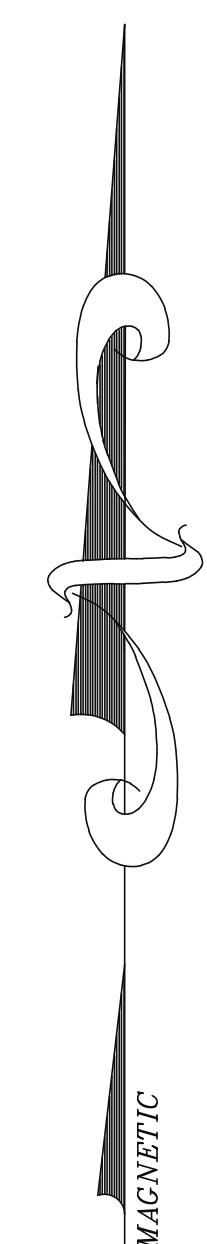
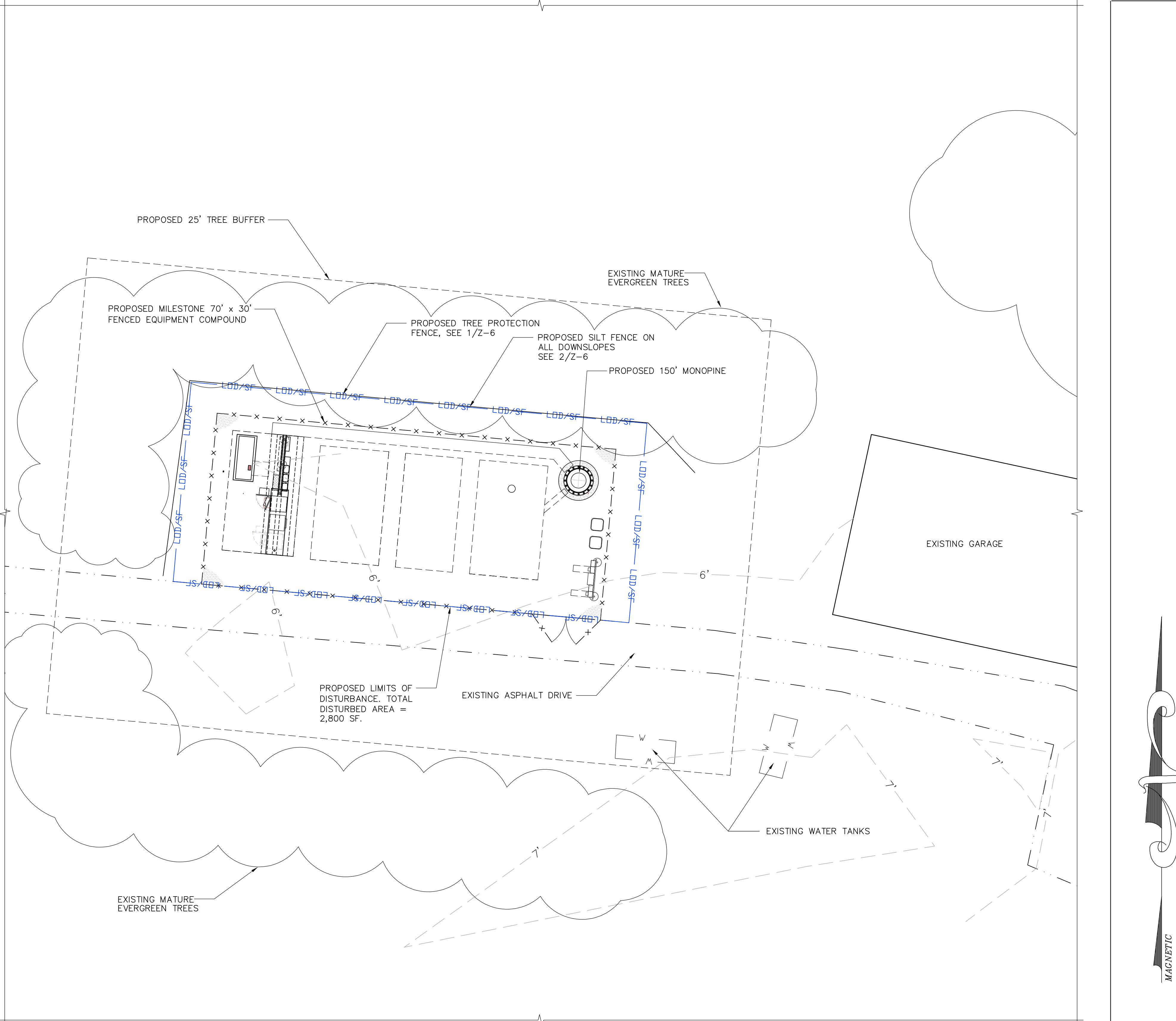
DATE	DESCRIPTION	REV.
11-11-2025	ZONING REVIEW	A
11-18-2025	ZONING	0

PROJECT NO: 1050.472  
DESIGNER: R.S.  
ENGINEER: C.S.  
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE  
0 1/2 1  
GRAPHIC SCALE IN INCHES  
SHEET TITLE:

**EROSION AND  
SEDIMENT CONTROL  
PLAN**

SHEET NUMBER:

**Z-3**





**Milestone**  
Towers

**OCEAN PINES  
GOLF COURSE  
98 CLUBHOUSE DR  
OCEAN PINES, MD 21811**



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**SUBMITTALS**

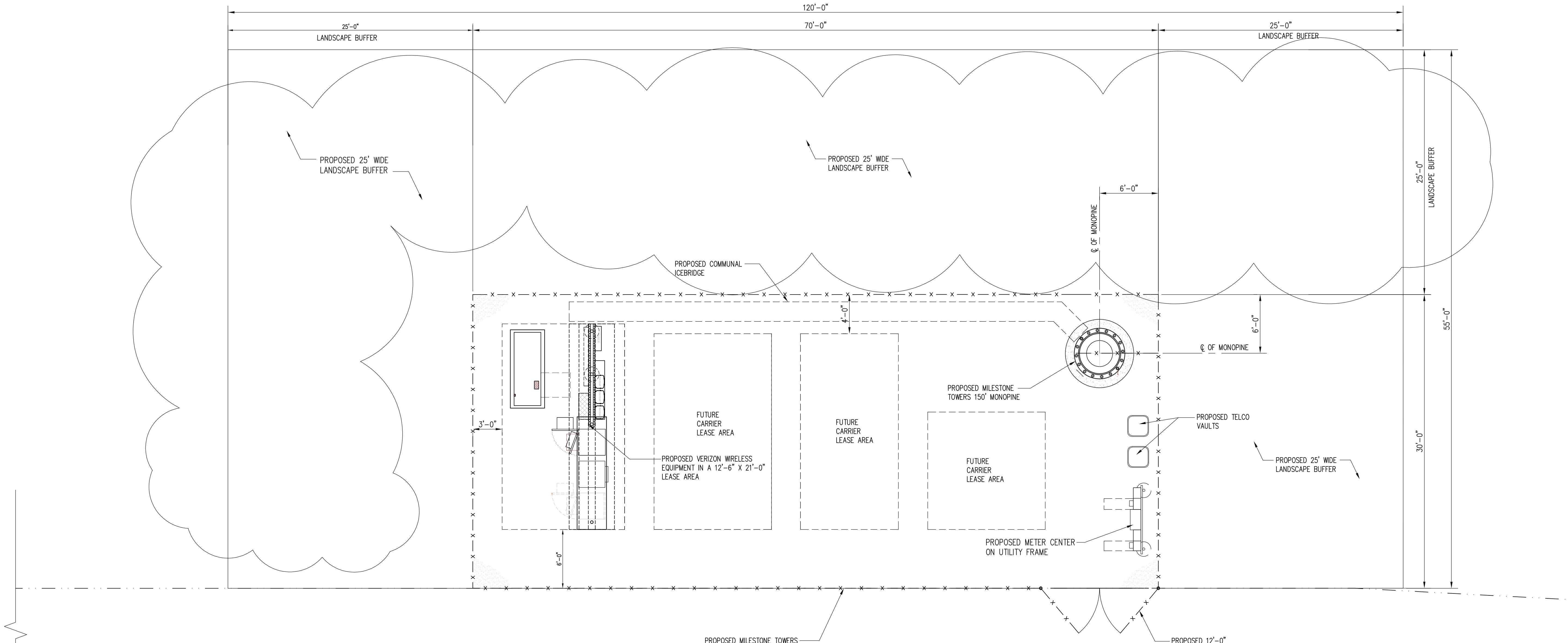
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11-11-2025	ZONING REVIEW	A
11-18-2025	ZONING	0

PROJECT NO: 1050.472  
DESIGNER: R.S.  
ENGINEER: C.S.  
THESE DRAWINGS ARE FORMATTED  
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0 1/2 1  
GRAPHIC SCALE IN INCHES  
SHEET TITLE:

**COMPUND  
PLAN**

SHEET NUMBER:

**Z-4**





**OCEAN PINES  
GOLF COURSE  
98 CLUBHOUSE DR  
OCEAN PINES, MD 21811**



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**SUBMITTALS**

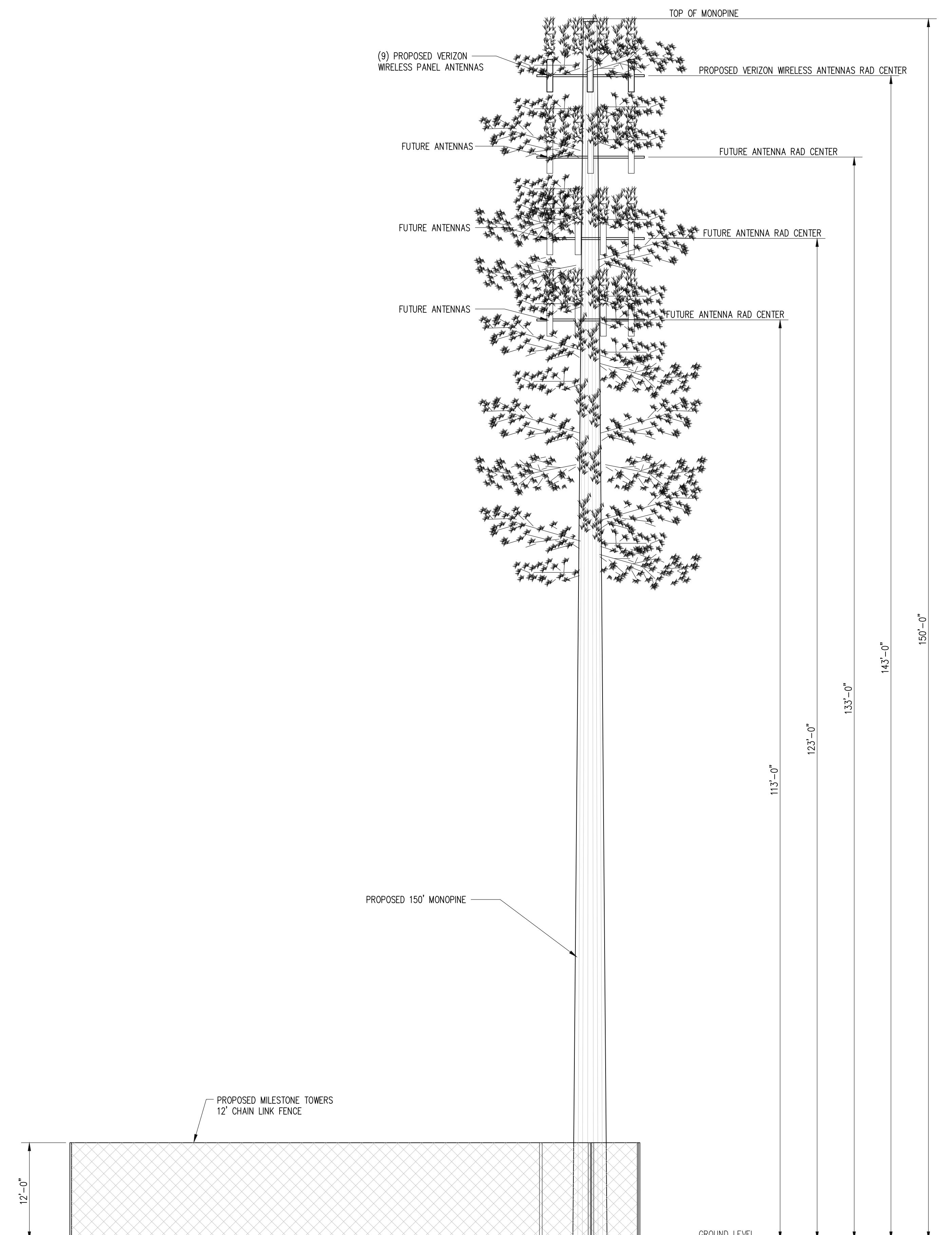
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11-11-2025	ZONING REVIEW	A
11-18-2025	ZONING	0

PROJECT NO: 1050.472  
DESIGNER: R.S.  
ENGINEER: C.S.  
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TO BE FULL-SIZE  
0 1/2 1  
GRAPHIC SCALE IN INCHES

**MONOPINE  
ELEVATION**

SHEET NUMBER:

**Z-5**



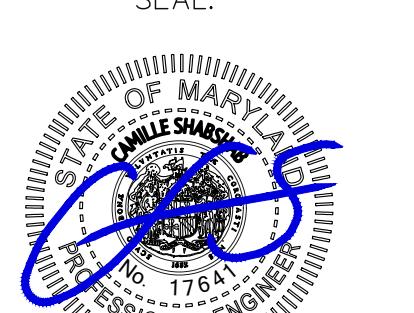


**6100 EXECUTIVE BLVD.  
SUITE 430  
ROCKVILLE, MD 20852  
PHONE: (202) 408-0960**



# Milestone Towers

**OCEAN PINES  
GOLF COURSE  
98 CLUBHOUSE DR  
OCEAN PINES, MD 21811**



*Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 2/27/2025*

# DETAIL 31 - TREE PROTECTION

**TEMPORARY MEASURES**

SHRUBS — SNOW FENCE

NOTE: ALL PROTECTIVE FENCING SHALL EXTEND BEYOND THE TREE DRIPLINE

**TEMPORARY AND PERMANENT MEASURES**

NOTE: ALL PROTECTIVE MEASURES SHALL EXTEND BEYOND THE TREE DRIPLINE

FENCING

**CUT AREAS**

ORIGINAL GRADE

FINAL GRADE

**FILL AREAS**

ORIGINAL GROUND SURFACE

**IMPROPER PROCEDURE**

CUT

FILL

EXCESSIVE CUT AND FILL WILL KILL THIS TREE

**PROPER PROCEDURE**

DRY WELL

CUT

FILL

RETAINING WALL

NOTE: ALL PROTECTIVE FENCING SHALL EXTEND BEYOND THE TREE DRIPLINE

U.S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE

PAGE  
5 - 23 - 3

MARYLAND DEPARTMENT OF ENVIRONMENT  
WATER MANAGEMENT ADMINISTRATION

U.S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE

PAGE  
5 - 23 - 3

MARYLAND DEPARTMENT OF ENVIRONMENT  
WATER MANAGEMENT ADMINISTRATION

## DETAIL 22 - SILT FENCE

### Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut, or 13/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pound per linear foot.

2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft <sup>2</sup> / minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE

PAGE  
E - 15 - 3

MARYLAND DEPARTMENT OF ENVIRONMENT  
WATER MANAGEMENT ADMINISTRATION

U.S. DEPARTMENT OF AGRICULTURE PAGE MARYLAND DEPARTMENT OF ENVIRONMENT  
SOIL CONSERVATION SERVICE E - 15 - 3 WATER MANAGEMENT ADMINISTRATION

U.S. DEPARTMENT OF AGRICULTURE PAGE MARYLAND DEPARTMENT OF ENVIRONMENT  
SOIL CONSERVATION SERVICE F - 17 - 3 WATER MANAGEMENT ADMINISTRATION

# **TREE PROTECTION FENCE DETAIL**

---

SCALE: N.T.S.

1  
Z-6

# **SILT FENCE DETAIL**

---

# STABILIZED CONSTRUCTION ENTRANCE DETAIL

SCALE: N.T.S.

3  
Z-6

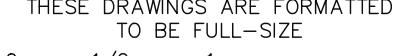
PROJECT NO: 1050.472

DESIGNER: R.S.

ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED  
TO BE FULL-SIZE

0 1/2 1



GRAPHIC SCALE IN INCHES

# EROSION AND SEDIMENT CONTROL DETAILS

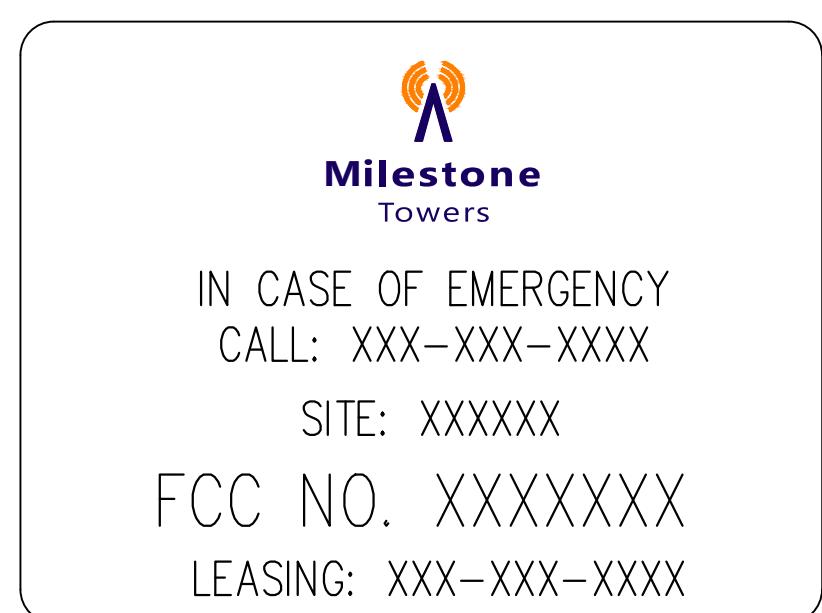
# DETAILS

11. **What is the primary purpose of the *Journal of Clinical Endocrinology and Metabolism*?**

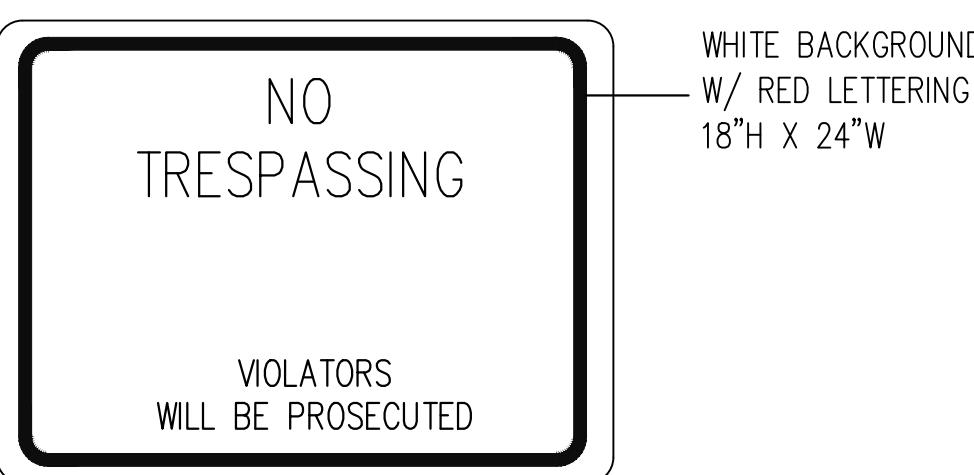
Z-6



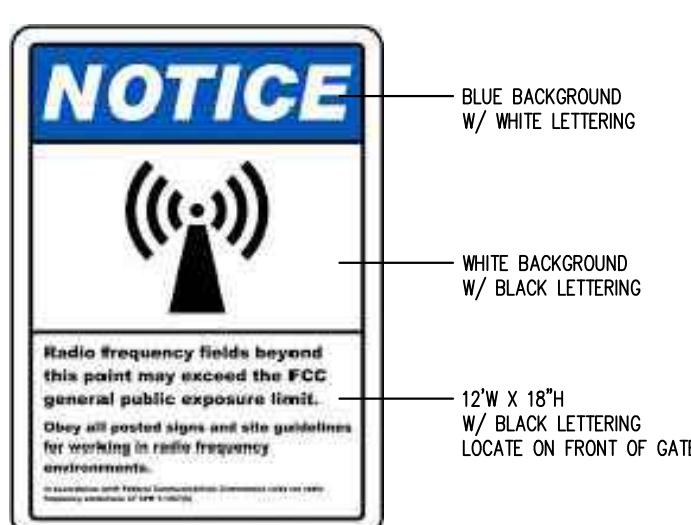
## SITE SIGNAGE DETAILS



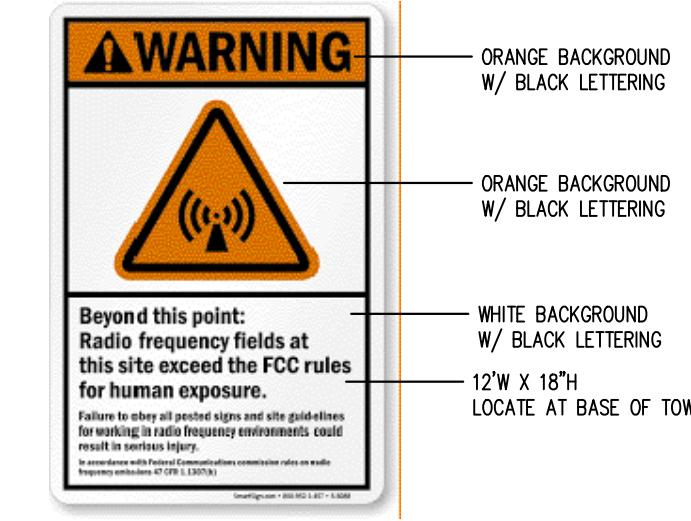
**MARKETING / ID SIGN** 1  
SCALE: N.T.S. Z-8



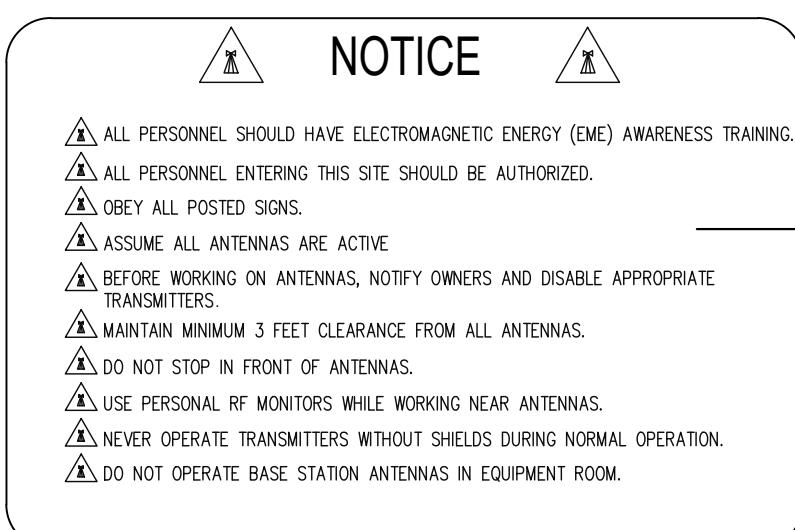
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SCALE: N.T.S. Z-8



**RF NOTICE SIGN** 3  
SCALE: N.T.S. Z-8



**RF WARNING SIGN** 5  
SCALE: N.T.S. Z-8



**RF NOTICE SIGN 2** 4  
SCALE: N.T.S. Z-8

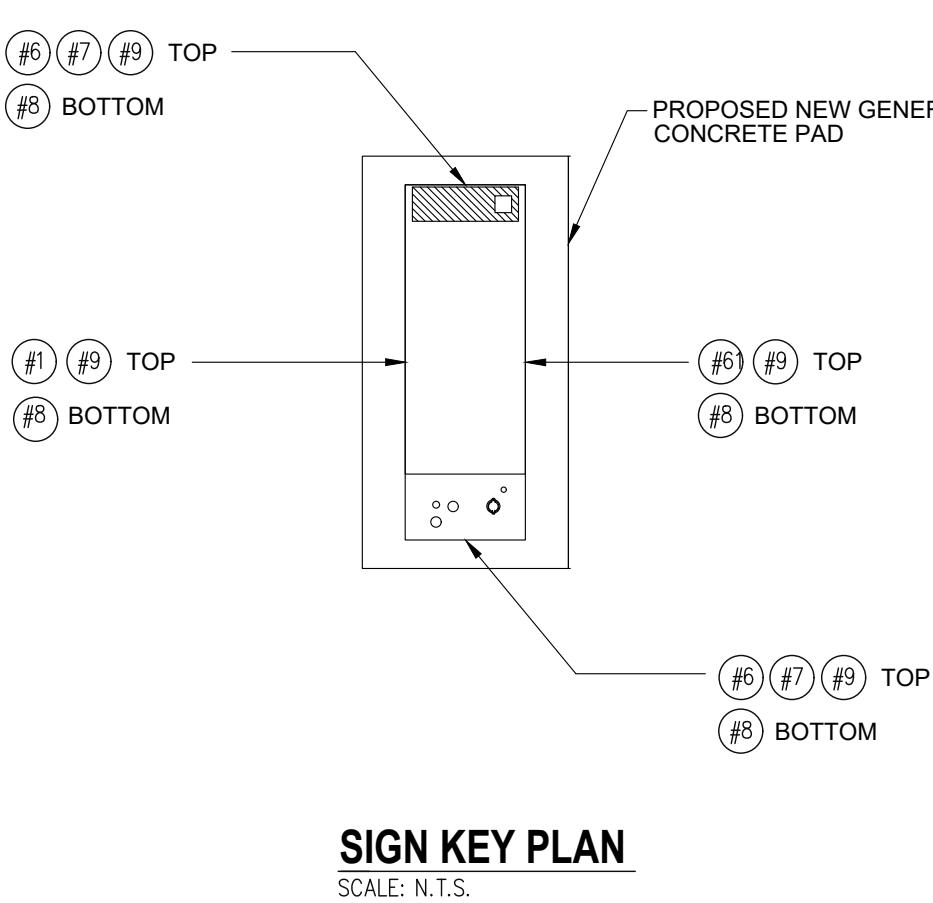
**entrex**  
communication services, inc.

6100 EXECUTIVE BLVD.  
SUITE 430  
ROCKVILLE, MD 20852  
PHONE: (202) 408-0960

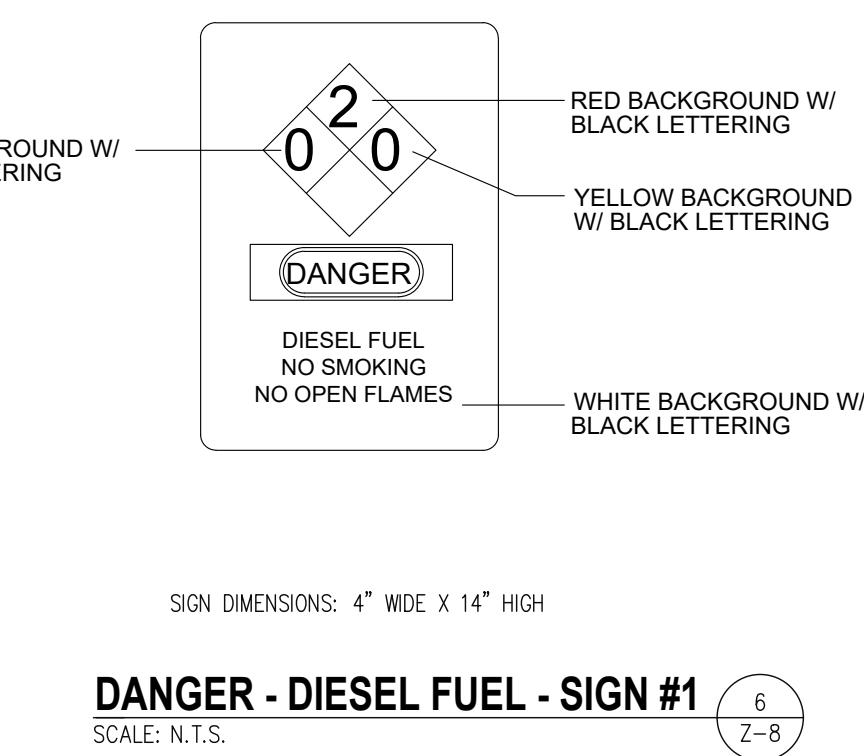


**OCEAN PINES  
GOLF COURSE  
98 CLUBHOUSE DR  
OCEAN PINES, MD 21811**

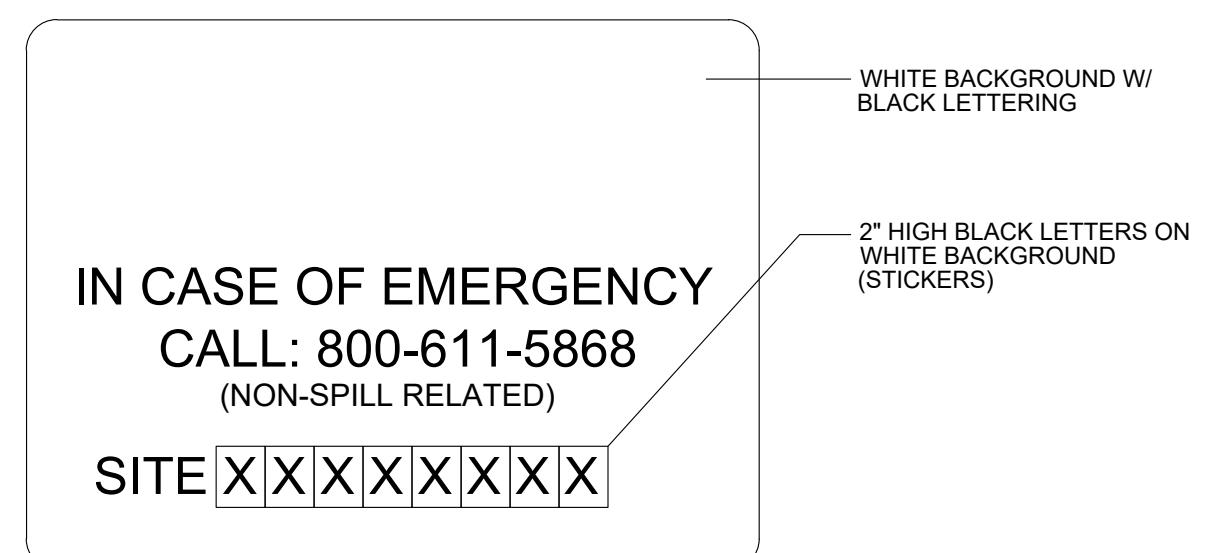
## GENERATOR SIGNAGE DETAILS



**SIGN KEY PLAN**  
SCALE: N.T.S.



**DANGER - DIESEL FUEL - SIGN #1** 6  
SCALE: N.T.S. Z-8



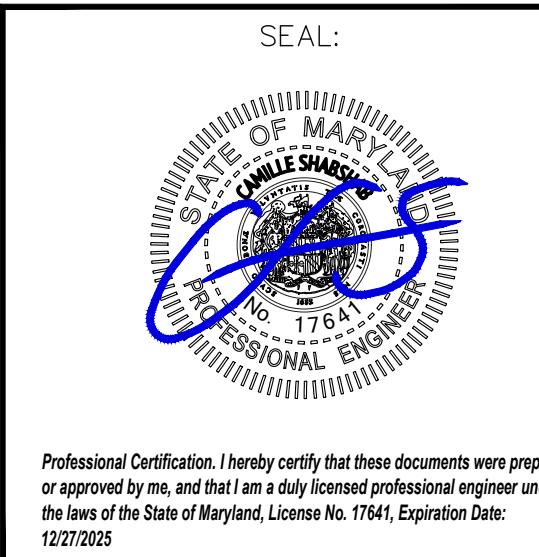
**SITE ID - SIGN #2** 7  
SCALE: N.T.S. Z-8



**FUEL TANK - SIGN #3** 8  
SCALE: N.T.S. Z-8



**EMERGENCY RESPONSE - SIGN #4** 9  
SCALE: N.T.S. Z-8



### SUBMITTALS

DATE	DESCRIPTION	REV.
11-11-2025	ZONING REVIEW	A
11-18-2025	ZONING	0

### PROJECT NO:

1050.472

### DESIGNER:

R.S.

### ENGINEER:

C.S.

THESE DRAWINGS ARE FORMATTED  
TO BE FULL-SIZE  
0 1/2 1  
GRAPHIC SCALE IN INCHES

SHEET TITLE:

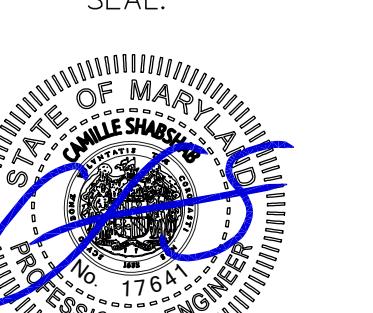
### SIGNAGE DETAILS

SHEET NUMBER:



**Milestone  
Towers**

**OCEAN PINES  
GOLF COURSE  
98 CLUBHOUSE DR  
OCEAN PINES, MD 21811**



Professional Certification: I hereby certify that these documents were prepared or approved by me, and I am duly licensed professional engineer under the laws of the State of Maryland, License No. 1764, expiration date: 12/27/2025

**SUBMITTALS**

DATE	DESCRIPTION	REV.
11-11-2025	ZONING REVIEW	A
11-18-2025	ZONING	0

PROJECT NO:	1050.472
DESIGNER:	R.S.
ENGINEER:	C.S.
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE	
0 1/2 1	
GRAPHIC SCALE IN INCHES	
SHEET TITLE:	

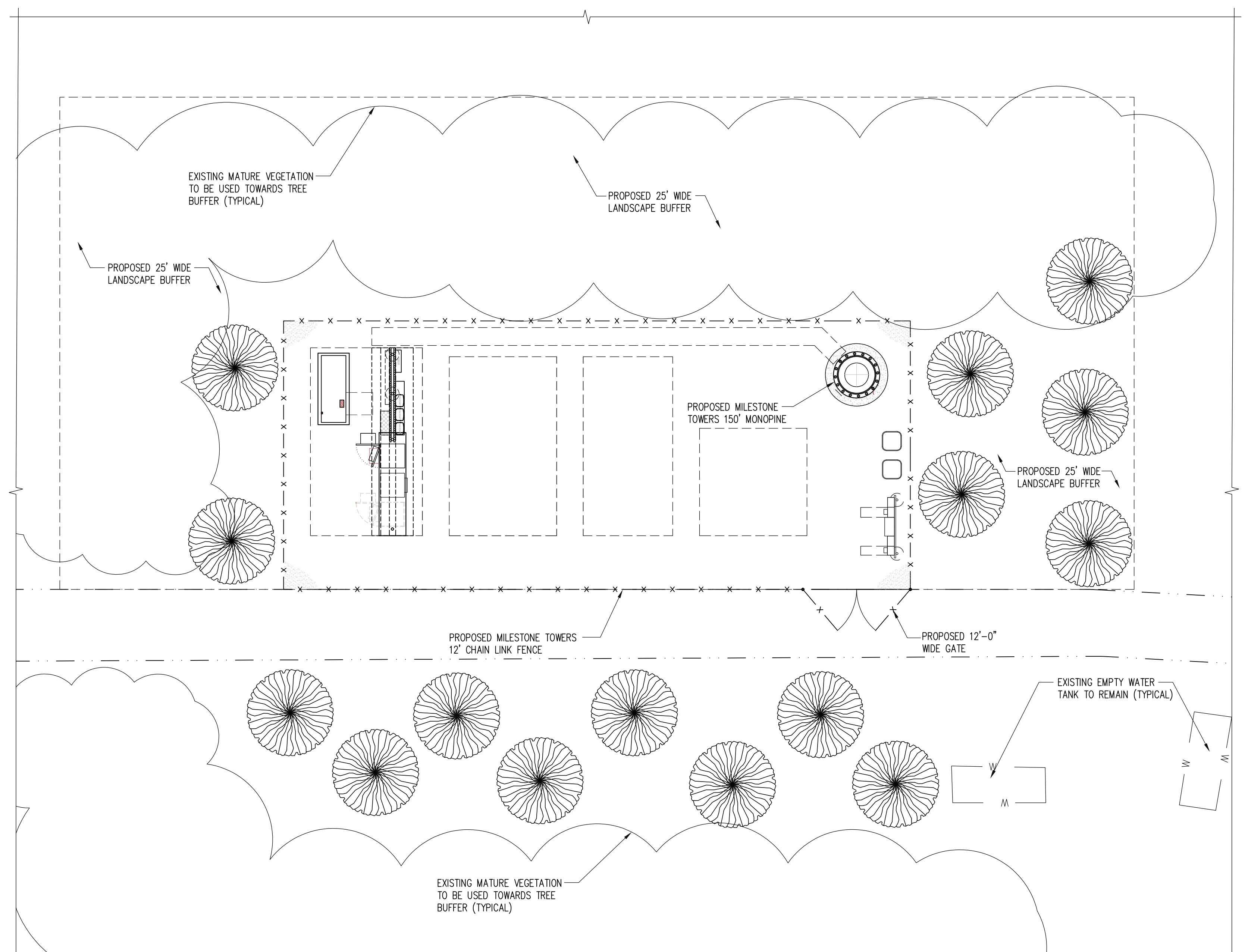
**LANDSCAPE PLAN**

SHEET NUMBER:

**LS-1**

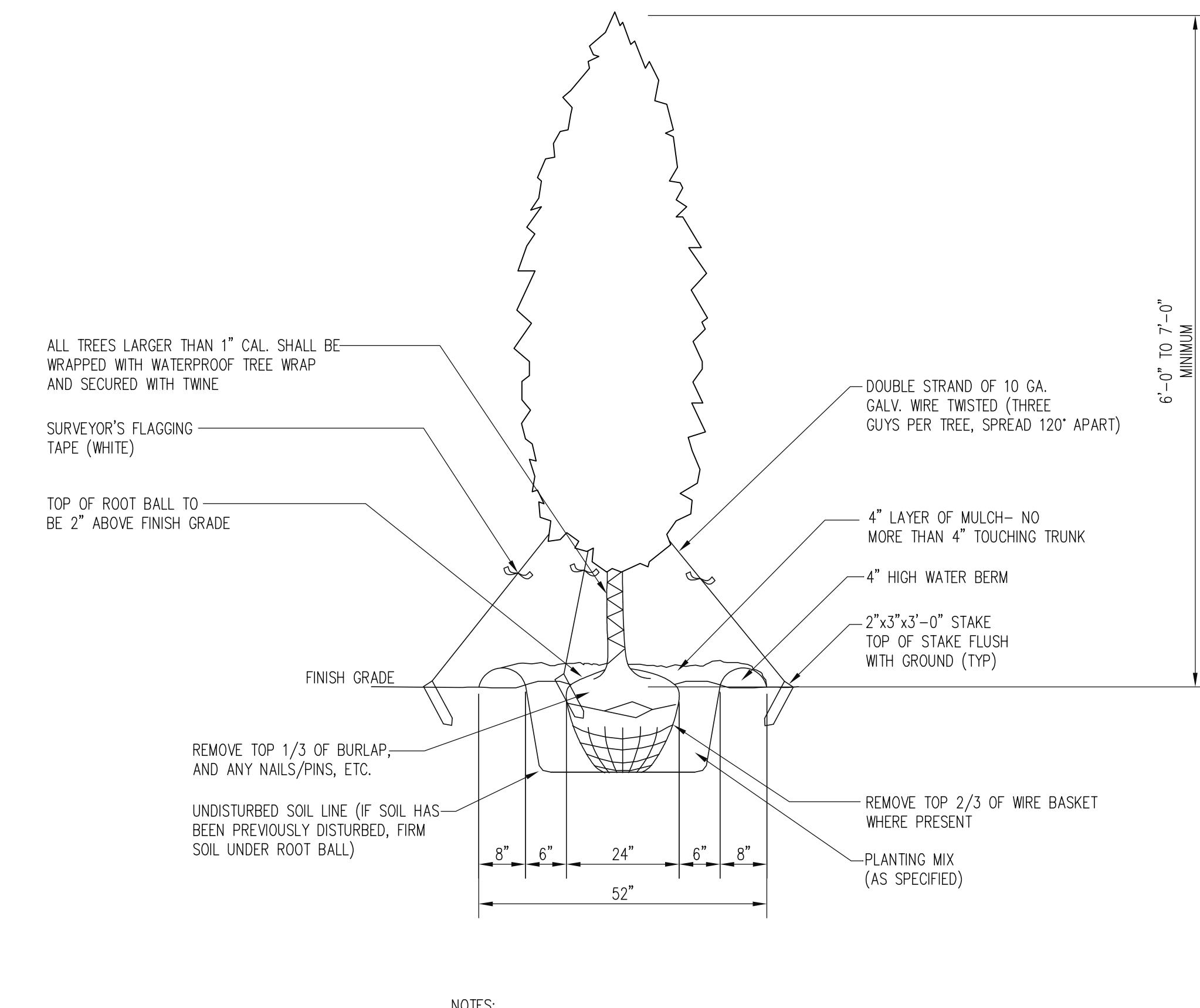
**PLANT LIST**

SYMBOL	TYPE	BUFFER YARD QTY.	CALIPER	HEIGHT
	LARGE EVERGREEN	15	6"	6'



**LANDSCAPE PLAN**

SCALE: 1/8" = 1'-0"



**TREE PLANTING DETAIL**

SCALE: N.T.S.

2  
LS-1

**GENERAL PLANTING NOTES:**

1. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS SHALL BE CONTAINER-GROWN OR BALED AND BURLAPPED.
3. ALL TREES SHALL BE STRAIGHT TRUNKED, FULL HEADED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES SHALL BE GUED OR STAKED AS SHOWN.
6. ALL PLANTS AND PLANTING AREAS SHALL BE COMPLETELY MULCHED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER'S REPRESENTATIVE.
10. THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
11. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLEATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. CONTRACTOR TO WATER AND WARRANTY TREES FOR 1 YEAR.

**PLANTING NOTE:**

THE OWNER OF FEE TITLE TO ANY PROPERTY ON WHICH PLANT MATERIAL HAS BEEN ESTABLISHED IN ACCORDANCE WITH AN APPROVED LANDSCAPING/PLANTING PLAN SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE APPROVED PLANT MATERIAL AS REQUIRED BY THE ORDINANCE.

**WORCESTER COUNTY BOARD OF ZONING APPEALS**  
**STAFF REPORT FOR:**  
**CASE NO. 26-1**

**IMPORTANT NOTICE**

**Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.**

**HEARING DATE:** January 8, 2026

**LOCATION:** 98 Clubhouse Drive west of the Ocean Pines golf course maintenance building, Tax Map 16, Parcel 56, Tax District 3, Worcester County, Maryland.

**APPROVAL REQUESTED:** A special exception to allow a 150-foot-tall camouflaged monopole in the R-2 Suburban Residential District.

**CODE REFERENCES:** ZS 1-116(c)(3), ZS 1-206(c)(15) and ZS 1-343.

**PROPERTY HISTORY:** The subject property totals approximately 174 acres on both sides of MD Rte. 90 and contains an 18-hole golf course, a restaurant (the Clubhouse Bar and Grille) and maintenance facilities for the golf course. There are approximately 50 permit files for various structures through the years, including for sheds, structures to house golf carts, renovations of the original clubhouse/restaurant, and the demolition of the original restaurant/clubhouse and construction of the current clubhouse/restaurant in 2019, among others.

**COMMENTS:** The monopole is proposed within a 30' x 70' fenced compound approximately 45' west of the golf course maintenance building. The monopole will be built to resemble a pine tree, and in accordance with the County's Zoning Code, the camouflaging allows setbacks to be reduced and separation distances to be eliminated. As proposed, the closest residential lot property line (on Wharf Court) would be approximately 300' from the base of the monopole. If the Special Exception is approved, the monopole will be subject to site plan review in accordance with ZS 1-325.

With respect to the special exception request, the Board must make findings that the proposed use or structure:

1. Will be in conformance with the County's Comprehensive Plan.
2. Will be in harmony with the general character of the neighborhood considering population density, the design, scale and bulk of any proposed new structures, the intensity and character of the activity, traffic and parking conditions or the number of similar uses.
3. Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding neighborhoods; will cause no objectionable noise, vibration, fumes, odors, dust, glare or physical activity; and will not have a detrimental effect on ground- or surface water quality.
4. Will have no detrimental impact on vehicular or pedestrian traffic.
5. Will not adversely affect the health, safety, morals, security or general welfare of residents, workers, or visitors in the area.
6. Will not, in conjunction with existing development in the area and development permitted under existing zoning, overburden existing public services and facilities, including schools, police and fire protection, medical facilities, water, sanitary sewers, public roads, storm sewers, drainage and other public improvements.
7. Will meet the definitions and specific standards set forth elsewhere in this Title for such use.

**ADDITIONAL INFORMATION:**

**According to the 1996 Federal Telecommunications Act ((47 U.S.C. § 332(c)(7)(B)(iv)):**

(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities **on the basis of the environmental effects of radio frequency emissions** to the extent that such facilities comply with the Commission's regulations concerning such emissions.

**SUBSEQUENT PROCESSES IF APPROVED:**

1. Site plan approval in accordance with ZS 1-325 is required.

**OWNER:** Ocean Pines Association, Inc.  
239 Ocean Parkway  
Berlin, MD 21811

**APPLICANT:** Milestone Towers  
12110 Sunset Hills Road, Suite 600  
Reston, VA 20190

**REPRESENTATIVE:** Sean P. Hughes  
Miller, Miller & Canby  
200-B Monroe Street  
Rockville, MD 20850

**PREPARED BY:** Zoning Division Staff

In accordance with Section ZS 1-114, the Department has met the public notification requirements with regard to advertisement in a local paper, posting of property and notification of adjoining property owners.

**DEPT. OF ENVIRONMENTAL  
PROGRAMS COMMENTS FOR  
EACH CASE**

**(Includes Critical Area, Forestry & Environmental  
Programs)**



## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

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**To:** Kristen Tremblay, Zoning Administrator  
**From:** Joy S. Birch, Natural Resources Planner III   
**Subject:** Board of Zoning Appeals Comments – January 8, 2026  
**Date:** December 17, 2025

---

Below are comments related to the cases scheduled for the Board of Zoning Appeals (BZA) meeting for Thursday, January 8, 2026, for their conformance with the Chesapeake Bay (CBA) and Atlantic Coastal Bays Critical Area Law (ACBA):

**6:30 pm – Case #26-2:**

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and designated as an Intensely Developed Area (IDA) and is a non-waterfront lot. The proposed activity does not appear to have any issues with the Atlantic Coastal Bay Critical Area regulations. Any applicable mitigation will be addressed at the permitting stage; therefore, we reserve any further comments until permit submission.

**6:35 pm -Case #26-3:**

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and designated as Intensely Developed Area (IDA) within Buffer Management Area A-15. The proposed activity does not appear to have any issues with the Atlantic Coastal Bay Critical Area regulations. Any applicable mitigation will be addressed at the permitting stage; therefore, we reserve any further comments until permit submission.

**6:40 pm – Case #26-1:**

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and designated as Intensely Development Area (IDA) within Buffer Management Area A-15. The proposed activity does not appear to have any issues with the Atlantic Coastal Bay Critical Area regulations. Any applicable mitigation will be addressed at the permitting stage; therefore, we reserve any further comments until permit submission.



## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

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**To:** Kristen Tremblay, Zoning Administrator

**From:** David Mathers, Natural Resources Planner IV (DM)

**Subject:** Board of Zoning Appeals Comments – January 8, 2026 Meeting

**Date:** December 17, 2025

---

Below are comments relative to the cases scheduled for the Board of Zoning Appeals (BZA) meeting for Thursday, January 8, 2026, for their conformance with the Forest Conservation Act.

**6:30 pm – Case # 26-2:**

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.

**6:35 pm -Case # 26-3:**

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.

**6:40 pm -Case # 26-1:**

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.

**Citizens and Government Working Together**

# **OPINIONS FROM THE PREVIOUS MONTH FOR REVIEW**

**(Opinion for each case will be provided at the regular  
meeting for signature by all members)**

IN THE MATTER OF BILL IRELAND

\*

BEFORE THE BOARD OF ZONING

\*

APPEALS FOR WORCESTER COUNTY,

\*

MARYLAND

Case No. 25-64

\* \* \* \* \*

**OPINION**

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Thursday, December 11, 2025, upon the application of Bill Ireland on the lands of Selbyville Elks Home, Inc., requesting a modification to an existing special exception and a variance to the front yard setback from 90 feet to 60 feet (to encroach 30 feet) for a proposed handicapped ramp with a landing in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-122(f), ZS 1-201(c)(21) and ZS 1-305, located at 13324 Worcester Highway, Tax Map 3, Parcel 22, Tax District 5, Worcester County, Maryland.

Loren Evans testified before Board along with Gregory Townsend. There were no protestants to the Application. The testimony revealed that the ramp will be 60 feet from Rt. 113 which is sufficient. The ramp will be further away from Route 113 than the building.

After duly considering the application and the testimony and other evidence offered and presented in connection therewith, the Board made the following findings of fact and conclusions of law:

1. Special conditions and circumstances exist which are peculiar to the land and proposed building involved;
2. The literal interpretation of the Ordinance would deprive the applicants of rights commonly enjoyed by others in the Zone;
3. The special conditions did not result from actions of the applicants; and
4. The conditions are not one that could be reasonably provided for under legislation of general applicability within the Zone.

Accordingly, upon a Motion made by Ms. Gismondi to approve, which was seconded by Mr. Fykes, the Board unanimously passed the following resolution:

BE IT RESOLVED, that the requested modification and variance be APPROVED.

---

Date

Robert Purcell  
Chairperson

---

Date

Jacob Mitrecic

---

Date

Thomas Babcock

---

Date

Charles L. Fykes

---

Date

Lisa Bowen

---

Date

Beth Gismondi

---

Date

Steven Katsanos

IN THE MATTER OF MARK SPENCER CROPPER \*

BEFORE THE BOARD OF ZONING \*

APPEALS FOR WORCESTER COUNTY, \*

MARYLAND \*

Case No. 25-65

\* \* \* \* \*

**OPINION**

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Thursday, December 11, 2025, upon the application of Mark Spencer Cropper on the lands of Scott Gelman and Emily Gelman, requesting a variance to the Atlantic Coastal Bays Critical Area regulations to exceed the allowable 100 foot tidal wetland crossing by 95 feet for a proposed 3 foot by 195 foot walkway over tidal wetlands pursuant to Zoning Code §§ ZS 1-116(m)(1) and Natural Resources Code §§ NR 3-125(b)(1), located at 11919 Cedar Creek Road, Tax Map 15, Parcel 252, Lot 10, Tax District 3, Worcester County, Maryland.

Sarah Freund of Lane Engineering testified before Board in favor of the Application. There were no protestants to the Application. The testimony revealed that the Army Corp of Engineers and the MDE have approved this project.

After duly considering the application, and the testimony and other evidence offered and presented in connection therewith regarding the requested variance, the Board made the following findings of fact:

**1. Special conditions or circumstances exist that are peculiar to the applicant's land or structure and a literal enforcement of provisions and requirements of the County's Atlantic Coastal Bays Critical Area Program would result in unwarranted hardship;**

Without the granting of this Variance an unwarranted hardship exists. This property was platted prior to the adoption of the Atlantic Coastal Bays Critical Area Program and with the rear of the property being entirely wetlands it would prohibit the property owner from enjoying their riparian rights.

**2. A literal interpretation of the provisions of the County's Atlantic Coastal Bays Critical Area Program and related laws will deprive the applicant of rights commonly enjoyed by other properties in similar areas within the Atlantic Coastal Bays Critical Area;**

The Applicant's rights would be lessened without the granting of this variance. There are numerous properties located within the Atlantic Coastal Bays Critical Area Program and surrounding areas that have piers/docks that exceed 100' of tidal wetlands, some of which received similar variances at this request.

**3. The granting of a variance will not confer upon the applicant any special privilege that would be denied by the County's Atlantic Coastal Bays Critical Area Program to other lands or structures within the Atlantic Coastal Bays Critical Area;**

As stated previously, there are numerous piers/docks in this area, some that have required similar variances. Therefore, granting this variance would not confer a special privilege or right to the applicant.

**4. The variance request is not based upon conditions or circumstances which are the result of actions by the applicant nor does the request arise from any condition relating to land or building use, either permitted or non-conforming on any neighboring property;**

This request is not an after-the-fact variance and the properties were platted prior to the adoption of the Atlantic Coastal Bays Critical Area Program.

**5. The granting of a variance shall not adversely affect water quality or adversely impact fish, wildlife or plant habitat within the Atlantic Coastal Bays Critical Area and the granting of the variance will be in harmony with the general spirit and intent of the County's Atlantic Coastal Bays Critical Area Program;**

The granting of this variance may slightly affect the water quality and impact the plant habitat, the applicant has received approval from the Maryland Department of the Environment and the US Army Corp of Engineers. If approved, Mitigation will be required at a 2:1 ratio, for any disturbance to the 100' buffer associated with the construction of the pier, which will help lessen any effects or impacts.

**6. The Board of Zoning Appeals shall not make a decision relative to a request for such a variance without reviewing the comments of the Department and finding that the applicant has satisfied each of the provisions and standards contained herein**

The applicant does have an unwarranted hardship due to the location and amount of tidal wetlands.

**7. The Board believes that without a variance, an unwarranted hardship exists and the variance request is the minimum necessary to provide relief as the Applicant will be denied a reasonable and significant use of the property.**

**8. Through competent and substantial evidence, the Applicant has overcome the presumption that the specific development activity does not conform with the general intent of the Worcester County Code.**

Accordingly, upon a Motion made by Mr. Babcock to approve, which was seconded by Mr. Fykes, the Board unanimously passed the following resolution:

BE IT RESOLVED, that the requested variance be APPROVED.

<hr/> Date	Robert Purcell Chairperson
<hr/> Date	Jacob Mitrecic
<hr/> Date	Thomas Babcock
<hr/> Date	Charles L. Fykes
<hr/> Date	Lisa Bowen
<hr/> Date	Beth Gismondi
<hr/> Date	Steven Katsanos