WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA

Wednesday, April 8, 2026 at 1:00 p.m.
Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863

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.

I. **Call to Order**

II. **Site Plan Review (§ ZS 1-325)**

A. **Ocean Pines Golf Course Monopole- Minor Site Plan Review**
Proposed construction of a 150' monopole. Located at 98 Clubhouse Drive, Ocean Pines, MD 21811. Tax Map 16, Parcel 21, Tax District 3, R-2 Residential District. Ocean Pines Association, Inc., owner / Entrex Communication Services Inc., engineer.

B. **Sunset Marine Park – Major Site Plan Review**
Proposed construction of one (1) retail building and one (1) boat sales and service building. Located at Sunset Avenue and Old Bridge Road, Ocean City, MD 21842. Tax Map 27, Parcel 264 & 632, Tax District 10, C-2 General Commercial District. Old Bridge Sunset Holdings, LLC, owner / Vista Design, Inc., applicant & engineer.

C. **611 Holdings II – Minor Site Plan Review**
Proposed gravel yard for boat storage. Located at Stephen Decatur Highway and Sinepuxent Road, Ocean City, MD 21842. Tax Map 26, Parcel 211, Tax District 10, C-1 Neighborhood Commercial District. 611 Holdings II, LLC, owner / Vista Design, Inc., applicant & engineer.

D. **10702 Assateague Road – Minor Site Plan Review**
Proposed construction of one (1) coffee shop building and an outdoor commercial component. Located at 10702 Assateague Road, Berlin, MD 21811. Tax Map 25, Parcel 298, Tax District 3, C-1 Neighborhood Commercial District. 10702 Assateague LLC, owner / Vista Design, Inc., applicant & engineer.

E. **George Island Solar – Major Site Plan Review**
Proposed utility-scale solar project. Located at 6025 George Island Landing Road, Stockton, MD 21864. Tax Map 94, Parcel 134, Tax District 8, A-2 Agricultural District. Horace & Elwath, LLC, owner / Kimley-Horn and Associates, Inc., engineer.

F. **TPE MD WO73 Solar – Major Site Plan Review**
Proposed utility-scale solar project. Located on the Westerly side of Old Ocean City Road, Berlin, MD 21811. Tax Map 25, Parcel 3, Tax District 3, R-2 Residential District. Bathtap LLC, owner / Kimley-Horn and Associates, Inc., engineer.

G. **Dash In – Minor Site Plan Review**
Proposed construction of Dash In convenience store. Located at intersection of Ocean Gateway, Coastal Square Road, and Samuel Bowen Boulevard, Berlin, MD 21811. Tax Map 26, Parcel 474, Lot 4, Tax District 3, C-3 Highway Commercial District. Coastal Square, LLC, owner / Becker Morgan Group, Inc., applicant & engineer.

III. **Adjourn**

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: April 8, 2026

PROJECT: Ocean Pines Golf Course Monopole

APPLICANT(S) IN ATTENDANCE:

_____

_____

TRC MEMBERS IN ATTENDANCE:

_____ Tremblay, Zoning Administrator
_____ Zito, DRP Specialist III
_____ Miller, Building Plans Reviewer III
_____ Mitchell, Environmental Programs
_____ White, Environmental Programs
_____ Soper, Environmental Programs
_____ Birch, Environmental Programs
_____ Mathers, Environmental Programs
_____ Owens, Fire Marshal
_____ Korb, Deputy Fire Marshal
_____ Lynch, County Roads
_____ Berdan, County Roads
_____ Wilson, State Highway Admin.
_____ Fritts, State Highway Admin.
_____ Beauchamp, W & WW, DPW
_____ Knight, Planning Commission Rep.

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DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING
Worcester County
GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL:410.632.1200 / FAX: 410.632.3008
http://www.co.worcester.md.us/departments/drp

ZONING DIVISION
BUILDING DIVISION
BOARD OF LICENSE COMMISSIONERS

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING
April 8, 2026

Ocean Pines Golf Course Cell Tower – Minor Site Plan Review

Proposed construction of 150' communication tower. Located at 98 Clubhouse Drive, Ocean Pines, MD 21811. Tax Map 16, Parcel 21, Tax District 3, R-2 Residential District. Ocean Pines Association, Inc., owner / Milestone Towers, applicant.

Prepared by: Zoning Division Staff

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The TRC is the approving authority for this site plan. For a Minor Site Plan, final approval of the site plan will not be granted until all comments provided to the applicant by the Technical Review Committee (TRC) have been addressed on the site plan and associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for final signature approval before building/zoning permits will be issued.

General Requirements:

1. Two (2) separate building permits will be required – one (1) for the tower, and one (1) for the antenna. To obtain a Building Permit, the applicant must submit the following to the Department:
   a. A complete building permit application along with the property owner's signature.
   b. One (1) initial fee of $200 made payable to Worcester County.
   c. Three (3) sets of sealed drawings for tower design and construction documents.
   d. Three (3) sets of sealed drawings for antenna design and construction documents.
   e. Soils Report.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.
3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections' agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

***Development Review and Permitting (DRP) Zoning Division comments are based on the plans submitted. These comments are subject to change every time a change is made to the plans that affect items reviewed under the Zoning and Subdivision Control Article.**

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

§ZS1-206(c)(15)	R-2 Suburban Residential District, Monopoles over one hundred feet in height, but not exceeding one hundred ninety-nine feet
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off-Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways

§ZS1-343	Antennas, towers, and telecommunications uses

1. Staff has confirmed that the applicant provided the required items outlined in §ZS1-343(b)(1) during the BZA application.
2. Sheet C-1: Please add that the 'monopine' was approved by BZA Case #26-1 to the site plan.
3. Sheet C-1: Please revise the rear and side yard setbacks to 20.' §ZS1-343(b)(2)(A)(1).
4. Sheet C-1: Please add a note stating that "All obsolete or unused towers and equipment shall be removed at the owner's expense within twelve months of the cessation of use." §ZS1-343(b)(2)(G).
5. Sheet A-1: Please add additional entrance prevention devices as necessary to prevent compound access by unauthorized personnel, or please clarify if any devices are proposed. §ZS1-343(b)(2)(E).
6. Sheet A-1: Please move the proposed transformer inside of the security fence, as all equipment needs to be inside the fenced area. §ZS1-343(b)(2)(E).
7. Sheet A-1: Please add that the existing vegetation will be retained as shown on the landscaping plan.
8. Sheet LS-1: Please provide species details on the existing vegetation that will be used for the buffer.
9. Sheet LS-1: Please provide height of the loblolly pines at maturity.
10. A maintenance and replacement bond for required landscaping may be required by Development Review and Permitting. Staff will confirm with Environmental Programs if a Critical Area planting bond can be used to meet this requirement. §ZS1-322(g).
11. A landscape inspection and maintenance agreement for the required landscaping shall be recorded in the Land Records. A $60 check made payable to "Worcester County Clerk of Court" must also be provided with the agreement.
12. Please clarify if there will be any lighting at the facility. §ZS1-323.

Other Agency Approvals:

1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area, Forestry, and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

<u>NEXT STEPS</u>: For a Minor Site Plan - Final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for final signature approval before building/zoning permits will be issued.

The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state regulations.

No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.

DEPARTMENT OF
ENVIRONMENTAL PROGRAMS
Worcester County
GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL:410.632.1220 / FAX: 410.632.2012

AGRICULTURAL PRESERVATION
CONSERVATION PROGRAM
WATER & SEWER PLANNING
SHORELINE COMMISSION

WELL & SEPTIC
NATURAL RESOURCES
PLUMBING & GAS
COMMUNITY HYGIENE

MEMORANDUM

TO: Worcester County Technical Review Committee

FROM: Joy S. Birch, Natural Resources Planner III JB

SUBJECT: April 8, 2026, Technical Review Committee Meeting

DATE: March 24, 2026

Ocean Pines Golf Course Monopole – Minor Site Plan Review

Proposed construction of a 150' monopole. Located at 98 Clubhouse Drive, Tax Map 16 Parcel 21, Tax District 3, R-2 Residential District.

Critical Area: This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Developed Area (IDA) and within buffer management area A-15. Please see following comments:

1. Please add the proposed lot coverage calculations as they will need to do a Planting Agreement and Bond at the submittal of the permit.

2. Please add Atlantic Coastal Bays Critical Area note to read: **Worcester County Atlantic Coastal Bays Critical Area Law:** *This property lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Local Laws, as from time to time amended, in effect at the time of the proposed development activities.*

Storm Water Management & Erosion and Sediment Control:

The project is proposing a disturbance of less than 5,000 sf and also requiring less than 100 cu yds of fill material which would negate the need to address these regulations. Further comment is reserved until time of permit submission.

General Provisions:

- All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.

- All Stormwater Management practices shall be designed to meet the requirements of the 2007 Maryland Stormwater Management Act.

- All projects over one (1) acre shall be required to file for a General Permit / Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

DEPARTMENT OF
ENVIRONMENTAL PROGRAMS
Worcester County
GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL:410.632.1220 / FAX: 410.632.2012

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

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

MEMORANDUM

DATE: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

If you have any questions, please feel free to contact the Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for the April 8, 2026 Meeting

From: Environmental Programs Staff

Subject: **Ocean Pines Golf Course Monopole Minor Site Plan Review – Tax Map: 16, Parcel: 21**

Date: **March 3, 2026**

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

1. Environmental Programs requires a $60 fee for any Technical Review Committee projects submitted on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.

2. There is a sewer maintenance tank behind the existing building. Special care should be taken to avoid this area with any heavy equipment.

3. Care should be taken to avoid any irrigation lines/distribution lines for the golf course.

4. Any work done with propane piping will need a gas permit.

Worcester County Government Center 1 West Market Street, Room 1306 Snow Hill, Maryland 21863
Tel: 410-632-1220 Fax: 410-632-2012

Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To:	Technical Review Committee
From:	David Mathers, Natural Resources Planner IV DM
Subject:	Forest Conservation Review
Date:	March 26, 2026
Date of Meeting:	April 8, 2026
Project:	Ocean Pines Golf Course Monopole
Location:	98 Clubhouse Dr, Tax Map: 16, Parcel: 21
Owner/Developer:	Ocean Pines Association, Inc.
Surveyor/Engineer:	Entrex Communication Services, Inc

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

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

Department of Development Review & Permitting
Worcester County Government Center
1 W. Market St., Room 1201
Snow Hill, Maryland 21863
410-632-1200, Ext. 1151
pmiller@worcestermd.gov

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Project: Ocean Pines 150' Monopole Tower, 98 Clubhouse Drive
Date: 4/8/2026
Tax Map: 16 Parcel: 21 Section:____ Lot:_____ Block:_____

SITE SPECIFIC COMMENTS

1. Current Codes: 2021 International Building Code
   2021 International Energy Conservation Code
   2021 International Mechanical Code
   2020 National Electric Code (Currently)

2. Permit application for tower along with 3 sets of sealed drawings for tower design and construction documents.

3. Permit application for antennas along with 3 sets of sealed drawings for antenna design and construction documents.

3. Structural analysis will be required for all future carriers.

4. Third party inspector (special inspector/ engineering firm) information for tower erection, height verification and foundation.

5. Soils report required at the time of building permit application.

6. A pre-construction meeting will be required before any work starts.

7. Worcester County inspections required for all construction. Third party inspection will not be accepted without a Worcester County inspection.

Please provide your design professional with a copy of these comments.

Outlook

TRC Comments 4/8/26

From Kevin Lynch <klynch@worcestermd.gov>
Date Thu 3/26/2026 8:41 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>
Cc Lisa Lawrence <llawrence@worcestermd.gov>; Keith Berdan <kberdan@worcestermd.gov>

Good morning Ben,

See below for TRC comments from the Road's Division.

- **Ocean Pines Golf Course Monopole**- project is within OPA and will have no impact on County roadways.
- **Sunset Marine Park**- Include commercial entrance detail on plans for Old Bridge entrance. Ensure bond is in good standings with our office before proceeding with work.
- **611 Holdings II**- commercial entrance bond will be needed with our office before work can begin.
- **10702 Assateague Road**- commercial entrance bond will be needed with our office before work can begin.
- **George Island Solar**- project is located on SHA maintained roadway, no access to any County Road.
- **TPE MD WO73 Solar**- project located on SHA maintained roadway, no access to any County Road.
- **Dash In**- Two (2) commercial entrance bonds will be required for the entrances for this project. Show the entrance detail on the plans and also include the paving spec that will be used for the entrances.

Kevin A. Lynch
Superintendent
Worcester County Department Of Public Works
Roads Division
5764 Worcester Hwy
Snow Hill, MD 21863
O: (410) 632-2244, ext. 2104
C: 443-783-9731
F: 410-632-0020

Outlook

RE: 4/8/26 TRC Draft Agenda

From Lee R. Beauchamp <lrbeauchamp@worcestermd.gov>
Date Mon 3/23/2026 8:47 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>
Cc Dallas Baker <dbaker@worcestermd.gov>; Jana B. Potvin <jbpotvin@worcestermd.gov>

Ben,

Below are the water and sewer TRC comments for the projects on this agenda:

1. **George Island Solar:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.

2. **TPE MD W073 Solar:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.
3. **Berlin Lions Club:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.

4. **Sunset Marine Park:**
    a. Show the location of the proposed water meter for both buildings.

5. **611 Holdings II:** Water and Wastewater Division has no comments as there is no service requested.

6. **10702 Assateague Road:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.

7. **Dash In:**
    a. The proposed water meter location is directly over a proposed underground electric line. To deconflict this, we recommend moving the water meter and associated valves to between the curb and the underground electric line.
    b. Relocate the proposed sewer clean out to be inline with the proposed water meter pit. This will reduce any confusion for county staff on private/ public maintenance responsibility.
    c. County Standards and Specs require SDR-9 pipe used for domestic water lines.
    d. Use a 2in meter pit for a 2in meter.
    e. Include the following County Standard Details: G-1, W-5, W-8, W-11, S-6, and S-8.
    f. In Sheet C-303 add a note to show limits of County Maintenance for sewer lateral as will. County maintenance will stop on the back of the relocated sewer clean out.
8. **Ocean Pines Golf Course Monopole:** Water and Wastewater Division has no comments as there is no service requested.

9. **Crepe Myrtle Count:**
    a. Water meters must be located outside of the paved driveways and concrete sidewalks.

b. Water valves need to be added on the main at ever tee so the system can be isolated for any repairs in the future.
c. Fire Hydrants need to be added at the end of the dead-end water mains that are near SWM #M6-12 and M6-7.

Thanks

Lee Beauchamp, PE
Water & Wastewater Superintendent
Worcester County Public Works
Office Phone: (410) 641-5251 x2439
Work Cell: (410) 430-2366
Email: lrbeauchamp@worcestermd.gov

MARYLAND'S Coast
WORCESTER COUNTY

From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Monday, March 16, 2026 8:14 AM
To: Benjamin M. Zito <bmzito@worcestermd.gov>
Subject: 4/8/26 TRC Draft Agenda

All,

See the attached draft agenda for the 4/8/26 TRC meeting. Digital files can be found here: 4-8-26 TRC

The agenda will be finalized next week.

Thank you,

Ben Zito
DRP Specialist III
Dept. of Development, Review and Permitting
Worcester County Government
One West Market Street, Room 1201
Snow Hill, MD 21863
(410) 632-1200, ext. 1134
bmzito@worcestermd.gov

MDOT SHA Comments

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA

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No Comment

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Proposed construction of one (1) retail building and one (1) boat sales and service building. Located at Sunset Avenue and Old Bridge Road, Ocean City, MD 21842. Tax Map 27, Parcel 264 & 632, Tax District 10, C-2 General Commercial District. Old Bridge Sunset Holdings, LLC, owner / Vista Design, Inc., applicant & engineer.
No Comment

C. **611 Holdings II – Minor Site Plan Review**
Proposed gravel yard for boat storage. Located at Stephen Decatur Highway and Sinepuxent Road, Ocean City, MD 21842. Tax Map 26, Parcel 211, Tax District 10, C-1 Neighborhood Commercial District. 611 Holdings II, LLC, owner / Vista Design, Inc., applicant & engineer. Access will need to be off Sinepuxent Rd.Will need a preliminary plan review.

D. **10702 Assateague Road – Minor Site Plan Review**
Proposed construction of one (1) coffee shop building and an outdoor commercial component. Located at 10702 Assateague Road, Berlin, MD 21811. Tax Map 25, Parcel 298, Tax District 3, C-1 Neighborhood Commercial District. 10702 Assateague LLC, owner / Vista Design, Inc., applicant & engineer. Will require a plan review and access permit

E. **George Island Solar – Major Site Plan Review**
Proposed utility-scale solar project. Located at 6025 George Island Landing Road, Stockton, MD 21864. Tax Map 94, Parcel 134, Tax District 8, A-2 Agricultural District. Horace & Elwath, LLC, owner / Kimley-Horn and Associates, Inc., engineer.
Will require a plan review. Recommended access from Portersvill Rd.

F. **TPE MD WO73 Solar – Major Site Plan Review**

Proposed utility-scale solar project. Located on the Westerly side of Old Ocean City Road, Berlin, MD 21811. Tax Map 25, Parcel 3, Tax District 3, R-2 Residential District. Bathtap LLC, owner / Kimley-Horn and Associates, Inc., engineer.

Will require a plan review and access permit

G. **Dash In – Minor Site Plan Review**

Proposed construction of Dash In convenience store. Located at intersection of Ocean Gateway, Coastal Square Road, and Samuel Bowen Boulevard, Berlin, MD 21811. Tax Map 26, Parcel 474, Lot 4, Tax District 3, C-3 Highway Commercial District. Coastal Square, LLC, owner / Becker Morgan Group, Inc., applicant & engineer.

Will require plan review. Access on Coastal Square does not meet SHA corner clearance. (min. corner clearance 200'). Recommend access from Samuel Bowen Blvd. only.

III. **Adjourn**

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1302
SNOW HILL, MARYLAND 21863-1294
TEL: 410-632-5666
FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **Ocean Pines Golf Course Monopole** TRC #: **20260127**
LOCATION: **98 Clubhouse Drive – Berlin, Maryland**
CONTACT: **Ocean Pines Association**
MEETING DATE: **April 8, 2026** COMMENTS BY: **Robert Korb, Jr.**
Chief Deputy Fire Marshal

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

Scope of Project:

Proposed construction of a monopole antenna and associated ground equipment.

Specific Comments:

1. No further comments at this time.

Milestone Towers

verizon

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

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

SITE INFORMATION

SCOPE OF WORK:

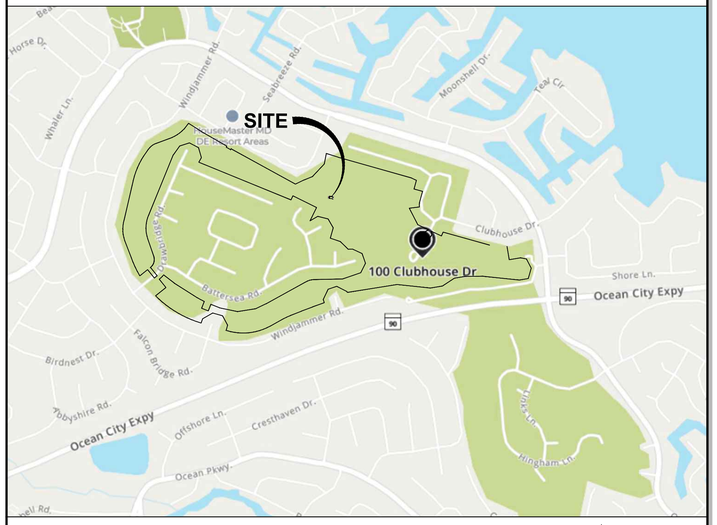
1. INSTALL EROSION AND SEDIMENT CONTROLS.
2. CLEAR AND GRADE SITE TO FINAL SUBGRADE ELEVATION.
3. INSTALL MONOPINE FOUNDATION AND 150' MONOPINE.
4. INSTALL GROUNDING, TELCO PULL BOXES, UTILITY WIREWAY.
5. INSTALL VERIZON WIRELESS EQUIPMENT SLAB AND CARRIER EQUIPMENT.
6. INSTALL ELECTRICAL AND TELEPHONE CONDUIT AND HAND HOLES.
7. INSTALL FENCE AND SITE IMPROVEMENTS.
8. 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' 32.956"
LONGITUDE:	W 75° 09' 01.568"

NOTE: MONOPOLES 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



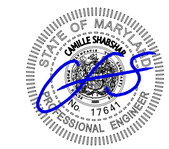
SCALE: 1" = 1,000'

MAGNETIC NORTH 10.53° W | TRUE NORTH

SHEET INDEX

T-1	TITLE SHEET
C-1	SITE PLAN
C-2	EROSION AND SEDIMENT CONTROL PLAN
C-3	EROSION AND SEDIMENT CONTROL DETAILS
A-1	COMPOUND PLAN
A-2	MONOPOLE ELEVATION
S-1	SITE DETAILS
S-2	SIGNAGE DETAILS AND PROPANE TANK DETAILS
L-1	LANDSCAPE PLAN & DETAILS

SEAL:



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: 12/27/2027

SUBMITTALS

DATE	DESCRIPTION	REV.
02-09-2026	SITE PLAN REVIEW	A
02-09-2026	SITE PLAN	0

PROJECT TEAM

APPLICANT:	
ARCHITECT/ENGINEER:	

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

811 Know what's below. Call before you dig.

PROJECT NO: 1050.472
DESIGNER: R.S.
ENGINEER: C.S.

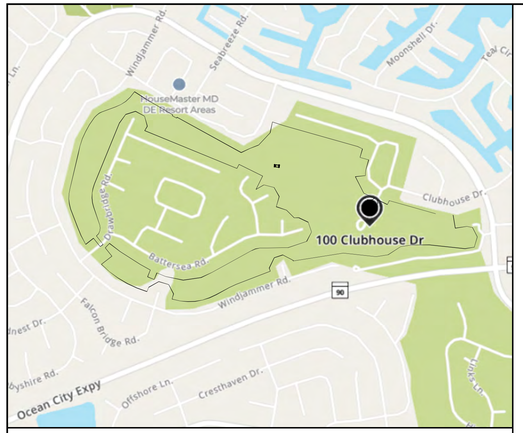
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



VICINITY MAP

SCALE: 1" = 1,000'

TRUE NORTH

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' 32.956"
LONGITUDE:	W 75° 09' 01.568"

SITE PLAN NOTES:

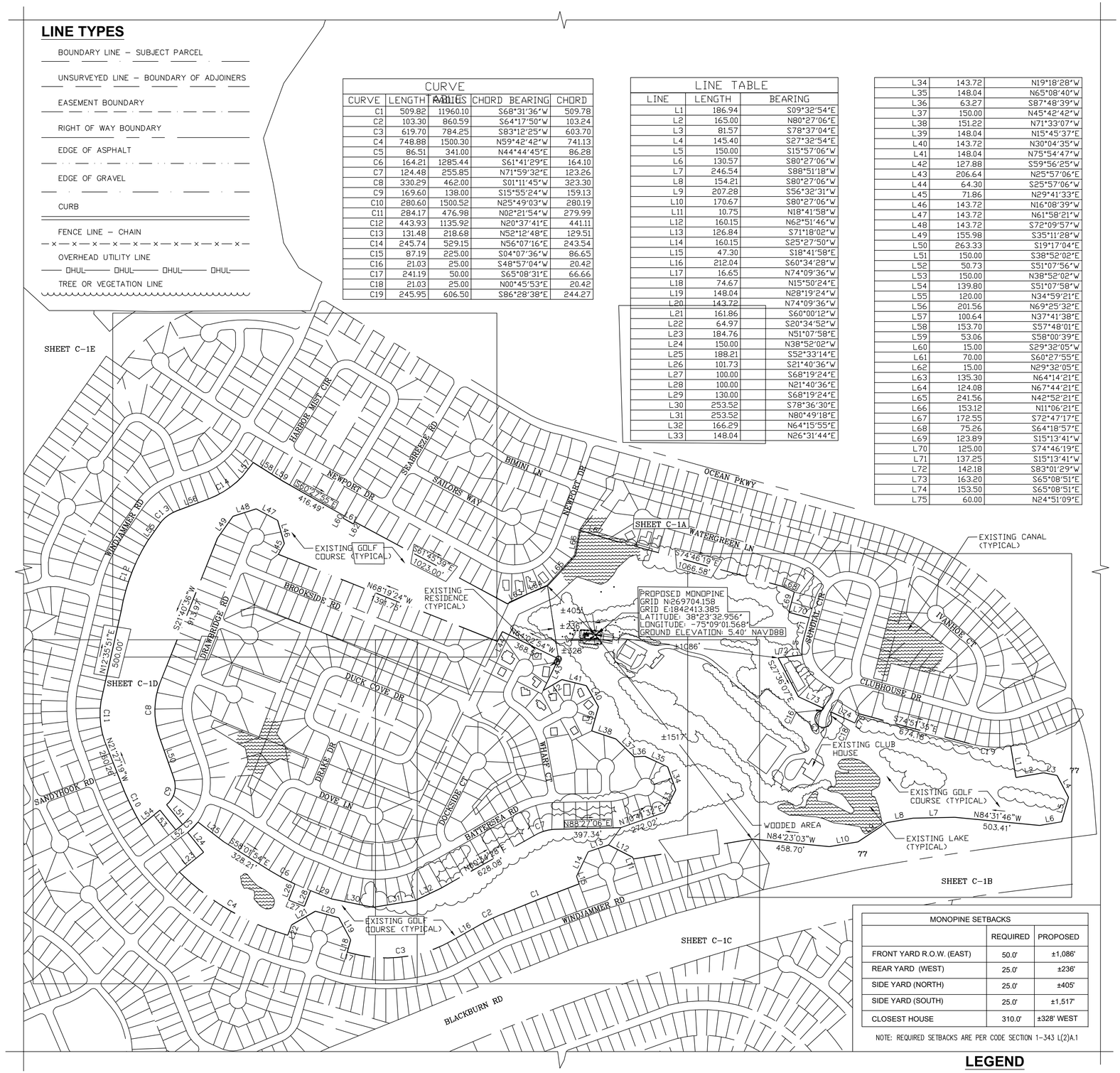
1. SITE NAME: OCEAN PINES GOLF COURSE
2. THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY. PROPERTY LINES SHOWN ON THIS DRAWING HAVE BEEN COMPILED FROM AVAILABLE DEEDS AND PLATS FROM ADJOINING PROPERTIES AND FROM ST. MARY'S GIS MAPS.
3. THE SUBJECT PARCEL INFORMATION:
   OWNER: OCEAN PINES ASSOCIATION INC
   PREMISES ADDRESS: 239 OCEAN PARKWAY
   BERLIN, MD 21811
   MAILING ADDRESS: 239 OCEAN PARKWAY
   BERLIN, MD 21811
   JURISDICTION: WORCESTER COUNTY
   ACCOUNT NUMBER: 03-074900
   ZONING: R-2 USE: COMMERCIAL
4. THE RECORDED REFERENCES FOR THE SUBJECT PARCEL ARE AS FOLLOWS:
   DEED: BOOK 00609, PAGE 00708
   AREA: 174.3700 AC.
5. THE DATUM'S ARE NAD 83 AND NAVD 88, AND THE BEARING BASE IS STATE GRID.
6. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED, THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.
7. NO WETLANDS HAVE BEEN DEFINED AND ANY AREAS SHOWN AS MARSH, PONDS OR DITCHES ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.
8. THE FLOOD ZONE OF THE PROPOSED MONOPOLE IS AS FOLLOWS; FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD. SOURCE, FEMA FLOOD MAP FOR WORCESTER COUNTY, MD. COMMUNITY PANEL NUMBER 24047C 0045H. EFFECTIVE JULY 16, 2015.
9. A TITLE REPORT WAS REVIEWED FOR THIS PROPERTY.
10. THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF
11. CONSTRUCTION OF A CELLULAR MONOPOLE, ANY NECESSARY ANCILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.
12. NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SURVEY AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.
13. THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.
14. PROPERTY LINE METES & BOUNDS SHOWN HAVE BEEN OBTAINED FROM PLATS FOR ADJACENT PROPERTIES. NO PLAT OR SITE PLAN FOR SUBJECT PROPERTY WAS PROVIDED OR FOUND IN AVAILABLE PUBLIC RECORDS
15. THE LOCATION OF THE PROPOSED MONOPOLE IS AS FOLLOWS: THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL.
    LATITUDE: N 38° 23' 32.956"
    LONGITUDE: W 75° 09' 01.568"
    ELEVATION: 5.40' NAVD 88

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

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	509.82	11960.10	S68°31'36"W	509.78
C2	103.30	860.59	S64°17'50"W	103.24
C3	619.70	784.25	S83°12'25"W	603.70
C4	748.88	1500.30	N59°42'42"W	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	21.03	25.00	S48°57'04"W	20.42
C17	241.19	50.00	S65°08'31"E	66.66
C18	21.03	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	S19°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



MONOPINE SETBACKS		
	REQUIRED	PROPOSED
FRONT YARD R.O.W. (EAST)	50.0'	±1,086'
REAR YARD (WEST)	25.0'	±236'
SIDE YARD (NORTH)	25.0'	±405'
SIDE YARD (SOUTH)	25.0'	±1,517'
CLOSEST HOUSE	310.0'	±328' WEST

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

NOTEE:

ANY OBSOLETE OR UNUSED TOWERS AND EQUIPMENT WILL BE REMOVED AT THE OWNER'S EXPENSE WITHIN 12

MONTHS OF CESSATION OF USE PER §ZS1-343(B)(2)(G)

OVERALL SITE PLAN

SCALE: 1" = 300'

1 / C-1

TRUE NORTH

LEGEND

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

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:

CAMILLE SHABSHAB
No. 17641
PROFESSIONAL ENGINEER
STATE OF MARYLAND

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: 12/27/2027

SUBMITTALS

DATE	DESCRIPTION	REV.
02-09-2026	SITE PLAN REVIEW	A
02-09-2026	SITE PLAN	0

PROJECT NO: 1050.472
DESIGNER: R.S.
ENGINEER: C.S.

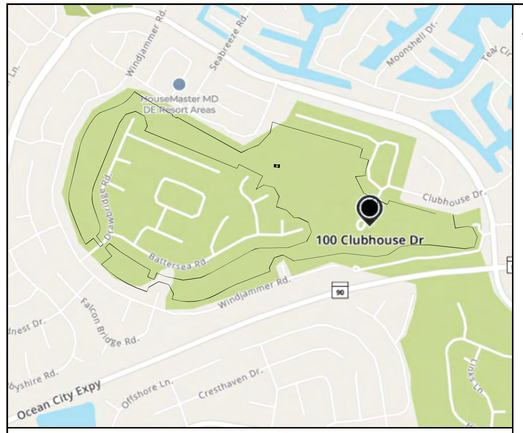
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-1



VICINITY MAP

SCALE: 1" = 1,000'

TRUE NORTH

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 — OHUL —
- TREE OR VEGETATION LINE

NEWPORT DR

WATERGREEN LN

C–1B

C–1E

C–1C

L67 L66 L65 L64 L63 L44 L43 L42 L41

±405′

±236′

±328′

±1086′

PROPOSED MONOPINE
GRID N:269704.158
GRID E:1842413.385
LATITUDE: 38°23'32.956"
LONGITUDE: -75°09'01.568"
GROUND ELEVATION: 5.40' NAVD88

EXISTING RESIDENCE (TYPICAL)

N64°02'54"W 368.50'

MONOPINE SETBACKS		
	REQUIRED	PROPOSED
FRONT YARD R.O.W. (EAST)	50.0'	±1,086'
REAR YARD (WEST)	25.0'	±236'
SIDE YARD (NORTH)	25.0'	±405'
SIDE YARD (SOUTH)	25.0'	±1,517'
CLOSEST HOUSE	310.0'	±328' WEST

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

NOTEE:

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ENLARGED SITE PLAN

SCALE: 1" = 50'

1 / C–1A

TRUE NORTH

LEGEND

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

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communication services, inc.
6100 EXECUTIVE BLVD.
SUITE 430
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PHONE: (202) 408-0960

Milestone Towers

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

SEAL:

STATE OF MARYLAND — CAMILLE SHABSIGH — No. 17641 — PROFESSIONAL ENGINEER

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: 12/27/2027

SUBMITTALS

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02–09–2026	SITE PLAN REVIEW	A
02–09–2026	SITE PLAN	0

PROJECT NO: 1050.472
DESIGNER: R.S.
ENGINEER: C.S.

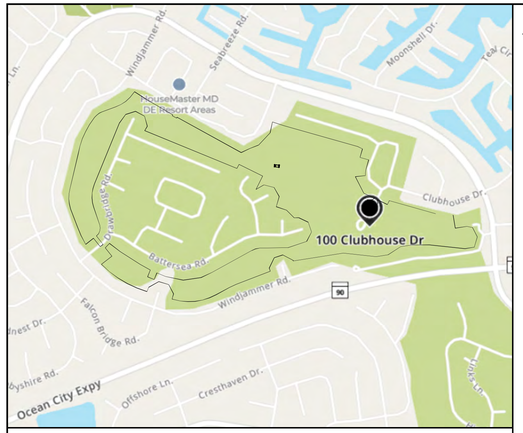
THESE DRAWINGS ARE FORMATTED TO BE FULL–SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

C-1A



VICINITY MAP

SCALE: 1" = 1,000'

TRUE NORTH

LINE TYPES

- BOUNDARY LINE – SUBJECT PARCEL
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- TREE OR VEGETATION LINE

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	REQUIRED	PROPOSED
FRONT YARD R.O.W. (EAST)	50.0'	±1,086'
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NOTE: REQUIRED SETBACKS ARE PER CODE SECTION 1-343 L(2)A.1

LEGEND

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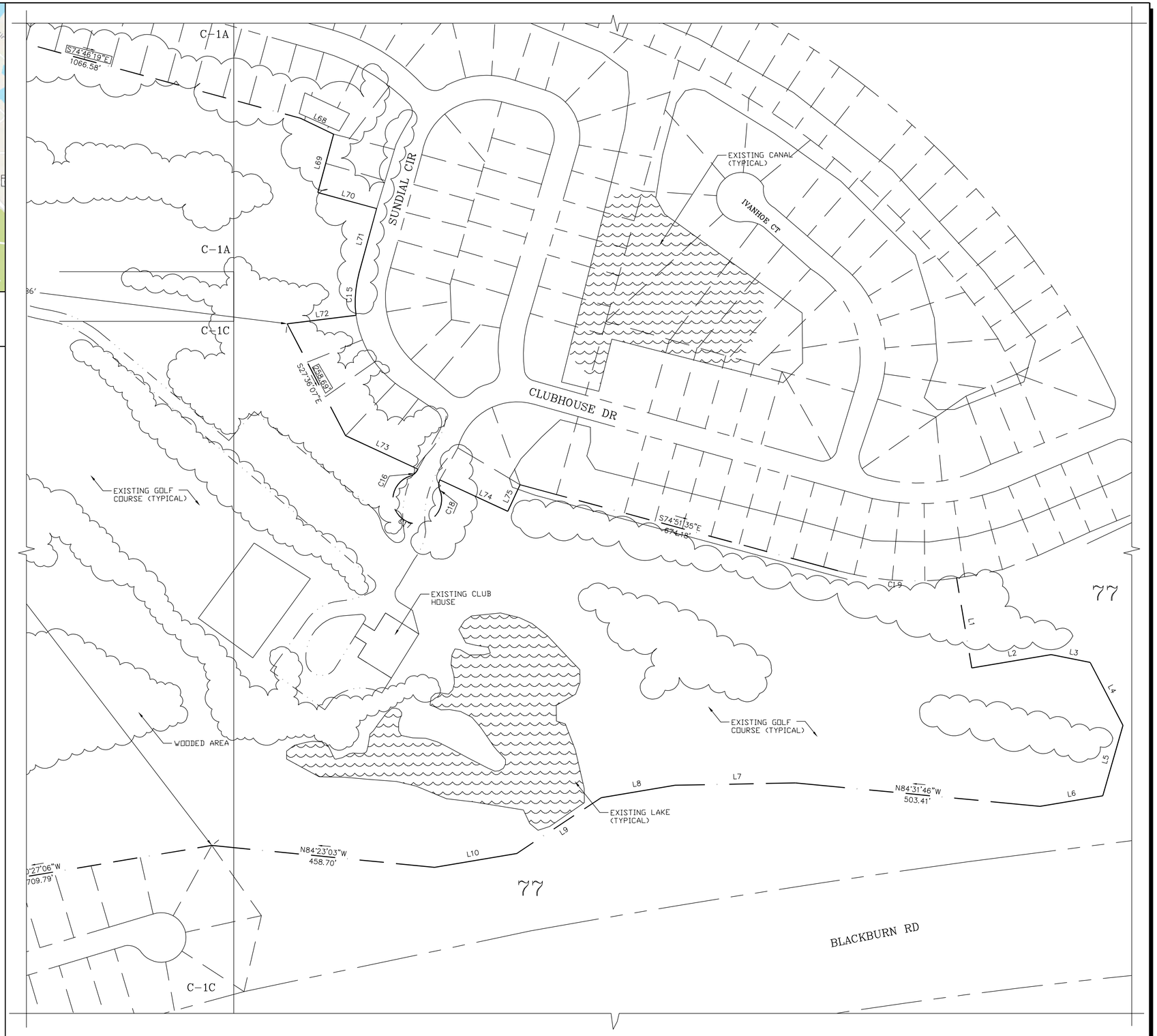
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- CULVERT



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ENLARGED SITE PLAN

SCALE: 1" = 100'

1 / C-1B

TRUE NORTH

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

Milestone Towers

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98 CLUBHOUSE DR
OCEAN PINES, MD 21811

SEAL:

STATE OF MARYLAND
CAMILLE SHABSIGH
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02-09-2026	SITE PLAN	0

PROJECT NO: 1050.472
DESIGNER: R.S.
ENGINEER: C.S.

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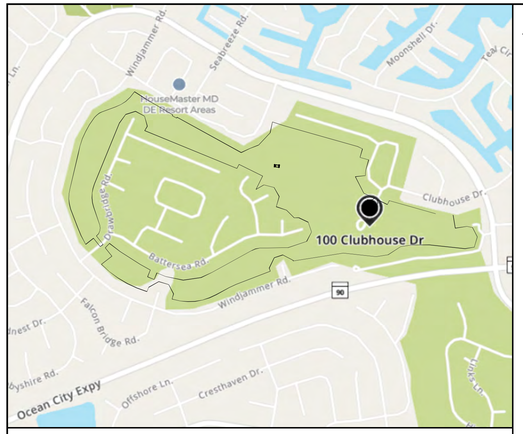
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

C-1B



VICINITY MAP

SCALE: 1" = 1,000'

TRUE NORTH

LINE TYPES

- BOUNDARY LINE – SUBJECT PARCEL
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- EDGE OF GRAVEL
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- OVERHEAD UTILITY LINE
- TREE OR VEGETATION LINE

MONOPINE SETBACKS		
	REQUIRED	PROPOSED
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REAR YARD (WEST)	25.0'	±236'
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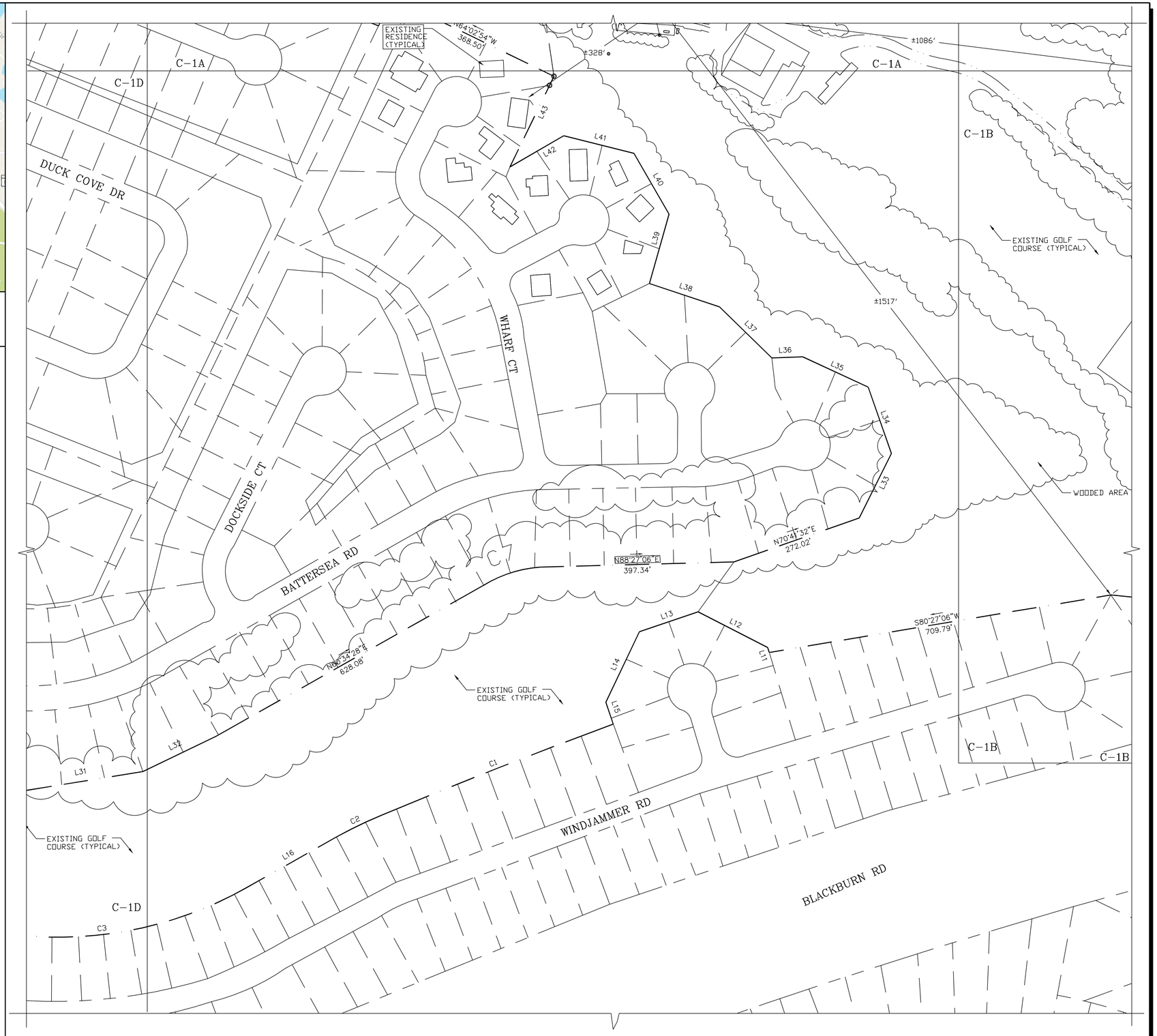
SIDE YARD (SOUTH)	25.0'	±1,517'
CLOSEST HOUSE	310.0'	±328' WEST

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

LEGEND

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



NOTEE:

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ENLARGED SITE PLAN

SCALE: 1" = 100'

1 / C-1C

TRUE NORTH

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:

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02-09-2026	SITE PLAN	0

PROJECT NO: 1050.472
DESIGNER: R.S.
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE

0 1/2 1

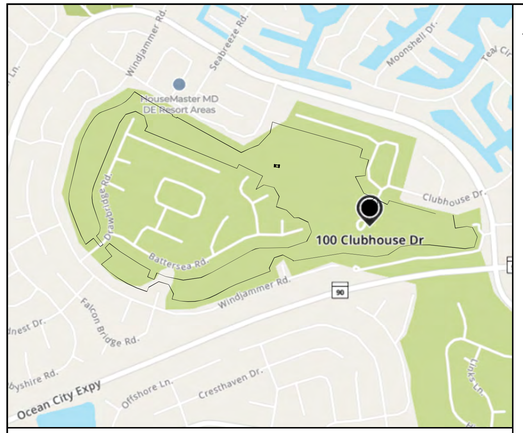
GRAPHIC SCALE IN INCHES

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

C-1C



VICINITY MAP

SCALE: 1" = 1,000'

TRUE NORTH

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
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CLOSEST HOUSE	310.0'	±328' WEST

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

LEGEND

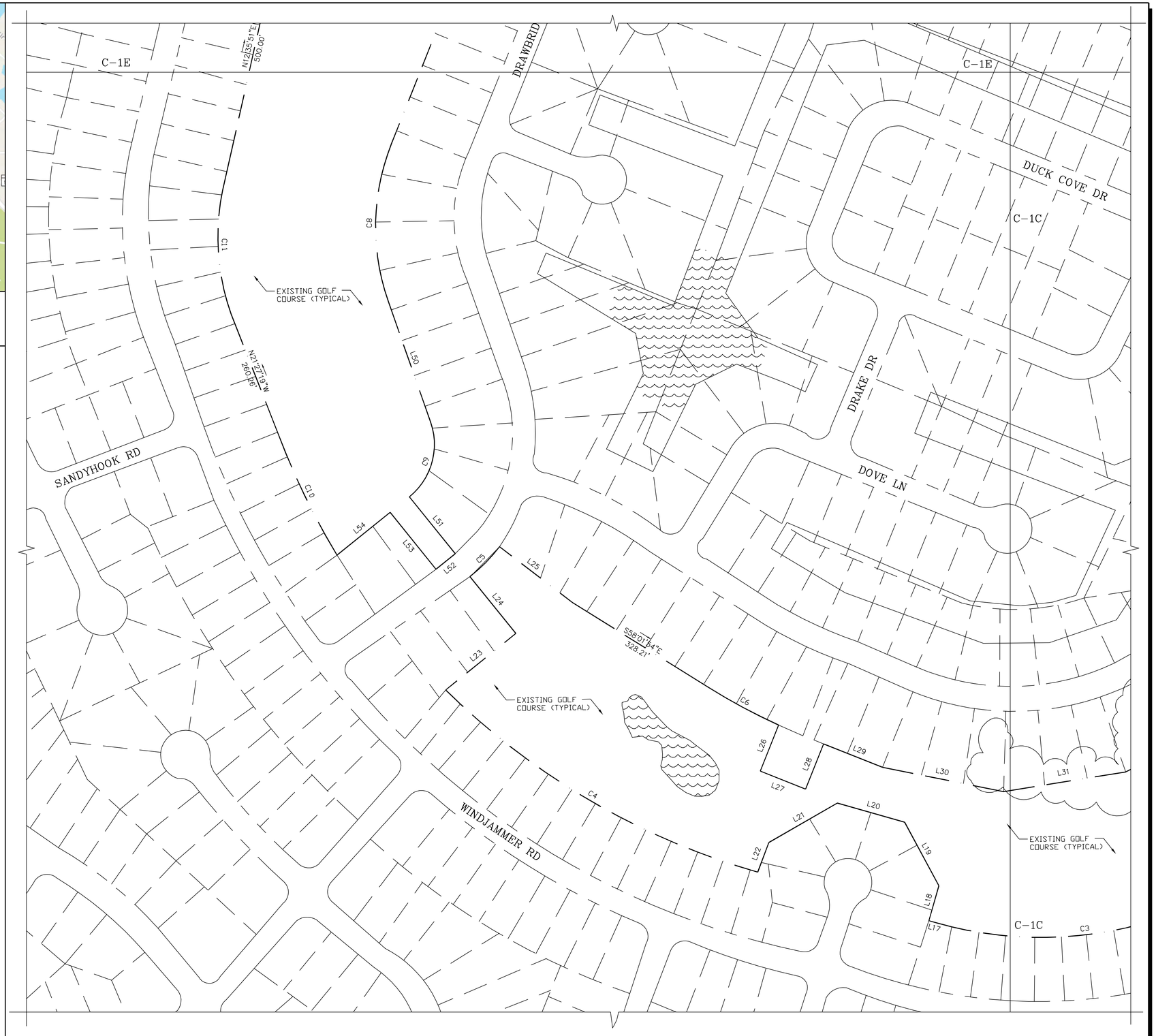
FOUND PROPERTY CORNER

UTILITY POLE

GUY ANCHOR

LIGHT POLE

CULVERT



NOTEE:

ANY OBSOLETE OR UNUSED TOWERS AND EQUIPMENT WILL BE REMOVED AT THE OWNER'S EXPENSE WITHIN 12 MONTHS OF CESSATION OF USE PER §ZS1-343(B)(2)(G)

ENLARGED SITE PLAN

SCALE: 1" = 100'

1 / C-1D

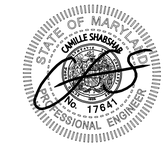
TRUE NORTH

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:



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SUBMITTALS

DATE	DESCRIPTION	REV.
02-09-2026	SITE PLAN REVIEW	A
02-09-2026	SITE PLAN	0

PROJECT NO: 1050.472

DESIGNER: R.S.

ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE

0 1/2 1

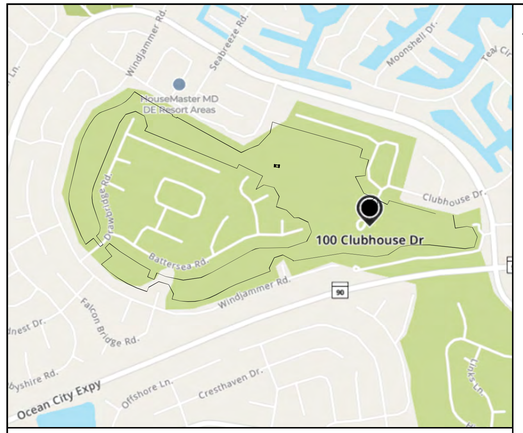
GRAPHIC SCALE IN INCHES

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

C-1D



VICINITY MAP

SCALE: 1" = 1,000'

TRUE NORTH

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 — OHUL —
- TREE OR VEGETATION LINE

MONOPINE SETBACKS		
	REQUIRED	PROPOSED
FRONT YARD R.O.W. (EAST)	50.0'	±1,086'
REAR YARD (WEST)	25.0'	±236'
SIDE YARD (NORTH)	25.0'	±405'
SIDE YARD (SOUTH)	25.0'	±1,517'
CLOSEST HOUSE	310.0'	±328' WEST

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

LEGEND

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

NOTEE:

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ENLARGED SITE PLAN

SCALE: 1" = 100'

1 / C-1E

TRUE NORTH

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Milestone Towers

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OCEAN PINES, MD 21811

SEAL:

STATE OF MARYLAND · CAMILLE SHARSHAK · No. 17641 · PROFESSIONAL ENGINEER

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0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

C-1E

LINE TYPES

CONCRETE CURB

FENCE LINE – CHAIN

EX. 1' CONTOUR LINE

EX. 5' CONTOUR LINE

LIMITS OF DISTURBANCE

lod lod lod lod

SILT FENCE

LOD/SF LOD/SF LOD/SF LOD/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.

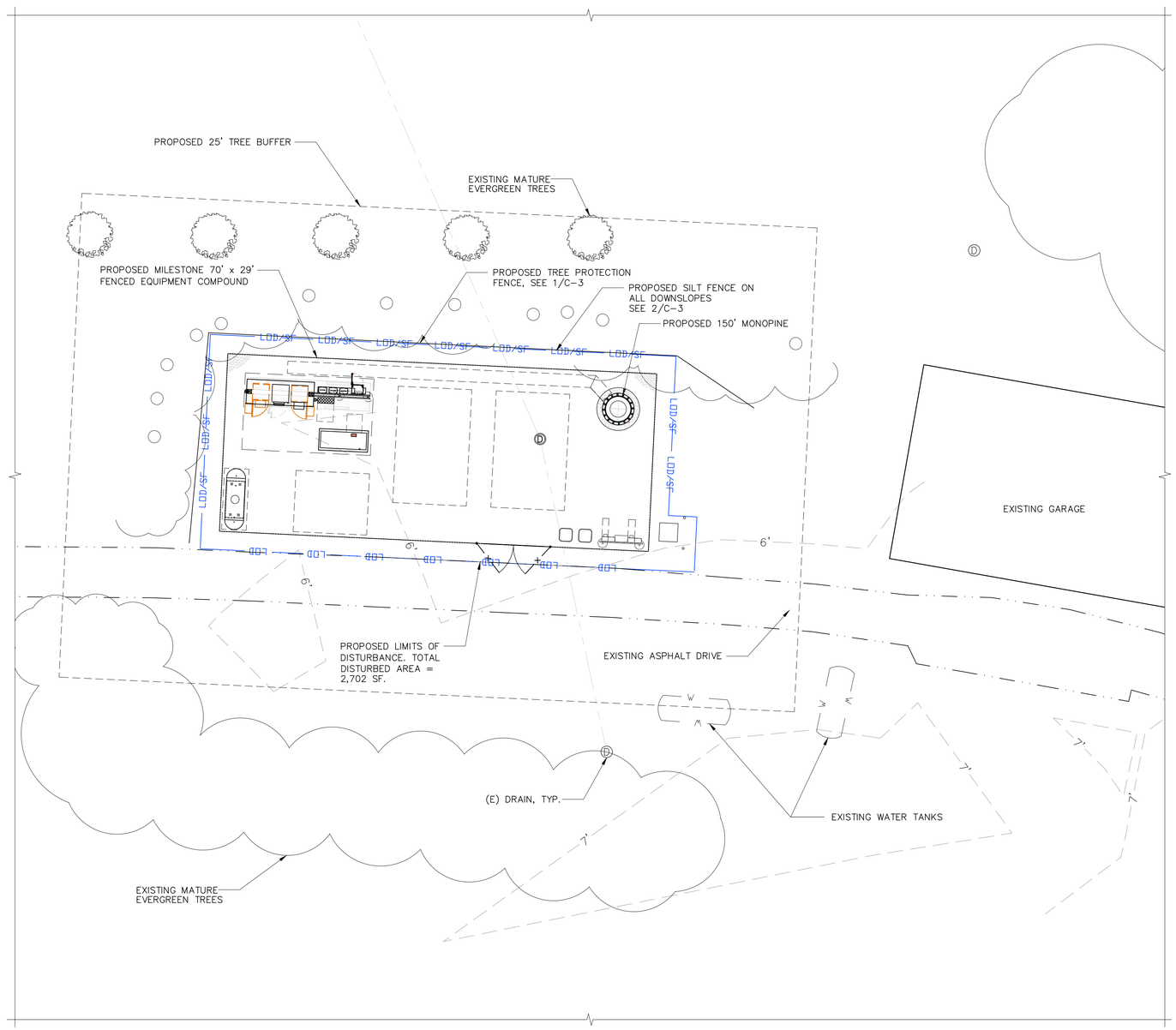
STOCKPILE NOTES

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:	2,702 SF



EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 10'

1 C-2

TRUE NORTH

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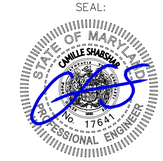

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0 1/2 1

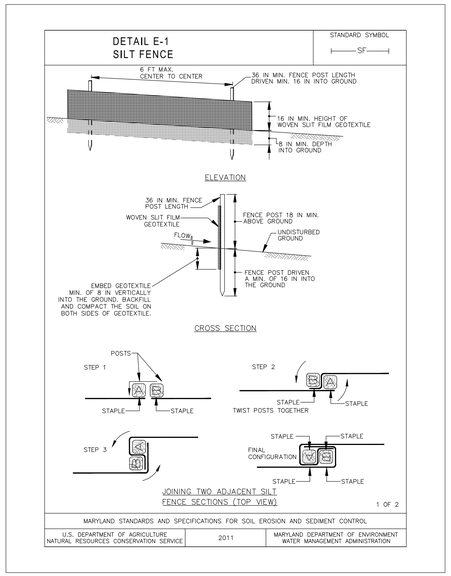
GRAPHIC SCALE IN INCHES

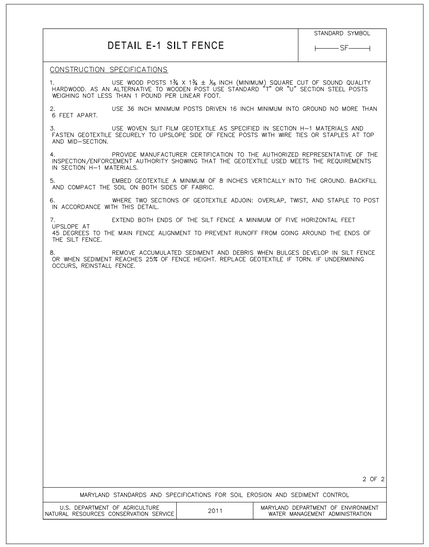
SHEET TITLE:

EROSION AND SEDIMENT CONTROL PLAN

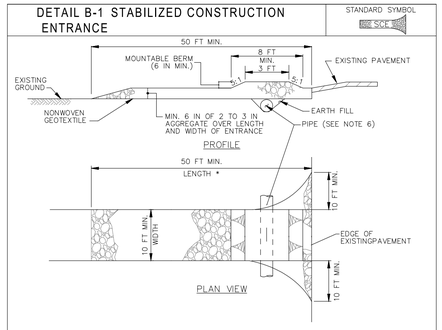
SHEET NUMBER:

C-2





SILT FENCE DETAIL 1 / C-3
SCALE: N.T.S.



CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.

2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.

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

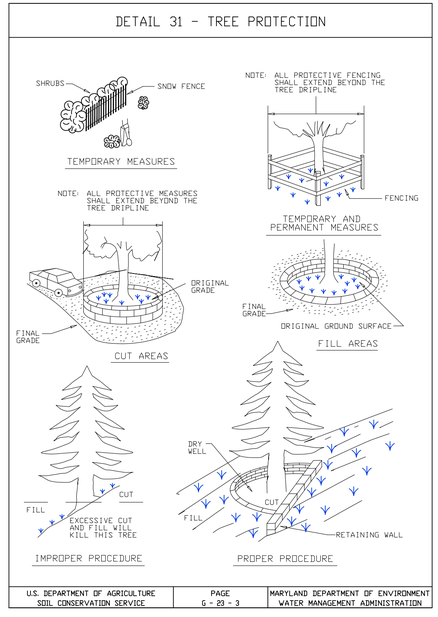
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.

5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

STABILIZED CONSTRUCTION ENTRANCE DETAIL 2 / C-3
SCALE: N.T.S.



TREE PROTECTION FENCE DETAIL 3 / C-3
SCALE: N.T.S.

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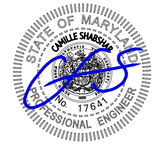
98 CLUBHOUSE DR
OCEAN PINES, MD 21811

SEAL:



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02-09-2026	SITE PLAN	0

PROJECT NO:	1050.472
DESIGNER:	R.S.
ENGINEER:	C.S.

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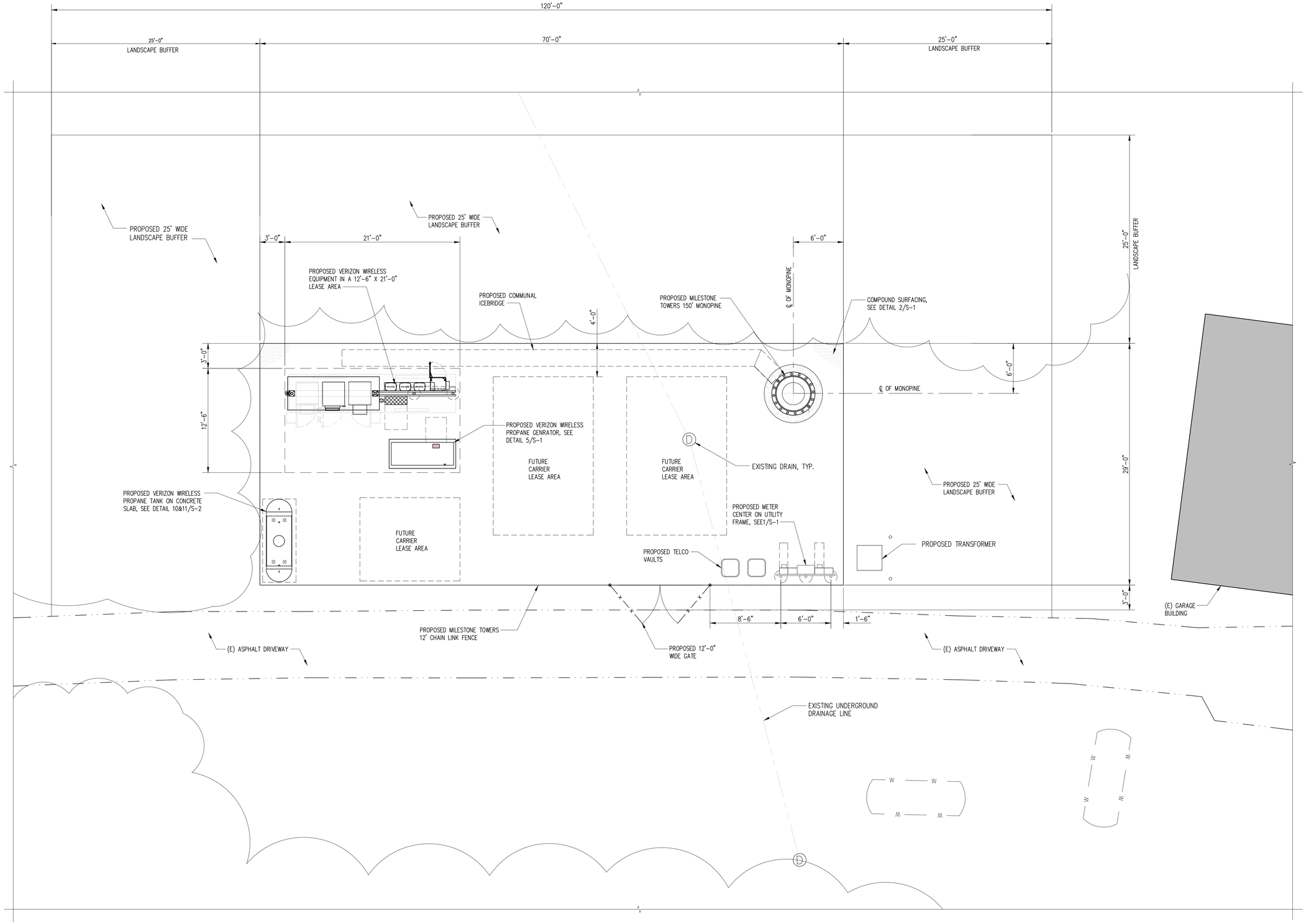
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

EROSION AND SEDIMENT CONTROL DETAILS

SHEET NUMBER:

C-3



COMPOUND PLAN
SCALE: 3/16"=1'-0"

1
A-1

TRUE NORTH

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6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960

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Towers

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0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

COMPOUND PLAN

SHEET NUMBER:

A-1

MONOPINE ELEVATION
SCALE: 1/8"=1'-0"

1
A-2

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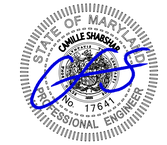
SEAL:



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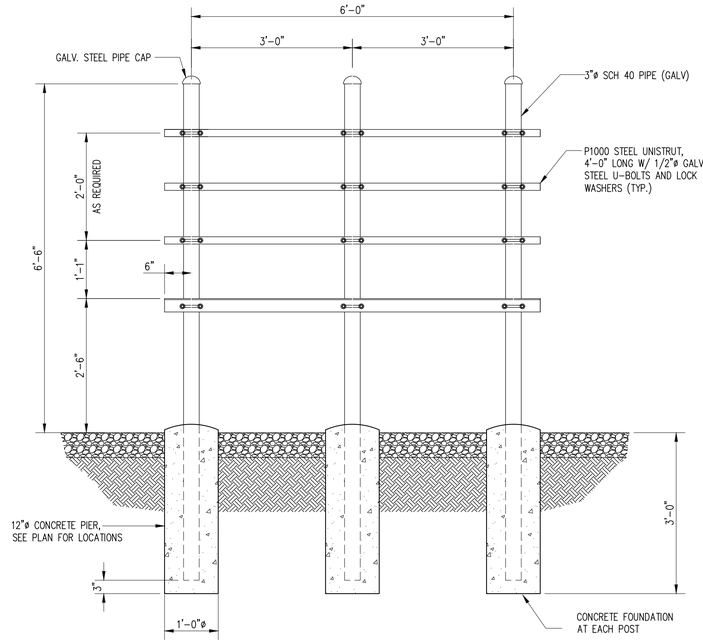
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

MONOPINE ELEVATION

SHEET NUMBER:

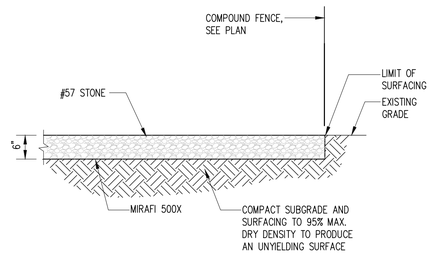
A-2



UTILITY FRAME DETAIL

SCALE: 3/4"=1'-0"

1 / S-1

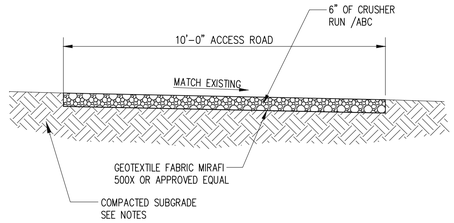


NOTE:
COMPOUND AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE LOOSE OR SOFT SOIL, ORGANIC MATERIAL OR RUBBLE TO FIRM GRADE. FILL UNDERCUT AND COMPACT UP TO 6" BELOW FINISH GRADE. PLACE A MIRAFI 500X SOIL STABILIZATION FABRIC ON SUBGRADE. FILL WITH 6" OF AASHTO 57 STONE TO FINISH GRADE.

COMPOUND SURFACING DETAIL

SCALE: 1"=1'-0"

2 / S-1



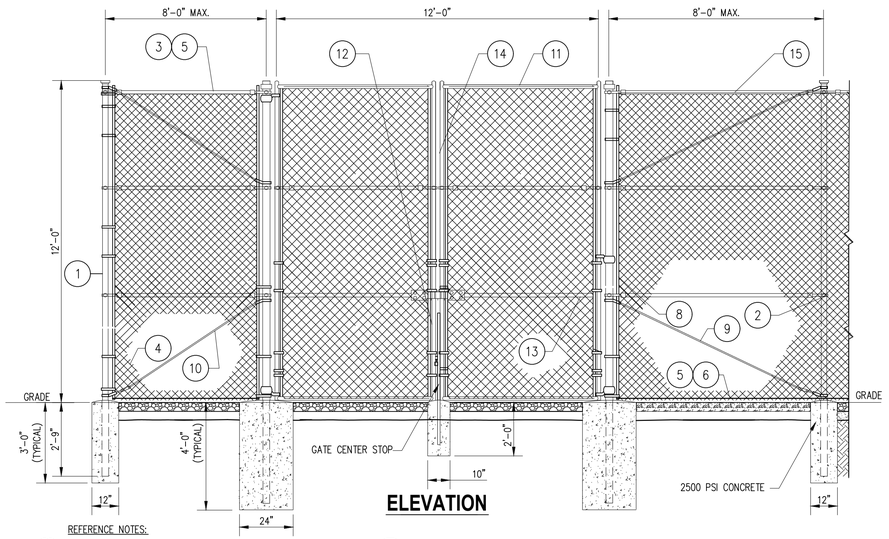
ACCESS ROAD:
FILL, UNDERCUT AND COMPACT TEMPORARY ACCESS ROAD UP TO 6" BELOW FINISH GRADE. PLACE MIRAFI, 500X STABILIZATION FABRIC ON SUBGRADE. PULL TIGHT AND STAKE IN PLACE. PLACE AND COMPACT 6" DEPTH OF CRUSHER RUN/ABC TO FINISH GRADE

COMPACTION NOTES:
1. SURFACE COURSE AND BASE COURSE SHALL BE COMPACTED TO 98% MAX. DRY DENSITY STANDARD PROCTOR.
2. SUBGRADE SOIL SHALL BE COMPACTED TO 95% MAX. DRY DENSITY STANDARD PROCTOR.

GRAVEL ACCESS ROAD DETAIL

SCALE: N.T.S.

3 / S-1



ELEVATION

REFERENCE NOTES:

1. CORNER, END OR PULL POST: 3" NOMINAL SCHEDULE 40 PIPE. GATE POSTS: 4" NOMINAL SCHEDULE 40 PIPE.
2. LINE POST: 2" SCHEDULE 40 PIPE. POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.
3. TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083.
4. FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.SLATS TO BE ADDED (COLOR BY OWNER).
5. TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
6. TENSION WIRE: 9 GA. GALVANIZED STEEL.
7. GATE POST 4" NOMINAL SCHEDULE 40 PIPE. WITH 24" DIA. CONC. PIER, TYP.
8. STRETCHER BAR.
9. 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
10. FENCE CORNER POST BRACE: 1 5/8" DIA. EACH CORNER EACH WAY.
11. GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083.
12. STYMIE MULTI-LOCKING DEVICE
13. GATE FRAME BRACE: 1 5/8" DIAMETER.
14. GATE CENTER STOP
15. BLACK SLATS

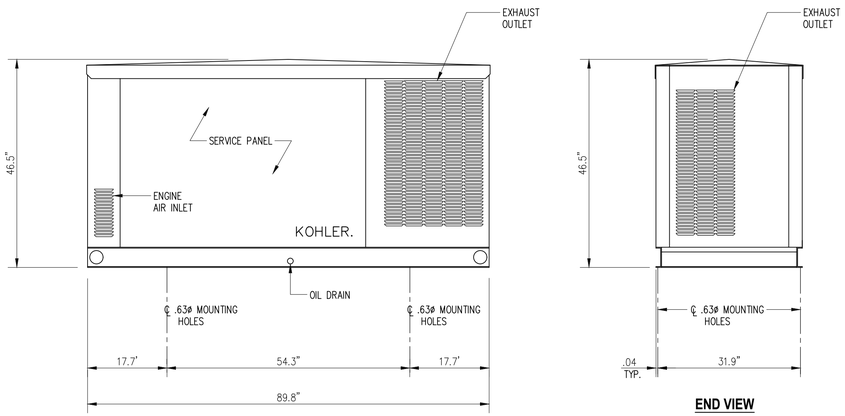
GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567 PIPE POSTS PER ASTM-F1083.
2. INSTALL SWING GATES PER ASTM F- 900
3. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE 1 1/2" GALV. (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED.
4. ALL OPEN POSTS SHALL HAVE END-CAPS.
5. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
6. PROVIDE ALL HARDWARE TO SECURE GATES IN OPEN AND CLOSED POSITION.

GALVANIZED CHAIN LINK FENCE AND GATE DETAIL

SCALE: N.T.S.

4 / S-1



SIDE VIEW

END VIEW

KOHLER MODEL 30CCL 30kW PROPANE GAS GENERATOR

NOTES:
1. APPROXIMATE WEIGHT (WET): 635 LBS.
2. ENCLOSURE: ALUMINUM, SOUND-ATTENUATING
3. SOUND LEVEL: 57 dB(A) @ 23 FT.
4. FUEL INLET CONNECTION: 1" NPT
5. ANCHOR GENERATOR BASE TO CONCRETE SLAB AS RECOMMENDED BY GENERATOR MANUFACTURER.

KOHLER 30kW PROPANE GAS GENERATOR

SCALE: 3/4" = 1'-0"

5 / S-1

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SEAL:

STATE OF MARYLAND · CAMILLE SHASSEAR · No. 17641 · PROFESSIONAL ENGINEER

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0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

SITE DETAILS

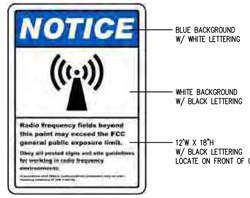
SHEET NUMBER:

S-1

SITE SIGNAGE DETAILS

WHITE BACK GROUND
W/ BLACK LETTERING

MARKETING / ID SIGN (1 / S-2)
SCALE: N.T.S.

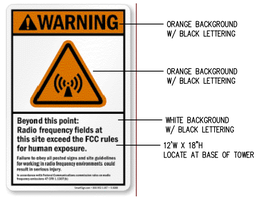


BLUE BACKGROUND
W/ WHITE LETTERING

WHITE BACKGROUND
W/ BLACK LETTERING

12"W X 18"H
W/ BLACK LETTERING
LOCATE ON FRONT OF GATE

RF NOTICE SIGN (3 / S-2)
SCALE: N.T.S.



ORANGE BACKGROUND
W/ BLACK LETTERING

ORANGE BACKGROUND
W/ BLACK LETTERING

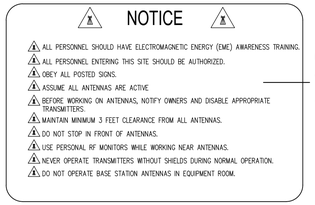
WHITE BACKGROUND
W/ BLACK LETTERING

12"W X 18"H
LOCATE AT BASE OF TOWER

RF WARNING SIGN (5 / S-2)
SCALE: N.T.S.

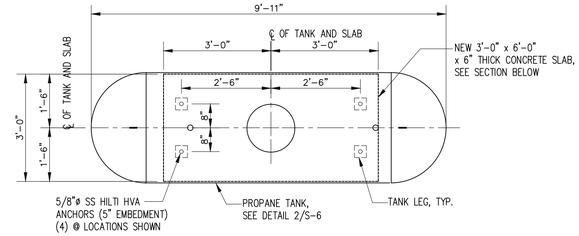
WHITE BACKGROUND
W/ RED LETTERING
18"H X 24"W

NO TRESPASSING SIGN (2 / S-2)
SCALE: N.T.S.

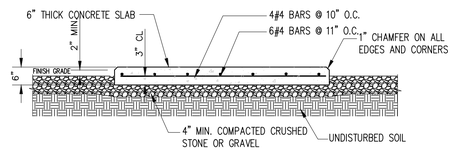


ORANGE BACKGROUND
W/ BLACK LETTERING
12"W X 18"H

RF NOTICE SIGN 2 (4 / S-2)
SCALE: N.T.S.



PLAN VIEW

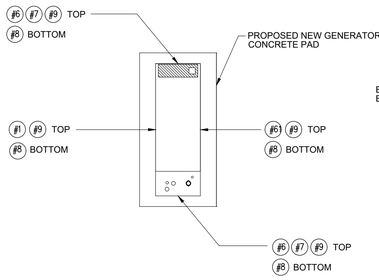


SECTION VIEW

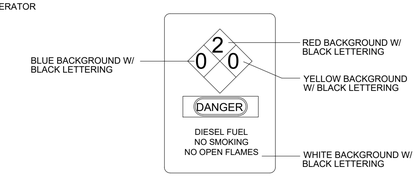
NOTES:
1. ALL SLAB AND BEAM REINFORCING SHALL BE FULL LENGTH BARS WITH NO SPLICES.
2. PLACE LONGER BARS IN OUTER-MOST LAYERS OF REINFORCING IN SLAB.
3. THICKEN SLAB TO COMPENSATE FOR ANY GRADE CHANGES.
4. THE CONTRACTOR SHALL USE FORMS FOR THE SIDE OF THE SLAB.

500 GALLON PROPANE TANK SLAB DETAILS (10 / S-2)
SCALE: 3/8"=1'-0"

GENERATOR SIGNAGE DETAILS



SIGN KEY PLAN
SCALE: N.T.S.



BLUE BACKGROUND W/
BLACK LETTERING

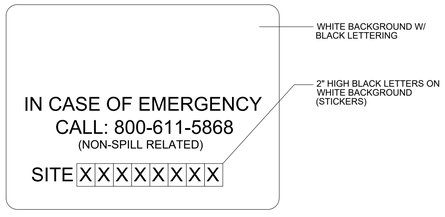
RED BACKGROUND W/
BLACK LETTERING

YELLOW BACKGROUND
W/ BLACK LETTERING

WHITE BACKGROUND W/
BLACK LETTERING

SIGN DIMENSIONS: 4" WIDE X 14" HIGH

DANGER - DIESEL FUEL - SIGN #1 (6 / S-2)
SCALE: N.T.S.



WHITE BACKGROUND W/
BLACK LETTERING

2" HIGH BLACK LETTERS ON
WHITE BACKGROUND
(STICKERS)

SIGN DIMENSIONS: 20" WIDE X 14" HIGH

SITE ID - SIGN #2 (7 / S-2)
SCALE: N.T.S.

GREEN W/ WHITE
LETTERING

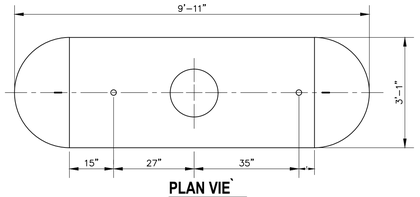
SIGN DIMENSIONS: 30" WIDE X 12" HIGH

FUEL TANK - SIGN #3 (8 / S-2)
SCALE: N.T.S.

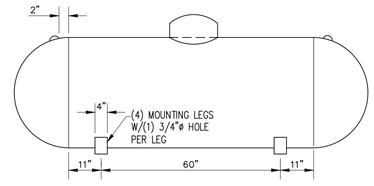
WHITE BACKGROUND W/
BLACK LETTERING

SIGN DIMENSIONS: 8" WIDE X 4" HIGH

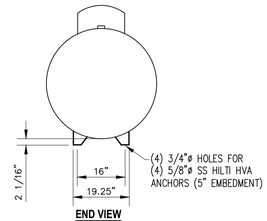
EMERGENCY RESPONSE - SIGN #4 (9 / S-2)
SCALE: N.T.S.



PLAN VIE`



SIDE VIEW



END VIEW

NOTES:
1. TANK MANUFACTURER: AMERICAN WELDING AND TANK
2. DRAWING: E500C9J
3. TANK EMPTY WEIGHT: 949 LBS
4. CAPACITY (WATER): 500 GALLONS.

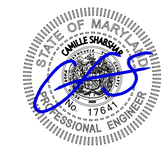
PROPANE TANK DETAILS (11 / S-2)
SCALE: 3/8"=1'-0"

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 that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2027

SUBMITTALS

DATE	DESCRIPTION	REV.
02-09-2026	SITE PLAN REVIEW	A
02-09-2026	SITE PLAN	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 AND PROPANE TANK DETAILS

SHEET NUMBER:

S-2

TREE PLANTING NOTES:

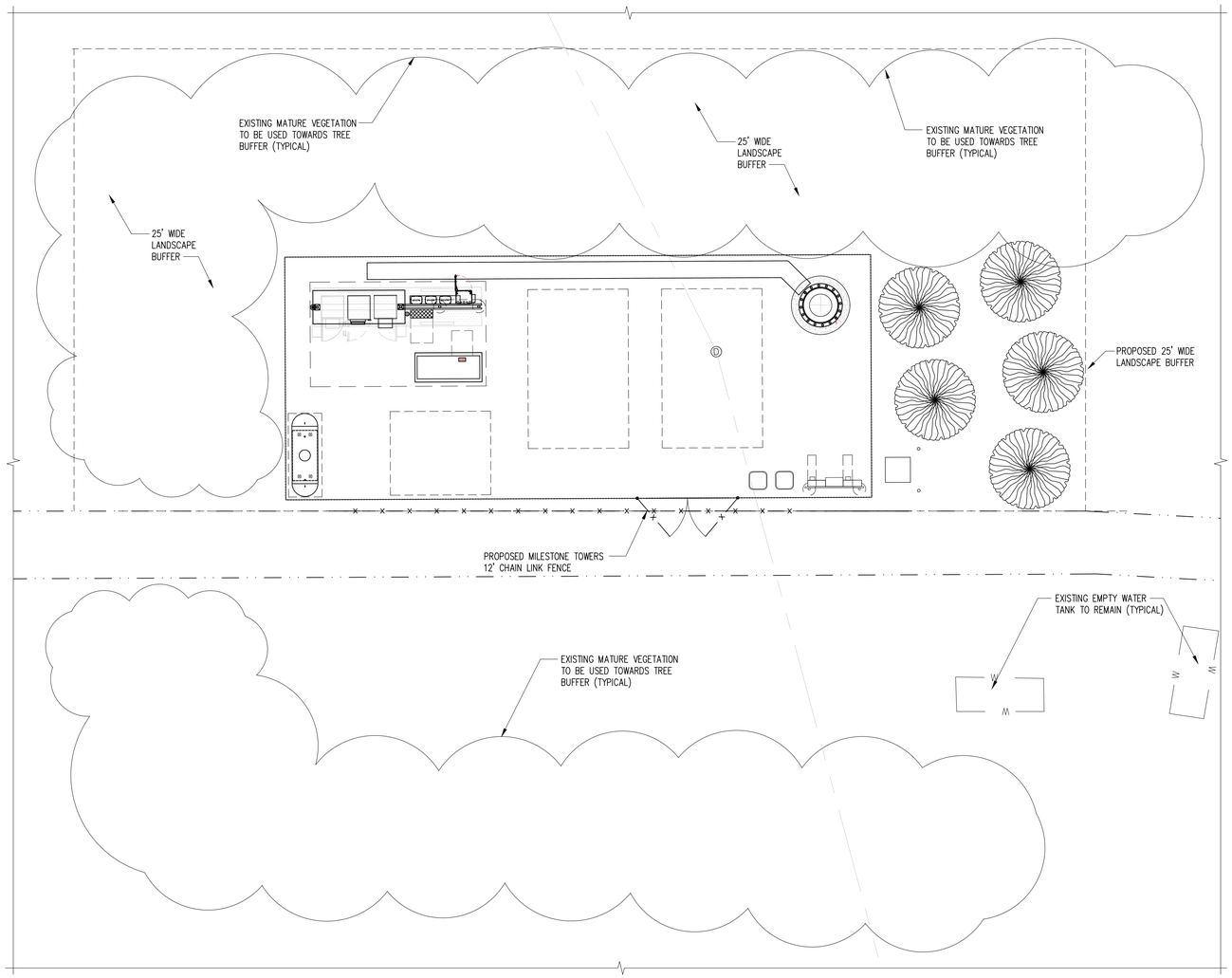
1. EXCAVATE "PLANTING PIT" TWICE THE DIAMETER OF BALL & 6" GREATER IN DEPTH.
2. LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY
3. PLACE 6" PEAT MOSS IN "PLANTING PIT" & TAMP
4. SELECT BEST VIEWING ANGLE, LIFT STOCK BY BALL & PLACE IN "PLANTING PIT"
5. UNWRAP TOP HALF OF BALL BACK
6. FILL W/MIXTURE 1/3 PEAT MOSS–2/3 TOP– SOIL & TAMP
7. WRAP TRUNK W/PAPER TAPE TO FIRST BRANCH
8. LAY–IN (POROUS) FABRIC WEED BARRIER FORM 3" SAUCER TO ENCIRCLE STOCK
9. FILL W/3" PINE STRAW MULCH
10. FLOOD IMMEDIATELY & WATER FREQUENTLY

WORCESTER COUNTY NOTES:

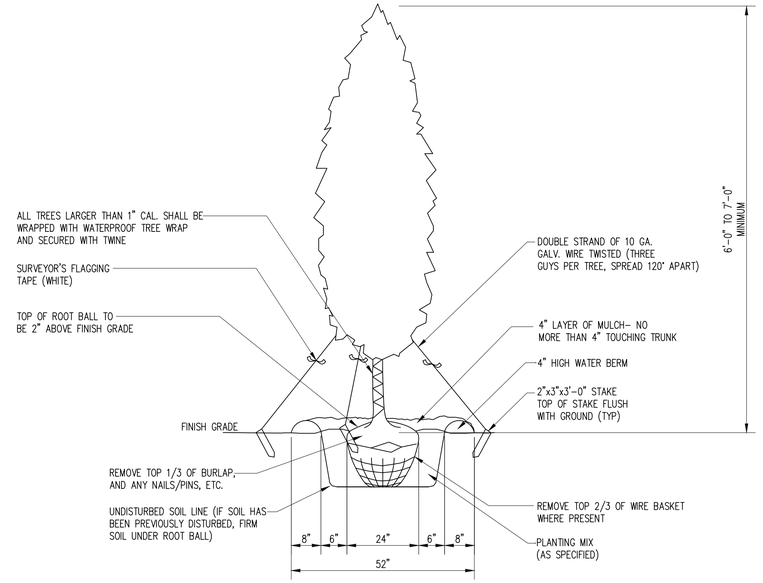
1. WORCESTER COUNTY MUST APPROVE ALL PLANT TYPES AND LOCATION.
2. LANDSCAPING MUST BE FULLY MAINTAINED UNTIL THE WORK IS ACCEPTED BY WORCESTER COUNTY.
3. EXISTING GOLF COURSE IRRIGATION SYSTEM WILL PROVIDE AUTOMATIC IRRIGATION TO ADDITIONAL LANDSCAPING.

TREE PLANTING SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT
	5	PINUS TAEDA	LOBLOLLY PINE	6"	6'–8' MINIMUM AT PLANTING



LANDSCAPE PLAN (1 / LS–1)
SCALE: 1/8" = 1'–0"
TRUE NORTH



NOTES:
1. REMOVE WIRE OR NYLON TWINE FROM BALL
2. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE
3. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY
4. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.

TREE PLANTING DETAIL (2 / LS–1)
SCALE: N.T.S.

GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS SHALL BE CONTAINER–GROWN OR BALLED 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 GUYED 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 DEFOLIATES (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.

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:

STATE OF MARYLAND · CAMILLE SHABSHAB · No. 17641 · PROFESSIONAL ENGINEER

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: 12/27/2027

SUBMITTALS

DATE	DESCRIPTION	REV.
02–09–2026	SITE PLAN REVIEW	A
02–09–2026	SITE PLAN	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

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: April 8, 2026

PROJECT: Sunset Marine Park

APPLICANT(S) IN ATTENDANCE:

_____

_____

TRC MEMBERS IN ATTENDANCE:

_____ Tremblay, Zoning Administrator
_____ Zito, DRP Specialist III
_____ Miller, Building Plans Reviewer III
_____ Mitchell, Environmental Programs
_____ White, Environmental Programs
_____ Soper, Environmental Programs
_____ Birch, Environmental Programs
_____ Mathers, Environmental Programs
_____ Owens, Fire Marshal
_____ Korb, Deputy Fire Marshal
_____ Lynch, County Roads
_____ Berdan, County Roads
_____ Wilson, State Highway Admin.
_____ Fritts, State Highway Admin.
_____ Beauchamp, W & WW, DPW
_____ Knight, Planning Commission Rep.

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DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING
Worcester County
GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL:410.632.1200 / FAX: 410.632.3008
http://www.co.worcester.md.us/departments/drp

ZONING DIVISION
BUILDING DIVISION
BOARD OF LICENSE COMMISSIONERS

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING
April 8, 2026

Sunset Marine Park – Major Site Plan Review

Proposed construction of one (1) retail/service building and one (1) boat sales and service building. Located at Sunset Avenue and Old Bridge Road, Ocean City, MD 21842. Tax Map 27, Parcel 264 & 632, Tax District 10, C-2 General Commercial District. Old Bridge Sunset Holdings, LLC, owner / Vista Design, Inc., applicant & engineer.

Prepared by: Zoning Division Staff

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.

The Planning Commission is the approving authority for this site plan. For a Major Site Plan, please address all comments provided by the Technical Review Committee (TRC) and resubmit any changes as needed for the Planning Commission. If approved by the Planning Commission, final approval of the site plan will not be granted by the County until all comments provided to the applicant have been addressed on the site plan and any associated documents.

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

§ZS1-210(b)(2) & ZS1-210(b)(4)	C-2 Highway Commercial District, Retail or Service Establishments and Vehicle, Watercraft, and Equipment Sales and Service Establishments
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off-Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways

*****The site plan and building elevations are subject to the *Design Guidelines and Standards for Commercial Uses*.

***Development Review and Permitting (DRP) Zoning Division comments are based on the plans submitted. These comments are subject to change every time a change is made to the plans that affect items reviewed under the Zoning and Subdivision Control Article.**

General

1. The original site plan was approved by the Planning Commission on 12/5/2024 and will expire on 12/5/2026, unless an extension is granted by the Department. A maximum of three individual one-year extensions may be given by the Department upon written request by the applicant to the Department made no less than sixty days before the expiration of the approved site plan. The original site plan was for the boat repair building and associated site improvements.
2. Please clarify if each building will have retail components.
3. A consolidation plat will be required prior to signature site plan approval, as the proposed parking spaces near Sunset Avenue are located within the front setback. §ZS1-320(f)(2).
4. Please add the zoning districts on adjacent parcels.
5. Sheet G001: Please ensure the proposed uses match within EDU Requirements and Off Street Parking Requirements tables.
6. Sheet G001: In the Zoning Information, please revise the "R2" to R3."
7. Sheet G001: Please remove the reference to Tax Map 27, Parcel 219, as that parcel is owned by Delmarva Power & Light Company and is not part of the proposed development.

8. Sheet C100: Please remove the gray color from the parking/travelway areas for Building 2, as this area is part of current proposed development. Individual parking spaces were not previously approved.
9. Sheet C101: Please show the 800-sf. community area (with benches) from the previously approved plans. The area is opposite the four (4) parking spaces near the nontidal wetlands.
10. Sheet C103: Please provide details on the dumpster screening.

Parking and Vehicular Travelways

1. Staff will need more information about the proposed uses for each building, particularly if there are retail components, before confirming the minimum parking requirements have been met.
2. Sheet C101: The proposed gravel storage area near Building 2 will require a waiver from the Planning Commission, as the material is not concrete, asphalt, tar and chip, etc. §ZS1-320(f)(1).
3. Sheet C101: Please clarify the intended use of the gravel storage area. Is this for storage or outdoor display? Note that each use has separate landscaping requirements.
4. Sheet C101: Please provide at least one (1) litter receptable within the parking area or entrance for each building. §ZS1-320(f)(6).
5. Sheet C101: Please label the interparcel connector to parcel 486 that was shown on the previously approved plans.
6. Sheet C101: Please add the travelway widths.
7. Sheet C101: In the legend, please differentiate between light duty and heavy duty asphalt.
8. Sheet C101: Please clarify the intended use of the area in front of the bay doors for Building 2. Is this a loading zone?
9. Sheet C101: Please clarify the intended use of the 30’ long spaces near building 2. Are these areas for temporary boat/vehicle storage? If so, the striping can be removed to ensure they are not used as automobile parking spaces.
10. Sheet C101: The proposed temporary boat/vehicle storage areas will require buffering from adjoining properties. “Buffering” is defined as concentrated landscaping shall be provided to diminish the visual and physical impacts of the use or structure, both on the site and from adjacent properties. The landscaping may be a mix of trees, shrubs and other vegetation and of such density that the view, while not obscured, is diffused. §ZS1-322(e)(2). The Planning Commission may modify or waive this requirement where it is deemed that strict compliance would cause undue hardship on the applicant. §ZS1-322(e)(8).
11. Sheet C101: A bike rack will be required for each building if each has a retail use.
12. Please ensure the parking spaces are delineated by durable painted lines that meet the Manual of Uniform Traffic Control Devices (MUTCD) or its successor. §ZS1-320(f)(4).
13. Sheet C103: Please add a typical detail for the parking bumpers or wheelstops.
14. Please clarify if a loading space is proposed.

Landscaping

1. Sheet C101: Please clarify if the storage area near Building 2 is for outdoor display or just storage. If it is for display, then additional landscaping is needed. If it is for storage, then landscaped buffering is required. §ZS1-210(b)(4)(B). "Buffering" is defined as concentrated landscaping shall be provided to diminish the visual and physical impacts of the use or structure, both on the site and from adjacent properties. The landscaping may be a mix of trees, shrubs and other vegetation and of such density that the view, while not obscured, is diffused. §ZS1-322(e)(2). The Planning Commission may modify or waive this requirement where it is deemed that strict compliance would cause undue hardship on the applicant. §ZS1-322(e)(8).
2. One (1) additional tree needs to be planted in front of Building 2 near the ADA spot, as planting areas are required at the end of each parking row. §ZS1-322(f)(2).
3. As the project is phased, the landscaping for all of the property perimeters, entry drives, and stormwater management ponds as well as required parking lot and building landscaping for buildings 1 and 2 will need to be installed in the first phase. §ZS1-322(b)(9).
4. A maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate for a nursery will be required to be provided at permit stage to accurately determine the bond amount. §ZS1-322(g).
5. A landscape inspection and maintenance agreement for the required landscaping shall be recorded in the Land Records. A $60 check made payable to "Worcester County Clerk of Court" must also be provided with the agreement.
6. **A revised landscaping plan will be required if the Planning Commission does not grant waivers to the landscape requirements outlined throughout this report.**

Lighting

1. Sheet C101: Please add the bollard lighting as shown on Sheet G1.2 on the previously approved plans.
2. Please clarify if there will be any additional on-site lighting.
3. Please provide details on the on-building lighting. If wall pack lighting is proposed, the lighting can only be for security only and cannot be used as accent or general building/site lighting unless a waiver is granted by the Planning Commission.

Signage

1. Please show the monument signage as shown on Sheet G1.2 on the previously approved plans.

Design Guidelines and Standards for Commercial Uses: Building 1 (CAT)

The building elevations have been designed and reviewed under the *Design Guidelines and Standards for Commercial Uses*. This development is located within the Seaside tradition.

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

Section 8	Roofs
Section 9	Materials
Section 10	Facades

Section 8(b)(2): Roofs shall have two (2) or more of the following features:

A. Sloped roofs that do not exceed the average height of the supporting walls, with an average slope of six in twelve or higher up to a twelve in twelve pitch. (See Figure 11.)

B. Overhanging eaves, extending past the supporting walls no less than sixteen inches for buildings two stories or less and twenty-four inches for buildings greater than two stories.

C. Dormers.

D. Three or more roof slope planes.

Section 8(b)(4): The appearance of flat roofs is prohibited in areas other than the town center tradition. Flat roofs may be provided for mechanical and other equipment if the equipment is screened.

Section 9(b)(2): Appropriate materials for exterior walls and trim shall cover at least seventy-five percent of the surface area (excluding windows, doors, etc.) and shall include the following:

A. Wood and hardy plank clapboard or shingles.

B. Brick.

C. Tinted and textured concrete masonry units.

D. Vinyl and metal siding replicating the look of wood.

E. Detailed stucco and Exterior Insulation and Finish System (EIFS) 6.

Section 9(b)(3)(F): Exterior wall or trim materials shall not include … (F) Stone.

Section 10(a)(3): Symmetry shall be used to attain visual balance in the building's composition by creating order within the elements of that composition.

Section 10(b)(1)(A): Elements within each segment of the facade shall be symmetrical. Facade elements and openings shall be repeated in the same positions on either side of an imaginary central vertical line of that segment. Minor variations to a symmetrical condition can be absorbed while maintaining an overall sense of the balance.

Section 10(b)(1)(C): Facades greater than sixty feet in width shall be provided with wall plane projections or recesses that:

1. Have a depth of at least two feet or three percent of the facade width, whichever is greater; and

2. Extend at least twelve feet or twenty percent of the facade width, whichever is greater.

Section 10(b)(1)(H): Facades shall incorporate transparent features such as windows and doors over a minimum of twenty-five percent of the surface area of facades but shall not exceed forty percent.

Section 10(b)(1)(K): Exterior materials that are generally featureless such as stucco or panels are inappropriate. Detailing shall be used to mitigate the monotony of such materials.

Design Guidelines and Standards for Commercial Uses: Building 2 (Duffie)

The building elevations have been designed and reviewed under the *Design Guidelines and Standards for Commercial Uses*. This development is located within the Seaside tradition.

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

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Section 9	Materials
Section 10	Facades

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B. Brick.

C. Tinted and textured concrete masonry units.

D. Vinyl and metal siding replicating the look of wood.

E. Detailed stucco and Exterior Insulation and Finish System (EIFS) 6.

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Section 10(a)(3): Symmetry shall be used to attain visual balance in the building's composition by creating order within the elements of that composition.

Section 10(b)(1)(A): Elements within each segment of the facade shall be symmetrical. Facade elements and openings shall be repeated in the same positions on either side of an imaginary central vertical line of that segment. Minor variations to a symmetrical condition can be absorbed while maintaining an overall sense of the balance.

Section 10(b)(1)(C): Facades greater than sixty feet in width shall be provided with wall plane projections or recesses that:

1. Have a depth of at least two feet or three percent of the facade width, whichever is greater; and

2. Extend at least twelve feet or twenty percent of the facade width, whichever is greater.

Section 10(b)(1)(K): Exterior materials that are generally featureless such as stucco or panels are inappropriate. Detailing shall be used to mitigate the monotony of such materials.

Other Agency Approvals:

1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area, Forestry, and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

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

NEXT STEPS: **For a Major Site Plan, please address all comments provided by the TRC and resubmit any changes as needed for the Planning Commission. If approved by the Planning Commission, final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and any associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for 'final signature approval' before building/zoning permits will be issued.**

The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state regulations.

No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.

DEPARTMENT OF
ENVIRONMENTAL PROGRAMS
Worcester County
GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL:410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAM
STORMWATER MANAGEMENT
SEDIMENT AND EROSION CONTROL
SHORELINE COMMISSION
AGRICULTURAL PRESERVATION
ADVISORY BOARD

WELL & SEPTIC
WATER & SEWER PLANNING
PLUMBING & GAS
CRITICAL AREAS/FORESTRY
COMMUNITY HYGIENE

MEMORANDUM

TO: Worcester County Technical Review Committee

FROM: Joy S. Birch, Natural Resources Planner III JB

SUBJECT: April 8, 2026 - Technical Review Committee Meeting

DATE: March 25, 2026

Sunset Marine Park – Major Site Plan Review -

Proposed construction of one (1) retail building and one (1) boat sales and service building. Located at Sunset Avenue and Old Bridge Road, Tax Map 27, Parcels 264 & 632, Tax District 10, C-2 General Commercial, Old Bridge Sunset Holdings, LLC, owner / Vista Design Inc., applicant & engineer.

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

1. Please provide the Critical Area designation of Intensely Developed Area (IDA) to the plan.

2. Add Atlantic Coastal Bays Critical Area note to read: **Worcester County Atlantic Coastal Bays Critical Area Law:** *This property lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Local Laws, as from time to time amended, in effect at the time of the proposed development activities.*

3. The site has met the 10 percent pollution reduction requirements on previous project. The Department has copies on file.

4. Illustrate and/or provide documentation that the 15 percent afforestation requirement have been met already on previous project

5. Please provide a Critical Area Review Fee of $300.00 for the Major Site Plan Review.

Storm Water Management & Erosion and Sediment Control:

Storm Water Management & Erosion and Sediment Control: SWM Concept Plan approval has been received.

General Provisions:

- All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.

- All Stormwater Management practices shall be designed to meet the requirements of the 2007 Maryland Stormwater Management Act.

- All projects over one (1) acre shall be required to file for a General Permit / Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

cc: File;
Brian Soper, NR Administrator.

DEPARTMENT OF
ENVIRONMENTAL PROGRAMS
Worcester County
GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL:410.632.1220 / FAX: 410.632.2012

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

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

MEMORANDUM

DATE: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

If you have any questions, please feel free to contact the Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for the April 8, 2026 Meeting

From: Environmental Programs Staff

Subject: **Sunset Marine Park Buildings 1 and 2 Major Site Plan Review – Tax Map: 27, Parcels: 264 & 632**

Date: **March 23, 2026**

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

1. Environmental Programs requires a $60 fee for any Technical Review Committee projects submitted on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.

2. Plumbing permits will need to be obtained. Backflow device(s) will be required as part of the plumbing work in accordance with cross connection requirements.

3. Please identify Mystic Harbour Sanitary Service Area as the water provider for the project.

4. Plumbing Code is the 2021 International Plumbing Code (IPC) Illustrated (National). The Gas Code is the 2021 International Fuel Gas Code (IFGC), for natural gas.

Worcester County Government Center 1 West Market Street, Room 1306 Snow Hill, Maryland 21863
Tel: 410-632-1220 Fax: 410-632-2012

Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To:	Technical Review Committee
From:	David Mathers, Natural Resources Planner IV DM
Subject:	Forest Conservation Review
Date:	March 26, 2026
Date of Meeting:	April 8, 2026
Project:	Sunset Marine Park
Location:	Sunset Ave and Old Bridge Rd, Tax Map: 27, Parcel: 264 & 632
Owner/Developer:	Sunset Holdings, LLC
Surveyor/Engineer:	Vista Design, Inc.

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

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

Department of Development Review & Permitting
Worcester County Government Center
1 W. Market St., Room 1201
Snow Hill, Maryland 21863
410-632-1200, Ext. 1151
pmiller@worcestermd.gov

****

Project: Sunset Marine Park
Date: 4/8/2026
Tax Map: 25 Parcel: 264 & 632 Section:_____ Lot:_ Block:_____

STANDARD COMMENTS

1. Items listed in this review are not required for Technical Review Committee approval. Will be necessary upon permit application submittal.
2. Provide complete code review. List type of construction, use groups, height and area, occupant loads, live, dead, and other structural loads.
3. Soils report required at the time of building permit application.
4. Compaction reports are due at all footings and slab inspections as well as any site work and structural fill.
5. Complete sealed architectural, structural, mechanical, plumbing, and electrical plans are required.
6. Provide information for wind, snow, and seismic loads.
7. Special inspections (Third party) required steel, concrete, masonry, wood, prepared fill, foundations, and structural observations. **These are required in addition to the required Worcester County inspections.**
8. Provide plan for the owner's special inspection program, list inspections and inspection agencies.
9. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
10. A pre-construction meeting will be required before any work starts.
11. Provide complete accessibility code requirements and details.
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation.
14. Architect / Engineer to provide verification construction is in accordance with approved plans and specifications prior to final inspection.
15. Provide your design professional with a copy of these comments.

SITE SPECIFIC COMMENTS

1. Current Codes: 2021 International Building Code
   2021 International Energy Conservation Code
   2021 International Mechanical Code
   2020 NEC
   Maryland Accessibility Code (MAC)
   2010 ADA Standards for Accessible Design

2. Complete sealed architectural, structural, mechanical, plumbing, electrical and energy code plans are required.

3. Wind Design: 127 MPH, Risk category II

4. Mechanical ventilation

5. Provide an Energy Compliance Report and lighting plan.

6. Complete detailed air barrier design.

7. Building envelope performance verification by certified third party engineer or certified contractor.

8. Provide an accessible route from the parking lot to the building entry / service area (Buildings 1 and 2).

9. Fenestration product rating (303.1.3) for garage doors.

Building 1: Mezzanine occupant load exceeds 10 (conference room, work stations, office).

Building 2: Floor plan submitted is not making sense.

T<u>here is not enough information provided at this time to provide additional comments.</u>

Outlook

TRC Comments 4/8/26

From Kevin Lynch <klynch@worcestermd.gov>
Date Thu 3/26/2026 8:41 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>
Cc Lisa Lawrence <llawrence@worcestermd.gov>; Keith Berdan <kberdan@worcestermd.gov>

Good morning Ben,

See below for TRC comments from the Road's Division.

- **Ocean Pines Golf Course Monopole**- project is within OPA and will have no impact on County roadways.
- **Sunset Marine Park**- Include commercial entrance detail on plans for Old Bridge entrance. Ensure bond is in good standings with our office before proceeding with work.
- **611 Holdings II**- commercial entrance bond will be needed with our office before work can begin.
- **10702 Assateague Road**- commercial entrance bond will be needed with our office before work can begin.
- **George Island Solar**- project is located on SHA maintained roadway, no access to any County Road.
- **TPE MD WO73 Solar**- project located on SHA maintained roadway, no access to any County Road.
- **Dash In**- Two (2) commercial entrance bonds will be required for the entrances for this project. Show the entrance detail on the plans and also include the paving spec that will be used for the entrances.

Kevin A. Lynch
Superintendent
Worcester County Department Of Public Works
Roads Division
5764 Worcester Hwy
Snow Hill, MD 21863
O: (410) 632-2244, ext. 2104
C: 443-783-9731
F: 410-632-0020

Outlook

RE: 4/8/26 TRC Draft Agenda

From Lee R. Beauchamp <lrbeauchamp@worcestermd.gov>
Date Mon 3/23/2026 8:47 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>
Cc Dallas Baker <dbaker@worcestermd.gov>; Jana B. Potvin <jbpotvin@worcestermd.gov>

Ben,

Below are the water and sewer TRC comments for the projects on this agenda:

1. **George Island Solar:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.

2. **TPE MD W073 Solar:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.
3. **Berlin Lions Club:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.

4. **Sunset Marine Park:**
    a. Show the location of the proposed water meter for both buildings.

5. **611 Holdings II:** Water and Wastewater Division has no comments as there is no service requested.

6. **10702 Assateague Road:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.

7. **Dash In:**
    a. The proposed water meter location is directly over a proposed underground electric line. To deconflict this, we recommend moving the water meter and associated valves to between the curb and the underground electric line.
    b. Relocate the proposed sewer clean out to be inline with the proposed water meter pit. This will reduce any confusion for county staff on private/ public maintenance responsibility.
    c. County Standards and Specs require SDR-9 pipe used for domestic water lines.
    d. Use a 2in meter pit for a 2in meter.
    e. Include the following County Standard Details: G-1, W-5, W-8, W-11, S-6, and S-8.
    f. In Sheet C-303 add a note to show limits of County Maintenance for sewer lateral as will. County maintenance will stop on the back of the relocated sewer clean out.
8. **Ocean Pines Golf Course Monopole:** Water and Wastewater Division has no comments as there is no service requested.

9. **Crepe Myrtle Count:**
    a. Water meters must be located outside of the paved driveways and concrete sidewalks.

b. Water valves need to be added on the main at ever tee so the system can be isolated for any repairs in the future.
c. Fire Hydrants need to be added at the end of the dead-end water mains that are near SWM #M6-12 and M6-7.

Thanks

Lee Beauchamp, PE
Water & Wastewater Superintendent
Worcester County Public Works
Office Phone: (410) 641-5251 x2439
Work Cell: (410) 430-2366
Email: lrbeauchamp@worcestermd.gov

MARYLAND'S Coast
WORCESTER COUNTY

From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Monday, March 16, 2026 8:14 AM
To: Benjamin M. Zito <bmzito@worcestermd.gov>
Subject: 4/8/26 TRC Draft Agenda

All,

See the attached draft agenda for the 4/8/26 TRC meeting. Digital files can be found here: 4-8-26 TRC

The agenda will be finalized next week.

Thank you,

Ben Zito
DRP Specialist III
Dept. of Development, Review and Permitting
Worcester County Government
One West Market Street, Room 1201
Snow Hill, MD 21863
(410) 632-1200, ext. 1134
bmzito@worcestermd.gov

MDOT SHA Comments

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA

Wednesday, April 8, 2026 at 1:00 p.m.
Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863

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.

I. **Call to Order**

II. **Site Plan Review (§ ZS 1-325)**

A. **Ocean Pines Golf Course Monopole- Minor Site Plan Review**
Proposed construction of a 150' monopole. Located at 98 Clubhouse Drive, Ocean Pines, MD 21811. Tax Map 16, Parcel 21, Tax District 3, R-2 Residential District. Ocean Pines Association, Inc., owner / Entrex Communication Services Inc., engineer.
No Comment

B. **Sunset Marine Park – Major Site Plan Review**
Proposed construction of one (1) retail building and one (1) boat sales and service building. Located at Sunset Avenue and Old Bridge Road, Ocean City, MD 21842. Tax Map 27, Parcel 264 & 632, Tax District 10, C-2 General Commercial District. Old Bridge Sunset Holdings, LLC, owner / Vista Design, Inc., applicant & engineer.
No Comment

C. **611 Holdings II – Minor Site Plan Review**
Proposed gravel yard for boat storage. Located at Stephen Decatur Highway and Sinepuxent Road, Ocean City, MD 21842. Tax Map 26, Parcel 211, Tax District 10, C-1 Neighborhood Commercial District. 611 Holdings II, LLC, owner / Vista Design, Inc., applicant & engineer. Access will need to be off Sinepuxent Rd.Will need a preliminary plan review.

D. **10702 Assateague Road – Minor Site Plan Review**
Proposed construction of one (1) coffee shop building and an outdoor commercial component. Located at 10702 Assateague Road, Berlin, MD 21811. Tax Map 25, Parcel 298, Tax District 3, C-1 Neighborhood Commercial District. 10702 Assateague LLC, owner / Vista Design, Inc., applicant & engineer. Will require a plan review and access permit

E. **George Island Solar – Major Site Plan Review**
Proposed utility-scale solar project. Located at 6025 George Island Landing Road, Stockton, MD 21864. Tax Map 94, Parcel 134, Tax District 8, A-2 Agricultural District. Horace & Elwath, LLC, owner / Kimley-Horn and Associates, Inc., engineer.
Will require a plan review. Recommended access from Portersvill Rd.

F. **TPE MD WO73 Solar – Major Site Plan Review**

Proposed utility-scale solar project. Located on the Westerly side of Old Ocean City Road, Berlin, MD 21811. Tax Map 25, Parcel 3, Tax District 3, R-2 Residential District. Bathtap LLC, owner / Kimley-Horn and Associates, Inc., engineer.

Will require a plan review and access permit

G. **Dash In – Minor Site Plan Review**

Proposed construction of Dash In convenience store. Located at intersection of Ocean Gateway, Coastal Square Road, and Samuel Bowen Boulevard, Berlin, MD 21811. Tax Map 26, Parcel 474, Lot 4, Tax District 3, C-3 Highway Commercial District. Coastal Square, LLC, owner / Becker Morgan Group, Inc., applicant & engineer.

Will require plan review. Access on Coastal Square does not meet SHA corner clearance. (min. corner clearance 200'). Recommend access from Samuel Bowen Blvd. only.

III. **Adjourn**

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1302
SNOW HILL, MARYLAND 21863-1294
TEL: 410-632-5666
FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **Sunset Marine Park**
LOCATION: **Tax Map 27; Parcel 264 & 632**
CONTACT: **Sunset Holdings LLC**
MEETING DATE: **April 8, 2026**

TRC #: **20260123**

COMMENTS BY: **Robert Korb, Jr.**
Chief Deputy Fire Marshal

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

Scope of Project

The proposed site development consisting of a retail building and a boat sales and service building.

General Comments

1. Fire hydrants shall be located within 3 ft. of curb line. Placement of fire hydrants shall be coordinated with this office prior to installation.

2. Obstructions shall not be placed or kept near fire hydrants, fire department inlet connections, or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately visible and accessible.

3. All underground water mains and hydrants **shall be installed, completed, and in service** prior to construction work or as soon as combustible material accumulates, which ever comes first. A stop work order will be issued if fire hydrants are not in service prior to construction work start.

4. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.

Specific Comments

1. A complete set of building plans shall be submitted and approved prior to start of construction.

2. Location and marking of fire lanes on driving surfaces shall be coordinated with our office.

3. If the buildings are to be protected by an automatic fire sprinkler system, a fire hydrant shall be located within 100' of the FDC.

4. No further comments at this time.

SUNSET MARINE PARK

BUILDING-1 AND BUILDING-2
OLD BRIDGE ROAD
WEST OCEAN CITY, MD 21842

SITE DATA:

Tax Map

TAX MAP 0027 GRID 0007 PARCEL 00264 & 00632
DEED BOOK: 8242, PAGE: 219
PLAT BOOK: 239, PAGE: 3
PLAT OO: A 133, PAGE: 22
TAX ACCOUNT ID: PARCEL 264 #10-013615
PARCEL 632 #10-251745

Site Area

SITE AREA	PARCEL 264	±7.84 ACRES
	PARCEL 219	±0.19 ACRES
TOTAL AEA		±8.03 ACRES

TOTAL CRITICAL AREA (IDA) ± 4.23 ACRES

TOTAL WETLADS AEA: A ± 0.35 ACRES

TOTAL DISTURBED AREA BUILDINGS 1 & 2: 2.04 ACRES

Zoning Information

EXISTING ZONING: R2-C2 - MULTI-FAMILY RESIDENTIAL DISTRICT

LAND USE: COMMERCIAL

SETBACKS:
FRONT: 25 FT
SIDE: 6 FT
REAR: 20 FT

Critical Areas

THIS SITE IS LOCATED WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA, 1,000' BUFFER.

Flood Zone

THIS SITE IS LOCATED WITHIN FLOOD ZONE UNSHADED "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM MAP # 24047C0180H EFFECTIVE DATE JULY 16, 2015

Sewer Provider

WORCESTER COUNTY - WEST OCEAN CITY

Water Provider

WORCESTER COUNTY - WEST OCEAN CITY

Horizontal Datum

NAD 83 MARYLAND STATE PLANE GRID

STORMWATER MANAGMENT TREATMENT NARRATIVE

This pad site plan has been designed to remain consistent with the grading, drainage patterns, and total impervious area previously approved under the plans titled "Sunset Marine Park Sediment & Stormwater Management Plans" prepared by GMB and approved by Worcester County Environmental Programs on August 20, 2025.

EDU REQUIREMENTS				
PROPOSED USE	ALLOCATION RATE	QUANTITY (SF)	GALLONS PER DAY	REQUIRED EDU'S
Building-1 Retail	Gross Sq. ft x 0.05 = gpd	5,342 sf	267	1
Building-2 Boat sales with service	Gross Sq. ft x 0.05 = gpd	7,325sf	366	2

OFF STREET PARKING REQUIREMENTS				
PROPOSED USE	REQUIREMENT	QUANTITY (UNITS/SF)	REQUIRED PARKING	PROPOSED PARKING
Building-1 Auto/Boat/Heavy equipment service	10 plus 1 per service bay (3)	5,342 sf w/ (3) service bays	13	13
Building-2 Boat sales with service	1 per 500 sf	7,325 sf	15	16

REFERENCE TO PREVIOUSLY APPROVED OVERALL SITE PLAN

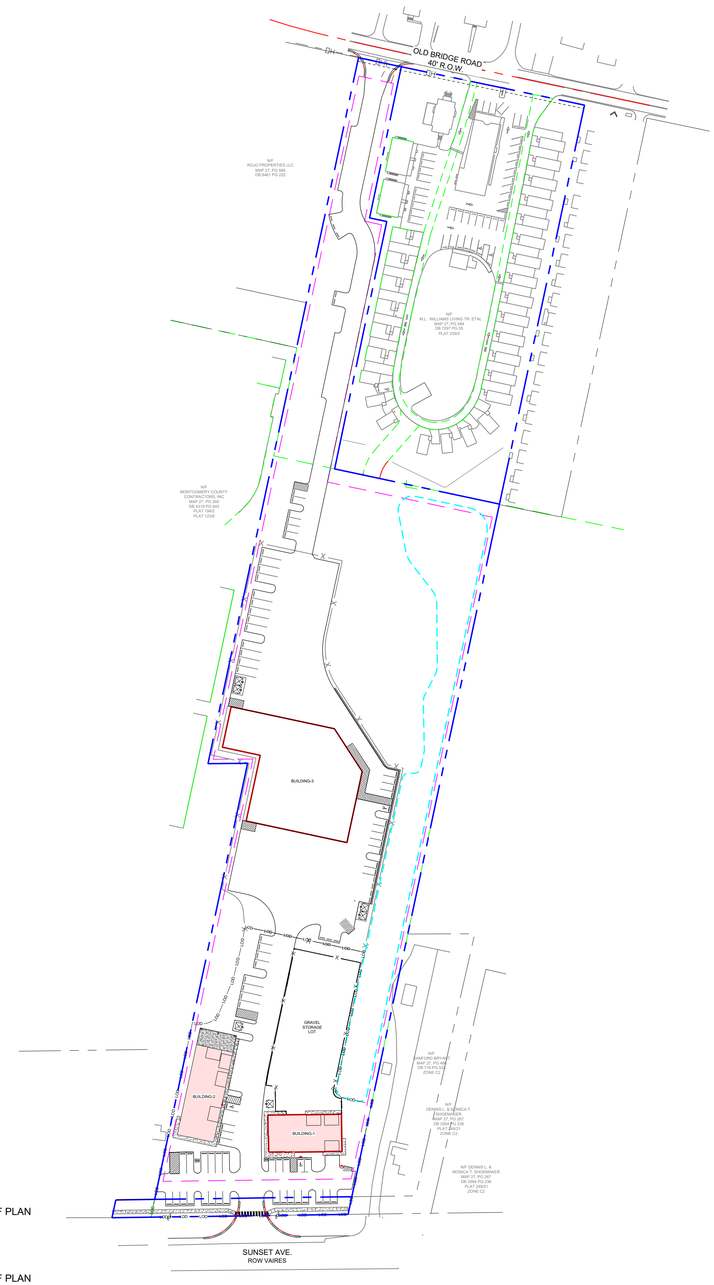
THIS SITE PLAN IS PREPARED AS A COMPONENT OF THE PREVIOUSLY APPROVED OVERALL SITE PLAN FOR THE DEVELOPMENT TITLED, "SUNSET MARINE PARK ENGINEERING PLANS" PREPARED BY GMB (GMB FILE NO. 210225) DATED NOVEMBER 2024 AND APPROVED BY WORCESTER COUNTY 4/23/25 . THE OVERALL SITE PLAN, INCLUDING BUT NOT LIMITED TO SITE GRADING, STORMWATER MANAGEMENT DESIGN AND CALCULATIONS, LANDSCAPING REQUIREMENTS, EXISTING CONDITIONS, AND GENERAL SITE DETAILS

THE DESIGN SHOWN HEREIN IS LIMITED TO THE PAD SITE IMPROVEMENTS AND ASSOCIATED GRADING TO TIE INTO APPROVED SITE PLAN. ALL OTHER SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PREVIOUSLY APPROVED OVERALL SITE PLAN AND SUPPORTING DOCUMENTS.

SUNSET MARINE PARK ENGINEERING PLANS
WEST OCEAN CITY, MARYLAND
GMB FILE NO. 210225
GEORGE, MYLES & BUHR, LLC

APPROVED BY WORCESTER COUNTY PLANNING COMMISSION: 12/5/24
APPROVED BY WORCESTER COUNTY ZONING : 4/23/25

0 50 100 200 300
SCALE: 1" = 100'



CIVIL SHEET INDEX

SHEET G 001	COVER SHEET
SHEET C 101	SITE PLAN
SHEET C 102	SITE GRADING PLAN
SHEET C 103	SITE PLAN DETAILS

ARCHITECTURAL PLANS BUILDING-1

A111	FIRST LEVEL FLOOR PLAN
A112	MEZZANINE LEVEL FLOOR PLAN & ROOF PLAN
A201	ELEVATIONS
A203	PERSPECTIVE ELEVATIONS

ARCHITECTURAL PLANS BUILDING-2

A111	FIRST LEVEL FLOOR PLAN
A112	MEZZANINE LEVEL FLOOR PLAN & ROOF PLAN
A201	ELEVATIONS
A203	PERSPECTIVE ELEVATIONS

APPROVED GMB SHEET INDEX

SHEET G 1.0	ENGINEERIN PLAN COVER SHEET
SHEET G1.2	SITE PLAN
SHEET C1.1A	SITE, E&SC, AND STORMWATER PLAN

VICINITY MAP

SCALE: 1" = 2,000'

GENERAL NOTES

1. All work required by these documents (drawings and specifications) shall be new. Wherever the word "proposed" is used it is considered to be interchangeable with the word "new" and is included in the required work.
2. The contractor shall examine a copy of said plan(s) and visit the site in order to determine, to his/her satisfaction the quantities of work required to be performed.
3. All materials and methods of construction shall conform to these drawings and specifications and to all applicable Federal, State of Maryland, and Worcester County requirements.
4. Any discrepancies between the information provided on these plans and the existing site conditions shall immediately be brought to the attention of the owner and engineer.
5. The contractor assumes responsibility for any deviations from the drawings and specifications.
6. The contractor shall field verify all elevations and pipe inverts prior to construction.
7. The contractor shall provide necessary stakeout of the line and grade for the construction.
8. No information regarding depth to any temporary of permanent ground water table is provided on these drawings. The contractor shall investigate to his satisfaction the site conditions regarding depth to ground water. Generally, piping, trench and structure construction shall be executed in a de-watered state, consistent with good construction practice. All excavations for manholes and other chambers shall be continually de-watered until the back-fill operation has been completed.
9. Contractor to contact the Worcester County Department of Environmental Programs at 410-632-1220 to schedule a Pre-Construction meeting at least 48 hours prior to commencing any site work. **Failure to do so may result in a "Stop Work" order**.
10. The contractor shall notify the following parties, three (3) days prior to beginning any work shown on these drawings:

Tim Kamas	301-434-3854
Miss Utility	1-800-282-8555
Vista Design, Inc	410-352-3874
Worcester Soil Conservation District	410-632-3464 ext. 3

The contractor shall be responsible for the means and methods resulting from any earth moving and/or temporary stockpiling of earth or other materials on site.

11. These drawings, the design, and construction features disclosed are proprietary to Vista Design, Inc. and shall not be altered or reused without their written permission. Copyright, latest date here on.
12. No construction shall begin until a pre-construction meeting is held between the contractor, owner, engineer & the Worcester County Permit Coordinator.
13. The contractor and owner shall provide supervision and certification of all construction of Stormwater Management practices the provide infiltration and filtering, by a Professional Engineer duly licensed in the State of Maryland.
14. There are no steep slopes within the limits of disturbance.
15. There are no streams or stream buffers within the limits of disturbance.
16. There are no highly erodible slopes within the limits of disturbance.
17. There are no springs, seeps or intermittent streams within the limits of disturbance.
18. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.

CERTIFICATION STATEMENTS

1. All pases of` Stormwater Management calculations, structure design and construction will adhere to current Worcester County Code and Stormwater Ordinance` Marland standards and specifications for` Stormwater Management plan for this site.
2. All information set forth in this plan accurately conveys this site's conditions to the best of my knowledge.
3. All structural devices for Stormwater Management will be protected by proper soil erosion and sediment control devices until all contributing areas have passed final stabilization inspection.
4. Upon completion of the project, an as-constructed survey, Notice of Construction Completion (NOCC), and Letter of Certification must be submitted to the County, except individual single family dwellings. Once review is complete and approved, a Certificate of Occupancy can be issued.
5. The Contractor and Owner shall provide supervision and certification of all construction of Stormwater Management practices that provide infiltration and filtering, by a Professional Engineer duly licensed in the State of Maryland.

Tim Kamas- Old Bridge Sunset Holdings, LLC DATE

Chairperson - Worcester County Planning & Zoning DATE

SIGNATURE PANEL

As the Property Owner/Developer, I am in full agreement with this site plan submitted herewith, and I am responsible for the completion of the improvements as shown on the approved Site Plan and I understand that I cannot allow the property of buildings to be occupied until a Certificate of Use and Occupancy has been issued by the Department of Development Review and Permitting.

Tim Kamas- Old Bridge Sunset Holdings, LLC DATE

Chairperson - Worcester County Planning & Zoning DATE

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NOTE:
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NORTH

REVISIONS:

PROJECT DATA
Project No.: 25-100
File Name: SP 030526.dwg
WEST OCEAN CITY
WORCESTER COUNTY, MARYLAND
Date: 05/ 31/ 26
Scale: 1" = 100'

PRELIMINARY
SITE
PLAN

SUNSET MARINE PARK
BUILDINGS 1 & 2

VISTA DESIGN, INC.
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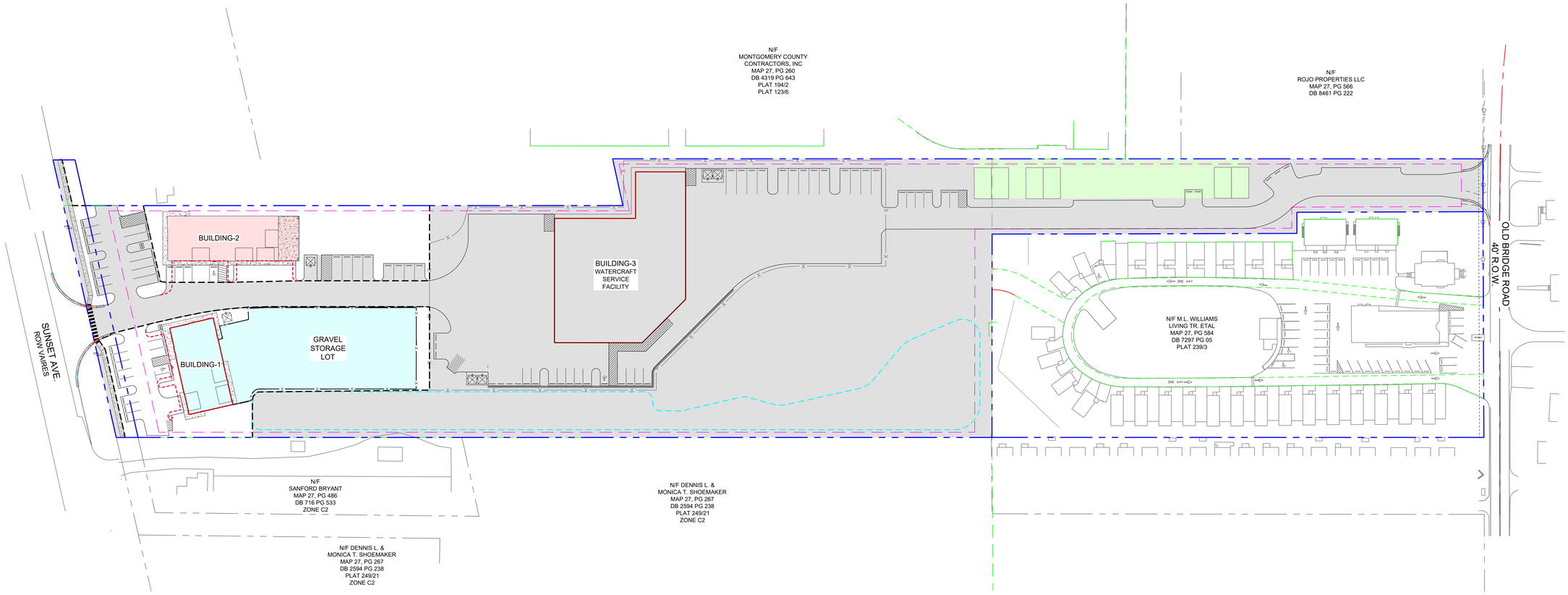
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph. 410.352-3874 • Fax 410.352-3875 • www.vistadesigninc.com

Sheet No.:
G 001

SUNSET MARINE PARK

BUILDING-1 AND BUILDING-2
OLD BRIDGE ROAD
WEST OCEAN CITY, MD 21842



REFERENCE TO PREVIOUSLY APPROVED OVERALL SITE PLAN

THIS SITE PLAN IS PREPARED AS A COMPONENT OF THE PREVIOUSLY APPROVED OVERALL SITE PLAN FOR THE DEVELOPMENT TITLED, "SUNSET MARINE PARK ENGINEERING PLANS" PREPARED BY GMB (GMB FILE NO. 210225) DATED NOVEMBER 2024 AND APPROVED BY WORCESTER COUNTY 4/23/25 . THE OVERALL SITE PLAN, INCLUDING BUT NOT LIMITED TO SITE GRADING, STORMWATER MANAGEMENT DESIGN AND CALCULATIONS, LANDSCAPING REQUIREMENTS, EXISTING CONDITIONS, AND GENERAL SITE DETAILS

THE DESIGN SHOWN HEREIN IS LIMITED TO THE PAD SITE IMPROVEMENTS AND ASSOCIATED GRADING TO TIE INTO APPROVED SITE PLAN. ALL OTHER SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PREVIOUSLY APPROVED OVERALL SITE PLAN AND SUPPORTING DOCUMENTS.

SUNSET MARINE PARK ENGINEERING PLANS
WEST OCEAN CITY, MARYLAND
GMB FILE NO. 210225
GEORGE, MYLES & BUHR, LLC

APPROVED BY WORCESTER COUNTY PLANNING COMMISSION: 12/5/24
APPROVED BY WORCESTER COUNTY ZONING : 4/23/25

PERMITTING AREAS

- SITE PLAN PREPARED AND APPROVED BY GMB DATED NOVEMBER 2024 AND APPROVED BY WORCESTER COUNTY 4/23/25.
- PROPOSED BUILDING 1 IMPROVEMENTS
- PROPOSED BUILDING 2 IMPROVEMENTS
- FUTURE PHASE TO BE PROVIDED UNDER AT A FUTURE DATE
- EDGE OF PAVEMENT / PARKING PER GMB APPROVED PLANS. THESE AREAS HAVE BEEN ADJUSTED AND UPDATED FOR PROPOSED BUILDING 1 AND PROPOSED BUILDING 2

0 30 60 120 180
SCALE: 1" = 60'

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NORTH

REVISIONS

PROJECT DATA
Project No.: 25-100
File Name: SP 030526.dwg
WEST OCEAN CITY
WORCESTER COUNTY, MARYLAND
Date: 05/19/26
Scale: 1" = 60'

PRELIMINARY
SITE PLAN
PERMITTING PHASES

SUNSET MARINE PARK
BUILDINGS 1 & 2

VISTA DESIGN, INC.
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Land Planning Consultants • GIS Services
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Ph. 410-352-3870 • Fax 410-352-3875 • www.vistadesigninc.com

Sheet No.:
C 100

REFERENCE TO PREVIOUSLY APPROVED OVERALL SITE PLAN

THIS PAD SITE PLAN IS PREPARED AS A COMPONENT OF THE PREVIOUSLY APPROVED OVERALL SITE PLAN FOR THE DEVELOPMENT TITLED, "SUNSET MARINE PARK ENGINEERING PLANS" PREPARED BY GMB (GMB FILE NO. 210225) DATED NOVEMBER 2024 AND APPROVED BY WORCESTER COUNTY 4/23/25 . THE OVERALL SITE PLAN, INCLUDING BUT NOT LIMITED TO SITE GRADING, STORMWATER MANAGEMENT DESIGN AND CALCULATIONS, LANDSCAPING REQUIREMENTS, EXISTING CONDITIONS, AND GENERAL SITE DETAILS

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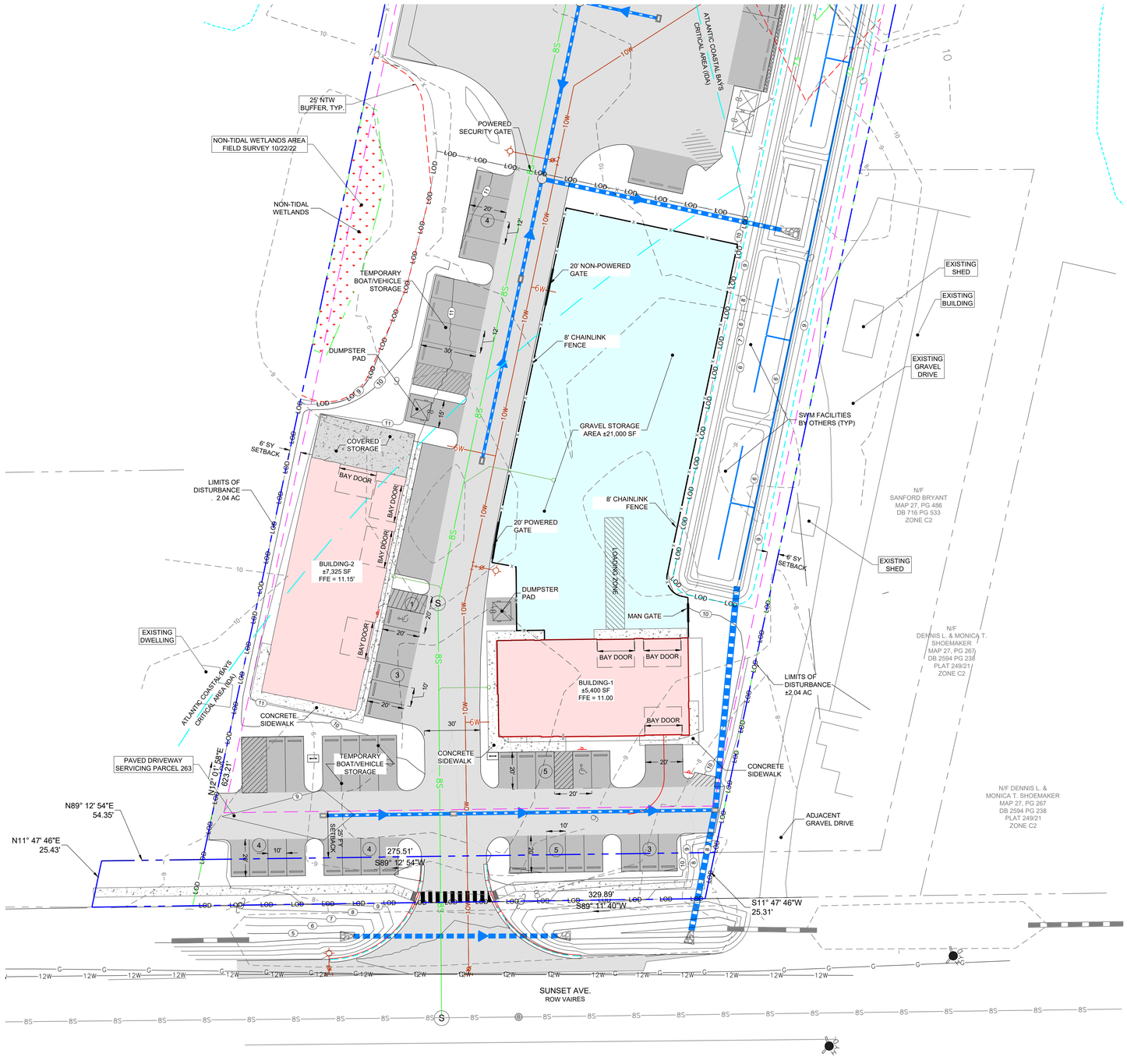
SUNSET MARINE PARK ENGINEERING PLANS
WEST OCEAN CITY, MARYLAND
GMB FILE NO. 210225
GEORGE, MYLES & BUHR, LLC

APPROVED BY WORCESTER COUNTY PLANNING COMMISSION: 12/5/24
APPROVED BY WORCESTER COUNTY ZONING : 4/23/25



0 15 30 60 90
SCALE: 1" = 30'

LEGEND

- Property Line
- Adjacent Property Line
- MDOT SHA Right of Way
- Building Restriction Line
- Existing Structures
- Existing Edge of Pavement
- Non-Tidal Wetlands
- 25' Non-Tidal Buffer
- 1000' Critical Area Boundary
- Existing 1x Contour
- Existing 5x Contour
- Existing Treeline
- Existing Water
- Existing Force Main
- Existing Gas
- Existing Telephone (Underground)
- Existing Electric (Underground)
- Soils Boundary
- Existing Storm Drain
- Existing Access Ease
- Existing Utility Ease
- Existing Drainage & Landscape Ease
- Proposed Treeline
- Proposed Sanitary Sewer
- Proposed Water Service
- Proposed Storm Drain
- Proposed Building
- Proposed Edge of Pavement
- Proposed Entrance Curb
- Proposed Sidewalks
- Proposed Heavy Duty Asphalt
- Proposed Light Duty Asphalt
- Proposed Gravel Lot
- Proposed 1x Contour
- Propose 5x Contour

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NORTH

REVISIONS

PROJECT DATA
Project No.: 25-100
File Name: SP 030526.dwg
WEST OCEAN CITY
WORCESTER COUNTY, MARYLAND
Date: 05/16/26
Scale: 1" = 30'

PRELIMINARY
SITE
PLAN

SUNSET MARINE PARK
BUILDINGS 1 AND 2

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Land Planning Consultants • GIS Services
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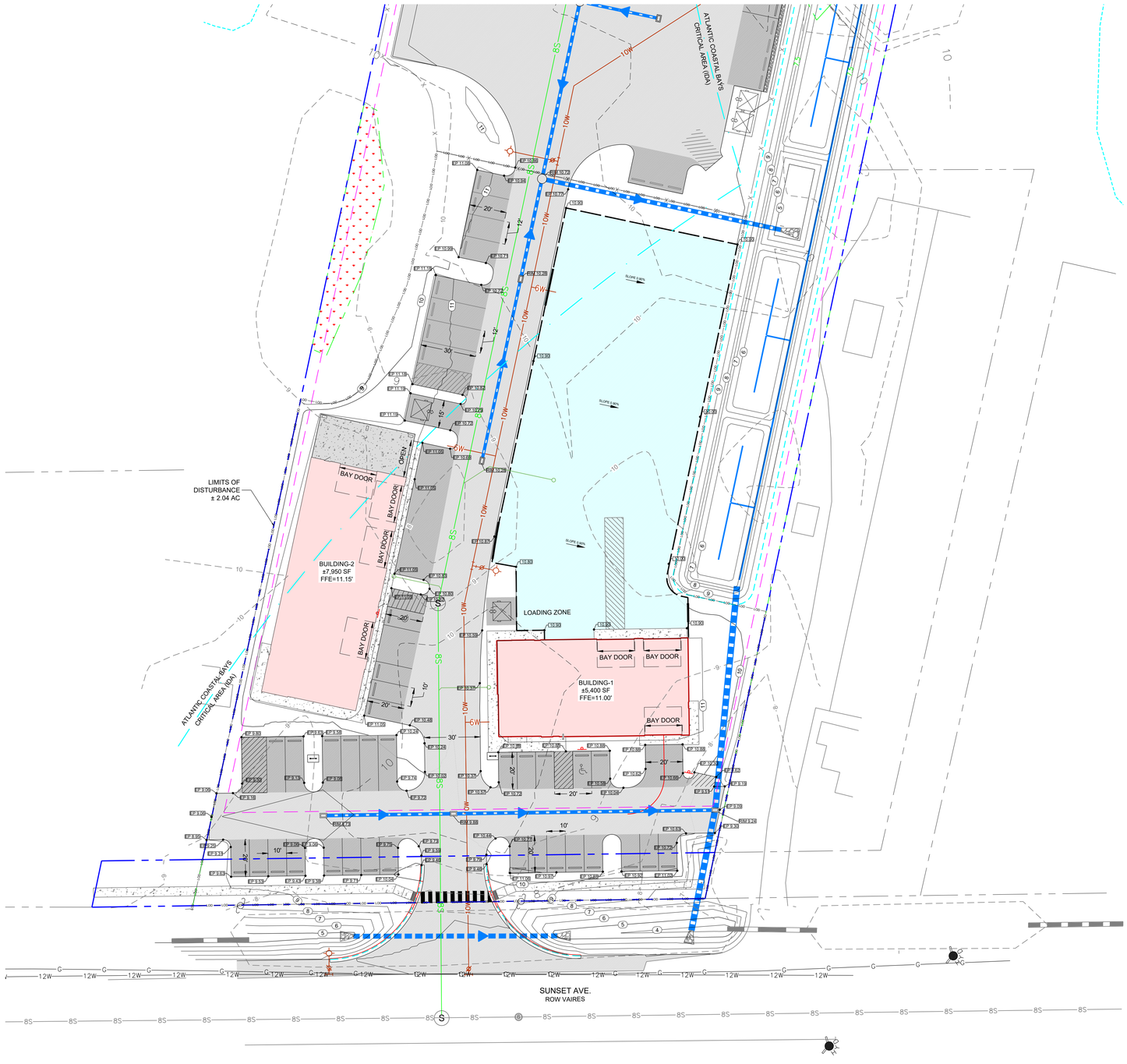
Sheet No.:
C 101



0 15 30 60 90

SCALE: 1" = 30'

LEGEND

- Property Line
- Adjacent Property Line
- MDOT SHA Right of Way
- Building Restriction Line
- Existing Structures
- Existing Edge of Pavement
- Non-Tidal Wetlands
- 25' Non-Tidal Buffer
- 1000' Critical Area Boundary
- Existing 1x Contour
- Existing 5x Contour
- Existing Treeline
- Existing Water (W)
- Existing Force Main (6FM)
- Existing Gas (GAS)
- Existing Telephone (Underground) (TEL)
- Existing Electric (Underground) (E)
- Soils Boundary
- Existing Storm Drain
- Existing Access Ease
- Existing Utility Ease
- Existing Drainage & Landscape Ease
- Proposed Treeline
- Proposed Sanitary Sewer (S)
- Proposed Water Service (8W)
- Proposed Storm Drain
- Proposed Building
- Proposed Edge of Pavement
- Proposed Entrance Curb
- Proposed Sidewalks
- Proposed Heavy Duty Asphalt
- Proposed Light Duty Asphalt
- Proposed Gravel Lot
- Proposed 1x Contour (19)
- Propose 5x Contour (20)

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NORTH

REVISIONS

PROJECT DATA

Project No.: 25-100
File Name: GR 030326.dwg
WEST OCEAN CITY
WORCESTER COUNTY, MARYLAND
Date: 3/13/26
Scale: 1" = 30'

SITE GRADING PLAN

SUNSET MARINE PARK

BUILDINGS 1 & 2

VISTA DESIGN, INC.
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11634 Worcester Hwy, Showell, MD 21862
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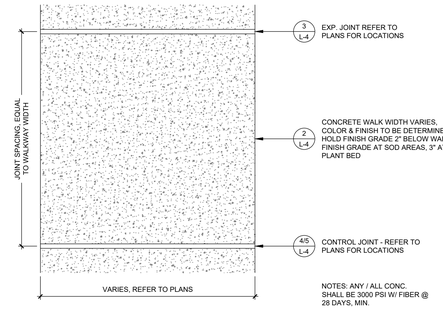
Sheet No.:
C 102



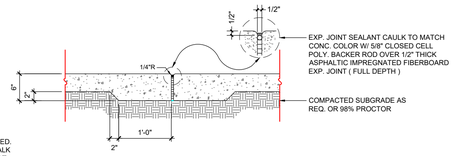
3 L-4 EXP. JOINT REFER TO PLANS FOR LOCATIONS

2 L-4 CONCRETE WALK WIDTH VARIES, COLOR & FINISH TO BE DETERMINED. HOLD FINISH GRADE 2" BELOW WALK FINISH GRADE AT SOD AREAS, 3" AT PLANT BED

4/5 L-4 CONTROL JOINT - REFER TO PLANS FOR LOCATIONS

NOTES: ANY / ALL CONC. SHALL BE 3000 PSI W/ FIBER @ 28 DAYS, MIN.

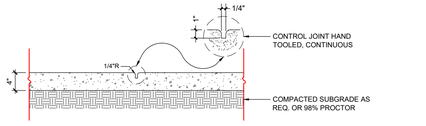
1 L-4 CONC. WALKWAY PLAN, TYP.



EXP. JOINT SEALANT CAULK TO MATCH CONC. COLOR W/ 5/8" CLOSED CELL POLY. BACKER ROD OVER 1/2" THICK ASPHALTIC IMPREGNATED FIBERBOARD EXP. JOINT (FULL DEPTH)

COMPACTED SUBGRADE AS REQ. OR 98% PROCTOR

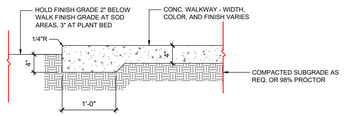
3 L-4 EXP. JOINT, TYP.



CONTROL JOINT HAND TOOLED, CONTINUOUS

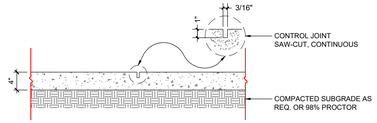
COMPACTED SUBGRADE AS REQ. OR 98% PROCTOR

4 L-4 CONTROL JOINT (HAND TOOLED) TYP.



COMPACTED SUBGRADE AS REQ. OR 98% PROCTOR

2 L-4 CONC. WALKWAY EDGE SECTION, TYP.



CONTROL JOINT SAW-CUT, CONTINUOUS

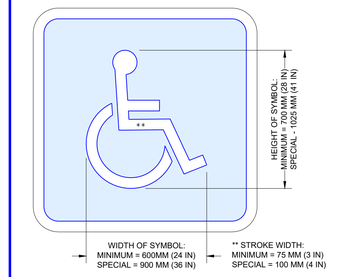
COMPACTED SUBGRADE AS REQ. OR 98% PROCTOR

5 L-4 CONTROL JOINT (SAW-CUT), TYP.

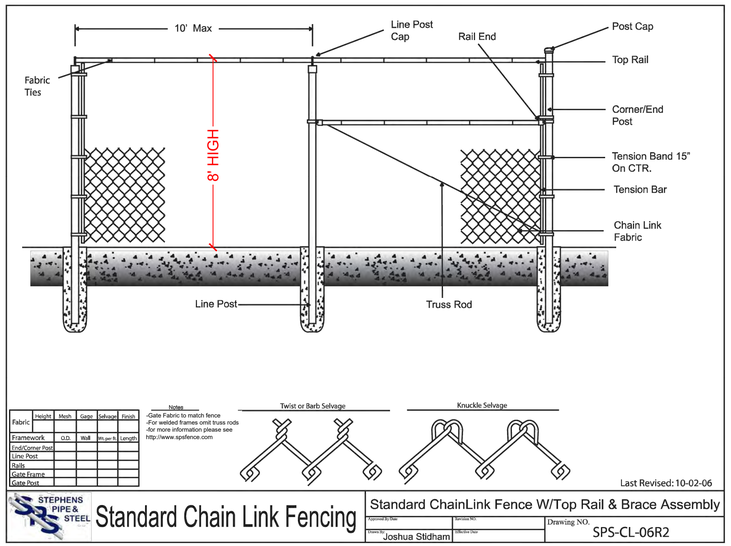
1 C 103 SIDEWALK DETAILS

2 C 103 RESERVED PARKING R7-8

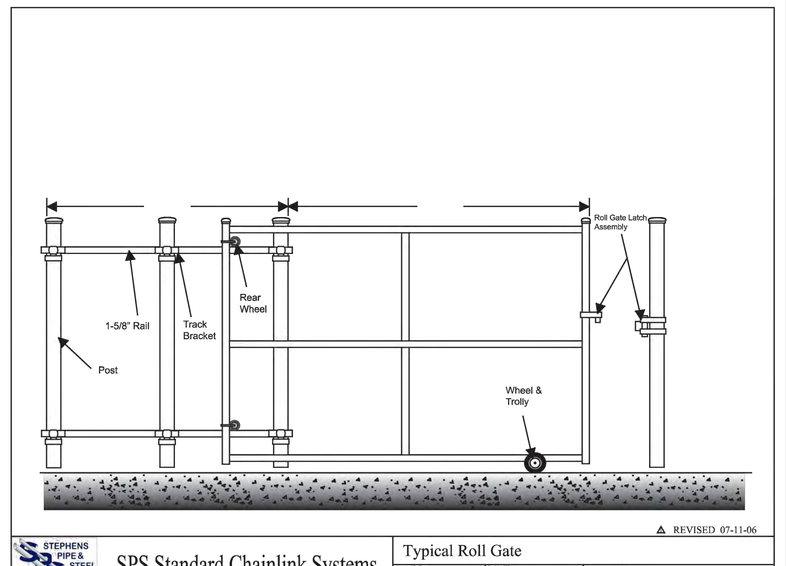
3 C 103 NO PARKING IN AISLE



4 C 103 ADA PARKING SPACE MARKING MUTCD 3B-19



Fabric	Height	Mesh	Gage	Selvage	Finish
Framework	O.D.	Wall	Wt. per ft.	Length	
End/Corner Post					
Line Post					
Rails					
Gate Frame					
Gate Post					



5 C 103 CHAIN LINK FENCE DETAIL

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NORTH

REVISIONS

PROJECT DATA
Project No.: 25-100
File Name: SP 030526.dwg
WEST OCEAN CITY
WORCESTER COUNTY, MARYLAND
Date: 05/ 31/ 26
Scale: NTS

PRELIMINARY
SITE
DETAILS

SUNSET MARINE PARK
BUILDINGS 1 AND 2

VISTA DESIGN, INC.
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Land Planning Consultants • GIS Services
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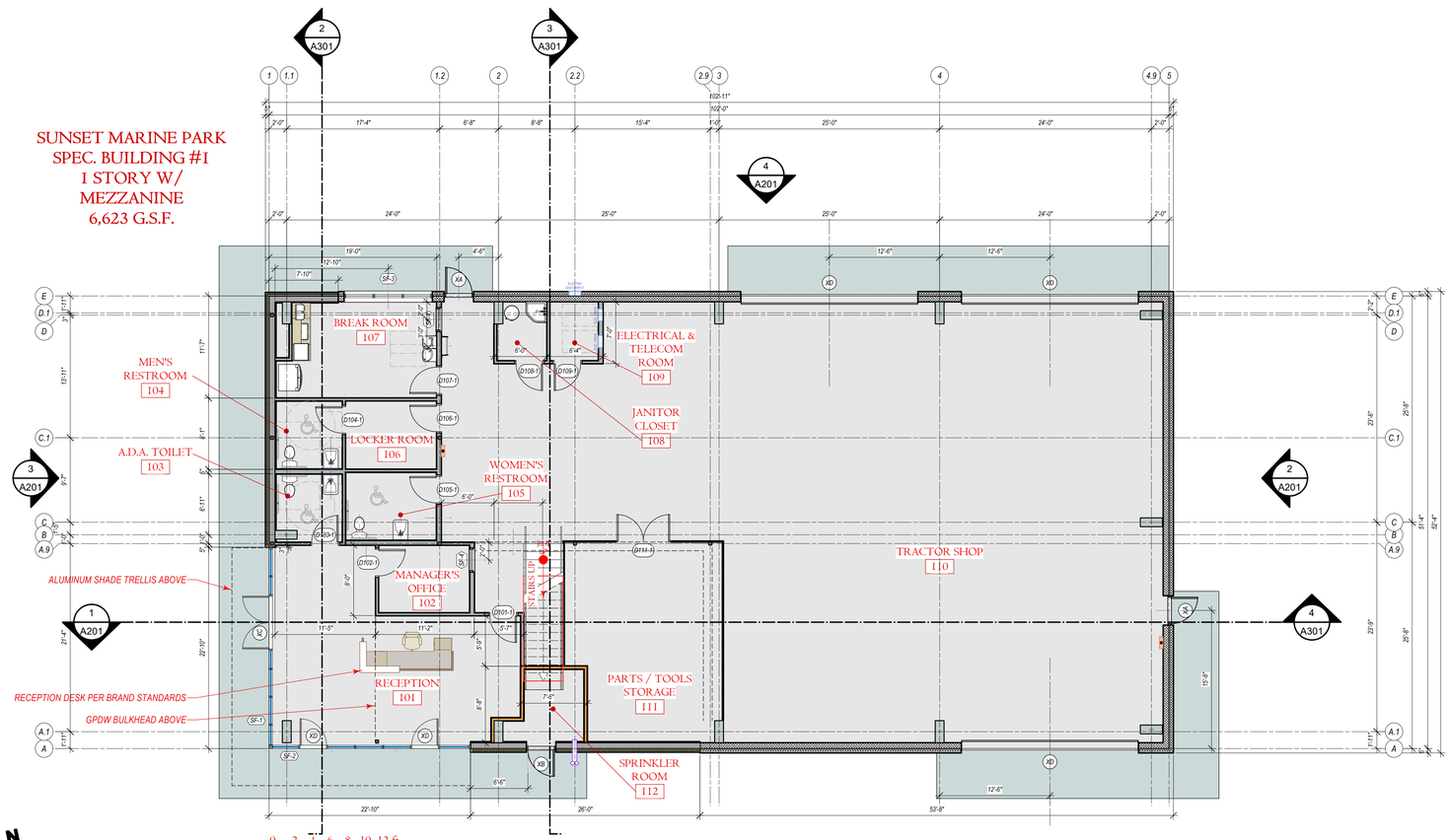
Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

Sheet No.: C 103

SUNSET MARINE PARK
SPEC. BUILDING #1
1 STORY W/
MEZZANINE
6,623 G.S.F.



1 A111 FIRST LEVEL FLOOR PLAN
Scale: 1/8" = 1'-0"

T.R.C. HEARING - 3/13/2026

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#	Date:	Submission Notes:

PROJECT DATA:

Project Number: 25-100
File: Sunset_Marine_Park_Bldg#1_S3A.vwx
Project Date: 10/20/2023
Plot Date:
Sheet Date: 3/12/2026

Sheet Scale: 1/8" = 1'-0"

Sheet Title:
FIRST LEVEL FLOOR PLAN

Project Title:
SUNSET MARINE PARK
SPEC BUILDING #1
NEW CONSTRUCTION

Project Address:
SUNSET AVENUE
OCEAN CITY, MARYLAND 21842

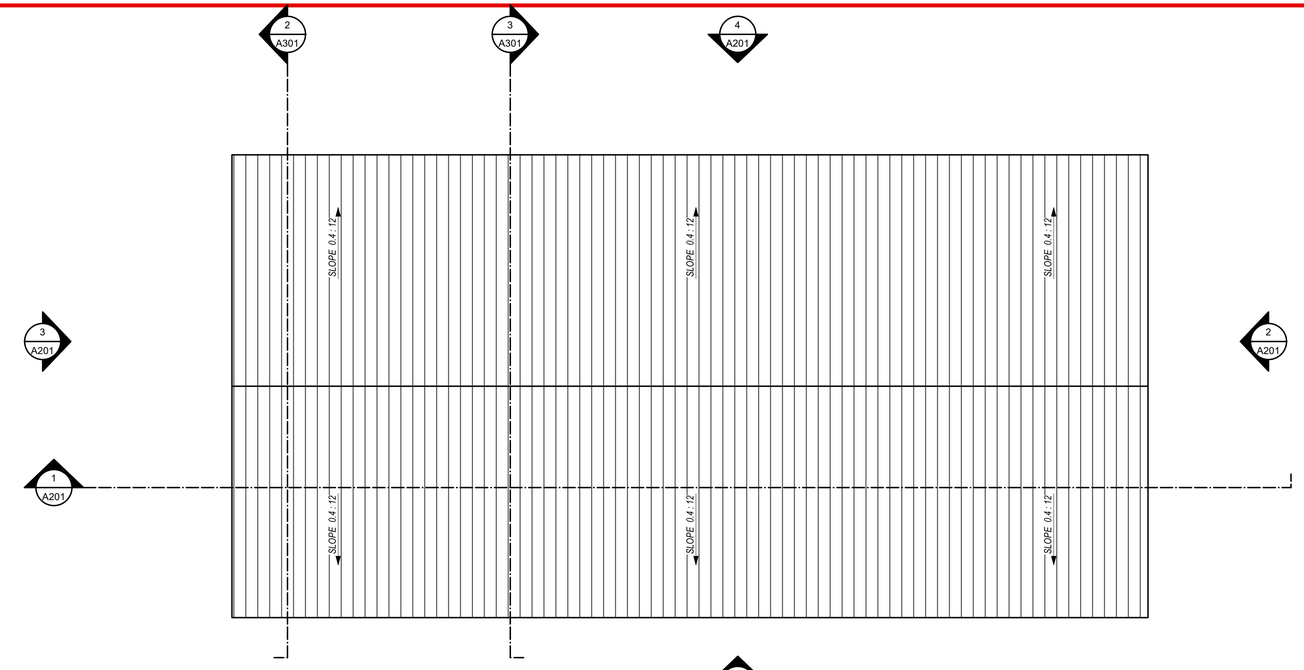
VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects • Land Planning Consultants
11634 Worcester Highway Showell, Maryland 21862
Phone: (410) 352-3874 email: info@vistadesigninc.com

Seal:

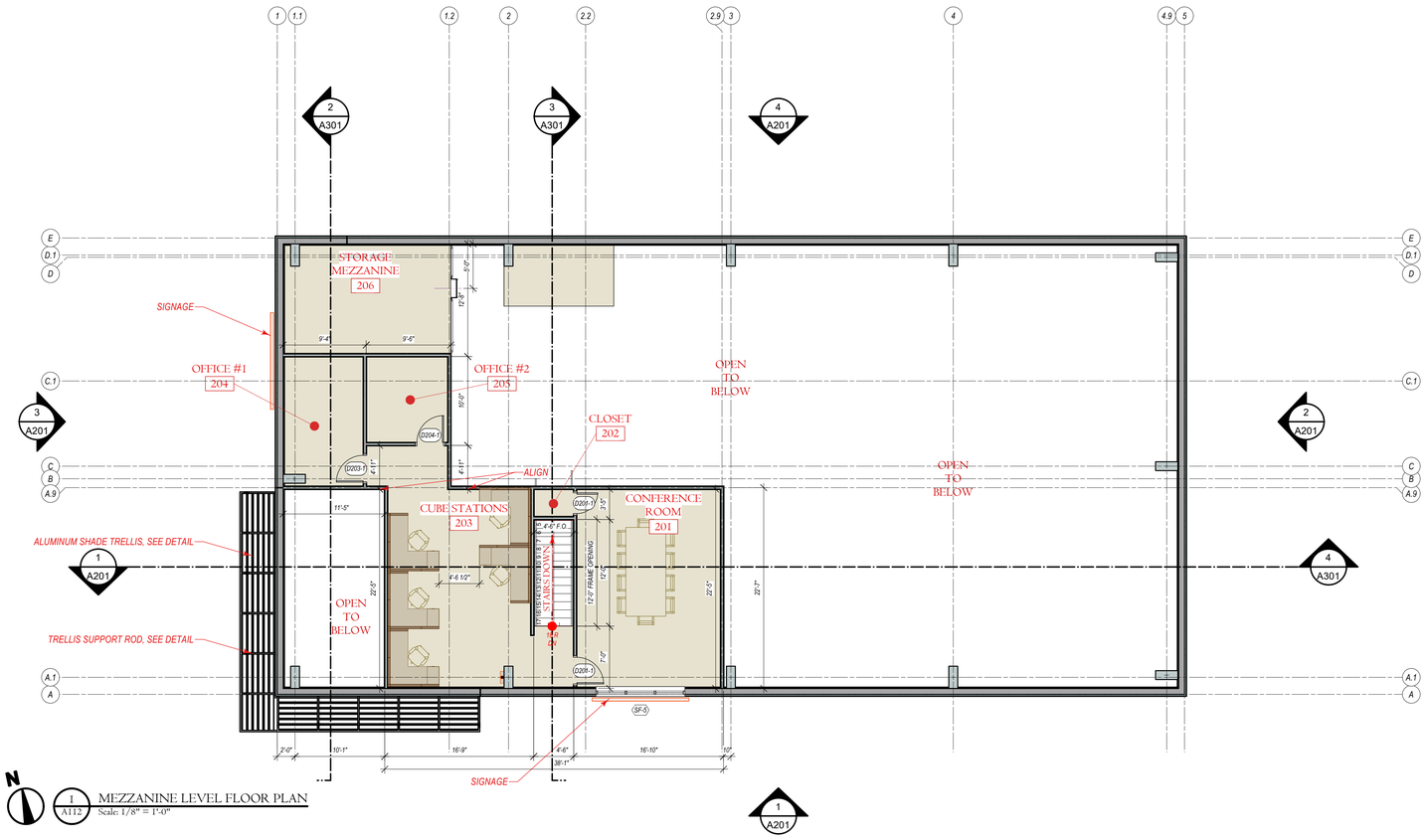
Professional Certification:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARD OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

CHRISTOPHER S. FERGER, AIA NCARB
LICENSE NO.: 13302
EXPIRATION DATE: 11-30-2026

Sheet No.
A111



2 A112 ROOF PLAN
Scale: 1/8" = 1'-0"



N

1 A112 MEZZANINE LEVEL FLOOR PLAN
Scale: 1/8" = 1'-0"

T.R.C. HEARING - 3/13/2026

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PROJECT DATA:

Project Number: 25-100
File: Sunset_Marine_Park_Bldg#1_S3A.vwx
Project Date: 10/20/2023
Plot Date:
Sheet Date: 3/12/2026
Sheet Scale: 1/8" = 1'-0"

#	Date:	Submission Notes:

Sheet Title: MEZZANINE LEVEL FLOOR PLAN & ROOF PLAN

Project Title: SUNSET MARINE PARK SPEC BUILDING #1 NEW CONSTRUCTION

Project Address: SUNSET AVENUE OCEAN CITY, MARYLAND 21842

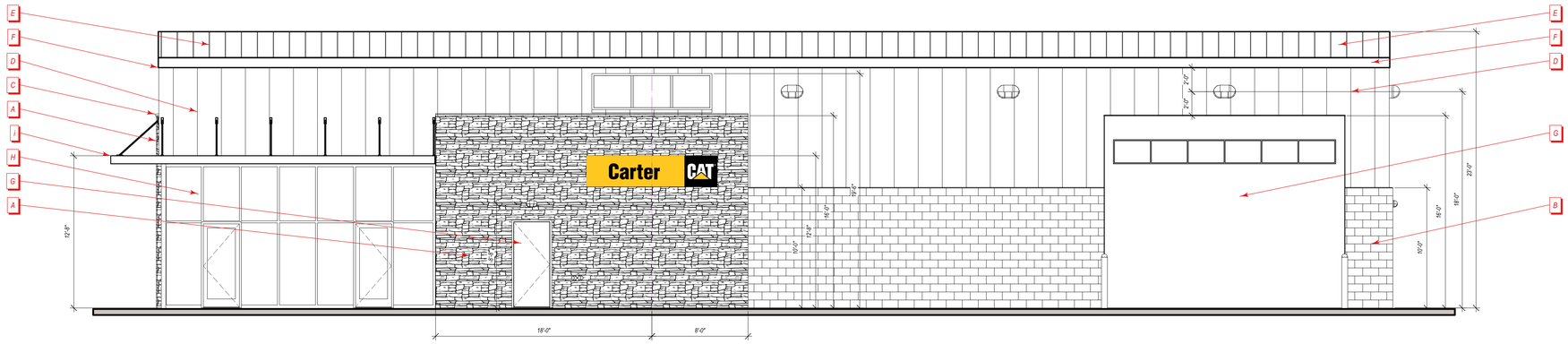
VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects • Land Planning Consultants
11634 Worcester Highway Showell, Maryland 21862
Phone: (410) 352-3874 email: info@vistadesigninc.com

Seal:

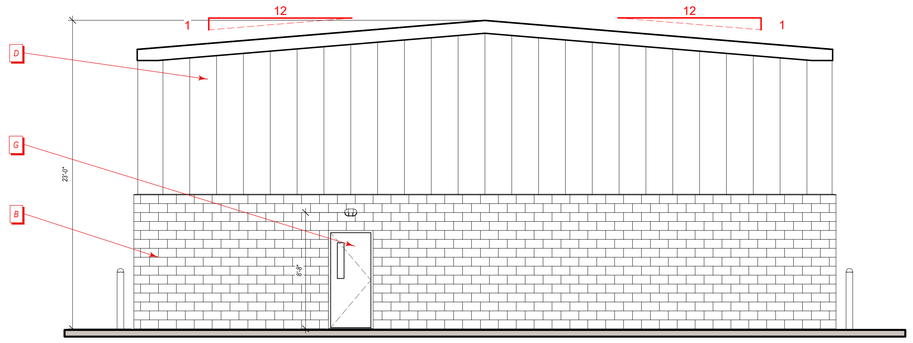
Professional Certification:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARD OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

CHRISTOPHER S. FERGER, AIA NCARB
LICENSE NO.: 13302
EXPIRATION DATE: 11-30-2026

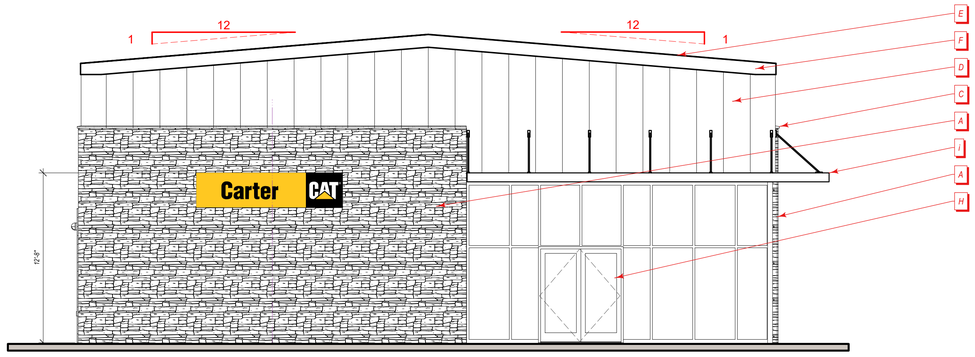
Sheet No.: A112



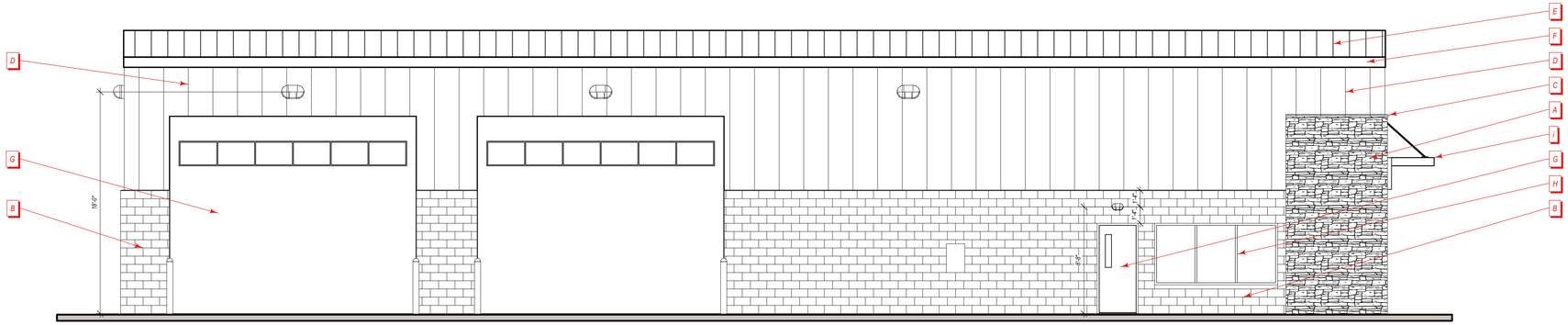
1 A201 SOUTH - SUNSET AVE - FRONT ELEVATION
Scale: 3/16" = 1'-0"



2 A201 EAST - SIDE ELEVATION
Scale: 3/16" = 1'-0"



3 A201 WEST - SIDE ELEVATION
Scale: 3/16" = 1'-0"



4 A201 NORTH - REAR ELEVATION
Scale: 3/16" = 1'-0"

ACCENT WALL ELDORADO STONE LIMESTONE IN "YORK"	BASE WALL YORK BUILDING PRODUCTS SPLIT FACE CMU IN "CREAM"	STONE WALL CAP ELDORADO STONE LIMESTONE IN "YORK"	ALUMINUM COMPOSITE PANEL BY MNC "MICA ANODIC CLEAR" LRV 34.43 / SRI 56-Cool	STANDING SEAM METAL ROOFING & FASCIA TRIM - PAC CLAD IN "SLATE GRAY"	ALUMINUM COPING, EAVE, RAKE TRIM, & SOFFITT COOL ARTIC WHITE	GARAGE BAY AND MAN DOORS PAINTED TO MATCH METAL PANEL	STOREFRONT KAWNEER 451-T CLEAR ANODIZED ALUMINUM	CANOPY MAPES CLEAR ANODIZED ALUMINUM
A	B	C	D	E	F	G	H	I

5 A201 MATERIALS

T.R.C. HEARING - 3/13/2026

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PROJECT DATA:

#	Date:	Submission Notes:

Project Number: 25-100
File: Sunset_Marine_Park_Bldg1_S34.vwx
Project Date: 10/20/2023
Plot Date:
Sheet Date: 3/12/2026
Sheet Scale: 1/8" = 1'-0"

Sheet Title: ELEVATIONS

Project Title:
SUNSET MARINE PARK
SPEC BUILDING #1
NEW CONSTRUCTION

Project Address:
SUNSET AVENUE
OCEAN CITY, MARYLAND 21842

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects • Land Planning Consultants
11634 Worcester Highway Showell, Maryland 21862
Phone: (410) 352-3874 email: info@vistadesigninc.com

Seal:

Professional Certification:
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CHRISTOPHER S. FERGER, AIA NCARB
LICENSE NO.: 13302
EXPIRATION DATE: 11-30-2026

Sheet No.
A201

B / A203 PERSPECTIVE ELEVATION
Scale: 1/8" = 1'-0"

A / A203 PERSPECTIVE ELEVATION
Scale: 1/8" = 1'-0"

C / A203 PERSPECTIVE ELEVATION
Scale: 1/8" = 1'-0"

T.R.C. HEARING - 3/13/2026

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#	Date:	Submission Notes:

PROJECT DATA:

Project Number: 25-100
File: Sunset_Marine_Park_Bldg1_S3d-x.vwx
Project Date: 10/20/2023
Plot Date:
Sheet Date: 3/12/2026
Sheet Scale: NONE

Sheet Title:
PERSPECTIVE ELEVATIONS

Project Title:
SUNSET MARINE PARK
SPEC BUILDING #1
NEW CONSTRUCTION

Project Address:
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OCEAN CITY, MARYLAND 21842

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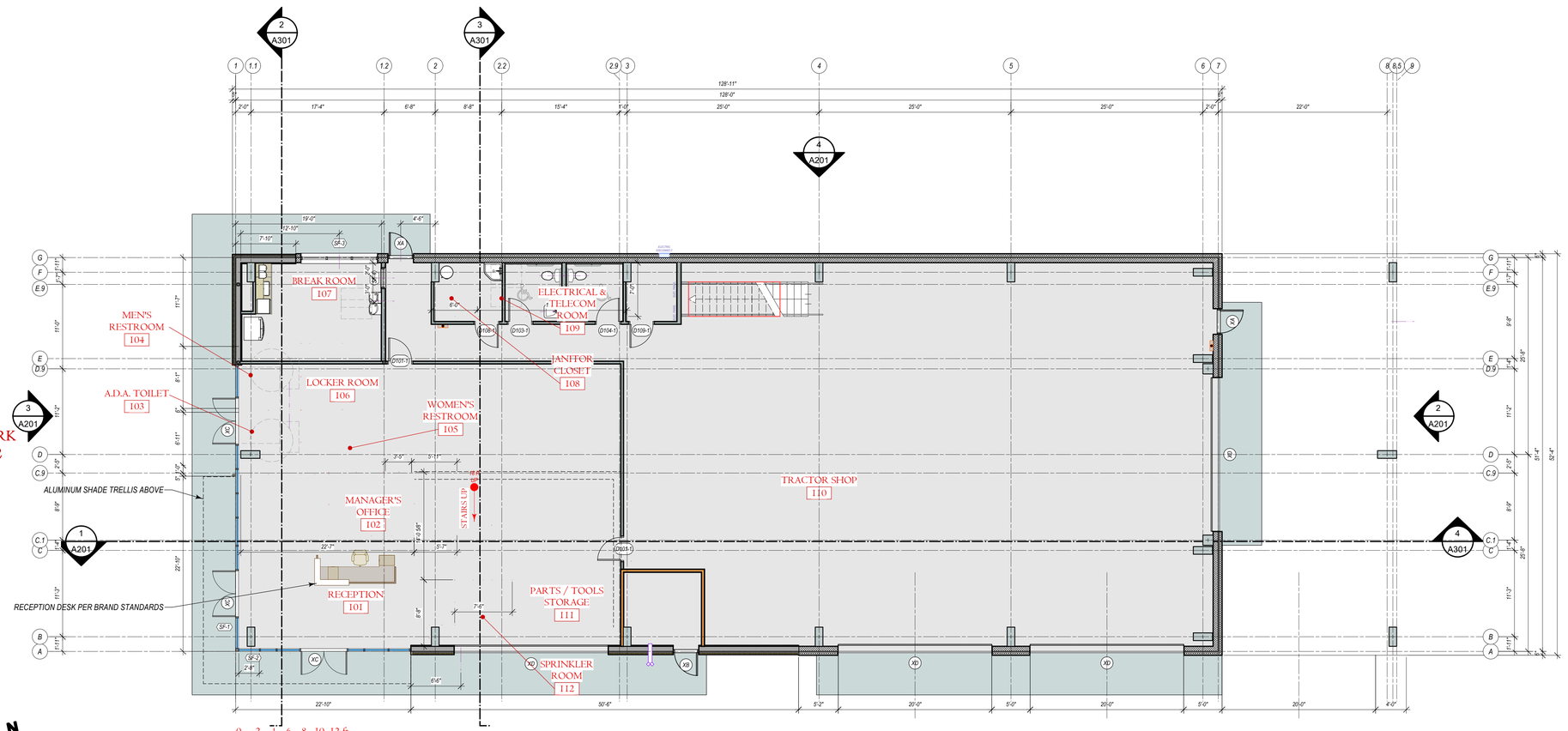
Sheet No.
A203

SUNSET MARINE PARK
SPEC. BUILDING #2
1 STORY W/
MEZZANINE
7,325 G.S.F.



1 A111 FIRST LEVEL FLOOR PLAN
Scale: 1/8" = 1'-0"

0 2 4 6 8 10 12 ft

T.R.C. HEARING - 3/13/2026

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Sheet Title:
FIRST LEVEL FLOOR PLAN

PROJECT DATA:
Project Number: 25-100-2
File: Sunset_Marine_Park_Bldg-2_-S01.vwx
Project Date: 3/5/2026
Plot Date:
Sheet Date: 3/13/2026
Sheet Scale: 1/8" = 1'-0"

#	Date:	Submission Notes:

Project Title:
SUNSET MARINE PARK
SPEC BUILDING #2
NEW CONSTRUCTION

Project Address:
SUNSET AVENUE
OCEAN CITY, MARYLAND 21842

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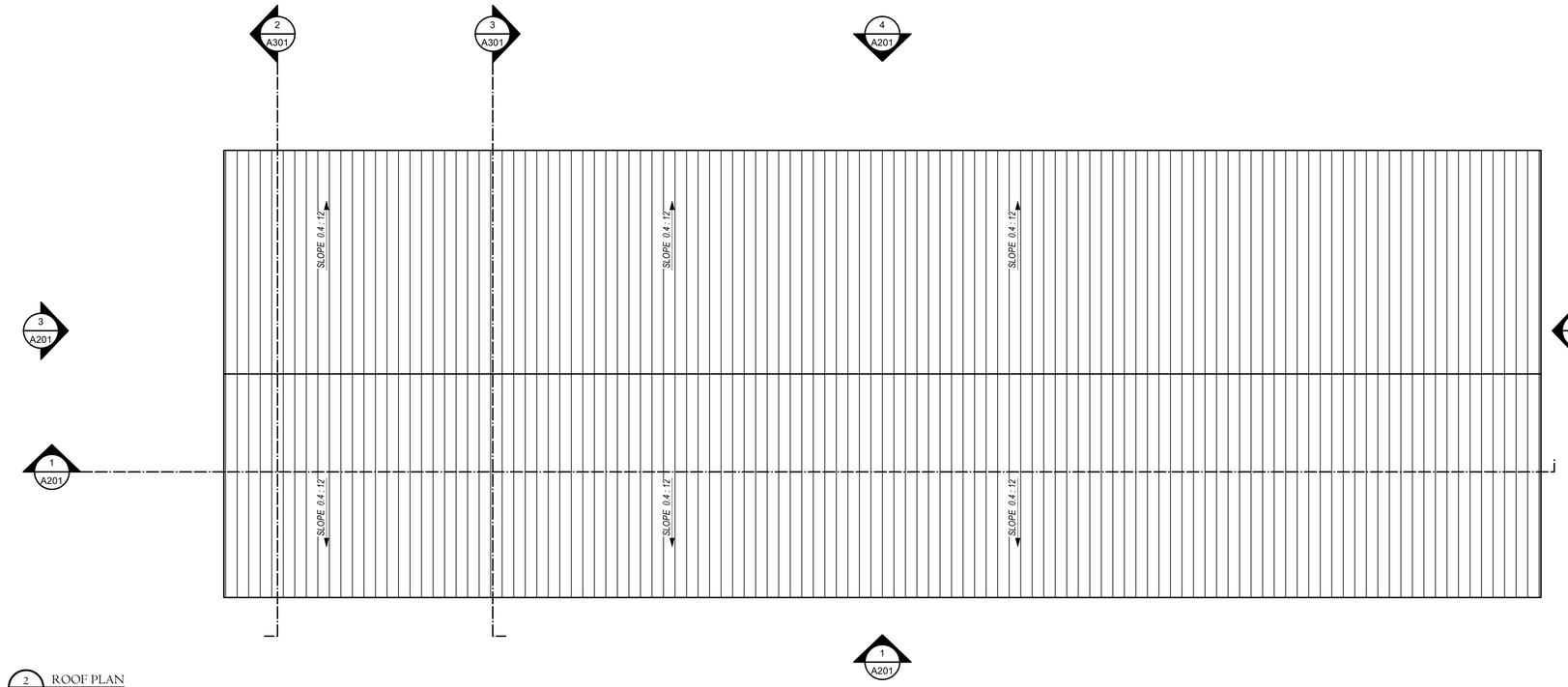
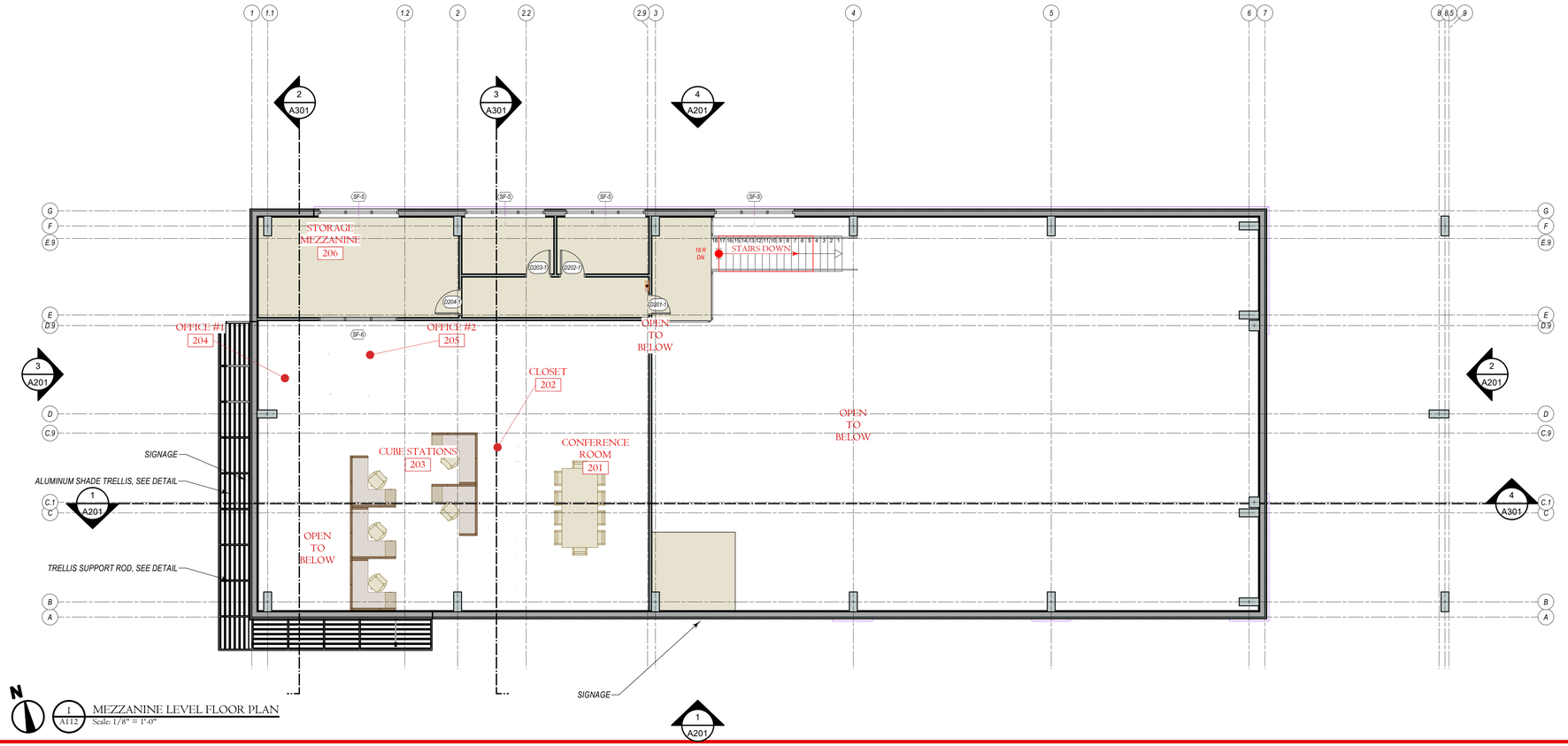
Sheet No.
A111



2 A112 ROOF PLAN
Scale: 1/8" = 1'-0"



1 A112 MEZZANINE LEVEL FLOOR PLAN
Scale: 1/8" = 1'-0"

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PROJECT DATA:

Project Number: 25-100-2
File: Sunset_Marine_Park_Bldg-2_3D1.vwx
Project Date: 3/5/2026
Plot Date:
Sheet Date: 3/13/2026
Sheet Scale: 1/8" = 1'-0"

#	Date:	Submission Notes:

Sheet Title:
MEZZANINE LEVEL FLOOR PLAN & ROOF PLAN

Project Title:
SUNSET MARINE PARK
SPEC BUILDING #2
NEW CONSTRUCTION

Project Address:
SUNSET AVENUE
OCEAN CITY, MARYLAND 21842

VISTA DESIGN, INC.
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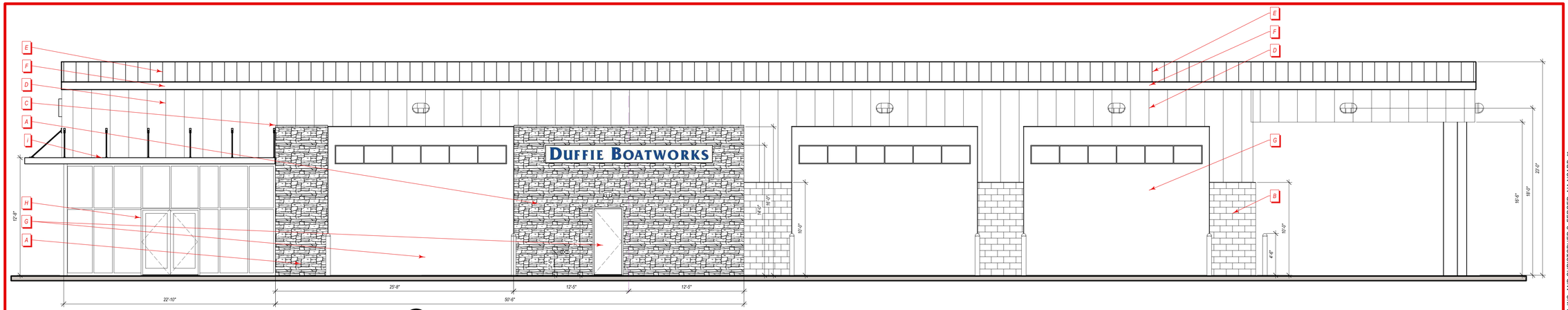
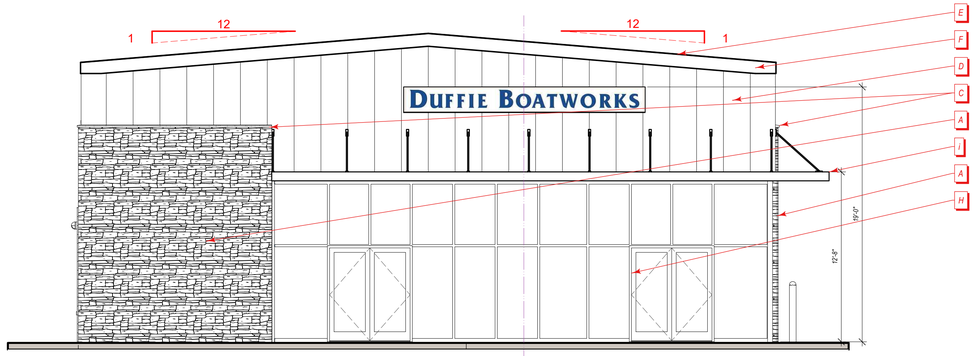
LICENSE NO.: 13302
EXPIRATION DATE: 11-30-2026

Sheet No.
A112

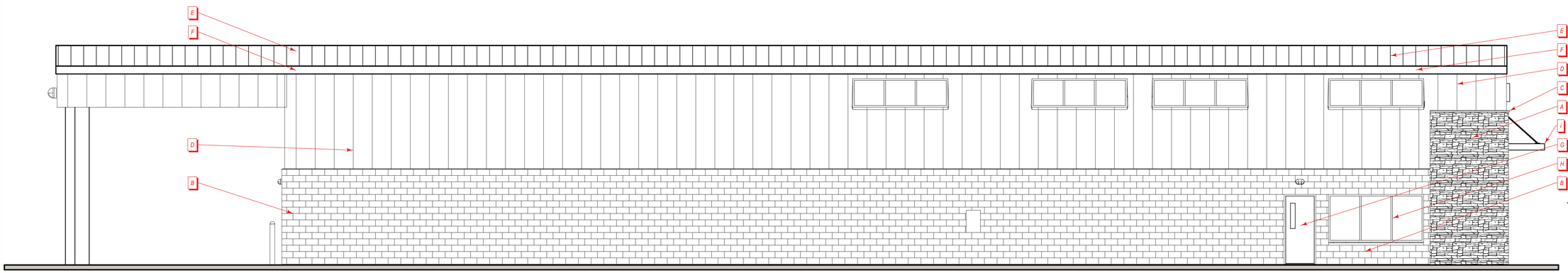


1 A201 EAST - FRONT ELEVATION
Scale: 3/16" = 1'-0"

2 A201 NORTH - SIDE ELEVATION
Scale: 3/16" = 1'-0"



3 A201 SOUTH - SUNSET AVE. - SIDE ELEVATION
Scale: 3/16" = 1'-0"



4 A201 WEST - REAR ELEVATION
Scale: 3/16" = 1'-0"

ACCENT WALL ELDORADO STONE LIMESTONE IN "YORK"	BASE WALL YORK BUILDING PRODUCTS SPLIT FACE CMU IN "CREAM"	STONE WALL CAP ELDORADO STONE LIMESTONE IN "YORK"	ALUMINUM COMPOSITE PANEL BY MNC "MICA ANODIC CLEAR" LRV 34.43 / SRI 56-Cool	STANDING SEAM METAL ROOFING & FASCIA TRIM - PAC CLAD IN "SLATE GRAY"	ALUMINUM COPING, EAVE, RAKE TRIM, & SOFFITT COOL ARTIC WHITE	GARAGE BAY AND MAN DOORS PAINTED TO MATCH METAL PANEL	STOREFRONT KAWNEER 451-T CLEAR ANODIZED ALUMINUM	CANOPY MAPES CLEAR ANODIZED ALUMINUM
A	B	C	D	E	F	G	H	I

5 A201 MATERIALS

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Plot Date:
Sheet Date: 3/13/2026

Sheet Scale: 3/16" = 1'-0"

Sheet Title: ELEVATIONS

Project Title:
SUNSET MARINE PARK
SPEC BUILDING #2
NEW CONSTRUCTION

Project Address:
SUNSET AVENUE
OCEAN CITY, MARYLAND 21842

VISTA DESIGN, INC.
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LICENSE NO.: 13302
EXPIRATION DATE: 11-30-2026

Sheet No.
A201

B A203 PERSPECTIVE ELEVATION
Scale: 1/8" = 1'-0"

A A203 PERSPECTIVE ELEVATION
Scale: 1/8" = 1'-0"

C A203 PERSPECTIVE ELEVATION
Scale: 3/16" = 1'-0"

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CHRISTOPHER S. FERGER, AIA NCARB
LICENSE NO.: 13302
EXPIRATION DATE: 11-30-2026

Sheet No.
A203

SUNSET MARINE PARK
ENGINEERING PLANS
WEST OCEAN CITY, MARYLAND
GMB FILE NO. 210225

CONSTRUCTION NOTES

1. EXISTING CONDITIONS WERE DERIVED FROM SURVEY CONDUCTED BY WILKINS–NOBILE, LLC., ON OCTOBER 22, 2022 AND FROM A DRAWING ENTITLED "LANDS OF OLD BRIDGE SUNSET HOLDINGS, LLC".
2. EXISTING UTILITIES ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES THROUGH TEST PITTING, THE LOCATIONS, SIZE, AND INVERT ELEVATIONS OF ALL UNDERGROUND UTILITIES AS REQUIRED TO GIVE TIMELY ADVANCE NOTICE TO ENGINEERS OF ANY CONFLICT BETWEEN EXISTING AND NEW WORK.
3. THE CONTRACTOR SHALL NOTIFY BOBBY SHOCKLEY WITH THE WORCESTER COUNTY GOVERNMENT ENVIRONMENTAL PROGRAMS (410–632–1220) 48 HOURS PRIOR TO EXCAVATION TO HAVE UNDERGROUND UTILITIES MARKED. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS PRIOR TO ANY EXCAVATION.
4. THE CONTRACTOR SHALL REPAIR OR REPLACE IN KIND ANY EXISTING FEATURES DAMAGED OR DESTROYED DURING CONSTRUCTION.
5. ALL BACK FILLED AND DISTURBED AREAS TO BE SEEDED AND MULCHED WITH 4" OF TOPSOIL TO BE PLACED IN FILL AREAS (WITHIN 14 DAYS).
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY STAKE OUT OF LINE AND GRADE FOR UTILITIES, STREET, DRIVEWAYS, ETC. STAKEOUT SHALL BE PERFORMED BY A MARYLAND LICENSED SURVEYOR.
7. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT, LATEST EDITION, AND ALL RULES AND REGULATIONS THERETO.
8. THE CONTRACTOR SHALL KEEP EXISTING UTILITIES IN OPERATION DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF ALL PERMITS SECURED, WHICH TAKE PRECEDENCE OVER SPECIFICATIONS.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CARE AND CAUTION AND TAKE MEASURES NECESSARY TO PROTECT TREES DURING CONSTRUCTION ACTIVITY.
11. THE CONTRACTOR IS RESPONSIBLE FOR SECURING AND PROTECTING UTILITY POLES BEFORE AND DURING CONSTRUCTION ACTIVITIES.
12. ANY DISTURBED AREAS OUTSIDE THE RIGHT–OF–WAY SHALL BE RESTORED TO THEIR ORIGINAL CONDITION IMMEDIATELY.
13. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE "WORCESTER COUNTY DESIGN GUIDELINES AND STANDARDS FOR COMMERCIAL USE" MANUAL.
14. ELECTRIC & TELEPHONE, CABLE, UTILITIES ARE TO BE COORDINATED & DESIGNED TO WORCESTER COUNTY, MARYLAND SPECIFICATIONS BY THE APPROPRIATE UTILITY PROVIDER.
15. MDE NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES REGISTRATION TO BE SUBMITTED UPON APPROVAL OF EROSION & SEDIMENT CONTROL PLANS.
16. IT HAS BEEN FIELD VERIFIED THAT THE FOLLOWING NATURAL RESOURCES ARE NOT PRESENT ON THE PROJECT SITE: TIDAL AND NONTIDAL WETLANDS, WETLANDS OF SPECIAL STATE CONCERN, WETLAND BUFFERS, STREAM BUFFERS, PERENNIAL STREAMS, FLOODPLAINS, FORESTS, FOREST BUFFERS, AND CRITICAL AREAS.
17. NO HABITAT PROTECTION AREA WITHIN THE NON–TIDAL WETLANDS, THREADED/ENDANGERED SPECIES OR ANADROMOUS FISH PRESENT ON SITE AS REFERENCED IN WORCESTER COUNTY CODE SECTIONS NR 3–120.

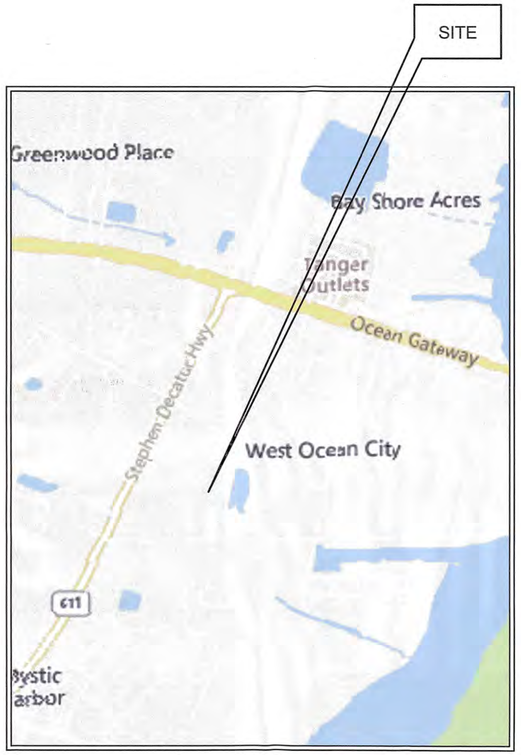
GENERAL NOTE

1. WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW: A PORTION OF THIS PROPERTY LIES WITHIN THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA. ANY AND ALL PROPOSED DEVELOPMENT ACTIVITIES MUST MEET THE REQUIREMENTS OF TITLE 3 (LAND AND WATER RESOURCES), SUBTITLE 1 (ATLANTIC COASTAL BAYS CRITICAL AREA) OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, AS FROM TIME TO TIME AMENDED, IN EFFECT AT THE TIME OF THE PROPOSED DEVELOPMENT ACTIVITIES.
2. CONTRACTOR TO CONTACT AND COORDINATE COUNTY INSPECTION OF THE FOLLOWING CONSTRUCTION:
   WCDEP: ESC–PERIMETER CONTROLS, TEMPORARY SEDIMENT BASINS, SWM BMP'S, FINAL STABILIZATION, LANDSCAPING, REMOVAL OF CONTROLS.

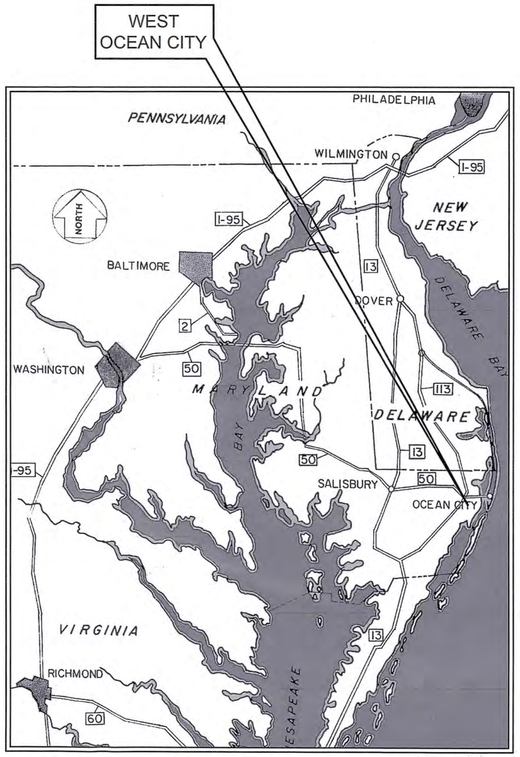
   WCDPW: WATER/WASTEWATER DIVISION: INSTALLATION OF ALL SEWER AND WATER INFRASTRUCTURE UP TO AND INCLUDING SANITARY CLEANOUTS AND WATER METERS.

   WCDPW: ROADS DIVISION: ENTRANCE INSTALLATION IN PUBLIC ROW.

   WCDDRP: SEE BUILDING PERMIT FOR FOR REQUIRED INSPECTIONS.
3. POST–CONSTRUCTION OPERATION, MAINTENANCE, AND INSPECTION:
   THE OWNER WILL COORDINATE ROUTINE INSPECTION IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
4. STATE OF MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE ADMINISTRATION WETLANDS AND WATERWAYS PROTECTION PROGRAM LETTER OF AUTHORIZATION (LOA) 24–NT–2043/202461075 EFFECTIVE OCTOBER 11, 2024 WITH AN EXPIRATION DATE OF OCTOBER 11, 2029.



LOCATION MAP
SCALE: 1" = 2000'



VICINITY MAP
SCALE: 1" = 20 MILES

LEGEND

EXISTING		PROPOSED	
	PROPERTY LINE/RIGHT OF WAY	30	CONTOUR
30	CONTOUR	LOD	LIMITS OF DISTURBANCE
	EXISTING WETLANDS	SF	SILT FENCE
	WOODS LINE	SSF	SUPER SILT FENCE
	CURBING & EDGE OF PAVEMENT		SOIL BOUNDARY
	25' WETLAND BUFER		STORM DRAIN INLET, MANHOLE, YARD DRAIN
	EX. STORMWATER UTILITY EASEMENT	8S	SANITARY SEWER, MANHOLE AND CLEANOUT
OHL	EX. OVERHEAD UTILITY LINE	10W 10W	WATER
			RIPRAP OUTLET PROTECTION
		SPO	INLET PROTECTION
		CW	CONCRETE WASHOUT
		MSA	MAINTENANCE SET ASIDE AREA
		TSB	TEMPORARY SEDIMENT BASIN
		SM–S	STABILIZATION MATTING – SLOPE (SSM–II) NORTH AMERICAN GREEN ROLLMAX BIONET S150BN
			STABILIZED CONSTRUCTION ENTRANCE

CONTACTS

OWNER/DEVELOPER:	OLD BRIDGE SUNSET HOLDINGS, LLC THE DUFFIE COMPANIES, INC. 3521 ATLANTIC AVENUE OCEAN CITY, MARYLAND 21842 PHONE: 301–434–3854 CONTACT: TIM KAMAS
CIVIL ENGINEER:	GEORGE, MILES & BUHR, LLC 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 PHONE: 410–742–3115 CONTACT: CHRISTOPHER J. PFEIFER, P.E.
SURVEYOR:	WILKINS–NOBILE, LLC 11729 CHURCH STREET PRINCESS ANNE, MARYLAND 21853 PHONE: 410–821–0321 CONTACT: ANDY WILKINS
WETLAND SCIENTIST:	ENVIRONMENTAL RESOURCE INSIGHTS, A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC. 38173 DUPONT BOULEVARD SELBYVILLE, DE 19975 PHONE: 302 436–9637 CONTACT: THOM NOBILE

WETLAND CERTIFICATION:

ENVIRONMENTAL RESOURCES INSIGHTS (ERI) COMPLETED A WETLAND INVESTIGATION FOR PROPOSED DEVELOPMENT AT TAX MAP 27, PARCELS 264 AND 632, WORCESTER COUNTY, MARYLAND, BEGINNING IN THE SPRING OF 2022. ERI REVIEWED THIS PARCEL REGARDING THE PRESENCE OF JURISDICTIONAL WATERS, INCLUDING NON–TIDAL WETLANDS, ACCORDING TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987), THE ATLANTIC AND GULF COASTAL PLAIN SUPPLEMENT (2010), ASSOCIATED GUIDANCE IN AFFECT AT THE TIME AND BEST PROFESSIONAL JUDGMENT. BACKGROUND INFORMATION FOR THIS LAND, OF ABOUT 8 ACRES, INDICATED THAT NON–TIDAL WETLANDS WERE POSSIBLE ON THIS WOODED SITE ON THE NORTH SIDE OF SUNSET AVENUE. NON–TIDAL WETLANDS WERE DELINEATED, AND, IN THE SPRING OF 2023, THESE BOUNDARIES WERE REVIEWED IN THE FIELD WITH DEBORAH HINKLE, OF MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE). AS PART OF THIS PRE–APPLICATION MEETING, MS. HINKLE APPROVED THE DELINEATION AND DOCUMENTED THESE FINDINGS IN A#179336. RECEIPT OF A JOINT FEDERAL/STATE APPLICATION FOR NON–TIDAL WETLAND IMPACTS WAS ACKNOWLEDGED BY MDE ON JULY 22, 2024. A LETTER OF AUTHORIZATION (LOA), 24–NT–2043/202461075, WAS ISSUED BY MDE ON OCTOBER 11, 2024, FOR NON–TIDAL WETLAND AND BUFFER IMPACTS AS REQUESTED. THIS AUTHORIZATION EXPIRES ON OCTOBER 11, 2029.

THOMAS D. NOBILE,
PROFESSIONAL WETLAND SCIENTIST: 000389,
CERTIFIED WETLAND DELINEATOR, CORPS OF ENGINEERS #WDCP93MD0310001A

2/26/2025
DATE

ENGINEER'S CERTIFICATION:

"I CHRISTOPHER J. PFEIFER, P.E. HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF MARYLAND AND THAT THE INFORMATION SHOWN ON DRAWINGS HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE LATEST EDITION OF THE TOWN STANDARDS AND ALL APPLICABLE LAWS OF THE STATE OF MARYLAND."

CHRISTOPHER J. PFEIFER P.E.
LICENSE #56492 EXP. SEPTEMBER 29, 2026

2/26/2025
DATE

OWNERS CERTIFICATION:

"I, THE UNDERSIGNED, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE PLANS HAVE BEEN DEVELOPED IN GENERAL CONFORMANCE WITH ALL APPLICABLE AGREEMENTS, LAWS AND REGULATIONS OF THE AGENCIES HAVING JURISDICTION OVER THE WORK AND SPECIFICALLY WITH THE TOWN STANDARDS, TOWN CODE AND THE EXECUTED PUBLIC WORKS AGREEMENT."

TIM KAMAS
OLD BRIDGE SUNSET HOLDINGS, LLC

2/26/2025
DATE

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

NOVEMBER 2024

LIST OF DRAWINGS

G1.0	ENGINEERING PLAN COVER SHEET
G1.2	SITE PLAN
C1.0	OVERALL EXISTING CONDITIONS AND E&SC PLAN
C1.0–C1.0B	EXISTING CONDITIONS AND E&SC PLAN
C1.1	OVERALL SITE, E&SC AND STORMWATER PLAN
C1.1A–C1.1B	SITE, E&SC AND STORMWATER PLAN
C1.2	CONSTRUCTION NOTES
C1.3–C1.4	CONSTRUCTION SITE DETAILS
C2.0	OVERALL STORMWATER MANAGEMENT CONSTRUCTION PLAN
C2.1–C2.2A	STORMWATER MANAGEMENT CONSTRUCTION PLAN AND PROFILES
C3.0	OVERALL UTILITY PLAN
C3.1–C3.2	UTILITY PLAN
C4.1	SANITARY SEWER PROFILES
C5.1	SANITARY SEWER DETAILS
C8.0	OVERALL CONSTRUCTION AND GRADING PLAN
C8.1–C8.2	CONSTRUCTION AND GRADING PLAN
C9.1–C9.4	SITE DETAILS
C10.0	OVERALL STORM DRAIN PLAN
C10.1–C10.2	STORM DRAIN PLAN
C10.3	STORM DRAIN PROFILES
C11.1	STORM DRAIN DETAILS
C12.1	WATER DISTRIBUTION PROFILES
C13.1–C13.2	WATER DISTRIBUTION DETAILS
L1.0	LANDSCAPING PLAN
BK–1	BULK GRADING PLAN
A1.1	BUILDING ELEVATIONS
F1	STATE FIRE MARSHALL OFFICE SITE PLAN

SITE DATA

SITE ADDRESS:	APPROXIMATELY 1,400LF EAST OF INTERSECTION AT STEPHEN DECATUR HIGHWAY AND SUNSET AVENUE, WEST OCEAN CITY, MD 21842
TAX MAP & PARCEL:	MAP: 27 GRID: 0007 PARCEL: 264
DEED REFERENCE:	SVH 8242/219
PLAT BOOK:	239 PAGE 03 & 133 PAGE 22
LATITUDE:	38.328267
LONGITUDE:	–75.113011
TOTAL SITE AREA:	±8.03 ACRES (349,773 SF)
TOTAL DISTURBED SITE AREA: (INCLUDING WITHIN ROW)	±8.35 ACRES (363,726 SF)
TOTAL CRITICAL AREA: (INTENSELY DEVELOPED AREA)	±4.23 ACRES
TOTAL WETLANDS AREA:	±0.35 ACRES
ZONING CLASSIFICATION:	R–3 (MULTI–FAMILY RESIDENTIAL) C–2 (GENERAL COMMERCIAL)
FLOOD PLAIN:	AREA OF MINIMAL FLOOD HAZARD ZONE X PER FEMA MAP 24047C0180H REVISED 7/16/2015
SOILS:	ASKECKSY LOAMY SAND; CEDARTOWN–ROSEDALE COMPLEX; MULLICA–BERRYLAND COMPLEX; ROSEDALE LOAMY SAND; SASSAFRAS SANDY LOAM; UDORTHENTS LOAMY; WOODSTOWN SANDY LOAM
PROPOSED USE:	WATERCRAFT SERVICE FACILITY
OPEN SPACE REQUIRED:	2.41 ACRES (30%)
OPEN SPACE PROPOSED:	±4.36 ACRES (54.3%)
IMPERVIOUS AREA PROPOSED:	±3.67 ACRES (45.7%)

MULTI–FAMILY RESIDENTIAL DISTRICT R–3

RESIDENTIAL DISTRICT DENSITY:	6.0 RESIDENTIAL UNITS PER ACRE
TOTAL AREA:	±1.00 ACRES
TOTAL DISTURBED AREA:	±1.03 ACRES (INCLUDING WITHIN ROW)
IMPERVIOUS AREA:	±0.41 ACRES
OPEN AREA:	±0.62 ACRES
WETLAND AREA:	±0.04 ACRES
CRITICAL AREA:	N/A
IMPERVIOUS AREA (LOT COVERAGE):	N/A
OPEN AREA:	N/A
REQUIRED PARKING:	N/A
PROVIDED PARKING:	N/A
HANDICAP PARKING:	N/A

GENERAL COMMERCIAL DISTRICT C–2

COMMERCIAL DISTRICT DENSITY:	1.71 RESIDENTIAL UNITS PER ACRE
TOTAL AREA:	±7.02 ACRES
TOTAL DISTURBED AREA:	±7.32 ACRES (INCLUDING WITHIN ROW)
IMPERVIOUS AREA (LOT COVERAGE):	±3.26 ACRES
OPEN AREA:	±4.06 ACRES
WETLAND AREA:	±0.31 ACRES
CRITICAL AREA:	±4.23 ACRES
IMPERVIOUS AREA (LOT COVERAGE):	±1.39 ACRES
OPEN AREA:	±2.84 ACRES
EXISTING WOODED:	±4.23 ACRES
PROPOSED WOODED:	±0.76 ACRES
PERCENT RETAINED:	18%
REQUIRED PARKING:	12
PROVIDED PARKING:	12
HANDICAP PARKING:	1

ZONING CODE:

R–3 ZONING

FRONT SETBACK:	25'
SIDE YARD SETBACK:	6'
MAX BUILDING HEIGHT:	EXCEPT FOR CERTAIN OTHER BUILDINGS, STRUCTURES OR PARTS THEREOF AS PROVIDED IN 25 1–305 HEREOF, NO FLAT–ROOFED PRINCIPAL STRUCTURE SHALL EXCEED A HEIGHT OF THIRTY–FIVE FEET, NO PITCHED–ROOFED PRINCIPAL STRUCTURE SHALL EXCEED FOUR STORIES. IN ADDITION, NO ACCESSORY STRUCTURE SHALL EXCEED EITHER TWO STORIES OR TWENTY–FIVE FEET IN HEIGHT.

C–2 ZONING

FRONT SETBACK:	25'
SIDE YARD SETBACK:	6'
MAX BUILDING HEIGHT:	45'

UTILITIES:

WATER:	WORCESTER COUNTY – WEST OCEAN CITY
SEWER:	WORCESTER COUNTY – WEST OCEAN CITY
ELECTRIC:	DELMARVA POWER (ON SITE UTILITIES ARE PRIVATELY OWNED AND MAINTAINED)

Proposed Use	Requirement	Quantity (Units/SF)	Required Parking	Provided Parking
Watercraft Service	10 plus 1 Per bay (2)	23,755 ft²	12	12
		Total	12	12

Proposed Use	Category	Requirement	Quantity (Units/SF)	Daily Use (GPD)	Required EDU
Area 4: Watercraft Service	Warehouse	0.03 per ft²	23,775 ft2	713.25	2.85
			TOTAL:	2.85	
					3 EDU

Worcester Co. DDRP – Zoning Review
M 27 P 264
Major Site Plan Review – Sunset Marine Park

Zoning: Ben Zito 4 / 23 / 25

Plan. Comm: Ben Zito 12 / 5 / 24
Approved in accordance with Site plan approved by the Technical Review Committee

PRINTS ISSUED FOR:
CONSTRUCTION DRAWINGS

NO.	REVISIONS	DATE

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

SUNSET MARINE PARK
WEST OCEAN CITY, MARYLAND

STATE OF MARYLAND
CHRISTOPHER J. PFEIFER
56492
PROFESSIONAL ENGINEER
10/29/2025

ENGINEERING PLAN COVER SHEET

SCALE	: AS NOTED
DESIGN BY	: JSL
DRAWN BY	: RFT
CHECKED BY	: CJP
GMB FILE	: 210225
DATE	: NOV 2024

SHEET NO.
G1.0

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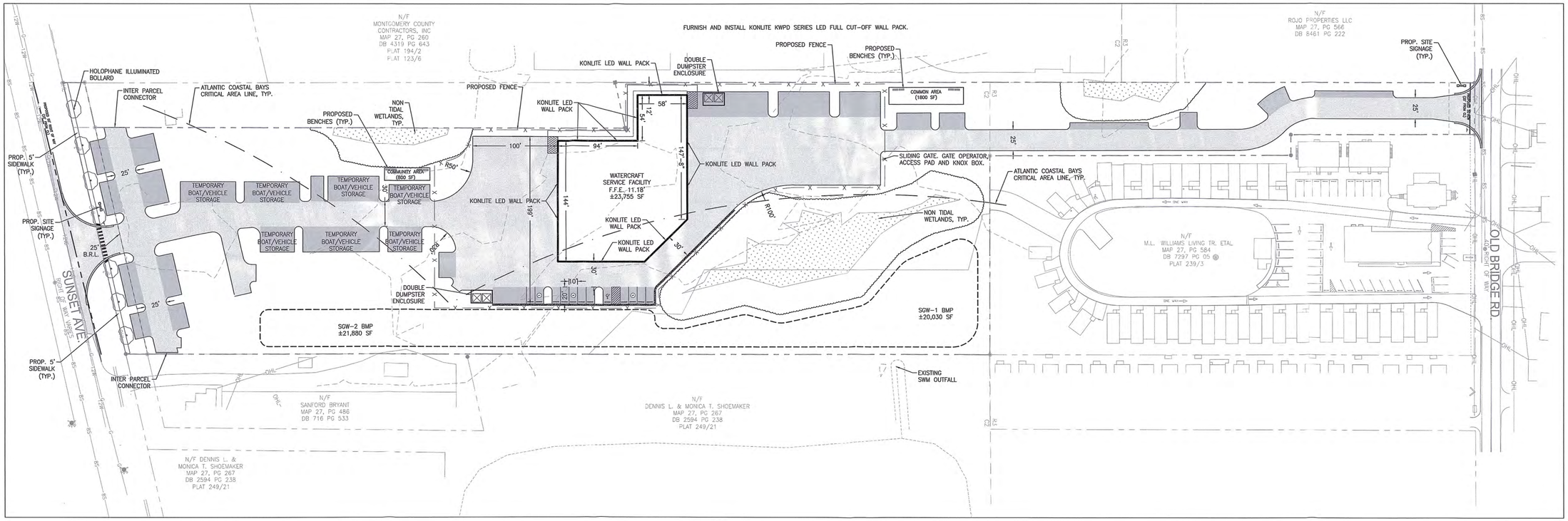
G:\Projects\2021\210225 Sunset Ave. Land Dev. Eval. & Planning\Drawings\Working Sets\Construction Drawings\G1.0 ENGINEERING PLAN COVER SHEET.dwg, 2/26/2025, Richard F. Thomas

PLOT CODE
PEN–BLUE .004 INCHES (.10mm)
PEN–GREEN .010 INCHES (.25mm)
PEN–YELLOW .007 INCHES (.18mm)
PEN–RED .006 INCHES (.15mm)
PEN–WHITE .039 INCHES (1.00mm)
PEN–MAGENTA .027 INCHES (.70mm)



LEGEND

EXISTING

- PROPERTY LINE/RIGHT OF WAY
- CONTOUR
- WETLANDS
- WOODS LINE
- CURBING & EDGE OF PAVEMENT
- 25' WETLAND BUFER
- OVERHEAD UTILITY LINE
- WATER MAIN AND FIRE HYDRANT
- SEWER MAIN AND MANHOLE

PROPOSED

- BUILDING
- COMMUNITY/COMMON AREA
- PAVEMENT – LIGHT DUTY
- PAVEMENT – HEAVY DUTY
- ACCESS ROAD
- SIDEWALK
- FENCE LINE
- TREE LINE
- CURB AND GUTTER
- WHEEL STOP
- DUMPSTER ENCLOSURE

Worcester Co. DDRP – Zoning Review
M 27 P 264
Major Site Plan Review – Sunset Marine Park

Zoning: Ben Zito 4/23/25

Plan Comm: Ben Zito 12/5/24
Approved in accordance with Site plan approved by the Technical Review Committee

0 30 60 120 180
SCALE: 1" = 60'

PRINTS ISSUED FOR: CONSTRUCTION DRAWINGS

NO.	REVISIONS	DATE

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

SUNSET MARINE PARK
WEST OCEAN CITY, MARYLAND

STATE OF MARYLAND — CHRISTOPHER J. PETERS — 56492 — PROFESSIONAL ENGINEER — 10/10/2025

SITE PLAN

SCALE	: 1" = 60'
DESIGN BY	: JSL
DRAWN BY	: RFT
CHECKED BY	: CJP
GMB FILE	: 210225
DATE	: NOV 2024

SHEET NO. G1.2

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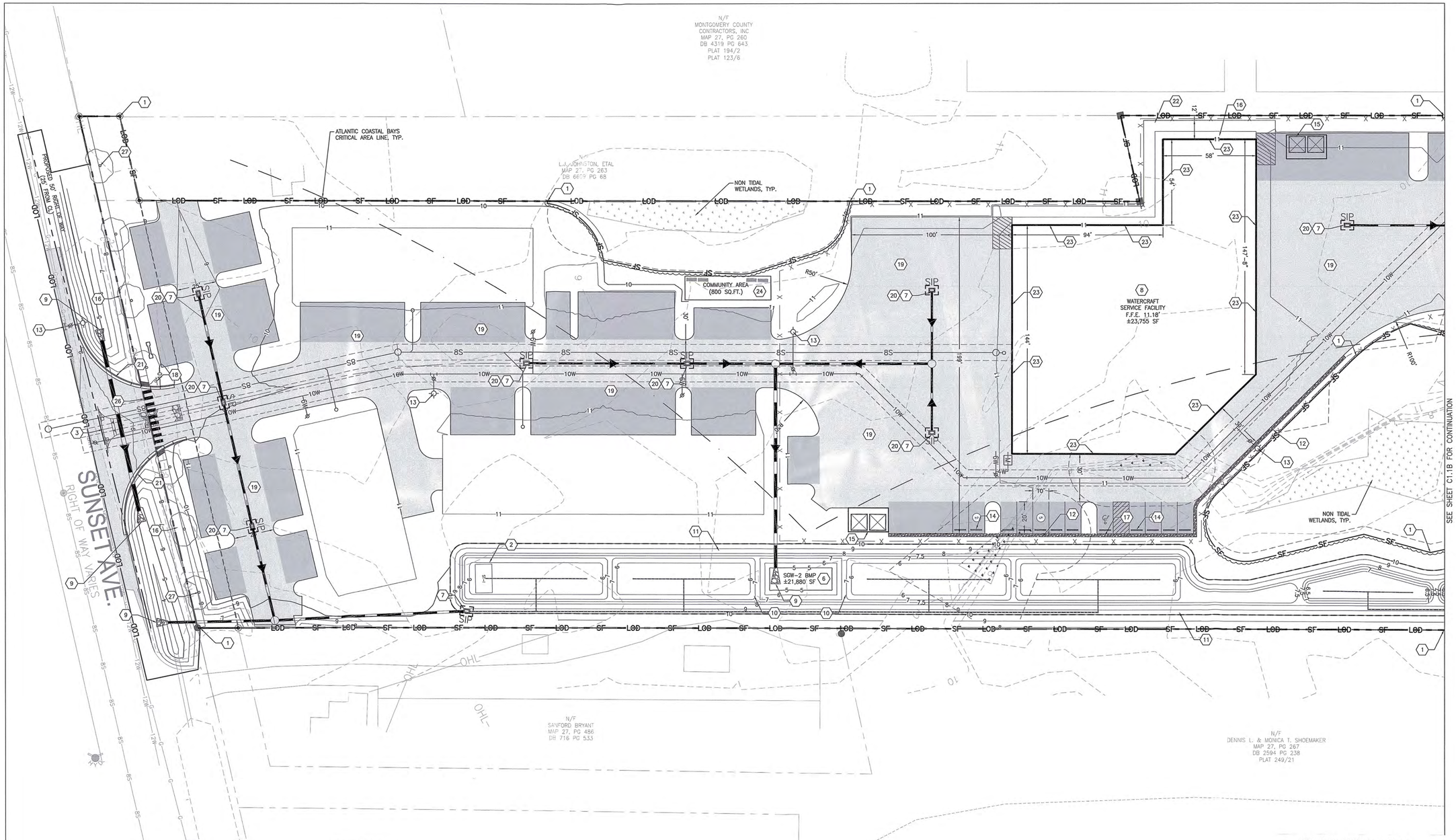
PLOT CODE
PEN1-RED .005 INCHES (.13mm)
PEN2-YELLOW .007 INCHES (.18mm)
PEN3-GREEN .010 INCHES (.25mm)
PEN4-CYAN .014 INCHES (.35mm)
PEN5-BLUE .020 INCHES (.50mm)
PEN6-MAGENTA .027 INCHES (.70mm)
PEN7-WHITE .039 INCHES (1.00mm)

© \Projects\2021\210225 Sunset Ave. Land Dev. Eval. & Planning\Drawings\Working Sets\Construction Drawings\G1.2 SITE PLAN.dwg, 2/10/2025, Richard F. Thomas



CONSTRUCTION NOTES

1. LIMITS OF SILT FENCE (TYPICAL). SEE DETAIL ON SHEET C1.3.
2. FACILITY TO BE UTILIZED AS A SEDIMENT BASIN DURING CONSTRUCTION. SEE SIZING ON SHEET C1.4.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE. SEE DETAIL ON SHEET C1.3.
4. NOTE NOT USED.
6. SWM BMP#2. SUBMERGED GRAVEL WETLAND. SEE DETAIL ON SHEET C2.1.
7. STANDARD INLET PROTECTION (TYPICAL). SEE DETAIL ON SHEET C1.3.
8. PROPOSED BUILDING IMPROVEMENTS BY OTHERS.
9. RIPRAP OUTLET PROTECTION. INSTALLED OVER 600X MIRAFAI FILTER CLOTH OR APPROVED EQUAL. INSTALL PER MDE DETAIL AND SPECIFICATIONS. SEE OUTLET PROTECTION SCHEDULE AND DETAIL ON SHEET C1.4.
10. RIPRAP FOREBAY PROTECTION. INSTALLED OVER 600X MIRFAI FILTER CLOTH OF APPROVED EQUAL. INSTALL PER MDE SPECIFICATIONS. SEE OUTLET PROTECTION SCHEDULE AND DETAIL ON SHEET C1.4.
11. INSTALL STABILIZED MATTING WITH USE OF NORTH AMERICAN GREEN ROLLMAX BIONET S15BN OR APPROVED EQUAL. SEE DETAIL ON SHEET C1.3.
12. PROPOSED LEVEL SPREADER. SEE DETAIL ON SHEET C1.3.
13. FURNISH AND INSTALL FIRE HYDRANT AND APPURTENANCES. SEE DETAIL ON SHEET C13.1.
14. FURNISH AND INSTALL WHEEL STOPS (TYPICAL). SEE DETAIL ON SHEET C9.1.
15. FURNISH AND INSTALL DUMPSTER PAD AND ENCLOSURE. SEE DETAIL ON SHEET C9.3.
16. FURNISH AND INSTALL CONCRETE SIDEWALK. SEE DETAIL ON SHEET C9.1.
17. FURNISH AND INSTALL ADA ACCESSIBLE PARKING SIGN, POST AND STRIPING. SEE DETAIL ON SHEET C9.1.
18. FURNISH AND INSTALL R1-1 STOP SIGN WITH BREAKAWAY POST AND STOP BAR STRIPING. SEE DETAIL ON SHEET C9.2.
19. FURNISH AND INSTALL ASPHALT PAVEMENT. SEE DETAIL ON SHEET C9.2.
20. FURNISH AND INSTALL SHA WR SINGLE INLET STRUCTURE (TYPICAL). SEE DETAIL ON SHEET C11.1.
21. FURNISH AND INSTALL CURB AND GUTTER TYPE CG-2. SEE DETAIL ON SHEET C9.2.
22. FURNISH AND INSTALL GRASS PAVERS. SEE DETAIL ON SHEET C9.2.
23. FURNISH AND INSTALL KONLITE KWPD SERIES LED FULL CUT-OFF WALL PACK. SEE DETAIL ON SHEET C9.4.
24. PROPOSED COMMUNITY FEATURE. TO BE A MINIMUM OF 800 SQ.FT. AREA IS TO INCLUDE BENCHES AS SHOWN. BY OTHERS.
26. PROPOSED CROSSWALK. SEE DETAIL ON SHEET C9.3.
27. PROPOSED HOLOPHANE ILLUMINATED BOLLARD. SEE DETAIL ON SHEET C9.1.
28. NOTE NOT USED.

Worcester Co. DDRP – Zoning Review
M 27 P 264
Major Site Plan Review – Sunset Marine Park

Zoning: Ben Jobs 4 / 23 / 25

Plan Comm: Ben Jobs 12 / 5 / 24
Approved in accordance with Site plan approved by the Technical Review Committee

0 15 30 60 90
SCALE: 1" = 30'

PRINTS ISSUED FOR:
CONSTRUCTION DRAWINGS

NO.	REVISIONS	DATE

GMB
GEORGE, MILES & BUHR, LLC
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SUNSET MARINE PARK
WEST OCEAN CITY, MARYLAND

STATE OF MARYLAND
CHRISTOPHER J. PHILLIPS
26492
PROFESSIONAL ENGINEER
12/02/2025

SITE, E&SC, AND STORMWATER PLAN

SCALE	: 1" = 30'
DESIGN BY	: JSL
DRAWN BY	: RFT
CHECKED BY	: CJP
GMB FILE	: 210225
DATE	: NOV 2024

SHEET NO.
C1.1A

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PLOT CODE
PEN1-RED .005 INCHES (.13mm)
PEN2-YELLOW .007 INCHES (.18mm)
PEN3-GREEN .010 INCHES (.25mm)
PEN4-CYAN .014 INCHES (.36mm)
PEN5-BLUE .020 INCHES (.50mm)
PEN6-MAGENTA .027 INCHES (.70mm)
PEN7-WHITE .039 INCHES (1.00mm)

G:\Projects\2021\210225 Sunset Ave. Land Dev. Eval. & Planning\Drawings\Working Sets\Construction Drawings\C1.1A SITE, E&SC, AND STORMWATER PLAN.dwg, 2/10/2025, Richard T. Thomas

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: April 8, 2026

PROJECT: 611 Holdings II

APPLICANT(S) IN ATTENDANCE:

_____

_____

TRC MEMBERS IN ATTENDANCE:

_____ Tremblay, Zoning Administrator
_____ Zito, DRP Specialist III
_____ Miller, Building Plans Reviewer III
_____ Mitchell, Environmental Programs
_____ White, Environmental Programs
_____ Soper, Environmental Programs
_____ Birch, Environmental Programs
_____ Mathers, Environmental Programs
_____ Owens, Fire Marshal
_____ Korb, Deputy Fire Marshal
_____ Lynch, County Roads
_____ Berdan, County Roads
_____ Wilson, State Highway Admin.
_____ Fritts, State Highway Admin.
_____ Beauchamp, W & WW, DPW
_____ Knight, Planning Commission Rep.

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DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING
Worcester County
GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL:410.632.1200 / FAX: 410.632.3008
http://www.co.worcester.md.us/departments/drp

ZONING DIVISION
BUILDING DIVISION
BOARD OF LICENSE COMMISSIONERS

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING
April 8, 2026

611 Holdings II – Minor Site Plan Review

Proposed gravel yard for boat storage. Located at Stephen Decatur Highway and Sinepuxent Road, Ocean City, MD 21842. Tax Map 26, Parcel 211, Tax District 10, C-1 Neighborhood Commercial District. 611 Holdings II, LLC, owner / Vista Design, Inc., applicant & engineer.

Prepared by: Zoning Division Staff

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.

The TRC is the approving authority for this site plan. For a Minor Site Plan, final approval of the site plan will not be granted until all comments provided to the applicant by the Technical Review Committee (TRC) have been addressed on the site plan and associated documents. Once the site plan and other documents have been adjusted including a detailed listing of all changes, it will need to be resubmitted to the TRC for final signature approval before building/zoning permits will be issued.

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

§ZS1-209(c)(15)	C-1 Neighborhood Commercial District, Marine yards, storage yards and buildings for the repair of watercraft and recreational vehicles, general marine maintenance activities and incidental retail sales of parts and accessories.
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off-Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways

***Development Review and Permitting (DRP) Zoning Division comments are based on the plans submitted. These comments are subject to change every time a change is made to the plans that affect items reviewed under the Zoning and Subdivision Control Article.**

General

1. **The proposed use will require Special Exception approval from the Board of Appeals, as well as variances to both front yard setbacks.**
2. **A Special Exception will be needed for the proposed 6' high fence as it is within a front yard setback. §ZS1-305(k)(3)(A).**
3. Sheet C201: Please revise the fence detail to show the proposed 6' high fence, as the detail is currently showing a 4' high fence.
4. Sheet C201: Please show how the proposed fence will be entirely opaque. §ZS1-209(f)(1).
5. Sheet G001: Please provide the tax account identification number.

Parking and Vehicular Travelways

1. Staff has determined that no parking spaces are required for the proposed use.
2. The proposed gravel will require a waiver from the Planning Commission, as the proposed material is not concrete, asphalt, tar and chip, etc. §ZS1-320(f)(1).

Landscaping

1. Please provide landscape 'screening' along Sinepuxent Road and Stephen Decatur Highway. §ZS1-209(c)(15). 'Screening' is defined as a "complete visual barrier to obscure the use or structure from sight from adjacent properties once the vegetation reaches maturity or within five years, whichever comes first." - §ZS1-322(e)(1). The Planning Commission may grant a waiver to the screening where it is deemed that strict compliance would cause undue hardship on the applicant. §ZS1-322(e)(8).
2. A landscaping plan will be required if the Planning Commission does not grant a waiver to the required landscaping.

Lighting and Signage

1) Please indicate if there will be any lighting. If so, please provide a lighting plan and details.
2) Sign permits will be needed for each of the proposed monument signs.
3) Please ensure that the proposed monument signage areas will match the grade of the road center lines. If the areas are below grade, the area in which the sign is situated may be bermed to the center line grade. §ZS1-324(c)(4)(B)(1).

Other Agency Approvals:

1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area, Forestry, and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

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

NEXT STEPS: For a Minor Site Plan - Final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and associated documents. Once the site plan and other documents have been adjusted, including a detailed listing of all site plan changes, it will need to be resubmitted to the TRC for final signature approval before building/zoning permits will be issued.

The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state

regulations.

No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.

Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Planner III JB

Subject: April 8, 2026 - Technical Review Committee Meeting

Date: March 24, 2026

- **611 Holdings II - Minor Site Plan Review**
  Proposed gravel yard for boat storage. Located at Stephen Decatur Highway and Sinepuxent Road, Tax Map 26, Parcel 211, Tax District 10, C-1 Neighborhood Commercial District, 611 Holdings II, LLC, owner / Vista Design, Inc., applicant & engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

Worcester County Government Center 1 West Market Street, Room 1306 Snow Hill, Maryland 21863
Tel: 410-632-1220 Fax: 410-632-2012

DEPARTMENT OF
ENVIRONMENTAL PROGRAMS
Worcester County
GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL:410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAMS
STORMWATER MANAGEMENT
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SHORELINE CONSTRUCTION
AGRICULTURAL PRESERVATION
ADVISORY BOARD

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

MEMORANDUM

DATE: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

If you have any questions, please feel free to contact the Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for the April 8, 2026 Meeting

From: Environmental Programs Staff

Subject: **611 Holdings II Minor Site Plan Review – Tax Map: 26, Parcel: 211**

Date:

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

1. There is a water main along the west side of Rt. 611 along the eastern edge of this property. Special care should be taken to protect this line and Miss Utility should be contacted to locate any buried infrastructure.

2. The proposed project, as described, does not require any allocation or designation of sanitary capacity.

Worcester County Government Center 1 West Market Street, Room 1306 Snow Hill, Maryland 21863
Tel: 410-632-1220 Fax: 410-632-2012

Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To:	Technical Review Committee
From:	David Mathers, Natural Resources Planner IV DM
Subject:	Forest Conservation & Stormwater Management Review
Date:	March 26, 2026
Date of Meeting:	April 8, 2026
Project:	611 Holdings II
Location:	Stephen Decatur Hwy & Sinepuxent Rd, Tax Map: 26, Parcel: 211
Owner/Developer:	611 Holdings II, LLC
Engineer/Surveyor:	Vista Design, Inc.

This project is subject to the Worcester County Forest Conservation Law. This site is subject to Forest Conservation Plan #24-09. This Forest Conservation Plan was approved February 8, 2024 and is valid through February 8, 2029. According to the plan, compliance will be met with the Worcester County Forest Conservation Law through the establishment of on-site forest conservation area easements. The required documents to record the forest conservation easements must be received prior to permitting.

This project is subject to the Worcester County Stormwater Ordinance. This project has obtained Stormwater Concept Plan approval and Stormwater Site Development Plan approval. This project will need Stormwater Final Plan approval prior to Signature Plan approval.

All projects over one acre of disturbance shall be required to file for a General Permit/Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

Worcester County Government Center 1 West Market Street, Room 1306 Snow Hill, Maryland 21863
Tel: 410-632-1220 Fax: 410-632-2012

DEPARTMENT OF
ENVIRONMENTAL PROGRAMS
Worcester County
GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL:410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAMS
STORMWATER MANAGEMENT
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SHORELINE CONSTRUCTION
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ADVISORY BOARD

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

MEMORANDUM

DATE: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

If you have any questions, please feel free to contact the Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

Outlook

TRC Comments 4/8/26

From Kevin Lynch <klynch@worcestermd.gov>
Date Thu 3/26/2026 8:41 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>
Cc Lisa Lawrence <llawrence@worcestermd.gov>; Keith Berdan <kberdan@worcestermd.gov>

Good morning Ben,

See below for TRC comments from the Road's Division.

- **Ocean Pines Golf Course Monopole**- project is within OPA and will have no impact on County roadways.
- **Sunset Marine Park**- Include commercial entrance detail on plans for Old Bridge entrance. Ensure bond is in good standings with our office before proceeding with work.
- **611 Holdings II**- commercial entrance bond will be needed with our office before work can begin.
- **10702 Assateague Road**- commercial entrance bond will be needed with our office before work can begin.
- **George Island Solar**- project is located on SHA maintained roadway, no access to any County Road.
- **TPE MD WO73 Solar**- project located on SHA maintained roadway, no access to any County Road.
- **Dash In**- Two (2) commercial entrance bonds will be required for the entrances for this project. Show the entrance detail on the plans and also include the paving spec that will be used for the entrances.

Kevin A. Lynch
Superintendent
Worcester County Department Of Public Works
Roads Division
5764 Worcester Hwy
Snow Hill, MD 21863
O: (410) 632-2244, ext. 2104
C: 443-783-9731
F: 410-632-0020

Outlook

RE: 4/8/26 TRC Draft Agenda

From Lee R. Beauchamp <lrbeauchamp@worcestermd.gov>
Date Mon 3/23/2026 8:47 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>
Cc Dallas Baker <dbaker@worcestermd.gov>; Jana B. Potvin <jbpotvin@worcestermd.gov>

Ben,

Below are the water and sewer TRC comments for the projects on this agenda:

1. **George Island Solar:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.

2. **TPE MD W073 Solar:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.
3. **Berlin Lions Club:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.

4. **Sunset Marine Park:**
    a. Show the location of the proposed water meter for both buildings.

5. **611 Holdings II:** Water and Wastewater Division has no comments as there is no service requested.

6. **10702 Assateague Road:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.

7. **Dash In:**
    a. The proposed water meter location is directly over a proposed underground electric line. To deconflict this, we recommend moving the water meter and associated valves to between the curb and the underground electric line.
    b. Relocate the proposed sewer clean out to be inline with the proposed water meter pit. This will reduce any confusion for county staff on private/ public maintenance responsibility.
    c. County Standards and Specs require SDR-9 pipe used for domestic water lines.
    d. Use a 2in meter pit for a 2in meter.
    e. Include the following County Standard Details: G-1, W-5, W-8, W-11, S-6, and S-8.
    f. In Sheet C-303 add a note to show limits of County Maintenance for sewer lateral as will. County maintenance will stop on the back of the relocated sewer clean out.
8. **Ocean Pines Golf Course Monopole:** Water and Wastewater Division has no comments as there is no service requested.

9. **Crepe Myrtle Count:**
    a. Water meters must be located outside of the paved driveways and concrete sidewalks.

b. Water valves need to be added on the main at ever tee so the system can be isolated for any repairs in the future.
c. Fire Hydrants need to be added at the end of the dead-end water mains that are near SWM #M6-12 and M6-7.

Thanks

Lee Beauchamp, PE
Water & Wastewater Superintendent
Worcester County Public Works
Office Phone: (410) 641-5251 x2439
Work Cell: (410) 430-2366
Email: lrbeauchamp@worcestermd.gov

MARYLAND'S Coast
WORCESTER COUNTY

From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Monday, March 16, 2026 8:14 AM
To: Benjamin M. Zito <bmzito@worcestermd.gov>
Subject: 4/8/26 TRC Draft Agenda

All,

See the attached draft agenda for the 4/8/26 TRC meeting. Digital files can be found here: 4-8-26 TRC

The agenda will be finalized next week.

Thank you,

Ben Zito
DRP Specialist III
Dept. of Development, Review and Permitting
Worcester County Government
One West Market Street, Room 1201
Snow Hill, MD 21863
(410) 632-1200, ext. 1134
bmzito@worcestermd.gov

MDOT SHA Comments

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA

Wednesday, April 8, 2026 at 1:00 p.m.
Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863

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.

I. **Call to Order**

II. **Site Plan Review (§ ZS 1-325)**

A. **Ocean Pines Golf Course Monopole- Minor Site Plan Review**
Proposed construction of a 150' monopole. Located at 98 Clubhouse Drive, Ocean Pines, MD 21811. Tax Map 16, Parcel 21, Tax District 3, R-2 Residential District. Ocean Pines Association, Inc., owner / Entrex Communication Services Inc., engineer.
No Comment

B. **Sunset Marine Park – Major Site Plan Review**
Proposed construction of one (1) retail building and one (1) boat sales and service building. Located at Sunset Avenue and Old Bridge Road, Ocean City, MD 21842. Tax Map 27, Parcel 264 & 632, Tax District 10, C-2 General Commercial District. Old Bridge Sunset Holdings, LLC, owner / Vista Design, Inc., applicant & engineer.
No Comment

C. **611 Holdings II – Minor Site Plan Review**
Proposed gravel yard for boat storage. Located at Stephen Decatur Highway and Sinepuxent Road, Ocean City, MD 21842. Tax Map 26, Parcel 211, Tax District 10, C-1 Neighborhood Commercial District. 611 Holdings II, LLC, owner / Vista Design, Inc., applicant & engineer. Access will need to be off Sinepuxent Rd.Will need a preliminary plan review.

D. **10702 Assateague Road – Minor Site Plan Review**
Proposed construction of one (1) coffee shop building and an outdoor commercial component. Located at 10702 Assateague Road, Berlin, MD 21811. Tax Map 25, Parcel 298, Tax District 3, C-1 Neighborhood Commercial District. 10702 Assateague LLC, owner / Vista Design, Inc., applicant & engineer. Will require a plan review and access permit

E. **George Island Solar – Major Site Plan Review**
Proposed utility-scale solar project. Located at 6025 George Island Landing Road, Stockton, MD 21864. Tax Map 94, Parcel 134, Tax District 8, A-2 Agricultural District. Horace & Elwath, LLC, owner / Kimley-Horn and Associates, Inc., engineer.
Will require a plan review. Recommended access from Portersvill Rd.

F. **TPE MD WO73 Solar – Major Site Plan Review**

Proposed utility-scale solar project. Located on the Westerly side of Old Ocean City Road, Berlin, MD 21811. Tax Map 25, Parcel 3, Tax District 3, R-2 Residential District. Bathtap LLC, owner / Kimley-Horn and Associates, Inc., engineer.

Will require a plan review and access permit

G. **Dash In – Minor Site Plan Review**

Proposed construction of Dash In convenience store. Located at intersection of Ocean Gateway, Coastal Square Road, and Samuel Bowen Boulevard, Berlin, MD 21811. Tax Map 26, Parcel 474, Lot 4, Tax District 3, C-3 Highway Commercial District. Coastal Square, LLC, owner / Becker Morgan Group, Inc., applicant & engineer.

Will require plan review. Access on Coastal Square does not meet SHA corner clearance. (min. corner clearance 200'). Recommend access from Samuel Bowen Blvd. only.

III. **Adjourn**

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1302
SNOW HILL, MARYLAND 21863-1294
TEL: 410-632-5666
FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **611 Holdings II** TRC #: **20260124**
LOCATION: **Stephen Decatur Hwy and Sinepuxent Road – Berlin, Maryland 21811**
CONTACT: **611 Holdings LL, LLC**
MEETING DATE: **April 8, 2026** COMMENTS BY: **Robert Korb, Jr.**
Chief Deputy Fire Marshal

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

Scope of Project:

Proposed construction of a gravel yard for boat storage.

Specific Comments:

1. No comments at this time.

611 HOLDINGS II
STORAGE YARD
MINOR SITE PLAN
WEST OCEAN CITY, MARYLAND
WORCESTER COUNTY

SITE DATA

SITE INFORMATION

Tax Map	0026
Parcels	211
Tax District	10th
Deed Book/Page	8525 / 31
Existing / Zoning	C-1 Neighborhood Commercial District Rezoning Case No. 405 Approved: 05/02/17
Proposed Zoning	C-1 Neighborhood Commercial District
Existing Land Use	Wooded
Proposed Land Use	Boat Storage Minor Site Plan
Bldg. Height	Maximum 40' Height per Airport Air Space Easement Liber RHO 2403, Folio 307 & Liver WCL 1367, Folio 376
Setbacks	
Front	50' (from CL of Sinepuxent Rd) 50' (from PL/ROW of MD Rt. 611)
Side	6' (Each)
Rear	N/A

NON-TIDAL WETLANDS
Non-Tidal Wetlands are present on this parcel, however no Wetlands are present within the Limit of Disturbance. The wetlands shown on this plan were delineated by Coastal Compliance Solutions, LLC.

FLOOD ZONE
This property is Located Within Flood Zone X (Areas determined to be outside of the 0.2% annual chance floodplain)) Per FEMA Map # 24047C0180H Dated July 16, 2015

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW
This property is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program.

PROPOSED LAND USE

SITE AREA	
Total Site Area	±105,413 sf / ±2.42 Ac
Limits of Disturbance	± 75,450 sf / 1.73 Ac
EXISTING LAND USE	
Existing Grass / Open Space	±0.05 Ac
Existing Vegetation	±2.37 Ac (Includes ±0.21 Ac of Non-Tidal Wetlands)
PROPOSED LAND USE	
Gravel	±1.08 Ac
Entrance	±0.13 Ac
Existing Vegetation to Remain	±0.85 Ac (Includes ±0.21 Ac of Non-Tidal Wetlands)
Grass / Open Space	±0.36 Ac

**TOTAL PROPOSED IMPERVIOUS ±1.21 Ac

DATUM

Horizontal	Maryland State Plane / NAD 83
Vertical	NAVD 88

FOREST CONSERVATION STATEMENT
This site is subject to the Worcester County Forest Conservation Law. This site is subject to Forest Conservation Plan No. 24-09. This site has been subject to a regulated activity under the Worcester County Forest Conservation Law. Any future approval of this site for a regulated activity shall be subject to the County Forest Conservation Law. A Forest Conservation Easement Plat has been approved and is on file with the Department of Environmental Programs. A and Perpetual Protective Agreement, Deed of Forest Conservation Easement, will be recorded simultaneously with this plat in the Land Records of Worcester County, Maryland.

SHEET INDEX

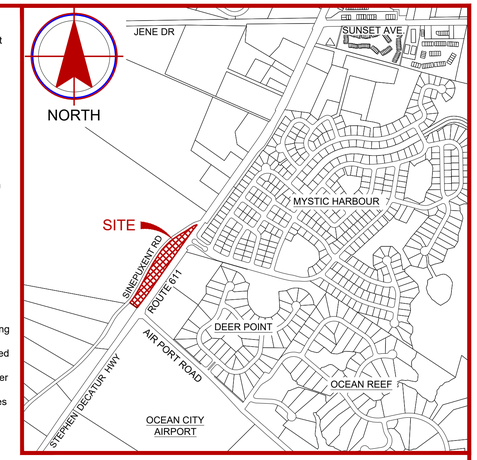
SHEET G 001	COVER SHEET / SITE PLAN
SHEET C 201	SITE PLAN DETAILS

GENERAL NOTES

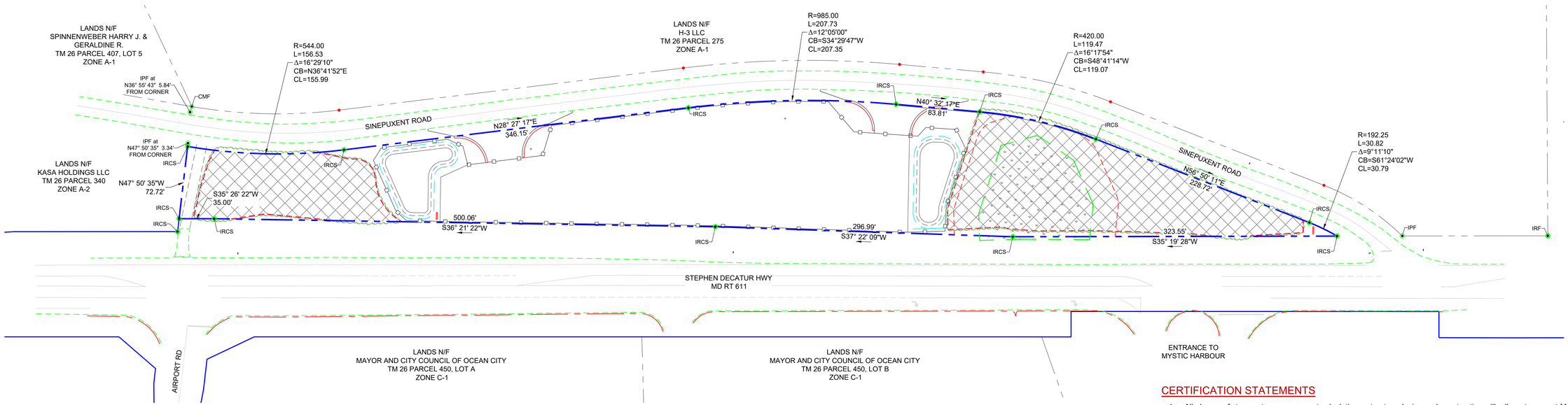
1. All work required by these documents (drawings and specifications) shall be new. Wherever the word "proposed" is used it is considered to be interchangeable with the word "new" and is included in the required work.
2. The contractor shall examine a copy of said plan(s) and visit the site in order to determine, to his/her satisfaction the quantities of work required to be performed.
3. All materials and methods of construction shall conform to these drawings and specifications and to all applicable Federal, State of Maryland, and Worcester County requirements.
4. Any discrepancies between the information provided on these plans and the existing site conditions shall immediately be brought to the attention of the owner and engineer.
5. The contractor assumes responsibility for any deviations from the drawings and specifications.
6. The contractor shall field verify all elevations and pipe inverts prior to construction.
7. The contractor shall provide necessary stakeout of the line and grade for the construction.
8. No information regarding depth to any temporary of permanent ground water table is provided on these drawings. The contractor shall investigate to his satisfaction the site conditions regarding depth to ground water. Generally, piping, trench and structure construction shall be executed in a de-watered state, consistent with good construction practice. All excavations for manholes and other chambers shall be continually de-watered until the back-fill operation has been completed.
9. Contractor to contact the Worcester County Department of Environmental Programs at 410-632-1220 to schedule a Pre-Construction meeting at least 48 hours prior to commencing any site work. **Failure to do so may result in a "Stop Work" order**.
10. The contractor shall notify the following parties, three (3) days prior to beginning any work shown on these drawings:

Jeremy Duffie	301-434-6166
Miss Utility	1-800-282-8555
Vista Design, Inc	410-352-3874
Worcester Soil Conservation District	410-632-3464 ext. 3

    The contractor shall be responsible for the means and methods resulting from any earth moving and/or temporary stockpiling of earth or other materials on site.
11. These drawings, the design, and construction features disclosed are proprietary to Vista Design, Inc. and shall not be altered or reused without their written permission. Copyright, latest date here on.
12. No construction shall begin until a pre-construction meeting is held between the contractor, owner, engineer & the Worcester County Permit Coordinator.
13. The contractor and owner shall provide supervision and certification of all construction of Stormwater Management practices the provide infiltration and filtering, by a Professional Engineer duly licensed in the State of Maryland.
14. There are no steep slopes within the limits of disturbance.
15. There are no streams or stream buffers within the limits of disturbance.
16. There are no highly erodible slopes within the limits of disturbance.
17. There are no springs, seeps or intermittent streams within the limits of disturbance.
18. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.



VICINITY MAP
SCALE: 1" = 2,000'



0 25 50 100 150
SCALE: 1" = 50'

CERTIFICATION STATEMENTS

1. All phases of stormwater management calculations, structure design and construction will adhere to current Maryland Standards and Specifications for Stormwater Management and the stormwater management plan for this site.
2. All information set forth in this plan accurately conveys this site's conditions to the best of my knowledge.
3. All structural devices for stormwater management will be protected by proper soil erosion and sediment control devices until all contributing areas have passed final stabilization inspection.
4. The contractor and owner shall provide supervision and certification of all construction of stormwater management practices that provide infiltration and filtering.
5. Contact the Maryland Department of the Environment (MDE) inspector to schedule a pre-construction meeting at least 48 hours prior to commencing any site work. Failure to do so may result in an immediate "STOP WORK ORDER"
6. Any clearing, grading, construction, or development will be done pursuant to the approved erosion and sediment control plan, including inspecting and maintaining controls, and that the responsible personnel involved in the construction project will have a Certificate of Training at a Maryland Department of the Environment (MDE) approved training program for the control of erosion and sediment prior to beginning the project. Additionally, the owner or developer shall certify right of entry for periodic on-site evaluation by the appropriate enforcement authority and/or MDE.

Jeremy Duffie - 611 Holdings II DATE

Chairperson - Worcester County Development Review & Permitting DATE

NOTE:
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NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

PROGRESS PRINT / NOT FOR CONSTRUCTION

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

611 HOLDINGS II
STORAGE YARD

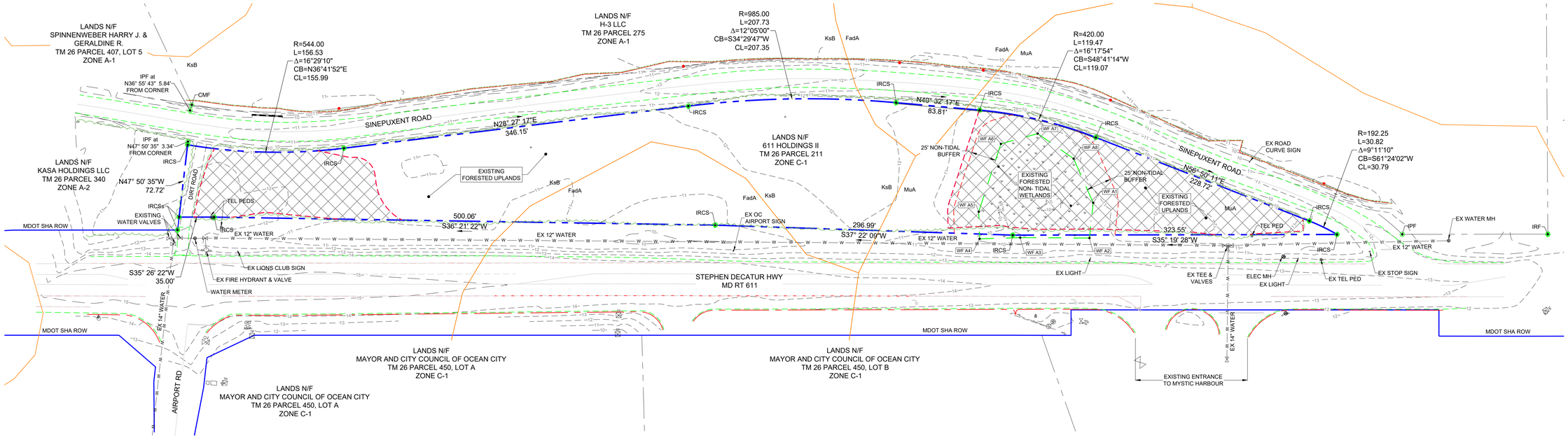
COVER SHEET
MINOR SITE PLAN

PROJECT DATA

Tax Map: 26	Parcel: 211
WEST OCEAN CITY	
WORCESTER COUNTY, MARYLAND	
Drawn By: RZ	Checked By: SDE
Date: 03/13/26	
Scale: 1" = 50'	

REVISIONS

Project No.: 23-051
File Name: SP 031326.dwg
Sheet No.: G 001



USDA SOIL SURVEY TABLE
TM 0026 PARCEL 0211

MAP SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL RATING	K FACTOR	HYDRIC RATING	PERCENT OF AOI
FadA	Fallsington sandy loams, 0 to 2 percent slopes, Northern Tidewater Area	B/D	0	PREDOMINANTLY HYDRIC	17%
KsB	Klej loamy sand, 2 to 5 percent slopes	A/D	0.15	PREDOMINANTLY NONHYDRIC	51.1%
MuA	Mullica-Berryland complex, 0 to 2 percent slopes	A/D	0.15	PREDOMINANTLY HYDRIC	31.9%

AREA TABLE
TM 0026 PARCEL 0211

DESCRIPTION	AREA
EXISTING FOREST (UPLANDS)	2.16
EXISTING FORESTED WETLANDS	0.21
GRASS / OPEN SPACE	0.05
TOTAL SITE AREA	2.42

LEGEND
- Property Line
- Adjacent Property Line
- MDOT SHA Right of Way
- Existing Edge of Pavement
- Existing 1x Contour
- Existing 5x Contour
- Non-Tidal Wetlands
- 25' Non-Tidal Wetland Buffer
- Existing Treeline
- Soils Boundary
- Electric Manhole
- Telephone Pedestal
- Fire Hydrant
- Water Line
- Water Meter / Manhole
- Storm Drain
- Wetland Flags (WF)

NOTE
Information shown as it pertains to existing water line location & sizes are per plan entitled Route 611 Water Main Extension, dated October 2014 and was prepared by JW Salm Engineering, Inc.

0 25 50 100 150
SCALE: 1" = 50'

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VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
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11634 Worcester Hwy, Showell, MD 21862
Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

611 HOLDINGS II
STORAGE YARD

EXISTING CONDITIONS
MINOR SITE PLAN

PROJECT DATA
Tax Map: 26 Parcel: 211
WEST OCEAN CITY
WORCESTER COUNTY, MARYLAND
Drawn By: BZ Checked By: SDE
Date: 03/13/26
Scale: 1" = 50'

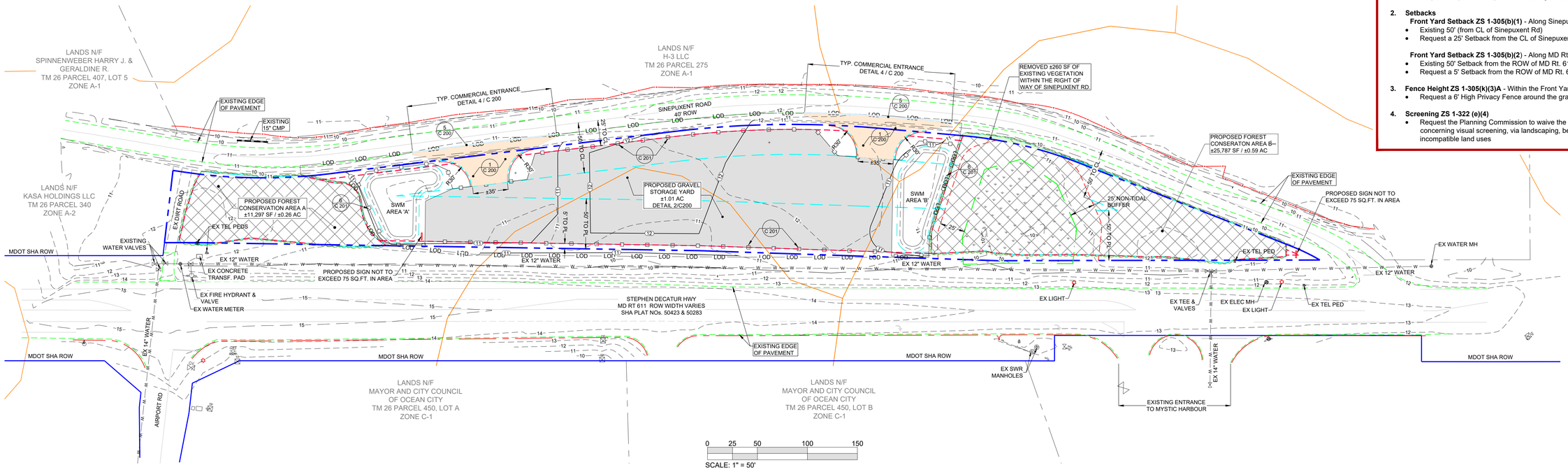
REVISIONS

Project No.: 23-051
File Name: SPx 031326.dwg
Sheet No.: C 100

VARIANCE REQUEST

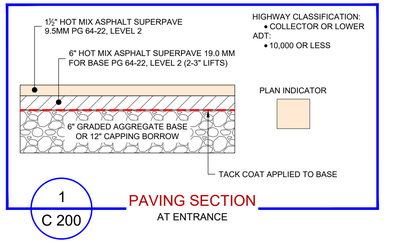
1. **Special Exception ZS 1-209 (c)(15)**
   - Request a Special Exception for a Storage Yard
2. **Setbacks**
   Front Yard Setback ZS 1-305(b)(1) - Along Sinepuxent Rd
   - Existing 50' (from CL of Sinepuxent Rd)
   - Request a 25' Setback from the CL of Sinepuxent Rd

   Front Yard Setback ZS 1-305(b)(2) - Along MD Rt. 611
   - Existing 50' Setback from the ROW of MD Rt. 611
   - Request a 5' Setback from the ROW of MD Rt. 611
3. **Fence Height ZS 1-305(k)(3)A** - Within the Front Yard Setback
   - Request a 6' High Privacy Fence around the gravel storage area
4. **Screening ZS 1-322 (e)(4)**
   - Request the Planning Commission to waive the requirement concerning visual screening, via landscaping, between incompatible land uses

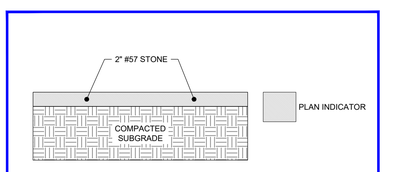


0 25 50 100 150

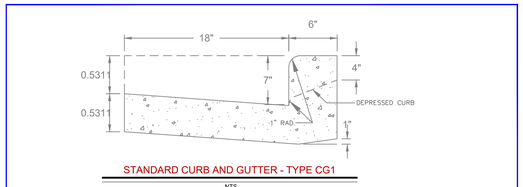
SCALE: 1" = 50'



1 / C 200 — PAVING SECTION AT ENTRANCE

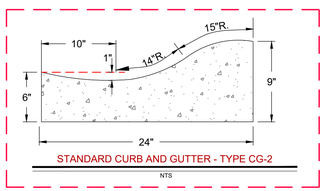


2 / C 200 — GRAVEL SECTION



STANDARD CURB AND GUTTER - TYPE CG1

NTS



STANDARD CURB AND GUTTER - TYPE CG-2

NTS

USE STANDARD CURB & GUTTER - TYPE CG-2 AT ENTRANCE (TYPICAL BOTH SIDES & BOTH ENTRANCES)

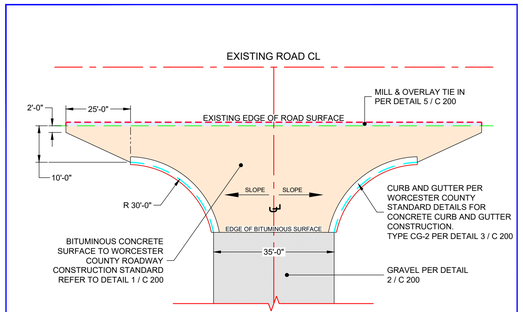
3 / C 200

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by BLB	Checked by	Approved by - date	File name	Date 05/12/05	Scale

Worcester County Department Of Public Works

STANDARD DETAILS FOR CONCRETE CURB AND GUTTER CONSTRUCTION

R-2 | Edition | Sheet 1/1



TYPICAL COMMERCIAL ENTRANCE DETAIL

NTS

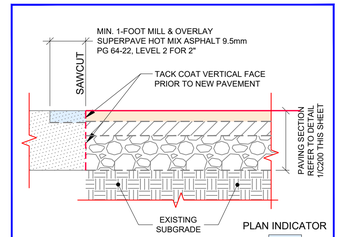
4 / C 200

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by BLB	Checked by	Approved by - date	File name	Date 05/12/05	Scale

Worcester County Department Of Public Works

TYPICAL COMMERCIAL ENTRANCE DETAIL

R-3 | Edition | Sheet 1/1



5 / C 200 — MILL & OVERLAY TIE IN SECTION

LEGEND

- Property Line
- Adjacent Property Line
- MDOT SHA Right of Way
- Existing Front Yard Setback
- Proposed Front Yard Setback
- Existing Edge of Pavement
- Existing 1x Contour
- Existing 5x Contour
- Non-Tidal Wetlands
- 25' Non-Tidal Wetland Buffer
- EX Treeline
- Soils Boundary
- EX Electric Manhole
- EX Telephone Pedestal
- EX Fire Hydrant
- EX Water Line
- EX Water Meter / Manhole
- EX Storm Drain
- EX Signs
- PR Edge of Pavement
- PR Curbing
- PR 1x Contour
- PR 5x Contour
- Limits of Disturbance
- PR Gravel
- PR Entrance Pavement
- Saw Cut / Pave Tie-In
- PR Fence

NOTE:
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PROGRESS PRINT / NOT FOR CONSTRUCTION

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

611 HOLDINGS II
STORAGE YARD

SITE PLAN & DETAILS
MINOR SITE PLAN

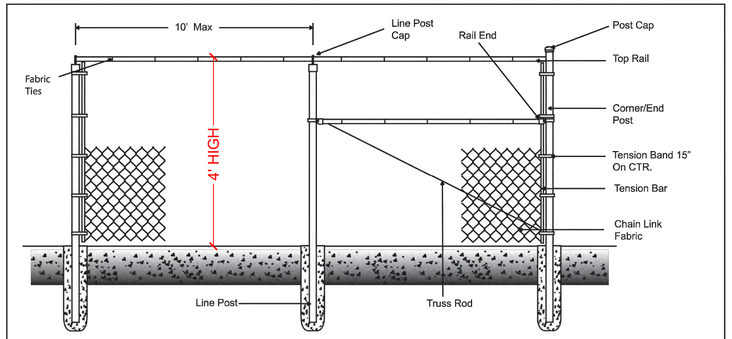
PROJECT DATA	
Tax Map: 26	Parcel: 211
WEST OCEAN CITY	
WORCESTER COUNTY, MARYLAND	
Drawn By: RZ	Checked By: SDE
Date: 03/13/26	
Scale: 1" = 50'	

REVISIONS

Project No.: 23-051

File Name: SP 031326.dwg

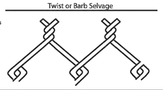
Sheet No.: C 200



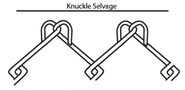
Fabric	Height	Mesh	Gage	Selvage	Finish
Framework	O.D.	Wall	Wt. per ft.	Length	
End/Corner Post					
Line Post					
Rails					
Gate Frame					
Gate Post					

Notes
- Gate Fabric to match fence.
- For welded frames omit truss rods
- For more information please see http://www.spsfence.com

Twist or Barb Selvage



Knuckle Selvage



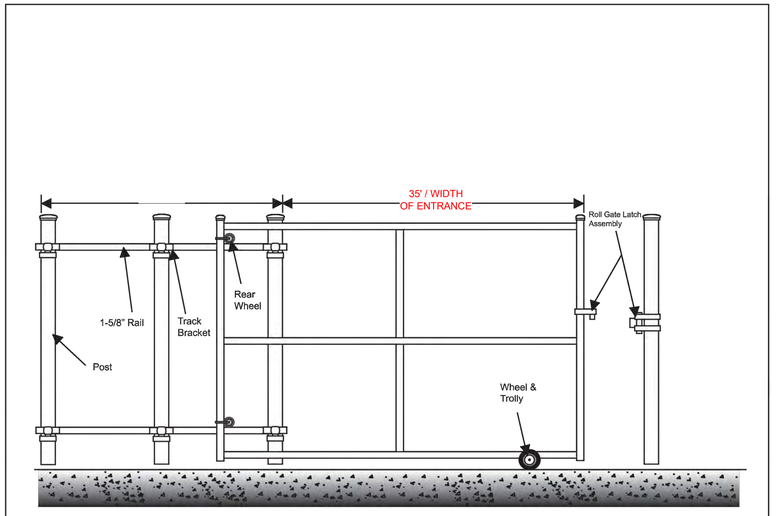
Last Revised: 10-02-06

STEPHENS PIPE & STEEL

Standard Chain Link Fencing

Standard ChainLink Fence W/Top Rail & Brace Assembly

Approved By: Date: | Revision NO.:
Drawn By: Joshua Stidham | Effective Date:
Drawing NO.: SPS-CL-06R2



REVISED 07-11-06

STEPHENS PIPE & STEEL

SPS Standard Chainlink Systems

Typical Roll Gate

Approved By: Date: | Revision NO.:
Drawn By: Joshua Stidham | Effective Date:
Drawing NO.: RL-G-

1
C 201

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611 HOLDINGS II
STORAGE YARD

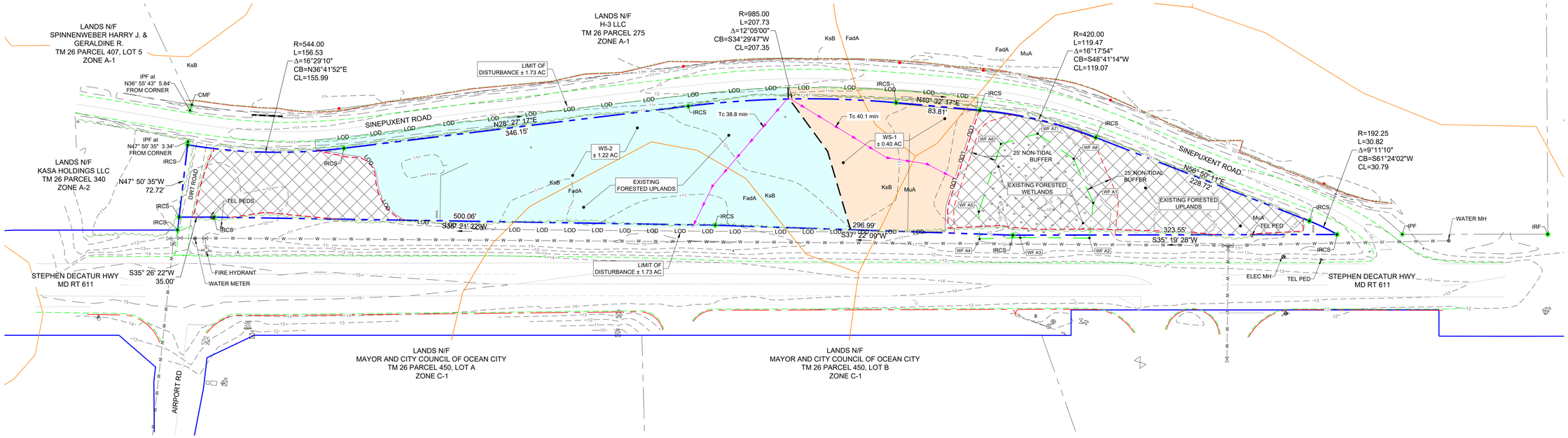
SITE PLAN DETAILS
MINOR SITE PLAN

PROJECT DATA

Tax Map:	26	Parcel:	211
WEST OCEAN CITY			
WORCESTER COUNTY, MARYLAND			
Drawn By:	RZ	Checked By:	SDE
Date:	03/13/26		
Scale:	NTS		

REVISIONS

Project No.: 23-051
File Name: SP 031326.dwg
Sheet No.: C 201



USDA SOIL SURVEY TABLE TM 0026 PARCEL 0211					
MAP SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL RATING	K FACTOR	HYDRIC RATING	PERCENT OF AOI
FadA	Fallsington sandy loams, 0 to 2 percent slopes, Northern Tidewater Area	B/D	0	PREDOMINANTLY HYDRIC	17%
KsB	Klej loamy sand, 2 to 5 percent slopes	A/D	0.15	PREDOMINANTLY NONHYDRIC	51.1%
MuA	Mullica-Berryland complex, 0 to 2 percent slopes	A/D	0.15	PREDOMINANTLY HYDRIC	31.9%

AREA TABLE TM 0026 PARCEL 0211	
DESCRIPTION	AREA
EXISTING FOREST (UPLANDS)	2.16
EXISTING FORESTED WETLANDS	0.21
GRASS / OPEN SPACE	0.05
TOTAL SITE AREA	2.42

LEGEND

- Property Line
- Adjacent Property Line
- MDOT SHA Right of Way
- Existing Edge of Pavement
- Existing 1x Contour
- Existing 5x Contour
- Non-Tidal Wetlands
- 25' Non-Tidal Wetland Buffer
- Existing Treeline
- Soils Boundary
- Electric Manhole
- Telephone Pedestal
- Fire Hydrant
- Water Line
- Water Meter / Manhole
- Storm Drain
- Wetland Flags (WF)

0 25 50 100 150

SCALE: 1" = 50'

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611 HOLDINGS II
STORAGE YARD

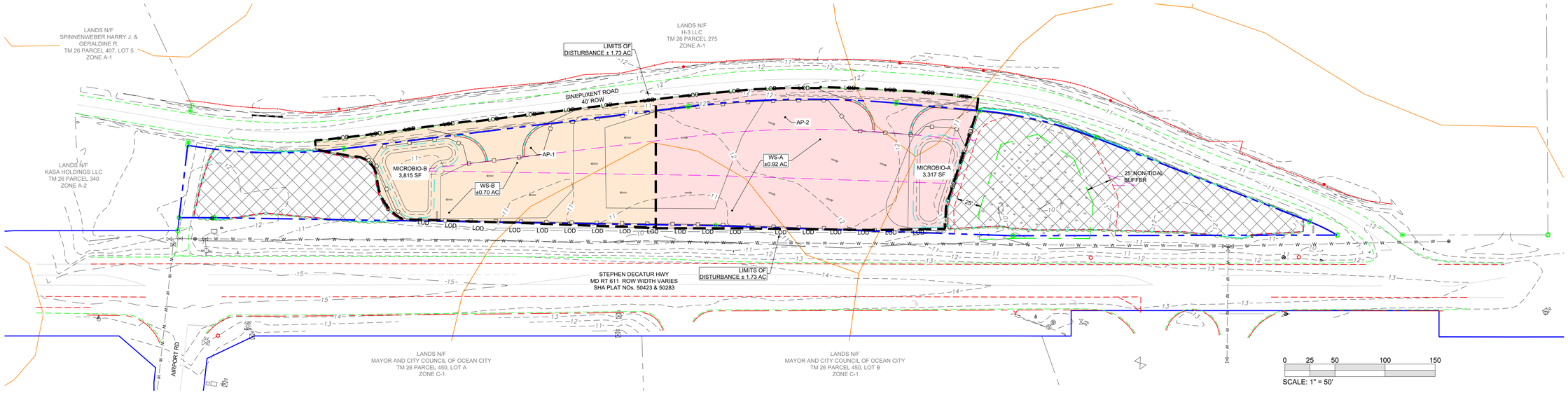
EXISTING STORMWATER MANAGEMENT
MINOR SITE PLAN

PROJECT DATA

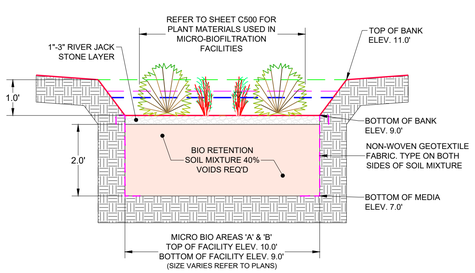
Tax Map:	26	Parcel:	211
WEST OCEAN CITY			
WORCESTER COUNTY, MARYLAND			
Drawn By:	BH	Checked By:	RFP
Date:	10/13/23		
Scale:	1" = 50'		

REVISIONS

Project No.: 23-051
File Name: EX SWM 031326.dwg
Sheet No.: C 300



NTS



NOTE:
1. REFER TO C 500 FOR LANDSCAPING PLAN FOR SWM FACILITY.
2. REFER TO APPENDIX B.4 OF THE MD STATE SWM MANUAL FOR CONSTRUCTION AND MATERIAL SPECIFICATIONS.

1
C 301

M-6 MICRO BIORETENTION FACILITY
SWM AREA 'A' & SWM AREA 'B'

MICRO BIORETENTION MAINTENANCE & INSPECTION CRITERIA:

It is highly recommended that a spring inspection and cleanup be conducted in the Bioretention areas. The following is a list of some of the key maintenance problems to look for:

- Check for sediment buildup at pavement edges that prevent flow from getting into the bed, and check for other signs of bypassing.
- Check for any winter-or salt-killed vegetation, and replace with hardier species.
- Note presence of accumulated sand, sediment and trash in the filter bed and remove it.
- Inspect Bioretention side slopes and filter strips for evidence of any rill or gully erosion and repair it.
- Look for bare soil or sediment sources in the contributing drainage area, and stabilize them immediately.

Appendix B.4. Construction Specifications for Environmental Site Design Practices

Table B.4.1 Materials Specifications for Micro-Bioretention, Rain Gardens & Landscape Infiltration

Material	Specification	Size	Notes
Plantings	see Apendix A, table A.4	n/a	plantings are site-specific
Planting soil (2' to 4' deep)	loamy sand (60-65%) & compost (35 - 40%) or sandy loam (30%) coarse sand (30%) & compost (40%)	n/a	USDA soil types loamy sand or sandy loam; clay content <5%
Organic content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	Shredded hardwood		aged 6 months, minimum; no pine or wood chips
Pea gravel diaphragm	pea gravel: ASTM-D-448	NO. 8 OR NO. 9 (1/8" to 3/8")	
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile		n/a	PE Type 1 unwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	NO. 57 or NO. 6 AGGRETAGE (3/8" to 3/4")	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR 35	slotted or perforated pipe; 3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with 1/4-inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3; f'c =3500 psi @28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350.R/89; vertical loading (H-10 or H-20); allowed horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone (AASHTO) #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

WS-A ESD SUMMARY CHART

TYPE OF ESD PRACTICE	NAME OF ESD PRACTICE (STRUCTURE NAME)	ESD PRACTICE TOTAL DRAINAGE AREA (ACRES)	IMPERVIOUS AREA TO ESD PRACTICE (ACRES)	SURFACE AREA OF ESD PRACTICE (SF)	PONDING DEPTH (FT)	MEDIA DEPTH (FT)	TARGET ESDv RECEIVED (CF)	ESDv CREDIT (CF)	P LOAD REDUCTION (lbs/yr)
M-6 MICRO-BIO	MICROBIO-1	0.92	0.43	3,075	1.00	2.00	4,279	4,279	0.70

WS-B ESD SUMMARY CHART

TYPE OF ESD PRACTICE	NAME OF ESD PRACTICE (STRUCTURE NAME)	ESD PRACTICE TOTAL DRAINAGE AREA (ACRES)	IMPERVIOUS AREA TO ESD PRACTICE (ACRES)	SURFACE AREA OF ESD PRACTICE (SF)	PONDING DEPTH (FT)	MEDIA DEPTH (FT)	TARGET ESDv RECEIVED (CF)	ESDv CREDIT (CF)	P LOAD REDUCTION (lbs/yr)
M-6 MICRO-BIO	MICROBIO-2	0.70	0.33	3,950	1.00	2.00	3,243	3,243	0.53

PROPOSED POA FLOW RATES

	2-YEAR (CFS)/PEAK ELEV. (FT)	10-YEAR (CFS)/PEAK ELEV. (FT)	100-YEAR (CFS)/PEAK ELEV. (FT))
MICROBIO-A	0.00 CFS/9.98'	0.00 CFS/10.84'	0.00 CFS/11.70'
MICROBIO-B	0.00 CFS/9.21'	0.00 CFS/10.04'	0.00 CFS/10.95'

TOTAL ESDv TREATMENT VOLUME

REQUIRED	5,013 CF
TREATED	7,522 CF

LEGEND

- Property Line
- Adjacent Property Line
- MDOT SHA Right of Way
- Existing Edge of Pavement
- Existing 1x Contour
- Existing 5x Contour
- Non-Tidal Wetlands
- 25' Non-Tidal Wetland Buffer
- EX Treeline
- Soils Boundary
- EX Electric Manhole
- EX Telephone Pedestal
- EX Fire Hydrant
- EX Water Line
- EX Water Meter / Manhole
- EX Storm Drain
- EX Signs
- PR Edge of Pavement
- PR Curbing
- PR 1x Contour
- PR 5x Contour
- Limits of Disturbance
- Pr Vending Area
- Pr Electric Vehicle Charging Station
- Pr Air / Vacuum
- PR Signs
- PR Lighting
- PR Concrete

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611 HOLDINGS II
STORAGE YARD

STORMWATER MANAGEMENT PLAN
MINOR SITE PLAN

PROJECT DATA

Tax Map:	26	Parcel:	211
WEST OCEAN CITY			
WORCESTER COUNTY, MARYLAND			
Drawn By:	BH	Checked By:	SDE
Date:	10/13/23		
Scale:	1" = 50'		

REVISIONS

Project No.: 23-051
File Name: PR SWM 031326.dwg
Sheet No.: C 301

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: April 8, 2026

PROJECT: 10702 Assateague Road

APPLICANT(S) IN ATTENDANCE:

_____

_____

TRC MEMBERS IN ATTENDANCE:

_____ Tremblay, Zoning Administrator
_____ Zito, DRP Specialist III
_____ Miller, Building Plans Reviewer III
_____ Mitchell, Environmental Programs
_____ White, Environmental Programs
_____ Soper, Environmental Programs
_____ Birch, Environmental Programs
_____ Mathers, Environmental Programs
_____ Owens, Fire Marshal
_____ Korb, Deputy Fire Marshal
_____ Lynch, County Roads
_____ Berdan, County Roads
_____ Wilson, State Highway Admin.
_____ Fritts, State Highway Admin.
_____ Beauchamp, W & WW, DPW
_____ Knight, Planning Commission Rep.

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DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING
Worcester County
GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL:410.632.1200 / FAX: 410.632.3008
http://www.co.worcester.md.us/departments/drp

ZONING DIVISION
BUILDING DIVISION
BOARD OF LICENSE COMMISSIONERS

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING
April 8, 2026

10702 Assateague Road – Minor Site Plan Review

Proposed construction of one (1) coffee shop building and an outdoor commercial component. Located at 10702 Assateague Road, Berlin, MD 21811. Tax Map 25, Parcel 298, Tax District 3, C-1 Neighborhood Commercial District. 10702 Assateague LLC, owner / Vista Design, Inc., applicant & engineer.

Prepared by: Zoning Division Staff

The TRC is the approving authority for this site plan. For a Minor Site Plan, final approval of the site plan will not be granted until all comments provided to the applicant by the Technical Review Committee (TRC) have been addressed on the site plan and associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for final signature approval before building/zoning permits will be issued.

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.

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

§ZS1-209(b)(1) & (b)(2)	C-1 Neighborhood Commercial District, Neighborhood Retail and Services Establishments & Neighborhood Restaurants, Bars, and Nightclubs
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off-Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways

***Development Review and Permitting (DRP) Zoning Division comments are based on the plans submitted. These comments are subject to change every time a change is made to the plans that affect items reviewed under the Zoning and Subdivision Control Article.**

General

1. Please remove label for a rear yard setback as there are two (2) front yards and two (2) side yards.
2. Sheet C201: Please provide additional details on the proposed 3,000 sf. outdoor commercial area for Phase 1. Fencing or other barriers will be needed to ensure the area does not expand beyond the permissible amount. A zoning permit will be required for the use area. A Special Exception from the Board of Appeals will also be required, as the use area of 'neighborhood and retail service establishments' under (b)(1) exceeds 2,500 sf. §ZS1-209(b)(1). In the event that the amount is proposed to be reduced to 2,500 sf to avoid BZA action, please note this change in your narrative with revisions.
3. Sheet C202: Please clarify the total square footage and use areas for each floor of Building 2 during Phase 2. A Special Exception from the Board of Appeals may be required if the gross floor area of 'neighborhood retail and service establishments' under (b)(1) uses exceeds 2,500 sf. §ZS1-209(b)(1). Floor plans will be required to confirm the proposed uses for each floor.
4. Sheets C201 and C202: Please clarify if there will be any seating located on the decking/sidewalks. If so, the seating areas will count towards the gross floor area use calculations.

5. All sheets: Please revise the zoning designation on the southerly portion of adjacent parcel 298 to Resource Protection (RP).
6. Sheet G001: Please provide the tax account identification number.
7. Please provide more information on the outdoor decks. Is outdoor seating intended? If so, please show layout of tables/chairs.

Parking and Vehicular Travelways

1. Please label the outdoor area as 'retail' instead of 'commercial.'
2. Please provide the distance from the public road intersection to the site's entrance. If the distance is less than 200' from Assateague Road, a waiver will need to be granted by the Planning Commission. §ZS1-319(c)(2).
3. Sheets C202 & C202: Staff has no objection to the proposed 18' long parking spaces with a 2' overhang into a landscaping strip per ZS1-320(b)(1).
4. Sheets C202 & C202: The clam shell sections of the proposed parking area will require a waiver from the Planning Commission. Please also clarify the binding agent for the proposed clam shell parking area §ZS1-320(f)(1).
5. Sheets C201 & C202: Please relocate the van-accessible ADA parking space to the opposite side of the parking area, closer to Building 1. Because Building 1 will be constructed before Building 2, the van-accessible space should be positioned along the shortest accessible route to Building 1.
6. Please provide at least one (1) litter receptable in the parking area or near the building entrance. §ZS1-320(f)(6).
7. Please clarify where the loading space is, as Sheet G001 states there is one (1) provided. A loading space is not required, but if it is provided it will need to meet code requirements and cannot occupy any part of the front yard. §ZS1-321(c).
8. Please note that a vending license will be required for any vending machines.

Landscaping

1. Sheet C601: Please provide additional 'landscaping' along Assateague Road, as it is a collector. §ZS1-322(e)(6). The Planning Commission may modify or waive this requirement if it is deemed that strict compliance would cause undue hardship on the applicant. §ZS1-322(e)(8).
2. Sheet C601: Please provide a landscaped 'buffer' on areas that adjoin RP-zoned properties. §ZS1-322(e)(5)(B)(1). The Planning Commission may modify or waive this requirement if it is deemed that strict compliance would cause undue hardship on the applicant. §ZS1-322(e)(8).
3. Sheet C601: Please provide a native species calculation, as 75% of the proposed landscaping shall be native to Worcester County. §ZS1-322(b)(5).
4. Sheet C601: Please provide the landscaping height at installation. §ZS1-322(d)(5).

5. Sheet C601: Please demarcate on the site plan if the existing woods on the western side of the property will be retained.
6. Sheet C602: Please add that substitutions may not be approved without Worcester County Approval.
7. Sheet C602: Please clarify if the landscape maintenance will have an automatic irrigation system. If an automatic system is not proposed, a waiver will need to be granted by the Planning Commission. §ZS1-322(b)(7).
8. In phased construction, the first phase shall include the landscaping of property perimeters, entry drives, and stormwater management ponds as well as required parking lot and building landscaping. §ZS1-322(b)(9).
9. A maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate for a nursery will be required to be provided at permit stage to accurately determine the bond amount. §ZS1-322(g).
10. A landscape inspection and maintenance agreement for the required landscaping shall be recorded in the Land Records. A $60 check made payable to "Worcester County Clerk of Court" must also be provided with the agreement.

Lighting and Signage

1) Please indicate if there will be any on-site or on-building lighting. If so, please provide a lighting plan and details. The elevations suggest on-building lighting is proposed.
2) Sheet C201: Will any signage be proposed? If so, please add its location and general details on the site plan.

Other Agency Approvals:

1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area, Forestry, and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

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

NEXT STEPS: For a Minor Site Plan - Final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for final signature approval before building/zoning permits will be issued.

The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state regulations.

No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.

DEPARTMENT OF
ENVIRONMENTAL PROGRAMS
Worcester County
GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL:410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAM
STORMWATER MANAGEMENT
SEDIMENT AND EROSION CONTROL
SHORELINE COMMISSION
AGRICULTURAL PRESERVATION
ADVISORY BOARD

WELL & SEPTIC
WATER & SEWER PLANNING
PLUMBING & GAS
CRITICAL AREAS/FORESTRY
COMMUNITY HYGIENE

MEMORANDUM

TO: Worcester County Technical Review Committee

FROM: Joy S. Birch, Natural Resources Planner III JB

RE: April 8, 2026, Technical Review Committee Meeting

DATE: March 26, 2026

10702 Assateague Road – Minor Site Plan Review

Proposed construction of one (1) coffee shop building and an outdoor commercial component. Located at 10702 Assateague Road, Tax Map 25, Parcel 298, Tax District 3, C-1 Neighborhood Commercial District, 10702 Assateague LLC, owner / Vista Design, Inc., applicant & engineer.

Critical Area: This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Limited Development Area (LDA) with an associated 100' buffer. Please see following comments:

1. Project is showing a decrease in lot coverage within and out of the 100' buffer.
2. This project will be required to have an NOI at the time of construction.
3. Ensure all items required within a Critical Area site plan NR 3-109(d)(1) have been provided. This includes, but is not limited to, identifying Habitat Protection areas, locating (or stating the lack there of) tributary streams and associated buffers, tidal wetlands, soils, lot coverage calculations, limits of disturbance, proposed clearing, etc.
4. Provide a Critical Area Report as defined within NR 3-109 (d)(2).

5. Please add the standard Atlantic Coastal Bays Critical Area note: ***Worcester County Atlantic Coastal Bays Critical Area Law***: *This property lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Subtitle NR3:1 Worcester County Critical Area Law of the Worcester County Code of Public Local Laws, as from time to time amended, in effect at the time of the proposed development activities.*

6. Please add the following note: *A Critical Area Map Amendment to change the designation from Resource Conservation Area (RCA) to Limited Development Area (LDA) was approved by the Critical Area Commission on March 4, 2026.*

Stormwater Management & Erosion and Sediment Control:

Stormwater Management & Erosion and Sediment Control:

Concept Plan Approval has been obtained.

General Provisions:

- All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.

- All Stormwater Management practices shall be designed to meet the requirements of the 2007 Maryland Stormwater Management Act.

- All projects over one (1) acre shall be required to file for a General Permit / Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

cc: File;
Brian Soper, NR Administrator.

DEPARTMENT OF
ENVIRONMENTAL PROGRAMS
Worcester County
GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL:410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAMS
STORMWATER MANAGEMENT
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ADVISORY BOARD

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

MEMORANDUM

DATE: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

If you have any questions, please feel free to contact the Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for the April 8, 2026 Meeting

From: Environmental Programs Staff

Subject: **10702 Assateague Road Minor Site Plan Review – Tax Map: 25, Parcel: 298**

Date: **March 23, 2026**

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

1. The existing septic system is limited to 750 gallons per day. Please provide an accurate sewage flow chart for specific proposed uses for all phases of the project.

2. Please verify that the coffee shop is carry-out/walk and drive-up only. Please provide information regarding the menu, proposed food preparation, equipment list, floorplan, etc. We have obtained flow data from the Town of Berlin and did get some info from the Health Department, and we will share with the owner so we can verify this information as correct for their plan for this site.

3. Best Available Technologies (BAT) pre-treatment septic tank will be required. A tank only septic permit will need to be issued prior to building permit approval. The owner has submitted a grant application for that system upgrade. As a business entity owns the property, the max eligibility is a 50% grant for the BAT tank. That can be increased to 75% if the company is registered as a small business with the state. We will forward information on the link for that registration.

4. Please elaborate on the outdoor commercial area on Phase 1.

5. We will need additional information/details for the proposed grocery store/deli in the commercial building in Phase 2. Information such as proposed menu, food preparation, floor plans, equipment lists, proposed seating, etc. The maximum allowable flow may limit what can be permitted.

6. Plumbing permits will need to be obtained. Backflow device(s) will be required as part of the plumbing work in accordance with cross connection requirements. A grease interceptor will be required for the proposed food service facility(s).

7. Plumbing Code is the 2021 International Plumbing Code (IPC) Illustrated (National). The Gas Code is the 2021 International Fuel Gas Code (IFGC), for natural gas.

Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To:	Technical Review Committee
From:	David Mathers, Natural Resources Planner IV
Subject:	Forest Conservation Review
Date:	March 26, 2026
Date of Meeting:	April 8, 2026
Project:	10702 Assateague Road
Location:	10702 Assateague Rd, Tax Map: 25, Parcel: 298
Owner/Developer:	10702 Assateague, LLC
Surveyor/Engineer:	Vista Design, Inc.

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

Worcester County Government Center 1 West Market Street, Room 1306 Snow Hill, Maryland 21863
Tel: 410-632-1220 Fax: 410-632-2012

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

Department of Development Review & Permitting
Worcester County Government Center
1 W. Market St., Room 1201
Snow Hill, Maryland 21863
410-632-1200, Ext. 1151
pmiller@worcestermd.gov

****

Project: 10702 Assateague Road, Coffee Shop
Date: 4/8/2026
Tax Map: 25 Parcel: 298 Section:_____ Lot:_ Block:_____

STANDARD COMMENTS

1. Items listed in this review are not required for Technical Review Committee approval. Will be necessary upon permit application submittal.
2. Provide complete code review. List type of construction, use groups, height and area, occupant loads, live, dead, and other structural loads.
3. Soils report required at the time of building permit application.
4. Compaction reports are due at all footings and slab inspections as well as any site work and structural fill.
5. Complete sealed architectural, structural, mechanical, plumbing, and electrical plans are required.
6. Provide information for wind, snow, and seismic loads.
7. Special inspections (Third party) required steel, concrete, masonry, wood, prepared fill, foundations, and structural observations. **These are required in addition to the required Worcester County inspections.**
8. Provide plan for the owner's special inspection program, list inspections and inspection agencies.
9. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
10. A pre-construction meeting will be required before any work starts.
11. Provide complete accessibility code requirements and details.
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation.
14. Architect / Engineer to provide verification construction is in accordance with approved plans and specifications prior to final inspection.
15. Provide your design professional with a copy of these comments.

SITE SPECIFIC COMMENTS

1. Current Codes: 2021 International Building Code
   2021 International Energy Conservation Code
   2021 International Mechanical Code
   2020 NEC
   Maryland Accessibility Code (MAC)
   2010 ADA Standards for Accessible Design

2. Complete sealed architectural, structural, mechanical, plumbing, electrical and energy code plans are required.

3. Wind Design: 126 MPH Risk category II

4. Mechanical ventilation

5. Provide an Energy Compliance Report and lighting plan.

6. Complete detailed air barrier design.

7. Building envelope performance verification by certified third party engineer or certified contractor.

8. Provide an accessible route from the parking lot to the building entry / service area (Phase 1 and 2).

9. What is the outdoor commercial area?

10. Wooden boardwalk: Provide and Engineered design with the floor loading indicated (to be accessible).

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

Outlook

TRC Comments 4/8/26

From Kevin Lynch <klynch@worcestermd.gov>
Date Thu 3/26/2026 8:41 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>
Cc Lisa Lawrence <llawrence@worcestermd.gov>; Keith Berdan <kberdan@worcestermd.gov>

Good morning Ben,

See below for TRC comments from the Road's Division.

- **Ocean Pines Golf Course Monopole**- project is within OPA and will have no impact on County roadways.
- **Sunset Marine Park**- Include commercial entrance detail on plans for Old Bridge entrance. Ensure bond is in good standings with our office before proceeding with work.
- **611 Holdings II**- commercial entrance bond will be needed with our office before work can begin.
- **10702 Assateague Road**- commercial entrance bond will be needed with our office before work can begin.
- **George Island Solar**- project is located on SHA maintained roadway, no access to any County Road.
- **TPE MD WO73 Solar**- project located on SHA maintained roadway, no access to any County Road.
- **Dash In**- Two (2) commercial entrance bonds will be required for the entrances for this project. Show the entrance detail on the plans and also include the paving spec that will be used for the entrances.

Kevin A. Lynch
Superintendent
Worcester County Department Of Public Works
Roads Division
5764 Worcester Hwy
Snow Hill, MD 21863
O: (410) 632-2244, ext. 2104
C: 443-783-9731
F: 410-632-0020

Outlook

RE: 4/8/26 TRC Draft Agenda

From Lee R. Beauchamp <lrbeauchamp@worcestermd.gov>
Date Mon 3/23/2026 8:47 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>
Cc Dallas Baker <dbaker@worcestermd.gov>; Jana B. Potvin <jbpotvin@worcestermd.gov>

Ben,

Below are the water and sewer TRC comments for the projects on this agenda:

1. **George Island Solar:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.

2. **TPE MD W073 Solar:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.
3. **Berlin Lions Club:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.

4. **Sunset Marine Park:**
    a. Show the location of the proposed water meter for both buildings.

5. **611 Holdings II:** Water and Wastewater Division has no comments as there is no service requested.

6. **10702 Assateague Road:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.

7. **Dash In:**
    a. The proposed water meter location is directly over a proposed underground electric line. To deconflict this, we recommend moving the water meter and associated valves to between the curb and the underground electric line.
    b. Relocate the proposed sewer clean out to be inline with the proposed water meter pit. This will reduce any confusion for county staff on private/ public maintenance responsibility.
    c. County Standards and Specs require SDR-9 pipe used for domestic water lines.
    d. Use a 2in meter pit for a 2in meter.
    e. Include the following County Standard Details: G-1, W-5, W-8, W-11, S-6, and S-8.
    f. In Sheet C-303 add a note to show limits of County Maintenance for sewer lateral as will. County maintenance will stop on the back of the relocated sewer clean out.
8. **Ocean Pines Golf Course Monopole:** Water and Wastewater Division has no comments as there is no service requested.

9. **Crepe Myrtle Count:**
    a. Water meters must be located outside of the paved driveways and concrete sidewalks.

b. Water valves need to be added on the main at ever tee so the system can be isolated for any repairs in the future.
c. Fire Hydrants need to be added at the end of the dead-end water mains that are near SWM #M6-12 and M6-7.

Thanks

Lee Beauchamp, PE
Water & Wastewater Superintendent
Worcester County Public Works
Office Phone: (410) 641-5251 x2439
Work Cell: (410) 430-2366
Email: lrbeauchamp@worcestermd.gov

MARYLAND'S Coast
WORCESTER COUNTY

From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Monday, March 16, 2026 8:14 AM
To: Benjamin M. Zito <bmzito@worcestermd.gov>
Subject: 4/8/26 TRC Draft Agenda

All,

See the attached draft agenda for the 4/8/26 TRC meeting. Digital files can be found here: 4-8-26 TRC

The agenda will be finalized next week.

Thank you,

Ben Zito
DRP Specialist III
Dept. of Development, Review and Permitting
Worcester County Government
One West Market Street, Room 1201
Snow Hill, MD 21863
(410) 632-1200, ext. 1134
bmzito@worcestermd.gov

MDOT SHA Comments

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA

Wednesday, April 8, 2026 at 1:00 p.m.
Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863

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.

I. **Call to Order**

II. **Site Plan Review (§ ZS 1-325)**

A. **Ocean Pines Golf Course Monopole- Minor Site Plan Review**
Proposed construction of a 150' monopole. Located at 98 Clubhouse Drive, Ocean Pines, MD 21811. Tax Map 16, Parcel 21, Tax District 3, R-2 Residential District. Ocean Pines Association, Inc., owner / Entrex Communication Services Inc., engineer.
No Comment

B. **Sunset Marine Park – Major Site Plan Review**
Proposed construction of one (1) retail building and one (1) boat sales and service building. Located at Sunset Avenue and Old Bridge Road, Ocean City, MD 21842. Tax Map 27, Parcel 264 & 632, Tax District 10, C-2 General Commercial District. Old Bridge Sunset Holdings, LLC, owner / Vista Design, Inc., applicant & engineer.
No Comment

C. **611 Holdings II – Minor Site Plan Review**
Proposed gravel yard for boat storage. Located at Stephen Decatur Highway and Sinepuxent Road, Ocean City, MD 21842. Tax Map 26, Parcel 211, Tax District 10, C-1 Neighborhood Commercial District. 611 Holdings II, LLC, owner / Vista Design, Inc., applicant & engineer. Access will need to be off Sinepuxent Rd.Will need a preliminary plan review.

D. **10702 Assateague Road – Minor Site Plan Review**
Proposed construction of one (1) coffee shop building and an outdoor commercial component. Located at 10702 Assateague Road, Berlin, MD 21811. Tax Map 25, Parcel 298, Tax District 3, C-1 Neighborhood Commercial District. 10702 Assateague LLC, owner / Vista Design, Inc., applicant & engineer. Will require a plan review and access permit

E. **George Island Solar – Major Site Plan Review**
Proposed utility-scale solar project. Located at 6025 George Island Landing Road, Stockton, MD 21864. Tax Map 94, Parcel 134, Tax District 8, A-2 Agricultural District. Horace & Elwath, LLC, owner / Kimley-Horn and Associates, Inc., engineer.
Will require a plan review. Recommended access from Portersvill Rd.

F. **TPE MD WO73 Solar – Major Site Plan Review**

Proposed utility-scale solar project. Located on the Westerly side of Old Ocean City Road, Berlin, MD 21811. Tax Map 25, Parcel 3, Tax District 3, R-2 Residential District. Bathtap LLC, owner / Kimley-Horn and Associates, Inc., engineer.

Will require a plan review and access permit

G. **Dash In – Minor Site Plan Review**

Proposed construction of Dash In convenience store. Located at intersection of Ocean Gateway, Coastal Square Road, and Samuel Bowen Boulevard, Berlin, MD 21811. Tax Map 26, Parcel 474, Lot 4, Tax District 3, C-3 Highway Commercial District. Coastal Square, LLC, owner / Becker Morgan Group, Inc., applicant & engineer.

Will require plan review. Access on Coastal Square does not meet SHA corner clearance. (min. corner clearance 200'). Recommend access from Samuel Bowen Blvd. only.

III. **Adjourn**

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1302
SNOW HILL, MARYLAND 21863-1294
TEL: 410-632-5666
FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **10702 Assateague Road** TRC #: **20260125**
LOCATION: **10702 Assateague Road – Berlin, Maryland**
CONTACT: **10702 Assateague LLC**
MEETING DATE: **April 8, 2026** COMMENTS BY: **Robert Korb, Jr.**
Chief Deputy Fire Marshal

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

Scope of Project

The proposed site development consisting of a coffee shop and an outdoor commercial component.

General Comments

1. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.

Specific Comments

1. A complete set of building plans shall be submitted and approved prior to start of construction.

2. No further comments at this time.

10702 ASSATEAGUE RD

MINOR SITE PLAN
WORCESTER COUNTY, MARYLAND

SITE DATA

SITE INFORMATION

Tax Map	0025
Parcels	0298
Deed Book & Page	5261 / 418
Plat Book Reference	SVH 157, Page 32
Zoning	C-1 Neighborhood Commercial District
Existing Land Use	Commercial & Residential
Site Area	±2.18 AC
Max Bldg. Height	4 Stories or 45'
Setbacks	
Front	50' From MD Route 376 75' From Centerline of Harrison Rd
Side	6' (Each)
Rear	20'

WATER & SEWER PROVIDER
Private Well & Private Septic

DATUM
Horizontal NAD 83 Maryland State Plane Grid
Vertical NGVD 88

FLOOD ZONE
This property is Located Within following Flood Zones per FIRM Map #24047C0154H Dated July 16, 2015.

Zone X	Areas determined to be outside of the 0.2% annual chance flood
Zone X	Areas of 0.2% annual chance flood;
Zone AE	Base flood Elevation Determined to be at Elevation 5.0

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW
This property is located within the Worcester County Atlantic Coastal Bays Critical Area and is within the Limited Development Area (LDA) per the State of Maryland Critical Area Commission letter dated March 4, 2026.

FOREST CONSERVATION STATEMENT
This site is within the Atlantic Coastal Bays Critical Area and is therefore exempt from Forest Conservation.

LAND USE

SITE AREA	
Total Site Area	±2.18 Ac
Limits of Disturbance (LOD)	±1.04 Ac
LOT COVERAGE (Within the LOD)	
Existing Cover	±17,180 SF
Proposed Cover	±17,110 SF
LOT COVERAGE (Within the 100' CAB)	
Existing Cover	±3,485 SF
Proposed Cover	±2,755 SF
LOT COVERAGE (Existing & Proposed Buildings)	
Existing GSF	±4,495
Proposed GSF (Phase 1 & 2)	±3,740
BUILDING A - Phase 1	
Coffee Shop with drive thru	±640 SF
Outdoor Commercial	±3,000 SF
BUILDING B - Phase 2 (Replaces Outdoor Commercial in Phase 1)	
1st Floor Retail	±1,600 SF
2nd Floor Office	±1,500 SF

OFF STREET PARKING REQUIREMENTS
REQUIRED

	Minimum	Maximum
Phase 1	13 Spaces	21 Spaces
Phase 2	13 Spaces	22 Spaces

PROPOSED
Off Street Parking Charts are provided on Sheets C 201 and C 202

Phase 1

Standard Spaces	11
ADA Spaces	02
TOTAL SPACES PROVIDED	13

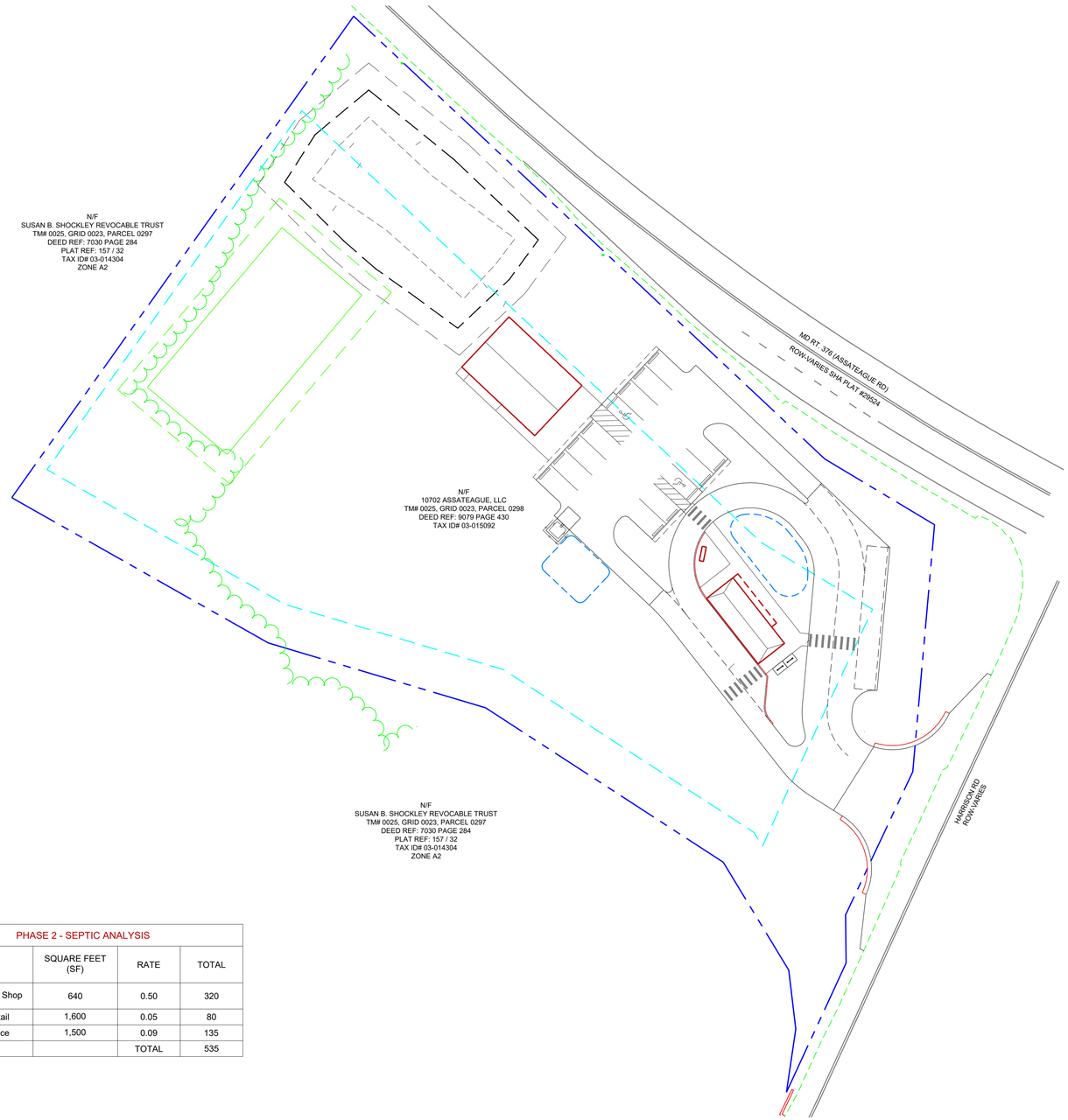
Two (2) Bicycle Racks - to hold min. 5 bikes each with U-Shaped Locks
One (1) Loading Space - 10'x65'

Phase 2 - All of the 13 Required spaces, bicycle racks & Loading space are provided in Phase 1

CIVIL SHEET INDEX

Sheet G 001	Cover Sheet
Sheet C 100	Existing Conditions
Sheet C 201	Site Plan - Phase 1
Sheet C 202	Site Plan - Phase 2
Sheet C 203	Site Plan Details
Sheet C 204	Site Plan Details
Sheet C 205	Proposed Cover Analysis
Sheet C 301	Proposed Stormwater Management Plan
Sheet C 401	Grading Plan
Sheet C 402	Grading Plan - Enlarged Entrance
Sheet C 500	Erosion & Sediment Control Plan
Sheet C 501	Erosion & Sediment Control Details
Sheet C 601	Landscape Plan
Sheet C 602	Landscape Details & Notes

PHASE 2 - SEPTIC ANALYSIS			
USE	SQUARE FEET (SF)	RATE	TOTAL
BLDG A - Coffee Shop	640	0.50	320
BLDG B - Retail	1,600	0.05	80
BLDG B - Office	1,500	0.09	135
		TOTAL	535



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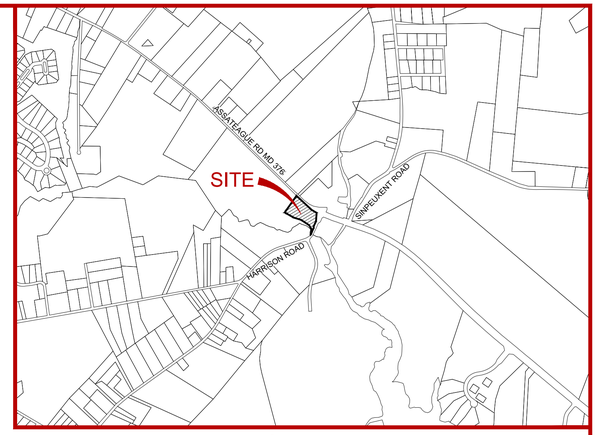

VICINITY MAP
1" = 1,000'

GENERAL NOTES

1. All work required by these documents (drawings and specifications) shall be new. Wherever the word "proposed" is used it is considered to be interchangeable with the word "new" and is included in the required work.
2. The contractor shall examine a copy of said plan(s) and visit the site in order to determine, to his/her satisfaction the quantities of work required to be performed.
3. All materials and methods of construction shall conform to these drawings and specifications and to all applicable Federal, State of Maryland, and Worcester County requirements.
4. Any discrepancies between the information provided on these plans and the existing site conditions shall immediately be brought to the attention of the owner and engineer.
5. The contractor assumes responsibility for any deviations from the drawings and specifications.
6. The contractor shall field verify all elevations and pipe inverts prior to construction.
7. The contractor shall provide necessary stakeout of the line and grade for the construction.
8. No information regarding depth to any temporary of permanent ground water table is provided on these drawings. The contractor shall investigate to his satisfaction the site conditions regarding depth to ground water. Generally, piping, trench and structure construction shall be executed in a de-watered state, consistent with good construction practice. All excavations for manholes and other chambers shall be continually de-watered until the back-fill operation has been completed.
9. Contractor to contact the Worcester County Department of Environmental Programs at 410-632-1220 to schedule a Pre-Construction meeting at least 48 hours prior to commencing any site work. **Failure to do so may result in a "Stop Work" order**.
10. The contractor shall notify the following parties, three (3) days prior to beginning any work shown on these drawings:

Shane Pollin	201-512-5482
Miss Utility	1-800-282-8555
Vista Design, Inc	410-352-3874
Worcester Soil Conservation District	410-632-3464 ext. 3

The contractor shall be responsible for the means and methods resulting from any earth moving and/or temporary stockpiling of earth or other materials on site.

11. These drawings, the design, and construction features disclosed are proprietary to Vista Design, Inc. and shall not be altered or reused without their written permission. Copyright, latest date here on.
12. No construction shall begin until a pre-construction meeting is held between the contractor, owner, engineer & the Worcester County Permit Coordinator.
13. The contractor and owner shall provide supervision and certification of all construction of Stormwater Management practices the provide infiltration and filtering, by a Professional Engineer duly licensed in the State of Maryland.
14. There are no steep slopes within the limits of disturbance.
15. There are no streams or stream buffers within the limits of disturbance.
16. There are no highly erodible slopes within the limits of disturbance.
17. There are no springs, seeps or intermittent streams within the limits of disturbance.
18. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.

CERTIFICATION STATEMENTS

1. All phases of stormwater management calculations, structure design and construction will adhere to current Maryland Standards and Specifications for Stormwater Management and the stormwater management plan for this site.
2. All information set forth in this plan accurately conveys this site's conditions to the best of my knowledge.
3. All structural devices for stormwater management will be protected by proper soil erosion and sediment control devices until all contributing areas have passed final stabilization inspection.
4. The contractor and owner shall provide supervision and certification of all construction of stormwater management practices that provide infiltration and filtering.
5. Contact the Maryland Department of the Environment (MDE) inspector to schedule a pre-construction meeting at least 48 hours prior to commencing any site work. Failure to do so may result in an immediate "STOP WORK ORDER"
6. Any clearing, grading, construction, or development will be done pursuant to the approved erosion and sediment control plan, including inspecting and maintaining controls, and that the responsible personnel involved in the construction project will have a Certificate of Training at a Maryland Department of the Environment (MDE) approved training program for the control of erosion and sediment prior to beginning the project. Additionally, the owner or developer shall certify right of entry for periodic on-site evaluation by the appropriate enforcement authority and/or MDE.

Shane Pollin - President of 17072 Assateague, LLC DATE

Chairperson - Worcester County Development Review & Permitting DATE

NOTE:
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NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

PROGRESS PRINT / NOT FOR CONSTRUCTION

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

10702 ASSATEAGUE ROAD
TM 25 PARCEL 298
WORCESTER COUNTY, MARYLAND

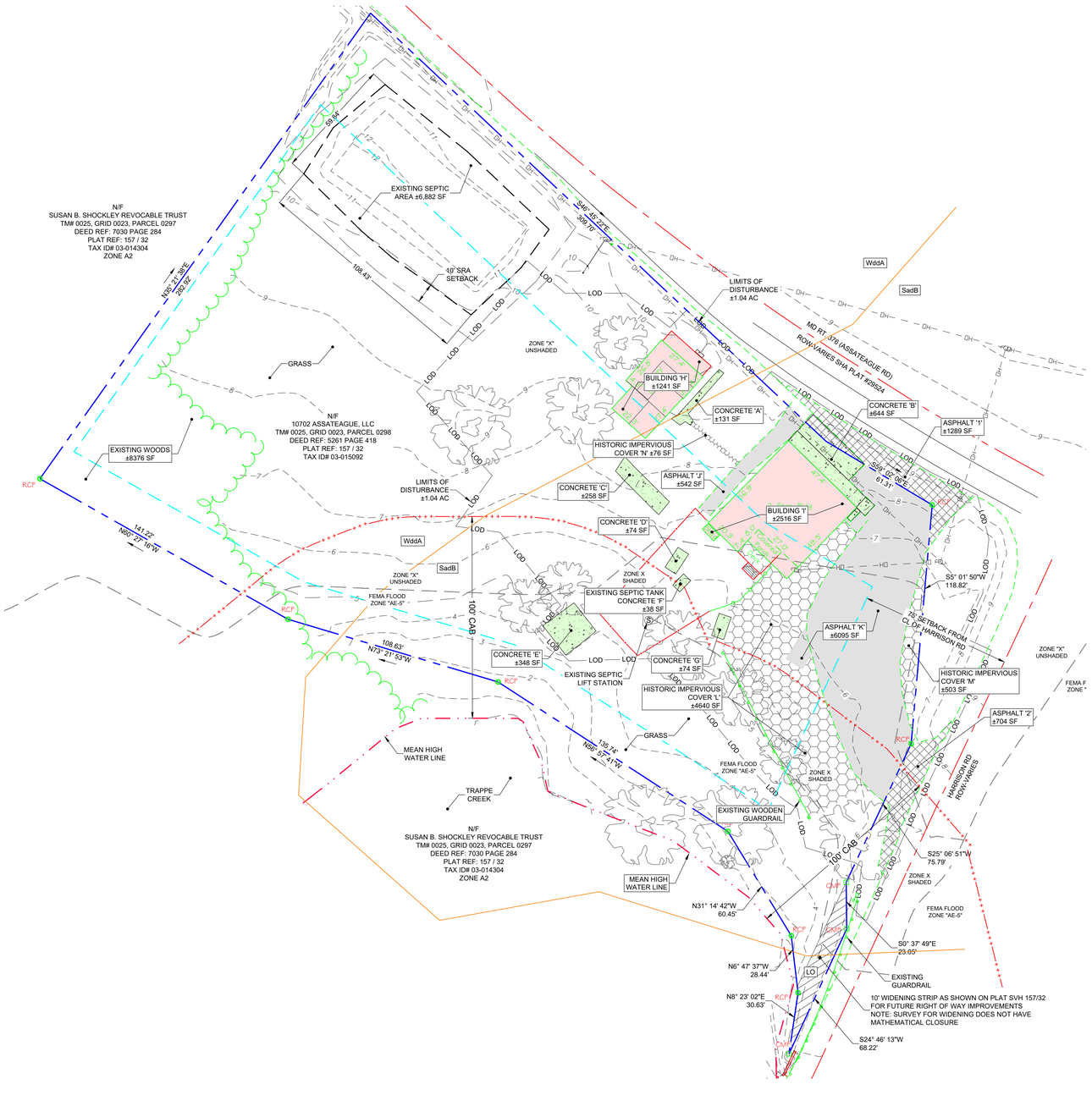
COVER SHEET

PROJECT DATA

Tax Map: 0025	Parcel: 0298
BERLIN, MARYLAND	
WORCESTER COUNTY	
Drawn By: BZ	Checked By: SDE
Date: 03/13/26	
Scale: 1" = 30'	

REVISIONS

Project No.: 24-111
File Name: SP_1 030226.dwg
Sheet No.: G 001



LEGEND

- Property Line
- Adjacent Property Line
- Building Restriction Line
- Existing Structures
- Existing Edge of Pavement
- Existing 1x Contour
- Existing 5x Contour
- Existing Treeline
- Existing Guardrail
- Existing Septic Lift Station
- Existing Utility Pole
- Existing Overhead Wires
- FEMA Flood Zone Boundary
- Mean High Water Line
- 100' Critical Area Buffer

SOILS

SOIL TYPE	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP	PERCENT OF LOD
LO	Longmarsh and Indian soils, 0 to 1 percent slopes, frequently flooded	B/D	0.1%
SadB	Sassafras sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	B	43.9%
WddA	Woodstown sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	C	56.1%

0 15 30 60 90

SCALE: 1" = 30'

PRIOR USE LOT COVERAGE

EXISTING CONCRETE

A.	131 SF
B.	644 SF
C.	258 SF
D.	74 SF
E.	348 SF
F.	38 SF
G.	74 SF
TOTAL	1567 SF

EXISTING BUILDINGS

H.	1241 SF (House)
I.	2516 SF (Commercial / Mixed Use)
TOTAL	3757 SF

EXISTING ASPHALT

J.	542 SF
K.	6095 SF
TOTAL	6637 SF

*HISTORIC GRAVEL/ASPHALT/PARKING

L.	4640 SF
M.	503 SF
N.	76 SF
TOTAL	5219 SF

TOTAL PRIOR USE - LOT COVERAGE 17,180 SF

*THE HISTORICAL GRAVEL/ASPHALT AND PARKING AREA CALCULATIONS HAVE BEEN DERIVED FROM A 2008 GOOGLE MAPS IMAGE, WHICH DEPICTS THE HISTORICAL USAGE OF THE PROPERTY.

PRIOR USE LOT COVERAGE
WITHIN THE 100' CRITICAL AREA BUFFER

CONCRETE	362 SF
ASPHALT	685 SF
HISTORIC IMPERVIOUS	2,438 SF
TOTAL PRIOR USE - LOT COVERAGE	**3,485 SF**

EXISTING OFF-SITE LOT COVERAGE

EXISTING ASPHALT (OFF-SITE)

1.	1289 SF
2.	704 SF
TOTAL	1993 SF

PRIOR USE - BUILDINGS H & I

BUILDING H (HOUSE)	SQUARE FEET
LOWER FLOOR	1,066
UPPER FLOOR	568
BUILDING 1 SUBTOTAL	1,634
BUILDING I (MIXED USE)	SQUARE FEET
COMMERCIAL (LEVEL 1)	2,516
COMMERCIAL STORAGE (LEVEL 2)	287
RESIDENTIAL (LEVEL 2)	518
BUILDING 2 SUBTOTAL	3,321
TOTAL PRIOR USE GFA	**4,495**

NOTE:
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NOTE:
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10702 ASSATEAGUE ROAD
TM 25 PARCEL 298
WORCESTER COUNTY, MARYLAND

EXISTING CONDITIONS & COVER ANALYSIS

PROJECT DATA

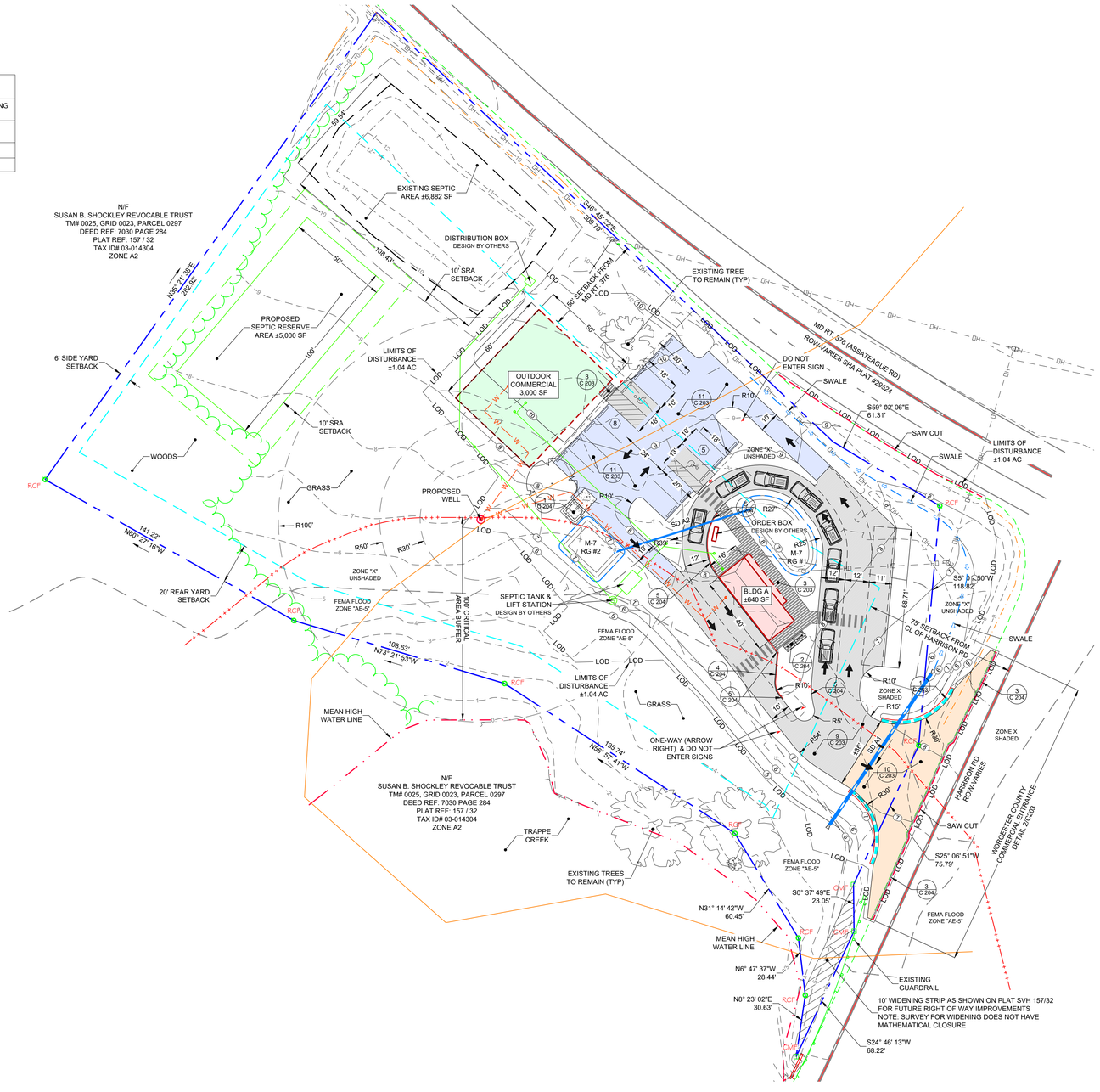
Tax Map:	0025	Parcel:	0298
BERLIN, MARYLAND			
WORCESTER COUNTY			
Drawn By:	BZ	Checked By:	SDE
Date:	04/11/25		
Scale:	1" = 30'		

REVISIONS

Project No.: 24-111
File Name: SPX 030326.dwg
Sheet No.: C 100

PHASE 1 - OFF STREET PARKING REQUIREMENTS

USE	SQUARE FEET (SF)	MIN. PER SF	MAX PER SF	MIN PARKING SPACES	MAX PARKING SPACES
BLDG A - Coffee Shop	640	200	100	3.2	6.4
Outdoor Retail	3,000	300	200	10.00	15.00
		TOTAL PARKING REQUIRED		**13**	21



LEGEND

- Property Line
- Adjacent Property Line
- Building Restriction Line
- Existing Structures
- Existing Edge of Pavement
- Existing 1x Contour
- Existing 5x Contour
- Existing Treeline
- Existing Guardrail
- Existing Septic Lift Station
- Existing Utility Pole
- Existing Overhead Wires
- FEMA Flood Zone Boundary
- Mean High Water Line
- 100' Critical Area Buffer
- Proposed Building A
- Outdoor Commercial Area
- Proposed Edge of Pavement
- Proposed Curb & Gutter (CG-2)
- Proposed Concrete Curb & Taper
- Proposed Storm Drain
- Proposed Pavement
- Proposed County Entrance
- Proposed Clam Shells
- Proposed Mill & Overlay
- Pervious Decking/Sidwalks
- Proposed Concrete
- Proposed Well
- Proposed Water
- Proposed Septic Lift Station & Tank
- Proposed Sewer
- Limits of Disturbance (LOD)

0 15 30 60 90

SCALE: 1" = 30'

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10702 ASSATEAGUE ROAD
TM 25 PARCEL 298
WORCESTER COUNTY, MARYLAND

SITE PLAN
PHASE 1

PROJECT DATA

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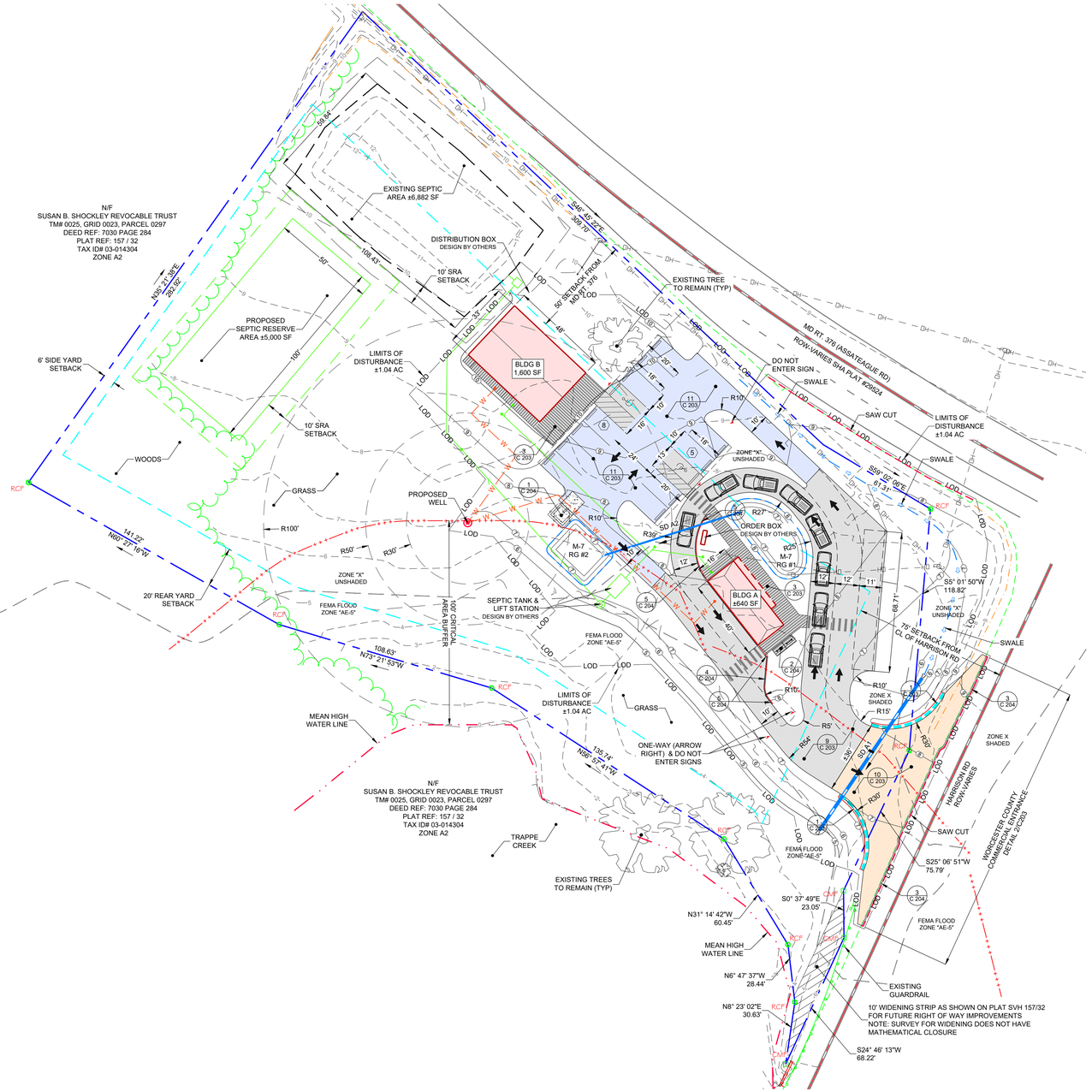
BERLIN, MARYLAND			
WORCESTER COUNTY			
Drawn By:	RZ	Checked By:	SDE
Date:	03/13/26		
Scale:	1" = 30'		

REVISIONS

Project No.:	24-111
File Name:	SP_1 030226.dwg
Sheet No.:	C 201

PHASE 2 - OFF STREET PARKING REQUIREMENTS

USE	SQUARE FEET (SF)	MIN. PER SF	MAX PER SF	MIN PARKING SPACES	MAX PARKING SPACES
BLDG A - Coffee Shop	640	200	100	3.2	6.4
BLDG B - 1st Floor Retail	1,600	300	200	5.30	8.00
BLDG B - 2nd Floor Office	1,500	350	200	4.30	7.50
			TOTAL PARKING REQUIRED	**13**	22



LEGEND

- Property Line
- Adjacent Property Line
- Building Restriction Line
- Existing Structures
- Existing Edge of Pavement
- Existing 1x Contour
- Existing 5x Contour
- Existing Treeline
- Existing Guardrail
- Existing Septic Lift Station
- Existing Utility Pole
- Existing Overhead Wires
- FEMA Flood Zone Boundary
- Mean High Water Line
- 100' Critical Area Buffer
- Proposed Buildings
- Proposed Edge of Pavement
- Proposed Curb & Gutter (CG-2)
- Proposed Concrete Curb & Taper
- Proposed Storm Drain
- Proposed Pavement
- Proposed County Entrance
- Proposed Clam Shells
- Proposed Mill & Overlay
- Pervious Decking/Sidwalks
- Proposed Concrete
- Proposed Well
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- Proposed Septic Lift Station & Tank
- Proposed Sewer
- Limits of Disturbance (LOD)

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10702 ASSATEAGUE ROAD

TM 25 PARCEL 298
WORCESTER COUNTY, MARYLAND

SITE PLAN

PHASES 1 & 2

PROJECT DATA

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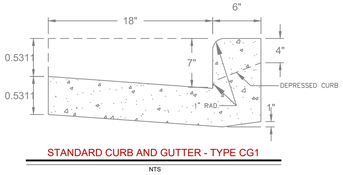
WORCESTER COUNTY			
Drawn By:	BZ	Checked By:	SDE
Date:	03/13/26		
Scale:	1" = 30'		

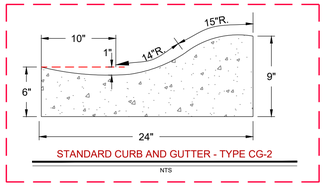
REVISIONS

Project No.:	24-111
File Name:	SP_2 030226.dwg
Sheet No.:	C 202



STANDARD CURB AND GUTTER - TYPE CG1

NTS



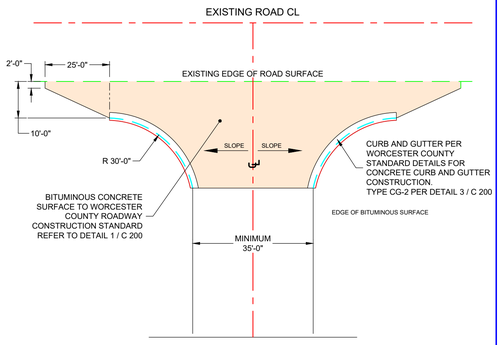
STANDARD CURB AND GUTTER - TYPE CG-2

NTS

USE STANDARD CURB & GUTTER - TYPE CG-2 AT ENTRANCE (TYPICAL BOTH SIDES & BOTH ENTRANCES)

1
C 203

Itemref	Quantity	Title/Name, designation, material, dimension etc			Article No./Reference	
Designed by BLB		Checked by	Approved by - date	File name	Date 05/12/05	Scale
Worcester County Department Of Public Works			R-2		Edition	Sheet 1/1



TYPICAL COMMERCIAL ENTRANCE DETAIL

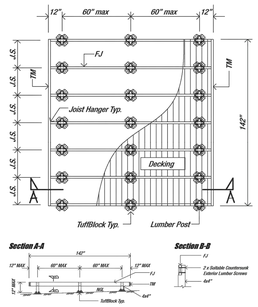
NTS

2
C 203

Itemref	Quantity	Title/Name, designation, material, dimension etc			Article No./Reference	
Designed by BLB		Checked by	Approved by - date	File name	Date 05/12/05	Scale
Worcester County Department Of Public Works			R-3		Edition	Sheet 1/1

BUILDTUFF
Smarter Building Systems

TuffBlock floating foundation engineering specifications



OPTION 1 - Example

J.S.	Joist Spacing = 16" (Centers)
Decking	¾" x 1"
FJ	4½" x 2" Floor Joists @ 16" CRS (Continuous)
TM	4½" x 2" Trimboard
Post	4" x 4"

The above is an example only. Actual spacing of other structural materials such as lumber, composite, steel and pressure treated will depend on the manufacturers specifications. Please refer to these specifications when building your design.

The general rule of thumb is to space joists at 16" centers (maximum). This spacing depends on your decking or platform material so check with your lumber supplier for project specific recommendations. Joists can sit directly on TuffBlocks (e.g. TuffBlock - joists - decking/platform) or on top of a substructure (e.g. TuffBlock - bearers – joists - decking/platform).

Glossary

J.S.	Joist Spacing FJ - Floor Joists
TM	Optional Trim Board

Maximum 5' Spacing between TuffBlocks

Set-up for 8", 10" and 12" Support Boards

Set-up for Support Boards End to End

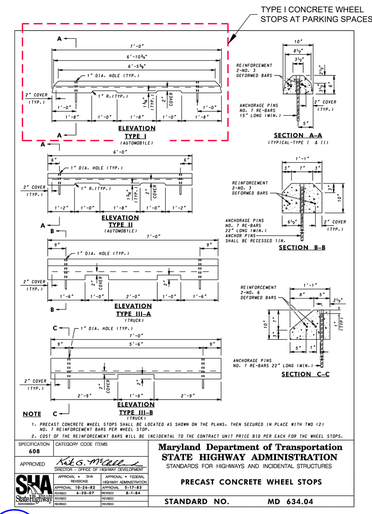
Set-up for raised and uneven platforms

NOTE:
1. DECKING TO HAVE ¼" GAP BETWEEN BOARDS

buildtuff.com

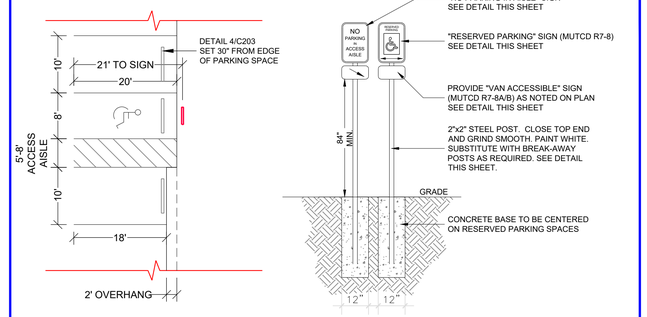
3
C 203

WOODEN BOARDWALK
OR APPROVED EQUAL



4
C 203

CONCRETE WHEEL STOPS
TYPE I



NOTE:
1. STANDARD PARKING SPACES SHALL BE 18 FEET IN LENGTH WITH A 2-FOOT OVERHANG PROVIDED. ADA SPACES AND ACCESS AISLES SHALL BE EXCLUDED FROM THIS STANDARD AND DESIGNED IN ACCORDANCE WITH APPLICABLE ADA REQUIREMENTS.
2. SIGNAGE SHALL COMPLY WITH ADA GUIDELINES & REQUIREMENTS
3. THE ACCESS AISLE FOR AN ADA VAN ACCESSIBLE SPACE SHALL BE 8 FEET WIDE.

5
C 203

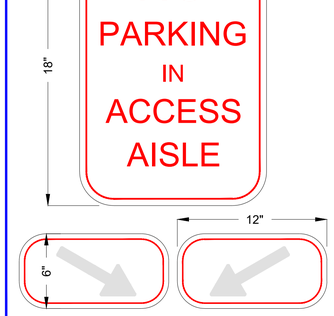
ADA PARKING
LAYOUT AND SIGNAGE

LEGEND – GREEN (RETROREFL), WHITE SYMBOL ON BLUE (RETROREFL)
BACKGROUND – WHITE (RETROREFL)

*Reduce spacing 50%.
**See page 6-30.
***See page 6-2 for arrow design.

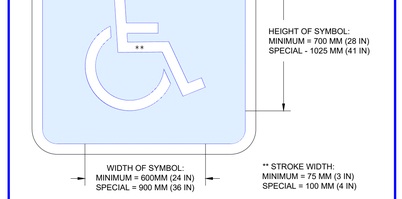
6
C 203

RESERVED PARKING
R7-8



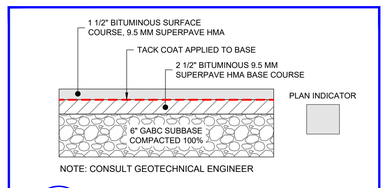
7
C 203

NO PARKING
IN AISLE



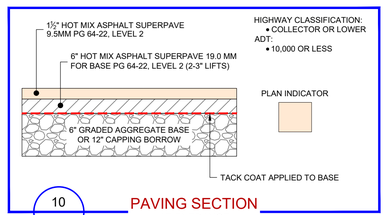
8
C 203

ADA PARKING
SPACE MARKING
MUTCD 3B-19



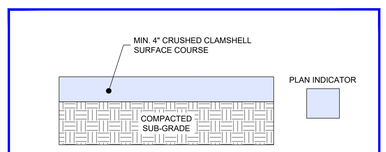
9
C 203

PAVING SECTION
ADA, PARKING AREAS AND DRIVE AISLES



10
C 203

PAVING SECTION
AT ENTRANCE



11
C 203

CLAMSHEL SECTION
PARKING & DRIVE AISLES

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TM 25 PARCEL 298
WORCESTER COUNTY, MARYLAND

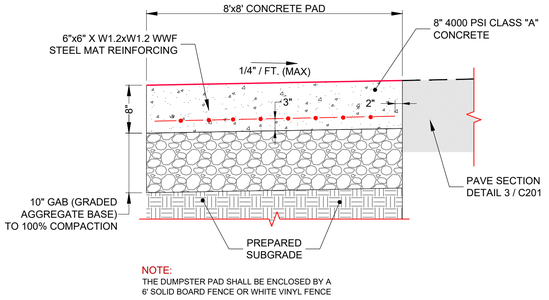
SITE PLAN DETAILS

PROJECT DATA

Tax Map:	0025	Parcel:	0298
BERLIN, MARYLAND			
WORCESTER COUNTY			
Drawn By:	BZ	Checked By:	SDE
Date:	03/13/26		
Scale:	1" = 30'		

REVISIONS

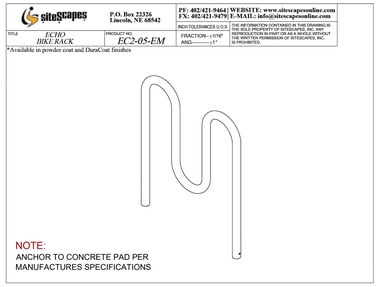
Project No.: 24-111
File Name: SP_I 030226.dwg
Sheet No.: C 203



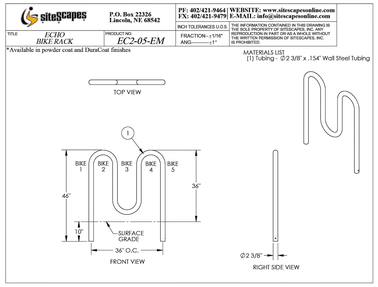
NOTE:
THE DUMPSTER PAD SHALL BE ENCLOSED BY A
6' SOLID BOARD FENCE OR WHITE VINYL FENCE

1
C 204

DUMPSTER PAD -
CONCRETE PAVEMENT

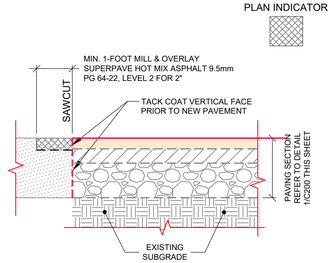


NOTE:
ANCHOR TO CONCRETE PAD PER
MANUFACTURES SPECIFICATIONS



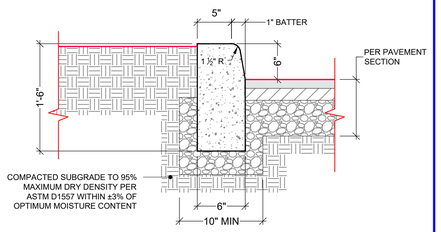
2
C 204

ECHO BIKE RACK
OR APPROVED EQUAL



3
C 204

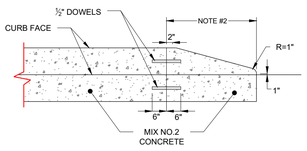
MILL & OVERLAY
TIE IN SECTION



NOTE:
1. 3/4" PRE-MOLDED EXPANSION JOINT MATERIAL SHALL CONFORM TO CURB CROSS SECTION, SPACED 20' O.C. SAW JOINTS AT 5' O.C.

4
C 204

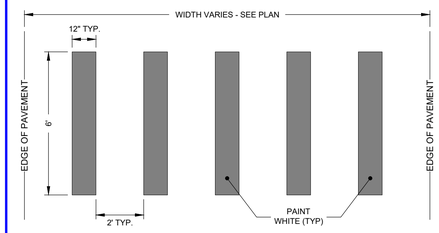
CONCRETE CURB



NOTE:
1. THE CURB NOSE DOWN MUST BE COMPLETED BEFORE ANY PEDESTRIAN PATHS
2. AT PEDESTRIAN CONNECTIONS, THE TAPER DISTANCE SHOULD BE 6'. ALL ALL OTHER NOSE DOWN AREAS THE TAPER SHALL BE 1'-6".

5
C 204

6" CURB
NOSE DOWN



PAVEMENT MARKINGS NOTES:
1. ALL PAVEMENT MARKINGS SHALL BE PLACED IN ACCORDANCE WITH THE NATIONAL MUTCD.
2. ALL DIMENSIONS AND PLACEMENT OF ARROWS, SYMBOLS AND TEXT SHOWN ARE TYPICAL AND SHALL APPLY UNLESS OTHERWISE INDICATED

6
C 204

PEDESTRIAN CROSSINGS

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SITE PLAN DETAILS

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File Name: SP_I 030226.dwg
Sheet No.: C 204

LEGEND

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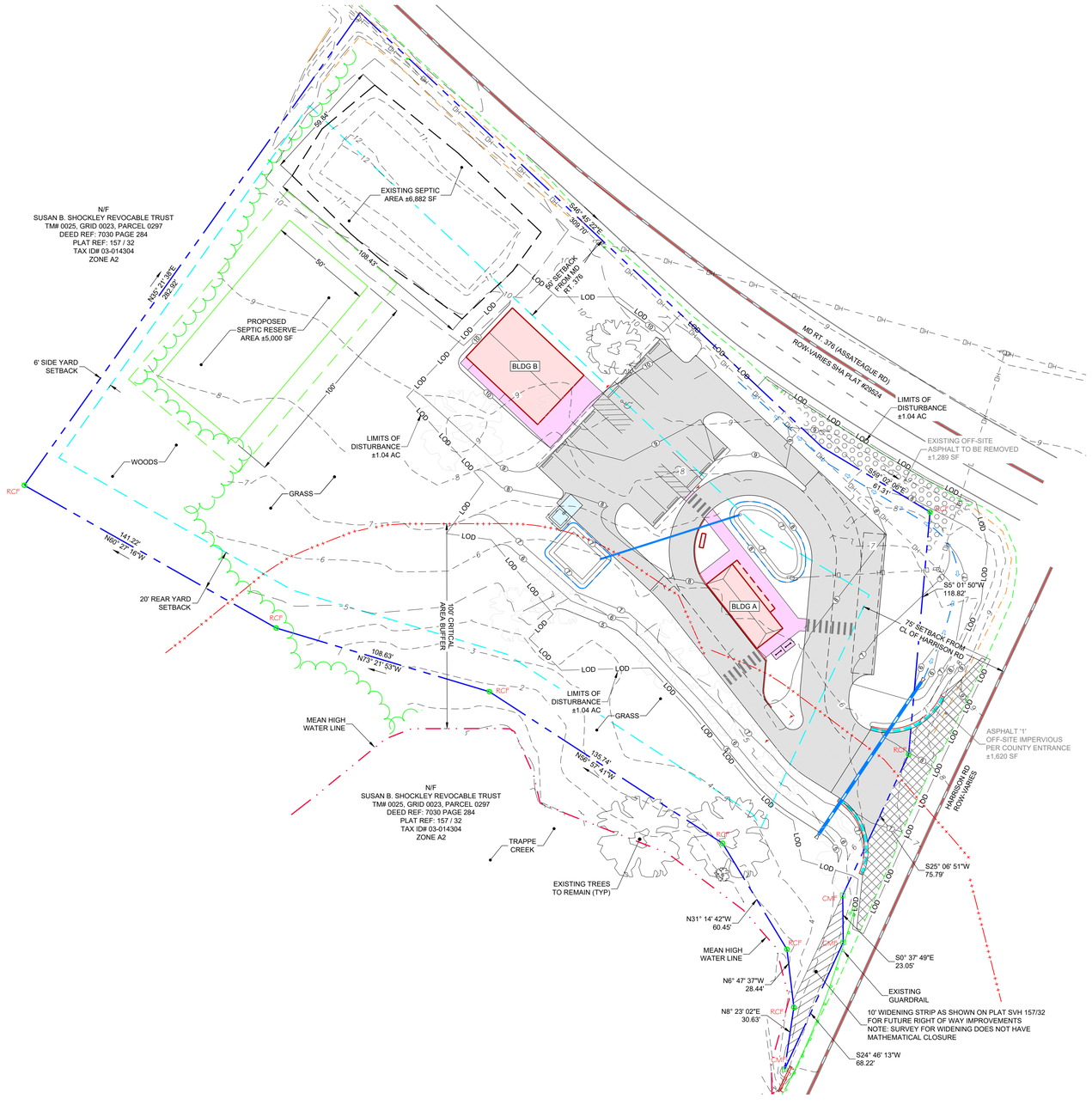

0 15 30 60 90

SCALE: 1" = 30'

PROPOSED LOT COVERAGE

WITHIN THE LIMITS OF DISTURBANCE (LOD)

BUILDING A	±730 SF
BUILDING B	±1,600 SF
TOTAL	2,330 SF
PROPOSED PAVEMENT (PAVEMENT, CLAM SHELLS)	±14,641 SF
PROPOSED CONCRETE	±139 SF
TOTAL PROPOSED LOT COVERAGE	**±17,110 SF**

PRIOR USE vs PROPOSED LOT COVERAGE

WITHIN THE LIMITS OF DISTURBANCE (LOD)

PRIOR USE LOT COVERAGE	17,180 SF
PROPOSED LOT COVERAGE	17,110 SF

PROPOSED LOT COVERAGE

WITHIN THE 100' CRITICAL AREA BUFFER

PAVEMENT	2,755 SF
TOTAL PROPOSED - LOT COVERAGE	**2,755 SF**

PRIOR USE vs PROPOSED LOT COVERAGE

WITHIN THE 100' CRITICAL AREA BUFFER

PRIOR USE LOT COVERAGE	3,485 SF
PROPOSED LOT COVERAGE	2,755 SF

PROPOSED OFF-SITE LOT COVERAGE

PROPOSED ASPHALT (OFF-SITE)	
ASPHALT '1'	1620 SF
TOTAL	**1620 SF**

PRIOR USE vs PROPOSED OFF-SITE LOT COVERAGE

PRIOR USE LOT COVERAGE	1,993 SF
PROPOSED LOT COVERAGE	1,620 SF

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10702 ASSATEAGUE ROAD

TM 25 PARCEL 298
WORCESTER COUNTY, MARYLAND

SITE PLAN

PROPOSED
COVER ANALYSIS

PROJECT DATA	
Tax Map: 0025	Parcel: 0298
BERLIN, MARYLAND	
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Drawn By: BZ	Checked By: SDE
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REVISIONS

Project No.: 24-111
File Name: SP_Cover 030326.dwg
Sheet No.: C 205

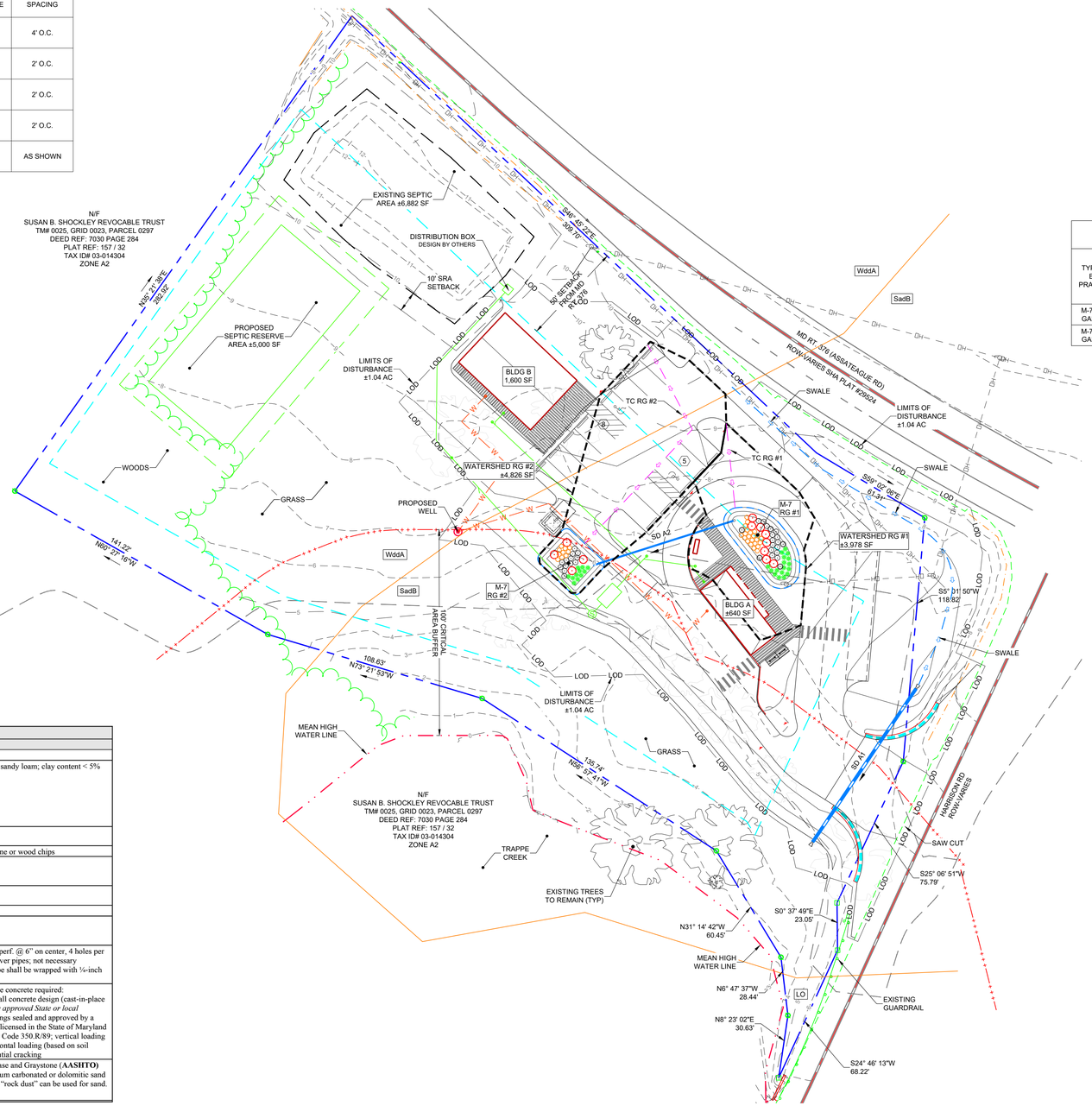
PLANT SCHEDULE

WITHIN RAIN GARDEN #1 & RAIN GARDEN #2

SYMBOL	ABBREV.	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE REQUIRED	MATURE SIZE	SPACING
	IV	12	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	18" - 24"	H: 3'-5' S: 3'-5'	4' O.C.
	AT	28	ASCLEPIAL TUBEROSA	BUTTERFLY WEED	CONT.	H: 2'-3' S: 1'-2'	2' O.C.
	EP	32	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	H: 3'-4' S: 4'	2' O.C.
	IRV	27	IRIS VERSICOLOR	BLUE FLAG IRIS	CONT.	H: 2'-2.5' S: 2'-2.5'	2' O.C.
	PV	5	PANICUM VIRGATUM	SWITCHGRASS	CONT.	H: 3'-6' S: 2'-3'	AS SHOWN

Table B.4.1 Materials Specifications for Micro-Bioretention, Rain Gardens & Landscape Infiltration-

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil [2' to 4' deep]	loamy sand (60 - 65%) & compost (35 – 40%) or sandy loam (30%), coarse sand (30%) & compost (40%)	n/a	USDA soil types loamy sand or sandy loam; clay content < 5%
Organic content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum; no pine or wood chips
Pea gravel diaphragm	pea gravel: ASTM-D-448	NO. 8 OR NO. 9 (1/8" TO 3/8")	
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile		n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8" to 3/4")	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	Slotted or perforated pipe; 3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with ⅛-inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3; Γ_k = 3500 psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) *not using previously approved State or local standards* requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350.R/89; vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone **(AASHTO)** #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.



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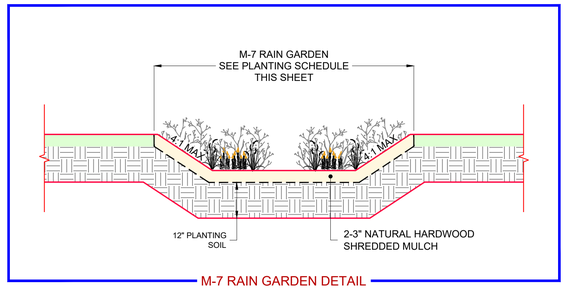

M-7 RAIN GARDEN DETAIL

ESD SUMMARY CHART

TYPE OF ESD PRACTICE	NAME OF ESD PRACTICE (STRUCTURE NAME)	ESD PRACTICE TOTAL DRAINAGE AREA (ACRES)	IMPERVIOUS AREA TO ESD PRACTICE (ACRES)	SURFACE AREA OF ESD PRACTICE (SF)	PONDING DEPTH (FT)	MEDIA DEPTH (FT)	TARGET ESDv RECEIVED (CF)	ESDv FROM UPGRADIENT PRACTICE (CF)	ESDv CREDIT (CF)	P LOAD REDUCTION (lbs/yr)
M-7 RAIN GARDEN	RAIN GARDEN-1	0.09	0.03	889	0.50	1.00	286	0.00	286	0.06
M-7 RAIN GARDEN	RAIN GARDEN-2	0.11	0.10	585	0.50	1.00	953	0.00	527	0.17

TOTAL ESDv TREATMENT VOLUME
- REQUIRED: 586 CF
- TREATED: 812 CF

PHOSPHOROUS REMOVAL REQUIREMENT, RR (lbs P/yr)
- REQUIRED: 0.00 (lbs P/yr)
- TREATED: 0.23 (lbs P/yr)

LEGEND

- Property Line
- Adjacent Property Line
- Building Restriction Line
- Existing Structures
- Existing Edge of Pavement
- Existing 1x Contour
- Existing 5x Contour
- Existing Treeline
- Existing Guardrail
- Existing Septic Lift Station
- Existing Utility Pole
- Existing Overhead Wires
- FEMA Flood Zone Boundary
- Mean High Water Line
- 100' Critical Area Buffer
- Proposed Buildings
- Proposed Edge of Pavement
- Proposed Curb & Gutter (CG-2)
- Proposed Concrete Curb & Taper
- Proposed Storm Drain
- Proposed Pavement
- Proposed County Entrance
- Proposed Mill & Overlay
- Pervious Decking/Sidwalks
- Proposed Concrete
- Proposed Well
- Proposed Water
- Proposed Septic Lift Station & Tank
- Proposed Sewer
- Limits of Disturbance (LOD)

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10702 ASSATEAGUE ROAD
TM 25 PARCEL 298
WORCESTER COUNTY, MARYLAND

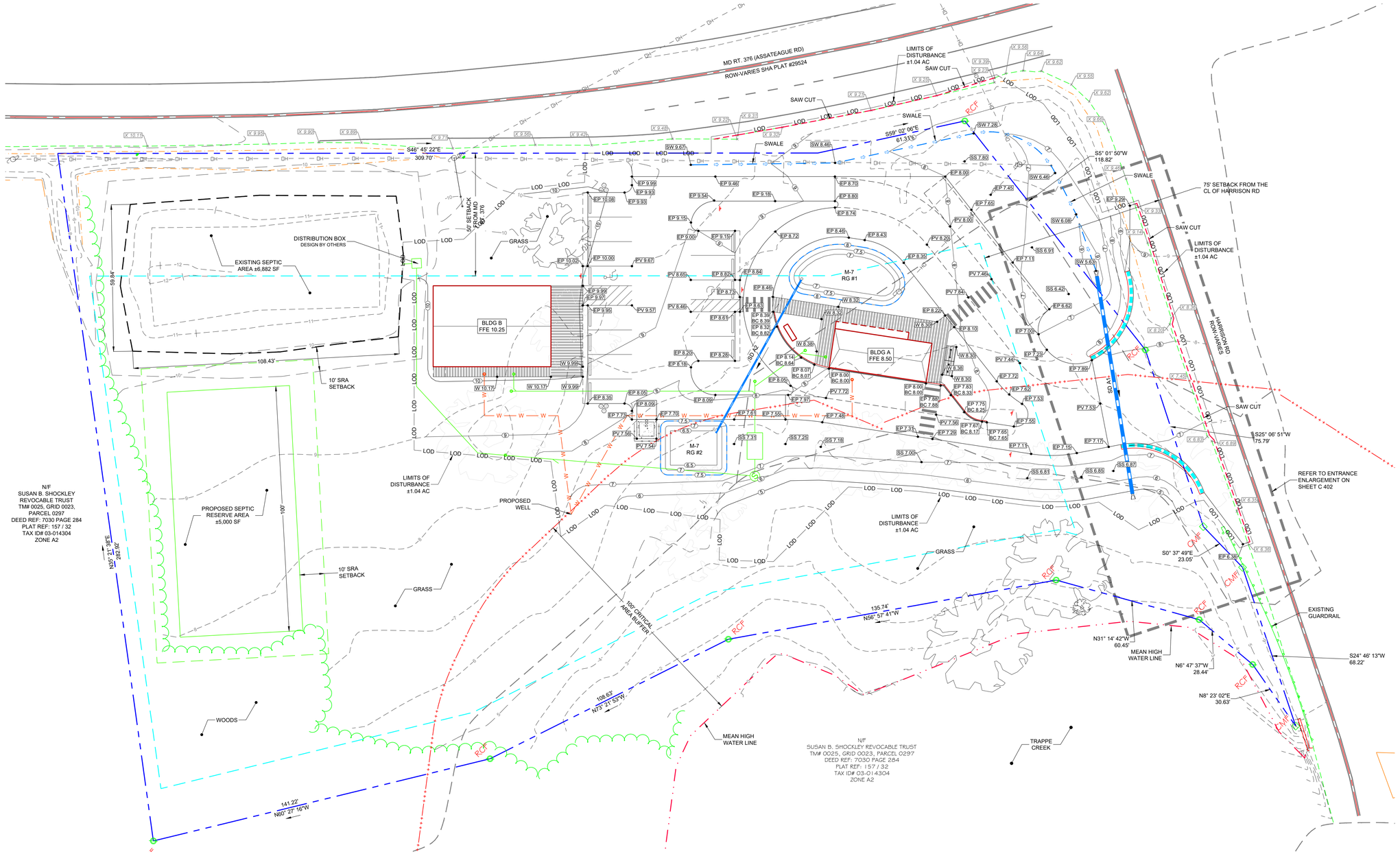
PROPOSED STORMWATER MANAGEMENT PLAN
PHASE 1 & 2

PROJECT DATA

Tax Map:	0025	Parcel:	0298
BERLIN, MARYLAND			
WORCESTER COUNTY			
Drawn By:	RZ	Checked By:	SDE
Date:	03/13/26		
Scale:	1" = 30'		

REVISIONS

Project No.: 24-111
File Name: SWM-P 030926.dwg
Sheet No.: C 301



LEGEND

- Property Line
- Adjacent Property Line
- Building Restriction Line
- Existing Structures
- Existing Edge of Pavement
- Existing 1x Contour
- Existing 5x Contour
- Existing Treeline
- Existing Guardrail
- Existing Septic Lift Station
- Existing Utility Pole
- Existing Overhead Wires
- FEMA Flood Zone Boundary
- Mean High Water Line
- 100' Critical Area Buffer
- Proposed Buildings
- Proposed Edge of Pavement
- Proposed Curb & Gutter (CG-2)
- Proposed Concrete Curb & Taper (6" Curb, Taper)
- Proposed Storm Drain
- Pervious Decking/Sidwalks
- Proposed Concrete
- Proposed Well (W)
- Proposed Water (W — W)
- Proposed Septic Lift Station & Tank (S)
- Proposed Sewer
- Limits of Disturbance (LOD)
- Proposed 1x Contour (7)
- Proposed 5x Contour (5)
- Existing Point (X 9.09)
- Edge of Pavement Point (EP 7.17)
- Pavement Point (PV 7.17)
- Swale Point (SW 7.17)
- Spot Shot Point (SS 7.17)
- Sidewalk Point (W 7.17)

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10702 ASSATEAGUE ROAD

TM 25 PARCEL 298
WORCESTER COUNTY, MARYLAND

PROPOSED GRADING PLAN

PHASE 1 & 2

PROJECT DATA			
Tax Map:	0025	Parcel:	0298
BERLIN, MARYLAND			
WORCESTER COUNTY			
Drawn By:	RZ	Checked By:	SDE
Date:	03/13/26		
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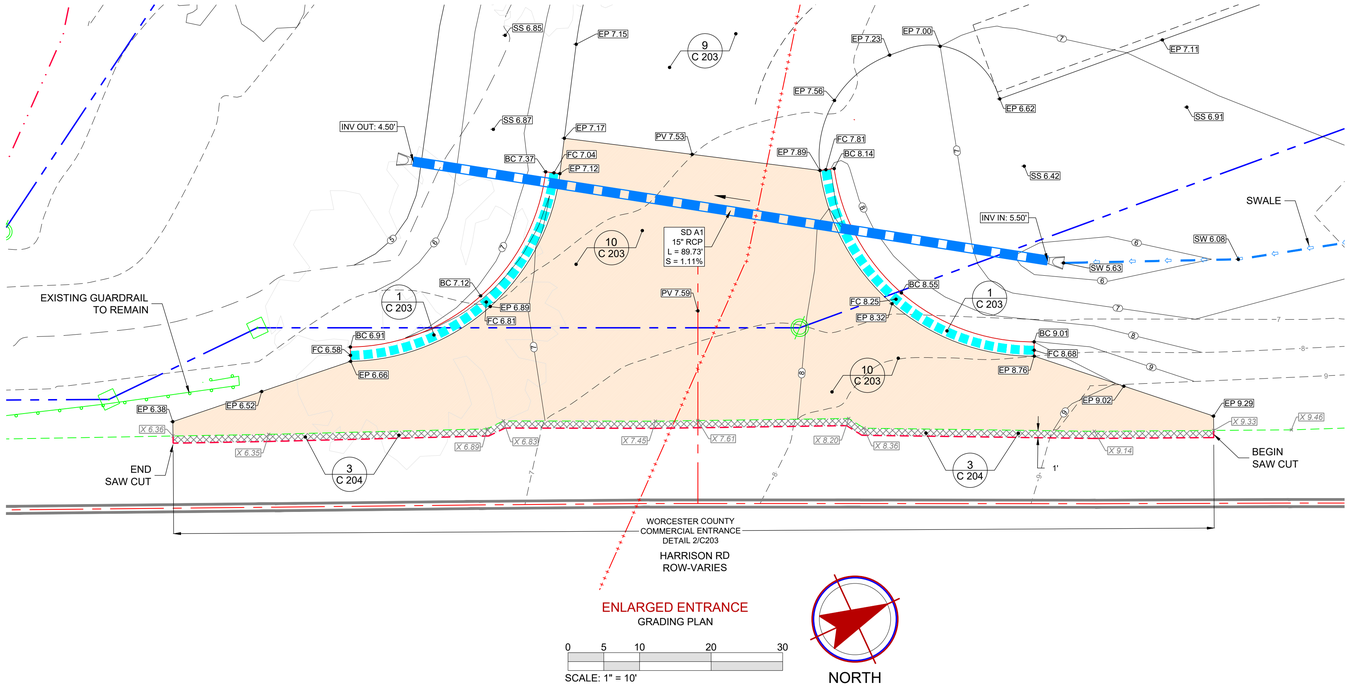
REVISIONS

Project No.: 24-111
File Name: GR 030926.dwg
Sheet No.: C 401



ENLARGED ENTRANCE
GRADING PLAN

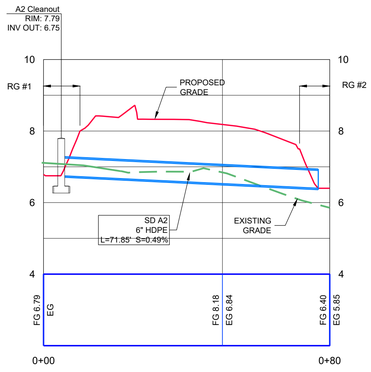
0 5 10 20 30

SCALE: 1" = 10'

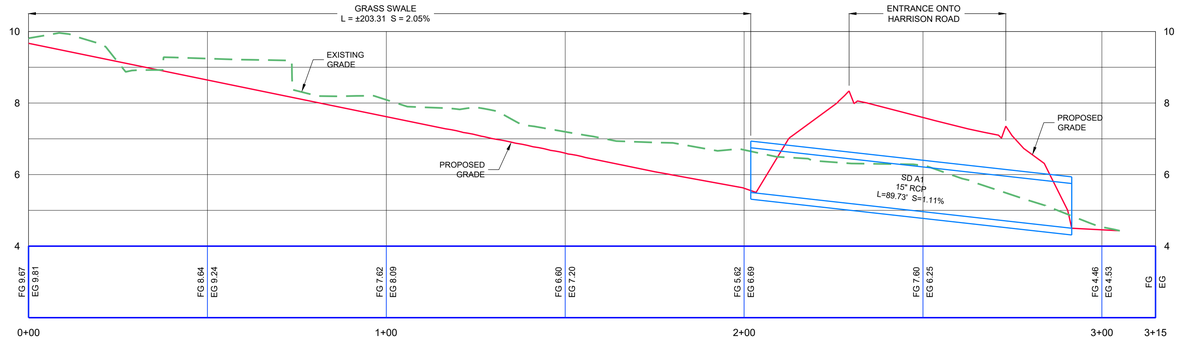
NORTH

LEGEND

- Property Line
- Adjacent Property Line
- Building Restriction Line
- Existing Structures
- Existing Edge of Pavement
- Existing 1x Contour
- Existing 5x Contour
- Existing Treeline
- Existing Guardrail
- Existing Septic Lift Station
- Existing Utility Pole
- Existing Overhead Wires
- Mean High Water Line
- 100' Critical Area Buffer
- Proposed Edge of Pavement
- Proposed County Entrance
- Proposed Curb & Gutter (CG-2)
- Proposed Storm Drain
- Proposed 1x Contour
- Proposed 5x Contour
- Existing Point
- Edge of Pavement Point
- Pavement Point
- Swale Point
- Spot Shot Point
- Flow of Curb Point
- Back of Curb Point



RG 1 to RG 2
SCALE
HORIZ: 1" = 20' VERT: 1"=2'



SWALE to PIPE A1
SCALE
HORIZ: 1" = 20' VERT: 1"=2'

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10702 ASSATEAGUE ROAD
TM 25 PARCEL 298
WORCESTER COUNTY, MARYLAND

PROPOSED ENTRANCE
GRADING PLAN & PROFILES
PHASE 1 & 2

PROJECT DATA

Tax Map:	0025	Parcel:	0298
BERLIN, MARYLAND			
WORCESTER COUNTY			
Drawn By:	RZ	Checked By:	SDE
Date:	03/13/26		
Scale:	As Shown		

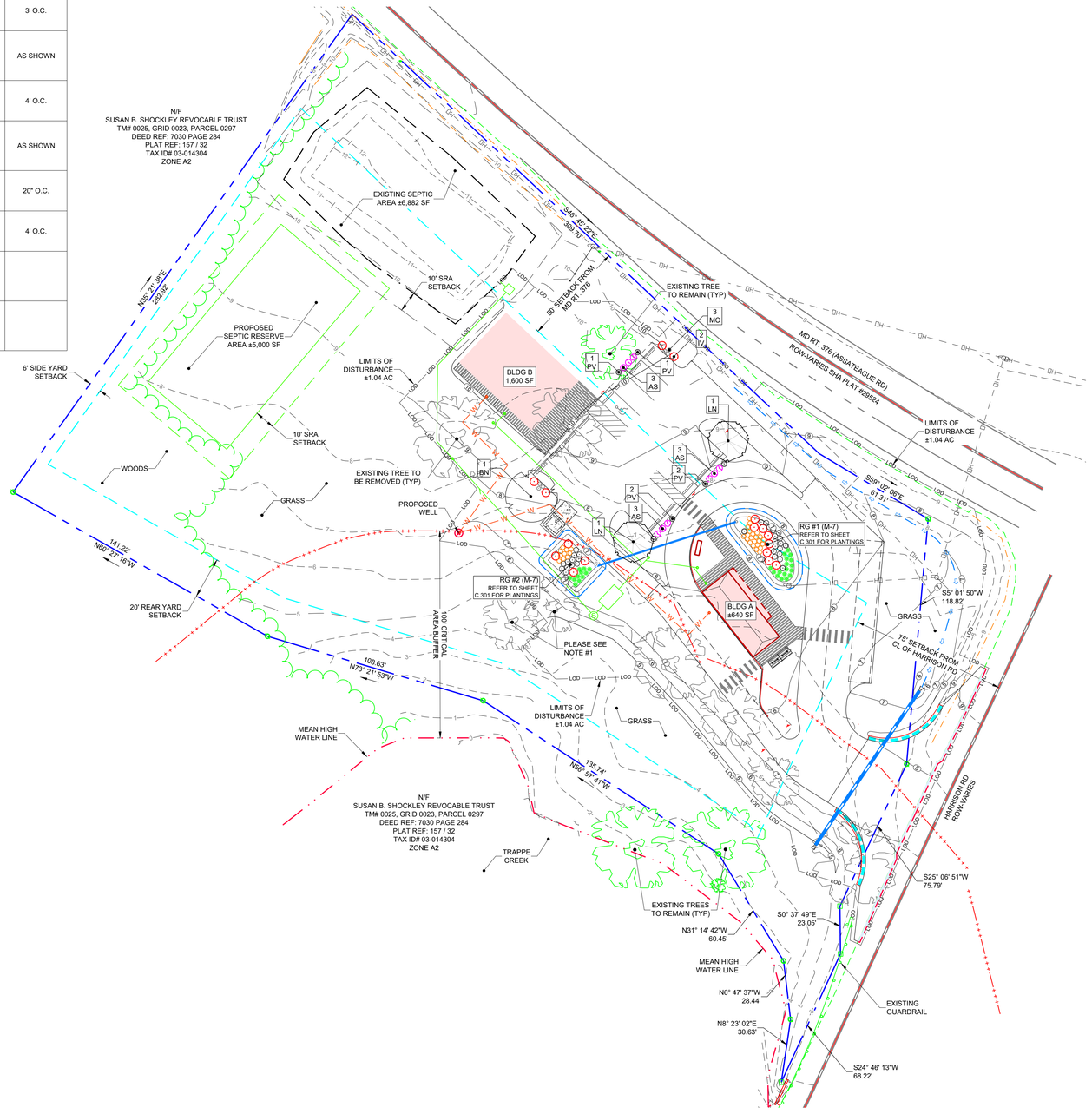
REVISIONS

Project No.: 24-111
File Name: GR 030926.dwg
Sheet No.: C 402

PLANTING SCHEDULE

DOES NOT INCLUDE THE RAIN GARDENS

	AS	9	AZALEA SATSUKI 'GUMPO PINK'	GUMPO PINK AZALEA	5 GAL CONT.	H: 3' S: 3'	3' O.C.
	BN	1	BETULA NIGRA	RIVER BIRCH	2 ½" CALIPER	H: 20'-40' S: 20'-30'	AS SHOWN
	IV	4	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	5 GAL CONT.	H: 3'-5' S: 3'-5'	4' O.C.
	LN	2	LAGERSTROEMIA X FAUREI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	1 ½" - 2" CALIPER	H: 20' S: 20'	AS SHOWN
	MC	6	MUHLENBERGIA CAPILLARIS	PINK MUHLYGRASS	3 GAL CONT.	H: 2'-3' S: 2'-3'	20" O.C.
	PV	6	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	3 GAL CONT.	H: 3'-4' S: 3'-4'	4' O.C.
		8	EXISTING TREES TO BE REMOVED				
		3	EXISTING TREES TO REMAIN				



0 15 30 60 90

SCALE: 1" = 30'

LEGEND

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- Proposed Pavement
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- Proposed Mill & Overlay
- Pervious Decking/Sidwalks
- Proposed Concrete
- Proposed Well
- Proposed Water
- Proposed Septic Lift Station & Tank
- Proposed Sewer
- Limits of Disturbance (LOD)

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10702 ASSATEAGUE ROAD

TM 25 PARCEL 298
WORCESTER COUNTY, MARYLAND

LANDSCAPE PLAN

PHASES 1 & 2

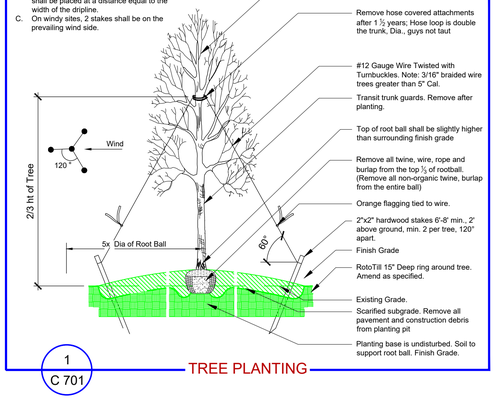
PROJECT DATA			
Tax Map:	0025	Parcel:	0298
BERLIN, MARYLAND			
WORCESTER COUNTY			
Drawn By:	RZ	Checked By:	SDE
Date:	03/13/26		
Scale:	1" = 30'		

REVISIONS

Project No.:	24-111
File Name:	LS 031126.dwg
Sheet No.:	C 601

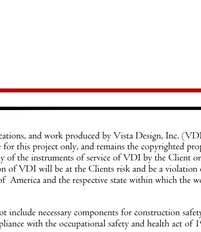
NOTE
A. Do not fertilize until late spring of 2nd year following planting.
B. Planting soil mix & mulch specified. Mulch shall be placed at a distance equal to the width of the dripline.
C. On windy sites, 2 stakes shall be on the prevailing wind side.

N.T.S.



1
C 701
TREE PLANTING

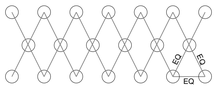
N.T.S.



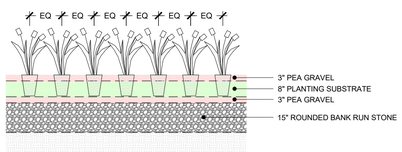
NOTE
A. Do not fertilize until late spring of 2nd year following planting.
B. Planting soil mix & mulch specified.

2
C 701
SHRUB PLANTING

N.T.S.



PLAN



SECTION

NOTE
A. Plants must be planted in bedding mix or topsoil NOT Mulch or Pea Gravel
B. On-center spacing is indicated on Planting List

3
C 701
HERBACEOUS PLANTINGS

PLANTING SPECIFICATIONS

REFERENCES AND QUALITY CONTROL

A. All planting material shall conform to the latest edition of the American Standard for Nursery Stock as published by the American Association of Nurserymen. All trees shall be balled and burlapped, nursery-grown, not "collected stock".
B. All plants shall be nursery grown within a U.S.D.A. plant hardiness zone which is the same as, or colder than, the zone in which the project is located.
C. Do not make substitutions: If specified material is unavailable, landscape architect requires proof of non-availability and specifications for proposed equivalent materials. Landscape architect will make final selection of substitutions.
D. Size: Provide trees and shrubs of sizes shown or specified. Trees and shrubs of larger size may be used if acceptable to the landscape architect.
E. Inspection: Landscape architect reserves the right to inspect trees and shrubs before planting, either at place of growth or at site, compliance with requirements of name, variety, size and quality. Landscape architect has right to reject any plant material for any reason, including, but not limited to those listed above. All rejected plant material shall be immediately removed from the site.
F. All planting to be completed by November 15th; or as directed by the landscape architect.

PRODUCTS

Mulch:
Material shall be well aged, finely shredded hardwood bark, dark brown in color, or approved equal. Material shall be mulching grade: uniform in size and free of foreign matter and weed seeds.
Leaf Mold:
Composted for one year. Composed of leaves from mixed hardwoods.
Sewerage Sludge:
Composted wood mulch containing organic matter. Obtained from Sewer Treatment Plant.
Soil Mix:
A thorough mixture of 1 part Leaf Mold to 3 parts topsoil & mycorrhizal fungi at specified rate by manufacturer.
Anti-desiccant:
"Wilt-Pruf" NCF as manufactured by Nursery Specialty Products of New York or approved equal.
Pre-emergence Weed Killer:
shall be Treflan or approved equivalent.
Transit Trunk Guard:
waxed corrugated cardboard or approved equal.
Guying Materials:
Double reinforced rubber hose and 10 gauge metal wire.
Mycorrhizal Fungi:
Broadcast type product, use as an inoculant for trees, shrubs, ground covers, perennials, and turf.
MYCORTREE
Plant Health Care Inc.
440 William Pitt Way
Pittsburgh, PA 15233
1-800-421-9051
Or equivalent.

FERTILIZER

For new plant material provide packet, tablet or pellet forms of slow release fertilizers conforming to Fed. Spec. O-F-241, bearing the manufacturer's guaranteed statement of analysis. Slow release fertilizers shall contain a minimum percentage by weight of five nitrogen (of which 50% will be organic), 10 available phosphoric acid and five potash.

For bed preparation and existing trees, provide granular fertilizer conforming to Fed. Spec. O-F-241, Type 1, Class 2 which shall bear the manufacturer's guaranteed statement of analysis. Granular fertilizer shall contain a minimum percentage by weight of 10 nitrogen (of which 50% shall be organic), six available phosphoric acid and four potash

SOIL EXCAVATIONS

A. The excavation must not be less than 12 inches wider or deeper than necessary to accommodate the ball of the plant.
B. When conditions detrimental to plant growth are encountered; such as rubble fill or adverse drainage conditions, notify landscape architect before proceeding with planting operations.
C. Upon completion of planting of trees, cultivate a ring five times the diameter of the ball or 48", which ever is greater, 15" deep around tree; or as directed by landscape architect. Restore disturbed areas.

PREPARATION OF PLANTING AREAS

A. All planting areas shall be brought to proposed grade using topsoil mix as specified.
B. The planting bed shall be loosened prior to planting by one of the following methods: roto-tilling or with pick and shovel. Soil shall be loosened to a depth of 8" to 10".
C. Organic matter shall be spread over the bed to a depth of 2" for leaf mold and other organics, or 1" deep for sludge, (2 cubic yards of composed sludge/1000 square feet), after the soil has been loosened. The organic matter shall then be worked into the bed with a roto-tiller or other approved method.
D. Fertilizer shall be incorporated into the top 4-6" of bed at manufacturer's specified rate.
E. The entire bed shall be mulched to minimum depth of 4" with mulch as specified.
F. Soil shall be tested for Ph and amended as required to maintain an optimum Ph of 6.5 to 7.0 or as directed.

PLANTING PROCEDURES FOR TREES AND SHRUBS

A. Trees and shrubs shall bear same relationship to grade as they did in the nursery row.
B. Before placing shrubs in pits, place a 6" layer of soil mix material into bottom of pit and tamp.
C. All trees shall be placed directly on the scarified subgrade.
D. The plant pit shall be filled with soil mix material as specified and placed in 6" layers around the ball. Each layer shall be carefully tamped in place in a manner to avoid injury to the roots or ball, or disturbing the position of the plant. When approximately two-thirds (2/3) of the plant has been back-filled, the pit shall be filled with water and the soil allowed to settle around the roots. B&B plants shall have all the twine , wire and burlap cut away or folded back from the top 1/3 of the ball and trunks before applying water. After the water has been absorbed, the plant hole shall be filled with soil mix and tamped lightly to grade.
E. All containerized stock shall be removed from containers and the root mass should either be physically loosened or sliced to prevent strangulation.
F. Failure to comply with planting procedures outlined above is basis for rejection of plant material by landscape architect.
G. Transit trunk guard shall be removed only after inspection at site by landscape architect.

PRUNING

A. Trees and shrubs shall be pruned to remove broken branches only and/ or to preserve their natural character and shape. Pruning shall be restricted in general to the secondary branches and soft, sucker growth. Never cut a leader. Honor branch collar, do not leave stubs & do not use wound dressing paint.
B. ALL PLANTS DISFIGURED BY POOR PRUNING PRACTICES WILL BE REJECTED BY THE LANDSCAPE ARCHITECTS.

MULCHING

A. All planting beds shown on the plans shall be mulched with 4" of mulch over entire area.
B. Before mulch is installed, apply pre-emergence weed killer and incorporate into soil according to manufacturer's directions.
C. All surfaces to receive mulch shall be raked smooth and be free of all rocks, debris and large bark pieces. Mulch shall not be mounded up around base of tree.
D. Mulch shall be replenished within one year to eighteen months of initial installation.

STAKING AND GUYING

A. All trees to be staked and guyed within 48 hours of planting.
B. Methods and materials for staking and guying are illustrated in individual planting details.
C. Neatly flag all guy wires with rot resistant yellow tree marking ribbon.
D. Staking may not be required dependent on plant location as directed by landscape architect.
E. Brace plants upright in position by guy wires and rubber hose protection and stakes:

Tree Caliper	Tree Support Method
1 - 3 inches	2 guy wires (2 strand wire)
3 - 6 inches	3 guy wires (2 strand wire)
over 6 inches	4 guy wires (4 strand wire)

PLANTING PROCEDURE FOR GROUNDCOVERS, PERENNIALS AND ANNUALS

A. All planting holes shall be excavated through the mulch with hand trowel or shovel.
B. Before planting, biodegradable pots and non-biodegradable pots shall be removed.
C. The perennials shall be planted as follows:
1. Roots of the plant shall be surrounded by soil below the mulch. The plants shall be set so that the top of the root system is even with existing soil grade.
2. At and equal distance apart (plans and specifications specify the distance on center; (O.C.) for the perennials.
D. The entire bed shall be edged per detail.
E. Treat the mulched and planted perennial bed with soil applied, pre-emergent herbicide appropriate for use with the plant material specified.
F. The entire perennial bed shall be thoroughly watered to a depth of 6-8".

REMOVAL AND CLEANUP

A. Removal of debris is required. The property must be left in a neat and orderly condition in accordance with good and accepted plating practices.
B. Protect all Finished surfaces during planting operations.
C. Repair and restore all damaged or disturbed surfaces related to planting procedures.

SUBSTANTIAL COMPLETION
The point when plant materials have been installed and the Landscape Architect completes a punch list.

FINAL ACCEPTANCE
After all items on the punch list have been completed to the Landscape Architect's satisfaction.

GUARANTEE & GUARANTEE PERIOD

A. Guarantee Period commences after final acceptance.
B. Plant materials shall be guaranteed for two growing seasons from date of acceptance by the owner or his representative. The trees are to be alive and in satisfactory growing condition as determined by the owner or his representative during final inspection at the end of the guarantee period
C. Replacement will be made according to these same specifications and during the normal planting period. Replacements shall be subject to the same guarantee and replacement as the original material. The replacements shall be made within 60 days following written notification from the owner or his representative.
D. In the event of questions regarding the condition and satisfactory establishment of a rejected plant, the contractor may, if approved by the owner, allow such a plant to remain through another growing season at which time the rejected plant, if found to be dead or in an unhealthy or badly impaired condition, shall be replaced.
E. The contractor is not responsible for theft or damage to plants by non-contractor vehicles or vandalism once plants are installed and approved.
F. Remove all guys and stakes from trees after one year.

LAWN AND GRASS PLANTING SPECIFICATIONS

WORK INCLUDED

A. Preparation of subgrade to receive topsoil.
B. Spreading topsoil, raking and leveling
C. Sod Placement
D. Maintaining seeded and sodded areas until acceptance

REFERENCES

A. FS-0-F-241 - Fertilizers, Mixed, commercial
B. ASPA (American Sod Producers Association) - Guideline Specifications to Sodding

QUALITY ASSURANCE

A. Testing of topsoil when required, will be performed by an independent testing laboratory appointed and paid for by the owner. Testing will be performed to ascertain N, P, K, Mg, soluble salt contents, organic matter content and pH value.
B. Submit minimum 10 oz sample of topsoil proposed to be used. Forward sample to appointed testing laboratory in sealed containers to prevent contamination.

DELIVERY, STORAGE AND HANDLING

A. Deliver fertilizer in waterproof bags showing weight, chemical analysis and name of manufacturer.

EXISTING CONDITIONS

A. Beginning work means acceptance of existing conditions.

GROWING MEDIA

A. Imported Topsoil: natural, fertile, agricultural soil typical of locality, capable of sustaining vigorous plant growth, from well drained site, free of flooding, not in frozen or muddy condition, not less than 6% organic matter and pH value of 5.9 to 7.0. Soil shall be free from subsoil, slag, clay, stones, lumps, live plants, roots, sticks, crabgrass, couch grass, noxious weeds and foreign matter.
B. Existing Topsoil: Natural, fertile agricultural soil capable of sustaining vigorous plant growth, not frozen or muddy condition, containing not less than 6% organic matter, and corrected to pH value of 5.9 to 7.0. Free from subsoil, slag, clay, stones, lumps, live plants, roots, sticks, crabgrass, couch grass, noxious weeds and foreign matter.
C. Sand: Hard, granular natural beach sand, washed, free of impurities, chemical or organic matter.
D. Limestone: Dolomitic limestone with minimum 85% carbonates and 50% calcium oxides. Bags shall show weights and analysis.
E. Fertilizer: Commercial type conforming to FS 0-F-241, Type 1, Grade A recommended for grass, with 50% of the elements derived from organic sources; of proportion necessary to eliminate and deficiencies of topsoil as indicated in analysis to the following proportions: nitrogen 10%, phosphoric acid 6%, soluble potash 4%.

SOD

A. Certified field cultivated grass sod; of type indicated on Plant List or on Drawings; with strong fibrous root system; free from stones and burned or bare spots.

ACCESSORIES

A. Mulching Material: Oat or wheat straw, reasonably free from weeds, foreign matter detrimental to plant life, and in dry condition. Hay or chopped cornstalks is not acceptable.
B. Mulching Material / Tack Coat: Wood or wood cellulose fiber, free of growth or germination inhibiting ingredients.
C. Weed Killer: "Weed B Gone" or equal.
D. Establishment Blanket: Uniform, open weave jute matting.
E. Wooden Pegs: Of sufficient size and length to ensure satisfactory anchorage of sod on slope in excess of 2:1.
F. Water: Clean, fresh and free of substances or matter which would inhibit vigorous growth of grass.

PREPARATION

A. Protect existing underground improvements from damage.
B. Remove foreign materials, plants, roots, stones and debris from site. DO NOT BURY FOREIGN MATERIAL.
C. Remove contaminated subsoil in adherence to State and Federal Regulations.
D. Cultivate area to receive subsoil to depth of 3 inches. Repeat cultivation in areas where equipment has compacted subgrade.

SPREADING TOPSOIL

A. Spread topsoil to minimum depth of 6 inches over area to be sodded or seeded. Place during dry weather, and on dry, unfrozen subgrade.
B. Cultivate topsoil to a minimum depth of 6 inches with mechanical tiller. Cultivate inaccessible areas by hand.
C. Remove from site ANY FOREIGN MATERIALS collected during cultivation in adherence to State and Federal Regulations.
D. Amend soil with Limestone, Fertilizer, or Sand according to results of soil testing.
E. Grade to eliminate rough spots and low areas where ponding may occur. Maintain smooth, uniform grade.
F. Assure positive drainage away from buildings.
G. Finish grade after placement of topsoil shall be even and sufficiently firm to prevent irregular settling when irrigations is applied.

CUTTING SOD

A. Cut sod using an approved method, in accordance with local governing American Sod Producers Association. Cut sod in pieces not exceeding 1 square yard, with minimum 12" width and maximum 1 inch thick soil portion.

APPLY FERTILIZER AND LIMESTONE IN QUANTITIES REQUIRED BY SOIL ANALYSIS

A. Apply ground limestone at rate of 50 lbs. per 1,000 sq.ft. unless soil tests or Landscape Architect indicates otherwise.
B. Apply after fine grading and mix thoroughly into upper 4 inches of topsoil.

LAYING SOD

A. Lay sod as soon as possible after delivery to prevent deterioration.
B. Lay sod closely knit together with no open joints visible and pieces not overlapped. Lay smooth and flush with adjoining grass areas paving and top surfaces of curbs.
C. On slopes, staple outside edges at 36 inch intervals
D. Lightly dress slopes with topsoil to ensure close contact between sod and soil.
E. Immediately after sodding, the area shall be rolled with a roller not to exceed 120 lbs. to remove minor irregularities.

SODDED AREAS

A. Mow grass at regular intervals as required to maintain at a maximum height of 2 ½ inches. Do not cut more than ⅓ of the grass blades at any one mowing. Neatly trim edges and hand clip where necessary. Immediately remove clippings after mowing and trimming.
B. Water when required and in sufficient quantities to prevent any underlying soil from drying out.
C. Control growth of weeds. When using herbicides, apply in accordance with manufacturer's recommendations. Remedy damage resulting from negligent or improper use of herbicides.
D. Immediately repair or replace any areas which show deterioration or bare spots.
E. Protect sodded areas with warning signs during maintenance period.

RESTORATION

A. Restore all surfaces, pavement, concrete, grassed areas, planted areas and structures damaged during execution or work related to this section.

WARRANTY

A. After final acceptance, provide warranty, in writing from Subcontractor that lawn areas will be good, vigorous and thriving condition for a 1 year period. Replace seeding and sod not in good, vigorous growth after 1 year at no additional cost to Owner. Subcontractor shall be responsible to inform and instruct Owner on means by which lawn should be maintained after MAINTENANCE PERIOD; Subcontractor shall have free access to site during WARRANTY PERIOD to assure himself that the Owner is providing proper lawn care.

INSPECTION AND ACCEPTANCE

A. Inspection: Inspection of work will be made by Landscape Architect at conclusion of maintenance period to determine if proper completion and maintenance has been effected. Sub-contractor shall give written notice to Architect requesting such inspection at least ten days prior to anticipated date. Condition of work will be noted and determination made by Landscape Architect whether maintenance shall continue.
B. Acceptance: After inspection, Subcontractor will be notified in writing by Landscape Architect of acceptance of work, or if there are any deficiencies or requirement s for completion of work. Maintenance or other work remaining to be done shall be subject to re-inspection prior to final acceptance.

NOTE:
This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remains the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assignees without the written permission of VDI will be at the Clients risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

PROGRESS PRINT / NOT FOR CONSTRUCTION

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

10702 ASSATEAGUE ROAD
TM 25 PARCEL 298
WORCESTER COUNTY, MARYLAND

LANDSCAPE PLAN
DETAILS & NOTES

PROJECT DATA

Tax Map:	0025	Parcel:	0298
BERLIN, MARYLAND			
WORCESTER COUNTY			
Drawn By:	BZ	Checked By:	SDE
Date:	03/13/26		
Scale:	Not to Scale		

REVISIONS

Project No.: 24-111
File Name: LS 031126.dwg
Sheet No.: C 602

PHASE 1 COFFEE DRIVE-THRU

1/8 " = 1 '

PHASE 2 2-STORY COMMERCIAL BUILDING

1/8 " = 1 '

FOR ILLUSTRATIVE PURPOSES ONLY

PS VENTURES LLC.

FOR ILLUSTRSATIVE PURPOSES ONLY

LEGEND

- Property Line
- Adjacent Property Line
- Building Restriction Line
- Existing Structures
- Existing Edge of Pavement
- Existing 1x Contour
- Existing 5x Contour
- Existing Treeline
- Existing Guardrail
- Existing Septic Lift Station
- Existing Utility Pole
- Existing Overhead Wires
- FEMA Flood Zone Boundary
- Mean High Water Line
- 100' Critical Area Buffer
- Proposed Buildings
- Proposed Edge of Pavement
- Proposed Curb & Gutter (CG-2)
- Proposed Concrete Curb & Taper
- Proposed Storm Drain
- Proposed Pavement
- Proposed Well
- Proposed Water
- Proposed Septic Lift Station & Tank
- Proposed Sewer
- Limits of Disturbance (LOD)

0 15 30 60 90

SCALE: 1" = 30'

1: AERIAL PERSPECTIVE LOOKING SW

2: VIEW OF COFFEE SHOP LOOKING SW

3: VIEW OF PHASE 2 BUILDING LOOKING NW

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10702 ASSATEAGUE ROAD

TM 25 PARCEL 298
WORCESTER COUNTY, MARYLAND

SITE PLAN

PROPOSED
COVER ANALYSIS

PROJECT DATA			
Tax Map:	0025	Parcel:	0298
BERLIN, MARYLAND			
WORCESTER COUNTY			
Drawn By:	BZ	Checked By:	SDE
Date:	03/13/26		
Scale:	1" = 30'		

REVISIONS

Project No.: 24-111
File Name: SP_Cover 030326.dwg
Sheet No.: C 205

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: April 8, 2026

PROJECT: George Island Solar

APPLICANT(S) IN ATTENDANCE:

_____

_____

TRC MEMBERS IN ATTENDANCE:

_____ Tremblay, Zoning Administrator
_____ Zito, DRP Specialist III
_____ Miller, Building Plans Reviewer III
_____ Mitchell, Environmental Programs
_____ White, Environmental Programs
_____ Soper, Environmental Programs
_____ Birch, Environmental Programs
_____ Mathers, Environmental Programs
_____ Owens, Fire Marshal
_____ Korb, Deputy Fire Marshal
_____ Lynch, County Roads
_____ Berdan, County Roads
_____ Wilson, State Highway Admin.
_____ Fritts, State Highway Admin.
_____ Beauchamp, W & WW, DPW
_____ Knight, Planning Commission Rep.

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DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING
Worcester County
GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL:410.632.1200 / FAX: 410.632.3008
http://www.co.worcester.md.us/departments/drp

ZONING DIVISION
BUILDING DIVISION
BOARD OF LICENSE COMMISSIONERS

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING
April 8, 2026

George Island Solar – Major Site Plan Review

Proposed major solar project. Located at 6025 George Island Landing Road, Stockton, MD 21864. Tax Map 94, Parcel 134, Tax District 8, A-2 Agricultural District. Horace & Elwath, LLC, owner / Kimley-Horn and Associates, Inc., engineer.

Prepared by: Zoning Division Staff

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.

The Planning Commission is the approving authority for this site plan. For a Major Site Plan, please address all comments provided by the Technical Review Committee (TRC) and resubmit any changes as needed for the Planning Commission. If approved by the Planning Commission, final approval of the site plan will not be granted by the County until all comments provided to the applicant have been addressed on the site plan and any associated documents.

General Requirements:

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
   a. A complete building permit application along with the initial fee of $350 made payable to "Worcester County."
   b. Four (4) sets of sealed plans in accordance with the applicable International Building Code, Energy Code, and ADA Code.
   c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.

In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections' agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

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

§ZS1-202	A-2 Agricultural District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off-Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways
§ZS1-344	Alternative Energy Facilities

*This project is subject to Solar Energy System Siting Standards outlined in Public Utilities Article § 7-218(f).

General

1. Sheet C-000: Please add the MW in DC wattage in the site notes.

2. Sheet C-000: Please clarify the IFC drawings. The final locations, dimensions, and structures shall be shown on the approved final site plan.
3. Please provide a viewshed analysis, as the property is located within Worcester County's Priority Preservation Area. Please also note that the property is in the Priority Preservation area on Sheet C-000. The analysis will be needed prior to proceeding with the Planning Commission. Public Utilities Article §7–218(f)(2)(vi)(1-2).
4. Sheets C-200 through C-202: Please show the 150' separation distance between the solar energy generating station and the nearest residential building wall.
5. Sheets C-200 through C-202: Please provide the proposed inverter locations.
6. Sheet C-200: Please clarify the 20' snow gate and provide these details on Sheet C-210.
7. Sheet C-210: Please clarify if the fence posts will be wood or metal. Please also provide the details that are to be designed by the structural engineer.
8. Sheet C-210: Please provide details on the proposed site entrance fence.
9. Sheet C-210: Please provide the signage details that are referred to in the electrical plans.
10. Sheet C-550: Please provide a typical detail for the panels. Please also clarify if they will be tracking or fixed systems.
11. Sheet C-600: Please clarify if any topsoil will stored long-term, or if it is only temporarily. Public Utilities Article §7–218(f)(5)(i)-(v). If stored long-term, please note where this location will be.
12. Please clarify if Emergency Services has been notified. Public Utilities Article §7–218(f)(2)(vii).
13. Please clarify if there will be any lighting. If lighting is proposed, please provide a lighting plan and ensure the solar energy generating station does not emit any visible light during dusk to dawn operations. Public Utilities Article §7–218(f)(7).
14. Please clarify if there will be any additional signage on the site.

Landscaping

15. Sheet C-200 and Sheet C202: Please add additional landscaping near parcel's entrance as landscaping is required along all property lines, unless the owner demonstrates that the visual screening has already been maximized.
16. Sheet C-250: Please provide a landscaping plan prepared by a Maryland-licensed landscape architect, as §7–218(f)(4)(vii).
17. Sheet C-250: In the Planting Notes, please add that any changes and substitutions to the landscaping plan shall be approved by Worcester County.
18. Sheet C-250: Please provide the landscaping height and caliper of all proposed landscape material at the time of planting and maturity. §ZS1-322(d)(5).
19. Sheet C-250: Please provide a native species percentage calculation, as 75% of the species must be native to Worcester County. §ZS1-322(b)(7).

20. Sheet C-250: Please add a note that the landscaping "may not be trimmed to stunt upward or outward growth or to otherwise limit the effectiveness of the visual screen." Public Utilities Article §7–218(f)(3)-(4).
21. Sheet C-250: Please remove the reference to "Frederick County" in the Planting Notes in the bottom-right-hand corner and substitute with "Worcester County."
22. Sheet C-250: For the landscape buffer typical, please provide the 26' width to match the proposed 26' buffer.
23. Sheet C-250: Please specify the landscaping maintenance system or watering plan. Per Code: "Each landscaped area must be readily accessible to a water supply. Unless xeriscaping plant material and technologies are employed, all landscaped areas shall provide an automatic irrigation system with rain sensors. Drip irrigation systems are preferred. If an automatic system is not feasible, the Planning Commission at its discretion may approve an alternate watering system to maintain the plant material." §ZS1-322(b)(7).
24. Worcester County shall hold a landscaping bond equal to 100% of the total landscaping cost for the first five years. After five years, 50% of the bond may be released if, on inspection, the vegetative protections meet a 90% survival threshold. The remaining 50% shall be held for an additional two years. If upon further inspection and confirmation that the vegetative protections continue to meet 90% survival threshold, it shall be released.
25. A landscape inspection and maintenance agreement shall be recorded in the Land Records prior to the issuance of the building permit. A $60 check made payable to "Worcester County Clerk of Court" must also be provided with the agreement.

Decommissioning Plan

26. Please reorganize the decommissioning plan to align with the code outlined in §ZS1-344(d)(7)(A).
27. Please remove the sentence that states that "any components of the solar energy system buried greater than three feet may remain to avoid unnecessary topsoil disturbance." §ZS1-344(d)(7)(A)(4) of the County code requires all below-ground equipment to be removed.
28. Within the Decommissioning Plan, please add that a geotechnical report shall be submitted to the County during decommissioning. The report shall identify actions taken to restore the site to predevelopment conditions, including an assessment of soil conditions, and any monitoring activities that may be required. §ZS1-344(d)(7)(A)(4)(viii).
29. A wet-sealed copy of the final approved Plan must be submitted to the County prior to signature site plan approval.

Decommissioning Bond

30. A decommissioning bond to be held by Worcester County will be required prior to the issuance of a building permit. The bond value shall be 125% of the cost estimate, and the cost estimate shall be prepared by an independent certified Professional Engineer approved

by the County. The bond value shall not include salvage value. The bond value shall be reevaluated every five (5) years, when the property or lease transfers, and just prior to decommissioning. §ZS1-344(d)(7)(C).

31. The decommissioning bond held by Worcester County will be $372,008.61 (125% of $297,606.89).
32. A decommissioning agreement shall be recorded in the Land Records prior to the issuance of the building permit. A $60 check made payable to "Worcester County Clerk of Court" must also be provided with the agreement.

Other Agency Approvals:

1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area, Forestry, and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

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

NEXT STEPS: **For a Major Site Plan, please address all comments provided by the TRC and resubmit any changes as needed for the Planning Commission. If approved by the Planning Commission, final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and any associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for 'final signature approval' before building/zoning permits will be issued.**

The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state regulations.

No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester

County.

Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Planner III JB

Subject: April 8, 2026 - Technical Review Committee Meeting

Date: March 24, 2026

- **George Island Solar – Major Site Plan Review**
  Proposed utility-scale solar project. Located at 6025 George Island Landing Road, Tax Map 94, Parcel 134, Tax District 08, A-2 Agricultural District, Horace & Elwath, LLC, owner / Kimley-Horn and Associates, Inc., engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

Worcester County Government Center 1 West Market Street, Room 1306 Snow Hill, Maryland 21863
Tel: 410-632-1220 Fax: 410-632-2012

DEPARTMENT OF
ENVIRONMENTAL PROGRAMS
Worcester County
GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL:410.632.1220 / FAX: 410.632.2012

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

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

MEMORANDUM

DATE: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

If you have any questions, please feel free to contact the Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for the April 8, 2026 Meeting

From: Environmental Programs Staff

Subject: **George Island Solar Major Site Plan Review – Tax Map: 94, Parcel: 134**

Date: **March 23, 2026**

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

1. Environmental Programs requires a $150 fee for any Technical Review Committee projects submitted on private water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.

2. After site research, it is determined that there are no hindrances to water or sewage as a result of this project.

3. Well present onsite property was abandoned in 2006.

Worcester County Government Center 1 West Market Street, Room 1306 Snow Hill, Maryland 21863
Tel: 410-632-1220 Fax: 410-632-2012

Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To:	Technical Review Committee
From:	David Mathers, Natural Resources Planner IV DM
Subject:	Forest Conservation & Stormwater Management Review
Date:	March 26, 2026
Date of Meeting:	April 8, 2026
Project:	George Island Solar
Location:	6025 George Island Landing Rd, Tax Map: 94, Parcel: 134
Owner/Developer:	Horace & Elwath, LLC
Engineer/Surveyor:	Kimley-Horn and Associates, Inc.

This project is exempt from the Worcester County Forest Conservation Law. In accordance with House Bill 723, as of July 1, 2024, solar photovoltaic facilities are exempt from the County's Forest Conservation Law provided there is no cutting or clearing of forest, and provided that all forested area cut or cleared is replaced at a ratio of one acre planted for each one acre removed, or, is replaced at a ratio of one half acre planted for each one acre removed in a priority funding area. Furthermore, any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

The Forest Conservation statement above shall be included in the plans for this project.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater Concept Plan approval. This project will need Stormwater Site Development Plan approval prior to proceeding to Planning Commission.

All projects over one acre shall be required to file for a General Permit/Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination

System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

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

DEPARTMENT OF
ENVIRONMENTAL PROGRAMS
Worcester County
GOVERNMENT CENTER
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SNOW HILL, MARYLAND 21863
TEL:410.632.1220 / FAX: 410.632.2012

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

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

MEMORANDUM

DATE: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

If you have any questions, please feel free to contact the Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

Department of Development Review & Permitting
Worcester County Government Center
1 W. Market St., Room 1201
Snow Hill, Maryland 21863
410-632-1200, Ext. 1151
pmiller@worcestermd.gov

****

Project: George Island Landing Road Solar Project (6025 George Island Landing Rd.
Date: 4/8/2026
Tax Map: 94 Parcel: 134 Section:__ Lot:__ Block:_____

COMMENTS

1. Current Codes: 2021 International Building Code
   2020 National Electric Code

2. Wind Design (assumed):113 MPH Risk Category I; Exposure Category "C";
   Ground Snow Load – 20 PSF

3. Soils report required at time of permit application.

4. Engineered sealed plans (Maryland) required for all systems and components.
   Soils evaluation for pile foundation for embedment.

5. Special inspector **(third party engineer)** will be required for all piles, systems and components during construction. Final certification and report of project prior to final inspection by building inspector.

6. Submit the total number and size of solar panels to be installed.

7. Provide total wattage amount at time of application.

8. Please provide your design professional with a copy of these comments.

9. If tracking panel system is installed, a commissioning report will be required.

Additional information may be requested at time of plan review.

Permit fee is by ft^2 of panels x .1131. There is also a fee for fire marshal.

Outlook

TRC Comments 4/8/26

From Kevin Lynch <klynch@worcestermd.gov>
Date Thu 3/26/2026 8:41 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>
Cc Lisa Lawrence <llawrence@worcestermd.gov>; Keith Berdan <kberdan@worcestermd.gov>

Good morning Ben,

See below for TRC comments from the Road's Division.

- **Ocean Pines Golf Course Monopole**- project is within OPA and will have no impact on County roadways.
- **Sunset Marine Park**- Include commercial entrance detail on plans for Old Bridge entrance. Ensure bond is in good standings with our office before proceeding with work.
- **611 Holdings II**- commercial entrance bond will be needed with our office before work can begin.
- **10702 Assateague Road**- commercial entrance bond will be needed with our office before work can begin.
- **George Island Solar**- project is located on SHA maintained roadway, no access to any County Road.
- **TPE MD WO73 Solar**- project located on SHA maintained roadway, no access to any County Road.
- **Dash In**- Two (2) commercial entrance bonds will be required for the entrances for this project. Show the entrance detail on the plans and also include the paving spec that will be used for the entrances.

Kevin A. Lynch
Superintendent
Worcester County Department Of Public Works
Roads Division
5764 Worcester Hwy
Snow Hill, MD 21863
O: (410) 632-2244, ext. 2104
C: 443-783-9731
F: 410-632-0020

Outlook

RE: 4/8/26 TRC Draft Agenda

From Lee R. Beauchamp <lrbeauchamp@worcestermd.gov>
Date Mon 3/23/2026 8:47 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>
Cc Dallas Baker <dbaker@worcestermd.gov>; Jana B. Potvin <jbpotvin@worcestermd.gov>

Ben,

Below are the water and sewer TRC comments for the projects on this agenda:

1. **George Island Solar:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.

2. **TPE MD W073 Solar:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.
3. **Berlin Lions Club:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.

4. **Sunset Marine Park:**
    a. Show the location of the proposed water meter for both buildings.

5. **611 Holdings II:** Water and Wastewater Division has no comments as there is no service requested.

6. **10702 Assateague Road:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.

7. **Dash In:**
    a. The proposed water meter location is directly over a proposed underground electric line. To deconflict this, we recommend moving the water meter and associated valves to between the curb and the underground electric line.
    b. Relocate the proposed sewer clean out to be inline with the proposed water meter pit. This will reduce any confusion for county staff on private/ public maintenance responsibility.
    c. County Standards and Specs require SDR-9 pipe used for domestic water lines.
    d. Use a 2in meter pit for a 2in meter.
    e. Include the following County Standard Details: G-1, W-5, W-8, W-11, S-6, and S-8.
    f. In Sheet C-303 add a note to show limits of County Maintenance for sewer lateral as will. County maintenance will stop on the back of the relocated sewer clean out.
8. **Ocean Pines Golf Course Monopole:** Water and Wastewater Division has no comments as there is no service requested.

9. **Crepe Myrtle Count:**
    a. Water meters must be located outside of the paved driveways and concrete sidewalks.

b. Water valves need to be added on the main at ever tee so the system can be isolated for any repairs in the future.
c. Fire Hydrants need to be added at the end of the dead-end water mains that are near SWM #M6-12 and M6-7.

Thanks

Lee Beauchamp, PE
Water & Wastewater Superintendent
Worcester County Public Works
Office Phone: (410) 641-5251 x2439
Work Cell: (410) 430-2366
Email: lrbeauchamp@worcestermd.gov

MARYLAND'S Coast
WORCESTER COUNTY

From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Monday, March 16, 2026 8:14 AM
To: Benjamin M. Zito <bmzito@worcestermd.gov>
Subject: 4/8/26 TRC Draft Agenda

All,

See the attached draft agenda for the 4/8/26 TRC meeting. Digital files can be found here: 4-8-26 TRC

The agenda will be finalized next week.

Thank you,

Ben Zito
DRP Specialist III
Dept. of Development, Review and Permitting
Worcester County Government
One West Market Street, Room 1201
Snow Hill, MD 21863
(410) 632-1200, ext. 1134
bmzito@worcestermd.gov

MDOT SHA Comments

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA

Wednesday, April 8, 2026 at 1:00 p.m.
Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863

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.

I. **Call to Order**

II. **Site Plan Review (§ ZS 1-325)**

A. **Ocean Pines Golf Course Monopole- Minor Site Plan Review**
Proposed construction of a 150' monopole. Located at 98 Clubhouse Drive, Ocean Pines, MD 21811. Tax Map 16, Parcel 21, Tax District 3, R-2 Residential District. Ocean Pines Association, Inc., owner / Entrex Communication Services Inc., engineer.
No Comment

B. **Sunset Marine Park – Major Site Plan Review**
Proposed construction of one (1) retail building and one (1) boat sales and service building. Located at Sunset Avenue and Old Bridge Road, Ocean City, MD 21842. Tax Map 27, Parcel 264 & 632, Tax District 10, C-2 General Commercial District. Old Bridge Sunset Holdings, LLC, owner / Vista Design, Inc., applicant & engineer.
No Comment

C. **611 Holdings II – Minor Site Plan Review**
Proposed gravel yard for boat storage. Located at Stephen Decatur Highway and Sinepuxent Road, Ocean City, MD 21842. Tax Map 26, Parcel 211, Tax District 10, C-1 Neighborhood Commercial District. 611 Holdings II, LLC, owner / Vista Design, Inc., applicant & engineer. Access will need to be off Sinepuxent Rd.Will need a preliminary plan review.

D. **10702 Assateague Road – Minor Site Plan Review**
Proposed construction of one (1) coffee shop building and an outdoor commercial component. Located at 10702 Assateague Road, Berlin, MD 21811. Tax Map 25, Parcel 298, Tax District 3, C-1 Neighborhood Commercial District. 10702 Assateague LLC, owner / Vista Design, Inc., applicant & engineer. Will require a plan review and access permit

E. **George Island Solar – Major Site Plan Review**
Proposed utility-scale solar project. Located at 6025 George Island Landing Road, Stockton, MD 21864. Tax Map 94, Parcel 134, Tax District 8, A-2 Agricultural District. Horace & Elwath, LLC, owner / Kimley-Horn and Associates, Inc., engineer.
Will require a plan review. Recommended access from Portersvill Rd.

F. **TPE MD WO73 Solar – Major Site Plan Review**

Proposed utility-scale solar project. Located on the Westerly side of Old Ocean City Road, Berlin, MD 21811. Tax Map 25, Parcel 3, Tax District 3, R-2 Residential District. Bathtap LLC, owner / Kimley-Horn and Associates, Inc., engineer.

Will require a plan review and access permit

G. **Dash In – Minor Site Plan Review**

Proposed construction of Dash In convenience store. Located at intersection of Ocean Gateway, Coastal Square Road, and Samuel Bowen Boulevard, Berlin, MD 21811. Tax Map 26, Parcel 474, Lot 4, Tax District 3, C-3 Highway Commercial District. Coastal Square, LLC, owner / Becker Morgan Group, Inc., applicant & engineer.

Will require plan review. Access on Coastal Square does not meet SHA corner clearance. (min. corner clearance 200'). Recommend access from Samuel Bowen Blvd. only.

III. **Adjourn**

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1302
SNOW HILL, MARYLAND 21863-1294
TEL: 410-632-5666
FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **George Island Solar** TRC #: **20260120**
LOCATION: **6025 George Island Landing Road – Stockton, Maryland.**
CONTACT: **Horace & Elwath LLC**
MEETING DATE: **April 8, 2026** COMMENTS BY: **Robert Korb, Jr.**
Chief Deputy Fire Marshal

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

Scope of Project:

Proposed utility scale solar array project.

Specific Comments:

1. Provide a Knox Box furnished by the Stockton Volunteer Fire Company at the entrance to the site on the access gate.

2. Upon completion of the project, provide awareness training to the Stockton Volunteer Fire Company on site specific safety details.

GEORGE ISLAND SOLAR

MAJOR SITE PLAN

6025 GEORGE ISLAND LANDING ROAD

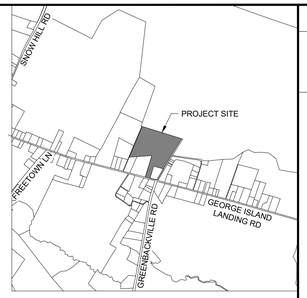
STOCKTON, MD 21864

WORCESTER COUNTY

LOCATION PLAN

SCALE: 1" = 500'

GRAPHIC SCALE IN FEET
0 250 500 1000



NORTH

VICINITY MAP

SCALE: 1" = 2000'

OVERALL SITE SUMMARY

PROPERTY	
OVERALL PROPERTY AREA (TM. 94, GR. 5, P. 134)	= 23.02 AC± PER SURVEY
EXISTING ZONING:	A2
EXISTING LAND USES:	AGRICULTURE
PROPOSED ZONING:	A2
PROPOSED LAND USES:	≤2MWac COMMUNITY ENERGY GENERATING SYSTEM (CSEGS) - SOLAR ENERGY SYSTEM, LARGE
PROJECT AREA	
LIMITS OF DISTURBANCE (INCLUDING BUFFER AREA)	=22.25 AC±
SOLAR ARRAY(AREA W/IN FENCE)	=13.68 AC±
AREA WITHIN CRITICAL AREA	=0.00 AC±
AREA WITHIN 100-YR FLOODPLAIN	=0.00 AC±
EXISTING IMPERVIOUS AREA	=0.00 AC±
EXISTING IMPERVIOUS AREA TO BE REMOVED	=0.00 AC±
PROPOSED IMPERVIOUS AREA	=0.43 AC±
ROAD ENTRANCES, ACCESS/DRIVES	=0.42 AC±
EQUIPMENT & PADS (INVERTERS/TRANSFORMERS)	=0.01 AC±
TOTAL IMPERVIOUS AREA	=0.43 AC±

SITE NOTES

1. FOR DEED REFERENCE TO SUBJECT PROPERTY: (TAX MAP - 94, PARCEL - 134) SEE DEED 06504/00339. TAX ACCOUNT NUMBER 08007829.
2. SITE IS NOT LOCATED WITHIN THE CRITICAL AREA.
3. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AREA OF MINIMAL FLOODING WITHIN THE FEMA FLOOD HAZARDS MAP.
4. SOILS SHOWN HEREON WERE TAKEN FROM U.S. DEPARTMENT OF AGRICULTURE WEB SOIL SURVEY FOR WORCESTER COUNTY, MARYLAND. THE FOLLOWING SOILS EXIST ON SITE: GaB, GALESTOWN LOAMY SAND, 2 TO 5 PERCENT SLOPES, HbA, HAMBROOK SANDY LOAM, 0 TO 2 PERCENT SLOPES, HmAd, HAMMONTON LOAMY SAND, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA, RoB, ROSEDALE LOAMY SAND, 2 TO 5 PERCENT SLOPES, RuB, RUNCLINT LOAMY SAND, 2 TO 5 PERCENT SLOPES.
5. BASED ON THE MARYLAND HISTORIC TRUST MEDUSA MAP, THERE ARE NO HISTORICAL RESOURCES ON THE SITE.
6. THERE ARE NO WETLANDS, STREAMS, OR FORESTS ON SITE PER THE FOREST STAND DELINEATION BY ARM GROUP, DATED 10/28/2021. THERE WILL BE NO IMPACTS TO WETLANDS, STREAMS, FORESTS, OR THEIR ASSOCIATED BUFFERS.
7. SITE BULK REGULATIONS REQUIREMENTS (BASED ON SB0931/HB1036, ALSO KNOWN AS THE RENEWABLE ENERGY CERTAINTY ACT (RECA), EFFECTIVE 07/01/2025):

BULK REQUIREMENTS	REQUIRED	PROPOSED
MAX. BUILDING HEIGHT	15 FT	<15 FT
MIN. FRONT YARD[1]	100 FT	>100 FT
MIN. SIDE YARD	100 FT[1]	>100 FT
MIN. REAR YARD	100 FT[1]	>100 FT

1 - PROPERTY BOUNDARY SETBACK BASED ON RENEWABLE ENERGY CERTAINTY ACT (SB931/HB1036)
*PER SB0931/HB1036, SOLAR ENERGY SYSTEM MAY NOT BE LOCATED LESS THAN 150 FT FROM THE NEAREST RESIDENTIAL BUILDING WALL. IN INSTANCES WHERE THE RESIDENTIAL SETBACK EXCEEDS THE 100 FT PROPERTY SETBACK, THE SOLAR ENERGY GENERATING SYSTEM COMPLIES WITH THE MORE STRINGENT REQUIREMENT.
2 - SOLAR ENERGY GENERATING SYSTEM, AND ANY ACCESSORY STRUCTURE ASSOCIATED WITH THE SYSTEM MUST HAVE AN AVERAGE HEIGHT OF NOT MORE THAN 15-FT

8. STORMWATER QUANTITY AND QUALITY CONTROL REQUIREMENTS ARE PROVIDED IN ACCORDANCE WITH THE COUNTY STORMWATER MANAGEMENT ORDINANCE AND THE MDE STORMWATER DESIGN GUIDANCE FOR SOLAR PANEL INSTALLATIONS. QUALITY CONTROL IS TO BE PROVIDED THROUGH THE IMPLEMENTATION OF NON-ROOFTOP DISCONNECT (N-2). DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2) IS USED TO ADDRESS RUNOFF FROM THE GRAVEL ACCESS DRIVES, EQUIPMENT PADS, AND SOLAR PANELS.
9. THE PROJECT IS PARTIALLY LOCATED WITHIN THE PRIORITY FUNDING AREA.

FOREST CONSERVATION EXEMPTION NOTE:

THE PROJECT PROPOSED NO IMPACTS TO EXISTING FOREST RESOURCES; THEREFORE, IS EXEMPT FROM AFFORESTATION REQUIREMENTS PER HOUSE BILL 1511, EFFECTIVE JULY 2024.

SURVEY NOTES:

1. OUTLINE COURSES AND DISTANCES, SITE FEATURES, AND TOPOGRAPHICAL CONTOURS ARE TAKEN FROM SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC., TITLED "ALTA/NSPS LAND TITLE SURVEY APN: 08-0070829 6035 GEORGE ISLAND LANDING ROAD STOCKTON, WORCESTER COUNTY STATE OF MARYLAND" DATED 1/16/2026, SUPPLEMENTED WITH WORCESTER COUNTY GIS.
2. ENVIRONMENTAL FEATURES SHOWN BASED ON SURVEY PROVIDED BY CONTROL POINT DATED 1/16/2026 AND SUPPLEMENTED WITH SITE WALK PERFORMED BY CHESAPEAKE ENVIRONMENTAL MANAGEMENT IN JULY 2021. THERE ARE NO WETLANDS, STREAMS, OR FORESTS ON SITE REFER TO SEPARATE FOREST STAND DELINEATION.
3. NORTH, BEARINGS AND COORDINATES SHOWN HEREON ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM (NAD'83/2011); ELEVATIONS SHOWN HEREON REFER TO THE NAVD'88 DATUM; AND BOTH ARE BASED ON THE FOLLOWING CONTROL STATIONS:

STATION	NORTH	EAST	ELEVATION
IRON BAR W/ CAP	143,367.84	1,775,336.03	17.75
IRON BAR W/ CAP	143,403.08	1,775,203.22	17.22
IRON BAR W/ CAP	143,995.18	1,775,382.05	17.34
IRON BAR W/ CAP	143,976.57	1,774,969.62	18.72
IRON BAR W/ CAP	143,950.00	1,774,745.57	18.50
IRON BAR W/ CAP	144,808.96	1,775,123.54	20.63
IRON BAR W/ CAP	144,473.03	1,776,208.05	19.12
IRON BAR W/ CAP	143,626.43	1,775,720.64	15.49
IRON BAR W/ CAP	143,699.45	1,775,436.15	16.97

HORIZONTAL DATUM REFERS TO NAD83.GPS OBSERVATIONS REFERENCED TO THE KEYNET VRS NETWORK AND THE NGS CORS NETWORK TO ESTABLISH THE SITE DATUM.

PRIOR TO CONSTRUCTION IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION

NOTES:

1. REFER TO STRUCTURAL IFC DRAWINGS AND CALCULATIONS FOR FINAL LOCATION, DIMENSIONS, AND ELEVATIONS OF ALL PROPOSED STRUCTURES.
2. REFER TO ELECTRICAL IFC DRAWINGS AND CALCULATIONS FOR FINAL LOCATION, DIMENSIONS, AND SPECIFICATIONS OF ALL PROPOSED ELECTRICAL EQUIPMENT.
3. REFER TO RACKING IFC DRAWINGS AND CALCULATIONS FOR FINAL LOCATION, DIMENSIONS, AND SPECIFICATIONS OF ALL PROPOSED RACKING EQUIPMENT.

Sheet List Table

Sheet Number	Sheet Title
C-000	COVER SHEET
C-100	OVERALL EXISTING CONDITIONS PLAN
C-200	OVERALL SITE PLAN
C-201	ENLARGED SITE PLAN
C-202	ENLARGED SITE PLAN
C-210	SITE DETAILS
C-250	LANDSCAPE PLAN
C-500	OVERALL STORMWATER MANAGEMENT PLAN
C-510	PRE-DEVELOPMENT DRAINAGE AREA MAP
C-520	POST-DEVELOPMENT DRAINAGE AREA MAP
C-550	STORMWATER MANAGEMENT DETAILS
C-600	OVERALL EROSION & SEDIMENT CONTROL PLAN
C-601	ENLARGED EROSION & SEDIMENT CONTROL PLAN
C-602	ENLARGED EROSION & SEDIMENT CONTROL PLAN
C-650	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C-651	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C-652	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C-653	EROSION & SEDIMENT CONTROL NOTES & DETAILS
FCP-1	FOREST CONSERVATION PLAN

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

811 Know what's Call below. before you dig.

ENGINEER'S DESIGN CERTIFICATION

I HEREBY CERTIFY THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01, AND 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND IS CONTINGENT UPON ISSUANCE OF ALL APPLICABLE REGULARITY PERMITS.

ENGINEER SIGNATURE	59646 P.E. NO.
CHRIS MARTIN, PE PRINT NAME	2/26/2026 DATE

ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. ADDITIONALLY, THE OWNER OR DEVELOPER SHALL CERTIFY RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY THE APPROPRIATE ENFORCEMENT AUTHORITY AND/OR MDE.

DATE 2/25/26 APPLICANT SIGNATURE

- *ALL PHASES OF STORMWATER MANAGEMENT CALCULATIONS, STRUCTURE DESIGN AND CONSTRUCTION WILL ADHERE TO CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR STORMWATER MANAGEMENT AND THE STORMWATER MANAGEMENT PLAN FOR THIS SITE.*
- *ALL INFORMATION SET FORTH IN THIS PLAN ACCURATELY CONVEYS THIS SITE'S CONDITIONS TO THE BEST OF MY KNOWLEDGE.*
- *ALL STRUCTURAL DEVICES FOR STORMWATER MANAGEMENT WILL BE PROTECTED BY PROPER SOIL EROSION AND SEDIMENT CONTROL DEVICES UNTIL ALL CONTRIBUTING AREAS HAVE PASSED FINAL STABILIZATION INSPECTION.*

**UPON COMPLETION OF THE PROJECT, AN AS-CONSTRUCTED SURVEY, NOTICE OF CONSTRUCTION COMPLETION (NOCC), AND LETTER OF CERTIFICATION MUST BE SUBMITTED TO THE DEPARTMENT. EXCEPT INDIVIDUAL SINGLE FAMILY DWELLINGS. ONCE REVIEW IS COMPLETE AND APPROVED, A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.*

DATE 2/25/26 APPLICANT SIGNATURE

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
3904 BOSTON ST. SUITE 202, BALTIMORE, MD 21224
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

CHRISTOPHER T. MARTIN 59646 PROFESSIONAL ENGINEER
03/25/2026

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. 59646
EXPIRATION DATE 07/14/2026

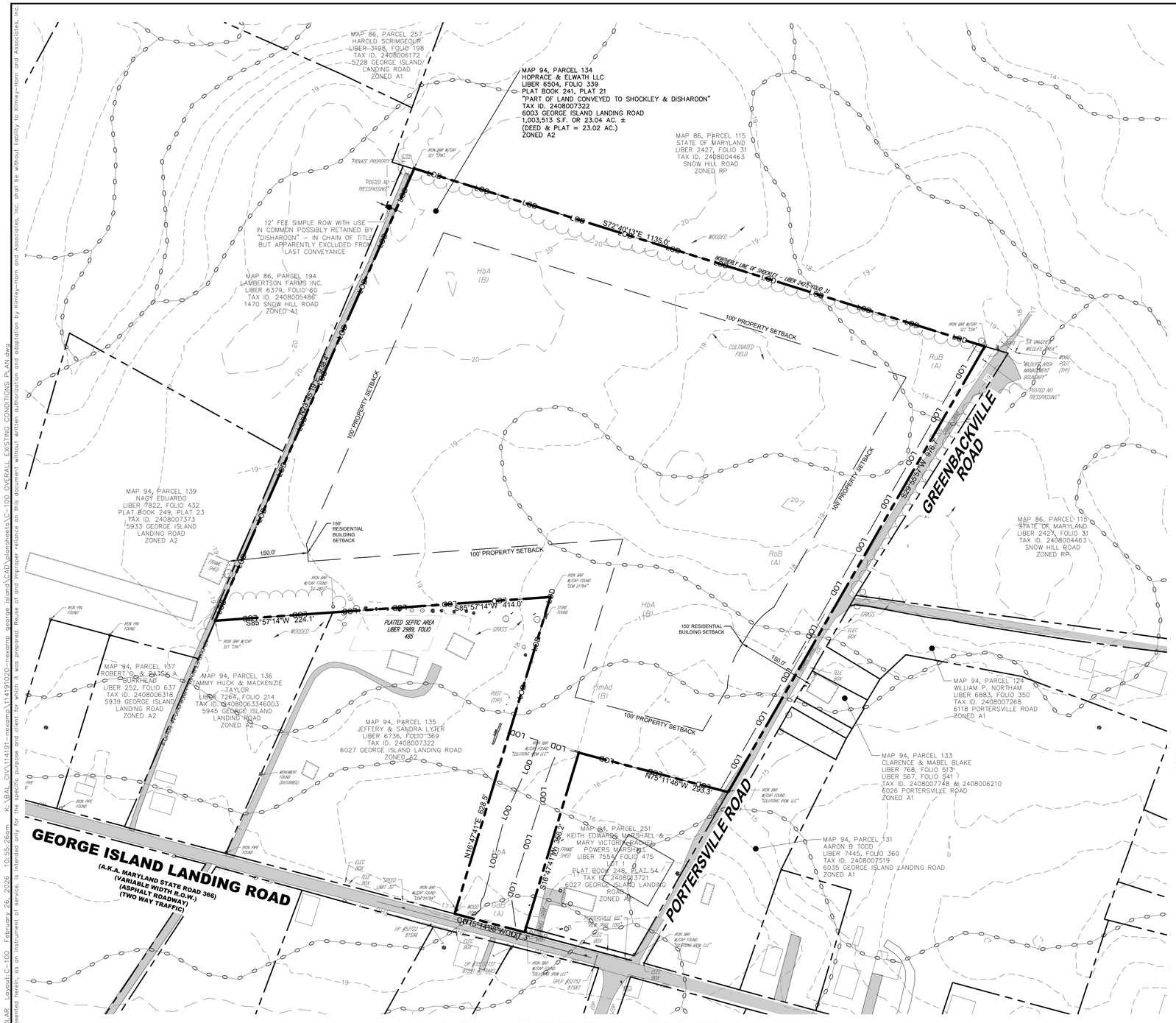
KHA PROJECT 114191020	DESIGNED BY	CT	CHM
DATE 02/23/2026	DRAWN BY	CT	
SCALE AS SHOWN	CHECKED BY	CHM	

COVER SHEET

GEORGE ISLAND SOLAR
PREPARED FOR
GEORGE ISLAND SOLAR, LLC
WORCESTER COUNTY MD

SHEET NUMBER
C-000

Plotted By:Lurie, Elon Sheet Set:GEORGE ISLAND SOLAR Layout:C-000 February 26, 2026 10:55:02am K:\BAL_CIV\114191-nexamp\114191020-nexamp george island\CAD\plansheets\C-000 COVER SHEET.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

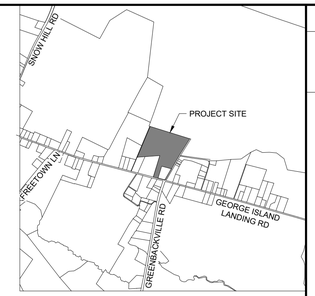


OVERALL EXISTING CONDITIONS PLAN

SCALE: 1" = 100'

OVERALL EXISTING CONDITIONS PLAN LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- EX. EDGE OF PAVEMENT
- EX. FENCE
- SOIL CLASSIFICATION / HYDROLOGIC SOIL GROUP
- SOIL TYPE BOUNDARY
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. TREE LINE
- EX. BUILDING
- EX. ROAD
- EX. GAS WELL
- EX. TREE



NORTH

VICINITY MAP

SCALE: 1" = 2000'

EXISTING GROUND COVER

COVER TYPE	ACREAGE (±)	% OF PROPERTY (±)
AGRICULTURE	22.59	98.1
WOODED	0.43	1.9

SOIL TYPES

MAP UNIT SYMBOL	SOIL NAME	HYDROLOGIC SOIL GROUP	% OF OVERALL PROPERTY AREA
GaB	GALESTOWN LOAMY SAND, 2 TO 5 PERCENT SLOPES	A	0.40%
HbA	HAMBROOK SANDY LOAM, 0 TO 2 PERCENT SLOPES	B	69.20%
HmAd	HAMMONTON LOAMY SAND, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA	B	8.40%
RoB	ROSEDALE LOAMY SAND, 2 TO 5 PERCENT SLOPES	A	18.60%
RuB	RUNCLINT LOAMY SAND, 2 TO 5 PERCENT SLOPES	A	3.40%

PROPERTY OWNER INFORMATION

MAP 94 PARCEL 134 - HORACE & ELWATH LLC - 6504/339 - ZONED: A2 - CURRENT USE: AGRICULTURAL

ADJOINING LANDOWNERS

- MAP 86 PARCEL 115 - STATE OF MARYLAND - 7141/212 - ZONED: RP - CURRENT USE: OPEN SPACE
- MAP 94 PARCEL 251 - KEITH EDWARDS MARSHALL JR & MARY VICTORIA RACHEL POWERS MARSHALL - 7554/475 - ZONED: A2 - CURRENT USE: AGRICULTURAL
- MAP 94 PARCEL 135 - JEFFERY & HENRIETTA CLARA LYTER - 6736/369 - ZONED: A2 - CURRENT USE: AGRICULTURAL
- MAP 94 PARCEL 136 - HAUCK TAMMY & TAYLOR MACKENZIE LYNN - 7264/214 - ZONED: A2 - CURRENT USE: AGRICULTURAL
- MAP 94 PARCEL 139 - EDUARDO NAGY - 17822/432 - ZONED: A2 - CURRENT USE: AGRICULTURAL
- MAP 86 PARCEL 194 - LAMBERTSON FARMS INC - 6379/60 - ZONED: A1 - CURRENT USE: AGRICULTURAL

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's Call below. before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

No.	REVISIONS	DATE	BY

Kimley»Horn
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3904 BOSTON ST, SUITE 202, BALTIMORE, MD 21224
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

CHRISTOPHER T. MARSHALL
59646
PROFESSIONAL ENGINEER
03/25/2026

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LICENSE NO. 59646
EXPIRATION DATE 07/14/2026

KHA PROJECT	114191020
DATE	02/23/2026
SCALE	AS SHOWN
DESIGNED BY	CT
DRAWN BY	CT
CHECKED BY	CHM

OVERALL EXISTING CONDITIONS PLAN

GEORGE ISLAND SOLAR

PREPARED FOR
GEORGE ISLAND SOLAR, LLC

WORCESTER COUNTY MD

SHEET NUMBER
C-100

Plotted By:Lurie, Elon Sheet Set:GEORGE ISLAND SOLAR Layout:C-100 February 26, 2026 10:55:26am K:\BAL_CIV\114191-nexamp\114191020-nexamp george island\CAD\plansheets\C-100 OVERALL EXISTING CONDITIONS PLAN.dwg
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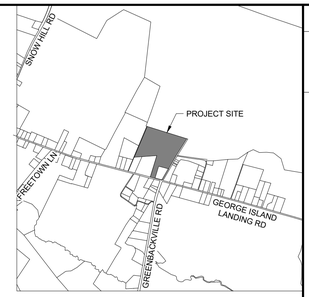
OVERALL SITE PLAN

SCALE: 1" = 100'

OVERALL SITE PLAN LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EX. EASEMENT
- LOD — LIMITS OF DISTURBANCE (LOD)
- FENCE
- OHE — OVERHEAD ELECTRIC
- MV — MV — MEDIUM VOLTAGE LINE
- 26-FT LANDSCAPE BUFFER
- GRAVEL ACCESS DRIVE
- SNOW GATE/ PEDESTRIAN AND PERSONNEL GATE
- SOLAR PANEL
- ELECTRICAL POLE
- GUY WIRE
- EQUIPMENT PAD



NORTH

VICINITY MAP

SCALE: 1" = 2000'

CALL 48 HOURS BEFORE YOU DIG
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811 Know what's Call below. before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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OVERALL SITE PLAN

GEORGE ISLAND SOLAR

PREPARED FOR
GEORGE ISLAND SOLAR, LLC

WORCESTER COUNTY MD

SHEET NUMBER
C-200

Plotted By:Lurie, Elon Sheet Set:GEORGE ISLAND SOLAR Layout:C-200 February 26, 2026 10:55:46am K:\BAL_CIV\114191-nexamp\114191020-nexamp george island\CAD\Working\Sheets\C-200 OVERALL SITE PLAN.dwg
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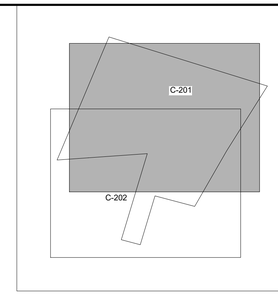
ENLARGED SITE PLAN

SCALE: 1" = 50'

GRAPHIC SCALE IN FEET
0 25 50 100



NORTH

KEY MAP

SCALE: 1" = 500'

ENLARGED SITE PLAN LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- LOD — LIMITS OF DISTURBANCE (LOD)
- FENCE
- OHE — OVERHEAD ELECTRIC
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- SOLAR PANEL
- ELECTRICAL POLE
- GUY WIRE
- EQUIPMENT PAD

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DATE 02/23/2026
SCALE AS SHOWN
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ENLARGED SITE PLAN

GEORGE ISLAND SOLAR

PREPARED FOR
GEORGE ISLAND SOLAR, LLC

WORCESTER COUNTY MD

SHEET NUMBER
C-201

Plotted By:Lurie, Elon Sheet Set:GEORGE ISLAND SOLAR Layout:C-201 February 25, 2026 10:56:08am K:\BAL_CIV\114191-nexamp\114191020-nexamp george island\CAD\plansheets\C-201 ENLARGED SITE PLAN.dwg
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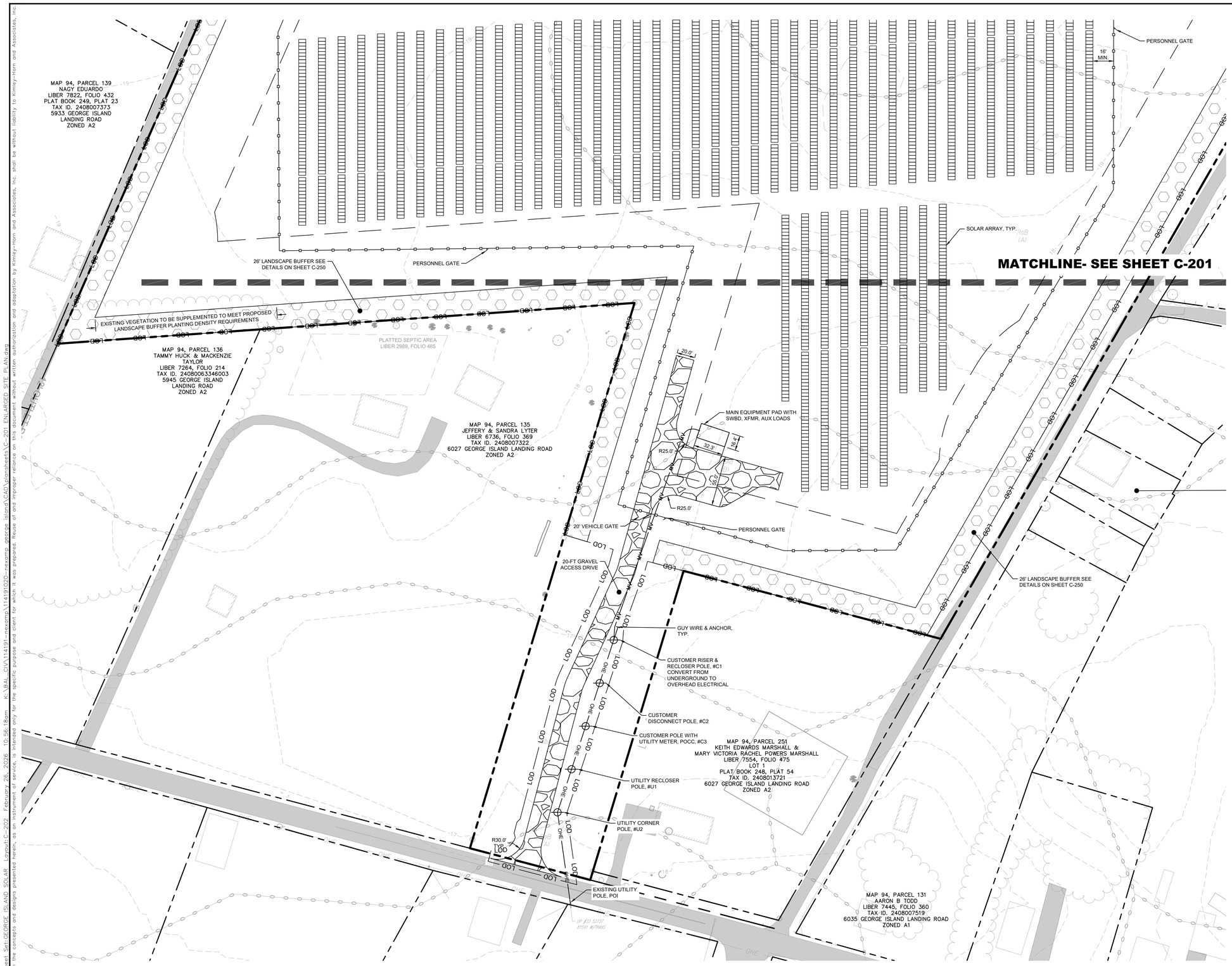

ENLARGED SITE PLAN

SCALE: 1" = 50'

ENLARGED SITE PLAN LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- LOD — LIMITS OF DISTURBANCE (LOD)
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- SNOW GATE/ PEDESTRIAN AND PERSONNEL GATE
- SOLAR PANEL
- ELECTRICAL POLE
- GUY WIRE
- EQUIPMENT PAD

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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59646
PROFESSIONAL ENGINEER
03/25/2026

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KHA PROJECT	114191020
DATE	02/23/2026
SCALE	AS SHOWN
DESIGNED BY	CT
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CHECKED BY	CHM

ENLARGED SITE PLAN

GEORGE ISLAND SOLAR

PREPARED FOR
GEORGE ISLAND SOLAR, LLC

WORCESTER COUNTY MD

SHEET NUMBER
C-202

Plotted By:Lurie, Elon Sheet Set:GEORGE ISLAND SOLAR Layout:C-202 February 26, 2026 10:56:18am K:\BAL_Civil\114191-nexamp\114191020-nexamp george island\CAD\plansheets\C-201 ENLARGED SITE PLAN.dwg
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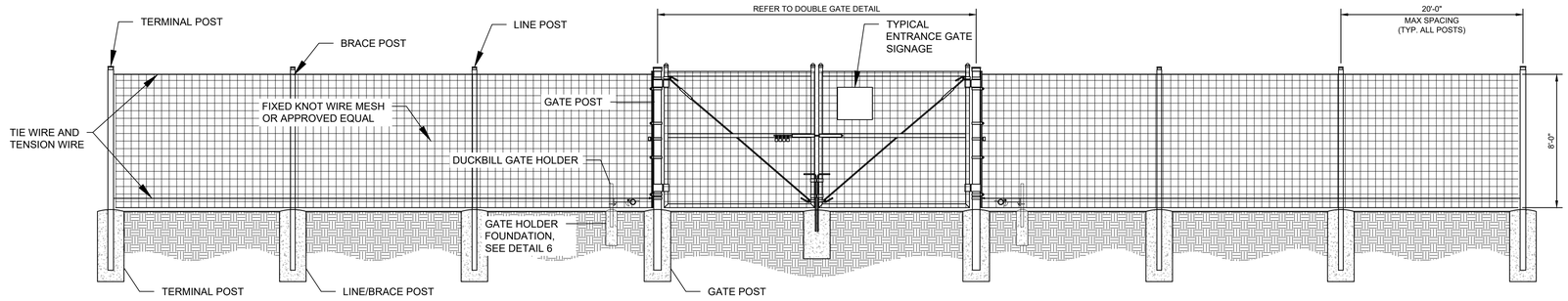
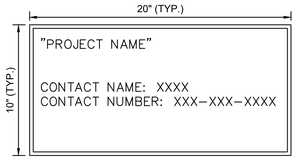


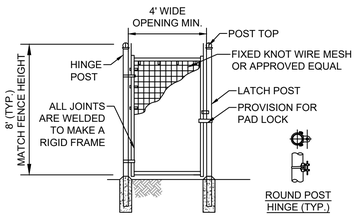
NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURES SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. ALL SQUARE POSTS TO BE MIN. 5"X5" NOMINAL SIZE OR ROUND POST WITH MIN. 5" OR 6" DIAMETER PRESSURE TREATED WOOD OR APPROVED EQUAL. PREFER POSTS TO HAVE A CHAMFERED TOP.
4. ALL LINE POST TO BE SET TO A MIN. DEPTH OF 4' BELOW GRADE, ALL CORNER, END OR GATE POSTS SHALL BE SET TO A MIN. DEPTH OF 6' BELOW GRADE, UNLESS OTHERWISE NOTED.
5. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
6. BRACING IS REQUIRED AT ALL CORNER, END, AND GATE POSTS. DOUBLE BRACING (TWO BRACE ASSEMBLIES IN A ROW) SHOULD BE USED FOR STRAIGHT RUNS OF FENCE THAT EXCEED 1,000 LF. AN ADDITIONAL BRACE ASSEMBLY SHOULD BE INSTALLED MID SPAN FOR STRAIGHT RUNS OF FENCE THAT EXCEED 1,320 LF. ADDITIONAL BRACING MAY BE STILL BE REQUIRED OVER UNEVEN TERRAIN. CONTRACTOR SHALL INSTALL ADDITIONAL BRACING AS NEEDED IF DEFLECTION IS NOTICED DURING TENSIONING.
7. FENCE AND REQUIRED FOOTINGS TO BE DESIGNED BY A STRUCTURAL ENGINEER
8. REFER TO FINAL ELECTRICAL PLANS FOR CODE REQUIRED SIGNAGE INFORMATION AND FENCE MOUNTING LOCATIONS AND DETAILS.

FIXED KNOT FARM FENCE
NOT TO SCALE



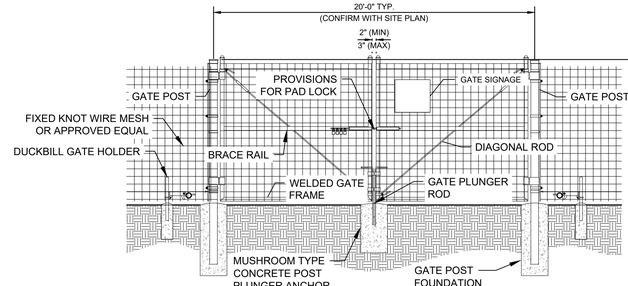
TYPICAL ENTRANCE GATE SIGNAGE DETAIL
NOT TO SCALE

NOTES:
1. CODE REQUIRED SIGNAGE WILL BE PROVIDED AROUND THE PERIMETER OF THE PROJECT FENCING, REFER TO ELECTRICAL PLANS FOR PROPOSED SIGNAGE DETAILS.
2. TYPICAL ENTRANCE GATE SIGNS WILL BE POSTED AT ENTRANCES FROM PUBLIC ROADS.
3. SIGNAGE SHOWN FOR REFERENCE ONLY, REFER TO ELECTRICAL PLANS FOR FINAL DESIGN REQUIREMENTS.



NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURES SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. HINGE POSTS MAY BE TIMBER IF CONTRACTOR DESIRES, TIMBER HINGE POSTS DO NOT NEED TO BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR LAG SCREWS, PER MANUFACTURERS RECOMMENDATIONS.
4. IF CONTRACTOR UTILIZES METAL HINGE POST THAN POSTS SHALL BE SET IN CONCRETE AS SHOWN ON DETAIL.
5. BRACING REQUIRED AT FOR ALL GATES. SEE FIXED KNOT FARM FENCE DETAIL.
6. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL
7. BRACE RAILS AND/ OR TRUSS RODS ARE NOT SHOWN, MAY BE REQUIRED PER MANUFACTURES RECOMMENDATIONS
8. FENCE AND REQUIRED FOOTINGS TO BE DESIGNED BY A STRUCTURAL ENGINEER

FIXED KNOT FARM FENCE - PERSONNEL GATE
NOT TO SCALE



NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURES SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. HINGE POSTS MAY BE TIMBER IF CONTRACTOR DESIRES. TIMBER HINGE POSTS DO NOT NEED TO BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR LAG SCREWS, PER MANUFACTURERS RECOMMENDATIONS.
4. IF CONTRACTOR UTILIZES METAL HINGE POST THAN POSTS SHALL BE SET IN CONCRETE AS SHOWN ON DETAIL.
5. BRACING REQUIRED AT FOR ALL GATES. SEE FIXED KNOT FARM FENCE DETAIL.
6. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL
7. BRACE RAIL SHOWN FOR REFERENCE ADDITIONAL BRACE RAILS MAY BE REQUIRED (NOT SHOWN) OR TRUSS RODS MAY BE REQUIRED PER MANUFACTURES RECOMMENDATIONS
8. FENCE AND REQUIRED FOOTINGS TO BE DESIGNED BY A STRUCTURAL ENGINEER.

FIXED KNOT FARM FENCE - DOUBLE GATE
NOT TO SCALE

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Kimley»Horn
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CHRISTOPHER T. MARTIN — 39946 — STATE OF MARYLAND — PROFESSIONAL ENGINEER
02/25/2026

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LICENSE NO. 39946
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KHA PROJECT	114191020
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CHECKED BY	CHM

SITE DETAILS

GEORGE ISLAND SOLAR
PREPARED FOR
GEORGE ISLAND SOLAR, LLC
WORCESTER COUNTY MD

SHEET NUMBER
C-210

Plotted By:Luria, Erin Sheet Set:GEORGE ISLAND SOLAR Layout:C-210 February 26, 2026 10:56:25am K:\BAL_DIV\114191-nexamp\114191020-nexamp georgeisland\CAD\plansheets\C-210 SITE DETAILS.dwg
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PLANTING NOTES

Plant Identification - All plants shall be properly marked for identification and checking.

List of Plant Material - The contractor will verify plant quantities prior to bidding and any discrepancies shall be brought to the attention of the landscape architect. The Contractor shall furnish, and plant, all plants required to complete the work as shown on the drawings. Substitutions shall not be made without the written approval of Kimley-Horn and the owner. This contract will be based on the bidder having verified prior to bidding the availability of the required plant materials as specified on the Plant Materials List.

Plant Quality - All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been pruned regularly, and shall be vigorous, healthy and of good color. All plants shall be sound, free of plant disease, infestation, or insect eggs and shall have a healthy, normal root system. Plants shall be freshly dug and not heeled-in stock, nor stock from cold storage. All plants shall be nursery grown. Plants shall not be pruned prior to delivery. The shape of the plant shall, in general, conform to its natural growth proportions unless otherwise specified. All plants, including container grown, shall conform to the branching, caliper and height specifications of the American Association of Nurserymen's Publication entitled American standard for Nursery Stock, ANSIZ60.1-2004 or latest edition, and shall have a well-shaped, heavy-branched structure for the species. Evergreen trees are to have an internode no greater than 24" and shall be uniformly well-shaped. Plants of a given size shall not measure less than the minimum size as set forth in the American Standard for Nursery Stock, ANSIZ60.1-2004 or latest edition.

Plant Tagging - The contractor shall prepare a list of nurseries supplying the specified plant material for the owner and Kimley-Horn to inspect, at their option, and tag prior to digging

Plant Spacing - Plant spacing is to scale on plan.

Soil Mix - Soil mix will be 2/3 existing topsoil, 1/3 leafmold or pine fines thoroughly mixed and homogenized. Other organic material may be substituted upon written approval by Kimley-Horn.

Rootball Size - The ball size shall conform to the American Association of Nurserymen's Publication entitled American Standard for Nursery Stock, ANSIZ60.1-2004 or latest edition.

Excavation - Holes for all trees shall be 2 times the size of root ball or container and shall have vertical sides. Holes for shrubs shall be 12" wider than the root ball. Beds for mass planting shall be entirely rototilled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls. Organic material (leafmold) will be incorporated into plant beds by tilling again to a depth
of 8". Proportions of soil to organic material will be two parts existing soil to one-part organic material. Reforestation plantings shall be planted per the details specified on the drawings.

Planting - Backfilling shall be done with soil mix previously described, reasonably free of stones, subsoil, clay, lumps, stumps, roots, weeds, Bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil
drainage, chemical residues or inconsistencies between plans and actual site conditions, they should be called to the attention of Kimley-Horn and the owner for adjustment before planting. Plants shall be set plumb and straight and trees shall be guyed or staked, as needed, at the time of planting. Backfill shall be well worked about the roots and seated by watering. Plants will be
planted higher than surrounding grade. Shrubs and trees will be set at a depth to place 1/8th of the rootball above finish grade. Remove rope from round tree trunks and lay back burlap and wire baskets from top 1/3 of all B&B material. Nylon, plastic, or vinyl rope and/or burlap will be completely removed from all plant material prior to planting. Reforestation plantings shall be planted
per the details specified on the drawings.

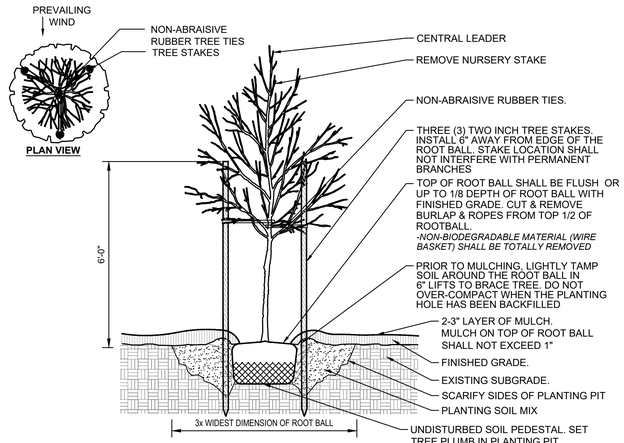
Cultivation - All trenches and shrub beds shall be cultivated, edged and mulched to a depth of 2" minimum and 3" maximum with well-aged, fine-shredded hardwood bark. The area around isolated plants shall be mulched to at least a 6" greater diameter than that of the hole. Reforestation plantings shall be planted per the details specified on the drawings.

Fertilizer & Inoculation - All fertilizer shall be granular, with 35 to 80 percent of the total nitrogen in a slowly available form. For trees, shrubs, and groundcover; fertilizer shall be a complete fertilizer with a minimum analysis of 10 percent nitrogen, 6 percent phosphorus and 4 percent potassium. For perennials, annuals, and bulbs; fertilizer shall be a time-released, high-phosphate
fertilizer; i.e., osmacote. For bulbs, fertilizer shall be bone meal (commercial, raw and finely-round), with an analysis of 4 percent nitrogen and 20 percent phosphoric acid.

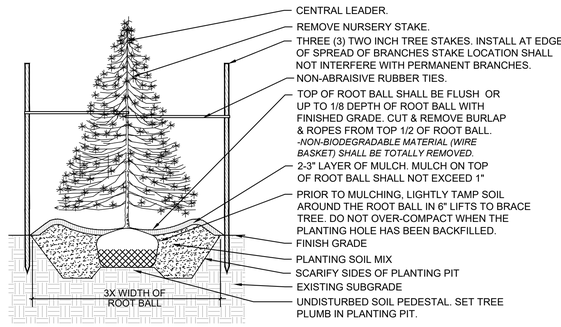
Fertilizer shall be added depending on the size of the plant and the manufacturer's recommendation using the following application rates:
1. Trees: Use 2 lb. of 10-6-4 fertilizer per inch of trunk diameter.
2. Shrubs: Use 1/4 lb. of 10-6-4 fertilizer per foot of height or spread per plant, or 3-5lbs of 10-6-4 fertilizer per 100 square feet of bed area.
3. Groundcover: Use 3 lbs. of 10-6-4 fertilizer per 100 square feet of bed area.
4. Perennials, Annuals, Bulbs: Use 3 lbs, of time-release, high-phosphate fertilizer (5-10-5) per 100 square feet of bed area.
5. Planting pits shall be backfilled with a mixture containing 80% existing topsoil, 20% organic material such as leaf mold, peat moss or composed sewage sludge. Incorporate endo and ectomycorrihizal fungi transplant amendment per manufacturer's recommendations (manufacturer - Horticultural Alliance, Inc. phone 1-800-628-6373).

After a plant has been determined to be dead, dying or damaged from handling or installation, it will be replaced during the next growing season. For example, if a plant is found dead during the summer months, it will be replaced during the fall planting season. The guarantee will end for all plant material two years after acceptance. During the guarantee period, the Contractor will
not be responsible for mechanical injury or vandalism caused by other parties.

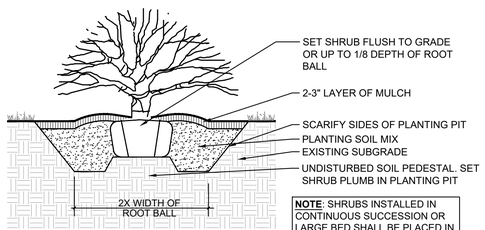
Material Inspection - Owner and/or Kimley-Horn shall, at their discretion, inspect plant material before and during delivery and installation. Plant material will be properly delivered in covered trucks, and promptly uncovered when delivered to prevent damage. Material will be unloaded and properly handled in such a way as not to damage plants. Plants will be inspected and may be
rejected upon delivery and/or installation by the owner for mechanical damage, and damage that will subsequently cause misshapen or deformed material. Owner will have authority to observe site preparation and planting installations, and have the right to reject any work if the specifications and construction documents are not followed. All plant material shall be of the quality
specified and installed as described above, and unless these minimum standards are satisfied, the plants will be rejected.



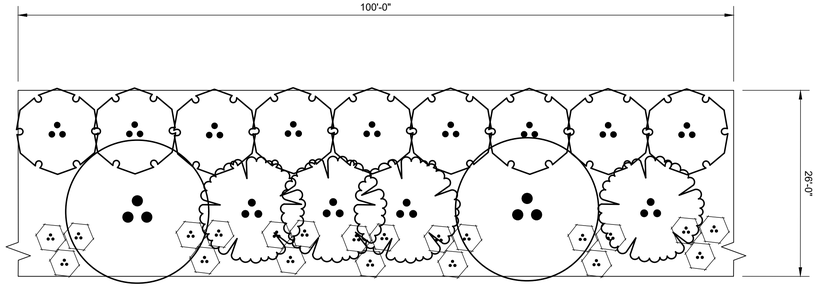
A DECIDUOUS TREE PLANTING
NOT TO SCALE



B EVERGREEN TREE PLANTING
NOT TO SCALE



C SHRUB PLANTING
NOT TO SCALE



1 LANDSCAPE BUFFER - TYP.
NTS

PLANT SCHEDULE PER 100 LF

EVERGREEN TREE	9
ORNAMENTAL TREE	4
CANOPY TREE	2
SHRUBS	21

SHADE TREES		QTY: 82
Acer saccharum / Sugar Maple		25%
Carya glabra / Pignut Hickory		25%
Nyssa sylvatica / Tupelo		25%
Quercus bicolor / Swamp White Oak		25%
EVERGREEN TREES		QTY: 367
Juniperus virginiana / Eastern Redcedar		33%
Pinus echinata / Short Leaf Pine		33%
Tsuga canadensis / Eastern Hemlock		33%
UNDERSTORY TREES		QTY: 163
Amelanchier arborea / Downy Serviceberry		25%
Cercis canadensis / Eastern Redbud		25%
Cornus florida / Flowering Dogwood		25%
Hamamelis virginiana / Common Witch Hazel		25%
SHRUBS		QTY: 856
Cornus sericea / Red Twig Dogwood		20%
Ilex glabra / Inkberry Holly		20%
Ilex verticillata / Winterberry		20%
Myrica pensylvanica / Northern Bayberry		20%
Rhododendron maximum / Rosebay Rhododendron		20%

BUFFER NOTES

1. FOR SECTIONS OF THE LANDSCAPE BUFFER UTILIZING ONLY EXISTING TREES, THE BUFFER SHALL MAINTAIN A MINIMUM WIDTH OF 50 FEET.
2. WHERE THE EXISTING TREES TO REMAIN MAKE UP 20 FEET OR MORE OF THE PROPOSED BUFFER, A LINE OF EVERGREEN PLANTINGS TO BE PROVIDED.
3. WHERE THE EXISTING TREES TO REMAIN MAKE UP 10-20 FEET OF THE PROPOSED 35 FOOT BUFFER, A ROW OF EVERGREEN TREES AND A ROW OF CANOPY TREES TO BE PROVIDED.

PLANTING NOTES

1. ALL PLANTINGS TO BE A MINIMUM OF 4FT IN HEIGHT AT INSTALLATION PER SENATE BILL 931.
2. ALL PLANT SPECIES SUBJECT TO CHANGE DURING LIFETIME OF PROJECT WITH APPROVAL FROM FREDERICK COUNTY.
3. LANDSCAPE BUFFER MATERIALS MAY NOT BE TRIMMED TO STUNT UPWARD OR OUTWARD GROWTH OR TO OTHERWISE LIMIT THE EFFECTIVENESS OF THE VISUAL SCREEN.
4. THE LANDSCAPE BUFFER SHALL BE INSTALLED AS EARLY IN THE CONSTRUCTION PROCESS AS PRACTICABLE AND BEFORE THE ACTIVATION OF THE PROPOSED SOLAR ENERGY GENERATION STATION.

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No.	REVISIONS	DATE	BY

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PHONE: 443-743-3470
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LICENSE NO. 59646
EXPIRATION DATE 07/14/2026

KHA PROJECT 114191020
DATE 02/23/2026
SCALE AS SHOWN
DESIGNED BY AAP
DRAWN BY AAP
CHECKED BY MB

LANDSCAPE DETAILS

GEORGE ISLAND SOLAR
PREPARED FOR
GEORGE ISLAND SOLAR, LLC
WORCESTER COUNTY MD

SHEET NUMBER
C-250

Plotted By:Lurie, Erin Sheet Set:GEORGE ISLAND SOLAR Layout:C-250 LANDSCAPE DETAILS February 26, 2026 10:56:40am K:\BAL_CIV\114191020-nexamp_george_island\CAD\Plotsheets\C-250 LANDSCAPE DETAILS.dwg
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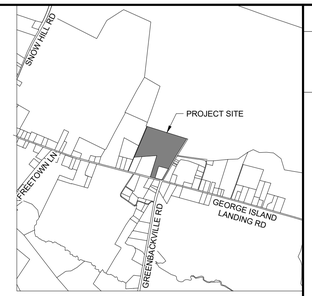
OVERALL STORMWATER MANAGEMENT PLAN

SCALE: 1" = 80'

OVERALL STORMWATER MANAGEMENT PLAN LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- LOD — LIMITS OF DISTURBANCE (LOD)
- PR. FENCE
- OHE — OVERHEAD ELECTRIC
- MV — MV — MEDIUM VOLTAGE LINE
- NON-ROOFTOP STORMWATER DISCONNECT
- LANDSCAPE BUFFER
- PR. GRAVEL ACCESS DRIVE
- 5-10% SLOPES
- 10-15% SLOPES
- PR. SOLAR PANEL
- ELECTRICAL POLE
- EQUIPMENT PAD



NORTH

VICINITY MAP

SCALE: 1" = 2000'

Per MDE SWM Design Manual

Site Name:	George Island Solar	Date:	02/03/26
Project #:	114191020	By:	CT
County:	Worcester County	Checked:	CHM

Stormwater Management - Environmental Site Design

Site Drainage Area Data:

Step 1. Determine Area Requiring Treatment

Overall Property Area, A_T:	23.02	acres
Project Disturbed Area, A_{LOD}:	22.25	acres
Existing Impervious Area, A_E:	0.00	acres
Existing % Impervious, I_E:	0%	
Proposed Impervious Area, A_P:	0.52	acres
Proposed % Impervious, I_P :	2.3%	
Imp Area to Treat, A_T:	**0.52**	**acres**

0%< 40%, therefore New Development

Step 2. Determine Required Treatment Volume

A. Determine Target P_E & ESDv Using Table 5.3 (MDE SWM Manual Section 5-page 5.21)

Reduced RCN method Rounding the proposed impervious area to the nearest 5% increment (5%)

HSG	Soil Area	% of Total	P_E	% * P_E
A	4.66	21%	1.00	0.21
B	17.59	79%	1.00	0.79
C	0.00	0%	1.00	0.00
D	0.00	0%	1.00	0.00
Total	22.25	100%	-	1.00

P_E x (Soil Area / Total Area)=Target P_E

Target P_E= 1.00

New Development

I = 2.3%

R_v = 0.05 + (0.009 * (I))

R_v = 0.071

$ESDv$ = $[(P_E)(R_v)(A)]/12$

P_E = 1.00 inch

Target ESDv = 0.131 ac-ft = 5,724 cf

B. Determine SWM Treatment Provided

Area Designation	ESD Practice	Drainage Area (ac)	Imp.Area Treated (ac)	Volume Treated (cf)	
SWM-1	Non-Rooftop Disconnect - Gravel Drives	0.50	0.50	1,729	
SWM-2	Non-Rooftop Disconnect - Equipment Pads	0.01	0.01	51	
SWM-3	Panel Areas & Open Space Replaced	21.73	0.00	3,945	
	Total		0.52	5,724	Provided
			0.52	5,724	Required

* - Non-rooftop Disconnect credit of previous panel and open-areas requested

Confirm Stormwater Management Treatment

Target ESDv = 5,724 cf

Prov'd ESDv = 5,724 cf OK

C. Calculate Recharge (Rev) Requirements

Rev = $[(S)(R_v)(A)]/12$

S = 0.29 $S = (0.38)(\%A\text{-soil}) + (0.26)(\%B\text{-soil}) + (0.13)(\%C\text{-soil}) + (0.07)(\%D\text{-soils})$

Target Rev = 0.037 ac-ft

1,632 cf

Prov'd Rev = 0.037 ac-ft

1,632 cf*

*Recharge being met through Non-Rooftop Disconnect Credit

D. Calculate Channel Protection (Cpv) Requirements

(Not applicable, ESD to the MEP met)

E. Calculate Overbank Flood Protection (Q_{p10}) Requirements

(Not applicable, reduced runoff due to change in land use)

F. Calculate Extreme Flood Protection (Q_{p100}) Requirements

(Not applicable, reduced runoff due to change in land use)

NORTH

GRAPHIC SCALE IN FEET

0 40 80 160

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STATE OF MARYLAND — CHRISTOPHER T. HART — 39846 — PROFESSIONAL ENGINEER

03/25/2026

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LICENSE NO. 39846
EXPIRATION DATE 07/14/2026

KHA PROJECT	114191020
DATE	02/25/2026
SCALE	AS SHOWN
DESIGNED BY	CT
DRAWN BY	CT
CHECKED BY	CHM

OVERALL STORMWATER MANAGEMENT PLAN

GEORGE ISLAND SOLAR

PREPARED FOR
GEORGE ISLAND SOLAR, LLC

WORCESTER COUNTY MD

SHEET NUMBER
C-500

Plotted By: Lurie, Erin Sheet Set: GEORGE ISLAND SOLAR Layout: C-500 OVERALL STORMWATER MANAGEMENT PLAN February 26, 2026 10:57:02am K:\BAL_CIV\114191-nexamp\114191020-nexamp george island\CAD\plotsheets\C-500 OVERALL STORMWATER MANAGEMENT PLAN.dwg
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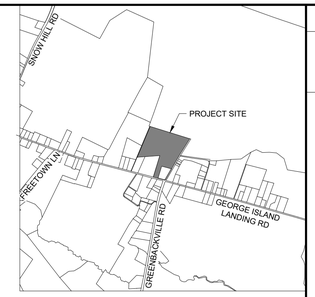
PRE-DEVELOPMENT DRAINAGE AREA MAP

SCALE: 1" = 80'



NORTH

VICINITY MAP

SCALE: 1" = 2000'

PRE-DEVELOPMENT DRAINAGE AREA MAP LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- LOD — LIMITS OF DISTURBANCE (LOD)
- DRAINAGE AREA DIVIDE
- TIME OF CONCENTRATION PATH
- XXX — EX. MAJOR CONTOUR
- XXX — EX. MINOR CONTOUR
- XxX (X) — SOIL CLASSIFICATION, HYDROLOGIC SOIL GROUP, SOIL TYPE BOUNDARY
- EX. EDGE OF PAVEMENT
- NAME / A / CN / TC — FLOW TRANSITION POINT, DRAINAGE AREA INDICATOR; NAME = DRAINAGE AREA ID, A = AREA (AC), CN = CURVE NUMBER, TC = TIME OF CONCENTRATION (HR)
- POINT OF INVESTIGATION, STUDY POINT

	Pre Dev						
	Area (ac)	RCN	Tc (hr)	1-yr (cfs)	2-yr (cfs)	10-yr (cfs)	100-yr (cfs)
DA-1	1.91	76	0.281	1.51	2.29	5.05	11.1
DA-2	13.51	75	0.428	8.14	12.57	28.45	63.74
DA-3	7.60	75	0.28	5.62	8.66	19.5	43.54
Total	**23.02**	**75**	-	**15.27**	**23.52**	**53.00**	**118.38**

	Total Area		Impervious		Meadow				Row Crop				Woodlands			
					HSG A		HSG B		HSG A		HSG B		HSG A		HSG B	
	sf	ac	sf	ac	sf	ac	sf	ac	sf	ac	sf	ac	sf	ac	sf	ac
DA-1	83,243	1.911	0	0.000	0		0		0		75,315	1.729	0		7,928	0.182
DA-2	588,408	13.508	0	0.000	0		0		158,776	3.645	429,632	9.863	0		0	
DA-3	331,056	7.600	0	0.000	0		0		52,533	1.206	267,894	6.150	1,089	0.025	9,540	0.219
Total	**1,002,708**	**23.019**	**0**	**0.000**	**0**	**0.000**	**0**	**0.000**	**211,310**	**4.851**	**772,842**	**17.742**	**1,089**	**0.025**	**17,468**	**0.401**

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GRAPHIC SCALE IN FEET
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CHRISTOPHER T. MARTIN
59646
PROFESSIONAL ENGINEER
03/25/2026

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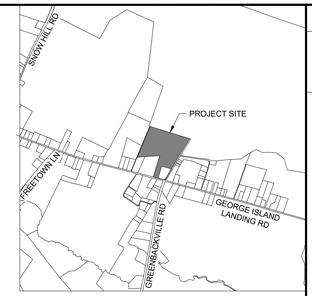
DATE	02/23/2026		
SCALE	AS SHOWN		
DESIGNED BY	CT	CT	
DRAWN BY	CT	CHM	
CHECKED BY	CHM		

PRE-DEVELOPMENT DRAINAGE AREA MAP

GEORGE ISLAND SOLAR
PREPARED FOR
GEORGE ISLAND SOLAR, LLC
WORCESTER COUNTY MD

SHEET NUMBER
C-510



NORTH

VICINITY MAP
SCALE: 1" = 2000'

POST-DEVELOPMENT DRAINAGE AREA MAP LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- LOD — LIMITS OF DISTURBANCE (LOD)
- DRAINAGE AREA DIVIDE
- TIME OF CONCENTRATION PATH
- XXX — EX. MAJOR CONTOUR
- XXX — EX. MINOR CONTOUR
- XXX (X) — SOIL CLASSIFICATION, HYDROLOGIC SOIL GROUP, SOIL TYPE BOUNDARY
- PR. IMPERVIOUS AREA
- FLOW TRANSITION POINT
- NAME, A, CN, TC — DRAINAGE AREA INDICATOR (NAME = DRAINAGE AREA ID; A = AREA (AC); CN = CURVE NUMBER; TC = TIME OF CONCENTRATION (HR))
- POINT OF INVESTIGATION STUDY POINT

POST-DEVELOPMENT LAND USE NOTES

1. ALL EXISTING WOODED AREAS ARE MODELED AS WOODS IN GOOD CONDITION
2. MEADOW IS TO BE PLANTED PRIOR IN THE SOLAR PANEL ARRAY AREA PRIOR TO INSTALLATION THEREFORE THE AREA IS MODELED AS MEADOW IN GOOD CONDITION PER MDE GUIDANCE
3. THE GRAVEL ACCESS DRIVE AND EQUIPMENT PAD ARE MODELED AS IMPERVIOUS AREA

Post Dev	Area (ac)	RCN	Tc (hr)	1-yr (cfs)	2-yr (cfs)	10-yr (cfs)	100-yr (cfs)
DA-1	1.91	76	0.281	1.51	2.29	5.05	11.1
DA-2	13.51	64	0.428	2.67	5.58	17.98	49.83
DA-3	7.60	67	0.28	2.72	5.06	14.32	36.85
Total	**23.02**	**66**	-	**6.90**	**12.93**	**37.35**	**97.78**

POST-DEVELOPMENT DRAINAGE AREA MAP
SCALE: 1" = 80'

	Total Area		Impervious		Open Space				Meadow				Row Crops				Woodlands			
					HSG A		HSG B		HSG A		HSG B		HSG A		HSG B		HSG A		HSG B	
	sf	ac	sf	ac	sf	ac	sf	ac	sf	ac	sf	ac	sf	ac	sf	ac	sf	ac	sf	ac
DA-1	83,243	1.911		0.000		0.000		0.000	0		348	0.008	0		74,967	1.721	0		7,928	0.182
DA-2	588,408	13.508	18,687	0.429		0.000		0.000	92,696	2.128	162,479	3.730	65,079	1.494	249,468	5.727	0		0	
DA-3	331,100	7.601		0.000		0.000		0.000	14,244	0.327	110,076	2.527	38,289	0.879	157,861	3.624	1,089	0.025	9,540	0.219
Total	**1,002,751**	**23.020**	**18,687**	**0.429**	**0**	**0.000**	**0**	**0.000**	**106,940**	**2.455**	**272,903**	**6.265**	**103,368**	**2.373**	**0**	**0.000**	**1,089**	**0.025**	**17,468**	**0.401**

NORTH

GRAPHIC SCALE IN FEET
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CHRISTOPHER H. MARTIN — 39746 — PROFESSIONAL ENGINEER — 03/25/2026

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EXPIRATION DATE 07/14/2026

KHA PROJECT	114191020		
DATE	02/25/2026		
SCALE	AS SHOWN	DESIGNED BY	CT
		DRAWN BY	CT
		CHECKED BY	CHM

POST-DEVELOPMENT DRAINAGE AREA MAP

GEORGE ISLAND SOLAR
PREPARED FOR
GEORGE ISLAND SOLAR, LLC
WORCESTER COUNTY MD

SHEET NUMBER
C-520

Plotted By: Lurie, Erin Sheet Set: GEORGE ISLAND SOLAR Layout: C-520 February 26, 2026 10:57:36am K:\BAL_DIV\114191-nesconp\114191020-nesconp_george island\CAD\plansheets\C-520 POST-DEVELOPMENT DRAINAGE AREA MAP.dwg
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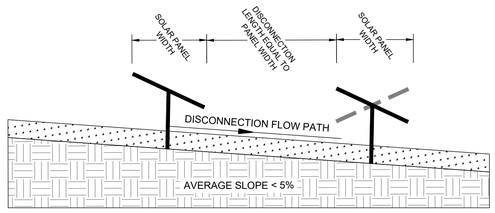
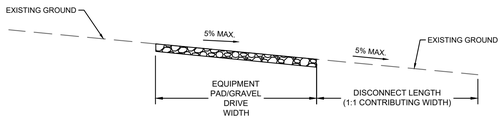
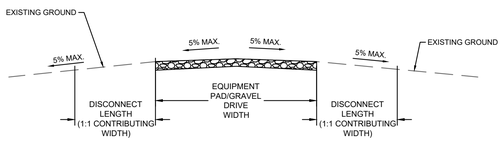


TYPICAL NON-ROOFTOP DISCONNECTION -
SOLAR PANEL PILE SUPPORTS AND OPEN/GRASS AREAS
AVERAGE SLOPE LESS THAN 5%
NOT TO SCALE



EQUIPMENT PAD/GRAVEL DRIVE DISCONNECT TYPICAL SECTIONS

SCALE: N.T.S.



EQUIPMENT PAD/GRAVEL DRIVE DISCONNECT CROWNED DRIVE TYPICAL SECTIONS

SCALE: N.T.S.

INSPECTION REQUIREMENTS DURING CONSTRUCTION

REFER TO THE SEQUENCE OF CONSTRUCTION ON SHEET C-650 FOR INSPECTION REQUIREMENTS DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY MARYLAND DEPARTMENT OF THE ENVIRONMENT AT 410-713-3682 AS NOTED IN THE SEQUENCE OF CONSTRUCTION ON SHEET , INCLUDING BUT NOT LIMITED TO:

1. INITIAL SITE CLEARING AND GRADING OPERATIONS
2. LOCATION, EXCAVATION, CONSTRUCTION AND PLANTING OF IMPERVIOUS SURFACES
3. UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION*

*FOR PERMANENT STABILIZATION SCHEDULES, REFER TO EROSION AND SEDIMENT CONTROL DETAIL SHEETS.

MAINTENANCE & INSPECTION - NON-ROOFTOP DISCONNECTION

TURF/MEADOW AREAS SHALL BE INSPECTED TWICE A YEAR FOR THE FIRST YEAR OF ESTABLISHMENT AND ANNUALLY THERE-AFTER. BASED ON INSPECTION, ALL WEEDS AND/OR INVASIVE PLANT MATERIAL SHALL BE REMOVED AND ANY DISTURBED OR DYING AREAS RE-SEEDED/ESTABLISHED.

TURF AREAS SHALL BE MOWN ANNUALLY OR AS REQUIRED TO MAINTAIN VEGETATED HEIGHTS LESS THAN REQUIRED EQUIPMENT CLEARANCES.

FACTORS WHEN USING NON-ROOFTOP DISCONNECTION FOR RUNOFF:

* -- THE VEGETATED AREA RECEIVING RUNOFF MUST BE EQUAL TO OR GREATER IN LENGTH THAN THE DISCONNECTED SURFACE (e.g. WIDTH OF THE ROW OF SOLAR PANELS).

* -- RUNOFF MUST SHEET FLOW ONTO AND ACROSS VEGETATED AREAS TO MAINTAIN THE DISCONNECTION

* -- DISCONNECTION SHOULD BE LOCATED ON GRADUAL SLOPES (<5%) TO MAINTAIN SHEETFLOW.LEVEL SPREADERS, TERRACES OR BERMS MAY BE USED TO MAINTAIN SHEETFLOW CONDITIONS IF THE AVERAGE SLOPE IS STEEPER THAN 5%. HOWEVER, INSTALLATION ON SLOPES GREATER THAN 10% WILL REQUIRE AN ENGINEERED PLAN THAT ENSURES ADEQUATE TREATMENT AND THE SAFE AND NON-EROSIVE CONVEYANCE OF RUNOFF TO THE PROPERTY LINE OR DOWNSTREAM STORMWATER MANAGEMENT PRACTICE.

* -- DISCONNECTING IMPERVIOUS SURFACES WORK BEST IN UNDISTURBED SOILS. TO MINIMIZE DISTURBANCE AND COMPACTION, CONSTRUCTION VEHICLES AND EQUIPMENT SHOULD AVOID AREAS USED FOR DISCONNECTION DURING INSTALLATION OF SOLAR PANELS.

* -- GROUNDCOVER VEGETATION MUST BE MAINTAINED IN GOOD CONDITION IN THOSE AREAS RECEIVING DISCONNECTED RUNOFF. TYPICALLY THIS MAINTENANCE IS NO DIFFERENT THAN OTHER LAWN OR LANDSCAPED AREAS. HOWEVER, AREAS RECEIVING RUNOFF SHOPULD BE PROTECTED (e.g., PLANTING SHRUBS OR TREES ALONG THE PERIMETER) FROM FUTURE COMPACTION.

Stormwater Management - Environmental Site Design Summary

Total Drainage Area		Existing Impervious		Proposed Impervious		%I	Rev	Target P_E	ESD Req'd		R_{v} Req'd		Prov'd P_E	ESD Prov'd *		R_{v} Prov'd		C_{pv} Req'd	
(sf)	(ac)	(sf)	(ac)	(sf)	(ac)	(%)			(cf)	(ac-ft)	(cf)	(ac-ft)		(cf)	(ac-ft)	(cf)	(ac-ft)	(cf)	(ac-ft)
969,210	22.25	0	0.00	22,481	0.52	2.3%	0.07	**1.0**	5,724	0.13	1,632	0.04	**1.0**	5,724	0.13	1,632	0.04	N/A	N/A

* - Non-rooftop Disconnect credit of previous open-areas requested

Kimley»Horn

Site Name: George Island Solar
Project #: 114191020
County: Worcester County

Date: 02/03/26
By: CT
Checked: CHM

Stormwater Management - Environmental Site Design - Treatment Summary

SWM/DA ID	Marland ESD ID	ESD Type	Total Project Area (DA)		Pervious Area (P_A)		Imp Area (I_A)		Imp Area Treated		%I	R_v	Length (L)	Width (W)	ESD_V Obtained	ESD_V (Max)	ESD_V Prov'd	R_v Prov'd	P_E Prov'd
			(sf)	(ac)	(sf)	(ac)	(sf)	(ac)	(sf)	(ac)	(%)		(ft)	(ft)	(cf)	(cf)	(cf)	(cf)	(in)
SWM-1	N-2	Non-Rooftop Disconnect - Gravel Drives	21,843	0.50	0	0.00	21,843	0.50	21,843	0.50	100.0%	0.95	N/A	20	1,729	4,669	1,729	493	1.00
SWM-2	N-2	Non-Rooftop Disconnect - Equipment Pads	639	0.01	0	0.00	639	0.01	639	0.01	100.0%	0.95	32	16	51	136	51	14	1.00
SWM-3	N-2	Panel Areas & Open Space Replaced	946,729	21.73	946,729	21.73	0	0.00	0	0.00	0.0%	0.05	N/A	N/A	3,945	10,651	3,945	1,125	1.00
		TOTAL	*969,210*	*22.25*				***Prov'd***	***22,481***	***0.52***						***Prov'd***	***5,724***	***1,632***	***1.00***
								Req'd	*22,481*	*0.52*						*Req'd*	*5,724*	*1,632*	1.00

Equations:

%I = I_A/ DA
Rv = 0.05 + 0.009*(%I)

ESDv Obtained = ESDv Storage / 75%
ESDv (max) = (2.7" * Rv * DA) / 12 **
ESDv Prov'd = Minimum of ESD Obtained and ESD (max)
Pe Prov'd = (ESDv Prov'd * 12) / (Rv * DA)

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CHRISTOPHER H. MARTIN — 59846 — STATE OF MARYLAND — PROFESSIONAL ENGINEER
03/25/2026

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DATE 02/23/2026
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STORMWATER MANAGEMENT DETAILS

GEORGE ISLAND SOLAR

PREPARED FOR
GEORGE ISLAND SOLAR, LLC

WORCESTER COUNTY MD

SHEET NUMBER
C-550

Plotted By:Lurie, Elon Sheet Set:GEORGE ISLAND SOLAR Layout:C-550 February 26, 2026 09:57:44am K:\BAL_CIV\114191-nexamp\114191020-nexamp george island\CAD\plansheets\C-550 STORMWATER MANAGEMENT DETAILS.dwg
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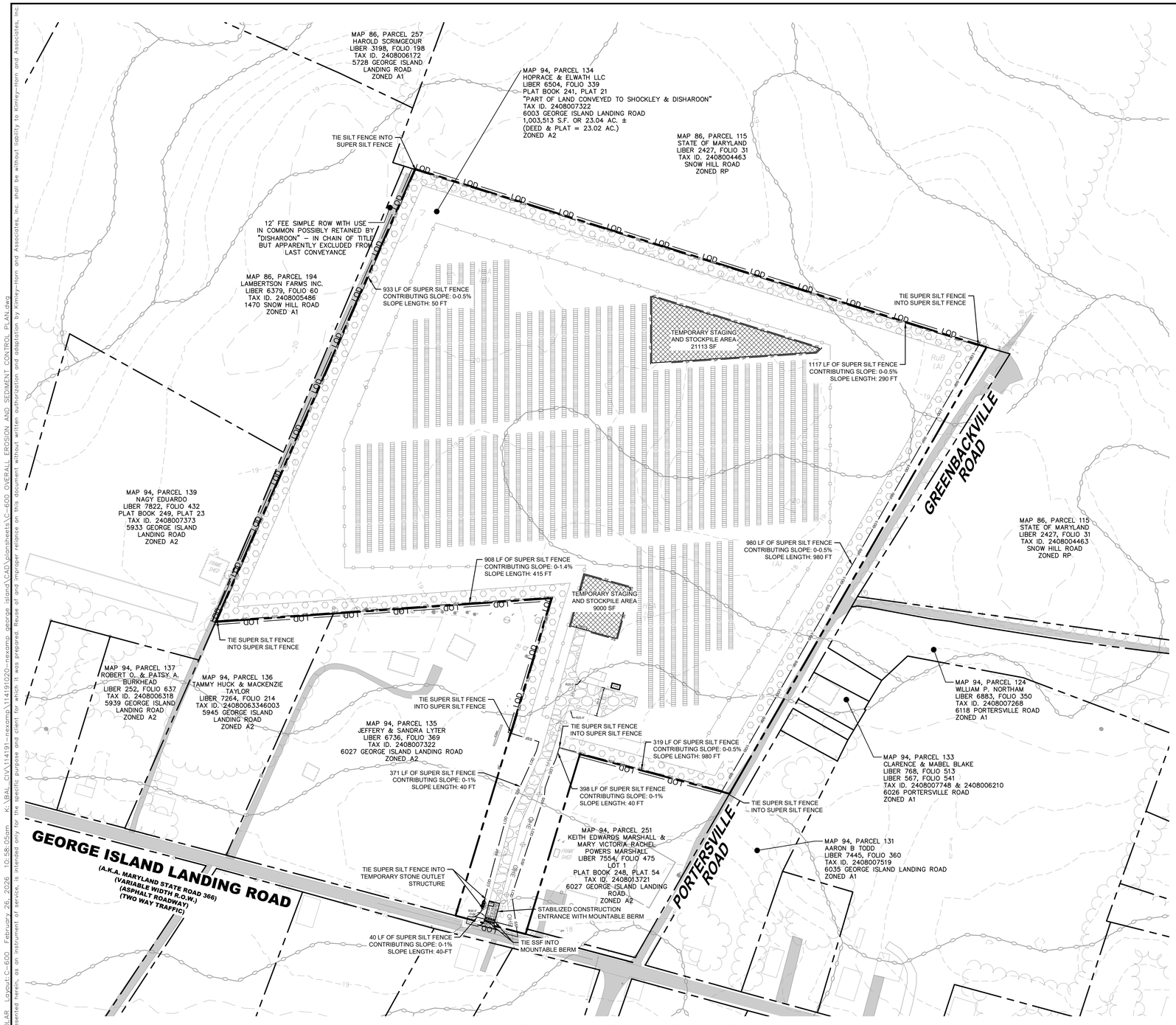
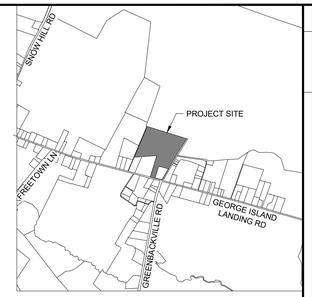


OVERALL EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 100'

OVERALL EROSION & SEDIMENT CONTROL PLAN LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- LOD — LIMITS OF DISTURBANCE (LOD)
- LOD SUPER SILT FENCE
- SUPER SILT FENCE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- STAGING AND STOCKPILE AREA
- MOUNTABLE BERM
- STABILIZED CONSTRUCTION ENTRANCE
- WASH RACK
- TEMPORARY STONE OUTLET STRUCTURE
- CONCRETE WASHOUT STRUCTURE



NORTH

VICINITY MAP

SCALE: 1" = 2000'

LOD NOTE

1. LOD OFFSET 5-FT FROM THE PROPERTY LINE FOR CLARITY

STANDARD STABILIZATION NOTE:

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:

A. THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND
B. SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

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GRAPHIC SCALE IN FEET
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DATE 02/23/2026			
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OVERALL EROSION & SEDIMENT CONTROL PLAN

GEORGE ISLAND SOLAR

PREPARED FOR
GEORGE ISLAND SOLAR, LLC

WORCESTER COUNTY MD

SHEET NUMBER
C-600

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TIE SILT FENCE INTO SUPER SILT FENCE

933 LF OF SILT FENCE
CONTRIBUTING SLOPE: 0-0.5%
SLOPE LENGTH: 50 FT

TEMPORARY STAGING AND STOCKPILE AREA
21113 SF
333.5'
312.0'
67.92'

908 LF OF SUPER SILT FENCE
CONTRIBUTING SLOPE: 0-0.5%
SLOPE LENGTH: 290 FT

TIE SUPER SILT FENCE INTO SUPER SILT FENCE

MAP 94, PARCEL 134
HOPRACE & ELWATH LLC
LIBER 6504, FOLIO 339
PLAT BOOK 241, PLAT 21
"PART OF LAND CONVEYED TO SHOCKLEY & DISHAROON"
TAX ID. 2408007322
6003 GEORGE ISLAND LANDING ROAD
1,003,513 S.F. OR 23.04 AC. ±
(DEED & PLAT = 23.02 AC.)
ZONED A2

GREENBACKVILLE ROAD

LF OF SUPER SILT FENCE
CONTRIBUTING SLOPE: 0-0.5%
SLOPE LENGTH: 980 FT

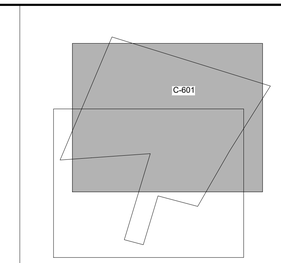
908 LF OF SUPER SILT FENCE
CONTRIBUTING SLOPE: 0-1.4%
SLOPE LENGTH: 415 FT

TEMPORARY STAGING AND STOCKPILE AREA
9000 SF
90.0'
100.0'
200.0'

MATCHLINE: SEE SHEET C-602

ENLARGED EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 50'



NORTH

KEY MAP

SCALE: 1" = 500'

ENLARGED EROSION & SEDIMENT CONTROL PLAN LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- LOD — LIMITS OF DISTURBANCE (LOD)
- LOD SSF — LOD SUPER SILT FENCE
- SSF SSF — SUPER SILT FENCE
- XXX — EX. MAJOR CONTOUR
- XXX — EX. MINOR CONTOUR
- EX. TREE LINE
- STAGING AND STOCKPILE AREA
- MOUNTABLE BERM
- SCE — STABILIZED CONSTRUCTION ENTRANCE
- WASH RACK
- TSOS — TEMPORARY STONE OUTLET STRUCTURE
- CWS — CONCRETE WASHOUT STRUCTURE

LOD NOTE

1. LOD OFFSET 5-FT FROM THE PROPERTY LINE FOR CLARITY

STANDARD STABILIZATION NOTE:

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:

A. THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND
B. SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

NORTH

GRAPHIC SCALE IN FEET
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CHRISTOPHER T. MARKLAND
39746
PROFESSIONAL ENGINEER
02/25/2026

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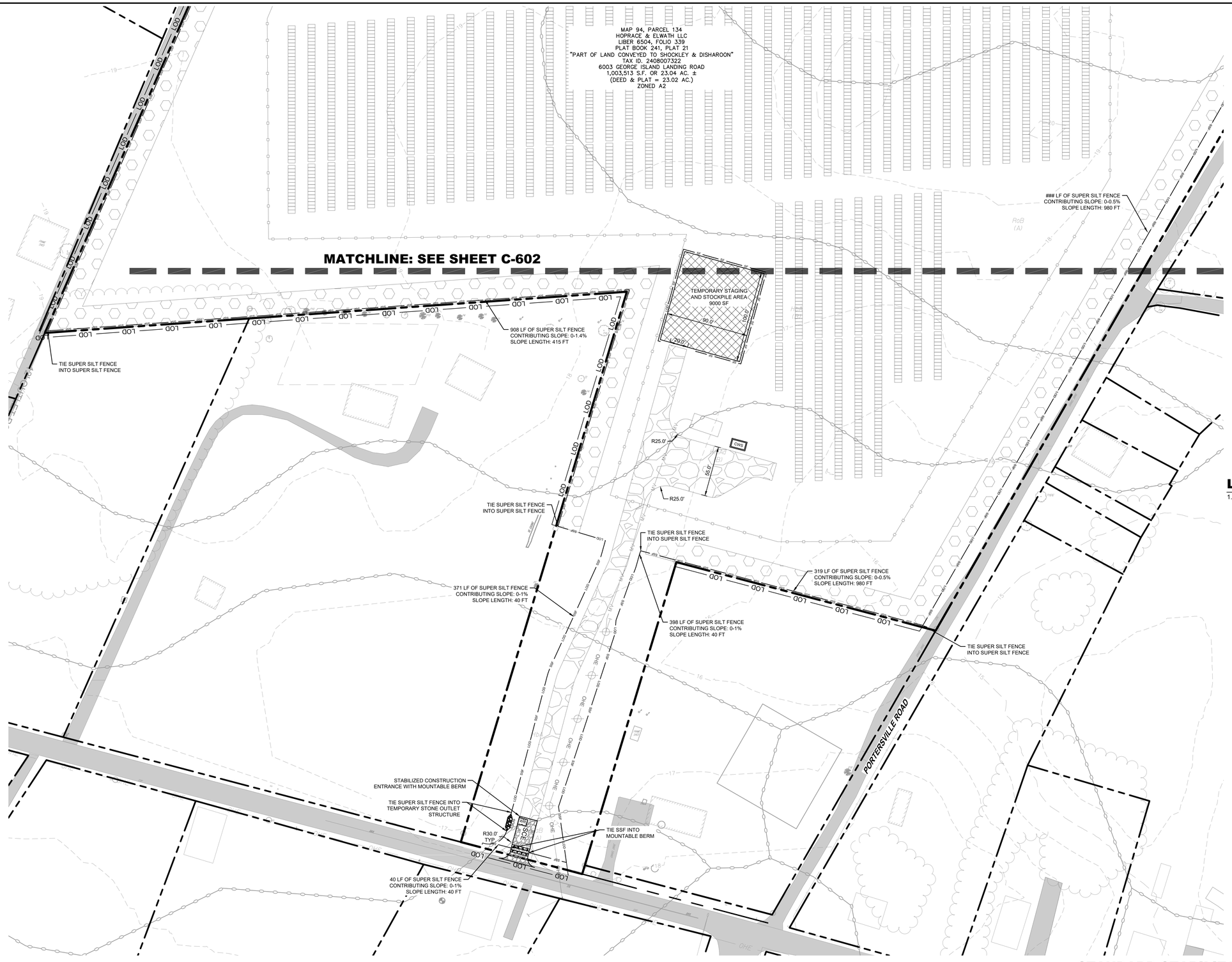
ENLARGED EROSION & SEDIMENT CONTROL PLAN

GEORGE ISLAND SOLAR

PREPARED FOR
GEORGE ISLAND SOLAR, LLC

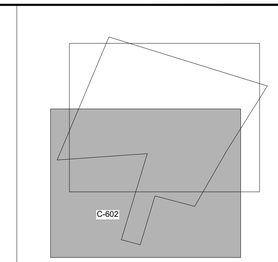
WORCESTER COUNTY MD

SHEET NUMBER
C-601



ENLARGED EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 50'



KEY MAP

SCALE: 1" = 500'

LOD NOTE

1. LOD OFFSET 5-FT FROM THE PROPERTY LINE FOR CLARITY

ENLARGED EROSION & SEDIMENT CONTROL PLAN LEGEND

- PROPERTY LINE
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GRAPHIC SCALE IN FEET
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ENLARGED EROSION & SEDIMENT CONTROL PLAN

GEORGE ISLAND SOLAR

PREPARED FOR
GEORGE ISLAND SOLAR, LLC

WORCESTER COUNTY MD

SHEET NUMBER
C-602

Plotted By: Lurie, Erin Sheet Set: GEORGE ISLAND SOLAR Layout: C-602 February 26, 2026 10:58:27am K:\VBAL_civil\114191-nexamp\114191020-nexamp georgeisland\CAD\plansheets\C-601 ENLARGED EROSION AND SEDIMENT CONTROL PLAN.dwg
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B-3 STANDARDS AND SPECIFICATIONS FOR LAND GRADING

RESHAPING THE EXISTING LAND SURFACE TO PROVIDE SUITABLE TOPOGRAPHY FOR BUILDING FACILITIES AND OTHER SITE IMPROVEMENTS.

1. PROVISIONS TO SAFELY CONVEY SURFACE RUNOFF TO STORM DRAINS, PROTECTED OUTLETS OR STABLE WATER COURSES TO ENSURE THAT SURFACE RUNOFF WILL NOT DAMAGE SLOPES OR OTHER GRADED AREAS.

2. CUT AND FILL SLOPES, STABILIZED WITH GRASSES, NO STEEPER THAN 2:L (WHERE THE SLOPE IS TO BE MOWED, THE SLOPE SHOULD BE NO STEEPER THAN 3:L, BUT 4:L IS PREFERRED BECAUSE OF SAFETY FACTORS RELATED TO MOWING STEEP SLOPES.) SLOPES STEEPER THAN 2:L REQUIRE SPECIAL DESIGN AND STABILIZATION CONSIDERATIONS TO BE SHOWN ON THE PLANS.

3. BENCHING PER DETAIL B-3-1 WHENEVER THE VERTICAL INTERVAL (HEIGHT) OF ANY 2:L SLOPE EXCEEDS 20 FEET; FOR 3:L SLOPES, WHEN IT EXCEEDS 30 FEET; AND FOR 4:L SLOPES, WHEN IT EXCEEDS 40 FEET. LOCATE BENCHES TO DIVIDE THE SLOPE FACE AS EQUALLY AS POSSIBLE AND TO CONVEY THE WATER TO A STABLE OUTLET. SOILS, SEEPS,ROCK OUTCROPS, ETC. ARE TO BE TAKEN INTO CONSIDERATION WHEN DESIGNING BENCHES.

   A. PROVIDE BENCHES WITH A MINIMUM WIDTH OF SIX FEET FOR EASE OF MAINTENANCE.

   B. DESIGN BENCHES WITH A REVERSE SLOPE OF 6:L OR FLATTER TO THE TOE OF THE UPPER SLOPE AND WITH MINIMUM OF ONE FOOT IN DEPTH. GRADE THE LONGITUDINAL SLOPE OF THE BENCH BETWEEN 2 PERCENT AND 3 PERCENT, UNLESS ACCOMPANIED BY APPROPRIATE DESIGN AND COMPUTATIONS.

   C. THE MAXIMUM ALLOWABLE FLOW LENGTH WITHIN A BENCH IS 800 FEET UNLESS ACCOMPANIED BY APPROPRIATE DESIGN AND COMPUTATIONS.

4. DIVERSION OF SURFACE WATER FROM THE FACE OF ALL CUT AND FILL SLOPES USING EARTH DIKES OR SWALES. CONVEY SURFACE WATER DOWN SLOPE USING A DESIGNED STRUCTURE, AND:

   A. PROTECT THE FACE OF ALL GRADED SLOPES FROM SURFACE RUNOFF UNTIL THEY ARE STABILIZED.

   B. DO NOT SUBJECT THE SLOPE'S FACE TO ANY CONCENTRATED FLOW OF SURFACE WATER SUCH AS FROM NATURAL DRAINAGE WAYS, GRADED SWALES, DOWNSPOUTS, ETC.

   C. PROTECT THE FACE OF THE SLOPE BY SPECIAL EROSION CONTROL MATERIALS TO INCLUDE, BUT NOT BE LIMITED TO, APPROVED VEGETATIVE STABILIZATION PRACTICES, RIPRAP OR OTHER APPROVED STABILIZATION METHODS.

5. SERRATED SLOPE AS SHOWN IN DETAIL B-3-2. THE STEEPEST ALLOWABLE SLOPE FOR RIPABLE ROCK IS 1.5:1. FOR NON ROCK SURFACES, THE SLOPES ARE TO BE 2:1 OR FLATTER. THESE STEPS WILL WEATHER AND ACT TO HOLD MOISTURE, LIME, FERTILIZER AND SEED THUS PRODUCING A MUCH QUICKER AND LONGER LIVED VEGETATIVE COVER AND BETTER SLOPE STABILIZATION.

6. SUBSURFACE DRAINAGE PROVISIONS. PROVIDE SUBSURFACE DRAINAGE WHERE NECESSARY TO INTERCEPT SEEPAGE THAT WOULD OTHERWISE ADVERSELY AFFECT SLOPE STABILITY OR CREATE EXCESSIVELY WET SITE CONDITIONS.

7. PROXIMITY TO ADJACENT PROPERTY. SLOPES MUST NOT BE CREATED CLOSE TO PROPERTY LINES WITHOUT ADEQUATE PROTECTION AGAINST SEDIMENTATION, EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE, OR OTHER RELATED DAMAGES.

8. QUALITY OF FILL MATERIAL. FILL MATERIAL MUST BE FREE OF BRUSH, RUBBISH, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER OBJECTIONABLE MATERIAL. DO NOT PLACE FROZEN MATERIALS IN THE FILL NOR PLACE THE FILL MATERIAL ON A FROZEN FOUNDATION.

9. STABILIZATION. STABILIZE ALL DISTURBED AREAS STRUCTURALLY OR VEGETATIVELY IN COMPLIANCE WITH SECTION B-4 STANDARDS AND SPECIFICATIONS FOR STABILIZATION PRACTICES.

MAINTENANCE

THE LINE, GRADE, AND CROSS SECTION OF BENCHING AND SERRATED SLOPES MUST BE MAINTAINED. BENCHES AND SERRATED SLOPES MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

B-4 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

DEFINITION

USING VEGETATION AS COVER TO PROTECT EXPOSED SOIL FROM EROSION.

PURPOSE

TO PROMOTE THE ESTABLISHMENT OF VEGETATION ON EXPOSED SOIL.

CONDITIONS WHERE PRACTICE APPLIES

ON ALL DISTURBED AREAS NOT STABILIZED BY OTHER METHODS. THIS SPECIFICATION IS DIVIDED INTO SECTIONS ON INCREMENTAL STABILIZATION; SOIL PREPARATION, SOIL AMENDMENTS AND TOPSOILING; SEEDING AND MULCHING; TEMPORARY STABILIZATION; AND PERMANENT STABILIZATION.

EFFECTS ON WATER QUALITY AND QUANTITY

STABILIZATION PRACTICES ARE USED TO PROMOTE THE ESTABLISHMENT OF VEGETATION ON EXPOSED SOIL. WHEN SOIL IS STABILIZED WITH VEGETATION, THE SOIL IS LESS LIKELY TO ERODE AND MORE LIKELY TO ALLOW INFILTRATION OF RAINFALL, THEREBY REDUCING SEDIMENT LOADS AND RUNOFF TO DOWNSTREAM AREAS.

PLANTING VEGETATION IN DISTURBED AREAS WILL HAVE AN EFFECT ON THE WATER BUDGET, ESPECIALLY ON VOLUMES AND RATES OF RUNOFF, INFILTRATION, EVAPORATION, TRANSPIRATION, PERCOLATION, AND GROUNDWATER RECHARGE. OVER TIME, VEGETATION WILL INCREASE ORGANIC MATTER CONTENT AND IMPROVE THE WATER HOLDING CAPACITY OF THE SOIL AND SUBSEQUENT PLANT GROWTH.

VEGETATION WILL HELP REDUCE THE MOVEMENT OF SEDIMENT, NUTRIENTS, AND OTHER CHEMICALS CARRIED BY RUNOFF TO RECEIVING WATERS. PLANTS WILL ALSO HELP PROTECT GROUNDWATER SUPPLIES BY ASSIMILATING THOSE SUBSTANCES PRESENT WITHIN THE ROOT ZONE.

SEDIMENT CONTROL PRACTICES MUST REMAIN IN PLACE DURING GRADING, SEEDBED PREPARATION, SEEDING, MULCHING, AND VEGETATIVE ESTABLISHMENT.

ADEQUATE VEGETATIVE ESTABLISHMENT

INSPECT SEEDED AREAS FOR VEGETATIVE ESTABLISHMENT AND MAKE NECESSARY REPAIRS, REPLACEMENTS, AND RESEEDINGS WITHIN THE PLANTING SEASON.

1. ADEQUATE VEGETATIVE STABILIZATION REQUIRES 95 PERCENT GROUNDCOVER.

2. IF AN AREA HAS LESS THAN 40 PERCENT GROUNDCOVER, RESTABILIZE FOLLOWING THE ORIGINAL RECOMMENDATIONS FOR LIME, FERTILIZER, SEEDBED PREPARATION, AND SEEDING.

3. IF AN AREA HAS BETWEEN 40 AND 94 PERCENT GROUNDCOVER, OVER-SEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY SPECIFIED.

4. MAINTENANCE FERTILIZER RATES FOR PERMANENT SEEDING ARE SHOWN IN TABLE B.6.

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B-4-1 STANDARDS AND SPECIFICATIONS FOR INCREMENTAL STABILIZATION

DEFINITION

ESTABLISHMENT OF VEGETATIVE COVER ON CUT AND FILL SLOPES.

PURPOSE

TO PROVIDE TIMELY VEGETATIVE COVER ON CUT AND FILL SLOPES AS WORK PROGRESSES.

CONDITIONS WHERE PRACTICE APPLIES

ANY CUT OR FILL SLOPE GREATER THAN 15 FEET IN HEIGHT. THIS PRACTICE ALSO APPLIES TO STOCKPILES.

CRITERIA

A. INCREMENTAL STABILIZATION - CUT SLOPES

1. EXCAVATE AND STABILIZE CUT SLOPES IN INCREMENTS NOT TO EXCEED 15 FEET IN HEIGHT. PREPARE SEEDBED AND APPLY SEED AND MULCH ON ALL CUT SLOPES AS THE WORK PROGRESSES.

2. CONSTRUCTION SEQUENCE EXAMPLE (REFER TO FIGURE B.1):

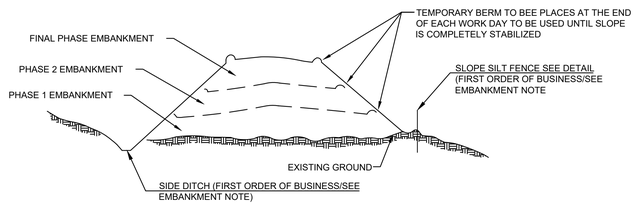
   A. CONSTRUCT AND STABILIZE ALL TEMPORARY SWALES OR DIKES THAT WILL BE USED TO CONVEY RUNOFF AROUND THE EXCAVATION.

   B. PERFORM PHASE 1 EXCAVATION, PREPARE SEEDBED, AND STABILIZE.

   C. PERFORM PHASE 2 EXCAVATION, PREPARE SEEDBED, AND STABILIZE. OVERSEED PHASE 1 AREAS AS NECESSARY.

   D. PERFORM FINAL PHASE EXCAVATION, PREPARE SEEDBED, AND STABILIZE. OVERSEED PREVIOUSLY SEEDED AREAS AS NECESSARY.

NOTE: ONCE EXCAVATION HAS BEGUN THE OPERATION SHOULD BE CONTINUOUS FROM GRUBBING THROUGH THE COMPLETION OF GRADING AND PLACEMENT OF TOPSOIL (IF REQUIRED) AND PERMANENT SEED AND MULCH. ANY INTERRUPTIONS IN THE OPERATION OR COMPLETING THE OPERATION OUT OF THE SEEDING SEASON WILL NECESSITATE THE APPLICATION OF TEMPORARY STABILIZATION.



B. INCREMENTAL STABILIZATION - FILL SLOPES

1. CONSTRUCT AND STABILIZE FILL SLOPES IN INCREMENTS NOT TO EXCEED 15 FEET IN HEIGHT. PREPARE SEEDBED AND APPLY SEED AND MULCH ON ALL SLOPES AS THE WORK PROGRESSES.

2. STABILIZE SLOPES IMMEDIATELY WHEN THE VERTICAL HEIGHT OF A LIFT REACHES 15 FEET, OR WHEN THE GRADING OPERATION CEASES AS PRESCRIBED IN THE PLANS.

3. AT THE END OF EACH DAY, INSTALL TEMPORARY WATER CONVEYANCE PRACTICE(S), AS NECESSARY, TO INTERCEPT SURFACE RUNOFF AND CONVEY IT DOWN THE SLOPE IN A NON-EROSIVE MANNER.

4. CONSTRUCTION SEQUENCE EXAMPLE (REFER TO FIGURE B.2):

   A. CONSTRUCT AND STABILIZE ALL TEMPORARY SWALES OR DIKES THAT WILL BE USED TO DIVERT RUNOFF AROUND THE FILL. CONSTRUCT SILT FENCE ON LOW SIDE OF FILL UNLESS OTHER METHODS SHOWN ON THE PLANS ADDRESS THIS AREA.

   B. AT THE END OF EACH DAY, INSTALL TEMPORARY WATER CONVEYANCE PRACTICE(S), AS NECESSARY, TO INTERCEPT SURFACE RUNOFF AND CONVEY IT DOWN THE SLOPE IN A NON-EROSIVE MANNER.

   C. PLACE PHASE 1 FILL, PREPARE SEEDBED, AND STABILIZE.

   D. PLACE PHASE 2 FILL, PREPARE SEEDBED, AND STABILIZE.

   E. PLACE FINAL PHASE FILL, PREPARE SEEDBED, AND STABILIZE. OVERSEED PREVIOUSLY SEEDED AREAS AS NECESSARY.

NOTE: ONCE THE PLACEMENT OF FILL HAS BEGUN THE OPERATION SHOULD BE CONTINUOUS FROM GRUBBING THROUGH THE COMPLETION OF GRADING AND PLACEMENT OF TOPSOIL (IF REQUIRED) AND PERMANENT SEED AND MULCH. ANY INTERRUPTIONS IN THE OPERATION OR COMPLETING THE OPERATION OUT OF THE SEEDING SEASON WILL NECESSITATE THE APPLICATION OF TEMPORARY STABILIZATION.

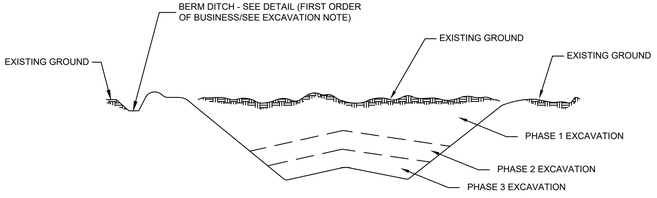


FIGURE 1 INCREMENTAL STABILIZATION - CUT

B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION

THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CONDITIONS WHERE PRACTICE APPLIES

WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

CRITERIA

A. SOIL PREPARATION

1. TEMPORARY STABILIZATION

   A. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.

   B. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.

   C. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.

2. PERMANENT STABILIZATION

   A. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:

      I. SOIL PH BETWEEN 6.0 AND 7.0.

      II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).

      III. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.

      IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.

      V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.

   B. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.

   C. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES. B.13

   D. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.

   E. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRIABLE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

B. TOPSOILING

1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.

3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

   A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

   B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.

   C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.

   D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.

5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:

   A. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1½ INCHES IN DIAMETER.

   B. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

   C. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

6. TOPSOIL APPLICATION

   A. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.

   B. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

   C. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)

1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.

2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.

3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.

4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS .

5. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

No.	REVISIONS	DATE	BY

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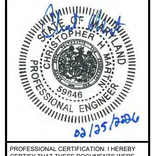

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 20746
EXPIRATION DATE: 07/14/2026

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DATE 02/25/2026				

EROSION & SEDIMENT CONTROL NOTES & DETAILS

GEORGE ISLAND SOLAR

PREPARED FOR

GEORGE ISLAND SOLAR, LLC

WORCESTER COUNTY MD

SHEET NUMBER

C-650

Plotted By:Lura, Erin Sheet Set:GEORGE ISLAND SOLAR Layout:C-650 February 26, 2026 10:58:37am K:\BAL_CIV\114191-nexamp\114191020-nexamp george island\CAD\plansheets\C-650 EROSION AND SEDIMENT CONTROL NOTES.dwg
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B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION

THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

PURPOSE

TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CONDITIONS WHERE PRACTICE APPLIES

TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

CRITERIA

A. SEEDING

1. SPECIFICATIONS

A. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.

B. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAWS.

C. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.

D. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

2. APPLICATION

A. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.

I. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES.

II. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.

B. DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.

I. CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED MUST BE FIRM AFTER PLANTING.

II. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.

C. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).

I. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P 2 O 5 (PHOSPHOROUS), 200 POUNDS PER ACRE; K 2 O (POTASSIUM), 200 POUNDS PER ACRE.

II. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING.

III. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION.

IV. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

B. MULCHING

1. MULCH MATERIALS (IN ORDER OF PREFERENCE)

A. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLDY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.

B. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE.

I. WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY.

II. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.

III. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.

IV. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.

V. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM. B.17

2. APPLICATION

A. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.

B. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.

C. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.

3. ANCHORING

A. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD:

I. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR.

II. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.

III. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PETROSET, TERRA TAX II, TERRA TACK AR OR OTHER APPROVED EQUAL MAY BE USED. FOLLOW APPLICATION RATES AS SPECIFIED BY THE MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED.

IV. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION

TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

PURPOSE

TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

CRITERIA

1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.
2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
3. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

TEMPORARY SEEDING SUMMARY

HARDINESS ZONE (from Figure B.3): ZONE 7B SEED MIXTURE (from Table B.1)					FERTILIZER RATE (10-20-20)	LIME RATE
NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS		
COOL SEASON GRASSES						
1	ANNUAL RYEGRASS	40	2/15 - 4/30 8/15 - 11/30	0.5"	436 LB/AC (10 LB/1000 SF)	2 TONS/AC (90 LB/1000 SF)
2	BARLEY	96	2/15 - 4/30 8/15 - 11/30	1.0"		
3	OATS	72	2/15 - 4/30 8/15 - 11/30	1.0"		
4	WHEAT	120	2/15 - 4/30 8/15 - 11/30	1.0"		
WARM SEASON GRASSES						
7	PEARL MILLET	20	5/1 - 7/31	0.5"		

NOTES:
1. SEEDING RATES FOR THE WARM-SEASON GRASSES ARE IN POUNDS OF PURE LIVE SEED (PLS). ACTUAL PLANTING RATES SHALL BE ADJUSTED TO REFLECT PERCENT SEED GERMINATION AND PURITY, AS TESTED. ADJUSTMENTS ARE USUALLY NOT NEEDED FOR THE COOL-SEASON GRASSES.
SEEDING RATES LISTED ABOVE ARE FOR TEMPORARY SEEDINGS, WHEN PLANTED ALONE. WHEN PLANTED AS A NURSE CROP WITH PERMANENT SEED MIXES, USE 1/3 OF THE SEEDING RATE LISTED ABOVE FOR BARLEY, OATS, AND WHEAT. FOR SMALLER-SEEDED GRASSES (ANNUAL RYEGRASS, PEARL MILLET, FOXTAIL MILLET), DO NOT EXCEED MORE THAN 5% (BY WEIGHT) OF THE OVERALL PERMANENT SEEDING MIX. CEREAL RYE GENERALLY SHOULD NOT BE USED AS A NURSE CROP. UNLESS PLANTING WILL OCCUR IN VERY LATE FALL BEYOND THE SEEDING DATES FOR OTHER TEMPORARY SEEDINGS. CEREAL RYE HAS ALLELOPATHIC PROPERTIES THAT INHIBIT THE GERMINATION AND GROWTH OF OTHER PLANTS. IF IT MUST BE USED AS A NURSE CROP, SEED AT 1/3 OF THE RATE LISTED ABOVE. OATS ARE THE RECOMMENDED NURSE CROP FOR WARM-SEASON GRASSES.
2. FOR SANDY SOILS, PLANT SEEDS AT TWICE THE DEPTH LISTED ABOVE.
3. THE PLANTING DATES LISTED ARE AVERAGES FOR EACH ZONE AND MAY REQUIRE ADJUSTMENT TO REFLECT LOCAL CONDITIONS, ESPECIALLY NEAR THE BOUNDARIES OF THE ZONE.

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B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

PURPOSE

TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

CRITERIA

A. SEED MIXTURES

1. GENERAL USE

A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

C. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.

D. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 ½ POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY .

2. TURFGRASS MIXTURES

A. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.

B. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES N THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

I. KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

II. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT

III. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES; CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.

IV. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES; CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 1½ TO 3 POUNDS PER 1000 SQUARE FEET.

NOTES:
SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND"

CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE

C. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES
WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 5B, 6A)

CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6B)

SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONES: 7A, 7B)

D. TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1½ INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFICULTY.

E. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (½ TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.

PERMANENT SEEDING SUMMARY

HARDINESS ZONE (from Figure B.3): ZONE 7B SEED MIXTURE (from Table B.1)					FERTILIZER RATE (10-20-20)			LIME RATE
NO	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	N	P2O5	K2O	
7	CREEPING RED FESCUE KENTUCKY BLUEGRASS	60 15	2/15 - 4/30 8/15 - 10/31	¼" - ½"	45 POUNDS PER ACRE (1.0 LB/1000 SF)	90 LB/AC (2 LB/1000 SF)	90 LB/AC (2 LB/1000 SF)	2 TONS/AC (90 LB/1000 SF)
12	CREEPING RED FESCUE HARD FESCUE SHEEP FESCUE	25 25 25	2/15 - 4/30 8/15 - 10/31	¼" - ½"				
1	SWITCH GRASS CREEPING RED FESCUE PARTRIDGE PEA	10 15 4	2/15 - 4/30* 5/1 - 5/31**	¼" - ½"				
ERNMX 612 (OR APPROVED EQUAL)	(SEE MANUFACTURER'S SPECIFICATIONS)							

`NOTES:
1. THE PLANTING DATES LISTED ARE AVERAGES FOR EACH ZONE. THESE DATES MAY REQUIRE ADJUSTMENT TO REFLECT LOCAL CONDITIONS, ESPECIALLY NEAR THE BOUNDARIES OF THE ZONES. WHEN SEEDING TOWARD THE END OF THE LISTED PLANTING DATES, OR WHEN CONDITIONS ARE EXPECTED TO BE LESS THAN OPTIMAL, SELECT AN APPROPRIATE NURSE CROP FROM TABLE B.1. TEMPORARY SEEDING FOR SITE STABILIZATION AND PLANT TOGETHER WITH THE PERMANENT SEEDING MIX.
2. WHEN PLANTED DURING THE GROWING SEASON, MOST OF THESE MATERIALS MUST BE PURCHASED AND KEPT IN A DORMANT CONDITION UNTIL PLANTING. BARE-ROOT GRASSES ARE THE EXCEPTION—THEY MAY BE SUPPLIED AS GROWING (NON-DORMANT) PLANTS.
*WARM-SEASON GRASSES NEED A SOIL TEMPERATURE OF AT LEAST 50 DEGREES F IN ORDER TO GERMINATE. IF SOIL TEMPERATURES ARE COLDER THAN 50 DEGREES, OR MOISTURE IS NOT ADEQUATE, THE SEEDS WILL REMAIN DORMANT UNTIL CONDITIONS ARE FAVORABLE. IN GENERAL, PLANTING DURING THE LATTER PORTION OF THIS PERIOD ALLOWS MORE TIME FOR WEED EMERGENCE AND WEED CONTROL PRIOR TO PLANTING. WHEN SELECTING A PLANTING DATE, CONSIDER THE NEED FOR WEED CONTROL VS. THE LIKELIHOOD OF HAVING SUFFICIENT MOISTURE FOR LATER PLANTINGS, ESPECIALLY ON DROUGHTY SITES.
**ADDITIONAL PLANTING DATES DURING WHICH SUPPLEMENTAL WATERING MAY BE NEEDED TO ENSURE PLANT ESTABLISHMENT.
***OTHER MEADOW SEED MIXES MAY BE USED (REFER TO LANDSCAPE PLAN).

B. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

1. GENERAL SPECIFICATIONS

A. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.

B. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF ¾ INCH, PLUS OR MINUS ¼ INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.

C. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.

D. SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.

E. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

2. SOD INSTALLATION

A. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.

B. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.

C. WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE.

D. WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS.

3. SOD MAINTENANCE

A, IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING.

B. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.

C. DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN ⅓ OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

H-5 STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

DEFINITION

CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

PURPOSE

TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS.

CONDITIONS WHERE PRACTICE APPLIES

AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

SPECIFICATIONS

1. MULCHES: SEE SECTION B-4-2 SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS, SECTION B-4-3 SEEDING AND MULCHING, AND SECTION B-4-4 TEMPORARY STABILIZATION. MULCH MUST BE ANCHORED TO PREVENT BLOWING.

2. VEGETATIVE COVER: SEE SECTION B-4-4 TEMPORARY STABILIZATION.

3. TILLAGE: TILL TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PRODUCE THE DESIRED EFFECT.

4. IRRIGATION: SPRINKLE SITE WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. THE SITE MUST NOT BE IRRIGATED TO THE POINT THAT RUNOFF OCCURS.

5. BARRIERS: SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

6. CHEMICAL TREATMENT: USE OF CHEMICAL TREATMENT REQUIRES APPROVAL BY THE APPROPRIATE PLAN REVIEW AUTHORITY

SEQUENCE OF CONSTRUCTION:

GENERAL

1. NOTE THE SEQUENCE OF CONSTRUCTION SHOWN BELOW IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.
2. OBTAIN ALL NECESSARY PERMITS PRIOR TO INITIATING ASSOCIATED CONSTRUCTION
3. CONTRACTOR TO STAKE OUT LIMITS OF DISTURBANCE
4. CONTRACTOR TO CONTACT THE WORCESTER COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS AT 410-632-1220 TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY SITE WORK. **FAILURE TO DO SO MAY RESULT IN AN IMMEDIATE "STOP WORK ORDER."**
5. NOTICE OF INTENT MUST BE SUBMITTED AND NPDES PERMIT MUST BE OBTAINED PRIOR TO STARTING ANY CONSTRUCTION. PROVIDE A COPY TO SOIL CONSERVATION DISTRICT (SCD).
6. NOTIFY SEDIMENT CONTROL INSPECTOR 24 HOURS PRIOR TO START OF CONSTRUCTION.
7. ALL TOPSOIL TO REMAIN ON-SITE. NO TOP SOIL MAY BE REMOVED FROM THE PROPERTY.
8. APPROVED PLANS TO REMAIN VALID FOR 3 YEARS FROM THE DATE OF APPROVAL UNLESS SPECIFICALLY EXTENDED OR RENEWED BY THE APPROVAL AUTHORITY.

CONSTRUCTION

9. UPON WRITTEN APPROVAL FROM INSPECTOR, INSTALL STABILIZED CONSTRUCTION ENTRANCE, STAGING AND STOCKPILE AREAS, PERIMETER CONTROLS (SSF/SF) AS SHOWN ON SHEETS C-600 - C-602. ONLY CLEAR AND GRUB AREAS AS NECESSARY FOR THE INSTALLATION OF PERIMETER CONTROLS. MARK ALL PROTECTED AREAS PRIOR TO LAND DISTURBING ACTIVITY.

9.1. REFER TO HEAVY USE AREA SPECIFICATION (B-4-7) FOR STAGING AREAS AND TEMPORARY DELIVERY AREAS.

10. WITH INSPECTOR APPROVAL, FINISH CLEARING AND GRUBBING THE REMAINDER OF THE SITE. HAUL ALL DEBRIS TO AN APPROVED SITE. STOCKPILE TOP SOIL ONSITE IN THE STOCKPILE AREAS INDICATED ON THE PLANS. NO TOP SOIL SHALL BE REMOVED FROM THE SITE.
13. BEGIN LANDSCAPE BUFFER INSTALLATION AFTER CLEARING AND GRUBBING OF THE SITE TO ALLOW FOR TREES TO MATURE DURING CONSTRUCTION.
14. INSTALL ACCESS DRIVES.
15. BEGIN INSTALLATION OF PILE SUPPORTS/FOUNDATION INSTALLATION, GRADING, SITE FENCING, AND UTILITY CONSTRUCTION.
16. COMPLETE GRADING AND FOUNDATION INSTALLATION, UTILITY CONSTRUCTION, SOLAR PANEL INSTALLATION, AND FENCE INSTALLATION. PERMANENTLY STABILIZE ALL AREAS. IN THE EVENT OF EROSION ALONG PANEL DRIPLINE, CONTRACTOR TO PROVIDE STABILIZATION

B-4-7 STANDARDS AND SPECIFICATIONS FOR HEAVY USE AREA PROTECTION

DEFINITION

THE STABILIZATION OF AREAS FREQUENTLY AND INTENSIVELY USED BY SURFACING WITH SUITABLE MATERIALS (E.G., MULCH AND AGGREGATE).

PURPOSE

TO PROVIDE A STABLE, NON-ERODING SURFACE FOR AREAS FREQUENTLY USED AND TO IMPROVE THE WATER QUALITY FROM THE RUNOFF OF THESE AREAS.

CONDITIONS WHERE PRACTICE APPLIES

THIS PRACTICE APPLIES TO INTENSIVELY USED AREAS (E.G., EQUIPMENT AND MATERIAL STORAGE, STAGING AREAS, HEAVILY USED TRAVEL LANES).

CRITERIA

1. A MINIMUM 4-INCH BASE COURSE OF CRUSHED STONE OR OTHER SUITABLE MATERIALS INCLUDING WOOD CHIPS OVER NONWOVI GEOTEXTILE SHOULD BE PROVIDED AS SPECIFIED IN SECTION H-1 MATERIALS.
2. SELECT THE STABILIZING MATERIAL BASED ON THE INTENDED USE, DESIRED MAINTENANCE FREQUENCY, AND RUNOFF CONTROL.
3. THE TRANSPORT OF SEDIMENTS, NUTRIENTS, OILS, CHEMICALS, PARTICULATE MATTER ASSOCIATED WITH VEHICULAR TRAFFIC AI EQUIPMENT, AND MATERIAL STORAGE NEEDS TO BE CONSIDERED IN THE SELECTION OF MATERIAL. ADDITIONAL CONTROL MEASUR MAY BE NECESSARY TO CONTROL SOME OF THESE POTENTIAL POLLUTANTS.
4. SURFACE EROSION CAN BE A PROBLEM ON LARGE HEAVY USE AREAS. IN THESE SITUATIONS, MEASURES TO REDUCE THE FLC LENGTH OF RUNOFF OR EROSIVE VELOCITIES NEED TO BE CONSIDERED.

MAINTENANCE

THE HEAVY USE AREAS MUST BE MAINTAINED IN A CONDITION THAT MINIMIZES EROSION. THIS MAY REQUIRE ADDING SUITABLE MATERIA AS SPECIFIED ON THE APPROVED PLANS, TO MAINTAIN A CLEAN SURFACE.

B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

DEFINITION

A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.

PURPOSE

TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.

CONDITIONS WHERE PRACTICE APPLIES

STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.

CRITERIA

1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.
2. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIE SLOPE RATIO NO STEEPER THAN 2:1. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.
3. RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT CONTROL PRACTICE.
4. ACCESS THE STOCKPILE AREA FROM THE UPGRADE SIDE.
5. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEVICE SUCH AS AN EARTH DIKE, TEMPORARY SWALE OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSIVI MANNER.
6. WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTIC MUST BE USED TO INTERCEPT THE DISCHARGE.
7. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3/7 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.
8. IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINER SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING.

MAINTENANCE

THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN A 2:1 THE STOCKPILE AREA MUST BE KEPT FREE OF EROSION. IF THE VERTICAL HEIGHT OF A STOCKPILE EXCEEDS 20 FEET FOR 2:1 SLOPES, 30 FEET FOR 3:1 SLOPES, OR 40 FEET FOR 4:1 SLOPES, BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.

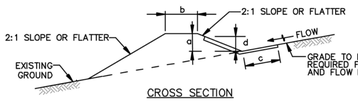
CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

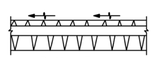
811 Know what's Call below. before you dig.

DETAIL C-1 EARTH DIKE

STANDARD SYMBOL: A–1 — PLACE DESIGNATION (e.g. A-1) ON FLOW CHANNEL SIDE OF DIKE.



CROSS SECTION



PLAN VIEW

CONTINUOUS GRADE 0.5% MIN. TO 10% MAX. SLOPE

DIKE TYPE	A	B
a – DIKE HEIGHT	18 IN MIN.	30 IN MIN.
b – DIKE WIDTH	24 IN MIN.	36 IN MIN.
c – FLOW WIDTH	4 FT MIN.	6 FT MIN.
d – FLOW DEPTH	12 IN MIN.	24 IN MIN.

FLOW CHANNEL STABILIZATION

A–1	SEED WITH STRAW MULCH AND TACK. (NOT ALLOWED FOR CLEAR WATER DIVERSION.)
A–2/B–2	SEED WITH SOIL STABILIZATION MATTING OR LINE WITH SOD.
A–3/B–3	4 TO 7 INCH STONE OR EQUIVALENT RECYCLED CONCRETE PRESSED INTO SOIL A MINIMUM OF 7 INCHES AND FLUSH WITH GROUND.

CONSTRUCTION SPECIFICATIONS

1. REMOVE AND DISPOSE OF ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SO AS NOT TO INTERFERE WITH PROPER FUNCTION OF EARTHDIKE.
2. EXCAVATE OR SHAPE EARTH DIKE TO LINE, GRADE, AND CROSS SECTION AS SPECIFIED. BANK PROJECTIONS OR OTHER IRREGULARITIES ARE NOT ALLOWED.
3. COMPACT FILL.
4. CONSTRUCT FLOW CHANNEL ON AN UNINTERRUPTED, CONTINUOUS GRADE, ADJUSTING THE LOCATION DUE TO FIELD CONDITIONS AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE.
5. PROVIDE OUTLET PROTECTION AS REQUIRED ON APPROVED PLAN.
6. STABILIZE EARTH DIKE WITHIN THREE DAYS OF INSTALLATION. STABILIZE FLOW CHANNEL FOR CLEAR WATER DIVERSION WITHIN 24 HOURS OF INSTALLATION.
7. MAINTAIN LINE, GRADE, AND CROSS SECTION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS, AND MAINTAIN POSITIVE DRAINAGE. KEEP EARTH DIKE AND POINT OF DISCHARGE FREE OF EROSION, AND CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B–4 VEGETATIVE STABILIZATION.
8. UPON REMOVAL OF EARTH DIKE, GRADE AREA FLUSH WITH EXISTING GROUND. WITHIN 24 HOURS OF REMOVAL STABILIZE DISTURBED AREA WITH TOPSOIL, SEED, AND MULCH, OR AS SPECIFIED ON APPROVED PLAN.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

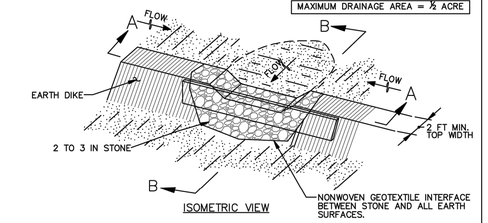
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

C.5

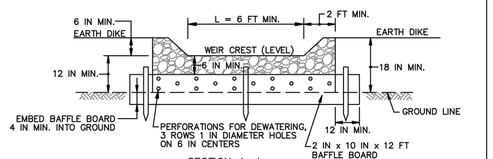
DETAIL E-7 TEMPORARY STONE OUTLET STRUCTURE

STANDARD SYMBOL: TSOS

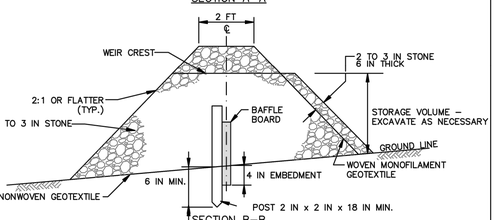
MAXIMUM DRAINAGE AREA = ½ ACRE



ISOMETRIC VIEW



SECTION A–A



SECTION B–B

1 OF 2

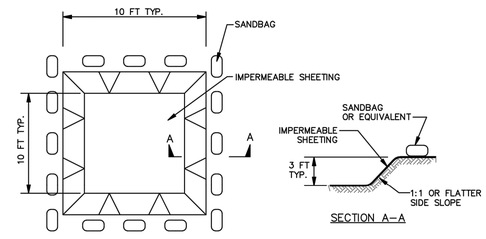
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

E.18

DETAIL H-6 ONSITE CONCRETE WASHOUT STRUCTURE

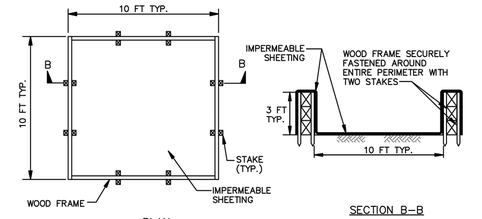
STANDARD SYMBOL: CWS



PLAN

SECTION A–A

EXCAVATED WASHOUT STRUCTURE



PLAN

SECTION B–B

WASHOUT STRUCTURE WITH WOOD PLANKS

1 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

H.24

No.	REVISIONS	DATE	BY

Kimley»Horn

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STATE OF MARYLAND — CHRISTOPHER H. TAYLOR — 59646 — PROFESSIONAL ENGINEER — 02/25/2026

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. 59646
EXPIRATION DATE 07/14/2026

KHA PROJECT 114191020
DATE 02/23/2026
SCALE AS SHOWN
DESIGNED BY CT
DRAWN BY CT
CHECKED BY CHM

EROSION & SEDIMENT CONTROL NOTES & DETAILS

GEORGE ISLAND SOLAR
PREPARED FOR
GEORGE ISLAND SOLAR, LLC
WORCESTER COUNTY MD

SHEET NUMBER
C-652

Plotted By:Lurie, Elon Sheet Set:GEORGE ISLAND SOLAR Layout:C-652 February 26, 2026 10:58:48am K:\BAL_CIV\114191-nexamp\114191020-nexamp georgeisland\CAD\planSheets\C-650 EROSION AND SEDIMENT CONTROL NOTES.dwg
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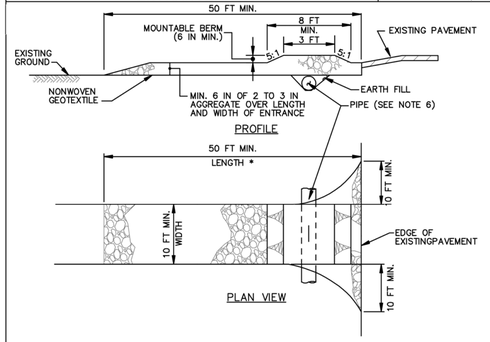
DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE



CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*)30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H–1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

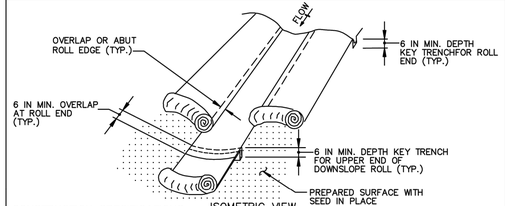
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

B.2

DETAIL B-4-6-A TEMPORARY SOIL STABILIZATION MATTING CHANNEL APPLICATION

STANDARD SYMBOL: TSSMC – * lb/ft² (* INCLUDE SHEAR STRESS)



CONSTRUCTION SPECIFICATIONS

1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN–MADE FIBERS (MOSTLY ORGANIC). MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOLDER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON–LEACHING AND NON–TOXIC TO VEGETATION AND SEED GERMINATION AND NON–INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND A MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH–SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPED AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
5. UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTERLINE. WORK FROM CENTER OF CHANNEL OUTWARD WHEN PLACING ROLLS. LAY MAT SMOOTHLY AND FIRMLY ON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. KEY–IN UPSTREAM END OF EACH MAT ROLL BY DIGGING A 6 INCH (MINIMUM) TRENCH AT THE UPSTREAM END OF THE MATTING, PLACING THE ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END.
7. OVERLAP OR ABUT THE ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B–4 VEGETATIVE STABILIZATION.

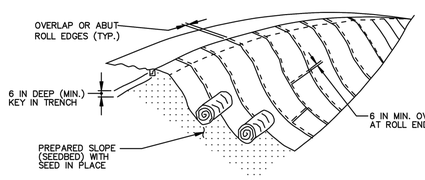
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

B.38

DETAIL B-4-6-B TEMPORARY SOIL STABILIZATION MATTING SLOPE APPLICATION

STANDARD SYMBOL: TSSMS – * lb/ft² (* INCLUDE SHEAR STRESS)



CONSTRUCTION SPECIFICATIONS

1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN–MADE FIBERS (MOSTLY ORGANIC). MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOLDER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON–LEACHING AND NON–TOXIC TO VEGETATION AND SEED GERMINATION AND NON–INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND A MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH–SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPED AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION & SEDIMENT CONTROL PLAN.
5. UNROLL MATTING DOWNSLOPE. LAY MAT SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. OVERLAP OR ABUT ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSLOPE MAT OVERLAPPING ON TOP OF THE DOWNSLOPE MAT.
7. KEY IN THE UPSLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B–4 VEGETATIVE STABILIZATION.

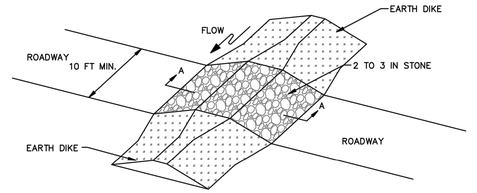
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

B.39

DETAIL C-8 MOUNTABLE BERM

STANDARD SYMBOL: MB



CONSTRUCTION SPECIFICATIONS

1. USE MINIMUM WIDTH OF 10 FEET TO ALLOW FOR VEHICULAR PASSAGE.
2. PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H–1 MATERIALS, OVER THE EARTH MOUND PRIOR TO PLACING STONE.
3. PLACE 2 TO 3 INCH STONE OR EQUIVALENT RECYCLED CONCRETE AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE MOUNTABLE BERM.
4. MAINTAIN LINE, GRADE, AND CROSS SECTION. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN SPECIFIED DIMENSIONS. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. MAINTAIN POSITIVE DRAINAGE.

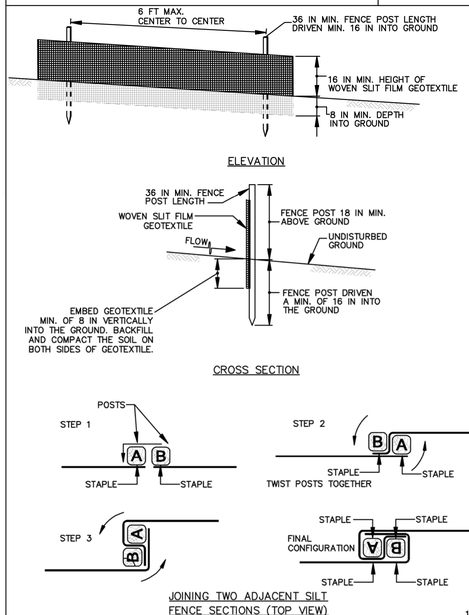
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

C.24

DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF



1 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

E.2

DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF

CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1¾ X 1¾ ± ⅛ INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID–SECTION.
4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H–1 MATERIALS.
5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

2 OF 2

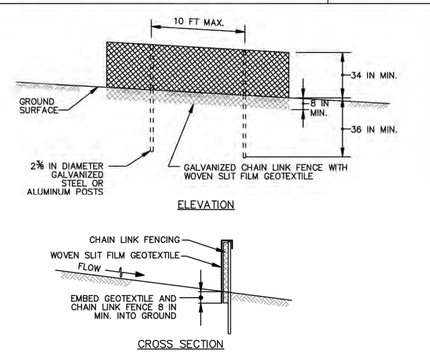
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

E.3

DETAIL E-3 SUPER SILT FENCE

STANDARD SYMBOL: SSF



CONSTRUCTION SPECIFICATIONS

1. INSTALL 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2⅜ INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
3. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H–1 MATERIALS.
7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

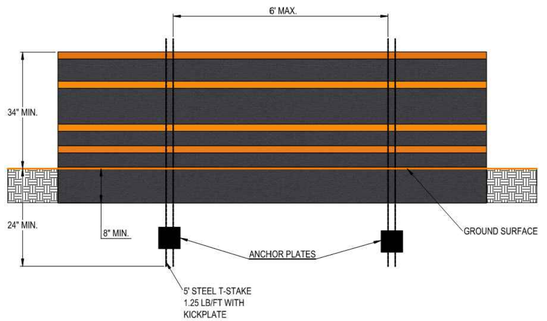
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

E.7

LET'S GET IT DONE

SMARTfence® 42 Detail:



NOTE: ACCEPTABLE ALTERNATIVE TO SUPER SILT FENCE

SMARTfence® 42 is NTPEP Compliant
GTX-2018-01-187

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811 Know what's Call below. before you dig.

No.	REVISIONS	BY	DATE

Kimley»Horn
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3904 BOSTON ST, SUITE 202, BALTIMORE, MD 21224
PHONE: 443–743–3470
WWW.KIMLEY–HORN.COM

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. 59646
EXPIRATION DATE 07/14/2026
03/25/2026

KHA PROJECT	114191020
DATE	02/23/2026
SCALE	AS SHOWN
DESIGNED BY	CT
DRAWN BY	CT
CHECKED BY	CHM

EROSION & SEDIMENT CONTROL NOTES & DETAILS

GEORGE ISLAND SOLAR
PREPARED FOR
GEORGE ISLAND SOLAR, LLC
WORCESTER COUNTY MD

SHEET NUMBER
C-653

Plotted By:Lurie, Elon Sheet Set:GEORGE ISLAND SOLAR Layout:C-653 February 26, 2026 10:58:56am K:\BAL_CIV\114191-nexamp\114191020-nexamp george island\CAD\
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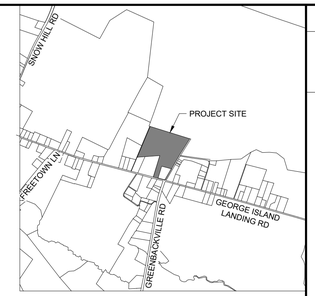
FOREST CONSERVATION PLAN

SCALE: 1" = #00'



NORTH

VICINITY MAP

SCALE: 1" = 2000'

FOREST CONSERVATION PLAN LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- EX. EDGE OF PAVEMENT
- EX. FENCE
- XxX / IXI — SOIL CLASSIFICATION HYDROLOGIC SOIL GROUP / SOIL TYPE BOUNDARY
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. TREE LINE
- EX. BUILDING
- EX. ROAD
- EX. GAS WELL
- EX. TREE
- LOD — LIMITS OF DISTURBANCE (LOD)
- FENCE
- OHE — OVERHEAD ELECTRIC
- MV — MV — MEDIUM VOLTAGE LINE
- LANDSCAPE BUFFER
- GRAVEL ACCESS DRIVE
- SNOW GATE
- SOLAR PANEL
- ELECTRICAL POLE
- EQUIPMENT PAD

SITE INFORMATION

ADDRESS:	6025 GEORGE ISLAND LANDING ROAD, STOCKTON, MD 21864	
TAX MAP:	ACCOUNT	08-007829
	MAP	0094
	PARCEL	0134
ZONING:	A-2 AGRICULTURAL DISTRICT	
AREA:	23.04 AC	

SURVEY INFORMATION

THIS PLAN IS BASED ON AN ALTA/NSPS LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC., ENTITLED "ALTA/NSPS LAND TITLE SURVEY PLAN APN: 08-0070829 6035 GEORGE ISLAND LANDING ROAD STOCKTON, WORCESTER COUNTY STATE OF MARYLAND" DATED JANUARY 2026.

ENVIRONMENTAL INFORMATION

1. MDE WATERSHED 6 DIGIT: COASTAL AREA (021301)
2. MDE WATERSHED 8 DIGIT: CHINCOTEAGUE BAY (0230106)
3. ERODIBLE SOILS: AS SHOWN
4. BEDROCK OUTCROPS: N/A
5. CRITICAL HABITAT AREA: N/A
6. STEEP SLOPES (>25%): AS SHOWN
7. STREAMS, OHWM, & BUFFERS: AS SHOWN
8. 100 YR FLOODPLAIN: N/A
9. CRITICAL AREA BOUNDARY: N/A
10. WETLANDS: AS SHOWN
11. EXISTING LAND USE: AGRICULTURE
12. PROPOSED LAND USE: SOLAR ENERGY SYSTEM, LARGE
13. MARYLAND HISTORIC TRUST: NO ADVERSE AFFECTS ON HISTORIC PROPERTIES
14. NATIONAL REGISTER OF HISTORIC PLACES: N/A
15. FLOODING SOILS: NONE

NATURAL RESOURCES INVENTORY SITE STATISTICS:

STUDY AREA (LOD)	±22.25 AC.
NET TRACT AREA	±23.02 AC.
100-YR FLOODPLAIN AREA	±0.00 AC
CRITICAL AREA	±0.00 AC
TOTAL FOREST AREA WITHIN STUDY AREA	±0.00 AC.
WETLANDS	±0.00 AC.
WETLAND BUFFERS	±0.00 AC.
STREAMS	±0.00 LF
STREAM BUFFERS	±0.00 AC.

STUDY AREA DESCRIPTION

THE STUDY AREA, AS SHOWN, CONSISTS OF ONE PARCEL. THERE IS NO EXISTING FOREST OR SPECIMEN TREES ON THE SITE OR WITHIN THE STUDY AREA. A WETLAND DELINEATION WAS CONDUCTED IN CONJUNCTION WITH THE FOREST STAND DELINEATION FIELD WORK, USING SUB-FOOT ACCURATE GNSS/GPS EQUIPMENT. NO 100-YEAR FLOODPLAIN OR CRITICAL AREA EXIST WITHIN THE LIMITS OF DISTURBANCE.

GENERAL NOTES

1. WATERWAY/ FOREST STAND DELINEATION FIELDWORK WAS PERFORMED BY CHESAPEAKE ENVIRONMENTAL MANAGEMENT IN JULY 2021. THERE IS NO FOREST OR SPECIMEN TREES LOCATED ON THE SUBJECT SITE.
2. THERE ARE NO WETLANDS, OR FOREST STANDS LOCATED ON SITE.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's Call below. before you dig.

FOREST CONSERVATION EXEMPTION NOTE:

PER PREVIOUSLY SUBMITTED FOREST STAND DELINEATION DATED 7/29/2021, THERE ARE NO EXISTING FOREST RESOURCES ON SITE.
THE PROJECT PROPOSES NO IMPACTS TO EXISTING FOREST RESOURCES; THEREFORE, IS EXEMPT FROM AFFORESTATION REQUIREMENTS PER HOUSE BILL 1511, PASSED 5/9/2024

SOIL TYPES

MAP UNIT SYMBOL	SOIL NAME	HYDROLOGIC SOIL GROUP	% OF OVERALL PROPERTY AREA
GaB	GALESTOWN LOAMY SAND, 2 TO 5 PERCENT SLOPES	A	0.40%
HbA	HAMBROOK SANDY LOAM, 0 TO 2 PERCENT SLOPES	B	69.20%
HmAd	HAMMONTON LOAMY SAND, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA	B	8.40%
RoB	ROSEDALE LOAMY SAND, 2 TO 5 PERCENT SLOPES	A	18.60%
RuB	RUNCLINT LOAMY SAND, 2 TO 5 PERCENT SLOPES	A	3.40%

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

CHRISTOPHER T. MARTIN — MARYLAND — 59646 — PROFESSIONAL ENGINEER
03/25/2026

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.
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DRAWN BY	CT
CHECKED BY	CHM

FOREST CONSERVATION PLAN

GEORGE ISLAND SOLAR

PREPARED FOR
GEORGE ISLAND SOLAR, LLC

WORCESTER COUNTY MD

SHEET NUMBER
FCP-1

Plotted By: Lurie, Elon Street Set: GEORGE ISLAND SOLAR Layout: FCP-1 February 26, 2026 10:59:12am K:\BAL_CIV\114191020-nexamp\114191020-nexamp_george island\CAD\plansheets\FCP-1 FOREST CONSERVATION PLAN.dwg
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TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: April 8, 2026

PROJECT: TPE MD WO73 Solar

APPLICANT(S) IN ATTENDANCE:

_____

_____

TRC MEMBERS IN ATTENDANCE:

_____ Tremblay, Zoning Administrator
_____ Zito, DRP Specialist III
_____ Miller, Building Plans Reviewer III
_____ Mitchell, Environmental Programs
_____ White, Environmental Programs
_____ Soper, Environmental Programs
_____ Birch, Environmental Programs
_____ Mathers, Environmental Programs
_____ Owens, Fire Marshal
_____ Korb, Deputy Fire Marshal
_____ Lynch, County Roads
_____ Berdan, County Roads
_____ Wilson, State Highway Admin.
_____ Fritts, State Highway Admin.
_____ Beauchamp, W & WW, DPW
_____ Knight, Planning Commission Rep.

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DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING
Worcester County
GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL:410.632.1200 / FAX: 410.632.3008
http://www.co.worcester.md.us/departments/drp

ZONING DIVISION
BUILDING DIVISION
BOARD OF LICENSE COMMISSIONERS

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING
April 8, 2026

WO73 Solar– Major Site Plan Review

Utility solar energy system. Located in Berlin, MD 21811. Tax Map 25, Parcel 3, R-2 Suburban Residential District. Bathtap LLC, owner / TPE MD WO73 Solar, applicant / Kimley-Horn & Associates Inc., engineer/surveyor.

Prepared by: Zoning Division Staff

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.

For a Major Site Plan, please address all comments provided by the Technical Review Committee (TRC) and resubmit any changes as needed for the Planning Commission. If approved by the Planning Commission, final approval of the site plan will not be granted by the County until all comments provided to the applicant have been addressed on the site plan and any associated documents.

General Requirements:

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
   a. A complete building permit application along with the initial fee of $350 made payable to "Worcester County."
   b. Four (4) sets of sealed plans in accordance with the applicable International Building Code.
   c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.

In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections' agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

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

§ZS1-206	R-2 Suburban Residential District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off-Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways
§ZS1-344	Alternative Energy Facilities

***Development Review and Permitting (DRP) Zoning Division comments are based on the plans submitted. These comments are subject to change every time a change is made to the plans that affect items reviewed under the Zoning and Subdivision Control Article.**

General

1. All sheets: Please provide the zoning designation for adjacent parcels.

2. Sheet C-000: Please add the MW/DC wattage in the site notes.
3. Sheet C-000: Please clarify the IFC drawings. The final locations, dimensions, and structures shall be shown on the approved final site plan.
4. Sheets C-200 through C-202: Please provide the proposed inverter locations.
5. Sheet C-210: Please clarify if the fence posts will be wood or metal. Please also provide the details that are to be designed by the structural engineer.
6. Sheet C-210: Please provide details on the proposed site entrance fence.
7. Sheet C-210: Please provide the signage details that are referred to in the electrical plans.
8. Sheet C-550: Please provide a typical detail for the panels. Please also clarify if they will be tracking or fixed systems.
9. Sheet C-600: Please clarify if any topsoil will stored long-term, or if it is only temporarily. If stored long-term, please note where this location will be.
10. Please clarify if Emergency Services has been notified.
11. Please clarify if there will be any lighting. If lighting is proposed, please provide a lighting plan and ensure the solar energy generating station does not emit any visible light during dusk to dawn operations.
12. Please clarify if there will be any additional signage on the site.

Landscaping

13. Sheet C-200/C-201: Regarding the site access, please ensure that landscaping is arranged so as to not negatively impact the sight distance at any public road intersection or access point to a public road from the site. Plantings shall not exceed forty-two inches at maturity above the established street grade where planted within thirty feet of the intersection of the road right-of-way lines or pavement, whichever is greater. §ZS1-322(b)(6).
14. Sheet C-250: Please specify if water trucks are the landscape maintenance method. If so, this will require a waiver from the Planning Commission. §ZS1-322(b)(7).
15. Sheet C-250: Please provide the landscaping height at installation, maturity, as well as which species are native to Worcester County.
16. Sheet C-250: For the landscape buffer typical, please provide the 20’ width to match the proposed 20’ buffer, or please clarify why the typical width varies.
17. Sheet C-250: Please add a note that the landscaping “may not be trimmed to stunt upward or outward growth or to otherwise limit the effectiveness of the visual screen.”
18. Worcester County shall hold a landscaping bond equal to 100% of the total landscaping cost for the first five years. After five years, 50% of the bond may be released if, on inspection, the vegetative protections meet a 90% survival threshold. The remaining 50% shall be held for an additional two years. If upon further inspection and confirmation that the vegetative protections continue to meet 90% survival threshold, it shall be released.
19. A landscape inspection and maintenance agreement shall be recorded in the Land Records prior to the issuance of the building permit. A $60 check made payable to “Worcester County Clerk of Court” must also be provided with the agreement.

Decommissioning Plan

20. Please reorganize the decommissioning plan to align with the code outlined is §ZS1-344(d)(7)(A).
21. A separate decommissioning plan will be required that meets the standards outlined in §ZS1-344(d)(7)(A) of the Worcester County code. Please also include all details outlined in §ZS1-344(d)(7) within the plan. This plan must be submitted and reviewed by the County prior to proceeding to Planning Commission.
22. Within the Decommissioning Plan please add that a geotechnical report shall be submitted to the County during decommissioning. The report shall identify actions taken to restore the site to predevelopment conditions, including an assessment of soil conditions, and any monitoring activities that may be required. §ZS1-344(d)(7)(A)(4)(viii).
23. A wet-sealed copy of the final approved Plan must be submitted to the County prior to signature site plan approval.

Decommissioning Bond

24. A decommissioning bond to be held by Worcester County will be required prior to the issuance of a building permit. This bond will be held by Worcester County only and is in separate to any bonding requirements required by the Public Service Commission (PSC). The bond value shall be 125% of the cost estimate, and the cost estimate shall be prepared by an independent certified Professional Engineer approved by the County. The bond value shall not include salvage value. The bond value shall be reevaluated every five years, when the property or lease transfers, and just prior to decommissioning. §ZS1-344(d)(7)(C).
25. Based on the provided cost estimate, the value of the bond held by Worcester County shall be $503,801.70 (125% of $403,041.36).
26. A decommissioning agreement shall be recorded in the Land Records prior to the issuance of the building permit. A $60 check made payable to "Worcester County Clerk of Court" must also be provided with the agreement.

Other Agency Approvals:

1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area, Forestry, and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

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

NEXT STEPS: **For a Major Site Plan, please address all comments provided by the TRC and resubmit any changes as needed for the Planning Commission. If approved by the Planning Commission, final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and any associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for 'final signature approval' before building/zoning permits will be issued.**

The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state regulations.

No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.

Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Planner III JSB

Subject: April 8, 2026 - Technical Review Committee Meeting

Date: March 24, 2026

- **TPE MD WO73 Solar - Major Site Plan Review**
  Proposed utility-scale solar project. Located on the westerly side of Old Ocean city Road, Tax Map 25, Parcel 3, Tax District 03, R-2 Residential District, Bathtap LLC, owner / Kimley-Horn and Associates, Inc., engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

Worcester County Government Center 1 West Market Street, Room 1306 Snow Hill, Maryland 21863
Tel: 410-632-1220 Fax: 410-632-2012

DEPARTMENT OF
ENVIRONMENTAL PROGRAMS
Worcester County
GOVERNMENT CENTER
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LAND PRESERVATION PROGRAMS
STORMWATER MANAGEMENT
SEDIMENT AND EROSION CONTROL
SHORELINE CONSTRUCTION
AGRICULTURAL PRESERVATION
ADVISORY BOARD

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

MEMORANDUM

DATE: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

If you have any questions, please feel free to contact the Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for the April 8, 2026 Meeting

From: Environmental Programs Staff

Subject: **TPE MD WO73 Solar Major Site Plan Review – Tax Map: 25, Parcel: 3**

Date:

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

1. Environmental Programs requires a $150 fee for any Technical Review Committee projects submitted on private water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.

2. After site research, it is determined that there are no hindrances to water or sewage as a result of this project.

3. There are several internal farm ditches on the property that will need to be reviewed for impacts to the overall site drainage for this project. Due to the hydric nature of the soils present, alteration of drainage patterns could complicate and hinder construction. We have experienced considerable problems with poorly drained sites like this where, even with minimal site impacts installing the panels, the traffic and equipment moving over the site has created problematic drainage situations that the developer should take into account in their design and planning for this project.

4. We have performed soil evaluations on this property in years past and there were water tables within two (2) feet of surface, owing to the hydric nature of the soils on most of this property.
5. The southwest corner of the property comes in contact with the Timmonstown Public Drainage Area (PDA). Care should be taken not to disturb drainage patterns, the ditch itself, or impact maintenance easements around the ditch without receiving permission from the PDA manager.

Worcester County Government Center 1 West Market Street, Room 1306 Snow Hill, Maryland 21863
Tel: 410-632-1220 Fax: 410-632-2012

Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To:	Technical Review Committee
From:	David Mathers, Natural Resources Planner IV DM
Subject:	Forest Conservation & Stormwater Management Review
Date:	March 26, 2026
Date of Meeting:	April 8, 2026
Project:	TPE MD WO73 Solar
Location:	Westerly side of Old Ocean City Rd, Tax Map: 25, Parcel: 3
Owner/Developer:	Bathtap, LLC
Engineer/Surveyor:	Kimley-Horn and Associates, Inc.

This project is exempt from the Worcester County Forest Conservation Law. In accordance with House Bill 723, as of July 1, 2024, solar photovoltaic facilities are exempt from the County's Forest Conservation Law provided there is no cutting or clearing of forest, and provided that all forested area cut or cleared is replaced at a ratio of one acre planted for each one acre removed, or, is replaced at a ratio of one half acre planted for each one acre removed in a priority funding area. Furthermore, any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

The Forest Conservation statement above shall be included in the plans for this project.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater Concept Plan approval. This project will need Stormwater Site Development Plan approval prior to proceeding to Planning Commission.

All projects over one acre shall be required to file for a General Permit/Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination

System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

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CRITICAL AREAS
FOREST CONSERVATION
COMMUNITY HYGIENE

MEMORANDUM

DATE: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

If you have any questions, please feel free to contact the Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

Department of Development Review & Permitting
Worcester County Government Center
1 W. Market St., Room 1201
Snow Hill, Maryland 21863
410-632-1200, Ext. 1151
pmiller@worcestermd.gov

****

Project: TPE MD WO73 Solar
Date: 4/8/2026
Tax Map: 25 Parcel: 3 Section:___ Lot:___ Block:_____

COMMENTS

1. Current Codes: 2021 International Building Code
   2020 National Electric Code

2. Wind Design (assumed):113 MPH Risk Category I; Exposure Category "C";
   Ground Snow Load – 20 PSF

3. Soils report required at time of permit application.

4. Engineered sealed plans (Maryland) required for all systems and components.
   Soils evaluation for pile foundation for embedment.

5. Special inspector **(third party engineer)** will be required for all piles, systems and components during construction. Final certification and report of project prior to final inspection by building inspector.

6. Submit the total number and size of solar panels to be installed.

7. Provide total wattage amount at time of application.

8. Please provide your design professional with a copy of these comments.

9. If tracking panel system is installed, a commissioning report will be required.

Additional information may be requested at time of plan review.

Permit fee is by ft^2 of panels x .1131. There is also a fee for fire marshal.

Outlook

TRC Comments 4/8/26

From Kevin Lynch <klynch@worcestermd.gov>
Date Thu 3/26/2026 8:41 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>
Cc Lisa Lawrence <llawrence@worcestermd.gov>; Keith Berdan <kberdan@worcestermd.gov>

Good morning Ben,

See below for TRC comments from the Road's Division.

- **Ocean Pines Golf Course Monopole**- project is within OPA and will have no impact on County roadways.
- **Sunset Marine Park**- Include commercial entrance detail on plans for Old Bridge entrance. Ensure bond is in good standings with our office before proceeding with work.
- **611 Holdings II**- commercial entrance bond will be needed with our office before work can begin.
- **10702 Assateague Road**- commercial entrance bond will be needed with our office before work can begin.
- **George Island Solar**- project is located on SHA maintained roadway, no access to any County Road.
- **TPE MD WO73 Solar**- project located on SHA maintained roadway, no access to any County Road.
- **Dash In**- Two (2) commercial entrance bonds will be required for the entrances for this project. Show the entrance detail on the plans and also include the paving spec that will be used for the entrances.

Kevin A. Lynch
Superintendent
Worcester County Department Of Public Works
Roads Division
5764 Worcester Hwy
Snow Hill, MD 21863
O: (410) 632-2244, ext. 2104
C: 443-783-9731
F: 410-632-0020

Outlook

RE: 4/8/26 TRC Draft Agenda

From Lee R. Beauchamp <lrbeauchamp@worcestermd.gov>
Date Mon 3/23/2026 8:47 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>
Cc Dallas Baker <dbaker@worcestermd.gov>; Jana B. Potvin <jbpotvin@worcestermd.gov>

Ben,

Below are the water and sewer TRC comments for the projects on this agenda:

1. **George Island Solar:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.

2. **TPE MD W073 Solar:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.
3. **Berlin Lions Club:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.

4. **Sunset Marine Park:**
    a. Show the location of the proposed water meter for both buildings.

5. **611 Holdings II:** Water and Wastewater Division has no comments as there is no service requested.

6. **10702 Assateague Road:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.

7. **Dash In:**
    a. The proposed water meter location is directly over a proposed underground electric line. To deconflict this, we recommend moving the water meter and associated valves to between the curb and the underground electric line.
    b. Relocate the proposed sewer clean out to be inline with the proposed water meter pit. This will reduce any confusion for county staff on private/ public maintenance responsibility.
    c. County Standards and Specs require SDR-9 pipe used for domestic water lines.
    d. Use a 2in meter pit for a 2in meter.
    e. Include the following County Standard Details: G-1, W-5, W-8, W-11, S-6, and S-8.
    f. In Sheet C-303 add a note to show limits of County Maintenance for sewer lateral as will. County maintenance will stop on the back of the relocated sewer clean out.
8. **Ocean Pines Golf Course Monopole:** Water and Wastewater Division has no comments as there is no service requested.

9. **Crepe Myrtle Count:**
    a. Water meters must be located outside of the paved driveways and concrete sidewalks.

b. Water valves need to be added on the main at ever tee so the system can be isolated for any repairs in the future.
c. Fire Hydrants need to be added at the end of the dead-end water mains that are near SWM #M6-12 and M6-7.

Thanks

Lee Beauchamp, PE
Water & Wastewater Superintendent
Worcester County Public Works
Office Phone: (410) 641-5251 x2439
Work Cell: (410) 430-2366
Email: lrbeauchamp@worcestermd.gov

MARYLAND'S Coast
WORCESTER COUNTY

From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Monday, March 16, 2026 8:14 AM
To: Benjamin M. Zito <bmzito@worcestermd.gov>
Subject: 4/8/26 TRC Draft Agenda

All,

See the attached draft agenda for the 4/8/26 TRC meeting. Digital files can be found here: 4-8-26 TRC

The agenda will be finalized next week.

Thank you,

Ben Zito
DRP Specialist III
Dept. of Development, Review and Permitting
Worcester County Government
One West Market Street, Room 1201
Snow Hill, MD 21863
(410) 632-1200, ext. 1134
bmzito@worcestermd.gov

MDOT SHA Comments

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA

Wednesday, April 8, 2026 at 1:00 p.m.
Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863

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.

I. **Call to Order**

II. **Site Plan Review (§ ZS 1-325)**

A. **Ocean Pines Golf Course Monopole- Minor Site Plan Review**
Proposed construction of a 150' monopole. Located at 98 Clubhouse Drive, Ocean Pines, MD 21811. Tax Map 16, Parcel 21, Tax District 3, R-2 Residential District. Ocean Pines Association, Inc., owner / Entrex Communication Services Inc., engineer.
No Comment

B. **Sunset Marine Park – Major Site Plan Review**
Proposed construction of one (1) retail building and one (1) boat sales and service building. Located at Sunset Avenue and Old Bridge Road, Ocean City, MD 21842. Tax Map 27, Parcel 264 & 632, Tax District 10, C-2 General Commercial District. Old Bridge Sunset Holdings, LLC, owner / Vista Design, Inc., applicant & engineer.
No Comment

C. **611 Holdings II – Minor Site Plan Review**
Proposed gravel yard for boat storage. Located at Stephen Decatur Highway and Sinepuxent Road, Ocean City, MD 21842. Tax Map 26, Parcel 211, Tax District 10, C-1 Neighborhood Commercial District. 611 Holdings II, LLC, owner / Vista Design, Inc., applicant & engineer. Access will need to be off Sinepuxent Rd.Will need a preliminary plan review.

D. **10702 Assateague Road – Minor Site Plan Review**
Proposed construction of one (1) coffee shop building and an outdoor commercial component. Located at 10702 Assateague Road, Berlin, MD 21811. Tax Map 25, Parcel 298, Tax District 3, C-1 Neighborhood Commercial District. 10702 Assateague LLC, owner / Vista Design, Inc., applicant & engineer. Will require a plan review and access permit

E. **George Island Solar – Major Site Plan Review**
Proposed utility-scale solar project. Located at 6025 George Island Landing Road, Stockton, MD 21864. Tax Map 94, Parcel 134, Tax District 8, A-2 Agricultural District. Horace & Elwath, LLC, owner / Kimley-Horn and Associates, Inc., engineer.
Will require a plan review. Recommended access from Portersvill Rd.

F. **TPE MD WO73 Solar – Major Site Plan Review**

Proposed utility-scale solar project. Located on the Westerly side of Old Ocean City Road, Berlin, MD 21811. Tax Map 25, Parcel 3, Tax District 3, R-2 Residential District. Bathtap LLC, owner / Kimley-Horn and Associates, Inc., engineer.

Will require a plan review and access permit

G. **Dash In – Minor Site Plan Review**

Proposed construction of Dash In convenience store. Located at intersection of Ocean Gateway, Coastal Square Road, and Samuel Bowen Boulevard, Berlin, MD 21811. Tax Map 26, Parcel 474, Lot 4, Tax District 3, C-3 Highway Commercial District. Coastal Square, LLC, owner / Becker Morgan Group, Inc., applicant & engineer.

Will require plan review. Access on Coastal Square does not meet SHA corner clearance. (min. corner clearance 200'). Recommend access from Samuel Bowen Blvd. only.

III. **Adjourn**

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SNOW HILL, MARYLAND 21863-1294
TEL: 410-632-5666
FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **WO73 Solar** TRC #: **20260121**
LOCATION: **Westerly side of Old Ocean City Road – Berlin. Tax Map 25, Parcel 3.**
CONTACT: **Bathtap, LLC**
MEETING DATE: **April 8, 2026** COMMENTS BY: **Robert Korb, Jr.**
Chief Deputy Fire Marshal

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

Scope of Project:

Proposed utility scale solar array project.

Specific Comments:

1. Provide a Knox Box furnished by the Berlin Volunteer Fire Company at the entrance to the site on the access gate.

2. Upon completion of the project, provide awareness training to the Berlin Volunteer Fire Company on site specific safety details.

TPE MD WO73 SOLAR
MAJOR SITE PLAN
OLD OCEAN CITY BLVD
BERLIN, MD 21811

OVERALL SITE SUMMARY

PROJECT SITE	
PROPERTY AREA	= 137 AC±
SUBJECT PLOT AREA	= 40.57 AC± PER SURVEY
EXISTING ZONING	R2
EXISTING LAND USES	AGRICULTURE
PROPOSED ZONING	R2
PROPOSED LAND USES	5MWac COMMUNITY ENERGY GENERATING SYSTEM (CSEGS) - SOLAR
PROJECT AREA	
LIMITS OF DISTRUBANCE (INCLUDING BUFFER AREA)	= 34.29 AC±
SOLAR ARRAY (AREA W/IN FENCE)	= 21.30 AC ±
AREA WITHIN CRITICAL AREA	= 0.00 AC ±
AREA WITHIN 100-YR FLOODPLAIN	= 0.00 AC ±
EXISTING IMPERVIOUS AREA	= 0.00 AC ±
EXISTING IMPERVIOUS AREA TO BE REMOVED	= 0.00 AC ±
PROPOSED IMPERVIOUS AREA	= 0.22 AC ±
ROAD ENTRANCES, ACCESS/DRIVES	= 0.18 AC ±
EQUIPMENT & PADS (INVERTERS/TRANSFORMERS)	= 0.04 AC ±
TOTAL IMPERVIOUS AREA	= 0.22 AC ±

SITE NOTES

1. FOR DEED REFERENCE TO SUBJECT PROPERTY: (TAX MAP - 25, PARCEL - 3) SEE DEED 06274/00059. TAX ACCOUNT NUMBER 03-015564.
2. OUTLINE COURSES AND DISTANCES, SITE FEATURES, AND TOPOGRAPHICAL CONTOURS ARE TAKEN FROM SURVEY PREPARED BY LWS TITLED "PLAT OF SURVEY FOR TPE WO73, LLC" DATED 6/17/2024, SUPPLEMENTED WITH WORCESTER COUNTY GIS. SURVEY WAS PREPARED USING AERIAL PHOTOGRAMMETRY.
3. SITE IS NOT LOCATED WITHIN THE CRITICAL AREA.
4. THE SUBJECT PROPERTY IS ENTIRELY WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD PER FEMA MAP 24047C0153H, DATED 7/16/2015.
5. SOILS SHOWN HEREON WERE TAKEN FROM U.S. DEPARTMENT OF AGRICULTURE WEB SOIL SURVEY FOR WORCESTER COUNTY, MARYLAND. THE FOLLOWING SOILS EXIST ON SITE: FadA, FALLSINGTON SANDY LOAMS, 0 TO 2 PERCENT SLOPES, HbD, HAMBROOK SANDY LOAM, 2 TO 5 PERCENT SLOPES, MpB, MATTAPEX FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES, MtdA, MATTAPEX SILT LOAM, 0 TO 2 PERCENT SLOPES, NnA, NASSAWANGO FINE SANDY LOAM, 0 TO 2 PERCENT SLOPES, OtA, OTHELLO SILT LOAMS, 0 TO 2 PERCENT SLOPES, SadA, SASSAFRAS SANDY LOAM, 0 TO 2 PERCENT SLOPES, SadB, SASSAFRAS SANDY LOAM, 2 TO 5 PERCENT SLOPES, SadC, SASSAFRAS SANDY LOAM, 5 TO 10 PERCENT SLOPES, AND WddA, WOODSTOWN SANDY LOAM, 0 TO 2 PERCENT SLOPES.
6. BASED ON THE MARYLAND HISTORIC TRUST MEDUSA MAP, THERE ARE NO HISTORICAL RESOURCES ON THE SITE.
7. THERE IS A WETLAND AND PERENNIAL STREAM ALONG THE SOUTHERN EDGE OF THE SUBJECT PARCEL, ACCORDING TO THE WETLAND AND STREAM DELINEATION COMPLETED BY HOLLY OAK CONSULTING, INC., AS SHOWN ON THE FOREST STAND DELINEATION PLAN AND EXISTING CONDITIONS PLAN. THE PROJECT AREA IS ENTIRELY OUTSIDE OF THE WETLAND AND STREAM AREA AND ASSOCIATED BUFFERS.
8. SITE BULK REGULATIONS REQUIREMENTS:

BULK REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	50 AC	137 AC
MAX. BUILDING HEIGHT	15 FT	<15 FT
MIN. FRONT YARD	50 FT	50 FT
MIN. SIDE YARD	50 FT	50 FT
MIN. REAR YARD	50 FT	50 FT

9. STORMWATER QUANTITY AND QUALITY CONTROL REQUIREMENTS ARE PROVIDED IN ACCORDANCE WITH THE COUNTY STORMWATER MANAGEMENT ORDINANCE AND THE MDE STORMWATER DESIGN GUIDANCE FOR SOLAR PANEL INSTALLATIONS. QUALITY CONTROL IS TO BE PROVIDED THROUGH THE IMPLEMENTATION OF NON-ROOFTOP DISCONNECT (N-2). DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2) IS USED TO ADDRESS RUNOFF FROM THE GRAVEL ACCESS DRIVES, EQUIPMENT PADS AND SOLAR PANELS.

FOREST CONSERVATION NOTE:

THE PROJECT PROPOSES NO IMPACTS TO EXISTING FOREST RESOURCES; THEREFORE, IS EXEMPT FROM AFFORESTATION REQUIREMENTS PER HOUSE BILL 1511, EFFECTIVE JULY 2024.

SURVEY NOTES:

1. OUTLINE COURSES AND DISTANCES, SITE FEATURES, AND TOPOGRAPHICAL CONTOURS ARE TAKEN FROM SURVEY PREPARED BY LW SURVEY COMPANY, TITLED "PLAT OF SURVEY FOR TPE WO73, LLC" DATED 2/16/2026, SUPPLEMENTED WITH WORCESTER COUNTY GIS.
2. ENVIRONMENTAL FEATURES SHOWN BASED ON SITE WALK PERFORMED BY HOLLY OAK CONSULTING, LLC IN APRIL 2024. WETLANDS, STREAMS, AND FOREST STANDS ARE PRESENT ON SITE, OUTSIDE OF THE PROPOSED PROJECT AREA. REFER TO SEPARATE FOREST STAND DELINEATION.
3. NORTH, BEARINGS AND COORDINATES SHOWN HEREON ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM (NAD'83/2011); ELEVATIONS SHOWN HEREON REFER TO THE NAVD'88 DATUM; AND BOTH ARE BASED ON THE FOLLOWING CONTROL STATIONS:

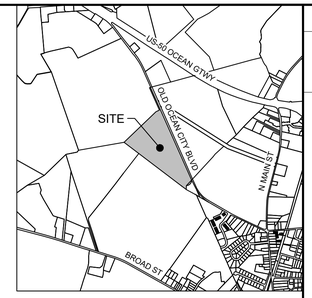
STATION	NORTH	EAST	ELEVATION	DESCRIPTION
SITE CONTROL POINT 1	250,102.813	1,820,175.313	34.879	SET REBAR WITH CAP
SITE CONTROL POINT 2	250,052.346	1,820,211.638	33.522	SET MAG NAIL

HORIZONTAL DATUM REFERS TO NAD83.GPS OBSERVATIONS REFERENCED TO THE KEYNET VRS NETWORK AND THE NGS CORS NETWORK TO ESTABLISH THE SITE DATUM.

PRIOR TO CONSTRUCTION IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION

LOCATION PLAN
SCALE: 1" = 500'

GRAPHIC SCALE IN FEET
0 250 500 1000



VICINITY MAP
SCALE: 1" = 2000'

Sheet List Table

Sheet Number	Sheet Title
C-000	COVER SHEET
C-100	OVERALL EXISTING CONDITIONS
C-200	OVERALL SITE PLAN
C-201	ENLARGED SITE PLAN
C-202	ENLARGED SITE PLAN
C-210	SITE DETAILS
C-250	LANDSCAPE DETAILS
C-500	OVERALL STORMWATER MANAGEMENT PLAN
C-510	PRE-DEVELOPMENT DRAINAGE AREA PLAN
C-520	POST-DEVELOPMENT DRAINAGE AREA PLAN
C-550	STORMWATER MANAGEMENT DETAILS
C-600	OVERALL EROSION AND SEDIMENT CONTROL PLAN
C-601	ENLARGED EROSION AND SEDIMENT CONTROL PLAN
C-602	ENLARGED EROSION AND SEDIMENT CONTROL PLAN
C-603	ENLARGED EROSION AND SEDIMENT CONTROL PLAN
C-650	EROSION AND SEDIMENT CONTROL NOTES
C-651	EROSION AND SEDIMENT CONTROL NOTES
C-652	EROSION AND SEDIMENT CONTROL NOTES
C-653	EROSION AND SEDIMENT CONTROL DETAILS

PSC NOTES:

1. THE PROJECT RECEIVED A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY (CPCN) FOR A 5MW COMMUNITY SOLAR ENERGY FACILTIY UNDER CASE 9772 PER FINAL ORDER OF THE PUBLIC UTILITY LAW JUDGE DATED FEBRUARY 13, 2026.
2. THE PROJECT WILL MEET ALL REQUIREMENTS OF THE FINAL LICENSING CONDITIONS OF PSC CASE 9772

NOTES:

1. REFER TO STRUCTURAL IFC DRAWINGS AND CALCULATIONS FOR FINAL LOCATION, DIMENSIONS, AND ELEVATIONS OF ALL PROPOSED STRUCTURES.
2. REFER TO ELECTRICAL IFC DRAWINGS AND CALCULATIONS FOR FINAL LOCATION, DIMENSIONS, AND SPECIFICATIONS OF ALL PROPOSED ELECTRICAL EQUIPMENT.
3. REFER TO RACKING IFC DRAWINGS AND CALCULATIONS FOR FINAL LOCATION, DIMENSIONS, AND SPECIFICATIONS OF ALL PROPOSED RACKING EQUIPMENT.

SITE INFORMATION

ADDRESS	MAP	GRID	PARCEL	PLAT	AREA (SF)	AREA (Ac.)
OLD OCEAN CITY BLVD	25	02	03	229028	± 1,767,229	± 40.57

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811 Know what's Call below. before you dig.

ENGINEER'S DESIGN CERTIFICATION

I HEREBY CERTIFY THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01, AND 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND IS CONTINGENT UPON ISSUANCE OF ALL APPLICABLE REGULARITY PERMITS.

ENGINEER SIGNATURE — 59646 P.E. NO.
CHRIS MARTIN, PE — 2/11/2026 DATE
PRINT NAME

ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. ADDITIONALLY, THE OWNER OR DEVELOPER SHALL CERTIFY RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY THE APPROPRIATE ENFORCEMENT AUTHORITY AND/OR MDE.

DATE February 13, 2026 APPLICANT SIGNATURE

- *ALL PHASES OF STORMWATER MANAGEMENT CALCULATIONS, STRUCTURE DESIGN AND CONSTRUCTION WILL ADHERE TO CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR STORMWATER MANAGEMENT AND THE STORMWATER MANAGEMENT PLAN FOR THIS SITE.*
- *ALL INFORMATION SET FORTH IN THIS PLAN ACCURATELY CONVEYS THIS SITE'S CONDITIONS TO THE BEST OF MY KNOWLEDGE.*
- *ALL STRUCTURAL DEVICES FOR STORMWATER MANAGEMENT WILL BE PROTECTED BY PROPER SOIL EROSION AND SEDIMENT CONTROL DEVICES UNTIL ALL CONTRIBUTING AREAS HAVE PASSED FINAL STABILIZATION INSPECTION.*

**UPON COMPLETION OF THE PROJECT, AN AS-CONSTRUCTED SURVEY, NOTICE OF CONSTRUCTION COMPLETION (NOCC), AND LETTER OF CERTIFICATION MUST BE SUBMITTED TO THE DEPARTMENT, EXCEPT INDIVIDUAL SINGLE FAMILY DWELLINGS. ONCE REVIEW IS COMPLETE AND APPROVED, A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.*

DATE February 13, 2026 APPLICANT SIGNATURE

No.	REVISIONS	DATE	BY

Kimley»Horn
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3904 BOSTON ST, SUITE 202, BALTIMORE, MD 21224
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

STATE OF MARYLAND — CHRISTOPHER MARTIN — 59646 — PROFESSIONAL ENGINEER
02/25/2026

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. 59646
EXPIRATION DATE 07/14/2026

KHA PROJECT	114734303
DATE	2/23/2026
SCALE	AS SHOWN
DESIGNED BY	EJL
DRAWN BY	JK
CHECKED BY	CHM

COVER SHEET

TPE MD WO73 SOLAR
PREPARED FOR
TPE MD WO73, LLC
WORCESTER COUNTY MARYLAND

SHEET NUMBER
C-000

Plotted By:Lura, Erin Sheet Set:WO73 SOLAR Layout:C-000 COVER SHEET February 27, 2026 09:21:38am K:\ECO_DS\114734--TPE\114734303--WO73 Solar\CAD\PlanSheets\C-000 COVER.dwg
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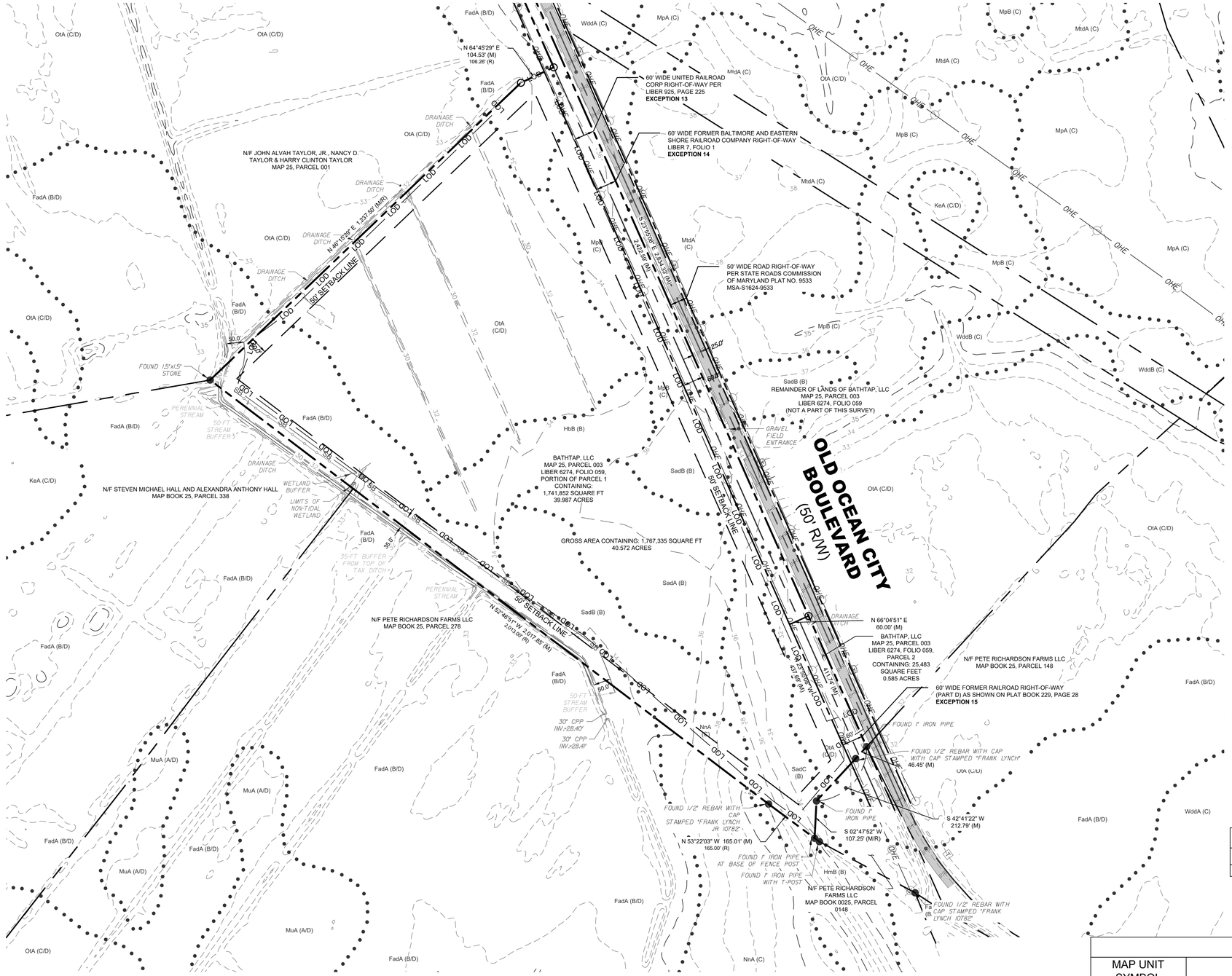
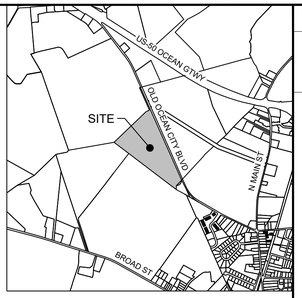


OVERALL EXISTING CONDITIONS

SCALE: 1" = 150'

GRAPHIC SCALE IN FEET
0 75 150 300



VICINITY MAP

SCALE: 1" = 2000'

EXISTING CONDITIONS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING ROAD
- LOD — LIMIT OF DISTURBANCE
- EXISTING STREAM
- SB — 50' STREAM BUFFER
- EXISTING 35' TAX DITCH BUFFER
- WB — WB — 25' WETLAND BUFFER
- SOIL BOUNDARY
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING TREELINE
- EXISTING NON-TIDAL WETLAND
- EXISTING ROAD
- EXISTING ELECTRICAL STRUCTURES

PROPERTY OWNER INFORMATION

MAP 25 PARCEL 3 - BATHTAP LLC - 6274/59 - ZONED: R2 - CURRENT USE: AGRICULTURAL

ADJOINING LANDOWNERS

MAP 25 PARCEL 1 - JOHN ALVAH JR & NANCY D TAYLOR - 1726/394 - ZONED: A1 - CURRENT USE: AGRICULTURAL
MAP 25 PARCEL 338 - STEVEN MICHAEL & ALEXANDRA ANTHONY HALL - 2126/493 - ZONED: A1 - CURRENT USE: RESIDENTIAL
MAP 25 PARCEL 278 - PETER E RICHARDSON - 5609/055 - ZONED: R2 - CURRENT USE: AGRICULTURAL
MAP 25 PARCEL 148 - PETE RICHARDSON FARMS LLC - 5609/055 - ZONED: R2 - CURRENT USE: AGRICULTURAL

EXISTING GROUND COVER

COVER TYPE	ACREAGE (±)	% OF PROPERTY (±)
AGRICULTURE	40.57	100.0

SOIL TYPES

MAP UNIT SYMBOL	SOIL NAME	HYDROLOGIC SOIL GROUP	% OF OVERALL PROPERTY AREA
FadA	FALLSINGTON SANDY LOAMS, O TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA	B/D	11.4%
HbB	HAMBROOK SANDY LOAM, 2 TO 5 PERCENT SLOPES	B	7.9%
MpB	MATTAPEX FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES	C	5.8%
MtdA	MATTAPEX SILT LOAM, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA	C	0.1%
NnA	NASSAWANGO FINE SANDY LOAM, 0 TO 2 PERCENT SLOPES	C	1.1%
OtA	OTHELLO SILT LOAMS, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA	C/D	40.3%
SadA	SASSAFRAS SANDY LOAM, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA	B	12.8%
SadB	SASSAFRAS SANDY LOAM, 2 TO 5 PERCENT SLOPES, NORTHERN TIDEWATER AREA	B	12.8%
SadC	SASSAFRAS SANDY LOAM, 5 TO 10 PERCENT SLOPES, NORTHERN TIDEWATER AREA	B	7.7%
WddA	WOODSTOWN SANDY LOAM, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA	C	0.1%

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No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM

STATE OF MARYLAND — CHRISTOPHER H. MOORE — 29845 — PROFESSIONAL ENGINEER
02/25/2026

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. 29646
EXPIRATION DATE 07/14/2026

KHA PROJECT 114734303
DATE 2/23/2026
SCALE AS SHOWN
DESIGNED BY EJL
DRAWN BY JK
CHECKED BY CHM

OVERALL EXISTING CONDITIONS

TPE MD WO73 SOLAR

PREPARED FOR
TPE MD WO73, LLC

WORCESTER COUNTY MARYLAND

SHEET NUMBER
C-100

Plotted By:Lurie, Elon Sheet Set:WO73 SOLAR Layout:C-100 OVERALL EXISTING CONDITIONS February 27, 2026 09:05:57am K:\BCO_DFS\114734-TPE\114734303-WO73 Solar\CAD\PlanSheets\C-100 EXISTING CONDITIONS PLAN.dwg
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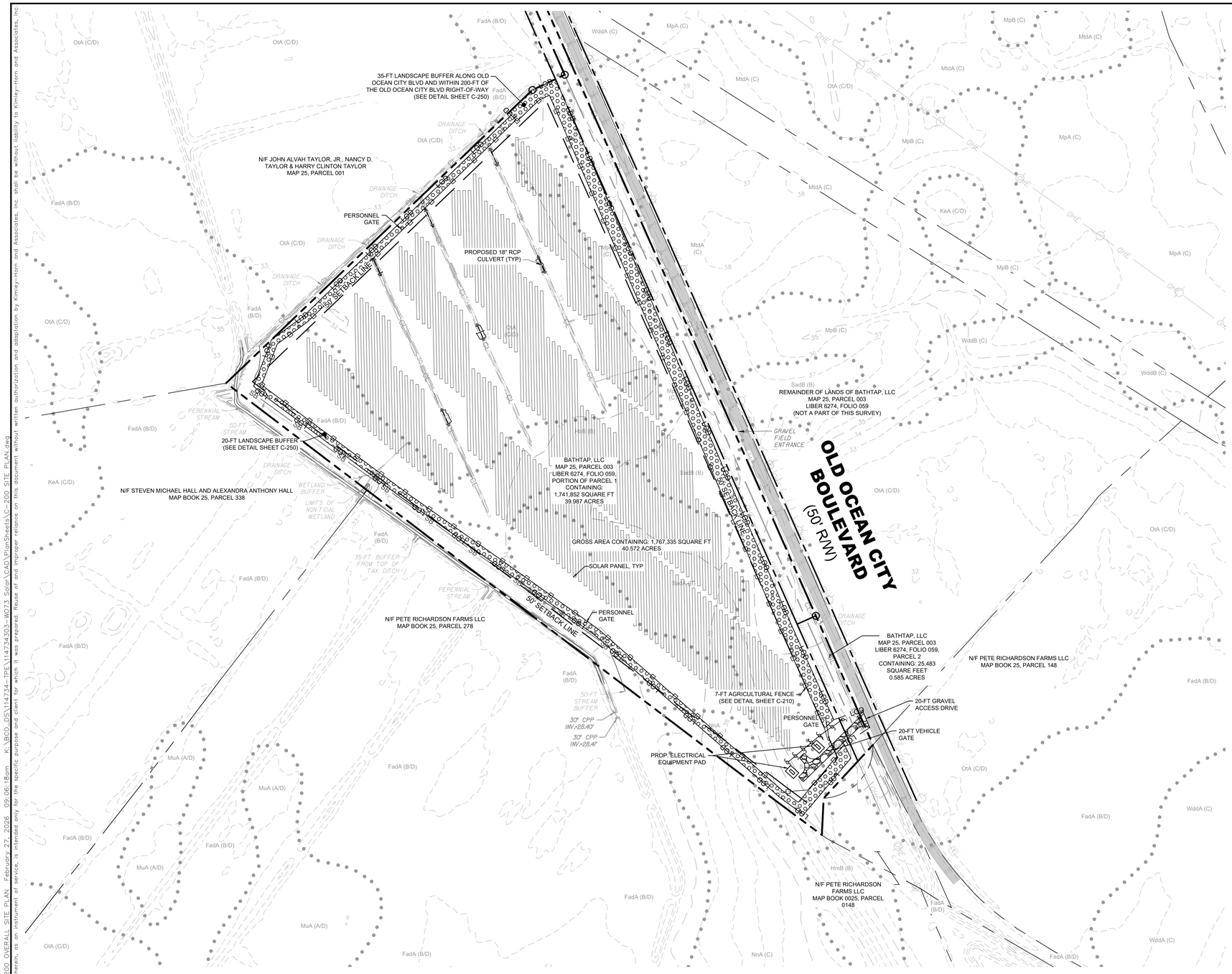
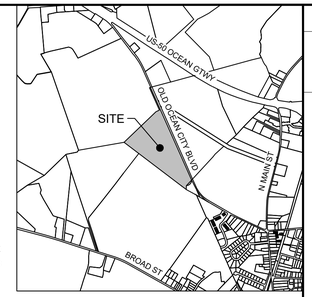
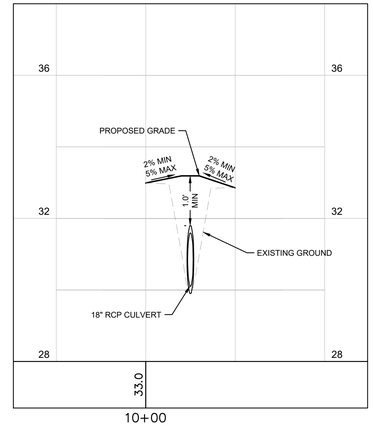


SITE PLAN LEGEND

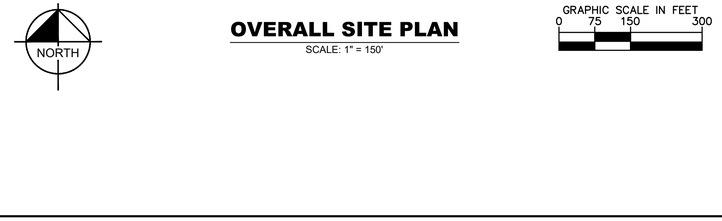
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING ROAD
- LOD — LIMIT OF DISTURBANCE
- EXISTING STREAM
- SB — 50' STREAM BUFFER
- WB — 25' WETLAND BUFFER
- SOIL BOUNDARY
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRICAL STRUCTURES
- EXISTING TREELINE
- EXISTING NON-TIDAL WETLAND
- PROPOSED FENCE
- PROPOSED DOUBLE GATE
- PROPOSED PERSONNEL GATE
- OHE — PROPOSED OVERHEAD ELECTRIC
- PROPOSED ELECTRIC POLE
- PROPOSED STORMDRAIN
- PROPOSED SOLAR PANEL
- PROPOSED ELECTRICAL EQUIPMENT
- PROPOSED LANDSCAPE BUFFER
- PROPOSED GRAVEL ACCESS DRIVE



VICINITY MAP
SCALE: 1" = 2000'



TYPICAL CULVERT SECTION
SCALE: 1" = 20' H
1" = 2' V



OVERALL SITE PLAN
SCALE: 1" = 150'

GRAPHIC SCALE IN FEET
0 75 150 300

NOTES:
1. REFER TO SHEET C-201 TO C-202 FOR ENLARGED SITE PLANS
2. REFER TO SHEET C-210 FOR SITE DETAILS
3. REFER TO SHEET C-250 FOR LANDSCAPE BUFFER DETAILS
4. REFER TO SHEET C-500 TO C-550 FOR STORMWATER MANAGMENT PLAN
5. REFER TO SHEET C-600 TO C-653 FOR EROSION AND SEDIMENT CONTROL PLANS, TEMPORARY STAGING/STOCKPILE AREAS, AND DETAILS
6. CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD ELECTRIC LINES.

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WWW.KIMLEY-HORN.COM

STATE OF MARYLAND — CHRISTOPHER H. MARTIN — 39845 — PROFESSIONAL ENGINEER
02/25/2026

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. 39845
EXPIRATION DATE: 07/14/2026

KHA PROJECT	114734303
DATE	2/23/2026
SCALE	AS SHOWN
DESIGNED BY	E.L.
DRAWN BY	JK
CHECKED BY	CHM

OVERALL SITE PLAN

TPE MD WO73 SOLAR
PREPARED FOR
TPE MD WO73, LLC
WORCESTER COUNTY MARYLAND

SHEET NUMBER
C-200

Plotted By: Lurie, Erin Sheet Set: WO73 SOLAR Layout: C-200 OVERALL SITE PLAN February 27, 2026 09:06:18am K:\BTO_DS\114734-TPE\114734303-WO73 Solar\CAD\PlanSheets\C-200 SITE PLAN.dwg
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MATCHLINE: SEE SHEET C-202

BATHTAP, LLC
MAP 25, PARCEL 003
LIBER 6274, FOLIO 059,
PORTION OF PARCEL 1
CONTAINING:
1,741,852 SQUARE FT
39.987 ACRES

GROSS AREA CONTAINING: 1,767,335 SQUARE FT
40.572 ACRES

N/F PETE RICHARDSON FARMS LLC
MAP BOOK 25, PARCEL 278

20-FT LANDSCAPE BUFFER
(SEE DETAIL SHEET C-250)

SOLAR PANEL, TYP.

PERENNIAL STREAM

50' SETBACK LINE

PERSONNEL GATE

50' SETBACK LINE

50.0'

7-FT AG FENCE W/ 4-FT WILDLIFE PASSAGE AT BOTTOM

30" CPP
INV.=28.40'

30" CPP
INV.=28.41'

35-FT LANDSCAPE BUFFER ALONG OLD OCEAN CITY BLVD AND WITHIN 200-FT OF THE OLD OCEAN CITY BLVD RIGHT-OF-WAY
(SEE DETAIL SHEET C-250)

GRAVEL FIELD ENTRANCE

OLD OCEAN CITY BOULEVARD
(50' R/W)

DRAINAGE DITCH

BATHTAP, LLC
MAP 25, PARCEL 003
LIBER 6274, FOLIO 059,
PARCEL 2
CONTAINING: 25,483
SQUARE FEET
0.585 ACRES

16' MIN

7-FT AGRICULTURAL FENCE
(SEE DETAIL SHEET C-210)

20-FT GRAVEL ACCESS DRIVE

PERSONNEL GATE

PROP. ELECTRICAL EQUIPMENT PAD

20-FT VEHICLE GATE

R25.0' (TYP.)

22'-8" (TYP.)

32'-8" (TYP.)

C-202

C-201

NORTH

KEY MAP
SCALE: 1" = 500'

SITE PLAN LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
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- EXISTING TREELINE
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- PROPOSED STORMDRAIN
- PROPOSED SOLAR PANEL
- PROPOSED ELECTRICAL EQUIPMENT
- PROPOSED LANDSCAPE BUFFER
- PROPOSED GRAVEL ACCESS DRIVE

NOTES:

1. REFER TO SHEET C-200 FOR OVERALL SITE PLAN
2. REFER TO SHEET C-210 FOR SITE DETAILS
3. REFER TO SHEET C-250 FOR LANDSCAPE BUFFER DETAILS
4. REFER TO SHEET C-500 TO C-550 FOR STORMWATER MANAGMENT PLAN AND DETAILS
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811 Know what's Call below. before you dig.

NORTH

ENLARGED SITE PLAN
SCALE: 1" = 50'

GRAPHIC SCALE IN FEET
0 25 50 100

No.	REVISIONS	DATE	BY

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PHONE: 443-743-3470
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STATE OF MARYLAND
CHRISTOPHER H. MARTIN
59645
PROFESSIONAL ENGINEER
02/25/2026

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EXPIRATION DATE 07/14/2026

KHA PROJECT	114734303
DATE	2/23/2026
SCALE	AS SHOWN
DESIGNED BY	E.J.L
DRAWN BY	JK
CHECKED BY	CHM

TPE MD WO73 SOLAR
PREPARED FOR
TPE MD WO73, LLC
WORCESTER COUNTY MARYLAND

ENLARGED SITE PLAN

SHEET NUMBER
C-201

Plotted By:Lurie, Erin Sheet Set:WO73 SOLAR Layout:C-201 ENLARGED SITE PLAN February 27, 2026 03:06:35pm K:\BCO_DFS\114734_TPE\114734303-WO73 Solar\CAD\PlanSheets\C-200 SITE PLAN.dwg
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KEY MAP
SCALE: 1" = 500'

SITE PLAN LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING ROAD
- LOD — LIMIT OF DISTURBANCE
- EXISTING STREAM
- SB — 50' STREAM BUFFER
- WB — 25' WETLAND BUFFER
- MkB — SOIL BOUNDARY
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRICAL STRUCTURES
- EXISTING TREELINE
- EXISTING NON-TIDAL WETLAND
- PROPOSED FENCE
- PROPOSED DOUBLE GATE
- PROPOSED PERSONNEL GATE
- OHE — PROPOSED OVERHEAD ELECTRIC
- PROPOSED ELECTRIC POLE
- PROPOSED STORMDRAIN
- PROPOSED SOLAR PANEL
- PROPOSED ELECTRICAL EQUIPMENT
- PROPOSED LANDSCAPE BUFFER
- PROPOSED GRAVEL ACCESS DRIVE

NOTES:
1. REFER TO SHEET C-200 FOR OVERALL SITE PLAN
2. REFER TO SHEET C-210 FOR SITE DETAILS
3. REFER TO SHEET C-250 FOR LANDSCAPE BUFFER DETAILS
4. REFER TO SHEET C-500 TO C-550 FOR STORMWATER MANAGMENT PLAN AND DETAILS
5. REFER TO SHEET C-600 TO C-653 FOR EROSION AND SEDIMENT CONTROL PLANS, TEMPORARY STAGING/STOCKPILE AREAS, AND DETAILS
6. CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD ELECTRIC LINES.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's Call below. before you dig.

NORTH

ENLARGED SITE PLAN
SCALE: 1" = 50'

GRAPHIC SCALE IN FEET
0 25 50 100

No.	REVISIONS	DATE	BY

Kimley»Horn
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3904 BOSTON ST., SUITE 202, BALTIMORE, MD 21224
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

STATE OF MARYLAND — CHRISTOPHER H. MARTIN — 59646 — PROFESSIONAL ENGINEER
05/25/2026

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. 59646
EXPIRATION DATE 07/14/2026

KHA PROJECT	11473430.3		
DATE	2/23/2026		
SCALE	AS SHOWN		
DESIGNED BY	EJL		
DRAWN BY	JK		
CHECKED BY	CHM		

ENLARGED SITE PLAN

TPE MD WO73 SOLAR
PREPARED FOR
TPE MD WO73, LLC
WORCESTER COUNTY MARYLAND

SHEET NUMBER
C-202

Plotted By:Lurie, Elon Sheet Set:WO73 SOLAR Layout:C-202 ENLARGED SITE PLAN February 27, 2026 09:06:47am K:\BCO_DS\114734--TPE\114734303--WO73 Solar\CAD\PlanSheets\C-202 SITE PLAN.dwg
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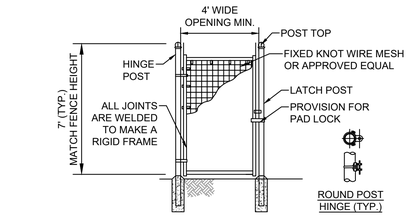
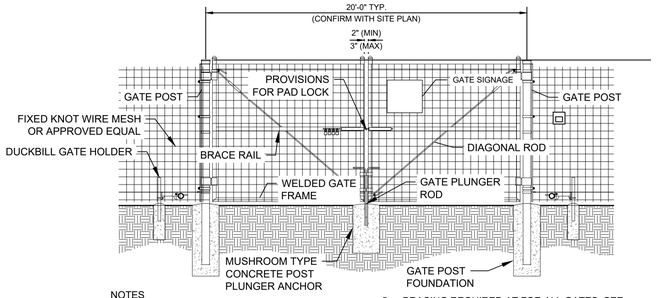


NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURES SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. HINGE POSTS MAY BE TIMBER IF CONTRACTOR DESIRES, TIMBER HINGE POSTS DO NOT NEED TO BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR LAG SCREWS, PER MANUFACTURERS RECOMMENDATIONS.
4. IF CONTRACTOR UTILIZES METAL HINGE POST THAN POSTS SHALL BE SET IN CONCRETE AS SHOWN ON DETAIL.
5. BRACING REQUIRED AT FOR ALL GATES. SEE FIXED KNOT FARM FENCE DETAIL.
6. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL
7. BRACE RAILS AND/ OR TRUSS RODS ARE NOT SHOWN, MAY BE REQUIRED PER MANUFACTURES RECOMMENDATIONS
8. FENCE AND REQUIRED FOOTINGS TO BE DESIGNED BY A STRUCTURAL ENGINEER

FIXED KNOT FARM FENCE - PERSONNEL GATE

NOT TO SCALE



NOTES
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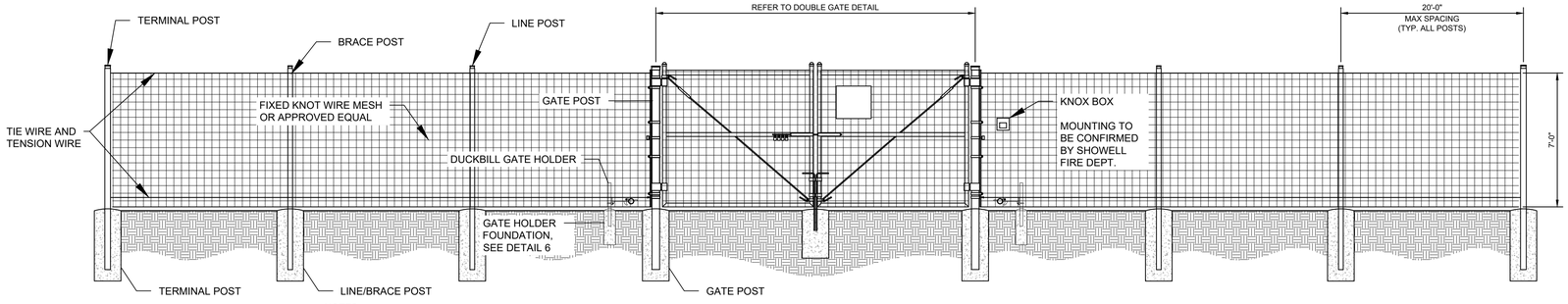
4. IF CONTRACTOR UTILIZES METAL HINGE POST THAN POSTS SHALL BE SET IN CONCRETE AS SHOWN ON DETAIL.
5. BRACING REQUIRED AT FOR ALL GATES. SEE FIXED KNOT FARM FENCE DETAIL.
6. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL
7. BRACE RAIL SHOWN FOR REFERENCE ADDITIONAL BRACE RAILS MAY BE REQUIRED (NOT SHOWN) OR TRUSS RODS MAY BE REQUIRED PER MANUFACTURES RECOMMENDATIONS
8. FENCE AND REQUIRED FOOTINGS TO BE DESIGNED BY A STRUCTURAL ENGINEER.

FIXED KNOT FARM FENCE - DOUBLE GATE

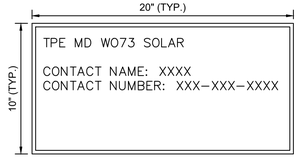
NOT TO SCALE



NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURES SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. ALL SQUARE POSTS TO BE MIN. 5"X5" NOMINAL SIZE OR ROUND POST WITH MIN. 5" OR 6" DIAMETER PRESSURE TREATED WOOD OR APPROVED EQUAL. PREFER POSTS TO HAVE A CHAMFERED TOP.
4. ALL LINE POST TO BE SET TO A MIN. DEPTH OF 4' BELOW GRADE, ALL CORNER, END OR GATE POSTS SHALL BE SET TO A MIN. DEPTH OF 6' BELOW GRADE, UNLESS OTHERWISE NOTED.
5. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
6. BRACING IS REQUIRED AT ALL CORNER, END, AND GATE POSTS. DOUBLE BRACING (TWO BRACE ASSEMBLIES IN A ROW) SHOULD BE USED FOR STRAIGHT RUNS OF FENCE THAT EXCEED 1,000 LF. AN ADDITIONAL BRACE ASSEMBLY SHOULD BE INSTALLED MID SPAN FOR STRAIGHT RUNS OF FENCE THAT EXCEED 1,320 LF. ADDITIONAL BRACING MAY BE STILL BE REQUIRED OVER UNEVEN TERRAIN, CONTRACTOR SHALL INSTALL ADDITIONAL BRACING AS NEEDED IF DEFLECTION IS NOTICED DURING TENSIONING.
7. FENCE AND REQUIRED FOOTINGS TO BE DESIGNED BY A STRUCTURAL ENGINEER
8. REFER TO FINAL ELECTRICAL PLANS FOR CODE REQUIRED SIGNAGE INFORMATION AND FENCE MOUNTING LOCATIONS AND DETAILS.

FIXED KNOT FARM FENCE

NOT TO SCALE



TYPICAL ENTRANCE GATE SIGNAGE DETAIL

NOT TO SCALE

NOTES:
1. CODE REQUIRED SIGNAGE WILL BE PROVIDED AROUND THE PERIMETER OF THE PROJECT FENCING, REFER TO ELECTRICAL PLANS FOR PROPOSED SIGNAGE DETAILS.
2. TYPICAL ENTRANCE GATE SIGNS WILL BE POSTED AT ENTRANCES FROM PUBLIC ROADS.
3. SIGNAGE SHOWN FOR REFERENCE ONLY, REFER TO ELECTRICAL PLANS FOR FINAL DESIGN REQUIREMENTS.

NOTES:

1. ALL DETAILS ARE FOR REFERENCE ONLY AND PRELIMINARY. ALL DETAILS ARE SUBJECT TO CHANGE PENDING FINAL DESIGN AND BUILDING PERMIT REVIEW.

No.	REVISIONS	DATE	BY

Kimley»Horn
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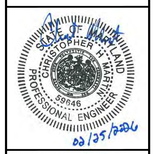

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 49509
EXPIRATION DATE 12/16/2026

KHA PROJECT 114734303
DATE 2/23/2026
SCALE AS SHOWN
DESIGNED BY EJL
DRAWN BY JK
CHECKED BY CHM

SITE DETAILS

TPE MD WO73 SOLAR
PREPARED FOR
TPE MD WO73, LLC
WORCESTER COUNTY MARYLAND

SHEET NUMBER
C-210

Plotted By:Lurio, Elan Sheet Set:WO73 SOLAR Layout:C-210 SITE DETAILS February 27, 2026 09:06:54am K:\BCO_DS\114734-TPE\114734303-WO73 Solar\CAD\Plan\CAD\Plan\Streets\C-210 SITE DETAILS.dwg
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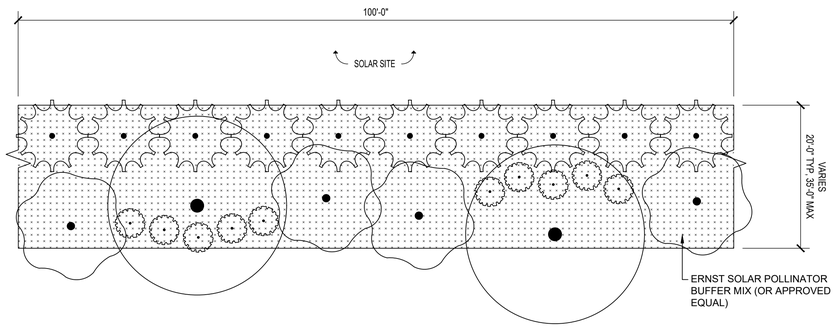


1 LANDSCAPE BUFFER - TYP.
NTS

LEGEND/PLANT SCHEDULE

- DECIDUOUS TREE
- UNDERSTORY TREE
- EVERGREEN TREE
- SHRUB
- ERNST MIX #610 - NORTHEAST SOLAR POLLINATOR BUFFER MIX (OR APPROVED EQUAL)

PRELIMINARY BUFFER PLANTING SPECIES

TYPE	SYMBOL	SPECIES
DECIDUOUS TREE		ACER RUBRUM / RED MAPLE
		NYSSA SYLVATICA / BLACKGUM
UNDERSTORY TREE		AMELANCHIER CANADENSIS / SERVICEBERRY
		CERCIS CANADENSIS / EASTERN REDBUD
		CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
EVERGREEN TREE		ILEX OPACA / AMERICAN HOLLY
		JUNIPERUS VIRGINIANA / EASTERN REDCEDAR
		CHAMAECYPARIS THYOIDES / ATLANTIC WHITE CEDAR
SHRUB		HAMAMELIS VIRGINIANA / WITCH HAZEL
		ILEX GLABRA / INKBERRY HOLLY
		VIBURNUM PRUNIFOLIUM / BLACKHAW VIBURNUM

PLANTING NOTES
1. DECIDUOUS TREES TO BE MINIMUM 2.5-INCH CALIPER AT INSTALLATION.
2. UNDERSTORY TREES TO BE MINIMUM 1.5-INCH CALIPER AT INSTALLATION.
3. EVERGREEN TREES TO BE MINIMUM 6-FT HEIGHT AT INSTALLATION.
4. SHRUBS TO BE MINIMUM 30 INCHES IN HEIGHT AT INSTALLATION.
5. ALL PLANT SPECIES AND SEED MIXES SUBJECT TO CHANGE DURING LIFETIME OF PROJECT WITH APPROVAL FROM WORCESTER COUNTY.

PLANTING NOTES

Plant Identification - All plants shall be properly marked for identification and checking.

List of Plant Material - The contractor will verify plant quantities prior to bidding and any discrepancies shall be brought to the attention of the landscape architect. The Contractor shall furnish, and plant, all plants required to complete the work as shown on the drawings. Substitutions shall not be made without the written approval of Worcester County, Kimley-Horn, and the Project Owner. This contract will be based on the bidder having verified prior to bidding the availability of the required plant materials as specified on the Plant Materials List.

Plant Quality - All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been pruned regularly, and shall be vigorous, healthy and of good color. All plants shall be sound, free of plant disease, infestation, or insect eggs and shall have a healthy, normal root system. Plants shall be freshly dug and not heeled-in stock, nor stock from cold storage. All plants shall be nursery grown. Plants shall not be pruned prior to delivery. The shape of the plant shall, in general, conform to its natural growth proportions unless otherwise specified. All plants, including container grown, shall conform to the branching, caliper and height specifications of the American Association of Nurserymen's Publication entitled American standard for Nursery Stock, ANSIZ60.1-2004 or latest edition, and shall have a well-shaped, heavy-branched structure for the species. Evergreen trees are to have an internode no greater than 24" and shall be uniformly well-shaped. Plants of a given size shall not measure less than the minimum size as set forth in the American Standard for Nursery Stock, ANSIZ60.1-2004 or latest edition.

Plant Tagging - The contractor shall prepare a list of nurseries supplying the specified plant material for the owner and Kimley-Horn to inspect, at their option, and tag prior to digging

Plant Spacing - Plant spacing is to scale on plan.

Soil Mix - Soil mix will be 2/3 existing topsoil, 1/3 leafmold or pine fines thoroughly mixed and homogenized. Other organic material may be substituted upon written approval by Kimley-Horn.

Rootball Size - The ball size shall conform to the American Association of Nurserymen's Publication entitled American Standard for Nursery Stock, ANSIZ60.1-2004 or latest edition.

Excavation - Holes for all trees shall be 2 times the size of root ball or container and shall have vertical sides. Holes for shrubs shall be 12" wider than the root ball. Beds for mass planting shall be entirely rototilled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls. Organic material (leafmold) will be incorporated into plant beds by tilling again to a depth of 8". Proportions of soil to organic material will be two parts existing soil to one-part organic material. Reforestation plantings shall be planted per the details specified on the drawings.

Planting - Backfilling shall be done with soil mix previously described, reasonably free of stones, subsoil, clay, lumps, stumps, roots, weeds, Bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil drainage, chemical residues or inconsistencies between plans and actual site conditions, they should be called to the attention of Kimley-Horn and the owner for adjustment before planting. Plants shall be set plumb and straight and trees shall be guyed or staked, as needed, at the time of planting. Backfill shall be well worked about the roots and seated by watering. Plants will be planted higher than surrounding grade. Shrubs and trees will be set at a depth to place 1/8th of the rootball above finish grade. Remove rope from round tree trunks and lay back burlap and wire baskets from top 1/3 of all B&B material. Nylon, plastic, or vinyl rope and/or burlap will be completely removed from all plant material prior to planting. Reforestation plantings shall be planted per the details specified on the drawings.

Cultivation - All trenches and shrub beds shall be cultivated, edged and mulched to a depth of 2" minimum and 3" maximum with well-aged, fine-shredded hardwood bark. The area around isolated plants shall be mulched to at least a 6" greater diameter than that of the hole. Reforestation plantings shall be planted per the details specified on the drawings.

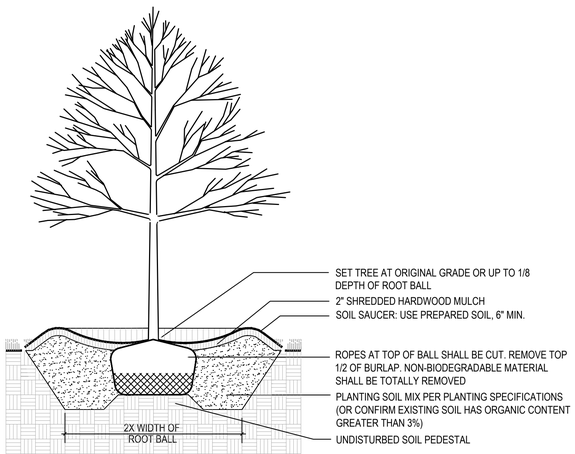
Fertilizer & Inoculation - All fertilizer shall be granular, with 35 to 80 percent of the total nitrogen in a slowly available form. For trees, shrubs, and groundcover; fertilizer shall be a complete fertilizer with a minimum analysis of 10 percent nitrogen, 6 percent phosphorus and 4 percent potassium. For perennials, annuals, and bulbs; fertilizer shall be a time-released, high-phosphate fertilizer; i.e., osmacote. For bulbs, fertilizer shall be bone meal (commercial, raw and finely-round), with an analysis of 4 percent nitrogen and 20 percent phosphoric acid.

Fertilizer shall be added depending on the size of the plant and the manufacturer's recommendation using the following application rates:
1. Trees: Use 2 lb. of 10-6-4 fertilizer per inch of trunk diameter.
2. Shrubs: Use 1/4 lb. of 10-6-4 fertilizer per foot of height or spread per plant, or 3-5lbs of 10-6-4 fertilizer per 100 square feet of bed area.
3. Groundcover: Use 3 lbs. of 10-6-4 fertilizer per 100 square feet of bed area.
4. Perennials, Annuals, Bulbs: Use 3 lbs, of time-release, high-phosphate fertilizer (5-10-5) per 100 square feet of bed area.
5. Planting pits shall be backfilled with a mixture containing 80% existing topsoil, 20% organic material such as leaf mold, peat moss or composed sewage sludge. Incorporate endo and ectomycorrihizal fungi transplant amendment per manufacturer's recommendations (manufacturer - Horticultural Alliance, Inc. phone 1-800-628-6373), or approved equal.

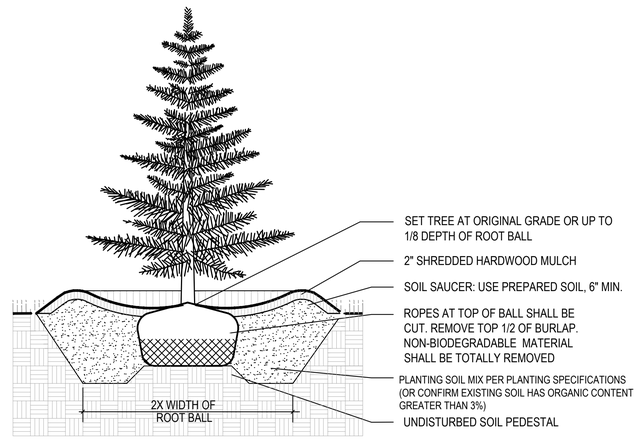
After a plant has been determined to be dead, dying or damaged from handling or installation, it will be replaced during the next growing season. For example, if a plant is found dead during the summer months, it will be replaced during the fall planting season. The guarantee will end for all plant material two years after acceptance. During the guarantee period, the Contractor will not be responsible for mechanical injury or vandalism caused by other parties.

Material Inspection - Owner and/or Kimley-Horn shall, at their discretion, inspect plant material before and during delivery and installation. Plant material will be properly delivered in covered trucks, and promptly uncovered when delivered to prevent damage. Material will be unloaded and properly handled in such a way as not to damage plants. Plants will be inspected and may be
rejected upon delivery and/or installation by the owner for mechanical damage, and damage that will subsequently cause misshapen or deformed material. Owner will have authority to observe site preparation and planting installations, and have the right to reject any work if the specifications and construction documents are not followed. All plant material shall be of the quality specified and installed as described above, and unless these minimum standards are satisfied, the plants will be rejected.

WATERING NOTES
1. CONTRACTOR SHALL PROVIDE NECESSARY WATERING IMMEDIATELY AFTER PLANTING, AND SHALL CONTINUE UNTIL THE PLANT MATERIAL IS FULLY ESTABLISHED. LANDSCAPING SHALL BE WATERED VIA A WATERING TRUCK UNTIL COMPLETION OF THE CONTRACT. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- 1.1. WATERING SCHEDULE:
  - 1.1.1. 1-14 DAYS AFTER PLANTING: WATER DAILY.
  - 1.1.2. 15-90 DAYS AFTER PLANTING: WATER EVERY 2-3 DAYS.
  - 1.1.3. AFTER 90 DAYS: WATER WEEKLY UNTIL COMPLETION OF CONTRACT.
- 1.2. WATER APPLICATION
  - 1.2.1. NEWLY PLANTED TREES: APPLY 1-1.5 GALLONS PER TREE TRUNK CALIPER INCH AT EACH WATERING.
  - 1.2.2. WATER DEEPLY IF THE TOP 6 INCHES OF SOIL FEELS DRY TO TOUCH; CHECK DAILY DURING DAYS 1-14, AND WEEKLY AFTER DAY 14.
  - 1.2.3. BE CAREFUL NOT TO OVERWATER.
  - 1.2.4. APPLY WATER OVER AS MUCH OF THE ROOT AREA OF THE PLANT AS POSSIBLE. THE ROOT ZONES OF TREES EXTEND OUT FORM THE TRUNK AT A DISTANCE AT LEAST EQUAL TO THE HEIGHT OF THE PLANT. FOCUS WATERING NEAR DRIP LINE OF YOUR PLANT'S CANOPY WHERE FEEDER ROOTS ARE LOCATED.
  - 1.2.5. PREFERRED WATERING TIME IS IN THE MORNING, BEFORE 10AM.
- 1.3. FOLLOW LATEST LANDSCAPE PLANT WATERING GUIDELINES PER UNIVERSITY OF MARYLAND EXTENSION (https://extension.umd.edu/resource/watering-trees-and-shrubs/)



2 DECIDUOUS TREE PLANTING
NTS



2 EVERGREEN TREE PLANTING
NTS

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's Call below. before you dig.

Plotted By:Lurie, Elon Sheet Set:WO73 SOLAR Layout:C-250 LANDSCAPE DETAILS February 27, 2026 09:08:59am K:\ECO_DS\114734-TPE\114734303-WO73 Solar\CAD\PlanSheets\C-250 LANDSCAPE DETAILS.dwg
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No.	REVISIONS	DATE	BY

Kimley»Horn
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3904 BOSTON ST., SUITE 202, BALTIMORE, MD 21224
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

STATE OF MARYLAND
CHRISTOPHER M. LURIE
59645
PROFESSIONAL ENGINEER
02/25/2026

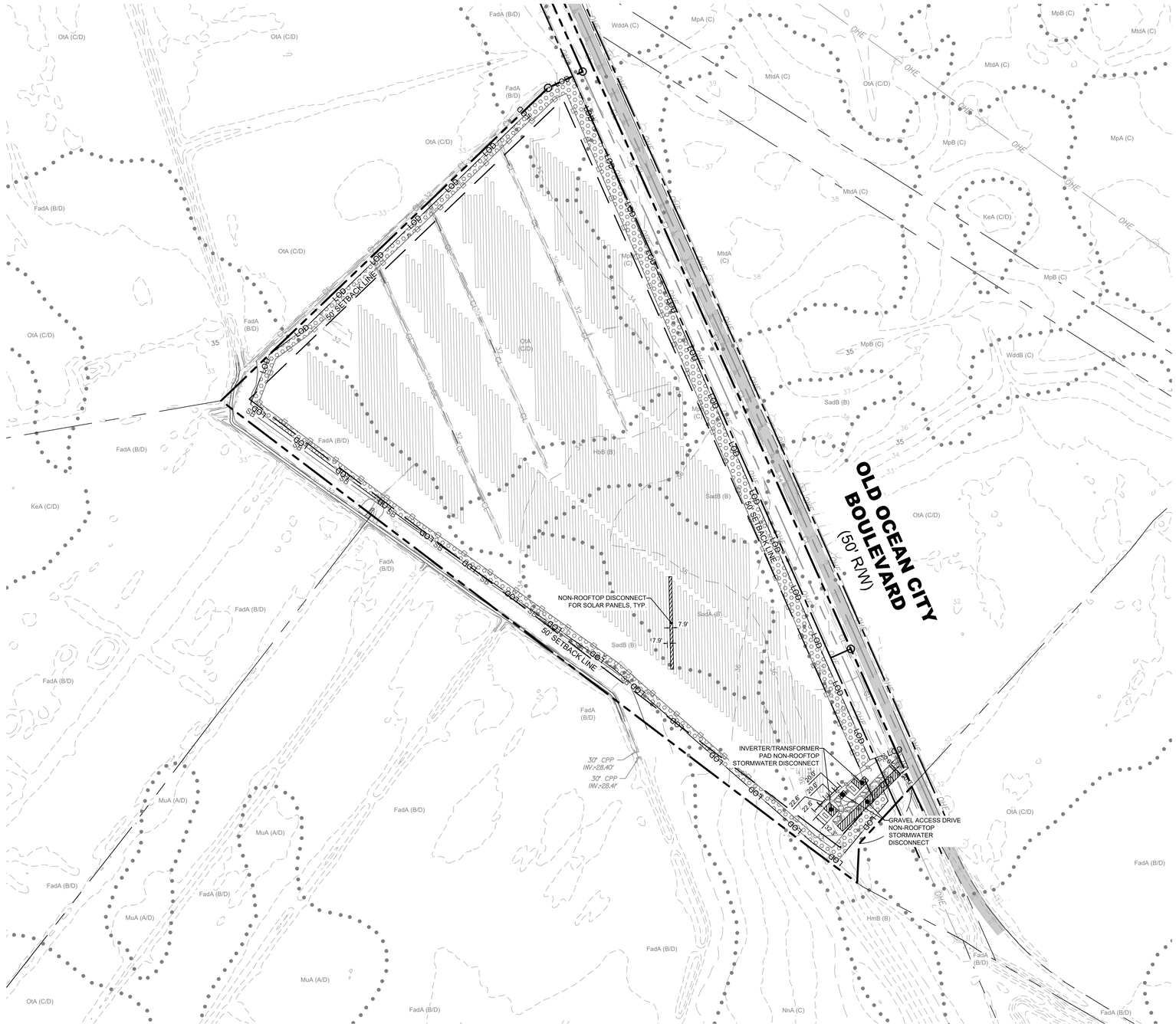
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 59646
EXPIRATION DATE 07/14/2026

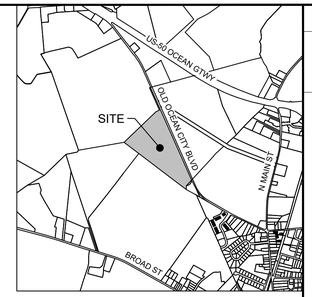
KHA PROJECT	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
114734303		HHH	C.JB	HHH
DATE 2/23/2026				

LANDSCAPE DETAILS

TPE MD WO73 SOLAR
PREPARED FOR
TPE MD WO73, LLC
WORCESTER COUNTY MARYLAND

SHEET NUMBER
C-250





VICINITY MAP
SCALE: 1" = 2000'

STORMWATER MANAGEMENT LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING ROAD
- LOD — LIMIT OF DISTURBANCE
- EXISTING STREAM
- SB — 50' STREAM BUFFER
- EXISTING NON-TIDAL WETLAND
- WB — WB — 25' WETLAND BUFFER
- SOIL BOUNDARY (MkB)
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRICAL STRUCTURES
- PROPOSED GRAVEL ACCESS DRIVE
- PROPOSED FENCE
- OHE — PROPOSED OVRHEAD ELECTRIC
- PROPOSED ELECTRIC POLE
- PROPOSED ELECTRICAL EQUIPMENT
- PROPOSED SOLAR PANEL
- PROPOSED NON-ROOFTOP STORMWATER DISCONNECT

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

OVERALL STORMWATER MANAGEMENT PLAN
SCALE: 1" = 150'

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's Call below. before you dig.

Kimley»Horn

Per MDE SWM Design Manual

Site Name:	TPE MD WO73 Solar	Date:	02/11/26
Project #:	114734303	By:	JK & EJL
County:	Worcester	Checked:	CHM

Stormwater Management - Environmental Site Design

Site Drainage Area Data:

Step 1. Determine Area Requiring Treatment

Overall Property Area, A_T:	40.57	acres
Project Disturbed Area, A_{LOD}:	34.29	acres
Existing Impervious Area, A_E:	0.00	acres
Existing % Impervious, I_E:	0%	*0%< 40%, therefore New Development*
Proposed Impervious Area, A_P:	0.22	acres
Proposed % Impervious, I_P:	0.7%	
Imp Area to Treat, A_T:	0.22	acres

Step 2. Determine Required Treatment Volume

A. Determine Target P_E & ESDv Using Table 5.3 (MDE SWM Manual Section 5-page 5.21)

Reduced RCN method Rounding the proposed impervious area to the nearest 5% increment (5%)

HSG	Soil Area	% of Total	P_E	% * P_E
A	0.00	0%	1.00	0.00
B	14.04	41%	1.00	0.41
C	2.47	7%	1.00	0.07
D	17.78	52%	1.00	0.52
Total	34.29	100%	-	1.00

P_E x (Soil Area / Total Area)=Target P_E

Target P_E= 1.00

New Development

I = 0.7%
R_v = 0.05 + (0.009 * (I))
R_v = 0.056
ESDv = [(P_E) (R_v) (A)] /12
P_E = 1.00 inch
Target ESDv = 0.160 ac-ft = 6,956 cf

B. Determine SWM Treatment Provided

Area Designation	ESD Practice	Drainage Area (ac)	Imp.Area Treated (ac)	Volume Treated (cf)	
SWM-1	Non-Rooftop Disconnect - Gravel Drives	0.18	0.18	630	
SWM-2	Non-Rooftop Disconnect - Equipment Pads	0.04	0.04	139	
SWM-3	Non-Rooftop Disconnect - Solar Panel Posts	0.00	0.00	3	
SWM-4	Panel Areas & Open Space Replaced	34.07	0.00	6,183	
		Total	0.22	6,956	Provided
			0.22	6,956	Required

* - Non-rooftop Disconnect credit of previous panel and open-areas requested

Confirm Stormwater Management Treatment

Target ESDv = 6,956 cf
Prov'd ESDv = 6,956 cf OK

C. Calculate Recharge (Rev) Requirements

Rev = [(S) (R_v) (A)] /12
S = 0.15 *S = (0.38)(%A-soil)+(0.26)(%B-soil)+ (0.13)(%C-soil)+(0.07)(%D-soils)*

Target Rev = 0.024 ac-ft
1,058 cf
Prov'd Rev = 0.024 ac-ft
1,058 cf*

*Recharge being met through Non-Rooftop Disconnect Credit and Grass Swales

D. Calculate Channel Protection (Cpv) Requirements

(Not applicable, ESD to the MEP met)

E. Calculate Overbank Flood Protection (Q_{p10}) Requirements

(Not applicable, reduced runoff due to change in land use)

F. Calculate Extreme Flood Protection (Q_{p100}) Requirements

(Not applicable, reduced runoff due to change in land use)

No.	REVISIONS	DATE	BY

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STATE OF MARYLAND — CHRISTOPHER M. HOLT — 29646 — PROFESSIONAL ENGINEER
02/25/2026

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. 29646
EXPIRATION DATE 07/14/2026

KHA PROJECT	114734303		
DATE	2/25/2026		
SCALE	AS SHOWN	DESIGNED BY	EJL
		DRAWN BY	JK
		CHECKED BY	CHM

OVERALL STORMWATER MANAGEMENT PLAN

TPE MD WO73 SOLAR
PREPARED FOR
TPE MD WO73, LLC
WORCESTER COUNTY MARYLAND

SHEET NUMBER
C-500

Plotted By:Lurie, Elon Sheet Set:WO73 SOLAR Layout:C-500 OVERALL STORMWATER MANAGEMENT PLAN February 27, 2026 09:07:08am K:\BCO_DS\114734-TPE\114734303-WO73 Solar\CAD\PlanSheets\C-500 OVERALL STORMWATER MANAGEMENT PLAN.dwg
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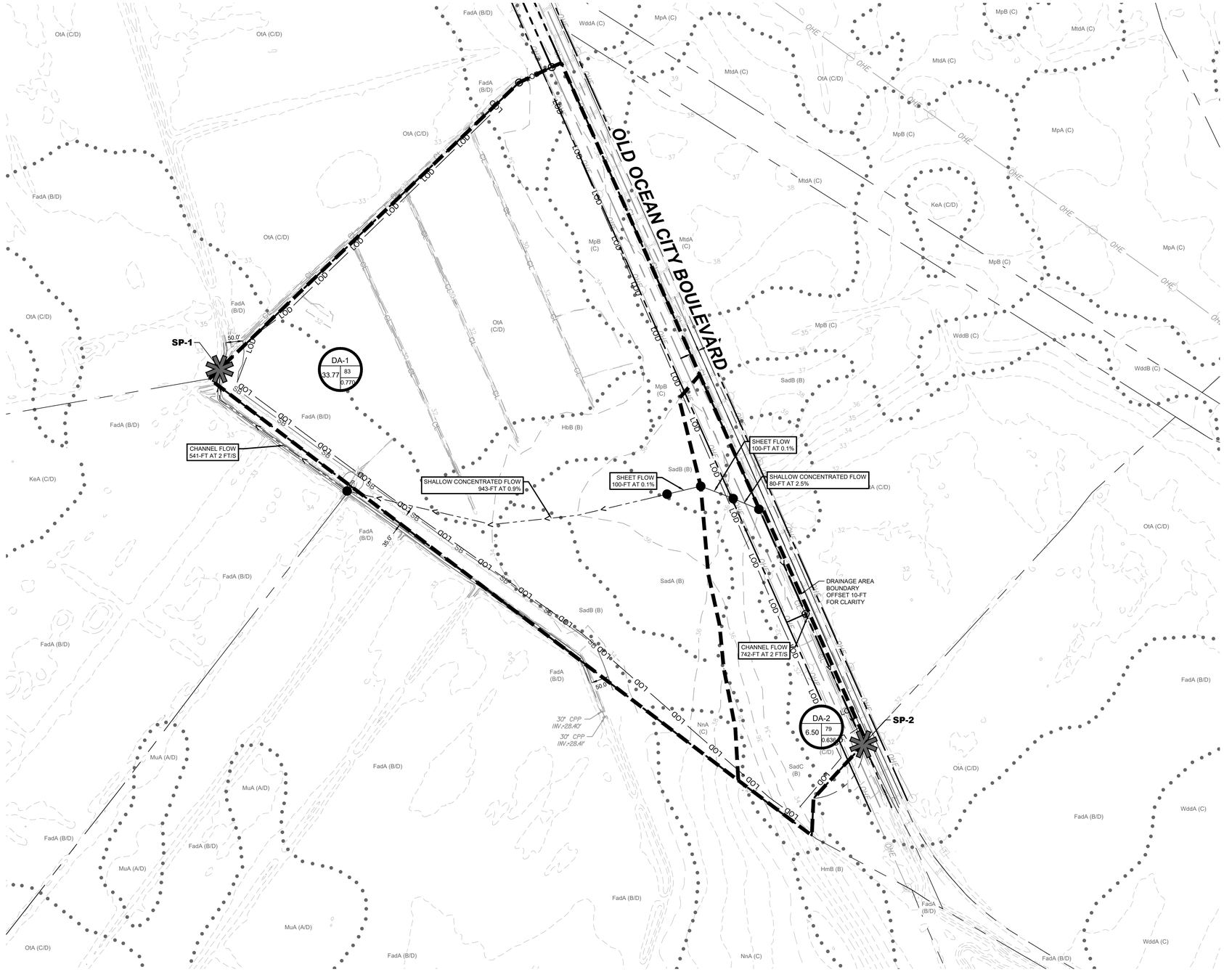

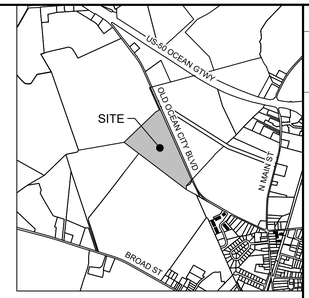

NORTH

VICINITY MAP
SCALE: 1" = 2000'

PRE-DEVELOPMENT DAM LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING ROAD
- LOD — LIMIT OF DISTURBANCE
- EXISTING STREAM
- SB — 50' STREAM BUFFER
- EXISTING NON-TIDAL WETLAND
- WB — 25' WETLAND BUFFER
- SOIL BOUNDARY
- DRAINAGE AREA DIVIDE
- TIME OF CONCENTRATION PATH
- FLOW TRANSITION POINT
- DRAINAGE AREA SUMMARY (DRAINAGE AREA ID; DA #; RUNOFF CURVE NUMBER; DRAINAGE AREA (ACRES); TIME OF CONCENTRATION (HR))
- DRAINAGE STUDY POINT

PRE-DEVELOPMENT LAND USE NOTES

1. ALL EXISTING AGRICULTURAL (ROWCROP) AREA ARE MODELED AS SMALL GRAIN ROW CROP IN GOOD CONDITION
2. ALL EXISTING WOODED AREAS ARE MODELED AS WOODS IN GOOD CONDITION

NORTH

PRE-DEVELOPMENT DRAINAGE AREA PLAN
SCALE: 1"=150'

GRAPHIC SCALE IN FEET
0 75 150 300

	Pre Dev						
	Area (ac)	RCN	Tc (hr)	1-yr (cfs)	2-yr (cfs)	10-yr (cfs)	100-yr (cfs)
DA-1	33.77	83	0.77	22.06	30.82	59.76	119.87
DA-2	6.50	79	0.636	3.74	5.45	11.4	24.06
Total	**40.27**	**82**	-	**25.67**	**36.07**	**70.74**	**143.00**

	Total Area		Impervious		Row Crop						Woodlands	
					HSG B		HSG C		HSG D		HSG D	
	sf	ac	sf	ac	sf	ac	sf	ac	sf	ac	sf	ac
DA-1	1,470,846	33.766	0	0.000	468,716	10.760	173,403	3.981	821,519	18.859	7,208	0.165
DA-2	283,309	6.504	0	0.000	193,753	4.448	3,893	0.089	85,663	1.967	0	0.000
Total	**1,754,155**	**40.270**	**0**	**0.000**	**662,469**	**15.208**	**177,296**	**4.070**	**907,182**	**20.826**	**7,208**	**0.165**

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STATE OF MARYLAND — CHRISTOPHER H. MCCANN — 29845 — PROFESSIONAL ENGINEER
02/25/2026

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LICENSE NO. 29845
EXPIRATION DATE 07/14/2026

KHA PROJECT 114734303	DESIGNED BY	E.J.L.	CHECKED BY CHM
DATE 2/23/2026	DRAWN BY	J.K.	
SCALE AS SHOWN			

PRE-DEVELOPMENT DRAINAGE AREA PLAN

TPE MD WO73 SOLAR
PREPARED FOR
TPE MD WO73, LLC
WORCESTER COUNTY MARYLAND

SHEET NUMBER
C-510

Plotted By: Lurie, Ethan Sheet Set: WO73 SOLAR Layout: C-510 PRE-DEVELOPMENT DRAINAGE AREA PLAN February 27, 2026 09:07:16am K:\BCO_DS\114734303-WO73 Solar\CAD\PlanSheets\C-510 PRE-DEVELOPMENT DRAINAGE AREA PLAN.dwg
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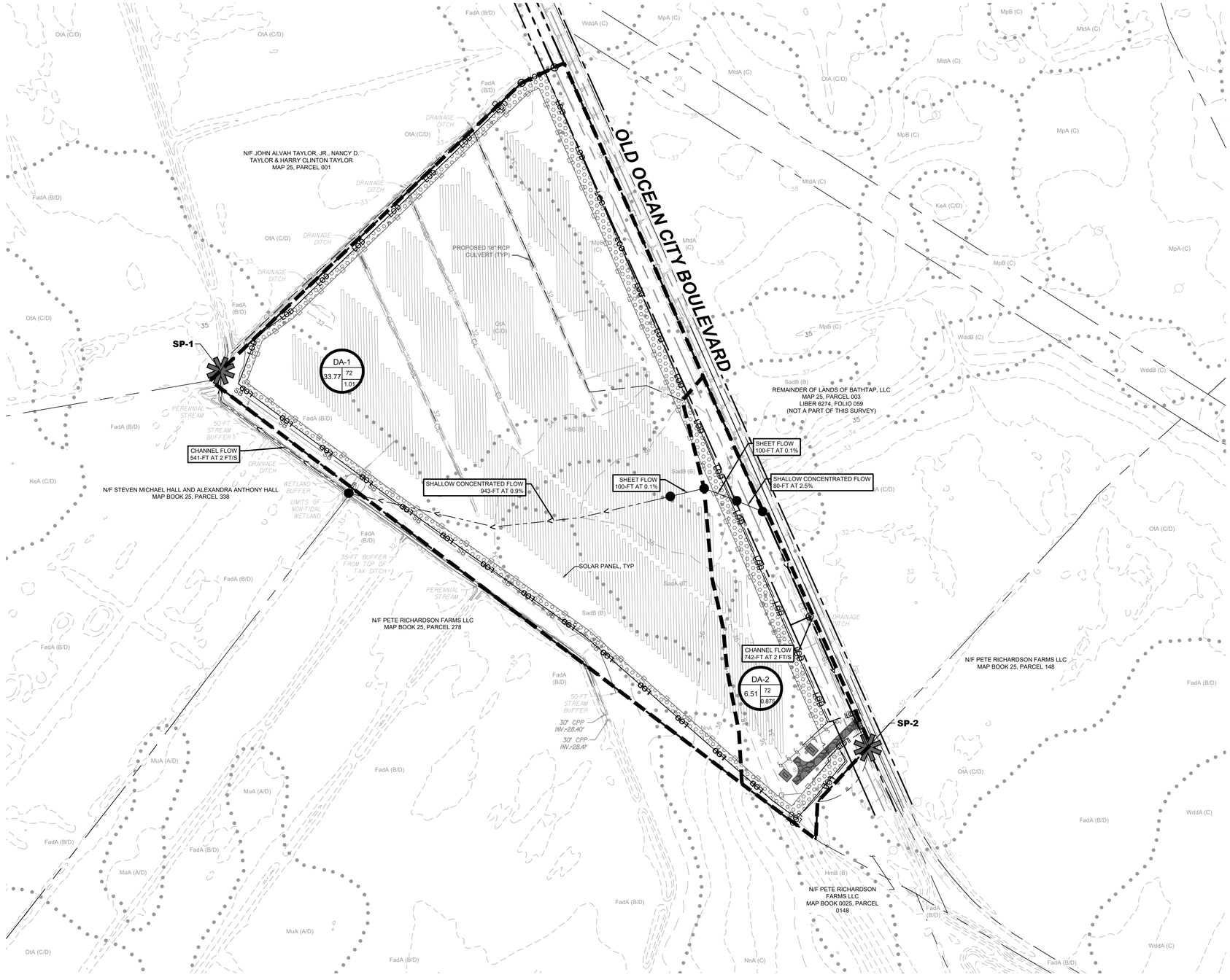

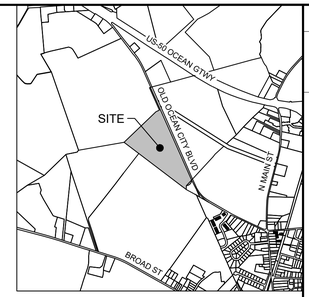

VICINITY MAP
SCALE: 1" = 2000'

POST-DEVELOPMENT DAM LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING ROAD
- LOD — LIMIT OF DISTURBANCE
- EXISTING STREAM
- SB — 50' STREAM BUFFER
- EXISTING NON-TIDAL WETLAND
- WB — WB — 25' WETLAND BUFFER
- SOIL BOUNDARY
- PROPOSED GRAVEL ACCESS DRIVE
- PROPOSED ELECTRICAL EQUIPMENT
- PROPOSED SOLAR PANEL
- DRAINAGE AREA DIVIDE
- TIME OF CONCENTRATION PATH
- FLOW TRANSITION POINT
- DRAINAGE AREA ID: DA # / X.XX / XX / X.XX — RUNOFF CURVE NUMBER; DRAINAGE AREA (ACRES); TIME OF CONCENTRATION (HR) — DRAINAGE AREA SUMMARY
- DRAINAGE STUDY POINT
- IMPERVIOUS AREA

POST-DEVELOPMENT LAND USE NOTES

1. ALL ONSITE EXISTING ACCESS DRIVES AND STRUCTURES ARE MODELED AS IMPERVIOUS
2. ALL GRAVEL ACCESS ROADS AND EQUIPMENT PADS ARE MODELED AS IMPERVIOUS.
3. ALL EXISTING AGRICULTURAL (ROWCROP) AREAS OUTSIDE OF THE LOD ARE MODELED AS SMALL GRAIN ROW CROP IN GOOD CONDITION
4. ALL EXISTING WOODED AREAS ARE MODELED AS WOODS IN GOOD CONDITION
5. ALL REMAINING ONSITE AREAS WITHIN THE ARRAY AND LANDSCAPE BUFFER AREAS ARE MODELED AS MEADOW IN GOOD CONDITION

NORTH

POST-DEVELOPMENT DRAINAGE AREA PLAN
SCALE: 1" = 150'

GRAPHIC SCALE IN FEET
0 75 150 300

	Post Dev						
	Area (ac)	RCN	Tc (hr)	1-yr (cfs)	2-yr (cfs)	10-yr (cfs)	100-yr (cfs)
DA-1	33.77	72	1.01	9.01	14.7	36.04	85.4
DA-2	6.50	72	0.875	1.88	3.08	7.53	17.83
Total	**40.27**	**72**	-	**10.67**	**17.53**	**43.05**	**102.42**

	True Values from CAD																	
	Total Area		Impervious		Meadow						Row Crops						Woodlands	
					HSG B		HSG C		HSG D		HSG B		HSG C		HSG D		HSG D	
	sf	ac	sf	ac	sf	ac	sf	ac	sf	ac	sf	ac	sf	ac	sf	ac	sf	ac
DA-1	1,470,847	33.766	0	0.000	464,423	10.662	104,003	2.388	732,487	16.816	4,293	0.099	72,548	1.665	86,506	1.986	6,587	0.151
DA-2	283,308	6.504	8,098	0.186	141,337	3.245	2,060	0.047	25,579	0.587	49,059	1.126	1,833	0.042	55,342	1.270	0	0.000
Total	**1,754,155**	**40.270**	**8,098**	**0.186**	**605,760**	**13.906**	**106,063**	**2.435**	**758,066**	**17.403**	**53,352**	**1.225**	**74,381**	**1.708**	**141,848**	**3.256**	**6,587**	**0.151**

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LICENSE NO. 29845
EXPIRATION DATE 07/14/2026

KHA PROJECT	114734303
DATE	2/25/2026
SCALE	AS SHOWN
DESIGNED BY	EJL
DRAWN BY	JK
CHECKED BY	CHM

TPE MD WO73 SOLAR
PREPARED FOR
TPE MD WO73, LLC
WORCESTER COUNTY MARYLAND

POST-DEVELOPMENT DRAINAGE AREA PLAN

SHEET NUMBER
C-520

Plotted By:Lurio, Elan Sheet Set:WO73 SOLAR Layout:C-520 POST-DEVELOPMENT DRAINAGE AREA PLAN February 27, 2026 09:07:23am K:\BCO_DFS\114734303_TPE\114734303_WO73 Solar\CAD\PlanSheets\C-520 POST-DEVELOPMENT DRAINAGE AREA PLAN.dwg
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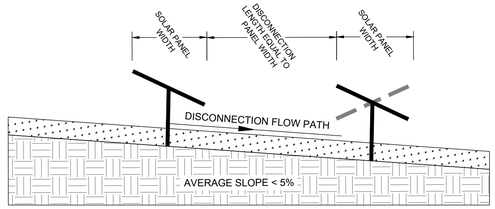
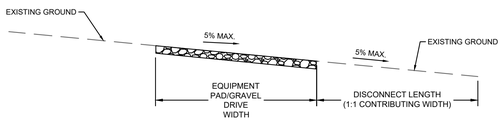
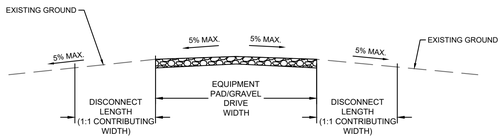


TYPICAL NON-ROOFTOP DISCONNECTION -
SOLAR PANEL PILE SUPPORTS AND OPEN/GRASS AREAS
AVERAGE SLOPE LESS THAN 5%
NOT TO SCALE



EQUIPMENT PAD/GRAVEL DRIVE DISCONNECT TYPICAL SECTIONS

SCALE: N.T.S.



EQUIPMENT PAD/GRAVEL DRIVE DISCONNECT CROWNED DRIVE TYPICAL SECTIONS

SCALE: N.T.S.

INSPECTION REQUIREMENTS DURING CONSTRUCTION

REFER TO THE SEQUENCE OF CONSTRUCTION ON SHEET C-651 FOR INSPECTION REQUIREMENTS DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY MARYLAND DEPARTMENT OF THE ENVIRONMENT AT 410-713-3682 AS NOTED IN THE SEQUENCE OF CONSTRUCTION ON SHEET , INCLUDING BUT NOT LIMITED TO:

1. INITIAL SITE CLEARING AND GRADING OPERATIONS
2. LOCATION, EXCAVATION, CONSTRUCTION AND PLANTING OF IMPERVIOUS SURFACES
3. UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION*

*FOR PERMANENT STABILIZATION SCHEDULES, REFER TO EROSION AND SEDIMENT CONTROL DETAIL SHEETS.

MAINTENANCE & INSPECTION - NON-ROOFTOP DISCONNECTION

TURF/MEADOW AREAS SHALL BE INSPECTED TWICE A YEAR FOR THE FIRST YEAR OF ESTABLISHMENT AND ANNUALLY THERE-AFTER. BASED ON INSPECTION, ALL WEEDS AND/OR INVASIVE PLANT MATERIAL SHALL BE REMOVED AND ANY DISTURBED OR DYING AREAS RE-SEEDED/ESTABLISHED.

TURF AREAS SHALL BE MOWN ANNUALLY OR AS REQUIRED TO MAINTAIN VEGETATED HEIGHTS LESS THAN REQUIRED EQUIPMENT CLEARANCES.

FACTORS WHEN USING NON-ROOFTOP DISCONNECTION FOR RUNOFF:

* -- THE VEGETATED AREA RECEIVING RUNOFF MUST BE EQUAL TO OR GREATER IN LENGTH THAN THE DISCONNECTED SURFACE (e.g. WIDTH OF THE ROW OF SOLAR PANELS).

* -- RUNOFF MUST SHEET FLOW ONTO AND ACROSS VEGETATED AREAS TO MAINTAIN THE DISCONNECTION

* -- DISCONNECTION SHOULD BE LOCATED ON GRADUAL SLOPES (<5%) TO MAINTAIN SHEETFLOW.LEVEL SPREADERS, TERRACES OR BERMS MAY BE USED TO MAINTAIN SHEETFLOW CONDITIONS IF THE AVERAGE SLOPE IS STEEPER THAN 5%. HOWEVER, INSTALLATION ON SLOPES GREATER THAN 10% WILL REQUIRE AN ENGINEERED PLAN THAT ENSURES ADEQUATE TREATMENT AND THE SAFE AND NON-EROSIVE CONVEYANCE OF RUNOFF TO THE PROPERTY LINE OR DOWNSTREAM STORMWATER MANAGEMENT PRACTICE.

* -- DISCONNECTING IMPERVIOUS SURFACES WORK BEST IN UNDISTURBED SOILS. TO MINIMIZE DISTURBANCE AND COMPACTION, CONSTRUCTION VEHICLES AND EQUIPMENT SHOULD AVOID AREAS USED FOR DISCONNECTION DURING INSTALLATION OF SOLAR PANELS.

* -- GROUNDCOVER VEGETATION MUST BE MAINTAINED IN GOOD CONDITION IN THOSE AREAS RECEIVING DISCONNECTED RUNOFF. TYPICALLY THIS MAINTENANCE IS NO DIFFERENT THAN OTHER LAWN OR LANDSCAPED AREAS. HOWEVER, AREAS RECEIVING RUNOFF SHOPULD BE PROTECTED (e.g., PLANTING SHRUBS OR TREES ALONG THE PERIMETER) FROM FUTURE COMPACTION.

Kimley»Horn

Site Name: TPE MD WO73 Solar
Project #: 114734303
County: Worcester

Date: 02/11/26
By: JK & EJL
Checked: CHM

Stormwater Management - Environmental Site Design - Treatment Summary

SWM/DA ID	Marland ESD ID	ESD Type	Total Project Area (DA)		Pervious Area (P_A)		Imp Area (I_A)		Imp Area Treated		%I	R_V	Length (L)	Width (W)	ESD_V Obtained	ESD_V (Max)	ESD_V Prov'd	R_V Prov'd	P_E Prov'd
			(sf)	(ac)	(sf)	(ac)	(sf)	(ac)	(sf)	(ac)	(%)		(ft)	(ft)	(cf)	(cf)	(cf)	(cf)	(in)
SWM-1	N-2	Non-Rooftop Disconnect - Gravel Drives	7,960	0.18	0	0.00	7,960	0.18	7,960	0.18	100.0%	0.95	N/A	0	630	1,701	630	96	1.00
SWM-2	N-2	Non-Rooftop Disconnect - Equipment Pads	1,758	0.04	0	0.00	1,758	0.04	1,758	0.04	100.0%	0.95	23	32	139	376	139	21	1.00
SWM-3	N-2	Non-Rooftop Disconnect - Solar Panel Posts	43	0.0010	0	0.00	43	0.0010	43	0.0010	100.0%	0.95	N/A	N/A	3	9	3	1	1.00
SWM-4	N-2	Panel Areas & Open Space Replaced	1,483,912	34.07	1,483,912	34.07	0	0.00	0	0.00	0.0%	0.05	N/A	N/A	6,183	16,694	6,183	941	1.00
		TOTAL	*1,493,672*	*34.29*				***Prov'd***	***9,761***	***0.22***						***Prov'd***	***6,956***	***1,058***	**1.00**
								Req'd	*9,761*	*0.22*						*Req'd*	*6,956*	*1,058*	1.00

Equations:

%I = I_A/ DA
Rv = 0.05 + 0.009*(%I)

ESDv Obtained = ESDv Storage / 75%
ESDv (max) = (2.7" * Rv * DA) / 12 **
ESDv Prov'd = Minimum of ESD Obtained and ESD (max)
Pe Prov'd = (ESDv Prov'd * 12) / (Rv * DA)

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STATE OF MARYLAND
CHRISTOPHER H. MARTIN
59646
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02/25/2026

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KHA PROJECT 114734303
DATE 2/23/2026
SCALE
DESIGNED BY EJL
DRAWN BY JK
CHECKED BY CHM

STORMWATER MANAGEMENT DETAILS

TPE MD WO73 SOLAR

PREPARED FOR
TPE MD WO73, LLC

WORCESTER COUNTY MARYLAND

SHEET NUMBER
C-550

Plotted By: Lurie, Elon Sheet Set: WO73 SOLAR Layout: C-550 STORMWATER MANAGEMENT DETAILS February 27, 2026 09:07:29am K:\BCO_DS\114734-TPE\114734303-WO73 Solar\CAD\PlanSheets\C-550 STORMWATER MANAGEMENT DETAILS.dwg
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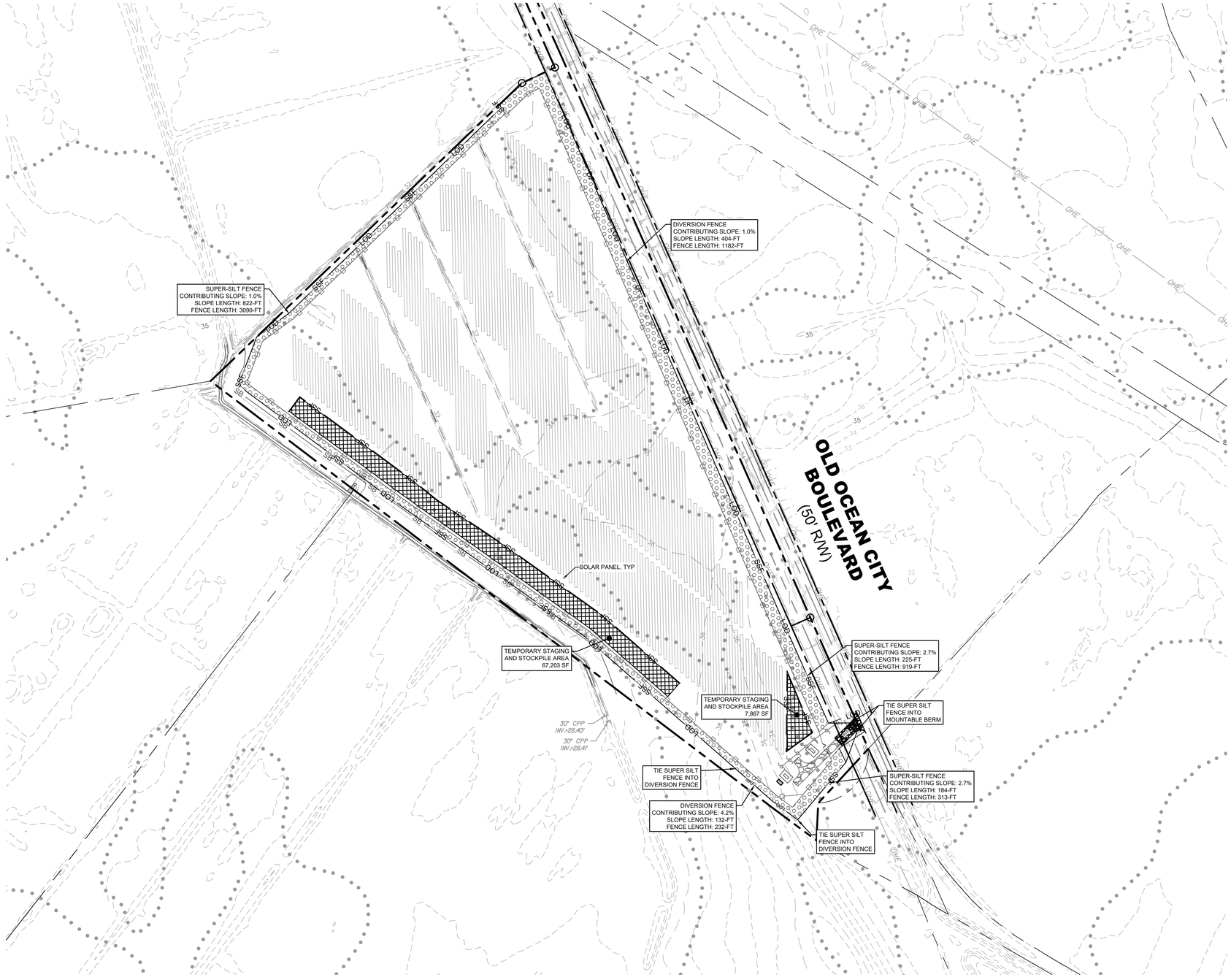

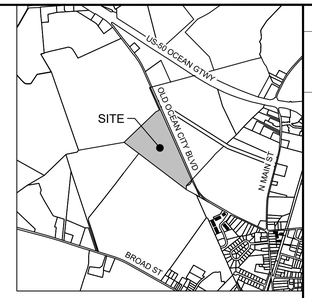

NORTH

VICINITY MAP
SCALE: 1" = 2000'

OVERALL EROSION AND SEDIMENT CONTROL LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING ROAD
- LOD — LIMIT OF DISTURBANCE
- EXISTING STREAM
- SB — 50' STREAM BUFFER
- EXISTING NON-TIDAL WETLAND
- WB — 25' WETLAND BUFFER
- SOIL BOUNDARY
- EXISTING TREELINE
- PROPOSED FENCE
- SSF — PROPOSED SUPER SILT FENCE
- DF — PROPOSED DIVERSION FENCE
- PROPOSED SOLAR PANEL
- PROPOSED GRAVEL ACCESS DRIVE
- PROPOSED ELECTRICAL EQUIPMENT
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED ELECTRIC POLE
- PROPOSED CONCRETE WASHOUT STRUCTURE

NORTH

OVERALL EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 150'

GRAPHIC SCALE IN FEET
0 75 150 300

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811 Know what's Call below. before you dig.

STANDARD STABILIZATION NOTE:
FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:

A. THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND
B. SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

No.	REVISIONS	DATE	BY

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EXPIRATION DATE 07/14/2026

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DESIGNED BY	E.J.L
DRAWN BY	J.K
CHECKED BY	C.H.M

OVERALL EROSION AND SEDIMENT CONTROL PLAN

TPE MD WO73 SOLAR
PREPARED FOR
TPE MD WO73, LLC
WORCESTER COUNTY MARYLAND

SHEET NUMBER
C-600

Plotted By:Lurie, Elon Sheet Set:WO73 SOLAR Layout:C-600 OVERALL EROSION AND SEDIMENT CONTROL PLAN February 27, 2026 09:07:38am K:\BCO_DS\114734-TPE\114734303-WO73 Solar\CAD\PlanSheets\C-600 OVERALL EROSION AND SEDIMENT CONTROL PLAN.dwg
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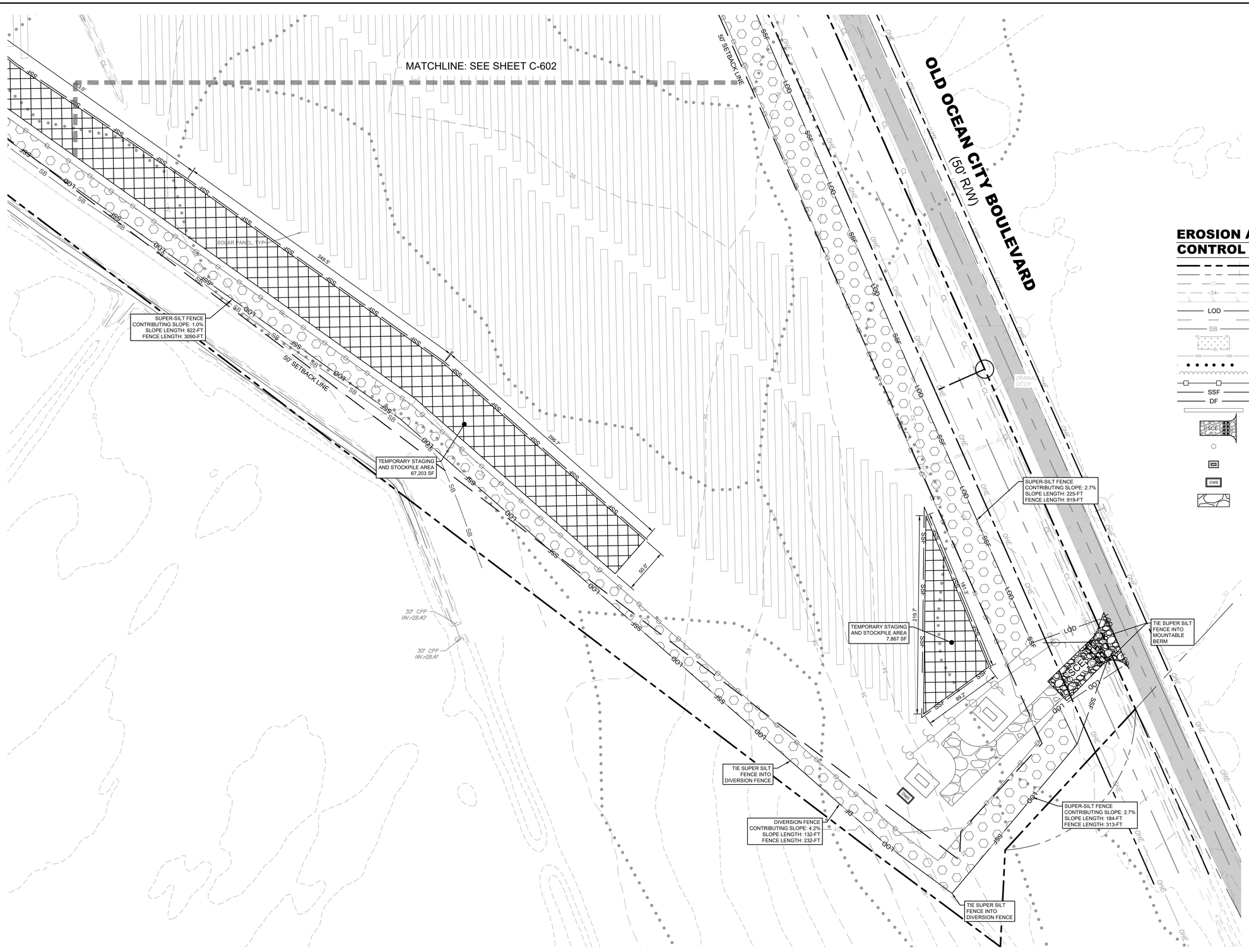

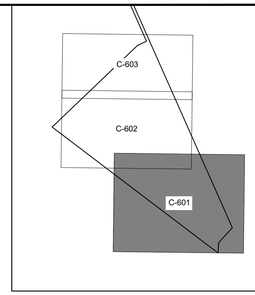

KEY MAP
SCALE: 1" = 500'

EROSION AND SEDIMENT CONTROL LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING ROAD
- LOD — LIMIT OF DISTURBANCE
- EXISTING STREAM
- SB — 50' STREAM BUFFER
- EXISTING NON-TIDAL WETLAND
- 25' WETLAND BUFFER
- SOIL BOUNDARY
- EXISTING TREELINE
- PROPOSED FENCE
- SSF — PROPOSED SUPER SILT FENCE
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- PROPOSED SOLAR PANEL
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- PROPOSED ELECTRIC POLE
- PROPOSED ELECTRICAL EQUIPMENT
- CWS — PROPOSED CONCRETE WASHOUT STRUCTURE
- PROPOSED GRAVEL ACCESS DRIVE

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ENLARGED EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 50'

GRAPHIC SCALE IN FEET
0 25 50 100

STANDARD STABILIZATION NOTE:
FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:

A. THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND
B. SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

No.	REVISIONS	DATE	BY

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PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

STATE OF MARYLAND
CHRISTOPHER H. MARTIN
59845
PROFESSIONAL ENGINEER
02/25/2026

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DRAWN BY	JK
CHECKED BY	CHM

ENLARGED EROSION AND SEDIMENT CONTROL PLAN

TPE MD WO73 SOLAR
PREPARED FOR
TPE MD WO73, LLC
WORCESTER COUNTY MARYLAND

SHEET NUMBER
C-601

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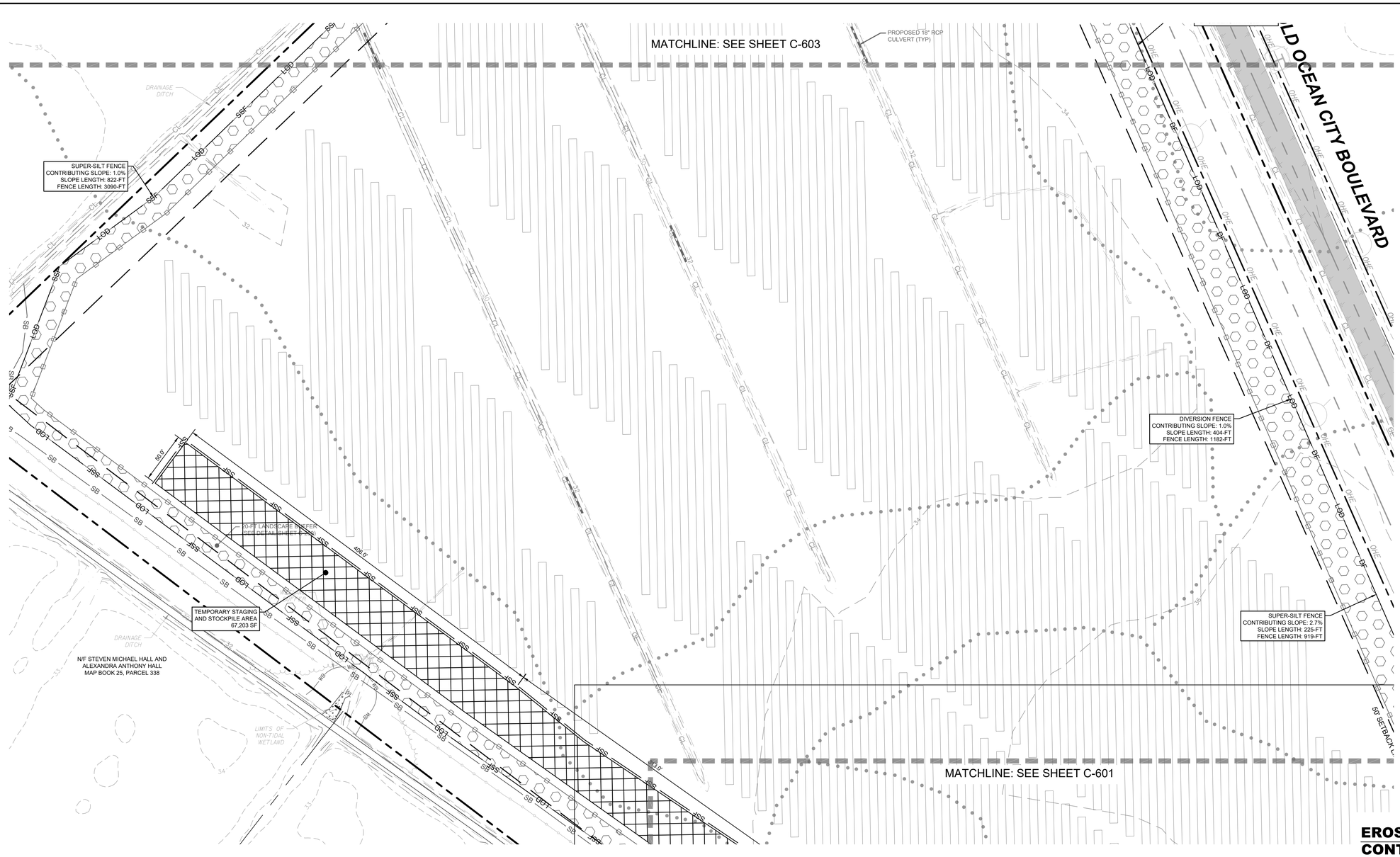

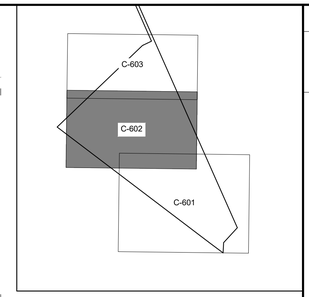

KEY MAP
SCALE: 1" = 500'

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B. SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

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ENLARGED EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 50'

GRAPHIC SCALE IN FEET
0 25 50 100

EROSION AND SEDIMENT CONTROL LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
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DRAWN BY	JK
CHECKED BY	CHM

ENLARGED EROSION AND SEDIMENT CONTROL PLAN

TPE MD WO73 SOLAR
PREPARED FOR
TPE MD WO73, LLC
WORCESTER COUNTY MARYLAND

SHEET NUMBER
C-602

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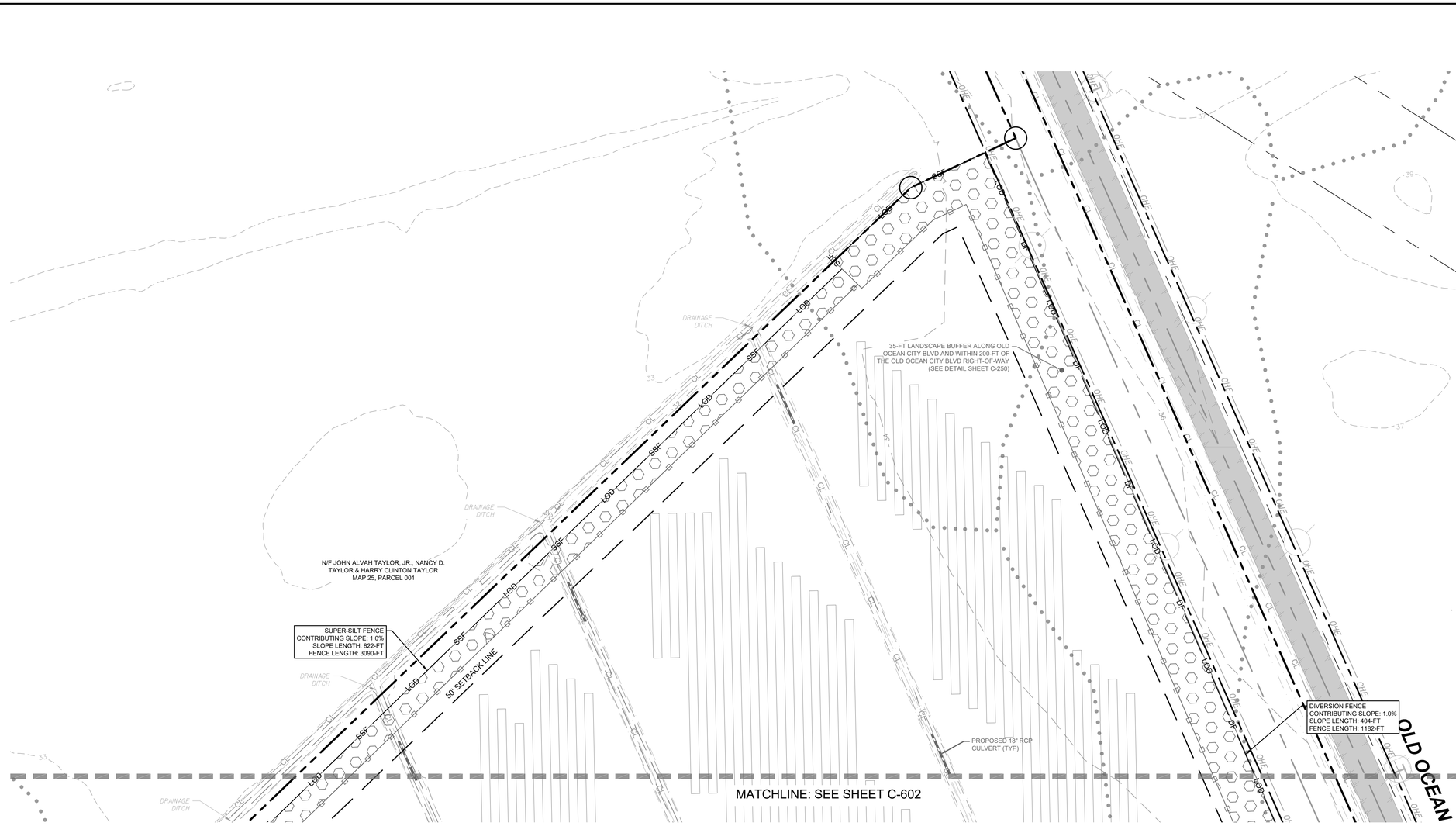

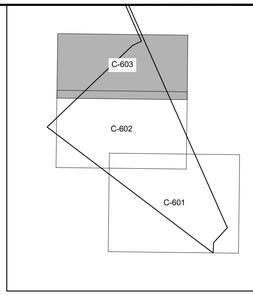

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SCALE: 1" = 50'

GRAPHIC SCALE IN FEET
0 25 50 100

EROSION AND SEDIMENT CONTROL LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
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- 34 EXISTING MINOR CONTOUR
- EXISTING ROAD
- LOD LIMIT OF DISTURBANCE
- EXISTING STREAM
- SB 50' STREAM BUFFER
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ENLARGED EROSION AND SEDIMENT CONTROL PLAN

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C-603

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B-3 STANDARDS AND SPECIFICATIONS FOR LAND GRADING

RESHAPING THE EXISTING LAND SURFACE TO PROVIDE SUITABLE TOPOGRAPHY FOR BUILDING FACILITIES AND OTHER SITE IMPROVEMENTS.

1. PROVISIONS TO SAFELY CONVEY SURFACE RUNOFF TO STORM DRAINS, PROTECTED OUTLETS OR STABLE WATER COURSES TO ENSURE THAT SURFACE RUNOFF WILL NOT DAMAGE SLOPES OR OTHER GRADED AREAS.

2. CUT AND FILL SLOPES, STABILIZED WITH GRASSES, NO STEEPER THAN 2:L. (WHERE THE SLOPE IS TO BE MOWED, THE SLOPE SHOULD BE NO STEEPER THAN 3:L, BUT 4:L IS PREFERRED BECAUSE OF SAFETY FACTORS RELATED TO MOWING STEEP SLOPES.) SLOPES STEEPER THAN 2:L REQUIRE SPECIAL DESIGN AND STABILIZATION CONSIDERATIONS TO BE SHOWN ON THE PLANS.

3. BENCHING PER DETAIL B-3-1 WHENEVER THE VERTICAL INTERVAL (HEIGHT) OF ANY 2:L SLOPE EXCEEDS 20 FEET; FOR 3:L SLOPES, WHEN IT EXCEEDS 30 FEET; AND FOR 4:L SLOPES, WHEN IT EXCEEDS 40 FEET. LOCATE BENCHES TO DIVIDE THE SLOPE FACE AS EQUALLY AS POSSIBLE AND TO CONVEY THE WATER TO A STABLE OUTLET. SOILS, SEEPS,ROCK OUTCROPS, ETC. ARE TO BE TAKEN INTO CONSIDERATION WHEN DESIGNING BENCHES.

   A. PROVIDE BENCHES WITH A MINIMUM WIDTH OF SIX FEET FOR EASE OF MAINTENANCE.

   B. DESIGN BENCHES WITH A REVERSE SLOPE OF 6:L OR FLATTER TO THE TOE OF THE UPPER SLOPE AND WITH MINIMUM OF ONE FOOT IN DEPTH. GRADE THE LONGITUDINAL SLOPE OF THE BENCH BETWEEN 2 PERCENT AND 3 PERCENT, UNLESS ACCOMPANIED BY APPROPRIATE DESIGN AND COMPUTATIONS.

   C. THE MAXIMUM ALLOWABLE FLOW LENGTH WITHIN A BENCH IS 800 FEET UNLESS ACCOMPANIED BY APPROPRIATE DESIGN AND COMPUTATIONS.

4. DIVERSION OF SURFACE WATER FROM THE FACE OF ALL CUT AND FILL SLOPES USING EARTH DIKES OR SWALES. CONVEY SURFACE WATER DOWN SLOPE USING A DESIGNED STRUCTURE, AND:

   A. PROTECT THE FACE OF ALL GRADED SLOPES FROM SURFACE RUNOFF UNTIL THEY ARE STABILIZED.

   B. DO NOT SUBJECT THE SLOPE'S FACE TO ANY CONCENTRATED FLOW OF SURFACE WATER SUCH AS FROM NATURAL DRAINAGE WAYS, GRADED SWALES, DOWNSPOUTS, ETC.

   C. PROTECT THE FACE OF THE SLOPE BY SPECIAL EROSION CONTROL MATERIALS TO INCLUDE, BUT NOT BE LIMITED TO, APPROVED VEGETATIVE STABILIZATION PRACTICES, RIPRAP OR OTHER APPROVED STABILIZATION METHODS.

5. SERRATED SLOPE AS SHOWN IN DETAIL B-3-2. THE STEEPEST ALLOWABLE SLOPE FOR RIPABLE ROCK IS 1.5:1. FOR NON ROCK SURFACES, THE SLOPES ARE TO BE 2:1 OR FLATTER. THESE STEPS WILL WEATHER AND ACT TO HOLD MOISTURE, LIME, FERTILIZER AND SEED THUS PRODUCING A MUCH QUICKER AND LONGER LIVED VEGETATIVE COVER AND BETTER SLOPE STABILIZATION.

6. SUBSURFACE DRAINAGE PROVISIONS. PROVIDE SUBSURFACE DRAINAGE WHERE NECESSARY TO INTERCEPT SEEPAGE THAT WOULD OTHERWISE ADVERSELY AFFECT SLOPE STABILITY OR CREATE EXCESSIVELY WET SITE CONDITIONS.

7. PROXIMITY TO ADJACENT PROPERTY. SLOPES MUST NOT BE CREATED CLOSE TO PROPERTY LINES WITHOUT ADEQUATE PROTECTION AGAINST SEDIMENTATION, EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE, OR OTHER RELATED DAMAGES.

8. QUALITY OF FILL MATERIAL. FILL MATERIAL MUST BE FREE OF BRUSH, RUBBISH, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER OBJECTIONABLE MATERIAL. DO NOT PLACE FROZEN MATERIALS IN THE FILL NOR PLACE THE FILL MATERIAL ON A FROZEN FOUNDATION.

9. STABILIZATION. STABILIZE ALL DISTURBED AREAS STRUCTURALLY OR VEGETATIVELY IN COMPLIANCE WITH SECTION B-4 STANDARDS AND SPECIFICATIONS FOR STABILIZATION PRACTICES.

MAINTENANCE

THE LINE, GRADE, AND CROSS SECTION OF BENCHING AND SERRATED SLOPES MUST BE MAINTAINED. BENCHES AND SERRATED SLOPES MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

B-4 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

DEFINITION

USING VEGETATION AS COVER TO PROTECT EXPOSED SOIL FROM EROSION.

PURPOSE

TO PROMOTE THE ESTABLISHMENT OF VEGETATION ON EXPOSED SOIL.

CONDITIONS WHERE PRACTICE APPLIES

ON ALL DISTURBED AREAS NOT STABILIZED BY OTHER METHODS. THIS SPECIFICATION IS DIVIDED INTO SECTIONS ON INCREMENTAL STABILIZATION; SOIL PREPARATION, SOIL AMENDMENTS AND TOPSOILING; SEEDING AND MULCHING; TEMPORARY STABILIZATION; AND PERMANENT STABILIZATION.

EFFECTS ON WATER QUALITY AND QUANTITY

STABILIZATION PRACTICES ARE USED TO PROMOTE THE ESTABLISHMENT OF VEGETATION ON EXPOSED SOIL. WHEN SOIL IS STABILIZED WITH VEGETATION, THE SOIL IS LESS LIKELY TO ERODE AND MORE LIKELY TO ALLOW INFILTRATION OF RAINFALL, THEREBY REDUCING SEDIMENT LOADS AND RUNOFF TO DOWNSTREAM AREAS.

PLANTING VEGETATION IN DISTURBED AREAS WILL HAVE AN EFFECT ON THE WATER BUDGET, ESPECIALLY ON VOLUMES AND RATES OF RUNOFF, INFILTRATION, EVAPORATION, TRANSPIRATION, PERCOLATION, AND GROUNDWATER RECHARGE. OVER TIME, VEGETATION WILL INCREASE ORGANIC MATTER CONTENT AND IMPROVE THE WATER HOLDING CAPACITY OF THE SOIL AND SUBSEQUENT PLANT GROWTH.

VEGETATION WILL HELP REDUCE THE MOVEMENT OF SEDIMENT, NUTRIENTS, AND OTHER CHEMICALS CARRIED BY RUNOFF TO RECEIVING WATERS. PLANTS WILL ALSO HELP PROTECT GROUNDWATER SUPPLIES BY ASSIMILATING THOSE SUBSTANCES PRESENT WITHIN THE ROOT ZONE.

SEDIMENT CONTROL PRACTICES MUST REMAIN IN PLACE DURING GRADING, SEEDBED PREPARATION, SEEDING, MULCHING, AND VEGETATIVE ESTABLISHMENT.

ADEQUATE VEGETATIVE ESTABLISHMENT

INSPECT SEEDED AREAS FOR VEGETATIVE ESTABLISHMENT AND MAKE NECESSARY REPAIRS, REPLACEMENTS, AND RESEEDINGS WITHIN THE PLANTING SEASON.

1. ADEQUATE VEGETATIVE STABILIZATION REQUIRES 95 PERCENT GROUNDCOVER.

2. IF AN AREA HAS LESS THAN 40 PERCENT GROUNDCOVER, RESTABILIZE FOLLOWING THE ORIGINAL RECOMMENDATIONS FOR LIME, FERTILIZER, SEEDBED PREPARATION, AND SEEDING.

3. IF AN AREA HAS BETWEEN 40 AND 94 PERCENT GROUNDCOVER, OVER-SEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY SPECIFIED.

4. MAINTENANCE FERTILIZER RATES FOR PERMANENT SEEDING ARE SHOWN IN TABLE B.6.

B-4-1 STANDARDS AND SPECIFICATIONS FOR INCREMENTAL STABILIZATION

DEFINITION

ESTABLISHMENT OF VEGETATIVE COVER ON CUT AND FILL SLOPES.

PURPOSE

TO PROVIDE TIMELY VEGETATIVE COVER ON CUT AND FILL SLOPES AS WORK PROGRESSES.

CONDITIONS WHERE PRACTICE APPLIES

ANY CUT OR FILL SLOPE GREATER THAN 15 FEET IN HEIGHT. THIS PRACTICE ALSO APPLIES TO STOCKPILES.

CRITERIA

A. INCREMENTAL STABILIZATION - CUT SLOPES

1. EXCAVATE AND STABILIZE CUT SLOPES IN INCREMENTS NOT TO EXCEED 15 FEET IN HEIGHT. PREPARE SEEDBED AND APPLY SEED AND MULCH ON ALL CUT SLOPES AS THE WORK PROGRESSES.

2. CONSTRUCTION SEQUENCE EXAMPLE (REFER TO FIGURE B.1):

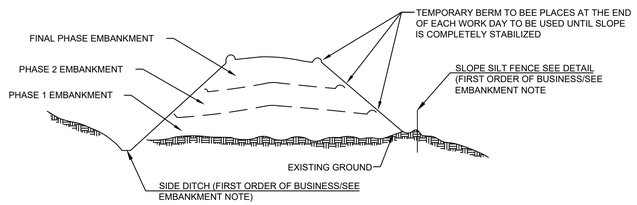
   A. CONSTRUCT AND STABILIZE ALL TEMPORARY SWALES OR DIKES THAT WILL BE USED TO CONVEY RUNOFF AROUND THE EXCAVATION.

   B. PERFORM PHASE 1 EXCAVATION, PREPARE SEEDBED, AND STABILIZE.

   C. PERFORM PHASE 2 EXCAVATION, PREPARE SEEDBED, AND STABILIZE. OVERSEED PHASE 1 AREAS AS NECESSARY.

   D. PERFORM FINAL PHASE EXCAVATION, PREPARE SEEDBED, AND STABILIZE. OVERSEED PREVIOUSLY SEEDED AREAS AS NECESSARY.

NOTE: ONCE EXCAVATION HAS BEGUN THE OPERATION SHOULD BE CONTINUOUS FROM GRUBBING THROUGH THE COMPLETION OF GRADING AND PLACEMENT OF TOPSOIL (IF REQUIRED) AND PERMANENT SEED AND MULCH. ANY INTERRUPTIONS IN THE OPERATION OR COMPLETING THE OPERATION OUT OF THE SEEDING SEASON WILL NECESSITATE THE APPLICATION OF TEMPORARY STABILIZATION.



B. INCREMENTAL STABILIZATION - FILL SLOPES

1. CONSTRUCT AND STABILIZE FILL SLOPES IN INCREMENTS NOT TO EXCEED 15 FEET IN HEIGHT. PREPARE SEEDBED AND APPLY SEED AND MULCH ON ALL SLOPES AS THE WORK PROGRESSES.

2. STABILIZE SLOPES IMMEDIATELY WHEN THE VERTICAL HEIGHT OF A LIFT REACHES 15 FEET, OR WHEN THE GRADING OPERATION CEASES AS PRESCRIBED IN THE PLANS.

3. AT THE END OF EACH DAY, INSTALL TEMPORARY WATER CONVEYANCE PRACTICE(S), AS NECESSARY, TO INTERCEPT SURFACE RUNOFF AND CONVEY IT DOWN THE SLOPE IN A NON-EROSIVE MANNER.

4. CONSTRUCTION SEQUENCE EXAMPLE (REFER TO FIGURE B.2):

   A. CONSTRUCT AND STABILIZE ALL TEMPORARY SWALES OR DIKES THAT WILL BE USED TO DIVERT RUNOFF AROUND THE FILL. CONSTRUCT SILT FENCE ON LOW SIDE OF FILL UNLESS OTHER METHODS SHOWN ON THE PLANS ADDRESS THIS AREA.

   B. AT THE END OF EACH DAY, INSTALL TEMPORARY WATER CONVEYANCE PRACTICE(S), AS NECESSARY, TO INTERCEPT SURFACE RUNOFF AND CONVEY IT DOWN THE SLOPE IN A NON-EROSIVE MANNER.

   C. PLACE PHASE 1 FILL, PREPARE SEEDBED, AND STABILIZE.

   D. PLACE PHASE 2 FILL, PREPARE SEEDBED, AND STABILIZE.

   E. PLACE FINAL PHASE FILL, PREPARE SEEDBED, AND STABILIZE. OVERSEED PREVIOUSLY SEEDED AREAS AS NECESSARY.

NOTE: ONCE THE PLACEMENT OF FILL HAS BEGUN THE OPERATION SHOULD BE CONTINUOUS FROM GRUBBING THROUGH THE COMPLETION OF GRADING AND PLACEMENT OF TOPSOIL (IF REQUIRED) AND PERMANENT SEED AND MULCH. ANY INTERRUPTIONS IN THE OPERATION OR COMPLETING THE OPERATION OUT OF THE SEEDING SEASON WILL NECESSITATE THE APPLICATION OF TEMPORARY STABILIZATION.

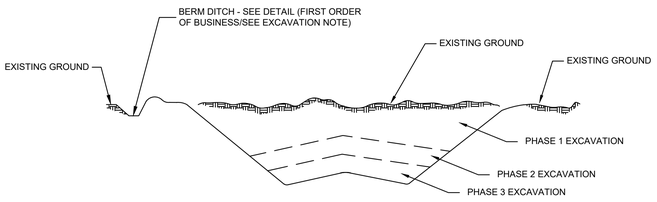


FIGURE 1 INCREMENTAL STABILIZATION - CUT

B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION

THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CONDITIONS WHERE PRACTICE APPLIES

WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

CRITERIA

A. SOIL PREPARATION

1. TEMPORARY STABILIZATION

   A. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.

   B. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.

   C. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.

2. PERMANENT STABILIZATION

   A. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:

      I. SOIL PH BETWEEN 6.0 AND 7.0.

      II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).

      III. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.

      IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.

      V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.

   B. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.

   C. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES. B.13

   D. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.

   E. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRIABLE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

B. TOPSOILING

1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.

3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

   A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

   B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.

   C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.

   D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.

5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:

   A. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1½ INCHES IN DIAMETER.

   B. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

   C. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

6. TOPSOIL APPLICATION

   A. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.

   B. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

   C. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)

1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.

2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.

3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.

4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS
.

5. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

No.	REVISIONS	DATE	BY

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STATE OF MARYLAND — CHRISTOPHER H. MUSE — 59646 — REGISTERED PROFESSIONAL ENGINEER
02/25/2026

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. 59646
EXPIRATION DATE: 07/14/2026

KHA PROJECT	DESIGNED BY	DRAWN BY	CHECKED BY
114734303	EJL	JK	CHM
DATE: 2/23/2026	SCALE		

EROSION AND SEDIMENT CONTROL NOTES

TPE MD WO73 SOLAR
PREPARED FOR
TPE MD WO73, LLC
WORCESTER COUNTY MARYLAND

SHEET NUMBER
C-650

Plotted By:Lurie, Ellen Sheet Set:WO73 SOLAR Layout:C-650 EROSION AND SEDIMENT CONTROL NOTES February 27, 2026 09:08:03am K:\BCO_DSK\114734-TPE\114734303-WO73 Solar\CAD\PlanSheets\C-650 EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.dwg
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B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION

THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

PURPOSE

TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CONDITIONS WHERE PRACTICE APPLIES

TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

CRITERIA

A. SEEDING

1. SPECIFICATIONS

A. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.

B. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAWS.

C. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.

D. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

2. APPLICATION

A. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.

I. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES.

II. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.

B. DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.

I. CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED MUST BE FIRM AFTER PLANTING.

II. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.

C. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).

I. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P 2 O 5 (PHOSPHOROUS), 200 POUNDS PER ACRE; K 2 O (POTASSIUM), 200 POUNDS PER ACRE.

II. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING.

III. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION.

IV. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

B. MULCHING

1. MULCH MATERIALS (IN ORDER OF PREFERENCE)

A. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLDY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.

B. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE.
I. WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY.

II. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.

III. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.

IV. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.

V. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM. B.17

2. APPLICATION

A. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.

B. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.

C. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.

3. ANCHORING

A. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD:

I. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR.

II. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.

III. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PETROSET, TERRA TAX II, TERRA TACK AR OR OTHER APPROVED EQUAL MAY BE USED. FOLLOW APPLICATION RATES AS SPECIFIED BY THE MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED.

IV. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION

TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

PURPOSE

TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

CRITERIA

1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.
2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
3. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

TEMPORARY SEEDING SUMMARY

HARDINESS ZONE (from Figure B.3): ZONE 7B SEED MIXTURE (from Table B.1)					FERTILIZER RATE (10-20-20)	LIME RATE
NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS		
COOL SEASON GRASSES						
1	ANNUAL RYEGRASS	40	2/15 - 4/30 8/15 - 11/30	0.5"	436 LB/AC (10 LB/1000 SF)	2 TONS/AC (90 LB/1000 SF)
2	BARLEY	96	2/15 - 4/30 8/15 - 11/30	1.0"		
3	OATS	72	2/15 - 4/30 8/15 - 11/30	1.0"		
4	WHEAT	120	2/15 - 4/30 8/15 - 11/30	1.0"		
WARM SEASON GRASSES						
7	PEARL MILLET	20	5/1 - 7/31	0.5"		

NOTES:
1. SEEDING RATES FOR THE WARM-SEASON GRASSES ARE IN POUNDS OF PURE LIVE SEED (PLS), ACTUAL PLANTING RATES SHALL BE ADJUSTED TO REFLECT PERCENT SEED GERMINATION AND PURITY, AS TESTED. ADJUSTMENTS ARE USUALLY NOT NEEDED FOR THE COOL-SEASON GRASSES.
SEEDING RATES LISTED ABOVE ARE FOR TEMPORARY SEEDINGS, WHEN PLANTED ALONE. WHEN PLANTED AS A NURSE CROP WITH PERMANENT SEED MIXES, USE 1/3 OF THE SEEDING RATE LISTED ABOVE FOR BARLEY, OATS, AND WHEAT. FOR SMALLER-SEEDED GRASSES (ANNUAL RYEGRASS, PEARL MILLET, FOXTAIL MILLET), DO NOT EXCEED MORE THAN 5% (BY WEIGHT) OF THE OVERALL PERMANENT SEEDING MIX. CEREAL RYE GENERALLY SHOULD NOT BE USED AS A NURSE CROP, UNLESS PLANTING WILL OCCUR IN VERY LATE FALL BEYOND THE SEEDING DATES FOR OTHER TEMPORARY SEEDINGS. CEREAL RYE HAS ALLELOPATHIC PROPERTIES THAT INHIBIT THE GERMINATION AND GROWTH OF OTHER PLANTS. IF IT MUST BE USED AS A NURSE CROP, SEED AT 1/3 OF THE RATE LISTED ABOVE. OATS ARE THE RECOMMENDED NURSE CROP FOR WARM-SEASON GRASSES.
2. FOR SANDY SOILS, PLANT SEEDS AT TWICE THE DEPTH LISTED ABOVE.
3. THE PLANTING DATES LISTED ARE AVERAGES FOR EACH ZONE AND MAY REQUIRE ADJUSTMENT TO REFLECT LOCAL CONDITIONS, ESPECIALLY NEAR THE BOUNDARIES OF THE ZONE.

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

PURPOSE

TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

CRITERIA

A. SEED MIXTURES

1. GENERAL USE

A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

C. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.

D. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 ½ POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY .

2. TURFGRASS MIXTURES

A. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.

B. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES N THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

I. KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

II. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT

III. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES; CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.

IV. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES; CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 1½ TO 3 POUNDS PER 1000 SQUARE FEET.

NOTES:
SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND"

CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE

C. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES
WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 5B, 6A)

CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6B)

SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONES: 7A, 7B)

D. TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1½ INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFICULTY.

E. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (½ TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.

PERMANENT SEEDING SUMMARY

HARDINESS ZONE (from Figure B.3): ZONE 7B SEED MIXTURE (from Table B.1)					FERTILIZER RATE (10-20-20)			LIME RATE
NO	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	N	P2O5	K2O	
7	CREEPING RED FESCUE KENTUCKY BLUEGRASS	60 15	2/15 - 4/30 8/15 - 10/31	¼" - ½"	45 POUNDS PER ACRE (1.0 LB/1000 SF)	90 LB/AC (2 LB/1000 SF)	90 LB/AC (2 LB/1000 SF)	2 TONS/AC (90 LB/1000 SF)
12	CREEPING RED FESCUE HARD FESCUE SHEEP FESCUE	25 25 25	2/15 - 4/30 8/15 - 10/31	¼" - ½"				
1	SWITCH GRASS CREEPING RED FESCUE PARTRIDGE PEA	10 15 4	2/15 - 4/30* 5/1 - 5/31**	¼" - ½"				
ERNMX 610 (OR APPROVED EQUAL)	(SEE MANUFACTURER'S SPECIFICATIONS)							

*NOTES:
1. THE PLANTING DATES LISTED ARE AVERAGES FOR EACH ZONE. THESE DATES MAY REQUIRE ADJUSTMENT TO REFLECT LOCAL CONDITIONS, ESPECIALLY NEAR THE BOUNDARIES OF THE ZONES. WHEN SEEDING TOWARD THE END OF THE LISTED PLANTING DATES, OR WHEN CONDITIONS ARE EXPECTED TO BE LESS THAN OPTIMAL, SELECT AN APPROPRIATE NURSE CROP FROM TABLE B.1. TEMPORARY SEEDING FOR SITE STABILIZATION AND PLANT TOGETHER WITH THE PERMANENT SEEDING MIX.
2. WHEN PLANTED DURING THE GROWING SEASON, MOST OF THESE MATERIALS MUST BE PURCHASED AND KEPT IN A DORMANT CONDITION UNTIL PLANTING. BARE-ROOT GRASSES ARE THE EXCEPTION— THEY MAY BE SUPPLIED AS GROWING (NON-DORMANT) PLANTS.
*WARM-SEASON GRASSES NEED A SOIL TEMPERATURE OF AT LEAST 50 DEGREES F IN ORDER TO GERMINATE. IF SOIL TEMPERATURES ARE COLDER THAN 50 DEGREES, OR MOISTURE IS NOT ADEQUATE, THE SEEDS WILL REMAIN DORMANT UNTIL CONDITIONS ARE FAVORABLE. IN GENERAL, PLANTING DURING THE LATTER PORTION OF THIS PERIOD ALLOWS MORE TIME FOR WEED EMERGENCE AND WEED CONTROL PRIOR TO PLANTING. WHEN SELECTING A PLANTING DATE, CONSIDER THE NEED FOR WEED CONTROL VS. THE LIKELIHOOD OF HAVING SUFFICIENT MOISTURE FOR LATER PLANTINGS, ESPECIALLY ON DROUGHTY SITES.
**ADDITIONAL PLANTING DATES DURING WHICH SUPPLEMENTAL WATERING MAY BE NEEDED TO ENSURE PLANT ESTABLISHMENT.
***MEADOW SEED MIX TO BE ERNST NORTHEAST POLLINATOR BUFFER MIX (OR APPROVED EQUAL)

B. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

1. GENERAL SPECIFICATIONS

A. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.

B. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF ¾ INCH, PLUS OR MINUS ¼ INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.

C. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.

D. SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.

E. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

2. SOD INSTALLATION

A. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.

B. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.

C. WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE.

D. WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS.

3. SOD MAINTENANCE

A. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING.

B. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.

C. DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN ⅓ OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

H-5 STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

DEFINITION

CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

PURPOSE

TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS.

CONDITIONS WHERE PRACTICE APPLIES

AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

SPECIFICATIONS

1. MULCHES: SEE SECTION B-4-2 SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS, SECTION B-4-3 SEEDING AND MULCHING, AND SECTION B-4-4 TEMPORARY STABILIZATION. MULCH MUST BE ANCHORED TO PREVENT BLOWING.

2. VEGETATIVE COVER: SEE SECTION B-4-4 TEMPORARY STABILIZATION.

3. TILLAGE: TILL TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PRODUCE THE DESIRED EFFECT.

4. IRRIGATION: SPRINKLE SITE WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. THE SITE MUST NOT BE IRRIGATED TO THE POINT THAT RUNOFF OCCURS.

5. BARRIERS: SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

6. CHEMICAL TREATMENT: USE OF CHEMICAL TREATMENT REQUIRES APPROVAL BY THE APPROPRIATE PLAN REVIEW AUTHORITY

SEQUENCE OF CONSTRUCTION:

GENERAL

1. NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN BELOW IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.
2. OBTAIN ALL NECESSARY PERMITS
3. CONTRACTOR TO STAKE OUT LIMITS OF DISTURBANCE
4. CONTRACTOR TO CONTACT THE WORCESTER COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS AT 410-632-1220 AND MDE 410-901-4020 TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY SITE WORK. **FAILURE TO DO SO MAY RESULT IN AN IMMEDIATE "STOP WORK ORDER."**
5. NOI MUST BE SUBMITTED AND NPDES PERMIT MUST BE OBTAINED PRIOR TO STARTING ANY CONSTRUCTION. PROVIDE A COPY TO SOIL CONSERVATION DISTRICT (SCD).
6. NOTIFY SEDIMENT CONTROL INSPECTOR 24 HOURS PRIOR TO START OF CONSTRUCTION.
7. APPROVED PLANS REMAIN VALID FOR 3 YEARS FROM THE DATE OF APPROVAL UNLESS SPECIFICALLY EXTENDED OR RENEWED BY THE APPROVAL AUTHORITY.

CONSTRUCTION

8. UPON WRITTEN APPROVAL FROM INSPECTOR, INSTALL STABILIZED CONSTRUCTION ENTRANCE, STAGING AND STOCKPILE AREAS, PERIMETER CONTROLS (SSF/SF) AS SHOWN ON SHEETS C-601 - C-603. ONLY CLEAR AND GRUB AREAS AS NECESSARY FOR THE INSTALLATION OF PERIMETER CONTROLS. MARK ALL PROTECTED AREAS PRIOR TO LAND DISTURBING ACTIVITY.

8.1. REFER TO HEAVY USE AREA SPECIFICATION (B-4-7) FOR STAGING AREAS AND TEMPORARY DELIVERY AREAS.

9. WITH INSPECTOR APPROVAL, FINISH CLEARING AND GRUBBING THE REMAINDER OF THE SITE. HAUL ALL DEBRIS TO AN APPROVED SITE. STOCKPILE TOP SOIL ONSITE IN THE STOCKPILE AREAS INDICATED ON THE PLANS. NO TOP SOIL SHALL BE REMOVED FROM THE SITE.

13. COMPLETE LANDSCAPE BUFFER INSTALLATION AFTER CLEARING AND GRUBBING OF THE SITE TO ALLOW FOR TREES TO MATURE DURING CONSTRUCTION.

14. INSTALL ACCESS DRIVES, CULVERTS, AND RIPRAP OUTFALL PROTECTION. PERMANENTLY STABILIZE ALL AREAS.

15. BEGIN INSTALLATION OF PILE SUPPORTS/FOUNDATION INSTALLATION, GRADING, SITE FENCING, AND UTILITY CONSTRUCTION.

16. COMPLETE GRADING AND FOUNDATION INSTALLATION, UTILITY CONSTRUCTION, SOLAR PANEL INSTALLATION, AND FENCE INSTALLATION. PERMANENTLY STABILIZE ALL AREAS. IN THE EVENT OF EROSION ALONG PANEL DRIPLINE, CONTRACTOR TO PROVIDE STABILIZATION MATTING PER MDE DETAIL B-4-6-A OR B-4-6-B.

17. WITH STABILIZATION OF ALL CONTRIBUTING DRAINAGE AREAS AND INSP

B-4-7 STANDARDS AND SPECIFICATIONS FOR HEAVY USE AREA PROTECTION

DEFINITION

THE STABILIZATION OF AREAS FREQUENTLY AND INTENSIVELY USED BY SURFACING WITH SUITABLE MATERIALS (E.G., MULCH AND AGGREGATE).

PURPOSE

TO PROVIDE A STABLE, NON-ERODING SURFACE FOR AREAS FREQUENTLY USED AND TO IMPROVE THE WATER QUALITY FROM THE RUNOFF OF THESE AREAS.

CONDITIONS WHERE PRACTICE APPLIES

THIS PRACTICE APPLIES TO INTENSIVELY USED AREAS (E.G., EQUIPMENT AND MATERIAL STORAGE, STAGING AREAS, HEAVILY USED TRAVEL LANES).

CRITERIA

1. A MINIMUM 4-INCH BASE COURSE OF CRUSHED STONE OR OTHER SUITABLE MATERIALS INCLUDING WOOD CHIPS OVER NONWOVEN GEOTEXTILE SHOULD BE PROVIDED AS SPECIFIED IN SECTION H-1 MATERIALS.
2. SELECT THE STABILIZING MATERIAL BASED ON THE INTENDED USE, DESIRED MAINTENANCE FREQUENCY, AND RUNOFF CONTROL.
3. THE TRANSPORT OF SEDIMENTS, NUTRIENTS, OILS, CHEMICALS, PARTICULATE MATTER ASSOCIATED WITH VEHICULAR TRAFFIC AND EQUIPMENT, AND MATERIAL STORAGE NEEDS TO BE CONSIDERED IN THE SELECTION OF MATERIAL. ADDITIONAL CONTROL MEASURES MAY BE NECESSARY TO CONTROL SOME OF THESE POTENTIAL POLLUTANTS.
4. SURFACE EROSION CAN BE A PROBLEM ON LARGE HEAVY USE AREAS. IN THESE SITUATIONS, MEASURES TO REDUCE THE FLOW LENGTH OF RUNOFF OR EROSIVE VELOCITIES NEED TO BE CONSIDERED.

MAINTENANCE

THE HEAVY USE AREAS MUST BE MAINTAINED IN A CONDITION THAT MINIMIZES EROSION. THIS MAY REQUIRE ADDING SUITABLE MATERIAL, AS SPECIFIED ON THE APPROVED PLANS, TO MAINTAIN A CLEAN SURFACE.

B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

DEFINITION

A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.

PURPOSE

TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.

CONDITIONS WHERE PRACTICE APPLIES

STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.

CRITERIA

1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.
2. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.
3. RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT CONTROL PRACTICE.
4. ACCESS THE STOCKPILE AREA FROM THE UPGRADE SIDE.
5. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEVICE SUCH AS AN EARTH DIKE, TEMPORARY SWALE OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSIVE MANNER.
6. WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE.
7. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3/7 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.
8. IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINER SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING.

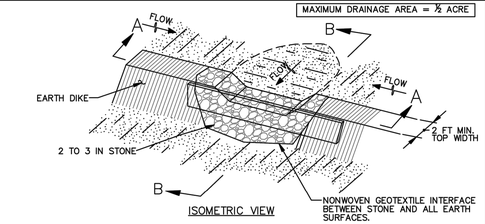
MAINTENANCE

THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN A 2:1 THE STOCKPILE AREA MUST BE KEPT FREE OF EROSION. IF THE VERTICAL HEIGHT OF A STOCKPILE EXCEEDS 20 FEET FOR 2:1 SLOPES, 30 FEET FOR 3:1 SLOPES, OR 40 FEET FOR 4:1 SLOPES, BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.

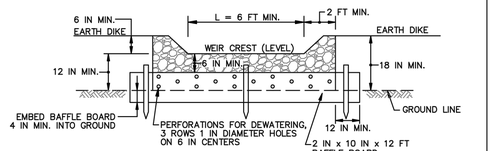
DETAIL E-7 TEMPORARY STONE OUTLET STRUCTURE

STANDARD SYMBOL: TSOS

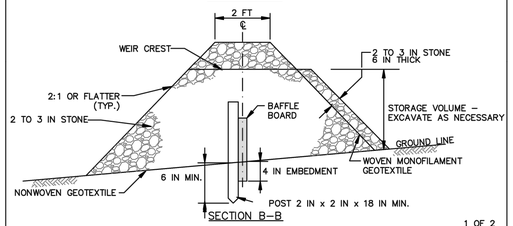
MAXIMUM DRAINAGE AREA = ½ ACRE



ISOMETRIC VIEW



SECTION A–A



SECTION B–B

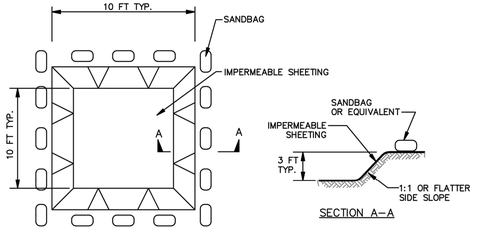
1 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

E.18

DETAIL H-6 ONSITE CONCRETE WASHOUT STRUCTURE

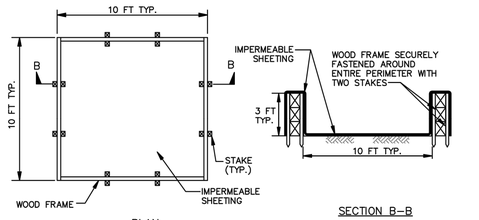
STANDARD SYMBOL: CWS



PLAN

SECTION A–A

EXCAVATED WASHOUT STRUCTURE



PLAN

SECTION B–B

WASHOUT STRUCTURE WITH WOOD PLANKS

1 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

H.24

No.	REVISIONS	DATE	BY

Kimley»Horn
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STATE OF MARYLAND — CHRISTOPHER H. MUSE — 59646 — PROFESSIONAL ENGINEER — 03/25/2026

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. 59646
EXPIRATION DATE 07/14/2026

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
11147343.03	2/23/2026		E.J.L.	JK	CHM

EROSION AND SEDIMENT CONTROL NOTES

TPE MD WO73 SOLAR
PREPARED FOR
TPE MD WO73, LLC
WORCESTER COUNTY MARYLAND

SHEET NUMBER
C-652

Plotted By:Lurie, Elon Sheet Set:WO73 SOLAR Layout:C-652 EROSION AND SEDIMENT CONTROL NOTES February 27, 2026 09:08:10am K:\WDC_DS\114734303-WO73 Solar\CAD\PlanSheets\C-650 EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.dwg
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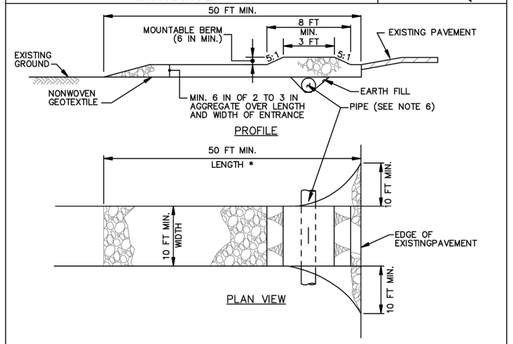
DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE



CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H–1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

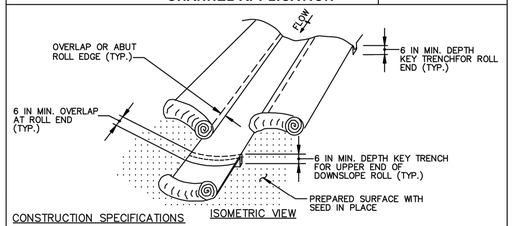
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

B.2

DETAIL B-4-6-A TEMPORARY SOIL STABILIZATION MATTING CHANNEL APPLICATION

STANDARD SYMBOL: TSSMC – * lb/ft² (* INCLUDE SHEAR STRESS)



ISOMETRIC VIEW

CONSTRUCTION SPECIFICATIONS

1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN–MADE FIBERS (MOSTLY ORGANIC). MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOLDER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON–LEACHING AND NON–TOXIC TO VEGETATION AND SEED GERMINATION AND NON–INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND A MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH–SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPED AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
5. UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTERLINE, WORK FROM CENTER OF CHANNEL OUTWARD WHEN PLACING ROLLS. LAY MAT SMOOTHLY AND FIRMLY ON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. KEY–IN UPSTREAM END OF EACH MAT ROLL BY DIGGING A 6 INCH (MINIMUM) TRENCH AT THE UPSTREAM END OF THE MATTING, PLACING THE ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END.
7. OVERLAP OR ABUT THE ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B–4 VEGETATIVE STABILIZATION.

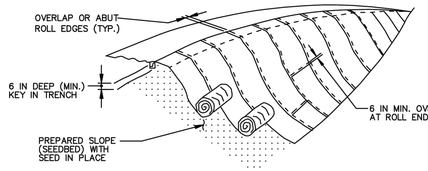
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

B.38

DETAIL B-4-6-B TEMPORARY SOIL STABILIZATION MATTING SLOPE APPLICATION

STANDARD SYMBOL: TSSMS – * lb/ft² (* INCLUDE SHEAR STRESS)



ISOMETRIC VIEW

CONSTRUCTION SPECIFICATIONS

1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN–MADE FIBERS (MOSTLY ORGANIC). MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOLDER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON–LEACHING AND NON–TOXIC TO VEGETATION AND SEED GERMINATION AND NON–INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND A MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH–SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPED AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION & SEDIMENT CONTROL PLAN.
5. UNROLL MATTING DOWNSLOPE. LAY MAT SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. OVERLAP OR ABUT ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSLOPE MAT OVERLAPPING ON TOP OF THE DOWNSLOPE MAT.
7. KEY IN THE UPSLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B–4 VEGETATIVE STABILIZATION.

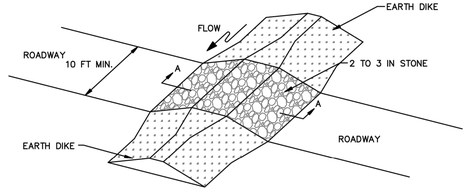
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

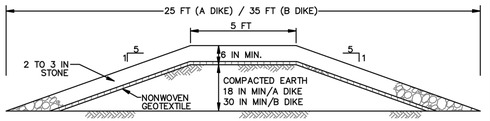
B.39

DETAIL C-8 MOUNTABLE BERM

STANDARD SYMBOL: MB



ISOMETRIC VIEW



SECTION A–A

CONSTRUCTION SPECIFICATIONS

1. USE MINIMUM WIDTH OF 10 FEET TO ALLOW FOR VEHICULAR PASSAGE.
2. PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H–1 MATERIALS, OVER THE EARTH MOUND PRIOR TO PLACING STONE.
3. PLACE 2 TO 3 INCH STONE OR EQUIVALENT RECYCLED CONCRETE AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE MOUNTABLE BERM.
4. MAINTAIN LINE, GRADE, AND CROSS SECTION. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN SPECIFIED DIMENSIONS. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. MAINTAIN POSITIVE DRAINAGE.

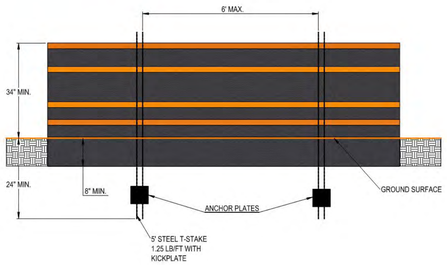
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

C.24

LET'S GET IT DONE

SMARTfence® 42 Detail:



NOTE: ACCEPTABLE ALTERNATIVE TO SUPER SILT FENCE

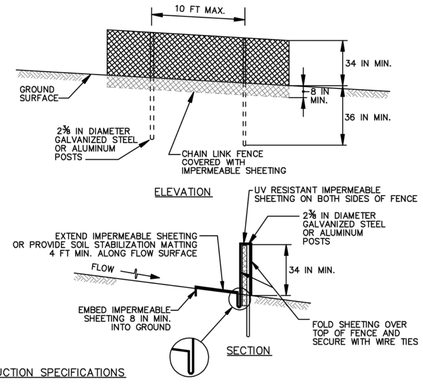
SMARTfence® 42 is NTPEP Compliant
GTX-2018-01-187

ACF ENVIRONMENTAL
LET'S GET IT DONE®
800.448.3636
acfenvironmental.com

DETAIL C-9 DIVERSION FENCE

STANDARD SYMBOL: DF

MAXIMUM DRAINAGE AREA = 2 ACRES



CONSTRUCTION SPECIFICATIONS

1. USE 42 INCH HIGH, 9 GAUGE OR THICKER CHAIN LINK FENCING (2⅜ INCH MAXIMUM OPENING).
2. USE 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. THE POSTS DO NOT NEED TO BE SET IN CONCRETE.
3. FASTEN CHAIN LINK FENCE SECURELY TO THE FENCE POSTS WITH WIRE TIES.
4. SECURE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING TO CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT TOP, MID SECTION, AND BELOW GROUND SURFACE.
5. EXTEND SHEETING A MINIMUM OF 4 FEET ALONG FLOW SURFACE AND EMBED END A MINIMUM OF 8 INCHES INTO GROUND. SOIL STABILIZATION MATTING MAY BE USED IN LIEU OF IMPERMEABLE SHEETING ALONG FLOW SURFACE.
6. WHEN TWO SECTIONS OF SHEETING ADJOIN EACH OTHER, OVERLAP BY 6 INCHES AND FOLD WITH SEAM FACING DOWNGRADE.
7. KEEP FLOW SURFACE ALONG DIVERSION FENCE AND POINT OF DISCHARGE FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. MAINTAIN POSITIVE DRAINAGE. REPLACE IMPERMEABLE SHEETING IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

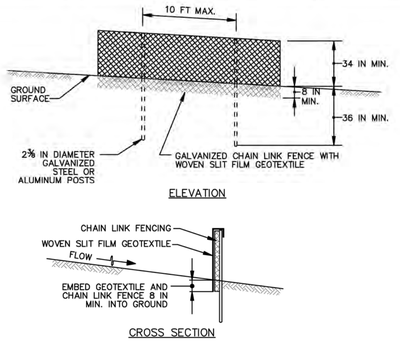
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

C.27

DETAIL E-3 SUPER SILT FENCE

STANDARD SYMBOL: SSF



CONSTRUCTION SPECIFICATIONS

1. INSTALL 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2⅜ INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
3. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H–1 MATERIALS.
7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

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

E.7

No.	REVISIONS	DATE	BY

Kimley»Horn

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3904 BOSTON ST. SUITE 202, BALTIMORE, MD 21224
PHONE: 443–743–3470
WWW.KIMLEY–HORN.COM

STATE OF MARYLAND — JOSEPH MICHAEL BOYLE — REG. NO. 59646 — PROFESSIONAL ENGINEER — 03/25/2026

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. 59646
EXPIRATION DATE 07/14/2026

KHA PROJECT 114734303	DESIGNED BY EJL
DATE 2/25/2026	DRAWN BY JK
SCALE	CHECKED BY CHM

EROSION AND SEDIMENT CONTROL DETAILS

TPE MD WO73 SOLAR

PREPARED FOR
TPE MD WO73, LLC

WORCESTER COUNTY MARYLAND

SHEET NUMBER
C-653

Plotted By:Lurie, Elon Sheet Set:WO73 SOLAR Layout:C-653 EROSION AND SEDIMENT CONTROL DETAILS February 27, 2026 09:08:20am K:\ECO_DS\114734-TPE\114734303-WO73 Solar\CAD\PlanSheets\C-650 EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley–Horn and Associates, Inc. shall be without liability to Kimley–Horn and Associates, Inc

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: April 8, 2026

PROJECT: Dash In

APPLICANT(S) IN ATTENDANCE:

_____

_____

TRC MEMBERS IN ATTENDANCE:

_____ Tremblay, Zoning Administrator
_____ Zito, DRP Specialist III
_____ Miller, Building Plans Reviewer III
_____ Mitchell, Environmental Programs
_____ White, Environmental Programs
_____ Soper, Environmental Programs
_____ Birch, Environmental Programs
_____ Mathers, Environmental Programs
_____ Owens, Fire Marshal
_____ Korb, Deputy Fire Marshal
_____ Lynch, County Roads
_____ Berdan, County Roads
_____ Wilson, State Highway Admin.
_____ Fritts, State Highway Admin.
_____ Beauchamp, W & WW, DPW
_____ Knight, Planning Commission Rep.

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~~~

DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING
Worcester County
GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL:410.632.1200 / FAX: 410.632.3008
http://www.co.worcester.md.us/departments/drp

ZONING DIVISION
BUILDING DIVISION
BOARD OF LICENSE COMMISSIONERS

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING
April 8, 2026

Dash In – Minor Site Plan Review

Proposed construction of Dash In convenience store. Located at intersection of Ocean Gateway, Coastal Square Road, and Samuel Bowen Boulevard, Berlin, MD 21811. Tax Map 26, Parcel 474, Lot 4, Tax District 3, C-3 Highway Commercial District. Coastal Square, LLC, owner / Becker Morgan Group, Inc., applicant & engineer.

Prepared by: Zoning Division Staff

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.

The TRC is the approving authority for this site plan. For a Minor Site Plan, final approval of the site plan will not be granted until all comments provided to the applicant by the Technical Review Committee (TRC) have been addressed on the site plan and associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for final signature approval before building/zoning permits will be issued.

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

§ZS1-211(b)(1)	C-3 Highway Commercial District, Retail or Service Establishments
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off-Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways

*****The site plan is subject to the U.S. Route 50 Transportation Corridor Plan and the *Design Guidelines and Standards for Commercial Uses*. As it is a minor site plan, the building is not subject to the *Design Guidelines and Standards for Commercial Uses*.

***Development Review and Permitting (DRP) Zoning Division comments are based on the plans submitted. These comments are subject to change every time a change is made to the plans that affect items reviewed under the Zoning and Subdivision Control Article.**

General

1. Sheet C201: The dumpster fencing within the 50' BRL will require a special exception from the Board of Appeals prior to signature site plan approval.
2. Please clarify which parts of the western portion of Samuel Bowen Boulevard are proposed to be constructed as part of this development.
3. Sealed copies of the approved site plan will be required for final signature approval.

Parking and Vehicular Travelways

1. Sheet C201: The loading space (G-15) may not occupy any part of the front yard. §ZS1-321(c).
2. Sheet C201: A loading space (G-15) is proposed near the building entrance. Is this the bike rack (G-16)?
3. Sheet C901: Please ensure the proposed bike rack can hold five (5) bicycles. §ZS1-320(f)(12).

4. Sheet C201: Please provide parking bumpers or wheelstops for the proposed parking spaces. §ZS1-320(f)(5).
5. Sheet C201: Please provide at least one (1) litter receptable within the parking area. §ZS1-320(f)(6).
6. Sheet C201: Please clarify if there is a proposed interparcel connector to Outlot 4.
7. Sheet C201: Please ensure the parking spaces are delineated by durable painted lines that meet the Manual of Uniform Traffic Control Devices (MUTCD) or its successor. §ZS1-320(f)(4).
8. Sheet C901: Please ensure the bottom of the ADA signage is a minimum of 7' high from grade.

Landscaping

1. Staff have confirmed that the proposed landscaping aligns with the approved master landscaping list (Attachment 1). All future outlots shall also abide by the approved master landscaping list.
2. Sheet L101: Please confirm if the landscaping within the submerged gravel wetlands along Rt. 50 is being used to help meet landscape buffer requirements.
3. Sheet L101: Please provide the height of each species at maturity. §ZS1-322(d)(5).
4. Sheet L101: An additional landscape island within the proposed contiguous twelve (12) parking spaces will be required. Trees shall be located in islands within the parking lot at intervals of ten (10) contiguous parking spaces or less. §ZS1-322(f)(1).
5. Sheet L101: Within General Landscape Notes, Note 14, Please also add "Worcester County."
6. Sheet L101: Please specify the landscape irrigation method. If an automatic system is not proposed, a waiver will need to be approved by the Planning Commission.
7. Sheet L101: Please provide shrubs within the parking areas. Trees and grass are proposed, but are missing shrubs per §ZS1-320(f)(9).
8. A maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate for a nursery will be required to be provided at permit stage to accurately determine the bond amount. §ZS1-322(g).
9. A landscape inspection and maintenance agreement for the required landscaping shall be recorded in the Land Records. A $60 check made payable to "Worcester County Clerk of Court" must also be provided with the agreement.

Signage and Lighting

1. Sheet C201, Note G14: Please clarify if the proposed site sign is for the fuel pricing. If so, the sign cannot have any advertising other than pricing and is subject to the Maryland

Business Regulation Code § 10-315 regarding the advertising signs for motor fuel sales (Attachment 2).

2. Sheet C201: Each of the proposed signs will need ornamental landscaping at each base (a landscaped area of 20% of the copy area, for each sign). §ZS1-324(c)(4)(B)(7).
3. Zoning permits will be required for each of the two (2) proposed signs.
4. The total amount of allowable on-building signage is 170 sf, as the width of the building providing the primary customer entrance is 85 linear feet. §ZS1-324(c)(4)(A).
5. Within the disclaimer in the lighting plans, please remove the statement that the plans are for illustrative purposes only, as the site plan needs the final lighting specifications.
6. Please confirm that all exterior light fixtures, other than fixtures on the building facade, emitting two thousand fifty lumens or more are full-cutoff light fixtures. §ZS1-323(b)(3).

U.S. Route 50 Transportation Corridor Plan

1. All structures placed on outlots located between U.S. Route 50 and the service road or any other such located properties shall be so designed as to provide a front facade on any side of the building which faces a public road right-of-way or an approved private road.

Design Guidelines and Standards for Commercial Uses

The site plan will need the following waivers from the Design Guidelines and Standards for Commercial Uses:

1. Section 16(b)(8): Seating areas for pedestrians shall be provided near the entry and under protective coverings. Seating should be provided at least every one hundred feet of sidewalk along building facades having customer entrances.
2. Section 17(b)(7): Facades with customer entrances shall have significant landscaping in order to provide visual interest, prevent monotony, break up wall and pavement expanses, and clearly define entries. Building perimeter landscaping shall be installed and maintained along at least fifty percent of the facade width. The building perimeter landscaping shall be in landscaped areas, raised planters, or planter boxes that are each a minimum of five feet wide and are a maximum of ten feet from the building. These areas shall be landscaped with plant clusters of varied species and heights.
3. Section 17(b)(8): All other facades, except the facade incorporating the service area, shall be buffered from public view with no less than a ten foot wide 'buffer' with foundation planting. The 'buffer' shall, at a minimum, have landscaping in planters or planter beds which extend a minimum of three feet from the building along the entire width of the facade, and contain plant clusters of varied species and heights.
4. Section 19(b)(1): Each commercial structure shall contribute to the improvement of public spaces by providing a community space that is centrally located, connected to the pedestrian walkway and placed in areas with the highest pedestrian traffic. It should be constructed of materials that are similar to the principal materials of the building and

landscaped compatibly. This community space shall provide seating and at least one of the following:

A. Patio.
B. Pedestrian plaza.
C. Transportation center.
D. Window shopping walkway.
E. Outdoor playground area.
F. Kiosk area.
G. Water feature.
H. Clock tower.
I. Other such deliberately shaped area or focal feature or amenity that, in the judgment of the Planning Commission, adequately enhances such community and public spaces.

5. Section 19(b)(2): Required community spaces shall be at least eight hundred square feet in size with no side less than twelve feet long.
6. Section 21(b)(1): The exterior design of structures on the outparcels or pad sites must be of the same or compatible architectural tradition, general style, color and materials and otherwise compatible with the main commercial structure on the site and must also have consistent landscaping and exterior lighting. Because of their greater visibility, structures on outparcels or pad sites must have the same type of architecture on all sides (360 degree architecture).

Other Agency Approvals:

1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area, Forestry, and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

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

NEXT STEPS: For a Minor Site Plan - Final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for final signature approval before building/zoning permits will be issued.

The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state regulations.

No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.

Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Planner III JB

Subject: April 8, 2026 - Technical Review Committee Meeting

Date: March 24, 2026

- **Dash In - Minor Site Plan Review**
  Proposed construction of a Dash In convenience store. Located at the intersection of Ocean Gateway, Coastal Square Road and Samuel Bowen Boulevard, Tax Map 26, Parcel 474, Lot 4, Tax District 03, C-3 Highway Commercial District, Coastal Square, LLC, owner / Becker Morgan Group, Inc., applicant & engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

DEPARTMENT OF
ENVIRONMENTAL PROGRAMS
Worcester County
GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL:410.632.1220 / FAX: 410.632.2012

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

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

MEMORANDUM

DATE: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

If you have any questions, please feel free to contact the Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To:	Technical Review Committee
From:	David Mathers, Natural Resources Planner IV DM
Subject:	Forest Conservation & Stormwater Management Review
Date:	March 26, 2026
Date of Meeting:	April 8, 2026
Project:	Dash In
Location:	Coastal Square Rd & Samual Bowen Blvd, Tax Map: 26, Parcel: 474, Lot 4
Owner/Developer:	Coastal Square, LLC
Engineer/Surveyor:	Becker Morgan Group, Inc.

This project is subject to the Worcester County Forest Conservation Law. This property is subject to Forest Conservation Plan #21-34. This property has met compliance with the Worcester County Forest Conservation Law, by obtaining a credit from an off-site forest conservation mitigation area. A Certificate of Utilization was recorded on July 23, 2024 in the Land Records of Worcester County, Maryland in Liber 8792, Folio 28.

This project is subject to the Worcester County Stormwater Ordinance. This project has obtained Stormwater Concept Plan approval. This project will need Stormwater Final Plan approval prior to Signature Plan approval.

All projects over one acre of disturbance shall be required to file for a General Permit/Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

Worcester County Government Center 1 West Market Street, Room 1306 Snow Hill, Maryland 21863
Tel: 410-632-1220 Fax: 410-632-2012

DEPARTMENT OF
ENVIRONMENTAL PROGRAMS
Worcester County
GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL:410.632.1220 / FAX: 410.632.2012

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

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

MEMORANDUM

DATE: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

If you have any questions, please feel free to contact the Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

Department of Development Review & Permitting
Worcester County Government Center
1 W. Market St., Room 1201
Snow Hill, Maryland 21863
410-632-1200, Ext. 1151
pmiller@worcestermd.gov

****

Project: Dash In
Date: 4/8/2026
Tax Map: 26 Parcel: 474 Section:_____ Lot: 4 Block:_____

STANDARD COMMENTS

1. Items listed in this review are not required for Technical Review Committee approval. Will be necessary upon permit application submittal.
2. Provide complete code review. List type of construction, use groups, height and area, occupant loads, live, dead, and other structural loads.
3. Soils report required at the time of building permit application.
4. Compaction reports are due at all footings and slab inspections as well as any site work and structural fill.
5. Complete sealed architectural, structural, mechanical, plumbing, and electrical plans are required.
6. Provide information for wind, snow, and seismic loads.
7. Special inspections (Third party) required steel, concrete, masonry, wood, prepared fill, foundations, and structural observations. **These are required in addition to the required Worcester County inspections.**
8. Provide plan for the owner's special inspection program, list inspections and inspection agencies.
9. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
10. A pre-construction meeting will be required before any work starts.
11. Provide complete accessibility code requirements and details.
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation.
14. Architect / Engineer to provide verification construction is in accordance with approved plans and specifications prior to final inspection.
15. Provide your design professional with a copy of these comments.

SITE SPECIFIC COMMENTS

1. Current Codes: 2021 International Building Code
   2021 International Energy Conservation Code
   2021 International Mechanical Code
   2020 NEC
   Maryland Accessibility Code (MAC)
   2010 ADA Standards for Accessible Design

Convenience Store

2. Complete sealed architectural, structural, mechanical, plumbing, electrical and energy code plans are required.

3. Wind Design: 126 MPH, Risk category II

4. Mechanical ventilation

5. Provide an Energy Compliance Report and lighting plan.

6. Complete detailed air barrier design.

7. Building envelope performance verification by certified third party engineer or certified contractor.

8. Soils report for site requested at time of permit application.

9. ADA: Provide all details and specifications per 2010 ADA design standards.

10. Provide an accessible route from parking to building entrance.

11. Architects' certification prior to final inspection, has been completed and as built is in compliance with the plans and specifications presented.

12. Special inspections (third party engineer) to be determined upon submittal of permit application.

Fuel Island and Canopy

1. Wind Design (assumed): Risk category II; 126 MPH; Exposure “C”

2. Complete sealed architectural, structural plans are required for fuel island canopy.

3. Underground fuel tank manufacturer’s specifications.

4. Provide an accessible route from fuel dispensers to building entry.

5. Submit fuel pump specifications with permit application. A minimum of one fuel pump of each type to meet ADA requirements and shall be posted with signage.

6. Soils report for site requested at time of permit application.

7. Maryland state permit and state inspection required in addition to the required Worcester County inspections. for underground fuel tanks.

8. Special inspections (third party engineer) to be determined upon submittal of permit application.

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

Outlook

TRC Comments 4/8/26

From Kevin Lynch <klynch@worcestermd.gov>
Date Thu 3/26/2026 8:41 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>
Cc Lisa Lawrence <llawrence@worcestermd.gov>; Keith Berdan <kberdan@worcestermd.gov>

Good morning Ben,

See below for TRC comments from the Road's Division.

- **Ocean Pines Golf Course Monopole**- project is within OPA and will have no impact on County roadways.
- **Sunset Marine Park**- Include commercial entrance detail on plans for Old Bridge entrance. Ensure bond is in good standings with our office before proceeding with work.
- **611 Holdings II**- commercial entrance bond will be needed with our office before work can begin.
- **10702 Assateague Road**- commercial entrance bond will be needed with our office before work can begin.
- **George Island Solar**- project is located on SHA maintained roadway, no access to any County Road.
- **TPE MD WO73 Solar**- project located on SHA maintained roadway, no access to any County Road.
- **Dash In**- Two (2) commercial entrance bonds will be required for the entrances for this project. Show the entrance detail on the plans and also include the paving spec that will be used for the entrances.

Kevin A. Lynch
Superintendent
Worcester County Department Of Public Works
Roads Division
5764 Worcester Hwy
Snow Hill, MD 21863
O: (410) 632-2244, ext. 2104
C: 443-783-9731
F: 410-632-0020

Outlook

RE: 4/8/26 TRC Draft Agenda

From Lee R. Beauchamp <lrbeauchamp@worcestermd.gov>
Date Mon 3/23/2026 8:47 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>
Cc Dallas Baker <dbaker@worcestermd.gov>; Jana B. Potvin <jbpotvin@worcestermd.gov>

Ben,

Below are the water and sewer TRC comments for the projects on this agenda:

1. **George Island Solar:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.

2. **TPE MD W073 Solar:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.
3. **Berlin Lions Club:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.

4. **Sunset Marine Park:**
    a. Show the location of the proposed water meter for both buildings.

5. **611 Holdings II:** Water and Wastewater Division has no comments as there is no service requested.

6. **10702 Assateague Road:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.

7. **Dash In:**
    a. The proposed water meter location is directly over a proposed underground electric line. To deconflict this, we recommend moving the water meter and associated valves to between the curb and the underground electric line.
    b. Relocate the proposed sewer clean out to be inline with the proposed water meter pit. This will reduce any confusion for county staff on private/ public maintenance responsibility.
    c. County Standards and Specs require SDR-9 pipe used for domestic water lines.
    d. Use a 2in meter pit for a 2in meter.
    e. Include the following County Standard Details: G-1, W-5, W-8, W-11, S-6, and S-8.
    f. In Sheet C-303 add a note to show limits of County Maintenance for sewer lateral as will. County maintenance will stop on the back of the relocated sewer clean out.
8. **Ocean Pines Golf Course Monopole:** Water and Wastewater Division has no comments as there is no service requested.

9. **Crepe Myrtle Count:**
    a. Water meters must be located outside of the paved driveways and concrete sidewalks.

b. Water valves need to be added on the main at ever tee so the system can be isolated for any repairs in the future.
c. Fire Hydrants need to be added at the end of the dead-end water mains that are near SWM #M6-12 and M6-7.

Thanks

Lee Beauchamp, PE
Water & Wastewater Superintendent
Worcester County Public Works
Office Phone: (410) 641-5251 x2439
Work Cell: (410) 430-2366
Email: lrbeauchamp@worcestermd.gov

MARYLAND'S Coast
WORCESTER COUNTY

From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Monday, March 16, 2026 8:14 AM
To: Benjamin M. Zito <bmzito@worcestermd.gov>
Subject: 4/8/26 TRC Draft Agenda

All,

See the attached draft agenda for the 4/8/26 TRC meeting. Digital files can be found here: 4-8-26 TRC

The agenda will be finalized next week.

Thank you,

Ben Zito
DRP Specialist III
Dept. of Development, Review and Permitting
Worcester County Government
One West Market Street, Room 1201
Snow Hill, MD 21863
(410) 632-1200, ext. 1134
bmzito@worcestermd.gov

MDOT SHA Comments

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA

Wednesday, April 8, 2026 at 1:00 p.m.
Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863

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.

I. **Call to Order**

II. **Site Plan Review (§ ZS 1-325)**

A. **Ocean Pines Golf Course Monopole- Minor Site Plan Review**
Proposed construction of a 150' monopole. Located at 98 Clubhouse Drive, Ocean Pines, MD 21811. Tax Map 16, Parcel 21, Tax District 3, R-2 Residential District. Ocean Pines Association, Inc., owner / Entrex Communication Services Inc., engineer.
No Comment

B. **Sunset Marine Park – Major Site Plan Review**
Proposed construction of one (1) retail building and one (1) boat sales and service building. Located at Sunset Avenue and Old Bridge Road, Ocean City, MD 21842. Tax Map 27, Parcel 264 & 632, Tax District 10, C-2 General Commercial District. Old Bridge Sunset Holdings, LLC, owner / Vista Design, Inc., applicant & engineer.
No Comment

C. **611 Holdings II – Minor Site Plan Review**
Proposed gravel yard for boat storage. Located at Stephen Decatur Highway and Sinepuxent Road, Ocean City, MD 21842. Tax Map 26, Parcel 211, Tax District 10, C-1 Neighborhood Commercial District. 611 Holdings II, LLC, owner / Vista Design, Inc., applicant & engineer. Access will need to be off Sinepuxent Rd.Will need a preliminary plan review.

D. **10702 Assateague Road – Minor Site Plan Review**
Proposed construction of one (1) coffee shop building and an outdoor commercial component. Located at 10702 Assateague Road, Berlin, MD 21811. Tax Map 25, Parcel 298, Tax District 3, C-1 Neighborhood Commercial District. 10702 Assateague LLC, owner / Vista Design, Inc., applicant & engineer. Will require a plan review and access permit

E. **George Island Solar – Major Site Plan Review**
Proposed utility-scale solar project. Located at 6025 George Island Landing Road, Stockton, MD 21864. Tax Map 94, Parcel 134, Tax District 8, A-2 Agricultural District. Horace & Elwath, LLC, owner / Kimley-Horn and Associates, Inc., engineer.
Will require a plan review. Recommended access from Portersvill Rd.

F. **TPE MD WO73 Solar – Major Site Plan Review**

Proposed utility-scale solar project. Located on the Westerly side of Old Ocean City Road, Berlin, MD 21811. Tax Map 25, Parcel 3, Tax District 3, R-2 Residential District. Bathtap LLC, owner / Kimley-Horn and Associates, Inc., engineer.

Will require a plan review and access permit

G. **Dash In – Minor Site Plan Review**

Proposed construction of Dash In convenience store. Located at intersection of Ocean Gateway, Coastal Square Road, and Samuel Bowen Boulevard, Berlin, MD 21811. Tax Map 26, Parcel 474, Lot 4, Tax District 3, C-3 Highway Commercial District. Coastal Square, LLC, owner / Becker Morgan Group, Inc., applicant & engineer.

Will require plan review. Access on Coastal Square does not meet SHA corner clearance. (min. corner clearance 200'). Recommend access from Samuel Bowen Blvd. only.

III. **Adjourn**

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1302
SNOW HILL, MARYLAND 21863-1294
TEL: 410-632-5666
FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **Dash In** TRC #: **20260126**
LOCATION: **Coastal Square Road Road – Berlin, Maryland**
CONTACT: **Coastal Square LLC**
MEETING DATE: **April 8, 2026** COMMENTS BY: **Robert Korb, Jr.**
Chief Deputy Fire Marshal

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

Scope of Project

The proposed site development consisting of a convenience store.

General Comments

1. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.

Specific Comments

1. A complete set of building plans shall be submitted and approved prior to start of construction.

2. No further comments at this time.

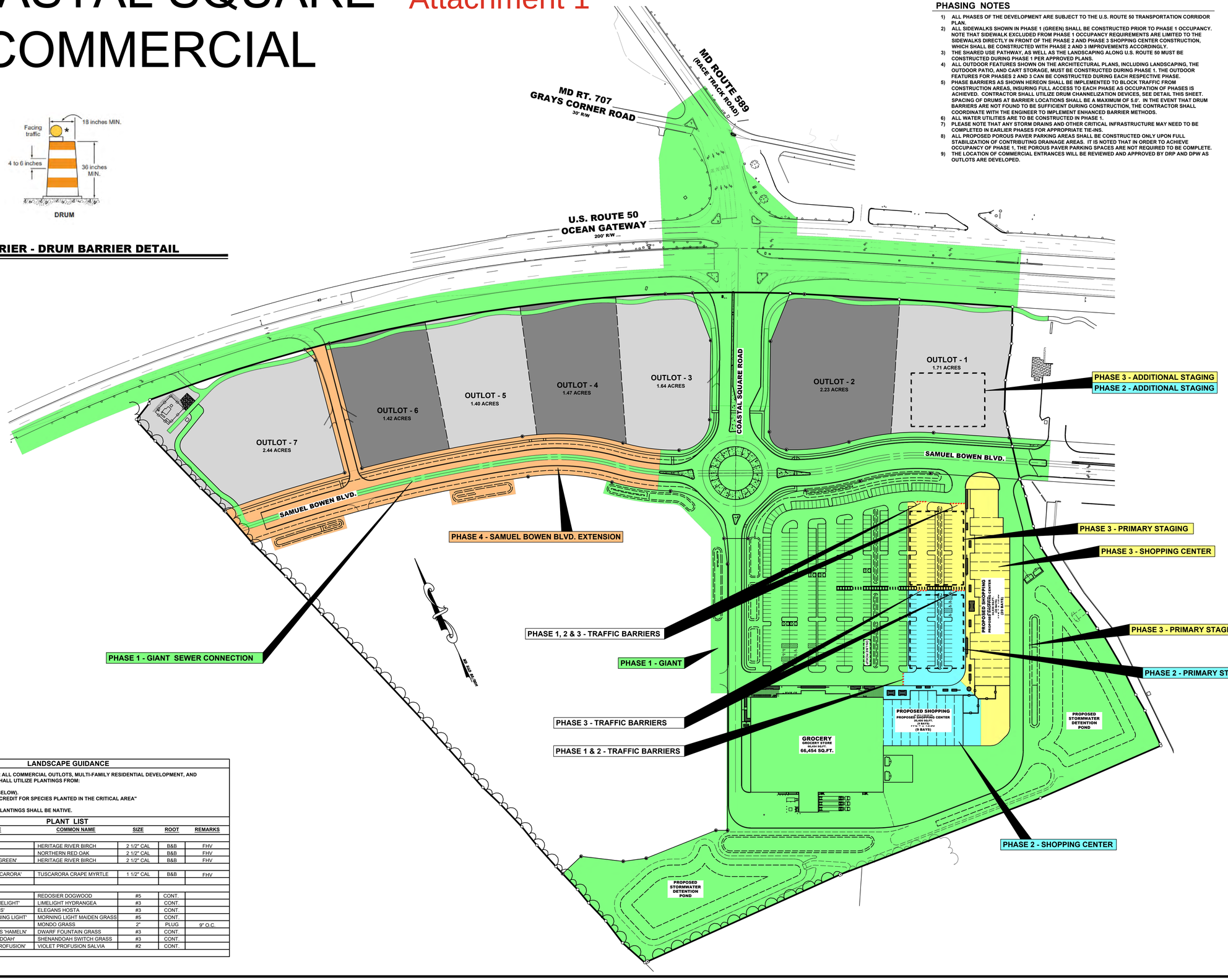
COASTAL SQUARE COMMERCIAL

Attachment 1

TRAFFIC BARRIER - DRUM BARRIER DETAIL

PHASING NOTES

1) ALL PHASES OF THE DEVELOPMENT ARE SUBJECT TO THE U.S. ROUTE 50 TRANSPORTATION CORRIDOR PLAN.
2) ALL SIDEWALKS SHOWN IN PHASE 1 (GREEN) SHALL BE CONSTRUCTED PRIOR TO PHASE 1 OCCUPANCY. NOTE THAT SIDEWALK EXCLUDED FROM PHASE 1 OCCUPANCY REQUIREMENTS ARE LIMITED TO THE SIDEWALKS DIRECTLY IN FRONT OF THE PHASE 2 AND PHASE 3 SHOPPING CENTER CONSTRUCTION, WHICH SHALL BE CONSTRUCTED WITH PHASE 2 AND 3 IMPROVEMENTS ACCORDINGLY.
3) THE SHARED USE PATHWAY, AS WELL AS THE LANDSCAPING ALONG U.S. ROUTE 50 MUST BE CONSTRUCTED DURING PHASE 1 PER APPROVED PLANS.
4) ALL OUTDOOR FEATURES SHOWN ON THE ARCHITECTURAL PLANS, INCLUDING LANDSCAPING, THE OUTDOOR PATIO, AND CART STORAGE, MUST BE CONSTRUCTED DURING PHASE 1. THE OUTDOOR FEATURES FOR PHASES 2 AND 3 CAN BE CONSTRUCTED DURING EACH RESPECTIVE PHASE.
5) PHASE BARRIERS AS SHOWN HEREON SHALL BE IMPLEMENTED TO BLOCK TRAFFIC FROM CONSTRUCTION AREAS, INSURING FULL ACCESS TO EACH PHASE AS OCCUPATION OF PHASES IS ACHIEVED. CONTRACTOR SHALL UTILIZE DRUM CHANNELIZATION DEVICES, SEE DETAIL THIS SHEET. SPACING OF DRUMS AT BARRIER LOCATIONS SHALL BE A MAXIMUM OF 5.0'. IN THE EVENT THAT DRUM BARRIERS ARE NOT FOUND TO BE SUFFICIENT DURING CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO IMPLEMENT ENHANCED BARRIER METHODS.
6) ALL WATER UTILITIES ARE TO BE CONSTRUCTED IN PHASE 1.
7) PLEASE NOTE THAT ANY STORM DRAINS AND OTHER CRITICAL INFRASTRUCTURE MAY NEED TO BE COMPLETED IN EARLIER PHASES FOR APPROPRIATE TIE-INS.
8) ALL PROPOSED POROUS PAVER PARKING AREAS SHALL BE CONSTRUCTED ONLY UPON FULL STABILIZATION OF CONTRIBUTING DRAINAGE AREAS. IT IS NOTED THAT IN ORDER TO ACHIEVE OCCUPANCY OF PHASE 1, THE POROUS PAVER PARKING SPACES ARE NOT REQUIRED TO BE COMPLETE.
9) THE LOCATION OF COMMERCIAL ENTRANCES WILL BE REVIEWED AND APPROVED BY DRP AND DPW AS OUTLOTS ARE DEVELOPED.



LANDSCAPE GUIDANCE

FUTURE LANDSCAPING DESIGN FOR ALL COMMERCIAL OUTLOTS, MULTI-FAMILY RESIDENTIAL DEVELOPMENT, AND LANDSCAPE CORRIDOR BUFFERS SHALL UTILIZE PLANTINGS FROM:

1. THE APPROVED PLANT LIST (BELOW).
2. THE PUBLISHED "MITIGATION CREDIT FOR SPECIES PLANTED IN THE CRITICAL AREA"

NOTE THAT A MINIMUM OF 75% OF PLANTINGS SHALL BE NATIVE.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
CANOPY TREES					
BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	2 1/2" CAL	B&B	FHV
QR	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2" CAL	B&B	FHV
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	HERITAGE RIVER BIRCH	2 1/2" CAL	B&B	FHV
UNDERSTORY TREES					
LI	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	1 1/2" CAL	B&B	FHV
SHRUBS					
CS	CORNUS SERICEA	REDOSIER DOGWOOD	#5	CONT.	
HA	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	#3	CONT.	
HS	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS HOSTA	#3	CONT.	
ML	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	#5	CONT.	
OJ	OPHIOPOGON JAPONICUS	MONDO GRASS	2"	PLUG	9" O.C.
PA	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#3	CONT.	
PV	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#3	CONT.	
SN	SALVIA NEMOROSA 'VIOLET PROFUSION'	VIOLET PROFUSION SALVIA	#2	CONT.	

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
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302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

Maryland
312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PROJECT TITLE

COASTAL SQUARE COMMERCIAL

11238 OCEAN GATEWAY
BERLIN
WORCESTER COUNTY, MD
THIRD ELECTION DISTRICT

SHEET TITLE

PHASE LAYOUT

0 50 100 200

SCALE : 1" = 100'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: PHASE-1

PROJECT NO.:	2019333.00
DATE:	10/13/2025
SCALE:	1" = 100'
DRAWN BY: KWP	PROJ. MGR.: JAH

SHEET

PHASE-1

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Md. Business Regulation Code Ann. § 10-315

Copy Citation

Current through the end of the 2025 Regular Session of the General Assembly.

Notice

This section has more than one version with varying effective dates.

§ 10-315. Advertising signs.

(a) This section supersedes any inconsistent provision of local law.

(b) A person who sells motor fuel at retail shall display signs in accordance with this section.

(c)

(1) All dispensing equipment for motor fuel shall be marked conspicuously to show in numerals of equal size the price, including taxes, of a gallon of the motor fuel offered for sale.

(2) If numerals that show a fractional cent are used, the combined height and width of the numerator and denominator shall equal the height and width of the other numerals used.

(d)

(1) A sign or other means on the premises and approaches to a retail outlet that advertises the retail price of motor fuel:

(i) may list the price and each tax separately if the listing of the total of the price and all taxes is the same size as the separate listing of the price; but

(ii) shall list the total of the price and all taxes by numerals of uniform size.

(2) In the listing of the total of the price and all taxes, a denominator need not be used to indicate a fraction, but:

(i) if a denominator is used, the numerator and denominator combined shall be the same size as the numeral that indicates the whole number; or

(ii) if a denominator is not used, the numerator shall be the same size as the numeral that indicates the whole number.

(e) If the retail price of motor fuel is advertised on a sign or by other means on the premises of and approaches to the retail outlet, the grade designation displayed for any motor fuel in the advertisement shall be the same as the grade designation that is required to be displayed for that motor fuel on the retail dispensing pump as specified by the Comptroller.

(f)

(1)

(i) Each retail service station dealer shall keep a sign on the premises that:

1. prominently displays clearly and visibly, for a whole measurement unit of regular gasoline sold on the premises:

A. the credit and debit price, if higher than the cash price; or

B. the credit and debit price and the cash price;

2. states the unit of measurement used; and

3. is readable by passing motorists.

(ii) The sign required under subparagraph (i) of this paragraph also may prominently display clearly and visibly, for a whole measurement unit of diesel and other motor fuel products sold on the premises:

1. the credit and debit price, if higher than the cash price; or

2. the credit and debit price and the cash price.

(2) All numerals on the sign shall:

(i) be uniform;

(ii) be the same size;

(iii) be at least 8 inches high and 3.5 inches wide; and

(iv) have a brush stroke of at least 1 inch.

(3) A numeral in a fraction or a letter shall be at least one-third the height of a numeral that indicates a whole number.

(4) If a new or additional sign is required to comply with this subsection, the supplier of the gasoline shall provide the sign and numerals without cost to the retail service station dealer.

(g) A sign required at a service station by this section or any other State or federal law is exempt from the provisions of a local law, ordinance, or regulation for the purpose of determining:

(1) the total number of signs permitted; and

(2) the area of signs permitted.

History

An. Code 1957, art. 56, § 157J; 1992, ch. 4, § 2; 1993, ch. 512; 2001, ch. 308; 2011, ch. 25; 2024, ch. 451, § 1.

Michie's™ Annotated Code of Maryland

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Content Type:

Terms:

Narrow By: -None-

Date and Time: Feb 11, 2026 08:01:36 a.m. EST

LexisNexis

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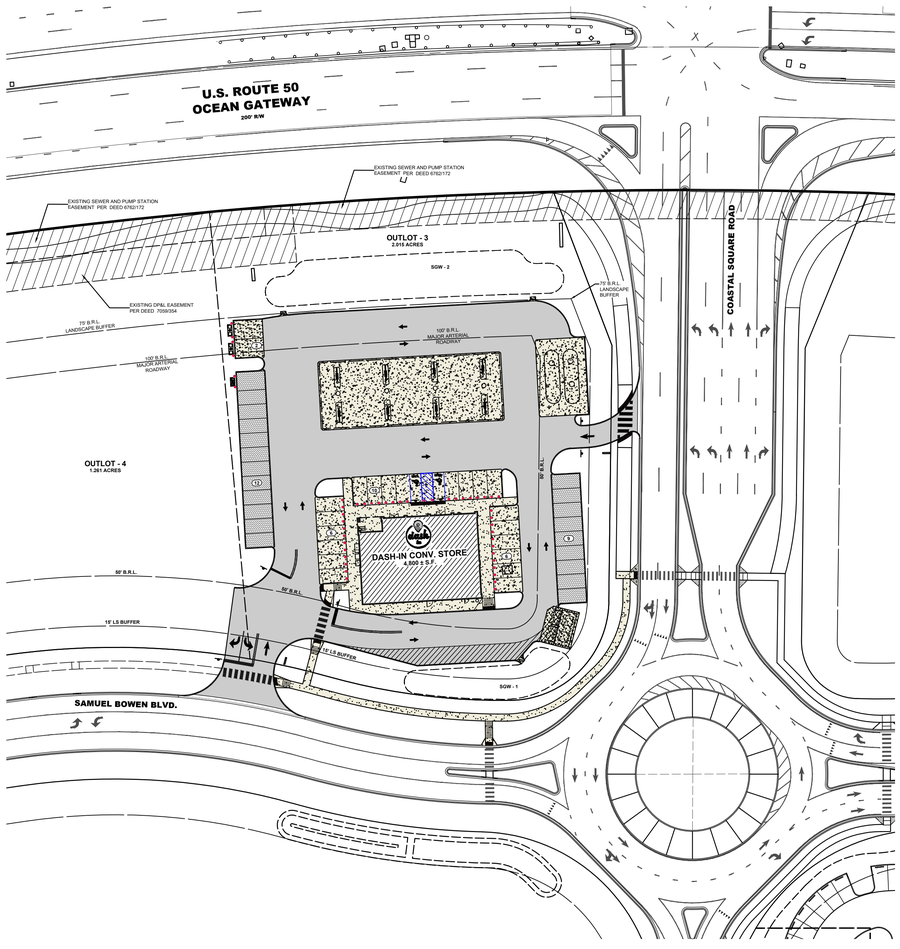
Cookie Policy

Terms & Conditions

DASH-IN STORE #1110

WORCESTER COUNTY, MD



SHEET INDEX

C-001	COVER SHEET & OVERALL LAYOUT
C-101	EXISTING CONDITIONS & DEMOLITION PLAN
C-201	SITE PLAN
C-301	UTILITY PLAN
C-302	SANITARY PLAN AND PROFILE
C-303	DOMESTIC WATER PLAN AND PROFILE
C-304	BUILDING AND FUEL CANOPY ROOF DRAIN PLAN
C-305	SUBMERGED GRAVEL WETLAND #1 PLAN AND PROFILES
C-306	SUBMERGED GRAVEL WETLAND #2 PLAN DNA PROFILES
C-307	SUBMERGED GRAVEL WETLAND MATERIALS AND NOTES
C-401	GRADING PLAN
C-501	EROSION & SEDIMENT CONTROL PLAN
C-502	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C-503	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C-901-904	CONSTRUCTION DETAILS
L-101	LANDSCAPE PLAN

GENERAL NOTES :

1. BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, SALISBURY, MD., JANUARY OF 2026. VERTICAL DATUM IS BASED ON NAVD 88. HORIZONTAL DATUM IS BASED ON MARYLAND STATE PLANE NAD 83 (2011).
2. THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
4. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (1-800-282-8555) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE.
5. THIS SITE IS LOCATED WITHIN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL RAINFALL CHANCE FLOODPLAIN, BASED ON FEMA FIRM COMMUNITY PANEL 24045C0251E, DATED JULY 15, 2015.
6. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE MARYLAND STATE FIRE PREVENTION REGULATIONS.
7. THE PROPOSED BUILDING WILL NOT BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM.
8. CONTRACTOR TO REPAIR ANY AND ALL EXISTING SIDEWALK AND/OR CURB DAMAGED DURING CONSTRUCTION TO ITS EXISTING CONDITION.

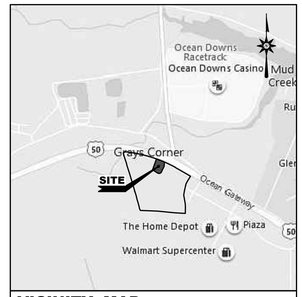
SOILS LEGEND :

FadA	FALLSINGTON SANDY LOAMS, 0 - 2% SLOPES, NORTHERN TIDEWATER AREA (42% OF SITE)
WddA	WOODSTOWN SANDY LOAM, 0 - 2% SLOPES, NORTHERN TIDEWATER AREA (58% OF SITE)

SOURCE: UNITED STATES DEPARTMENT OF AGRICULTURE, NATIONAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.

LEGEND

ITEM	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	EX. 10"S	10" S
SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	EX. 10" F.M.	12" F.M.
SANITARY SEWER MANHOLE (S.M.H.)		
SANITARY SEWER CLEANOUT		
WATER MAIN & SIZE	EX. 10" W	12" W
FIRE HYDRANT	F.H.	F.H.
WATER VALVE (W.V.) OR METER (W.M.)	W.M. W.V.	W.M. W.V.
STORM DRAIN MANHOLE (S.D.M.H.)		
STORM DRAIN LINE (CMP OR RCP)		
CATCH BASIN		
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)		
UNDERGROUND ELECTRIC	U.E.	U.E.
UNDERGROUND TELEPHONE	U.T.	U.T.
UNDERGROUND GAS MAIN	EX. 2" G	2" G
PAVEMENT TO BE REMOVED	N/A	
CONCRETE CURB & GUTTER		
CONCRETE SIDEWALK, SLAB / PAVING		
IMPERVIOUS SURFACED ROAD, DRIVE OR LOT		
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	N/A
WIRE FENCE	X X X	X X X
CHAINLINK FENCE		
STOCKADE FENCE		
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		
DRAINAGE DITCH OR SWALE		
EMBANKMENT SIDESLOPES (DOWN)		
CONTOUR	49	55
ELEVATION SPOT SHOT	43.55	25.15 25.50 T.C. 25.00 B.C.
BENCH MARK		N/A
PROPERTY OR RIGHT-OF-WAY LINE		
CENTERLINE		
LIGHT POLE		
CONSTRUCTION NOTE	N/A	



VICINITY MAP SCALE : 1" = 2000'

SITE DATA

3. SITE NAME: COASTAL SQUARE
4. SITE ADDRESS: 11238 OCEAN GATEWAY, BERLIN, MD 21811
5. TAX MAP: 26
6. PARCELS: PARCEL 474 - PART OF LOT 4
7. DEED BOOK/PAGE: 7674/465
8. PLAT BOOK/PAGE: 257/7
9. SITE AREA: ± 2.015 ACRES
10. JURISDICTION: WORCESTER COUNTY
11. ZONE: C-3 HIGHWAY COMMERCIAL DISTRICT
    DEVELOPMENT STANDARDS SHALL BE AS FOLLOWS:
    MINIMUM LOT AREA: ONE (1) ACRE
    INTERIOR LOT WIDTH: SIXTY (60) FEET;
12. MINIMUM YARD AND SETBACK REQUIREMENTS SHALL BE AS FOLLOWS:
    FRONT: ONE HUNDRED (100) FEET FRONTING A MAJOR ARTERIAL HIGHWAY
    FRONT: FIFTY (50) FEET FRONTING A COLLECTOR ROADWAY
    FRONT: TWENTY FIVE (25) FEET
    REAR: TWENTY (20) FEET
    SIDE: SIX (6) FEET
    HEIGHT LIMITATIONS: FORTY FIVE (45) FEET
13. LANDSCAPE BUFFER REQUIREMENTS:
    US ROUTE 50: SEVENTY FIVE (75) FEET
    SAMUEL BOWEN BOULEVARD: FIFTEEN (15) FEET
14. FLOOD ZONE DETERMINATION:
    (BASED ON FLOOD INSURANCE RATE MAPS PROVIDED BY FEMA)
    FIRM MAP: 24047C0160H
    EFFECTIVE DATE: JULY 16, 2015
    FIRM ZONE: "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
15. CRITICAL AREAS: THIS PROJECT IS NOT LOCATED IN CRITICAL AREAS
16. SOURCE OF WATER: RIDDLE FARM
17. SOURCE OF SEWER: RIDDLE FARM SANITARY SERVICE AREA
18. SOURCE OF ELECTRIC: DELMARVA POWER
19. TRASH COLLECTION SHALL BE PRIVATE
20. PARKING CALCULATIONS:
    DASH-IN (4,800 S.F. GFA):
    MINIMUM PARKING: 1 PER 200 SQUARE FEET OF GROSS FLOOR AREA
    MINIMUM PARKING SPACES REQUIRED: 4,800 S.F. / 200 = 24 SPACES
    MAXIMUM PARKING: 1 PER 100 SQUARE FEET OF GROSS FLOOR AREA
    MAXIMUM PARKING SPACES PERMITTED: 4,800 S.F. / 100 = 48 SPACES
    STANDARD SPACES PROVIDED = 43 SPACES
    HANDICAP SPACES PROVIDED = 2 SPACES
    TOTAL SPACES PROVIDED = 45 SPACE
    ALL SPACES OVER MIN MUST BE PERVIOUS: 45 - 24 = 21 PERVIOUS SPACES
    BICYCLE RACK: 1 REQUIRED, 1 PROVIDED
21. ESTIMATED WATER AND SEWER USAGE:
    CONVENIENCE STORE WITH GAS
    (0.18 GPD/SF FOR SERVICE STATION + 0.05 GPD/SF GAS = 0.23 GPD/SF
    4,800 SF X 0.23 GPD/SF = 1,104 GPD = 4 EDU
22. AREA DISTURBED: ± 2.015 ACRES

STORMWATER MANAGEMENT SUPERVISION AND CERTIFICATION NOTE:

THE CONTRACTOR AND OWNER SHALL PROVIDE SUPERVISION AND CERTIFICATION OF ALL CONSTRUCTION OF STORMWATER MANAGEMENT PRACTICES THAT PROVIDE INFILTRATION AND FILTERING, BY A PROFESSIONAL ENGINEER DULY LICENSED IN THE STATE OF MARYLAND.

WETLANDS STATEMENT

NO WETLANDS WERE OBSERVED WITHIN THIS PROJECTS LIMIT OF DISTURBANCE. NO WETLANDS ARE MAPPED IN THIS PROJECTS LIMIT OF DISTURBANCE PER MERLIN (MARYLAND'S ENVIRONMENTAL RESOURCE & LAND MANAGEMENT NETWORK)

FOREST CONSERVATION NOTE

THIS SITE IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SITE IS SUBJECT TO FOREST CONSERVATION PLAN NO. 21-34. THIS SITE HAS MET COMPLIANCE WITH THE WORCESTER COUNTY FOREST CONSERVATION LAW, BY OBTAINING A CREDIT FROM AN OFF-SITE FOREST CONSERVATION MITIGATION AREA. A PLAT DEPICTING THE OFF-SITE FOREST CONSERVATION MITIGATION AREA AND A PERPETUAL PROTECTIVE AGREEMENT WERE PREVIOUSLY RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND. A CERTIFICATE OF UTILIZATION HAS BEEN EXECUTED AND RECORDED IN THE LAND RECORDS BETWEEN THE GRANTOR OF THE MITIGATION AREA AND USER WHO IS SEEKING A CREDIT FROM THE MITIGATION AREA IN ORDER TO OBTAIN COMPLIANCE WITH THE FOREST CONSERVATION LAW.

811 Know what's **below.** **Call** before you dig.

MISS UTILITY PHONE 1-800-282-8555
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

WATER AND WASTEWATER CERTIFICATION

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

WORCESTER COUNTY, WATER AND WASTEWATER DIVISION _____ DATE _____

PUBLIC WORKS CERTIFICATION

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

WORCESTER COUNTY, DIRECTOR OF PUBLIC WORKS _____ DATE _____

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

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309 South Governors Avenue
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

Maryland
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Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

STATE OF MARYLAND — JOSEPH C. BARTOSZ — No. 30331 — PROFESSIONAL ENGINEER

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 NUMBER: 30331
EXPIRATION DATE: 09/23/26

PROJECT TITLE

DASH-IN STORE #1110

WORCESTER COUNTY, MD THIRD ELECTION DISTRICT

SHEET TITLE

COVER SHEET & OVERALL LAYOUT

0 25 50 100
SCALE: 1" = 50'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C3D1

PROJECT NO.: 2019333.04
DATE: 03/13/2026
SCALE: 1" = 50.0'
DRAWN BY: JDC | PROJ. MGR.: KWP

SHEET
C-001

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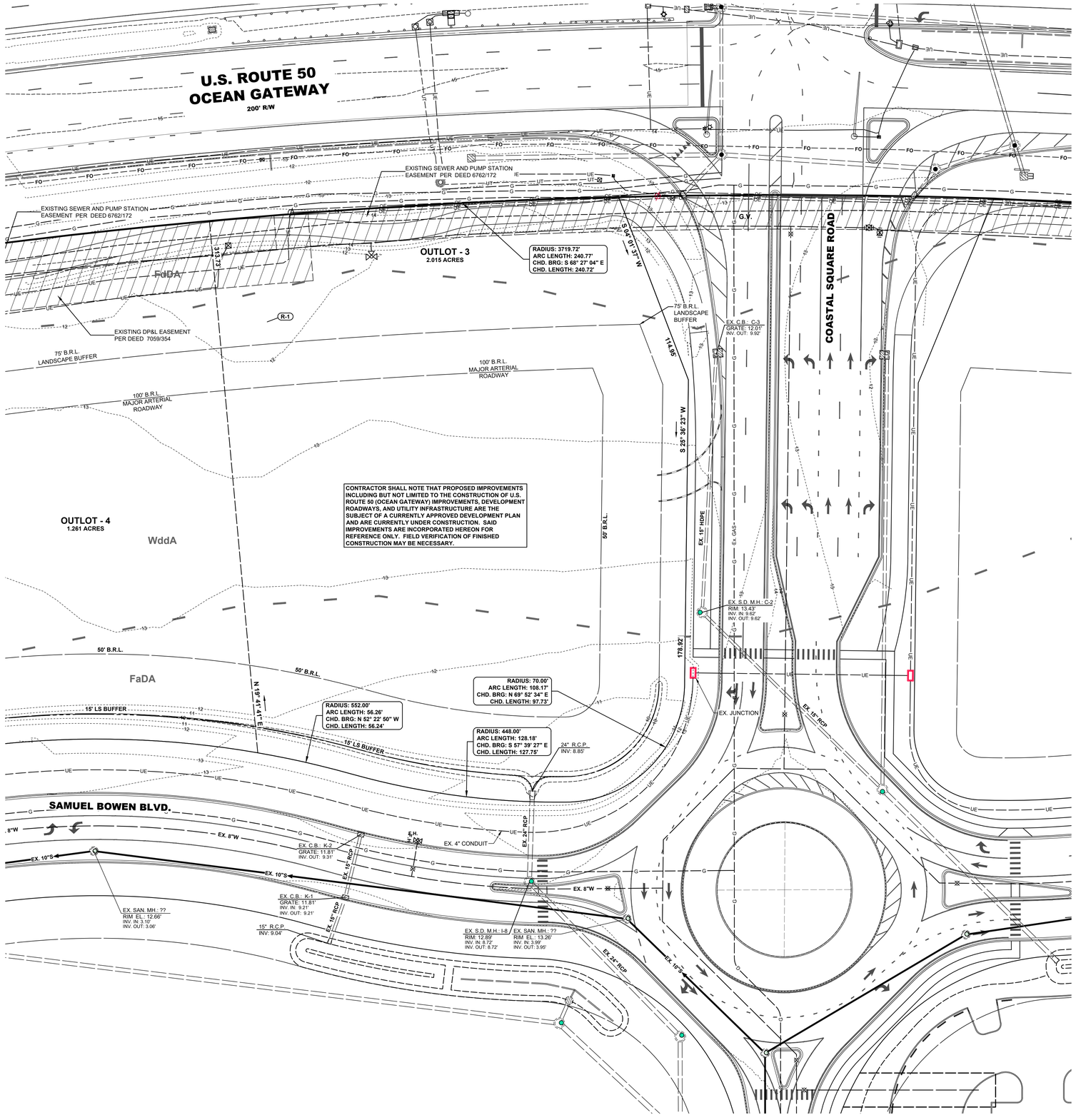

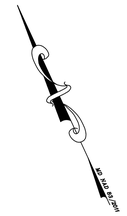

DEMOLITION CONSTRUCTION NOTES

R-1	EXISTING BILLBOARD AND ALL RELATED APPURTENANCES TO BE DEMOLISHED. COORDINATE REMOVAL WITH SIGN OWNER.
R-2	XX
R-3	XX
	XX

SOILS LEGEND :

FadA	FALLSINGTON SANDY LOAMS, 0 - 2% SLOPES, NORTHERN TIDEWATER AREA (42% OF SITE)
WddA	WOODSTOWN SANDY LOAM, 0 - 2% SLOPES, NORTHERN TIDEWATER AREA (58% OF SITE)

SOURCE: UNITED STATES DEPARTMENT OF AGRICULTURE, NATIONAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.

STORMWATER MANAGEMENT SUPERVISION AND CERTIFICATION NOTE:

THE CONTRACTOR AND OWNER SHALL PROVIDE SUPERVISION AND CERTIFICATION OF ALL CONSTRUCTION OF STORMWATER MANAGEMENT PRACTICES THAT PROVIDE INFILTRATION AND FILTERING, BY A PROFESSIONAL ENGINEER DULY LICENSED IN THE STATE OF MARYLAND.

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www.beckermorgan.com

STATE OF MARYLAND · JARRETT A. BAILEY · No. 30331 · PROFESSIONAL ENGINEER

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 NUMBER: 30331
EXPIRATION DATE: 09/23/26

PROJECT TITLE

DASH-IN STORE #1110

WORCESTER COUNTY, MD
THIRD ELECTION DISTRICT

SHEET TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

0 15 30 60
SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C-101

PROJECT NO.:	2019333.04
DATE:	03/13/2026
SCALE:	1" = 30.0'
DRAWN BY: JDC	PROJ. MGR.: KWP

SHEET
C-101

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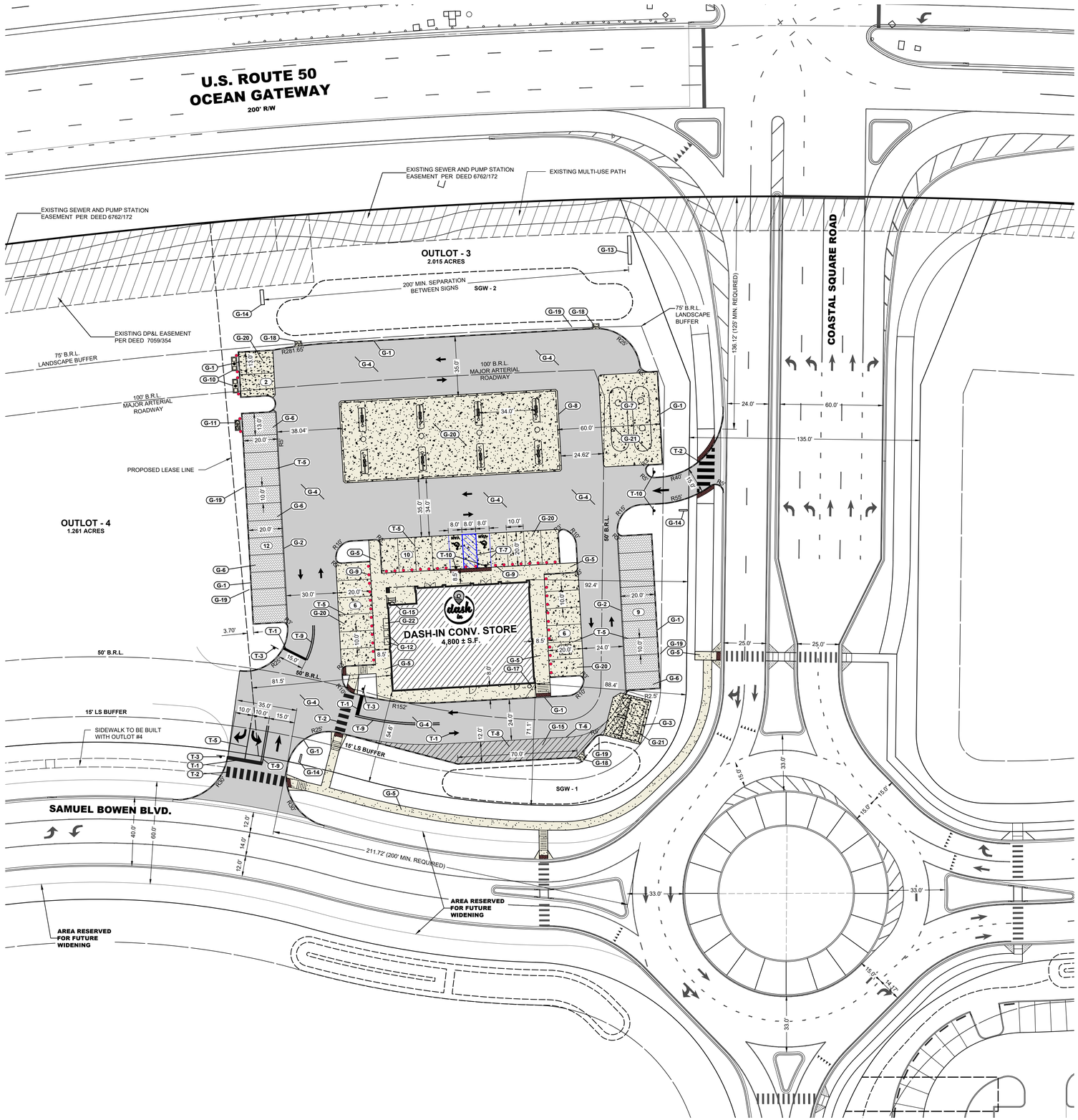
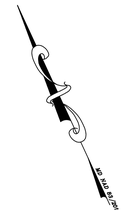


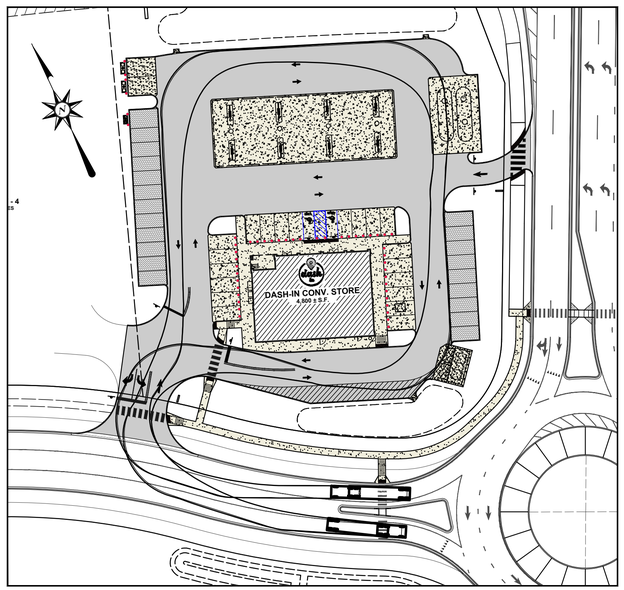


GENERAL CONSTRUCTION NOTES

G-1	INSTALL 6" CONCRETE CURB (TYP.) SEE SHEET C-901 FOR DETAILS.
G-2	INSTALL 6" FLUSH CONCRETE CURB (TYP.) SEE SHEET C-901 FOR DETAILS.
G-3	PROPOSED DUMPSTER ENCLOSURE. SEE SHEET C-901 FOR DETAILS.
G-4	INSTALL HEAVY DUTY FLEXIBLE PAVEMENT. SEE PAVEMENT SECTION DETAIL ON SHEET C-903.
G-5	INSTALL PROPOSED CLASS 1 CONCRETE SIDEWALK/PAVING (TYP.). SEE SHEET C-901 FOR DETAILS.
G-6	INSTALL PERMEABLE BRICK PAVER. SEE SHEET C-901 FOR DETAILS.
G-7	PROPOSED UNDERGROUND FUEL STORAGE TANKS.
G-8	PROPOSED FUELING STATION UNDER CANOPY.
G-9	INSTALL CONCRETE BOLLARD TO BE SPACED AT 6' O.C.
G-10	INSTALL COMBINATION AIR PUMP AND VACUUM EQUIPMENT AND 13' X 20' SPACE.
G-11	INSTALL AIR PUMP EQUIPMENT AND A 13' X 20' SPACE.
G-12	INSTALL PROPANE CAGE.
G-13	COASTAL SQUARE COMMERCIAL SHOPPING CENTER MONUMENT SIGN.
G-14	PROPOSED SITE SIGN.
G-15	LOADING SPACE.
G-16	INSTALL BIKE RACK.
G-17	INSTALL CO2 CANISTER.
G-18	INSTALL CURB OPENING. SEE DETAIL ON SHEET C-901.
G-19	PROPED SITE LIGHTING (SEE LIGHTING PLAN ASSOCIATED WITH THIS PROJECT FOR DETAILED LIGHTING LAYOUT + DETAILS).
G-20	INSTALL STANDARD DUTY RIGID CONCRETE PAVEMENT. 5" THICK OVER 4" GABC. SEE SECTION DETAIL ON SHEET C-901.
G-21	INSTALL HEAVY DUTY RIGID CONCRETE PAVEMENT. 8" THICK OVER 4" GABC. SEE SECTION DETAIL ON SHEET C-901.
G-22	INSTALL ICE BAG COOLER

STRIPING & SIGNAGE CONSTRUCTION NOTES

T-1	PROPOSED 24" WIDE PAINTED STOP BAR.
T-2	PROPOSED PAINTED "PIANO KEY" PEDESTRIAN CROSSWALK - 24" WIDE SOLID WHITE LINES WITH 24" SPACING.
T-3	INSTALL "STOP" SIGN.
T-4	PAINTED WHITE TRAFFIC DIRECTIONAL ARROWS (TYP.)
T-5	PROPOSED PAINTED STRIPING - 4" SOLID WHITE LINE.
T-6	PROPOSED PAINTED STRIPING - 4" WIDE SOLID YELLOW LINE.
T-7	PROPOSED PAINTED ACCESSIBLE SYMBOL. PAINTED ACCESSIBLE BLUE (TYP.). SEE SHEET C-901 FOR DETAILS.
T-8	PROPOSED 6" WIDE SOLID WHITE LINES AT 45 DEGREE ANGLE, 45" ON CENTER.
T-9	PROPOSED PAINTED STRIPING - 4" WIDE DOUBLE YELLOW LINES.
T-10	INSTALL "DO NOT ENTER" SIGN.
T-11	INSTALL VAN ACCESSIBLE PARKING SIGN (2 TOTAL).



WB-50 TRUCK PATH

0 25 50
SCALE: 1" = 50'

STORMWATER MANAGEMENT SUPERVISION AND CERTIFICATION NOTE:

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STATE OF MARYLAND
KIMBERLY A. BATTAGLIA
No. 30331
PROFESSIONAL ENGINEER

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 NUMBER: 30331
EXPIRATION DATE: 09/23/26

PROJECT TITLE

DASH-IN STORE #1110

WORCESTER COUNTY, MD
THIRD ELECTION DISTRICT

SHEET TITLE

SITE PLAN

0 15 30 60
SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C-201

PROJECT NO.:	**2019333.04**
DATE:	**03/13/2026**
SCALE:	**1" = 30.0'**
DRAWN BY: **JDC**	PROJ. MGR.: **KWP**

SHEET

C-201

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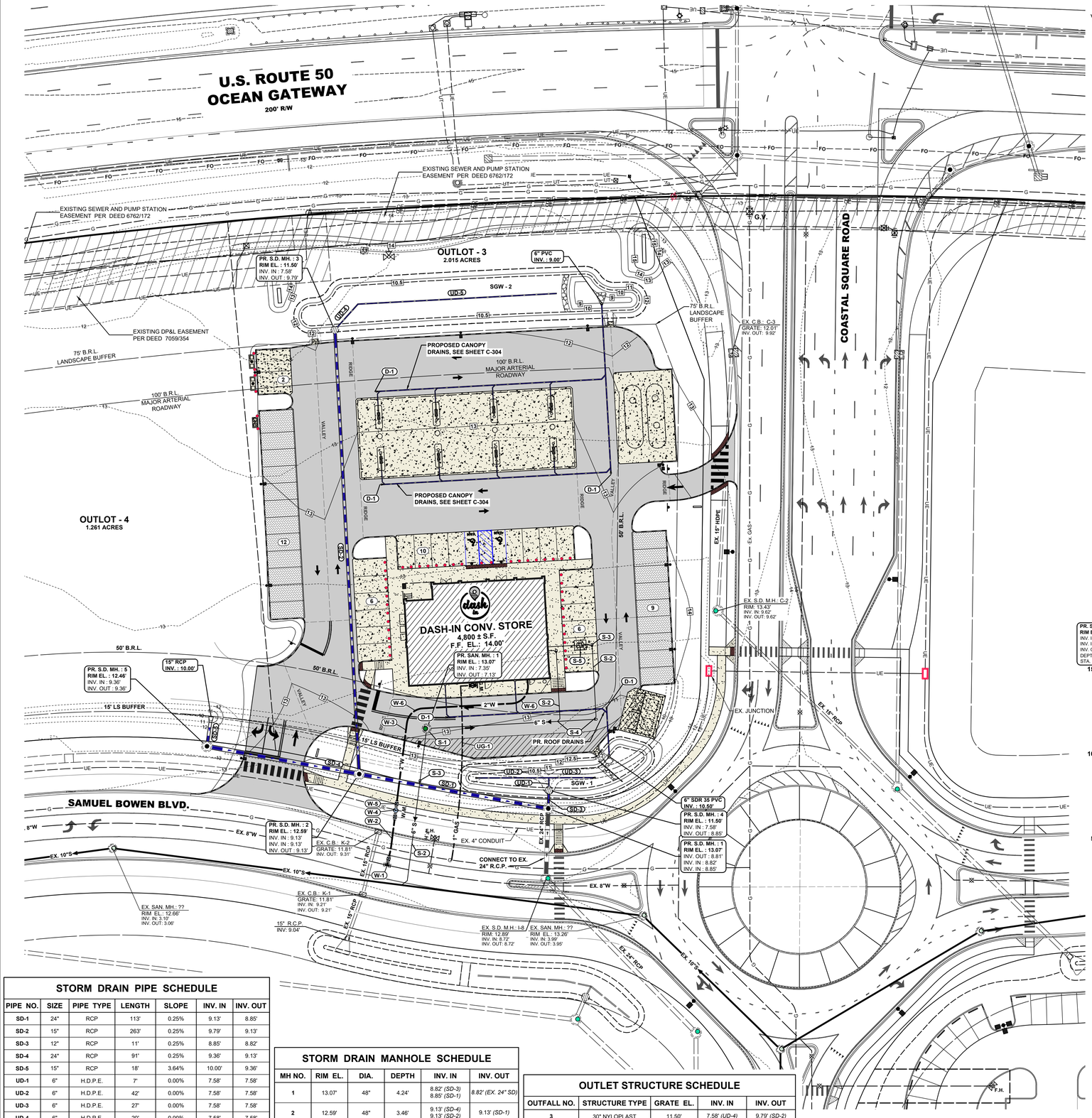


DOMESTIC WATER SYSTEM CONSTRUCTION NOTES

W-1	TAP EXISTING 8" WATER MAIN WITHIN SAMUEL BOWEN BLVD. WITH A 8" x 2" TAPPING SLEEVE AND VALVE.
W-2	INSTALL 2" 1120 PVC SDR21 DOMESTIC WATER MAIN AS SHOWN HERON (42" MINIMUM COVER).
W-3	INSTALL 2" POLYETHYLENE DOMESTIC WATER MAIN AS SHOWN HEREON (42" MINIMUM COVER).
W-4	INSTALL 2" GATE VALVE. INSTALL PER WORCESTER COUNTY CONSTRUCTION AND MATERIALS SPECIFICATIONS.
W-5	INSTALL 1-1/2" METER PIT PER WORCESTER COUNTY DETAIL W-11. CONTRACTOR TO INSTALL A 2" NEPTUNE WATER METER WITH PROCODER R900 RADIO.
W-6	RADIAL HORIZONTAL BEND. MINIMUM 5' RADIUS.

SANITARY SEWER CONSTRUCTION NOTES

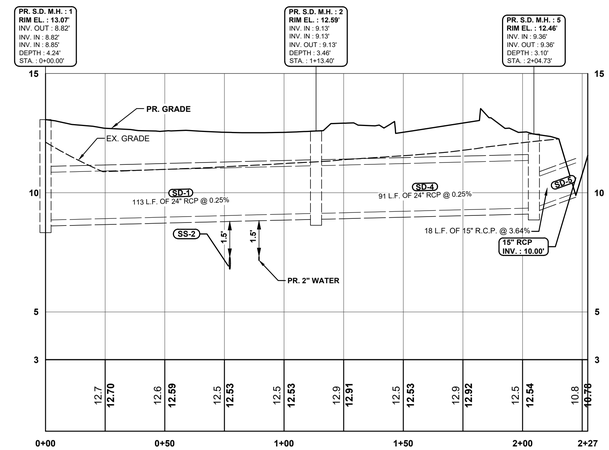
S-1	INSTALL SANITARY SEWER MANHOLE. SEE DETAIL SHEET C-902.
S-2	INSTALL 6" SDR-35 PVC SANITARY SEWER LATERAL. INSTALL PER WORCESTER COUNTY CONSTRUCTION AND MATERIALS SPECIFICATIONS.
S-3	INSTALL SANITARY CLEAN OUT, TYP. INSTALL PER WORCESTER COUNTY CONSTRUCTION AND MATERIAL SPECIFICATIONS.
S-4	INSTALL SANITARY "WYE" FITTING PER WORCESTER COUNTY CONSTRUCTION AND MATERIAL SPECIFICATIONS.
S-5	INSTALL "SCHIER GB-75" GREASE TRAP. SEE DETAIL SHEET C-902.

STORM SEWER CONSTRUCTION NOTES

D-1	CONSTRUCT SUBMERGED GRAVEL WETLANDS. SEE POND DESIGN SHEET FOR DEPTH, MATERIAL, UNDERDRAIN, AND OUTFALL SPECIFICATIONS.
D-2	INSTALL STORM DRAIN CLEAN OUT W/ CAP AT LOCATION SHOWN.
D-3	INSTALL 6" x 6" TEE-WYE AT LOCATION SHOWN.
D-4	INSTALL 6" x 4" TEE-WYE AT LOCATION SHOWN.
D-5	INSTALL 6" PVC MITERED DRAIN ON END OF COLLECTOR PIPE.

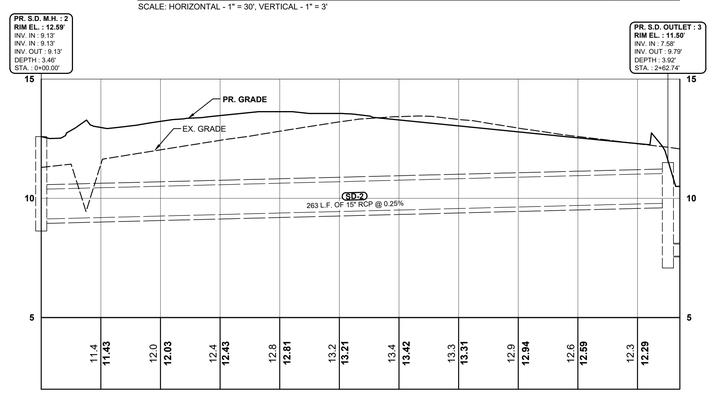
GAS CONSTRUCTION NOTES

UG-1	CONTRACTOR TO COORDINATE W/ UTILITY COMPANY GAS SERVICE LOCATION TO BUILDING FROM UTILITY COMPANY CONNECTION POINT. ROUTING AND INSTALLATION TO BE PERFORMED BY UTILITY COMPANY. SEE PLUMBING DRAWINGS BY OTHERS FOR METER AND BUILDING CONNECTION DETAILS. SIZE, MATERIALS, AND DEPTH TO BE DETERMINED BY THE UTILITY COMPANY. SEE MEP PLANS BY OTHERS. SHOWN ONLY FOR COORDINATION.



STORM DRAIN PROFILE: MH-1 TO SD-5

SCALE: HORIZONTAL - 1" = 30', VERTICAL - 1" = 3'



STORM DRAIN PROFILE: MH-2 TO OUTLET STRUCTURE 3

SCALE: HORIZONTAL - 1" = 30', VERTICAL - 1" = 3'

STORM DRAIN PIPE SCHEDULE

PIPE NO.	SIZE	PIPE TYPE	LENGTH	SLOPE	INV. IN	INV. OUT
SD-1	24"	RCP	113'	0.25%	9.13'	8.85'
SD-2	15"	RCP	263'	0.25%	9.79'	9.13'
SD-3	12"	RCP	11'	0.25%	8.85'	8.82'
SD-4	24"	RCP	91'	0.25%	9.36'	9.13'
SD-5	15"	RCP	18'	3.64%	10.00'	9.36'
UD-1	6"	H.D.P.E.	7'	0.00%	7.58'	7.58'
UD-2	6"	H.D.P.E.	42'	0.00%	7.58'	7.58'
UD-3	6"	H.D.P.E.	27'	0.00%	7.58'	7.58'
UD-4	6"	H.D.P.E.	20'	0.00%	7.58'	7.58'
UD-5	6"	H.D.P.E.	117'	0.00%	7.58'	7.58'

STORM DRAIN MANHOLE SCHEDULE

MH NO.	RIM EL.	DIA.	DEPTH	INV. IN	INV. OUT
1	13.07'	48"	4.24'	8.82' *(SD-3)* 8.85' *(SD-1)*	8.82' *(EX. 24" SD)*
2	12.59'	48"	3.46'	9.13' *(SD-4)* 9.13' *(SD-2)*	9.13' *(SD-1)*
5	12.46'	48"	3.10'	9.36' *(SD-5)*	9.36' *(SD-4)*

OUTLET STRUCTURE SCHEDULE

OUTFALL NO.	STRUCTURE TYPE	GRATE EL.	INV. IN	INV. OUT
3	30" NYLOPLAST	11.50'	7.58' *(UD-4)*	9.79' *(SD-2)*
4	30" NYLOPLAST	11.50'	7.58' *(UD-1)*	8.85' *(SD-3)*

STORMWATER MANAGEMENT SUPERVISION AND CERTIFICATION NOTE:

THE CONTRACTOR AND OWNER SHALL PROVIDE SUPERVISION AND CERTIFICATION OF ALL CONSTRUCTION OF STORMWATER MANAGEMENT PRACTICES THAT PROVIDE INFILTRATION AND FILTERING, BY A PROFESSIONAL ENGINEER DULY LICENSED IN THE STATE OF MARYLAND.

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

WORCESTER COUNTY, WATER AND WASTEWATER DIVISION — DATE

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

WORCESTER COUNTY, DIRECTOR OF PUBLIC WORKS — DATE

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910.341.7600

www.beckermorgan.com

STATE OF MARYLAND — KIMBERLY A. BARTLETT — No. 30331 — PROFESSIONAL ENGINEER

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 NUMBER: **30331**

EXPIRATION DATE: **09/23/26**

PROJECT TITLE

DASH-IN STORE #1110

WORCESTER COUNTY, MD
THIRD ELECTION DISTRICT

SHEET TITLE

UTILITY PLAN

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C301

PROJECT NO.: 2019333.04
DATE: 03/13/2026
SCALE: 1" = 30.0'
DRAWN BY: **JDC** PROJ. MGR.: **KWP**

SHEET
C-301

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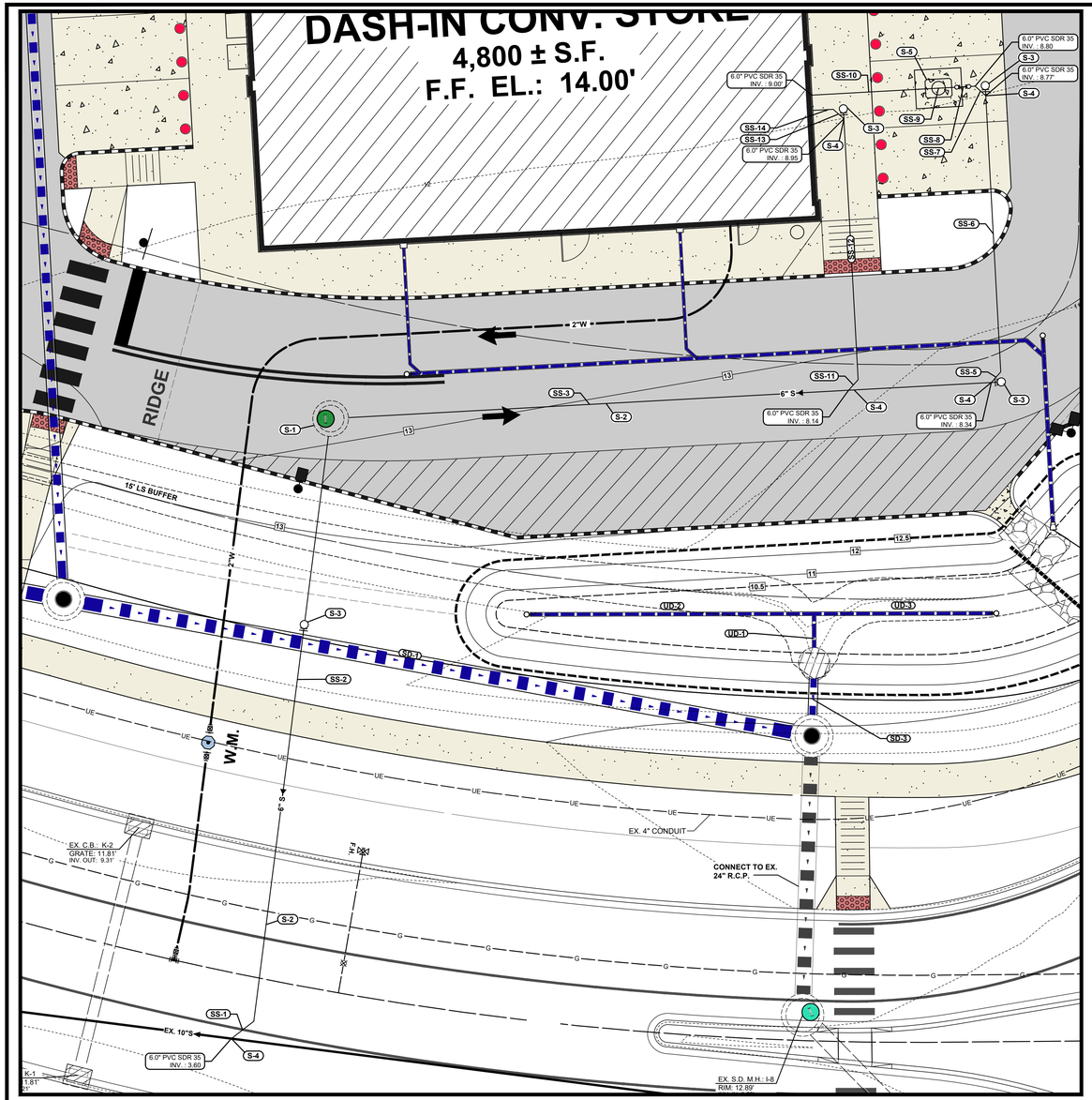


SANITARY SEWER LAYOUT

SCALE: 1" = 10'

SANITARY SEWER PIPE SCHEDULE

PIPE NO.	SIZE	PIPE TYPE	LENGTH	SLOPE	INV. IN	INV. OUT
SS-1	6"	PVC SDR 35	4'	61.92%	6.23'	3.60'
SS-2	6"	PVC SDR 35	91'	1.00%	7.13'	6.23'
SS-3	6"	PVC SDR 35	77'	1.00%	8.13'	7.35'
SS-4	6"	PVC SDR 35	21'	1.00%	8.34'	8.13'
SS-5	6"	PVC SDR 35	2'	1.00%	8.36'	8.34'
SS-6	6"	PVC SDR 35	41'	1.00%	8.77'	8.36'
SS-7	6"	PVC SDR 35	2'	1.00%	8.79'	8.77'
SS-8	6"	PVC SDR 35	3'	1.00%	8.83'	8.80'
SS-9	6"	PVC SDR 35	4'	0.00%	8.83'	8.83'
SS-10	6"	PVC SDR 35	17'	1.00%	9.00'	8.83'
SS-11	6"	PVC SDR 35	2'	1.00%	8.16'	8.14'
SS-12	6"	PVC SDR 35	39'	2.03%	8.95'	8.16'
SS-13	6"	PVC SDR 35	2'	1.00%	8.97'	8.95'
SS-14	8"	PVC SDR 35	3'	1.00%	9.00'	8.97'

SANITARY SEWER CONSTRUCTION NOTES

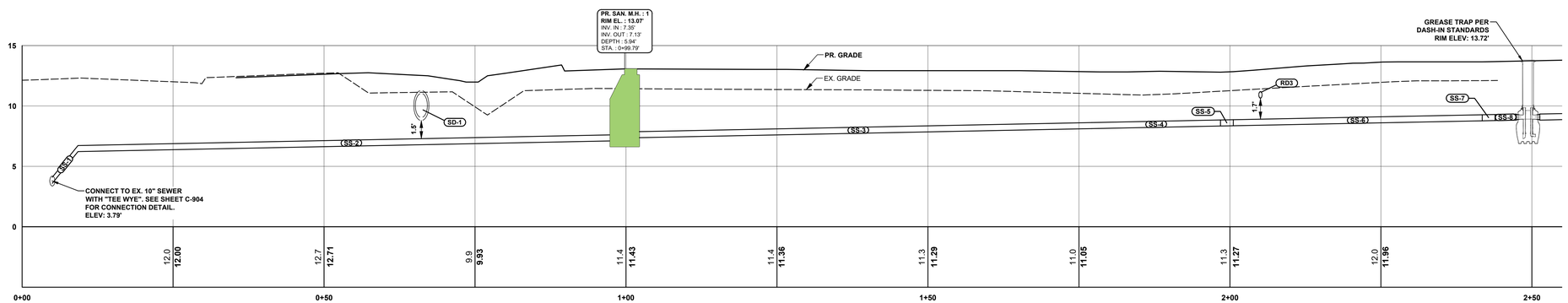
S-1 INSTALL SANITARY SEWER MANHOLE. SEE DETAIL SHEET C-902.
S-2 INSTALL 6" SDR-35 PVC SANITARY SEWER LATERAL. INSTALL PER WORCESTER COUNTY CONSTRUCTION AND MATERIALS SPECIFICATIONS.
S-3 INSTALL SANITARY CLEAN OUT, TYP. INSTALL PER WORCESTER COUNTY CONSTRUCTION AND MATERIAL SPECIFICATIONS.
S-4 INSTALL SANITARY "WYE" FITTING PER WORCESTER COUNTY CONSTRUCTION AND MATERIAL SPECIFICATIONS.
S-5 INSTALL "SCHIER GB-75" GREASE TRAP. SEE DETAIL SHEET C-902.

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

WORCESTER COUNTY, WATER AND WASTEWATER DIVISION — DATE

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

WORCESTER COUNTY, DIRECTOR OF PUBLIC WORKS — DATE



SANITARY SEWER PROFILE

SCALE: HORIZONTAL - 1" = 10', VERTICAL - 1" = 5'

BECKER MORGAN GROUP

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STATE OF MARYLAND
MICHAEL A. BARTLETT
No. 30331
PROFESSIONAL ENGINEER

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 NUMBER: 30331
EXPIRATION DATE: 09/23/26

PROJECT TITLE

DASH-IN STORE #1110

WORCESTER COUNTY, MD
THIRD ELECTION DISTRICT

SHEET TITLE

PROPOSED SANITARY PLAN AND PROFILE

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C-302

PROJECT NO.: 2019333.04
DATE: 03/13/2026
SCALE: AS SHOWN
DRAWN BY: JDC | PROJ. MGR.: KWP

SHEET
C-302

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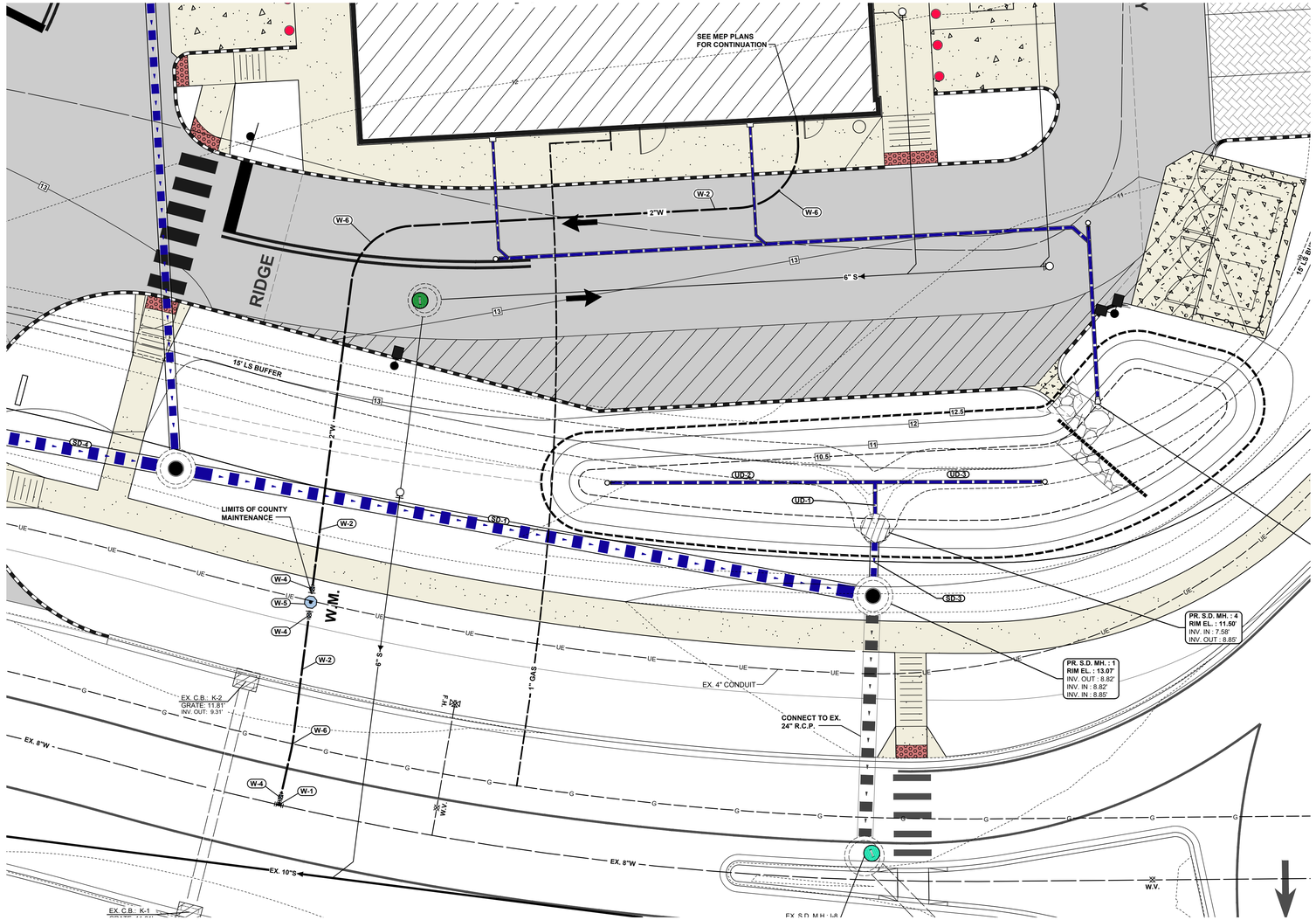


DOMESTIC WATER SYSTEM CONSTRUCTION NOTES

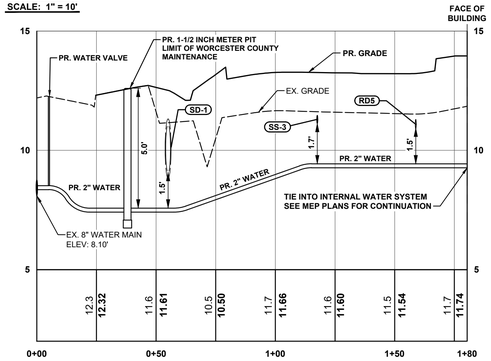
W-1	TAP EXISTING 8" WATER MAIN WITHIN SAMUEL BOWEN BLVD. WITH A 8" x 2" TAPPING SLEEVE AND VALVE.
W-2	INSTALL 2" 1120 PVC SDR21 DOMESTIC WATER MAIN AS SHOWN HERON (42" MINIMUM COVER).
W-3	INSTALL 2" POLYETHYLENE DOMESTIC WATER MAIN AS SHOWN HEREON (42" MINIMUM COVER).
W-4	INSTALL 2" GATE VALVE. INSTALL PER WORCESTER COUNTY CONSTRUCTION AND MATERIALS SPECIFICATIONS.
W-5	INSTALL 1-1/2" METER PIT PER WORCESTER COUNTY DETAIL W-11. CONTRACTOR TO INSTALL A 2" NEPTUNE WATER METER WITH PROCODER R900I RADIO.
W-6	RADIAL HORIZONTAL BEND. MINIMUM 5' RADIUS.

WATER SERVICE PLAN

SCALE: 1" = 10'

0 5 10

SCALE: 1" = 10'



WATER SERVICE PROFILE

SCALE: HORIZONTAL - 1" = 30', VERTICAL - 1" = 3'

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

WORCESTER COUNTY, WATER AND WASTEWATER DIVISION — DATE

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

WORCESTER COUNTY, DIRECTOR OF PUBLIC WORKS — DATE

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STATE OF MARYLAND · KATHRYN A. BARTLETT · No. 30331 · PROFESSIONAL ENGINEER

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LICENSE NUMBER: **30331**

EXPIRATION DATE: **09/23/26**

PROJECT TITLE

DASH-IN STORE #1110

WORCESTER COUNTY, MD
THIRD ELECTION DISTRICT

SHEET TITLE

PROPOSED WATER SERVICE IMPROVEMENT PLANS

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C-303

PROJECT NO.: 2019333.04
DATE: 03/13/2026
SCALE: AS SHOWN
DRAWN BY: **JDC** | PROJ. MGR.: **KWP**

SHEET

C-303

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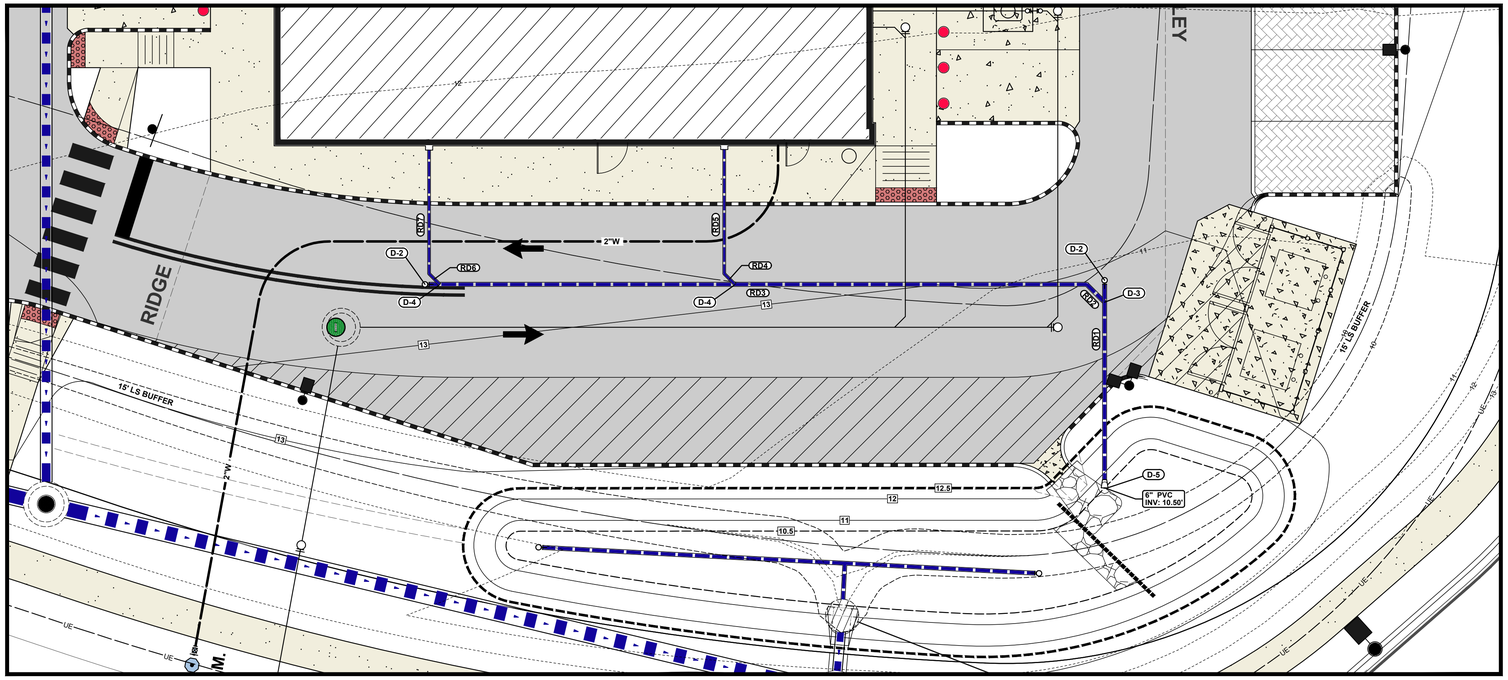
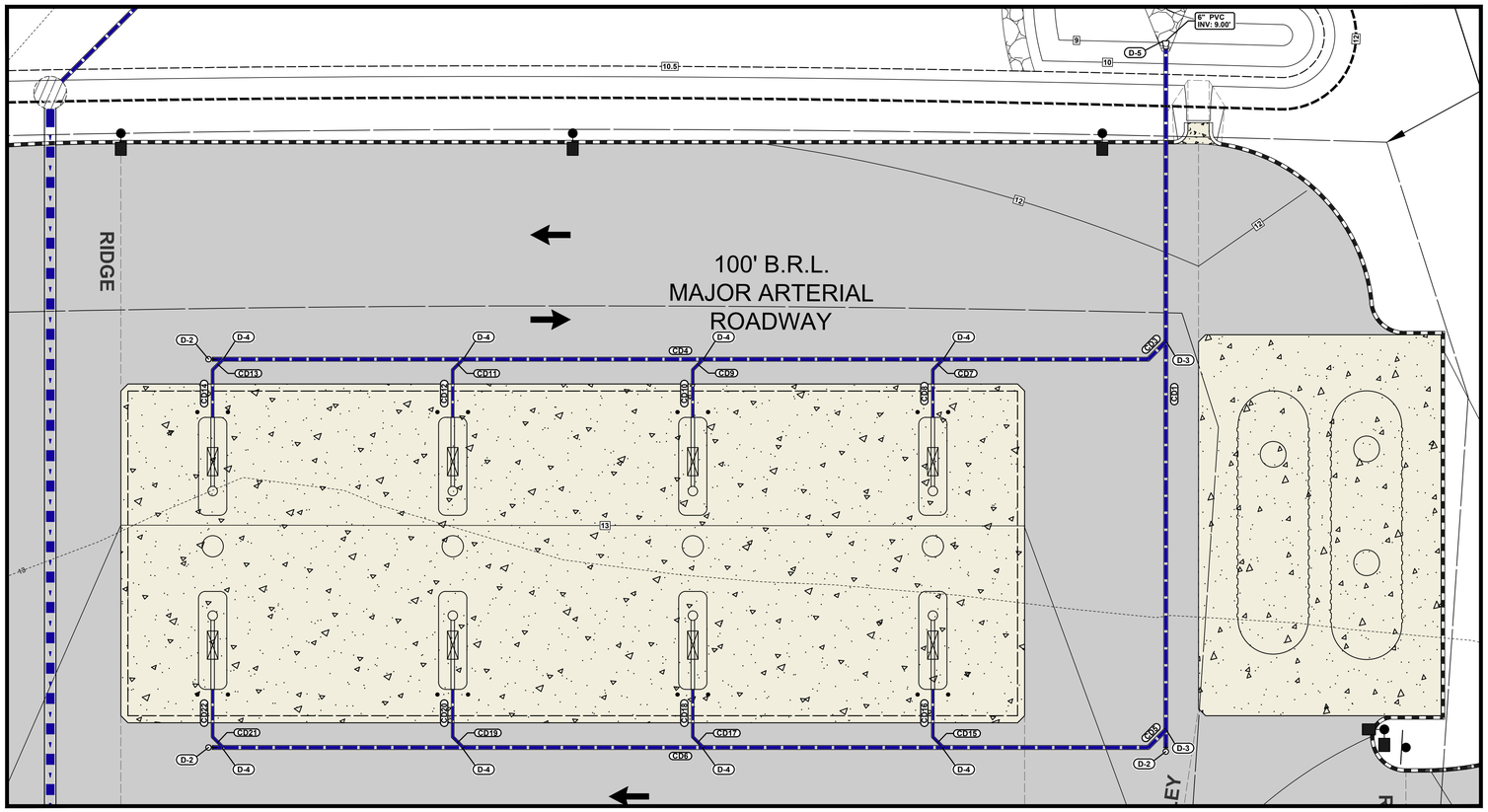


ROOF LEADER PLAN - BUILDING

SCALE: 1" = 10'



ROOF LEADER PLAN - FUEL CANOPY

SCALE: 1" = 10'

STORM DRAIN PIPE SCHEDULE

PIPE NO.	SIZE	PIPE TYPE	LENGTH	SLOPE	INV. IN	INV. OUT
RD1	6"	SDR 35 PVC	28'	0.50%	10.64'	10.50'
RD2	6"	SDR 35 PVC	4'	0.50%	10.65'	10.63'
RD3	6"	SDR 35 PVC	92'	0.50%	11.11'	10.65'
RD4	4"	SDR 35 PVC	2'	0.50%	10.91'	10.90'
RD5	4"	SDR 35 PVC	17'	0.50%	11.00'	10.91'
RD6	4"	SDR 35 PVC	2'	0.50%	11.12'	11.11'
RD7	4"	SDR 35 PVC	17'	0.50%	11.20'	11.11'

STORM SEWER CONSTRUCTION NOTES

D-1	CONSTRUCT SUBMERGED GRAVEL WETLANDS. SEE POND DESIGN SHEET FOR DEPTH, MATERIAL, UNDERDRAIN, AND OUTFALL SPECIFICATIONS.
D-2	INSTALL STORM DRAIN CLEAN OUT W/ CAP AT LOCATION SHOWN.
D-3	INSTALL 6" x 6" TEE-WYE AT LOCATION SHOWN.
D-4	INSTALL 6" x 4" TEE-WYE AT LOCATION SHOWN.
D-5	INSTALL 6" PVC MITERED DRAIN ON END OF COLLECTOR PIPE.

STORM DRAIN PIPE SCHEDULE

PIPE NO.	SIZE	PIPE TYPE	LENGTH	SLOPE	INV. IN	INV. OUT
CD1	6"	SDR 35 PVC	100'	0.50%	9.50'	9.00'
CD3	6"	SDR 35 PVC	4'	0.50%	9.23'	9.21'
CD4	6"	SDR 35 PVC	132'	0.50%	9.89'	9.23'
CD5	6"	SDR 35 PVC	4'	0.50%	9.51'	9.49'
CD6	6"	SDR 35 PVC	133'	0.50%	10.17'	9.51'
CD7	4"	SDR 35 PVC	2'	0.50%	9.38'	9.37'
CD8	4"	SDR 35 PVC	7'	0.50%	9.41'	9.38'
CD9	4"	SDR 35 PVC	2'	0.50%	9.55'	9.54'
CD10	4"	SDR 35 PVC	7'	0.50%	9.58'	9.55'
CD11	4"	SDR 35 PVC	2'	0.50%	9.72'	9.71'
CD12	4"	SDR 35 PVC	7'	0.50%	9.75'	9.72'
CD13	4"	SDR 35 PVC	2'	0.50%	9.89'	9.88'
CD14	4"	SDR 35 PVC	7'	0.50%	9.92'	9.89'
CD15	4"	SDR 35 PVC	2'	0.50%	9.67'	9.66'
CD16	4"	SDR 35 PVC	7'	0.50%	9.70'	9.67'
CD17	4"	SDR 35 PVC	2'	0.50%	9.84'	9.83'
CD18	4"	SDR 35 PVC	7'	0.50%	9.87'	9.84'
CD19	4"	SDR 35 PVC	2'	0.50%	10.01'	10.00'
CD20	4"	SDR 35 PVC	7'	0.50%	10.04'	10.01'
CD21	4"	SDR 35 PVC	2'	0.50%	10.18'	10.17'
CD22	4"	SDR 35 PVC	7'	0.50%	10.21'	10.18'

STORMWATER MANAGEMENT SUPERVISION AND CERTIFICATION NOTE:

THE CONTRACTOR AND OWNER SHALL PROVIDE SUPERVISION AND CERTIFICATION OF ALL CONSTRUCTION OF STORMWATER MANAGEMENT PRACTICES THAT PROVIDE INFILTRATION AND FILTERING, BY A PROFESSIONAL ENGINEER DULY LICENSED IN THE STATE OF MARYLAND.

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STATE OF MARYLAND
KIMBERLY A. BARTLETT
No. 30331
PROFESSIONAL ENGINEER

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 NUMBER: 30331
EXPIRATION DATE: 09/23/26

PROJECT TITLE

DASH-IN STORE #1110

WORCESTER COUNTY, MD
THIRD ELECTION DISTRICT

SHEET TITLE

PROPOSED ROOF & CANOPY DRAIN PLANS

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C-304

PROJECT NO.: 2019333.04
DATE: 03/13/2026
SCALE: 1" = 30.0'
DRAWN BY: JDC | PROJ. MGR.: KWP

SHEET
C-304

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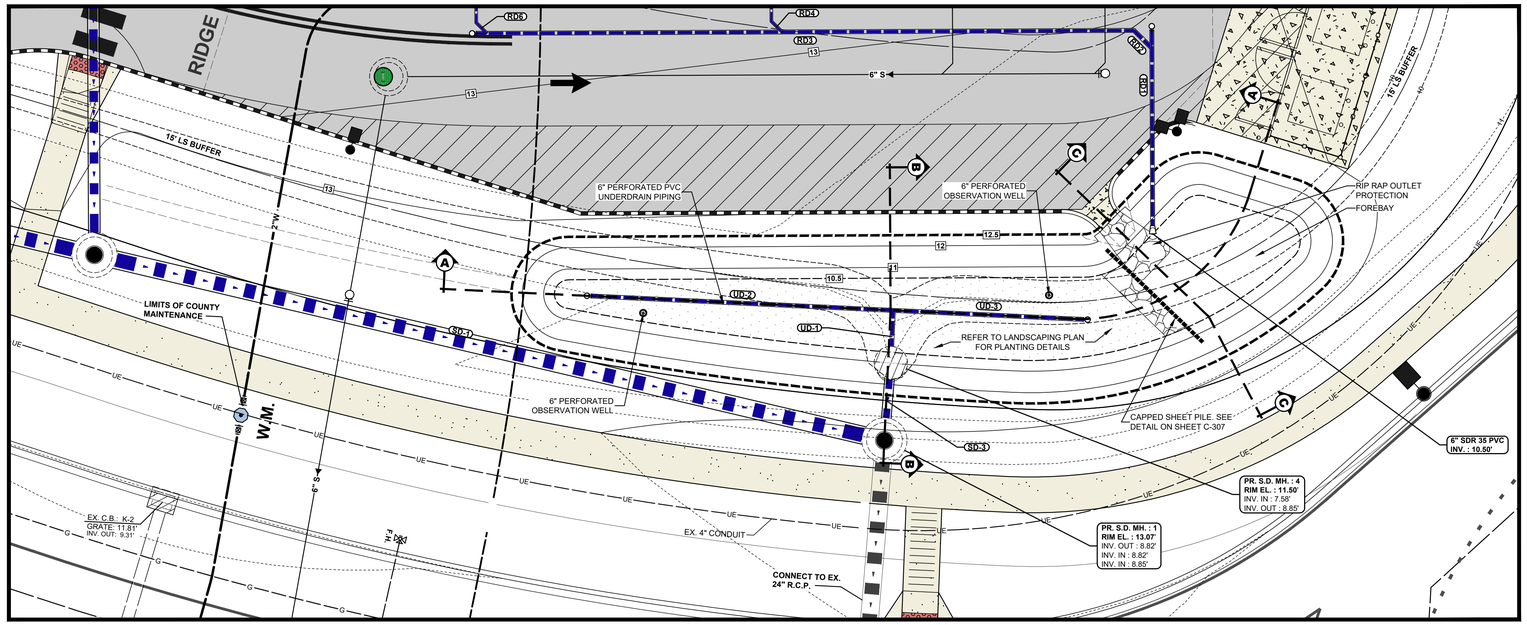
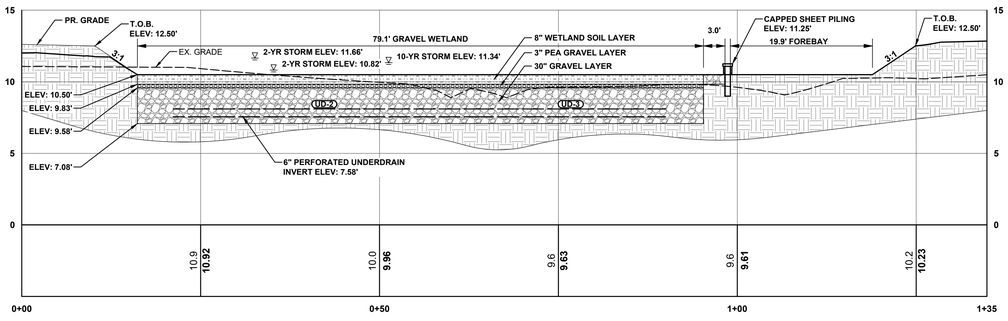


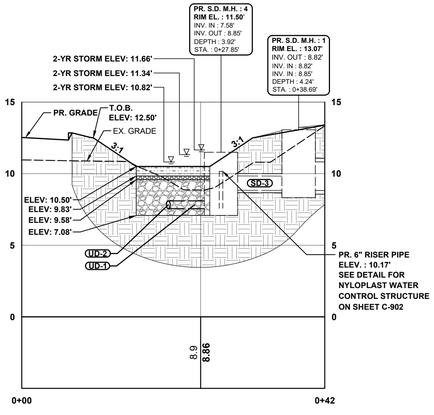
SUBMERGED GRAVEL WETLAND (GW-1) PLAN

SCALE: 1" = 10'



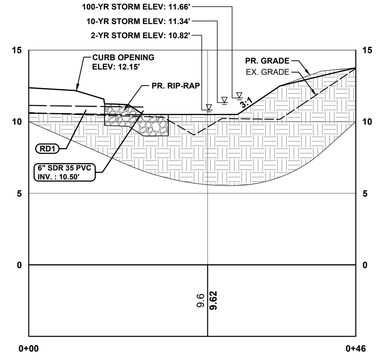
SGW-1 PROFILE A-A

SCALE: HORIZONTAL - 1" = 10', VERTICAL - 1" = 5'



SGW-1 PROFILE B-B

SCALE: HORIZONTAL - 1" = 10', VERTICAL - 1" = 5'



SGW-1 PROFILE C-C

SCALE: HORIZONTAL - 1" = 10', VERTICAL - 1" = 5'

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

WORCESTER COUNTY, WATER AND WASTEWATER DIVISION — DATE

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

WORCESTER COUNTY, DIRECTOR OF PUBLIC WORKS — DATE

STORMWATER MANAGEMENT SUPERVISION AND CERTIFICATION NOTE:

THE CONTRACTOR AND OWNER SHALL PROVIDE SUPERVISION AND CERTIFICATION OF ALL CONSTRUCTION OF STORMWATER MANAGEMENT PRACTICES THAT PROVIDE INFILTRATION AND FILTERING, BY A PROFESSIONAL ENGINEER DULY LICENSED IN THE STATE OF MARYLAND.

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STATE OF MARYLAND — JEFFREY A. BARTHOLOMEW — No. 30331 — PROFESSIONAL ENGINEER

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 NUMBER: 30331
EXPIRATION DATE: 09/23/26

PROJECT TITLE

DASH-IN STORE #1110

WORCESTER COUNTY, MD
THIRD ELECTION DISTRICT

SHEET TITLE

SUBMERGED GRAVEL WETLAND #1 PLAN & PROFILES

0 5 10 20
SCALE: 1" = 10'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C-305

PROJECT NO.:	2019333.04
DATE:	03/13/2026
SCALE:	1" = 10.0'
DRAWN BY: JDC	PROJ. MGR.: KWP

SHEET
C-305

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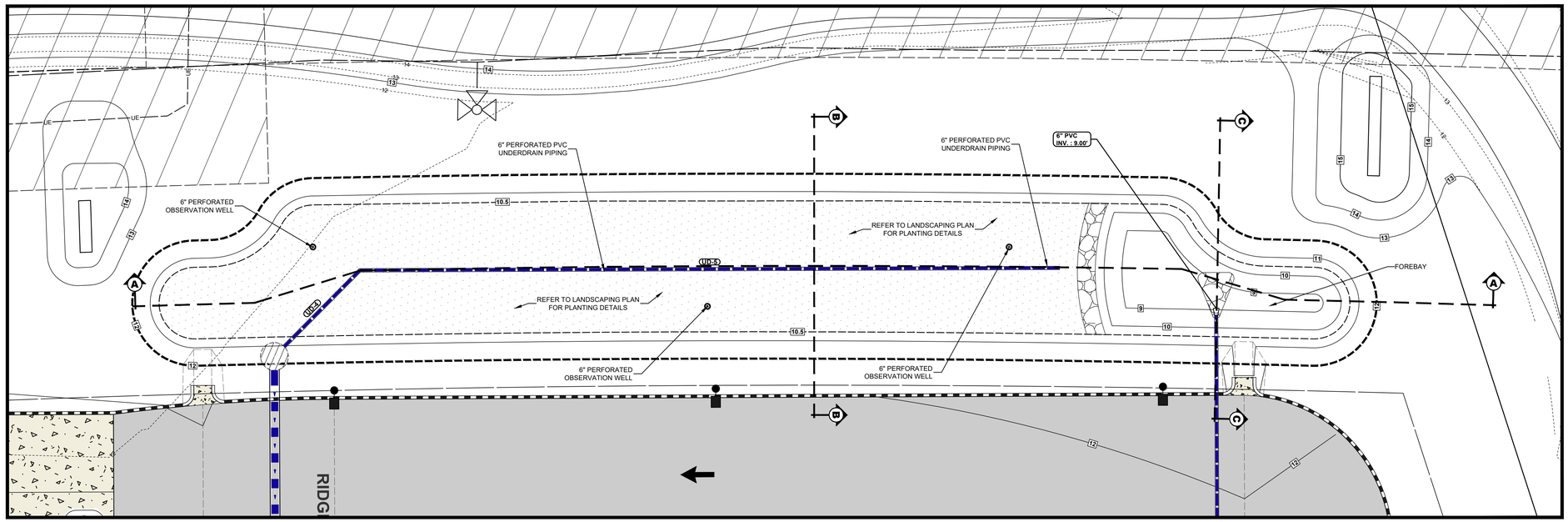
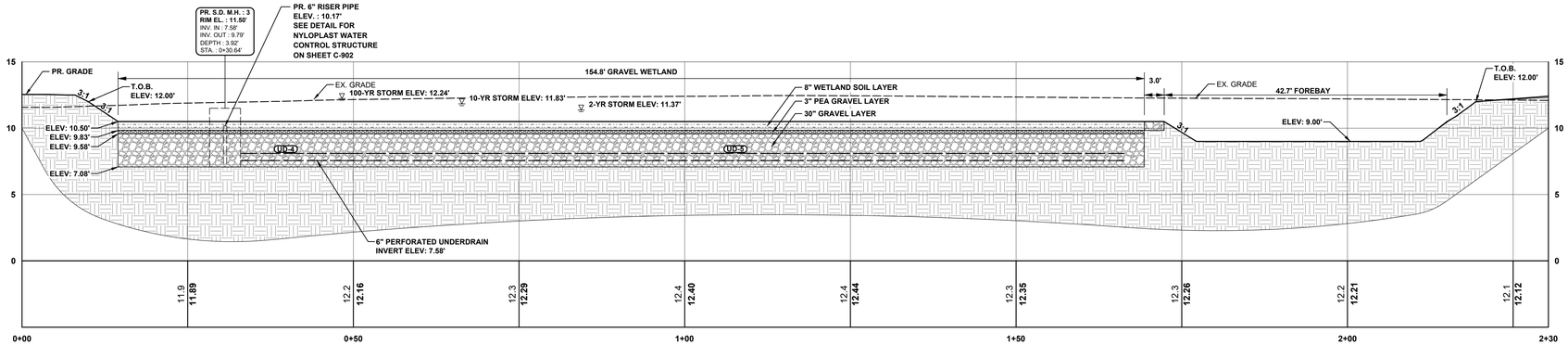


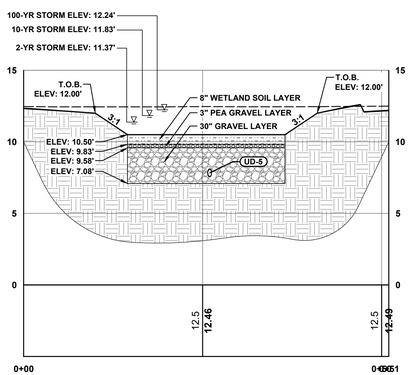
SUBMERGED GRAVEL WETLAND (SGW-2) PLAN

SCALE: 1" = 10'



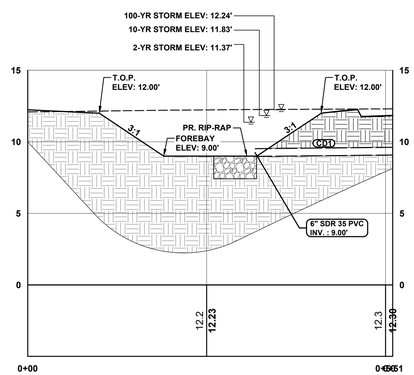
SGW-2 PROFILE A-A

SCALE: HORIZONTAL - 1" = 10', VERTICAL - 1" = 5'



SGW-2 PROFILE B-B

SCALE: HORIZONTAL - 1" = 10', VERTICAL - 1" = 5'



SGW-2 PROFILE C-C

SCALE: HORIZONTAL - 1" = 10', VERTICAL - 1" = 5'

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

WORCESTER COUNTY, WATER AND WASTEWATER DIVISION — DATE

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

WORCESTER COUNTY, DIRECTOR OF PUBLIC WORKS — DATE

STORMWATER MANAGEMENT SUPERVISION AND CERTIFICATION NOTE:

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STATE OF MARYLAND — JEFFREY A. BARTLETT — No. 30331 — PROFESSIONAL ENGINEER

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LICENSE NUMBER: 30331
EXPIRATION DATE: 09/23/26

PROJECT TITLE

DASH-IN STORE #1110

WORCESTER COUNTY, MD
THIRD ELECTION DISTRICT

SHEET TITLE

SUBMERGED GRAVEL WETLAND #2 PLAN & PROFILES

0 5 10 20

SCALE: 1" = 10'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C-306

PROJECT NO.:	2019333.04
DATE:	03/13/2026
SCALE:	1" = 10.0'
DRAWN BY: JDC	PROJ. MGR.: KWP

SHEET

C-306

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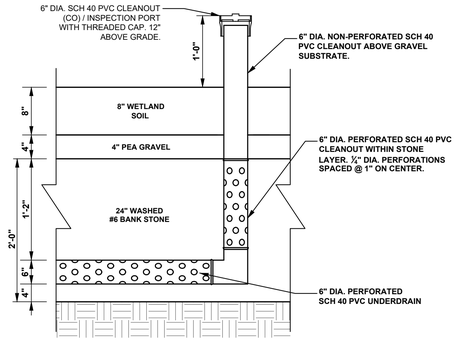


INSPECTION PORT / UNDERDRAIN

SCALE: NO SCALE

FIRST YEAR MAINTENANCE GUIDELINES

PROPER FUNCTIONING OF THE SAND FILTER REQUIRES THAT THE FOLLOWING TASKS BE UNDERTAKEN IN THE FIRST YEAR:

- DURING THE FIRST YEAR OF OPERATION, INSPECTIONS SHOULD BE CONDUCTED AFTER EVERY MAJOR STORM AND POORLY ESTABLISHED AREAS RE-VEGETATED.

ROUTINE MAINTENANCE GUIDELINES

THE FOLLOWING ITEMS SHOULD BE ADDRESSED TO ENSURE PROPER MAINTENANCE AND LONG-TERM PERFORMANCE OF SUBMERGED GRAVEL WETLANDS.

ROUTINE MAINTENANCE TASKS	FREQUENCY
REMOVE TRASH AND DEBRIS	ANNUALLY, OR MORE OFTEN IF NEEDED
INSPECT SEDIMENTATION CHAMBER OR FOREBAY, CLEANOUT WHEN SEDIMENT ACCUMULATION EXCEEDS DESIGN LEVEL.	ANNUALLY
INSPECT FOR SIGNS OF UNEVEN FLOW DISTRIBUTION (POSSIBLE GRAVEL OR UNDERDRAIN IS CLOGGED)	ANNUALLY
INSPECT WETLANDS VEGETATION (REPLACE AS NEEDED)	ANNUALLY
INSPECT INFLOW POINTS FOR EROSION (REPAIR AS NEEDED)	ANNUALLY

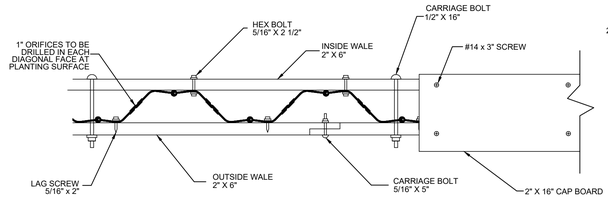
MAINTENANCE NOTES

A. DEVELOPER SUCCESSOR OR ASSIGNS SHALL ENSURE ALL STORM WATER MANAGEMENT IMPROVEMENTS ARE COMPLETED PER DESIGN AND AS REQUIRED BY REGULATION INCLUDING BUT NOT LIMITED TO GRADUAL SLOPES AWAY FROM BUILDINGS, DISSIPATION OF FLOW, MINIMUM DISCONNECTION FLOW PATH LENGTH, SEPARATION FROM NEAREST IMPERVIOUS SURFACE OF SIMILAR OR LOWER ELEVATION AS APPROPRIATE.
B. DEVELOPER SUCCESSOR OR ASSIGNS ARE RESPONSIBLE FOR CONDUCTING A FINAL INSPECTION TO BE CONDUCTED PRIOR TO USE AND OCCUPANCY APPROVAL (SETTING OF WATER METERS) TO ENSURE SIZING FOR TREATMENT AND GRADING ARE PER DESIGN, AND PERMANENT STABILIZATION HAS BEEN ESTABLISHED.
C. DEVELOPER SUCCESSOR OR ASSIGNS SHALL PREPARE INDEPENDENT THIRD-PARTY INSPECTION REPORT OF ALL STORM WATER MANAGEMENT IMPROVEMENTS SEALED BY A PROFESSIONAL LAND SURVEYOR, PROPERTY LINE SURVEYOR, OR ENGINEER CURRENTLY REGISTERED IN MARYLAND AND SCHEDULE A WALK-THROUGH WITH CITY STORM WATER INSPECTOR.

GRAVEL WETLAND MAINTENANCE CRITERIA & GUIDELINES

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS
C	WETLAND SOIL	THE SURFACE INFILTRATION RATES OF THE GRAVEL WETLAND SOIL SHOULD BE SIMILAR TO A LOW HYDRAULIC CONDUCTIVITY WETLAND SOIL (0.1-0.01 FT/DAY = 3.5 X 10-5 CM/SEC TO 3.5 X 10-6 CM/SEC)). THIS SOIL CAN BE MANUFACTURED USING COMPOST, SAND, AND SOME FINE SOILS TO BLEND TO A HIGH % ORGANIC MATTER CONTENT SOIL (>15% ORGANIC MATTER). AVOID USING CLAY CONTENTS IN EXCESS OF 15% BECAUSE OF POTENTIAL MIGRATION OF FINES INTO SUBSURFACE GRAVEL LAYER. DO NOT USE GEOTEXTILES BETWEEN THE HORIZONTAL LAYERS OF THIS SYSTEM AS THEY WILL CLOG DUE TO FINES AND MAY RESTRICT ROOT GROWTH.	N/A
B	PEA GRAVEL	#8 OR 9 PEA GRAVEL (⅛" TO ⅜")	ASTM-D-448 PEA GRAVEL: NO. 8 OR 9
A	**GRAVEL MEDIA**	CLEAN WASHED, UNIFORMLY GRADED MATERIAL WITH A POROSITY OF 40%. ROUNDED BANK RUN GRAVEL IS RECOMMENDED	ASTM D448 4,5, OR 6 STONE OR EQUAL

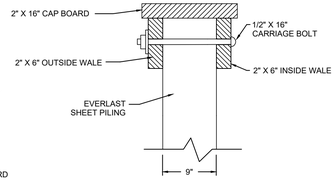
GRAVEL WETLANDS MATERIAL SPECIFICATIONS



NOTE:
ALL LUMBER SHALL MEET AWPA USE CATEGORY SYSTEM RATING UC4C.

PLAN VIEW OF SHEETPILING

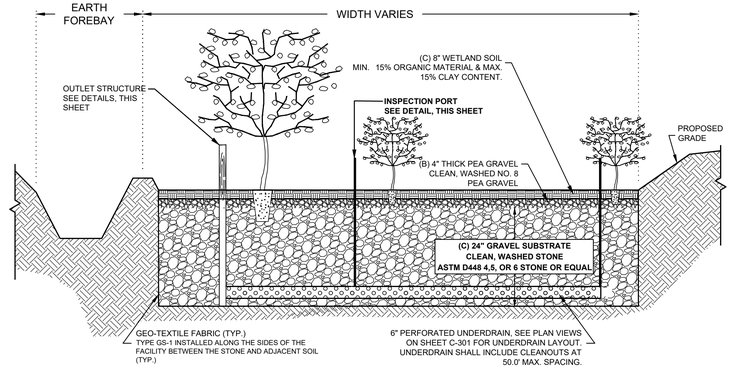
NO SCALE



NOTE:
ALL LUMBER SHALL MEET AWPA USE CATEGORY SYSTEM RATING UC4C.

CROSS SECTION OF WOOD CAP

NO SCALE



NOTES:
1. CONTRACTOR SHALL REFER TO THE PLANS FOR LAYOUT OF ALL WETLAND AREAS, PIPE SYSTEM, CATCHBASINS, ETC.
2. CONTRACTOR SHALL MINIMIZE BY ALL MEANS NECESSARY ANY DISTURBANCE AND COMPACTION OF THE AREAS PROPOSED FOR GRAVEL WETLAND CELLS, TO PRESERVE THE CHARACTERISTICS OF THE SITE SOILS.
3. CONTRACTOR SHALL REFER TO GRAVEL WETLAND MATERIALS SPECIFICATIONS FOR MATERIAL REQUIREMENTS.
4. CONTRACTOR SHALL DIG TEST PITS TO DETERMINE STATIC WATER LEVELS WITHIN LIMITS OF GRAVEL WETLANDS. CONTRACTOR TO CONSULT WITH ENGINEER PRIOR TO PROCEEDING WITH INSTALLATION OF LINER.
5. REFER TO PROPOSED LANDSCAPING PLAN SHEET (L-102) FOR SPECIFIC GRAVEL WETLAND PLANTING DETAILS.

PROPOSED GRAVEL WETLAND TYPICAL SECTION

NO SCALE

BECKER MORGAN GROUP

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ENGINEERING

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Salisbury, MD 21801
410.546.9100

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910.341.7600

www.beckermorgan.com

STATE OF MARYLAND · AUDREY A. BAILEY · No. 30331 · PROFESSIONAL ENGINEER

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 NUMBER: **30331**
EXPIRATION DATE: **09/23/26**

PROJECT TITLE

DASH-IN STORE #1110

WORCESTER COUNTY, MD
THIRD ELECTION DISTRICT

SHEET TITLE

SUBMERGED GRAVEL WETLANDS NOTES & DETAILS

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C-307

PROJECT NO.: 2019333.04
DATE: 03/13/2026
SCALE: NO SCALE
DRAWN BY: JDC | PROJ. MGR.: KWP

SHEET
C-307

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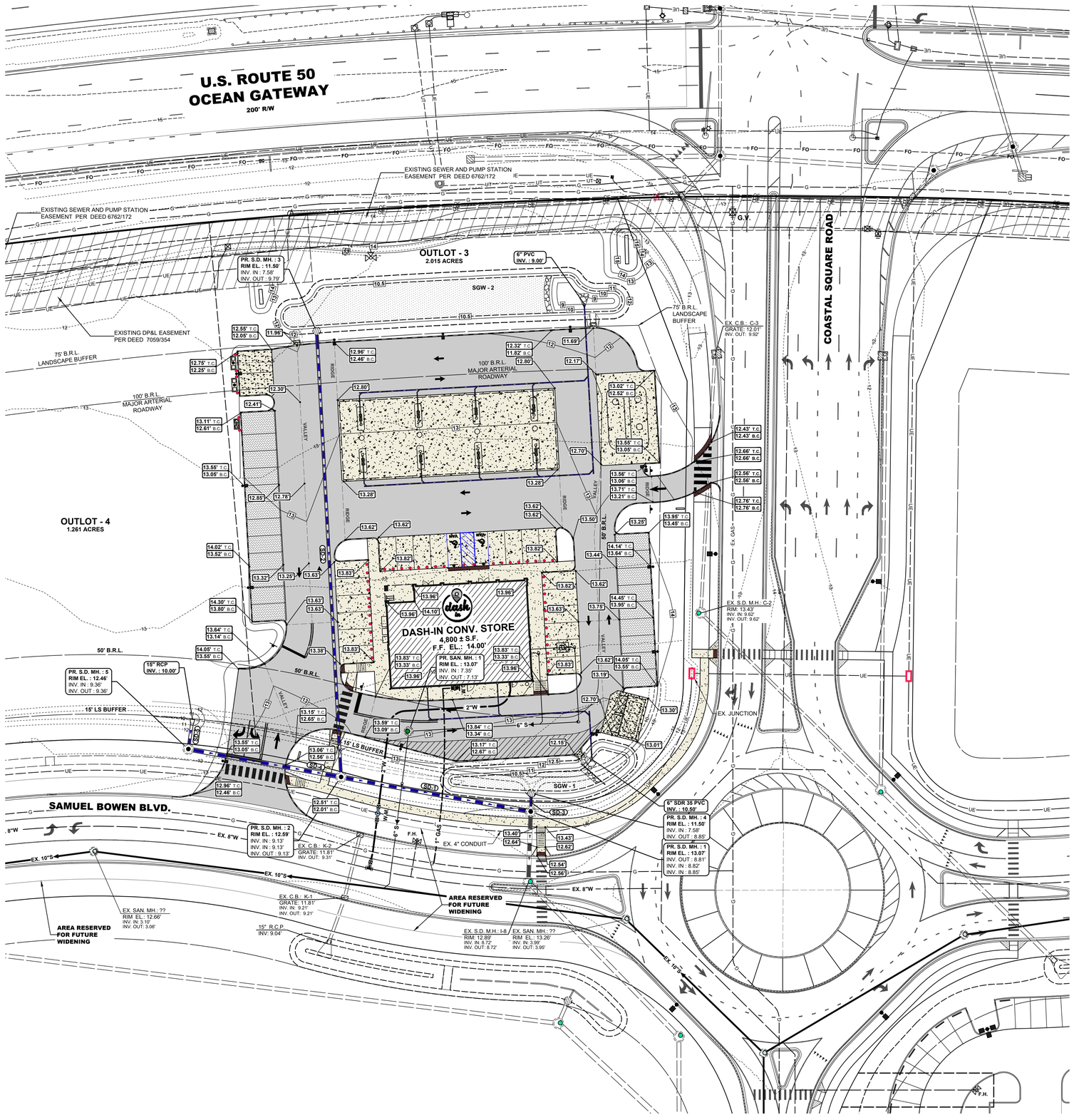

THE WATER AND SEWER FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS ARE APPROVED BY WORCESTER COUNTY WATER AND WASTEWATER DIVISION

WORCESTER COUNTY, WATER AND WASTEWATER DIVISION — DATE

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

WORCESTER COUNTY, DIRECTOR OF PUBLIC WORKS — DATE

STORMWATER MANAGEMENT SUPERVISION AND CERTIFICATION NOTE:

THE CONTRACTOR AND OWNER SHALL PROVIDE SUPERVISION AND CERTIFICATION OF ALL CONSTRUCTION OF STORMWATER MANAGEMENT PRACTICES THAT PROVIDE INFILTRATION AND FILTERING, BY A PROFESSIONAL ENGINEER DULY LICENSED IN THE STATE OF MARYLAND.

BECKER MORGAN GROUP

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910.341.7600

www.beckermorgan.com

STATE OF MARYLAND — LAUREN A. BARTHOLOW — No. 30331 — PROFESSIONAL ENGINEER

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 NUMBER: 30331

EXPIRATION DATE: 09/23/26

PROJECT TITLE

DASH-IN STORE #1110

WORCESTER COUNTY, MD
THIRD ELECTION DISTRICT

SHEET TITLE

GRADING PLAN

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C-401

PROJECT NO.:	2019333.04
DATE:	02/18/2026
SCALE:	1" = 30.0'
DRAWN BY: JDC	PROJ. MGR.: KWP

SHEET

C-401

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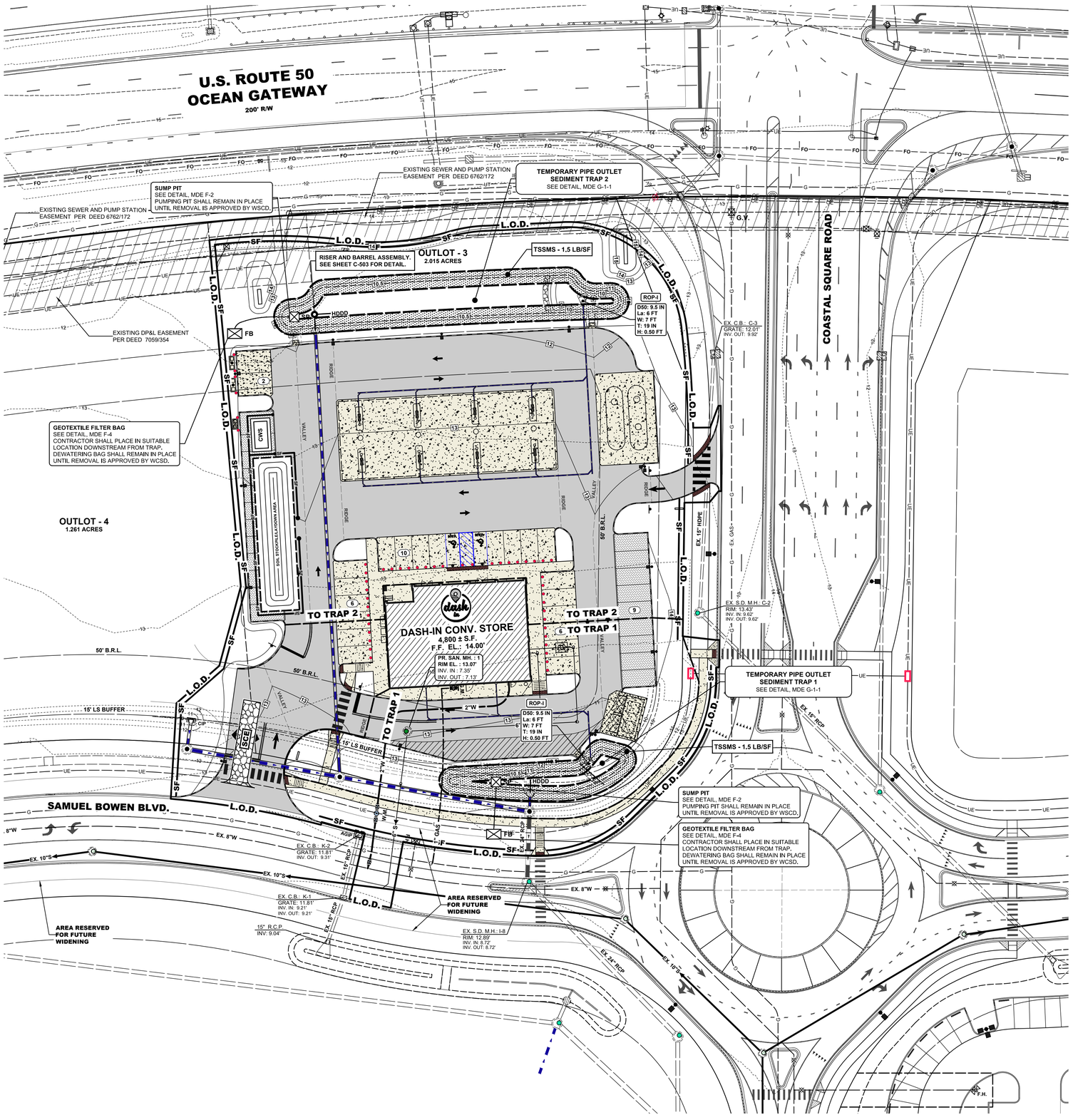

PIPE OUTLET SEDIMENT TRAP ST-I (TRAP 1)	
DRAINAGE AREA - INITIAL	0.67 ACRES
DRAINAGE AREA - INTERIM	0.51 ACRES
DRAINAGE AREA - FINAL	0.51 ACRES
TOTAL STORAGE REQUIRED	2,412 C.F.
TOTAL STORAGE PROVIDED	2,566 C.F.
WET STORAGE REQUIRED	1,206 C.F.
WET STORAGE PROVIDED	1,332 C.F.
DRY STORAGE REQUIRED	1,206 C.F.
DRY STORAGE PROVIDED	1,233 C.F.
TRAP BOTTOM ELEVATION	9.50'
RISER CREST (DRY STORAGE) ELEVATION	11.75'
DRAW DOWN (WET STORAGE) INV. ELEVATION	11.00
DRAW DOWN DEVICE LENGTH (8" DIA. PERFORATED)	8'
CLEANOUT ELEVATION	10.25'
TOP OF EMBANKMENT ELEVATION	12.50'
SIDE SLOPE	3:1
EMBANKMENT TOP WIDTH	VARIES
PRINCIPAL SPILLWAY MATERIAL (BARREL, RISER, ETC.)	CORRUGATED METAL
RISER DIAMETER	21"
BARREL DIAMETER	15"
TRASH RACK DIAMETER	30"

PIPE OUTLET SEDIMENT TRAP ST-I (TRAP 2)	
DRAINAGE AREA - INITIAL	1.26 ACRES
DRAINAGE AREA - INTERIM	1.26 ACRES
DRAINAGE AREA - FINAL	1.26 ACRES
TOTAL STORAGE REQUIRED	4,536 C.F.
TOTAL STORAGE PROVIDED	5,539 C.F.
WET STORAGE REQUIRED	2,268 C.F.
WET STORAGE PROVIDED	2,705 C.F.
DRY STORAGE REQUIRED	2,268 C.F.
DRY STORAGE PROVIDED	2,834 C.F.
TRAP BOTTOM ELEVATION	9.00'
RISER CREST (DRY STORAGE) ELEVATION	10.75'
DRAW DOWN (WET STORAGE) INV. ELEVATION	10.00'
DRAW DOWN DEVICE LENGTH (8" DIA. PERFORATED)	8'
CLEANOUT ELEVATION	9.50'
TOP OF EMBANKMENT ELEVATION	12.00'
SIDE SLOPE	3:1
EMBANKMENT TOP WIDTH	VARIES
PRINCIPAL SPILLWAY MATERIAL (BARREL, RISER, ETC.)	CORRUGATED METAL
RISER DIAMETER	27"
BARREL DIAMETER	21"
TRASH RACK DIAMETER	42"

STORMWATER MANAGEMENT SUPERVISION AND CERTIFICATION NOTE:

THE CONTRACTOR AND OWNER SHALL PROVIDE SUPERVISION AND CERTIFICATION OF ALL CONSTRUCTION OF STORMWATER MANAGEMENT PRACTICES THAT PROVIDE INFILTRATION AND FILTERING, BY A PROFESSIONAL ENGINEER DULY LICENSED IN THE STATE OF MARYLAND.

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910.341.7600

www.beckermorgan.com

STATE OF MARYLAND
KIMBERLY A. BARTLETT
No. 30331
PROFESSIONAL ENGINEER

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 NUMBER: **30331**

EXPIRATION DATE: **09/23/26**

PROJECT TITLE

DASH-IN STORE #1110

WORCESTER COUNTY, MD
THIRD ELECTION DISTRICT

SHEET TITLE

EROSION & SEDIMENT CONTROL PLAN

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C-501

PROJECT NO.:	**2019333.04**
DATE:	**03/13/2026**
SCALE:	**1" = 30.0'**
DRAWN BY: **JDC**	PROJ. MGR.: **KWP**

SHEET

C-501

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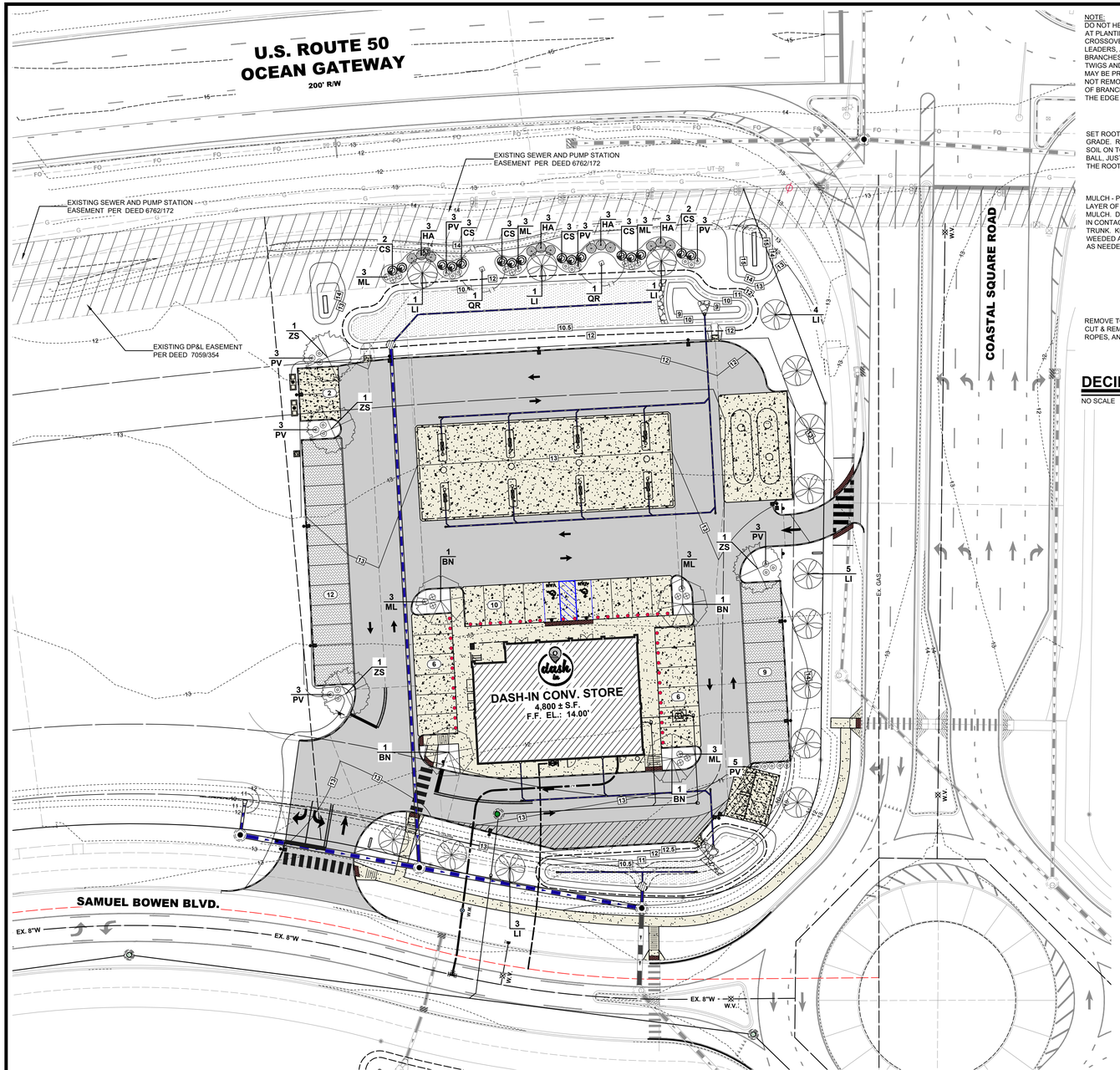
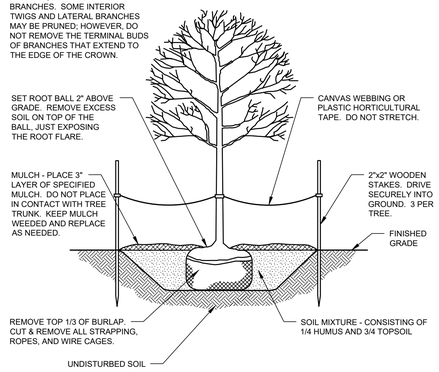


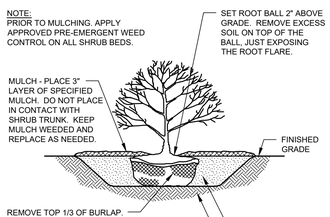
NOTE:
DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.



DECIDUOUS TREE PLANTING DETAIL

NO SCALE BMG NO. : L-01

NOTE:
PRIOR TO MULCHING. APPLY APPROVED PRE-EMERGENT WEED CONTROL ON ALL SHRUB BEDS.



SHRUB PLANTING DETAIL

NO SCALE BMG NO. : L-03

GENERAL LANDSCAPE NOTES :

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK."

   EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.

   ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE DETAIL SHOWN.

   PLANT MATERIALS DELIVERED TO THE SITE IN UNCOVERED TRUCKS WILL BE REJECTED.

   UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUN SCALD, WINDBURN, DISFIGURING NOT COMPLETELY CALLUSED WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL OR CONTAINERS WILL BE REJECTED.
2. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, STONES IN EXCESS OF ONE (1) INCH DIAMETER, ETC. SHALL BE USED FOR PLANTING.

   MULCH FOR PLANTING BEDS SHALL BE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SHALL HAVE NO LEAVES, YOUNG GREEN GROWTH, BRANCHES, TWIGS, GREATER IN DIAMETER OF ½", WEEDS, SHAVINGS OR FOREIGN MATERIAL SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A LIGHTLY COMPACTED DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT ON FOUR SIDES AND/ OR SPREAD OUT IN NEW SOIL MIXTURE.
3. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES.)
4. LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.
5. AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOD AS REQUIRED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
7. NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS.
8. NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET FROM ANY STRUCTURE OR BUILDING.
9. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS.
10. ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.
11. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON, UNLESS THE OWNER AGREES TO MAINTAIN AND WATER THEM.
12. TREES TO REMAIN ON-SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL). SNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.
13. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
14. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND/ OR THE LANDSCAPE ARCHITECT.
15. ALL NEW TREES SHALL BE GUARANTEED TO SURVIVE FOR ONE FULL YEAR AFTER INSTALLATION (FULL COST). ALL STAKES AND GUYS SHALL BE REMOVED FROM TREES AND SITE AS EARLY AS THREE (3) MONTHS, BUT NO LONGER THAN ONE (1) YEAR AFTER PLANTING.

LANDSCAPE REQUIREMENTS:

1. HIGHWAY FRONTAGE (SECTION ZS 1-322-E-3):
   A 75' LANDSCAPE FRONTAGE SHALL BE REQUIRED ALONG U.S. ROUTE 50
   CANOPY TREES, UNDERSTORY TREES, AND SHRUBS SHALL BE REQUIRED AS PER THE APPROVED PLANT LIST IN THE OVERALL DEVELOPMENT AND 75% OF THE PLANTINGS SHALL BE NATIVE
   PROVIDED: 2 CANOPY TREES, 3 UNDERSTORY TREES, 46 SHRUBS, STORMWATER MANAGEMENT PLANTINGS
2. INTERNAL ROAD FRONTAGE (SECTION ZS 1-322-E-3):
   A 15' LANDSCAPE FRONTAGE SHALL BE REQUIRED ALONG ALL INTERNAL ROADS.
   PLANTINGS SHALL BE FROM THE APPROVED PLANT LIST IN THE OVERALL DEVELOPMENT AND 75% OF THE PLANTINGS SHALL BE NATIVE.
   PROVIDED: UNDERSTORY TREES PROVIDED EVERY 30' O.C.
3. PARKING LOT LANDSCAPING (SECTION ZS 1-322-F):
   LANDSCAPING INTERNAL TO PARKING AREAS SHALL CONSIST OF ONE TREE PLANTED FOR EACH SIX PARKING SPACES AND SHALL INCLUDE SHRUBS. TREES SHALL BE LOCATED IN ISLANDS WITHIN THE PARKING LOT AT INTERVALS OF TEN CONTIGUOUS PARKING SPACES OR LESS.
   PLANTING AREAS SHALL BE PLACED AT EACH END OF A PARKING ROW.
   INTERNAL PARKING SPACED PROVIDED: 22 SPACES
   INTERNAL LANDSCAPING REQUIRED: 22 SPACES PROVIDED / 6 SPACES = 3.66 = 4 TREES REQUIRED
   EXTERNAL PARKING SPACES: 23 SPACES
   EXTERNAL LANDSCAPING REQUIRED: 23 SPACES PROVIDED / 6 SPACES = 3.83 = 4 TREES REQUIRED
   TOTAL PROVIDED: 8 TREES PROVIDED WITH 26 SHRUBS

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
CANOPY TREES						
BN	4	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	2 1/2" CAL	B&B	FHV
QR	2	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2" CAL	B&B	FHV
ZS	4	ZELKOVA SERRATA 'VILLAGE GREEN'	HERITAGE RIVER BIRCH	2 1/2" CAL	B&B	FHV
UNDERSTORY TREES						
LI	15	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	1 1/2" CAL	B&B	FHV
SHRUBS						
CS	16	CORNUS SERICEA	REDOSIER DOGWOOD	#5	CONT.	
HA	12	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	#3	CONT.	
ML	18	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	#5	CONT.	
PV	26	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#3	CONT.	
TOTAL: 10 CANOPY TREES, 15 UNDERSTORY TREES, 72 SHRUBS						

MARYLAND LANDSCAPE ARCHITECTS CERTIFICATION

I, CHAD D. CARTER, RLA, ASLA, HEREBY CERTIFY THAT I AM A LANDSCAPE ARCHITECT IN THE STATE OF MARYLAND, THAT THE LANDSCAPING INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

CHAD D. CARTER, RLA, ASLA 3725 DATE

BECKER MORGAN GROUP

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ENGINEERING

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North Carolina
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Wilmington, NC 28403
910.341.7600

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PROJECT TITLE

DASH-IN STORE #1110

WORCESTER COUNTY, MD
THIRD ELECTION DISTRICT

SHEET TITLE

LANDSCAPE PLAN

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER STATE: L-101		

PROJECT NO.: 2019333.04
DATE: 03/10/2026
SCALE: 1" = 30'
DRAWN BY: A.J.D. | PROJ. MGR.: K.W.P.

SHEET
L-101

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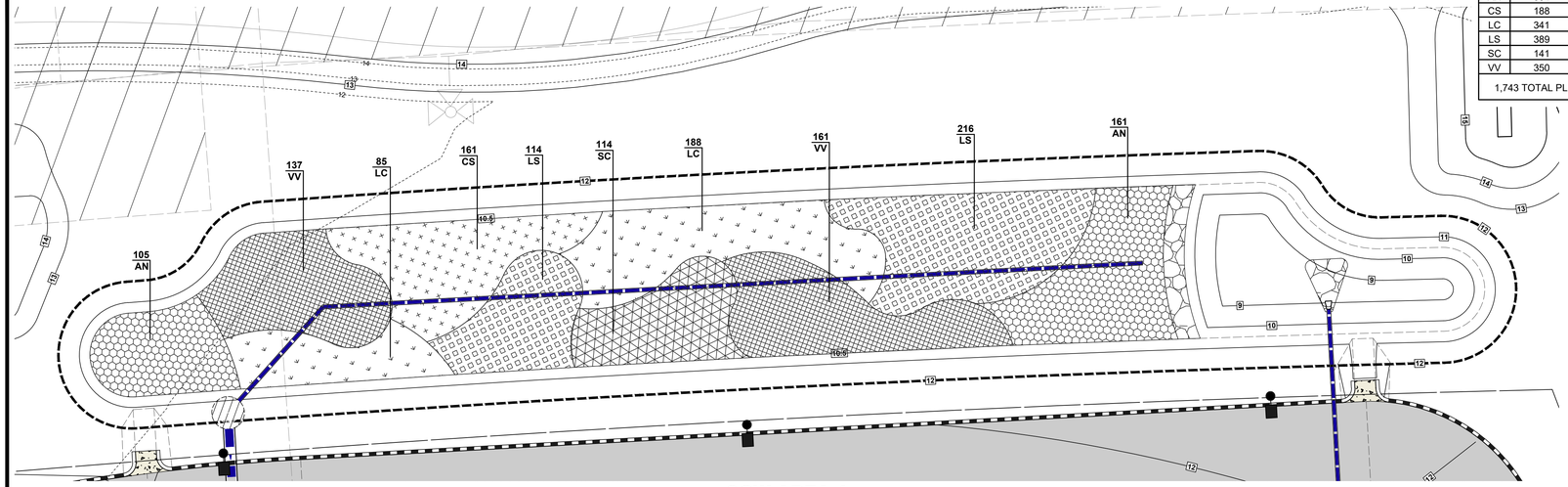
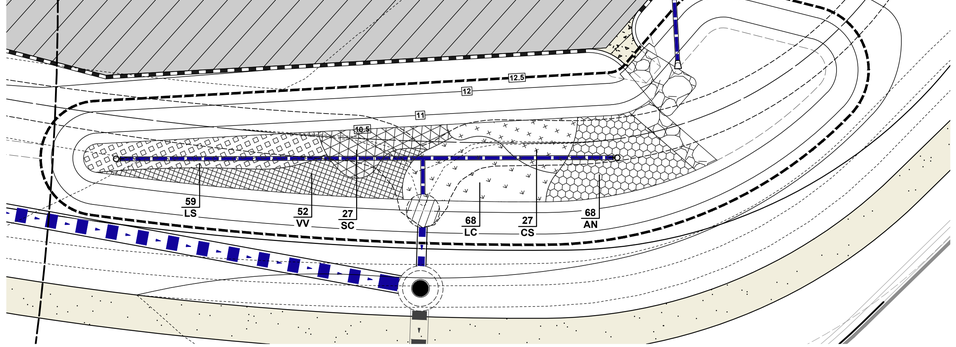


SGW AREA 1

SCALE : 1" = 10'



SGW AREA 2

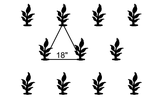
SCALE : 1" = 10'

SUBMERGED GRAVEL WETLAND PLANT LIST

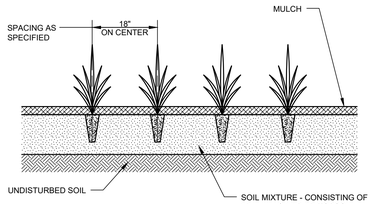
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
PLUGS						
AN	334	ASTER NOVI-BELGII	NEW ENGLAND ASTER	2"	PLUG	18" O.C.
CS	188	CAREX STRICTA	TUSSOCK SEDGE	2"	PLUG	18" O.C.
LC	341	LOBELIA CARDINALIS	CARDINAL FLOWER	2"	PLUG	18" O.C.
LS	389	LOBELIA SIPHILITICA	GREAT BLUE LOBELIA	2"	PLUG	18" O.C.
SC	141	SAURURUS CERNUUS	LIZARDS TAIL	2"	PLUG	18" O.C.
VV	350	VERATRUM VIRIDE	AMERICAN FALSE-HELLEBORE	2"	PLUG	18" O.C.

1,743 TOTAL PLUGS

TRIANGLE PLANTING PATTERN



NOTE:
PRIOR TO MULCHING. APPLY APPROVED PRE-EMERGENT WEED CONTROL ON ALL PLANTING BEDS.



CONTAINER PLANTS:
CUT ROOTS ON FOUR (4) SIDES AND/ OR SPREAD OUT IN NEW SOIL MIXTURE.

PLUGS:
PLANTS TO BE INSTALLED IN THE SOIL MIXTURE AND NOT IN MULCH LAYER ABOVE.

PLUG SPACING DETAIL

NO SCALE BMG NO. : L-04

MARYLAND LANDSCAPE ARCHITECTS CERTIFICATION

I, CHAD D. CARTER, RLA, ASLA, HEREBY CERTIFY THAT I AM A LANDSCAPE ARCHITECT IN THE STATE OF MARYLAND, THAT THE LANDSCAPING INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

CHAD D. CARTER, RLA, ASLA 3725 DATE

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

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Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
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Maryland
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Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PROJECT TITLE

DASH-IN STORE #1110

WORCESTER COUNTY, MD
THIRD ELECTION DISTRICT

SHEET TITLE

LANDSCAPE PLAN

0 5 10 20

SCALE: 1" = 10'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: L-102

PROJECT NO.: 2019333.04
DATE: 03/10/2026
SCALE: 1" = 10'
DRAWN BY: A.J.D. | PROJ. MGR.: K.W.P.

SHEET

L-102

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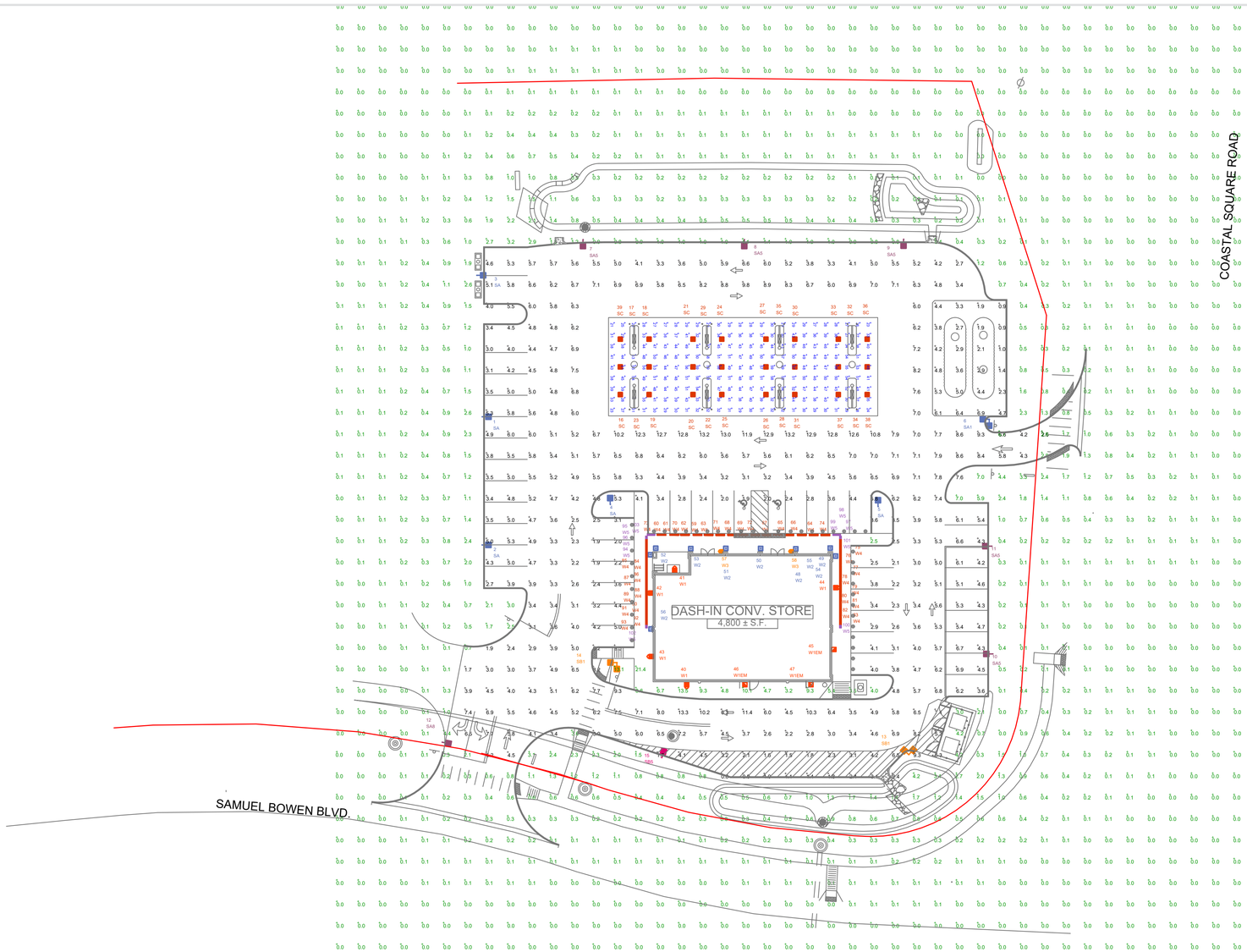

NOTES:

- POLE MOUNTED FIXTURES ARE MOUNTED ON A 15 FT POLE ATOP A 24 INCH HIGH CONCRETE BASE.
- FOOTCANDLE LEVEL CALCULATED AT GRADE USING INITIAL LUMEN VALUES.

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	SA	17
2	SA	17
3	SA	17
4	SA	17
5	SA	17
6	SA1	17
7	SA5	17
8	SA5	17
9	SA5	17
10	SA5	17
11	SA5	17
12	SA8	17
13	SB1	17
14	SB1	17
15	SB5	17
16	SC	15
17	SC	15
18	SC	15
19	SC	15
20	SC	15
21	SC	15
22	SC	15
23	SC	15
24	SC	15
25	SC	15
26	SC	15
27	SC	15
28	SC	15
29	SC	15
30	SC	15
31	SC	15
32	SC	15
33	SC	15
34	SC	15
35	SC	15
36	SC	15
37	SC	15
38	SC	15
39	SC	15
40	W1	8
41	W1	8
42	W1	8
43	W1	8
44	W1	8
45	W1EM	8
46	W1EM	10
47	W1EM	10
48	W2	10
49	W2	10
50	W2	10
51	W2	10

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
52	W2	10
53	W2	10
54	W2	10
55	W2	10
56	W2	10
57	W3	8
58	W3	8
59	W4	18.85
60	W4	18.85
61	W4	18.85
62	W4	18.85
63	W4	18.85
64	W4	18.85
65	W4	18.85
66	W4	18.85
67	W4	18.85
68	W4	18.85
69	W4	18.85
70	W4	18.85
71	W4	18.85
72	W4	18.85
73	W4	18.85
74	W4	18.85
75	W4	18.85
76	W4	18.85
77	W4	18.85
78	W4	18.85
79	W4	18.85
80	W4	18.85
81	W4	18.85
82	W4	18.85
83	W4	18.85
84	W4	18.85
85	W4	18.85
86	W4	18.85
87	W4	18.85
88	W4	18.85
89	W4	18.85
90	W4	18.85
91	W4	18.85
92	W4	18.85
93	W4	18.85
94	W5	18.85
95	W5	18.85
96	W5	18.85
97	W5	18.85
98	W5	18.85
99	W5	18.85
100	W5	18.85
101	W5	18.85
102	W5	18.85
103	W5	18.85

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	41.07	59	1	41.07	59.00
PAVED AREA	5.12	13.3	0.8	6.40	16.63
UNDEFIND AREA	0.33	21.4	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	DESCRIPTION
	5	SA	Single	12325	1.000	B2-U0-G4	90.12	450.6	Lithonia Lighting	DSX0 LED P5 50K 70CRI T3M MVOLT FAO XX
	1	SA1	2 @ 90 DEG	12325	1.000	B2-U0-G4	90.12	180.24	Lithonia Lighting	DSX0 LED P5 50K 70CRI T3M MVOLT FAO XX
	5	SA5	Single	8793	1.000	B0-U0-G2	90.12	450.6	Lithonia Lighting	DSX0 LED P5 40K 70CRI BLC3 MVOLT FAO XX
	1	SA8	Single	8874	1.000	B1-U0-G2	90.12	90.12	Lithonia Lighting	DSX0 LED P5 40K 70CRI RCCO MVOLT FAO XX
	2	SB1	2 @ 90 DEG	12509	1.000	B2-U0-G4	90.12	360.48	Lithonia Lighting	DSX0 LED P5 50K 70CRI T4M MVOLT FAO XX
	1	SB5	Single	9258	1.000	B0-U0-G3	90.12	90.12	Lithonia Lighting	DSX0 LED P5 50K 70CRI BLC4 MVOLT FAO XX
	24	SC	Single	13228	1.000	B3-U0-G1	96.2394	2309.746	Lithonia Lighting	RCNY LED ALO2 50K 80CRI SYMC MVOLT BZS DWHXD (Setting 5) WHITE
	5	W1	SINGLE	4124	1.000	B1-U0-G1	29.4252	147.126	Lithonia Lighting	ARC2 LED P4 40K MVOLT FAO-XXXX
	3	W1EM	SINGLE	4124	1.000	B1-U0-G1	29.4252	88.276	Lithonia Lighting	ARC2 LED P4 40K MVOLT EBWC FAO-XXXX (EMERGENCY)
	9	W2	SINGLE	3008	1.000	B1-U0-G0	45	405	Lithonia Lighting	FCSSLi 12WV-UNV-940-1515L-BKE-D50U50-LD
	2	W3	N.A.	407	1.000	N.A.	9.9	19.8	Lightalarms	CAMSDB-CW
	35	W4	Single	2583	1.000	B1-U2-G1	19.422	679.77	SSL	MC-4-4K-CRI80-120
	10	W5	Single	543	1.000	B0-U1-G0	4.626	46.26	SSL	MC-1-4K-CRI80-120

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

REV.	BY	DATE	DESCRIPTION
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.	.	.	.

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SCALE:	LAYOUT BY:
1" = 30'	TAS
DWG SIZE:	DATE:
D	3/11/26

PROJECT NAME:
DASH IN #1110
BERLINE, MD

DRAWING NUMBER:
RL-11063-S1

AREA

QTY	LABEL	DESCRIPTION
5	SA	DSX0 LED P5 50K 70CRI T3M MVOLT FAO XX
1	SA1	DSX0 LED P5 50K 70CRI T3M MVOLT FAO XX
5	SA5	DSX0 LED P5 40K 70CRI BLC3 MVOLT FAO XX
1	SA8	DSX0 LED P5 40K 70CRI RCCO MVOLT FAO XX
2	SB1	DSX0 LED P5 50K 70CRI T4M MVOLT FAO XX
1	SB5	DSX0 LED P5 50K 70CRI BLC4 MVOLT FAO XX

CANOPY

QTY	LABEL	DESCRIPTION
24	SC	RCNY LED ALO2 50K 80CRI SYMC MVOLT BZS DWHXD (SETTING 5) WHITE

WALL MOUNTED

QTY	LABEL	DESCRIPTION
5	W1	ARC2 LED P4 40K MVOLT FAO-XXXX
3	W1EM	ARC2 LED P4 40K MVOLT E8WC FAO-XXXX (EMERGENCY)

WALL MOUNTED

QTY	LABEL	DESCRIPTION
9	W2	FCCSQ412W-UNV-940-1515L-BKE-D50U50-LD

EMERGENCY

QTY	LABEL	DESCRIPTION
2	W3	CAMSDB-CW

ADDITIONAL FIXTURE INFO

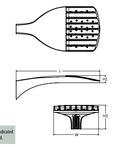
D-Series Size 0
LED Area Luminaire

Catalog Number
Notes
Type

Note: Refer to the last page of this guide for ordering information.

Specifications

EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (66.5 cm)
Width: 14.06" (35.7 cm)
Height H1: 2.26" (5.7 cm)
Height H2: 7.46" (18.9 cm)
Weight: 23 lbs (10.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by a thin color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature*	Color Rendering Index*	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10¹ P12¹ P11 P13¹	(Blks section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (Blks section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row TFTS Type I short T2M Type II medium T2M Type II medium T2LG Type II low glare² T3M Type III medium T4LG Type IV low glare² T4TM Forward throw medium T5M Type V medium T5LG Type V low glare T5VS Type V wide BLC3 Type III backlight control² BLC4 Type IV backlight control² LCCO Left corner cutoff² RCCO Right corner cutoff²	MVOLT (120V-277V)³⁴ HVOLT (347V-480V)³⁴ XVOLT (277V-480V)³⁴ 120 V⁵⁶ 208 V⁵⁶ 240 V⁵⁶ 277 V⁵⁶ 347 V⁵⁶ 480 V⁵⁶	**Shipped included** SPA Square pole mounting (#8 drilling, 5.5" min. SQ pole) RPA Round pole mounting (#8 drilling, 3" min. RND pole) SRM5 Square pole mounting (#5 drilling, 3" min. SQ pole) RPA5 Round pole mounting (#5 drilling, 3" min. RND pole)⁷ SPA5IN Square narrow pole mounting (#8 drilling, 3" min. SQ pole) WBA Wall box kit.⁸ WA Wall arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 25 fc.⁹¹⁰¹¹ PIR High/low, motion/ambient sensor, 8-40 mounting height, ambient sensor enabled at 25 fc.⁹¹⁰¹¹ PER NEMA twist-lock receptacle only (controls ordered separate)¹² PERS Five-pin receptacle only (controls ordered separate)¹²¹³	**Shipped included** FAO Field adjustable output.¹⁴¹⁵ BL30 Bi-level switched dimming, 30%.¹⁴ BL50 Bi-level switched dimming, 50%.¹⁴ DMG 0-10v dimming wires pulled outside fixture (for use with external control, ordered separately)¹⁴ **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) HSSR Shelf Spikes (field install required)	**Shipped installed** DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DSATXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

PERS7 Seven-pin receptacle only (controls ordered separate)¹²¹³

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DSX0-LED Rev. 03/26/24 Page 1 of 9

ADDITIONAL FIXTURE INFO

RCNY LED
Recessed LED Canopy/Ceiling Luminaire

Catalog Number
Notes
Type

Note: Refer to the last page of this guide for ordering information.

Specifications

Width: RCNY LED 11.5"
Height: 5.9"
Length: 11.5"
Weight: 14lbs

Introduction

The Velarium RCNY LED recessed luminaire is designed to provide exceptional energy savings and versatility in one fixture. With a compact design the RCNY provides superior illumination while blending into the canopy space seamlessly. The RCNY is unique in that as a recessed canopy it can be installed in both 12" and 16" canopy decks. Features such as Adjustable Lumen Output and forward throw distribution option make the RCNY one of the most versatile gas station canopies in the market. With up to 159 LPW the RCNY LED delivers up to 80% in energy savings when replacing metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the RCNY LED luminaire provides significant maintenance savings over traditional luminaires.

INSTALL INSTRUCTIONS

Ordering Information

EXAMPLE: RCNY LED ALO2 50K 70CRI SYMC MVOLT BZS DWHXD

RCNY LED

Series	Package	Color Temperature	CRI	Lens
RCNY LED	ALO1 5,000-10,000 Lumens* ALO2 10,000-20,000 Lumens	30K 3000K 40K 4000K 50K 5000K 57K 5700K	70CRI 80CRI 90CRI*	SYMC Symmetric Clear Lens ASYC Asymmetric Clear Lens

Voltage	Trim	Trim Finish	Option
MVOLT 120-277V HVOLT 347-480V	BZS 11.5" Square Bezel	DWHXD White DBLXD Black DBRXD Bronze DNAXD Natural Aluminum	CCE Costal Protection SPDXHDKV 10K Surge Protection

NOTES
1. *RCCRI not available with 57K.

Accessories
Ordered and shipped separately.

Catalog	Description	Size	Dimensions
EFL2RBK (6)	RCNY Backplate for 12" Decks	Covers Existing Hole of Largest than Fixture	15.3" x 24" x 1.9&A Gale Steel
EFL6RBK (6)	RCNY Backplate for 16" Decks	Covers Existing Hole of Largest than Fixture	19.3" x 24" x 1.9&A Gale Steel
BFSRBK (6)	RCNY 10" Beautyplate	Covers Existing Footprint of Existing Fixture	18" x 18" x 1&GA Aluminum
BFLRBK (6)	RCNY 24" Beautyplate	Covers Existing Footprint of Existing Fixture	26" x 24" x 1&GA Aluminum

Specifications

Width: 11.5"
Height: 5.9"
Length: 11.5"
Weight: 14lbs

Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8W cold temperature option, making it suitable for pedestrian scale applications in any environment.

ADDITIONAL FIXTURE INFO

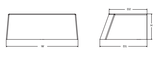
ARC2 LED
Architectural Wall Luminaire

Catalog Number
Notes
Type

Note: Refer to the last page of this guide for ordering information.

Specifications

Depth (D1): 9.25"
Depth (D2): 7.5"
Height: 5"
Width: 14"
Weight: (without options) 11 lbs



ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC2 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1 1,500 Lumens P2 2,000 Lumens P3 3,000 Lumens P4 4,000 Lumens P5 6,500 Lumens	30K 3000K 40K 4000K 50K 5000K	MVOLT 347	E4WH Emergency battery backup, CEC compliant (4W, 4°C min)¹ E8WC Emergency battery backup, CEC compliant (8W, -20°C min)¹ PE Button type photocell for dusk-to-dawn operation DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)² SPDXHDKV 6kV surge protection² FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels. From 20% to 100%²	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSND Sandstone DSATXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

NOTES
1 347V not available with E4WH, E8WC, and SPDXHDKV.
2 FAO not available with DMG.

Accessories
Ordered and shipped separately.
WGBW DDBXD U Surface mounted back box (specify finish)

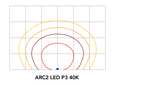
Projected LED Lumen Maintenance

Data reference the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate L87, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.88

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



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ARC2 LED Rev. 03/02/22

WALL MOUNTED

FCCSQ400 Four-Inch Square Cylinder – Wall Mount Up/Down or Up Lighting

Date: Approved:
Type:
Luminaire:
Project:

Standard Drivers without Battery Backup

Made in USA with domestic & globally sourced components

PHYSICAL

Mounting: Mounts directly to standard recessed junction box with wall mount or twist-lock canopy. Additional holes allow unit to be attached directly to mounting surface.

Housing: Heavy-walled, extruded aluminum housing with high pressure die-cast lens ring and cap with stainless steel hardware.

Finish: Available in Black, Bronze, Graphite Grey, Silver, White and Custom Colors. Six stage chemical iron phosphate conversion pretreatment. Polyester powder coat finish, 18 µm minimum, 5,000 hour salt spray test (ASTM B117) compliant with Florida / AAMA 2604 specification.

Warranty: 5-Year limited warranty

Lens: IK09 impact compliant, clear anti-glare tempered glass

Ingress Protection: Continuous silicone gasket to seal out contaminants, IP65 rated for dry, damp or wet locations.

Weight: 8-12 lbs (Depending on Length)

Operating Temperature: -22°F to 122°F (-30°C to 50°C)

FEATURES

- Up to 4000 lumens (4000K)
- Operating Environment -22°F to 122°F (-30°C to 50°C)
- Clear anti-glare tempered glass lens (IK09)
- The Soft Field Lens option provides diffusion, reduces glare, and enhances visual comfort.
- Multiple housing colors
- 7in Dimming (standard)
- 93 CRI with 2 SDCM

PERFORMANCE

Beam Spread: 15°, 25°, 50°, 72°, 90°

CCT Options: 2700K, 3000K, 3500K, 4000K

CRI: 93 CRI

Consistency: 2 SDCM (Luminaire to Luminaire)

Lumens: 500 - 4000 lumens (typical)

Lumen Maintenance: L70 > 70,000 hours

ELECTRICAL

Voltage: Universal 120 – 277 VAC standard; 347 VAC optional

Power Supply: Integral Class II, electronic high-power factor >90, THD < 20%, FCC Title 47 Part 15 Class A

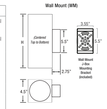
Power Consumption: Maximum 42W

Dimming: standard: 7in Dim

Standards:
- cETLus Listed, CE, NOM, and RoHS Compliant.
- Wet location listed for wall or ceiling mount IP65 Ingress protection.
- IK09 (EC62262) Impact resistance rated.
- IESNA LM79 Photometric testing by NVLAP accredited test lab.
- IESNA LM80 LED testing by NVLAP accredited test lab.
- IESNA TM21 Luminaire lumen depreciation projection to > 70,000 hours

PHYSICAL DIMENSIONS

Luminaire	Height (H)
FCCSQ410W	10.95" Height (1 Integral Driver Only)
FCCSQ412W	12.95" Height (1 Integral Driver Only)
FCCSQ414W	14.95" Height
FCCSQ416W	16.95" Height
FCCSQ418W	18.95" Height
FCCSQ420W	20.95" Height
	(All above are Wall Mount Standard)



VOLTAGE

UNV Universal 120 - 277 VAC
347V* 347 VAC

*(1) Integral Driver Only) (1010L and 1515L Only) (LO Dimming Only)

DOWN LUMENS (typical) UP LUMENS

NO	No Light Option	
5	500 lm	05L
10	1000 lm	10L
15	1500 lm	15L
20	2000 lm	20L
	2500 lm	25L
	3000 lm	30L
	3500 lm	35L

Note: 2 Drivers are required for all uneven lumen outputs combinations. TD2 Dimming option required.

See the Lumen Compatibility Matrix on page 3 for lumen combination height restrictions.

DOWN LIGHT OPTICS (typical) UP/LIGHT OPTICS

DOWN LIGHT OPTICS (typical)	UP/LIGHT OPTICS
Flat (15°)	U15
D25 Narrow Flood (25°)	U25
D50 Flood (50°)	U50
D72 Wide Flood (72°)	U72
FW Flat (90°)	U90

WITH SOFT FIELD LENS (Below)

D15S	Spot (15°) U15S
D25S	Narrow Flood (25°) U25S
D50S	Flood (50°) U50S
D72S	Wide Flood (72°) U72S
D90S	Flat (90°) U90S

***15 degree beam angle cannot be mixed with other beam angles for single driver configurations.**

DIMMING

LD 10-0V Dimming, 1% (347 VAC Only)
TD **Standard:** Single Tri-Dim (1%, 0-10V, 120 - 277 VAC), (1%, TRIAC & ELV, 120 VAC Only) Driver
TD2* Dual Tri-Dim (1%, 0-10V, 120 - 277 VAC), (1%, TRIAC & ELV, 120 VAC Only) Drivers

***TD2 option required for uneven lumen output options.**

FINISH

BKE Black
BRE Bronze
GRE Graphite Grey
SLE Silver
WHE White
CCE Custom Color

OPTIONS

CV Cut-Off Visor (Down Only)

COLOR

927 (93CRI) 2700K
930 (93CRI) 3000K
935 (93CRI) 3500K
940 (93CRI) 4000K
Other CCT/CRI available upon request.

Due to continuous development and improvements, specifications are subject to change without notice. Product use certifies agreement to FC Lighting Inc terms and conditions.

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US Commercial Lighting Manufacturer Since 1982

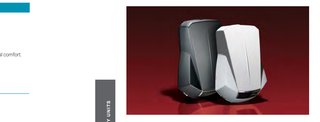
JC-DM-042825

2

EMERGENCY

Lithonia Lighting | 92

Camray™ LED Series
Die-cast aluminum LED emergency lighting – interior or exterior



Housing
- Indoor/outdoor suitable for wet location
- Die-cast aluminum housing
- UV-resistant (3" x 1.5") polycarbonate lens

Mounting
- Wall mount
- 1/2" rigid conduit top entry
- Universal J-box mounting pattern

Lamp Type
- Patent-pending light engine: four power LEDs with redundant connections
- 400-640 lumens
- Color temperature: 4000K
- Optional forward-throw light distribution, for applications of outdoor egress
- Optional high-lumen output

- Optional dual-mode operation: normal and emergency LED lighting with separate AC inputs
- Pulse plus charger
- Low voltage disconnect
- Automatic brownout protection
- Battery lock-out
- Fused output circuit
- Standard Improved Diagnostics
- 120/277 60Hz

Approval
- UL 924 listed
- Nema-3R rated for indoor/outdoor cold-weather wet and damp locations: -4°F to 104°F (-20°C to 40°C)

Warranty (subject to proper installation and maintenance)
Unit: five-year full warranty
Detailed warranty terms located on **page 197 or online at: www.lightalarms.com**

NEMA-3R UL

Unit color

Platinum gray | Black | White | Dark bronze (painted)

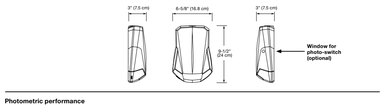
Power consumption chart

Model	Normal lighting: Current (maximum)	Normal lighting: Power (maximum)	Emergency lighting: Current (maximum)	Emergency lighting: Power (maximum)	AC Specs: Single unit	AC Specs: Center-to-center	DC Specs: 6-12V*
AC, 2AC, ACDC, DC	0.12/0.06A	12W	0.11/0.08A	12W			8W
All above, -H	0.18/0.11A	18W	0.18/0.11A	18W			14W (VDC only)
ACSD, SD, SD-H	0.12/0.06A	12W	0.05/0.02A	5W			
SD-CW	–	–	0.15/0.07A	16W			N/A*
ACSD-CW-P, -FT		N/A*	0.22/0.10A	24W			

*Only unswitched AC input; normal lighting with photo-switch or remote control

SHELF-MOUNTED

Dimensions (Dimensions are approximate and subject to change)



Photometric performance

Table A – Spacing for NFPA101 (average = 1FC) – Average of 1 foot-candle

Model type	Mounting height	Lumen	Color temperature	Width X length (ft): Single unit	Center-to-center
Standard	9'	400	4000K	6' X 50'	6' X 50'
With option -H	11'	550		6' X 60'	6' X 40'
With option -FT	12'	460			3' X 70'
With option -FTH	15'	640		6' X 40'	–
				6' X 50'	–

Indoor reflectance: 80/50/20 and 10-15 wide corridor. Outdoor reflectance: 0/30/10
Note: The illumination level meets NLFC, the requirements of the Life Safety Code (NFPA 101)
1) Average of 1 foot-candle or more
2) Minimum at any point of 0.1 foot-candle or more
3) Maximum-to-minimum illumination uniformity ratio of 40:1 or less

Table B – Spacing for minimum illumination = 1FC – Minimum of 1 foot-candle

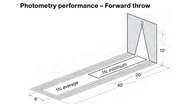
Model type	Mounting height	Lumen	Color temperature	Width X length (ft): Single unit	Center-to-center
Standard	9'	400	4000K	4' X 28'	6' X 32'
With option -H	11'	550		4' X 32'	6' X 40'
With option -FT	12'	460		4' X 22'	–
With option -FTH	15'	640		4' X 27'	–

Photometry performance

Whether installed indoors or outdoors, with spacing measurements for a single unit or between two units center-to-center, the Camray® Series LED delivers a stable and consistent illumination making it easy to specify in a wide range of applications. The outstanding spacing of illumination ranges from 50 to 70 feet for standard units (wide beam) and from 40 to 50 feet with the forward-throw beam option.

Photometry performance – Wide beam

Photometry performance – Forward throw



Ordering format – Battery unit

Series	Model	Color	Options
CAM – Camray LED battery unit	**Nickel-Metal Hydride Battery Units (standard with Self-Diagnostics)** **SD**– Self-Powered & Self-Diagnostic (-4°F + 122°F/-20°C + 50°C) **ACSD**– Dual-Mode AC/Self-Powered & Diagnostics (-4°F + 104°F) (-20°C + 40°C)	**B**– Black **DB**– Dark bronze **OW**– Off white **PG**– Platinum gray	**-CW**– Cold weather (-40°F - 86°F) (-40°C – 30°C) not available with option -H **-H**– High lumen output (SD, -86°F / 0...30°C, model SD only) **-P**– Photo-switch, (model models ACSD only) **-T3**– Time delay: 15 minutes (models ACSD, SD only) **-FT**– Forward throw lighting **-RC**– Remote control - infrared*

Example: CAMSDOW-RC

*For ACSD Model only, with -RC option, order the remote control keypad (TB-RC1-L) separately

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DSXO-LED Rev. 03/26/24 Page 2 of 9

Ordering Information

Accessories
Ordered and shipped separately.

DLL127 1.5 CB	Photocell - SSL twist-lock (120-277V) *
DLL347 1.5 CBL IR	Photocell - SSL twist-lock (347V) *
DLL480 1.5 CBL IR	Photocell - SSL twist-lock (480V) *
DSHORT SBK	Shorting cap *
DSUBRU-PA	Square surface-mount round pole adapter (specify finish)
DSUBRA DM28G	Round pole adapter (#8 drilling, specify finish)
DSUBRU DM28G	Round pole adapter (#5 drilling, specify finish)
DSUBSU DM28G	Square pole adapter (#5 drilling, specify finish)
DUSDS28 DM28G	External glare shield (specify finish)
DUSDS28 DM28G	Anti-glare shimmed bracket (specify finish)

NOTES
1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option LPO or RPO.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
5 XVOLT operates with any line voltage from 277V-480V (50/60 Hz). Not available with option NLTAIR2 PIRHN or option PIR.
6 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
7 XVOLT not available in packages P1, P2 or P10. XVOLT not available with fusing (SF or DF).
8 Not available with SPA, RPA, SRM5, RPA5, SPA5IN or SPA5INBK.
9 WBA cannot be combined with Type 5 distributions plus photocell (PER5).
10 NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
11 PIR and PIRH not available with P1, P2 or P10. Not available with BL30, BL50, BL30 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10.
12 PIR using PIRCC7, NLTAIR2 PIRHN not available with P1, P2 and P10. NLTAIR2 PIRHN not available with BL30, BL50, BL30 and DMG.
13 PERS not available with P1, P2 or P10. Not available with BL30, BL50, BL30 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using XVOLT. PIR not available with P1 using MVOLT.
14 Requires luminaire to be specified with PER, PERS or PER7 option. See Controls Table on page 4.
15 Not available with other dimming control options NLTAIR2 PIRHN, PIR, PIRH, PER7, BL30, BL50, or DMG.
16 Shipped separately with packages with NLTAIR2 PIRHN, PIR, PER, PERS, PER7, FAO and DMG. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PERS, PER7, BL30, BL50 and FAO.
18 Not available with P1, P2 and P10. Not available in packages with NLTAIR2 PIRHN, PIR, PER, PERS, PER7, FAO and DMG. See ordering tree on page 4 for more information.
19 Reference Controls Options table on page 4.
20 Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO, and RCCO distribution. Also available as a separate accessory; see Accessories information.
21 Not available with P1, P2 and P10. Not available with BL30, BL50, BL30 and DMG. Consult factory for availability.
22 Option HA not available with performance packages P4, P7, P12 and P13.
23 Requires luminaire to be specified with PER, PERS or PER7 option. See Controls Table on page 4.
24 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories

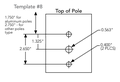
External Glare Shield (EGSR)

House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION
(from top of pole)

Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Drill	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	#2A-3-190	#2A-3-280	#2D-3-290	#2D-3-390	#2J-3-120	#2D-3-490
2-7/8"	RPA	#2Z2S-190	#2Z2S-280	#2Z2S-290	#2Z2S-390	#2Z2S-120	#2Z2S-490
4"	RPA	#2Z2S-190	#2Z2S-280	#2Z2S-290	#2Z2S-390	#2Z2S-120	#2Z2S-490

Mounting Option	Drilling Template	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side-S	Side-S & D	Side-S & C	Side-S & D	Round Pole Only	Side-A, B, C & D
Drill Nomenclature	AS	DM19AS	DM29AS	DM29AS	DM39AS	DM39AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
EPA	AB	3.5"	3.5"	3.5"	3.5"		3.5"
DN	AC	3"	3"	3"	3"	3"	3"
DNJ	AS	3"	3"	3"	3"	3"	3"
BTAS	AS	3"	3"	3"	3"	3"	3"
DNJBS	AS	3"	3"	3"	3"	3"	3"

DSX0 Area Luminaire - EPA
Tool-less hardware and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSXO with SPA	0.44	0.88	0.96	1.18	—	1.76
DSXO with SPA5, SPA5IN	0.51	1.02	1.06	1.26	—	1.29
DSXO with RPA, RPA5	0.51	1.02	1.06	1.26	1.29	1.29
DSXO with WB	0.64	1.28	1.24	1.67	1.70	1.93

Performance Data

Lumen Output
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)				40K (4000K, 80 CRI)				50K (5000K, 80 CRI)			
		Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	11W	1,582	142	0	0	1	1,587	150	0	0	1	1,596	151	0	0	1
P2	16W	2,250	140	0	0	1	2,377	147	0	0	1	2,393	148	0	0	1
P3	24W	3,206	135	0	0	1	3,387	143	0	0	1	3,410	144	0	0	1
P4	30W	3,903	128	1	0	1	4,124	136	1	0	1	4,152	136	1	0	1
P5	51W	6,260	122	1	0	1	6,615	129	1	0	1	6,659	130	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)			
		120V	208V	240V	277V	347V
P1	11W	0.090	0.055	0.049	0.046	0.045
P2	16W	0.141	0.081	0.072	0.064	0.059
P3	24W	0.202	0.117	0.103	0.091	0.079
P4	30W	0.280	0.162	0.144	0.128	0.095
P5	51W	0.471	0.272	0.239	0.212	0.158

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
E4WH	693
E8WC	1,413

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Photometric Diagrams

Full photometric data report available within 2 weeks from request. Contact Acuity Tech Support.

SYMMETRIC CLEAR LENS

ASYMMETRIC CLEAR LENS

Performance Data

Symmetric Clear Lens, 70CRI

Performance Package	Setting	System Watts	30K (3000K, 70 CRI)		40K (4000K, 70 CRI)		50K (5000K, 70 CRI)		57K (5700K, 70 CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW
AG02	1	26	3,139	136	3,786	145	3,833	147	3,822	147
AG02	2	45	6,237	139	6,662	148	6,755	150	6,736	150
AG02	3	61	8,818	145	9,420	154	9,550	157	9,524	156
AG02	4	79	11,239	142	12,006	152	12,172	154	12,139	154
AG02	5	96	13,609	142	14,538	151	14,740	154

	QTY	LABEL	DESCRIPTION
COVELINE			
	35	W4	MC-4-4K-CRI80-120
	10	W5	MC-1-4K-CRI80-120

---

solid state luminaires

Type: | **Approved:**

Fixture:

Project:

MINI COVELINE

The **MINI COVELINE** is a very slim profile luminaire, less than 1 inch tall, that's perfect for tight spaces that require a maximum range of light output. **MINI COVELINE** is available in 1 ft or 4 ft lengths with 27K, 3K, 35K or 4K color temperatures. The housing is constructed of extruded aluminum with tooled end caps and is rated for dry and damp locations. It's Chicago Code Compliant meeting the standards for application use in Chicago, IL and features Plug N' Play connectors for easy installation. Standard bracket has 135° rotation capability for adjusting beam direction. Flicker free dimmable to 0%. full brightness with ELV trailing edge dimming.

SPECIFICATIONS

PHYSICAL					
beam spread (a), (axb)		60° | 120°			
LEDs per foot	14 per foot				
lengths/dimensions (LxDxH)	12" x 1.28" x .95" | 48" x 1.28" x .95"				
weight	1 foot (.75 lbs) / 4 foot (3 lbs)				
housing	extruded aluminum housing with tooled end caps				
lens	**standard:** etched polycarbonate				
mounting	**standard:** surface mount bracket with 135° rotation				
ingress protection	IP44 rated for damp and dry interior locations				
fixture connections	daisy chain with male and female, 3-PIN, plug-n-play connectors				

PERFORMANCE					
color temperature	2700K	3000K	3500K	4000K	
lumen output (all on)	532 Lms / ft	541 Lms / ft	553 Lms / ft	564 Lms / ft	
lumen maintenance	> 70,000 hours / L70				
temperature	**operating:** -4°F to 104°F (-20°C to 40°C) | **start up:** -4°F to 104°F (-20°C to 40°C) | **storage:** -40°F to 176°F (-40°C to 80°C)				
color consistency	2 SDCM / **standard:** CRI ≥ 80 (87 typical) | **optional:** CRI ≥ 90 CRI				
junction temperature	60°C @ Tª 25°C				
warranty	5 year limited warranty (refer to website for details)				

ELECTRICAL	
input voltage	Universal 120–277V AC
power supply	integral Class ff, electronic high-power factor 98% @ 120V
certification	ETL / cETL listed, CEC Title 24 – JA8 Compliant
standards	UL 1598 / CSA Std C22.2 No. 250.0; IESLM-79/LM-80; FCC Part 15
power consumption	1 ft @ full power (4.2W) | 4 ft @ full power (16.8W)
dimming interface	dimmable to 0%, (ELV) electronic low-voltage trailing edge, synchronized w/soft shut-off, 0-10V Dim Module (one per run)

Due to continuous development and improvements, specifications are subject to change without notice. Solid State Luminaires reserves the right to change lab test details or specifications without notice. Product use certifies agreement to Solid State Luminaires terms and conditions.

Ordering Information

PART NUMBERS

MC									
MODEL		**LENGTH**		**CCT**		**CRI**		**OPTICS**	
MC	MINI COVELINE	**1**	12 in. [305 mm]	**27K**	2700K	**CRI80**	80 CRI	**60**	60° beam
		4	48 in. [1219 mm]	**3K**	3000K	**CRI90**	90 CRI	**120**	120° beam
				35K	3500K				
				4K	4000K				

Each fixture includes Surface Mount Bracket with 135° rotation

Mounting Options (indicate the quantity needed for each item.)

_____ **TRK1** Mounting Track 12 inch
_____ **TRK4** Mounting Track 48 inch

Cable Accessories (indicate the quantity needed for each item.)

REQUIRED: Starter Cable (SCB) and Terminator Cap (TCAP) for every run. **Maximum Run Length** = 80 feet @ 120V AC and 120 feet @ 277V AC

_____ **SCB** 6 ft. Starter Connection Cord
_____ **TCAP** Terminator Cap
_____ **EC06** 6 in. Extension Cord
_____ **EC12** 12 in. Extension Cord
_____ **EC24** 24 in. Extension Cord
_____ **EC60** 60 in. Extension Cord

Control Components (indicate the quantity needed for each item.)

model	
MC-10VELDIM	0-10V ELV Dim Module w/Interior Rated Enclosure (1 module per run)

Due to continuous development and improvements, specifications are subject to change without notice. Solid State Luminaires reserves the right to change lab test details or specifications without notice. Product use certifies agreement to Solid State Luminaires terms and conditions.

US Commercial Lighting Manufacturer Since 1982

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2

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DASH IN #1110
BERLINE, MD
DRAWING NUMBER:
RL-11063-S1

dash in

AREA

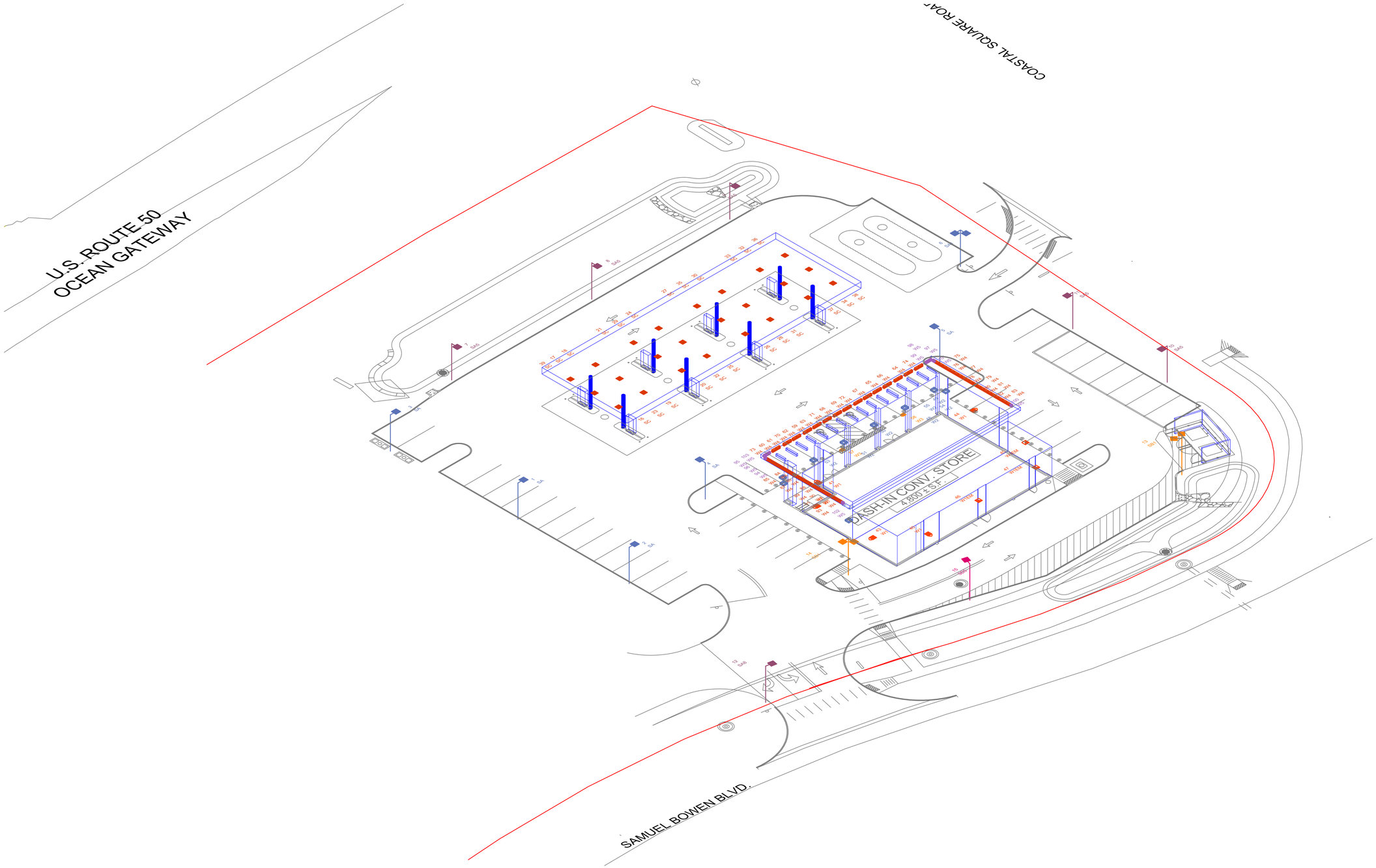
CANOPY

WALL MOUNTED

WALL MOUNTED

EMERGENCY

COVELINE



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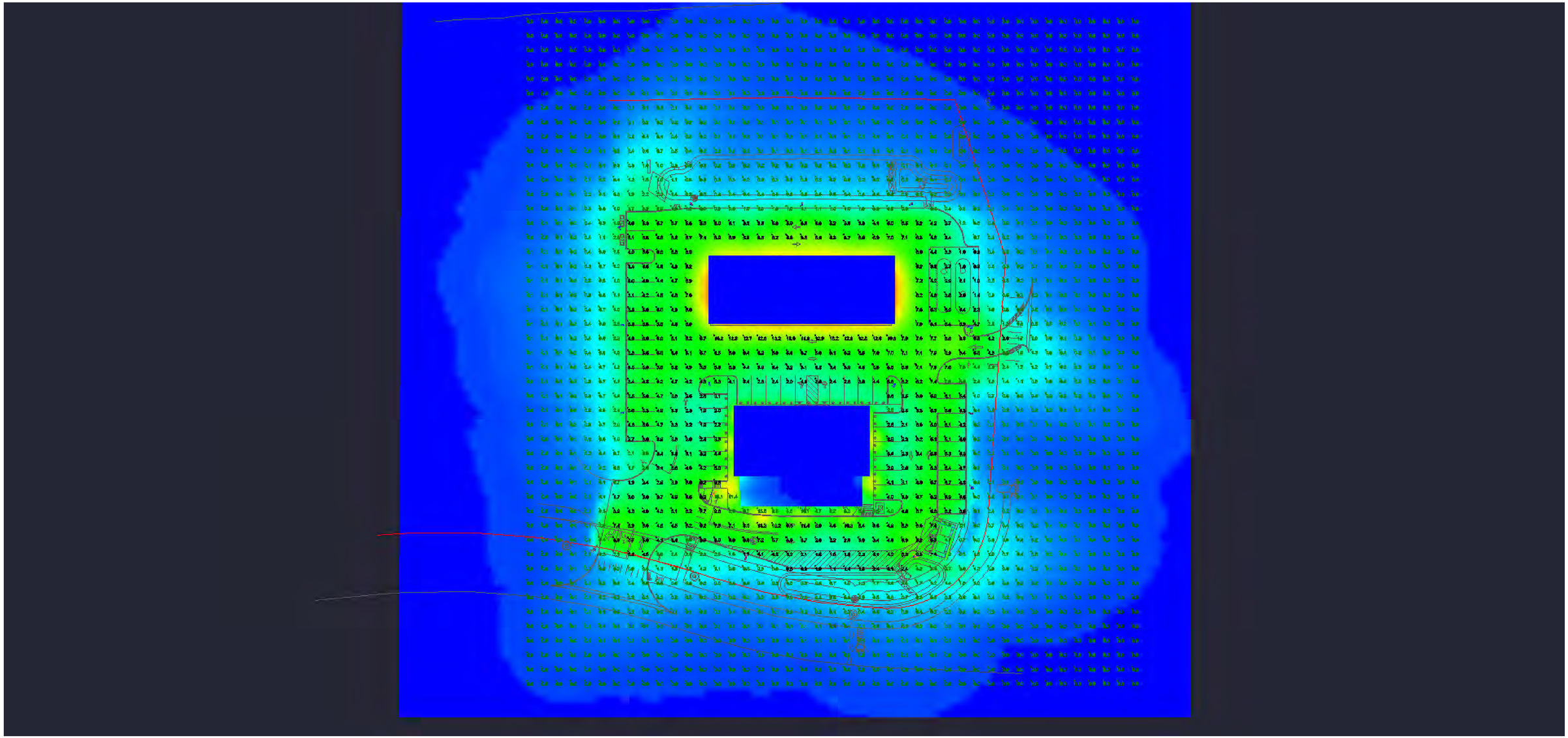

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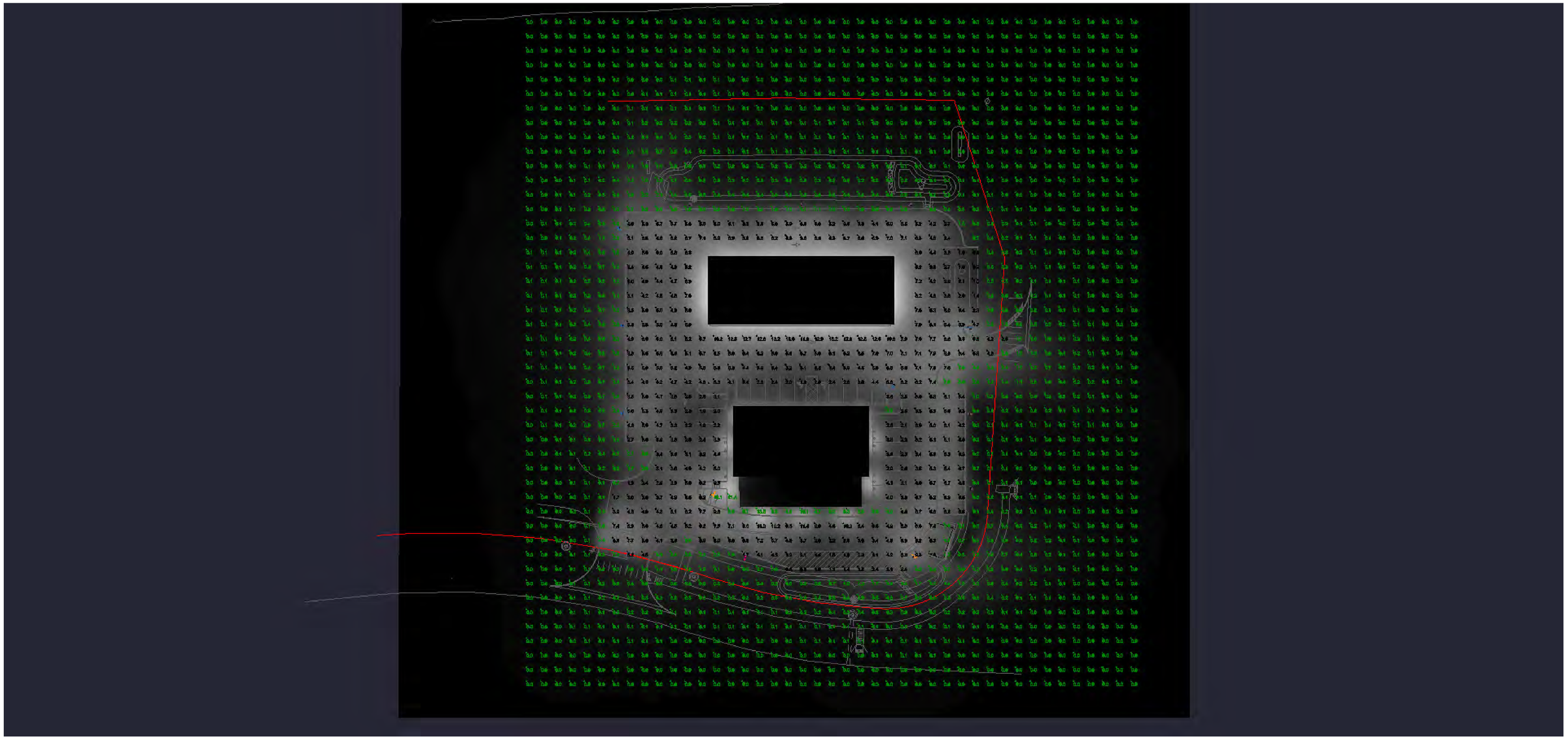

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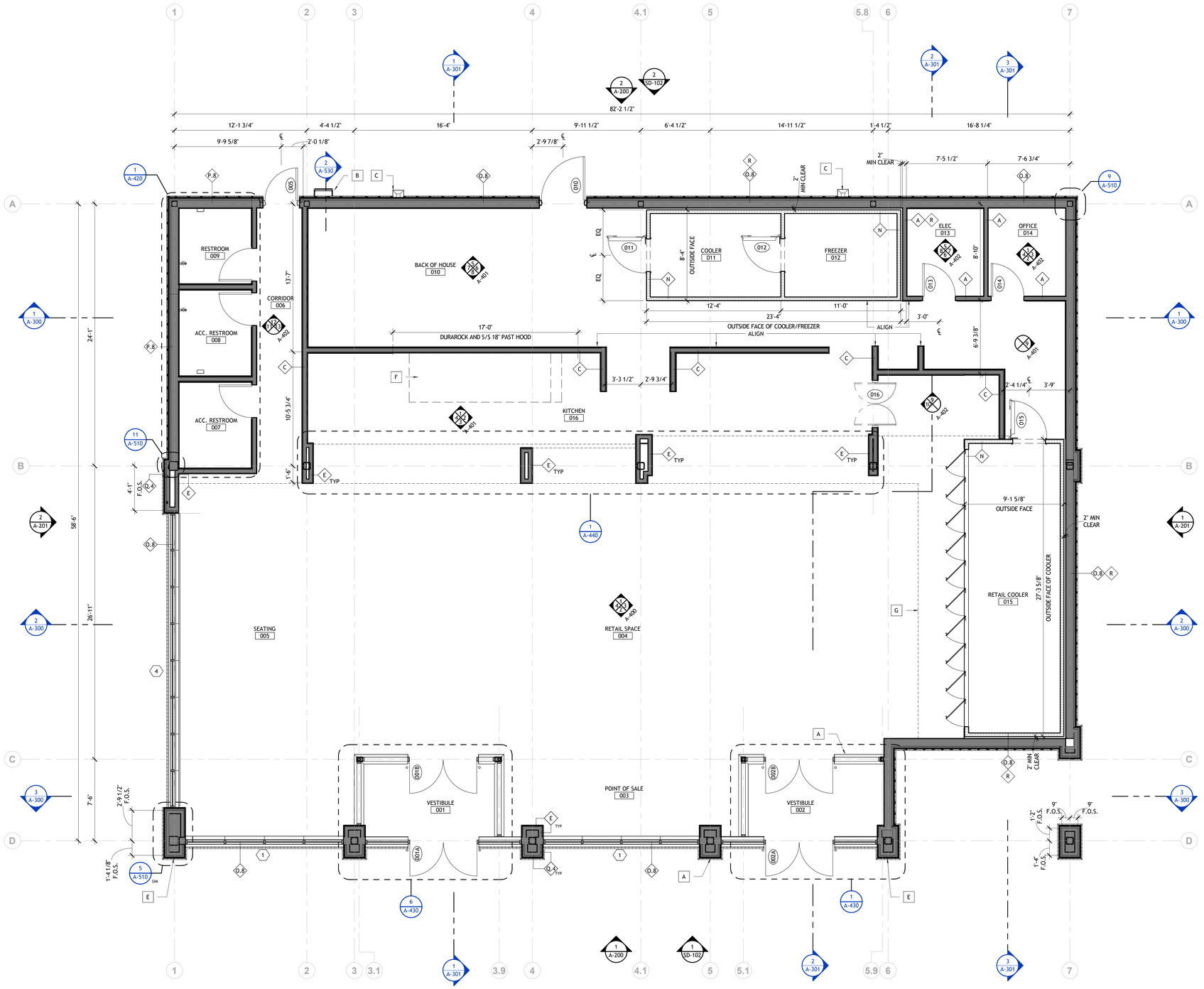


1 CONSTRUCTION FLOOR PLAN

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

FLOOR PLAN GENERAL NOTES

1. NOT ALL KEYNOTES MAY BE USED, REFER TO DRAWING.
2. DIMENSIONS ARE TO ROUGH MATERIAL (FACE OF FRAMING, MASONRY, AND/OR CONCRETE.), UNLESS NOTED OTHERWISE.
3. DIMENSIONS TO WINDOWS AND DOORS ARE TO MASONRY OPENINGS IN CMU AND/OR CONCRETE AND CENTERLINE OF OPENING IN FRAMED WALLS, UNLESS NOTED OTHERWISE.
4. DOORS NOT DIMENSIONED ARE 4" OFF OF PERPENDICULAR HINGE SIDE WALL, TYP UNLESS NOTED OTHERWISE.
5. GENERAL CONTRACTOR TO COORDINATE ALL FRAMING REQUIREMENTS FOR MECHANICAL, EQUIPMENT, MILLWORK & OTHER CONSTRUCTION ELEMENTS
6. REFER TO SHEET G-002 FOR SYMBOL LEGEND & ABBREVIATIONS
7. REFER TO SHEET A-800 FOR WALL ASSEMBLIES.
8. REFER TO SHEET A-600 FOR DOOR SCHEDULE & DETAILS.
9. THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER CONSULTANT DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS OR SKETCHES AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT AND ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
10. STAINLESS STEEL CORNER GUARDS IN B.O.H. AND KITCHEN SPACES BY FOOD SERVICE EQUIPMENT CONTRACTOR.
11. FOOD SERVICE EQUIPMENT CONTRACTOR TO PROVIDE WALK-IN FINISH CLOSURE STRIPS, TILE TO CEILING TYP, BETWEEN COOLER BOX AND WALL CONDITIONS - SEE 15/A-501
12. PARTITIONS ABOVE OPENINGS SHALL BE THE SAME AS THE PARTITIONS BESIDE THE OPENING. COORDINATE WALL CONSTRUCTION WITH PARTITION TYPES.
13. PROVIDE WOOD BLOCKING IN FRAMED PARTITIONS FOR FIXTURES, ACCESSORIES AND THE INSTALLATIONS OF GRAB BARS AS PER MANUFACTURERS RECOMMENDATIONS. SEE SHEET A-135 FOR SPECIFIC BLOCKING REQUIREMENTS.
14. DIMENSIONS TO STRUCTURAL COMPONENTS ARE TO CENTER OF COLUMN.
15. REFER TO THE TYPICAL RESTROOM ACCESSORY MOUNTING HEIGHTS DIAGRAM FOR FIXTURE AND ACCESSORY MOUNTING HEIGHTS AND OTHER ADA REQUIREMENTS.
16. COORDINATE APPLIED SURFACE MATERIAL WITH FINISHES. CRITICAL CLEAR DIMENSIONS NOTED ARE TO MATERIAL FINISH.
17. ALL KEYNOTES INDICATED ON THIS PLAN AS "TYP" ARE TO BE CONSIDERED AS SHOWN IN ALL OTHER SIMILAR CONDITIONS, WHETHER NOTED OR NOT.

FLOOR PLAN KEYNOTES X

A. NOT USED
B. ROOF LADDER, SEE SHEET A-530
C. DOWNSPOUT & SCUPPER, SEE DETAIL 1/A-511, REFER TO P-110 FOR SIZING
D. DOWNSPOUT, SEE DETAIL 5/A-511
E. EMERGENCY GAS SHUTOFF, SEE ELEVATIONS FOR EXACT LOCATION
F. KITCHEN HOOD, REFER TO SHEET A-140 AND MECHANICAL DRAWINGS FOR MORE INFORMATION
G. LINE OF SOFFIT ABOVE, SEE SHEET A-140

CORE STATES GROUP

10 North High Street
Suite 310
West Chester, PA 19380
855.CSG.1999

www.core-states.com

Certificate Of Authorization No.

dash in

Wills Group

Project:

#XXXX

DASH-IN 4800 PROTOTYPE
ANY ROAD
ANYTOWN USA,99999

Client:

THE WILLS GROUP, INC
102 CENTENNIAL ST.
LA PLATA, MD 20646

NOT FOR CONSTRUCTION

3/9/2026 2:27:01 PM

Proto Release: 2026.1 RO

Issue/Revision:

V.3	12/31/25	V3.0 PROTOTYPE
26.1	01/01/26	26.1 PROTOTYPE

Drawn: DVB
Reviewed: DVB
Contact: KY
Project Number: TWG.XX.XXXX.XX

Sheet Title:

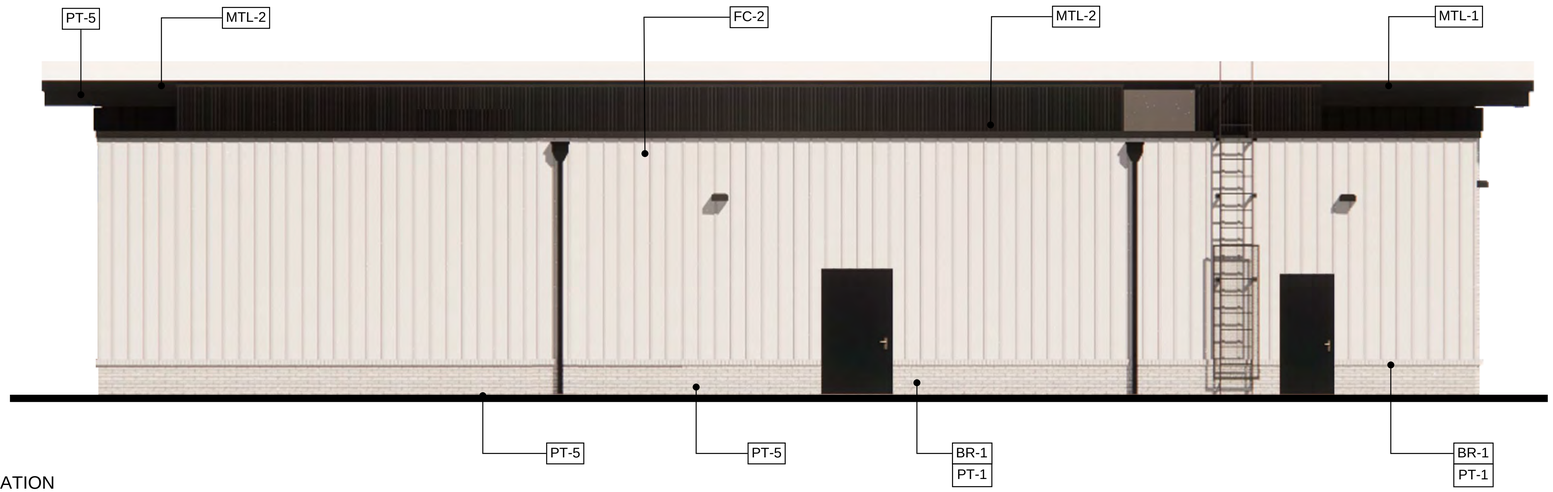
CONSTRUCTION FLOOR PLAN

Sheet Number:

A-110

3/9/2026 2:27:01 PM Autodesk Docs://#XXXX TWG Dash In Prototypes TWG.38565/TWG_CS_4800 Proto_Arch_V26_1.rvt

1 FRONT ELEVATION
SCALE: N.T.S.



2 REAR ELEVATION
SCALE: N.T.S.

EXTERIOR ELEVATIONS

MARK	DESCRIPTION
BR-1	EXTERIOR THIN BRICK (MCNEAR BRICK & BLOCK)
FC-1	FIBER CEMENT BATTEN SIDING, COLOR: BLACK
FC-2	FIBER CEMENT BATTEN SIDING, COLOR: WHITE
MTL-1	METAL PANELS - LONGBOARD (ONYX BLACK)
MTL-2	ALUMINUM COPING, COLOR: BLACK
MTL-3	BRAKE METAL, COLOR TO MATCH STOREFRONT
PT-1	EXTERIOR PAINT, SW7005 PURE WHITE
PT-2	EXTERIOR PAINT, SW7655 STAMPED CONCRETE
PT-5	EXTERIOR PAINT, SW6991 BLACK MAGIC
WD-1	DECORATIVE WOOD BEAMS

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COLOR ELEVATIONS

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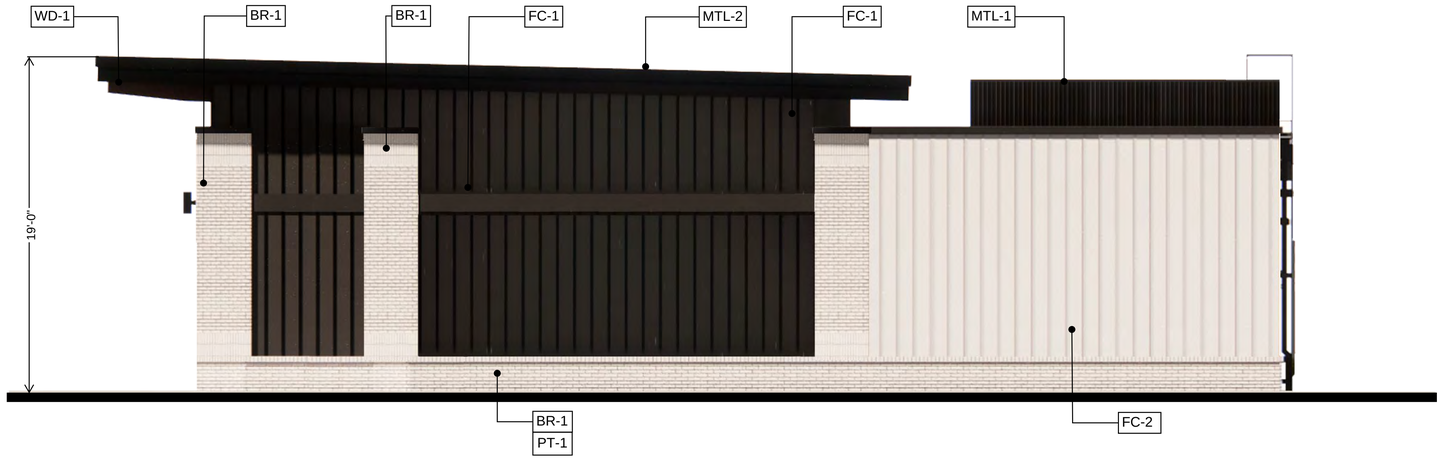
3 SIDE ELEVATION
SCALE: N.T.S.



4 SIDE ELEVATION
SCALE: N.T.S.

EXTERIOR ELEVATIONS

MARK	DESCRIPTION
BR-1	EXTERIOR THIN BRICK (MCNEAR BRICK & BLOCK)
FC-1	FIBER CEMENT BATTEN SIDING, COLOR: BLACK
FC-2	FIBER CEMENT BATTEN SIDING, COLOR: WHITE
MTL-1	METAL PANELS - LONGBOARD (ONYX BLACK)

MARK	DESCRIPTION
MTL-2	ALUMINUM COPING, COLOR: BLACK
MTL-3	BRAKE METAL, COLOR TO MATCH STOREFRONT
PT-1	EXTERIOR PAINT, SW7005 PURE WHITE
PT-2	EXTERIOR PAINT, SW7655 STAMPED CONCRETE

MARK	DESCRIPTION
PT-5	EXTERIOR PAINT, SW6991 BLACK MAGIC
WD-1	DECORATIVE WOOD BEAMS

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COLOR ELEVATIONS

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PT-2 EXTERIOR PAINT
SW7655 STAMPED
CONCRETE

FC-1 HARDIEPANEL VERTICAL
SIDING WITH BATTEN BOARDS;
SMOOTH BLACK

WD-1 DECORATIVE
WOOD BEAMS

PT-5 EXTERIOR PAINT
SW6991 BLACK MAGIC

MTL-3 BRAKE METAL
18 GAUGE; COLOR
TO MATCH
STOREFRONT

BR-1 EXTERIOR THIN
BRICK; MCNEAR
BRICK AND BLOCK -
GENOVA. PAINTED
PT-1 SW7005 PURE
WHITE

FC-1 HARDIEPANEL
VERTICAL
SIDING WITH BATTEN
BOARDS;
WHITE

MTL-1 EXTERIOR ALUMINUM
SCREENING; LONGBOARD -
ONYX BLACK

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MATERIAL BOARD

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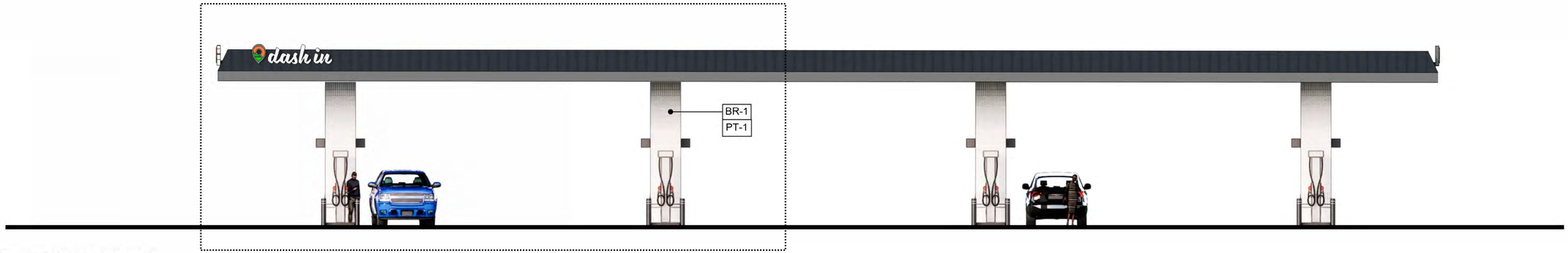
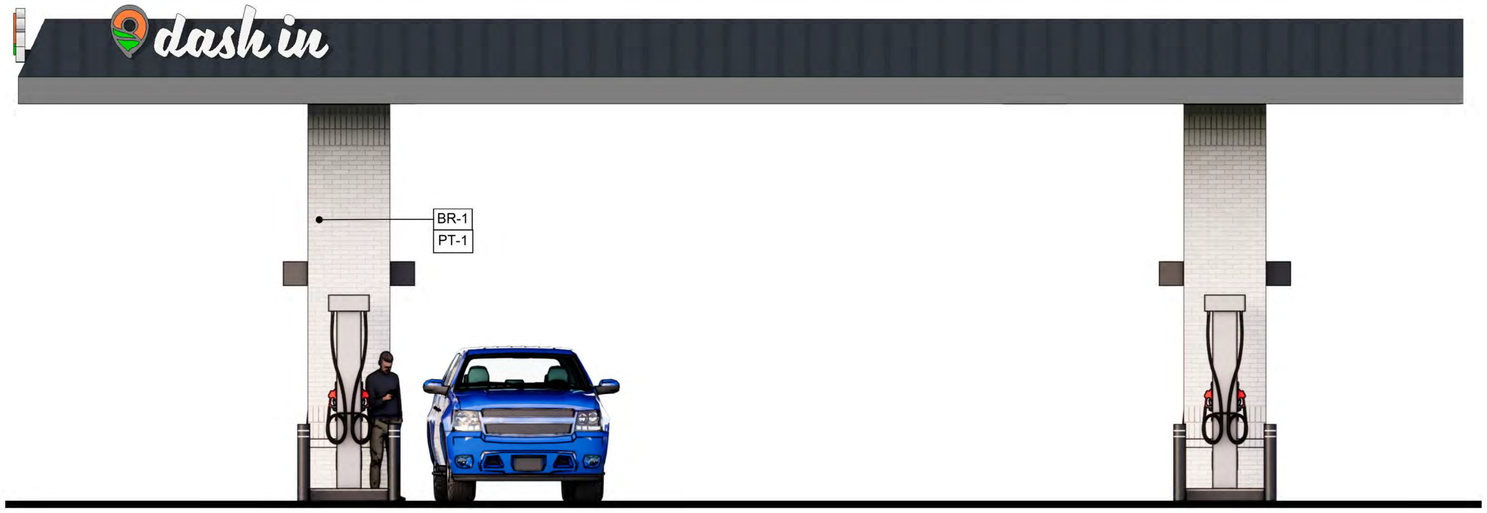


1 FRONT ELEVATION
SCALE: N.T.S.

2 SIDE ELEVATION
SCALE: N.T.S.



3 ENLARGE FRONT ELEVATION
SCALE: N.T.S.

EXTERIOR ELEVATIONS

MARK	DESCRIPTION
BR-1	EXTERIOR THIN BRICK (RUNNING & SOLDIER COURSES) - MCNEAR BRICK & BLOCK

MARK	DESCRIPTION
M1	GALVANIZED METAL DECKING - GRAY
M2	FASCIA PANEL - BLACK
M3	PAINTED STRUCTURAL MEMBERS - BLACK

MARK	DESCRIPTION
G1	SIGNAGE (BY OTHERS)
PT-1	EXTERIOR PAINT, SW7005 PURE WHITE

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CANOPY ELEVATIONS

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1 FRONT ELEVATION
SCALE: N.T.S.

3 SIDE ELEVATION
SCALE: N.T.S.

2 REAR ELEVATION
SCALE: N.T.S.

4 SIDE ELEVATION
SCALE: N.T.S.

EXTERIOR ELEVATIONS

MARK	DESCRIPTION
CP-1	COMPOSITE PANEL - LONGBOARD; COLOR: ONYX BLACK
HW-1	GATE HARDWARE BY MANUFACTURER: COLOR: BLACK

MARK	DESCRIPTION
ST-1	GATED STEEL FRAME; COLOR: BLACK
ST-2	STEEL POST WITH CROWN, 96" TALL; COLOR BLACK

MARK	DESCRIPTION
BL-1	BOLLARDS - 4" DIA PIPE, 48" TALL; COLOR: BLACK

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TRASH ENCLOSURE ELEVATIONS

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