

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday, April 3, 2025

Worcester County Government Center

One West Market St., Room 1102

Snow Hill, Maryland 21863

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

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

II. Administrative Matters

A. Planning Commission Meeting Minutes – February 6, 2025

B. Planning Commission Work Session Meeting Minutes – February 13, 2025

C. Planning Commission Work Session Meeting Minutes – March 13, 2025

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

E. Technical Review Committee Agenda – April 9, 2025

III. Site Plan Reviews

A. Seaside Christian Academy – Major Site Plan Review

IV. Adjournment

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – February 6, 2025**

Meeting Date: February 6, 2025

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbiéri, Chair

Betty Smith

Ken Church

Phyllis Wimbrow

Marlene Ott

Kathy Drew

Staff

Jennifer Keener, Director, DRP

Matt Laick, Deputy Director, DRP

Kristen Tremblay, Zoning Administrator, DRP

Roscoe Leslie, County Attorney

Robert Mitchell, Director, Environmental Programs

Ben Zito, DRP Specialist, DRP

I. Call to Order

II. Administrative Matters

A. Review and approval of work session minutes, December 19, 2024

As the first item of business, the Planning Commission reviewed the work session minutes of the December 19, 2024, meeting.

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

B. Review and approval of minutes, January 2, 2025.

As the next item of business, the Planning Commission reviewed the minutes of the January 2, 2025, meeting.

The minutes could not be approved because of a lack of a quorum.

C. Board of Appeals Agenda, February 13, 2025.

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for February 13, 2025. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission.

No comments were forwarded to the Board.

D. Technical Review Committee Agenda, February 13, 2025.

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As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for February 13, 2025. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission.

No comments were forwarded to the Committee.

III. Site Plan Review: Crepe Myrtle Court Step I: Residential Planned Community

Mr. Keith Iott and Mr. Colin Pedwell approached the table. Mr. Iott presented the Crepe Myrtle Court Residential Planned Community (RPC) and accompanying site plan materials. Mr. Iott explained the overall proposal, which includes 24 two-family dwellings and one single-family dwelling, along with recreational amenities and open space areas.

Mr. Iott further explained that as part of the project proposal, the developer was requesting two waivers:

- 1) A waiver of the sidewalks requirement as outlined in the Worcester County *Design Guidelines and Standards for Commercial Uses*;
- 2) A waiver to §ZS1-319(c)(5) of the code, requiring vehicular travelways to the rear of all structures to provide access for firefighting equipment.

Discussion ensued regarding the two proposed waivers, as well as whether any of the units would be short-term rentals. Mr. Pedwell confirmed that the units will not be short-term rentals.

After further discussion, on a motion made by Ms. Wimbrow and seconded by Mr. Church, the Planning Commission made a favorable recommendation to the County Commissioners to approve the Crepe Myrtle Court RPC application based upon the findings of the Technical Review Committee. The recommendation was contingent upon the following six conditions:

1. Sidewalks shall be provided throughout the development including along Old Bridge Road;
2. The Planning Commission will defer to the Fire Marshal's office regarding vehicular travelway access to the rear of all structures to provide access for fire-fighting equipment, as further outlined in §ZS1-319(c)(5);
3. A third parking space for each unit shall not be required, as it was confirmed that no units will be short-term rentals and will be included in the covenants and bylaws of the community;
4. No traffic study shall be required;

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5. A landscaping plan shall be required for the entire site and not just the frontage along Old Bridge Road;
6. A minimum of two parking spaces, and an additional drop-off space, shall be required for the proposed pool amenity.

IV. Miscellaneous

A. Gravel Request – Diehl Roadside Stand

As the next item of business, the Planning Commission reviewed a waiver to §ZS1-320(f)(1) of the Code, which requires all parking and vehicular travelways to be constructed of materials that provide a hard and durable surface that precludes or limits particulate pollution.

On a motion made by Ms. Drew, and seconded by Ms. Wimbrow, the motion carried unanimously.

B. Gravel Request – Broderick Commercial Kennel Parking Spaces

As the next item of business, the Planning Commission reviewed a waiver to §ZS1-320(f)(1) of the Code, which requires all parking and vehicular travelways to be constructed of materials that provide a hard and durable surface that precludes or limits particulate pollution.

Ms. Kristina Watkowski explained the request. After a brief discussion, on a motion made by Ms. Wimbrow, and seconded by Ms. Ott, the motion carried unanimously.

C. Irrigation Waiver Request – Farmers Bank of Willards

As the next item of business, the Planning Commission reviewed a waiver to §ZS1-322(b)(7) of the Code, which requires all landscaped areas to be readily accessible to a water supply and provided with an automatic irrigation system with rain sensors.

Mr. Ronnie Coleman explained the request. After a brief discussion, on a motion made by Ms. Ott, and seconded by Ms. Smith, the motion carried unanimously.

D. Amendment to the Worcester County Comprehensive Plan for Water and Sewerage Systems – Ocean Downs Water Tower Replacement

As the next item of business, the Planning Commission reviewed an application associated to amend information for the Ocean Downs Casino in the *Master Water and Sewerage Plan (The Plan)*. Robert Mitchell, Director of Environmental Programs presented the staff report to the Planning Commission.

Mr. Mitchell explained that the casino requests to revise certain water system informational items in *The Plan*. Those changes would include: revision to a water service map and a revised

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water system for the casino. He detailed that the Casino desires to replace their existing 100,000-gallon elevated steel water tank with a 150,000 gallon bolted steel ground-level storage tank

Mr. Mitchell further explained the subject property is an existing horse racetrack and state-licensed casino facility with unoccupied commercial-zoned land occupying a portion of the southern part of the property. They are currently served by sewer from Ocean Pines and private water. The property is currently zoned A-2, with the southernmost portion of the property zoned C-2.

The Planning Commission members did have a few comments. Mr. Church and Ms. Ott asked about the distinctive style of the elevated tank. Mr. Mitchell responded that perhaps the casino felt that the older tank was better placed as a ground level tank. Mr. Barbierrri asked about fire flow now that the tower would not be elevated and Mr. Mitchell said pumps were provided as part of this planned construction.

Following the discussion, a motion was made by Ms. Wimbrow, seconded by Ms. Ott, to find this application consistent with the *Comprehensive Plan* and recommended that they forward a favorable recommendation to the County Commissioners. The vote was unanimous.

E. Amendment to the Worcester County Comprehensive Plan for Water and Sewerage Systems – Mystic Harbour

As the next item of business, the Planning Commission reviewed an application associated to amend water and sewer information for the Mystic Harbour Planning Area in the *Master Water and Sewerage Plan (The Plan)*. Robert Mitchell, Director of Environmental Programs presented the staff report to the Planning Commission.

Mr. Mitchell explained that the County requests to revise certain water and wastewater system informational items for proposed capital projects in *The Plan*. of an amendment for the Addition of Capital Projects and Planned Interconnection Projects to *The Plan* without a change of the previously approved water and sewer boundaries, for your review and comment to the County Commissioners.

The Department of Public Works proposes to revise certain water system informational items in *The Plan*. Those changes would include the addition of the following capital projects 1) Interconnection of the Mystic Harbour and Riddle Farm water systems with the Herring Creek Water Main Interconnection; 2) Mystic Harbour Treated Effluent to Riddle Lagoon; 3) Sunset Avenue Relief Sewer; and 4) Mystic Harbour Water Plant and Building Rehab.

Mr. Mitchell detailed the needs for the rehab of the Mystic Harbour water plant and building is being conducted due to needed upgrades to allow the plant to automatically adjust during the daily variation seen during the peak summer months. Replacement of aged and deteriorating metal filter units and associated work is also needed under this project.

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The second proposed project Mr. Mitchell discussed is to install 2685 feet of 6” forcemain underneath Sunset Ave and Golf Course Rd in order to prevent backups and potential overflow of the sewer system in West Ocean City (WOC). The existing sewer collection system is pressed to handle the flow, especially during peak flow periods, and the upgrade is to handle the expected volume of flow and allow operational flexibility for the WWTP.

The third project Mr. Mitchell discussed is a planned interconnection of the Mystic Harbour and Riddle Farm Water Systems. He explained the operational difficulties at the Riddle Plant with iron treatment and the accompanying backwash disposal. associated WWTP membranes struggle to treat the iron sludge. As a result, in 2011 He also explained that during peak seasonal high use periods, pressures and water shortages have been a concern when relying on the Ocean Pines infrastructure only for the sole water source. It was also detailed that the proposed project will consolidate the Mystic Harbour and Riddle water service areas providing a redundant water source supply for the Riddle Farm community.

The final project Mr. Mitchell detailed is a planned connection between the Mystic Harbour Treated Effluent and the Riddle Lagoon that holds treated effluent for irrigation of the Riddle Farm golf courses and rough areas. This proposed line would be a denied access line designated only to transport treated effluent between the Mystic and the Riddle service areas. Mr. Mitchell noted that the limited discharge capacity at a WWTP can pose a public health concern and safety hazard with overloading existing land disposal capacities. Mr. Mitchell discussed increased storm events and possible sea level rise contributing to the need to spread around and expand the land disposal options. He described that this connection will provide an additional irrigation water source for the Riddle golf courses in lieu of pumping groundwater from wells, which is still done to provide supplemental water to the golf courses.

Mr. Mitchell explained that the Water Resources Element (WRE) amendment to the Comprehensive Plan, completed in 2011, calls for interconnection projects such as these within their recommendations. He also qualified that both Mystic and Riddle Farm water systems will have language detailing that the interconnection will be made to connect the Mystic Harbour and Riddle Farm water systems and is not to add new users or increase the service areas of either sanitary area. The purpose will be to add redundancy for maintenance purposes and special circumstances. He mentioned that the prior Riddle Farm- Ocean Pines interconnection, this will further provide redundancy to all the surrounding areas.

A similar conversation followed with respect to the sewer forcemain interconnection. The following amendment language is recommended to be added to *The Plan* as part both Mystic and Riddle Farm wastewater systems will have language detailing that the interconnection will be made to connect the Mystic Harbour and Riddle Farm water systems and is not to add new users or increase the service areas of either sanitary area. It will be for treated effluent transmission and will be a denied access line that will have no connections along the planned route and the project is planned to accommodate a realization for additional land disposal capacity for the Mystic WWTP.

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The Planning Commission members did have a few comments. Mr. Church and Ms. Wimbrow asked if this would be the solution to the wastewater plant’s issues to realize their planned potential. Mr. Mitchell indicated that there are additional repairs ongoing to both plants that will assist their treatment capabilities and this interconnection project would help on the back end with increased land disposal capacity options. He also explained saltwater intrusion issues with private wells that staff is observing, and the need that the WRE referenced in their recommendation that would share the water load to keep more water in our water table to protect our surficial aquifers.

Following the discussion, a motion was made by Ms. Wimbrow, seconded by Ms. Ott, to find this application consistent with the *Comprehensive Plan* and recommended that they forward a favorable recommendation to the County Commissioners. The vote was unanimous and included the approval of the additional language referenced in the staff report comments.

V. Adjourn

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

Mary Knight, Secretary

Ben Zito, DRP Specialist

**WORCESTER COUNTY PLANNING COMMISSION
WORK SESSION
MEETING MINUTES – February 13, 2025**

Meeting Date: February 13, 2025

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

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

Staff

Jennifer Keener, Director, DRP
Matt Laick, Deputy Director, DRP
Ben Zito, DRP
Janet Stephenson, Tourism & Economic Development

I. Call to Order

II. Comprehensive Plan Work Session

As the first item of business, the Planning Commission met with Michael Bayer and Ainsley Pressl from Wallace Montgomery to discuss the draft Economic Development and Transportation Element of the proposed Worcester County Comprehensive Plan.

Mr. Bayer identified the main goals listed in both chapters, along with possible action items below each one. He noted that these were to be used as a starting point, and that the Planning Commission will eventually go through them to see what is actionable, reasonable, and feasible.

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

- The Planning Commission discussion on the Economic Development Chapter revolved around the Pocumoke City area. It was pointed out that the chapter focused on north Worcester and the south end of the county was not well represented.
- Areas identified for inclusion were The Discovery Center, historic Marva Theater, boating on the Pocumoke and camping.
- There was discussion around NASA and the anticipated growth of the Mid-Atlantic Regional Spaceport at Wallops Island.
- It was also identified that Pocumoke City has three major shopping centers that serve the lower end of the County.
- The Planning Commission asked to verify the total number of active golf courses in the County.

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- It was questioned why the Ocean City performing arts center was not included in the Arts and Entertainment (A&E) District section. It was explained that the A&E District was a defined state program, and that the Ocean City facility is not currently in the program.
- In the Transportation Chapter it was asked to have more discussion and the possibility of including the level of service on roads.
- It was identified that the county does not maintain sidewalks and that language should be changed to support and encourage sidewalks to be installed.
- It was also suggested that the language on the type of material for sidewalks be changed from paved or concrete to just read paved.

Mr. Bayer then requested that if there were any additional comments or edits that the Planning Commission found, to please forward along, so they can revise the draft.

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

III. Adjourn

Jerry Barbierri, Secretary pro tem

Matthew Laick, Deputy Director

**WORCESTER COUNTY PLANNING COMMISSION
WORK SESSION
MEETING MINUTES – March 13, 2025**

Meeting Date: March 13, 2025

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

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

Staff

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

- I. Call to Order**

- II. Comprehensive Plan Work Session**

As the first item of business, the Planning Commission met with Michael Bayer, Nick Walls and Ainsley Pressl from Wallace Montgomery to discuss the methodology associated with the development capacity analysis that will inform the Land Use chapter and the Water Resources Element (WRE).

Mr. Walls explained that the first step was holding a meeting/ mapping exercise with the municipalities to determine their requested growth area boundaries. Data from the 2024 Maryland Department of Planning land use tool and the 2006 Worcester County Growth Area boundaries were used as the starting point. They are waiting for final written feedback from the municipalities before beginning the analysis.

Mr. Walls elaborated upon the process, which will involve taking the identified growth areas and comparing it to the existing underlying zoning and density to determine the number of housing units that may be reasonably expected to be developed on a given parcel. Commercial, industrial and institutionally zoned land will utilize lot coverage estimates. He noted that the analysis will subtract approximately 25% of the land area for environmental and infrastructure constraints (roads, stormwater management, utilities, etc.). A minimum and maximum number of dwelling units will be calculated, as well as the average. Their methodology will use the average to estimate the total number of dwelling units that could reasonably be expected to be constructed. Then the total population growth that could be accommodated is determined based upon the number of units and the average household size in the county.

The analysis will also provide input into the Water Resources Element. The county is aware that while the analysis may show a potential number of developable units, there may be limitations to that number due to limited sewer availability as the primary constraining factor.

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The consultant explained that the Planning Commission will revisit the growth area boundaries, and when it is brought back, they will have the analysis completed. They expect to present the WRE in April, as well as land use maps in April or May. They will provide a written explanation of the development capacity analysis methodology, which will likely be added to an appendix of the plan.

Next, Mr. Bayer explained that his team has been editing the prior chapters based upon feedback received from the Planning Commission and the county staff. DRP has posted updated chapters on the website as they are received, so they are available for public review and comment. Mr. Bayer stated that the Housing Element has received a lot of public feedback, and that DRP also has a housing study going on, data from which can be incorporated into the chapter. He provided a preliminary copy to Maryland Department of Planning for their review, as there are a few areas where guidance has yet to be developed by the state. They generally gave a positive reaction to the draft.

Once all chapters have been developed and revised, a complete draft plan will be assembled. As previously explained, there will be a reconciliation between items that are in different chapters that may overlap.

A brief explanation of the Water Resources Element was provided.

The Planning Commission Chair recognized Ron Casio, resident of Berlin and member of the Town of Berlin’s Planning Commission to speak. He advised that he and many others do not wish to see growth to the west of Berlin. Staff clarified that the current land use map has significant growth areas to the west of the municipality, including the former Bay Club which was purchased by the Maryland Department of Natural Resources.

III. Adjourn

Jerry Barbierri, Secretary pro tem

Jennifer Keener, Director

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

THURSDAY APRIL 10, 2025

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

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

6:30 p.m.

Case No. 25-21, on the lands of Sean Alvarado, requesting two (2) after-the-fact variances to the side yard setback from 16.3 feet to 9.2 feet (to encroach 7.1 feet) for a kennel and from 16.3 feet to 9.0 feet (to encroach 7.3 feet) for a garage in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-122(c)(1)A1, ZS 1-205(b)(2) and ZS 1-305, located at 6626 Snow Hill Road, Tax Map 46, Parcel 60, Tax District 2, Worcester County, Maryland.

6:35 p.m.

Case No. 25-20, on the lands of Maria Gintu, requesting an after-the-fact variance to the rear yard setback from 30 feet to 26.6 feet (to encroach 3.4 feet) for steps from an open deck in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305, located at 35 Robin Hood Trail, Tax Map 21, Parcel 224, Section 10, Lot 1163, Tax District 3, Worcester County, Maryland.

6:40 p.m.

Case No. 25-23, on the lands of the Ocean Pines Association, Inc., requesting a special exception to allow two (2) electronic community signs on Manklin Creek Road, approximately 450 feet from MD 589 and on Cathell Road, approximately 650 feet from MD 589, in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3) and ZS 1-324(c)(9), located on Tax Map 16, Parcel 112, Lot D4, Tax District 3, Worcester County, Maryland.

6:45 p.m.

Case No. 25-22, on the lands of Lawrence and Joan Buchanan, on the application of Hugh Cropper, IV, requesting a variance to the rear yard setback from 30 feet to 15.8 feet (to encroach 14.2 feet) and to the side yard setback from 6 feet to 4.9 feet (to encroach 1.1 feet) for a proposed two-story addition in the R-4 General Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-208(b)(2) and ZS 1-305, located at 12937 Swordfish Drive, Tax Map 27, Parcel 533, Block E, Lot 9, Tax District 10, Worcester County, Maryland.

6:50 p.m.

Case No. 25-24, on the lands of Snow Hill Property LLC, on the application of Kristina Watkowski and Hugh Cropper, IV, requesting a variance to the minimum lot width requirement from 200 feet to 150 feet (a reduction of 50 feet) for a proposed mosque in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-210(b)(8) and ZS 1-305, located at 12004 Ocean Gateway, Tax Map 26, Parcel 130, Tax District 10, Worcester County, Maryland.

6:55 p.m.

Case No. 25-25, on the lands of Coastal Square LLC, on the application of Mark Cropper, requesting a variance to the front yard setback on Samuel Bowen Boulevard from 50 feet to 25 feet (to encroach 25 feet) for a proposed commercial building in a shopping center in the C-3 Highway Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-211(b)(2) and ZS 1-305, located at 11238 Ocean Gateway, Tax Map 26, Parcel 474, Tax District 3, Worcester County, Maryland.

7:00 p.m.

Case No. 25-19, on the lands of JSJ Partners LLC, on the application of Jonathan Anders, requesting a special exception for a private noncommercial building for the storage of personal property in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-201(c)(34) and ZS 1-305, located between dualized US 113 and old Worcester Highway approximately 1,500 feet north of MD Route 90, Tax Map 15, Parcel 236, Lot 5, Tax District 3, Worcester County, Maryland.

Administrative Matters

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

**Wednesday, April 9, 2025 at 1:00 p.m.
Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863**

I. Call to Order

II. Site Plan Review (§ ZS 1-325)

a. Buas Boat Storage – Minor Site Plan Review

Proposed fence for outdoor boat storage. Located on Stephen Decatur Highway on Tax Map 27, 274, Tax District 10, C-2 General Commercial, Buas Hill House, LLC owner.

b. Delmarva Aces – Major and Minor Site Plan Review

Proposed expansion of Delmarva Aces facility. Located at 9810 Hammond Road, Bishopville, MD 21813, Tax Map 9, Parcel 378, Tax District 5, C-2 General Commercial, DW RE Holdings, LLC.

c. Riverview Mobile Home Park - Major Site Plan Review

Proposed expansion of Riverview Park. Located at 12623 Shell Mill Road, Bishopville, MD 21813, Tax Map 9, Parcel 18, Tax District 5, R-4 General Residential, Riverview Park, LLC, owner and applicant/RAUCH Inc., engineer.

III. Adjourn

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: April 3, 2025

PURPOSE: Review of proposed site development consisting of two (2) athletic center structures, parking, landscaping, community space and associated stormwater management facilities.

DEVELOPMENT: Seaside Christin Academy

LOCATION: Located at 12637B Ocean Gateway, Ocean City, MD 21842

ZONING DESIGNATION: R-2 Suburban Residential

BACKGROUND: The project went before the Technical Review Committee (TRC) on March 12, 2025, and is now before the Planning Commission for its review.

PROPOSED CONSTRUCTION: The project is proposing to construct two (2) athletic center structures, parking, and stormwater management facilities in two (2) phases. The first phase includes Building B (a 29,792 s.f. athletic center), 114 parking spaces, and a 1,050 square foot plaza area, while the second phase includes Building C and an additional 114 parking spaces.

PARKING: A parking tabulation has been provided on the site plans and staff has confirmed the accuracy of the calculation. A total of 228 parking spaces is proposed, with 114 parking spaces provided during each phase.

The proposed surface treatment of the parking areas and travelways is asphalt. Parking spaces are to be demarcated with painted stripes and parking bumpers in accordance with §ZS1-320(f).

TRAFFIC CIRCULATION: The site is accessed through an existing 50' ingress/egress easement.

REFUSE REMOVAL: Two (2) dumpster pads are shown on the site plan.

PEDESTRIAN AND BICYCLE CONNECTIVITY: It was determined during the 03/12/2025 TRC meeting that one (1) bicycle rack would be required at each building including the existing school (3 total) and containing space for 10 bikes each.

LIGHTING: Site lighting has been shown on the proposed site plan. Further details for the site and building lighting need to be clarified before the issuance of any building permits.

Additional details pertaining to on-building lighting in accordance with the Design Guidelines may be found in the ‘Planning Commission’s Considerations.’

LANDSCAPING: A landscape plan has been provided which consists primarily of native species, including Crape Myrtles, Bayberries, and Maiden Grass. As discussed in the 3/12/2025 TRC meeting, a mix of evergreen shrubs has been proposed to enhance the buffer between the development and the Fox Chapel Subdivision abutting the property.

An automatic landscape watering system is proposed on the site plan as required by the Code as shown on Sheet C600. A maintenance and replacement bond for the required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate from a nursery will also be required to be provided at permit stage to accurately determine the bond amount.

SIGNS: There is an existing sign for the Seaside Christian Academy. There is no additional proposed signage.

FOREST CONSERVATION LAW: This project is subject to the Worcester County Forest Conservation Law, and Forest Conservation Plan #99-7. This property has met compliance with the Worcester County Forest Conservation Law through the establishment of on-site Forest Conservation Easements. Forest Conservation Easement areas are to be kept as a natural habitat area, no clearing or grading within these Conservation Easement areas is permitted, and any new structures and improvements must not encroach into the Forest Conservation Easement. Furthermore, all Forest Conservation signs must be in place around the Conservation Easements.

CRITICAL AREA LAW: A small portion of the property is located within the Critical Area, but the area is outside the proposed limits of disturbance and does not have any Critical Area impacts.

STORMWATER MANAGEMENT / SEDIMENT EROSION CONTROL: Confirmation of final approval will be required prior to the Department granting signature approval for the site plan if not already done so.

ARCHITECTURAL JUSTIFICATION: As a major site plan over 10,000 square feet, this project is subject to the *Design Guidelines and Standards for Commercial Uses*. This proposal is located within the area designated as the Seaside architectural tradition based upon the staff policy. The surrounding neighborhood consists of the White Marlin Mall to the south and the Fox Chapel subdivision located to the north.

The proposed facility has met a majority of Design Guidelines, however, waivers are being requested by the applicant which are detailed in the 'Planning Commissioner's Considerations,' and as further outlined in a document provided by Vista. Under Section 2(b), the Planning Commission is able to grant a waiver to the requirements contained within where it finds that the proposed alternative building or site design features generally achieve the overall objectives of the guidelines or standards that apply to the waiver being requested.

OWNER: Ocean City Baptist Church, Inc.

ENGINEER: Vista Design, Inc.

ARCHITECT: Vista Design, Inc.

PREPARED BY: Ben Zito, DRP Specialist

**PLANNING COMMISSION CONSIDERATIONS – DESIGN GUIDELINES
SEASIDE CHRISTIAN ACADEMY**

Buildings designed for the proposed land use—“High Schools, Vocational Schools, and Trade Schools (Auditorium or Assembly Area)”—typically feature simpler architectural profiles. However, this particular athletic center and gymnasium stands out as more architecturally significant than many other examples of public-school architecture.

The property is located approximately 1,400 feet from Ocean Gateway, and visually, cannot be seen from the highway. Additionally, there is an existing vegetative buffer between the proposed development and the Fox Chapel Subdivision abutting the development, and this buffer is proposed to be enhanced by additional vegetation.

During the review of the Design Guidelines, it was found that several waivers will be required and are depicted below.

Design Guidelines: Waivers Requested

Sec 8(b)(1)	Roofs
Sec 10(b)(1)(B),(C),(H),(J)	Facades
Sec 13(b)(1)	Details
Sec 18(b)(5)	Lighting

Section 8: Roofs. A waiver is requested to reduce the roof pitch from 4 to 12 to 3 to 12.

Section 10: Facades. The following waivers for this section are being requested under 10(b)(1):

- (B) No interruption in in the width of the façade greater than 60 feet in width;
- (C) Facades greater than 60 feet in width should have a wall plane projection or recess with a depth of 2 feet or 3% of the façade whichever is greater and with a width of at least 12 feet or 20% of the façade whichever is greater;
- (H) Transparent features need to be included over a minimum of 25% of the surface;
- (J) The building façade shall have a clearly identifiable base, body and cap with horizontal elements separating these components.

Section 13: Details. A waiver is requested to 13(b)(1) to waive the requirement that building facades must include a repeating pattern in case a detail of a specific element does not repeat every 30’ on any one façade.

Section 18. Lighting. The Planning Commission is encouraged to discuss with the applicant if a waiver to 18(b)(5) is needed:

- (5): Wall packs shall be used as special purpose building security lights only. Wall packs may not be used as accent or general building/site lighting. They shall be fully shielded and direct light downward only and shall be equipped with true cut-off type bulbs. Spillover of light and glare from wallpacks shall not be visible at any property line. Lumen output should be two thousand or less.

RECOMMENDATION:

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

SITE DATA

OWNER
Ocean City Baptist Church, Inc.
12637B Ocean Gateway
Ocean City, Maryland 21842
Contact: Pastor Sean Davis
Ph: 410-289-6573
Email: sean@ocbaptist.com

PROPERTY ADDRESS
12637B Ocean Gateway
Ocean City, Maryland 21842

CONSULTANT
Vista Design, Inc.
11634 Worcester Hwy.
Showell, MD 21862
Ph: 410-352-3874

SITE INFORMATION

Parcel: 0011, Lot F-1
Deed Ref: 5502/39
Plat Ref: 230/47
Zoning: R-2 Suburban Residential District
Existing Land Use: Private Church & School
Proposed Land Use: Private Church & School
Site Area: ±29.42 AC
Limits of Disturbance (LOD): ±6.91 AC
LOD Within the Critical Area: -0-

Max Bldg. Height: 4 Stories or 45'
Min. Lot Size: 5 Acres
Setbacks:
Front: 60' from center of road or at required lot widths (per plat 230/47)
Sides: 50'
Rear: 50'

BOARD OF ZONING APPEALS

- Case No. 57583 on November 11, 1998 granted a variance to reduce the road frontage requirement from 35' to 20' on Parcel 11, Tax Map 27, pursuant to Sections 23-1-305(a)(4) and 23-1-118(c)(4).
- Case No. 52479 on October 9, 1997 granted a special exception to locate a church and a private school in an R-2 District.

DATUM

Horizontal: NAD 83 Maryland State Plane Grid
Vertical: NAVD 88

NON-TIDAL WETLANDS

Non-Tidal Wetlands are not present within the Limits of Disturbance. Wetlands shown were delineated by Spenser Rowe, Inc. and reviewed by the Department of the Environment Water Management Administration Authorization No. 19996183499-N-2017 as per Plat 199/10 recorded on May 24, 2005.

FLOOD ZONE

This property is located within a Flood Zone "X". Areas Determined to be Outside of the 0.2% Annual Chance Floodplain, per FIRP Map # 24047C0180H Dated July 16, 2015

SEWER & WATER PROVIDER

Sewer: West Ocean City District
26 Sewer EDUs available
On-Site Wells to remain for Irrigation
Public Water is within the Mystic Harbor District & 30 Water EDUs available

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 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.

This property is situated within the Intensely Developed Area (IDA). Additionally, 0.34 acres of this property (Tax Map 27, Parcel 11, Lot F-1) are located within the Atlantic Coastal and Chesapeake Bay Critical Area Program.

FOREST CONSERVATION STATEMENT

This subdivision is subject to Forest Conservation Plan 99-7. Per Plat 199/10 and revised plat 230/47, ±5.46 Acres of Forest Conservation Area was recorded on Parcel H and Parcel F-1. Parcel F-1 provides ±5.0 Acres of Forest Conservation Area.

WATERSHED

This property is located within the Isle of Wight Watershed Maryland 12-Digit Watershed 021301030687 Part of 8-Digit Watershed 02130103

OFF STREET PARKING REQUIREMENTS

REQUIRED

Minimum: 252 Parking Spaces
Maximum: 330 Parking Spaces
**Please refer to the Required Parking Table, This Sheet.

PROVIDED

Standard 10'x20': 244 Asphalt Parking Spaces
ADA: 08 Asphalt Parking Spaces
TOTAL: 252 Parking Spaces

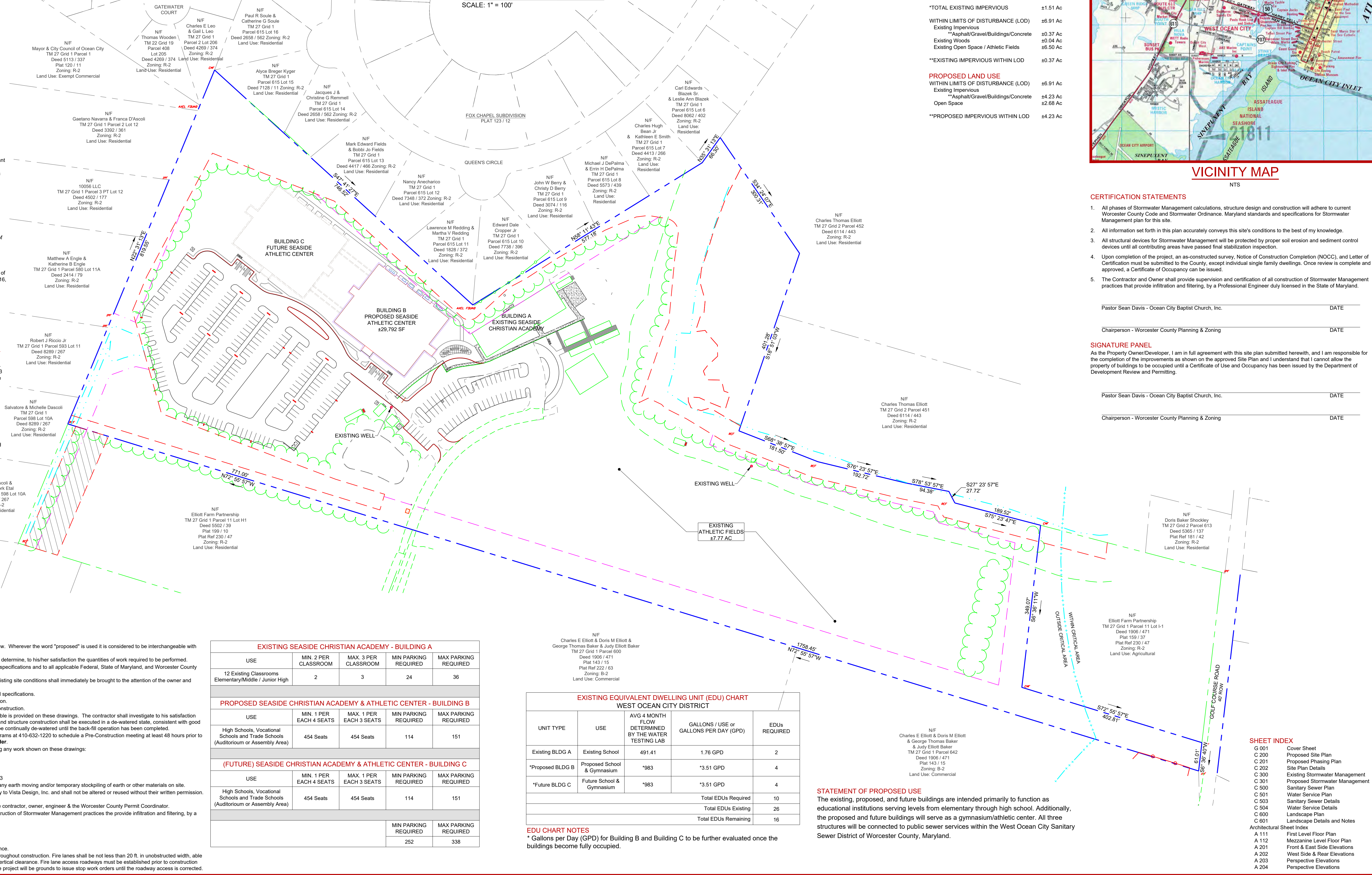
⑦ = Symbol Denotes Phase 1 Parking Spaces
Ⓐ = Symbol Denotes Phase 2 Parking Spaces

GENERAL NOTES

- 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.
- 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.
- 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.
- 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.
- The contractor assumes responsibility for any deviations from the drawings and specifications.
- The contractor shall field verify all elevations and pipe inverts prior to construction.
- The contractor shall provide necessary stakout of the line and grade for the construction.
- No information regarding depth to any temporary or 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.
- 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.
- The contractor shall notify the following parties, three (3) days prior to beginning any work shown on these drawings:
Pastor Sean Davis 410-289-6573
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.
- 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.
- No construction shall begin until a pre-construction meeting is held between the contractor, owner, engineer & the Worcester County Permit Coordinator.
- 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.
- There are no steep slopes within the limits of disturbance.
- There are no streams or stream buffers within the limits of disturbance.
- There are no highly erodible slopes within the limits of disturbance.
- There are no springs, seeps or intermittent streams within the limits of disturbance.
- 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.

SEASIDE CHRISTIAN ACADEMY AND ATHLETIC CENTER

MAJOR SITE PLAN
WORCESTER COUNTY, MARYLAND



EXISTING LAND USE

TOTAL SITE	±29.42 AC
Existing Impervious	±1.51 AC
*Asphalt/Gravel/Buildings/Concrete	±1.51 AC
Existing Woods	±0.29 AC
Existing Elliott's Pond	±0.04 AC
Existing Decking	±0.04 AC
Existing Open Space / Athletic Fields	±19.71 AC
*TOTAL EXISTING IMPERVIOUS	±1.51 AC
WITHIN LIMITS OF DISTURBANCE (LOD)	±6.91 AC
Existing Impervious	±0.37 AC
*Asphalt/Gravel/Buildings/Concrete	±0.04 AC
Existing Open Space / Athletic Fields	±6.50 AC
*EXISTING IMPERVIOUS WITHIN LOD	±0.37 AC
PROPOSED LAND USE	±6.91 AC
WITHIN LIMITS OF DISTURBANCE (LOD)	±6.91 AC
Existing Impervious	±4.23 AC
*Asphalt/Gravel/Buildings/Concrete	±2.68 AC
Open Space	±4.23 AC
*PROPOSED IMPERVIOUS WITHIN LOD	±4.23 AC



VICINITY MAP
NTS

- CERTIFICATION STATEMENTS**
- All phases of Stormwater Management calculations, structure design and construction will adhere to current Worcester County Code and Stormwater Ordinance. Maryland standards and specifications for 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 County, except individual single family dwellings. Once review is complete and approved, a Certificate of Occupancy can be issued.
 - 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.

Pastor Sean Davis - Ocean City Baptist Church, Inc. 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.

Pastor Sean Davis - Ocean City Baptist Church, Inc. DATE _____
Chairperson - Worcester County Planning & Zoning DATE _____

EXISTING SEASIDE CHRISTIAN ACADEMY - BUILDING A

USE	MIN. 2 PER CLASSROOM	MAX. 3 PER CLASSROOM	MIN PARKING REQUIRED	MAX PARKING REQUIRED
12 Existing Classrooms Elementary/Middle / Junior High	2	3	24	36

PROPOSED SEASIDE CHRISTIAN ACADEMY & ATHLETIC CENTER - BUILDING B

USE	MIN. 1 PER EACH 4 SEATS	MAX. 1 PER EACH 3 SEATS	MIN PARKING REQUIRED	MAX PARKING REQUIRED
High Schools, Vocational Schools and Trade Schools (Auditorium or Assembly Area)	454 Seats	454 Seats	114	151

(FUTURE) SEASIDE CHRISTIAN ACADEMY & ATHLETIC CENTER - BUILDING C

USE	MIN. 1 PER EACH 4 SEATS	MAX. 1 PER EACH 3 SEATS	MIN PARKING REQUIRED	MAX PARKING REQUIRED
High Schools, Vocational Schools and Trade Schools (Auditorium or Assembly Area)	454 Seats	454 Seats	114	151

	MIN PARKING REQUIRED	MAX PARKING REQUIRED
	252	338

EXISTING EQUIVALENT DWELLING UNIT (EDU) CHART
WEST OCEAN CITY DISTRICT

UNIT TYPE	USE	AVG 4 MONTH FLOW DETERMINED BY THE WATER TESTING LAB	GALLONS / USE or GALLONS PER DAY (GPD)	EDUs REQUIRED
Existing BLDG A	Existing School	491.41	1.76 GPD	2
*Proposed BLDG B	Proposed School & Gymnasium	*983	*3.51 GPD	4
*Future BLDG C	Future School & Gymnasium	*983	*3.51 GPD	4
Total EDUs Required				10
Total EDUs Existing				26
Total EDUs Remaining				16

EDU CHART NOTES
* Gallons per Day (GPD) for Building B and Building C to be further evaluated once the buildings become fully occupied.

STATEMENT OF PROPOSED USE
The existing, proposed, and future buildings are intended primarily to function as educational institutions serving levels from elementary through high school. Additionally, the proposed and future buildings will serve as a gymnasium/athletic center. All three structures will be connected to public sewer services within the West Ocean City Sanitary Sewer District of Worcester County, Maryland.

SHEET INDEX

G 001	Cover Sheet
C 200	Proposed Site Plan
C 201	Proposed Phasing Plan
C 202	Site Plan Details
C 300	Existing Stormwater Management
C 301	Proposed Stormwater Management
C 500	Sanitary Sewer Plan
C 501	Water Service Plan
C 503	Sanitary Sewer Details
C 504	Water Service Details
C 600	Landscape Plan
C 601	Landscape Details and Notes
Architectural Sheet Index	
A 111	First Level Floor Plan
A 112	Mozzamine Level Floor Plan
A 201	Front & East Side Elevations
A 202	West Side & Rear Elevations
A 203	Perspective Elevations
A 204	Perspective Elevations

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WORCESTER COUNTY, MARYLAND

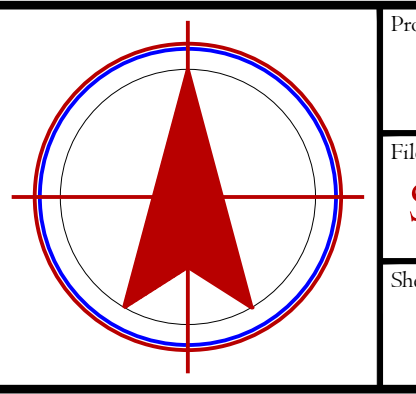
COVER SHEET

PROJECT DATA

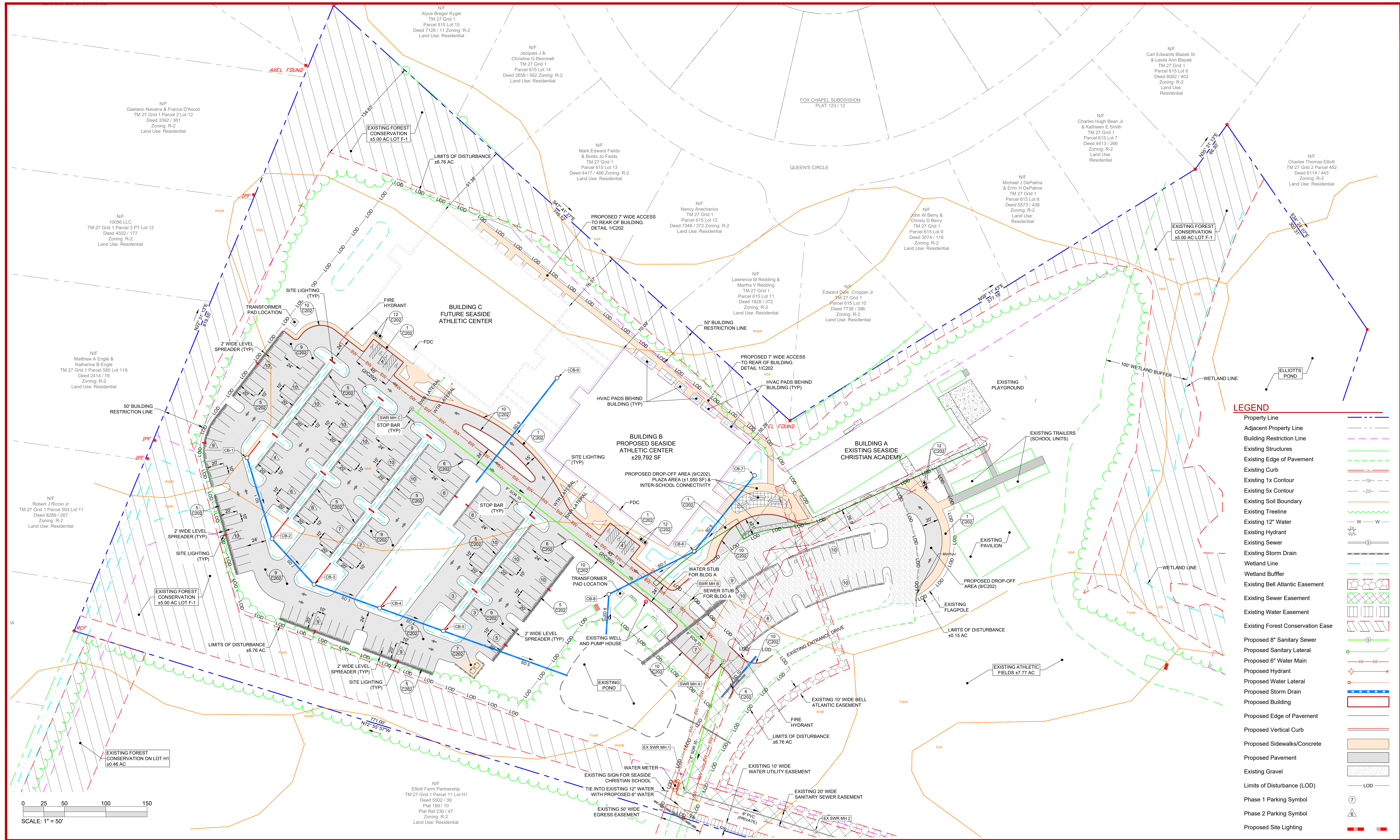
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WEST OCEAN CITY	
WORCESTER COUNTY, MARYLAND	
Drawn By: BZ	Checked By: SDE
Date: 03/14/25	
Scale: 1" = 100'	

REVISIONS

No.	Description



Project No.: **24-030**
File Name: **SP 012925.dwg**
Sheet No.: **G 001**



LEGEND

Property Line	---
Adjacent Property Line	---
Building Restriction Line	---
Existing Structures	---
Existing Edge of Pavement	---
Existing Curb	---
Existing 1x Contour	---
Existing 5x Contour	---
Existing Soil Boundary	---
Existing Treeline	---
Existing 12" Water	---
Existing Hydrant	---
Existing Sewer	---
Existing Storm Drain	---
Wetland Line	---
Wetland Buffer	---
Existing Bell Atlantic Easement	---
Existing Sewer Easement	---
Existing Water Easement	---
Existing Forest Conservation Easement	---
Proposed 8" Sanitary Sewer	---
Proposed Sanitary Lateral	---
Proposed 6" Water Main	---
Proposed Hydrant	---
Proposed Water Lateral	---
Proposed Storm Drain	---
Proposed Building	---
Proposed Edge of Pavement	---
Proposed Vertical Curb	---
Proposed Sidewalks/Concrete	---
Proposed Pavement	---
Existing Gravel	---
Limits of Disturbance (LOD)	---
Phase 1 Parking Symbol	---
Phase 2 Parking Symbol	---
Proposed Site Lighting	---

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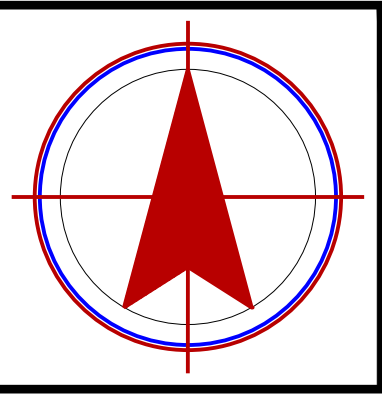
SEASIDE CHRISTIAN ACADEMY AND ATHLETIC CENTER
 WORCESTER COUNTY, MARYLAND

SITE PLAN

PROJECT DATA

Tax Map: 0027	Parcel: 0011 Lot F-1
WEST OCEAN CITY	
WORCESTER COUNTY, MARYLAND	
Drawn By: BZ	Checked By: SDE
Date: 03/14/25	
Scale: 1" = 50'	

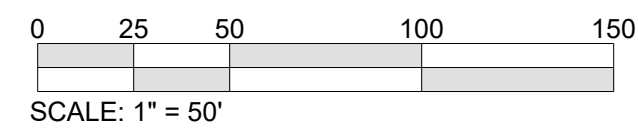
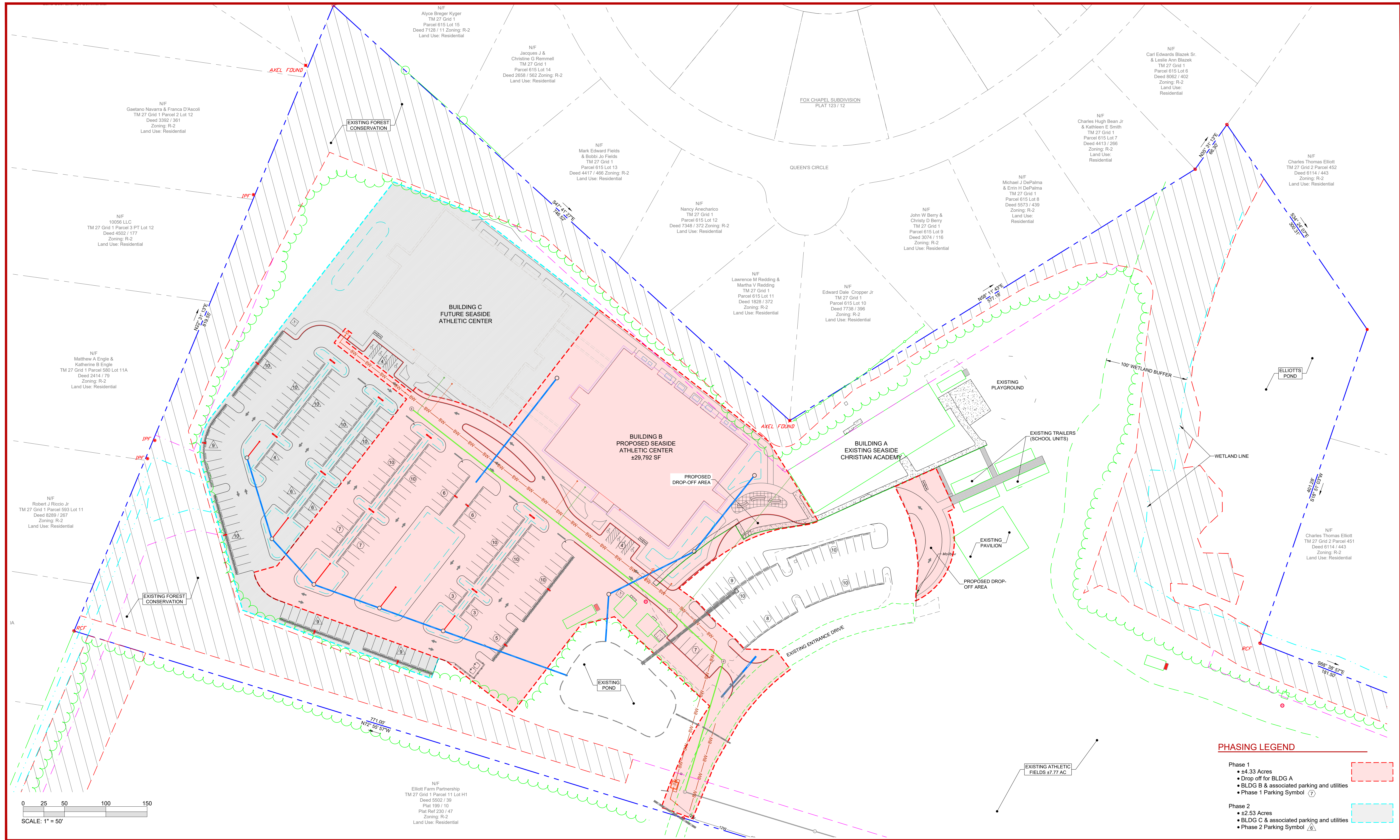
REVISIONS



Project No: **24-030**

File Name: **SP 012925.dwg**

Sheet No: **C 200**



PHASING LEGEND

<p>Phase 1</p> <ul style="list-style-type: none"> • 24.33 Acres • Drop off for BLDG A • BLDG B & associated parking and utilities • Phase 1 Parking Symbol (7) 	
<p>Phase 2</p> <ul style="list-style-type: none"> • 22.53 Acres • BLDG C & associated parking and utilities • Phase 2 Parking Symbol (6) 	

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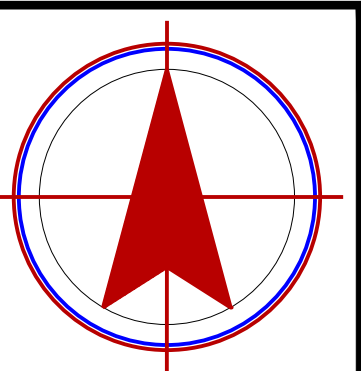
SEASIDE CHRISTIAN ACADEMY AND ATHLETIC CENTER
 WORCESTER COUNTY, MARYLAND

SITE PHASING PLAN

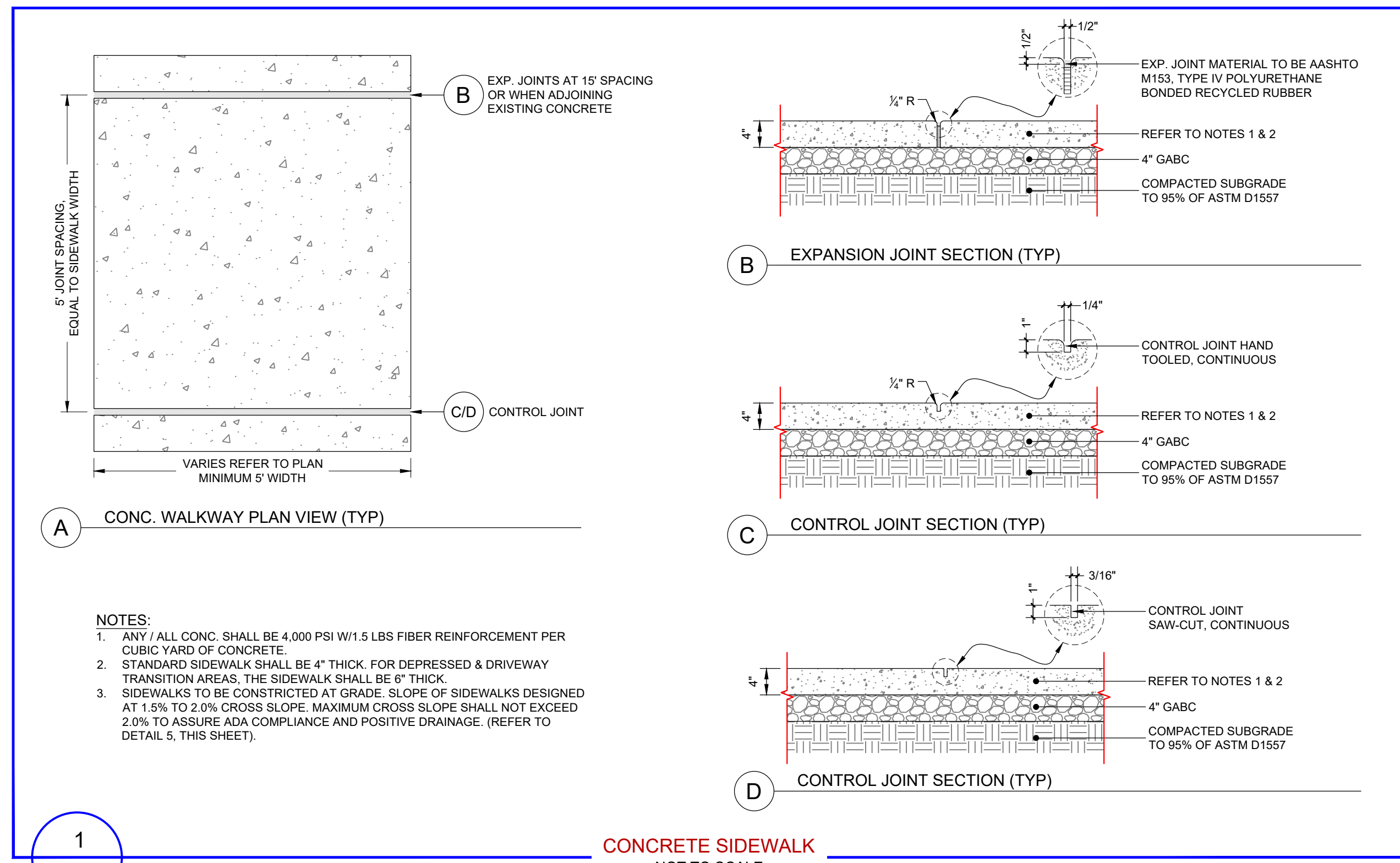
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WORCESTER COUNTY, MARYLAND	
Drawn By: BZ	Checked By: SDE
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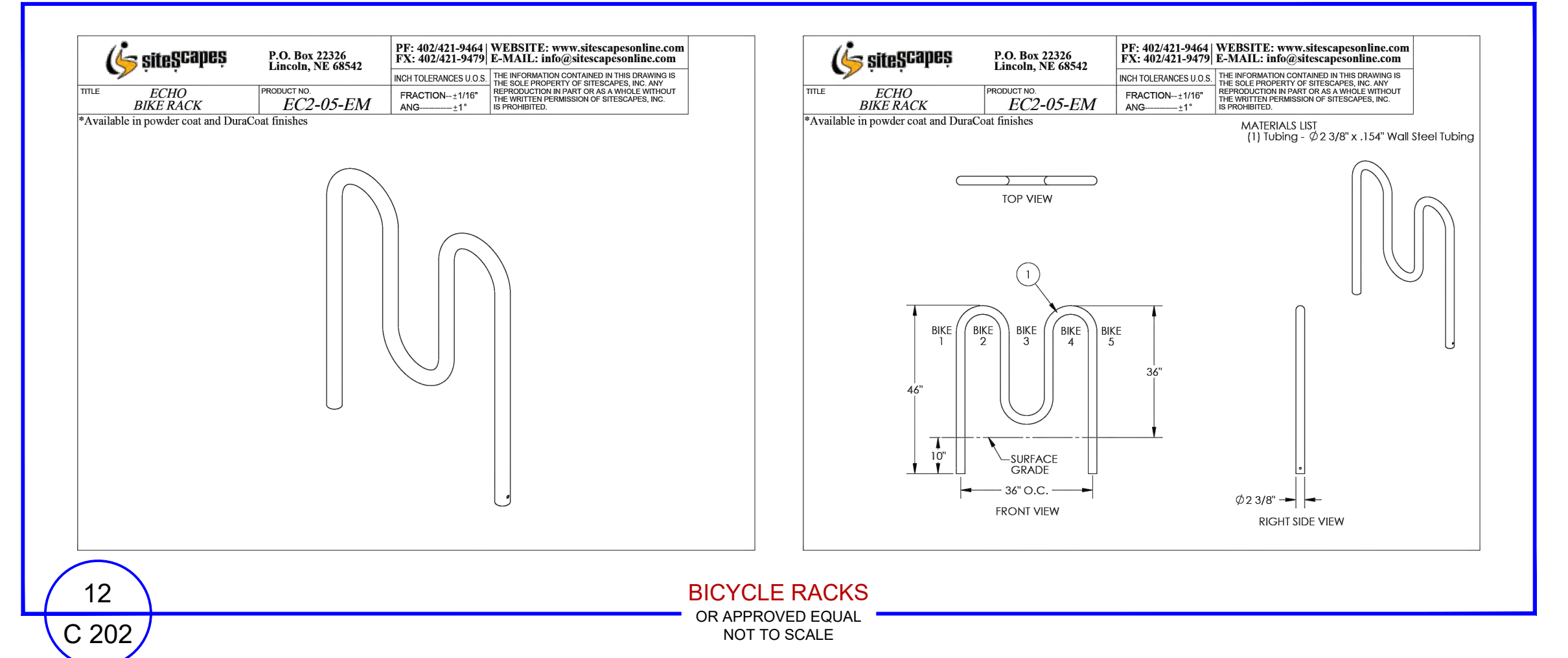
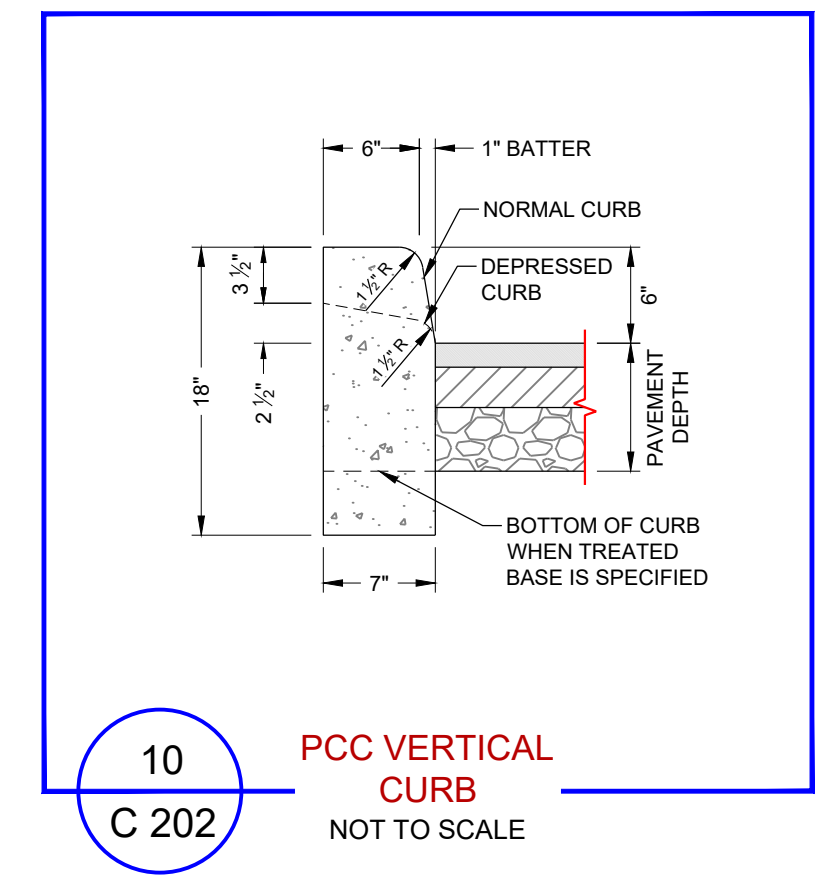
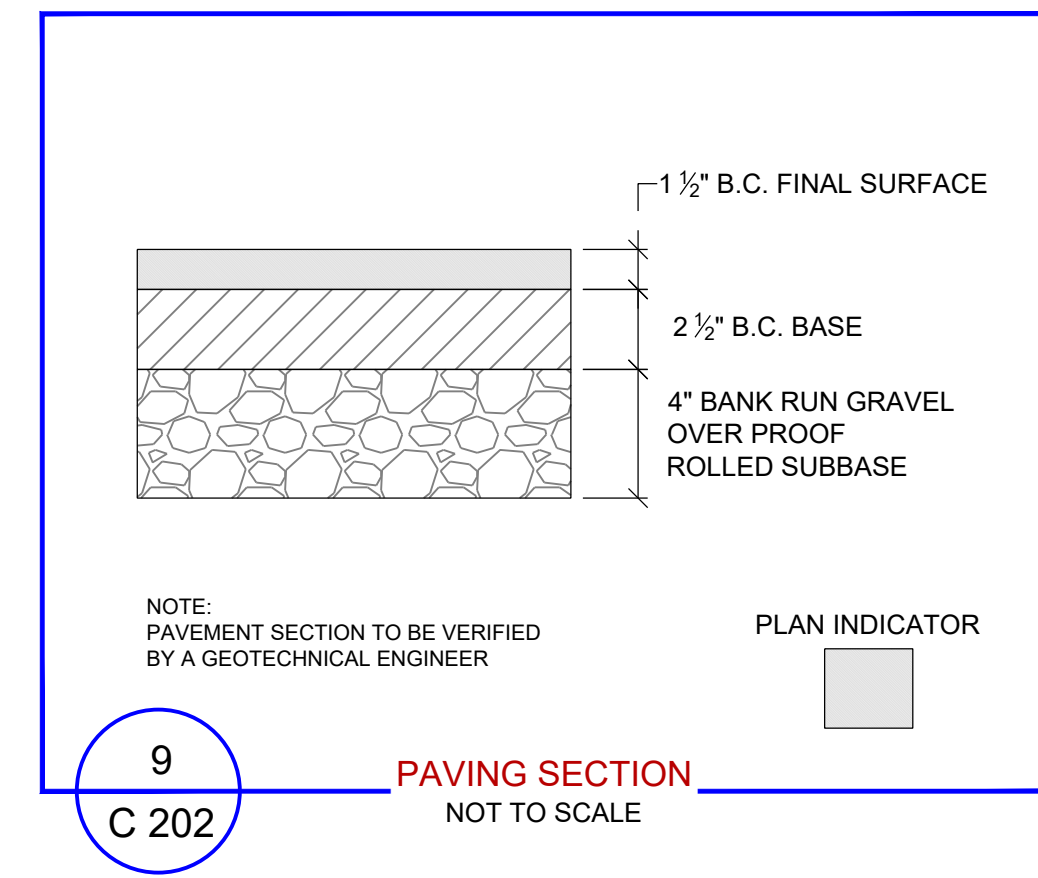
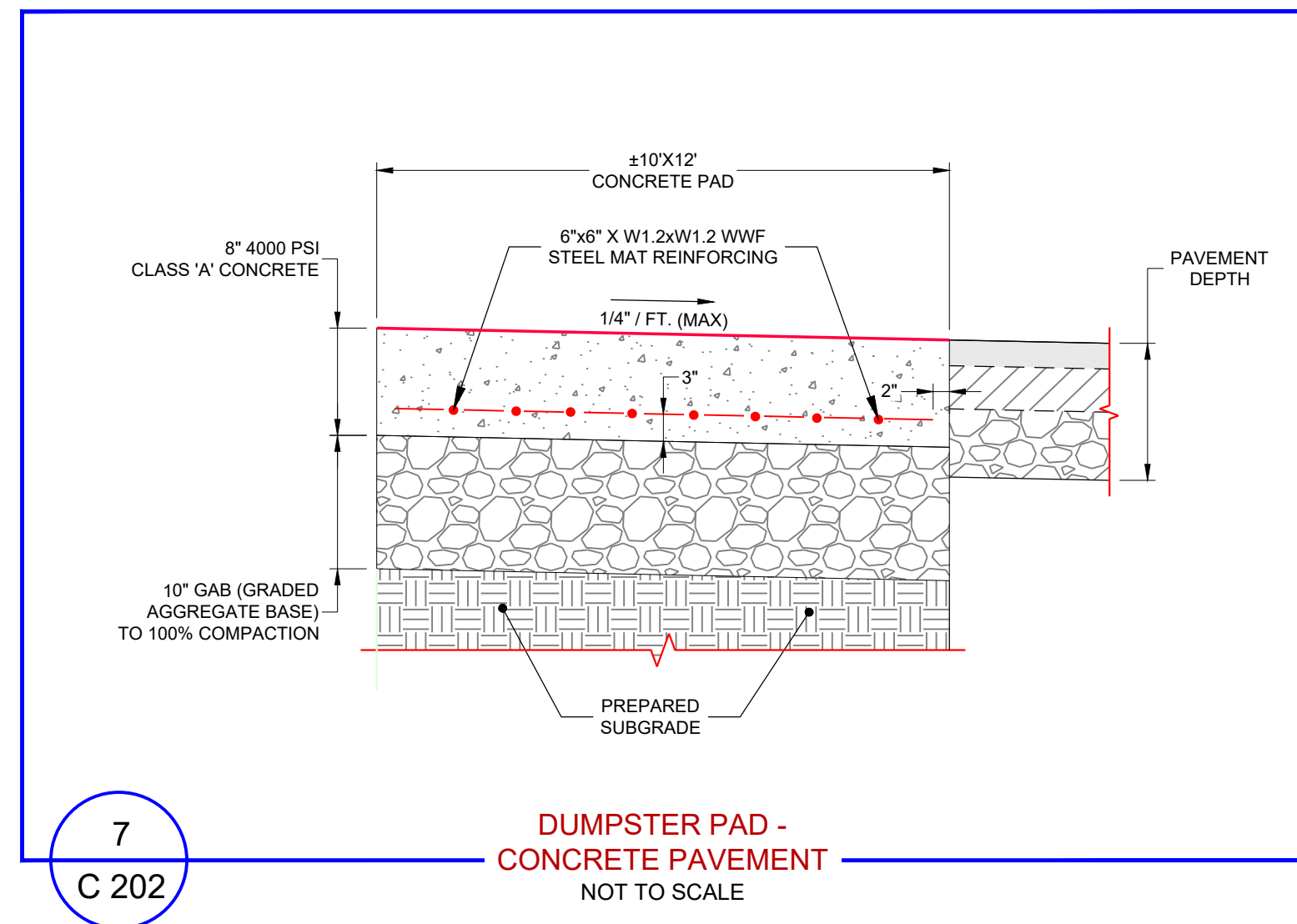
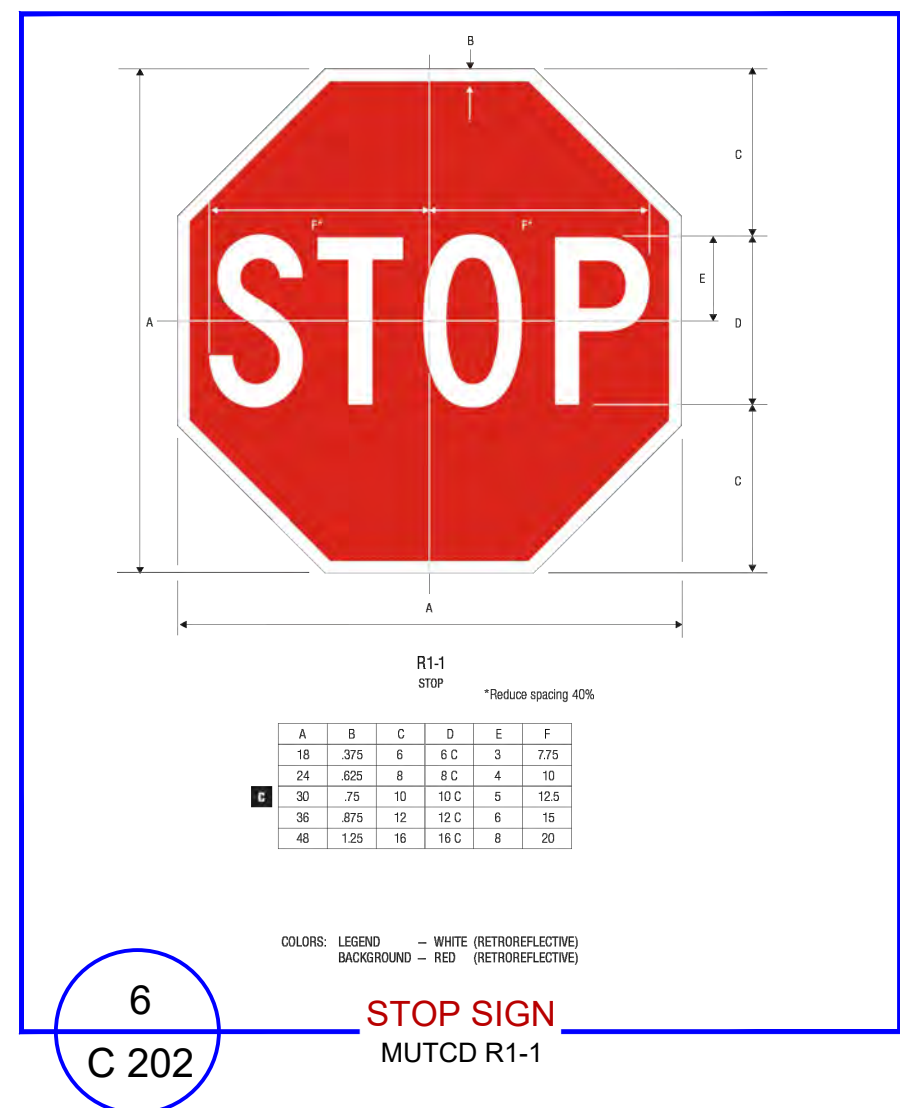
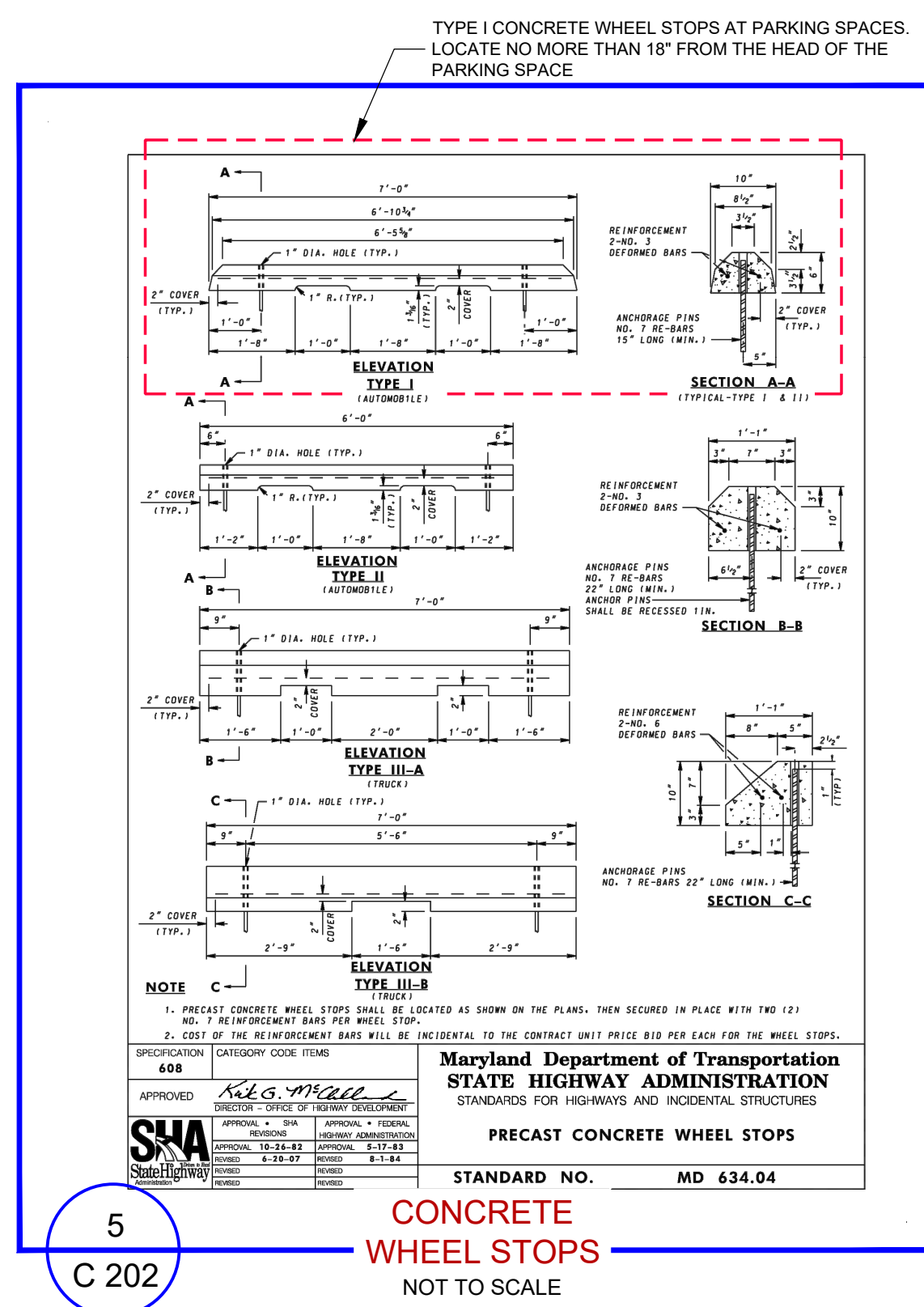
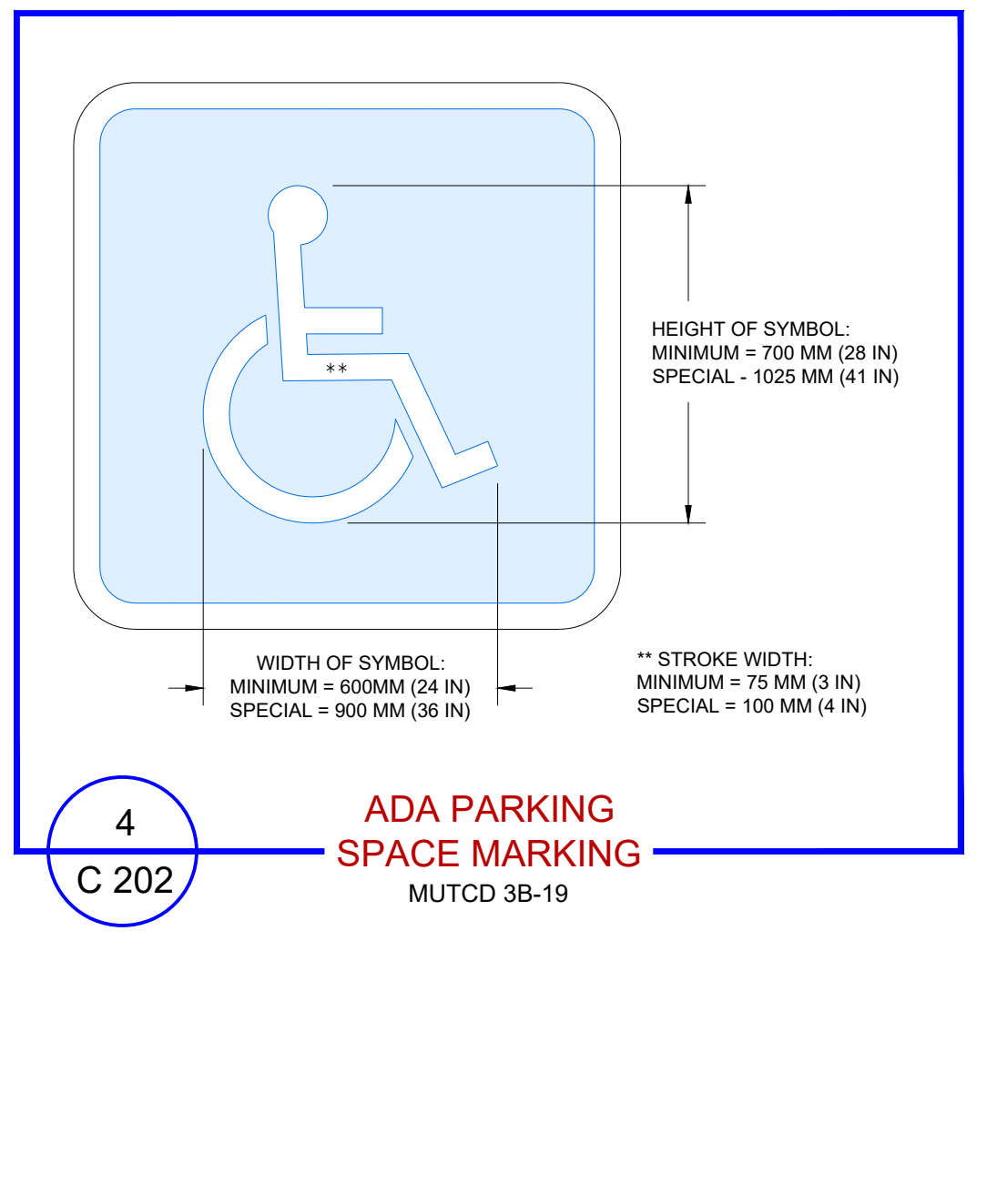
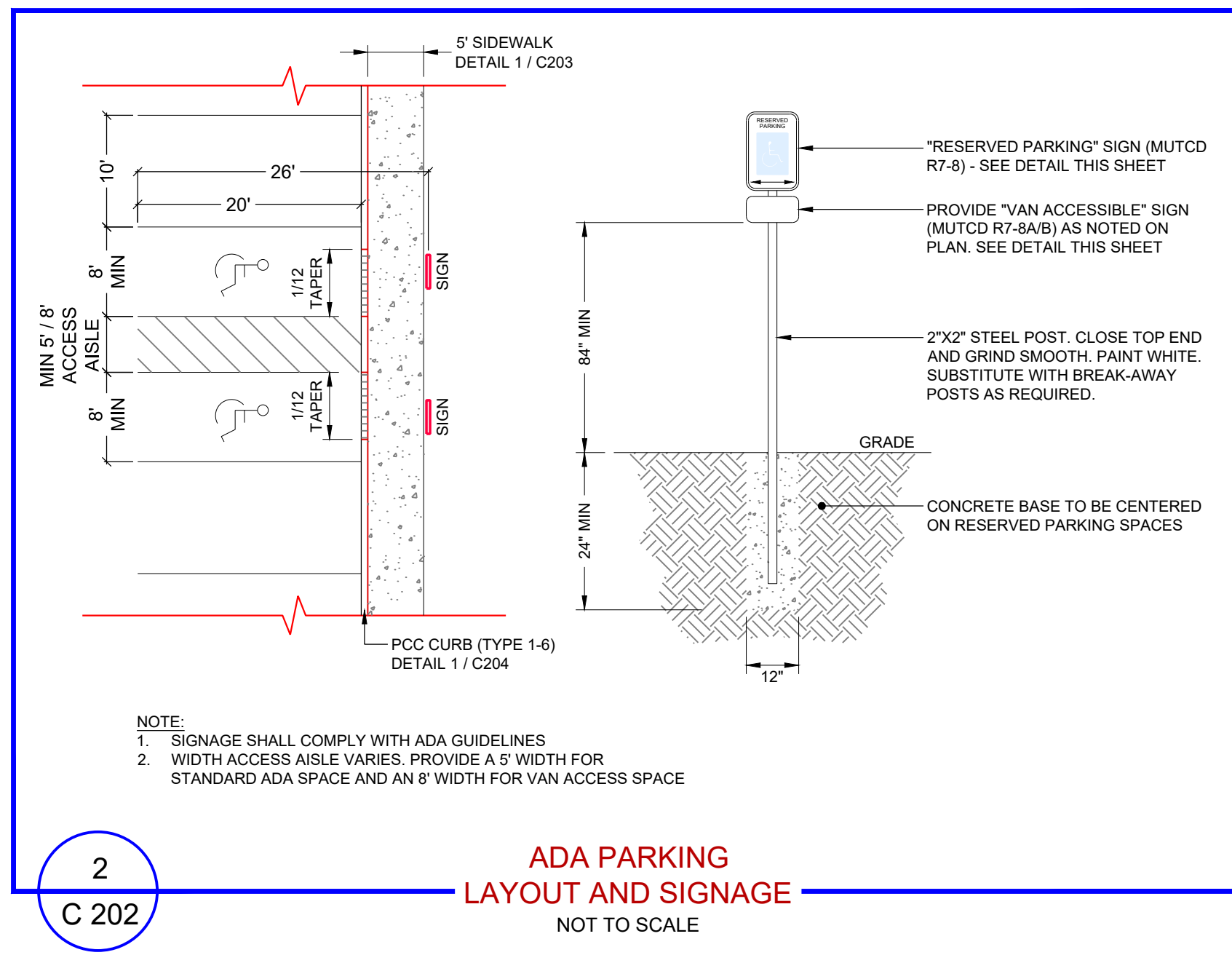
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Project No: **24-030**
 File Name: **SP 012925.dwg**
 Sheet No: **C 201**



CONCRETE SIDEWALK
NOT TO SCALE



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WORCESTER COUNTY, MARYLAND

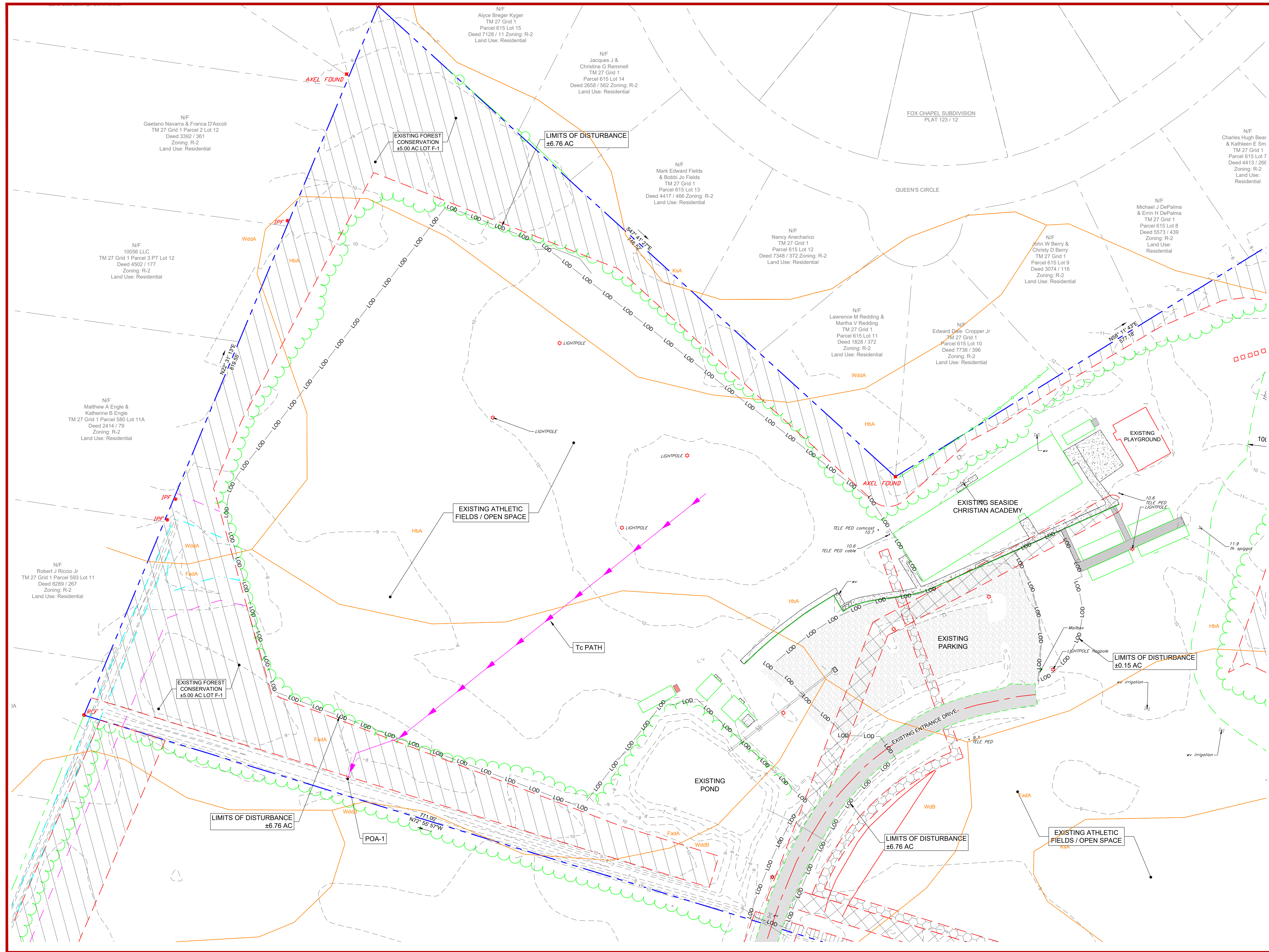
SITE PLAN DETAILS

PROJECT DATA	
Tax Map: 0027	Parcel: 0011 Lot F-1
WORCESTER COUNTY, MARYLAND	
Drawn By: BZ	Checked By: SDE
Date: 03/14/25	
Scale:	NTS

REVISIONS	

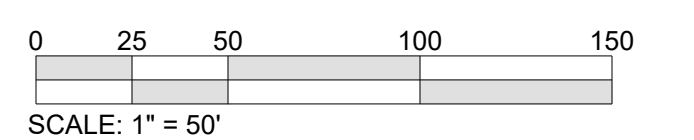
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File Name:	
	SP 012925.dwg
Sheet No.:	
	C 202

Project No.:	
	24-030
File Name:	
	SP 012925.dwg
Sheet No.:	
	C 202



SOILS			
SOIL TYPE	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP RATING	PERCENT OF AOI
CeB	Berlyland mucky loamy sand, 2 to 5 percent slopes	A	3.2%
FadA	Fallingston sandy loams 0 to 2 percent slopes Northern Tidewater Area	B / D	31.9%
HbA	Hambrook sandy loam 0 to 2 percent slopes	B	28.8%
KsA	Klej loamy sand 0 to 2 percent slopes	A / D	19.9%
UzB	Udorthents, loamy 0 to 5 percent slopes	C	3.0%
W	Water		1.7%
WdA	Woodstown sandy loam 0 to 2 percent slopes Northern Tidewater Area	C	7.0%
WdB	Woodstown sand loam, 2 to 5 percent slopes, Northern Tidewater Area	C	4.4%

LEGEND	
Property Line	— — — — —
Adjacent Property Line	- - - - -
Building Restriction Line	- · - · - · -
Existing Structures	▭
Existing Edge of Pavement	— · — · — · —
Existing Curb	— · — · — · —
Existing 1x Contour	- - - - -
Existing 5x Contour	- - - - -
Existing Soil Boundary	— · — · — · —
Existing Treeline	— · — · — · —
Existing 12" Water	— W — W —
Existing Hydrant	⊙
Existing Sewer	— · — · — · —
Existing Storm Drain	— · — · — · —
Wetland Line	— · — · — · —
Wetland Buffer	— · — · — · —
Existing Bell Atlantic Easement	▨
Existing Sewer Easement	▨
Existing Water Easement	▨
Existing Forest Conservation Ease	▨
Existing Sidewalks/Concrete	▨
Existing Pavement	▨
Existing Gravel	▨
Limits of Disturbance (LOD)	— · — · — · —



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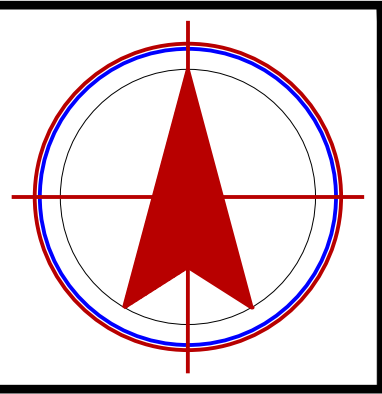
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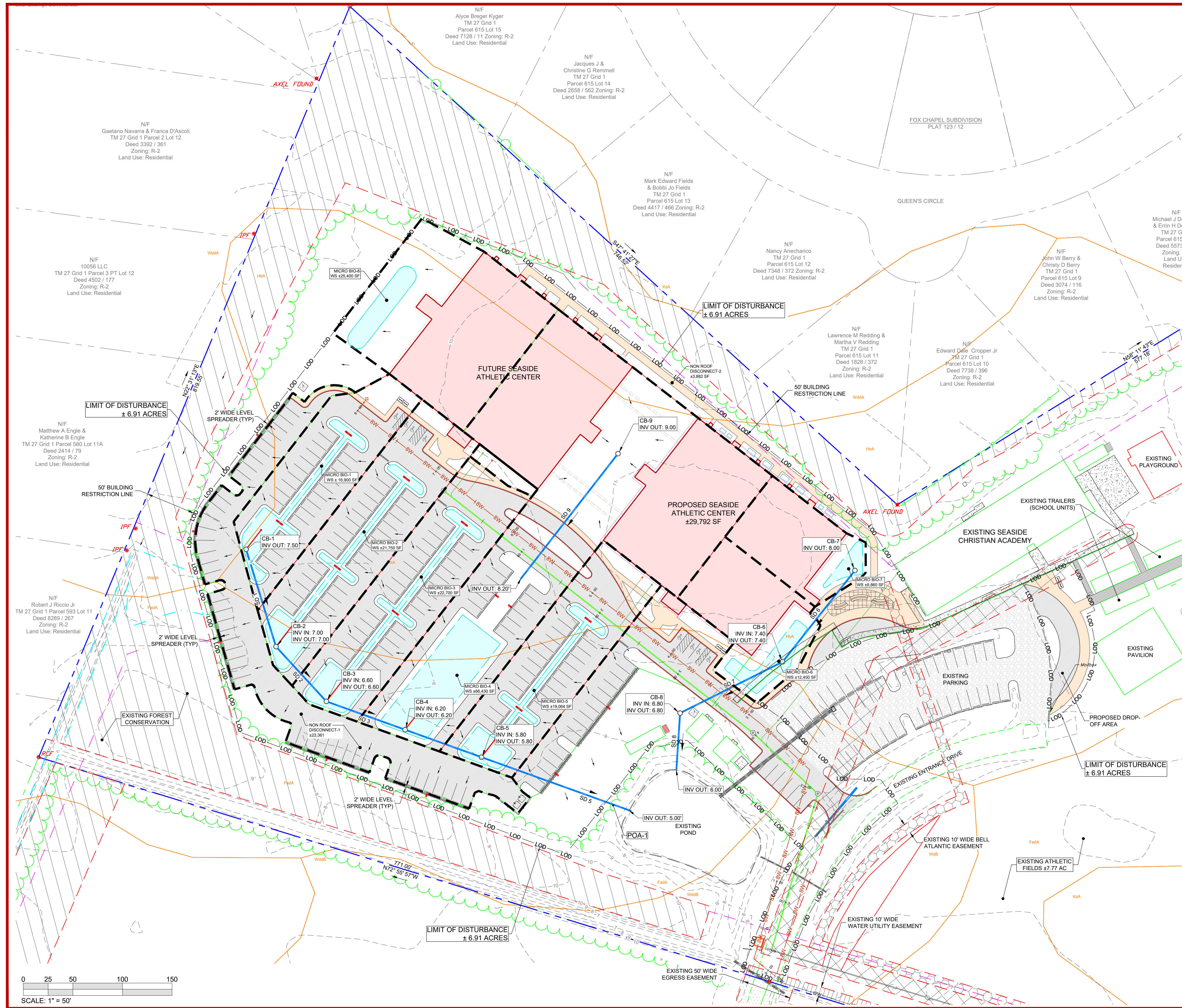
EXISTING STORMWATER MANAGEMENT PLAN

PROJECT DATA	
Tax Map: 0027	Parcel: 0011 Lot F-1
WEST OCEAN CITY	
WORCESTER COUNTY, MARYLAND	
Drawn By: BZ	Checked By: SDE
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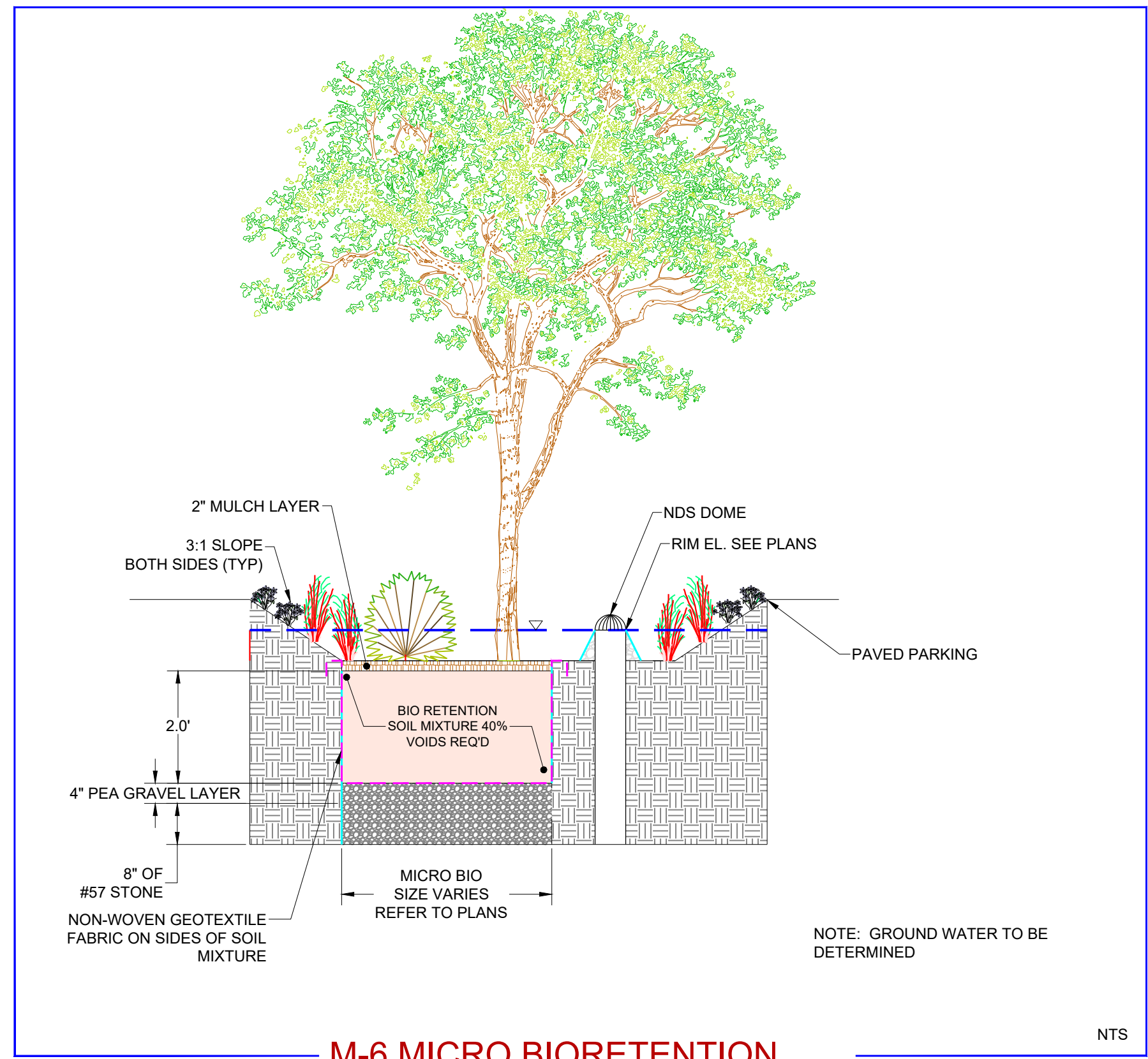
REVISIONS	



Project No: **24-030**
 File Name: **EX SWM 021225.dwg**
 Sheet No: **C 300**



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-6 MICRO BIO	MICRO BIO-1	0.39	0.27	2,260	0.50	2.00	2551	0.00	2,551	0.63
M-6 MICRO BIO	MICRO BIO-2	0.50	0.39	2,950	0.50	2.00	3636	0.00	3,636	0.89
M-6 MICRO BIO	MICRO BIO-3	0.52	0.40	3,100	0.50	2.00	3795	0.00	3,795	0.93
M-6 MICRO BIO	MICRO BIO-4	1.53	0.90	6,250	1.00	1.50	8684	0.00	8,684	2.13
M-6 MICRO BIO	MICRO BIO-5	0.44	0.33	2,455	0.50	2.00	3110	0.00	3,110	0.76
M-6 MICRO BIO	MICRO BIO-6	0.29	0.18	1,300	0.50	2.00	1678	0.00	1,678	0.41
M-6 MICRO BIO	MICRO BIO-7	0.23	0.18	760	0.50	2.00	1688	0.00	988	0.36
M-6 MICRO BIO	MICRO BIO-8	0.58	0.34	1,914	1.00	2.00	3320	0.00	3,320	0.82
N-2 DISCONNECT NON-ROOFTOP RUNOFF	NON-ROOFTOP DISCONNECT-1	0.54	0.54	23361	0.00	0.00	4993	0.00	2,497	0.62
N-2 DISCONNECT NON-ROOFTOP RUNOFF	NON-ROOFTOP DISCONNECT-2	0.09	0.09	3882	0.00	0.00	830	0.00	415	0.10
TOTAL		5.11	3.62				34,285	0	30,674	###



LEGEND	
Property Line	---
Adjacent Property Line	---
Building Restriction Line	---
Existing Structures	---
Existing Edge of Pavement	---
Existing 1x Contour	---
Existing 5x Contour	---
Existing Soil Boundary	---
Existing Treeline	---
Existing 12" Water	---
Existing Hydrant	---
Existing Sewer	---
Existing Storm Drain	---
Wetland Line	---
Wetland Buffer	---
Existing Bell Atlantic Easement	---
Existing Sewer Easement	---
Existing Water Easement	---
Existing Forest Conservation Easement	---
Proposed 8" Sanitary Sewer	---
Proposed Sanitary Lateral	---
Proposed 6" Water Main	---
Proposed Hydrant	---
Proposed Water Lateral	---
Proposed Storm Drain	---
Proposed Building	---
Proposed Edge of Pavement	---
Proposed Vertical Curb	---
Proposed Sidewalks/Concrete	---
Proposed Pavement	---
Existing Gravel	---
Limits of Disturbance (LOD)	---

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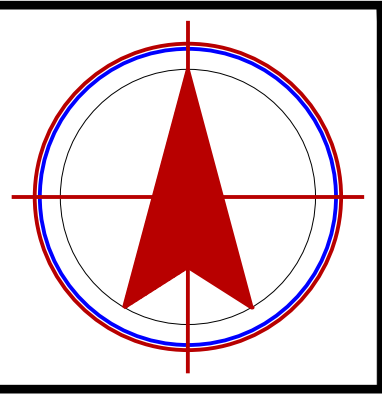
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 WORCESTER COUNTY, MARYLAND

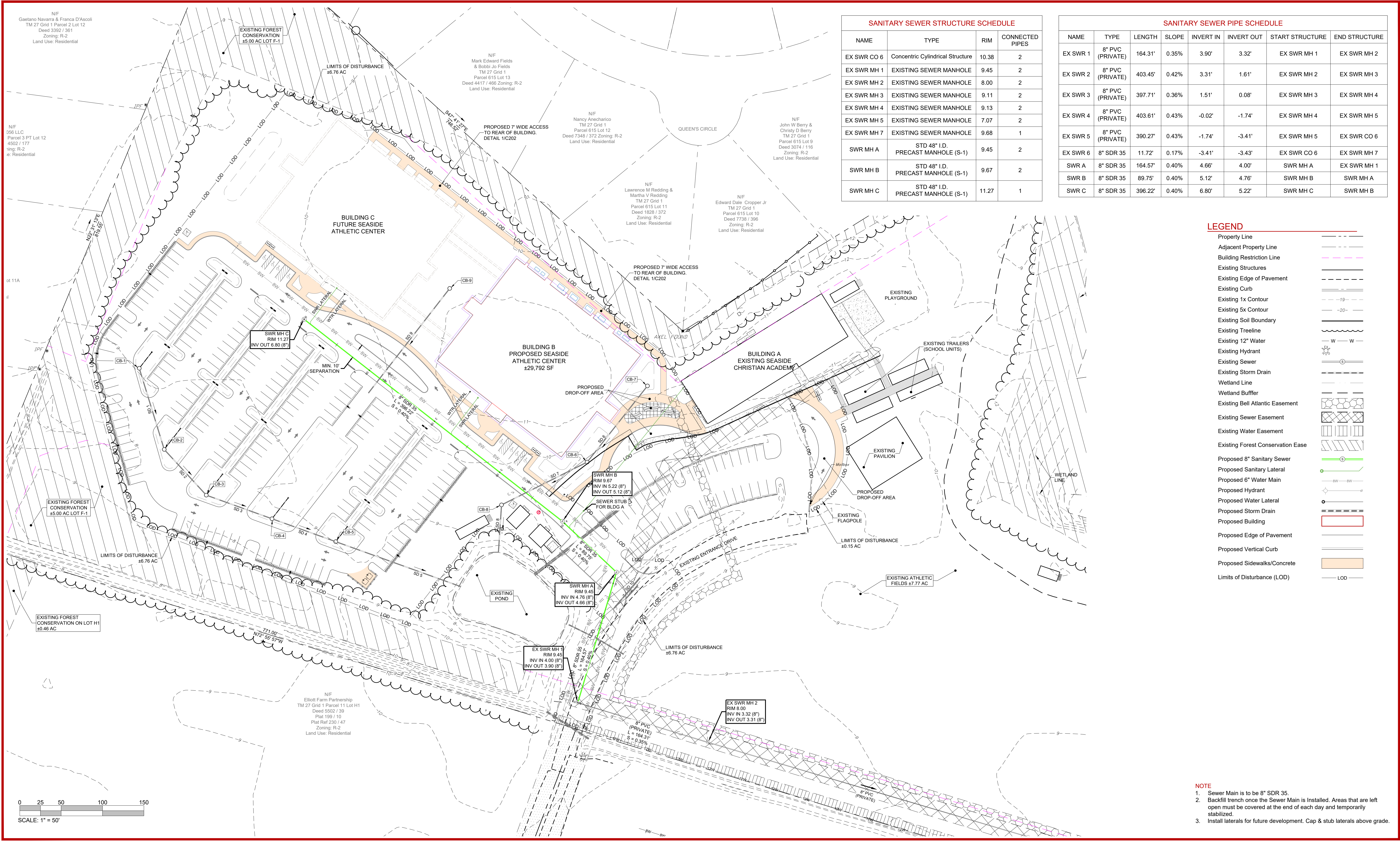
PROPOSED STORMWATER MANAGEMENT PLAN

PROJECT DATA	
Tax Map: 0027	Parcel: 0011 Lot F-1
WEST OCEAN CITY	
WORCESTER COUNTY, MARYLAND	
Drawn By: BZ	Checked By: SDE
Date: 02/14/25	
Scale: 1" = 50'	

REVISIONS	



Project No: 24-030
File Name: PR STRM 020525.dwg
Sheet No: C 301



SANITARY SEWER STRUCTURE SCHEDULE			
NAME	TYPE	RIM	CONNECTED PIPES
EX SWR CO 6	Concentric Cylindrical Structure	10.38	2
EX SWR MH 1	EXISTING SEWER MANHOLE	9.45	2
EX SWR MH 2	EXISTING SEWER MANHOLE	8.00	2
EX SWR MH 3	EXISTING SEWER MANHOLE	9.11	2
EX SWR MH 4	EXISTING SEWER MANHOLE	9.13	2
EX SWR MH 5	EXISTING SEWER MANHOLE	7.07	2
EX SWR MH 7	EXISTING SEWER MANHOLE	9.68	1
SWR MH A	STD 48" I.D. PRECAST MANHOLE (S-1)	9.45	2
SWR MH B	STD 48" I.D. PRECAST MANHOLE (S-1)	9.67	2
SWR MH C	STD 48" I.D. PRECAST MANHOLE (S-1)	11.27	1

SANITARY SEWER PIPE SCHEDULE							
NAME	TYPE	LENGTH	SLOPE	INVERT IN	INVERT OUT	START STRUCTURE	END STRUCTURE
EX SWR 1	8" PVC (PRIVATE)	164.31'	0.35%	3.90'	3.32'	EX SWR MH 1	EX SWR MH 2
EX SWR 2	8" PVC (PRIVATE)	403.45'	0.42%	3.31'	1.61'	EX SWR MH 2	EX SWR MH 3
EX SWR 3	8" PVC (PRIVATE)	397.71'	0.36%	1.51'	0.08'	EX SWR MH 3	EX SWR MH 4
EX SWR 4	8" PVC (PRIVATE)	403.61'	0.43%	-0.02'	-1.74'	EX SWR MH 4	EX SWR MH 5
EX SWR 5	8" PVC (PRIVATE)	390.27'	0.43%	-1.74'	-3.41'	EX SWR MH 5	EX SWR CO 6
EX SWR 6	8" SDR 35	11.72'	0.17%	-3.41'	-3.43'	EX SWR CO 6	EX SWR MH 7
SWR A	8" SDR 35	164.57'	0.40%	4.66'	4.00'	SWR MH A	EX SWR MH 1
SWR B	8" SDR 35	89.75'	0.40%	5.12'	4.76'	SWR MH B	SWR MH A
SWR C	8" SDR 35	396.22'	0.40%	6.80'	5.22'	SWR MH C	SWR MH B

LEGEND

- Property Line
- Adjacent Property Line
- Building Restriction Line
- Existing Structures
- Existing Edge of Pavement
- Existing Curb
- Existing 1x Contour
- Existing 5x Contour
- Existing Soil Boundary
- Existing Treeline
- Existing 12" Water
- Existing Hydrant
- Existing Sewer
- Existing Storm Drain
- Wetland Line
- Wetland Buffer
- Existing Bell Atlantic Easement
- Existing Sewer Easement
- Existing Water Easement
- Existing Forest Conservation Ease
- Proposed 8" Sanitary Sewer
- Proposed Sanitary Lateral
- Proposed 6" Water Main
- Proposed Hydrant
- Proposed Water Lateral
- Proposed Storm Drain
- Proposed Building
- Proposed Edge of Pavement
- Proposed Vertical Curb
- Proposed Sidewalks/Concrete
- Limits of Disturbance (LOD)

NOTE

- Sewer Main is to be 8" SDR 35.
- Backfill trench once the Sewer Main is Installed. Areas that are left open must be covered at the end of each day and temporarily stabilized.
- Install laterals for future development. Cap & stub laterals above grade.

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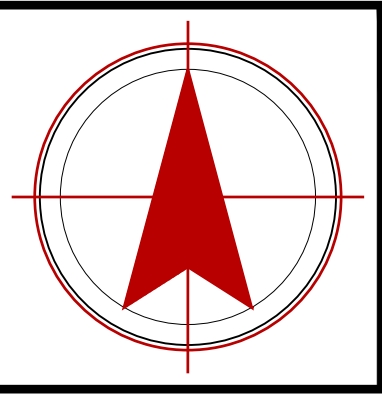
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 WORCESTER COUNTY, MARYLAND

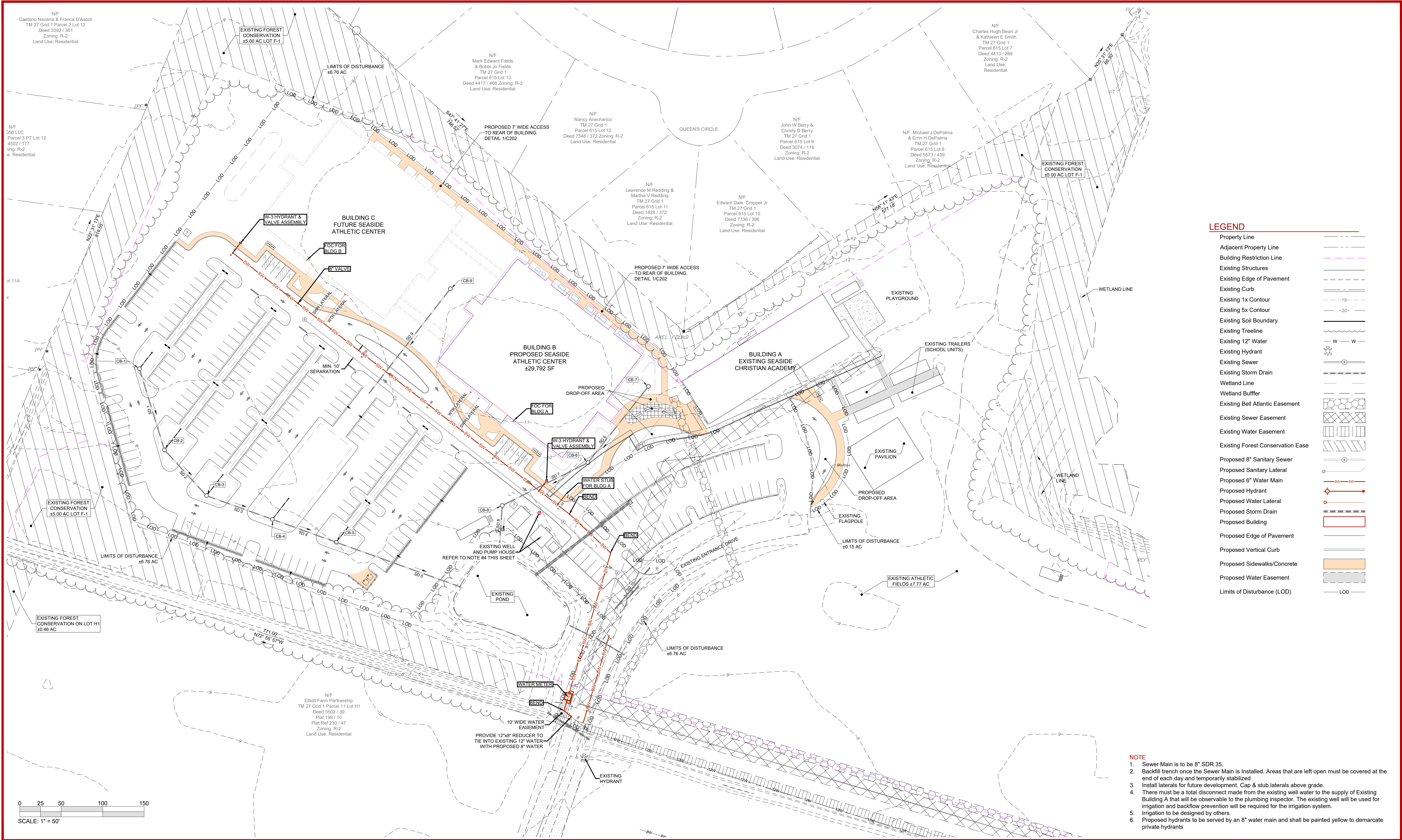
SANITARY SEWER PLAN

PROJECT DATA	
Tax Map: 0027	Parcel: 0011 Lot F-1
WEST OCEAN CITY	
WORCESTER COUNTY, MARYLAND	
Drawn By: BZ	Checked By: SDE
Date: 03/14/25	
Scale:	1" = 50'

REVISIONS	



Project No: **24-030**
 File Name: **UT 031125.dwg**
 Sheet No: **C 500**



LEGEND

Property Line	---
Adjacent Property Line	---
Building Restriction Line	---
Existing Structures	---
Existing Edge of Pavement	---
Existing Curb	---
Existing 1x Contour	---
Existing 5x Contour	---
Existing Soil Boundary	---
Existing Treeline	---
Existing 12" Water	W-W
Existing Hydrant	⊕
Existing Sewer	---
Existing Storm Drain	---
Wetland Line	---
Wetland Buffer	---
Existing Bell Atlantic Easement	---
Existing Sewer Easement	---
Existing Water Easement	---
Existing Forest Conservation Ease	---
Proposed 8" Sanitary Sewer	---
Proposed Sanitary Lateral	---
Proposed 6" Water Main	---
Proposed Hydrant	⊕
Proposed Water Lateral	---
Proposed Storm Drain	---
Proposed Building	---
Proposed Edge of Pavement	---
Proposed Vertical Curb	---
Proposed Sidewalks/Concrete	---
Proposed Water Easement	---
Limits of Disturbance (LOD)	---

- NOTE**
1. Sewer Main is to be 8" SDR 35.
 2. Backfill trench once the Sewer Main is installed. Areas that are left open must be covered at the end of each day and temporarily stabilized.
 3. Install laterals for future development. Cap & stub laterals above grade.
 4. There must be a total disconnect made from the existing well water to the supply of Existing Building A that will be observable to the plumbing inspector. The existing well will be used for irrigation and backflow prevention will be required for the irrigation system.
 5. Irrigation to be designed by others.
 6. Proposed hydrants to be served by an 8" water main and shall be painted yellow to demarcate private hydrants

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SEASIDE CHRISTIAN ACADEMY AND ATHLETIC CENTER
 WORCESTER COUNTY, MARYLAND

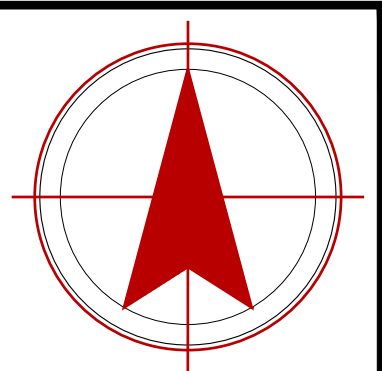
WATER SERVICE PLAN

PROJECT DATA

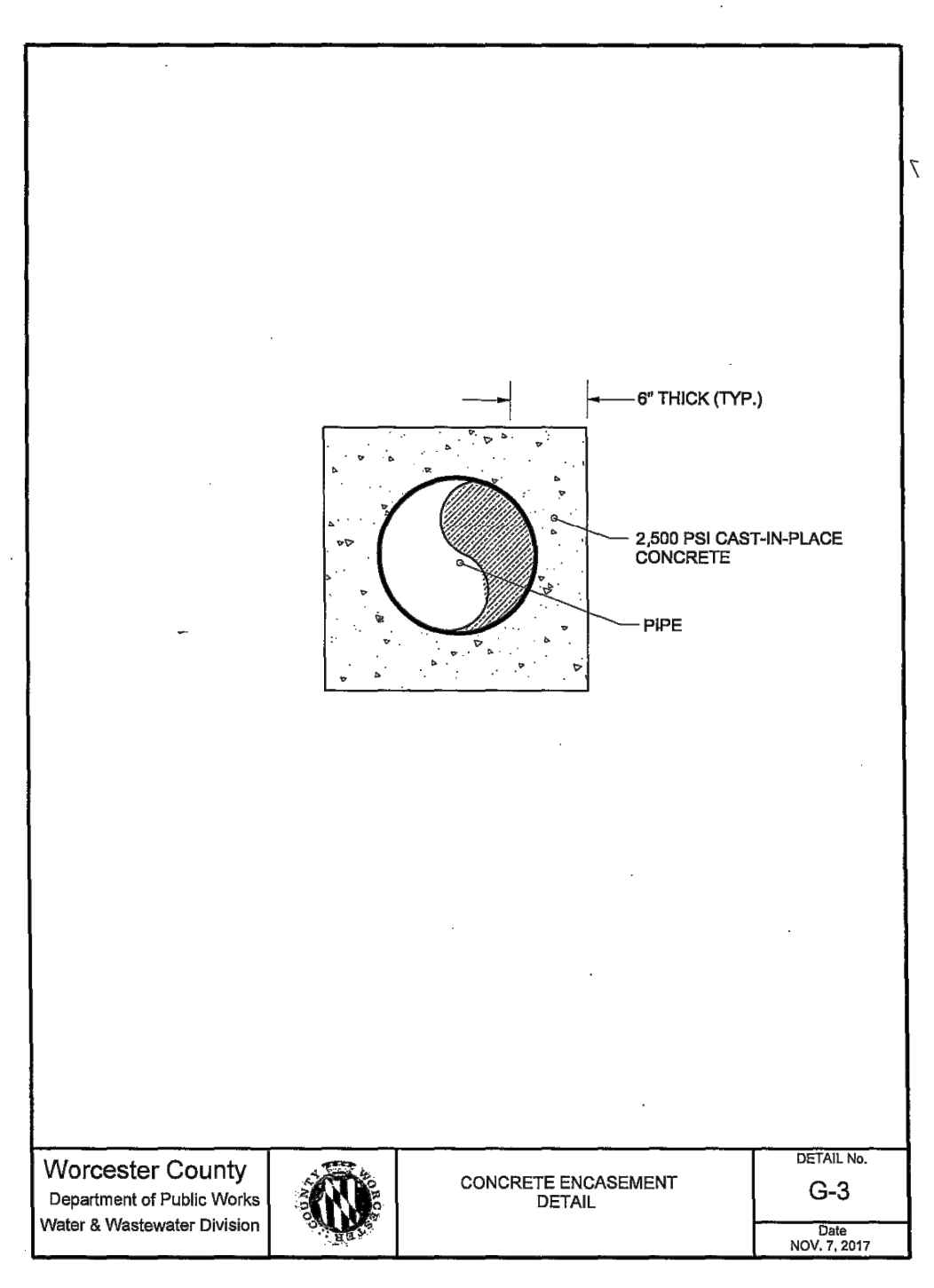
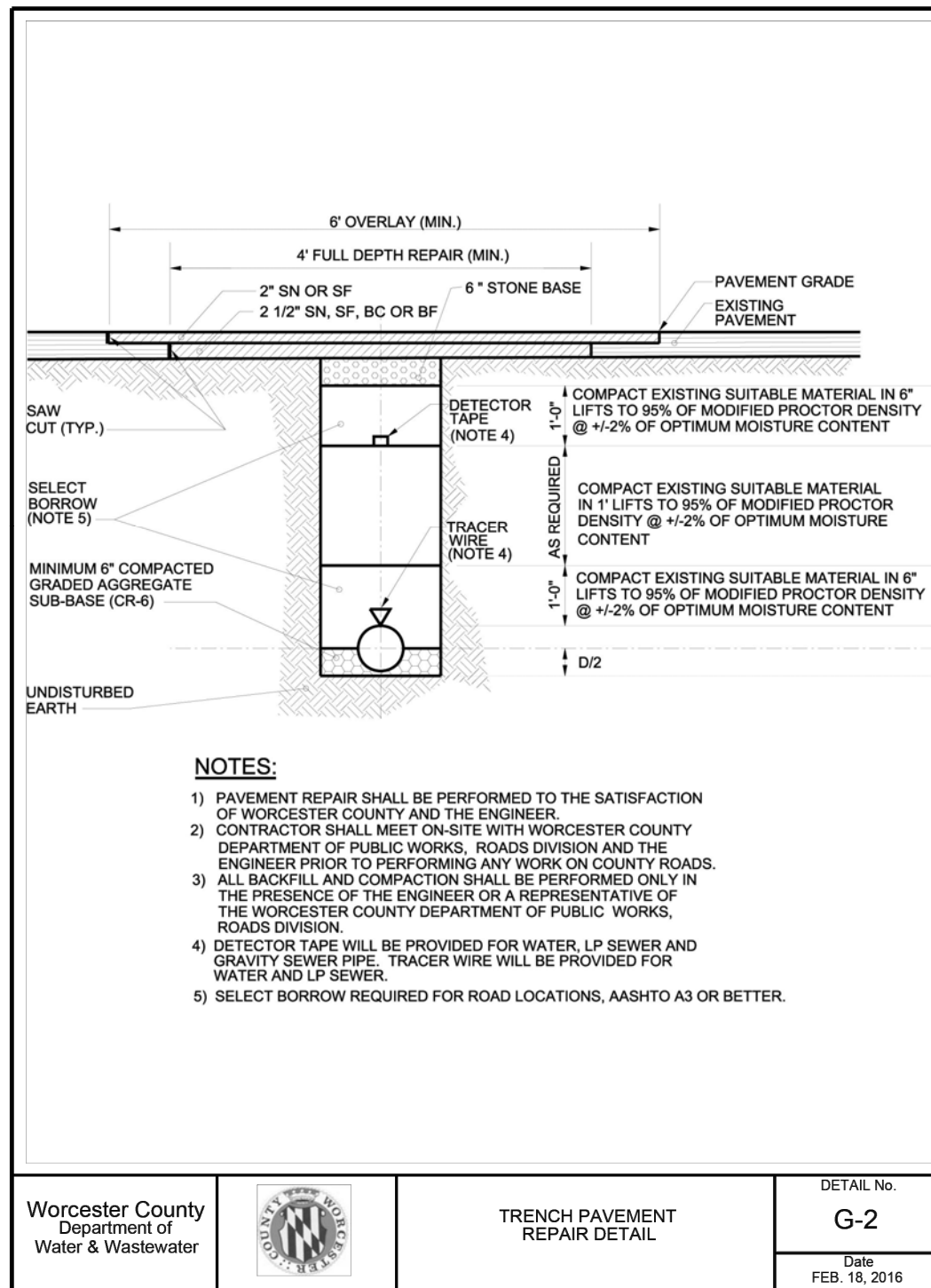
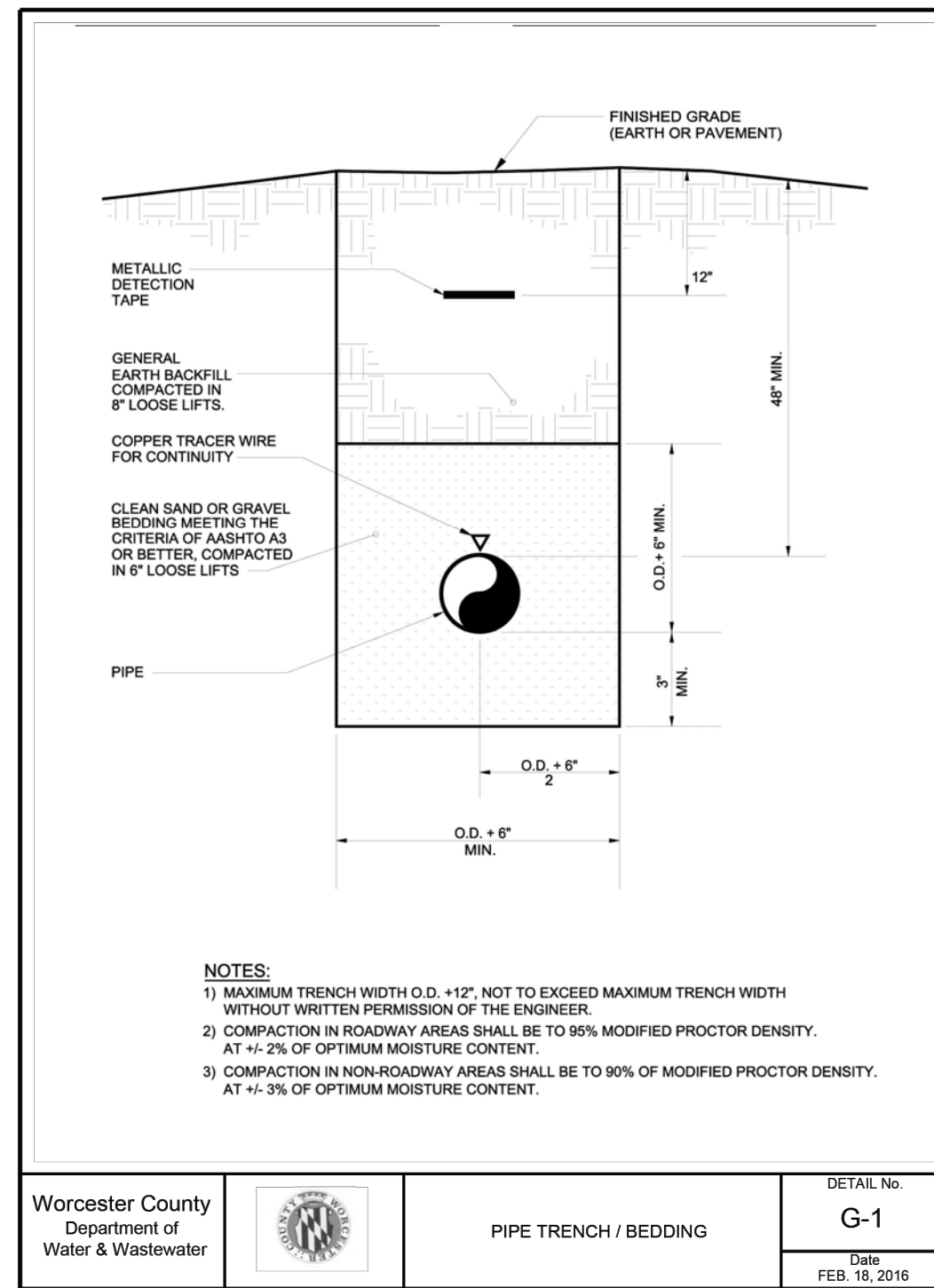
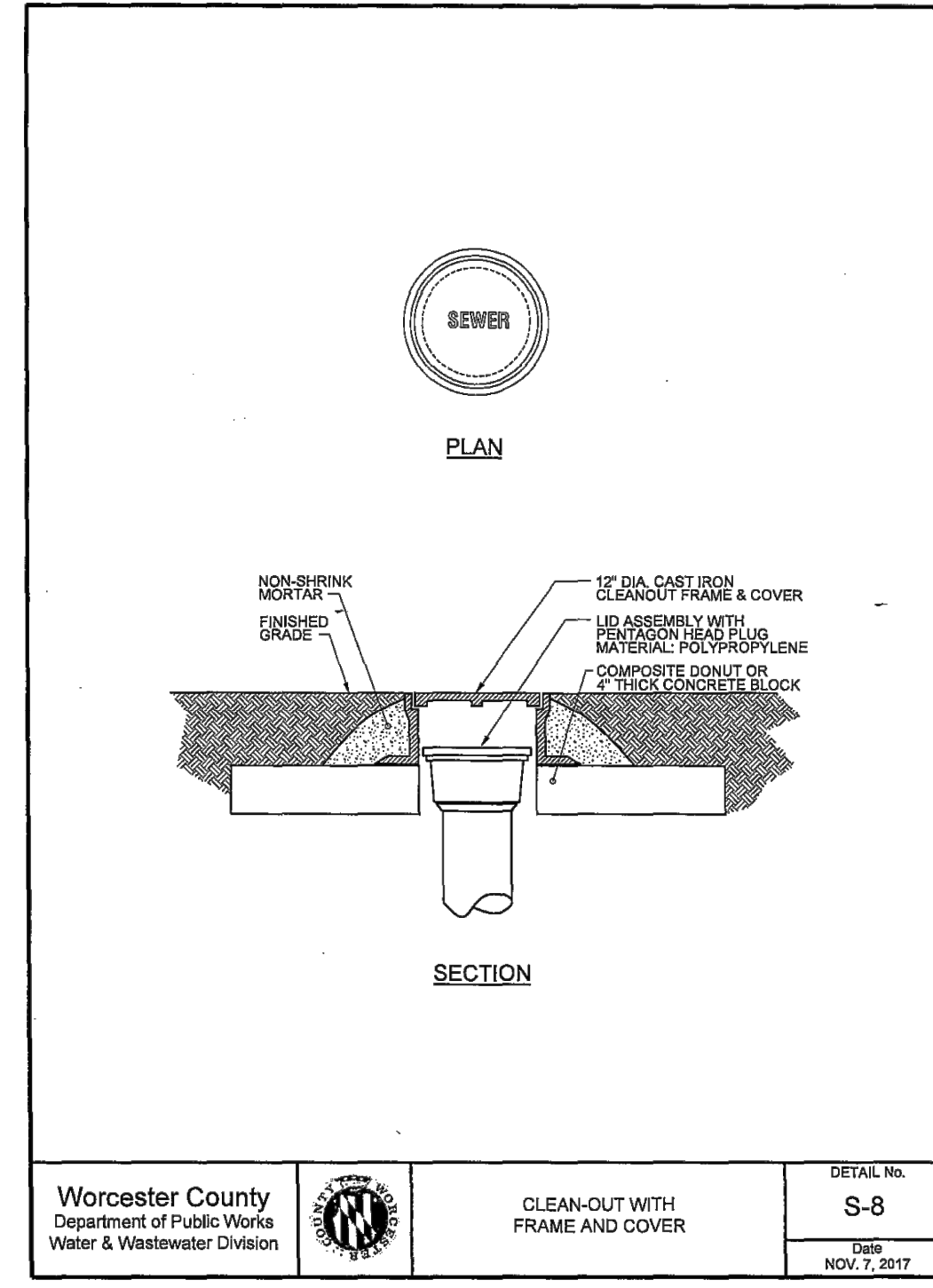
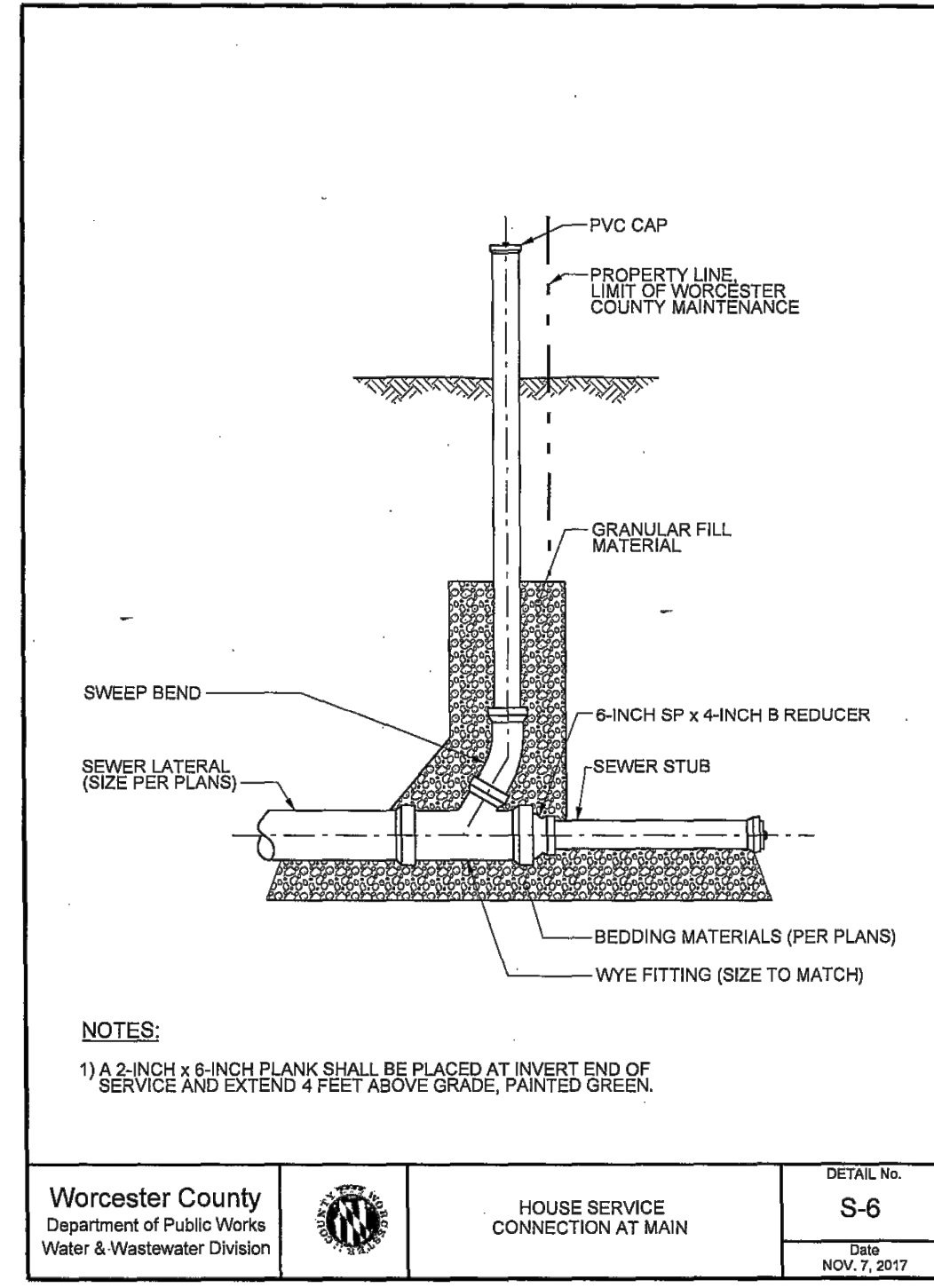
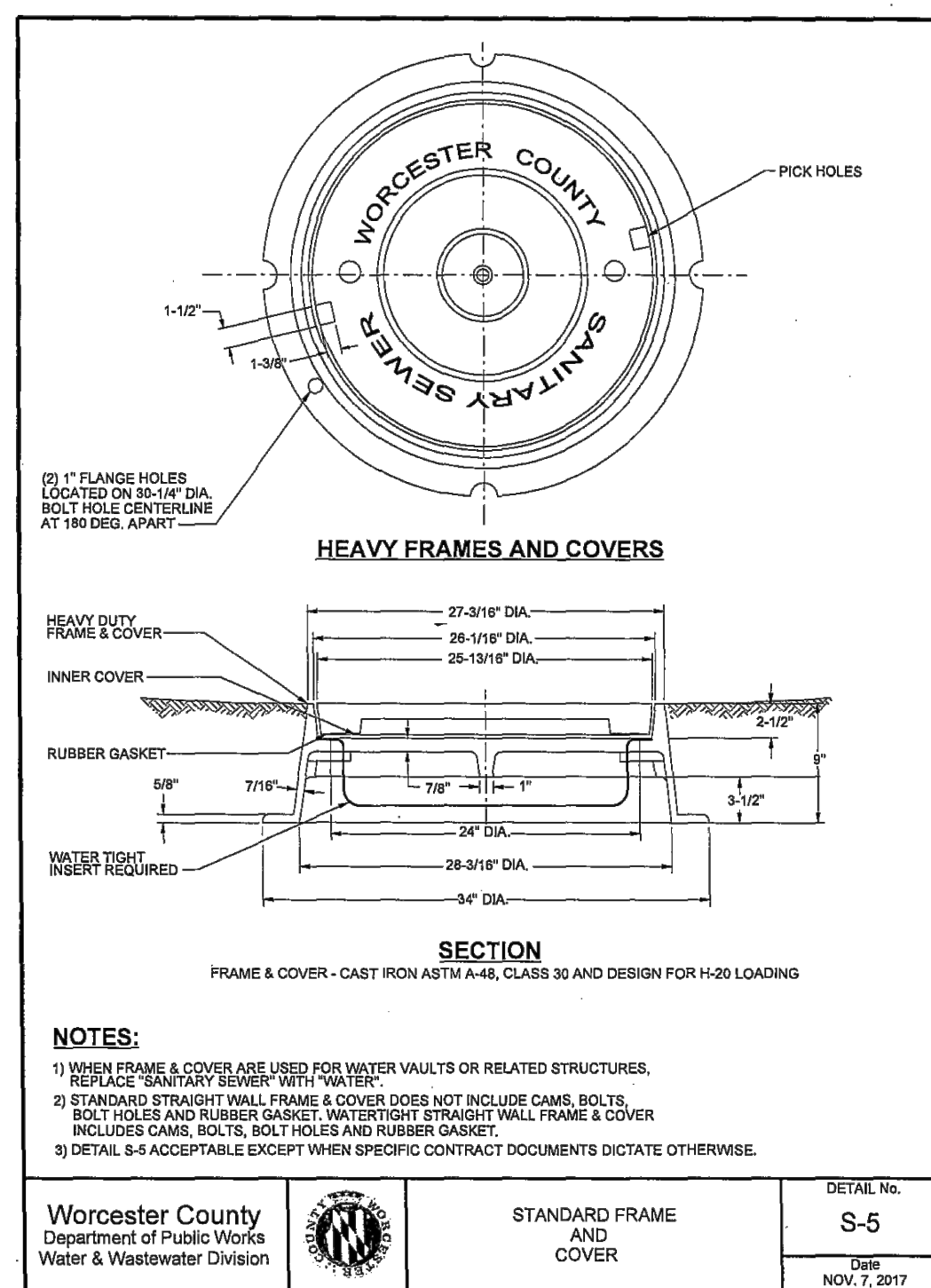
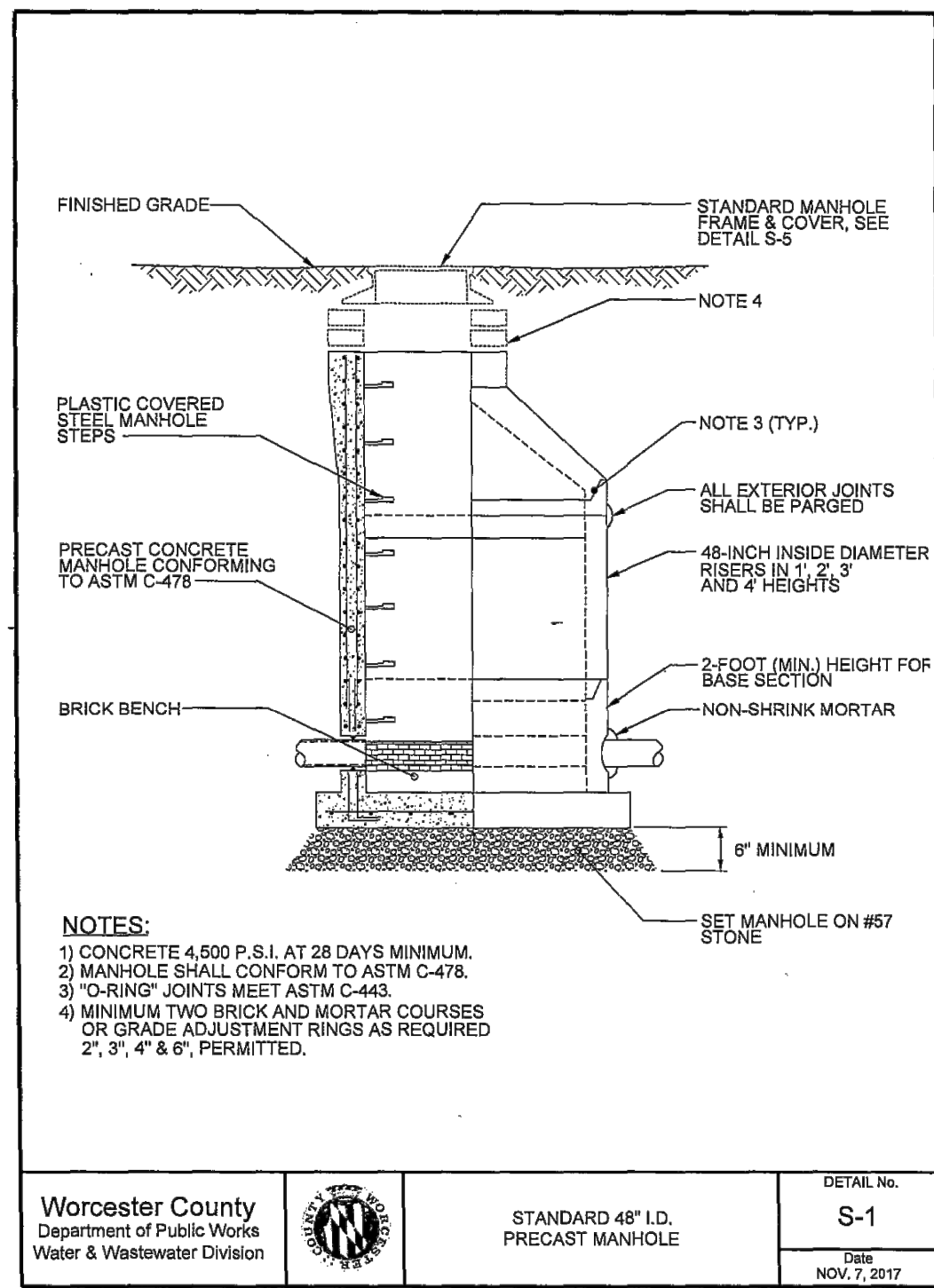
Tax Map: 0027	Parcel: 0011 Lot F-1
WEST OCEAN CITY	
WORCESTER COUNTY, MARYLAND	
Drawn By: BZ	Checked By: SDE
Date: 03/14/25	
Scale: 1" = 50'	

REVISIONS

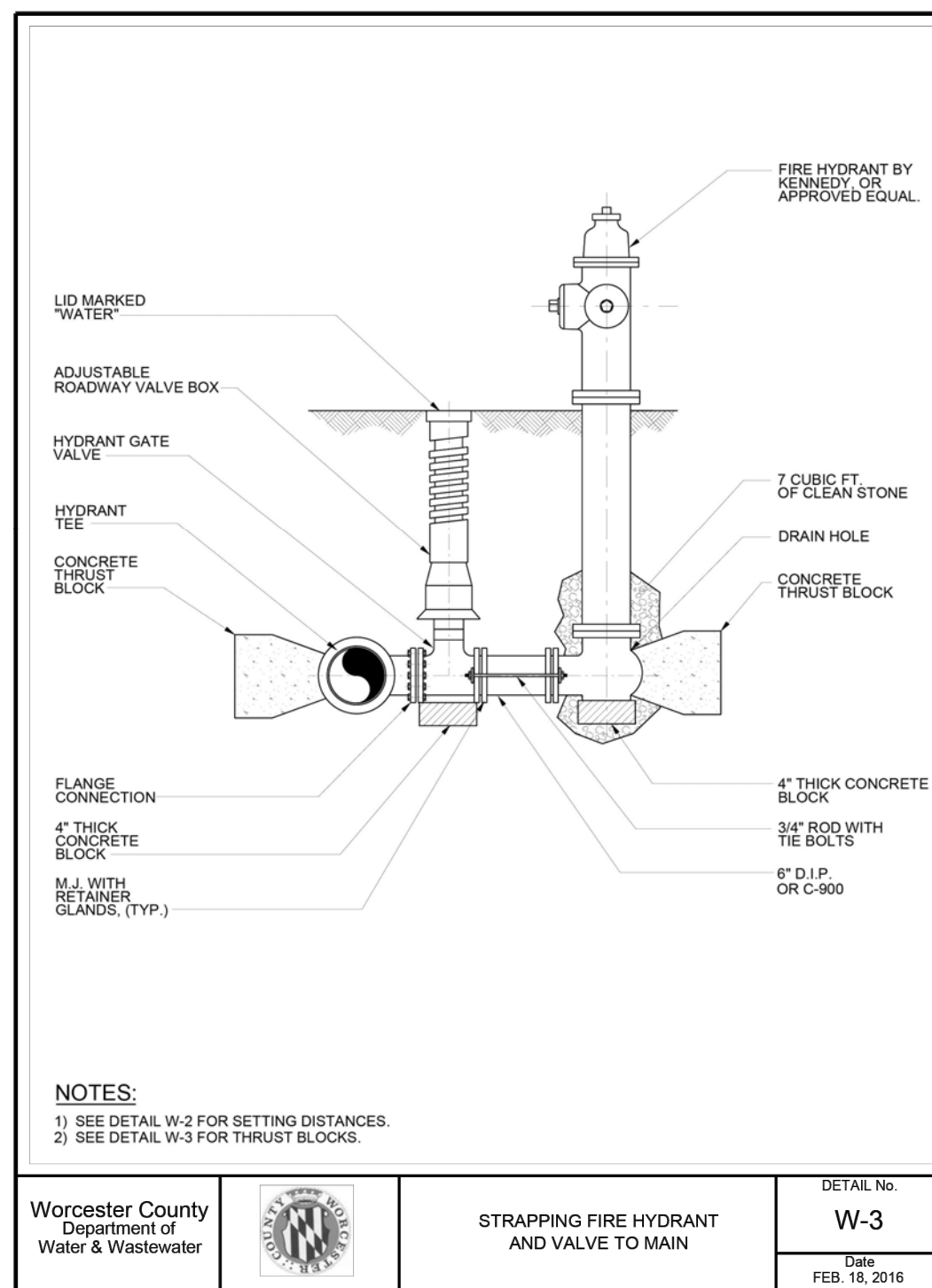
No.	Description



Project No: **24-030**
 File Name: **UT 031125.dwg**
 Sheet No: **C 501**



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					<p>Worcester County Department of Public Works Water & Wastewater Division</p>	<p>Worcester County Department of Public Works Water & Wastewater Division</p>	<p>Worcester County Department of Public Works Water & Wastewater Division</p>

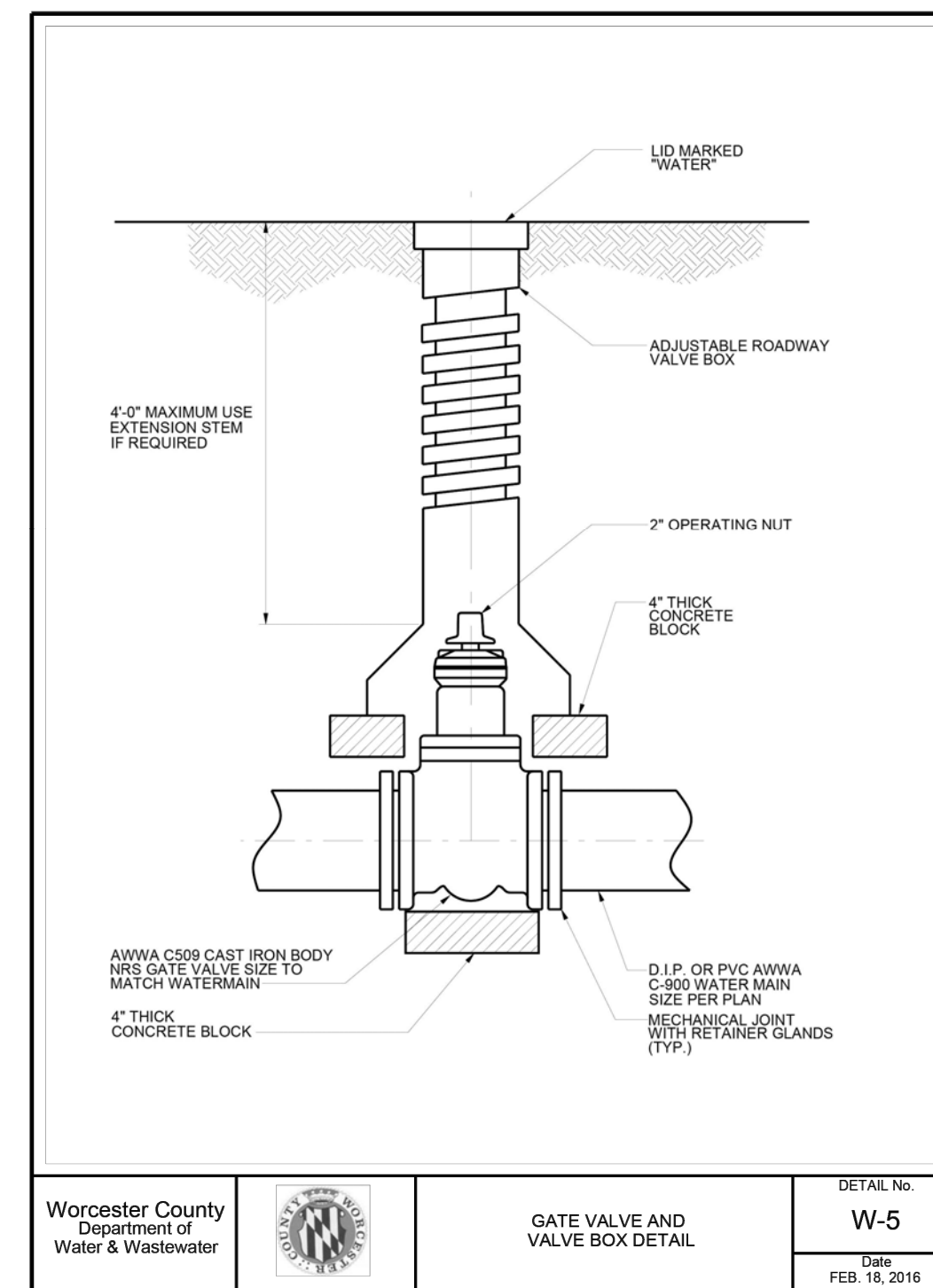


Worcester County Department of Water & Wastewater
 DETAIL No. **W-3**
 STRAPPING FIRE HYDRANT AND VALVE TO MAIN
 DATE: FEB. 18, 2016

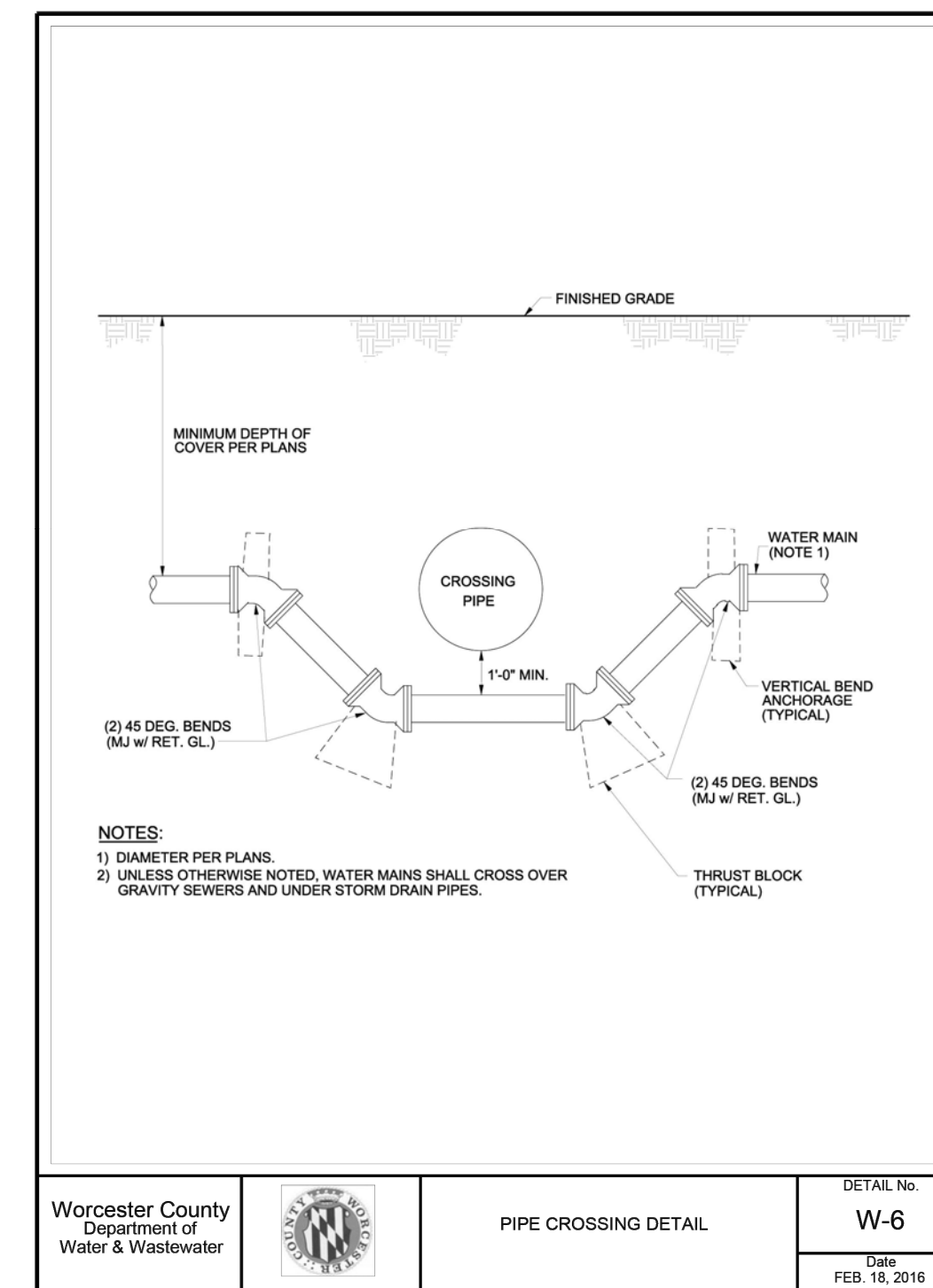
DIAMETER (Ø) OF PIPE	6" OR LESS	8"	12" OR GREATER
HOR. ANGLE: FROM 10° TO 45°	A: 0.75 FT	1.0 FT	1.5 FT
HOR. ANGLE: FROM 45° TO 90°	A: 1.0 FT	1.5 FT	2.0 FT
TEE CONNECTION:	A: 1.5 FT	1.75 FT	2.5 FT
VERTICAL BEND #5 BAR:	A: 2.0 FT	3.0 FT	4.0 FT
PLUG OR CAP:	A: 1.25 FT	1.5 FT	2.5 FT

1) ALL HORIZONTAL BENDS SHALL HAVE CONCRETE THRUST BLOCKS WITH MINIMUM BEARING AREAS AGAINST UNDISTURBED SOIL.
 2) BEARING AREAS ARE BASED UPON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 0.5 TONS PER SQUARE FOOT. FOR LESSER SOIL CAPACITY, THESE AREAS SHALL BE INCREASED ACCORDINGLY.
 3) THRUST BLOCKS SHALL BE POURED DIRECTLY AGAINST TRENCH WALLS.
 4) NO JOINT SHALL BE COVERED WITH CONCRETE.
 5) CONCRETE SHALL BE OF A MINIMUM OF 2500 P.S.I. STRENGTH.

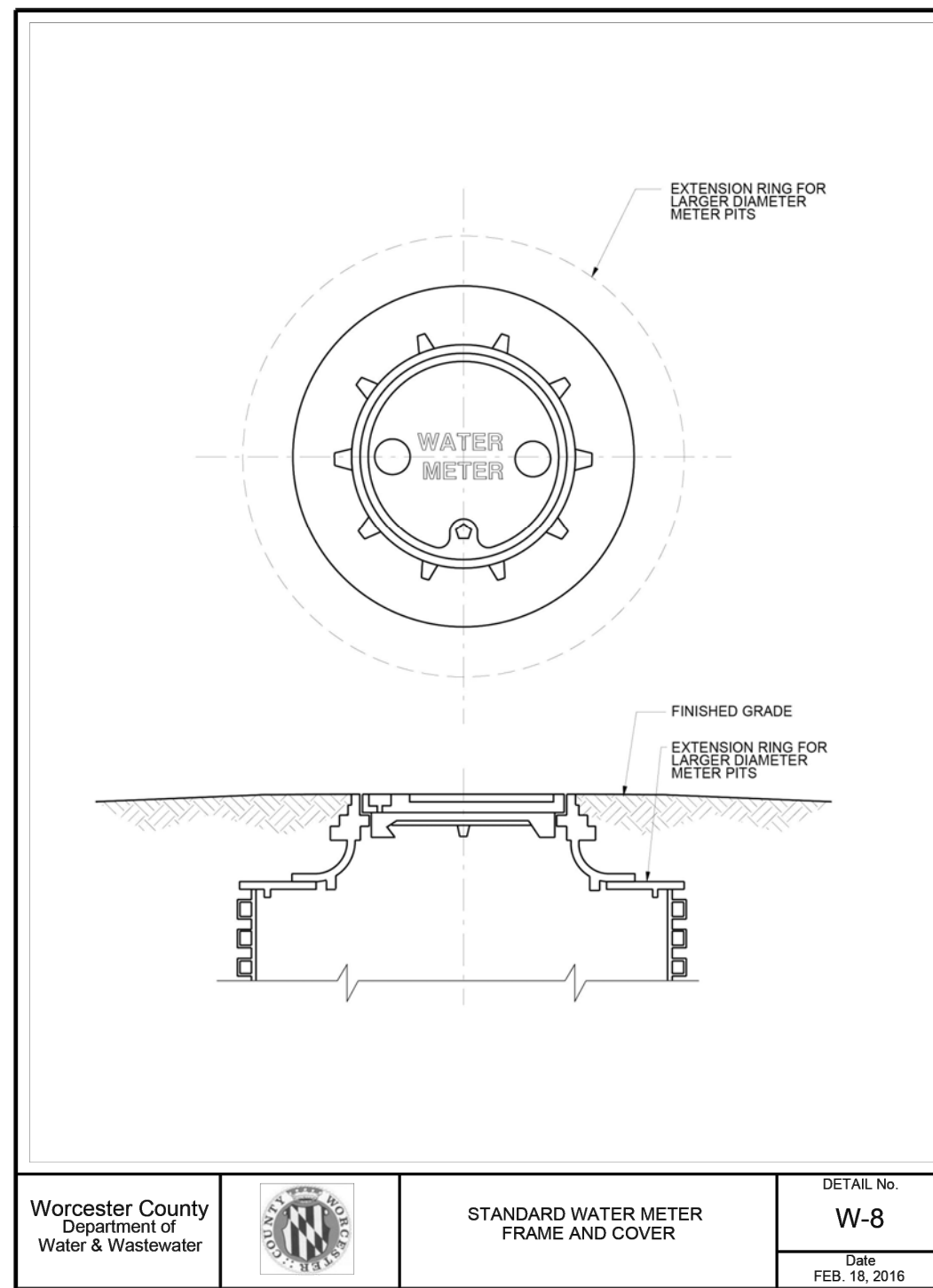
Worcester County Department of Water & Wastewater
 DETAIL No. **W-4**
 THRUST BLOCKS AND VERTICAL BEND ANCHORAGE
 DATE: FEB. 18, 2016



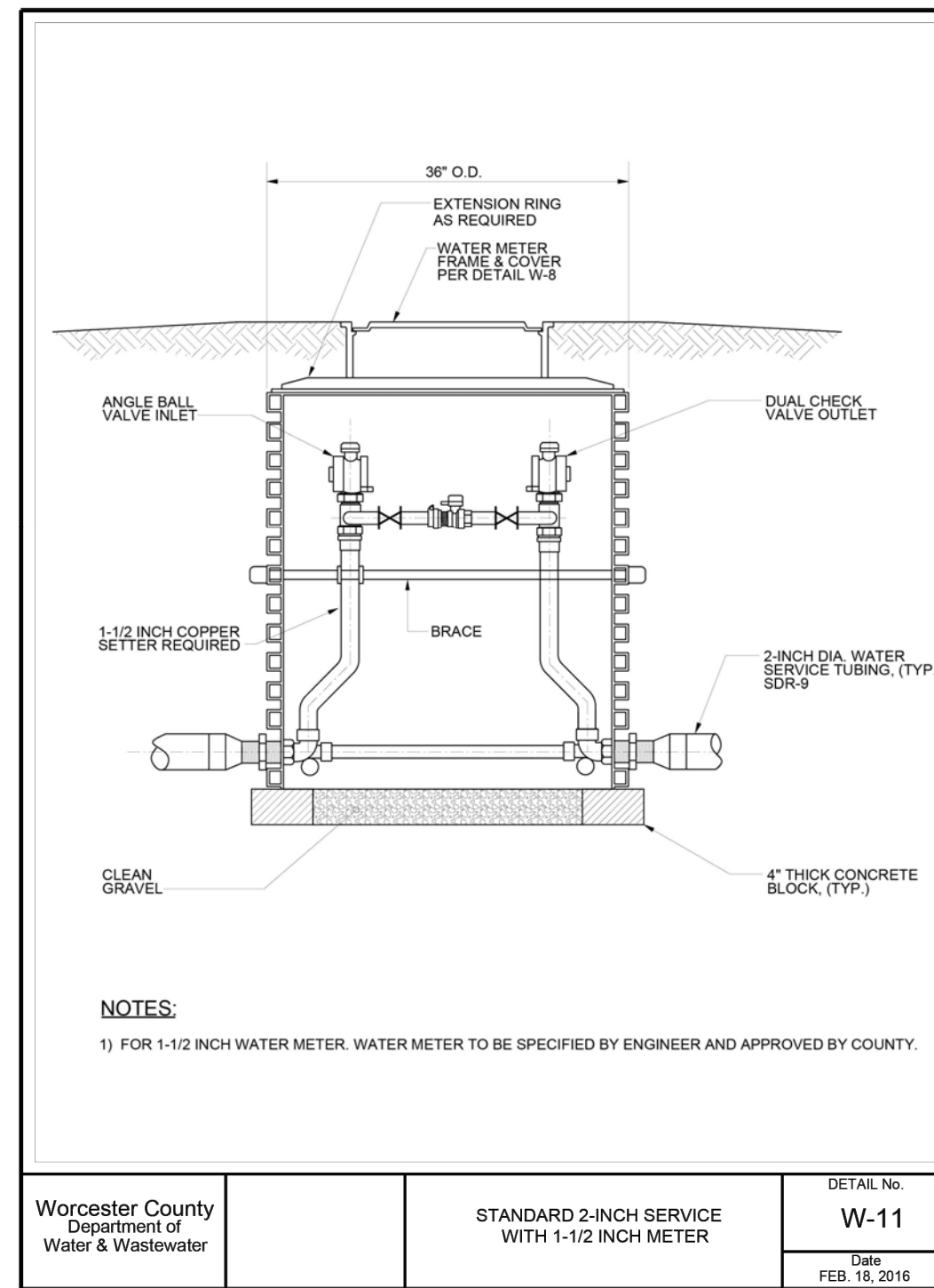
Worcester County Department of Water & Wastewater
 DETAIL No. **W-5**
 GATE VALVE AND VALVE BOX DETAIL
 DATE: FEB. 18, 2016



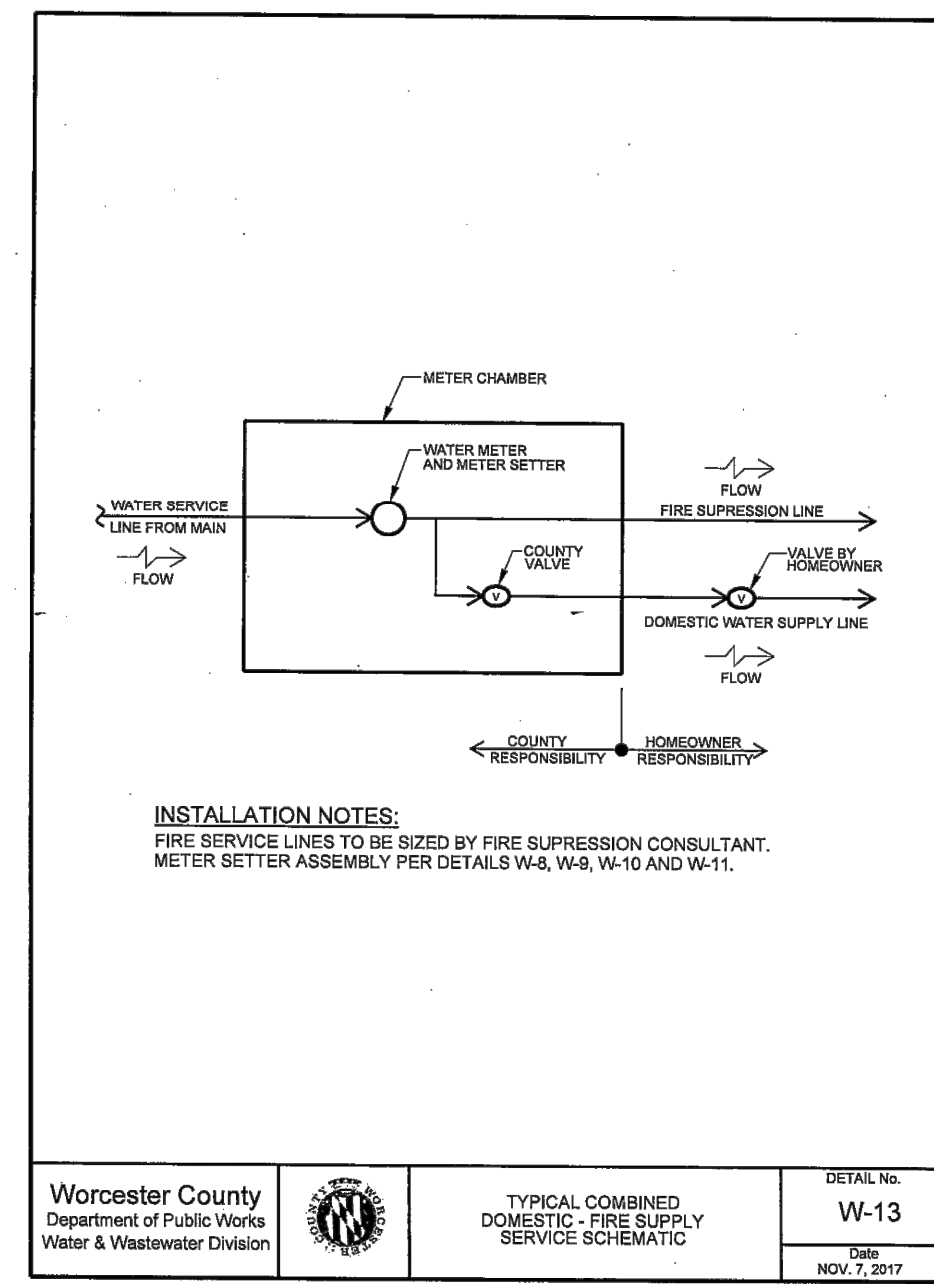
Worcester County Department of Water & Wastewater
 DETAIL No. **W-6**
 PIPE CROSSING DETAIL
 DATE: FEB. 18, 2016



Worcester County Department of Water & Wastewater
 DETAIL No. **W-8**
 STANDARD WATER METER FRAME AND COVER
 DATE: FEB. 18, 2016



Worcester County Department of Water & Wastewater
 DETAIL No. **W-11**
 STANDARD 2-INCH SERVICE WITH 1-1/2 INCH METER
 DATE: FEB. 18, 2016



Worcester County Department of Public Works Water & Wastewater Division
 DETAIL No. **W-13**
 TYPICAL COMBINED DOMESTIC FIRE SUPPLY SERVICE SCHEMATIC
 DATE: NOV. 7, 2017

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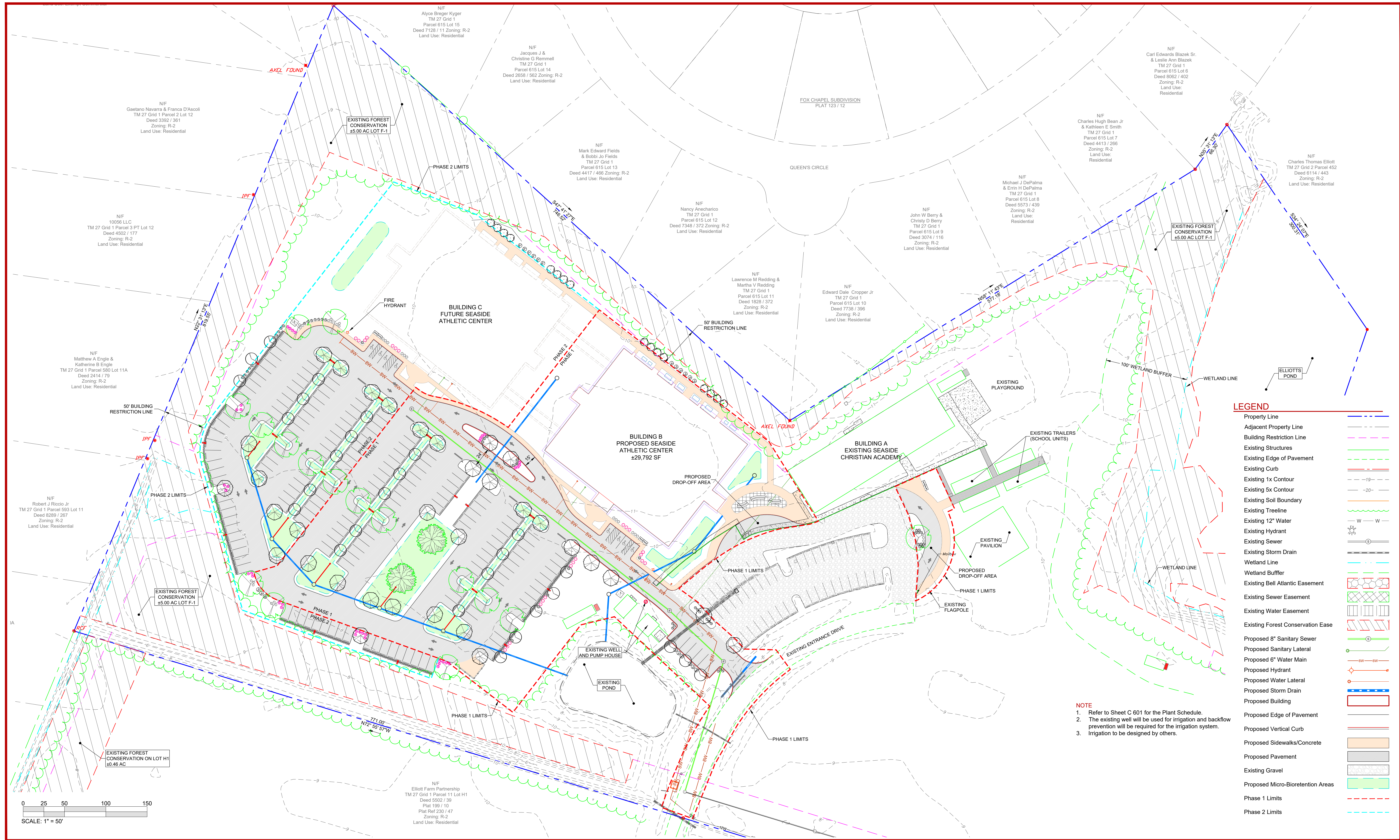
SEASIDE CHRISTIAN ACADEMY AND ATHLETIC CENTER
 WORCESTER COUNTY, MARYLAND

WATER SERVICE DETAILS

PROJECT DATA	
Tax Map: 0027	Parcel: 0011 Lot F-1
WYST OCEAN CITY	
WORCESTER COUNTY, MARYLAND	
Drawn By: BZ	Checked By: SDE
Date: 03/14/25	
Scale:	NTS

REVISIONS	

Project No.: **24-030**
 File Name: **UT 031125.dwg**
 Sheet No.: **C 504**



LEGEND

Property Line	---
Adjacent Property Line	---
Building Restriction Line	---
Existing Structures	---
Existing Edge of Pavement	---
Existing Curb	---
Existing 1x Contour	---
Existing 5x Contour	---
Existing Soil Boundary	---
Existing Treeline	---
Existing 12" Water	---
Existing Hydrant	---
Existing Sewer	---
Existing Storm Drain	---
Wetland Line	---
Wetland Buffer	---
Existing Bell Atlantic Easement	---
Existing Sewer Easement	---
Existing Water Easement	---
Existing Forest Conservation Easement	---
Proposed 8" Sanitary Sewer	---
Proposed Sanitary Lateral	---
Proposed 6" Water Main	---
Proposed Hydrant	---
Proposed Water Lateral	---
Proposed Storm Drain	---
Proposed Building	---
Proposed Edge of Pavement	---
Proposed Vertical Curb	---
Proposed Sidewalks/Concrete	---
Proposed Pavement	---
Existing Gravel	---
Proposed Micro-Bioretentation Areas	---
Phase 1 Limits	---
Phase 2 Limits	---

NOTE
 1. Refer to Sheet C 601 for the Plant Schedule.
 2. The existing well will be used for irrigation and backflow prevention will be required for the irrigation system.
 3. Irrigation to be designed by others.

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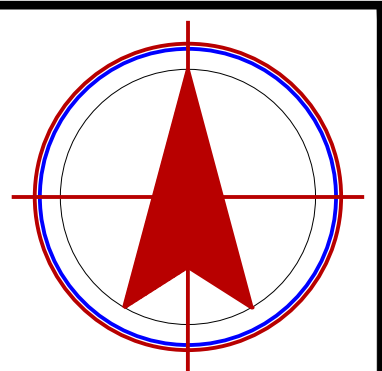
SEASIDE CHRISTIAN ACADEMY AND ATHLETIC CENTER
 WORCESTER COUNTY, MARYLAND

LANDSCAPE PLAN

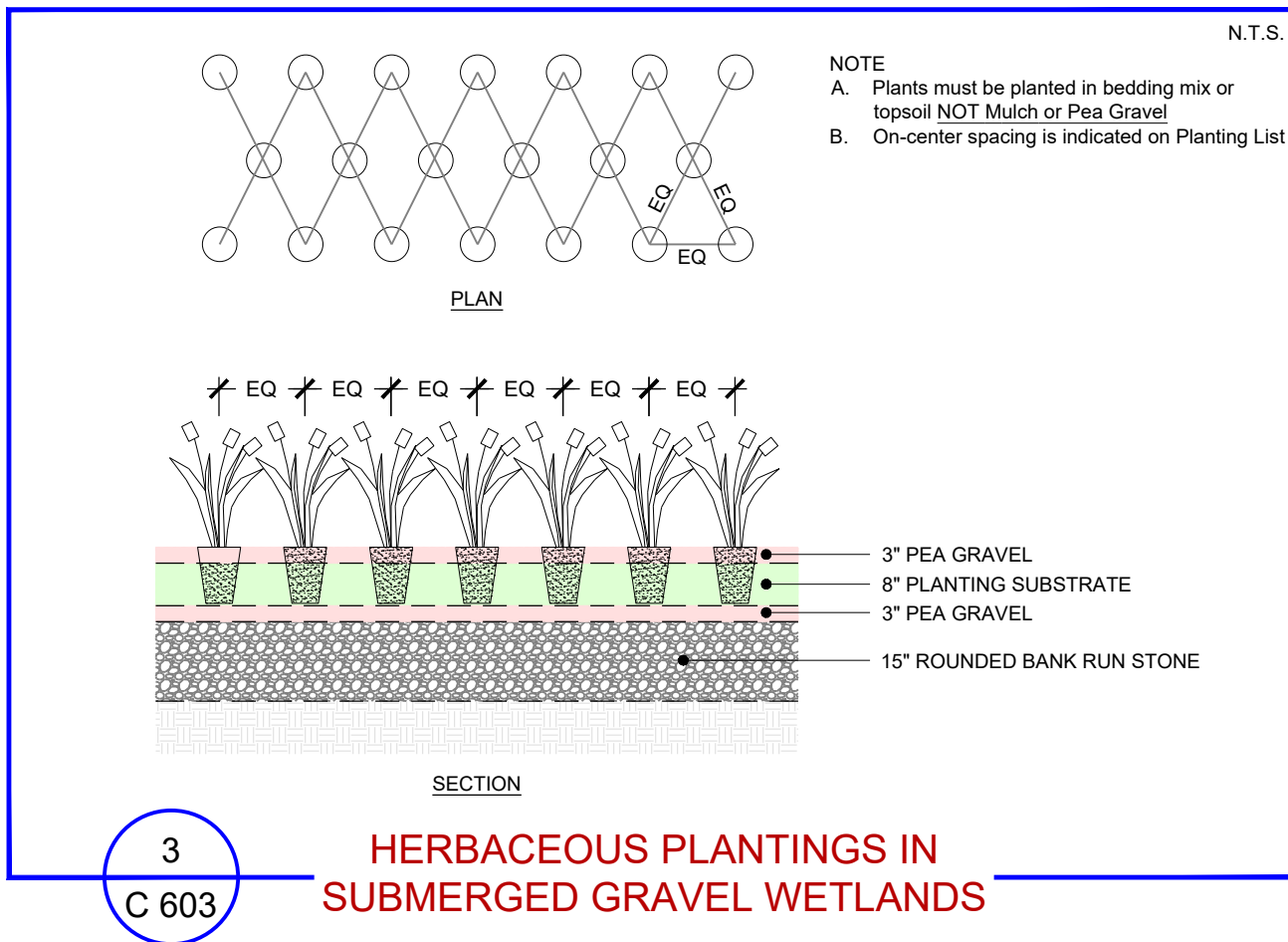
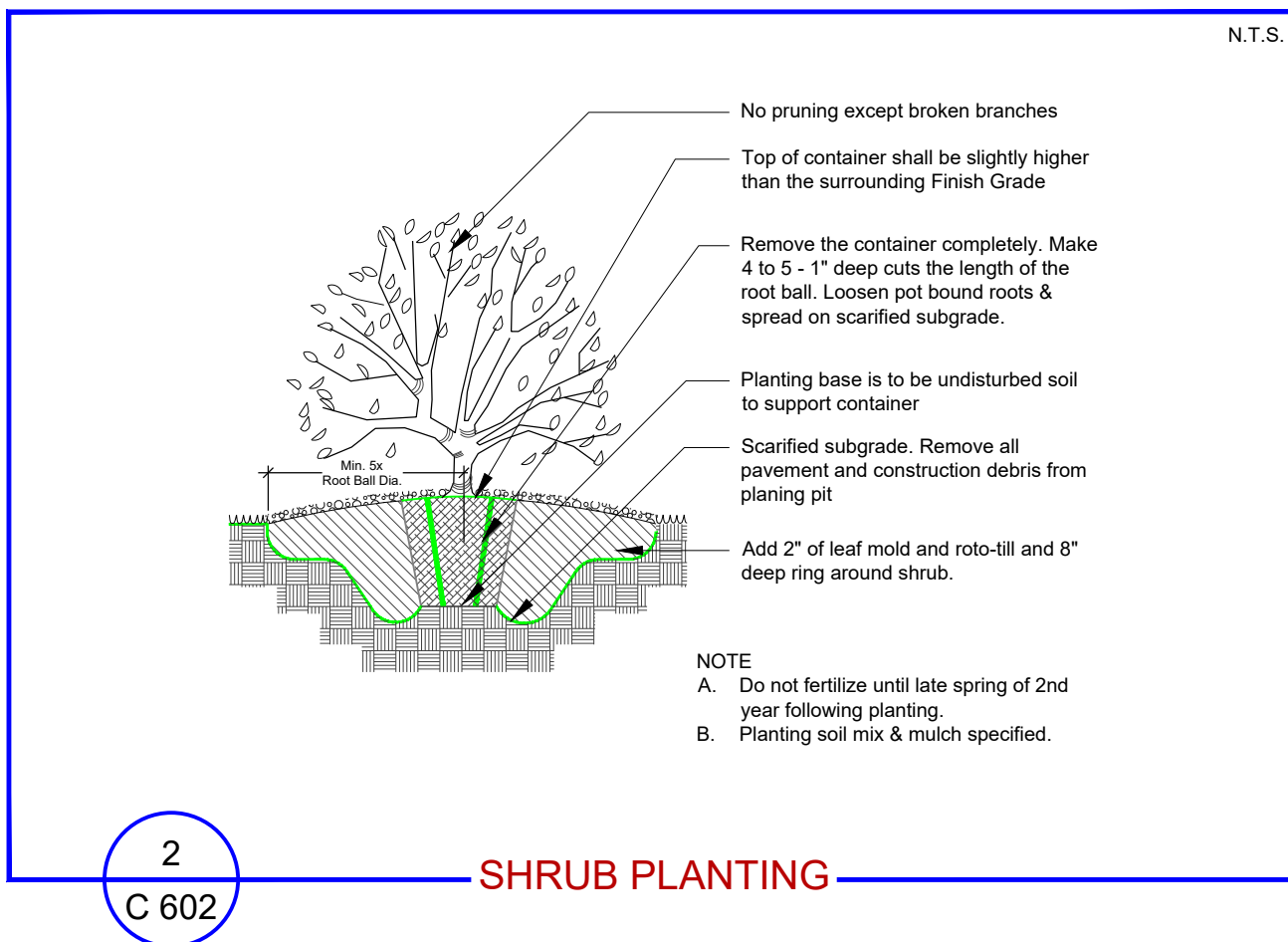
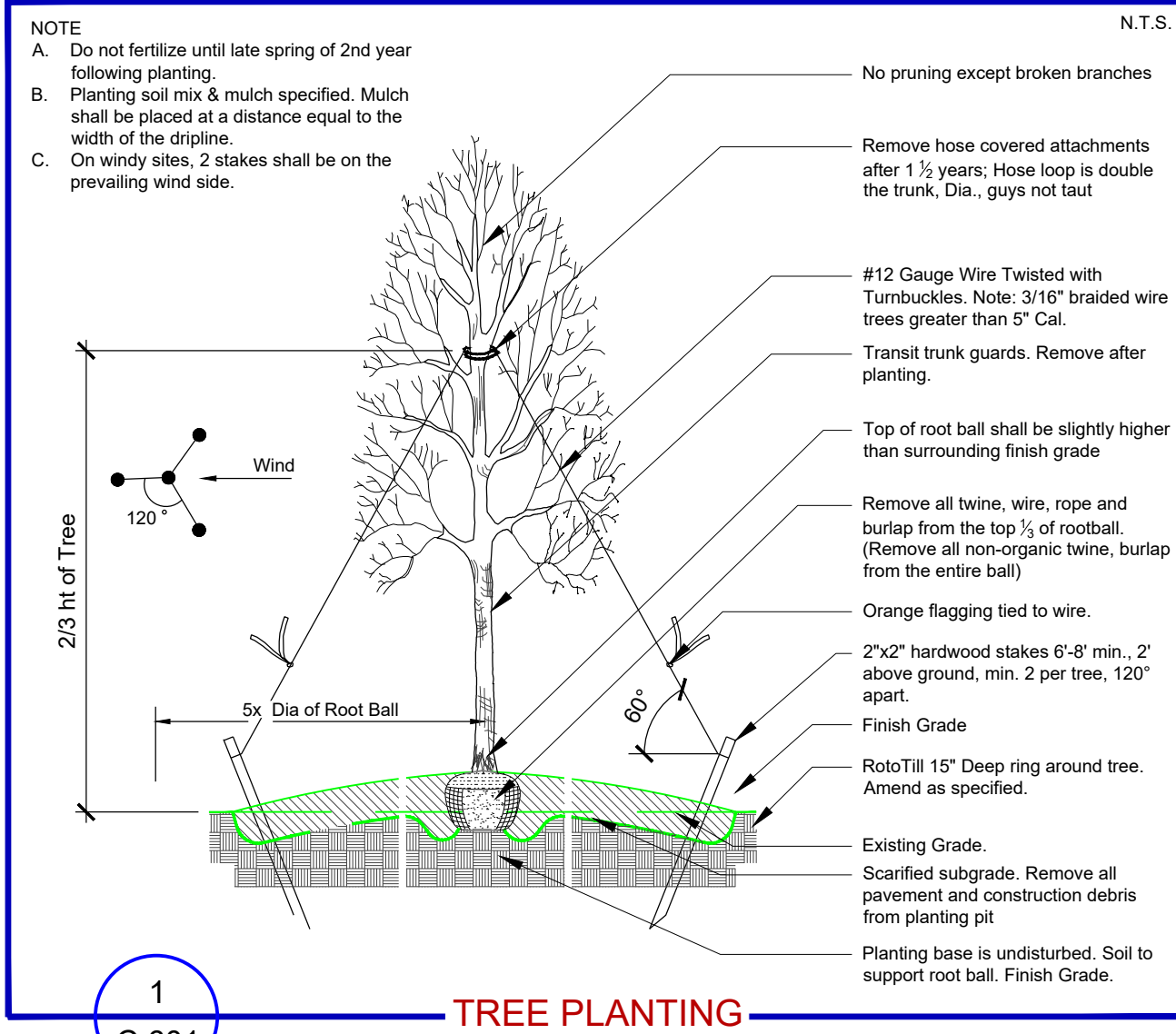
PROJECT DATA

Tax Map: 0027	Parcel: 0011 Lot F-1
WEST OCEAN CITY	
WORCESTER COUNTY, MARYLAND	
Drawn By: BZ	Checked By: SDE
Date: 03/14/25	
Scale: 1" = 50'	

REVISIONS



Project No: **24-030**
 File Name: **LS 031325.dwg**
 Sheet No: **C 600**



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.
- Severage 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 Herbicide:** shall be Treflan or approved equivalent.
- Transect 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% will 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", whichever 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 sided to prevent strangulation.
 - F. Failure to comply with planting procedures outlined above is basis for rejection of plant material by landscape architect.
 - G. Transect 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 red 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 planting 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-O-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 O-F-241, Type 1, Grade A recommended for grass, with 50% of the elements derived from organic sources, of proportion necessary to eliminate 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 1/2 inches. Do not cut more than 1/3 of the grass 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 requirements for completion of work. Maintenance or other work remaining to be done shall be subject to re-inspection prior to final acceptance.

PLANT LIST - PHASE 1

SYMBOL	ABBREV.	PHASE 1 QUANTITY	PHASE 2 QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE REQUIRED	MATURE SIZE
	AR	9	7	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	MIN. 10" TALL	H: 40'-70' S: 30'-50'
	BN	2	0	BETULA NIGRA	RIVER BIRCH	MIN. 10" TALL	H: 40'-60' S: 40'-60'
	LAN	23	10	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	MIN. 10" TALL	H: 20' S: 20'
	LAT	17	11	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	MIN. 10" TALL	H: 15'-20' S: 15'-20'
	MP	15	6	MYRICA PENNSYLVANICA	BAYBERRY	18"-24" MIN.	H: 5'-10' S: 5'-10'
	IO	8	8	ILEX OPACA	AMERICAN HOLLY	3 GALLON	H: 15'-20' S: 10'-20'
	RR	16	7	ROSA 'X' RADTKO	DOUBLE KNOCK OUT ROSE	18" MIN.	H: 3'-4' S: 3'-4'
	ASP	26	10	AZALEA SATSUKI 'GUMPO PINK'	PINK AZALEA	18" MIN.	H: 3' S: 3'
	ASW	22	13	AZALEA 'X' GUMPO WHITE	WHITE AZALEA	18" MIN.	H: 3' S: 3'
	MSA	18	9	MISCANTHUS SINENSIS 'ADIAGO'	ADIAGO MAIDEN GRASS	1 GAL. CONT.	H: 4'-5' S: 3'-4'
	MSG	13	5	MISCANTHUS SINENSIS 'GRACIMILLUS'	MAIDEN GRASS	1 GAL. CONT.	H: 4'-7' S: 3'-6'
	MC	6	6	MUHLENBERGIA CAPILLARRIS	PINK MUHLY GRASS	1 GAL. CONT.	H: 2'-3' S: 2'-3'

MICRO-BIORETENTION AREAS TO BE PLANTED PER APPENDIX A. LANDSCAPE GUIDANCE FOR STORMWATER BMPs OF THE MARYLAND STORMWATER DESIGN MANUAL

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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

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 Land Planning Consultants • GIS Services
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SEASIDE CHRISTIAN ACADEMY AND ATHLETIC CENTER
 WORCESTER COUNTY, MARYLAND

LANDSCAPE PLAN DETAILS & NOTES

PROJECT DATA

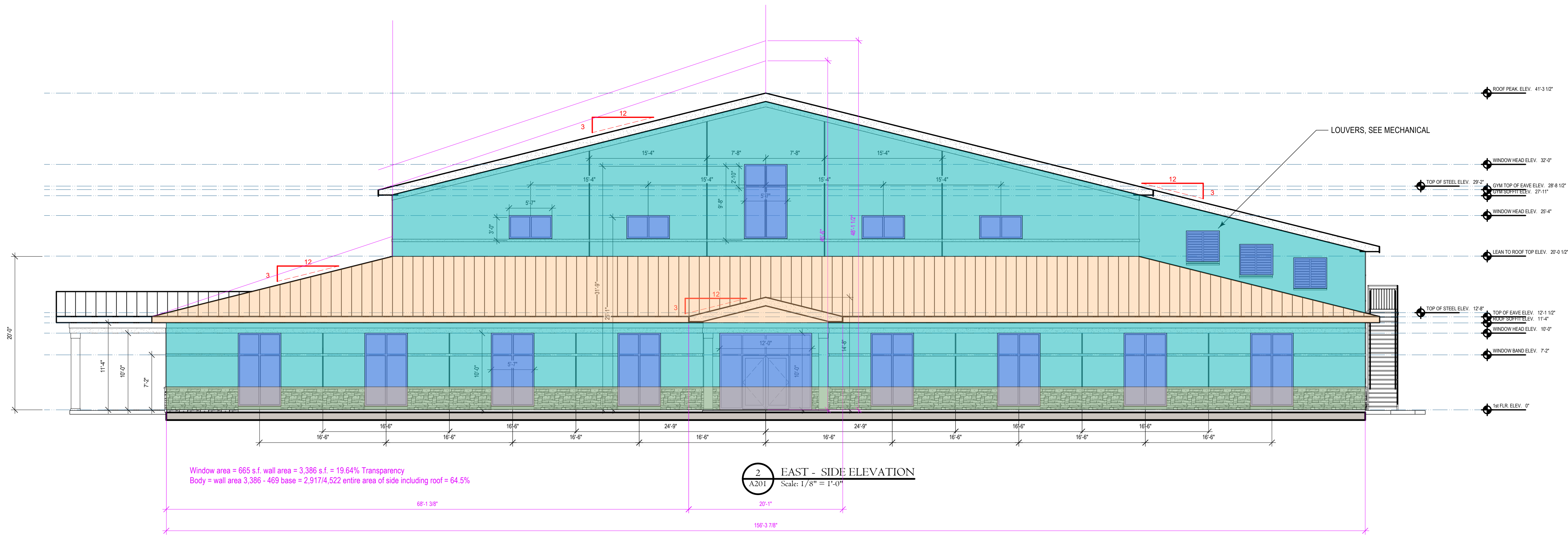
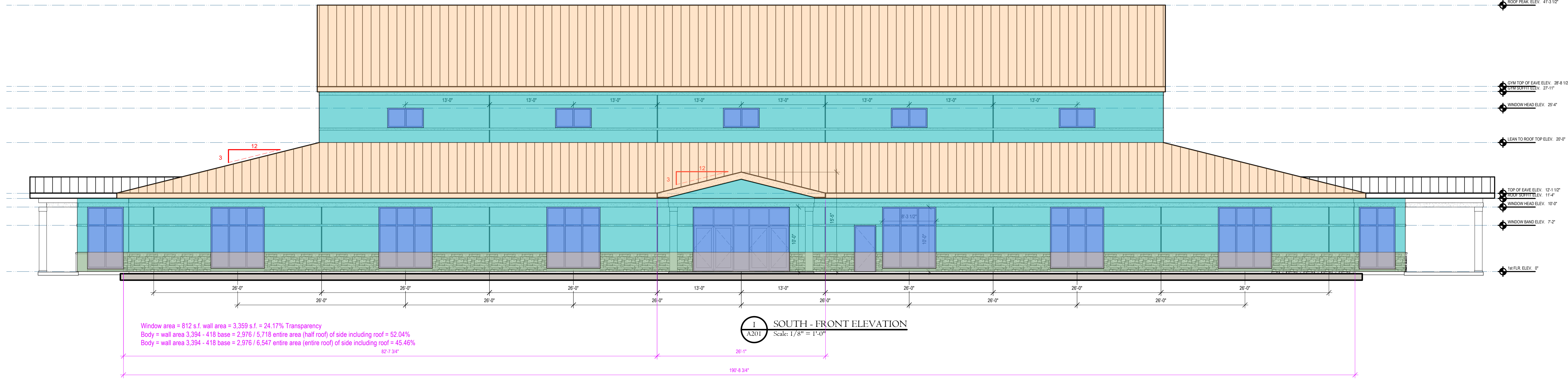
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WVST OCEAN CITY	
WORCESTER COUNTY, MARYLAND	
Drawn By: BZ	Checked By: SDE
Date: 03/14/25	
Scale:	NTS

REVISIONS

Project No: **24-030**

File Name: **LS 031325.dwg**

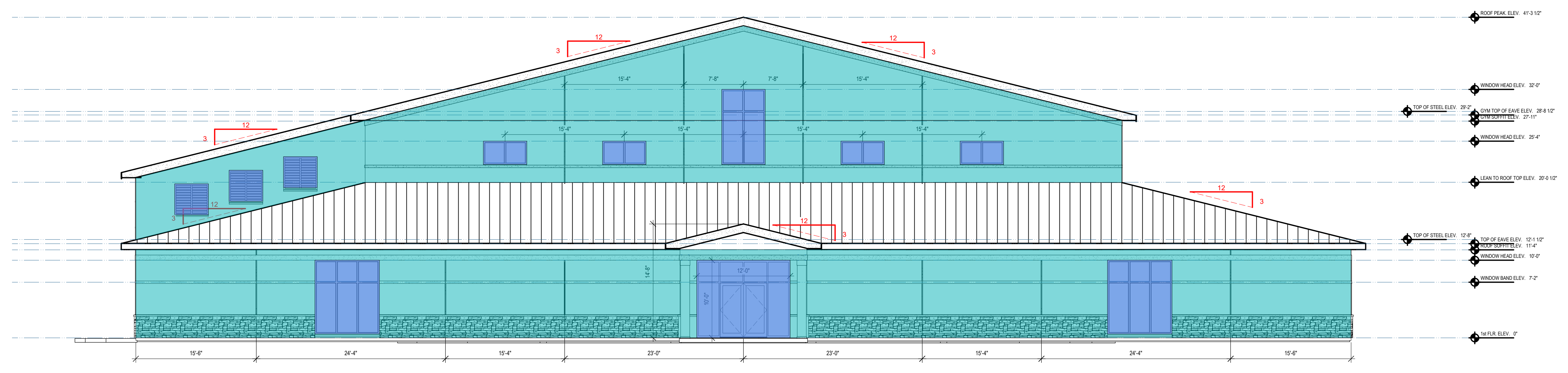
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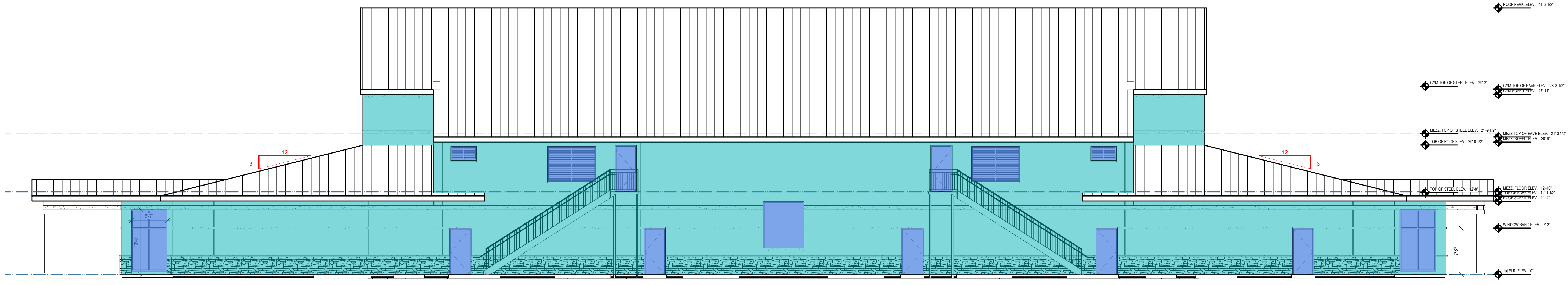
PROJECT DATA: Project Number: 24-030 File: Seaside_Academy_P1_Just-Gym_CD1.rvt Project Date: 5/20/2023 Plot Date: Mar 12, 2025 10:58:16 AM Sheet Date: 3/12/2025 Sheet Scale: 1/8" = 1'-0"	
FRONT & EAST SIDE ELEVATIONS	
Project Title: SEASIDE ATHLETIC CENTER GYMNASIUM & CLASSROOM BUILDING NEW CONSTRUCTION	Project Address: 12637 ROCEAN GATEWAY U.S. ROUTE 50 OCEAN CITY, MARYLAND 21842
<p>VISTA DESIGN, INC. Engineers • Architects • Surveyors • Landscape Architects • Land Planning Consultants 11634 Western Highway Showell, Maryland 21862 Phone: (410) 525-2874 email: info@vistadesigninc.com</p>	
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Date: Submission Notes:	#
A201	

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3 WEST - SIDE ELEVATION
A202 Scale: 1/8" = 1'-0"

Window area = 399 s.f. wall area = 3,386 s.f. = 11.78% Transparency



4 NORTH - REAR ELEVATION
A202 Scale: 1/8" = 1'-0"

#	Date	Submission Notes

PROJECT DATA:	
Project Number: 24-030	File: Seaside_Academy_P1_Jas-Gym_CD1.rvt
Project Date: 5/20/2023	Plot Date: Mar 12, 2025 10:58:23 AM
Sheet Date: 3/12/2025	Sheet Scale: 1/8" = 1'-0"

WEST SIDE & REAR ELEVATIONS

SEASIDE ATHLETIC CENTER
GYMNASIUM & CLASSROOM BUILDING
NEW CONSTRUCTION

12637 ROCEAN GATEWAY
U.S. ROUTE 50
OCEAN CITY, MARYLAND 21842

VISTA DESIGN, INC.
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Sheet No.
A202

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1 FRONT PERSPECTIVE ELEVATION
Scale: 1/4" = 1'-0"



2 FRONT RIGHT PERSPECTIVE ELEVATION
Scale: 1/4" = 1'-0"

3 MATERIALS

				
BASE - CULTURED STONE IN "PHEASANT"	E.I.F.S. FIELD COLOR DRYVIT "SUPER WHITE"	E.I.F.S. ACCENT COLOR 1 DRYVIT "DARK CHOCOLATE"	E.I.F.S. ACCENT COLOR 2 DRYVIT "DOVEY SKY"	STANDING SEAM METAL ROOFING & FASCIA TRIM - FAC CLAD IN "SLATE GRAY"

T.R.C. - 3/12/2025

<p>PROJECT DATA:</p> <p>Project Number: 24-030 File: Seaside_Academy_P1_Just-Gym_CD1.rvt Project Date: 5/20/2023 Plot Date: Mar 12, 2025 10:58:29 AM Sheet Date: 3/12/2025 Sheet Scale: NONE</p>		<p>Submission Notes:</p>
<p>PERSPECTIVE ELEVATIONS</p>		<p>Sheet Title:</p>
<p>Project Title: SEASIDE ATHLETIC CENTER GYMNASIUM & CLASSROOM BUILDING NEW CONSTRUCTION</p>		<p>Project Address: 12637 B OCEAN GATEWAY U.S. ROUTE 50 OCEAN CITY, MARYLAND 21842</p>
<p>VISTA DESIGN, INC. 11634 Westover Highway, Shovel, Maryland 21862 Phone: (410) 525-2874 email: info@vistadesigninc.com</p>		
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<p>Sheet No. A203</p>		<p>Scale:</p>

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1 RIGHT SIDE PERSPECTIVE ELEVATION
Scale: 3/16" = 1'-0"



2 RIGHT REAR PERSPECTIVE ELEVATION
Scale: 3/16" = 1'-0"

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<p>Sheet No. A204</p>		<p>* COPY RIGHT: THESE DRAWINGS, THE DESIGN AND CONSTRUCTION FEATURES ARE THE SOLE PROPERTY OF VISTA DESIGN, INC. AND SHALL NOT BE COPIED, ALTERED OR REUSED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT FROM VISTA DESIGN, INC. AND CHRISTOPHER S. FERGER, AIA NCARB. *</p>					

Seaside Athletic Center Gymnasium & Classroom Building Design Guideline Review & Waiver Request

The following is a review of the Worcester County Design Guidelines and Waiver Request for the new Seaside Athletic Center Gymnasium and Classroom Building. The new building is to be ~29,000 g.s.f. 189' x 156' P.E.M.B. that includes a 130' x 97' taller gymnasium section. Even though the building's address is Ocean Gateway the building is more than 1,400 feet from the intersection of Rt. 50 & Rt. 611 and entirely behind the White Marlin Mall shopping center.

- Section 4: Design Principles:
 - This building meets the Human Scale requirement by setting the taller mass of the gymnasium in 30' from the perimeter walls that have a lower roof line.
- Section 5: Architectural Traditions:
 - This building utilizes simple geometric forms and building symmetry, with hip roofs and gable roofed entries and is in keeping with the Seaside Architecture Tradition.
 - Fenestration is in a symmetrical pattern with larger windows being proportionally (1/3) bigger than the smaller windows and this creates a balanced facade.
 - Tall windows go to the ceiling line of the classrooms spaces and appear as transom windows with a mullion at door head height.
 - This building utilizes large plate glass storefront windows for a modern contemporary look.
 - Entryways will have columns that have a base and a capital.
 - A trim band at door head height and a frieze board rim above windows contribute to articulated relief details that emphasize space, shadow, and depth.
 - The main color of the building will be white with earthtones for the stone base and trim bands.
- Section 7: Mass and Scale:
 - Massing: in general, this building has two rectangles, the taller inner building has a gable roof that slopes toward front and back and a lower portion that is symmetrical at 30' in width with a hipped roof.
 - Height: to reduce apparent scale to people, the perimeter of the building is lower and is a quarter of the overall height of the building.
- Section 8: Roofs:
 - Roof pitch of at least 4 to 12 and use simple forms, such as gable and hip. This building uses both gable and hip roofs. **Requesting a waiver to reduce roof pitch to 3 to 12 from 4 to 12**, as the overall building height would increase to 46' to 48' if utilizing a 4 to 12 pitch. 48' is above the allowed building height per County Code.
 - Roof features (roofs must have 2 or more of the items listed): Sloped roofs heights that do not exceeds the average height of the supporting walls and roof overhangs are greater than the

- minimum width of 16" at 24" wide and 3 or more roof slope planes; 3 entries, lower roof, upper roof, and rear shed roof.
- Section 10: Facades:
 - Roof height is broken up by placing the gymnasium (higher roof line) interior to and setback 30' from the main lower building roof and the gable entries break up the mass of the lower roof.
 - Windows are spaced proportionally to create visual rhythm of solids and voids along the façade.
 - No uninterrupted width of any façade shall exceed 60' horizontal. **Request waiver for no uninterrupted width exceeding 60' requirement as the front of the building has 82'-7" and the sides of the building have 68'-1" of uninterrupted width.**
 - Facades greater than 60' in width shall be provided with wall plane projections or recesses that (1) have a depth of at least 2' or 3% of façade width (whichever is greater) and (2) extend at least 12' or 20% of the façade width (whichever is greater). The depth requirement is met as front entry depth of 12'-6" and side entry depth of 20'-0" & 13'-6" is greater than the required (189'-4" x 20% =) 5'-8" and (156'-0" x 20% =) 4'-8" respectively. **Request a waiver for the requirement of projection width of 20% of façade width as the front entry width of 26' 0" and side entry width of 20' 0" is less than the required widths of (189'-4" x 20% =) 37'-10" and (156'-0" x 20% =) 31' 2", respectively.**
 - The building is not over 100' in length on any side, so the requirement to visually separate the building is not applicable.
 - Façade has 3 horizontal trim bands and stone base of 36" and meets the intent of base, body, and cap.
 - At least 1 detail or massing component shall be repeated at least 3 times along each façade. On the front and sides of the building, 1 massing element (window) is repeated at least 3 times.
 - The second story or clerestory windows mimic the windows on the lower floor.
 - Façade Transparency: Facades shall incorporate transparent features such as windows and doors over a minimum of 25% of the surface area not to exceed 40%. **Request a waiver for the transparency requirement as the Front side window area of 812 s.f. divided by 3,359 s.f. of wall area is 24.17% Transparency, the East side window area of 665 s.f. divided by 3,386 s.f. of wall area is 19.64%, the West side window area of 399 s.f. divided by 3,386 s.f. of wall area is 11.78%, all of which are below the 25%.**
 - The building façade shall have a clearly identifiable base, body and cap with horizontal elements separating these components. The component describe as the "Body" shall constitute a minimum of 50%. The east and west sides meet the intent of this requirement as the body is 2,917 s.f. divided by 4,522 s.f. = 64.5% of the façade. **Request a waiver for the requirement as the Front side body is 2,976 s.f. divided by 6,547 s.f. = 45.46%, not 50%.**
 - Exterior Materials: this building will have a stone base with a precast water table sill at 36" above grade, standing seam metal roof panels and E.I.F.S. "Stucco" for the body. The body will be broken up by 2 horizontal bands across the entire width of the building with vertical "V" score joints between the windows, these joints will be the locations of the downspouts. The effects of these materials will meet the intent of these guidelines for articulated relief details that emphasize space, shadow, and depth.

- Rear Facades: HVAC units shall be shielded from adjoining properties. This building meets this intent as there is a Forest Conservation area behind the building and between the adjoining properties.
- Section II Entries:
 - Entries shall be clearly defined as a point of building access and provided visual transition from exterior to interior spaces. Each principal building entrance shall have at least 2 of the following features: Canopy or Portico, Overhang, Recess or Projection, Arcade, Raised corniced parapet over the entry door, Peaked Roof, or Arch. This project utilizes 4 of these principles, Portico, Overhang, Projection, and Peaked Roof.
- Section I2 Color:
 - Colors: Base = Cultured Stone in “Pheasant”, Body = E.I.F.S. Field Color in Dryvit “Super White”, Trim Accent Bands = E.I.F.S. Accent Color-I in Dryvit “Driftwood” and E.I.F.S. Accent Color-I in Dryvit “Dover Sky” and the Standing Seam Metal Roof Panels and Fascia = Pac-Clad in “Slate Gray” and the storefront doors and windows will be anodized “Dark Bronze”.
- Section I3 Details:
 - Buildings shall have architectural features and patterns that provide visual interest, are scaled to the pedestrian, break massing into visually manageable units, and reinforce local architectural character. Building facades must include a repeating pattern that shall include at least 2 of these elements; Color Change, Texture Change, Material Change, and a change in plane of at least 12” in width. At least one of these elements shall repeat horizontally and all elements shall repeat at least every 30’, either horizontally or vertically. In general, this building meets this design intent as described above in other sections as there is a base of stone color and texture, a body of E.I.F.S. color and texture, a cap of standing seam metal roofing of color and texture. Windows that repeat horizontally, bands of color that repeat vertically, all create rhythm. **Requesting a waiver in case a detail of a specific element does not repeat every 30’ on any one façade.**

In summary the requested waivers are as follows:

1. **Requesting a waiver to reduce roof pitch to 3 to 12 from 4 to 12.**
2. **Request waiver for no uninterrupted width exceeding 60’ requirement as the front of the building has 82’-7” and the sides of the building have 68’-1” of uninterrupted width.**
3. **Request a waiver for the requirement of projection width of 20% of façade width as the front entry width of 26’ 0” and side entry width of 20’ 0” is less than the required widths of (189’-4” x 20%=) 37’-10” and (156’-0” x 20%=) 31’ 2”, respectively.**
4. **Request a waiver for the transparency requirement as the Front side window area of 812 s.f. divided by 3,359 s.f. of wall area is 24.17% Transparency, the East side window area of 665 s.f. divided by 3,386 s.f. of wall area is 19.64%, the West side window area of 399 s.f. divided by 3,386 s.f. of wall area is 11.78%, all of which are below the 25%.**
5. **Request a waiver for the requirement as the Front side body is 2,976 s.f. divided by 6,547 s.f. = 45.46%, not 50%.**
6. **Requesting a waiver in case a detail of a specific element does not repeat every 30’ on any one façade.**

Sincerely,
Chris Ferger, AIA NCARB
Director of Architecture

