

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday, April 2, 2026

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>

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

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

II. Administrative Matters

A. Planning Commission Meeting Minutes – March 5, 2026

B. Board of Zoning Appeals Agenda – April 9, 2026

C. Technical Review Committee Agenda – April 8, 2026

III. Miscellaneous

A. 10109 Mcallister Road Minor Site Plan Review – Automatic Landscaping Irrigation System Waiver and Gravel Parking Surface Waiver

Proposed construction of a 7,500 sf. gravel area for a vehicle impoundment lot.

Located at 10109 Mcallister Road, Berlin, MD 21811. Tax Map 21, Parcel 32, Tax

District 3, C-2General Commercial District. Stephen & Sharon Machen, owner &

applicant / Frank Lynch Jr. & Associates, Inc., surveyor/engineer.

IV. Adjournment

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – March 5, 2026**

Meeting Date: March 5, 2026

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierri, Chair
Phyllis Wimbrow, Vice Chair
Marlene Ott
Alec French
Teresa Purnell-Milbourne

Staff

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

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, January 8, 2026.

As the first item of business, the Planning Commission reviewed the minutes of the January 8, 2026, meeting.

Ms. Wimbrow inquired about the site plan that was reviewed and approved by the Planning Commission. Mr. Zito stated it was the RLG Major Site Plan Review for a boat construction facility, and that he would clarify that in the minutes.

Following the review, a motion was made by Ms. Wimbrow to approve the minutes with the revision. Ms. Ott seconded the motion, and the motion passed with no objection.

B. Review and approval of minutes, February 5, 2026.

As the next item of business, the Planning Commission reviewed the minutes of the February 5, 2026, meeting.

Following the review, a motion was made by Ms. Ott to approve the minutes as written. Mr. French seconded the motion, and the motion passed with no opposition.

C. Board of Appeals Agenda, March 12, 2026.

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for March 12, 2026. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission.

No comments were forwarded to the Board.

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – March 5, 2026**

D. Technical Review Committee Agenda, March 11, 2026.

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for March 11, 2026. Ms. Tremblay clarified that the B&C Business Park Major Site Plan Review was no longer on the agenda.

No comments were forwarded to the Committee.

III. Major Site Plan Review – Park Place Villas

Mr. Hugh Cropper, IV, Mr. Keith Iott, and Mr. Todd Ferrante approached the table. Mr. Cropper provided an overview of the twelve (12) multi-family unit residential development. Mr. Cropper also provided an overview of the text amendment that allows multi-family units in C-2-zoned properties. Mr. Cropper and Mr. Ferrante stated that the development is designed for year-round workforce housing.

Mr. Cropper also stated that they were seeking a waiver from the automatic landscape irrigation system. Mr. French inquired about the proposed maintenance method, and Mr. Ferrante responded that the landscaping would be manually maintained by the property maintenance staff.

Ms. Tremblay stated that the building, as proposed, was a few inches higher than the 45' maximum height limit. Mr. Iott stated that the final plans would ensure that the highest point of the building would be no more than 45' from average finished grade as required by code.

Following a discussion, a motion was made by Ms. Wimbrow to approve the site plan with the following conditions:

- 1) A waiver to the automatic landscape irrigation system shall be granted.**
- 2) The building height shall be no more than 45' high from the average finished grade at the base of the building.**

Ms. Ott seconded the motion, and the motion passed with no opposition.

IV. Miscellaneous

Ms. Keener provided updates to the Planning Commission on the Comprehensive Plan as well as the two text amendments recently adopted by the County Commissioners relating to garage door clear height and parking requirements for short-term rentals.

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – March 5, 2026**

V. Adjourn

On a motion made by Mr. French and seconded by Ms. Ott, the Planning Commission adjourned.

Mary Knight, Secretary

Ben Zito, DRP Specialist

DRAFT

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

THURSDAY APRIL 9, 2026

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

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

6:30 p.m.

Case No. 26-19, on the lands of OCO SPE LLC and State Street Station SPE LLC, on the application of Joel Irving, requesting a special exception to structurally alter a legally existing non-conforming pylon sign by adding electronic signage in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-122(d)(1), ZS 1-210(b)(2), ZS 1-305 and ZS 1-324, located at 12741 Ocean Gateway, Tax Map 27, Parcel 642, Tax District 10, Worcester County, Maryland.

6:35 p.m.

Case No. 26-18, on the lands of All Seasons RV & Boat Storage LLC, on the application of Hugh Cropper IV, requesting an after-the-fact variance to the side yard setback from 30 feet to 21.7 feet (to encroach 8.3 feet) for an existing storage building in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(12) and ZS 1-305, located at 13222 Handy Lane, Tax Map 9, Parcel 301, Tax District 5, Worcester County, Maryland.

6:40 p.m.

Case No. 25-45, on the lands of Jennifer and Dean DiMattia, requesting a variance to reduce the Chesapeake Bay Critical Area Buffer from 100 feet to 50 feet (to encroach 50 feet) for a proposed garage in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(m), ZS 1-201(b)(5), ZS 1-201(d)(2) and ZS 1-305 and Natural Resources Code §§ NR 3-104(d)(4) and NR 3-111, located at 500 Shore Line Lane, Tax Map 98, Parcel 2, Tax District 1, Worcester County, Maryland.

IMPORTANT NOTICE

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125"

96"

OUTLETS
OCEAN CITY

**CROCS SALUTES
OUR HEROES**

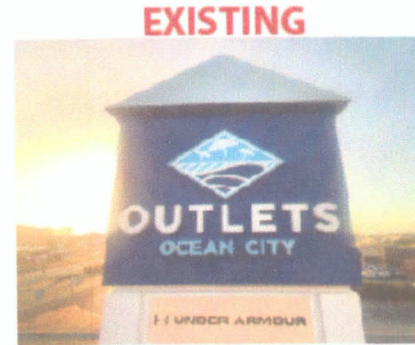
ASK ABOUT OUR DISCOUNT FOR POLICE,
FIREFIGHTERS, HEALTHCARE WORKERS,
MILITARY AND TEACHERS


14" x 109.25"
6.75" x 65"

4'-0"H x 10'-0"W - LED BOARD

EXISTING

<p>PHILLIPS SIGNS PHILLIPS SIGNS, INC., SEAFORD, DE (302) 629-3550</p> <p><small>IF APPLICABLE, THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLES 104 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.</small></p>	<p>THIS DESIGN IS COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF PHILLIPS SIGNS, INC. ALL RIGHTS TO IT'S USE OR REPRODUCTION ARE RESERVED BY PHILLIPS SIGNS, INC. COPIES OR REPRODUCTIONS OF THIS DESIGN CANNOT BE MADE WITHOUT THE PERMISSION OF PHILLIPS SIGNS, INC. SEAFORD, DE (302) 629-3550</p>	<p>CUSTOMER INFORMATION</p> <p>Customer: OUTLETS Address: OCEAN CITY</p> <p>Date: 3-10-2026 Designer: DANA Sales: BEN PHILLIPS</p>	<p>IF APPROVED, PLEASE SIGN</p> <p>Customer: _____ Signed: _____ Date: _____</p>
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 <p>PHILLIPS SIGNS PHILLIPS SIGNS, INC., SEAFORD, DE (302) 629-3550</p> <p><small>THIS DESIGN IS COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF PHILLIPS SIGNS, INC. ALL RIGHTS TO IT'S USE OR REPRODUCTION ARE RESERVED BY PHILLIPS SIGNS, INC. COPIES OR REPRODUCTIONS OF THIS DESIGN CAN NOT BE MADE WITHOUT THE PERMISSION OF PHILLIPS SIGNS, INC., SEAFORD, DE (302) 629-3550</small></p> <p><small>IF APPLICABLE, THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 119 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN</small></p>	<p>CUSTOMER INFORMATION</p> <p>Customer: OUTLETS Address: OCEAN CITY</p>		<p>IF APPROVED, PLEASE SIGN</p>	
	<p>Date: 1-10-2026 Designer: DMH Sales: BEN PHILLIPS</p>	<p>Customer: _____</p> <p>Signed: _____</p>	<p>Date: _____</p>	



Pylon Monument Sign

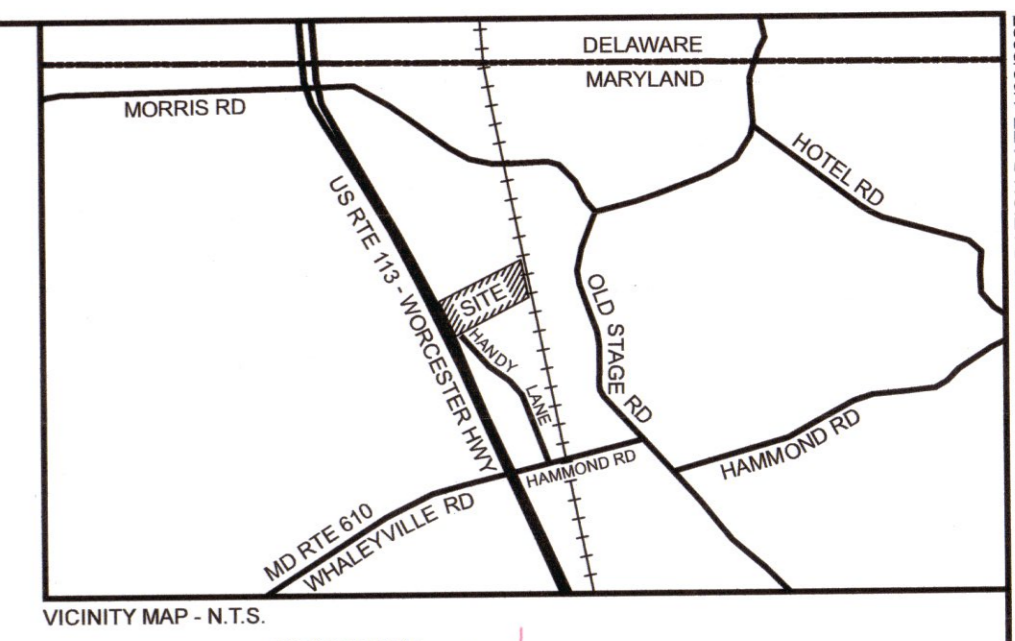
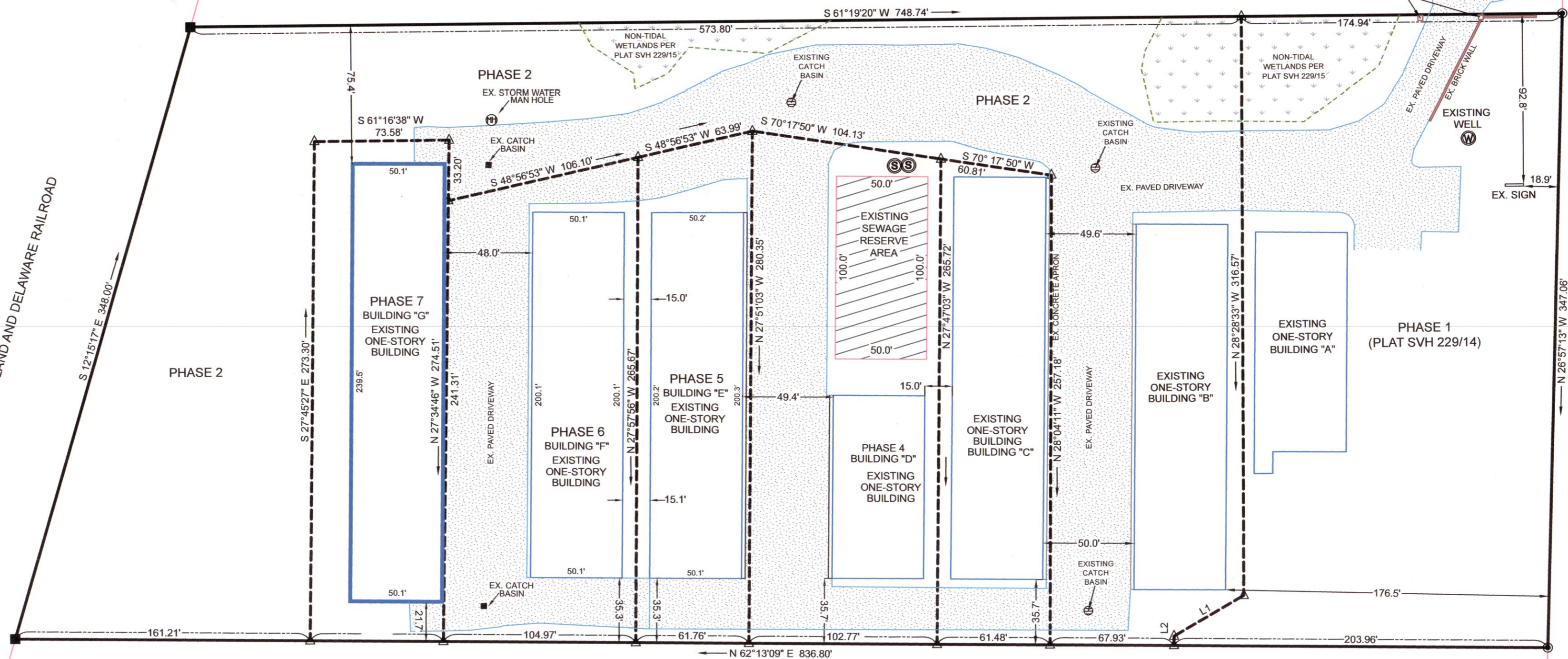
RUSSELL T. HAMMOND SURVEYING L.L.C. RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS, PLATS, OR OTHER DOCUMENTS. ANY AMENDMENTS, COPYING OR DISTRIBUTION, INCLUDING COMPUTER GENERATED AMENDMENTS, IS PROHIBITED UNLESS PERMITTED IN WRITING BY RUSSELL T. HAMMOND SURVEYING L.L.C.

BZA Case #26-18

- LEGEND:**
- DENOTES CONCRETE MONUMENT FOUND
 - DENOTES IRON ROD FOUND
 - △ DENOTES UNMARKED POINT



THE MARYLAND AND DELAWARE RAILROAD



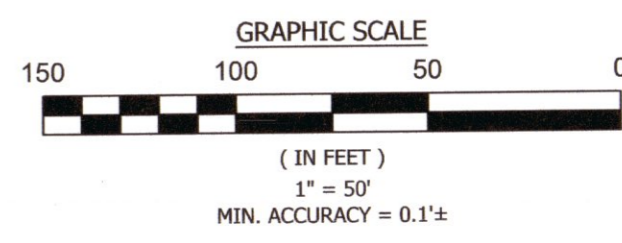
U.S. ROUTE 113 - WORCESTER HIGHWAY

TAX MAP 9 - PARCEL 370
N/F DOUGLAS B. CLARK
& TAMMARA E. CLARK
DEED REF.: SRB 6781/52

TAX MAP 3 - PARCEL 141
N/F MARYLAND STATE
HIGHWAY ADMINISTRATION

I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT FACILITY (FACILITIES) AS SHOWN ON THE PLANS AS IDENTIFIED BELOW HAVE (HAS) BEEN CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLANS FILED WITH WORCESTER COUNTY, DATED SEPT 2007, REVISED 7/16/2016.

Russell T. Hammond
1/09/2026
RUSSELL T. HAMMOND
MARYLAND # 21329



LINE	BEARING	DISTANCE
L1	N 31°27'58" E	44.16'
L2	N 28°29'31" W	5.16'

AREA CALCULATIONS	
PHASE	AREA (ACRES)
1	1.37
2	2.37
3	0.37
4	0.64
5	0.39
6	0.60
7	0.46
TOTAL	6.20 ACRES±

- GENERAL NOTES:**
- 1) OWNER NAME: ALL SEASONS RV & BOAT STORAGE, LLC
 - 2) TAX MAP 9, PARCEL 301
 - 3) DEED REFERENCE: SVH 5322/226
 - 4) PLAT REFERENCE: SVH 229/14
 - 5) TOTAL AREA: 6.20 ACRES±
 - 5) CURRENT USE: STORAGE
 - 6) NUMBER OF UNITS IN PHASE SEVEN: 12
 - 7) BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083 0030 H, DATED JULY 16, 2015, THIS PARCEL IS LOCATED IN ZONE X.
 - 8) THIS PROPERTY DOES NOT LIE WITHIN ATLANTIC COASTAL BAYS CRITICAL AREA.
 - 9) THIS SITE LIES WITHIN THE WORCESTER COUNTY SUBWATERSHED - ISLE OF WIGHT BAY DRAINAGE.

FINAL AS-CONSTRUCTED SURVEY
PHASE SEVEN
BUILDING "G"
ALL SEASONS STORAGE
TAX MAP 9 - PARCEL 301
FIFTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND



RUSSELL T. HAMMOND
Surveying, LLC

SURVEYING - LAND PLANNING
10310 Hotel Road Bishopville, MD 21813
(410) 352-5674 - (410) 726-8076

DESIGNED BY	N/A	SURVEYED BY	MS/BB	FILE #	2016-1543
DRAWN BY	R.T.Hammond	DATE	11/21/2025	SHEET 1 OF 1	
CHECKED BY	R.T.Hammond	SCALE	1" = 50'		

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21329, EXPIRATION DATE 10/8/2027.

BZA Case #25-45

SITE PLAN FOR THE LANDS OF **DEAN DIMATTIA, et ux** TAX MAP 98 GRID 6 PARCEL 2 DEED 4015/314 FIRST TAX DISTRICT WORCESTER COUNTY, MARYLAND

- LEGEND**
- - IRON PIPE FOUND
 - - CONCRETE MONUMENT FOUND
 - - PROPERTY CORNER
 - LOD/SF- LIMIT OF DISTURBANCE/SILT FENCE
 - B.S.L.- BUILDING SETBACK LINE

PARCEL 3
N/F
DEAN DIMATTIA, et ux
DEED: 3921/264

PARCEL 2
N/F
DEAN DIMATTIA, et ux
DEED: 3921/264
40.28 ACRES

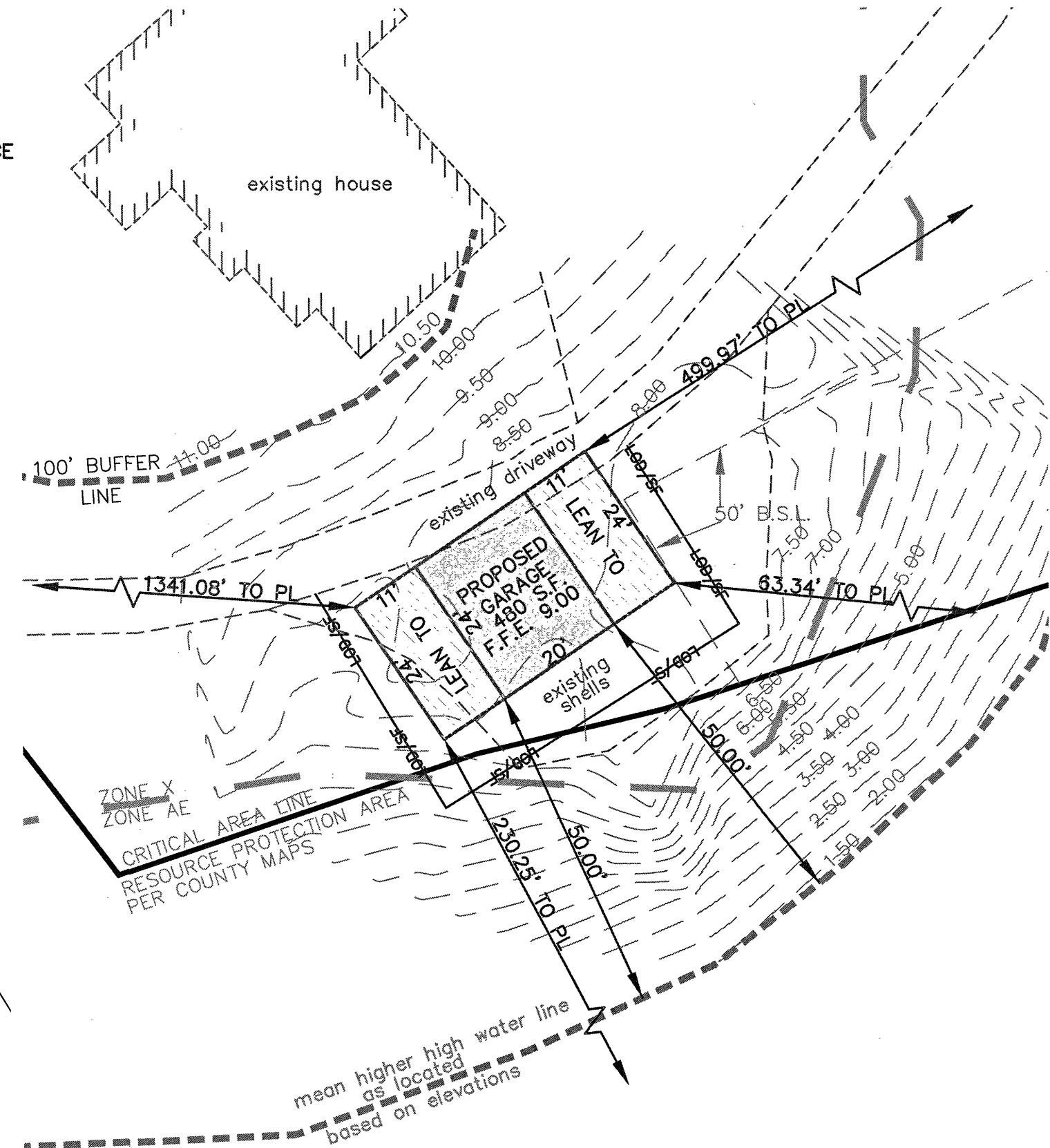
PARCEL 7
N/F
DEAN DIMATTIA, et ux
DEED: 3921/264

PARCEL 120
N/F
VALERIE & DAVID SHARP
DEED: 7793/320

MEAN HIGHER HIGH WATER LINE/TIDAL WETLAND LINE
AS VERIFIED BY MDE.

POCOMOKE RIVER
EBB

OVERALL VIEW OF PARCEL 2 SCALE: N.T.S.



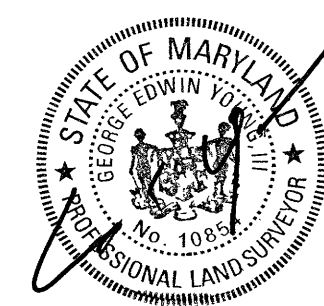
NOTES:

- 1) NO ABSTRACT TITLE WAS PROVIDED PRIOR TO THIS SURVEY.
- 2) THIS SURVEY WAS BASED ON PHYSICAL EVIDENCE AND THE CURRENT PLAT OF RECORD.
- 3) ALL UTILITIES ARE UNDERGROUND OR AS SHOWN ON THIS SURVEY.
- 4) BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 24047C 0320H, DATED 7/16/2015, THIS SITE AS SHOWN IS LOCATED IN ZONE AE (ELEV. 8.0) AND ZONE X. PROPOSED GARAGE IS LOCATED IN ZONE X.
- 5) WATER AND SEWER WERE NOT LOCATED FOR THIS LOT.
- 6) ALL OFFSETS ARE TO THE ACTUAL FOUNDATION AND DO NOT INCLUDE OVERHANGS.
- 7) ZONING: E-1 (ESTATE DISTRICT)
SETBACKS: FRONT YARD-50'
SIDE YARD-50'
REAR YARD-50'
- ZONING: RP (RESOURCE PROTECTION)
SETBACKS: FRONT YARD-35'
SIDE YARD-20'
REAR YARD-50'
- 8) TOTAL DISTURBED AREA: 1,868sqft.(0.04Ac.).
- 9) THIS PARCEL IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA ZONE (RCA).
- 10) NO WETLANDS INVESTIGATION WAS PERFORMED AT THE TIME OF SURVEY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A SITE PLAN OF THE PROPERTY SHOWN FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS THEREON ONLY AND THAT THEY ARE AS SHOWN. THIS PLAT IS NOT INTENDED FOR USE IN ESTABLISHING THE PROPERTY LINES.

George E. Young, III
George E. Young, III
Professional Land Surveyor MD No. 10854
VA No. 1700
DE No. 534
JAN 13 2026
DATE



GEY
GEORGE E. YOUNG, III, P.C.

ENGINEERS & SURVEYORS
1504 MARKET STREET
POCOMOKE MARYLAND 21851

PHONE: (410)-957-2149
(410)-632-2434
(410)-957-2928

FAX: (410)-957-2928

SCALE:	AS SHOWN	REVISIONS:
DRAWN BY:	B.M.D.	6/14/25, 10/27/25
DATE DRAWN:	05/28/2025	9/22/25
CADD NAME:	F:\OMASTER\	
JOB #:	M25080-A	SHEET 1 OF 1

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

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

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I. Call to Order

II. Site Plan Review (§ ZS 1-325)

A. Ocean Pines Golf Course Monopole- Minor Site Plan Review

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

B. Sunset Marine Park – Major Site Plan Review

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

C. 611 Holdings II – Minor Site Plan Review

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

D. 10702 Assateague Road – Minor Site Plan Review

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

E. George Island Solar – Major Site Plan Review

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

F. **TPE MD W073 Solar – Major Site Plan Review**

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

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

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

III. **Adjourn**

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: April 2, 2026

PURPOSE: Code Requirement Waiver Request – Vehicular Travelway Material (Gravel) and Automatic Irrigation System for Landscaping

DEVELOPMENT: 10109 Mcallister Road Impoundment Lot

LOCATION: Located at 10109 Mcallister Road, Berlin, MD 21811, Tax Map 21, Parcel 32.

ZONING DESIGNATION: C-2 General Commercial

BACKGROUND: The proposed development consists of a 7,500 square foot graveled area for the storage of automobiles and boats. The area will also feature a 6' high fence and lighting.

Landscaped buffering is proposed around the perimeter of the impoundment lot. The existing trees near the existing storage building adjacent to parcel 114 will be retained to ensure there is landscape buffering from all adjoining properties.

PLANNING COMMISSION CONSIDERATIONS: The applicant is requesting a waiver to the following two code requirements:

- 1) According to §ZS 1-320(f)(1), all parking areas and vehicular travelways shall be constructed of materials that provide a hard and durable surface that precludes or limits particulate air pollution, such as asphalt or tar and chip.
- 2) According to §ZS1-322(b)(7), all landscaped areas are required to be readily accessible to a water supply and provided with an automatic irrigation system with rain sensors.

OWNER: Stephen & Sharon Machen

APPLICANT/DEVELOPER: Frank Lynch Jr., & Associates Inc.

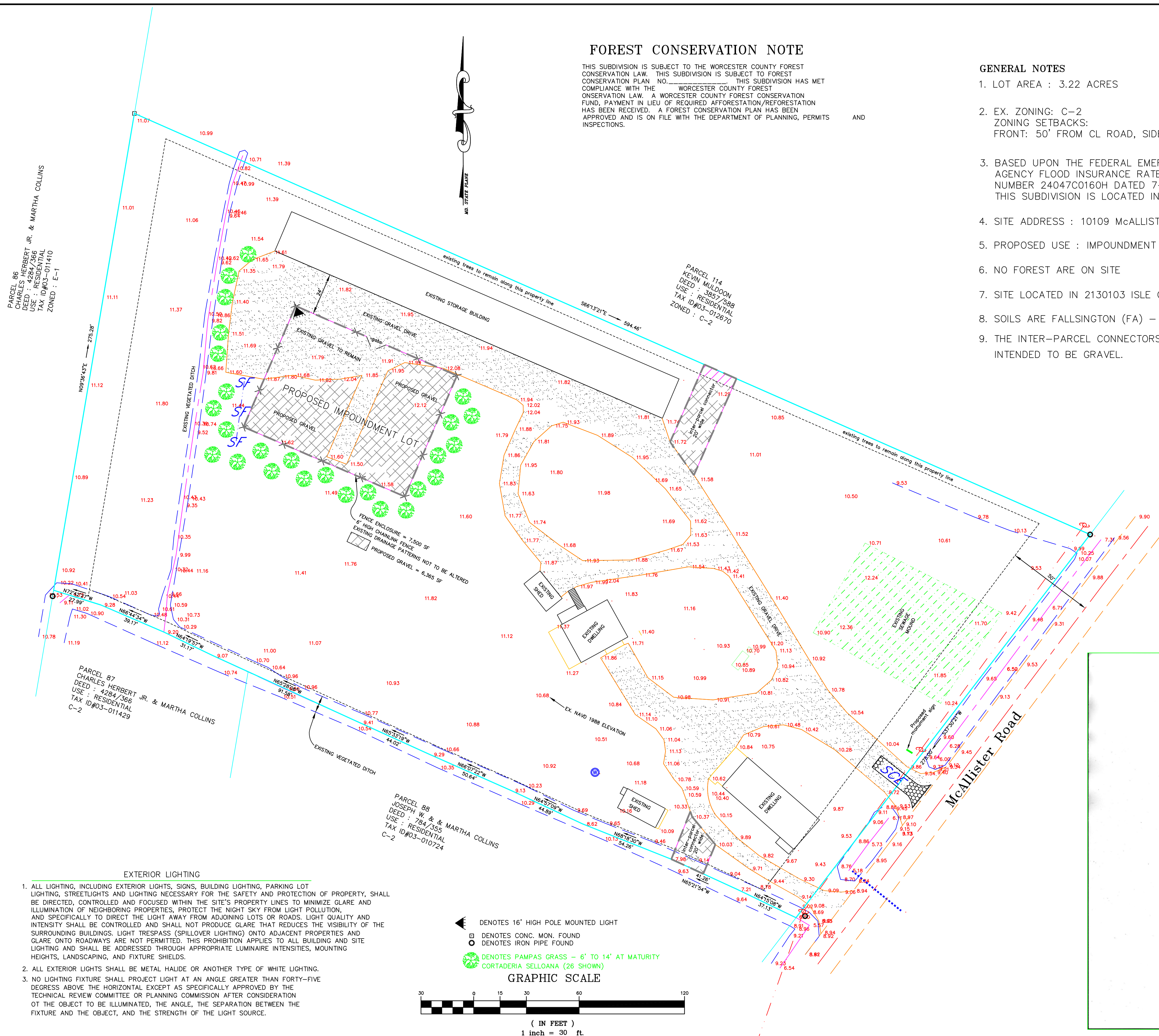
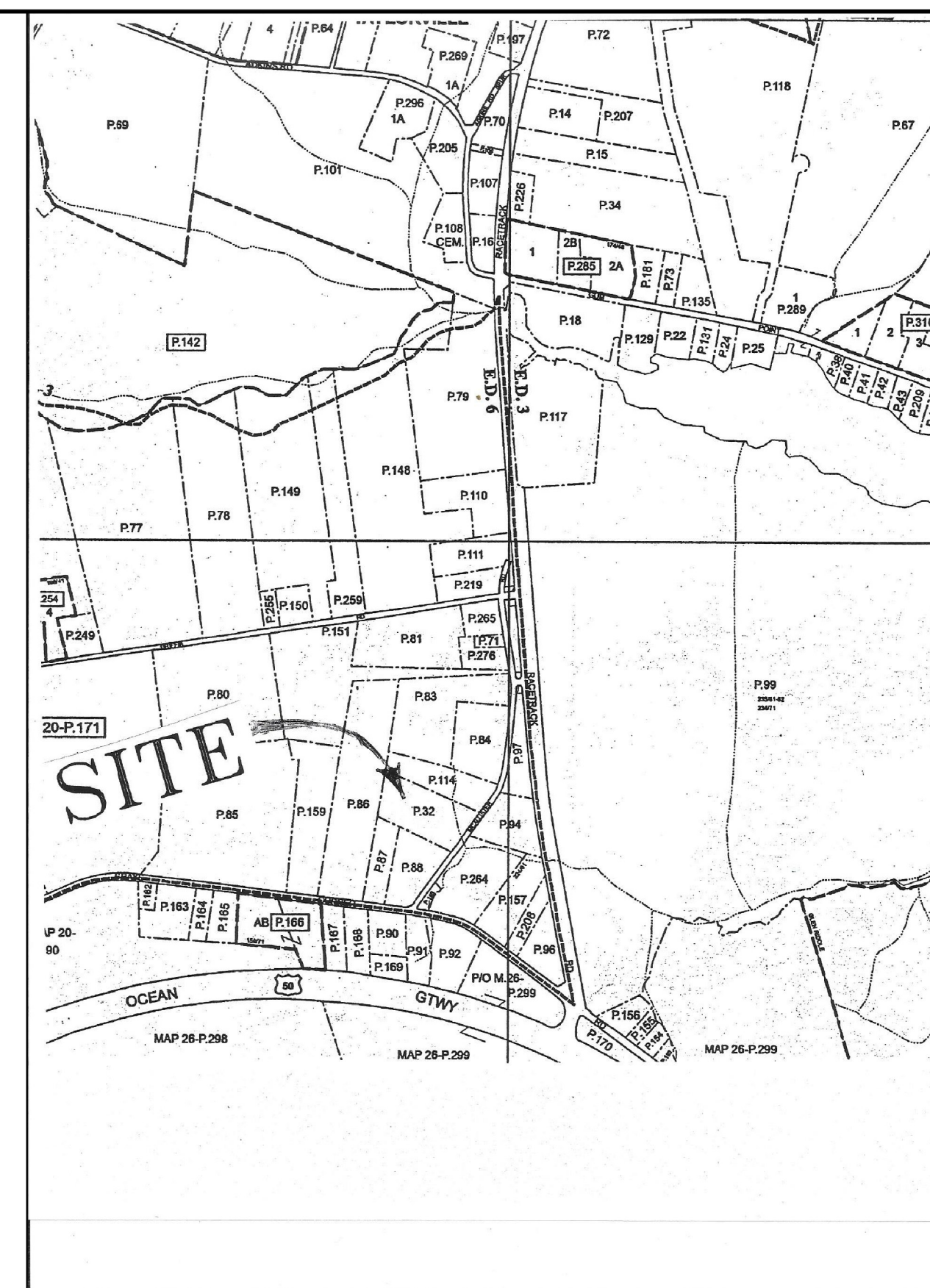
PREPARED BY: Ben Zito, DRP Specialist

FOREST CONSERVATION NOTE

THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. _____ THIS SUBDIVISION HAS MET COMPLIANCE WITH THE WORCESTER COUNTY FOREST CONSERVATION LAW. A WORCESTER COUNTY FOREST CONSERVATION FUND, PAYMENT IN LIEU OF REQUIRED AFFORESTATION/REFORESTATION HAS BEEN RECEIVED. A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF PLANNING, PERMITS AND INSPECTIONS.

GENERAL NOTES

1. LOT AREA : 3.22 ACRES
2. EX. ZONING: C-2
ZONING SETBACKS:
FRONT: 50' FROM CL ROAD, SIDES: 6', REAR: 20'
3. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 24047C0160H DATED 7-16-2015 THIS SUBDIVISION IS LOCATED IN ZONE X.
4. SITE ADDRESS : 10109 McALLISTER ROAD, BERLIN, MD. 21811
5. PROPOSED USE : IMPOUNDMENT LOT (STORAGE OF VEHICLES)
6. NO FOREST ARE ON SITE
7. SITE LOCATED IN 2130103 ISLE OF WIGHT BAY DRAINAGE
8. SOILS ARE FALLSINGTON (FA) - CLASS B
9. THE INTER-PARCEL CONNECTORS SHOWN HEREON ARE INTENDED TO BE GRAVEL.



MH/HPS Equip, ETL Listed LED Security Area Light for Farm Porch Yard Street Lighting

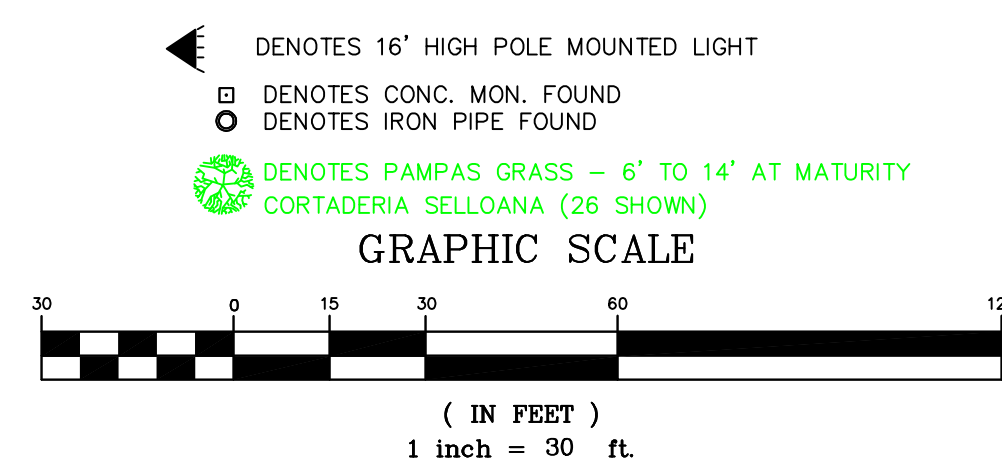
- LED barn light: 120w barn light 15000lumen output, 5000Kelvin daylight white, AC100-277V Input, which is perfect matches the brightness & color of illuminating backyard, barns, farms, parking lots, garages and alleysways
- SAVING MONEY & PERFECT 800W HPS Equip: Perfect 800W HPS/Halogen bulb replacement, 5w led barn light will help you to save over 80% on electricity bill.
- Dusk to Dawn Photocell Sensor Included: built in dusk to dawn photocell sensor, automatically

About this item

- 1 Pampas Grass Plant Live Fully Rooted 5-9 inches Height, Ornamental Grasses Live Plant Perennial For Planting
- Mature Height: 6-12 feet tall, Spread: 4-6 feet wide
- Bloom Time: Late summer to fall

EXTERIOR LIGHTING

1. ALL LIGHTING, INCLUDING EXTERIOR LIGHTS, SIGNS, BUILDING LIGHTING, PARKING LOT LIGHTING, STREETLIGHTS AND LIGHTING NECESSARY FOR THE SAFETY AND PROTECTION OF PROPERTY, SHALL BE DIRECTED, CONTROLLED AND FOCUSED WITHIN THE SITE'S PROPERTY LINES TO MINIMIZE GLARE AND ILLUMINATION OF NEIGHBORING PROPERTIES, PROTECT THE NIGHT SKY FROM LIGHT POLLUTION, AND SPECIFICALLY TO DIRECT THE LIGHT AWAY FROM ADJOINING LOTS OR ROADS. LIGHT QUALITY AND INTENSITY SHALL BE CONTROLLED AND SHALL NOT PRODUCE GLARE THAT REDUCES THE VISIBILITY OF THE SURROUNDING BUILDINGS. LIGHT TRESPASS (SPILLOVER LIGHTING) ONTO ADJACENT PROPERTIES AND GLARE ONTO ROADWAYS ARE NOT PERMITTED. THIS PROHIBITION APPLIES TO ALL BUILDING AND SITE LIGHTING AND SHALL BE ADDRESSED THROUGH APPROPRIATE LUMINAIRE INTENSITIES, MOUNTING HEIGHTS, LANDSCAPING, AND FIXTURE SHIELDS.
2. ALL EXTERIOR LIGHTS SHALL BE METAL HALIDE OR ANOTHER TYPE OF WHITE LIGHTING.
3. NO LIGHTING FIXTURE SHALL PROJECT LIGHT AT AN ANGLE GREATER THAN FORTY-FIVE DEGREES ABOVE THE HORIZONTAL EXCEPT AS SPECIFICALLY APPROVED BY THE TECHNICAL REVIEW COMMITTEE OR PLANNING COMMISSION AFTER CONSIDERATION OF THE OBJECT TO BE ILLUMINATED, THE ANGLE, THE SEPARATION BETWEEN THE FIXTURE AND THE OBJECT, AND THE STRENGTH OF THE LIGHT SOURCE.



THE INFORMATION CONTAINED ON THESE PLANS, PLATS OR OTHER DOCUMENTS IS PROVIDED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON, AND IS SUBJECT TO THE CLIENT AND/OR WORK PRODUCT PRIVILEGE. ANY REVISIONS, CORRECTIONS, CHANGES OR AMENDMENTS, COPYING OR DISTRIBUTION IS STRICTLY PROHIBITED UNLESS AUTHORIZED IN WRITING BY FRANK G. LYNCH JR. AND ASSOCIATES, INC.

#	REVISION	DATE	CHKD
1	ADDRESSED T.R.C. COMMENTS	3-16-2026	
2	ADDED INTER-PARCEL CONNECTORS	3-18-2026	

PROJECT
LANDS OF STEPHEN & SHARON MACHEN
THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND
PARCEL 32 - TAX MAP 21
TAX ID#03-011291
DEED : 1457/504

TITLE
PROPOSED IMPOUNDMENT LOT

PROFESSIONAL SEAL

EXPIRES 2-21-2028

Frank G. Lynch, Jr. & Associates, Inc.
SURVEYING - LAND PLANNING
10535 RACETRACK ROAD - BERLIN, MARYLAND 21811
(410) 641-5353 • 641-5773

DESIGNED BY	N/A	SURVEYED BY	FGL3/PL	FILE NO.:	12618-26
DRAWN BY	F.G.L. JR.	DATE	3-25-2026	SHEET 2 OF 2	
CHECKED BY	FRANK G. LYNCH	SCALE	1" = 30'		