

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

**Wednesday, August 12, 2026 at 1:00 p.m.
Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863**

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

I. Call to Order

II. Site Plan Review (§ ZS 1-325)

A. 10529 Flower Street Contractor Shops – Minor Site Plan Review

Proposed fit-out of existing pole building into a contractor shop and construction of two (2) new contractor shops. Located at 10529 Flower Street, Berlin, MD 21811. Tax Map 25, Parcel 275, Tax District 3, A-2 Agricultural District. Build Pines, LLC, owner / Frank Lynch, Jr. & Associates, Inc., surveyor.

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: August 12, 2026

PROJECT: 10529 Flower Street Contractor Shops – Minor Site Plan Review

APPLICANT(S) IN ATTENDANCE: _____

TRC MEMBERS IN ATTENDANCE:

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

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# WORCESTER COUNTY

DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING  
GOVERNMENT CENTER ONE WEST MARKET STREET, ROOM 1201  
SNOW HILL, MARYLAND 21863  
TEL: 410.632.1200

<http://www.co.worcester.md.us/departments/drp>

## WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

August 12, 2026

### **10529 Flower Street Contractor Shops – Minor Site Plan Review**

Proposed fit-out of an existing pole building into a contractor shop and proposed construction of two (2) contractor shops. Located at 10529 Flower Street, Berlin, MD, 21811. Tax Map 25, Parcel 275, Tax District 3, A-2 Agricultural District. Build Pines, LLC, owner & applicant / Frank Lynch Jr. & Associates, Inc., surveyor.

**Prepared by:** Zoning Division Staff

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

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

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

|                 |                                             |
|-----------------|---------------------------------------------|
| §ZS1-202(c)(13) | A-2 Agricultural District                   |
| §ZS1-305        | Lot Requirements Generally                  |
| §ZS1-306        | Access to Structures                        |
| §ZS1-319        | Access and Traffic Circulation Requirements |
| §ZS1-320        | Off-Street Parking Areas                    |
| §ZS1-321        | Off-Street Loading Spaces                   |
| §ZS1-322        | Landscaping and Buffering Requirements      |
| §ZS1-323        | Exterior Lighting                           |
| §ZS1-324        | Signs                                       |
| §ZS1-325        | Site Plan Review                            |
| §ZS1-326        | Classification of Highways                  |

1. Please clarify if you will be seeking a waiver from the Planning Commission for the gravel parking areas. Per Code: “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. Concrete, asphalt, tar and chip, brick, and interlocking paving blocks or stones, including those semi-pervious systems that retain space for vegetation, are acceptable paving materials. Other paving materials and systems, including gravel, stone, stone dust and crushed oyster or clam shells may be permitted by the Planning Commission where these parking areas are supplied and maintained with a binding agent to stabilize the surface and prevent dust.” §ZS1-320(f)(1).
2. Please add additional landscape screening along both property lines for the existing building. §ZS1-202(b)(13).
3. It appears that the intent is to use the existing vegetation on the adjacent parcel under the same ownership (Tax Map 25, Parcel 274) to meet the landscape screening requirements outlined in §ZS1-202(b)(13). If that is the intent, a boundary line adjustment plat or a declaration of consolidation will need to be recorded in the Land Records. Additionally, the existing vegetation will need to be labeled “To be retained” on the site plan.
4. Please specify the landscaping maintenance system or watering plan. Per County code: “Each landscaped area must be readily accessible to a water supply. Unless xeriscaping plant material and technologies are employed, all landscaped areas shall provide an automatic irrigation system with rain sensors. Drip irrigation systems are preferred. If an automatic system is not feasible, the Planning Commission at its discretion may approve an alternate watering system to maintain the plant material.” §ZS1-322(b)(7).
5. A maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of

the installation cost. A landscape estimate for a nursery will be required to be provided at permit stage to accurately determine the bond amount. §ZS1-322(g).

6. A landscape inspection and maintenance agreement for the required landscaping shall be recorded in the Land Records. A \$60 check made payable to “Worcester County Clerk of Court” must also be provided with the agreement.
7. Please clarify if there will be any proposed monument signage.

**Other Agency Approvals:**

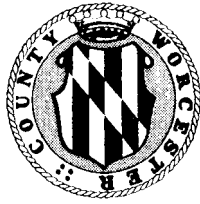
1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural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

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

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

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

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



## WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

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

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Project: Contractor Shops, 10529 Flower Street

Date: 8/12/2026

Tax Map: 25 Parcel: 275 Section: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

### STANDARD COMMENTS

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

## SITE SPECIFIC COMMENTS

1. Current Codes: 2021 International Building Code  
2021 International Energy Conservation Code  
2021 International Mechanical Code  
2017 NEC  
Maryland Accessibility Code  
2010 ADA Standards for Accessible Design
2. Are contractor shops conditioned or non-conditioned space?
3. Wind Design: 125 MPH (assumed); Risk category II; Exposure "C"
4. Complete sealed architectural, structural, mechanical and electrical plans are required.
5. ADA: Provide all details and specifications per 2010 ADA design standards.
6. Provide all information per section C103.2 and C103.2.1: Contractor's shops building envelope, including slab to comply with 2021 IECC if applicable.
7. Provide an Energy Compliance Report and lighting plan.
8. Soils report submittal with permit application.
9. Are buildings intended for individual ownership (condominiums) or leased space by owner/developer?
10. All units/ unit owners to apply for fit out or change of tenant permit prior to occupancy.
11. Provide greater than 10' separation between buildings or provide fire rated exterior wall on each building.

Building code review for site plan is limited to contractor's shops (S-1) any other use will be evaluated upon submittal of permit application. Other uses could affect the allowable area, fire separation, fire suppression system of structure.

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**FW: 10529 Flower Street**

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**From** Paul Miller <pmiller@worcestermd.gov>

**Date** Mon 8/10/2026 11:35 AM

**To** Betsy C. Jackson <bcjackson@worcestermd.gov>

 1 attachment (921 KB)

10529 Flower Street.pdf;

This is the email sent for permit 14-4039 a residential storage building (IRC).  
Listed is the code requirements for conversion to contractor shop (IBC).

The one attached to TRC comments was a draft.

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**From:** Paul Miller

**Sent:** Thursday, July 30, 2026 11:15 AM

**Cc:** Jennifer Keener <jkkeener@worcestermd.gov>

**Subject:** 10529 Flower Street

Attached is the engineering information that we have in our file for 10529 Flower Street. We have no Documentation in our data base of any inspections for permit 14-1039, residential storage building. Please forward this information to your design professional in order to provide documentation for compliance as listed below.

The building is conditioned and will have to comply with 2021 IECC.

**Sealed Plans & Code Analysis:** Architectural and structural plans signed and sealed by a Maryland Licensed Architect or Professional Engineer detailing the scope of work, code analysis (occupant load, egress, fire protection, and structural evaluation).

**The scope of work** • The Building Code and edition (for example: 2021 IBC) • All relevant codes and standards • A code analysis that discusses the change of occupancy (use), identifies all the occupancies, use groups, and conditions • The square footage of space • The occupant load • The number of exits • A professional seal and signature as required by DLLR • Attestation that the design professional surveyed the space and that the existing building elements in terms of building/structural, fire/life safety, mechanical and electrical systems are in compliance with the building code for the

proposed Occupancy Classification (Use)

**Structural Verification & Engineering Analysis:** Because there is no record of County inspections to

Verify footings, or load paths, the building department cannot assume the building is structurally sound for increased commercial loading.

**Foundation & Soil Investigation:** The engineer must verify footing depth (Worcester County is 18

inches). This may require exposing the depth for compliance.

**Engineering Certification Letter:** The engineer will produce a signed and sealed structural evaluation

certifying that the framing and foundation meet current IBC structural load requirements, or structural retrofits required to bring it into compliance.

**Electrical:** An electrical inspection agency or licensed electrician will need to verify panel sizing,

grounding/ bonding, wiring, and conduits per commercial provisions in the NEC. Wall panels or covers

may need to be removed so inspectors can view rough wiring.

**As-built drawings and Architectural seals:** You must hire a Maryland licensed Architect or Engineer

to draft complete as-built plans. The plans must include architectural floor plans, elevations wall sections, egress plans, and a complete code summary showing compliance with the building code

(IBC, IEBC) and Maryland accessibility code where applicable.

**Code retrofits:** If the building fails to meet basic fire, life safety, or structural codes, you will have to

perform retrofits per the design professional evaluation before receiving approval.

**Engage a design professional:** Retain a Maryland architect or structural engineer to perform an

Initial site assessment before submitting formal plans.

Thank you,

Paul Miller

Building Administrator

Worcester County Development Review & Permitting

[pmiller@worcestermd.gov](mailto:pmiller@worcestermd.gov)

410-632-1200 x1151



## Jennifer Keener

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**From:** Jennifer Keener  
**Sent:** Monday, August 17, 2015 11:38 AM  
**To:** Jenelle Irwin; Kim Klump; Eddie Lawson  
**Subject:** Build Pines LLC

Good morning,

Mr. Phillips of Build Pines, LLC came in to address the zoning issues that our Department had with the proposed single family dwelling on Flower Street (Tax Map 25, Parcel 275), Building Permit No. 14-1169. To refresh your memory, we processed and issued a building permit for a "dwelling" and garage at the front of the property last winter (BP No. 14-1039). He then applied for a building permit for a main dwelling, and the conversion of the dwelling within the garage to an accessory apartment. Due to the separation distance, he was required to apply for an Administrative Adjustment before the Department. This request was denied.

In order to issue the permit for the main dwelling, we required that he either 1. Remove the apartment/dwelling from the garage, or 2. Relocate the dwelling to meet the 100' separation distance requirement in the code. He chose to revise the plans for the garage to remove the apartment/ dwelling. Since the proposed garage is larger than 500 square feet, I have to tie the C/O for the garage to the C/O for the house to ensure that we do not create a non-conformity.

At this time, Tom is reviewing the garage revision plans, and I have revised the permit application to reflect this change. Since your Department has already signed off on the permit, I wanted to make you aware of the change, in case there were any notes or modifications that you needed to make to your labels or file set. Also, I wanted to confirm whether the stormwater management permit application that was originally issued included the new main dwelling, or if there is a separate permit that is still awaiting our signature. If so, I can go ahead and sign now based on these changes.

Thank you,

Jen

Jennifer K. Keener  
Zoning Administrator  
One West Market Street, Room 1201  
Snow Hill, MD 21863  
(410) 632-1200, extension 1123  
[jkkeener@co.worcester.md.us](mailto:jkkeener@co.worcester.md.us)



Application for Permit Revision or Renewal  
Worcester County Department of  
Development Review and Permitting  
One West Market Street, Room 1201  
Snow Hill, Maryland 21863  
Phone: 410-632-1200 Fax: 410-632-3008

(Office Use Only)  
Submittal Date: 8/8/16  
Fee: \_\_\_\_\_  
F.M. Fee \_\_\_\_\_  
Date Issued: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_

☒ RENEWAL OF Permit Number 14-1039 ☐ REVISION TO Permit Number \_\_\_\_\_

Address of Property 10529 Flower Street Tax ID # 03-017168

Tax Map 25 Parcel 275 Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Unit \_\_\_\_\_

USE OR STRUCTURE 40' by 80' pole building for personal storage only

Architect Name and License \_\_\_\_\_

Estimated Construction Cost \$ 30,000

Engineer Name and License \_\_\_\_\_

☒ I.R.C. Review TRAW 8/17/16

☐ I.B.C. Review \_\_\_\_\_

☐ Liquor License \_\_\_\_\_

☐ Planning Commission \_\_\_\_\_

☐ County Roads Engineer \_\_\_\_\_

☐ State Roads Engineer \_\_\_\_\_

☐ Health Dept. \_\_\_\_\_

☐ Fire Marshal \_\_\_\_\_

In accordance with site plan approved by \_\_\_\_\_ on \_\_\_\_\_

☒ Zoning Approval James H. Kerner 8/8/16

☐ Other Approval \_\_\_\_\_

Environmental Programs

☐ Floodplain Zone X Elevation \_\_\_\_\_ MSL

☐ Elevation Certificate required

☐ Non-conversion Agreement required

☐ Structure must be anchored and vented

☒ Water Supply private ☒ Sewage Disposal private

☒ Env. Programs Kim A. Kump, LEHS 8/9/2016

☒ SEC/SWM \_\_\_\_\_

☐ Critical Area \_\_\_\_\_

Designation \_\_\_\_\_ BMA \_\_\_\_\_

☒ Forestry \_\_\_\_\_

Plan No. \_\_\_\_\_

The lowest habitable floor level of any dwelling, including basements, garages, etc. shall meet the elevation required under the Worcester County Floodplain Management Law.

ALSO REQUIRED:

☒ Electrical Permit

☒ Plumbing Permit

☐ Gas Permit

☐ Consolidation

☐ CAFO \_\_\_\_\_

☒ Foundation Survey

☒ As-Constructed Survey

☐ Landscape I&M \_\_\_\_\_

☐ Bonds -Type: \_\_\_\_\_ Amount: \$ \_\_\_\_\_

☐ Other: \_\_\_\_\_

Owner/Authorized Agent Affidavit: I hereby declare and affirm, under the penalty of perjury, that:

1. I am duly authorized to make this permit modification application on behalf of: self
2. The work proposed by the permit revision or renewal application is authorized by the property owner; and
3. All matters and facts set forth in this Affidavit and the original permit application are true and correct to the best of my knowledge, info. and belief.

Owner/Agent Signature: [Signature] Date: 8/8/16

Phone Number [Redacted]

Print Name Ray Phillips, Build Pines, LLC

Relationship to Owner self

ID No. \_\_\_\_\_

Renewal  
never  
issued

Permit  
expired  
now

could not  
sign  
new  
Auth.

Single-family dwelling within pole barn is no longer on this permit as the main dwelling was issued c 10, 2015 under Building Permit No. 14-1169. JKK Permit has expired as of 12/10/15 since no appro foundation inspection was completed.



# Permit Application

## WORCESTER COUNTY DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING

One West Market Street, Room 1201  
Snow Hill, Maryland 21863  
Phone: 410-632-1200 Fax: 410-632-3008

(Office Use Only)  
Application No. 14-1039  
Submittal Date: 10/10/14  
Permit Fee: \$580.53  
F.M. Fee \_\_\_\_\_  
HBGF Fee \_\_\_\_\_  
Date Issued: 7-2-14  
Expiration Date \_\_\_\_\_

☒ Building Permit

☐ Zoning Permit

☐ Demolition Permit

ENTERED

Address of Property 10529 Flower Street

☒ Road ☐ Collector ☐ Arterial

Other Description \_\_\_\_\_

Area 3.75

Acres \_\_\_\_\_

PFA No

Tax ID # 03-017168

Zoning District A-1

Tax Map 25

Parcel 275

Section \_\_\_\_\_

Block \_\_\_\_\_

Lot \_\_\_\_\_

Unit \_\_\_\_\_

USE OR  
STRUCTURE

Proposed 40' by 80' pole building with <sup>600</sup>~~900~~ square foot living area (single-family dwelling)

Minimum Required Setbacks:

Front Yard 60

Feet from: ☐ Front Property Line

☒ Center of Road Right of Way

Rear Yard 50

Ft. Left Yard 20

Ft. Right Yard 20

Ft.

☒ I.R.C. Review

☐ I.B.C. Review

☐ Planning Commission

In accordance with site plan approved by \_\_\_\_\_ on \_\_\_\_\_

☒ County Roads Engineer

☐ State Roads Engineer

☐ Health Dept.

☐ Fire Marshal

☐ Liquor License

☒ Zoning Approval

☐ Other Approval

### Environmental Programs

☒ Floodplain Zone C Elevation \_\_\_\_\_ MSL

☐ Elevation Certificate required

☐ Non-conversion Agreement required

☐ Structure must be anchored and vented

☒ Water Supply private

☒ Sewage Disposal private

☒ Env. Programs Kim A. Klump, LETS get it 12/4/14

☒ SEC/SWM Diagne Baudran 11/7/14

☐ Critical Area

Designation \_\_\_\_\_ BMA \_\_\_\_\_

☒ Forestry

Approved FCP D. Baudran

Plan No. 14-26

11/7/14

The lowest habitable floor level of any dwelling, including basements, garages, etc. shall meet the elevation required under the Worcester County Floodplain Management Law.

Phillips  
Worcester County, MD

The design data is as follows based on the 2009 IRC:

**Roof Snow Load –**

|                              |          |
|------------------------------|----------|
| Ground Snow Load:            | 25 PSF   |
| Flat-Roof Snow Load:         | 17.5 PSF |
| Snow Exposure Factor:        | 1.0      |
| Snow Load Importance Factor: | 1.0      |
| Thermal Factor:              | 1.0      |

**Wind Loads –**

|                                          |                              |
|------------------------------------------|------------------------------|
| Wind Speed:                              | 120 MPH (3-Second Wind Gust) |
| Wind Importance Factor:                  | 0.77                         |
| Wind Exposure:                           | C                            |
| Internal Pressure Coefficient:           | +/-0.18                      |
| Component/Cladding Design Wind Pressure: |                              |

Roof: +14.40/-33.76 PSF

Wall: +26.62/-30.92 PSF

**Seismic –**

|                                                     |        |
|-----------------------------------------------------|--------|
| Seismic Importance:                                 | 1.0    |
| Seismic Design Category:                            | B      |
| Maped Spectral Response Accelerations Short Period: | 0.08g  |
| 1-Second Period:                                    | 0.043g |
| Seismic Site Class:                                 | B      |
| Design Spectral Response Accelerations:             |        |
| Short Period:                                       | 0.053g |
| 1-Second Period:                                    | 0.029g |
| Response Modification Factor:                       | 4.0    |

**Loads –**

|                  |         |
|------------------|---------|
| Floor Dead Load: | 15 PSF  |
| Floor Live Load: | 125 PSF |
| Roof Dead Load:  | 2 PSF   |
| Roof Live Load:  | 20 PSF  |

**Frost Line –**

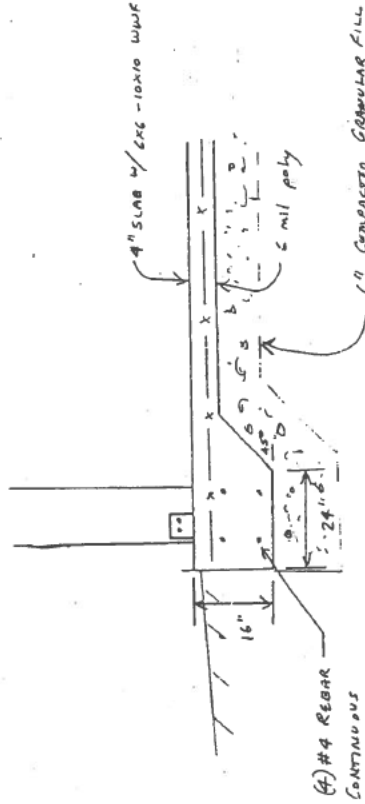
12"



14-1039

PERMIT VALIDITY - THE ISSUANCE OF  
A PERMIT SHALL NOT AUTHORIZE THE VIOLATION OF  
ANY OF THE PROVISIONS OF THIS CODE

CONTROL JOINTS FOR SLAB  
CUT IN AT A 10'x11' GRID



(6) #4 REBAR  
CONTINUOUS  
2 TOP,  
2 BOTTOM

CONTINUOUS THICKENED EDGE

*[Handwritten signature]*

**Strat-O-Span**  
BUILDING SYSTEMS, INC.  
Mark Stratmann, President  
7800 Old 50, Bremen, IL 61809  
Ph: 800/851-4550  
Fax: 618/526-2584

| Fasteners                                               | Gage | Allowable |          | Embedment<br>(min.) |
|---------------------------------------------------------|------|-----------|----------|---------------------|
|                                                         |      | Shear     | Pull-Out |                     |
| #12 Tek 3 Screw                                         | 16   | 405       | 189.25   | N/A                 |
|                                                         | 14   | 492.50    | 265.75   | N/A                 |
|                                                         | 13   | 492.50    | 265.75   | N/A                 |
| 1/2" Tek 3 Screw                                        | 14   | 646       | 286.25   | N/A                 |
|                                                         | 12   | 662.50    | 469.25   | N/A                 |
| 1/2" Diameter Bolt                                      | N/A  | 1,960     | 3,743.60 | N/A                 |
| Wej-it Foundation<br>1/2" Rawl Power Stud<br>Wedge Bolt | N/A  | 1,481.50  | 1,823.50 | 6"                  |
| Wej-it Foundation<br>5/8" Rawl Power<br>Stud Wedge Bolt | N/A  | 1,782.10  | 2,296.20 | 7"                  |

\* 2012 IRC  
2012 DEC  
4

PLAN REVIEWED

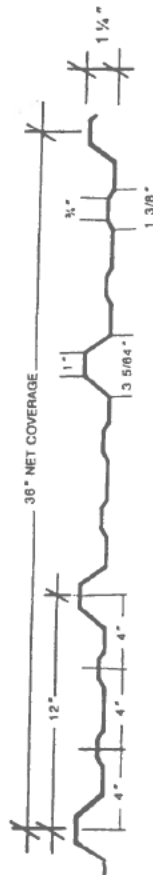
*[Handwritten signature]*  
PRESIDENT, STRAT-O-SPAN  
WORCESTER COUNTY, MARYLAND

- construction meeting

TB  
11-7-14

FILE SET

# CR PANEL PRODUCT INFORMATION



| SECTION PROPERTIES |                      |                      |                          |              |             |                        |                        |                        |                        |
|--------------------|----------------------|----------------------|--------------------------|--------------|-------------|------------------------|------------------------|------------------------|------------------------|
| PANEL GAUGE        | F <sub>y</sub> (PSI) | F <sub>t</sub> (PSI) | MATERIAL THICKNESS (IN.) | WEIGHT (PSF) | GIRTH (IN.) | L <sub>c</sub> (IN-FT) | L <sub>o</sub> (IN-FT) | L <sub>u</sub> (IN-FT) | S <sub>x</sub> (IN-FT) |
| 28                 | 80,000               | 30,000               | .0170                    | .82          | 41.56       | .0351                  | .0336                  | .0320                  | .0370                  |
| 26                 | 80,000               | 30,000               | .0188                    | .96          | 41.56       | .0423                  | .0408                  | .0383                  | .0434                  |
| 24                 | 80,000               | 30,000               | .0268                    | 1.25         | 41.56       | .0575                  | .0571                  | .0521                  | .0576                  |
| 22                 | 50,000               | 30,000               | .0318                    | 1.54         | 41.56       | .0702                  | .0742                  | .0659                  | .0716                  |

| ALLOWABLE UNIFORM LOADS IN POUNDS PER SQUARE FOOT |           |    |    |    |    |                    |     |    |    |    |                        |     |    |    |    |
|---------------------------------------------------|-----------|----|----|----|----|--------------------|-----|----|----|----|------------------------|-----|----|----|----|
|                                                   | WIND LOAD |    |    |    |    | LIVE LOAD (STRESS) |     |    |    |    | LIVE LOAD (DEFLECTION) |     |    |    |    |
|                                                   | 4'        | 5' | 6' | 7' | 8' | 3'                 | 4'  | 5' | 6' | 7' | 3'                     | 4'  | 5' | 6' | 7' |
| 29                                                | 77        | 48 | 34 | 25 | 19 | 103                | 58  | 37 | 26 | 18 | 103                    | 58  | 37 | 26 | 18 |
| 26                                                | 90        | 58 | 40 | 28 | 23 | 121                | 68  | 43 | 30 | 22 | 121                    | 68  | 43 | 30 | 22 |
| 24                                                | 119       | 78 | 53 | 39 | 30 | 160                | 90  | 58 | 40 | 29 | 160                    | 90  | 58 | 40 | 29 |
| 22                                                | 149       | 95 | 66 | 49 | 37 | 189                | 112 | 72 | 50 | 37 | 189                    | 112 | 72 | 50 | 36 |

**Strat-O-Span**  
BUILDINGS, INC.  
Mark Strammann Ph. 800/851-4550  
7900 Oak St., Bensenville, IL 60015 fax 618/526-2584

VW-5

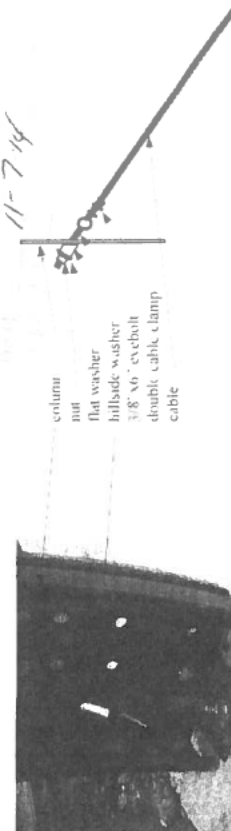
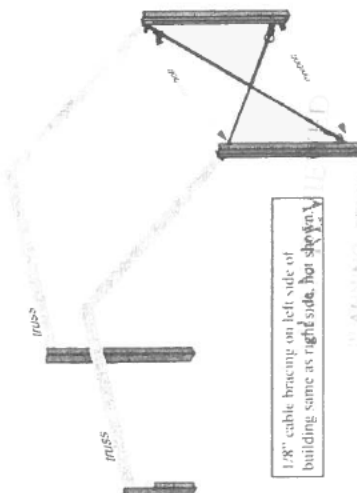
## Cable bracing for "Span Master" All Steel Buildings

"X" brace one bay near the center of the building.

In the walls attach an eyebolt to the predrilled holes in the columns. Four separate cables are used in the walls. Use the hillside washer (angle cut short piece of pipe) behind the eyebolt. Run at angle down to adjacent post and attach with eyebolt assembly.

Double clamp all ends of cable and one cable clamp where cable crosses forming "X".

|      |                                |
|------|--------------------------------|
| 100' | 1/8" cable                     |
| 8    | 3/8" eyebolts with welded ends |
| 18   | 1/8" cable clamps              |
| 8    | hillside washers               |



End wall columns flush with edge of concrete.  
(not to scale)

Sidewall columns are 6" in from the edge of concrete.

Fasten main columns with 1/2" x 5.5" foundation bolts. Extend bolts 1 1/2" above concrete.

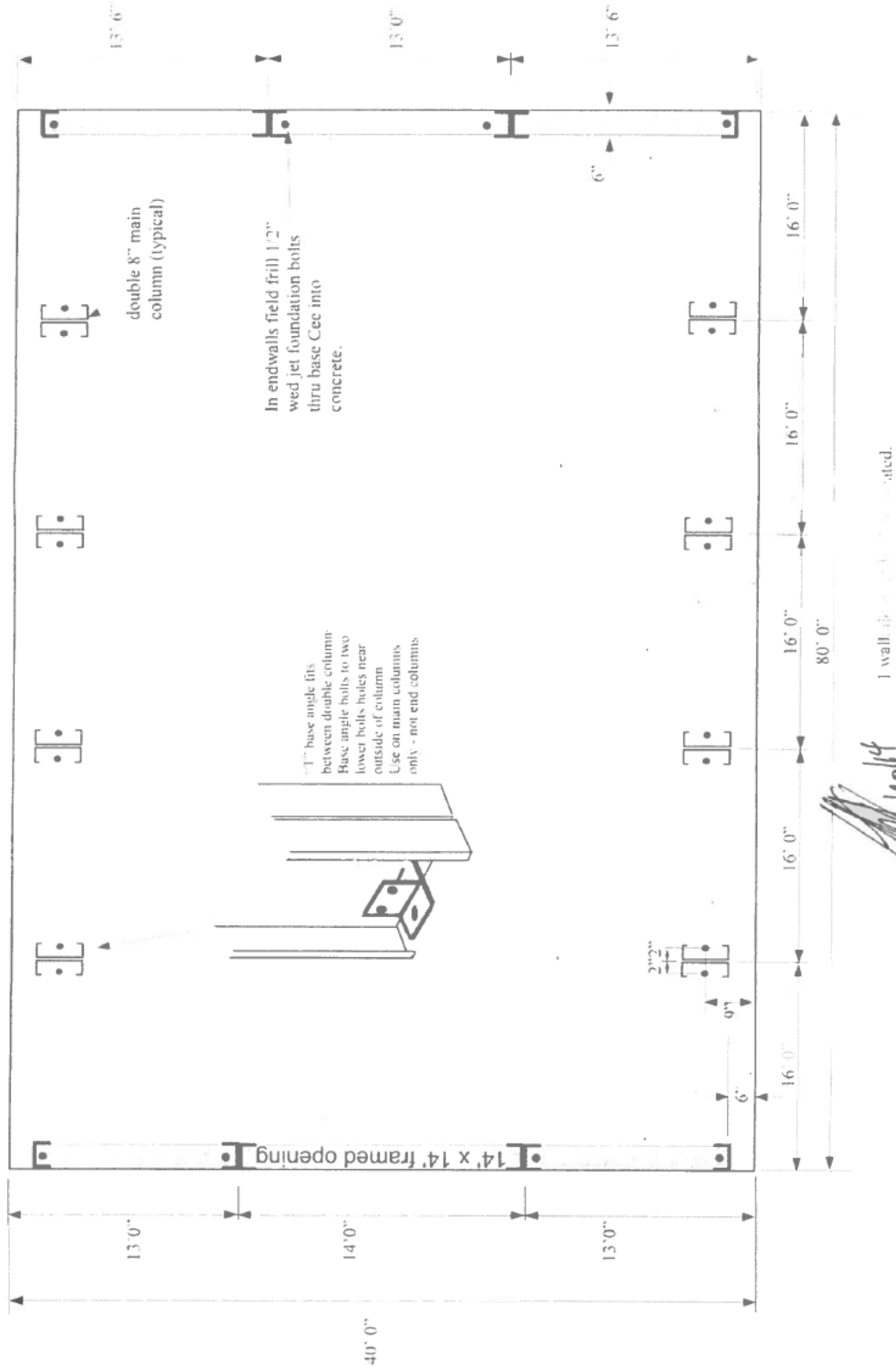
Fasten 6" Cee (6" side down) to concrete with confa bolts 2' o.c. Fasten end columns to 2.5" flange of Cee with 4 - 3/4" tek 4 screws. Also attach base Cee in 40' ends with 1/2" x 5.5" wej it foundation bolts near columns.

Equal distance from four corners (89' 5 5/16") indicates building is square.

**Design Loads**  
25# ground snow load  
120 mph wind

773 474

**Column Layout**  
40' x 80' x 16'  
Phillips Job

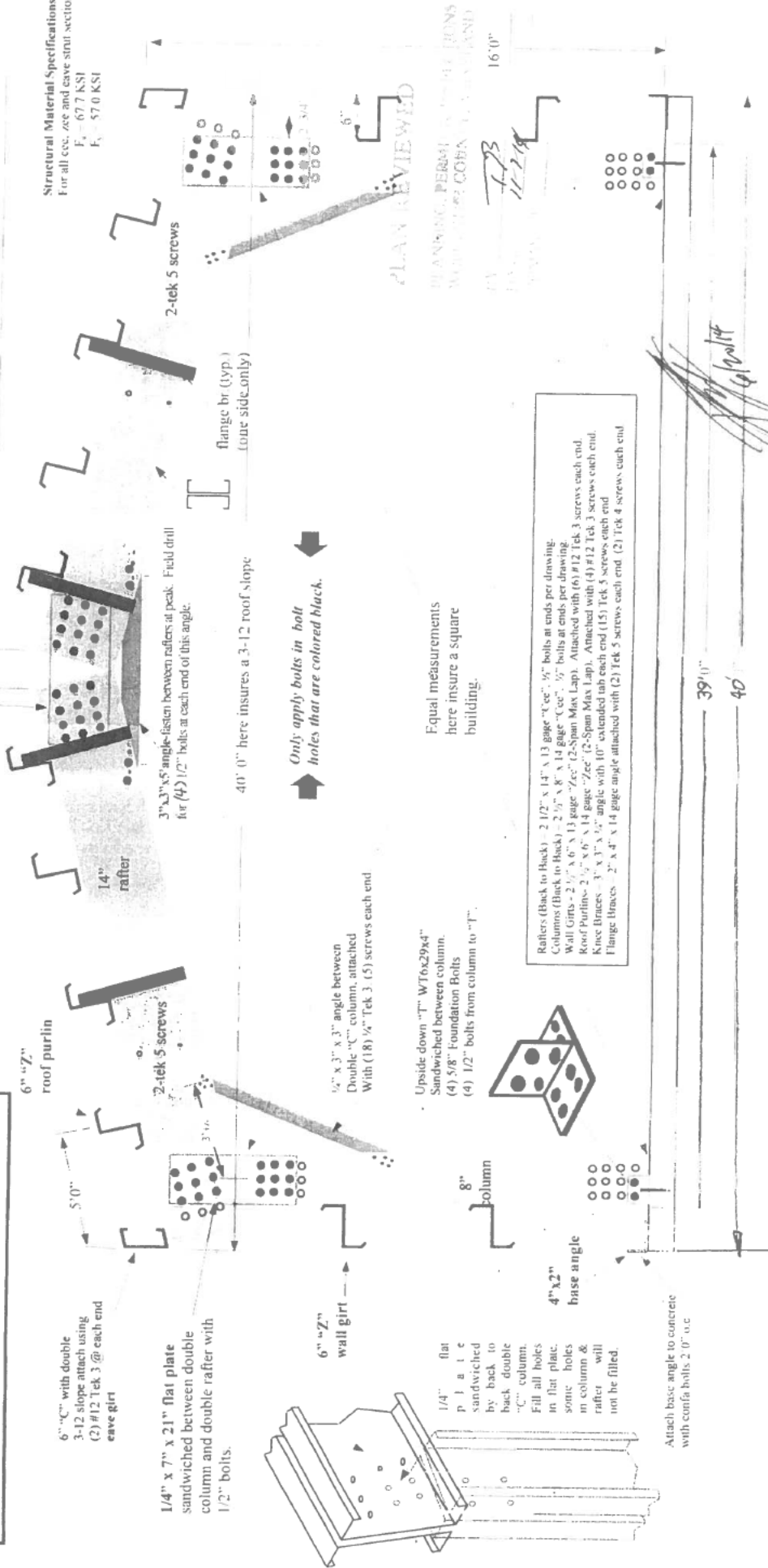


# **Cross Section/Span Master** **Phillips Job 16' bays** Frame line 2, 3, 4, 5 40' x 16' / Heavy Design

**Design Loads**  
 25# ground snow load  
 120 mph wind

**IMPORTANT:** Bolt holes are slightly oversized.  
 Before tightening bolts the 7" measurement will give you close to a 3-12 slope. Double checking the 40'0" measurement below will insure a 3-12 slope.

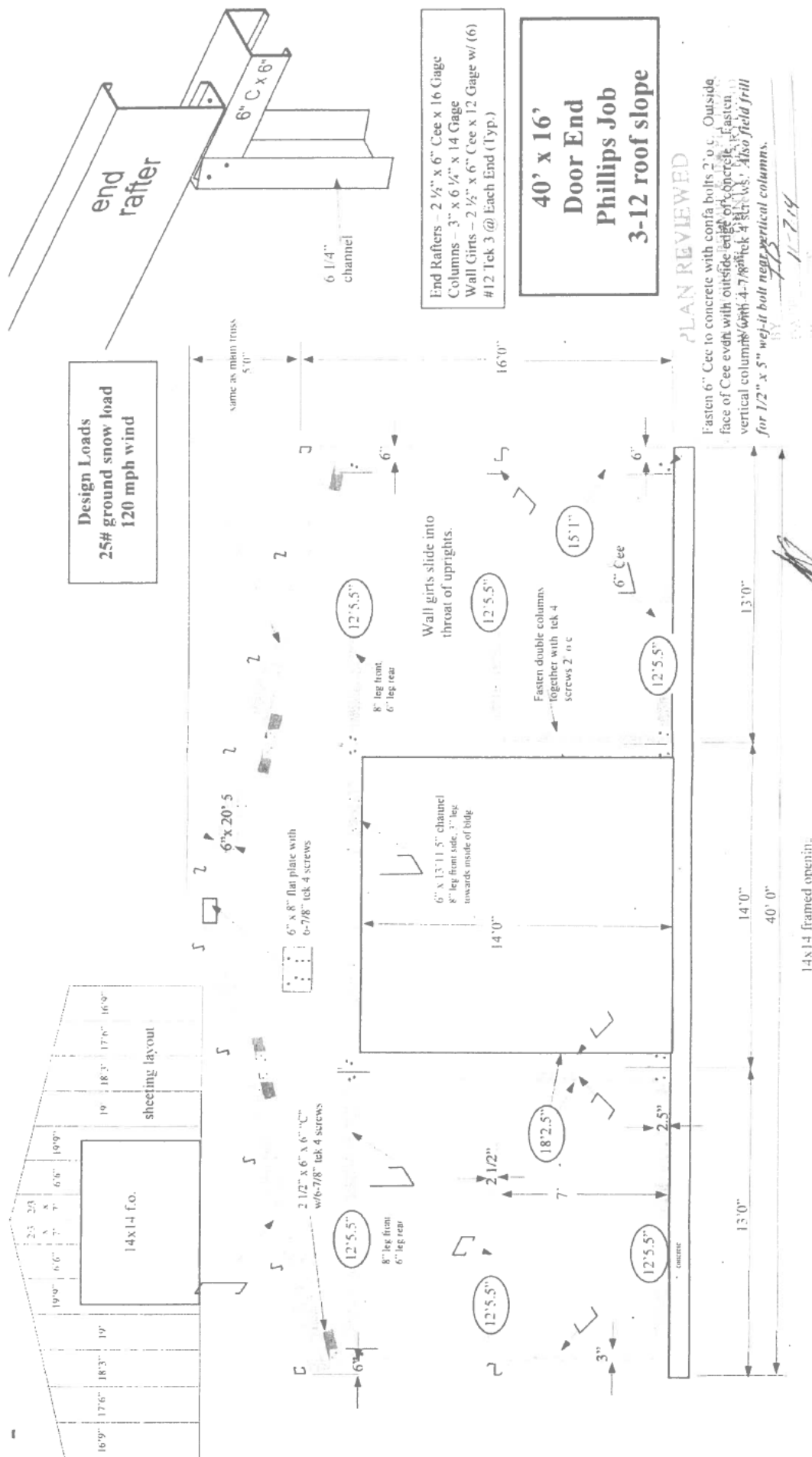
**Structural Material Specifications**  
 For all cee-zee and cave strut sections:  
 F<sub>y</sub> = 67.7 KSI  
 F<sub>u</sub> = 57.0 KSI



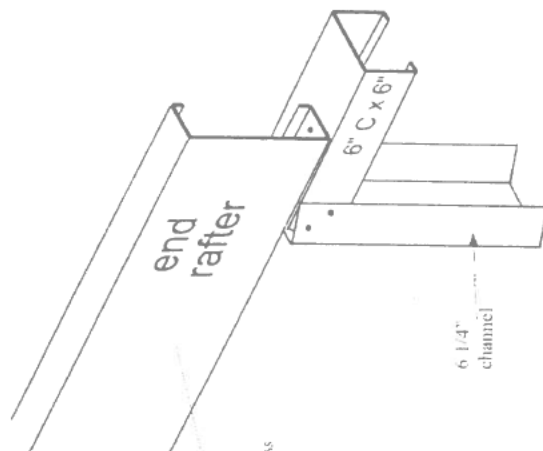
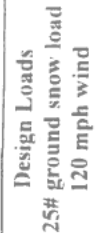
- Rafters (Back to Back) - 2 1/2" x 13" x 13 gauge "Cee" 9" bolts at ends per drawing.
- Columns (Back to Back) - 2 1/2" x 8" x 14 gauge "Cee" 1/2" bolts at ends per drawing.
- Wall Girts - 2 1/2" x 6" x 11 gauge "Zee" 72-Span Max Lap. Attached with (6) #12 Tek 3 screws each end.
- Roof Purlins - 2 1/2" x 6" x 11 gauge "Zee" 72-Span Max Lap. Attached with (4) #12 Tek 3 screws each end.
- Knee Braces - 3" x 3" x 1/2" angle with 10" extended tab each end (15) Tek 5 screws each end.
- Flange Braces - 2" x 4" x 14 gauge angle attached with (2) Tek 5 screws each end. (2) Tek 4 screws each end.

PLAN REVIEWED  
 PLANNING, PERMIT & INSPECTIONS  
 WOOD COUNTY COBBLESTONE AND  
 11/2/14  
 16'0"

FILE SET



FILE SET



End Rafters - 2 1/2" x 6" x 14 Gage "Cee"  
Columns - 3" x 6 1/4" x 14 Gage Channel  
Wall Girts - 2 1/2" x 6" Cee x 12 Gage w/  
(6) #12 Tek 3 @ Each End (Typ.)

## 40' x 16' Solid End Phillips Job

PLAN REQUIRED

Fasten 6" Tee to concrete with confia bolts 2" o.c. Outside face of angle even with outside edge of concrete. Fasten vertical columns with 4.75" x 4

DATE 11-7-11 COMMISSIONER

5/1/2010

RESET



**Worcester County**  
Department of Environmental Programs  
Environmental Programs Division

## Memorandum

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**To:** Technical Review Committee (TRC) for the August 12, 2026 Meeting

**From:** Environmental Programs Staff

**Subject:** 10529 Flower Street Contractor Shops – Tax Map: 25, Parcel: 275

**Date:** July 27, 2026

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

1. Environmental Programs Division requires a \$150 review fee for any Technical Review Committee projects submitted on private water & private sewer. This fee will need to be submitted prior to signature approval being given on this project.
2. Septic permits will be required to be issued prior to Environmental Programs' approval of building permits.
3. Please include a septic flow chart. The existing 4,000 square foot sewage reserve area is limited to 600 gallons per day maximum flow.
4. Please indicate proposed septic tank/lift station locations.
5. Please provide a minimum 10-foot sewage reserve area setback from the Forest Conservation Area.
6. Please provide an accessway to the sewage reserve area greater than 10 feet as proposed on the site plan. The septic system may need to be installed prior to construction of the new buildings.
7. Are there plans to condominiumize the proposed contractor shops? If owner is contemplating a conversion to a condominium form of ownership, a shared facility agreement will be necessary along with other administrative and plat requirements.

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8. Commercial plumbing plans will need to be submitted for plan review at time of building permit applications. Plumbing permits will also need to be obtained for the interior work. Gas permits will be needed as well, if utilized for this project.
9. Irrigation systems, when required, must have backflow prevention installed and permitted under the plumbing permit pulled by a Master Plumber.
10. Plumbing Code is the 2021 International Plumbing Code (IPC) Illustrated (National). The Gas Code is the 2021 International Fuel Gas Code (IFGC), for natural gas.



**Worcester County**  
Department of Environmental Programs  
Natural Resources Division

## Memorandum

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**To:** Technical Review Committee

**From:** David Mathers, Natural Resources Planner IV 

**Subject:** Forest Conservation & Stormwater Management Review

**Date:** July 31, 2026

**Date of Meeting:** August 12, 2026

**Project:** 10529 Flower Street Contractor Shops

**Location:** 10529 Flower Street, Berlin MD 21811, Tax Map: 25, Parcel: 275

**Owner/Developer:** Build Pines, LLC

**Engineer/Surveyor:** Frank G. Lynch, Jr. & Associates

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**This project is subject to the Worcester County Forest Conservation Law.** This site is subject to Forest Conservation Plan #14-26. This site has met compliance with the Worcester County Forest Conservation Law through the establishment of on-site forest conservation area easements. Forest conservation areas are to be kept as a natural habitat area, no clearing or grading within the easement is permitted, and any new structures and improvements must not encroach into the Forest Conservation easement. The development plan provided must be revised to reduce potential impacts to both Forest Conservation easements and the proposed structures. Furthermore, forest protection signs and protective fencing must be installed prior to construction.

**This project is subject to the Worcester County Stormwater Ordinance.** The project has obtained Stormwater Concept Plan approval. This project will need Stormwater final Plan approval prior to Signature Plan approval.

All projects over one acre shall be required to file for a General Permit/Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination

**Citizens and Government Working Together**

System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

**Citizens and Government Working Together**

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



DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

## Worcester County

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1306  
SNOW HILL, MARYLAND 21863  
TEL: 410.632.1220 / FAX: 410.632.2012

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

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

### MEMORANDUM

DATE: January 1, 2024  
TO: Applicant  
FROM: David M. Bradford, Deputy Director  
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

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

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10529 Flower Street Contractor Shops - W/WW comments

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**From** Lee R. Beauchamp <lrbeauchamp@worcestermd.gov>

**Date** Tue 8/4/2026 3:07 PM

**To** Betsy C. Jackson <bcjackson@worcestermd.gov>

**Cc** Paul F. Reins <pfreins@worcestermd.gov>

Betsy,

Below are my comments for the Flower Street Contractor Shops Project:

1. This project is within the Briddletown Service District for Water Service. Show the location of the meter pit and meter size on the drawing.
2. If the proposed meter pit will not fit in the existing County ROW, show a proposed utility easement to the curb stop on the customer side of the meter pit location.
3. Verify that EDUs are available for this project with Environmental Programs.

Thanks

**Lee Beauchamp, PE**

Water & Wastewater Superintendent

Worcester County Public Works

Office Phone: (410) 641-5251 x2439

Work Cell: (410) 430-2366

Email: [lrbeauchamp@worcestermd.gov](mailto:lrbeauchamp@worcestermd.gov)



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**RE: TRC August Agenda**

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**From** Kelly Henry <khenry@worces termd.gov>

**Date** Mon 7/27/2026 3:13 PM

**To** Betsy C. Jackson <bcjackson@worces termd.gov>

Ok. If you just want to note for the application: Each building will be assigned its own unique street number. If there are multiple tenants in a building then sub-addresses or units nos. will be assigned.  
Thanks



Kelly L. Henry  
GIS Supervisor  
Department of Information & Technology  
Worcester County Government Center  
One West Market Street - Room 1003  
Snow Hill, Maryland 21863

Phone: 410.632.5610 Extension 1130

Email: khenry@co.worcester.md.us - **NEW EMAIL: khenry@worces termd.gov**

County Website: <https://www.co.worcester.md.us>



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**From:** Betsy C. Jackson <bcjackson@worces termd.gov>

**Sent:** Monday, July 27, 2026 2:08 PM

**To:** Kelly Henry <khenry@worces termd.gov>

**Subject:** Re: TRC August Agenda

Hi Kelly,



## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

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**To:** Worcester County Technical Review Committee

**From:** Joy S. Birch, Natural Resources Planner III JSB

**Subject:** August 12, 2026 - Technical Review Committee Meeting

**Date:** July 22, 2026

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- **10529 Flower Street Contractor Shops – Minor Site Plan Review**

Proposed fit-out of existing pole building into a contractor shop and construction of two (2) new contractor shops. Located at 10529 Flower Street, Tax Map 25, Parcel 275, Tax District 03, A-2 Agricultural District, Build Pines, LLC owner / Frank Lynch, Jr. & Associates, Inc., surveyor. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.

**Citizens and Government Working Together**

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RE: 8/12/26 Draft TRC Agenda and Materials

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**From** Jeffrey Fritts <JFritts@mdot.maryland.gov>

**Date** Wed 7/15/2026 11:45 AM

**To** Betsy C. Jackson <bcjackson@worcestermid.gov>

Hello,  
This is outside SHA ROW, no comment

[mdot.maryland.gov](http://mdot.maryland.gov)

**Jeff Fritts**  
Access Management  
Regional Engineer  
410.677.4039 **office**  
443.397.5063 **mobile**  
[Jfritts@mdot.maryland.gov](mailto:Jfritts@mdot.maryland.gov)  
**Maryland Department of**  
**Transportation**  
660 West Road, Salisbury, MD  
21801

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**From:** Betsy C. Jackson <bcjackson@worcestermid.gov>

**Sent:** Monday, July 13, 2026 9:56 AM

**To:** Brian M. Soper <bmsoper@worcestermid.gov>; Cathy Zirkle <czirkle@worcestermid.gov>; Dallas Baker <dbaker@worcestermid.gov>; David M. Bradford <dbradford@worcestermid.gov>; David Mathers <dmathers@worcestermid.gov>; Daniel Wilson <DWilson12@mdot.maryland.gov>; Jana B. Potvin <jbpotvin@worcestermid.gov>; Savannah Guy <sguy@worcestermid.gov>; Jennifer Keener <jkkeener@worcestermid.gov>; Jeffrey Fritts <JFritts@mdot.maryland.gov>; Joy Birch <jbirch@worcestermid.gov>; Kelly Henry <khenry@worcestermid.gov>; Kevin Lynch <klynch@worcestermid.gov>; Laurie Bew <lbew@worcestermid.gov>; Lee R. Beauchamp <lrbeauchamp@worcestermid.gov>; Lisa Lawrence <llawrence@worcestermid.gov>; Matt Owens <mowens@worcestermid.gov>; mmknight@comcast.net; Paul Miller <pmiller@worcestermid.gov>; Robert Korb Jr. <rkorb@worcestermid.gov>; Robert Mitchell <bmittchell@worcestermid.gov>; Shane L. Odegaard <sodegaard@worcestermid.gov>; Stuart White <swhite@worcestermid.gov>

**Cc:** Benjamin M. Zito <bmzito@worcestermid.gov>

**Subject:** 8/12/26 Draft TRC Agenda and Materials

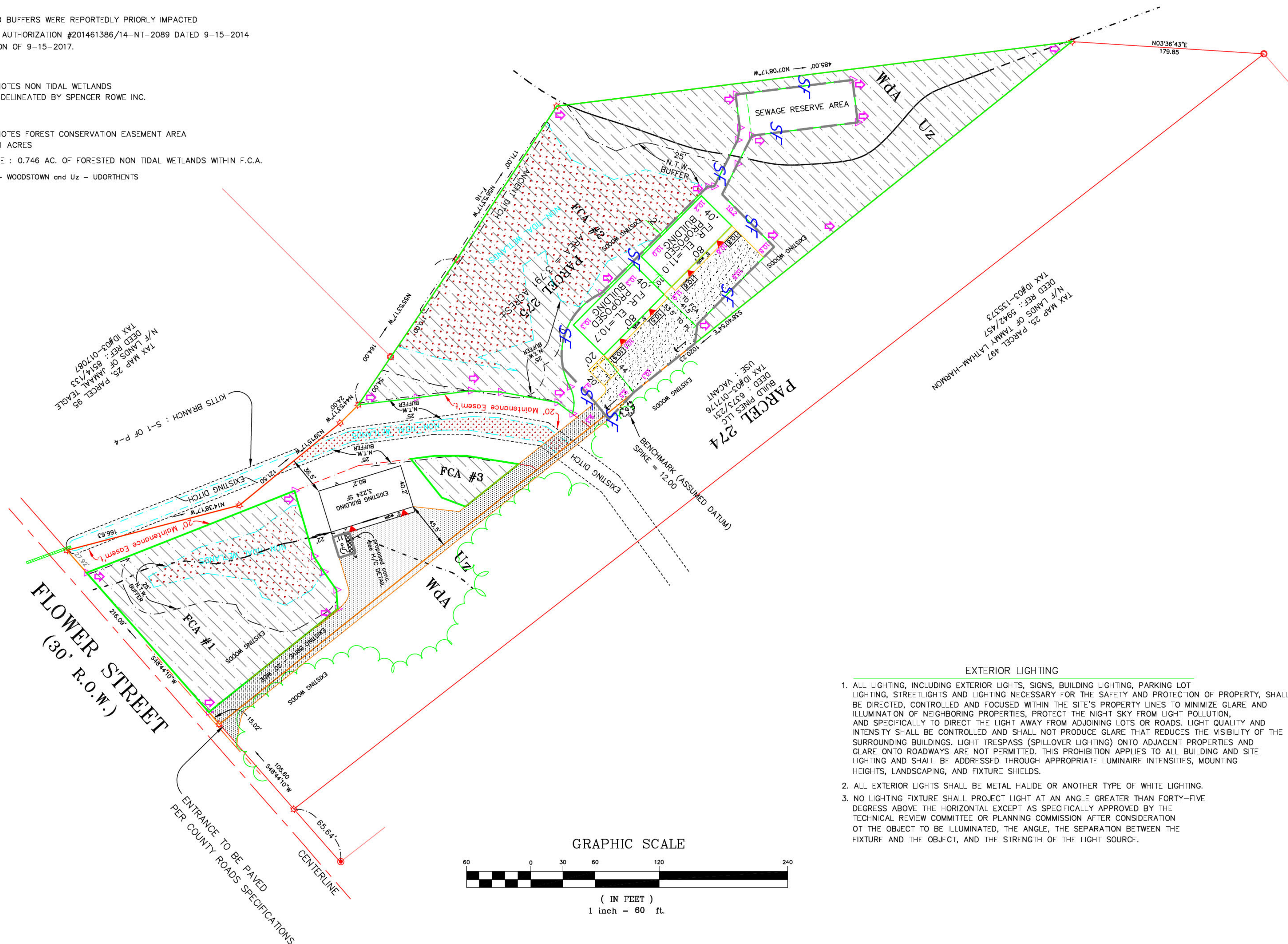


- DENOTES EX. GRAVEL/CRUSHED BLOCK
- DENOTES PROPOSED GRAVEL/CRUSHED BLOCK
- DENOTES LIMITS OF DISTURBANCE = 24,340 SF OR 0.559 AC.
- ↑ DENOTES FOREST CONSERVATION EASEMENT SIGN (PER RECORD PLAN)
- DENOTES IRON AXLE FOUND
- DENOTES IRON PIPE FOUND
- DENOTES IRON BOUNDER FOUND
- DENOTES IRON ROD SET
- ★ DENOTES PROPOSED WALL MOUNTED LIGHT

NOTE : WETLANDS AND BUFFERS WERE REPORTEDLY PRIORLY IMPACTED  
BY LETTER OF AUTHORIZATION #201461386/14-NT-2089 DATED 9-15-2014  
WITH EXPIRATION OF 9-15-2017.

--- DENOTES NON TIDAL WETLANDS  
AS DELINEATED BY SPENCER ROWE INC.

--- DENOTES FOREST CONSERVATION EASEMENT AREA  
2.41 ACRES  
NOTE : 0.746 AC. OF FORESTED NON TIDAL WETLANDS WITHIN F.C.A.  
SOILS are WdA - WOODSTOWN and Uz - UDORTHERTS

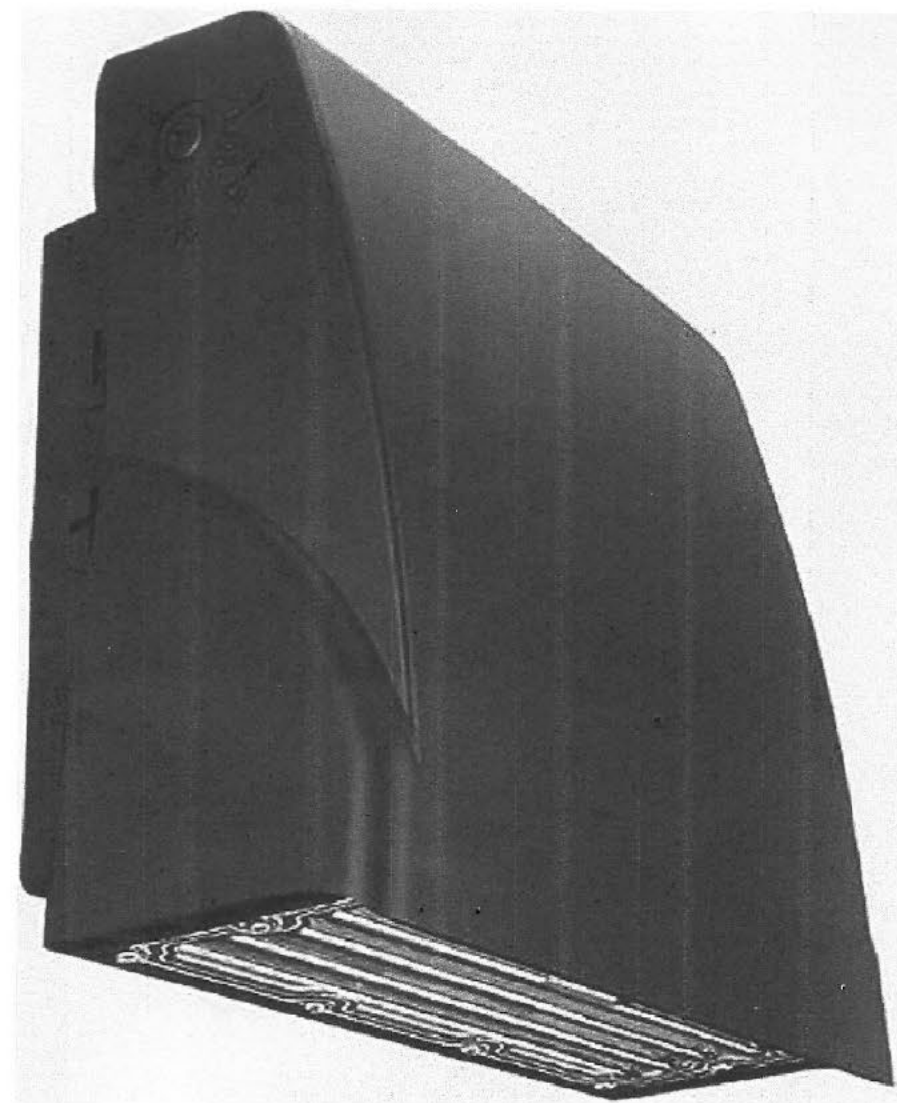


- EXTERIOR LIGHTING
- ALL LIGHTING, INCLUDING EXTERIOR LIGHTS, SIGNS, BUILDING LIGHTING, PARKING LOT LIGHTING, STREETLIGHTS AND LIGHTING NECESSARY FOR THE SAFETY AND PROTECTION OF PROPERTY, SHALL BE DIRECTED, CONTROLLED AND FOCUSED WITHIN THE SITE'S PROPERTY LINES TO MINIMIZE GLARE AND ILLUMINATION OF 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.
  - ALL EXTERIOR LIGHTS SHALL BE METAL HALIDE OR ANOTHER TYPE OF WHITE LIGHTING.
  - 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.

#### FOREST CONSERVATION LAW STATEMENT

THIS SITE IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. 14-28. THIS SITE HAS BEEN SUBJECT TO A REGULATED ACTIVITY UNDER THE WORCESTER COUNTY FOREST CONSERVATION LAW. ANY FUTURE APPROVAL OF THIS SITE FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY FOREST CONSERVATION LAW. A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF PLANNING, PERMITS AND INSPECTIONS. A PERPETUAL PROTECTIVE AGREEMENT, DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.

PLAT BOOK : SVH 240/62



Brand Generic  
Color Bronze  
Material Precision Die Cast Aluminum  
Style Modern  
Light Wall  
fixture form

#### About this item

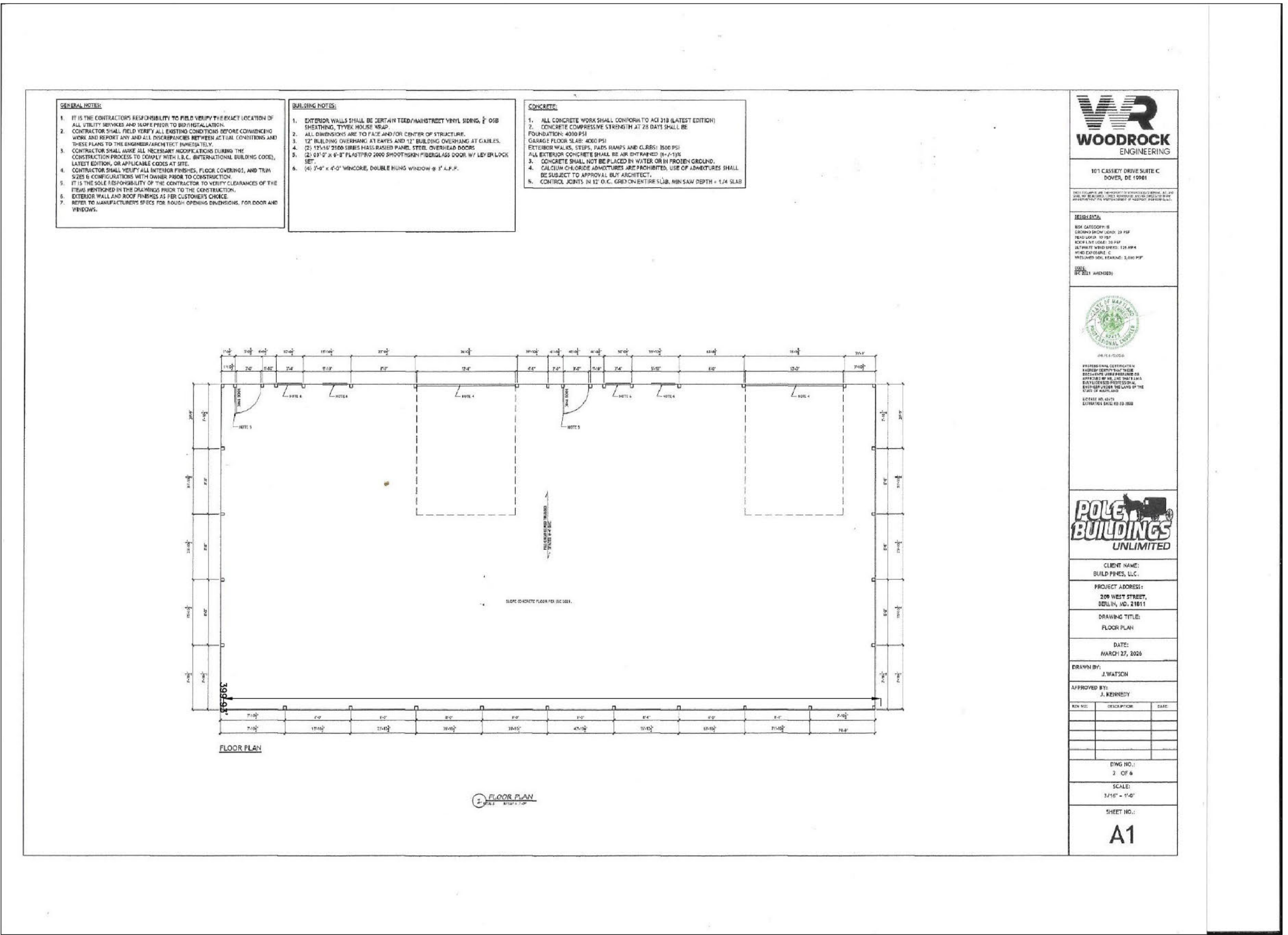
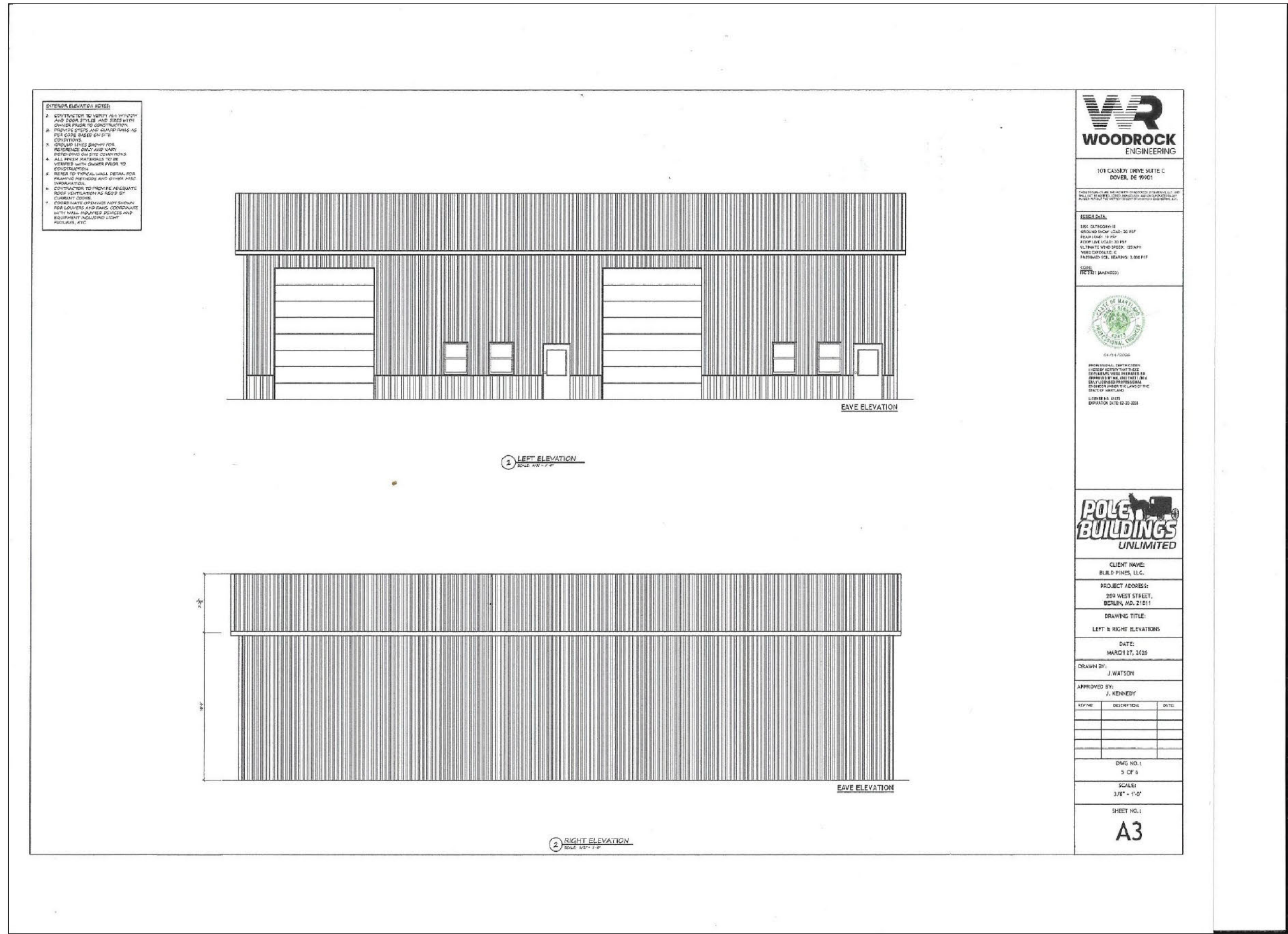
- Field Selectable - 3000K/4000K/5000K - 1761/1904/1852 Lumens
- Full cutoff up to 90° in 15° increments, so you can put the light where you need it
- Integrated photocell that will automatically control when the wall packs turn on for even greater energy savings
- IP65 rated for complete protection against dust and low-pressure water jet ingress
- 0-10V dimming standardm 120-277 Volt input

#### EXTERIOR WALL MOUNTED LIGHT

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| # | REVISION | DATE | CHKD | PROJECT                                                                                          | TITLE                                                                                    | PROFESSIONAL SEAL                                                   | Frank G. Lynch, Jr.<br>& Associates, Inc.<br>SURVEYING · LAND PLANNING<br>10535 RACETRACK ROAD · BERLIN, MARYLAND 21811<br>(410) 641-5353 · 641-5773 |
|---|----------|------|------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |          |      |      | TAX MAP 25 - PARCEL 275<br>THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND<br>TAX ACCOUNT #017168 | PROPOSED CONTRACTOR SHOPS<br>PARCEL 275 - TAX MAP 25<br>10529 FLOWER STREET, BERLIN, MD. | DESIGNED BY N/A<br>DRAWN BY F.G.L. JR.<br>CHECKED BY FRANK G. LYNCH | SHEET 2 OF 3                                                                                                                                         |

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Each unit may contain one 10' x 10' office and one bathroom

| # | REVISION | DATE | CHKD |
|---|----------|------|------|
|   |          |      |      |
|   |          |      |      |
|   |          |      |      |
|   |          |      |      |
|   |          |      |      |
|   |          |      |      |

|                                                                                                  |
|--------------------------------------------------------------------------------------------------|
| TAX MAP 25 - PARCEL 275<br>THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND<br>TAX ACCOUNT #017168 |
|--------------------------------------------------------------------------------------------------|

|                                                                                                   |
|---------------------------------------------------------------------------------------------------|
| TITLE<br>PROPOSED CONTRACTOR SHOPS<br>PARCEL 275 - TAX MAP 25<br>10529 FLOWER STREET, BERLIN, MD. |
|---------------------------------------------------------------------------------------------------|

|                                        |
|----------------------------------------|
| PROFESSIONAL SEAL<br>EXPIRES 2-21-2028 |
|----------------------------------------|

|                                                                                                                                                      |                        |                       |              |
|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------------------|--------------|
| Frank G. Lynch, Jr.<br>& Associates, Inc.<br>SURVEYING · LAND PLANNING<br>10535 RACETRACK ROAD · BERLIN, MARYLAND 21811<br>(410) 641-5353 · 641-5773 |                        |                       |              |
| DESIGNED BY<br>N/A                                                                                                                                   | SURVEYED BY<br>FGL/JPL | FILE NO.:<br>12396-26 | SHEET 3 OF 3 |
| DRAWN BY<br>F.G.L. JR.                                                                                                                               | DATE<br>6-10-2026      | SCALE<br>1" = 60'     |              |
| CHECKED BY<br>FRANK G. LYNCH                                                                                                                         | SCALE<br>1" = 60'      |                       |              |