

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday, November 5, 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 – October 1, 2026

B. Board of Zoning Appeals Agenda – November 12, 2026

C. Technical Review Committee Agenda – November 10, 2026

III. Waiver Request – 611 Holdings II Storage Yard

The applicant is requesting zoning code waivers regarding screening standards for a proposed gravel storage yard on a 2.42-acre parcel located on the west side of Stephen Decatur Highway Tax Map 26, Parcel 211, C-1 Neighborhood Commercial District, 611 Holdings II, LLC, owner / Vista Design, Inc., applicant/engineer.

IV. Major Site Plan Review – Bayside Jet Drive

Proposed development of a commercial boat sales & parts facility/ warehouse. Located on Ocean Gateway, Ocean City, MD Tax Map 26, Parcel 0123, C-2 General Commercial District, EFJ Reals Estate LLC, owner / Vista Design, Inc., engineer.

V. Amendment of the Comprehensive Plan for Water and Sewerage Systems - Worcester County, Maryland.

Request to expand the sewer and water planning areas for connection of the subject properties to the water and wastewater systems of the Ocean Pines Sanitary Service Area for a residential development of 59 units. Ocean Pines Partnership, owner / Hugh Cropper., applicant. Case No. SW 2026-02.

VI. Adjournment

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – October 1, 2026**

Meeting Date: October 1, 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
Teresa Purnell-Milbourne
Alec French
Jerry Barbierri
Kathy Drew

Staff

Jennifer Keener, Director, DRP
Seth Reid, Deputy Director, DRP
Betsy Jackson, Zoning Administrator, DRP
Zack White, DRP Specialist, DRP
Savannah Guy, DRP Specialist, DRP
Roscoe Leslie, County Attorney, Administration

I. Call to Order

II. Administrative Matters

A. Approval of August 2026 Minutes

The Commission reviewed the minutes of the August 6th, 2026 meeting, which previously lacked a quorum for approval. Mrs. Wimbrow motioned to approve, seconded by Mrs. Ott, and **the motion passed unanimously.**

B. Approval of the September 2026 Minutes

The Commission reviewed the minutes of the September 3rd, 2026 meeting. Mrs. Ott motioned to approve, seconded by Mr. French, and **the motion passed unanimously.**

C. Board of Zoning Appeals Agenda, October 8th, 2026.

The Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for October 8th, 2026. Staff were present for the review to answer questions and address concerns of the Planning Commission.

No formal comments were forwarded to the Board.

D. Technical Review Committee Agenda, October 14, 2026.

The Commission reviewed the agenda for the Technical Review Committee meeting scheduled for October 14, 2026. Staff were present for the review to answer questions and address concerns of the Planning Commission.

No formal comments were forwarded to the Committee.

**WORCESTER COUNTY PLANNING COMMISSION
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III. Waiver Request – 611 Holdings II Storage Yard

Mr. Bruce Howe of Vista Design and Mr. Mark Spencer Cropper, the applicant's attorney, approached the table. Mr. Howe provided a brief overview of the project and summarized the requests being made. Two waivers were requested: one from the paving requirements to allow gravel within the storage yard, and another from the screening requirements to allow a chain-link fence with privacy slats to be used in lieu of landscaping.

Mr. Cropper gave a brief history of the project's proceedings with the Board of Appeals, noting that multiple variances and special exceptions were previously granted for the use of the property as a storage yard, the installation of a privacy fence, and relief from the front-yard setback requirements.

Following a brief discussion, Mr. French noted that he believes a fence with privacy slats by itself does not fit the neighborhood and believes the applicant should move forward with landscaped screening or possibly a more aesthetically pleasing fence material. Other members of the commission concurred.

Steve Engel from Vista Design approached the table. He mentioned concerns about the landscaping being destroyed when SHA does maintenance and mows the lawns along the highways.

Mr. Barbieri found it necessary to move forward with the gravel waiver request before continuing the discussion about the landscaping waiver. The Commission moved to grant the waiver request for the application of gravel on the lot motioned by Mrs. Ott and seconded by Mr. French, and **the motion was approved unanimously.**

Further discussion regarding the landscaped screening waiver continued. Following this, **Mr. Cropper decided to withdraw the waiver from the landscaping, and discuss steps to move forward with the applicant with plans to return at a later date.**

IV. Waiver Request –10529 Flower St / Build Pines LLC– Contractor Shops

Hugh Cropper, attorney for Build Pines LLC, and Ben Sharp, owner of Build Pines LLC, approached the table. Mr. Cropper provided a brief overview of the project and its location. Two waivers were requested: a waiver from the paving requirements to allow gravel in the driving and parking areas, and a waiver from the screening requirements, as the proposed buildings will be screened from view by existing forest

After some brief discussion Mr. French motioned to approval the waiver for the landscaping screening requirements, seconded by Mrs. Wimbrow and **the motion was approved unanimously.**

WORCESTER COUNTY PLANNING COMMISSION
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Mr. Barbierri prompted the commissioners for questions or comments regarding the waiver for the gravel. After a couple of brief questions and answers, Mrs. Wimbrow motioned to approved the waiver, seconded by Mrs. Ott and **the motion was approved unanimously.**

V. Atlantic Coastal Bays Growth Allocation Request – Salt Life Park (Phase 3)

Mr. Hugh Cropper, attorney, Chris McCabe, Coastal Compliance Solutions LLC, Steve Engel, Vista Design Inc., and Mark Odachowski, owner of Salt Life Phase III approached the table.

Mr. Cropper gave an overview of the existing Salt Life Community and provided a history of the property for which the growth allocation requested. He then provided background on the Coastal Bays Critical Area program and growth allocation requests in general. Mr. Cropper also explained the standards for growth allocation in the Critical Area law as well as the new standards related to environmental justice and resiliency.

Mr. Cropper questioned Mr. Engel to confirm that the growth allocation request meets the standards in the Critical Area law. Mr. Engel confirmed that the request meets or exceeds the standards.

Mr. Cropper questioned Mr. Odachowski about the economic benefit that the existing Salt Life Community has had in the area. Mr. Odachowski stated he believes there has been a positive economic impact.

Mr. Cropper questioned Mr. McCabe on the environmental impacts associated with the proposed growth allocation. Mr. McCabe confirmed that the environmental impacts were minimal and all required mitigation and stormwater requirements would be met.

Mr. Cropper finished his presentation by stating the growth allocation request and proposed development are good examples of infill development and an appropriate use of the County's allotted growth allocation acreage.

Mr. Barbierri asked Mr. McCabe to explain the new standards of environmental justice and resilience. Mr. McCabe stated that the only metric that exceeded the threshold for environmental justice was low birth rate. He explained how the developer worked with Worcester County Parks and Recreation to perform the mitigation at Homer Gudelsky Park and the Herring Creek Nature Park benefiting residents.

Mrs. Phyllis Wimbrow asked if the owner was aware growth allocation would be needed when the zoning map amendment was approved in 2025. Mr. Cropper replied that the Critical Area designation was discussed by the Planning Commission and County Commissioners at their respective meetings.

Mr. Alec French asked if the owner was aware of the Critical Area and zoning regulations, specifically the density, when he purchased the property. Mr. Odachowski and Mr. Cropper stated the property was purchased in 1999 prior to the existence of the Atlantic Coastal Bays Critical Area.

**WORCESTER COUNTY PLANNING COMMISSION
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Mr. Cropper explained how growth allocation is calculated and how the allocation is awarded.

Mr. Brian Soper stated there will be 360 acres of growth allocation for the coastal bays remaining if this request is approved.

Mr. French voiced his concerns about the environmental impacts of the growth allocation and the development associated with it. Mr. Cropper explained how the proposed development meets all the standards of growth allocation and the intent of the comprehensive plan.

Mrs. Wimbrow stated she shared the concerns of Mr. French however she explained how the proposed development is consistent with the comprehensive plan and zoning in addition to bringing affordable housing to the area.

A motion was made by Mrs. Marlene Ott to forward a favorable recommendation. The motion was seconded by Mrs. Wimbrow, and **the motion was approved 5-1 with Mr. French opposing.**

VI. Text Amendment - §Z 1-303 CA Commercial Airport District

Zachary Williams, Venable, attorney for the applicants; Rob Corradi and Ellis Harkins, Amazon, applicants; Jeremy Sweeny, applicant, Maryland Broadband Cooperative (Mdbc) board member; and Drew Van Dopp, CEO Mdbc, were present for the review.

Mr. Corradi explained that the text amendment concerns a power feed equipment (PFE) building, not a cable landing station (CLS) or data center, which are subject to the moratorium. The proposal is for one 1,200-square-foot building on a 3,500-square-foot site at the airport. The building would not connect to public water or sewer and is being developed with the Maryland Broadband Cooperative (Mdbc).

Mr. Williams said the applicants had provided an additional letter addressing public comments and expected to answer questions about the project. The Planning Commission asked about Globalinx's involvement, lease agreements between Amazon and Ocean City, and contracts between Amazon and Mdbc.

The applicants clarified that the building's size and power limits would allow it to serve only one subsea cable. It would boost fiber-optic signals between the subsea cable, overseas connections, and fiber lines to the Washington area. They stated that no CLS or data center is planned for Worcester County. Cable manufacturing is beginning, with installation anticipated in late 2027, pending required permits and approvals.

Commission members asked about the cable's right-of-way, potential conflicts with other utilities, and local benefits. The applicants said they are working with Mdbc to connect the cable to Washington and that it would expand broadband capacity without requiring local funding. Mr. Van Dopp explained that the project could create more reliable fiber pathways,

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MEETING MINUTES – October 1, 2026**

reduce service bottlenecks on the Eastern Shore, and benefit highways, schools, health care providers, and local businesses. Further discussion focused on the project's technical requirements, community benefits, and costs. Although the proposed building appeared limited in scope, commissioners recognized that the application is very technical and could have significant community impacts.

The Planning Commission confirmed that staff could not reject the application. However, because the zoning code requires a recommendation only "within a reasonable time," it does not establish a specific deadline.

Ms. Wimbrow moved to postpone consideration of the text amendment for 60 days to allow additional study. Ms. Drew seconded the motion, which passed unanimously, with Mr. Barbierri, Mr. French, Ms. Purnell-Milbourne, and Ms. Ott voting in favor.

Next step: **The Planning Commission will revisit the text amendment request at a future meeting, no sooner than December 2026.**

VII. Adjourn

Mary Knight, Secretary

Betsy Jackson, Zoning Administrator

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

THURSDAY November 12, 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. 26-63, on the lands of David Messick, requesting a variance to the front yard setback from 50 feet from the center of the right-of-way to 40.9 feet (an encroachment of 9.1 feet) for an existing front porch addition and proposed enclosure and roof top deck to this addition in the R-4 General Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-208(b)(2), ZS 305(b)(1), located at 12848 Harbor Rd, Tax Map 27, Parcel 404, Lot 4, in the Tenth Tax District of Worcester County, Maryland.

6:35 p.m.

Case No. 26-66, on the lands of Janice Toboll, requesting an after the fact variance to the Atlantic Coastal Bays Critical Area Buffer from 100 feet to 30 feet (an encroachment of 70 feet) for a 4' high fence in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4) and ZS 1-206(b)(2) and Natural Resources Code §§ NR 3-104(d)(4) and NR 3-111, located at 12347 Hidden Bay Dr, Tax Map 33, Parcel 281, Lot 32, in the Tenth Tax District of Worcester County, Maryland.

6:40 p.m.

Readvertisement of Case No. 26-64, on the application of Donald Hall, on the lands of Hall Rentals LLC, requesting a variance to the front yard setback from 50 feet from the center of the right-of-way to 40 feet (an encroachment of 10 feet) and a variance to the side yard setback from 6 feet to 3.5 feet (an encroachment of 2.5 feet) for a proposed first and second floor front porch in the R-4 General Residential District, Pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-208(b)(2), ZS1-305(b)(1) located at 12842 Harbor Rd, Tax Map 27, Parcel 402, Block C, Lot 2 in the Tenth Tax District of Worcester County, Maryland.

6:45 p.m.

Case No. 26-69, on the lands of Ocean Enterprise 589 LLC, requesting a special exception to replace the elevated water storage tank "water tower" and a special exception for a water treatment building, in the A-2 Agricultural District, Pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-202 (c)(34), ZS 1-328, located at 10218 Racetrack Rd, Tax Map 21. Parcel 99, in the Third Tax District of Worcester County, Maryland.

6:50 p.m.

Case No. 26-70, on the application of Hugh Cropper IV, on the lands of Stephen & Sandra Hadley, requesting a variance to the rear yard setback from 30 feet to 20.44 feet (an encroachment of 9.56 feet) for a proposed 1st, 2nd. & 3rd floor covered porch and single-family dwelling in the R-2 Suburban Residential District, Pursuant to Zoning Code §§ ZS1-116(c)(4), ZS 1-206(b)(2), and ZS 1-305, located at 12334 Snug Harbor Rd, Tax Map 33, Parcel 346, Lot 25, in the Tenth Tax District of Worcester County, Maryland.

6:55 p.m.

Case No. 26-71, on the application of Blair Carey/RBR Homes, on the lands of Rhonda and Clayton Hathaway, requesting a variance to the rear yard setback from 30 feet to 15.9 feet (an encroachment 14.1 feet) for a proposed pool, a variance to the rear yard setback from 30 feet to 20.4 feet (an encroachment 9.6 feet) for a proposed landing with stairs, request to enclose previously approved open covered porches in the rear yard setback in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4) and (7), ZS 1-207(b)(2) and ZS 1-305, located at 38 Teal Circle, Tax Map 16, Parcel 41, Section 4, Lot 61, Tax District 3, Worcester County, Maryland.

Written public comments may be posted on the County website with names and addresses; phone numbers and email addresses will be redacted. Comments received by noon the Monday prior to the scheduled hearing will be included in the public hearing record. Written comments may be submitted in the following forms:

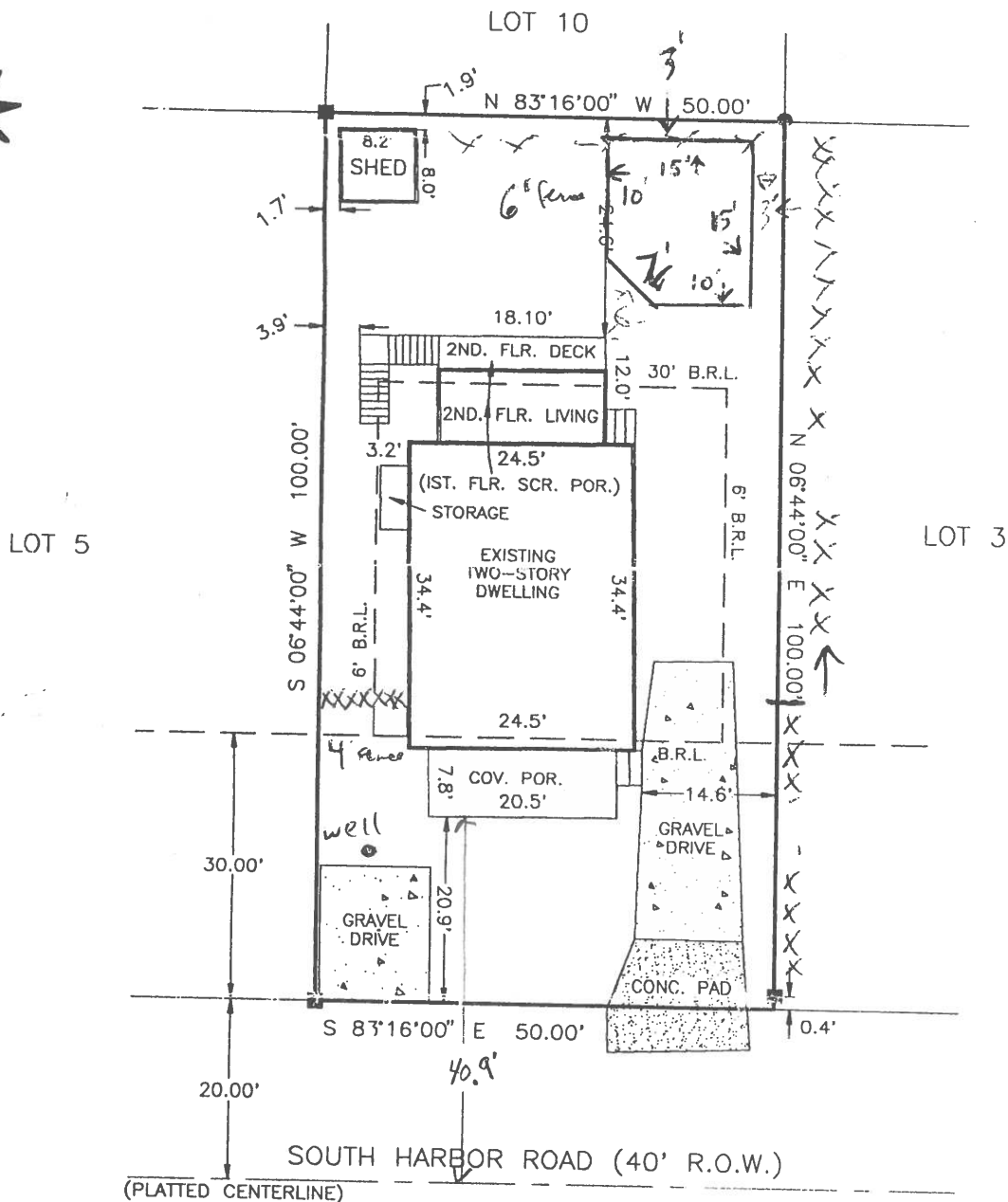
- Via email to BZA@worcesstermd.gov

*Mailed to: Board of Zoning Appeals
c/o Savannah Guy
1 West Market Street, Room 1201
Snow Hill, Maryland 21863*

Administrative Matters

IMPORTANT NOTICE

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LOCATION DRAWING

HOUSE NO. 12848
LOT 4 - BLOCK C - OF PLAT ENTITLED
RESUBDIVISION OF AND ADDITION TO PLAT NO. 1
OCEAN CITY HARBOR SUBDIVISION

TENTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND
TAX MAP 27, PARCEL 404
LOT AREA = 5,000 SQ. FT.±
CURRENTLY ZONED: R-4
ZONING SETBACKS: FRONT = 50' FROM C/L OF ROAD
SIDES = 6' EACH, REAR = 30'
ACCESSORY STRUCTURES: SIDE = 6', REAR = 6'
FLOOD ZONE A-6, BASE FLOOD ELEV. = 9.00' N.G.V.D.
PLAT REFERENCE O.D.C. 2/74

LEGEND

These standard symbols will
be found in the drawing.

- FOUND CONCRETE MONUMENT
- FOUND IRON ROD

Madison J. Bunting

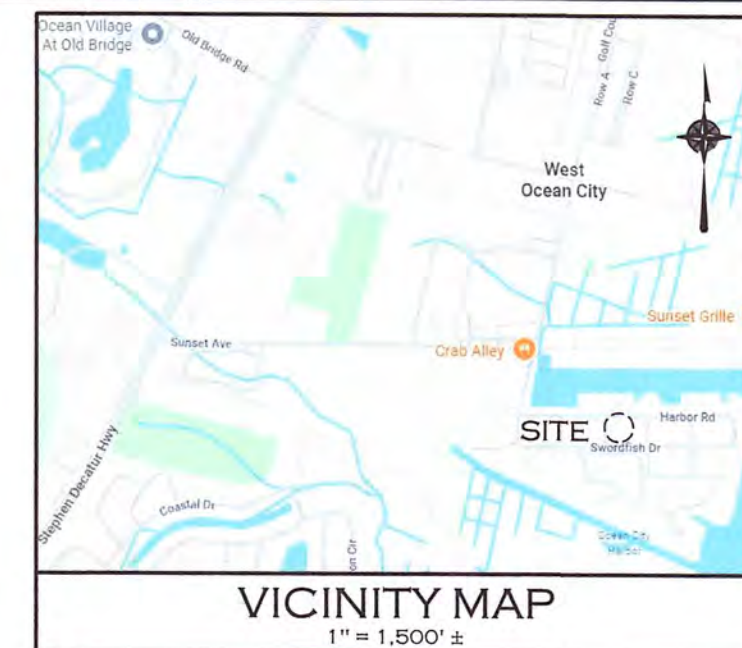
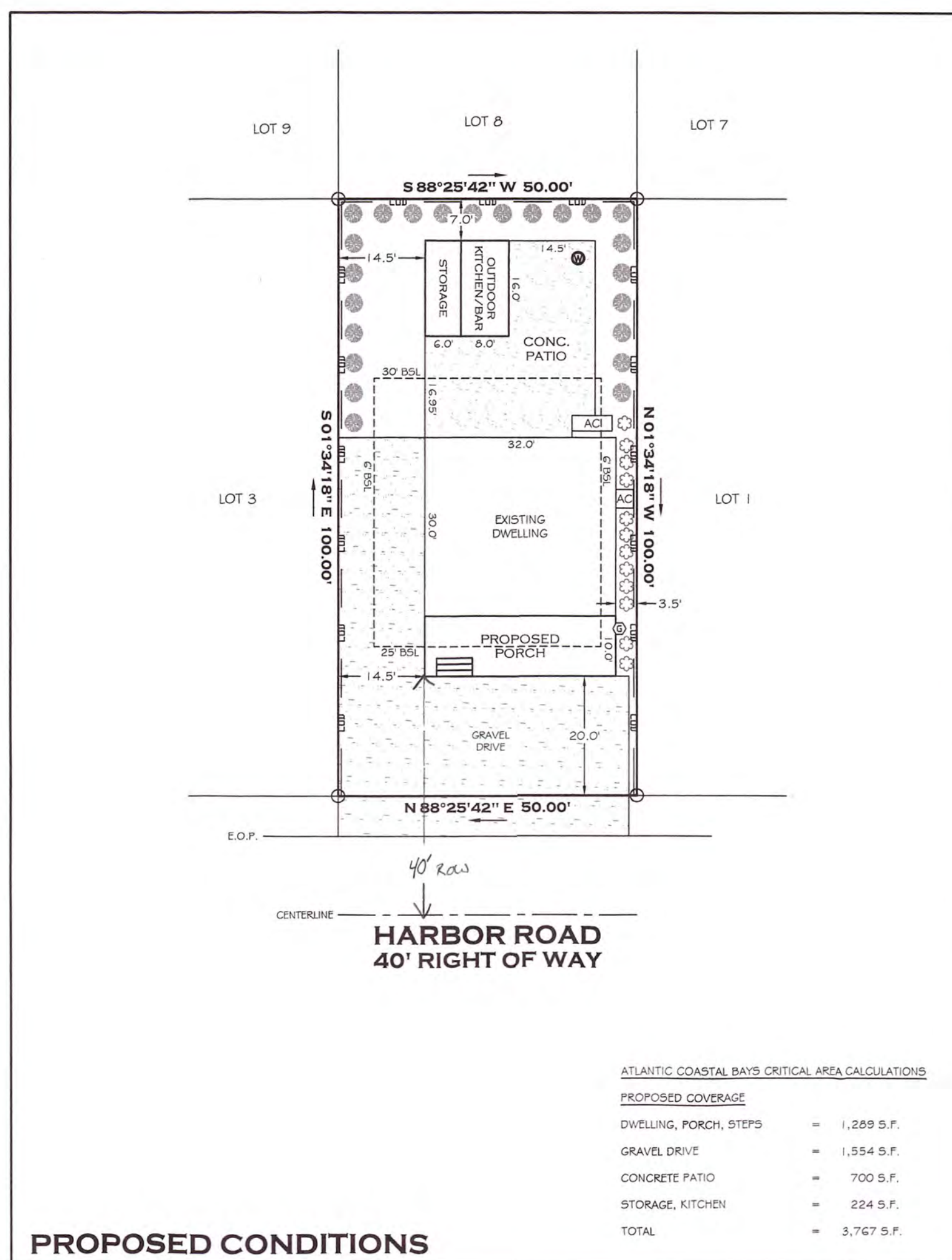
NOTE:

THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INSOFAR
AS IT IS REQUIRED BY A LENDER OF A TITLE INSURANCE
COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED
TRANSFER, FINANCING OR REFINANCING; AND THIS PLAT IS
NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION
OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE
IMPROVEMENTS; AND THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE
IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION
MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING
FINANCING OR REFINANCING.

MADISON J. BUNTING, JR.
SURVEYOR, INC.

11616 BACK CREEK ROAD
BISHOPVILLE, MARYLAND 21813
(410)641-5718 - FAX 641-6266

SCALE: 1" = 20'	DATE: 1/06/99
DRAWN BY: MJB	JOB NO.: 3231/99



LEGEND

- IRON ROD FOUND
- ⊙ WELL
- ⊕ PROPANE TANK
- ⊗ PR. TREE
- ✻ PR. BUSH / PLANT

1. ZONED: R-4
SETBACKS
FRONT: 25'
SIDE: 6'
REAR: 30'

2. FLOOD ZONE: X, AS PER FEMA MAP 24047C0180H, EFFECTIVE DATE 07/16/2015.

3. THIS PROPERTY IS LOCATED IN THE CRITICAL AREA DESIGNATED IDA (INTENSELY DEVELOPED AREA).

4. NO TITLE REPORT WAS PROVIDED FOR OUR USE, THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTION, EASEMENTS, AND / OR RIGHTS OF WAY THAT MAY BE REVEALED BY A THOROUGH TITLE SEARCH.

5. A LICENSEE EITHER PERSONALLY PREPARED A BOUNDARY SURVEY OR WAS IN RESPONSIBLE CHARGE OF PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 12 OF CHAPTER OG IN TITLE 09, DEPT. OF LABOR, LICENSING, & REGULATION, SUBTITLE 1.3, BOARD OF PROFESSIONAL LAND SURVEYORS,

TAX MAP #	27
PARCEL	402
DISTRICT	10
COUNTY	WORCESTER
STATE	MARYLAND
AREA	5,000 ± SQ. FT.
DEED REF.	8959 / 240
PLAT REF.	ODC 2 / 74
DRAWN BY	CJP
DATE	08 / 06 / 2026
SCALE	1" = 20'
SURVEY #	MD - 00461

SITE PLAN

LOT 2, BLOCK C
PLAT 1, OCEAN CITY HARBOR

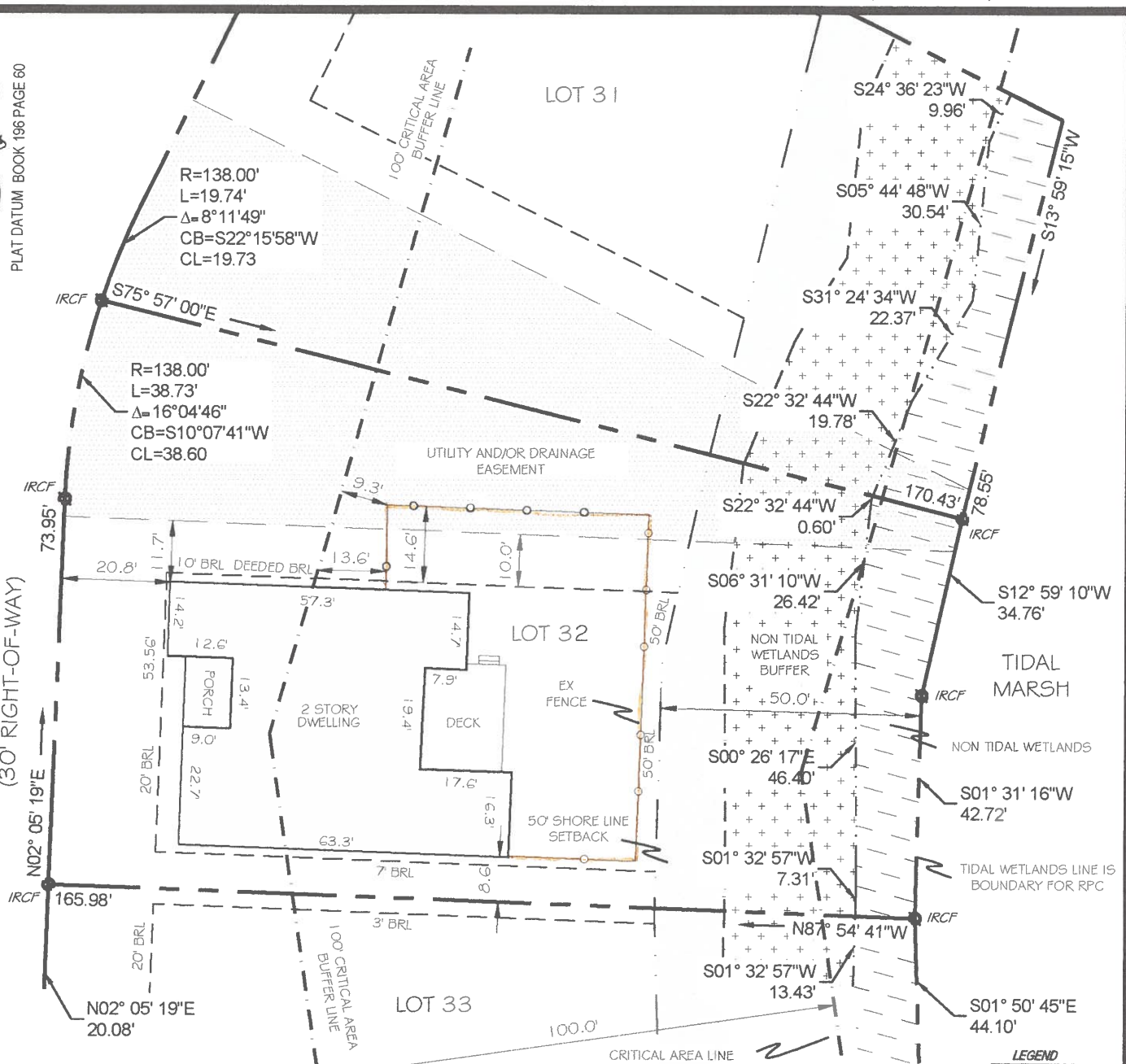
FOR
HALL RENTALS LLC

12842 HARBOR ROAD, OCEAN CITY, MD 21842

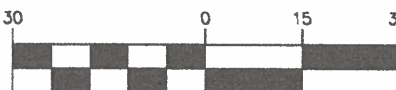


BRADLEY A. ABSHER, PROF. LAND SURVEYOR
MD 21165 - EXP. FEB. 03, 2028

PLAT DATUM BOOK 196 PAGE 60

HIDDENBAY DRIVE
(30' RIGHT-OF-WAY)

EXISTING CONDITIONS SURVEY
 PREPARED FOR
McGEE FENCE
LOT 32, THE LANDINGS
TENTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND
TAX MAP 0033, GRID 0011, PARCEL 0281
AREA = 15,911 S.F. ± OR 0.3652 ACRES ±

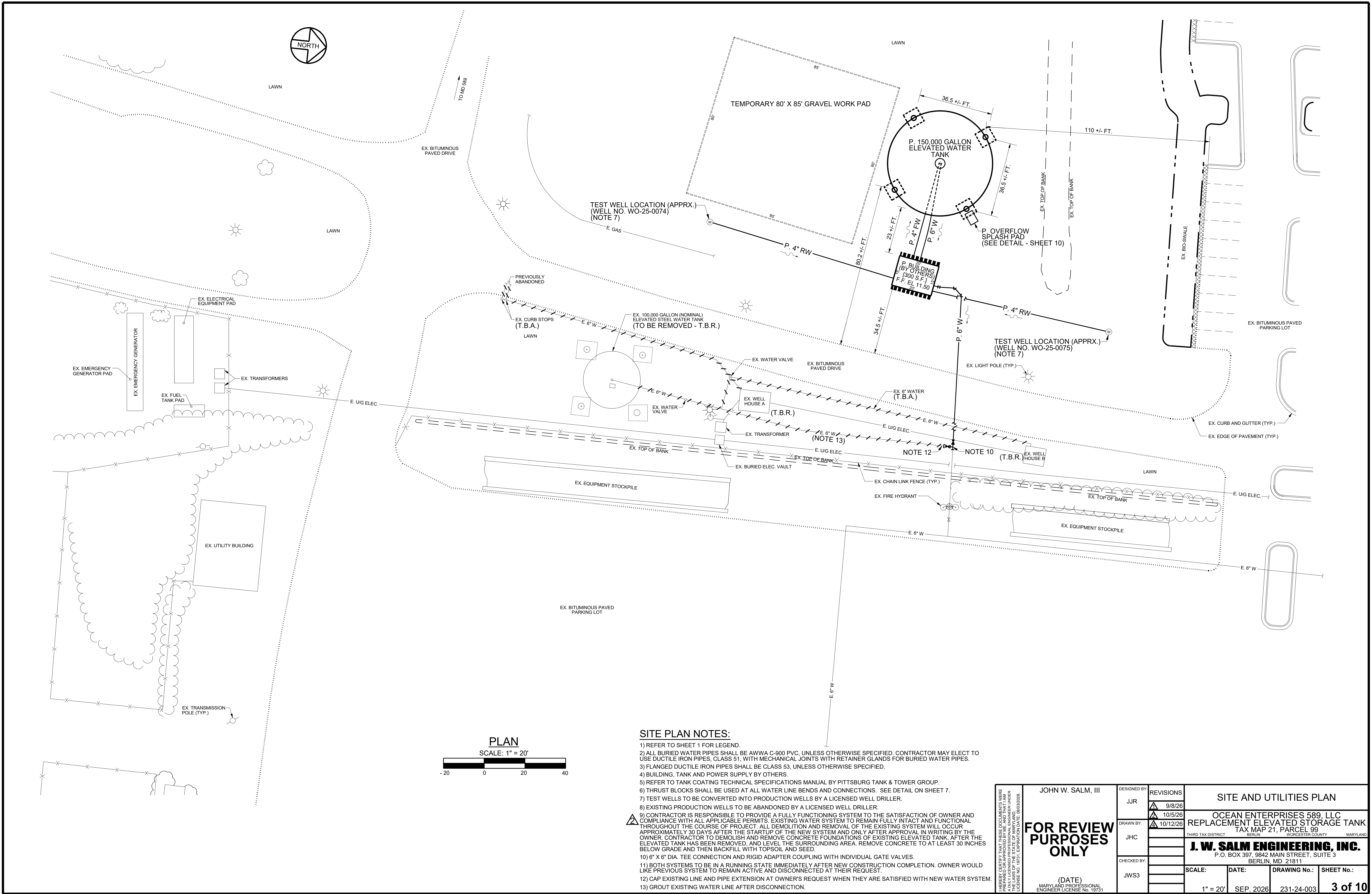


GRAPHIC SCALE

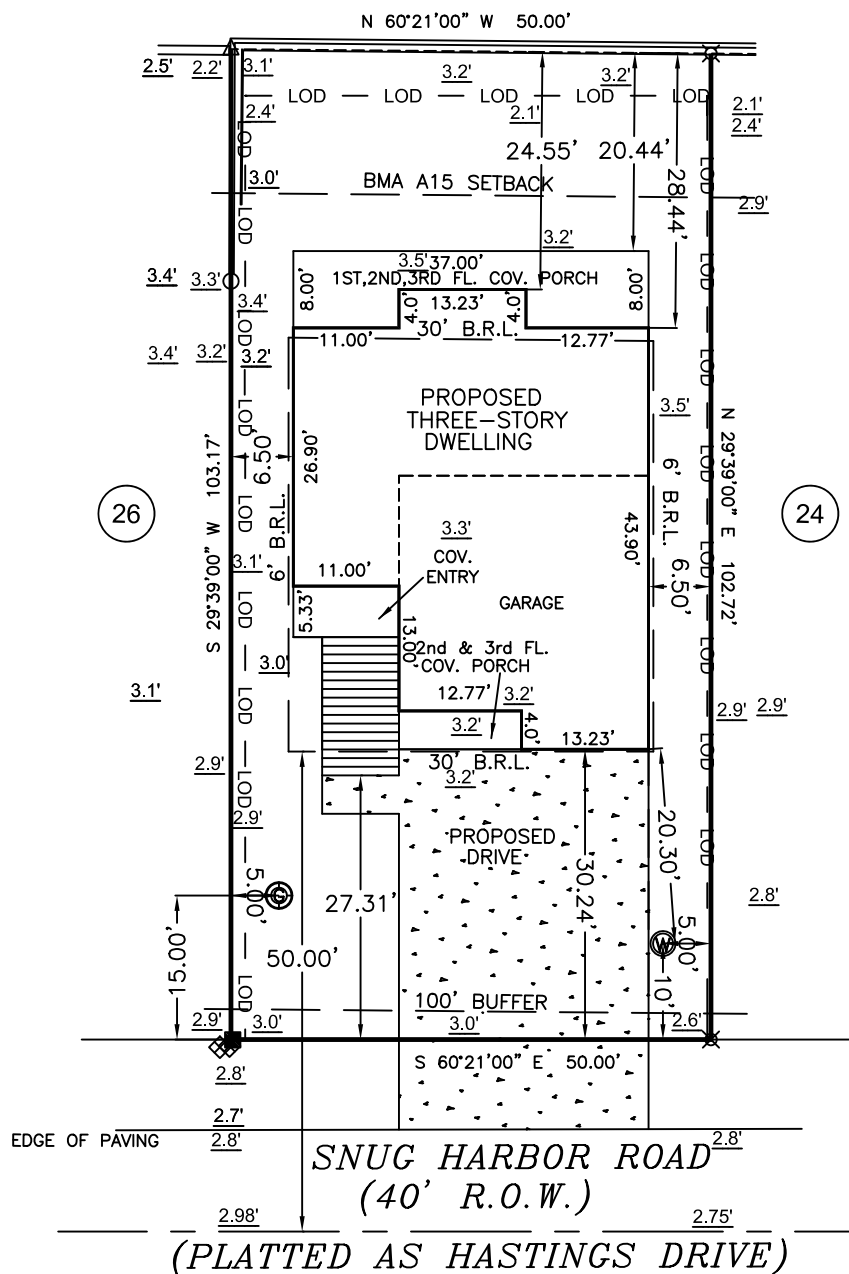
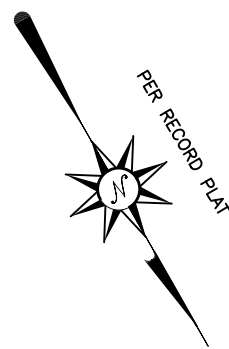
VISTA
DESIGN INC.
 Engineers, Surveyors, Landscape Architects,
 Land Planning Consultants and GIS Specialists
 11634 Worcester Hwy, Showell, MD 21862
 ph. 410-352-3874 email vista@vistadesigninc.com

This drawing, specifications, and work produced by Vista Design, Inc. (VDSI) for this project are instruments of service for this project only, and remains the copyrighted property of VDSI. Reuse or reproduction of any of the instruments of service of VDSI by the Client or assignees without the written permission of VDSI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

DESIGNED BY: VD	FIELD BOOK# 141 PAGE# 17	JOB# 26-028-32
DRAWN BY: VD	DATE: 03/02/2026	SHEET 1 OF 1
CHECKED BY: DLA	SCALE: AS SHOWN	



WORCESTER COUNTY BOARD OF ZONING APPEALS EXHIBIT
TOMPKINS CANAL



LEGEND

- FOUND CONCRETE MONUMENT
- ⊗ SET CONCRETE NAIL
- ⊗ MAGNETIC NAIL TO BE SET
- △ UNMARKED POINT
- ⊗ PROPOSED WELL
- ⊗ PROPOSED GRINDER PUMP
- ⊗ UTILITY POST
- 2.8' EXIST. ELEV; NAVD 1988
- LOD LIMIT OF DISTURBANCE

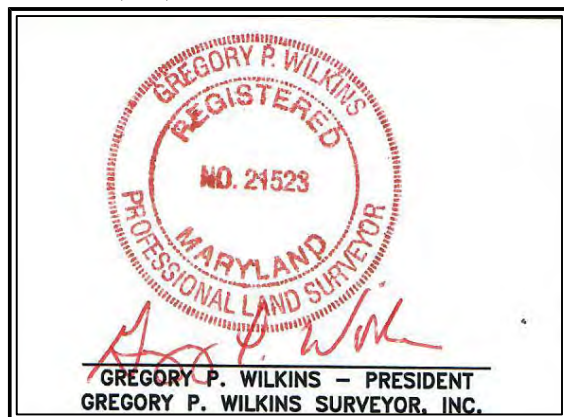
GREGORY P. WILKINS, SURVEYOR, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED, ALTERED, REPRODUCED, OR COPIED WITHOUT PERMISSION FROM GREGORY P. WILKINS SURVEYOR, INC. IF THE SURVEYORS SEAL & SIGNATURE ON THESE PLANS ARE NOT IN RED THEY ARE AN UNAUTHORIZED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

PROPOSED SITE PLAN
HOUSE NO. 12332

LOT 25 - SECTION A - SNUG HARBOR
TENTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND
TAX MAP 33, P/O PARCEL 346
LOT AREA = 5,147.2 SQ. FT.±
DISTURBED AREA = 4,732.0 SQ. FT.±
80 CUBIC YARDS OF FILL PROPOSED
CURRENTLY ZONED R-2
ZONING SETBACKS: FRONT = 50' FROM CENTERLINE ROAD
SIDES = 8' EACH(SEE NOTE 2), REAR = 30'
FLOOD ZONE AE, BASE FLOOD ELEV. = 5.0' NAVD 88
MINIMUM GARAGE FLOOR EL. = 5.00' NAVD 88
GARAGE FLOOR MAY BE LOWERED IF PROPERLY FLOOD VENTED
PLAT REFERENCE: C.W.N. 1/99
DEED REFERENCE: 9011/248
**DEED REFERENCE: 9018/237
(RELEASE OF TEMPORARY DECLARATION OF CONSOLIDATION)

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

REVISED 10/19/2026 - REAR HOUSE DIMENSION



GREGORY P. WILKINS
SURVEYOR, INC.
12626 OLD BRIDGE ROAD
OCEAN CITY, MARYLAND 21842
(410)213-0222

SCALE:	1" = 20'	DATE:	10/14/2026
DRAWN BY:	GPW9	JOB NO.:	8262

NOTES:

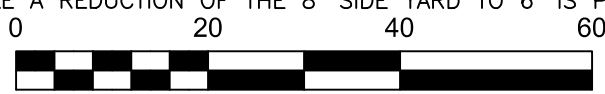
1. THIS LOT LIES IN THE ATLANTIC COASTAL BAYS CRITICAL AREA
AND IS CLASSIFIED AS AN INTENSELY DEVELOPED AREA, (IDA),
AND IS IN BUFFER MANAGEMENT AREA GROUP A15.

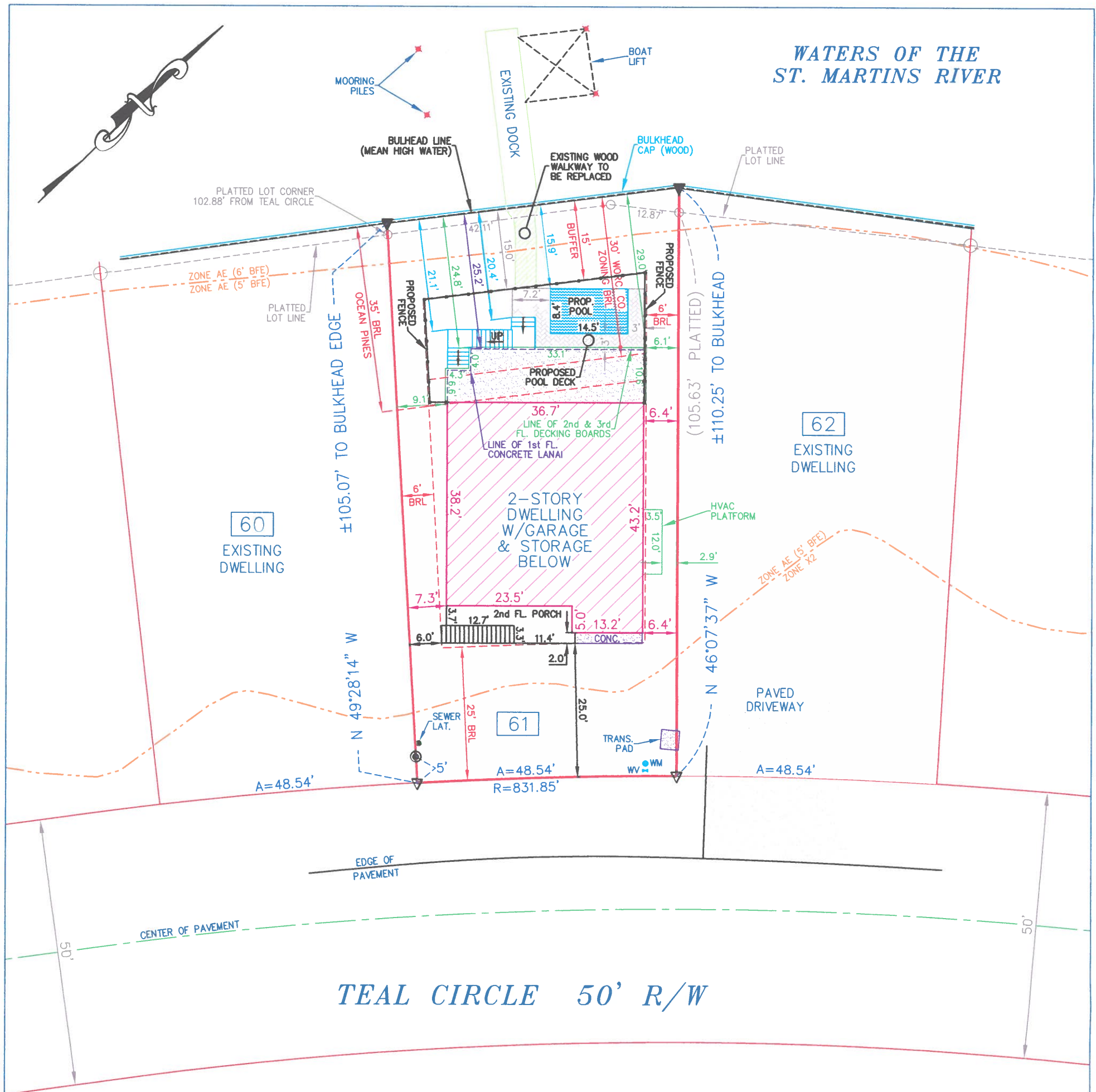
PROPOSED COVERAGE AREAS

HOUSE/PORCHES/STEPS = 1907.1 Sq. Feet
WALK/DRIVE = 818.2 Sq. Feet
TOTAL = 2,725.3 SQ. FT.

COVERAGE AREA OUTSIDE 100' BUFFER = 75.1 Sq. Feet

2. PER SECTION ZS 1-122(c)(1) OF THE WORCESTER COUNTY ZONING
ARTICLE A REDUCTION OF THE 8' SIDE YARD TO 6' IS PERMITTED.





PLATTED AREA OF LOT 61 = ±5,430 SQ. FT.
AREA OF LOT 61 TO BULKHEAD (MHW) = ±5,552 SQ. FT.

OWNERS:

CLAYTON B. HATHAWAY
RHONDA Y. HATHAWAY

DEED REFERENCE:

SRB 6800/0478
SEC. 4, LOT 61
PARCEL 0041
TAX MAP 0016

ADDRESS:

38 TEAL CIRCLE
BERLIN, MARYLAND 21811

TAX ACCOUNT ID:

#03-093255

PROPERTY ZONED: R-3

MIN. FRONT YARD 25'
MIN. REAR YARD 30'
MIN. SIDE YARD 6'

GENERAL NOTES:

THIS PROPERTY IS SITUATED WITHIN FLOOD HAZARD ZONES X2 & AE (ELEV. 5' & 6') AS SHOWN ON FIRM MAP # 24047C0045H, DATED 07/16/15.

THIS PROPERTY IS IN THE ATLANTIC COASTAL BAYS CRITICAL AREA;
ZONE: IDA (INTENSELY DEVELOPED AREA)
BUFFER MANAGEMENT AREA: GROUP A

THIS PROPERTY IS SUBJECT TO BOARD OF ZONING APPEALS CASE #25-57, GRANTED 10/09/2025.

LEGEND:

- DENOTES RE-BAR, SET
- ▼ DENOTES NAIL IN BULKHEAD
- ▽ DENOTES UNMARKED POINT
- DENOTES PLATTED LOT CORNER



GRAPHIC SCALE

Cal Holloway 10/13/2026
CAL HOLLOWAY DATE:

I CERTIFY THAT THE SURVEY SHOWN HEREON IS AN ACCURATE TRANSIT-TAPE SURVEY; AND THERE ARE NO ENCROACHMENTS ACROSS THE PROPERTY LINES OTHER THAN THOSE SHOWN.



Benchmark Land Surveying, Inc.

24 Broad Street
Berlin, MD 21811
410-641-3313
cal@benchmarkmd.com



REFERENCE PLAT:

"OCEAN PINES - SECTION 4"

BY:

PRINCE WILLIAM ENG. CO.
DATE: FEB. 1969
PLAT BOOK: FWH 11/54-66

SITE PLAN FOR BZA

OCEAN PINES
SECTION 4; LOT 61

THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND

SCALE: 1" = 30' DATE: 10/13/2026
JOB NO. 0980_SP-BZA

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

**Tuesday, November 10, 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. Bishopville Road Solar – Major Site Plan Review

Proposed development of a 2MW community solar project. Located on Bishopville Road, near the intersections of Hotel Rd, and Jarvis Road Tax Map 9, Parcel 0382, A-1 Agricultural District, Bishopville Vol Fire Dept, owner / Becker Morgan Group Inc., engineer.

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: November 5, 2026

PURPOSE: Zoning Waiver Request

DEVELOPMENT: 611 Holdings II Storage Yard

PROJECT: Proposed construction of a gravel boat storage lot

LOCATION: Located at Stephen Decatur Highway and Sinepuxent Road, Ocean City, MD 21842. Tax Map 26, Parcel 211.

ZONING DESIGNATION: C-1 Neighborhood Commercial

BACKGROUND: This project went before the Technical Review Committee (TRC) on April 8th, 2026. The TRC is the approval authority for this project, however the applicant has requested a zoning waiver that requires Planning Commission approval. At the Planning Commission meeting held October 1, 2026 this project received a waiver for the parking area paving material to allow gravel.

LANDSCAPING & SCREENING: The applicant proposes a chain link fence with black privacy slats along the north, south, and west sides of the property. On the east side, facing 611 (Assateague Rd), the applicant proposes an 8 ft tall board-on-board fence with a 5-foot landscaped strip. Landscape materials include Blue Arrow Red Cedar, and Inkberry Holly.

PROPERTY OWNER: 611 Holdings II, LLC

APPLICANT/ENGINEER: Vista Design, Inc.

PREPARED BY: Zack White, DRP Specialist

PLANNING COMMISSION CONSIDERATIONS – SITE PLAN WAIVERS

The applicant is requesting waivers to the following code requirement:

- 1) §ZS1-322(e) Landscaping applicability

Public Comment:

Written comments may be submitted at any time during the site plan review process.

Comments received by October 29th have been attached at the end of this staff report package.

Please note that the Planning Commission review is an open public meeting, but not a public hearing. Verbal testimony by the public is not typically accepted at the Planning Commission meeting. Written public comments received as part of the official record may be posted on the County website with names and addresses. Email addresses and phone numbers will be redacted for security reasons. Comments may be submitted in the following formats:

- Emailed to: planningcommission@worcesrmd.gov
- Mailed to: *Worcester County Planning Commission
c/o Zachary White
1 West Market Street, Room 1201
Snow Hill, Maryland 21863*

Planning Commission Waiver Request 611 Holdings II Storage Yard

Project Description and Site Conditions:

The subject property, identified as Tax Map 0026, Parcel 211, consists of approximately 2.42 acres and is located on the west side of Maryland Route 611 (Stephen Decatur Highway) and sandwiched between Sinepuxent Road. The parcel is located across from Mystic Harbor and Lands owned by Mayor and City Council of Ocean City. The site is currently undeveloped, primarily wooded, and generally flat, with existing land cover consisting of open grass area, existing woods, non-tidal wetlands, and wetland buffer.

The project proposes a gated, protected gravel storage yard for boats on trailers, with two paved commercial entrances from Sinepuxent Road to provide pull-through access for towing vehicles and trailers. The storage yard will include compacted gravel storage and circulation areas, paved entrances, open grass area, and retained existing woods. An 8-foot-high fence will enclose the storage area, control access, and serve as the primary visual barrier.

Stormwater management requirements will be met through the use of two M-2 Submerged Gravel Wetland facilities. Forest Conservation requirements will be addressed by retaining the northern portion of the site, which consists of existing woods, wetlands, and wetland buffer, and by mitigating the remaining Forest Conservation requirements at a 2:1 ratio offsite at an existing nearby mitigation bank.

Waiver Requests

The following Item 1 was previously granted a waiver by the Planning Commission at its October 1, 2026 hearing. The Applicant respectfully requests a waiver from Item 2 as revised below.

1. **Gravel Boat Storage Yard Surface - §ZS1-320(f)(1) — Previously Granted**

§ZS1-320(f)(1) requires parking areas and vehicular travelways to have a hard and durable surface and identifies concrete, asphalt, tar and chip, brick, and interlocking paving systems as acceptable materials. The section allows gravel or similar materials when approved by the Planning Commission and supplied and maintained with a binding agent.

This waiver was previously granted by the Planning Commission at its October 1, 2026 hearing, permitting the proposed compacted gravel surface for the storage yard subject to regular maintenance of the gravel lot.

2. **Landscape Screening - §ZS1-322(e)**

§ZS1-209(c)(14) establishes the landscape screening requirement for the proposed storage yard, and §ZS1-322(e) establishes the applicable screening standards and expressly authorizes the Planning Commission to modify or waive those standards due to special circumstances or conditions.

The site plan proposes an 8-foot-high chain-link fence with black privacy slats along the north, south, and west sides of the storage yard. Along the primary eastern road frontage on Maryland Route 611, the plan proposes an 8-foot-high black stained board-on-board fence with a 5-foot landscape strip.

The 5-foot landscape strip along Maryland Route 611 will be planted with alternating Blue Arrow red cedar and inkberry holly. This planting arrangement will add layered screening and break up the continuous appearance of the board-on-board fence.

Along Sinepuxent Road, a drainage swale is located between the proposed slatted chain-link fence and the road. Planting screening material within the swale would interfere with drainage conveyance and routine maintenance and could reduce its functional capacity.

The screening plan provides durable year-round screening while responding to site constraints. The slatted chain-link fence on the north, south, and west sides avoids drainage and maintenance conflicts, while the black board-on-board fence and landscaped strip along Route 611 enhance the primary public frontage.

Pursuant to §ZS1-322(e), the Applicant respectfully requests that the Planning Commission waive the landscape screening standards applicable under §ZS1-209(c)(14) to permit an 8-foot-high chain-link fence with black privacy slats along the north, south, and west sides and an 8-foot-high black board-on-board fence with a 5-foot landscaped strip along Maryland Route 611 to provide additional screening and break up the continuous appearance of the fence.

Summary of Requested Planning Commission Waivers:

1. The waiver from §ZS1-320(f)(1) permitting a compacted gravel surface for the gated storage yard was previously granted by the Planning Commission at its October 1, 2026 hearing.
2. A waiver under §ZS1-322(e) of the landscape screening standards applicable under §ZS1-209(c)(14), permitting an 8-foot-high chain-link fence with black privacy slats on the north, south, and west sides and an 8-foot-high black board-on-board fence with a 5-foot landscape strip planted with alternating evergreens and shrubs along Maryland Route 611.

Thank you,

Bruce Howe

SITE DATA

OWNER
611 Holdings II, LLC
57 Randolph Rd
Silver Spring, MD 20904
Contact: Alex Cederbaum
Ph: 240-802-0049
Email: acederbaum@duffieinc.com

CONSULTANT
Vista Design, Inc.
Contact: Steve Engel, R.L.A.
11634 Worcester Highway
Showell, Maryland 21862
Phone: (410) 352-3874
Fax: (410) 352-3875

SITE INFORMATION

Tax Map 0026
Parcels 211
Tax District 10th
Deed Book/Page 8525 / 31
Existing / Zoning C-1 Neighborhood Commercial District
Rezonning Case No. 405 Approved: 05/02/17
C-1 Neighborhood Commercial District
Proposed Zoning Wooded
Existing Land Use Storage Yard
Proposed Land Use Minor Site Plan

Bldg. Height Maximum 40' Height per Airport Air Space Easement
Liber RHO 2403, Folio 307 & Liver WCL 1367, Folio 376

Setbacks
Front 25' (from CL of Sinepuxent Rd)
• Per BZA Variance Request (Case No. 26-24) to reduce the Setback to 25' from the CL of Sinepuxent Rd
25' (from PL/ROW of MD Rt. 611)
• Per BZA Variance Request (Case No. 26-24) to reduce the Setback to 5' from the PL/ROW of MD Rt. 611
Side 6' (Each)
Rear N/A

NON-TIDAL WETLANDS

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

FLOOD ZONE

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

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW

This property is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program.

PROPOSED LAND USE

SITE AREA
Total Site Area ±105,413 sf / ±2.42 Ac
Limits of Disturbance ± 87,210 sf / 2.00 Ac

EXISTING LAND USE
Existing Grass / Open Space ±0.05 Ac
Existing Vegetation ±2.37 Ac (Includes ±0.21 Ac of Non-Tidal Wetlands)

PROPOSED LAND USE

Gravel Storage Yard ±1.28 Ac
Entrance ±0.06 Ac
Existing Vegetation to Remain ±0.59 Ac (Includes ±0.21 Ac of Non-Tidal Wetlands)
Grass / Open Space ±0.49 Ac

****TOTAL PROPOSED IMPERVIOUS ±1.34 Ac**

DATUM

Horizontal Maryland State Plane / NAD 83
Vertical NAVD 88

FOREST CONSERVATION STATEMENT

This site is subject to the Worcester County Forest Conservation Law. This site is subject to Forest Conservation Plan No.24-09. This site has met compliance with the Worcester County Forest Conservation Law, by setting aside a portion of this property in a forest conservation easement and by obtaining a credit from an off-site forest conservation mitigation area. A Perpetual Protective Agreement - Deed of Forest Conservation Easement, Worcester County, Maryland for on-site Forest Conservation Easement will be recorded simultaneously with this plat in the Land Records of Worcester County, Maryland. An off-site Forest Conservation Mitigation Easement Area along with a Perpetual Protective Agreement were previously recorded in the Land Records of Worcester County, Maryland. A Certificate of Utilization has been executed and will be recorded between the owner of the Mitigation Area and the Owner/Developer of this project so that a credit for off-site mitigation is obtained in order to obtain compliance with the Forest Conservation Law.

SHEET INDEX

SHEET G 001	COVER SHEET
SHEET C 200	SITE PLAN & DETAILS
SHEET C 201	SITE GRADING PLAN
SHEET C 202	SITE PLAN DETAILS
SHEET C 300	EXISTING CONITIONS STORMWATER PLAN
SHEET C 301	STORMWATER MANAGEMENT PLAN
SHEET C 302	STORMWATER MANAGEMENT PLAN
SHEET C 400	EROSION AND SEDIMENT CONTROL PLAN
SHEET C 401	EROSION AND SEDIMENT CONTROL DETAILS

611 HOLDINGS II

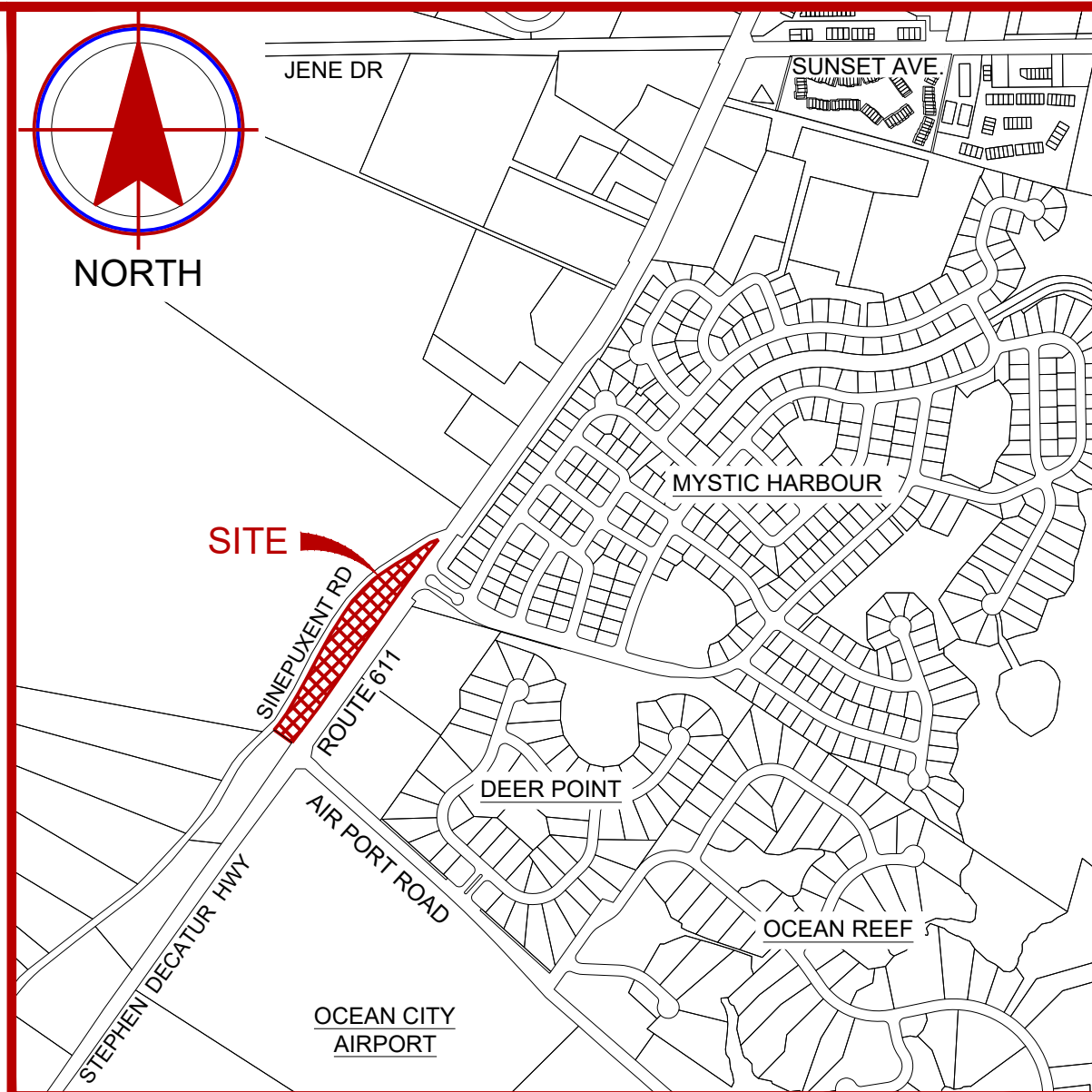
STORAGE YARD

MINOR SITE PLAN

WEST OCEAN CITY, MARYLAND
WORCESTER COUNTY

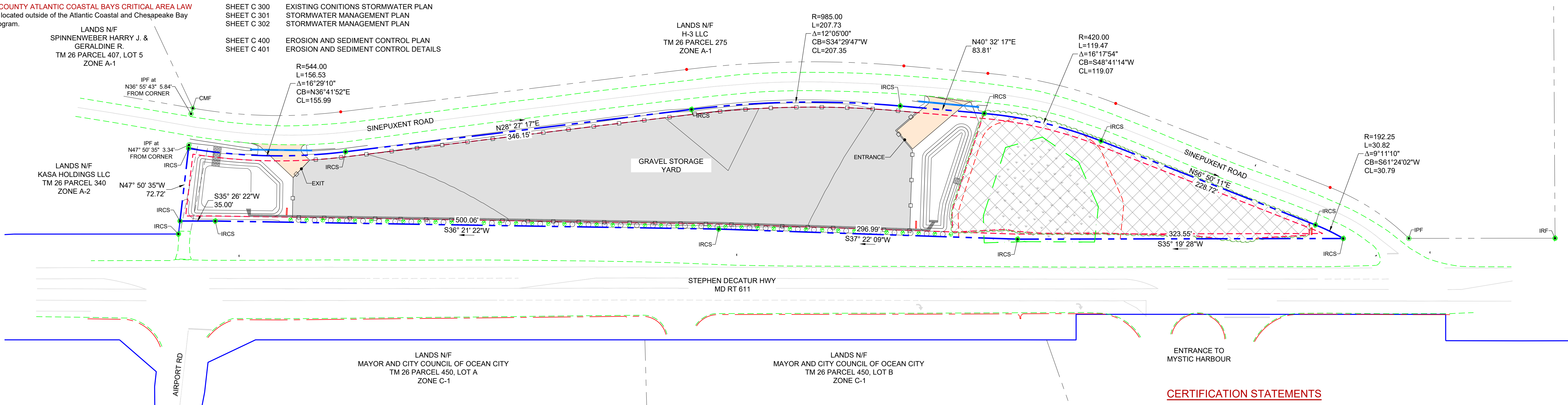
GENERAL NOTES

- 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 stakeout of the line and grade for the construction.
- No information regarding depth to any temporary of permanent ground water table is provided on these drawings. The contractor shall investigate to his satisfaction the site conditions regarding depth to ground water. Generally, piping, trench and structure construction shall be executed in a de-watered state, consistent with good construction practice. All excavations for manholes and other chambers shall be continually de-watered until the back-fill operation has been completed.
- 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:
Jeremy Duffie 301-434-6166
Miss Utility 1-800-282-8555
Vista Design, Inc 410-352-3874
Worcester Soil Conservation District 410-632-3464 ext. 3
The contractor shall be responsible for the means and methods resulting from any earth moving and/or temporary stockpiling of earth or other materials on site.
- 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.



VICINITY MAP

SCALE: 1" = 2,000'



BZA VARIANCE APPROVALS (CASE NO. 26-24)

- Special Exception ZS 1-209 (c)(15)**
 - Request a Special Exception for a Storage Yard
- Setbacks**
 - Front Yard Setback ZS 1-305(b)(1)** - Along Sinepuxent Rd
 - Existing 50' (from CL of Sinepuxent Rd)
 - Request a 25' Setback from the CL of Sinepuxent Rd
 - Front Yard Setback ZS 1-305(b)(2)** - Along MD Rt. 611
 - Existing 50' Setback from the ROW of MD Rt. 611
 - Request a 5' Setback from the ROW of MD Rt. 611
- Fence Height ZS 1-305(k)(3)A** - Within the Front Yard Setback
 - Request a 8' High Privacy Fence around the gravel storage area

PLANNING COMMISSION WAIVER REQUEST

- Gravel Storage Yard Surface ZS 1-320 (f)(1)-Previously Granted October 1, 2026**
 - Request a waiver to permit gravel surface for the storage yard.
- Screening ZS 1-322 (e)(4)**
 - Request the Planning Commission to waive the requirement concerning visual screening, via landscaping, between incompatible land uses.

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

CERTIFICATION STATEMENTS

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

Alex Cederbaum - 611 Holdings II

DATE

Chairperson - Worcester County Development Review & Permitting

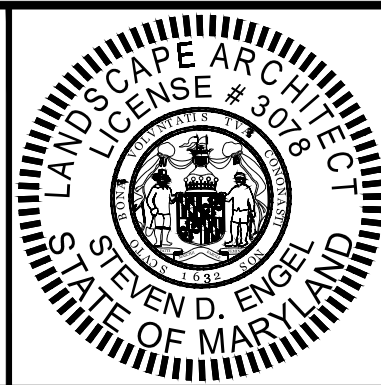
DATE

NOTE:

This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remains the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assigns without the written permission of VDI will be at the Clients risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

NOTE:

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



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

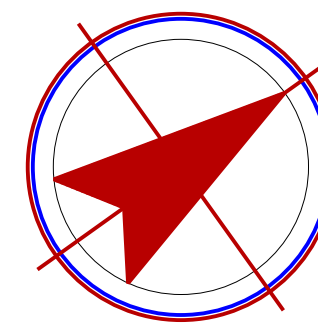
611 HOLDINGS II
STORAGE YARD

COVER SHEET
MINOR SITE PLAN

PROJECT DATA

Tax Map: 26	Parcel: 211
WEST OCEAN CITY	
WORCESTER COUNTY, MARYLAND	
Drawn By: BZ	Checked By: SDE
Date: 10/15/26	
Scale: 1" = 50'	

REVISIONS



Project No:

23-051

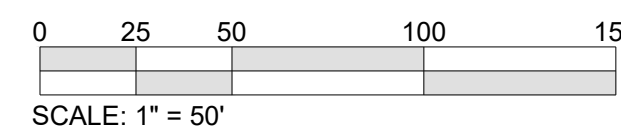
File Name:

SP 071526.dwg

Sheet No:

G 001

1. **Screening ZS 1-322 (e)(4)**
 - Request the Planning Commission to waive the requirement concerning visual screening, via landscaping, between incompatible land uses



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



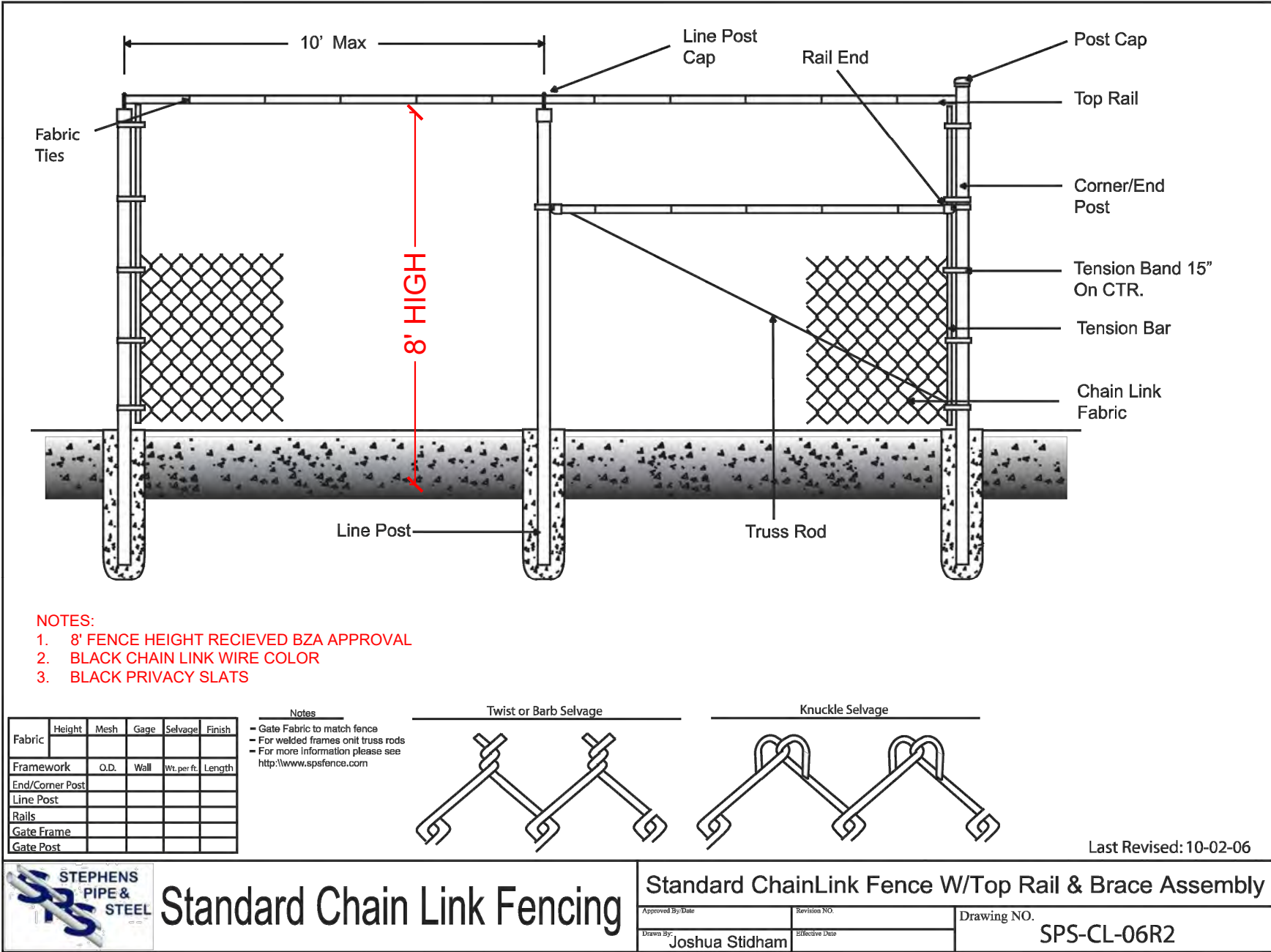
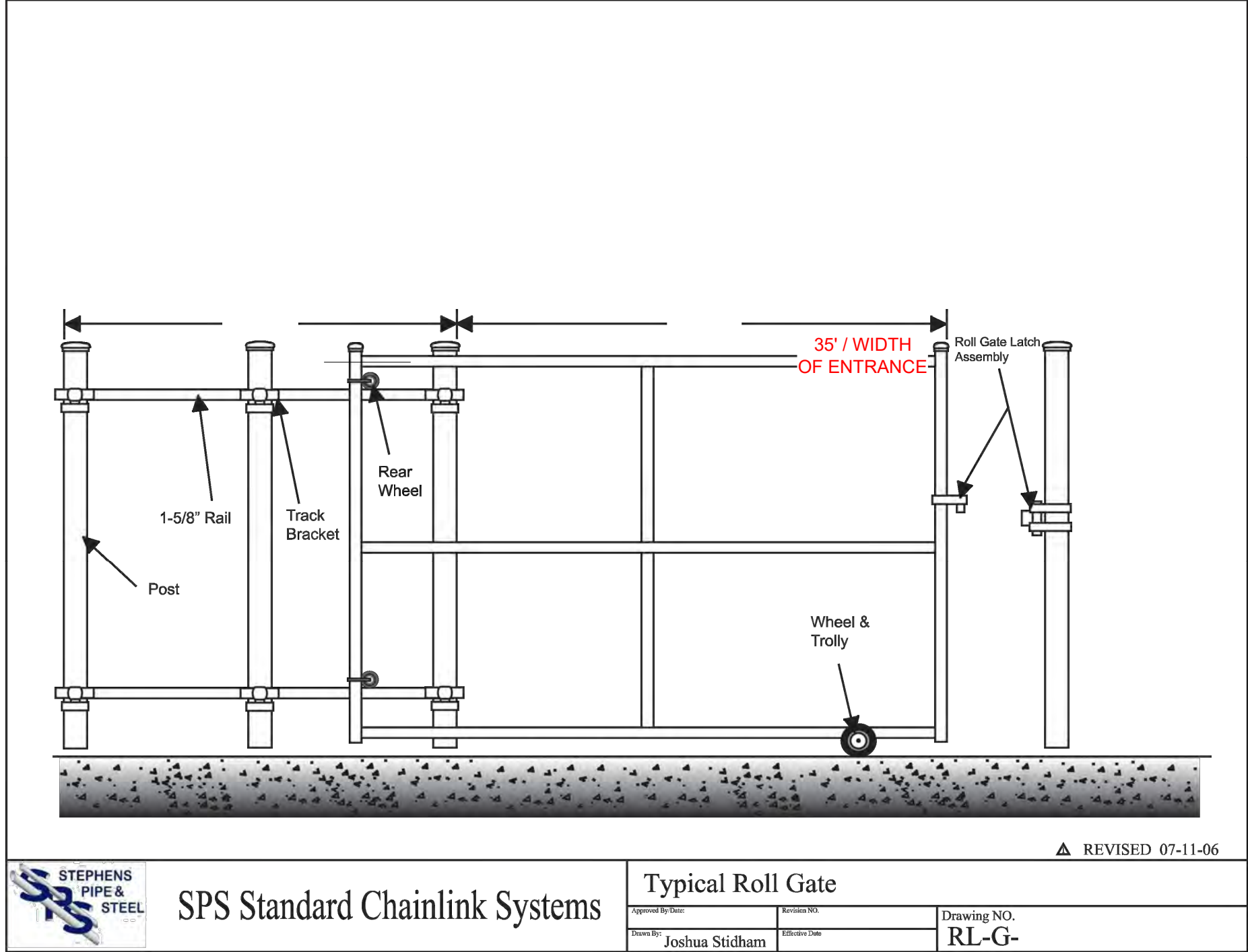
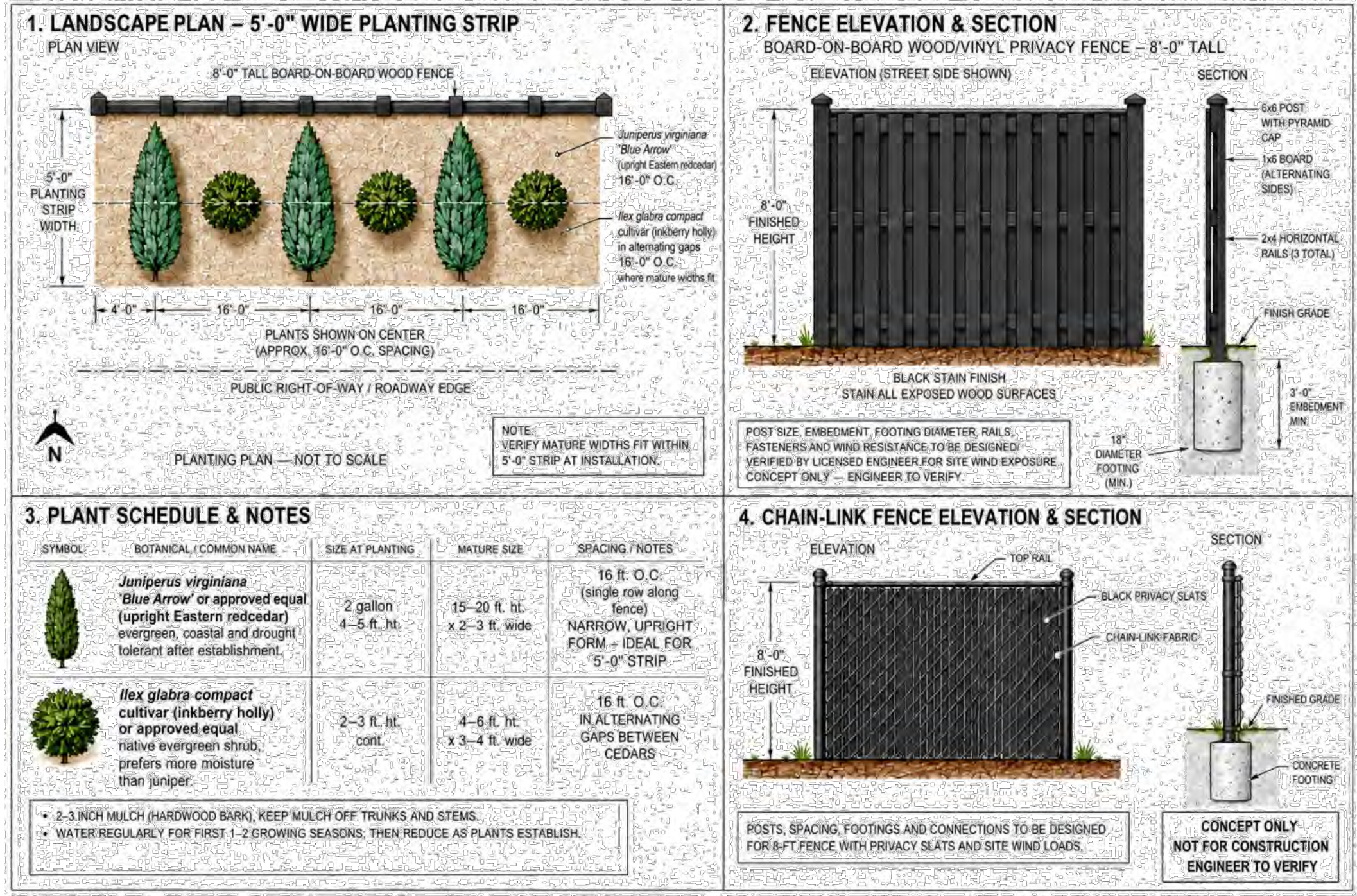
VISTA
DESIGN, INC.

Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services

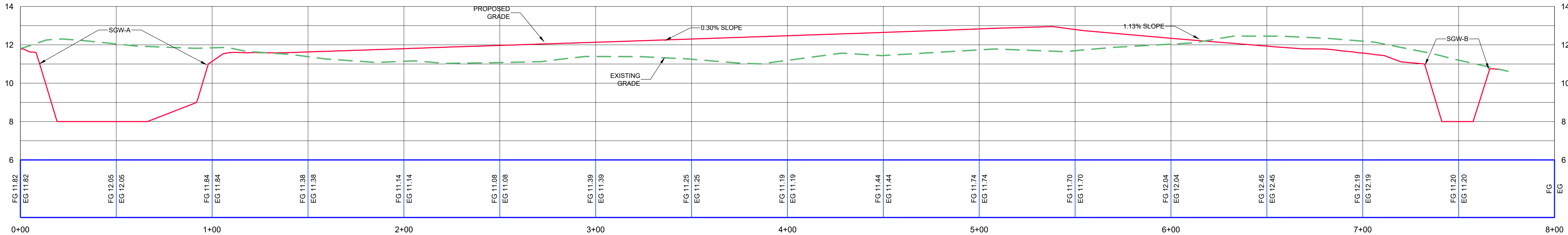
11634 Worcester Hwy, Shrewsbury, MA 01862
Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com



Project No.:	23-05I
File Name:	SP 07I526.dwg
Sheet No.:	C 200



PLANT LIST - LANDSCAPE BUFFER AREAS						
SYMBOL	ABBREV.	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE REQUIRED AT PLANTING	SPACING
	JV	42	JUNIPERUS VIRGINIANA BLUE ARROW	BLUE ARROW RED CEDER	MIN. 4' HEIGHT	16' OC
	IO	42	ILEX GLABRA	INKBERRY HOLLY	3 GAL.	16' OC



SITE PROFILE

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: November 5, 2026

PURPOSE: Major Site Plan Review

DEVELOPMENT: Bayside Jet Drive

PROJECT: Proposed construction of a boat, and boat equipment sales and service establishment.

LOCATION: Located on Route 50, Ocean City, Tax Map 26, Parcel 123.

ZONING DESIGNATION: C-2 General Commercial

BACKGROUND: The applicant is proposing two commercial buildings totaling ~16,960sq on a lot spanning 14.04 acres. Building A separately will be used for a showroom, sales & service, and Building B will be for a warehouse. Approximately 3.13 acres of the land behind the building area will be dedicated to boat storage. The property is fronted by US Route 50, and is surrounded by forested not-tidal wetlands.

PARKING & LIGHTING: Proposed parking is intended to cover the multiple uses that will exist within the development. No parking lot lighting is proposed as the business will operate under normal business hours. The site is intended to be lit via lights attached to the buildings.

TRAFFIC CIRCULATION: The site is proposing to be accessed from US. Route 50. Access shown on the plan reflects coordination with Maryland State Highway and is currently under review. Zoning staff requested access easements be included in the event that inter parcel connectors are established in the future. Two 20' easements are shown on the plan.

LANDSCAPING: Landscaping has been included as a buffer between the development and Route 50 per the Commercial Development Guidelines. Landscaping has also been included in the parking areas, around the perimeter of the building, as well as surrounding the proposed signage. The applicants have requested a waiver from the planning commission related to watering method for the landscaping.

FORESTRY: This project will be subject to Worcester County Forest Conservation Law. This project has an approved Forest Stand Delineation and Forest Conservation Plan.

WATER SUPPLY AND WASTEWATER SERVICES: This project has been approved for 300 GPD for onsite sewage disposal. The usage will not exceed 280 GPD.

PROPERTY OWNER: EJJ Real Estate LLC

APPLICANT/ENGINEER: Vista Design, Inc.

PREPARED BY: Zack White, DRP Specialist

PLANNING COMMISSION CONSIDERATIONS – SITE PLAN WAIVERS

The applicant is requesting waivers to the following zoning code requirements:

- 1) §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.

The applicant proposes to forego installation of a permanent automatic irrigation system and, instead, utilize hose bibs located around the proposed buildings. These hose bibs are intended for boat maintenance, washing, flushing, and similar activities and will also provide access to water for the establishment and maintenance of the proposed landscaping.

The applicant is requesting waivers to the following *Design Guidelines for Commercial Development* requirements:

- 1) **Section 10(b)(1)(E);** *Facades shall include at least two continuous details of twelve inches or less*
- 2) **Section 10(b)(1)(F);** *A minimum of one significant detail or massing component shall be repeated at least three times along each façade. The scale of the chosen element should relate to the scale of the structure.*
- 3) **Section 10(b)(2)(A);** *Any building façade located less than seventy-five feet from a property line shall be considered a public façade and shall comply with the requirements of subsection (1) for public faces.*

Public Comment:

Written comments may be submitted at any time during the site plan review process. Comments received by October 29th have been attached at the end of this staff report package. Please note that the Planning Commission review is an open public meeting, but not a public hearing. Verbal testimony by the public is not typically accepted at the Planning Commission meeting. Written public comments received as part of the official record may be posted on the County website with names and addresses. Email addresses and phone numbers will be redacted for security reasons. Comments may be submitted in the following formats:

- Emailed to: planningcommission@worcesstermd.gov
- Mailed to: *Worcester County Planning Commission
c/o Zachary White
1 West Market Street, Room 1201
Snow Hill, Maryland 21863*

Bayside Jet Drive Waiver Request – TM 0026, Parcel 0123

Project Description:

The ±14.04-acre project site is located on the south side of U.S. Route 50, west of the Herring Creek Bridge, and is identified as Tax Map 0026, Grid 0010, Parcel 0123. The property was formerly developed as the Shore Drive-In Theater, which closed in 1976. Since that time, the site has remained vacant and has reverted to a predominantly wooded condition.

The property is zoned C-2, General Commercial District. The proposed development will serve as the new Bayside Jet Drive facility and will be used for Watercraft & Equipment Sales, Service & Boat Storage.

Waiver Requests

The project, a major site plan, was submitted to the Technical Review Committee (TRC) on September 11, 2026, and reviewed at the TRC meeting held on October 14, 2026. Based on comments received from Zoning Division staff, the Applicant respectfully requests the following waiver:

Landscaping, Comment #2, is as follows:

Sheet C-601: Please include details regarding how the trees and shrubs will be watered. Please note that §ZS1-322(b)(7) all landscaped areas shall provide an automatic irrigation system with rain sensors, and that drip irrigation systems are preferred. The planning Commission may approve an alternate system if those are not feasible.

The Applicant proposes to forego installation of a permanent automatic irrigation system and, instead, utilize hose bibs located around the proposed buildings. These hose bibs are intended for boat maintenance, washing, flushing, and similar activities and will also provide access to water for the establishment and maintenance of the proposed landscaping.

As this project is subject to the Design Guidelines and Standards for Commercial Uses, the architect for the applicant requests the following waivers from the Design Guidelines.

1. **Section 10(b)(1)(E);** *Facades shall include at least two continuous details of twelve inches or less in height within the first ten feet of the building wall, measured vertically at street or sidewalk level.*

Pole building metal/stone design is very prohibitive to add additional trim details and maintain flashing/energy code compliance.

2. **Section 10(b)(1)(F);** *A minimum of one significant detail or massing component shall be repeated at least three times along each façade. The scale of the chosen element should relate to the scale of the structure.*

Same as #1 above with stone wainscot to metal siding the flashing/trim detail is very prohibitive to maintain flashing/energy code to add extra seems repetitive.

3. **Section 10(b)(2)(A);** *Any building façade located less than seventy-five feet from a property line shall be considered a public façade and shall comply with the requirements of subsection (1) for public faces.*

With forest buffer this side will not be seen from public or neighboring property, this building is not open to the public, added cost for construction and amount of glass added would be extremely hard to meet 2021 energy code requirements.

October 16, 2026

Zack White
Department of Development, Review and Permitting
Worcester County Government Office Building
One West Market Street, Room 1201
Snow Hill, Maryland 21863

RE: Bayside Jet Drive – Major Site Plan Review

Mr. White

Enclosed for your review, please find the revised plans per the Technical Review Committee comments dated October 14, 2026. These comments for the major site plan submission have been addressed, and we are providing these revised plans & responses for submission to the Planning Commission and to be placed on the November 5, 2026, agenda. Our responses to the TRC comments are as follows:

General:

1. Please clarify the square footage and location of the proposed outdoor display area. The Site Area lists it as 164,842 square feet, while the parking requirement lists 7,261 square feet. Up to eight additional parking spaces may be required.
The site area previously listed was incorrect. The areas provided under proposed land use are now the same as the areas listed in the parking requirements.
2. The front display lot is required to meet the 100' front yard setback. A variance may be requested from the Board of Zoning Appeals prior to review and approval by the Planning Commission. Please provide a dimension from the front property line to the edge of display lot.
The front display lot area has been removed from the plan set.
3. Sealed copies of the approved site plan will be required for final signature approval.
Sealed copies will be provided for signature approval.

Access & Traffic Circulation:

1. Before signature approval, obtain MDOT SHA approval for the commercial entrance. Unless otherwise approved, § ZS 1-319(c)(3) recommends at least 500 feet between the development's access points and those of adjacent sites.
The entrance location shown on the attached plan set reflects the correspondence and coordination with MDOT SHA. A formal submission package is currently being prepared for their review.
2. Under § ZS 1-319(c)(4), the development must provide or connect inter parcel connectors to all adjacent commercially zoned properties. Although this requirement cannot be waived, the sensitive environmental conditions, including non-tidal wetlands, we recommend providing an easement to each adjoining parcel where a 20' wide inter parcel connector could be established in the future.

Easements are provided to the adjoining parcels to allow for a 20' wide interparcel connector in the future. This area is shown on all sheets but is labeled and dimensioned on Sheet C 200.

Parking areas & Lighting:

1. Please include at least one litter receptacle at the customer entrance of the retail building and include the location in the plans. §ZS1-320(f)(6).
A litter receptacle has been shown and labeled near the entrance to Building A. Please refer to sheet C 200.
2. Sheet C-201, Diagram 6: In the notes, please indicate that painted parking lines will meet Manual of Uniform Traffic Control Devices (MUTCD) standards, or its successor. §ZS1-320(f)(4).
The above note has been added. Please refer to detail 6/C201, note #4.
3. Sheet C-200: Please indicate that the edges of the parking and driving areas will be curbed or buffered. §ZS1-320(f)(9).
Wheel stops, as shown on detail 2/C201, are shown at the head of all parking spaces to act as the "curb" for vehicles. In addition to the wheel stops, plantings are provided either adjacent to the parking spaces or adjacent to the pedestrian circulation.
4. Please provide a lighting plan in accordance with §ZS1-323 and the Design Guidelines and Standards for Commercial Uses
As discussed in the TRC meeting, site or parking lot lighting will not be necessary because the hours of operation for the business are the typical. Site lighting will be provided on the buildings. Please refer to the architectural plans provided for the type and location of the proposed building lighting.

Signage

1. The proposed freestanding sign will require a zoning permit. See § ZS 1-324(c)(4)B for design requirements. Ornamental landscaping equal to 20% of the copy area is required to be provided at the base of the sign.
The applicant is aware that the freestanding sign will require a zoning permit and that it must abide by the code mentioned above. The landscaping at the base of the sign has been revised to add additional plantings. Please refer to Sheet C 600.
2. If proposed, the total amount of allowable on-building signage for the retail building is 200 sf, as the width of the building providing the primary customer entrance is 100 linear feet. §ZS1-324(c)(4)A. On building signage will require a zoning permit.
The applicant is aware that an on-building sign will require a permit.

Landscaping

1. Wherever possible, existing forested areas and natural areas should be preserved. A significant area behind the building is proposed to be cleared. Is this the ~164k outdoor display area noted on the first sheet?

As noted in General comment #1 above, the area towards the rear of the property was not labeled correctly. This area is proposed as boat storage and the enclosed plan set is labeled as such.

2. Sheet C-601: Please include details regarding how the trees and shrubs will be watered. Please note that per §ZS1-322(b)(7) all landscaped areas shall provide an automatic irrigation system with rain sensors, and that drip irrigation systems are preferred. The Planning Commission may approve an alternative system if those are not feasible.
3. Included is a list of waivers to be requested from the Planning Commission. One of the requested waivers pertains to the requirement for an automatic irrigation system with rain sensors.
4. Sheet C-601: Within the "References and Quality Control" section, please include language that states that all landscaping will be done in accordance with the approved landscaping plan.

Note A under the "References and Quality Control" on sheet C 601 has been added to reference the language in the comment.

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).

Noted. The applicant is aware of required maintenance and replacement bond.

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.

Noted. The applicant is aware of the landscape inspection and maintenance agreement.

Design guidelines and Standards for Commercial Uses

- 1) Section 10(b)(2)(A) Any building façade located less than seventy-five feet from a property line shall be considered a public façade and shall comply with the requirements of subsection (1) for public faces.

The applicant will request a variance from the Planning Commission for this section of the design guidelines. Please refer to the included waiver request.

- 2) Section 17(b)(5) 35ft deep landscape buffer in front yard setback on arterial or collector

The plans have been revised to provide a minimum 35-foot landscape along the frontage. Per this section of the design guidelines, the 75-feet on either side of the proposed entrance is more formally landscaped, and the remaining land on each side is buffered by additional and existing landscaping.

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.

Noted. Confirmation from Environmental Programs regarding water and sewer will be required prior to DRP approval.

2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area, Forestry, and Stormwater Management requirements prior to the Department granting signature approval.

Noted. Confirmation from Environmental Programs, Natural Resources division for Critical Area and Stormwater requirements will be required prior to DRP 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.

Noted. Confirmation from MDOT SHA will be required prior to granting DRP Approval.

Additional Review Comments & responses:

Vista Design, Inc. received comments dated October 14, 2026, from Joy S. Birch at the Department of Environmental Programs, Natural Resources Division. These comments have been addressed as follows:

1. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program.

Noted.

Vista Design, Inc. received a memorandum dated January 1, 2024, from David M. Bradford with the Department of Environmental Programs, Natural Resources Division. These comments have been addressed as follows:

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 included 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.

Acknowledged. The stormwater plan does not include any phasing. A bond will be required for the permit, and it is understood that the bond will not be released until Final Stormwater approval.

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 illustrate all material being used in subgrade when using the BMP.

Acknowledged. Pervious pavement/surfaces are not part of the stormwater management plan/design.

Vista Design, Inc. received comments dated October 1, 2026, from Environmental Programs Staff. These comments have been addressed as follows:

1. The site is limited to 300 Gallons Per Day for onsite sewage disposal. According to the flow chart on Sheet No. G001 of the site plan, the estimated septic usage will not exceed 280 Gallons Per Day. Building B is slated for dry storage only with no use activities or utilities supplied to the structure.
Noted. There have not been changes to the flow chart on Sheet G 001.
2. 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 for each unit and a separate one for the site utility work will also be required. Gas permits will be needed as well, if utilized for this project as natural gas is available in this area.
Noted the need for commercial plumbing plans, plumbing permits, site utility work and gas permits.
3. The septic drainfield, tank, pump station, and associated equipment will need to be installed by a Maryland-certified onsite sewage contractor. Since the property and proposed onsite system are not located within the Maryland Atlantic Coastal Bays Critical Area, septic pretreatment will not be required for this site.
Noted the above information will need to be installed by a Maryland-certified onsite sewage contractor.
4. Lawn irrigation systems must have backflow prevention installed and permitted under the plumbing permit pulled by a Master Plumber.
The applicant is going to request a variance from the Planning Commission to using an automatic irrigation system.
5. 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.
Noted.

Vista Design, Inc. received comments dated September 21, 2026, from David Mathers with the Department of Environmental Programs, Natural Resources Division. These comments have been addressed as follows:

This project is subject to the Worcester County Forest Conservation Law.

A Forest Conservation Application and fee have been submitted. A Forest Stand Delineation (FSD) has been submitted and approved. A Forest Conservation Plan (FCP) must be approved prior to this project proceeding to Planning Commission.

The Forest Conservation Plan has been provided for review/approval.

This project is subject to the Worcester County Stormwater Ordinance.

The project has obtained Stormwater Concept Plan approval. This project will require Stormwater Site Development Plan approval prior to proceeding to Planning Commission.

The project received Stormwater Site Development Plan approval on 10/14/26

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

permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization.

Noted that an NOI will be required for this project.

Vista Design, Inc. received comments in the 10/14/26 TRC Packet from Paul Miller with the Department of Development Review & Permitting. These comments have been addressed as follows:

Standard Comments

Fifteen (15) Standard Comments were provided and will be addressed by the architect when the building plan(s) are submitted for review.

Site Specific Comments

Twelve (12) Site Specific Comments were provided and will be addressed when the building plan(s) are submitted for review.

Vista Design, Inc. received comments dated September 23, 2026, from h the Worcester County Department of Public Works. These comments have been addressed as follows:

Roads Division

1. Project site is on State Highway Rout 50. No comments from County Roads at this time.
Noted.

Water / Wastewater Division

1. 10ft utility easement is required and is already shown properly on the drawings. County will need a plat for recordation of that easement prior to final approval.
Noted that a plat will need to be recorded prior to final approval.
2. Please verify county water service is not required for either domestic or for fire water supply.
County water service is not required.

Vista Design, Inc. received comments dated October 14, 2026, from Robert Korb, Jr., Chief Deputy Fire Marshal. These comments have been addressed as follows:

Specific Comments

1. A complete set of building plans shall be submitted and approved prior to the start of construction.
Noted. The architect will provide a full set of building plans for review.
2. No further comments at this time.
Noted.

The above are responses to the comments received in the TRC packet and meeting on October 14, 2026. We feel that all the comments have been addressed and have submitted Plans and PDFs of the revisions for review and to be placed on the next Planning Commission Agenda on November 5, 2026.

If there are any questions, comments or concerns that need to be discussed, please feel free to contact our office at any time.

Thank you,

A handwritten signature in black ink, appearing to read 'B. Zollinger', with a stylized flourish at the end.

Brian Zollinger

Vista Design, Inc.

SITE DATA:

Owner
EJF Real Estate LLC
8808 Hunting Hound Rd.
Berlin, MD 21811
Contact: Eric Fiori
Ph: 443-497-3909
Email: eric@baysidejetdrive.com

Premises Address
Ocean Gateway
Ocean City, MD

Tax Map
TM 0026 Grid 0010 Parcel 0123
Deed Reference: 9149 / 410

Zoning Information

Existing Zoning: C-2 General Commercial District
Existing Land Use: Wooded
Proposed Land Use: Vehicle, watercraft & Equipment Sales and Service Establishments
Account Number: 10-010934
Setbacks:
Front Yards: 100' From MD Route 50
Side Yard: 6' Each
Rear Yard: 20'
Max Height: 4 Stories or 45' in height

Site Area

Total Site Area ±14.04 Acres
Limits of Disturbance ±6.48 Acres
Existing Land Use Wooded / Unimproved
Proposed Land use:
Building A (Office & Shop) ±8,000 Sq. Ft.
Building B (Warehouse) ±8,960 Sq. Ft.
Boat Storage ±136,453 Sq. Ft.

Flood Zone

This Site is Located Within following Flood Zones per FIRM Map No. 240830160H, effective July 16, 2015
Flood Zone "X" (Unshaded) - Areas of Minimal Flood Hazard
Flood Zone "X" (Shaded) - 0.2% Annual Chance Flood Hazard
Flood Zone "AE" (Elev. 5.0') - Base Flood Elevation Determined

Watershed

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

Sewer and Water Provider

Well and Septic

Forest Conservation Statement

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

Worcester County Atlantic Critical Coastal Bays Critical Area Law

This property is not located within the Worcester County Atlantic Coastal Bays Critical Area.

Wetlands

The Non-Tidal Wetland boundaries were delineated by Kenneth W. Redinger, Professional Wetland Scientist No. 2126 with Coastal Compliance Solutions, LLC.

No proposed disturbances or construction activities are located within the delineated Non-Tidal Wetland boundaries or associated 25' Non-Tidal Wetland Buffer.

Off Street Parking Requirements

REQUIRED		
Building A - Boat & heavy equipment sales (2,000 SF)		
Minimum - 1 per 500 SF of interior showroom GFA	= 4 Spaces	
Maximum - 1 per 250 SF interior showroom GFA	= 8 Spaces	
Bicycle Spaces	= N/A	
Building A - Boat & heavy equipment service & parts (6,000 SF, 7 Bays)		
Minimum - 10 plus 1 space per each Service Bay	= 17 Spaces	
Maximum - 10 plus 2 space per each Service Bay	= 24 Spaces	
Bicycle Spaces	= N/A	
Building B - Warehousing (8,960 SF)		
Minimum - 1 per 4,000 GSF (Min 2)	= 2 Spaces	
Maximum - 1 per 2,000 GSF (Min 5)	= 5 Spaces	
Bicycle Spaces	= N/A	
Total Parking Spaces Required		
Minimum	= 23 Spaces	
Maximum	= 37 Spaces	
Bicycle Spaces	= N/A	
PROPOSED PARKING		
STD 10 x 20' Spaces	22 Spaces	
ADA Van Accessible Space	01 Spaces	
TOTAL	23 Spaces	
OFF STREET LOADING (10'x65')		
Required	1 Min, 2 Max	
Proposed	2 Loading Spaces	

SITE/SEPTIC CALCULATIONS			
USE	SEPTIC GENERATION RATE	S.F.	SEPTIC GENERATION
Building A- Sales/Retail	0.05	2,000	100
Building A- Service/ Contractor Shops	0.03	6,000	180
Building B- Warehouse	0	8,960	0
Total Proposed Septic Generation			280
Septic Capacity			300

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

Consultant

Vista Design, Inc.
9954 N. Main St., Unit #1
Berlin, MD 21811
Contact: Steve Engel
Ph. 410-352-3874
Email: sengel@vistadesigninc.com

Datum

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

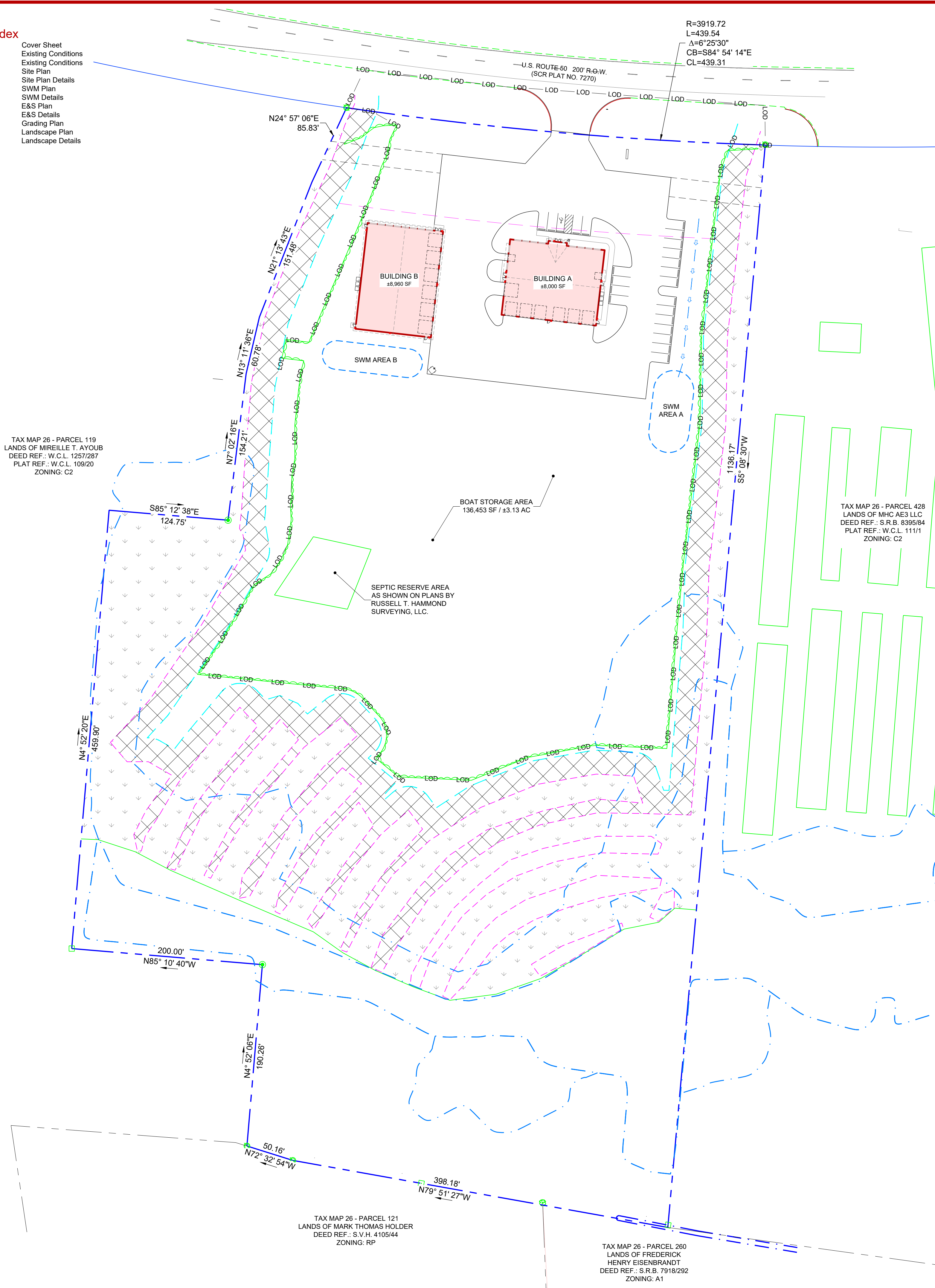
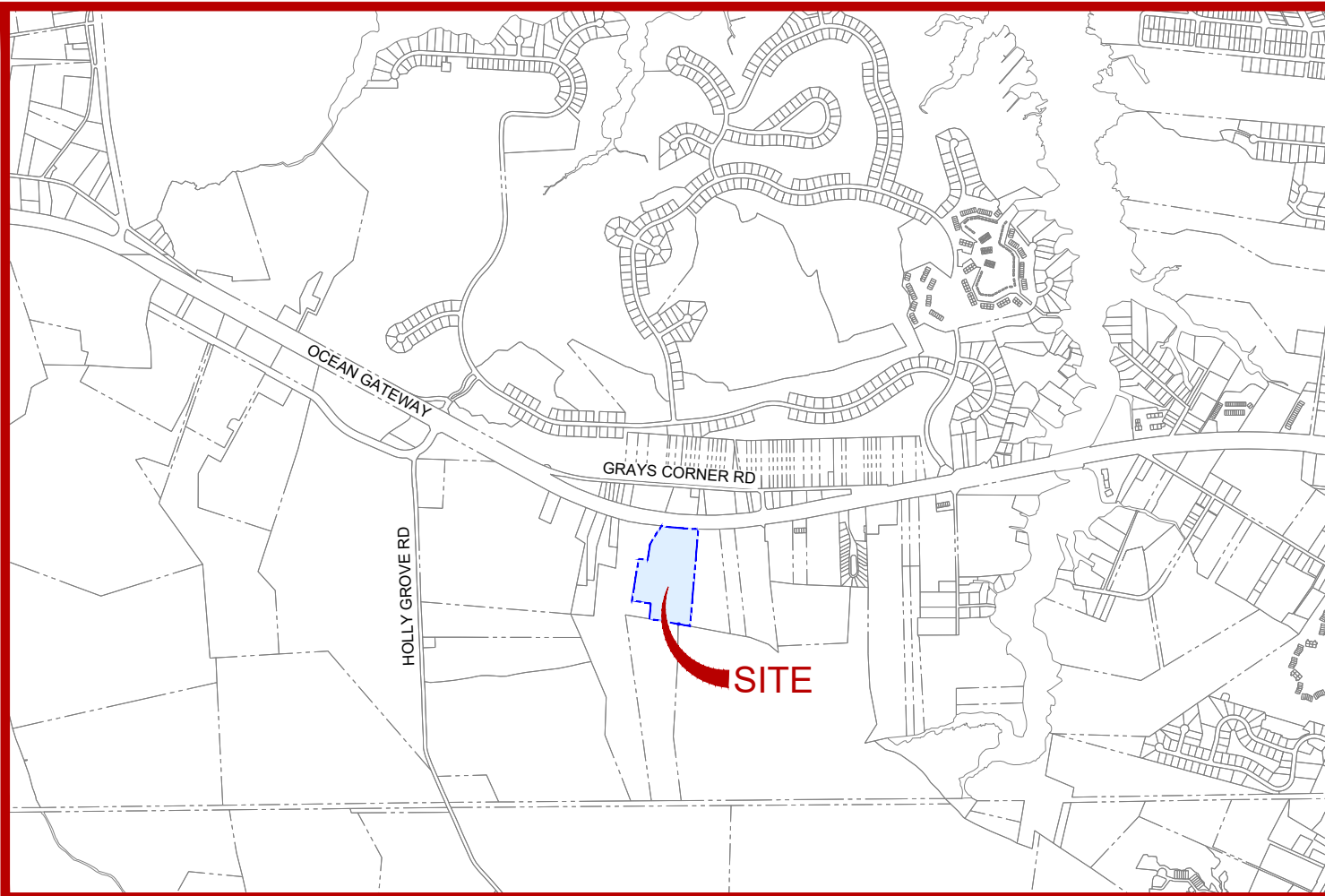
Sheet Index

Sheet G 001 Cover Sheet
Sheet C 100 Existing Conditions
Sheet C 101 Existing Conditions
Sheet C 200 Site Plan
Sheet C 201 Site Plan Details
Sheet C 301 SWM Plan
Sheet C 302 SWM Details
Sheet C 400 E&S Plan
Sheet C 401 E&S Details
Sheet C 500 Grading Plan
Sheet C 600 Landscape Plan
Sheet C 601 Landscape Details

TAX MAP 26 - PARCEL 119
LANDS OF MIREILLE T. AYOUB
DEED REF.: W.C.L. 1257/287
PLAT REF.: W.C.L. 109/20
ZONING: C2

TAX MAP 26 - PARCEL 121
LANDS OF MARK THOMAS HOLDER
DEED REF.: S.V.H. 4105/44
ZONING: RP

TAX MAP 26 - PARCEL 260
LANDS OF FREDERICK
HENRY EISENBRANDT
DEED REF.: S.R.B. 7818/292
ZONING: A1



VICINITY MAP
0 1000 2000 4000 6000
SCALE: 1" = 2000'

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 stakeout of the line and grade for the construction.
- No information regarding depth to any temporary of permanent ground water table is provided on these drawings. The contractor shall investigate to his satisfaction the site conditions regarding depth to ground water. Generally, piping, trench and structure construction shall be executed in a de-watered state, consistent with good construction practice. All excavations for manholes and other chambers shall be continually de-watered until the back-fill operation has been completed.
- 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:
Eric Fiori 443-497-3909
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.

CERTIFICATION STATEMENTS

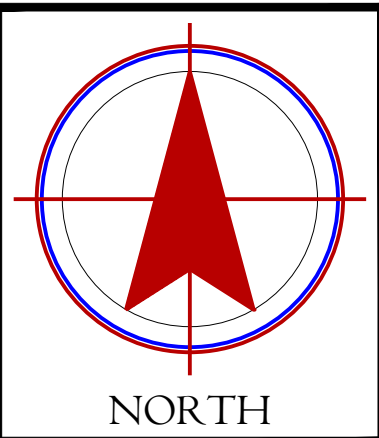
- All phases of stormwater management calculations, structure design and construction will adhere to current Maryland Standards and Specifications for Stormwater Management and the stormwater management plan for this site.
- All information set forth in this plan accurately conveys this site's conditions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

Eric Fiori - President of EJF Real Estate, LLC DATE

Chairperson - Worcester County Development Review & Permitting DATE

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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 apparent.



REVISIONS

PROJECT DATA
Project No.: 26-038
File Name: SF 090126.dwg
WEST OCEAN CITY
WORCESTER COUNTY, MARYLAND
Date: 09/11/26
Scale: 1" = 30'

COVER SHEET

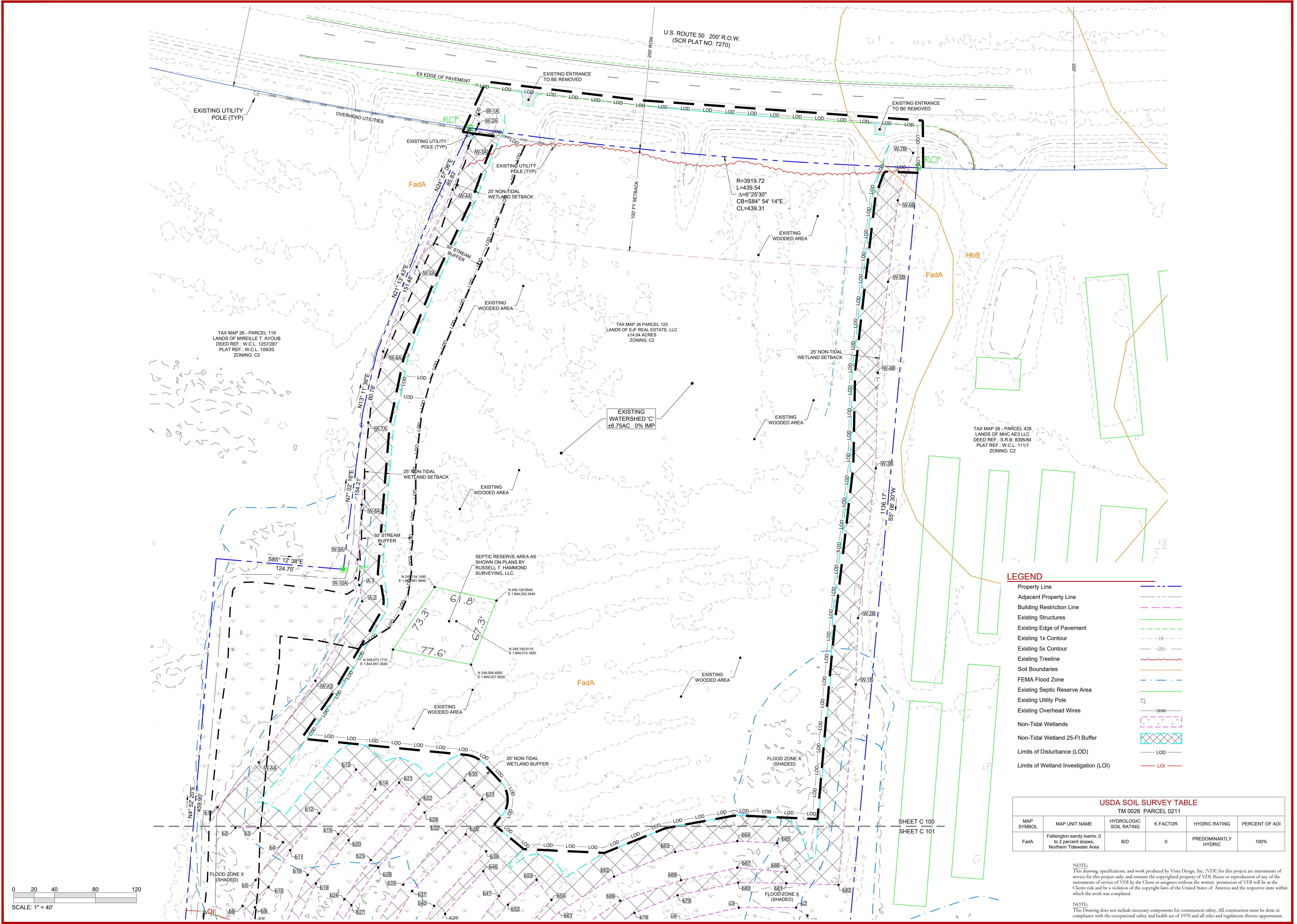
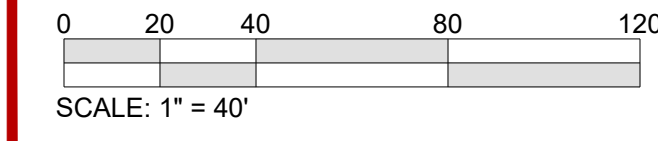
BAYSIDE JET DRIVE
MAJOR SITE PLAN
EJF REAL ESTATE, LLC
TM 26 PARCEL 123

VISTA DESIGN, INC.
Architects • Engineers • Environmental Scientists
Landscape Architects • Land Planning Consultants • Surveyors
9954 North Main St., Unit #1, Berlin, MD 21811
Ph: 410-352-3874 • www.vistadesigninc.com

PROGRESS PRINT / NOT
FOR CONSTRUCTION

Sheet No:

G 001



- LEGEND**
- Property Line
 - Adjacent Property Line
 - Building Restriction Line
 - Existing Structures
 - Existing Edge of Pavement
 - Existing 1x Contour
 - Existing 5x Contour
 - Existing Treeline
 - Soil Boundaries
 - FEMA Flood Zone
 - Existing Septic Reserve Area
 - Existing Utility Pole
 - Existing Overhead Wires
 - Non-Tidal Wetlands
 - Non-Tidal Wetland 25-Ft Buffer
 - Limits of Disturbance (LOD)
 - Limits of Wetland Investigation (LOI)

USDA SOIL SURVEY TABLE					
TM 0026 PARCEL 0211					
MAP SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL RATING	K FACTOR	HYDRIC RATING	PERCENT OF AOI
FadA	Fallsington sandy loams, 0 to 2 percent slopes, Northern Tidewater Area	B/D	0	PREDOMINANTLY HYDRIC	100%

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NOTE:
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REVISIONS

PROJECT DATA

Project No.: 26-038
File Name: SPX 090226.dwg
Client: WEST OCEAN CITY
Location: WORCESTER COUNTY, MARYLAND
Date: 09/11/26
Scale: 1" = 40'

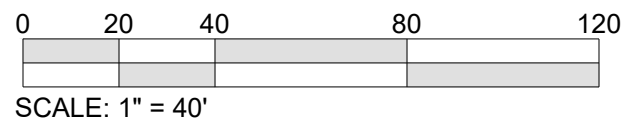
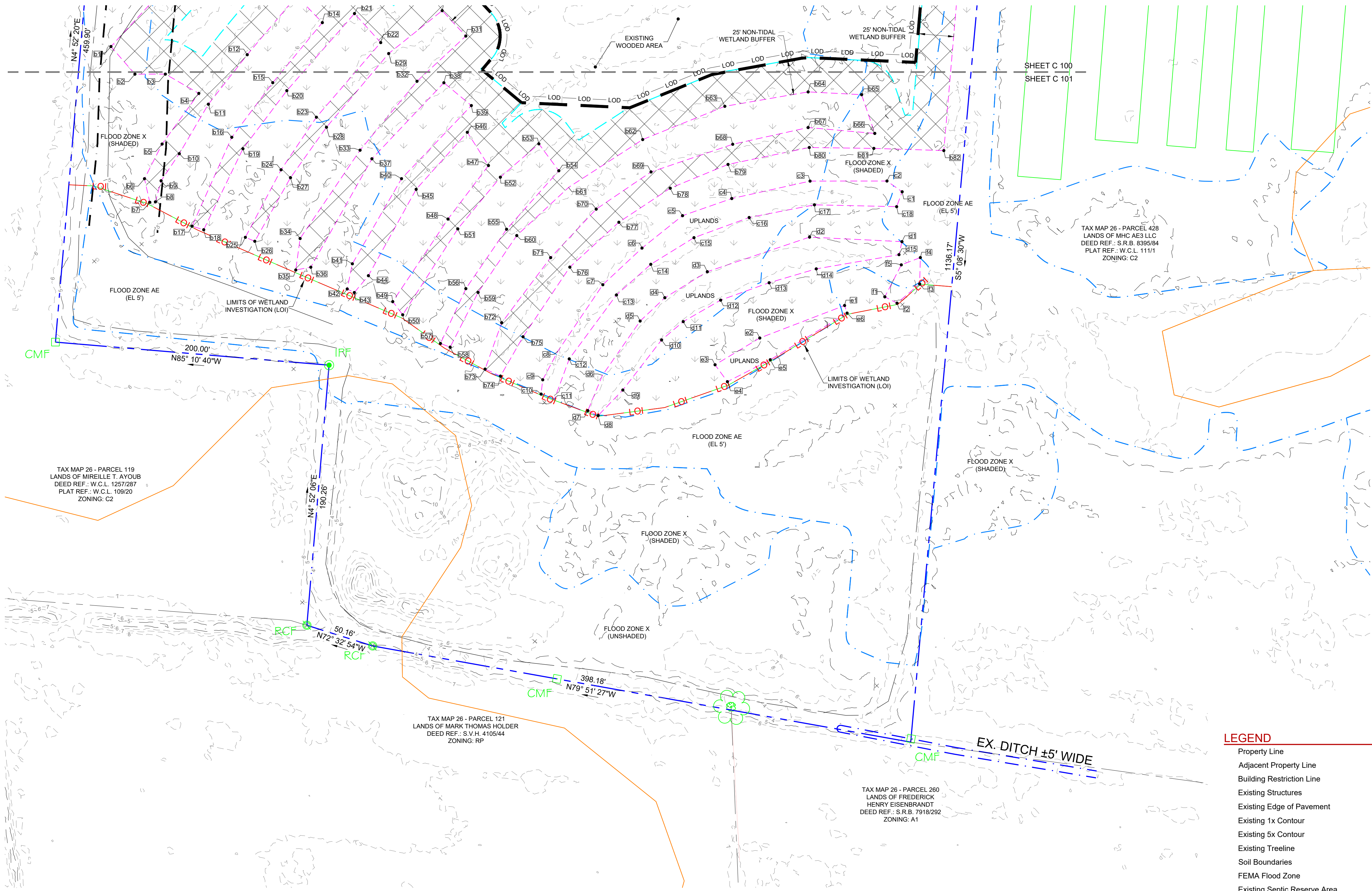
EXISTING CONDITIONS
ENLARGED

BAYSIDE JET DRIVE
EJF REAL ESTATE, LLC
TM 26 PARCEL 123

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Landscape Architects • Land Planning Consultants • Surveyors
9954 North Main St., Unit #1, Berlin, MD 21811
PH: 410-552-3874 • www.vistadesigninc.com

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FOR CONSTRUCTION

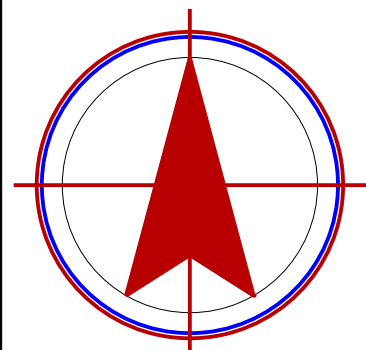
Sheet No.:
C 100



LEGEND	
Property Line	---
Adjacent Property Line	---
Building Restriction Line	---
Existing Structures	---
Existing Edge of Pavement	---
Existing 1x Contour	---
Existing 5x Contour	---
Existing Treeline	---
Soil Boundaries	---
FEMA Flood Zone	---
Existing Septic Reserve Area	---
Existing Utility Pole	---
Existing Overhead Wires	---
Non-Tidal Wetlands	---
Non-Tidal Wetland 25-Ft Buffer	---
Limits of Disturbance (LOD)	---
Limits of Wetland Investigation (LOI)	---

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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.



REVISIONS

PROJECT DATA

Project No.: 26-033
File Name: SPX 090226.dwg
Client: WEST OCEAN CITY
Location: WORCESTER COUNTY, MARYLAND
Date: 09/11/26
Scale: 1" = 40'

EXISTING CONDITIONS
ENLARGED

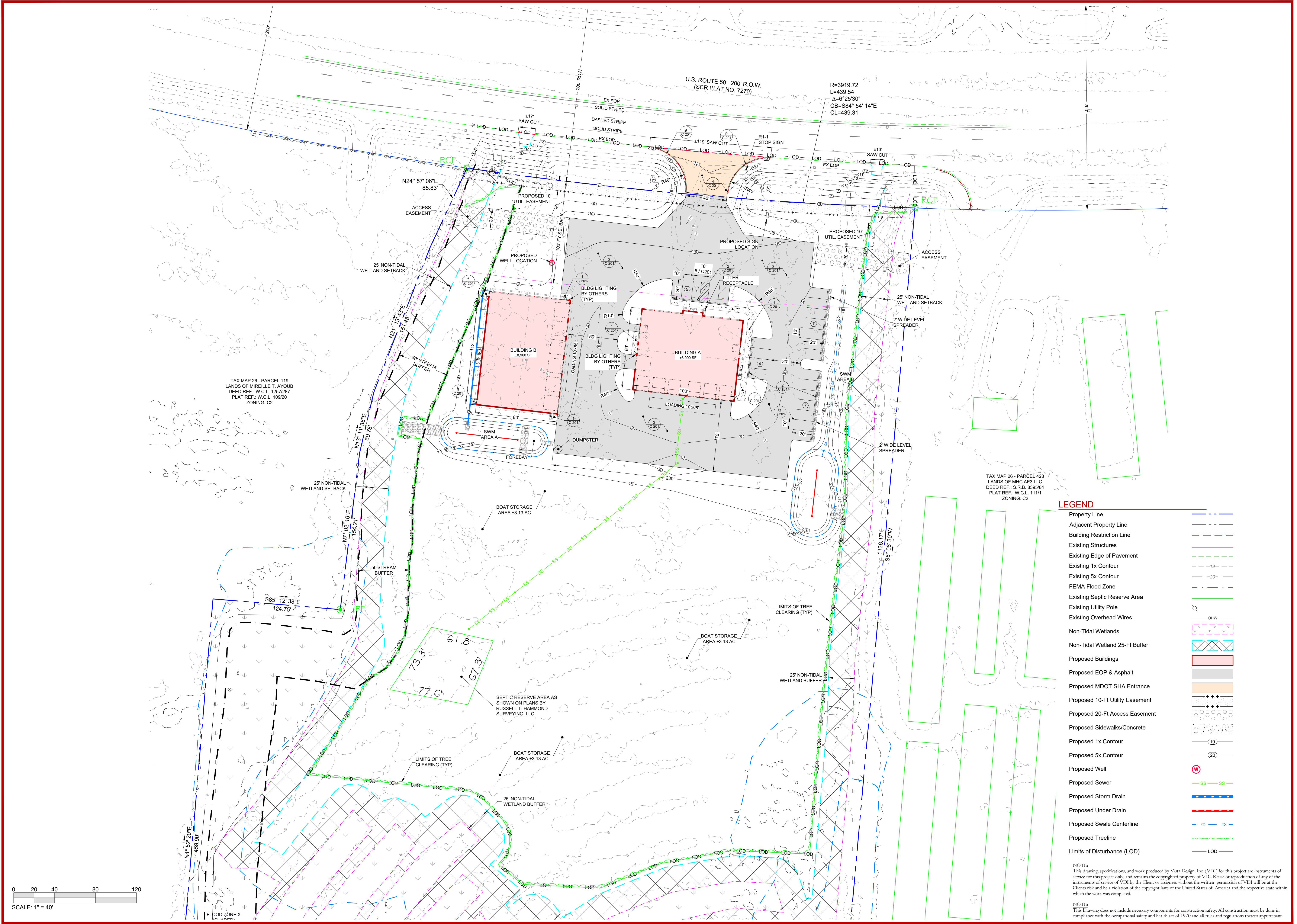
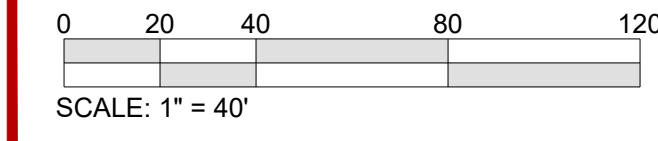
BAYSIDE JET DRIVE
EJF REAL ESTATE, LLC
TM 26 PARCEL 123

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DESIGN, INC.
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Landscape Architects • Land Planning Consultants • Surveyors
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PROGRESS PRINT / NOT
FOR CONSTRUCTION

Sheet No.:

C 101



LEGEND	
Property Line	---
Adjacent Property Line	---
Building Restriction Line	---
Existing Structures	---
Existing Edge of Pavement	---
Existing 1x Contour	---
Existing 5x Contour	---
FEMA Flood Zone	---
Existing Septic Reserve Area	---
Existing Utility Pole	---
Existing Overhead Wires	---
Non-Tidal Wetlands	---
Non-Tidal Wetland 25-Ft Buffer	---
Proposed Buildings	---
Proposed EOP & Asphalt	---
Proposed MDOT SHA Entrance	---
Proposed 10-Ft Utility Easement	---
Proposed 20-Ft Access Easement	---
Proposed Sidewalks/Concrete	---
Proposed 1x Contour	---
Proposed 5x Contour	---
Proposed Well	---
Proposed Sewer	---
Proposed Storm Drain	---
Proposed Under Drain	---
Proposed Swale Centerline	---
Proposed Treeline	---
Limits of Disturbance (LOD)	---

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NORTH

REVISIONS

PROJECT DATA

Project No.	26-033
File Name	SP 090126.dwg
Client	WEST OCEAN CITY
Location	WORCESTER COUNTY, MARYLAND
Date	09/11/26
Scale	1" = 40'

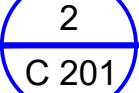
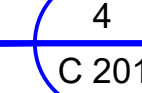
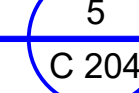
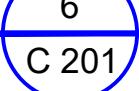
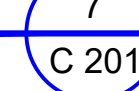
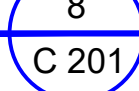
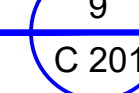
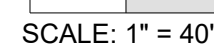
SITE PLAN

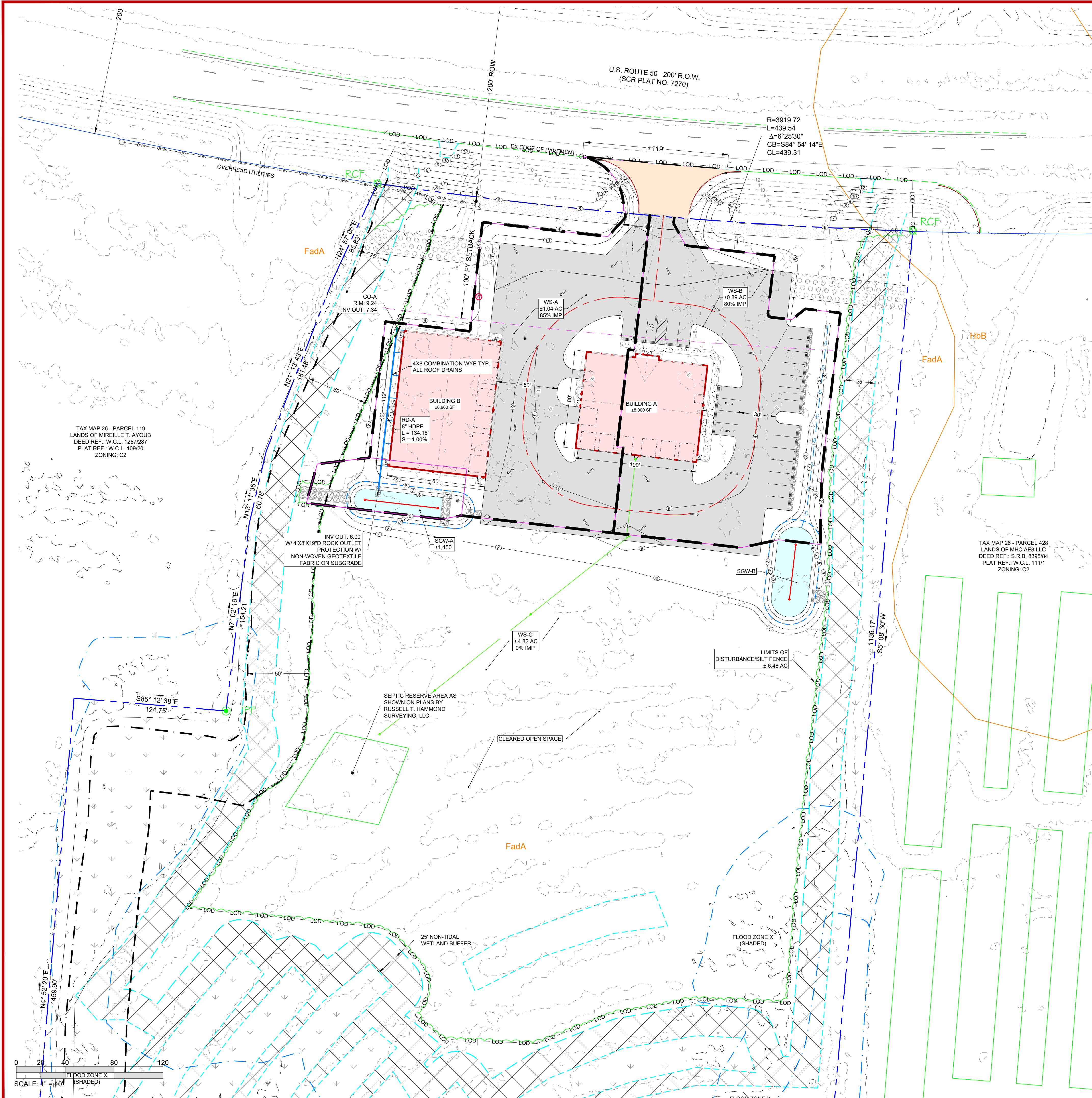
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Sheet No.:
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WS-A ESD SUMMARY CHART									
TYPE OF ESD PRACTICE	NAME OF ESD PRACTICE (STRUCTURE NAME)	ESD PRACTICE TOTAL DRAINAGE AREA (ACRES)	IMPERVIOUS AREA TO ESD PRACTICE (ACRES)	SURFACE AREA OF ESD PRACTICE (SF)	PONDING DEPTH (FT)	MEDIA DEPTH (FT)	TARGET ESDv RECEIVED (CF)	ESDv CREDIT (CF)	P LOAD REDUCTION (lb/yr)
M-2 SUBMERGED GRAVEL WETLAND	SGW-A	1.04	0.87	1,858	2.00	1.50	8,197	8,197	1.61

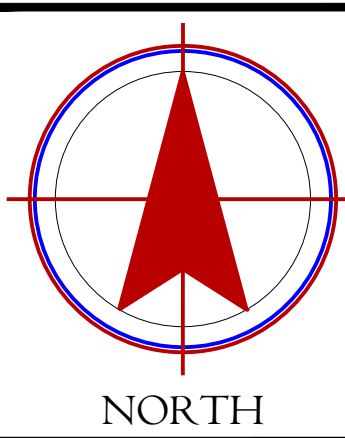
WS-B ESD SUMMARY CHART									
TYPE OF ESD PRACTICE	NAME OF ESD PRACTICE (STRUCTURE NAME)	ESD PRACTICE TOTAL DRAINAGE AREA (ACRES)	IMPERVIOUS AREA TO ESD PRACTICE (ACRES)	SURFACE AREA OF ESD PRACTICE (SF)	PONDING DEPTH (FT)	MEDIA DEPTH (FT)	TARGET ESDv RECEIVED (CF)	ESDv CREDIT (CF)	P LOAD REDUCTION (lb/yr)
M-2 SUBMERGED GRAVEL WETLAND	SGW-B	0.59	0.42	1,215	2.75	1.50	4,036	4,036	0.79

TOTAL ESDv TREATMENT VOLUME	
REQUIRED	9,801 CF
TREATED	10,792 CF

LEGEND	
Property Line	---
Adjacent Property Line	---
Building Restriction Line	---
Existing Structures	---
Existing Edge of Pavement	---
Existing 1x Contour	---
Existing 5x Contour	---
FEMA Flood Zone	---
Existing Septic Reserve Area	---
Existing Utility Pole	---
Existing Overhead Wires	---
Non-Tidal Wetlands	---
Non-Tidal Wetland 25-Ft Buffer	---
Proposed Buildings	---
Proposed EOP & Asphalt	---
Proposed MDOT SHA Entrance	---
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Proposed Sidewalks/Concrete	---
Proposed 1x Contour	---
Proposed 5x Contour	---
Proposed Well	---
Proposed Sewer	---
Proposed Storm Drain	---
Proposed Under Drain	---
Proposed Swale Centerline	---
Proposed Treeline	---
Limits of Disturbance (LOD)	---
Proposed Submerged Gravel Wetland	---

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REVISIONS

PROJECT DATA

Project No.: 26-038
File Name: PR STRM 090226.dwg
Client: WEST OCEAN CITY
Location: WEST OCEAN CITY, MARYLAND
Date: 09/11/26
Scale: 1" = 40'

CONCEPTUAL
STORMWATER
MANAGEMENT PLAN

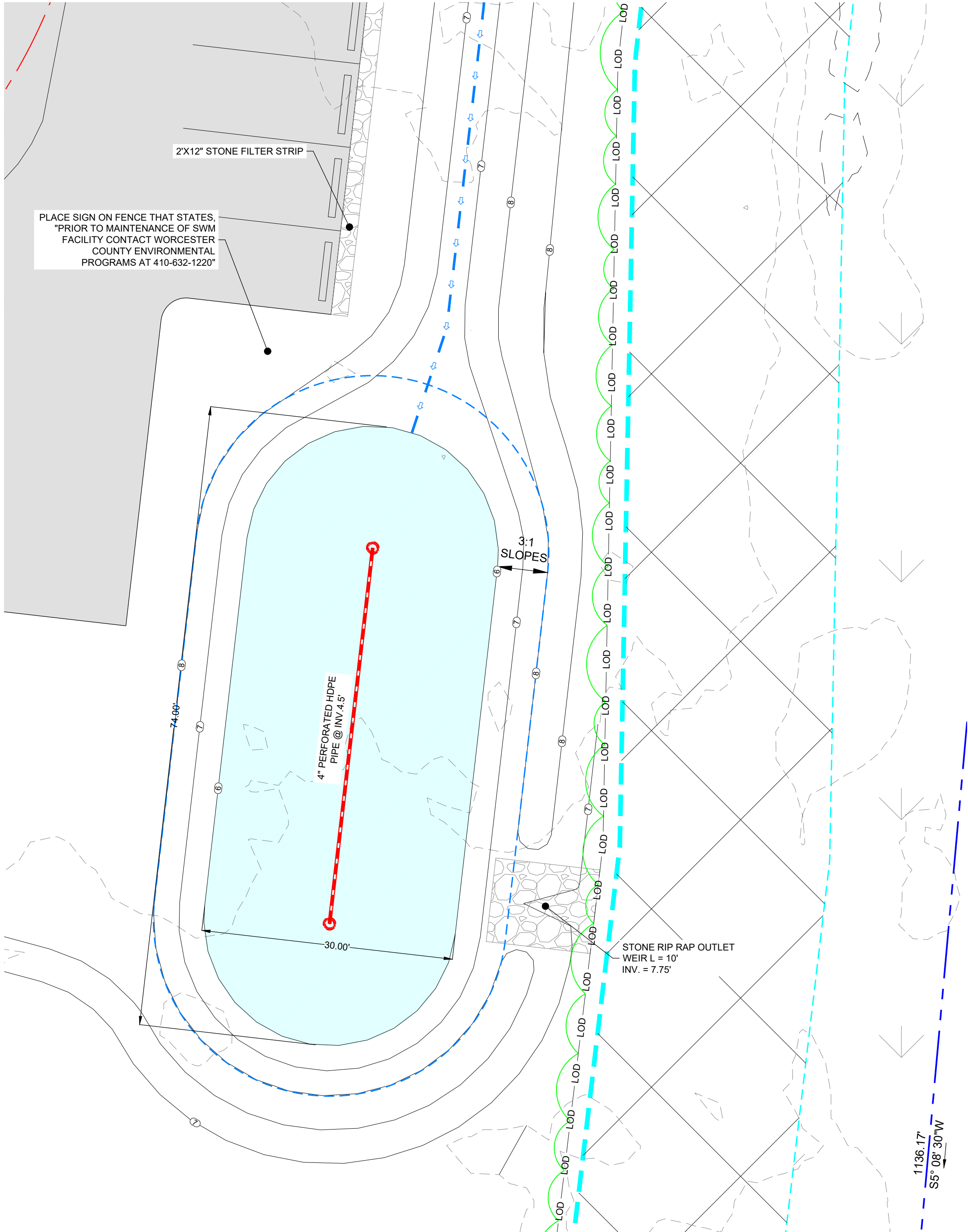
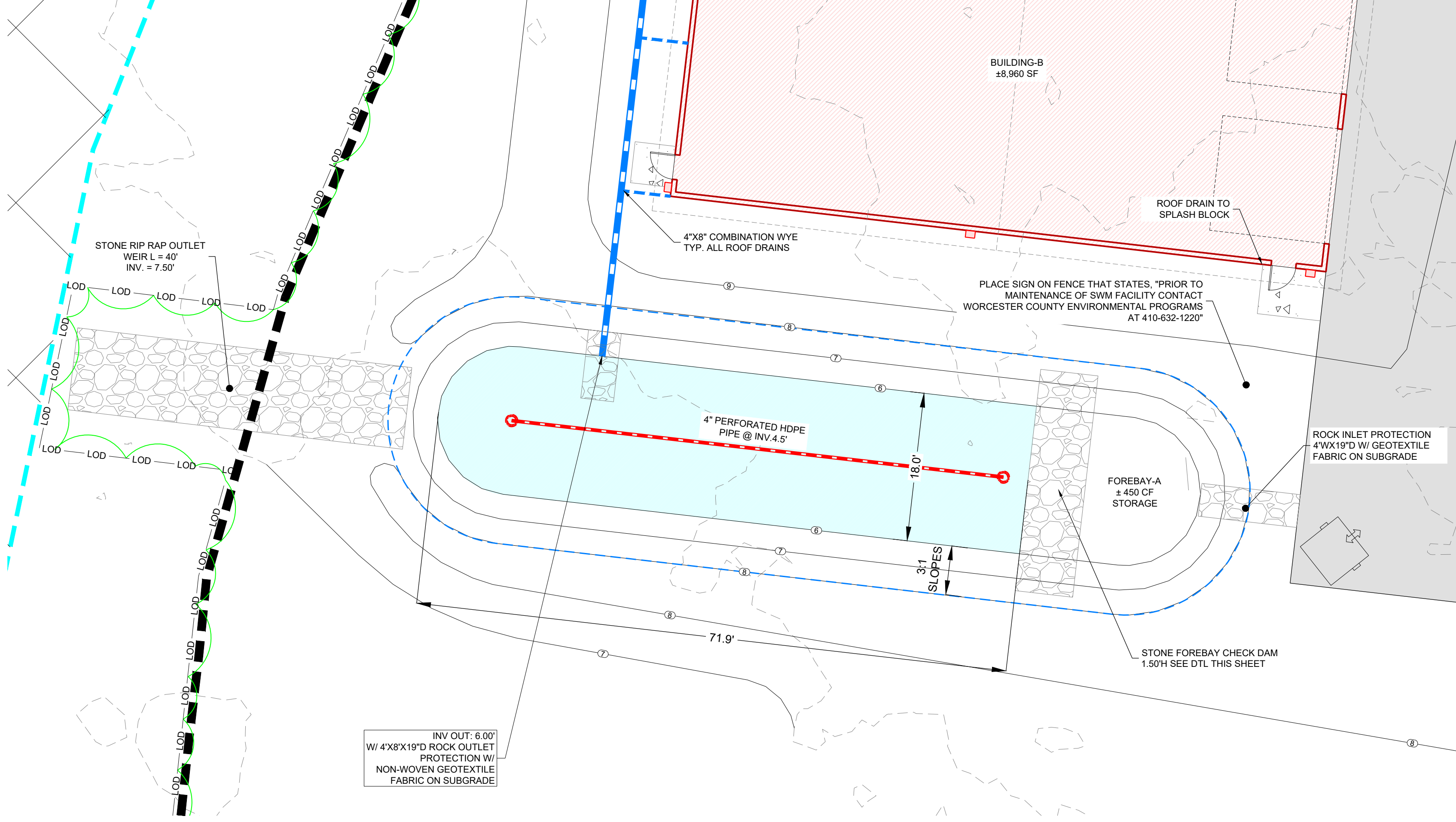
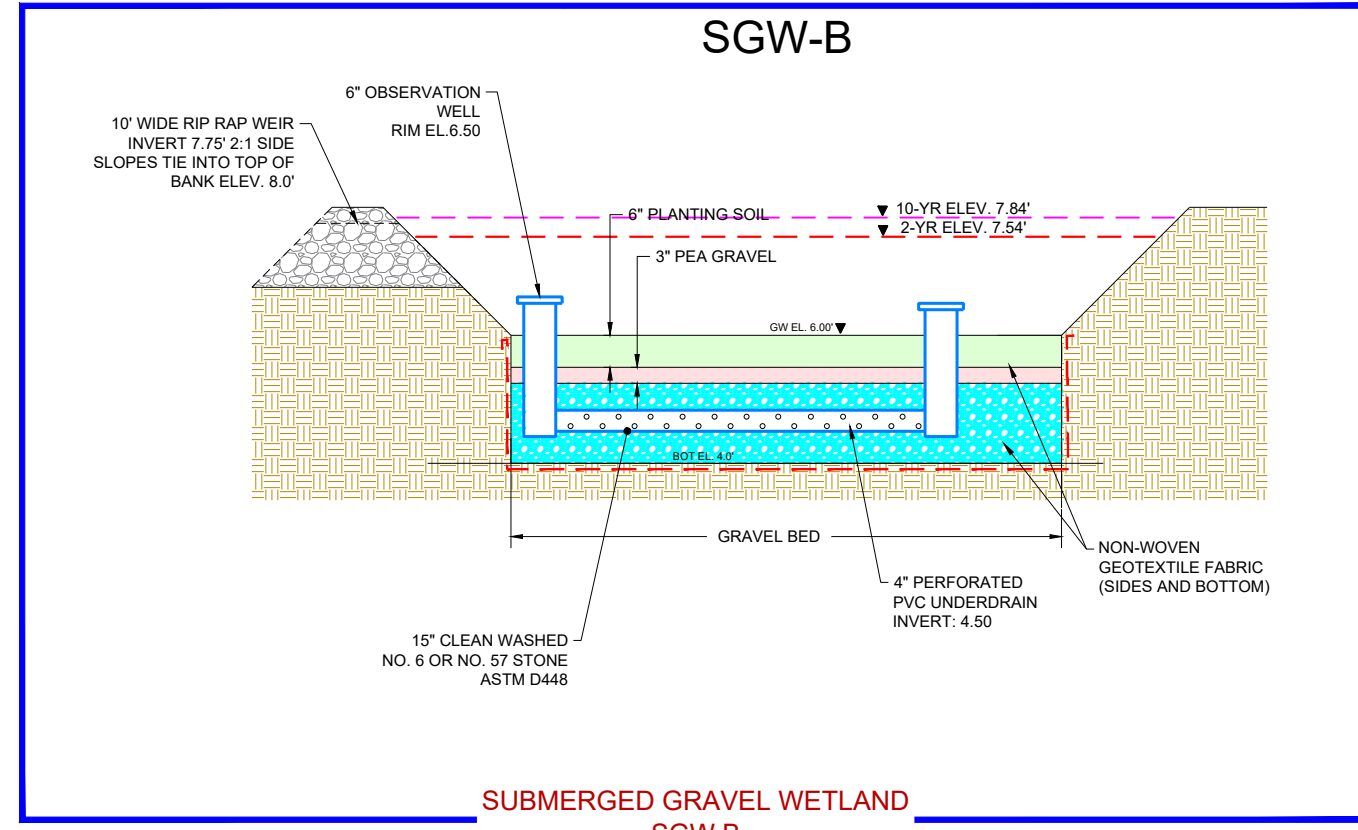
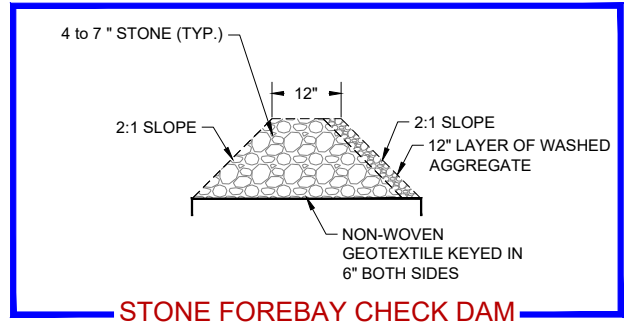
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Submerged Gravel Wetland Seed Mix				
Symbol	Percent of Mix	Scientific Name	Common Name	Wetland Indicator Status
	5	Panicum virgatum	Switchgrass	Fac
	5	Scirpus cyperinus	Woolgrass	FacW+
	5	Juncus effusus	Soft rush	FacW+
	5	Carex Lupulina	Hop sedge	OBL
	15	Agrostis hyemalis	Winter Bentgrass	Fac
	15	Agrostis stolonifera	Creeping bentgrass	FacW
	15	Elymus virginicus	Virginia wild rye	FacW-
	15	Agrostis perennas	Upland bentgrass	FacU
	20	Carex vulpinoidea	Fox sedge	OBL

SUBMERGED GRAVEL WETLAND MAINTENANCE & INSPECTION CRITERIA:

REGULAR INSPECTIONS SHALL BE MADE DURING THE FOLLOWING STAGES OF CONSTRUCTION:

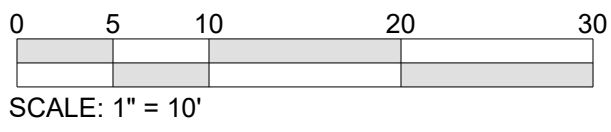
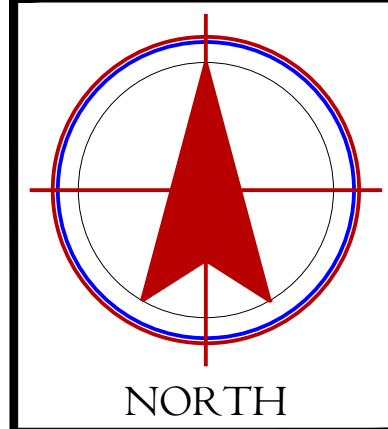
1. DURING EXCAVATION TO SUBGRADE.
2. DURING PLACEMENT OF BACKFILL OR PERFORATED INLET PIPE AND OBSERVATION WELLS.
3. DURING PLACEMENT OF GEOTEXTILES AND ALL FILTER MEDIA.
4. DURING CONSTRUCTION OF ANY APPURTENANT CONVEYANCE SYSTEMS SUCH AS DIVERSION STRUCTURES, INLETS, OUTLETS, AND FLOW DISTRIBUTION STRUCTURES.
5. UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION, AND BEFORE ALLOWING RUNOFF TO ENTER THE WETLAND.

THE FOLLOWING ITEMS SHOULD BE ADDRESSED TO ENSURE PROPER MAINTENANCE AND LONG-TERM PERFORMANCE OF SUBMERGED GRAVEL WETLANDS:

1. PRIVATELY OWNED PRACTICES SHALL HAVE A MAINTENANCE PLAN AND SHALL BE PROTECTED BY EASEMENT, DEED RESTRICTION, ORDINANCE, OR OTHER LEGAL MEASURES PREVENTING ITS NEGLIGENCE, ADVERSE ALTERATION, AND REMOVAL.
2. DURING THE FIRST YEAR OF OPERATION, INSPECTIONS SHOULD BE CONDUCTED AFTER EVERY MAJOR STORM AND POORLY ESTABLISHED AREAS REVEGETATED.
3. SEDIMENT ACCUMULATION IN THE PRETREATMENT AREAS SHOULD BE REMOVED AS NECESSARY.
4. SIGNS OF UNEVEN FLOW DISTRIBUTION WITHIN THE WETLAND MAY MEAN THAT THE GRAVEL OR UNDERDRAIN IS CLOGGED. THE GRAVEL AND/OR UNDERDRAIN MAY NEED TO BE REMOVED, CLEANED, AND REPLACED.
5. A DENSE STAND OF WETLAND VEGETATION SHOULD BE MAINTAINED THROUGH THE LIFE OF THE FACILITY WITH PLANTINGS REPLACED AS NEEDED.
6. INLETS AND OUTLETS TO EACH SUBMERGED GRAVEL WETLAND CELL SHOULD BE FREE FROM DEBRIS TO PREVENT CLOGGING.
7. EROSION AT INFLOW POINTS SHOULD BE REPAIRED. FLOW SPLITTERS SHOULD BE FUNCTIONAL TO PREVENT BYPASSING OF THE FACILITY.

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REVISIONS

PROJECT DATA

Project No.: 26-033
File Name: PR STRM 090226.dwg
Client: WEST OCEAN CITY
Location: WORCESTER COUNTY, MARYLAND
Date: 09/11/26
Scale: 1" = 40'

**CONCEPTUAL
STORMWATER
MANAGEMENT PLAN**

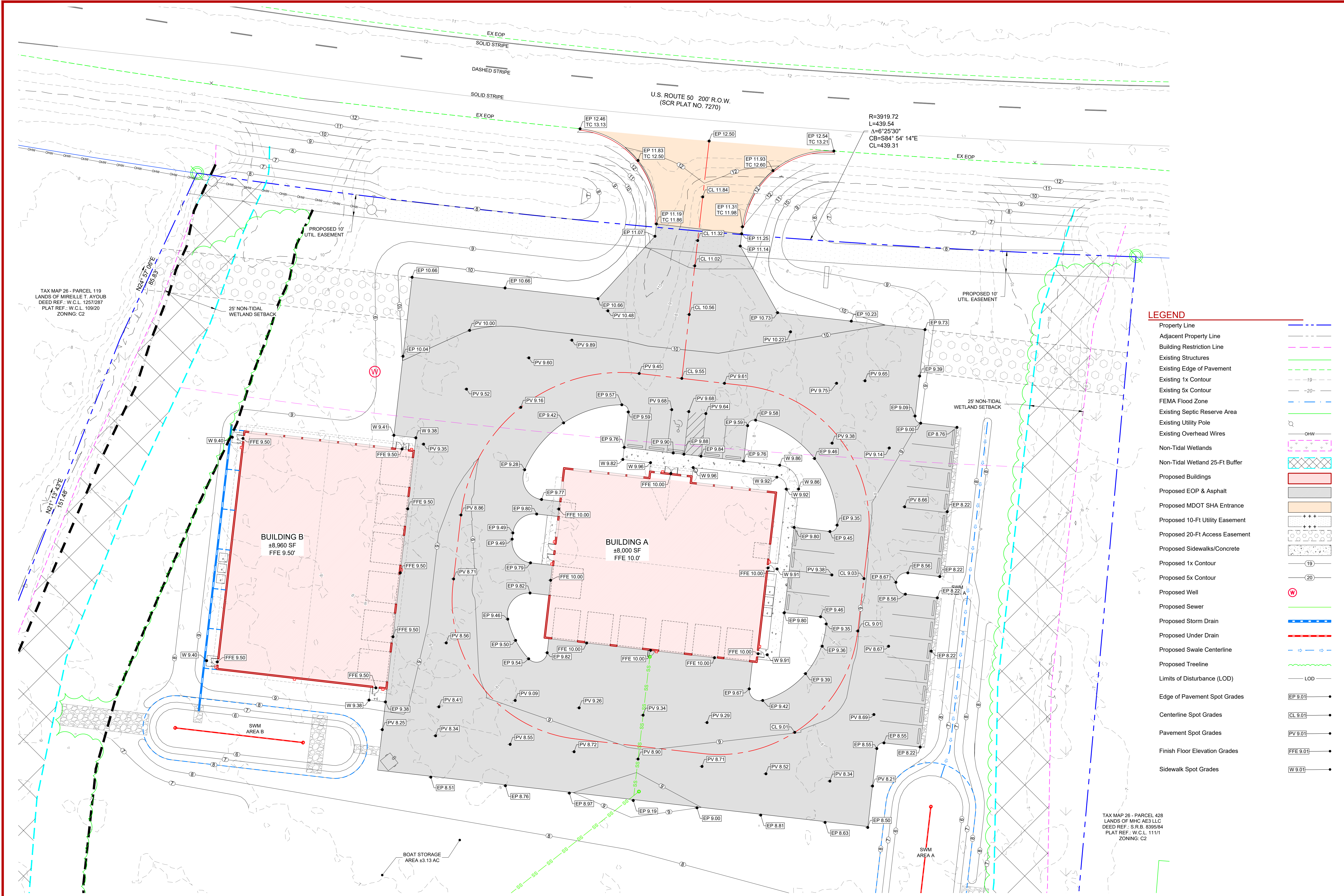
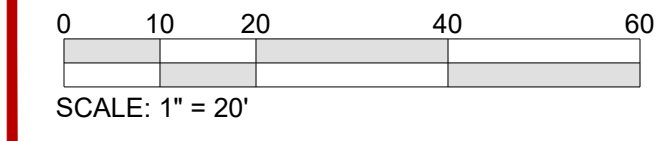
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LEGEND

- Property Line
- Adjacent Property Line
- Building Restriction Line
- Existing Structures
- Existing Edge of Pavement
- Existing 1x Contour
- Existing 5x Contour
- FEMA Flood Zone
- Existing Septic Reserve Area
- Existing Utility Pole
- Existing Overhead Wires
- Non-Tidal Wetlands
- Non-Tidal Wetland 25-Ft Buffer
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- Proposed Well
- Proposed Sewer
- Proposed Storm Drain
- Proposed Under Drain
- Proposed Swale Centerline
- Proposed Treeline
- Limits of Disturbance (LOD)
- Edge of Pavement Spot Grades
- Centerline Spot Grades
- Pavement Spot Grades
- Finish Floor Elevation Grades
- Sidewalk Spot Grades

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT DATA

Project No.	26-033
File Name	GR 090426.dwg
Client	WEST OCEAN CITY
Location	WEST OCEAN CITY, MARYLAND
Date	09/11/26
Scale	1" = 20'

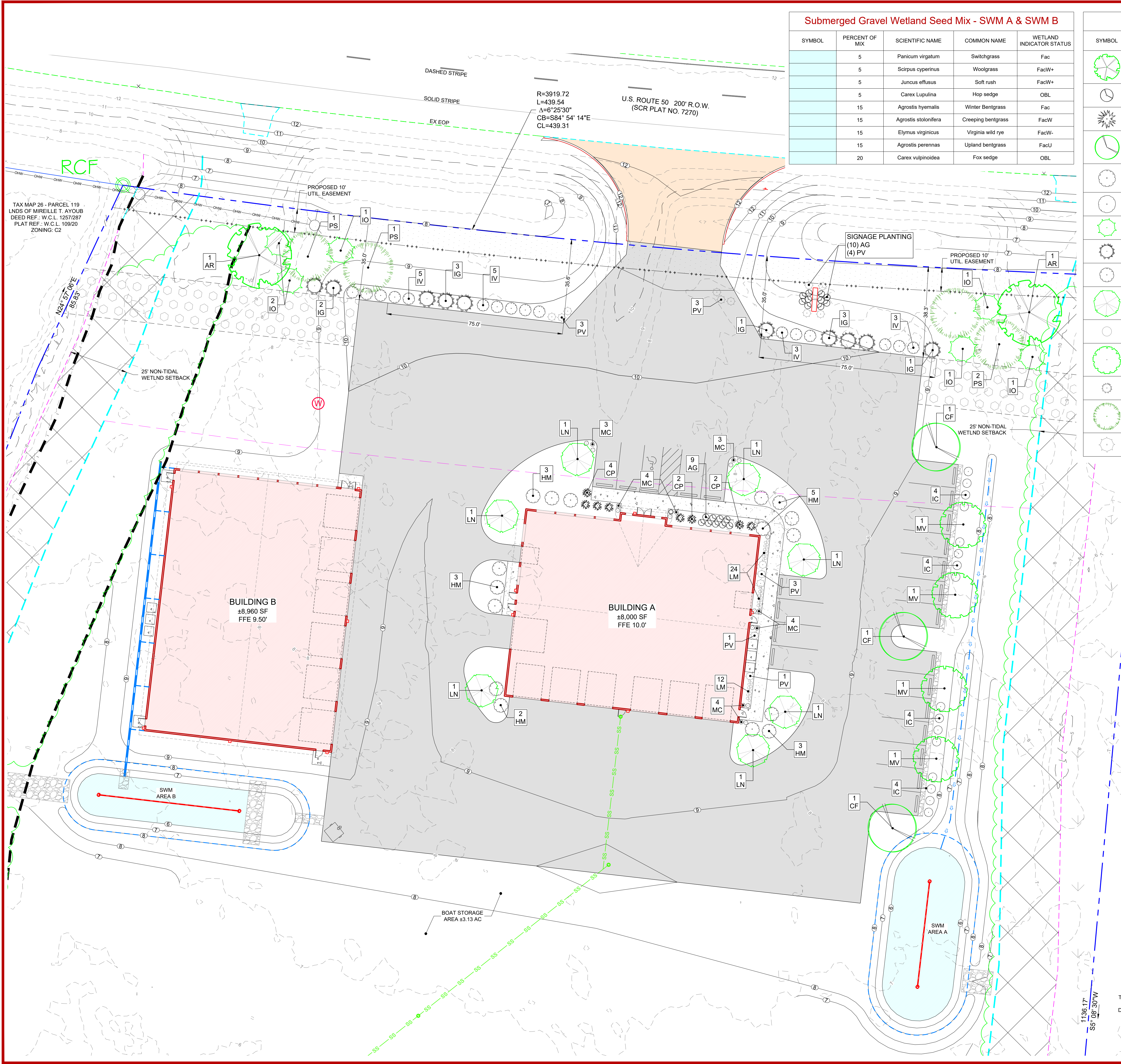
GRADING PLAN

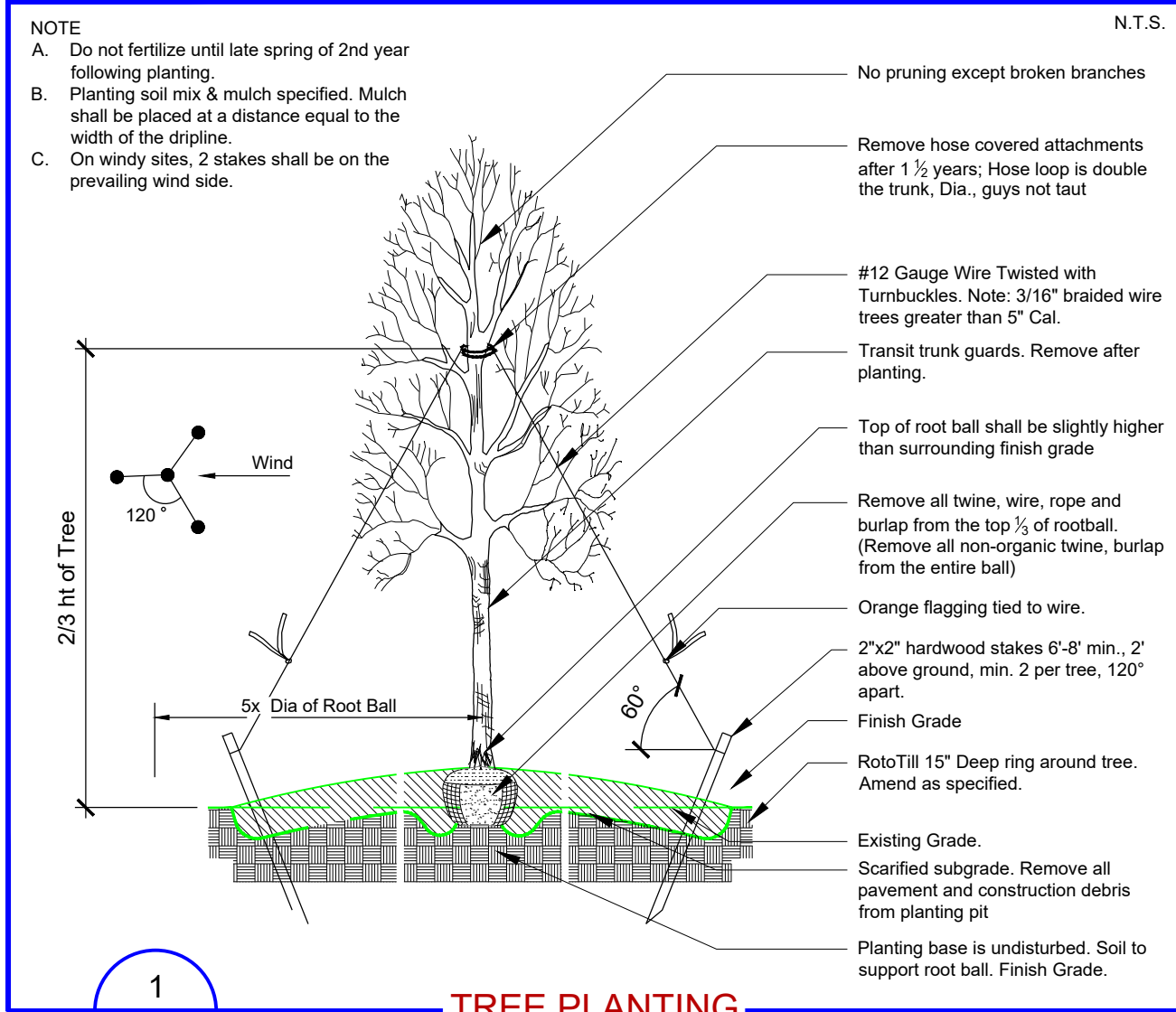
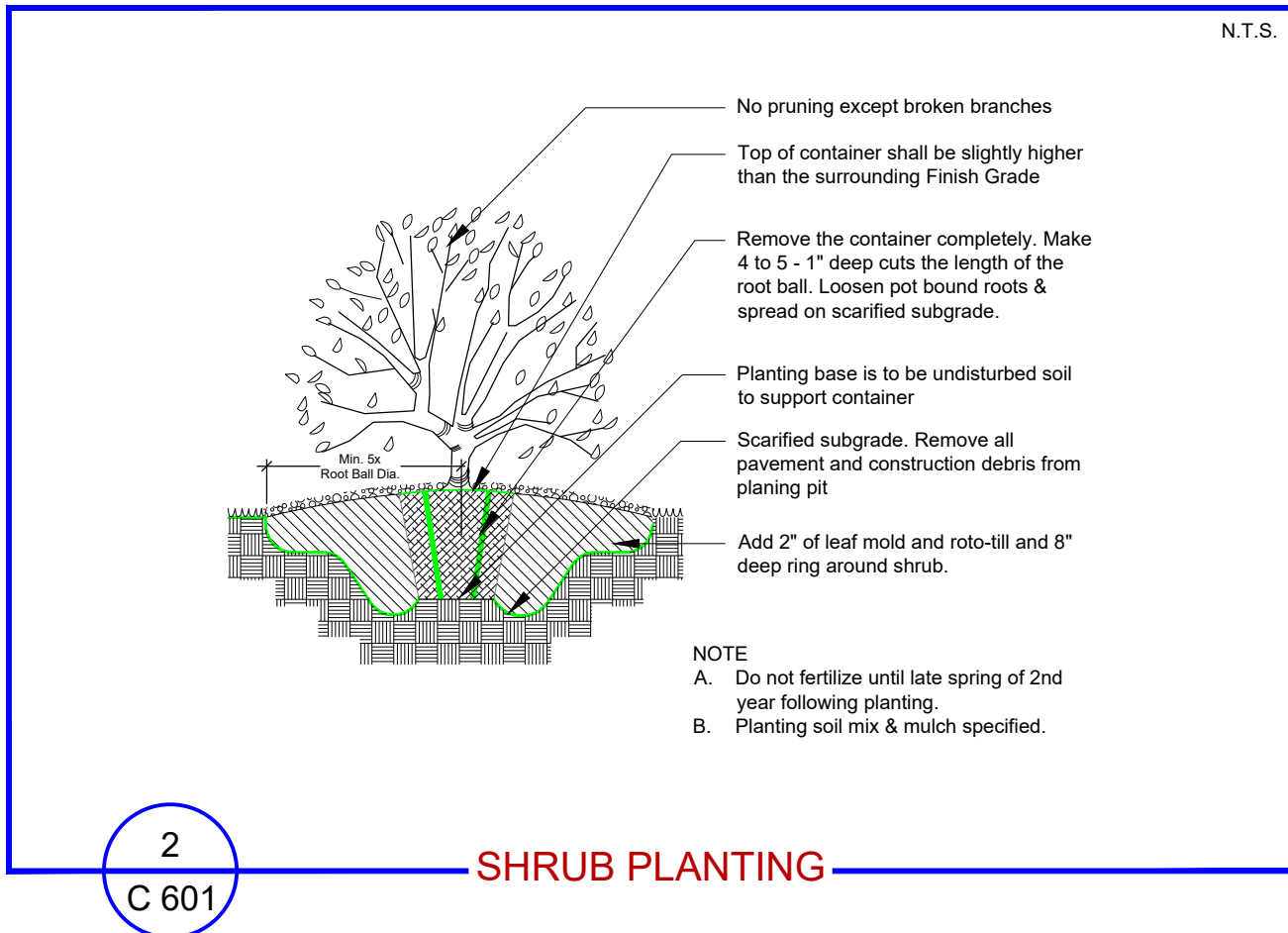
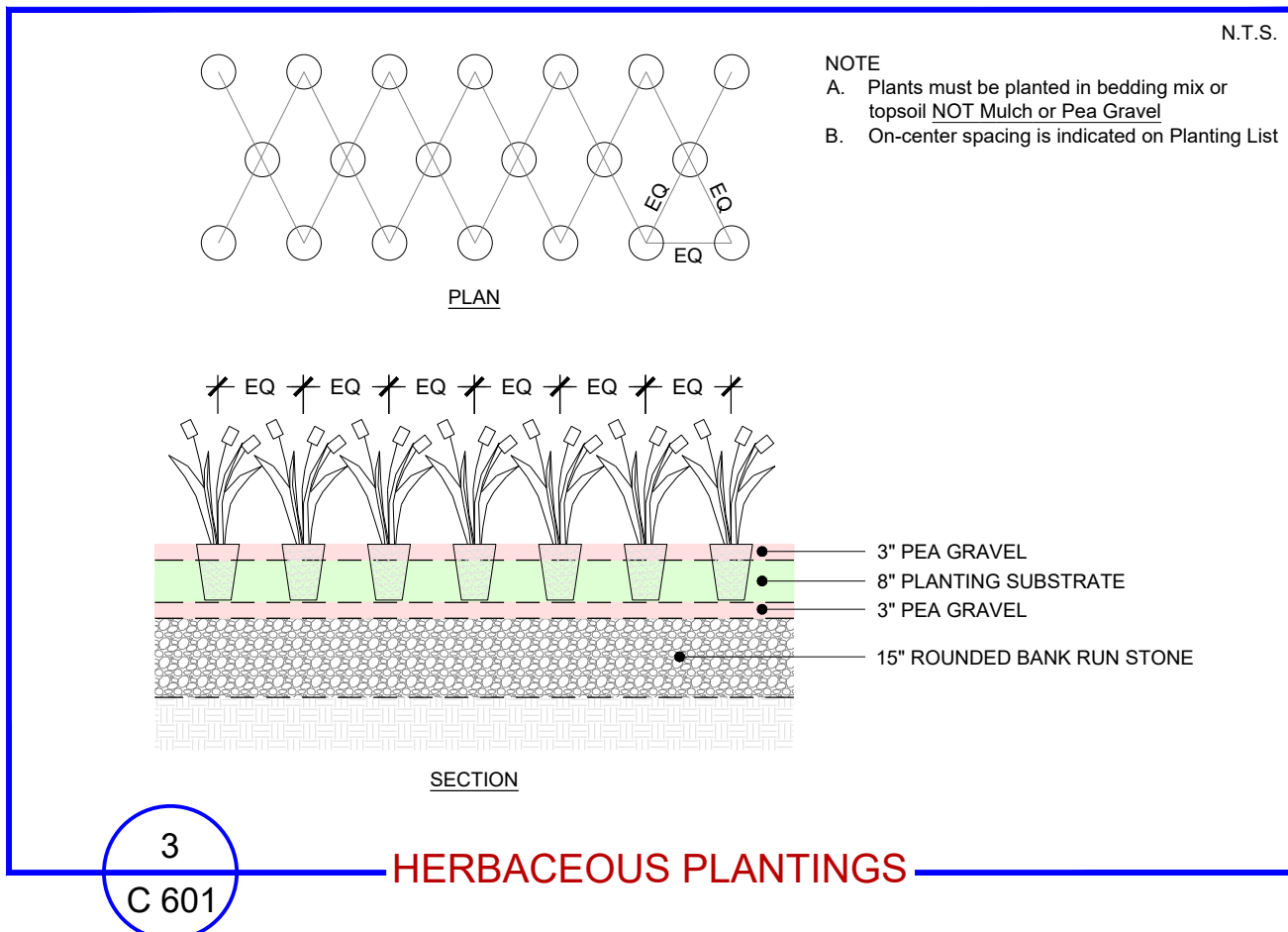
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PLANTING SPECIFICATIONS

REFERENCES AND QUALITY CONTROL

- A. All landscaping shall be done in accordance with the Approved Landscape Plan.
- B. 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".
- C. 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.
- D. 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 and will need to be approved by Worcester County
- E. 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.
- F. 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.
- G. All planting to be completed by November 15th; or as directed by the landscape architect.

PRODUCTS

Mulch: Material shall be well aged, finely shredded hardwood bark, dark brown in color, or approved equal. Material shall be mulching grade: uniform in size and free of foreign matter and weed seeds.

Leaf Mold: Composted for one year. Composed of leaves from mixed hardwoods.

Sewerage Sludge: Composted wood mulch containing organic matter. Obtained from Sewer Treatment Plant.

Soil Mix: A thorough mixture of 1 part Leaf Mold to 3 parts topsoil & mycorrhizal fungi at specified rate by manufacturer.

Anti-desiccant: "Wilt-Pruf" NCF as manufactured by Nursery Specialty Products of New York or approved equal.

Pre-emergence Weed Killers: shall be Trellan or approved equivalent.

Transit Trunk Guard: waxed corrugated cardboard or approved equal.

Guying Materials: Double reinforced rubber hose and 10 gauge metal wire.

Mycorrhizal Fungi: Broadcast type product, use as an inoculant for trees, shrubs, ground covers, perennials, and turf.

MYCORRTREE
Plant Health Care Inc.
440 William Pitt Way
Pittsburgh, PA 15233
1-800-421-9051
Or equivalent.

FERTILIZER

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

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

SOIL EXCAVATIONS

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

PREPARATION OF PLANTING AREAS

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

PLANTING PROCEDURES FOR TREES AND SHRUBS

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

PRUNING

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

MULCHING

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

STAKING AND GUYING

- A. All trees to be staked and guyed within 48 hours of planting.
- B. Methods and materials for staking and guying are illustrated in individual planting details.
- C. Neatly flag all guy wires with 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 an equal distance apart (plans and specifications specify the distance on center, (O.C.) for the perennials.
- D. The entire bed shall be edged per detail.
- E. Treat the mulched and planted perennial bed with soil applied, pre-emergent herbicide appropriate for use with the plant material specified.
- F. The entire perennial bed shall be thoroughly watered to a depth of 6-8".

REMOVAL AND CLEANUP

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

SUBSTANTIAL COMPLETION

The point when plant materials have been installed and the Landscape Architect completes a punch list.

FINAL ACCEPTANCE

After all items on the punch list have been completed to the Landscape Architect's & Worcester County's satisfaction.

GUARANTEE & GUARANTEE PERIOD

- A. Guarantee Period commences after final acceptance.
- B. Plant materials shall be guaranteed for two growing seasons from date of acceptance by the owner or his representative. The trees are to be alive and in satisfactory growing condition as determined by the owner or his representative during final inspection at the end of the guarantee period.
- C. Replacement will be made according to these same specifications and during the normal planting period. Replacements shall be subject to the same guarantee and replacement as the original material. The replacements shall be made within 60 days following written notification from the owner or his representative.
- D. In the event of questions regarding the condition and satisfactory establishment of a rejected plant, the contractor may, if approved by the owner, allow such a plant to remain through another growing season at which time the rejected plant, if found to be dead or in an unhealthy or badly impaired condition, shall be replaced.
- E. The contractor is not responsible for theft or damage to plants by non-contractor vehicles or vandalism once plants are installed and approved.
- F. Remove all guys and stakes from trees after one year.

LAWN AND GRASS PLANTING SPECIFICATIONS

WORK INCLUDED

- A. Preparation of subgrade to receive topsoil.
- B. Spreading topsoil, raking and leveling
- C. Sod Placement
- D. Maintaining seeded and sodded areas until acceptance

REFERENCES

- A. FS-0-F-241 - Fertilizers, Mixed, commercial
- B. ASPA (American Sod Producers Association) - Guideline Specifications to Sodding

QUALITY ASSURANCE

- A. Testing of topsoil when required, will be performed by an independent testing laboratory appointed and paid for by the owner. Testing will be performed to ascertain N, P, K, Mg, soluble salt contents, organic matter content and pH value.
- B. Submit minimum 10 oz sample of topsoil proposed to be used. Forward sample to appointed testing laboratory in sealed containers to prevent contamination.

DELIVERY, STORAGE AND HANDLING

- A. Deliver fertilizer in waterproof bags showing weight, chemical analysis and name of manufacturer.

EXISTING CONDITIONS

- A. Beginning work means acceptance of existing conditions.

GROWING MEDIA

- A. Imported Topsoil: natural, fertile, agricultural soil typical of locality, capable of sustaining vigorous plant growth, from well drained site, free of flooding, not in frozen or muddy condition, not less than 6% organic matter and pH value of 5.9 to 7.0. Soil shall be free from subsoil, slag, clay, stones, lumps, live plants, roots, sticks, crabgrass, couch grass, noxious weeds and foreign matter.
- B. Existing Topsoil: Natural, fertile agricultural soil capable of sustaining vigorous plant growth, not frozen or muddy condition, containing not less than 6% organic matter, and corrected to pH value of 5.9 to 7.0. Free from subsoil, slag, clay, stones, lumps, live plants, roots, sticks, crabgrass, couch grass, noxious weeds and foreign matter.
- C. Sand: Hard, granular natural beach sand, washed, free of impurities, chemical or organic matter.
- D. Limestone: Dolomitic limestone with minimum 85% carbonates and 50% calcium oxides. Bags shall show weights and analysis.
- E. Fertilizer: Commercial type conforming to FS 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 blades at any one mowing. Neatly trim edges and hand clip where necessary. Immediately remove clippings after mowing and trimming.
- B. Water when required and in sufficient quantities to prevent any underlying soil from drying out.
- C. Control growth of weeds. When using herbicides, apply in accordance with manufacturer's recommendations. Remedy damage resulting from negligent or improper use of herbicides.
- D. Immediately repair or replace any areas which show deterioration or bare spots.
- E. Protect sodded areas with warning signs during maintenance period.

RESTORATION

- A. Restore all surfaces, pavement, concrete, grassed areas, planted areas and structures damaged during execution or work related to this section.

WARRANTY

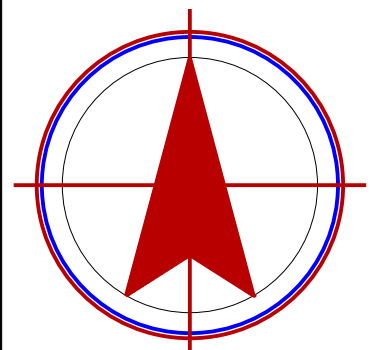
- A. After final acceptance, provide warranty, in writing from Subcontractor that lawn areas will be good, vigorous and thriving condition for a 1 year period. Replace seeding and sod not in good, vigorous growth after 1 year at no additional cost to Owner. Subcontractor shall be responsible to inform and instruct Owner on means by which lawn should be maintained after MAINTENANCE PERIOD. Subcontractor shall have free access to site during WARRANTY PERIOD to assure himself that the Owner is providing proper lawn care.

INSPECTION AND ACCEPTANCE

- A. Inspection: Inspection of work will be made by Landscape Architect at conclusion of maintenance period to determine if proper completion and maintenance has been effected. Sub-contractor shall give written notice to Architect requesting such inspection at least ten days prior to anticipated date. Condition of work will be noted and determination made by Landscape Architect whether maintenance shall continue.
- B. Acceptance: After inspection, Subcontractor will be notified in writing by Landscape Architect of acceptance of work, or if there are any deficiencies or requirement s for completion of work. Maintenance or other work remaining to be done shall be subject to re-inspection prior to final acceptance.

0 20 40 80 120

SCALE: 1" = 40'



NORTH

REVISIONS

PROJECT DATA

Project No.: 26-038

File Name: LS 090426.dwg

WEST OCEAN CITY

WORCESTER COUNTY, MARYLAND

Date: 09/11/26

Scale: NTS

LANDSCAPE PLAN
DETAILS & NOTES

BAYSIDE JET DRIVE
EJF REAL ESTATE, LLC
TM 26 PARCEL 123

VISTA
DESIGN, INC.
Architects • Engineers • Environmental Scientists
Landscape Architects • Land Planning Consultants • Surveyors
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Sheet No.:

C 601

NOTE:

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NOTE:

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

1705.11.3 Wind-resisting Components
Periodic special inspection is required for fastening of the following system and components:
1. Roof Covering, roof deck and roof framing connections.
2. Exterior wall covering and wall connections to roof and floor diaphragms and framing.

Energy: COMcheck wattage
Air barrier design information
Building will be tested or air barrier compliance (see below 402.5.1.2/402.5.1.5)
If choosing the building envelope performance verification method, the design professional must document the air barrier assembly on the construction documents.
The design professional or an approved agency to review air barrier for compliance.
Inspection of continuous air barrier components and assemblies during construction while the air barrier is accessible.
Final commissioning report as detailed in (3) below.
2021 International Energy Conservation Code
C402.5.1.2 Air barrier compliance.
A continuous air barrier for the opaque building envelope shall comply with the following:
Buildings or portions of buildings that do not complete air barrier testing shall meet the provisions of Section C402.5.1.3 or C402.5.1.4 in addition to C402.5.1.5
C402.5.1.5 Building envelope performance verification
The installation of the continuous air barrier shall be verified by a registered design professional or agency in accordance with the following:
1. A review of the construction documents and other supporting data shall be conducted to assess compliance with the requirements of Section C402.5.1.
2. Inspection of continuous air barrier components and assemblies shall be conducted during construction while the air barrier is still accessible for inspection and repair to verify compliance with the requirements of Sections C402.5.1.3 and C402.5.1.4.
3. A final commissioning report shall be provided for inspections completed by the registered design professional or approved agency. The commissioning report shall be provided to the building owner or the owners authorized agent and the code official. The report shall identify the deficiencies found during the review of the construction documents and inspection and details of corrective measures taken.

CODE REFERENCE:
International Building Code, 2021 Edition
NFPA Life Safety Code, 2024 Edition
ICC/ANSI A117.1-2017

CONSTRUCTION CLASSIFICATION:
Type V-B Construction, Non-sprinklered

ALLOWABLE AREA, HEIGHT & STORIES (503):
Type V-B, Group S1: 9,000 SQ FT, 40'-0", 1 Stories

PROPOSED AREA, HEIGHT & STORIES (503):
8000 SQ FT, 30'-0"±, 1 Story Per bldg.

PROPOSED FLOOR AREA & OCCUPANT LOAD (1004.2):
Footprint: 8000 Gross Square Feet
Ground floor Group F1 (8,000 GSF)
Occupancy for Area = 49 occupants

FIRE RATING PER (TABLE 601):
Type V-B Construction
Structural frame including columns, girders, trusses shall be 0-hour.
Bearing walls Exterior 0-hour
Nonbearing walls & partitions interior shall be 0-hours.
Roof construction including supporting beams & joists shall be 0-hour.

CONCEALED INSTALLATION (SECTION 720.2)
Insulating materials, where concealed as installed in buildings of any type of construction, shall have a flame spread index of not more than 25 and a smoke-developed index of not more than 450.

EXPOSED INSTALLATION (SECTION 720.3)
Insulating materials, where exposed as installed in buildings of any type of construction, shall have a flame spread index of not more than 25 and a smoke-developed index of not more than 450.

INTERIOR FINISHES WALLS, CEILINGS (TABLE 803.9):
Group S-1, Non-sprinklered
Vertical exits & passageways - Class B
Exit access corridors and exitways - Class B
Rooms or enclosed spaces - Class C

INTERIOR FLOOR FINISHES (804):
Floor finishes shall comply with the requirements section 804.

IBC SECTION 1006.2.1
TABLE 1006.2.1

Occupancy	Max Occupant Load for One Exit	Common Path (Not Sprinklered, OL ≤ 30)	Common Path (Not Sprinklered, OL > 30)	Common Path (Sprinklered)
Group B (Business)	49	100 ft	75 ft	100 ft
Group F-1 (Factory Industrial)	49	75 ft	75 ft	100 ft

BAYSIDE JET DRIVE BUILDING A



REVISION TABLE	
NUMBER	DESCRIPTION

DRAWINGS PROVIDED FOR:
BAYSIDE JET DRIVE
BUILDING A

DRAWINGS PROVIDED BY:
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FRANKFORD, DE 19945
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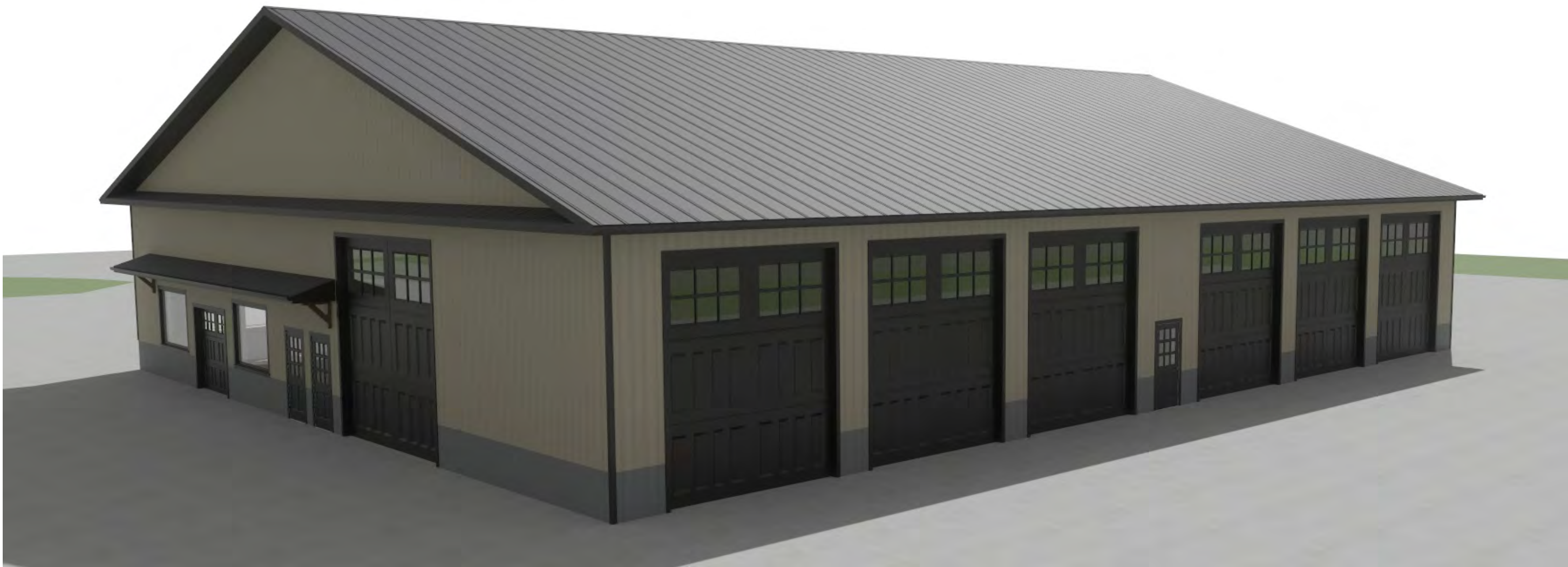
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PERSPECTIVE VIEWS



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REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR

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SHEET:

2



Exterior Elevation Front
1/4" Scale



Exterior Elevation Rear
1/4" Scale

REVISION TABLE	
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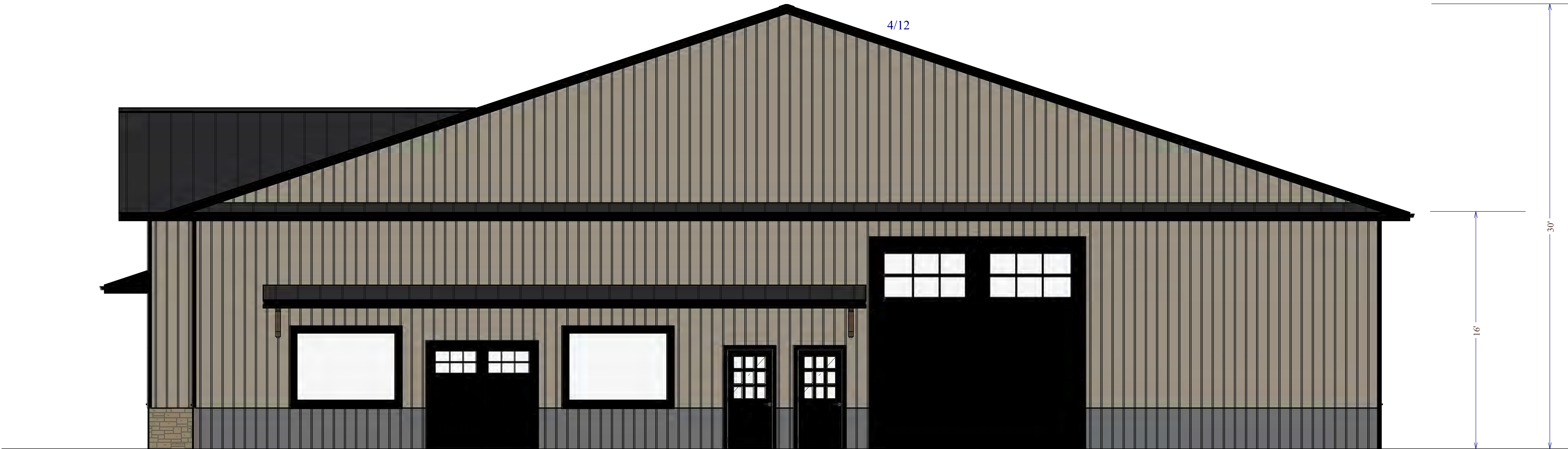
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Exterior Elevation Left
1/4" Scale



Exterior Elevation Right
1/4" Scale

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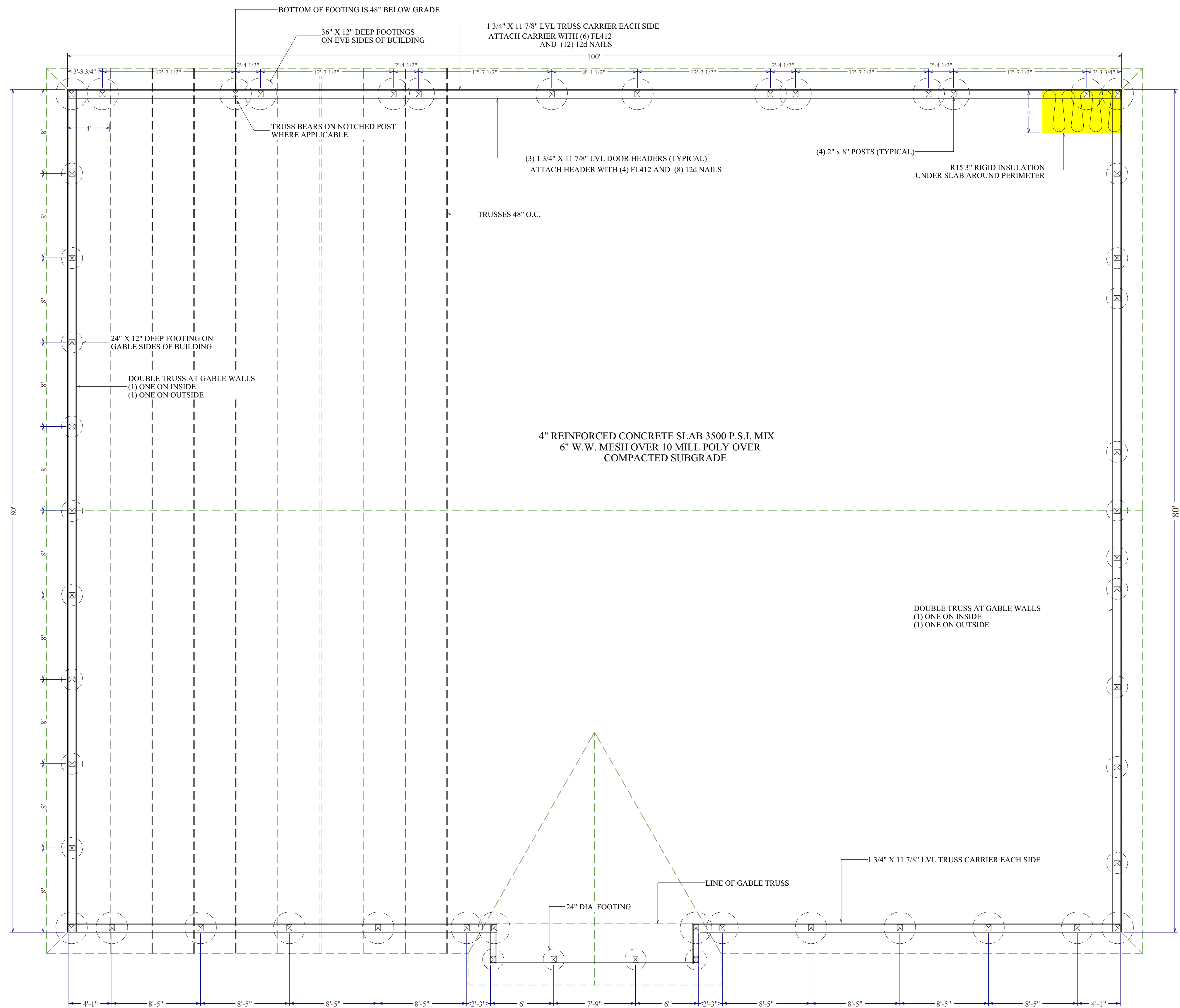
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FOUNDATION
1/4" SCALE

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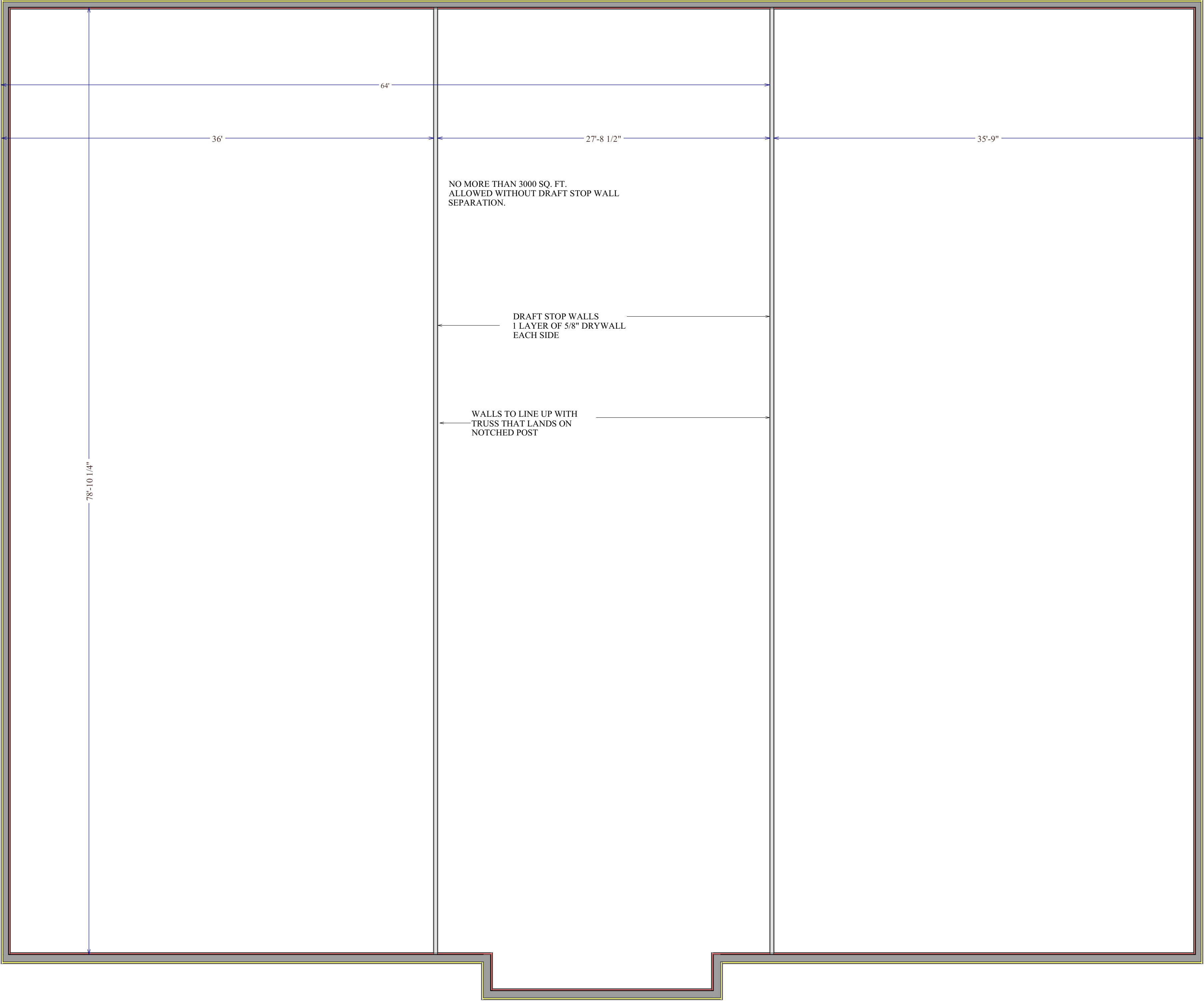
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5





ATTIC/DRAFT STOP WALLS
3/16" SCALE

--

REVISION TABLE		REVISION BY	DESCRIPTION
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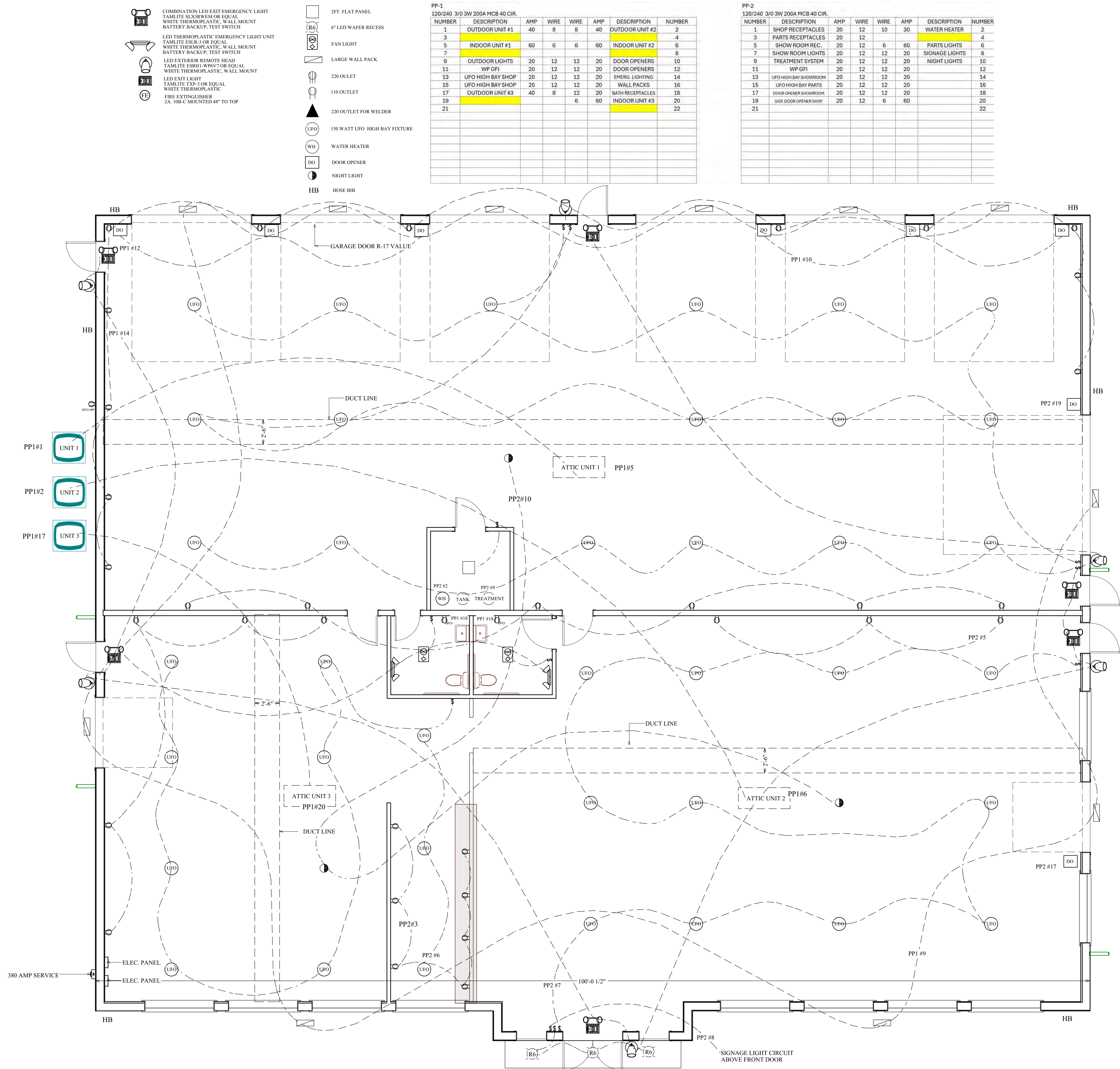
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SHEET:

7



ELECTRICAL/HVAC
SCALE 3/16"

REVISION TABLE		DESCRIPTION
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1 All lumber used as structural framing shall be SPF No. 1/No.2 or better, having an Fb=875psi as defined in the latest edition of "National Design Specification" published by National Forest & Paper Association.

2 All exterior steel bolts, straps and clips shall be hot dipped galvanized.
Hanger References are for Simpson Strong Tie Connectors.
Connectors in contact with contact with pressure treated wood or exposed conditions should be Simpson Z-MAX series.

3 All double and triple LVL's shall be spiked together before loading, using nails as recommended by the manufacturer or as noted on the drawings. Minimum requirements:

4-PLY LVL	2 rows 6 3/4" Trusslok screws @ 16" centers
3 PLY LVL –	2 rows 3 3/8" Trusslok screws @ 16" centers
2 PLY LVL –	3 rows 10d common nails @ 12" centers

2 x 6 walls	4'-0"	3-2"x8"	with 2 layers of 1/2"plywood.
• 6'-0"	3-2"x10"	with 2 layers of 1/2" plywood	
• >6'-0"	3-2"x12"	with 2 layers of 1/2" plywood	

2 x 4 walls	4'-0"	2-2"x8"	with 1 layer of ½"plywood.
• 6'-0"	2-2"x10"	with 1 layer of ½" plywood	
• >6'-0"	2-2"x12"	with 1 layer of ½" plywood	

- 4 Structural steel W shapes shall conform to ASTM A992
- Plates shall conform to ASTM A36
 - Bolts to be ASTM A325N.
 - Fabrication and connections to be in accordance with AISC Specifications

5 Engineered roof and floor trusses are to be installed and stiffened in accordance with the manufacturer's written instructions and specifications.

Non-load bearing walls should not be attached directly to the trusses. Expansion clips or similar should be used to allow vertical movement of the trusses caused by climatic changes.

Dry wall should be attached as recommended by the Gypsum Association.

6 Double joists are required under all walls running parallel to joist system

7. All posts and columns within the house shall be placed directly over foundations or beams below and shall align with posts of lower floors. Posts shall rest on solid timber between floor joists or extend through floors to beams below. Timber below posts shall be at least as large as the cross section as the post above. When using built up posts, select lumber that minimizes the number of knots, and avoid knots in the same locations. Use cement coated nails when joining members of built up posts.

- 8 Concrete compressive strength at 28 days shall be minimum 3500 psi
- Concrete shall not be placed in water or on frozen ground.
 - Reinforcing bars shall conform to ASTM A615 Grade 60.
 - Welded wire fabric shall conform to ASTM A185 and be provided in flat sheets.
 - Grade slabs shall be reinforced using 6x6 W 1.4 x W 1.4 WWF.
 - Reinforcing shall be supported and located 1" from the top of slab.

9 Foundations design is based on shallow spread footings bearing on suitable natural soil, with a minimum bearing capacity of not less than 2000 PSF. Contractor is advised to have a geotechnical engineer verify bearing capacity prior to pouring concrete.

10 Masonry construction shall conform to ACI 530.1

- All concrete masonry units shall be ASTM C90 Grade N Type 1
- Mortar shall conform to ASTM C270 Type M or S

Where indicated, grout cores solid with a high slump mix in accordance with ASTM C476 having a minimum compressive strength of 3000 psi
Masonry walls over 5 courses high are to be reinforced horizontally at each 4th courses using "Dur-o-wall" or similar approved.

11 DESIGN CODE – International Residential Code 2021

- Exterior shear walls are designed as "Type II" in accordance with the requirements of the American
- Forest & Paper Association, Wood Frame Construction Manual.
- Exterior shear walls are to be sheathed using 7/16" wood structural panels on the exterior attached
- With 8d common nails at 6" centers and 12" centers on internal framing.
- Roof sheathing to be 19/32" structural plywood attached with 8d x 2" common nails at 4" centers at
- panel edges, and 12" centers at intermediate supports.

Floor 40 PSF 15 PSF

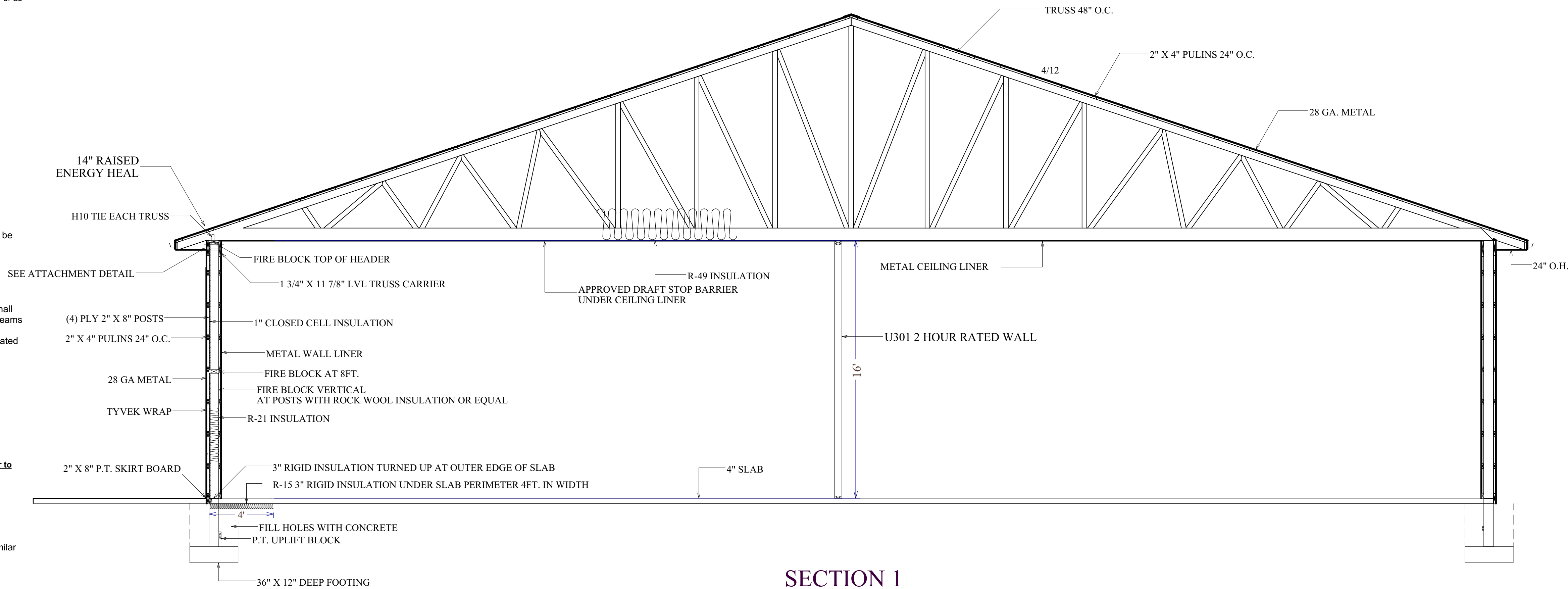
Roof 20 PSF 15 PSF
B. 1 10 PSF 15 PSF

Deck 40 PSF 15 PSF

At that location:

Snow Load = 20 PSF

Wind Load = 125 MPH



TYPICAL EXTERIOR POLE BUILDING WALL SECTION AIR BARRIER / THERMAL ENVELOPE DETAIL

F / WALL AIR BARRIER CONTINUITY

DETAIL S1

PRAY FOAM APPLIED TO TOP PLATE
NO PURLINS
NAIL ALL GASKET AT EAVE AND RIDGE
CONTINUOUS AIR BARRIER FROM
DOOR TO WALL

HORIZONTAL PURLIN LAYOUT

PURLINS 2x4 SPF No. 2 OR BETTER
AT 24" O.C. MAX. FASTENERS TO POST
WITH (2) 104 X 5 1/2" NAILS OR (2) #10 X 3"
WOOD SCREWS AT EACH POST.

AIR BARRIER NOTES:

- 1" CLOSED-CELL SPRAY FOAM APPLIED TO THE BACKSIDE OF THE METAL SIDING SHALL BE THE CONTINUOUS AIR BARRIER.
- ALL JOINTS, SEAMS, PENETRATIONS AND TRANSITIONS SHALL BE SEALED TO PROVIDE A CONTINUOUS AIR BARRIER.
- AIR BARRIER SYSTEM SHALL COMPLY WITH 2021 IECC SECTION C402.5.1.2.
- INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- ALL PENETRATIONS THROUGH THE AIR BARRIER SHALL BE SEALED WITH APPROVED SEALANT, FOAM OR FIRESTOP SYSTEM AS REQUIRED.

MATERIAL LEGEND

GENERAL NOTES:

1. PROVIDE CONTINUOUS AIR BARRIER AT ALL EXTERIOR WALLS, ROOFCEILING AND SUB-ON-GRADE.
2. MAINTAIN CONTINUITY OF AIR BARRIER AT ALL TRANSITIONS.
3. SEAL ALL PENETRATIONS, GAPS AND JOINTS.
4. THIS DETAIL IS TYPICAL FOR ALL EXTERIOR WALLS UNLESS NOTED OTHERWISE.

THERMAL ENVELOPE:

COMBINATION OF 1" CLOSED-CELL SPRAY FOAM (R-5.5 APPROX) AND R-21 BATT INSULATION (TOTAL R-VALUE APPROX. R-27.5) PLUS 2" RIDGE INSULATION AT SLAB PERIMETER PROVIDES THE BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2021 IECC REQUIREMENTS.

Air Barrier

[illegible]

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BAYSIDE JET DRIVE
BUILDING A

DRAWINGS PROVIDED BY:
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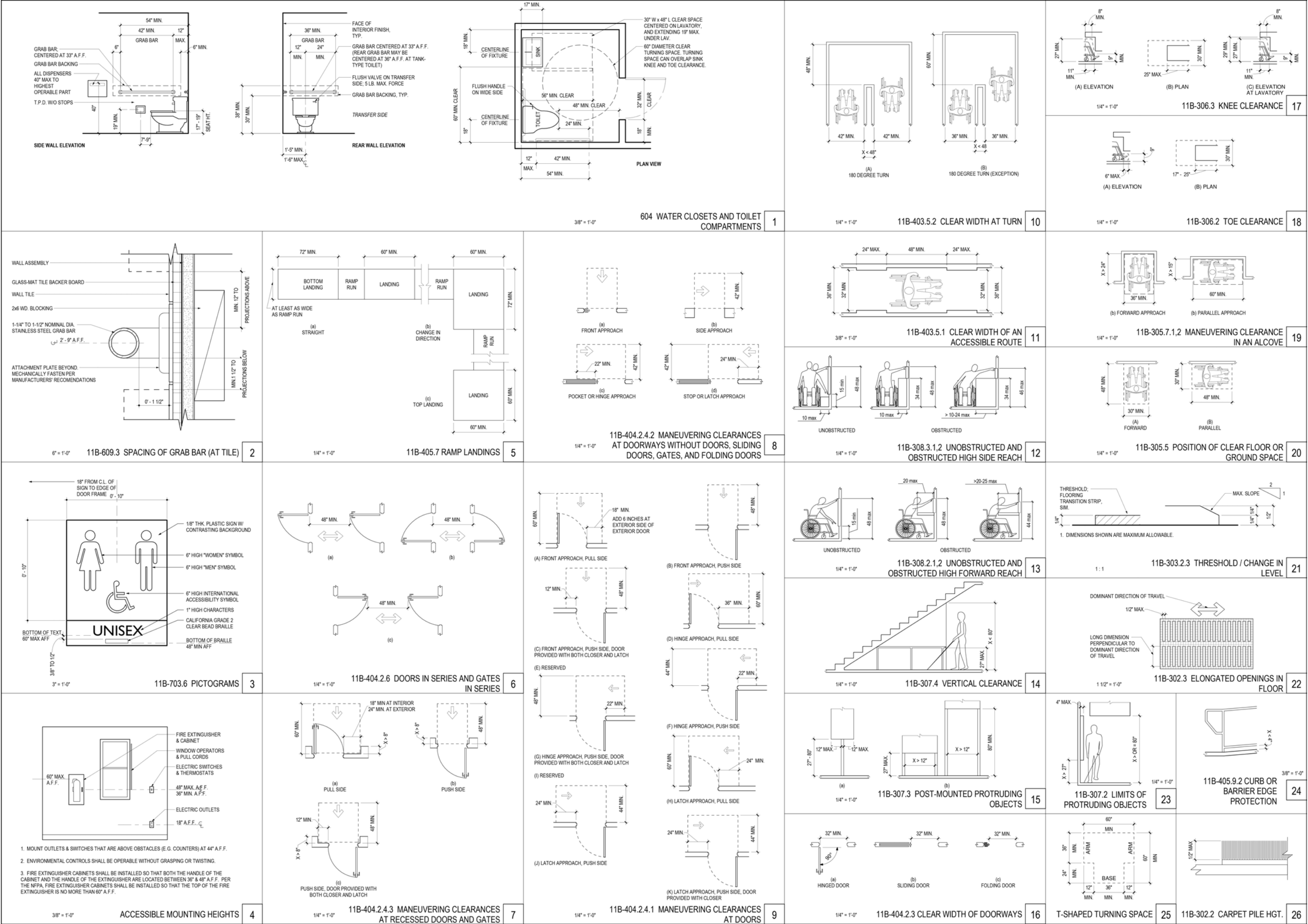
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SHEET:

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Ada diagrams

REVISION TABLE	
NUMBER	DATE

DRAWINGS PROVIDED FOR:
BAYSIDE JET DRIVE
BUILDING A

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302-462-6438

DATE:
10/15/2026
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SHEET:
10

1705.11.3 Wind-resisting Components
Periodic special inspection is required for fastening of the following system and components:
1. Roof Covering, roof deck and roof framing connections.
2. Exterior wall covering and wall connections to roof and floor diaphragms and framing.

Energy: COMcheck wattage
Air barrier design information
Building will be tested or air barrier compliance (see below 402.5.1.2/402.5.1.5)
If choosing the building envelope performance verification method, the design professional must document the air barrier assembly on the construction documents.
The design professional or an approved agency to review air barrier for compliance.
Inspection of continuous air barrier components and assemblies during construction while the air barrier is accessible.
Final commissioning report as detailed in (3) below.

2021 International Energy Conservation Code
C402.5.1.2 Air barrier compliance.
A continuous air barrier for the opaque building envelope shall comply with the following:
Buildings or portions of buildings that do not complete air barrier testing shall meet the provisions of Section C402.5.1.3 or C402.5.1.4 in addition to C402.5.1.5
C402.5.1.5 Building envelope performance verification
The installation of the continuous air barrier shall be verified by a registered design professional or agency in accordance with the following:
1. A review of the construction documents and other supporting data shall be conducted to assess compliance with the requirements of Section C402.5.1.
2. Inspection of continuous air barrier components and assemblies shall be conducted during construction while the air barrier is still accessible for inspection and repair to verify compliance with the requirements of Sections C402.5.1.3 and C402.5.1.4.
3. A final commissioning report shall be provided for inspections completed by the registered design professional or approved agency. The commissioning report shall be provided to the building owner or the owners authorized agent and the code official. The report shall identify the deficiencies found during the review of the construction documents and inspection and details of corrective measures taken.

CODE REFERENCE:
International Building Code, 2021 Edition
NFPA Life Safety Code, 2024 Edition
ICC/ANSI A117.1-2017

CONSTRUCTION CLASSIFICATION:
Type V-B Construction, Non-sprinklered

ALLOWABLE AREA, HEIGHT & STORIES (503):
Type V-B, Group S1: 8,960 SQ FT, 30'-0", 1 Story

FIRE RATING PER (TABLE 601):
Type V-B Construction
Structural frame including columns, girders, trusses shall be 0-hour.
Bearing walls Exterior 0-hour
Nonbearing walls & partitions interior shall be 0-hours.
Roof construction including supporting beams & joists shall be 0-hour.

FIRE RESISTANCE RATING EXTERIOR WALLS (TABLE 602):
Type V-B Construction, Group S1

All walls to be greater than 5' from property line
Exterior wall fire separation distance P 5' < 10' shall be 1-hour.
Exterior wall fire separation distance < 10' < 30' shall be 0-hour.

CONCEALED INSTALLATION (SECTION 720.2)
Insulating materials, where concealed as installed in buildings of any type of construction, shall have a flame spread index of not more than 25 and a smoke-developed index of not more than 450.

EXPOSED INSTALLATION (SECTION 720.3)
Insulating materials, where exposed as installed in buildings of any type of construction, shall have a flame spread index of not more than 25 and a smoke-developed index of not more than 450.

INTERIOR FINISHES WALLS, CEILINGS (TABLE 803.9):
Group S-1, Non-sprinklered
Vertical exits & passageways - Class B
Exit access corridors and exitways - Class B

INTERIOR FLOOR FINISHES (804):
Floor finishes shall comply with the requirements section 804.

IBC SECTION 1006.2.1
TABLE 1006.2.1

Occupancy	Max Occupant Load for One Exit	Common Path (Not Sprinklered, OL ≤ 30)	Common Path (Not Sprinklered, OL > 30)	Common Path (Sprinklered)
			t	
Group S-1 (Moderate-Hazard Storage)	29	100 ft	75 ft	100 ft

BAYSIDE JET DRIVE BUILDING B



DRAWINGS PROVIDED FOR:
BAYSIDE JET DRIVE
BUILDING B

DRAWINGS PROVIDED BY:
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1



PERSPECTIVE VIEWS



DRAWINGS PROVIDED FOR:
BAYSIDE JET DRIVE
BUILDING B

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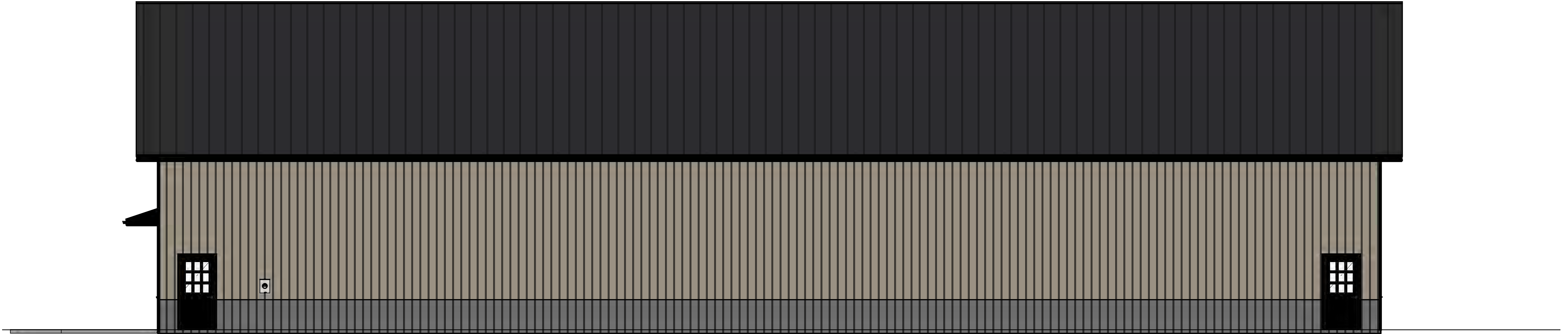
AS NOTED

SHEET:

2



FRONT ELEVATION
3/16" SCALE



REAR ELEVATION
3/16" SCALE



LEFT ELEVATION
3/16" SCALE

RIGHT ELEVATION
3/16" SCALE

DRAWINGS PROVIDED FOR:
BAYSIDE JET DRIVE
BUILDING B

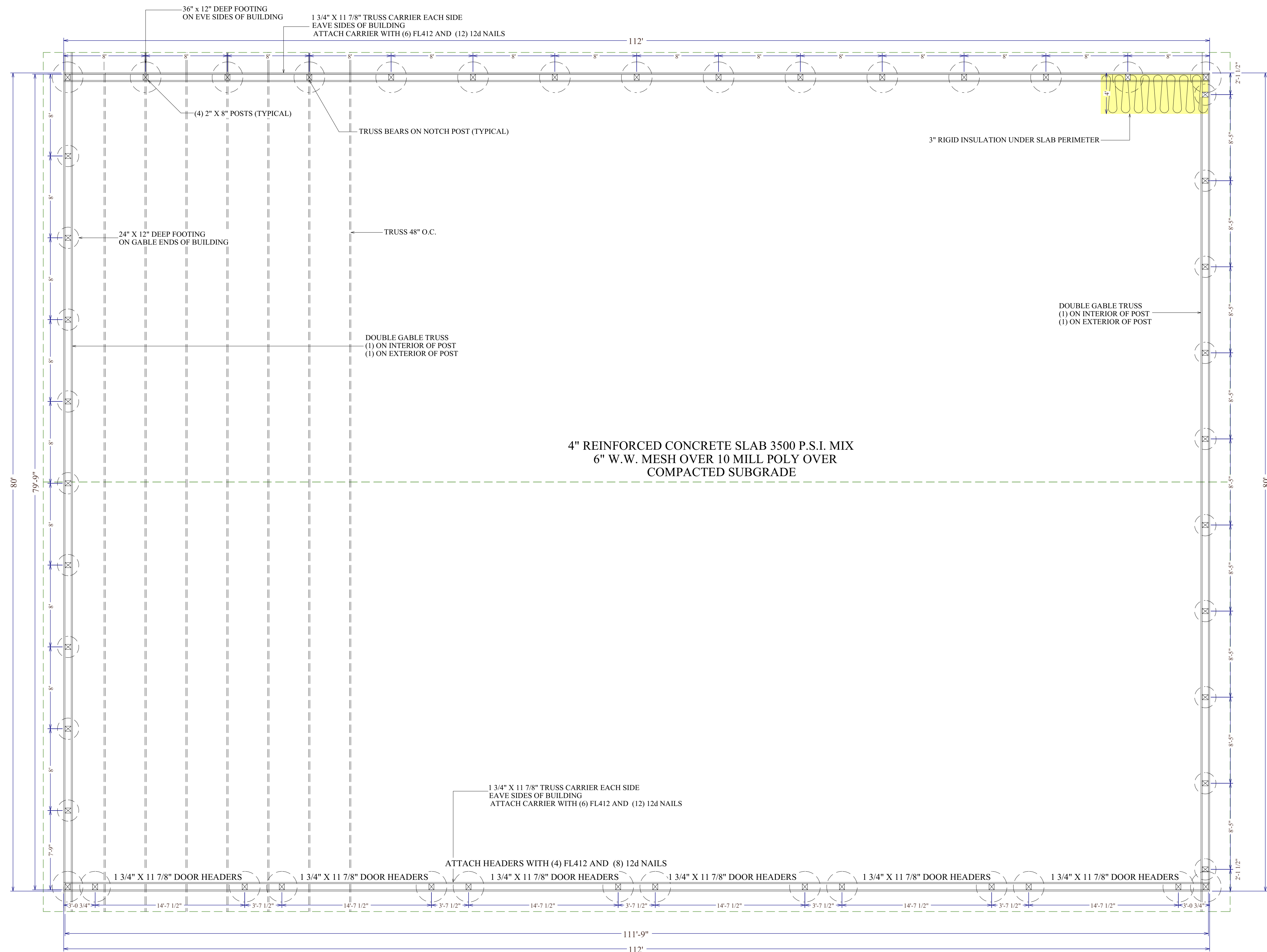
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AS NOTED

SHEET:

3



FOUNDATION/FRAMING
3/16" SCALE

DRAWINGS PROVIDED FOR:
BAYSIDE JET DRIVE
BUILDING B

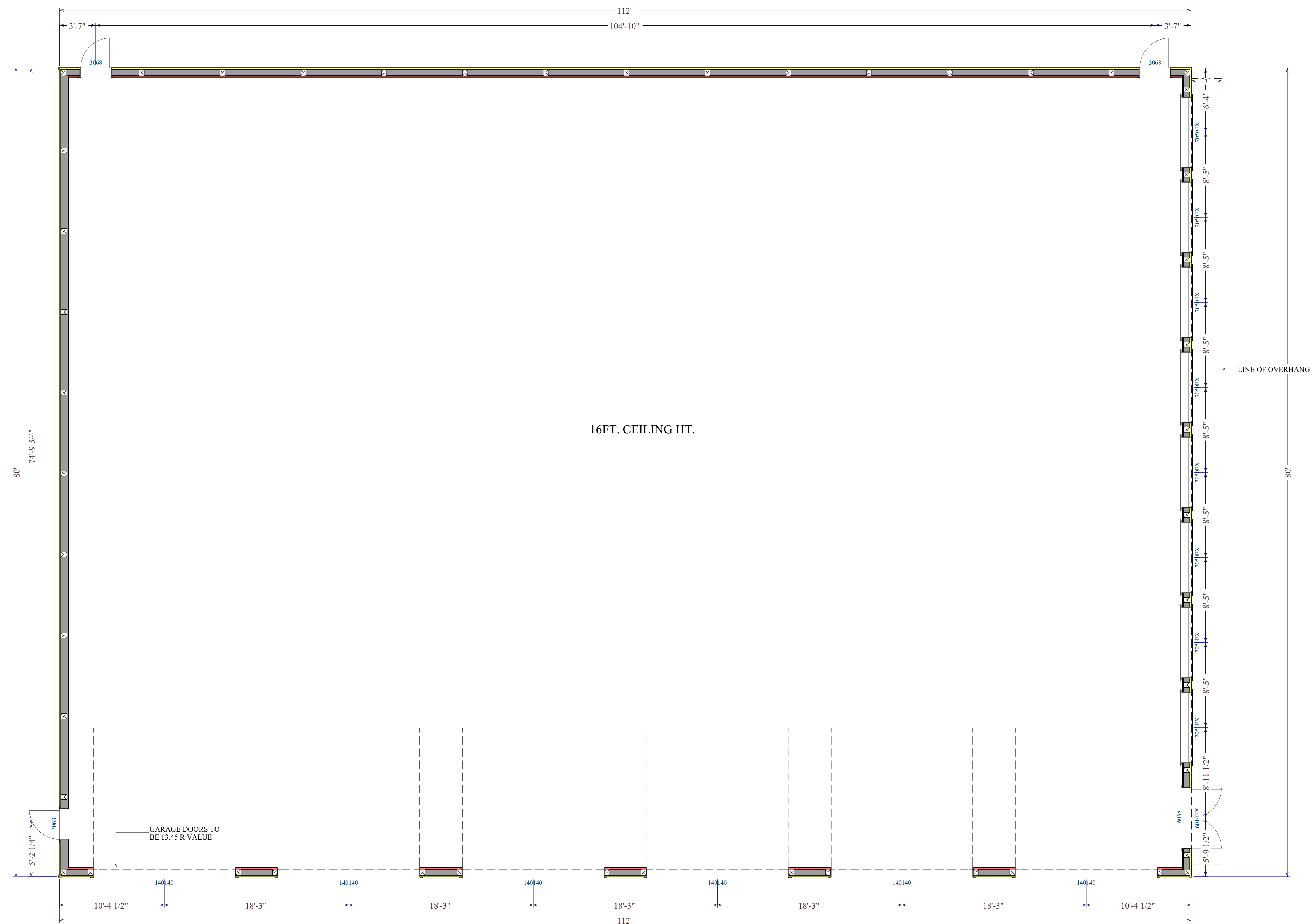
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ATLANTIC DESIGN GROUP
246 CLAYTON AVE
FRANKFORD, DE 19945
302-462-6438

DATE:

10/15/2026

AS NOTED

SHEET:



**DRAWINGS PROVIDED FOR:
BAYSIDE JET DRIVE
BUILDING B**

ATLANTIC DESIGN GROUP
246 CLAYTON AVE
FRANKFORD, DE 19945
302-462-6438

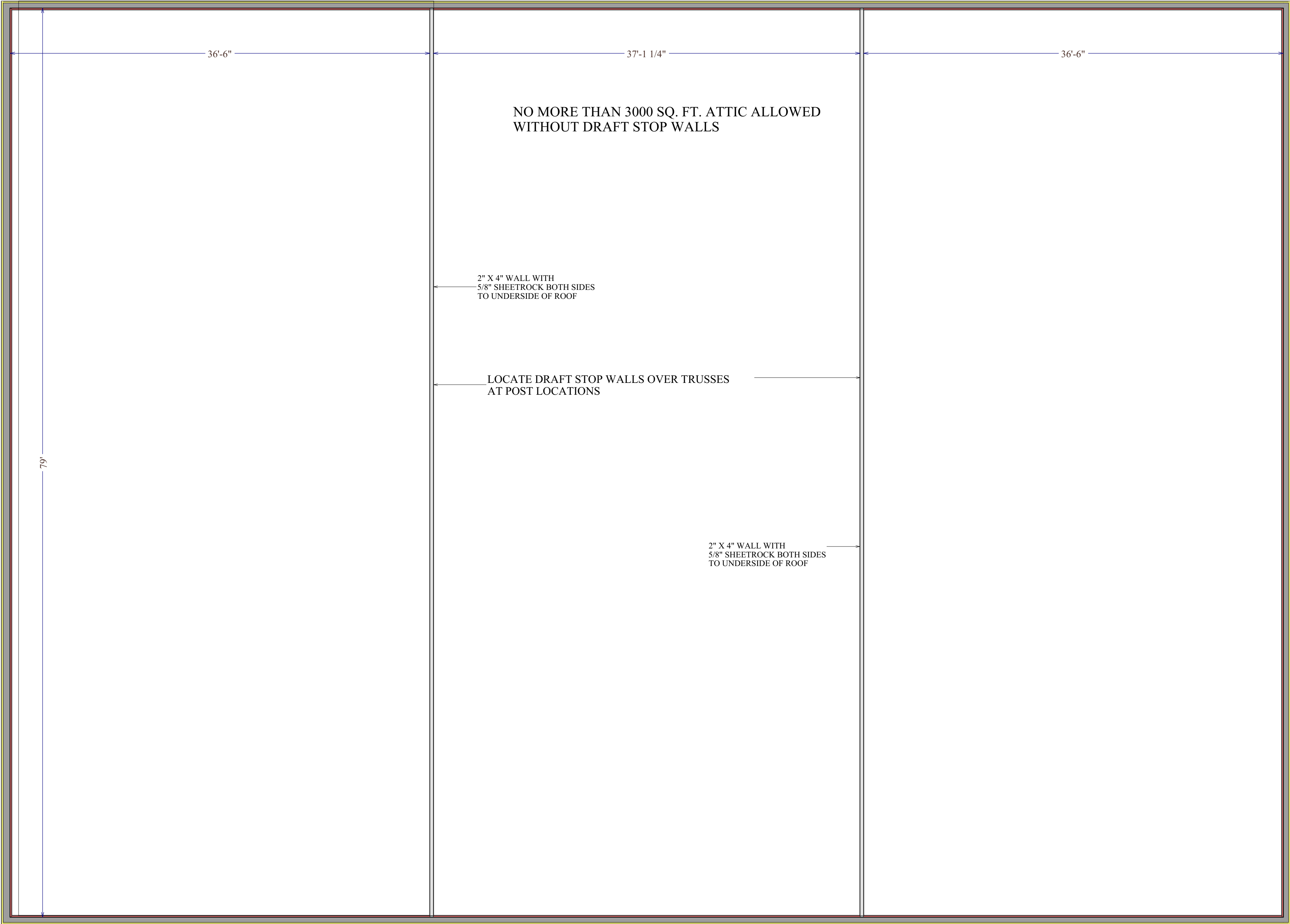
DATE:

0/15/2026

AS NOTED

SHEET:

5



ATTIC PLAN
3/16" SCALE

DRAWINGS PROVIDED FOR:
BAYSIDE JET DRIVE
BUILDING B

DRAWINGS PROVIDED BY:
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6

NOTES:

- 1 All lumber used as structural framing shall be SPF No.1/No.2 or better, having an Fb=875psi as defined in the latest edition of "National Design Specification" published by National Forest & Paper Association.
- 2 All exterior steel bolts, straps and clips shall be hot dipped galvanized.
Hanger References are for Simpson Strong Tie Connectors.
Connectors in contact with contact with pressure treated wood or exposed conditions should be Simpson Z-MAX series.
- 3 All double and triple LVL's shall be spiked together before loading, using nails as recommended by the manufacturer or as noted on the drawings. Minimum requirements:
- | | |
|-----------|---|
| 4-PLY LVL | 2 rows 6 3/4" Trusslok screws @ 16" centers |
| 3-PLY LVL | 2 rows 3 3/8" Trusslok screws @ 16" centers |
| 2-PLY LVL | 3 rows 10d common nails @ 12" centers |
- Lintel schedule unless noted on the drawings
- | | | | |
|-------------|----------|-------------------------------|-------------------------------|
| 2 x 6 walls | 4'-0" | 3-2"x8" | with 2 layers of 1/2"plywood. |
| 6'-0" | 3-2"x10" | with 2 layers of 1/2" plywood | |
| >6'-0" | 3-2"x12" | with 2 layers of 1/2" plywood | |
- | | | | |
|-------------|----------|------------------------------|------------------------------|
| 2 x 4 walls | 4'-0" | 2-2"x8" | with 1 layer of 1/2"plywood. |
| 6'-0" | 2-2"x10" | with 1 layer of 1/2" plywood | |
| >6'-0" | 2-2"x12" | with 1 layer of 1/2" plywood | |
- 4 Structural steel W shapes shall conform to ASTM A992
Plates shall conform to ASTM A36
Bolts to be ASTM A325N.
Fabrication and connections to be in accordance with AISC Specifications
- 5 Engineered roof and floor trusses are to be installed and stiffened in accordance with the manufacturer's written instructions and specifications.
Non-load bearing walls should not be attached directly to the trusses. Expansion clips or similar should be used to allow vertical movement of the trusses caused by climatic changes.
Dry wall should be attached as recommended by the Gypsum Association.
- 6 Double joists are required under all walls running parallel to joist system

7 All posts and columns within the house shall be placed directly over foundations or beams below and shall align with posts of lower floors. Posts shall rest on solid timber between floor joists or extend through floors to beams below. Timber below posts shall be at least as large as the cross section as the post above. When using built up posts, select lumber that minimizes the number of knots, and avoid knots in the same locations. Use cement coated nails when joining members of built up posts.

- 8 Concrete compressive strength at 28 days shall be minimum 3500 psi
- Concrete shall not be placed in water or on frozen ground.
 - Reinforcing bars shall conform to ASTM A615 Grade 60
 - Welded wire fabric shall conform to ASTM A185 and be provided in flat sheets.
 - Grade slabs shall be reinforced using 6x6 W 14 x W 14 WWF.
 - Reinforcing shall be supported and located 1" from the top of slab.

9 Foundations design is based on shallow spread footings bearing on suitable natural soil, with a minimum bearing capacity of not less than 2000 PSF. **Contractor is advised to have a geotechnical engineer verify bearing capacity prior to pouring concrete.**

- 10 Masonry construction shall conform to ACI 530.1
- All concrete masonry units shall be ASTM C90 Grade N Type 1
 - Mortar shall conform to ASTM C270 Type M or S

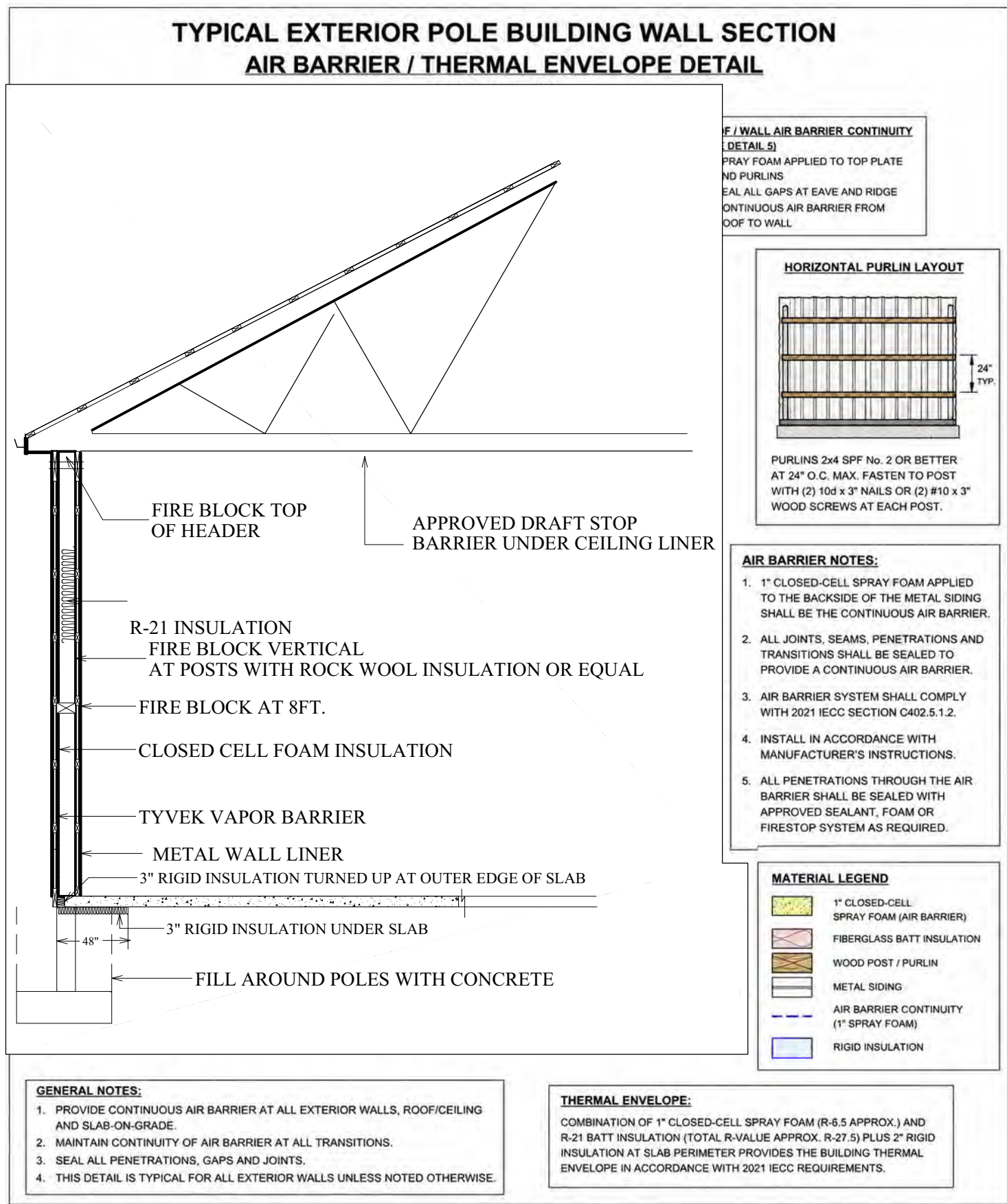
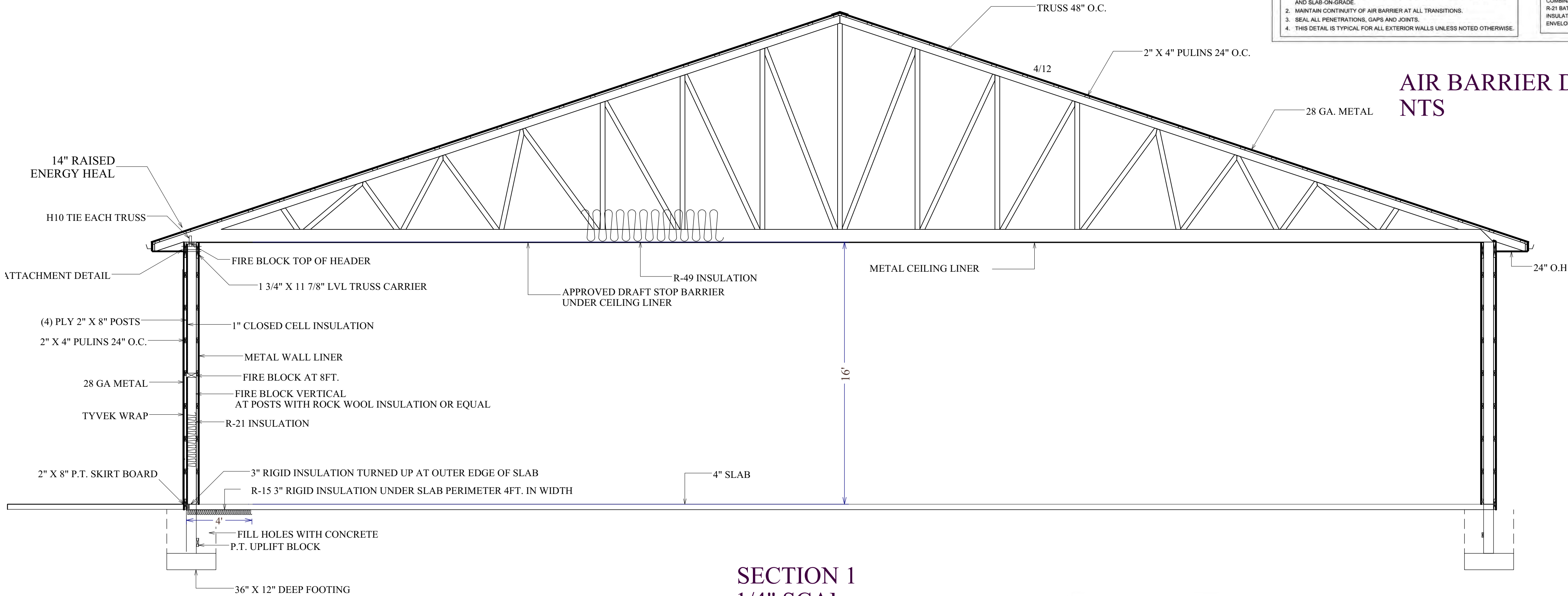
Where indicated, grout cores solid with a high slump mix in accordance with ASTM C476 having a minimum compressive strength of 3000 psi
Masonry walls over 5 courses high are to be reinforced horizontally at each 4" courses using "Dur-o-wall" or similar approved.

11 DESIGN CODE – International Residential Code 2021

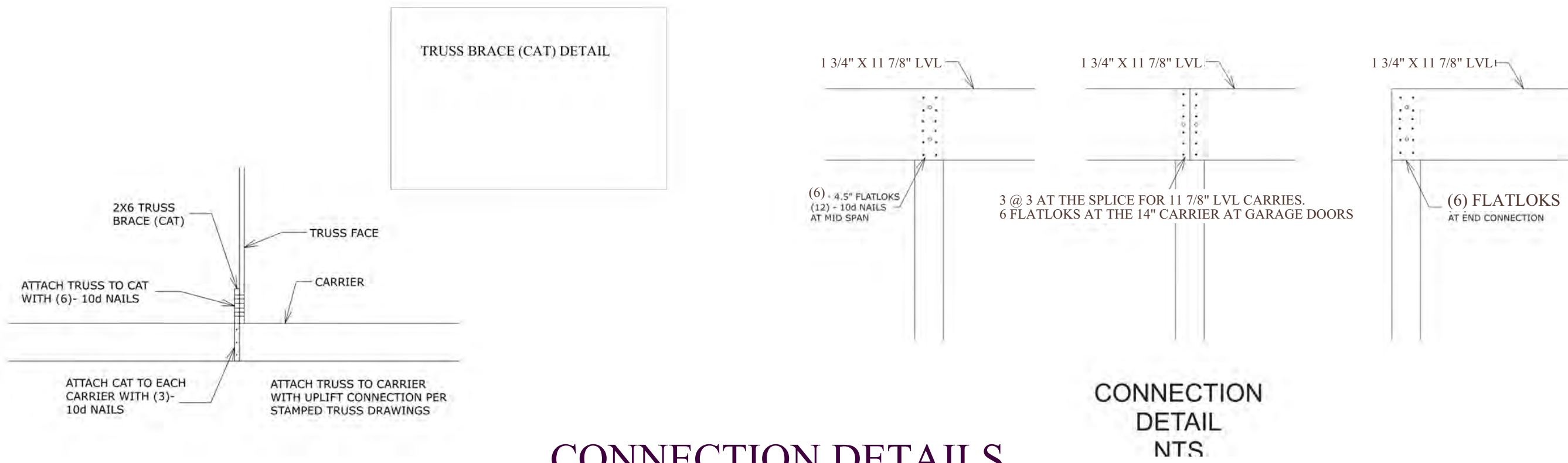
- Exterior shear walls are designed as "Type II" in accordance with the requirements of the American Forest & Paper Association, Wood Frame Construction Manual.
- Exterior shear walls are to be sheathed using 7/16" wood structural panels on the exterior attached
- With 6d common nails at 6" centers and 12" centers on internal framing.
- Roof sheathing to be 19/32" structural plywood attached with 8d x 2" common nails at 4" centers at panel edges, and 12" centers at intermediate supports.

Floor 40 PSF 15 PSF
Roof 20 PSF 15 PSF
Deck 40 PSF 15 PSF

At that location:
Snow Load = 20 PSF
Wind Load = 125 MPH



AIR BARRIER DETAIL
NTS



CONNECTION DETAILS

DRAWINGS PROVIDED FOR:
BAYSIDE JET DRIVE
BUILDING B

DRAWINGS PROVIDED BY:
ATLANTIC DESIGN GROUP
246 CLAYTON AVE
FRANKFORD, DE 19945
302-462-6438

DATE:

10/15/2026

AS NOTED

SHEET:

8



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 & EROSION CONTROL
SHORELINE CONSTRUCTION
AGRICULTURAL PRESERVATION
ADVISORY BOARD

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

October 28, 2026

Worcester County Planning Commission
Worcester County Courthouse
1 West Market Street, Room 1201
Snow Hill, MD 21863

RE: Transmittal-Comprehensive Water and Sewerage
Plan Amendment –Ocean Pines Planning Area
Expansion – Tax Map 15, Parcels 130,191 –
(SW-2026-02)

Dear Commissioners:

We are writing to forward the proposed *Worcester County Comprehensive Water and Sewerage Plan (The Plan)* amendment to expand the water and sewer planning areas for the Ocean Pines Sanitary Area in *The Plan*, for your review and comment to the County Commissioners.

The applicant is Hugh Cropper on behalf of the owners, the Ocean Pines Partnership. The applicant requests water and sewer service for the subject parcels from the Ocean Pines Sanitary Service Area. The applicant is requesting water and sewer service in order to serve a proposed residential development. The subject properties are located on the east side of Racetrack Road (MD Route 589), north of the Ocean Pines north gate intersection. The properties are more specifically identified on Tax Map 21 as Parcels 130 and 191.

Since their application for rezoning to R-3 was denied, they cannot construct their original number of planned homes (89) and will need to settle for the density allowed by the R-2 zoning which is fifty-nine (59) homes. The applicant is planning a potential utilization of (59) EDUs of public water and sewer from the Ocean Pines Sanitary Service Area to serve the proposed development.

This amendment seeks to change the water and sewer planning area designations for the properties from W-6, S-6 (no planned service) to W-1, S-1 (immediate to two years). There are no existing water or onsite sewage systems present on the property as the well and cesspool were abandoned in 2013.

As a part of the proposed sewer and water connections, an allocation of Ocean Pines water and sewer EDUs will be purchased from the sanitary area. Other than adding the proposed residential

October 28, 2026

community, this amendment does not seek to amend or intensify the water and sewer planning areas approved in prior amendments with respect to the mapped planning areas.

The Planning Commission is tasked by Section 1.4 of *The Plan* (“Procedures for Plan Amendments”) to make a finding as to whether this amendment would be consistent with *The Comprehensive Plan*. The Planning Commission may also submit its project comments and recommendations. The findings and comments will be submitted to the County Commissioners. The County Commissioners will hold a public hearing and then take action on the proposal.

We are addressing elements of both the 2006 and 2026 plans since the amendment processing receipt preceded the 2026 Plan adoption.

Comprehensive Plan Policies

The 2006 *Comprehensive Plan* assigns a single land use designation for this property:

1. Existing Developed Area

Existing Developed Centers are defined (p. 13) as follows:

- Existing residential and other concentrations of development in unincorporated areas and provides for their current development character to be maintained.
- Not designated as growth areas, these areas should be limited to infill development.

The newly adopted 2026 *Comprehensive Plan* assigns a single land use designation for this property:

1. Residential (p. 4-3)

This category includes the residential areas of the Existing Developed Centers (EDC) land use category that was included in the County’s 2006 Comprehensive Plan. The *2026 Plan* was for the the current development character within these areas to be maintained and that appropriate zoning providing densities and uses consistent with this character would continue to be implemented and instituted. These areas are not designated as growth areas and should be limited to infill development consistent with existing character of the surrounding neighborhoods.

The 2006 *Comprehensive Plan* references:

Chapter One, “Introduction” states:

- Provide for adequate public services to facilitate the desired amount and pattern of growth (p.8).

Chapter Three, “Natural Resources” states:

- Provides a goal that Worcester County recognizes the value of and is committed to conservation and protection of the following natural resources (...) clean surface and ground water (p.33).
- Worcester County recognizes the value of and is committed to conservation and of the following natural resources...clean surface and ground water (p. 33).
- Improve water bodies on the “Impaired Water Bodies (303d) List” to the point of their removal from this list (p. 33).

Chapter Three, “TMDLs” states:

- “all reasonable opportunities to improve water quality should be undertaken as a part of good faith efforts to meet the TMDL standards.” (p.36)

Chapter Six, “Public Infrastructure” states:

- Consistent with the development philosophy, facilities and services necessary for the health, safety, and general welfare shall be cost effectively provided (p.70).
- Plan for efficient operation, maintenance, and upgrades to existing sanitary systems as appropriate (p. 73).
- Provide for the safe and environmentally sound water supply and disposal of wastewater generated in Worcester County (p.73).
- Use land application of treated wastewater as the preferred wastewater disposal method where appropriate (p. 73).
- Sewer systems should be sized to serve their service areas planned for land uses (p. 74).

From the *2026 Plan*:

Chapter Four, “Land Use” states:

- Plan for new development by encouraging infill within existing populations centers and planned and planned growth centers while maintaining the character of the community (p. 4-2).
- Plan for infill within existing population centers without overwhelming their existing character (p. 4-2).
- Provide for appropriate residential, commercial, institutional, and industrial uses (p. 4-2).

Chapter Eight, “Natural Resources” states:

- Direct concentrated growth away from vulnerable areas to planned growth areas to protect environmental resources and take advantage of adequate and adjacent infrastructure to accommodate residential and commercial expansion in an orderly, cost-effective and environmentally sustainable manner (p. 8-2).

Chapter Eleven, “Water Resources” states:

- Ensure that land use decisions and infrastructure planning support compact development and reduce strain on ecological systems (p. 11-3).

Zoning

This community has a single zoning designation, R-2 (Suburban Residential District). The purpose and intent of the R-2 Suburban Residential District is to protect and preserve existing residential subdivisions throughout the County and to provide for compatible infill development in those areas.

Public Works Comments

The Department of Public Works, Water and Wastewater Division, made the following comments:

- For water, the project will need to extend a 12-inch water main from the existing 12-inch main at the intersection of Beauchamp Road and MD Route 589 (Racetrack Road) and connect to the existing water infrastructure south of the project at Racetrack Road and Ocean Parkway.
- For sewer, the existing 4-inch force main along Racetrack Road can be utilized for the project connection, subject to verification of available capacity and DPW approval of the final tie-in design.
- The water extension and force main connection described above provide a preliminary basis for engineering feasibility.

October 28, 2026

- Public water and centralized wastewater service can support the health, safety and welfare of future residents and provide an alternative to individual wells and septic systems.
- The infrastructure must be designed, constructed and operated in accordance with applicable County standards and required permits

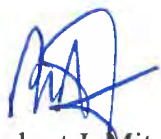
Staff's Comments

Staff comments are submitted below for your consideration.

1. This proposal seeks to expand the planning districts to meet the water and sewer supply needs for a proposed development adjacent to the Ocean Pines designated W-1 Water and S-1 Sewer planning areas.
2. The *Planning Area*'s comprehensive plan designations and zoning permits the residential uses in the proposed community. Any construction in the *Planning Area* would be required to meet the provisions of the storm water program, critical area program, and other local and state requirements.
3. Other than the connection infrastructure, this proposal does not require the expansion of the water supply, water treatment, and wastewater treatment plant capabilities.
4. *The Plan* states that proposed amendments must be consistent with *The Comprehensive Plan* and existing zoning classifications. As proposed, the project appears to be consistent with *The 2006 and 2026 Comprehensive Plans* and existing zoning.

If you need further information, please contact me.

Sincerely,



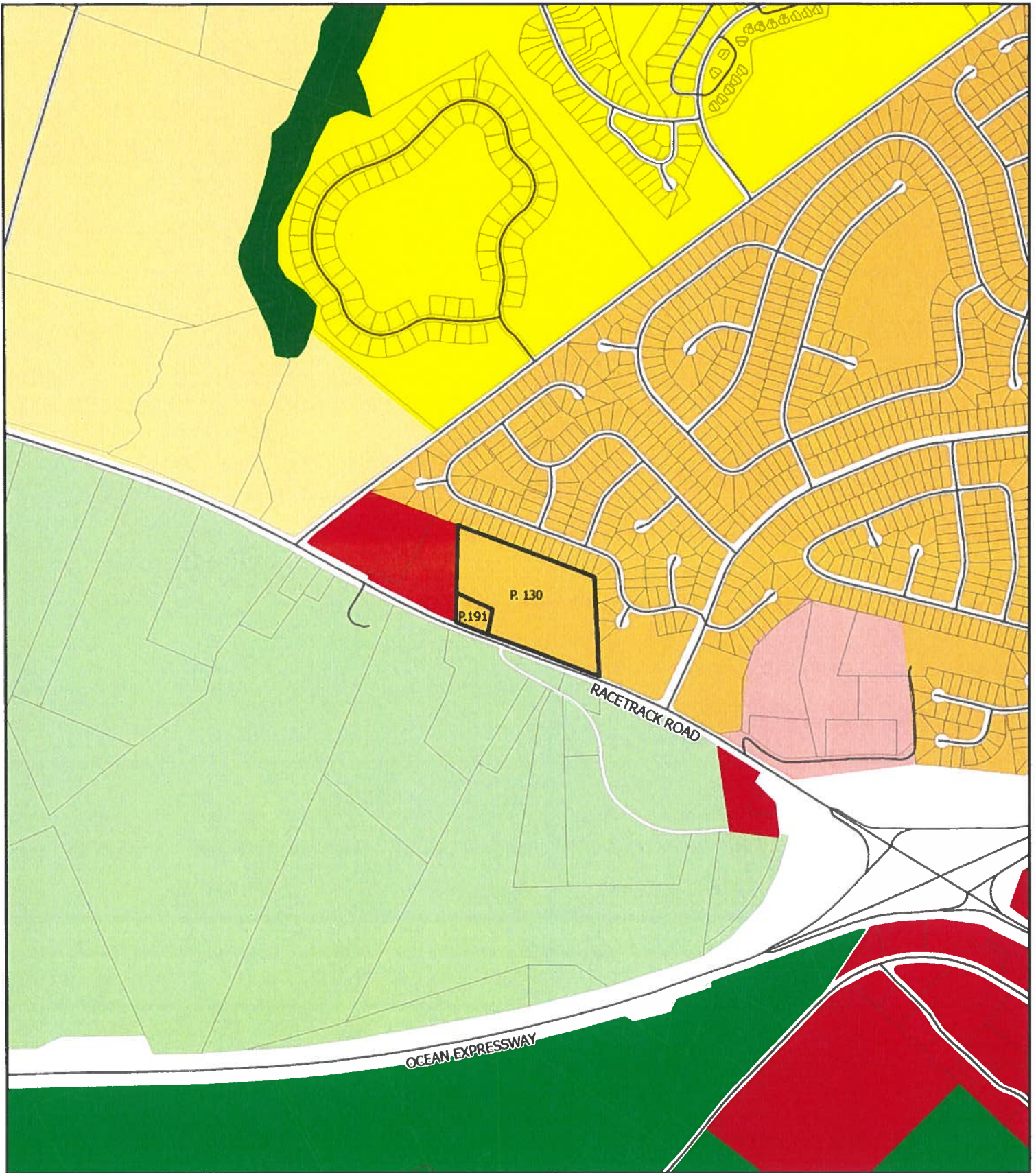
Robert J. Mitchell, LEHS, REHS/RS
Director

Attachments

cc: WS Amendment File (SW 2026 -02)

Attachment 1

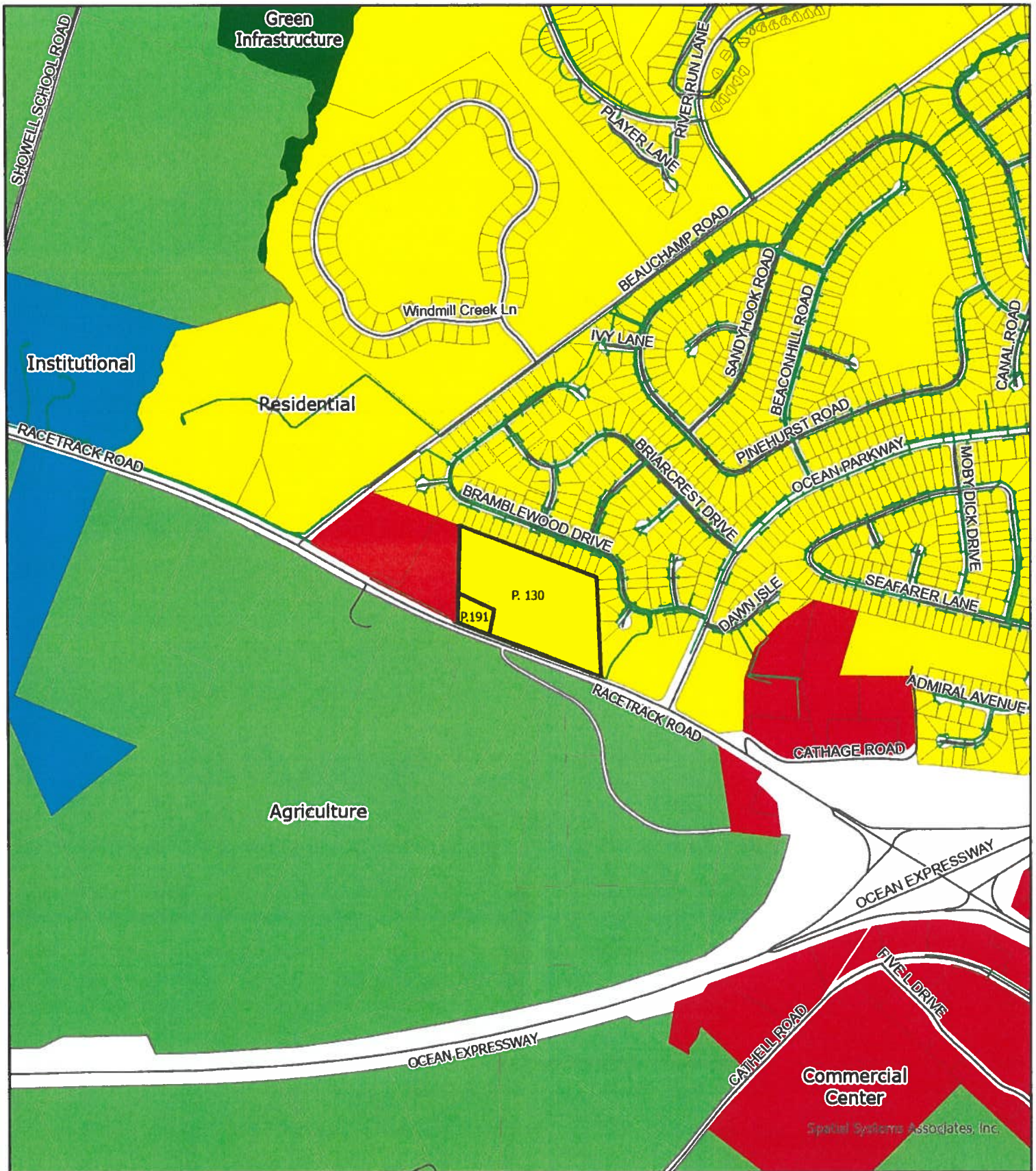
Maps



TM 15 P 191, 130	A1	C1
Parcel boundary	A2	C2
Roads	RP	R1
	E1	R2

Zoning

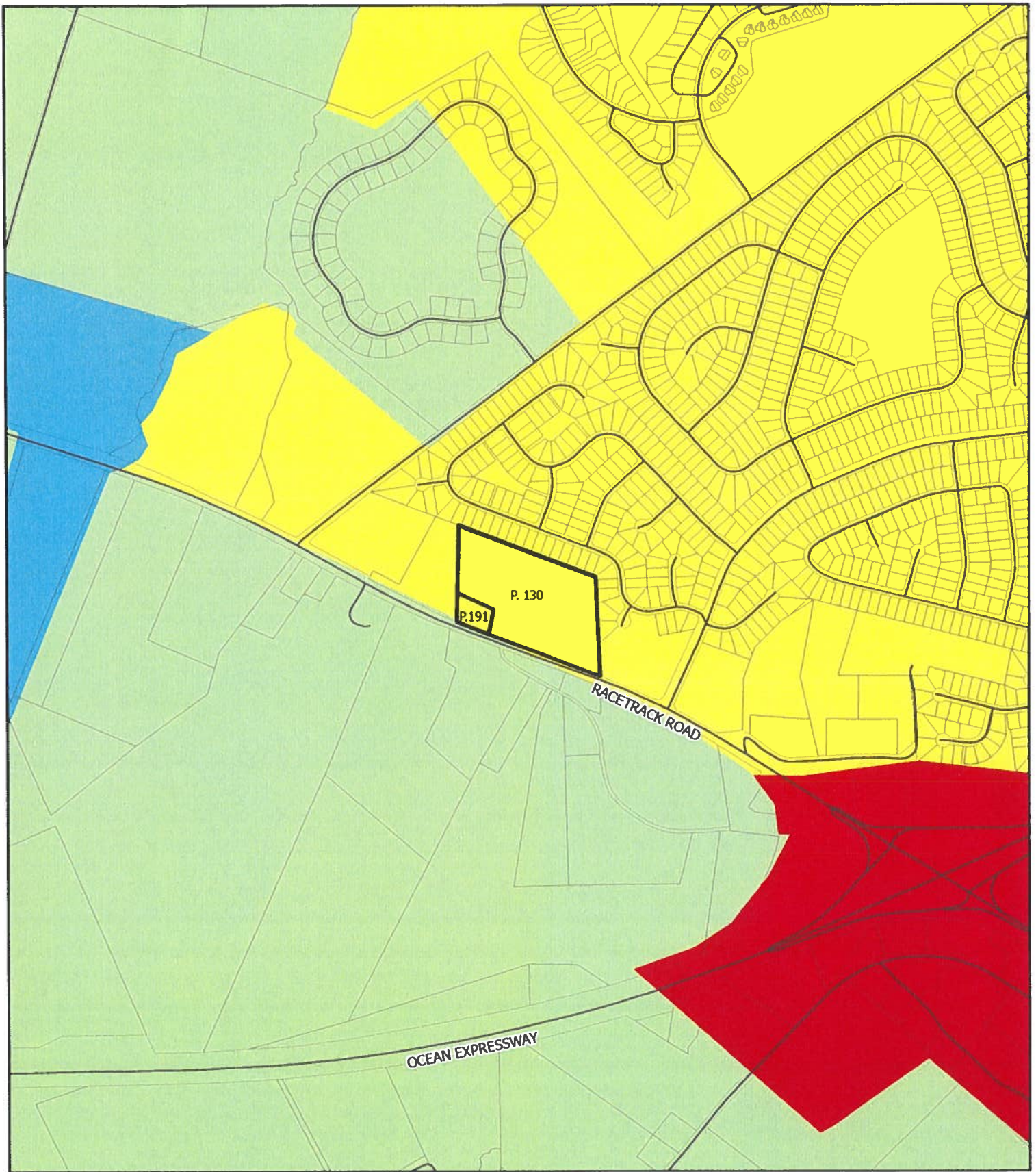
W-1, S-1 Proposed
Case SW2026-02



- | | |
|------------------|-------------------|
| TM 15 P 191, 130 | Commercial Center |
| Parcel boundary | Residential |
| Roads | Agriculture |
| | Institutional |

Land Use for Comprehensive Plan Approved October 6, 2026

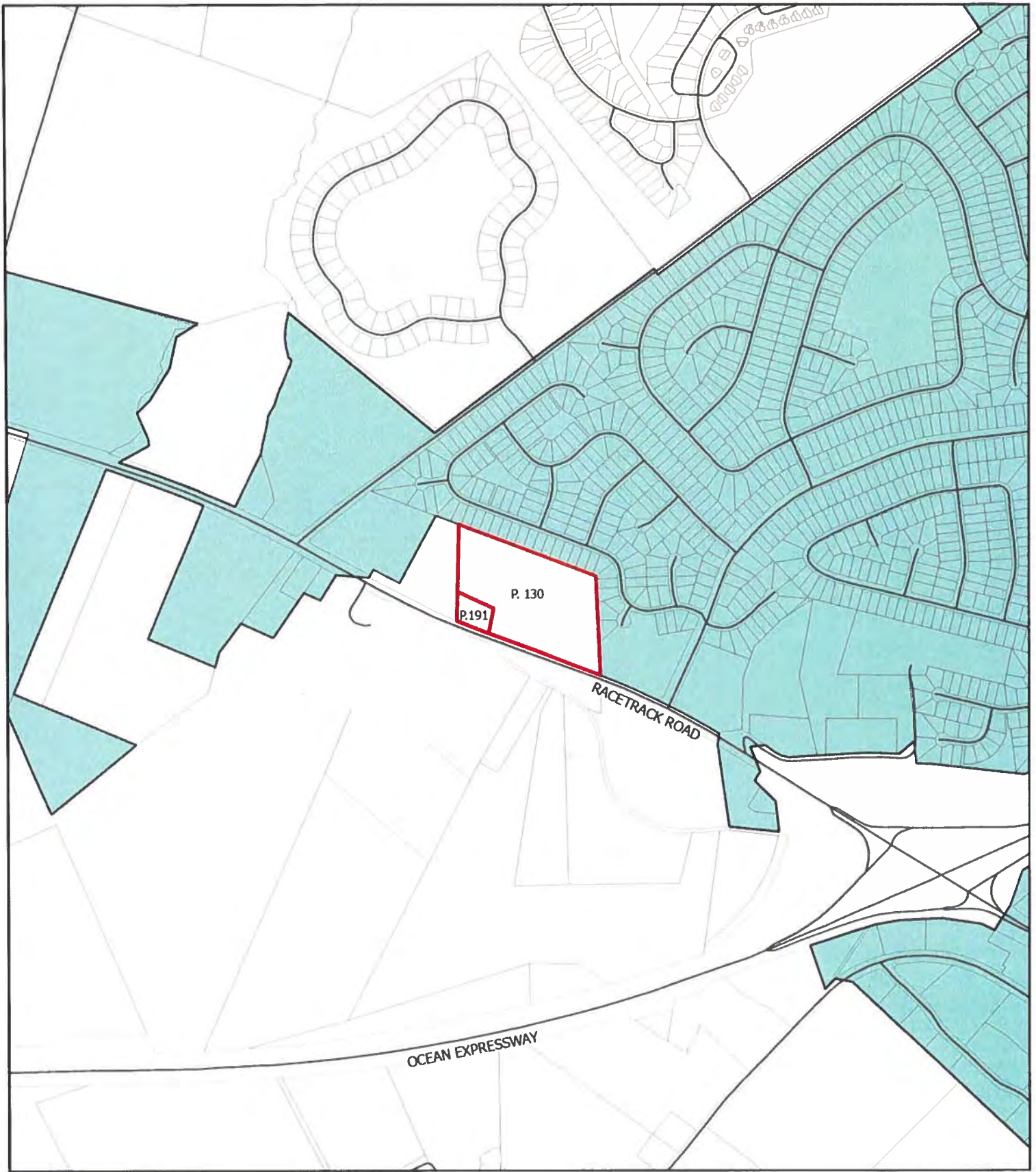
W-1, S-1 Proposed
Case SW2026-02



- | | |
|------------------|----------------------------|
| TM 15 P 191, 130 | Commercial Center |
| Parcel boundary | Existing Developed Centers |
| Roads | Agriculture |
| | Institutional |

Land Use

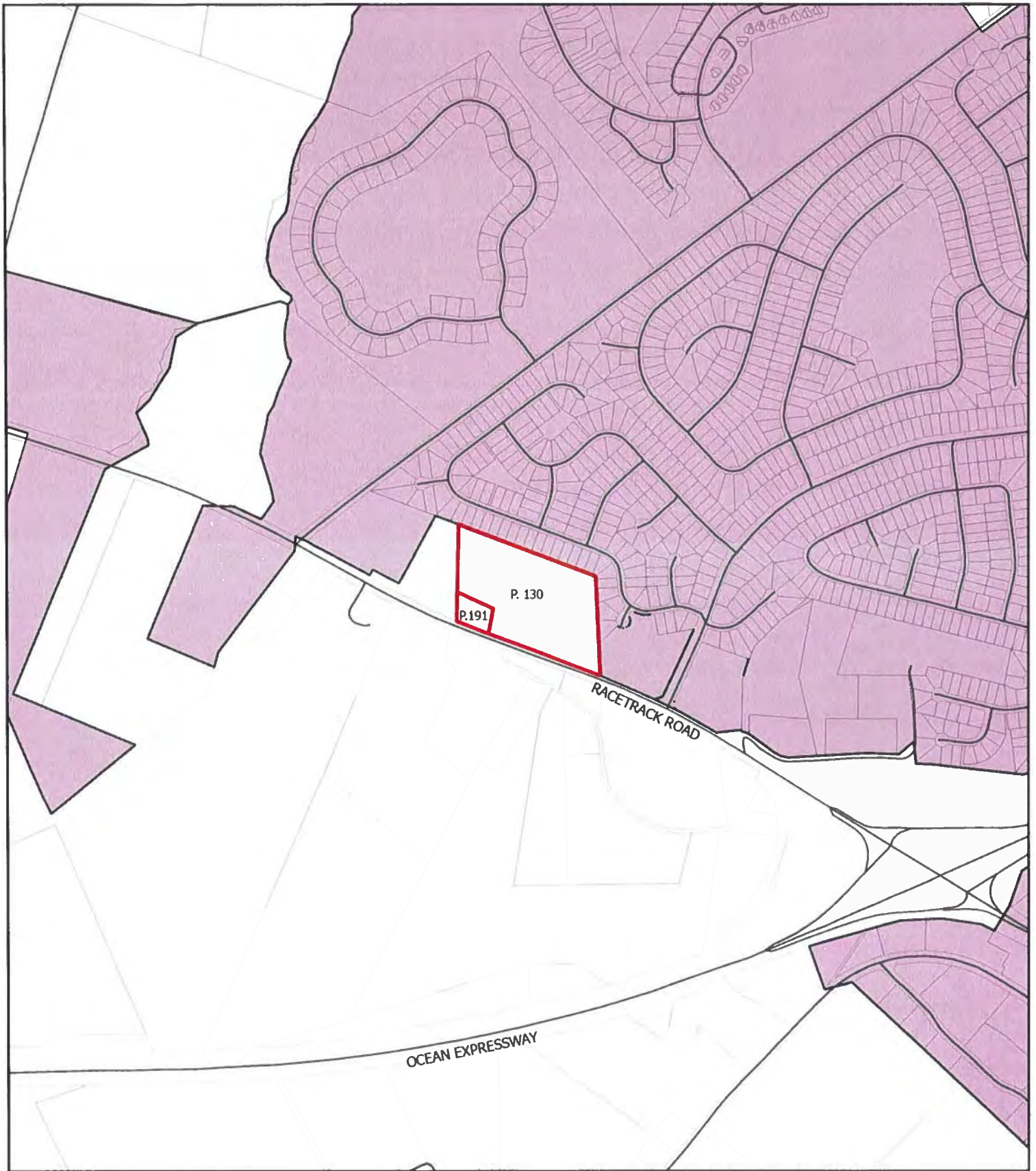
W-1, S-1 Proposed
Case SW2026-02



-  Parcel boundary
-  Proposed Expansion
-  Roads
-  Ocean Pines Sewer Service Area

Ocean Pines Sewer Service Area

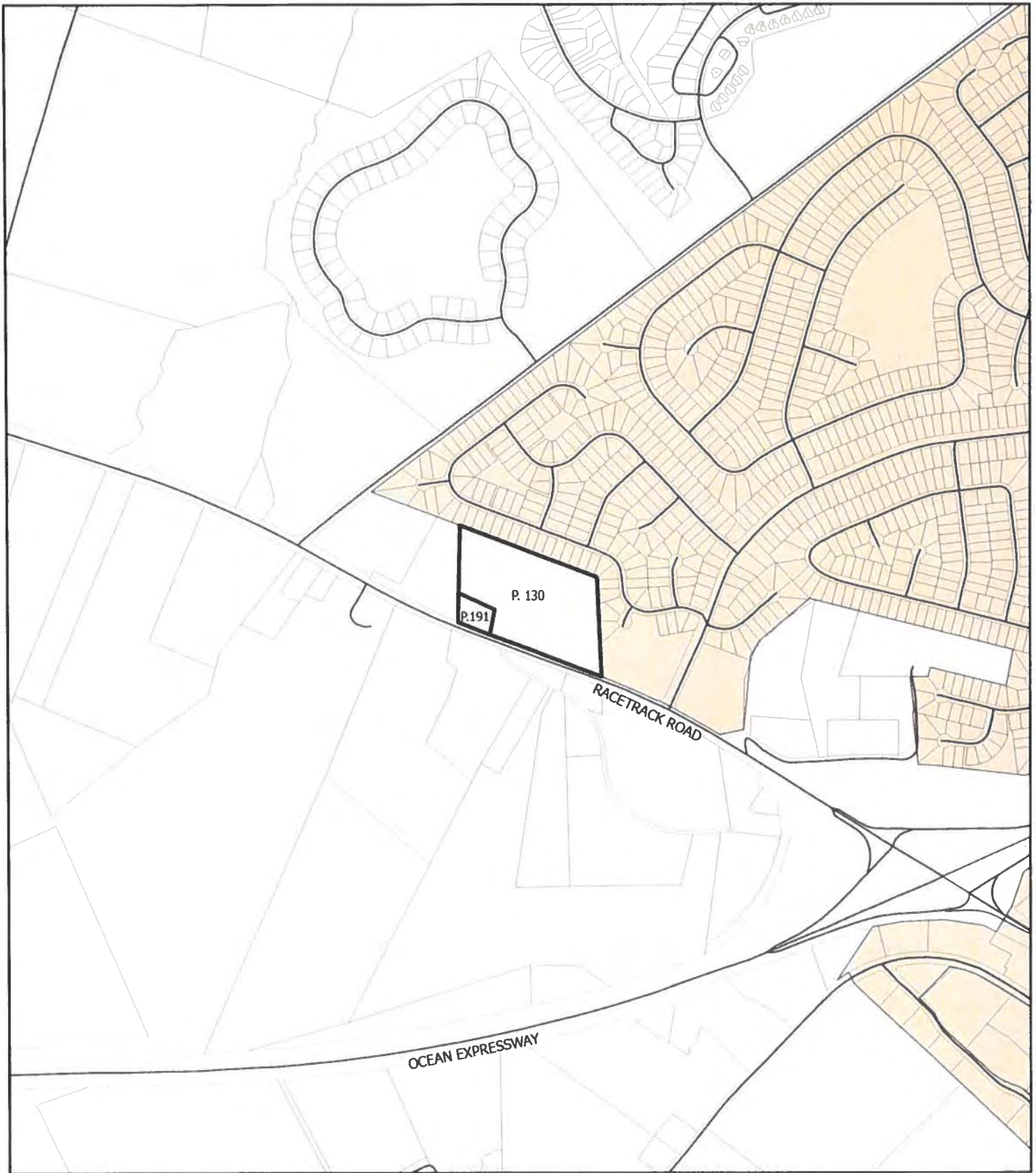
S-1 Proposed
Case SW2026-02



Ocean Pines Water Service Area

W-1 Proposed
Case SW2026-02

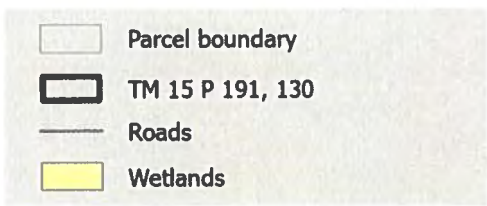
-  Parcel boundary
-  Proposed Expansion
-  Roads
-  Ocean Pines Water Service Area



- Parcel boundary
- TM 15 P 191, 130
- Roads
- Priority Funding Area

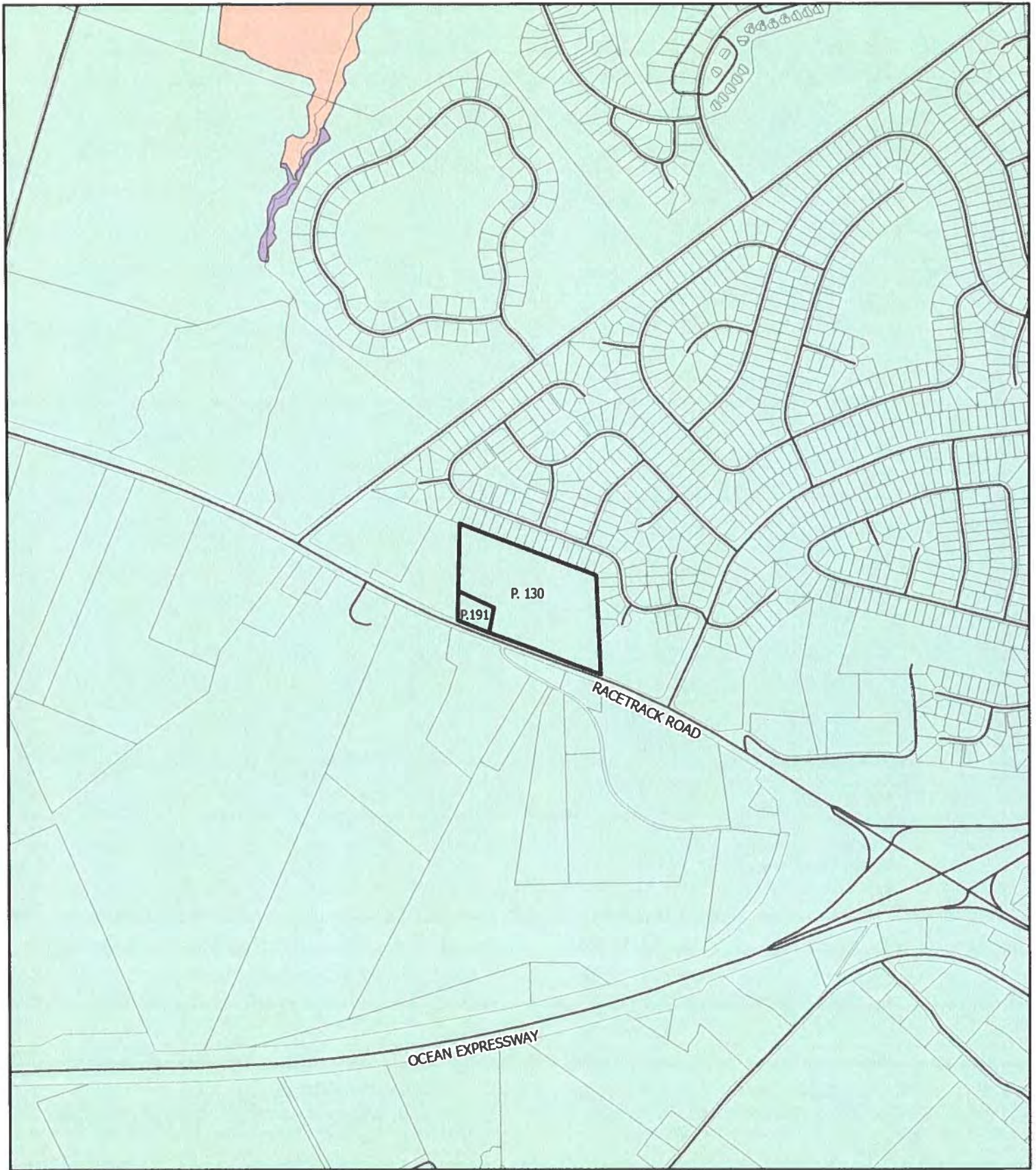
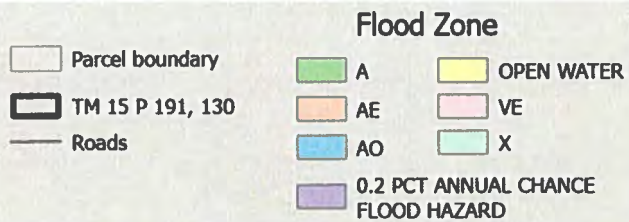
Priority Funding Areas

W-1, S-1 Proposed
Case SW2026-02



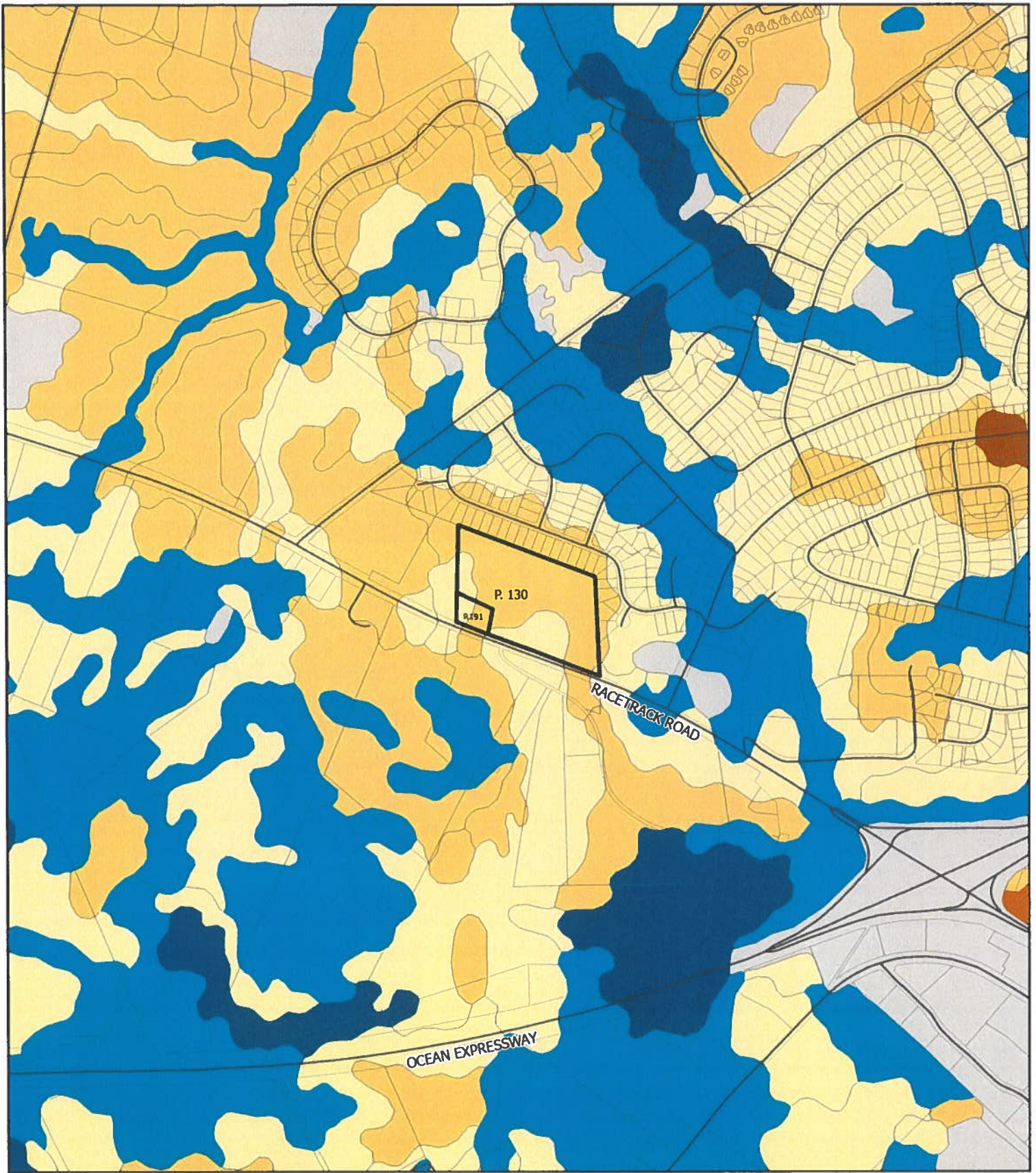
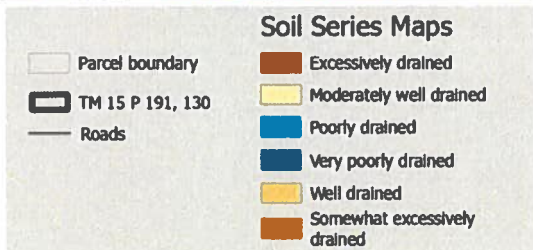
Wetlands

W-1, S-1 Proposed
Case SW2026-02



Flood Plain

W-1, S-1 Proposed
Case SW2026-02



Soils

W-1, S-1 Proposed
Case SW2026-02

Attachment 2

Application

**Application for Amendment of the
Comprehensive Water and Sewerage Plan**
Worcester County, Maryland

Date: July 1, 2026

Applicant (name, mailing address, phone and FAX number):

Ocean Pines Plaza Partnership
c/o Hugh Cropper IV
9927 Stephen Decatur Hwy., F-12
Ocean City, Maryland 21842

Contact Person: Hugh Cropper IV
Telephone: 410-213-2681
Email: hcropper@bbcmlaw.com

Amendment Type: ☒ Water ☒ Sewer ☐ Other
Amendment Character: ☒ Addition ☐ Deletion ☐ Change

Please complete all the applicable forms included in this package. If a system does not already exist, the "Existing System" sheet is not required. Include a map of the area to be served at a scale of at least 1" = 2,000'. Return the completed application to:

Department of Environmental Programs
1 West Market Street Room 1306- Govt Center
Snow Hill, Maryland 21863

The fee for major amendment [adding or deleting service capacity or area(s)] is \$500.
Minor amendments (not adding or deleting service) are \$100.

Note: Modification of this form will void the application.

Property Identification:

Tax Map: 15 Parcel Number(s): 130/191
Town/Community Name:

Location Description:

East side of MD 589 North of the North Gate entrance to Ocean Pines.

Property Owner Signature:  authorized attorney Date: 7/1/26
Applicant Signature:  Date: 7/1/26
(If other than property owner)
Hugh Cropper IV

Water and Sewerage Plan Amendment Application Worcester County, Maryland

Proposed Uses

* Please provide as much detail as possible on the proposed uses
and review Worcester County zoning provisions for permitted uses.

<u>Tax Map</u>	<u>Parcel</u>	<u>Zoning</u>	<u>Proposed Use*</u>
15	130/191	R-2	Multi Family

EDU's Needed (Approx.)

~~89~~

59

Water and Sewerage Plan Amendment Application

Worcester County, Maryland

Planned Sewer System

Date: 7/1/20

*Some information may be repeated from the "existing sewer system" form

System Name:

Ocean Pines

Area served (tax map(s) & parcel(s))

Tax Map 15 Parcel 130/191

Owner:

Operator:

Proposed priority category (circle one):

☒ S-1 ☐ S-2 ☐ S-3

Population and Capacity

Population served (EDU):

2026	2030	2035	2040
89	89	89	89

Population unserved (EDU):

89

GPD per EDU:

250

System capacity demand (MGD)

0.022

System capacity planned (MGD):

0.022

Permitted capacity (MGD):

2.5 MGD

Collection System

Type (circle one):

Combined* ☒ Separate

*Combined systems collect both stormwater and wastewater

Description:

Public Sewer

Condition of transmission facilities (circle):

☒ Good ☐ Need repairs/replacement (describe in comments)

Treatment Facility

Location- N/E (NAD83, meters)

Ocean Pines WWTP

Level & type of treatment:

Tertiary - ENR

Condition of treatment facilities (circle one):

☒ Good ☐ Need repairs/replacement (describe in comments)

Total site size (acres)

35.6 Acres occupied by facility 25

Design flow (MGD)

2.5

Existing flow (MGD) Average

0.9 Peak 1.4

Sludge disposal method:

Discharge

Type:

ENR-Tertiary Treatment

Location - N/E (NAD83, meters)

N: 209,000 ; E: 1,336,000

NPDES permit # and expiration date:

State discharge permit # and expiration date:

Annual Operation & Maintenance Costs: Ocean Pines Enterprise Budget

Funding source:

User Fees

Comments (include pending permit applications, planned improvements/expansions, describe needed repairs):

2,400 LF sewer main system serving 88 townhome units and 1 amenity clubhouse to a pump station that will tie into Ocean Pines WWTP

59

Water and Sewerage Plan Amendment Application

Worcester County, Maryland

Planned Water System

*Some information may be repeated from "existing water system" form

System Name:

Ocean Pines

Area served [tax map(s) & parcel(s)]:

Tax Map 15 Parcels 130/191

Owner

Worcester County

Operator

Proposed priority category (circle one):

W-1

W-2

W-3

Population and Capacity

Population Served (EDU)

2026

2030

2035

2040

89

89

89

89

Population Unserved (EDU)

89

89

89

89

GPD per EDU

250

System Capacity Demand (MGD)

0.022

0.022

0.022

0.022

System Capacity Planned (MGD)

0.022

0.022

0.022

0.022

Permitted Capacity (MGD)

Distribution System description:

2,518 LF of 10" water main with individual water laterals and meters for 89 townhomes and 1 amenity clubhouse

Production Well(s)

Well Name or Number

Aquifer

Location - N/E (NAD83, meters):

Depth (feet)

Diameter (inches)

Max Safe Yield (GPM)

Pumping Capacity (GPM)

Water Quality

Water Appropriation Permit #

Treatment Plant(s)

Water Source

Location - N/E (NAD83, meters):

Type of Treatment

Rated/Permitted Plant Capacity (MGD)

Average Flow (MGD)

Max Peak Flow (MGD)

Storage Capacity (MGD)

Ocean Pines Water Treatment Plant

Disinfection at Stanby Wells, pH adjustment and disinfection at all other wells

Annual Operation/Maintenance Costs:

Funding source:

User Fees

Comments (include pending permit applications, planned improvements/expansions; describe needed repairs):

2,518 LF of 10" water main with individual water laterals and meters for 89 townhomes and 1 amenity clubhouse

59