

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

**Wednesday, June 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. 11006 and 11008 Manklin Meadows Lane – Major Site Plan Review

Proposed 16-unit multi-family residential development on two existing building pads. Located at 11006 and 11008 Manklin Meadows Lane, Tax Map 21, Parcel 266, Tax District 03, C-2 General Commercial District, Talbott Corporation, owner / Parker & Associates, Inc., applicant/engineer.

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: June 10, 2026

PROJECT: 11006 and 11008 Manklin Meadows Lane – Major Site Plan Review

APPLICANT(S) IN ATTENDANCE:

TRC MEMBERS IN ATTENDANCE:

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





DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL: 410.632.1200 / FAX: 410.632.3008
<http://www.co.worcester.md.us/departments/drp>

ZONING DIVISION
BUILDING DIVISION
BOARD OF LICENSE
COMMISSIONERS

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

June 10, 2026

11006 and 11008 Manklin Meadows Lane – Major Site Plan Review

Proposed 16-unit multi-family residential development on two existing building pads. Located at 11006 and 11008 Manklin Meadows Lane, Tax Map 21, Parcel 266, Tax District 03, C-2 General Commercial District, Talbott Corporation, owner / Parker & Associates, Inc., applicant/engineer.

Prepared by: Ben Zito, DRP Specialist

Contact: bmzito@worcestermd.gov or (410) 632-1200, extension 1134

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

General Requirements:

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
 - a. A complete building permit application along with the initial fee of \$350 made payable to “Worcester County.”
 - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan) and building elevations (front, rear and sides). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
 - c. Four (4) site plan sets as approved by the Technical Review Committee.

2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.
3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections' agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

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

§ZS1-210(b)(21)	Multi-family dwelling units as an accessory use to an established commercial structure or use of land if sixty-five percent or more of the net lot area of the parcel is improved with uses permitted in the C02 General Commercial District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off-Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways

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

General

- 1) Please provide a calculation of the commercial and residential use areas to ensure that at least 65% of the net lot area of the parcel is improved with commercial uses. As the parcel is 1.96 acres, at least 1.27 acres of the parcel must be improved with commercial uses. The 35 proposed parking spaces allotted to the multi-family units cannot count towards the commercial use calculation. §ZS1-210(b)(21).

- 2) There are a total of 62 parking spaces on the parcel, of which 27 are currently allocated to the commercial portion and are proposed to remain allocated to commercial uses. The Department will need to confirm the existing tenant list at 11002 and 11004 Manklin Meadows Lane to verify that the parking requirements for the commercial uses continue to be satisfied. Staff notes that the three (3) surplus parking spaces are proposed to be allocated to the residential units. Therefore, no future intensification of the commercial uses may occur unless additional parking is provided, as no excess parking capacity would remain available for the commercial portion.
- 3) Please provide density calculations in the General Notes on Sheet CO-1.
- 4) Please provide typical details for the ADA parking layout, access aisle, and signage. The height of the ADA sign at installation will be a minimum of 7' from the bottom of the sign to grade.
- 5) Please provide a typical detail for the proposed bike racks. Each bike rack shall hold a minimum of five (5) bicycles. §ZS1-320(a).
- 6) A rental license and a third parking space for each unit will need to be provided if the units are to be rented on a short-term basis. As there are three (3) proposed extra spaces, three (3) units could be rented on a short-term basis.
- 7) Please indicate if there will be any proposed lighting and/or signage. If so, please provide a lighting plan and details.
- 8) Please label the building height on the elevations. The maximum height of the building can be no more than 45' and is measured as the vertical distance from the average finished grade at the base of the building to the highest point of the coping of a flat roof or the ridge of a gable, hip, mansard, gambrel or other pitched roof.

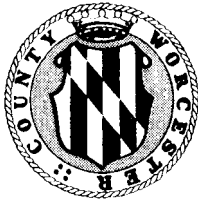
***Please provide a detailed listing of all site plan changes along with any resubmission.**

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

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

No public easement, right-of-way or public improvement shall be accepted for dedication unless

approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.



WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

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

Project: Manklin Meadows Residential

Date: 6/10/2026

Tax Map: 21 Parcel: 266 Section: _____ Lot: __ Block: _____

STANDARD COMMENTS

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

SITE SPECIFIC COMMENTS

1. Current Codes: 2021 International Building Code
2021 International Energy Conservation Code
2021 International Mechanical Code
2020 NEC
Maryland Accessibility Code (MAC)
2010 ADA Standards for Accessible Design
2. Complete sealed architectural, structural, mechanical, plumbing, electrical and energy code plans are required.
3. Wind Design: 125 MPH; Risk category II
4. Automatic fire suppression system required.
5. Engineers evaluation report for existing foundation and slab to be submitted with the permit application. To address new load and point loads applied.
6. Indicate continuous load path on permit submittal documents.
7. Sound transmission information (structure and airborne).
8. Window DP information; U-value and SHGC provided on plans.
9. Floor slab insulation to extend to the top of the slab.
10. Provide complete detailed air barrier design.
11. Whole house mechanical ventilation required. To be verified by an approved third party firm.
12. Insulation to extend full height over exterior walls.
13. Information on construction documents (IECC 103.2)
Building thermal envelope (IECC 103.2.1).
14. Provide all details and specifications per FHA design standards and MAC (Maryland Accessibility Code) where applicable.
15. Provide an accessible route from the parking lot to the building entry and trash disposal containers.

16. **FHA DESIGN REQUIREMENTS OF THE GUIDELINES**

(Provide design details per the following information).

Chapter Three: REQUIREMENT 3 - Usable Doors

Chapter Four: REQUIREMENT 4 - Accessible Route into and Through the Covered Unit

Chapter Five: REQUIREMENT 5 - Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations

Chapter Six: REQUIREMENT 6 - Reinforced Walls for Grab Bars

Chapter Seven: REQUIREMENT 7 - Usable Kitchens and Bathrooms

Preliminary list of information needed for plan review:

R-10 insulation to top of slab.

Raised heel roof truss (R49 full height of exterior walls).

Attic hatches weather striped and insulated (R49).

Whole house ventilation (residential units) air exchange.

Fire blocking (floor) where applicable.

Draft stopping (floor) where applicable.

Mechanical (both floors).

Electrical panels size and loading information.

Shearwalls (location and construction details).

Detail continuous load path from roof to foundation.

Windows: design pressure rating.

Attic access is large enough to remove largest mechanical equipment in attic.

Special inspections (third party) to be determined.

Supporting construction (711.2.3). Bearing walls supporting the horizontal assembly.

Egress plan

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



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: Joy S. Birch, Natural Resources Planner III 

Subject: June 10, 2026 – Technical Review Committee Meeting

Date: May 29, 2026

Manklin Meadows Residential – Major Site Plan Review

Proposed 16-unit multi-family residential development on two existing building pads. Located at 11006 and 11008 Manklin Meadows Lane, Tax Map 21, Parcel 266, Tax District 3, C-2 General Commercial District.

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

1. Add Atlantic Coastal Bays Critical Area note to read: Worcester **County Atlantic Coastal Bays Critical Area Law:** *This property lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Local Laws, as from time to time amended, in effect at the time of the proposed development activities.*
2. Please provide the Critical Area Designation “IDA” to the General Comments.
3. Provide a Lot Coverage table showing the existing coverages and the proposed coverage.
4. Please submit the Critical Area review fee of \$250.00 for this Major Site Plan.

Citizens and Government Working Together

Stormwater Management & Erosion and Sediment Control:

Stormwater Management & Erosion and Sediment Control:

This project states the Limits of Disturbance is under 5000 square feet; therefore, no Stormwater Approval will be required.

General Provisions:

- All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.
- All Stormwater Management practices shall be designed to meet the requirements of the 2007 Maryland Stormwater Management Act.
- All projects over one (1) acre shall be required to file for a General Permit / Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

cc: File;
Brian Soper, NR Administrator.

RE: 6/10/26 - TRC Draft Agenda

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

Date Mon 5/18/2026 3:59 PM

To Benjamin M. Zito <bmzito@worcestermd.gov>

Ben,

Below are W/WW comments for the Manklin Meadows Project:

1. Provide a site plan that shows the proposed or existing sewer connection for the project.
2. The existing fire hydrant next to proposed building #4 will need to be raised to provide visibility from the road.
3. Verify that units will be served by one master meter for each building.

Thanks

Lee Beauchamp, PE

Water & Wastewater Superintendent

Worcester County Public Works

Office Phone: (410) 641-5251 x2439

Work Cell: (410) 430-2366

Email: lrbeauchamp@worcestermd.gov



From: Benjamin M. Zito <bmzito@worcestermd.gov>

Sent: Friday, May 15, 2026 4:28 PM

To: Benjamin M. Zito <bmzito@worcestermd.gov>

Subject: 6/10/26 - TRC Draft Agenda

All,

See the attached draft 6/10/26 TRC agenda. Please let me know if the project needs to be pulled from the agenda by 5/22/26.

A digital copy of the site plan can be found here:  [6-10-26 TRC](#)

Thank you,

Ben Zito



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

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

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

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

MEMORANDUM

DATE: 10/3/2024

TO: Applicant

FROM: Brian Soper, Natural Resources Administrator

SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

If you have any questions, please feel free to contact the Natural Resources Administrator, Brian Soper, at (410) 632-1220, ext. 1147.



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

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: Manklin Meadows Residential

TRC #: 20260247

LOCATION: 11006 / 11008 Manklin Meadows Lane – Berlin, Maryland

CONTACT: Parker Associates

MEETING DATE: June 10, 2026

COMMENTS BY: Robert Korb, Jr.

Chief Deputy Fire Marshal

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

Scope of Project

The proposed site development consisting of two 8-unit multi-family residential buildings on two existing pads.

General Comments

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

Specific Comments

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

2. The buildings will be required to be protected by an automatic fire sprinkler system throughout.
3. No further comments at this time.



Worcester County

Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for August 14, 2024 Meeting

From: Environmental Programs Staff

Subject: **Minor Site Plan: Manklin Meadows Commercial – Proposed construction of two (2), two-story multi-family buildings consisting of a total of 16 units.**

Date: June 5, 2026

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

1. Environmental Programs requires a \$150 fee for any Technical Review Committee projects submitted on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. Each parcel currently has 6 EDUs. A total of 4 additional water and sewer EDUs will need to be acquired prior to signature approval of the site plan.
3. Please show an EDU flow chart. Residential units, as presented on the plan, would be assessed at one (1) EDU per unit.
4. Identify public water and sewer service provider as the Ocean Pines Sanitary Service Area.
5. Commercial plumbing plans and permits are needed. A commercial plumbing plan review will need to be completed on the property. The fee associated with the commercial plumbing plans is \$125 each building.
6. 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.

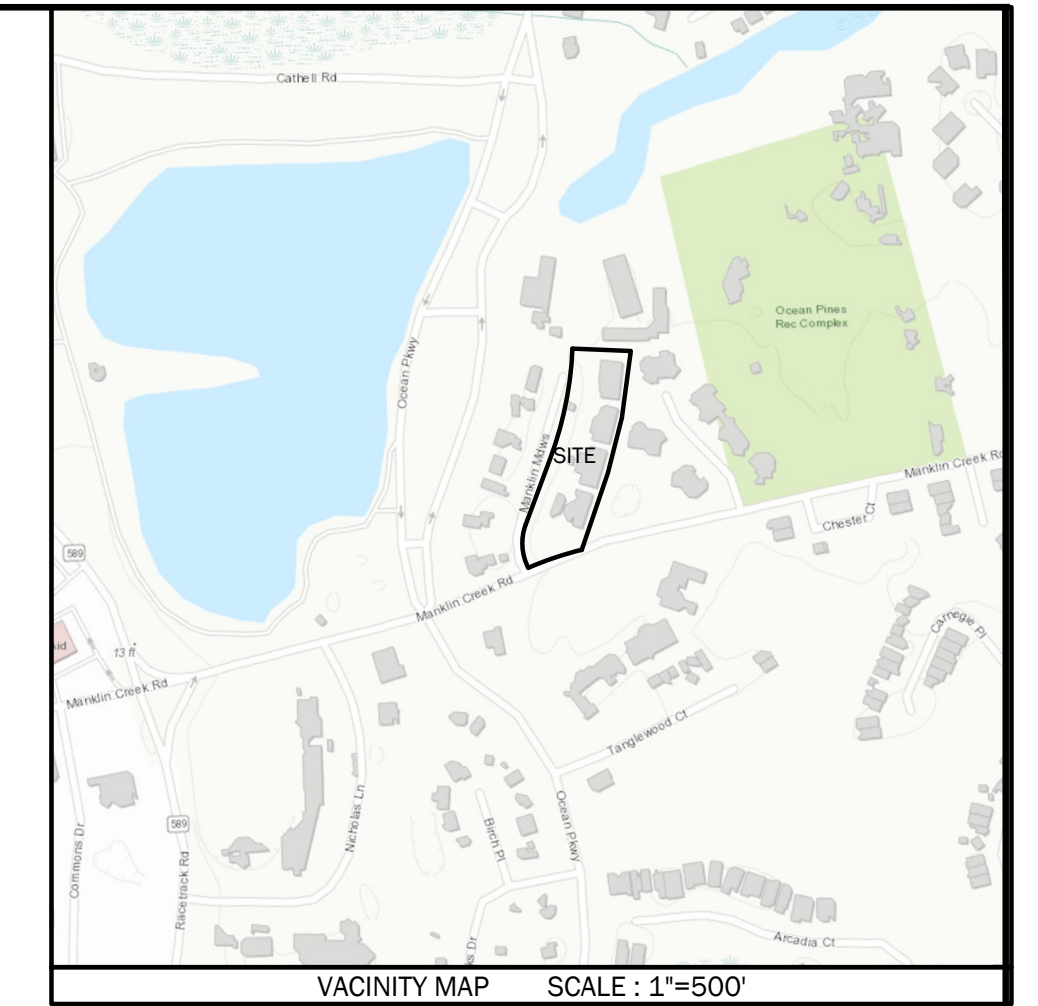
Citizens and Government Working Together

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

Citizens and Government Working Together

MANKLIN MEADOWS

MANKLIN MEADOWS LANE, WORCESTER COUNTY, MARYLAND



GENERAL NOTES

- THE PROPERTIES SHOWN HEREON ARE CURRENTLY OWNED BY:
DVA GROUP LLC
UNIT 1
11005 MANKLIN MEADOWS LN
BERLIN MD 21811
- DEED REFERENCES: 09073/00120
- TOTAL AREA: 1.96 AC +/-
- THE PRESENT ZONING OF THIS PROPERTY IS: C2
- THIS PROPERTY IS LOCATED WITHIN G.P.R. MANAGEMENT ZONE B-1.
- NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN THIRTY FEET OF DESIGNATED WELL SITE(S).
- SEWAGE DISPOSAL SYSTEM(S) MUST BE LOCATED AT HIGHEST ELEVATION OF SEWAGE RESERVE AREA(S).
- APPROVAL BY THE WORCESTER COUNTY HEALTH DEPARTMENT WILL BE LIMITED BY THE NATURE AND VOLUME OF WASTE. NO PERMITS WILL BE ISSUED UNTIL THE SITE PLAN AND SEWAGE VOLUMES HAVE BEEN REVIEWED AND APPROVED BY THE WORCESTER COUNTY HEALTH DEPARTMENT.
- THIS PROPERTY IS SHOWN ON F.I.R.M. COMMUNITY PANEL #24047C0045H, DATED 7/16/2015, AS BEING IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- SET BACKS:
FRONT=25'
SIDE=40'
REAR=20'
- IN THE EVENT THAT AN ERROR, OVERSIGHT, OR OMISSION BY PARKER & ASSOCIATES IS DISCOVERED OR SHOULD HAVE REASONABLY BEEN DISCOVERED DURING THE COURSE OF CONSTRUCTION; CLIENTS OR CONTRACTORS SHALL PROVIDE PARKER AND ASSOCIATES AN IMMEDIATE NOTICE IN ORDER TO PROVIDE THE OPPORTUNITY TO IMPLEMENT AN ACCEPTABLE SOLUTION TO REMEDY OR MINIMIZE THE IMPACTS OF THE DISCOVERED ISSUE. IF IMMEDIATE NOTICE IS NOT PROVIDED BY CLIENT OR CONTRACTOR TO PARKER & ASSOCIATES, THE CLIENT OR CONTRACTOR SHALL RELIEVE PARKER & ASSOCIATES OF ANY LIABILITY THAT MAY ARISE FROM SAID ERROR, OVERSIGHT, OR OMISSION.
- CONTRACTOR IS TO VERIFY ALL ELEVATIONS LISTED ON THE PLAN WITH A MINIMUM OF THREE BENCHMARKS THAT ARE ON THIS PROJECTS UTILIZED DATUM PRIOR TO COMMENCING ANY CONSTRUCTION. IF ANY LOCATIONS OR ELEVATIONS OF BENCHMARKS, EXISTING FACILITIES, OR STRUCTURES DIFFER FROM THAT SHOWN HERE ON, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 410-749-1023, AND WORCESTER COUNTY PUBLIC WORKS AT 410-548-4927.
- THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN THE DRAWINGS AND EXISTING CONDITIONS, ERRORS OR OMISSIONS IN DRAWINGS OR LAYOUT SHALL BE TREATED AS A DISCREPANCY. ALL DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONTINUATION OF WORK.

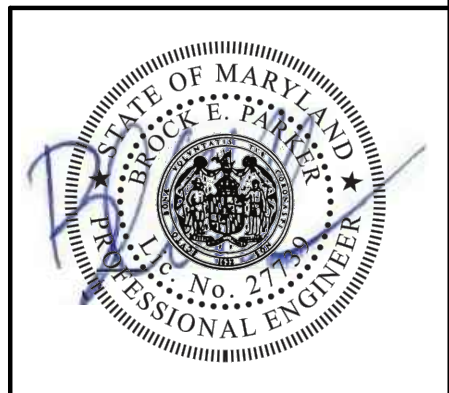
LEGEND

	EXISTING SEWER MANHOLE
	TELEPHONE/COMMUNICATIONS PEDESTAL
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED FORESTRY EASEMENT
	BUILDING SETBACK
	EXISTING CURB
	EDGE OF PAVEMENT
	EXISTING PARKING STRIPE
	EXISTING OVERHEAD UTILITIES
	EXISTING ROAD CENTERLINE
	EXISTING SIDEWALK/CONCRETE
	EXISTING ROADWAY
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT



Sheet List Table

Sheet Number	Sheet Title
CO-1	COVER SHEET
EX-1	EXISTING CONDITIONS
SP-1	SITE PLAN



CO-1

GRAPHIC SCALE
1 inch = 40 feet

REVISIONS

NO.	DATE	DESCRIPTION

COVER SHEET

MANKLIN MEADOWS

PROPERTY LOCATION: MANKLIN MEADOWS LN
FOR RAY PATEL
CITY OF BERLIN, WORCESTER COUNTY, MD

DATE: 05/15/2026
JOB NO: 21
SHEET NO: 3
PROJECT: XXXX

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IMPROVEMENTS CONSTRUCTION PLAN IS BEING SUBMITTED WITH MY FULL KNOWLEDGE AND CONSENT AND IS IN ACCORDANCE WITH MY DESIRES AS AN OWNER OF THE SUBJECT PROPERTY.

DATE: _____

DVA GROUP LLC
UNIT 1
11005 MANKLIN MEADOWS LN
BERLIN MD 21811

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21739, EXPIRATION DATE: JULY 24, 2026 AND A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21193, EXPIRATION DATE: JANUARY 25, 2026.

DATE: 05/15/26

BROCK E. PARKER, P.E., R.L.S.
528 RIVERSIDE DRIVE
SALISBURY, MARYLAND 21801
PHONE: (410) 749-1023 FAX: (410) 749-1012
EMAIL: brock@parkerandassociates.org

PARKING SUMMARY

MULTI-FAMILY DWELLINGS: 2 SPACES

16 APARTMENTS = 32 SPACES REQUIRED

35 SPACES PROVIDED

ESTIMATED WATER USAGE

CURRENTLY THIS PROJECT IS RATED FOR 12 EDUs (6 PER BUILDING)

THE PROPOSED 16 UNITS WILL REQUIRE 1 PER UNIT FOR A TOTAL OF 16 EDUs





NAD 83 (2011)
MARYLAND COORDINATE SYSTEM



N/F
OCEAN PINES VOLUNTEER
FIRE DEPT INC.
DEED REF: 1715/221
MAP: 16, PARCEL: 18

N/F
TALBOTT JOHN R JR
TALBOTT KAREN A
DEED REF: 4839/738
MAP: 21, PARCEL: 266

N/F
JESS BRAN LLC
DEED REF: 7815/35
MAP: 21, PARCEL: 266

N/F
JSGREENE LLC
DEED REF: 8348/242
MAP: 21, PARCEL: 266

N/F
HOFMAN ENTERPRISES LLC
DEED REF: 8690/318
MAP: 21, PARCEL: 266

N/F
HOFMAN JOHN C & HOFMAN
PAMELA M
DEED REF: 6755/57
MAP: 21, PARCEL: 266

N/F
HOFMAN GROUP INC
DEED REF: 6197/333
MAP: 21, PARCEL: 266

N/F
OSTRANDER JOHN M
DEED REF: 2773/548
MAP: 21, PARCEL: 266

N/F
DEVVEER AVI CORP
DEED REF: 8315/175
MAP: 21, PARCEL: 266

N/F
OCEAN PINES OFFICE LLC
DEED REF: 4926/634
MAP: 21, PARCEL: 266

N/F
VOGEL JUDITH
ENNIS WILLIAM SAMUEL
DEED REF: 8519/262
PLAT: 164056
MAP: 21, PARCEL: 305

N/F
WEBSTER GLADYS M
DEED REF: 7311/335
PLAT: 164056
MAP: 21, PARCEL: 305

N/F
DREW BETHANY A
DEED REF: 4329/520
PLAT: 164056
MAP: 21, PARCEL: 305

N/F
CHRISTOPHER GARRITY
DEED REF: 8085/425
PLAT: 164056
MAP: 21, PARCEL: 305

N/F
PALMER ROXANA POPLAUSCHI
PALMER CHRISTOPHER
DEED REF: 7012/460
PLAT: 164056
MAP: 21, PARCEL: 305

N/F
ALLISON BONNIE
DEED REF: 9089/146
PLAT: 164056
MAP: 21, PARCEL: 305

N/F
SPARKS LILLIAN
DEED REF: 8539/422
PLAT: 164056
MAP: 21, PARCEL: 305

N/F
KUHN BARBARA A
DEED REF: 5730/424
PLAT: 164056
MAP: 21, PARCEL: 305

N/F
BAKER RONALD L
DEED REF: 8537/64
PLAT: 163014
MAP: 21, PARCEL: 305

N/F
HAMBLETON JEAN
DEED REF: 6155/1
PLAT: 163014
MAP: 21, PARCEL: 305

N/F
ARNOLD JERRY M
ARNOLD SUSAN E
DEED REF: 8808/214
PLAT: 163014
MAP: 21, PARCEL: 305

N/F
GREENAN BARBARA H
FOR LIFE
DEED REF: 8680/93
PLAT: 163014
MAP: 21, PARCEL: 305

N/F
HART MATTHEW J
DEED REF: 8561/1
PLAT: 163014
MAP: 21, PARCEL: 305

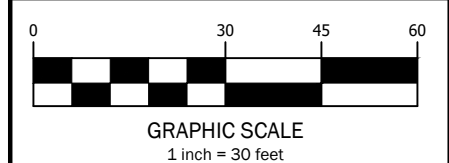
N/F
CHIODI DAVID D
DEED REF: 7080/427
PLAT: 163014
MAP: 21, PARCEL: 305

N/F
1583 HB HOLDINGS LLC
DEED REF: 8476/307
PLAT: 163014
MAP: 21, PARCEL: 305

N/F
GROVE JOHN R
GROVE JUNE C
DEED REF: 5663/344
PLAT: 163014
MAP: 21, PARCEL: 305



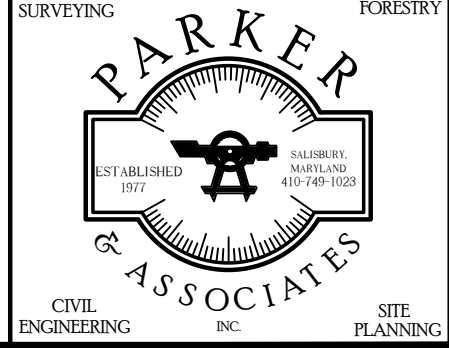
EX-1



REVISIONS	DATE	BY	PROJECT
			XXXX

EXISTING CONDITIONS
MANKLIN MEADOWS
PROPERTY LOCATION: MANKLIN MEADOWS LN
FOR: RAY PATEL
CITY OF BERLIN, WORCESTER COUNTY, MD

DATE	05/15/2026
SCALE	1" = 30'
PROJECT	266
DATE	05/15/2026
SCALE	1" = 30'
PROJECT	266



May 15, 2026 6:12am

MARYLAND COORDINATE SYSTEM
MAD 88 (2011)



N/F
OCEAN PINES VOLUNTEER
FIRE DEPT INC.
DEED REF: 1715/221
MAP: 16, PARCEL: 18

N/F
TALBOTT JOHN R JR
TALBOTT KAREN A
DEED REF: 4839/738
MAP: 21, PARCEL: 266

N/F
JESS BRAN LLC
DEED REF: 7815/35
MAP: 21, PARCEL: 266

N/F
JSGREENE LLC
DEED REF: 8348/242
MAP: 21, PARCEL: 266

N/F
HOFMAN ENTERPRISES LLC
DEED REF: 8690/318
MAP: 21, PARCEL: 266

N/F
HOFMAN JOHN C & HOFMAN
PAMELA M
DEED REF: 6755/57
MAP: 21, PARCEL: 266

N/F
HOFMAN GROUP INC
DEED REF: 8197/333
MAP: 21, PARCEL: 266

151.98' (TOTAL) N87°37'35"W
BSL 6'

PROPOSED BUILDING 4
FIRST FLOOR: 4,950 SF
SECOND FLOOR: 4,950 SF

PROPOSED BUILDING 3
FIRST FLOOR: 4,700 SF
SECOND FLOOR: 4,700 SF

MANKLIN MEADOWS LANE

PARKING DEDICATED
FOR PR BLDG 3 & 4

N/F
WEBSTER GLADYS M
DEED REF: 7311/335
PLAT: 164056
MAP: 21, PARCEL: 305

N/F
DREW BETHANY A
DEED REF: 4329/520
PLAT: 164056
MAP: 21, PARCEL: 305

N/F
VOGEL JUDITH
ENNIS WILLIAM SAMUEL
DEED REF: 8519/262
PLAT: 164056
MAP: 21, PARCEL: 305

N/F
CHRISTOPHER GARRITY
DEED REF: 8085/425
PLAT: 164056
MAP: 21, PARCEL: 305

N/F
PALMER ROMANA POPLAUSCHI
PALMER CHRISTOPHER
DEED REF: 7012/460
PLAT: 164056
MAP: 21, PARCEL: 305

N/F
ALLISON BONNIE
DEED REF: 9089/146
PLAT: 164056
MAP: 21, PARCEL: 305

N/F
KUHN BARBARA A
DEED REF: 5730/424
PLAT: 164056
MAP: 21, PARCEL: 305

N/F
SPARNS LILLIAN
DEED REF:
8539/422
PLAT: 164056
MAP: 21, PARCEL:
305

N/F
BAKER RONALD L
DEED REF: 8537/64
PLAT: 163014
MAP: 21, PARCEL: 305

N/F
HABLETON JEAN
DEED REF: 6155/1
PLAT: 163014
MAP: 21, PARCEL: 305

N/F
ARNOLD JERRY M
ARNOLD SUSAN E
DEED REF: 8808/214
PLAT: 163014
MAP: 21, PARCEL: 305

N/F
GREENAN BARBARA H
FOR LIFE
DEED REF: 8680/93
PLAT: 163014
MAP: 21, PARCEL: 305

N/F
HART MATTHEW J
DEED REF: 8561/1
PLAT: 163014
MAP: 21, PARCEL: 305

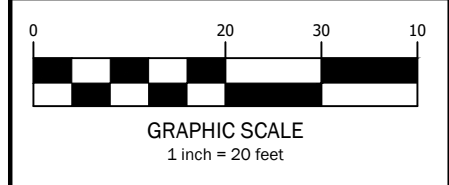
N/F
GROVE JOHN R
GROVE JUNE C
DEED REF: 5663/344
PLAT: 163014
MAP: 21, PARCEL: 305

N/F
1583 HB HOLDINGS LLC
DEED REF: 8476/307
PLAT: 163014
MAP: 21, PARCEL: 305

N/F
CHIODI DAVID D
DEED REF: 7090/427
PLAT: 163014
MAP: 21, PARCEL: 305

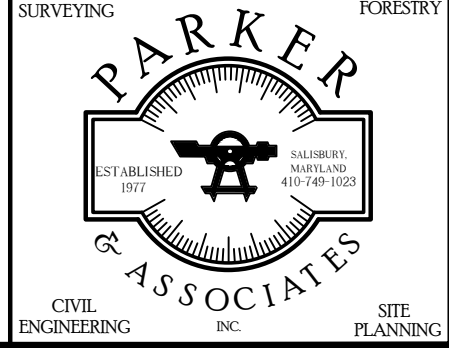


SP-1

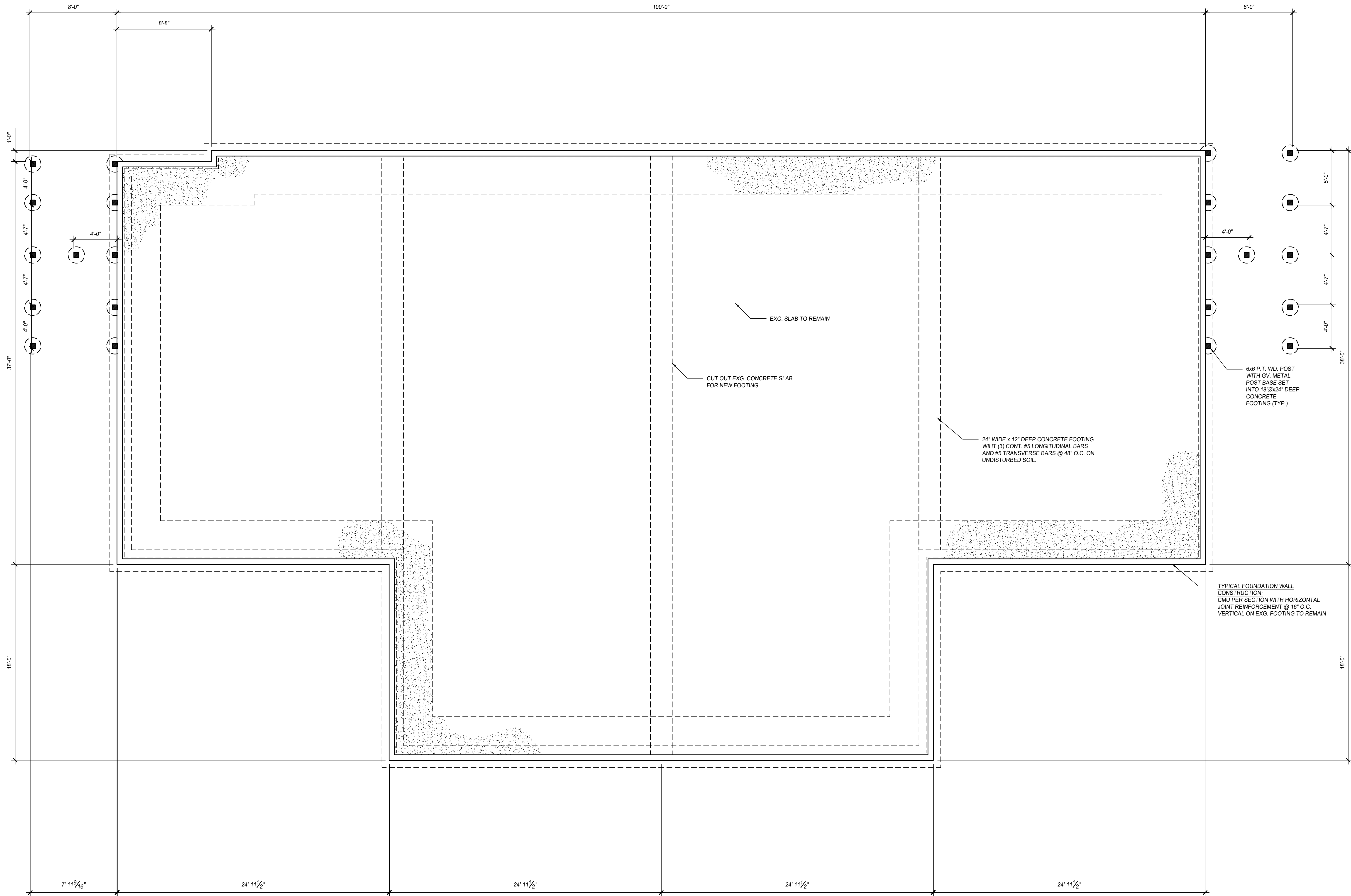


REVISIONS	DATE	BY	PROJECT

SITE PLAN		266	
MANKLIN MEADOWS		3	
PROPERTY LOCATION: MANKLIN MEADOWS LN		21	
FOR: RAY PATEL		05/15/2026	
CITY OF BERLIN, WORCESTER COUNTY, MD		JCS	
DATE		DATE	
SCALE: 1" = 20'		DATE	
DRAWN FILE: 2026-SP-SITE PLAN.DWG		DATE	



May 15, 2026 6:12am



A1 FOUNDATION PLAN

1/4" = 1'-0"

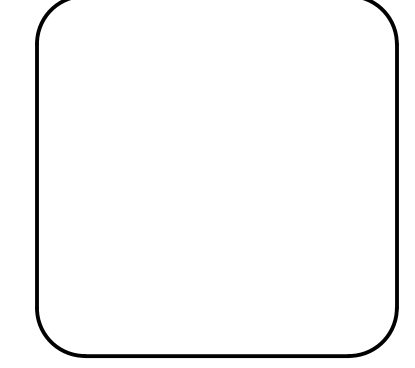
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REV.	DATE

CONSTRUCTION DRAWING FOR THE NEW:
BUILDING 3 - MACKLIN MEADOWS
 11006 MACKLIN MEADOWS LANE
 OCEAN PINES, WORCESTER COUNTY, MARYLAND

PROJECT #
26053

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DATE:
05/13/2026

SHEET #
A-1.01

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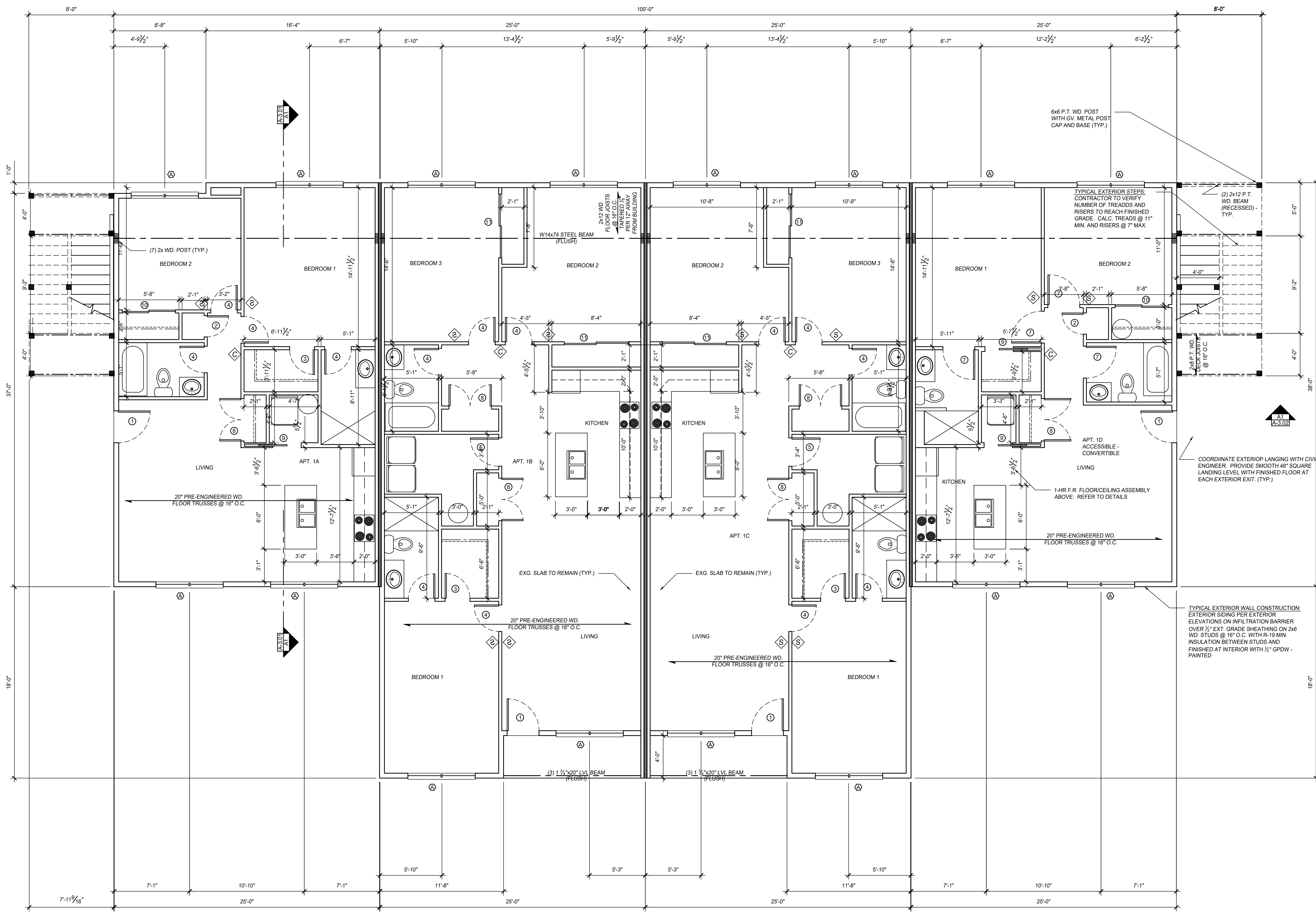
CONSTRUCTION DRAWING FOR THE NEW:
BUILDING 3 - MACKLIN MEADOWS
 11006 MACKLIN MEADOWS LANE
 OCEAN PINES, WORCESTER COUNTY, MARYLAND

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DATE:
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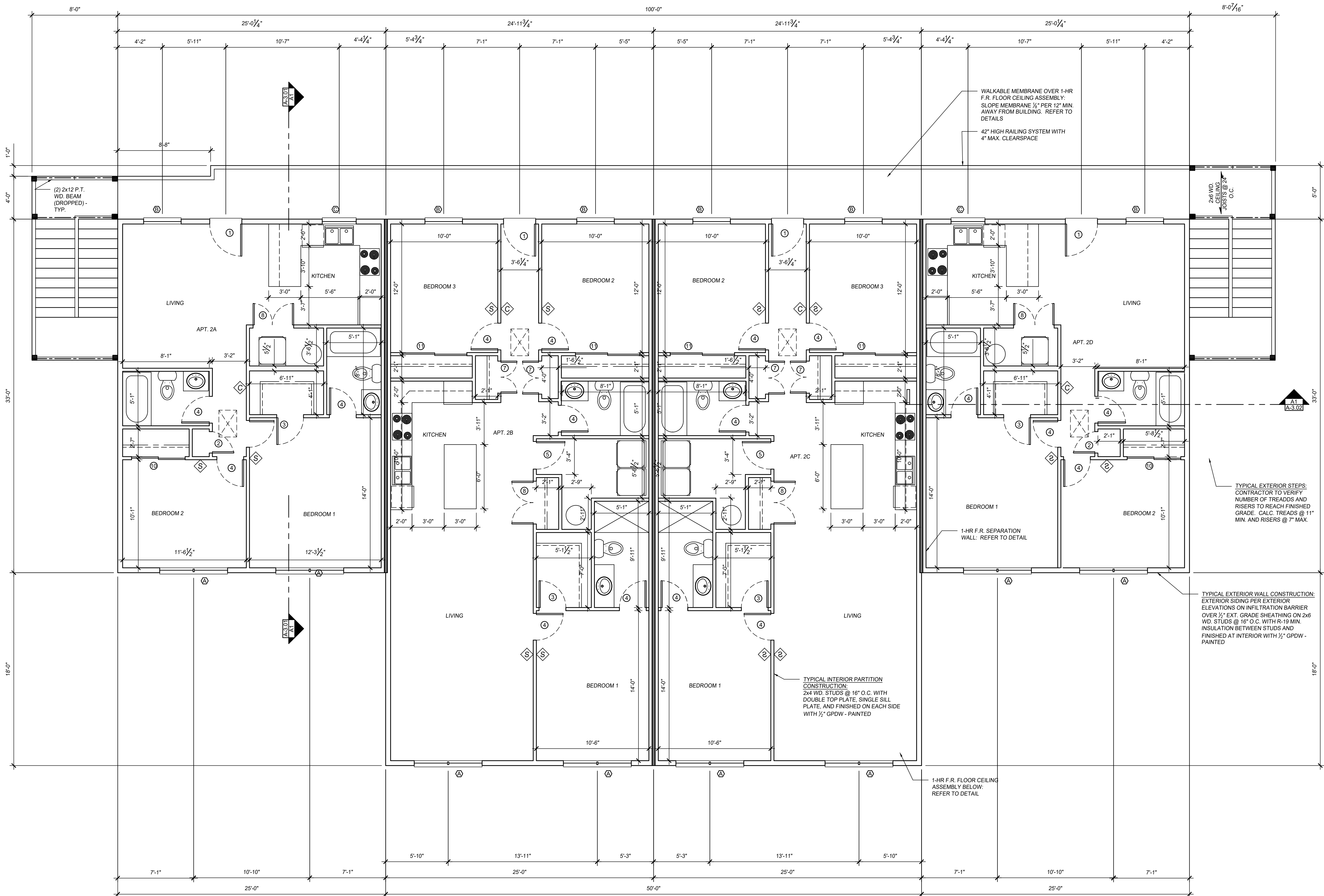
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A-1.02

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A1 FIRST STORY FLOOR PLAN

1/4" = 1'-0"



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CONSTRUCTION DRAWING FOR THE NEW:
BUILDING 3 - MACKLIN MEADOWS
 11006 MACKLIN MEADOWS LANE
 OCEAN PINES, WORCESTER COUNTY, MARYLAND

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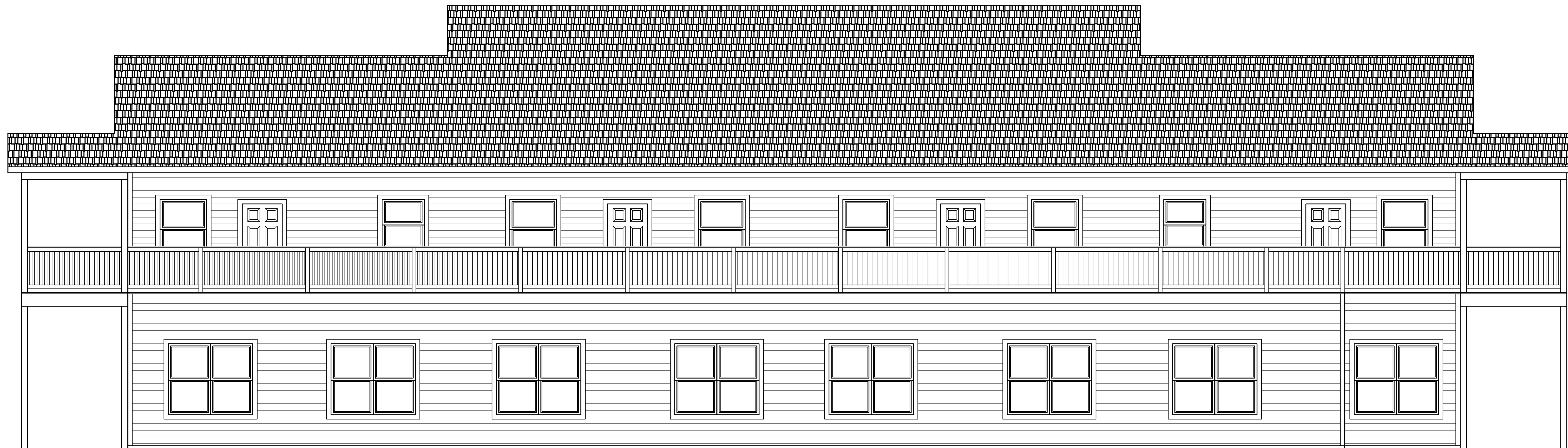
DATE:
05/13/2026

SHEET #
A-1.03



A2 FRONT ELEVATION

1/4" = 1'-0"



A1 REAR ELEVATION

1/4" = 1'-0"

REFER TO DRAWING A2/A-2.01
"FRONT ELEVATION" FOR TYPICAL
NOTES, DIMENSIONS, AND
MATERIALS (TYP.)

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CONSTRUCTION DRAWING FOR THE NEW:
BUILDING 3 - MACKLIN MEADOWS
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OCEAN PINES, WORCESTER COUNTY, MARYLAND
EXTERIOR ELEVATIONS
PROJECT # **26053**

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SHEET # **A-2.01**



REFER TO DRAWING A2/A-2.01
 "FRONT ELEVATION" FOR TYPICAL
 NOTES, DIMENSIONS, AND
 MATERIALS (TYP.)

A2 SIDE ELEVATION

1/4" = 1'-0"



REFER TO DRAWING A2/A-2.01
 "FRONT ELEVATION" FOR TYPICAL
 NOTES, DIMENSIONS, AND
 MATERIALS (TYP.)

A1 SIDE ELEVATION

1/4" = 1'-0"

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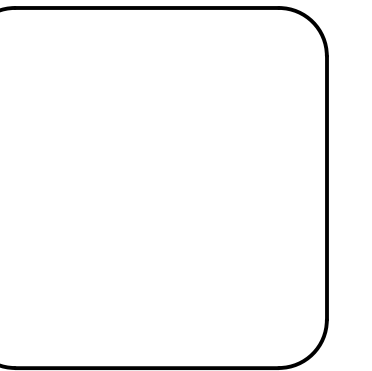
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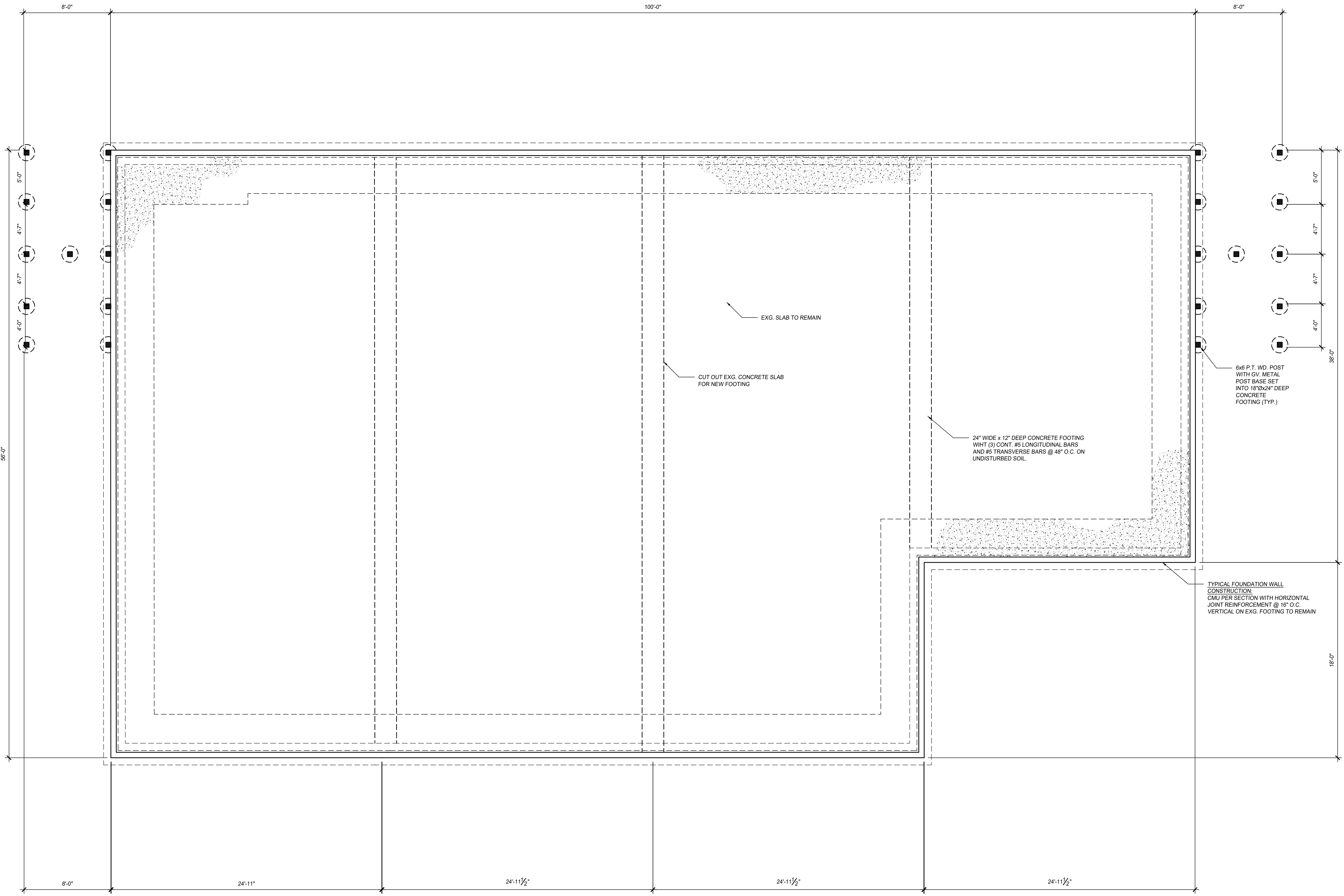
EXTERIOR ELEVATIONS



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A-2.02



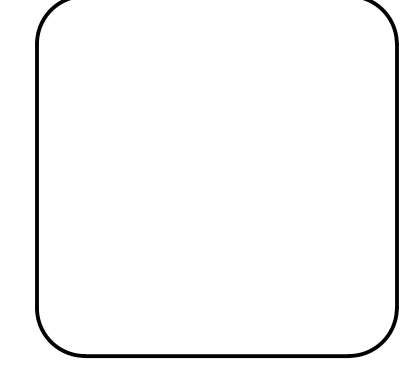
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REV.	DATE

CONSTRUCTION DRAWING FOR THE NEW:
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PROJECT #
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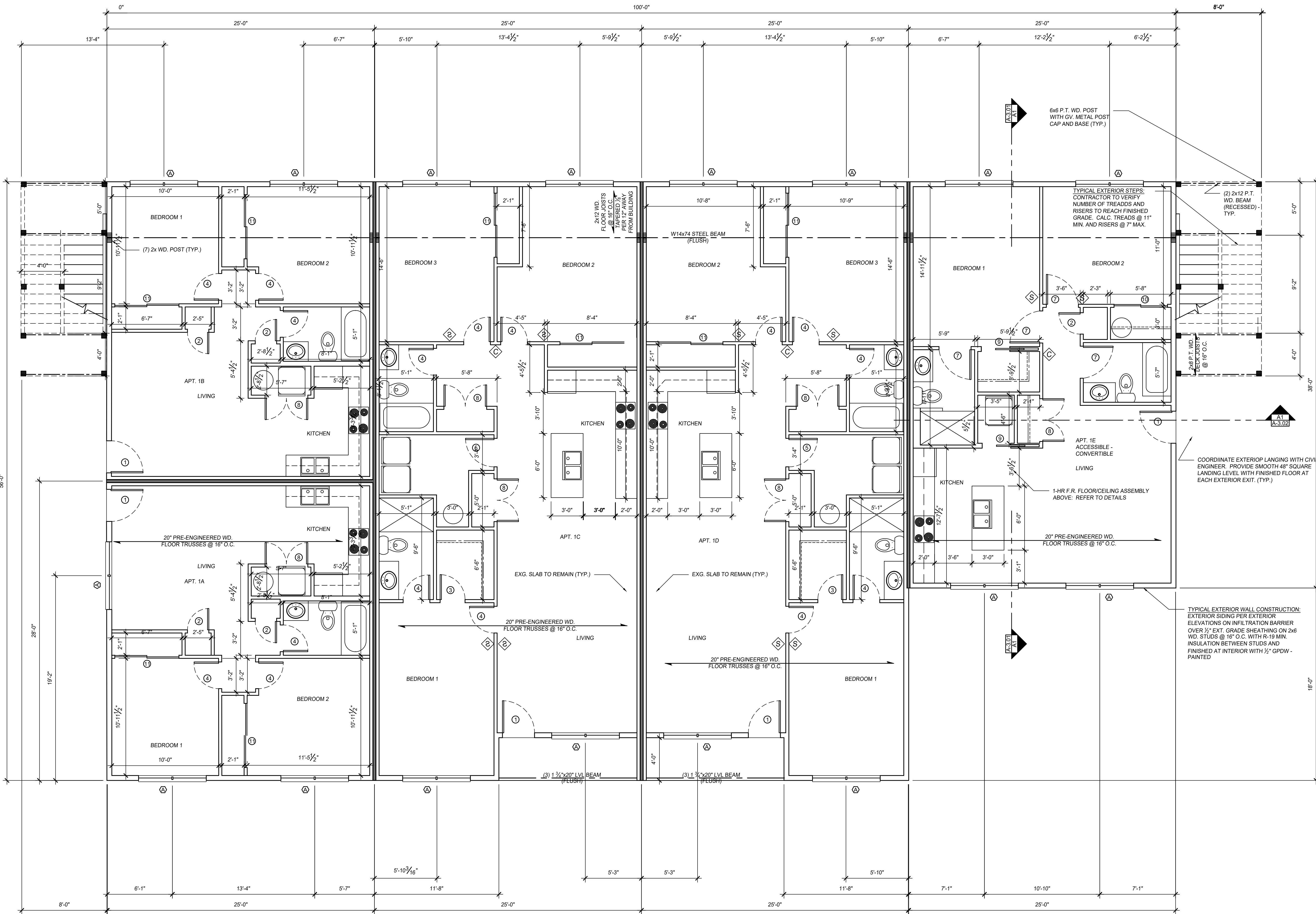
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SHEET #
A-1.01



A1 FIRST STORY FLOOR PLAN

1/4" = 1'-0"

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REV.	DATE	DESCRIPTION

CONSTRUCTION DRAWING FOR THE NEW:
BUILDING 3 - MACKLIN MEADOWS
 11006 MACKLIN MEADOWS LANE
 OCEAN PINES, WORCESTER COUNTY, MARYLAND

FIRST STORY FLOOR PLAN

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REV.	DATE	DESCRIPTION

CONSTRUCTION DRAWING FOR THE NEW:
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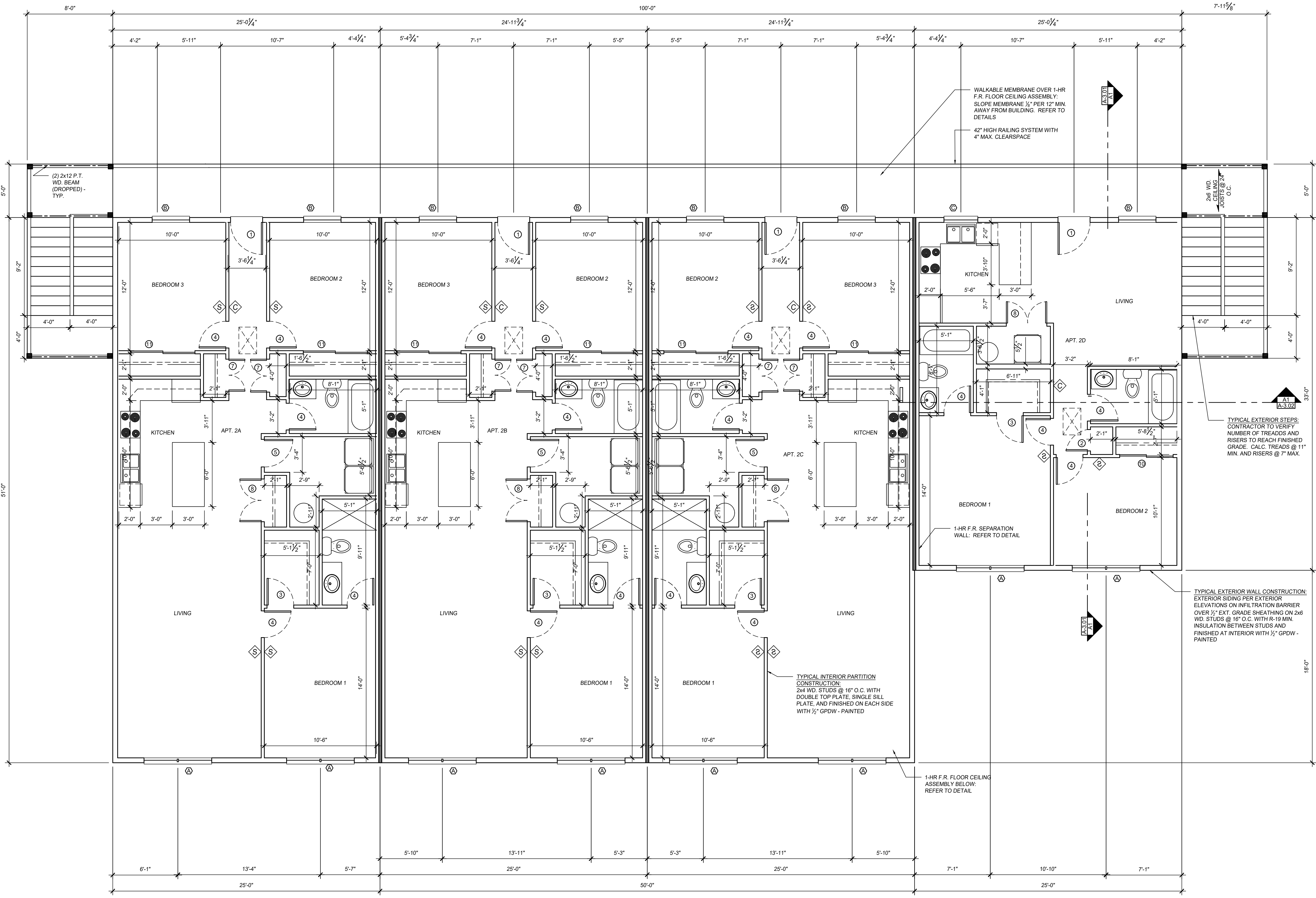
SECOND STORY FLOOR PLAN

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DATE:
 05/07/2026

SHEET #
 A-1.03



A1 SECOND STORY FLOOR PLAN

1/4" = 1'-0"



REFER TO DRAWING A2/A-2.01
 "FRONT ELEVATION" FOR TYPICAL
 NOTES, DIMENSIONS, AND
 MATERIALS (TYP.)

A2 SIDE ELEVATION

1/4" = 1'-0"



REFER TO DRAWING A2/A-2.01
 "FRONT ELEVATION" FOR TYPICAL
 NOTES, DIMENSIONS, AND
 MATERIALS (TYP.)

A1 SIDE ELEVATION

1/4" = 1'-0"

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 OCEAN PINES, WORCESTER COUNTY, MARYLAND

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EXTERIOR ELEVATIONS

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SHEET #
A-2.02