

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

**Wednesday, September 9, 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. Berlin Lions Club – Minor Site Plan Review

Proposed development for Berlin Lions Club. Development includes new clubhouse and parking spaces. Located at 9039 Worcester Highway Tax Map 32, Parcel 7, Tax District 3, R-2 Suburban Residential, The Lions Den Inc. owner / Russell T. Hammond Surveying LLC., surveyor.

B. Starbucks – Minor Site Plan Review

Proposed Starbucks on Outlot No. 2 of the Coastal Square Commercial project. Located at 11238 Ocean Gateway, Berlin, MD 21811. Tax Map 26, Parcel 474, Tax District 3, C-3 Highway Commercial District. Coastal Square, LLC, owner / Becker Morgan Group, Inc., engineer.

C. Shepherds Nook & Angel's Attic Addition – Minor Site Plan Review

Proposed 3,816 sq ft addition to the Sheperd's Nook Community Church. Located at 11227 Racetrack Road, Berlin, MD 21811. Tax Map 15, Parcel 239, Tax District 3, A-1 Agricultural District. Community Church at Ocean Pines, owner / STH Land Services., surveyor.

D. Old Virginia Road Solar Project – Major Site Plan Review

Proposed 4.95 MW Solar Energy Utility project covering 24.72 acres of a 54 acre parcel. Located at 1521 Old Virginia Road, Pocomoke City, MD 21851. Tax Map 92, Parcel 74, I-1 Light Industrial. Freddie R Fair Jr., owner / Atwell, LLC., surveyor.

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: September 9, 2026

PROJECT: Berlin Lions Club – Minor Site Plan Review

APPLICANT(S) IN ATTENDANCE:

TRC MEMBERS IN ATTENDANCE:

_____ Jackson, Zoning Administrator
_____ White, DRP Specialist II
_____ 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
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING September 9, 2026

Berlin Lions Club – Minor Site Plan Review

Proposed development for Berlin Lions Club. Development includes new clubhouse and parking spaces. Located at 9039 Worcester Highway Tax Map 32, Parcel 7, Tax District 3, R-2 Suburban Residential, The Lions Den Inc. owner / Russell T. Hammond Surveying LLC., surveyor.

Prepared by: Zoning Division Staff

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

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

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

§ZS1-201(b)(7)	R-2 Suburban Residential District, Public and private noncommercial cultural, social, and recreational areas and centers.
§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.**

Parking and Vehicular Travelways

1. On Sheet 2, parking bay numbered '19' does not have a wheel stop. Please include.
2. Per **§ZS 1-319(c)(5)**: ...vehicular travel ways shall be required to the rear of all structures to provide access for fire-fighting equipment. Please include this in the plan
3. If there is no proposed lighting within the parking lot, please ensure the lights on the building will adequately light the parking lot per **ZS 1-319(c)(6)**:
4. Per **§ZS 1-320(f)(4)**: Please specify that parking spaces will be delineated by durable painted lines that meet the Manual of Uniform Traffic Control Devices (MUTCD) or its successor.
5. Per **§ZS 1-320(f)(5)**: Please ensure that all parking bumpers or wheel stops are no less than three feet from the proposed sidewalk. Where parking bumpers do not abut a sidewalk, please ensure they are no less than eighteen inches from the head of the parking space. All parking bumpers shall be at least five inches high and five inches wide and attached to the ground.
6. Per **§ZS 1-320(f)(8)**: Landscaping shall be provided within the parking area in accordance with the provisions of **§ZS 1-322**
7. Per **§ZS 1-320(f)(9)**: The edges of the parking area shall be curbed or buffered...Please indicate on the plans that the line delineating the parking area will be curbed.
8. Social or fraternal clubs are required to have at least one bicycle parking space. Per **§ZS 1-319(f)(12)** Please include 1 bike space in the parking area that is close to the building entrance and is able to hold a minimum of five bicycles. Bike racks should be securely fastened to the ground.

Landscaping

1. Please submit a complete landscaping plan in accordance with the provisions of **§ZS 1-322**
2. Please indicate trees to be removed with an entirely different symbol if possible.

Lighting and Signage

1. Please indicate if there will be any lighting within the parking area. If so, please provide a lighting plan and details.
2. Please include dimensions and material specs of the sign on the building, and any other proposed signage.

Other Agency Approvals:

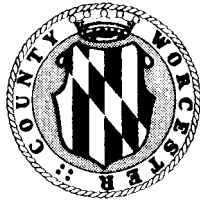
1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural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

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

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

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

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



WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

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

Project: Berlin Lions Club, 9039 Worcester Highway

Date: 9/9/2026

Tax Map: 32 Parcel: 7 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. Provide (4) sets of plans and specifications for the fire tank and foundation.
5. Provide an Energy Compliance Report and lighting plan.
6. Complete detailed air barrier design.
7. Buildings that do not complete air barrier testing shall meet the provisions of **C402.5.1.5. Building Envelope Performance Verification** by certified third party engineer or certified contractor. Review and approve air barrier on construction documents; inspection of continuous air barrier components while accessible for inspection and repair; submit report for inspections, deficiencies and repairs to air barrier.
8. Roof insulation: Attic and others R 49 extended uncompressed over the exterior walls. Are raised heel roof truss proposed for structure?
9. Provide energy code specifications for walk-in cooler/freezer.
10. Additional energy efficiency credit requirements. Provide a total of 10 additional energy credits per C406.
11. ADA: Provide all details and specifications per 2010 ADA design standards and Maryland Accessibility Code (MAC).
12. Provide an accessible route from parking to building entrance.
13. Accessible area at bar.

14. Soils report for site requested at time of permit application.

15. Architects' certification prior to final inspection, has been completed and built in compliance with the plans and specifications presented.

16. Special inspections (third party engineer) to be determined upon submittal of permit application.

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



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

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

Subject: September 9, 2026 - Technical Review Committee Meeting

Date: August 25, 2026

- **Berlin Lions Club – Minor Site Plan Review**

Proposed development for Berlin Lions Club. Development includes new clubhouse and parking spaces. Located at 9039 Worcester Highway, Tax Map 32, Parcel 7, Tax District 03, R-2 Suburban Residential, The Lions Den Inc., owner / Russell T. Hammond Surveying LLC., surveyor. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.

Citizens and Government Working Together



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: **Berlin Lions Club**

TRC #: **20260371**

LOCATION: **9039 Worcester Highway – Berlin, Maryland 21811**

CONTACT: **Becker Morgan**

MEETING DATE: **September 9, 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:

Proposed site development for Berlin Lions Club, including a new clubhouse and parking.

Specific Comments:

1. A complete set of building plans shall be submitted and approved prior to start of construction.
2. The building will require an automatic fire sprinkler system and fire alarm system installed throughout.
3. No further comments at this time.



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner IV 

Subject: Forest Conservation & Stormwater Management Review

Date: September 1, 2026

Date of Meeting: September 9, 2026

Project: Berlin Lions Club

Location: 9039 Worcester Hwy, Berlin MD 21811, Tax Map: 32, Parcel: 7

Owner/Developer: The Lions Den, Inc.

Engineer/Surveyor: Russell T. Hammond Surveying, LLC

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 receiving Signature Plan Approval.

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

All projects over one acre shall be required to file for a General Permit/Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

Citizens and Government Working Together



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

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

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

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

MEMORANDUM

DATE: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

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



RE: 9/9/26 Technical Review Committee - Draft Agenda & Materials

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

Date Thu 9/3/2026 10:25 AM

To Zachary S. White <zswwhite@worcestermid.gov>

Zack,

For the following projects, Old Virginia Solar, Berlin Lions Club, Shepherds Nock, and Starbucks Coastal Square. District 1 does not anticipate that these projects will negatively impact the surrounding State roadway network. Therefore, the MDOT SHA has no objection to the improvements as proposed.

Thanks,

mdot.maryland.gov

Jeff Fritts

Access Management

Regional Engineer

410.677.4039 **office**

443.397.5063 **mobile**

Jfritts@mdot.maryland.gov

**Maryland Department of
Transportation**

660 West Road, Salisbury, MD
21801

From: Zachary S. White <zswwhite@worcestermid.gov>

Sent: Wednesday, September 2, 2026 9:11 AM

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

Subject: Re: 9/9/26 Technical Review Committee - Draft Agenda & Materials

Caution: CAUTION: Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Forward



Worcester County
DEPARTMENT OF PUBLIC WORKS
6113 TIMMONS ROAD
SNOW HILL, MD 21863

DALLAS BAKER JR., P.E.
DIRECTOR

JANA POTVIN
DEPUTY DIRECTOR

MEMORANDUM

TO: Technical Review Committee
FROM: Public Works, Roads Division and Water / Wastewater Division
DATE: 26 Aug 2026
SUBJECT: Berlin Lions Club new clubhouse

Comments provided by Public Works are based on the plans submitted. These comments are subject to change every time a change is made to the plans.

Project is in Berlin town limits, not in the Worcester County district / service area.

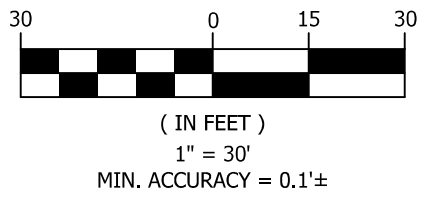
Roads Division

1. The portion of Ball Park Drive adjacent to this project is not owned or maintained by Worcester County. Access will be along SHA maintained roadway.
2. Drawing indicates only one Stabilized Construction Entrance (SCE). We suggest installing two, with one on each part of the driveway. Authority on this matter is with Environmental Programs and/or Stormwater Management. Roads Division offers this as suggestion.

Water / Wastewater Division

1. No county water or sewer service in the area or requested.

NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY, WETLANDS, UTILITIES OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.



LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- FOUND IRON ROD
- EXISTING WELL
- EXISTING TREE
- EXISTING ROAD SIGNAGE
- ⚡ EXISTING UTILITY POLE
- + GUY ANCHOR

NORTHERN WORCESTER COUNTY ATHLETIC COMPLEX

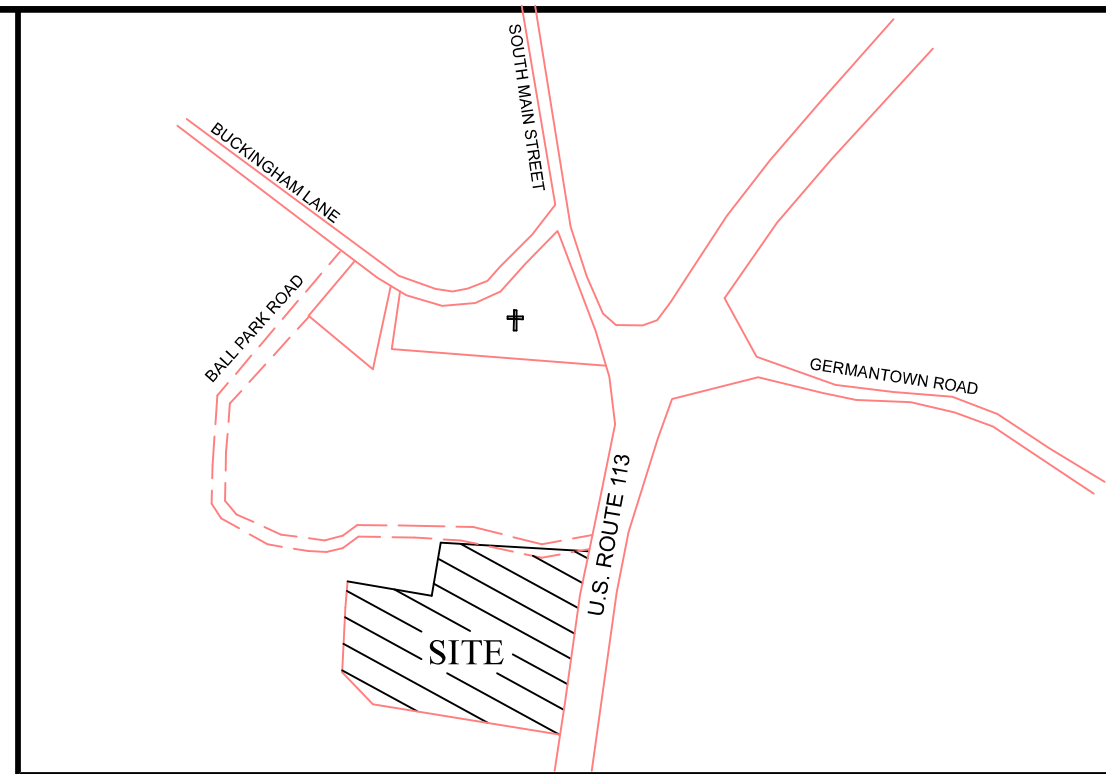
TAX MAP 32 PARCEL 276
COUNTY COMMISSIONERS OF WORCESTER COUNTY
DEED REF.: R.H.O. 1810/540
DEED REF.: S.R.B. 8677/271
PLAT REF.: S.V.H. 228/11
PLAT REF.: S.V.H. 234/65
PLAT REF.: S.R.B. 254/24
ACCOUNT NUMBER - 03-023737
ACCOUNT NUMBER - 03-769999
CURRENT USE: ATHLETIC COMPLEX
ZONED: R-1 (TOWN OF BERLIN)

NORTHERN WORCESTER COUNTY ATHLETIC COMPLEX

TAX MAP 32 PARCEL 276
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ZONED: R-1 (TOWN OF BERLIN)



VICINITY MAP - NOT TO SCALE

GENERAL NOTES:

- OWNER(S) OF RECORD - PARCEL 007: THE LIONS DEN, INC.
P.O. BOX 213
BERLIN, MD 21811
- TAX MAP 32, PARCEL 007 - TAX ACCOUNT NO. 03-021882
- DEED REFERENCE: PARCEL 007 - C.W.N. 9/490
PLAT REFERENCE: S.V.H. 228/11, S.V.H. 234/65, S.R.B. 254/24
- PARCEL 007: ZONED: R-2
SETBACKS: FRONT: 100' (ARTERIAL HIGHWAY)
SIDES: 20'
REAR: 20'
- LOT AREA: 2.07 ACRES±
BUILDABLE AREA = 42,079 S.F. OR 0.9660 ACRES±
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 24047C0165H & 24047C0153H, DATED JULY 16, 2015. THIS SITE IS LOCATED IN FLOOD ZONE X.
- THIS PROPERTY LIES WITHIN THE NEWPORT BAY SUBWATERSHED, 02130105.

EXISTING LOT COVERAGE:

EX. DWELLING =	2,387 SQ. FT.±
EX. FRONT COV. POR. =	121 SQ. FT.±
EX. CONC. WALK =	1,275 SQ. FT.±
EX. CONC. PAD =	169 SQ. FT.±
EX. DUMPSTER PAD =	78 SQ. FT.±
EX. ASPHALT DRIVEWAY =	5,524 SQ. FT.±
EX. SHED (2) =	200 SQ. FT.±
TOTAL EXISTING LOT COVERAGE =	9,754 SQ. FT.±

EXISTING CONDITIONS SURVEY

LANDS OF
THE LIONS DEN INC.

9039 WORCESTER HIGHWAY

THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND

RUSSELL T. HAMMOND
Surveying, LLC

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

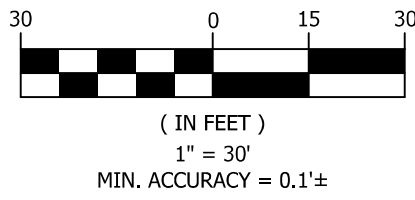
DESIGNED BY	N/A	SURVEYED BY	R.T.H.	FILE #	2023-3506
DRAWN BY	R.T.Hammond	DATE	07/19/2025	SHEET 1 OF 5	
CHECKED BY	R.T.Hammond	SCALE	1" = 30'		

#	REVISION	DATE	CHKD

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. 21328, EXPIRATION DATE 08/2025.

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

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- EXISTING TREE
- EXISTING ROAD SIGNAGE
- ✂ EXISTING UTILITY POLE
- + GUY ANCHOR

⊗ DENOTES EXISTING TREE TO BE REMOVED

- ▼ DENOTES PROPOSED BUILDING LIGHTING
- ⊙ DENOTES PROPOSED DOWNSPOUT PER PLAN
- DENOTES PROPOSED WHEELSTOP

STORMWATER MANAGEMENT LEGEND

—+LOB—+SF— DENOTES SILT FENCE AND/OR LIMITS OF DISTURBANCE

[LOB] DENOTES DISTURBED AREA = 42,900 S.F.± OR 0.984 ACRES ±

EXTERIOR LIGHTING

SYMBOL	AMOUNT	DESCRIPTION
PROPOSED LIGHT	4	4,375 LUMENS 35 WATT PLT WALL PACT MOUNTED ON BUILDING APPROXIMATELY 10' HIGH

ALL LIGHTING, INCLUDING EXTERIOR NECESSARY FOR THE SAFETY AND PROTECTION OF PROPERTY, SHALL BE DIRECTED, CONTROLLED AND FOCUSED WITHIN THE SITE'S PROPERTY LINES TO MINIMIZE GLARE AND ILLUMINATION OF NEIGHBORING PROPERTIES. PROTECT THE NIGHT SKY FROM LIGHT POLLUTION, AND SPECIFICALLY TO DIRECT THE LIGHT AWAY FROM ADJOINING LOTS OR ROADS.

NORTHERN WORCESTER COUNTY ATHLETIC COMPLEX

TAX MAP 32 PARCEL 276
COUNTY COMMISSIONERS OF WORCESTER COUNTY
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NORTHERN WORCESTER COUNTY ATHLETIC COMPLEX

TAX MAP 32 PARCEL 276
COUNTY COMMISSIONERS OF WORCESTER COUNTY
DEED REF.: R.H.O. 1810/540
DEED REF.: S.R.B. 8677/271
PLAT REF.: S.V.H. 228/11
PLAT REF.: S.V.H. 234/65
PLAT REF.: S.R.B. 254/24
ACCOUNT NUMBER - 03-023737
ACCOUNT NUMBER - 03-769999
CURRENT USE: ATHLETIC COMPLEX
ZONED: R-1 (TOWN OF BERLIN)

NORTHERN WORCESTER COUNTY ATHLETIC COMPLEX

TAX MAP 32 PARCEL 276
COUNTY COMMISSIONERS OF WORCESTER COUNTY
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CONCEPTUAL SITE PLAN

LANDS OF
THE LIONS DEN INC.

9039 WORCESTER HIGHWAY

THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND

RUSSELL T. HAMMOND
Surveying, LLC

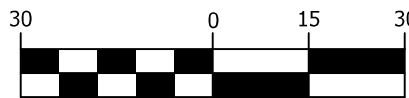
SURVEYING - LAND PLANNING
10310 Hotel Road Bishopville, MD 21813
(410) 352-5674 - (410) 726-8076

DESIGNED BY	N/A	SURVEYED BY	R.T.H.	FILE #	2023-3506
DRAWN BY	R.T.Hammond	DATE	07/19/2025	SHEET 2 OF 5	
CHECKED BY	R.T.Hammond	SCALE	1" = 30'		

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. 212328 EXPIRATION DATE 08/2025.

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NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY, WETLANDS, UTILITIES OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.



(IN FEET)
1" = 30'
MIN. ACCURACY = 0.1'±

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- FOUND IRON ROD
- EXISTING WELL
- EXISTING TREE
- EXISTING ROAD SIGNAGE
- ✂ EXISTING UTILITY POLE
- + GUY ANCHOR

○ DENOTES EXISTING TREE TO BE REMOVED

- ▼ DENOTES PROPOSED BUILDING LIGHTING
- DENOTES PROPOSED DOWNSPOUT PER PLAN
- DENOTES PROPOSED WHEELSTOP

STORMWATER MANAGEMENT LEGEND

- +LOB+ - SF DENOTES SILT FENCE AND/OR LIMITS OF DISTURBANCE
- 42.2 42.1 DENOTES EXISTING SPOT ELEVATION (NAVD 1988 DATUM)
- 42.2 42.1 DENOTES PROPOSED ELEVATION (NAVD 1988 DATUM)

- LOB SF DENOTES DISTURBED AREA = 42,900 S.F.± OR 0.984 ACRES ±

— DENOTES POST CONSTRUCTION FLOW

- NsA DENOTES SOIL TYPE AND BOUNDARY

EXTERIOR LIGHTING

SYMBOL	AMOUNT	DESCRIPTION
PROPOSED LIGHT	4	4,375 LUMENS 35 WATT PLT WALL PACT MOUNTED ON BUILDING APPROXIMATELY 10' HIGH

ALL LIGHTING, INCLUDING EXTERIOR NECESSARY FOR THE SAFETY AND PROTECTION OF PROPERTY, SHALL BE DIRECTED, CONTROLLED AND FOCUSED WITHIN THE SITE'S PROPERTY LINES TO MINIMIZE GLARE AND ILLUMINATION OF NEIGHBORING PROPERTIES, PROTECT THE NIGHT SKY FROM LIGHT POLLUTION, AND SPECIFICALLY TO DIRECT THE LIGHT AWAY FROM ADJOINING LOTS OR ROADS.

NORTHERN WORCESTER COUNTY ATHLETIC COMPLEX

TAX MAP 32 PARCEL 276
COUNTY COMMISSIONERS OF WORCESTER COUNTY
DEED REF: R.H.O. 1810/540
DEED REF: S.R.B. 8677/271
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ACCOUNT NUMBER - 03-023737
ACCOUNT NUMBER - 03-769999
CURRENT USE: ATHLETIC COMPLEX
ZONED: R-1 (TOWN OF BERLIN)

GENERAL NOTES:

- OWNER(S) OF RECORD - PARCEL 007: THE LIONS DEN, INC.
P.O. BOX 213
BERLIN, MD 21811
PHONE: 410-641-1064
- TAX MAP 32, PARCEL 007 - TAX ACCOUNT NO. 03-021882
- DEED REFERENCE: PARCEL 007 - C.W.N. 9/490
PLAT REFERENCE: S.V.H. 228/11, S.V.H. 234/65, S.R.B. 254/24
- PARCEL 007, ZONED: R-2
SETBACKS: FRONT: 100' (ARTERIAL HIGHWAY)
SIDES: 20'
REAR: 20'
- LOT AREA: 2.07 ACRES±
BUILDABLE AREA = 42,079 S.F. OR 0.9660 ACRES±
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 24047C0165H & 24047C0153H, DATED JULY 16, 2015. THIS SITE IS LOCATED IN FLOOD ZONE X.
- THIS PROPERTY LIES WITHIN THE NEWPORT BAY SUBWATERSHED, 02130105.
- DISTURBED AREA: 42,900 S.F.± OR 0.984 ACRES
- PROPOSED FILL CONTEMPLATED = 225 C.Y.±
- SITE SOILS ARE: HbA - HAMMONTON, LOAMY SAND, KaA - KENTUCKY, SILT LOAM, OaA - OTHELLO - SILT LOAM, AND WgB - WOODSTOWN, LOAMY SAND
- SITE IS IMPROVED AND GRASS MAINTAINED AS SHOWN.
- THERE ARE REPORTEDLY NO WETLANDS WITHIN THE LIMITS OF PROJECT AS SHOWN HEREON.
- SITE IS NOT WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA.

STORMWATER MANAGEMENT NARRATIVE

THE SITE IS CURRENTLY IMPROVED AND GRASS MAINTAINED. THE CURRENT OWNERS WISH TO CONSTRUCT THE PROPOSED IMPROVEMENTS AS SHOWN HEREON.

A CONTRACTOR IS TO PERFORM SOME MINOR GRADING AS TO PREVENT ANY RUNOFF ONTO THE ADJACENT PROPERTIES. THE FRONT OF THE PROPOSED BUILDING WILL SHEET FLOW TO ROOFTOP DISCONNECTS AND THE REAR OF THE BUILDING WILL DISCHARGE INTO RAIN GARDENS AS SHOWN. THE PROPOSED ASPHALT PARKING LOT WILL SHEET FLOW TO A LEVEL SPREADER AND TO BIO-RETENTION AREA.

PROPOSED LOT COVERAGE:

PROPOSED BUILDING (WITH STOR. AND BAY) =	1,141 SQ. FT.±
PROPOSED FRONT COV. POR. =	78 SQ. FT.±
PROPOSED CONC. WALK =	1,132 SQ. FT.±
PROPOSED REAR COV. POR. =	142 SQ. FT.±
PROPOSED ASPHALT PARKING =	7,054 SQ. FT.±
PROPOSED LEVEL SPREADER =	100 SQ. FT.±
EX. ASPHALT DRIVEWAY =	5,554 SQ. FT.±
EX. ASPHALT DRIVEWAY =	788 SQ. FT.±
EX. DUMPSTER PAD =	78 SQ. FT.±
TOTAL PROPOSED LOT COVERAGE =	16,037 SQ. FT.±

CONCEPTUAL GRADING, STORMWATER MANAGEMENT AND SOIL EROSION AND SEDIMENT CONTROL PLAN

LANDS OF THE LIONS DEN INC.

9039 WORCESTER HIGHWAY
THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND

RUSSELL T. HAMMOND
Surveying, LLC

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

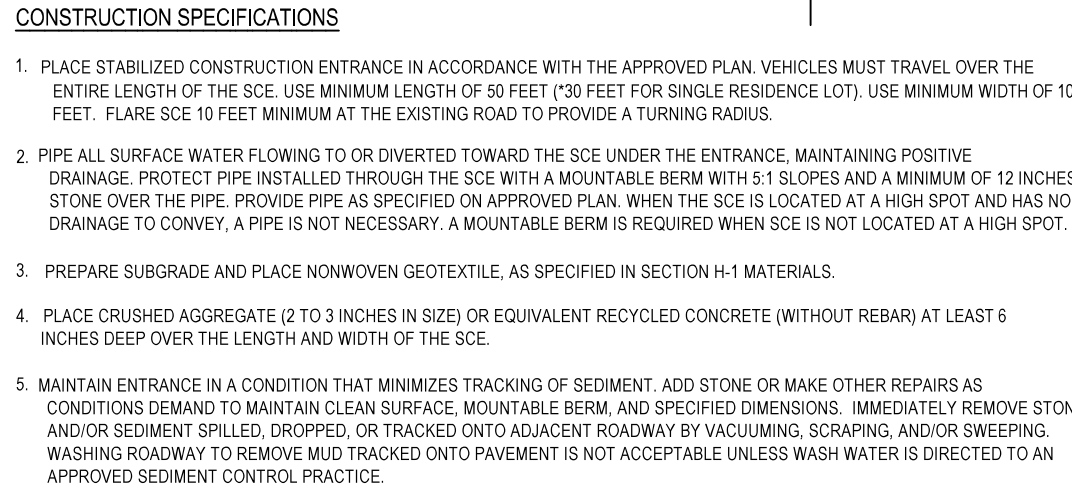
DESIGNED BY	N/A	SURVEYED BY	R.T.H.	FILE #	2023-3506
DRAWN BY	R.T.Hammond	DATE	07/19/2025	SHEET 3 OF 5	
CHECKED BY	R.T.Hammond	SCALE	1" = 30'		

#	REVISION	DATE	CHKD

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. 21528, EXPIRATION DATE: 08/2025.

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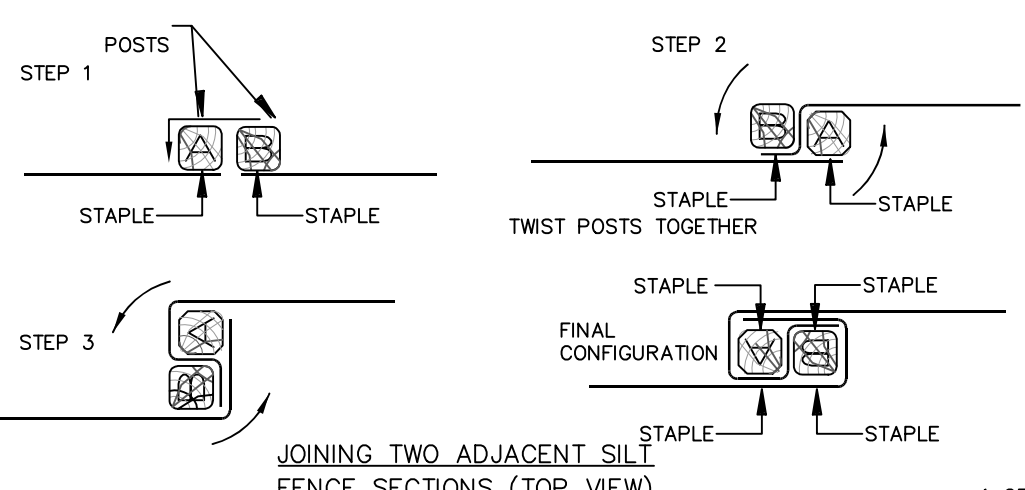
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1. CONTRACTOR SHALL BE REQUIRED TO PROVIDE ALL MATERIALS AND APPURTENANCE NECESSARY FOR COMPLETE PROJECT CONSTRUCTION AS SHOWN ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS.
2. THE CONTRACTOR SHALL CONTACT THE CITY UTILITY FOR LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. (1-800-257-3787 OR 311-747-3787)
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES, ETC. CAUSED BY THE CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR CONSTRUCTION PERMITS AND FEES.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH WORCESTER COUNTY. (410) 332-1220
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF INSPECTION AND ACCEPTANCE BY WORCESTER COUNTY ROADS, WORCESTER COUNTY HEALTH DEPARTMENT AND, WORCESTER COUNTY SANITARY DISTRICT.
7. PARKING LOT AREAS SHALL, AT A MINIMUM, BE SURFACED WITH GRAVEL.

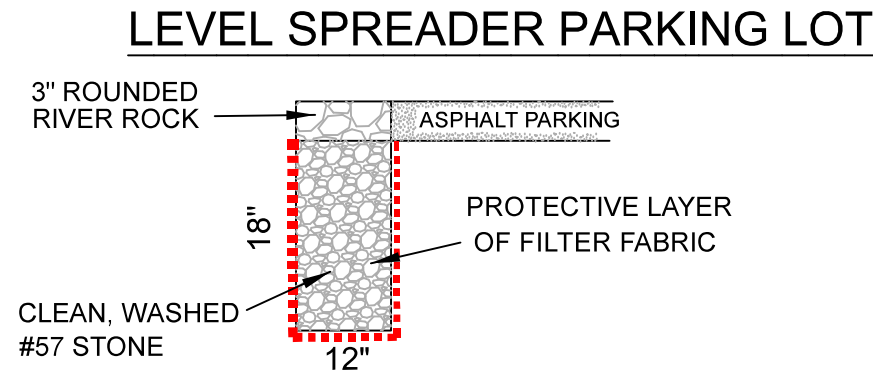
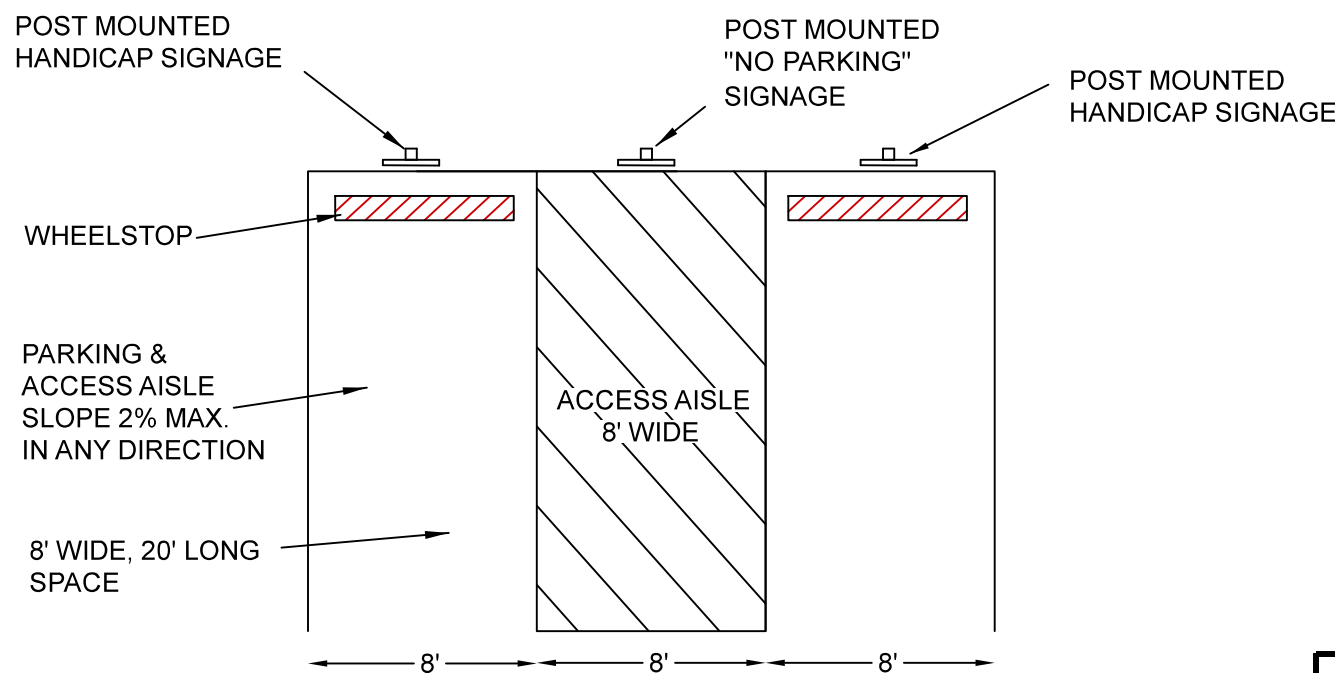
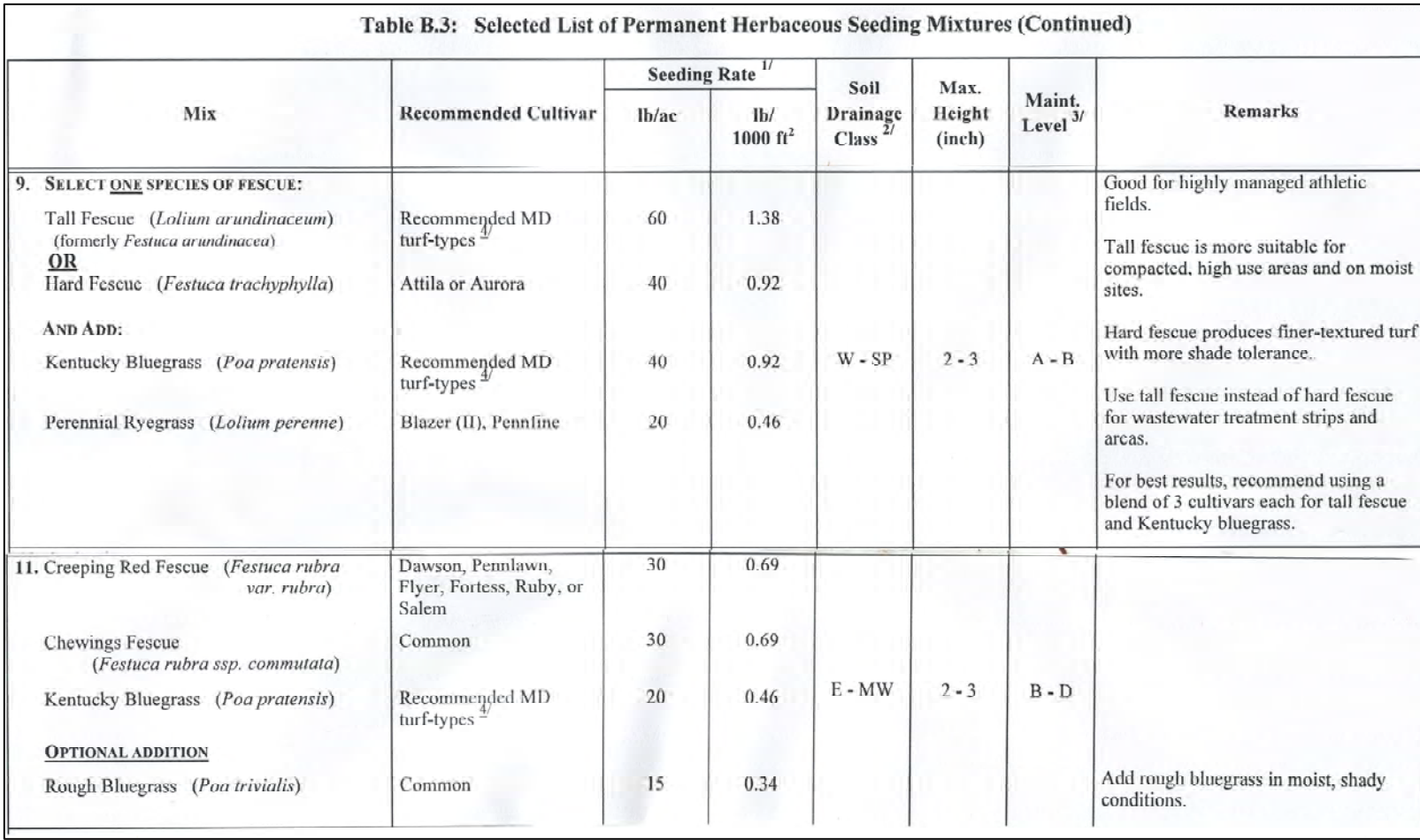
SEDIMENT AND EROSION CONTROL NOTES

- | PROFESSIONAL CERT. | # | REVISION | DATE | CHKD |
|--------------------|---|----------|------|------|
| | | | | |
| | | | | |
| | | | | |



1. NOTIFY WORCESTER COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS
AT 410-632-1220 TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR

1. NOTIFY WORCESTER COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS
AT 410-632-1220 TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO
BEGINNING ANY SITE WORK. FAILURE TO CONTACT WORCESTER COUNTY MAY RESULT IN AN
IMMEDIATE STOP WORK ORDER.
2. CLEARING AND GRUBBING AS NECESSARY FOR THE INSTALLATION OF PERIMETER
CONTROLS. (2 DAYS)
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE AROUND
ENTIRE SITE. (1 DAY)
4. REMAINING CLEARING AND GRUBBING WITHIN INSTALLED PERIMETER CONTROLS. (2 DAYS)
5. STRIP TOP SOIL FROM BUILDING PAD AND GRADE SITE. 5 DAYS
6. STABILIZE ALL DISTURBED AREAS, IN ACCORDANCE WITH THE 714 DAY RULE. THIS IS A
CONTINUAL REQUIREMENT.
7. INSTALL BUILDING INFRASTRUCTURE INCLUDING SANITARY SEWER, WATER & UTILITY
PIPING. STABILIZE DISTURBED AREAS.
8. CONSTRUCTION OF BUILDINGS AND OTHER FEATURES. (120 DAYS)
9. FINAL GRADING, SEED/SOD PROPOSED GRASS AREAS, INSTALL LANDSCAPING AND
STABILIZATION.
10. INSTALL RAIN GARDENS AND PAVEMENT AS INDICATED ON THE PLANS.
11. APPROVAL OF MDE PRIOR TO REMOVAL OF SEDIMENT CONTROLS.
12. REMOVAL OF CONTROLS AND STABILIZATION OF AREAS THAT ARE DISTURBED BY
REMOVAL OF SEDIMENT CONTROLS.



THIS PROPERTY LIES OUTSIDE OF LIMITS OF THE WORCESTER COUNTY ATLANTIC COASTAL BAYS
CRITICAL AREA PROGRAM.

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(B)(9) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW, SINCE THE ACTIVITY DOES NOT RESULT IN THE CUTTING, CLEARING, OR GRADING OF MORE THAN 20,000 SQUARE FEET OF FOREST; AND IS SUBJECT OF A DECLARATION OF INTENT FILED WITH THE COUNTY.

1. CERTIFY THAT:

A. THE EVALUATION AND CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THE SEDIMENT AND EROSION CONTROL PLAN, AND THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL." FOR FURTHER AUTHORIZATION, THE DEVELOPER SHALL OBTAIN A PERMIT EVALUATION BY WORCESTER COUNTY SOIL CONSERVATION DISTRICT BOARD OF SUPERVISORS OR THEIR AUTHORIZED REPRESENTATIVE.

ALL CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THE APPROVED EROSION CONTROL PLAN. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING CONTROLS, AND THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION SHALL BE REQUIRED TO COMPLETE A COURSE OF TRAINING AT A MARKLAND DEPARTMENT OF THE ENVIRONMENT TO BEGINNING THE PROJECT.

THE OWNER/DEVELOPER CERTIFIES THE RIGHT OF ENTRY FOR PERIODIC ON SITE EVALUATION AND MONITORING DURING CONSTRUCTION BY THE COUNTY OF MARYLAND.

OWNER/DEVELOPER OR REPRESENTATIVE SHALL CONTACT THE APPROPRIATE ENFORCEMENT AUTHORITY OR ITS AGENT AT THE FOLLOWING STAGES OF THE PROJECT:

- A. PRIOR TO THE START OF ANY CLEARING OR GRADING.**
- B. UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT PRIOR TO THE START OF ANY GRADING OR CONSTRUCTION.**
- C. PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT.**
- D. PRIOR TO THE REMOVAL OF SEDIMENT PROTECTION FACILITIES.**

THE DEVELOPER WILL PROVIDE ONE COPY OF A RED LINE AS-BUILT DRAWING OF EACH FACILITY REQUIRING A STATUS REPORT.

ALL PHASES OF STORMWATER MANAGEMENT CALCULATIONS, STRUCTURE DESIGN AND CONSTRUCTION WILL ACHIEVE THE DESIGN CRITERIA AND STANDARDS SET FORTH FOR STORMWATER MANAGEMENT AND THE STORMWATER MANAGEMENT PLAN FOR THE SITE.

AS THE PROPERTY OWNER/DEVELOPER, I AM IN AGREEMENT WITH THIS SITE PLAN SUBMITTED HERewith, AND I AM RESPONSIBLE FOR EHT COMPLETION OF THE IMPROVEMENTS AS SHOWN ON THE APPROVED SITE PLAN, AND I UNDERSTAND THAT I CANNOT ALLOW THE PROPERTY OR BUILDINGS TO BE OCCUPIED UNTIL A CERTIFICATE OF USE AND OCCUPANCY HAS BEEN ISSUED BY THE DEPARTMENT OF DEVELOPMENT, REVIEW AND PERMITTING.

CERTIFICATION

"THE DEVELOPER'S PLAN TO CONTROL SILT AND EROSION IS ADEQUATE TO CONTAIN THE SILT AND EROSION ON THE PROPERTY COVERED BY THE PLAN. I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE WORCESTER COUNTY SOIL CONSERVATION DISTRICT PLAN SUBMITTAL GUIDELINE AND THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SEDIMENT AND EROSION CONTROL. I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER."

SIGNATURE(S)	DATE
RUSSELL T. HAMMOND RUSSELL T. HAMMOND SURVEYING, LLC 10310 HOTEL ROAD BISHOPVILLE, MARYLAND 21813 PHONE: 410-352-5674	

9039 WORCESTER HIGHWAY

RUSSELL T. HAMMOND
Surveying, LLC

SURVEYING - LAND PLANNING

10310 Hotel Road Bishopville, MD 21813

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RAIN GARDEN INSPECTION SCHEDULE

- PRE-INSTALLATION MEETING
 - CONTRACTOR AND INSPECTOR TO REVIEW AND SCHEDULE INTERIM INSPECTIONS
 - INFILTRATION AREAS NOT IMPACTED DURING OTHER CONSTRUCTION
 - STORMWATER DIVERTED AROUND THE INFILTRATION AREAS
- EXCAVATION
- FILTER LAYER, UNDERDRAIN, STONE RESERVOIR PLACEMENT
 - VERIFY AGGREGATES CONFORM TO SPECIFICATIONS
 - VERIFY FILTER MEDIA INSTALLED PER PLANS
 - SIDES OF EXCAVATION COVERED WITH GEOTEXTILE, NO TEARS, HOLES OR EXCESSIVE WRINKLES

SEQUENCE OF CONSTRUCTION FOR RAIN GARDEN

- PROTECT RAIN GARDEN AREA FROM COMPACTION PRIOR TO INSTALLATION.
- COMPLETE SITE GRADING. CONSTRUCT CURB CUTS BUT PROVIDE PROTECTION SO THAT DRAINAGE IS PROHIBITED FROM ENTERING CONSTRUCTION AREA.
- EXCAVATE RAIN GARDEN TO PROPOSED BOTTOM OF PLANTING MEDIA AS INDICATED ON THE PLANS. SCARIFY THE EXISTING SUBGRADE. DO NOT COMPACT SUBGRADE.
- BACKFILL RAIN GARDEN WITH PLANTING SOIL AS INDICATED ON THE PLANS. OVERFILLING IS RECOMMENDED TO ACCOUNT FOR SETTLEMENT. LIGHT TAMPING IS ACCEPTABLE IF NECESSARY.
- PRESOAK THE PLANTING SOIL PRIOR TO PLANTING VEGETATION TO AID IN SETTLEMENT.
- COMPLETE THE FINAL GRADING TO ACHIEVE PROPOSED DESIGN ELEVATIONS, LEAVING SPACE FOR UPPER LAYER OF MULCH.
- PLANT VEGETATION ACCORDING TO THE PLANTING PLAN. PLACE 3" MULCH LAYER.

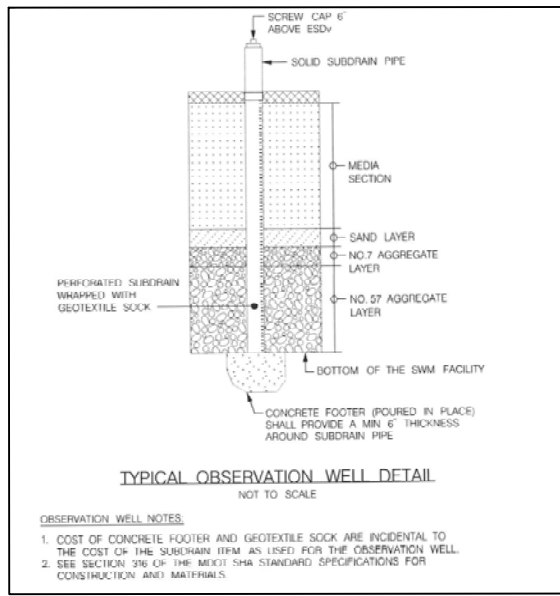
RAIN GARDEN MAINTENANCE SCHEDULE

Description	Method	Frequency	Time of the year
Soil			
Inspect and Repair Liners	Visual	Monthly	Monthly
Organic Layer			
Replenish any void areas	By hand	Whenever needed	Whenever needed
Remove previous mulch layer before applying new layer (optional)	By hand	Once every two to three years	
Add fresh mulch layer	By hand	Every six months	Spring and Fall
Plants			
Removal and replacement of all dead and diseased vegetation considered beyond treatment	See planting signs	Twice a year	3/16 to 4/30 and 10/1 to 11/30
Inspect for disease/pest problems	Visual	Once a month (average)	Inspect more frequently in warmer months
Determine if treatment is warranted based on treatment approach	By hand	N/A	Varies, depends on degree of insect infestation
Watering of plant material shall take place for fourteen consecutive days after planting has been completed unless there is sufficient natural rainfall.	By hand	Immediately after completion of project	N/A
Remove stakes and wires after 6 months	By hand	After trees have taken root	Remove stakes and wires when possible, but at least by six months time
Remove tags	By hand	At end of warranty period	

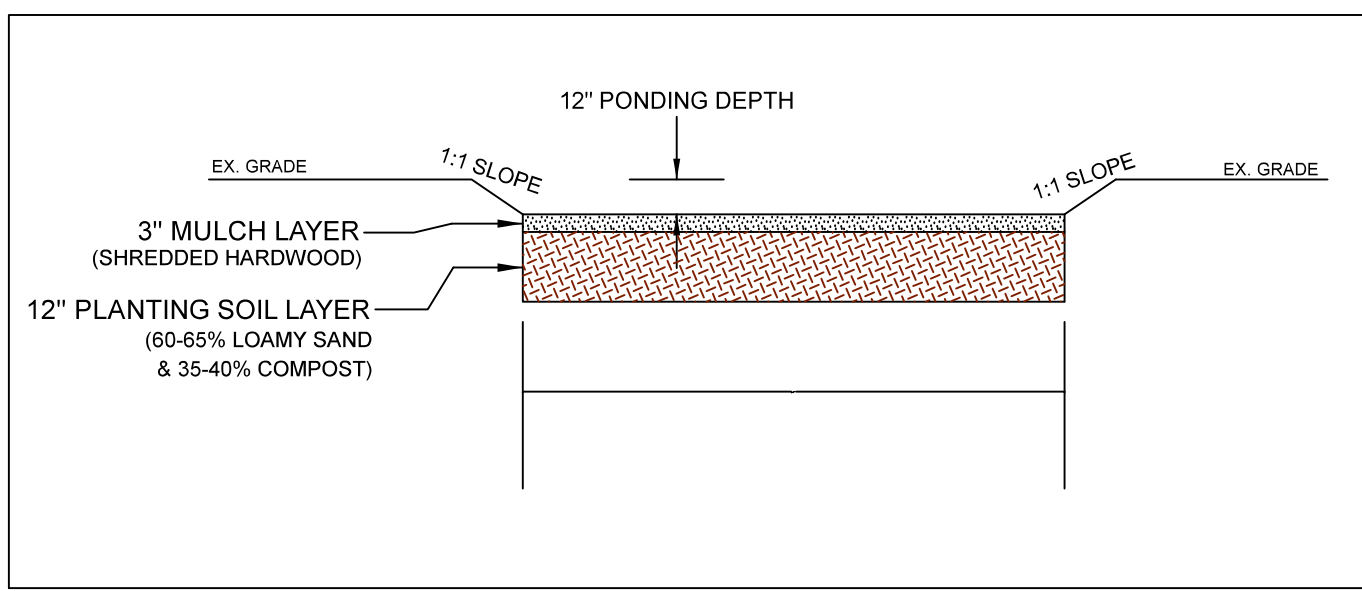
RAIN GARDEN PLANTING LIST

Table A-4 Commonly Used Species for Bio-retention Areas		
Trees	Shrubs	Herbaceous Species
<i>Acer rubrum</i>	<i>Arsenicum parviflorum</i>	<i>Andropogon virginicus</i>
Red Maple	<i>Betula pumila</i>	Broomrape
<i>Betula nigra</i>	<i>Cypripedium occidentale</i>	<i>Equisetum perfoliatum</i>
River Birch	Burns	Joe-Pye Weed
<i>Juniperus virginiana</i>	<i>Hamamelis virginiana</i>	<i>Scirpus palustris</i>
Eastern Red Cedar	Witch Hazel	Three Square Bulrush
<i>Chamaecyparis virginiana</i>	<i>Vaccinium corymbosum</i>	<i>Iris versicolor</i>
Fraxino-tree	Highbush Blueberry	Blue Flag
<i>Nyssa sylvatica</i>	<i>Ilex glabra</i>	<i>Labellia cardinalis</i>
Black Gum	Salberry	Cardinal Flower
<i>Disopyrus virginiana</i>	<i>Ilex verticillata</i>	<i>Rubus virginicus</i>
Persimmon	Witchberry	Swallowtail
<i>Platanus occidentalis</i>	<i>Viburnum dentatum</i>	<i>Dicentra spectabilis</i>
Sycamore	Aronia	Broom Prairie Grass
<i>Quercus palustris</i>	<i>Lindera benzoin</i>	<i>Rudbeckia hirta</i>
Pine Oak	Spicebush	Tall Coreopsis
<i>Quercus phellos</i>	<i>Myrica pennsylvanica</i>	<i>Scirpus eximius</i>
Willow Oak	Bayberry	Yarrow
<i>Salix nigra</i>	<i>Vernonia noveboracensis</i>	
Black willow	New York Ironweed	

Note 1: For more options on plant selections for bio-retention, consult Bio-retention Manual (ETAB, 1993) or the Design of Stormwater Filtration Systems (Clymer and Schaefer, 1997).

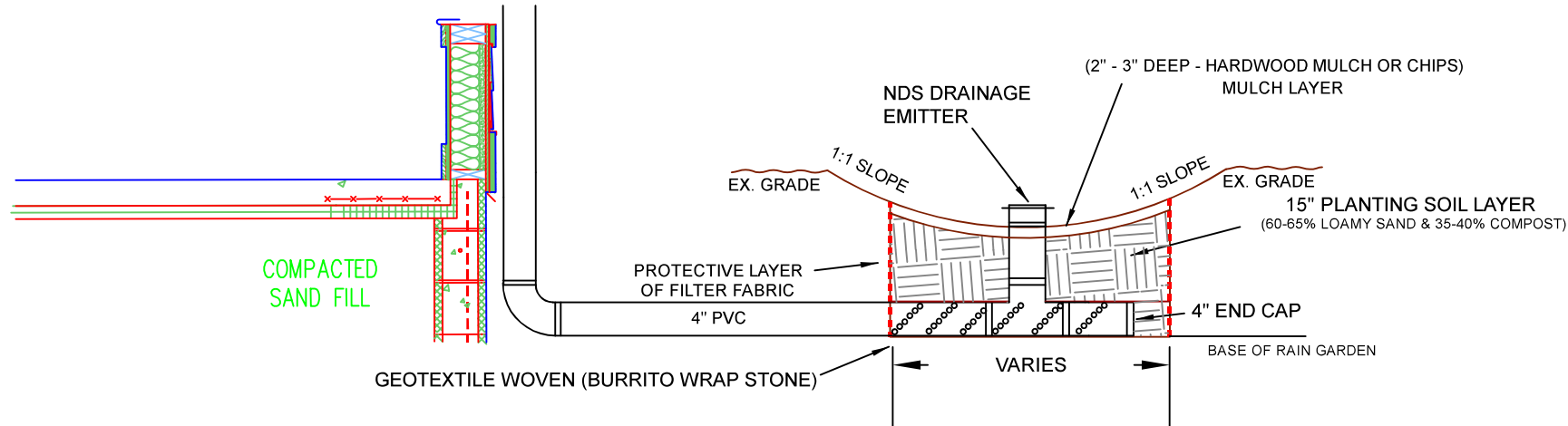


TYPICAL RAIN GARDEN CROSS SECTION RG-1, RG-2 AND RG-3



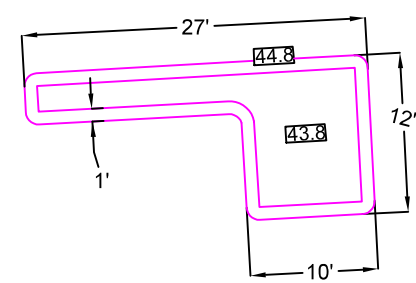
THERE WILL BE A MINIMUM 2' CLEARANCE BETWEEN BOTTOM OF THE RAIN GARDEN AND EXISTING WATER TABLE.

ROOFTOP TO RAIN GARDEN - DOWNSPOUT

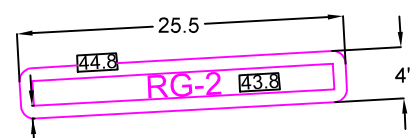


THERE WILL BE 2' CLEARANCE BETWEEN BOTTOM OF RAIN GARDEN AND WATER TABLE.

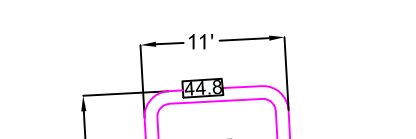
RAIN GARDEN DETAIL



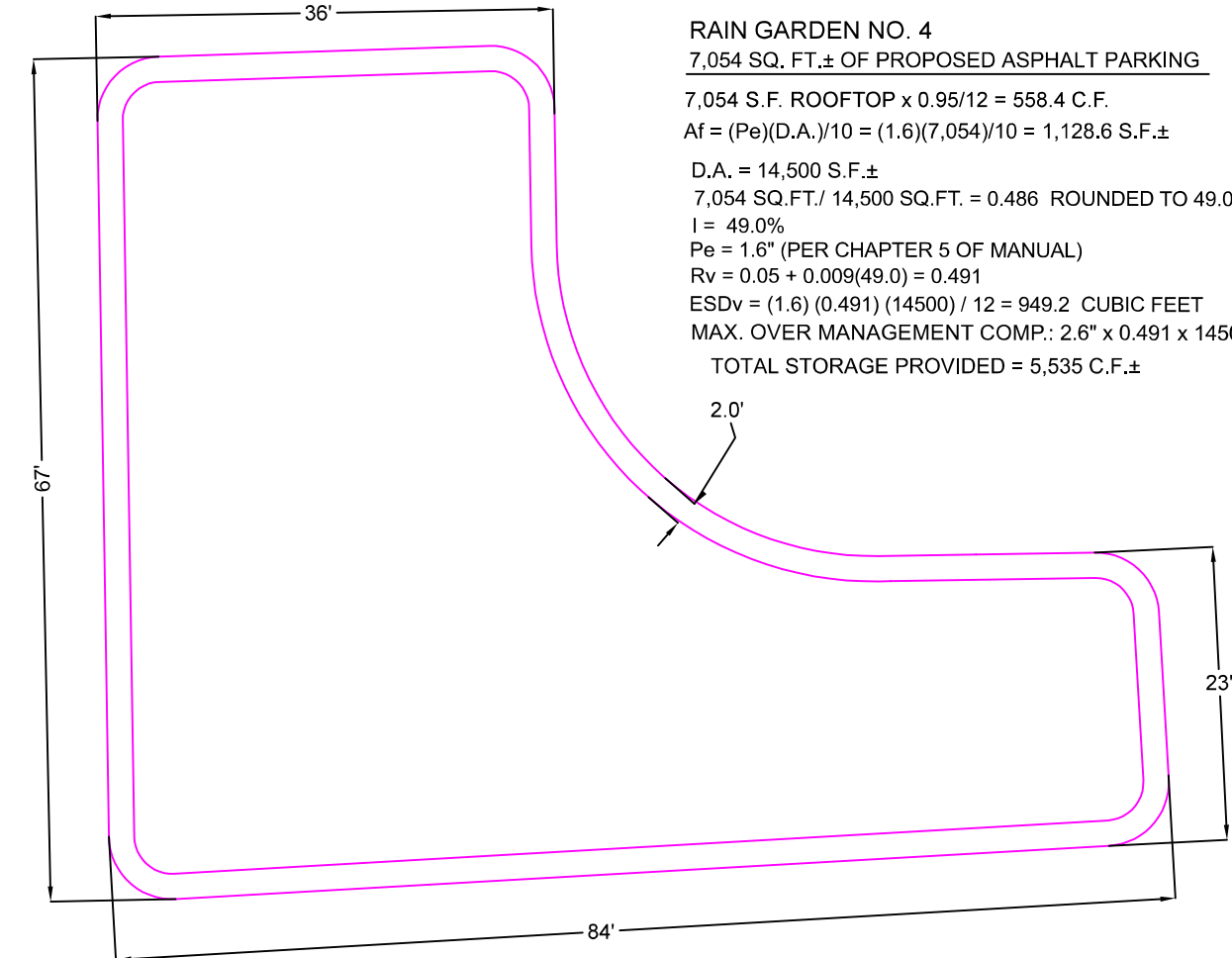
RAIN GARDEN NO. 1
868 SQ. FT. ± OF PROPOSED ROOFTOP
868 S.F. ROOFTOP x 0.95/12 = 68.7 C.F.
Pe = 1.6" (PER CHAPTER 5 OF MANUAL)
At = (Pe)(D.A.)/10 = (1.6)(868)/10 = 138.9 S.F. ±
Rv = 0.05 + 0.009(100) = 0.95
ESDv = (1.6)(0.95)(868) / 12 = 109.9 CUBIC FEET
MAX. OVER MANAGEMENT COMP.: 2.6" x 0.95 x 868 / 12 = 178.7 C.F.
WQv = (155 C.F.) + [(118 x 1.25) 4] = 214 C.F.
TOTAL STORAGE PROVIDED = 214 C.F. ±



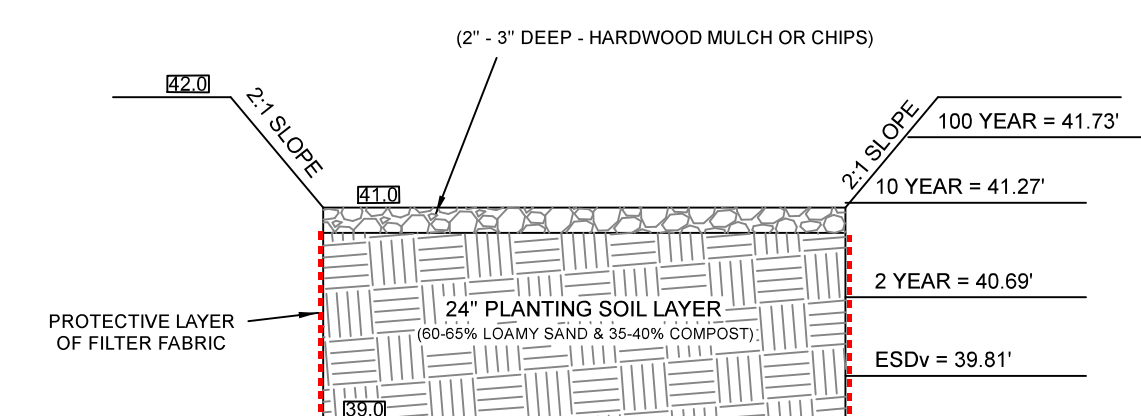
RAIN GARDEN NO. 2
612 SQ. FT. ± OF PROPOSED ROOFTOP
612 S.F. ROOFTOP x 0.95/12 = 48.5 C.F.
Pe = 1.6" (PER CHAPTER 5 OF MANUAL)
At = (Pe)(D.A.)/10 = (1.6)(612)/10 = 97.9 S.F. ±
Rv = 0.05 + 0.009(100) = 0.95
ESDv = (1.6)(0.95)(612) / 12 = 77.5 CUBIC FEET
MAX. OVER MANAGEMENT COMP.: 2.6" x 0.95 x 612 / 12 = 126.0 C.F.
WQv = (73 C.F.) + [(46 x 1.25) 4] = 96 C.F.
TOTAL STORAGE PROVIDED = 96 C.F. ±



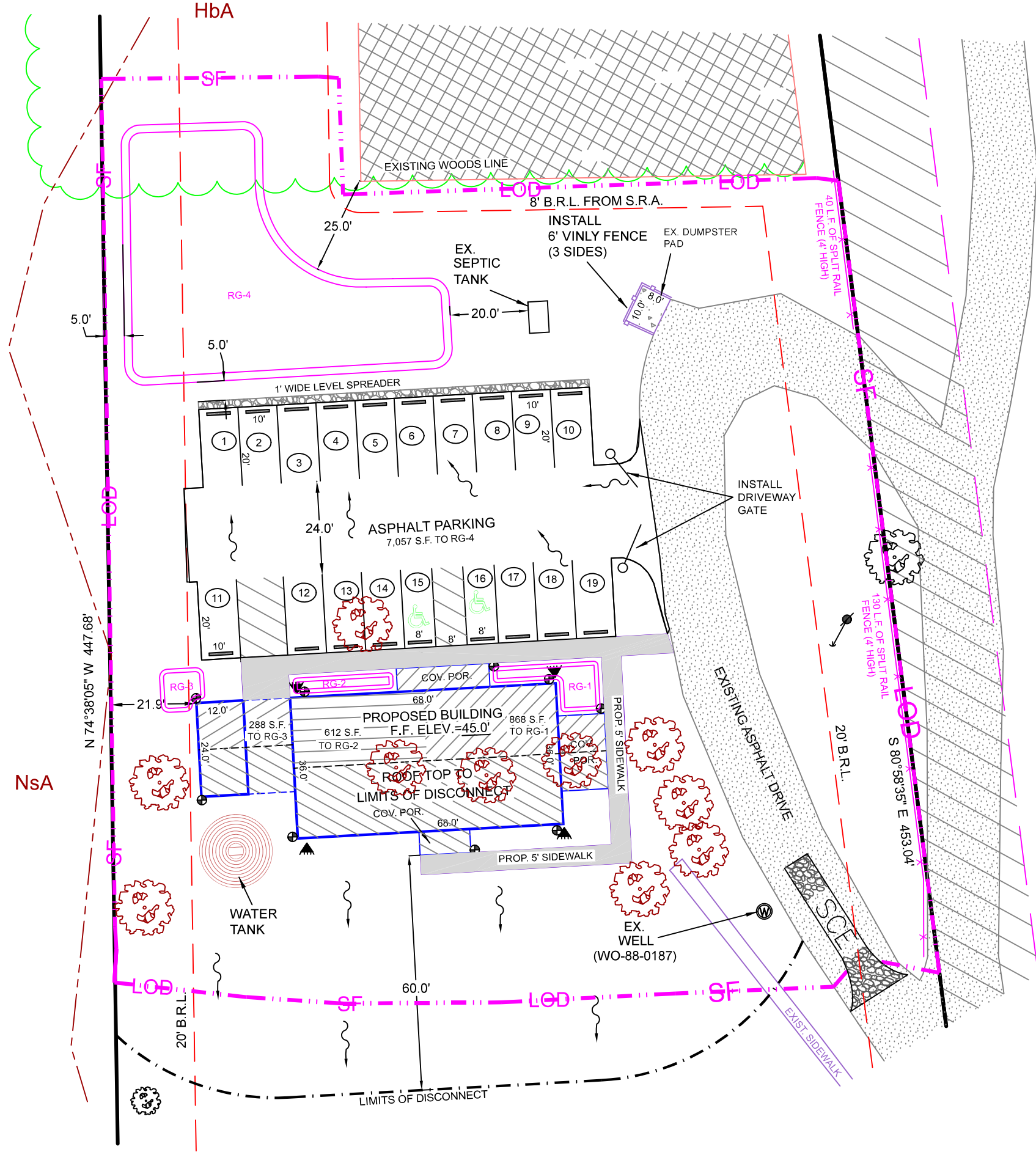
RAIN GARDEN NO. 3
288 SQ. FT. ± OF PROPOSED ROOFTOP
288 S.F. ROOFTOP x 0.95/12 = 22.8 C.F.
Pe = 1.6" (PER CHAPTER 5 OF MANUAL)
At = (Pe)(D.A.)/10 = (1.6)(288)/10 = 46.1 S.F. ±
Rv = 0.05 + 0.009(100) = 0.95
ESDv = (1.6)(0.95)(288) / 12 = 36.5 CUBIC FEET
MAX. OVER MANAGEMENT COMP.: 2.6" x 0.95 x 288 / 12 = 59.2 C.F.
WQv = (92.5 C.F.) + [(74 x 1.25) 4] = 129.5 C.F.
TOTAL STORAGE PROVIDED = 129.5 C.F. ±



RAIN GARDEN NO. 4
7,054 SQ. FT. ± OF PROPOSED ASPHALT PARKING
7,054 S.F. ROOFTOP x 0.95/12 = 558.4 C.F.
At = (Pe)(D.A.)/10 = (1.6)(7,054)/10 = 1,128.6 S.F. ±
D.A. = 14,500 S.F. ±
7,054 SQ. FT. / 14,500 SQ. FT. = 0.486 ROUNDED TO 48.0%
I = 48.0%
Pe = 1.6" (PER CHAPTER 5 OF MANUAL)
Rv = 0.05 + 0.009(48.0) = 0.491
ESDv = (1.6)(0.491)(14,500) / 12 = 949.2 CUBIC FEET
MAX. OVER MANAGEMENT COMP.: 2.6" x 0.451 x 14,500 / 12 = 1542.5 C.F.
TOTAL STORAGE PROVIDED = 5,535 C.F. ±



RG-4 CROSS SECTION



DRAINAGE MAP

ESD - UNIFIED SIZING CRITERIA

LIMITS OF DISTURBANCE = 42,900 SQ. FT.
16,037 SQ. FT. / 42,900 SQ. FT. = 0.6539% ROUNDED TO 65.0%
I = 37.3%
Pe = 1.6" (PER CHAPTER 5 OF MANUAL)
Rv = 0.05 + 0.009(37) = 0.383
ESDv = (1.6)(0.383)(42,900) / 12 = 2,190.8 CUBIC FEET
WQv = (1.0)(0.383)(42,900) / 12 = 1,369.2 CUBIC FEET
Rev = (0.06)(0.383)(42,900) / 12 = 82.1 CUBIC FEET
Qe = (1.6)(0.383) = 0.612"

CONCEPTUAL DETAILS RAIN GARDENS

LANDS OF THE LIONS DEN INC.

9039 WORCESTER HIGHWAY

THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND

RUSSELL T. HAMMOND
Surveying, LLC

SURVEYING - LAND PLANNING

10310 Hotel Road Bishopville, MD 21813

(410) 352-5674 - (410) 726-8076

DESIGNED BY	N/A	SURVEYED BY	R.T.H.	FILE #	2023-3506
DRAWN BY	R.T.Hammond	DATE	07/19/2025	SHEET 5 OF 5	
CHECKED BY	R.T.Hammond	SCALE	1" = 30'		

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. 21238 EXPIRATION DATE 10/8/2025.

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

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: September 9, 2026

PROJECT: Starbucks – Coastal Square – Minor Site Plan Review

APPLICANT(S) IN ATTENDANCE:

TRC MEMBERS IN ATTENDANCE:

_____ Jackson, Zoning Administrator
_____ White, DRP Specialist II
_____ 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  
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICES DIVISION

### WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING September 9, 2026

#### **Starbucks – Minor Site Plan Review**

Proposed construction of a Starbucks coffee shop and two retail units on Outlot No. 2 of the Coastal Square Commercial project. Located at 11238 Ocean Gateway, Berlin, MD 21811. Tax Map 26, Parcel 474, Tax District 3, C-3 Highway Commercial District. Coastal Square, LLC, owner / Becker Morgan Group, Inc., engineer.

**Prepared by:** Zoning Division Staff

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

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



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

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| §ZS1-211(b)(1) | C-3 Highway Commercial District, Retail or Service Establishments |
| §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                                        |

\*The site plan is subject to the U.S. Route 50 Transportation Corridor Plan and the *Design Guidelines and Standards for Commercial Uses*. As it is a minor site plan, the building is not subject to the *Design Guidelines and Standards for Commercial Uses*.

**\*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. Sealed copies of the approved site plan will be required for final signature approval.

### **Off Street Parking & Loading**

1. Sheet C-001: In the legend, please include symbolism for pervious pavers.
2. The maximum parking allowed is 45 spaces, you cannot provide 50. Up to 45 is permitted. However, please recalculate the parking to include the outdoor patio as part of the coffee shop use area.
3. Identify the number of stacking spaces in the drive-thru. Per county policy, a coffee shop is required to have 5 spaces as measured from the order window/box.
4. Sheet C-201: Please provide at least (1) litter receptacle within the parking area. §ZS1-320(f)(6).

5. Sheet C-201: Item G-7 in General Construction Notes indicates there will be a bike rack, however there is no corresponding item in the site plan. Please indicate the location of the proposed bike rack.
6. Sheet C-901: Please include construction details of the proposed bike rack. Please ensure the proposed bike rack can hold five (5) bicycles. §ZS1-320(f)(12).
7. Sheet C-901: Please include construction details of the dumpster enclosure. Please list height of fenced enclosure and note that an enclosure greater than 4' will require BZA approval due to it being in the front yard setback.
8. Sheet C201: Please clearly indicate there will be parking bumpers or wheelstops for the proposed parking spaces. §ZS1-320(f)(5).
9. Sheet C201: In General Construction Notes: Items G-3 and G-4, please change the corresponding construction details sheet from "C903" to "C901"

### **Landscaping**

1. Staff have confirmed that the proposed landscaping aligns with the approved master landscaping list. All future outlots shall also abide by the approved master landscaping list.
2. Sheet L101: Please provide the height of each species at the time of planting and at maturity. §ZS1-322(d)(5).
3. Sheet L101: Please specify the landscape irrigation method. If an automatic system is not proposed, a waiver will need to be approved by the Planning Commission.
4. 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).
5. 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.

### **Signage and Lighting**

1. You are allowed 2 square feet of sign area per linear feet of building frontage at the primary customer entrance. Signage will be reviewed at permit stage for compliance. §ZS1-324(c)(4)(A).
2. Please include an exterior lighting plan showing the site and building light fixtures and lighting levels as measured in watts and lumens. §ZS1-323(b)(1)
3. Coastal Square development is limited to one freestanding sign, which they can have copy area on, but this development wouldn't be allowed to have their own.

## **U.S. Route 50 Transportation Corridor Plan**

1. All structures placed on outlots located between U.S. Route 50 and the service road or any other such located properties shall be so designed as to provide a front facade on any side of the building which faces a public road right-of-way or an approved private road.

## **Design Guidelines and Standards for Commercial Uses**

The site plan may need the following waivers from the Design Guidelines and Standards for Commercial Uses:

1. Section 8(b)(4) The appearance of flat roofs is prohibited in areas other than the town center tradition. Flat roofs may be provided for mechanical and other equipment if the equipment is screened.
2. Per Section 10, Façade recess/projections are required where the building width is greater than 60'. 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 at street or sidewalk level. Additional transparency (windows/doors) may be required to meet the 25% threshold on at least two of the other public facades (southerly and westerly).
3. Is there any ground level equipment? Per Section 10(2)(b) All mechanical or utility equipment and other utility areas placed along any facade, including those at the side or rear of a structure, shall be screened from view with materials in keeping with the facade or landscaping and shall not impede vehicular or pedestrian traffic.
4. Do you have two entry features per Section 11? Per Section 11(4) a this is a requirement for customer entrance where fronting parking (rear/southerly façade and westerly façade). Other wise you will need a waiver.
5. Is the outdoor patio by retail unit 1 intended to be the community space required by Section 19? Must meet the size and feature requirement.

## **Other Agency Approvals:**

1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area, Forestry, and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway



Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

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

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

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

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



**Worcester County**  
**DEPARTMENT OF PUBLIC WORKS**  
6113 TIMMONS ROAD  
SNOW HILL, MD 21863

**DALLAS BAKER JR., P.E.**  
DIRECTOR

**JANA POTVIN**  
DEPUTY DIRECTOR

**MEMORANDUM**

**TO:** Technical Review Committee  
**FROM:** Public Works, Roads Division and Water / Wastewater Division  
**DATE:** 26 Aug 2026  
**SUBJECT:** Starbucks Coastal Square

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Comments provided by Public Works are based on the plans submitted. These comments are subject to change every time a change is made to the plans.

**Roads Division**

1. Entrance will require a Commercial Entrance Bond with associated documentation. Please include detail drawing(s) of that entrance on site drawings.
2. Two manholes PR. S.D. MH. :A2 and A3 are illustrated in the center of that roadway. Roads division encourages moving those out of the roadway in the interest of reducing the inconvenience caused by possible future maintenance events.

**Water / Wastewater Division**

1. The storm drain line that runs under the main entrance is outside the county's right of way and will remain the owner's responsibility. Nonetheless, we suggest rethinking the selection of species to be planted atop this drain line as listed on sheet L-101. Consider the possibility that these tree roots could invade the drain line, and the presence of these trees will complicate future maintenance events involving the drain line.

continued, next page

2. Referring to sheet C-301, Please show County limit of maintenance and a “Private” label at water service meter pit and sewer cleanout.



3. Referring to sheet C-301, if the plan is for the business in unit 2 to need a grease trap, shall that be shown on this sheet and installed by the building?
4. Referring to sheet C-301, If the 2” water service line will be serving all 3 units, consider whether the shown line size is adequate.
5. Referring to sheet C-301, consider whether the fire service line shown will be of adequate size to serve all 3 units.
6. Referring to sheet C-302, on the plan view at the water service meter pit and sewer cleanout, show county limit of maintenance and the “private” label
7. Referring to sheet C-302, on the sewer profile, show county limit of maintenance and the “private” label.
8. In Note S-4 in the Sanitary Sewer Construction Notes on sheet C-302, add instructions to submit this to Water / Wastewater Division for approval.
9. On sheet C-303, in the plan view, at both the water service meter pit and the sewer cleanout, show county limit of maintenance and the “private” label.
10. Referring to sheet C-303, on the water service profile, show county limit of maintenance and the “private” label.
11. Referring to sheet C-303, in the water service profile, show meter pit as 2”.
12. Referring to sheet C-303, in the Domestic Water System Construction Notes, reword note W-4 to begin with “Install **2”** meter pit as per Worcester County...”.
13. On sheet C-903, add Worcester County Detail W-13



W-13 Edit.pdf

14. On sheet C-903, add Worcester County Detail S-8



S-8\_Edit.pdf

15. On sheet C-903, please edit the text in the title block of Worcester County Detail W-11 to read “STANDARD 2” SERVICE WITH **2”** METER”. Detail W-11 is otherwise correct.





## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

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**To:** Worcester County Technical Review Committee

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

**Subject:** September 9, 2026 - Technical Review Committee Meeting

**Date:** August 25, 2026

---

- **Starbucks – Minor Site Plan Review**

Proposed Starbucks on Outlot No. 2 of the Coastal Squares Commercial project. Located at 11238 Ocean Gateway, Tax Map 26, Parcel 474, Tax District 03, C-3 Highway Commercial District, Coastal Square, LLC., owner / Becker Morgan Group, Inc., engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

**Citizens and Government Working Together**



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAX: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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PROJECT: **Starbucks**

TRC #: **20260372**

LOCATION: **11238 Ocean Gateway – Berlin, Maryland 21811**

CONTACT: **Coastal Square LLC**

MEETING DATE: **September 9, 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:**

Proposed retail building on outlot no 2 of the Coastal Square Commercial Project.

### **Specific Comments:**

1. A complete set of building plans shall be submitted and approved prior to start of construction.
2. No further comments at this time.



Outlook

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**RE: 9/9/26 Technical Review Committee - Draft Agenda & Materials**

---

**From** Jeffrey Fritts <JFritts@mdot.maryland.gov>**Date** Thu 9/3/2026 10:25 AM**To** Zachary S. White <zswwhite@worcestermd.gov>

Zack,

For the following projects, Old Virginia Solar, Berlin Lions Club, Shepherds Nock, and Starbucks Coastal Square. District 1 does not anticipate that these projects will negatively impact the surrounding State roadway network. Therefore, the MDOT SHA has no objection to the improvements as proposed.

Thanks,

[mdot.maryland.gov](http://mdot.maryland.gov)**Jeff Fritts**

Access Management

Regional Engineer

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

---

**From:** Zachary S. White <zswwhite@worcestermd.gov>**Sent:** Wednesday, September 2, 2026 9:11 AM**To:** Brian M. Soper <bmsoper@worcestermd.gov>; Cathy Zirkle <czirkle@worcestermd.gov>; Dallas Baker <dbaker@worcestermd.gov>; David M. Bradford <dbradford@worcestermd.gov>; David Mathers <dmathers@worcestermd.gov>; Daniel Wilson <DWilson12@mdot.maryland.gov>; Jana B. Potvin <jbpotvin@worcestermd.gov>; Savannah Guy <sguy@worcestermd.gov>; Jennifer Keener <jkkeener@worcestermd.gov>; Jeffrey Fritts <JFritts@mdot.maryland.gov>; Joy Birch <jbirch@worcestermd.gov>; Kelly Henry <khenry@worcestermd.gov>; Kevin Lynch <klynch@worcestermd.gov>; Laurie Bew <lbew@worcestermd.gov>; Lee R. Beauchamp <lbeauchamp@worcestermd.gov>; Lisa Lawrence <llawrence@worcestermd.gov>; Matt Owens <mowens@worcestermd.gov>; mmknight@comcast.net; Paul Miller <pmiller@worcestermd.gov>; Robert Korb Jr. <rkorb@worcestermd.gov>; Robert Mitchell <bmittchell@worcestermd.gov>; Shane L. Odegard <sodegaard@worcestermd.gov>; Stuart White <swhite@worcestermd.gov>; Betsy C. Jackson <bcjackson@worcestermd.gov>**Subject:** Re: 9/9/26 Technical Review Committee - Draft Agenda & Materials

**Caution:** CAUTION: Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Forward



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

## Memorandum

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**To:** Technical Review Committee

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

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

**Date:** September 1, 2026

**Date of Meeting:** September 9, 2026

**Project:** Starbucks

**Location:** 11238 Ocean Gtwy, Berlin MD 21811, Tax Map: 26, Parcel: 474

**Owner/Developer:** Coastal Square, LLC

**Engineer/Surveyor:** Becker Morgan Group, Inc.

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**This project is subject to the Worcester County Forest Conservation Law.** This property is subject to Forest Conservation Plan #21-34. This property has met compliance with the Worcester County Forest Conservation Law by obtaining a credit from an off-site forest conservation mitigation area. A Certificate of Utilization was recorded on July 23, 2024 in the Land Records of Worcester County, Maryland in Liber 8792, Folio 28.

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

All projects over one acre shall be required to file for a General Permit/Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

**Citizens and Government Working Together**





DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

**Worcester County**

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

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

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

## MEMORANDUM

DATE: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

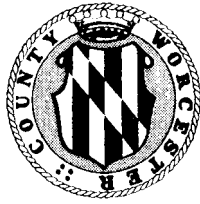
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

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



## 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@worcestermd.gov

\*\*\*\*\*

Project: Starbucks, 11238 Ocean Gateway

Date: 9/9/2026

Tax Map: 26 Parcel: 474 Section: \_\_\_\_\_ Lot: 2 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

### **Starbucks building ( possible (3) tenant spaces)**

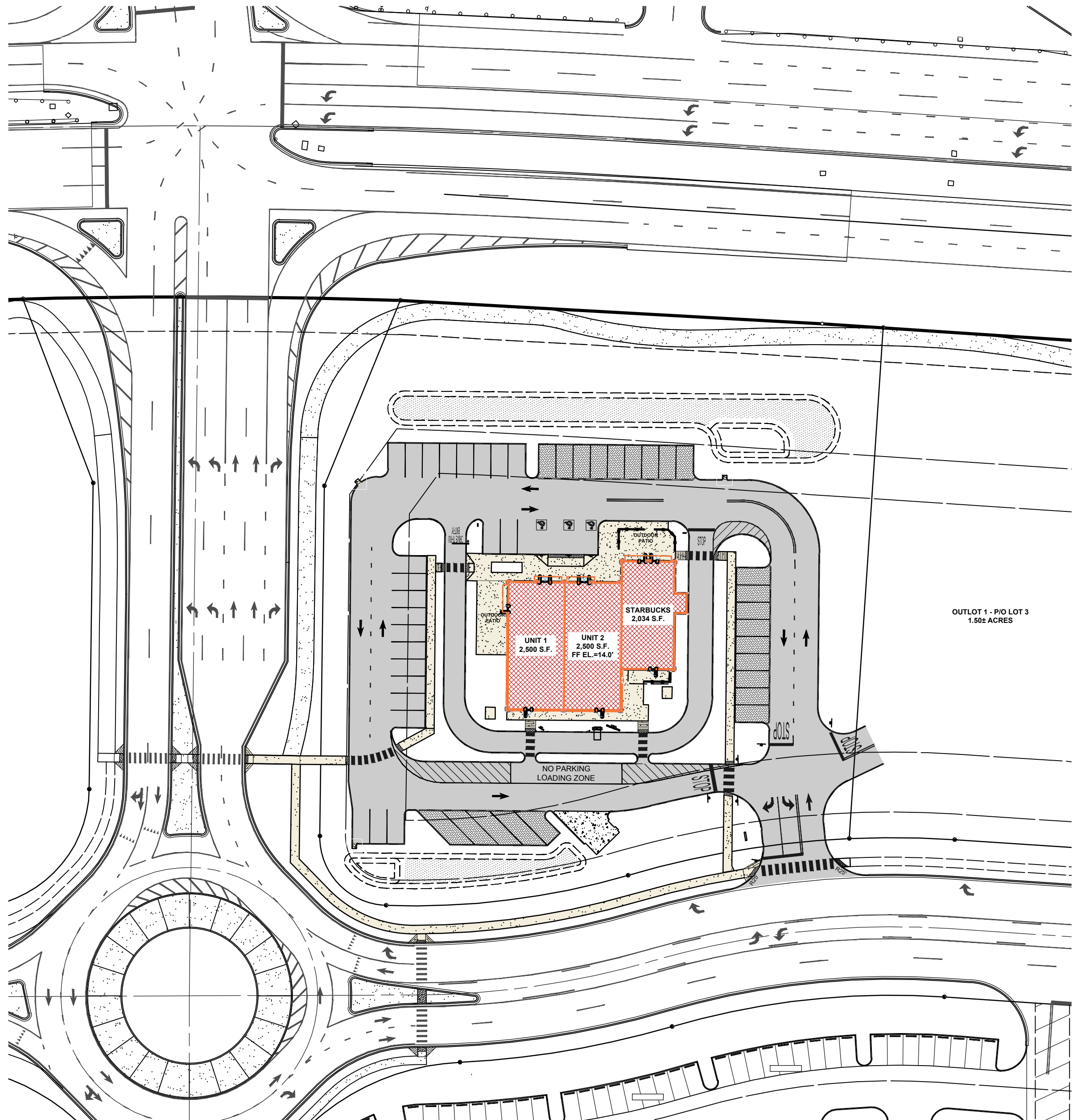
2. Complete sealed architectural, structural, mechanical, plumbing, electrical and energy code plans are required.
3. Wind Design: 126 MPH, Risk category II
4. Mechanical ventilation
5. Provide an Energy Compliance Report and lighting plan.
6. Complete detailed air barrier design.
7. Buildings that do not complete air barrier testing shall meet the provisions of **C402.5.1.5. Building Envelope Performance Verification** by certified third party engineer or certified contractor. Review and approve air barrier on construction documents; inspection of continuous air barrier components while accessible for inspection and repair; submit report for inspections, deficiencies and repairs to air barrier.
8. Soils report for site requested at time of permit application.
9. ADA: Provide all details and specifications per 2010 ADA design standards and Maryland Accessibility Code (MAC).
10. Provide an accessible route from parking to building entrance.
11. Architects' certification prior to final inspection, has been completed and as built is in compliance with the plans and specifications presented.
12. Special inspections (third party engineer) to be determined upon submittal of permit application.

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

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



# WORCESTER COUNTY, MD



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.

NO WETLANDS WERE OBSERVED WITHIN THIS PROJECTS LIMIT OF DISTURBANCE. NO WETLANDS ARE MAPPED IN THIS PROJECTS LIMIT OF DISTURBANCE PER MERLIN (MARYLAND'S ENVIRONMENTAL RESOURCE & LAND MANAGEMENT NETWORK)

|               |                                             |
|---------------|---------------------------------------------|
| C-001         | COVER SHEET & OVERALL LAYOUT                |
| C-101         | EXISTING CONDITIONS & DEMOLITION PLAN       |
| C-201         | SITE PLAN                                   |
| C-202         | SIGNAGE & STRIPING PLAN                     |
| C-301         | UTILITY PLAN                                |
| C-302         | PROPOSED SANITARY PLAN & PROFILE            |
| C-303         | PROPOSED WATER SERVICE IMPROVEMENT PLAN     |
| C-304         | SUBMERGED GRAVEL WETLAND #1 PLAN & PROFILES |
| C-305         | SUBMERGED GRAVEL WETLAND #2 PLAN & PROFILES |
| C-401         | GRADING PLAN                                |
| C-501         | EROSION & SEDIMENT CONTROL PLAN             |
| C-502 - C503  | EROSION & SEDIMENT CONTROL NOTES & DETAILS  |
| C-901 - C-904 | CONSTRUCTION DETAILS                        |

1. BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, SALISBURY, MD, JULY OF 2026. VERTICAL DATUM IS BASED ON NAVD 88. HORIZONTAL DATUM IS BASED ON MARYLAND STATE PLANE NAD 83 (2011).
2. THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
4. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (1-800-282-8555) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR RELIES IN THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE.
5. THIS SITE IS LOCATED WITHIN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL RAINFALL CHANCE FLOODPLAIN, BASED ON FEMA FIRM COMMUNITY PANEL 24045C0251E, DATED JULY 15, 2015.
6. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE MARYLAND STATE FIRE PREVENTION REGULATIONS.
7. THE PROPOSED BUILDING WILL NOT BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM.
8. CONTRACTOR TO REPAIR ANY AND ALL EXISTING SIDEWALK AND/OR CURB DAMAGED DURING CONSTRUCTION TO ITS EXISTING CONDITION.

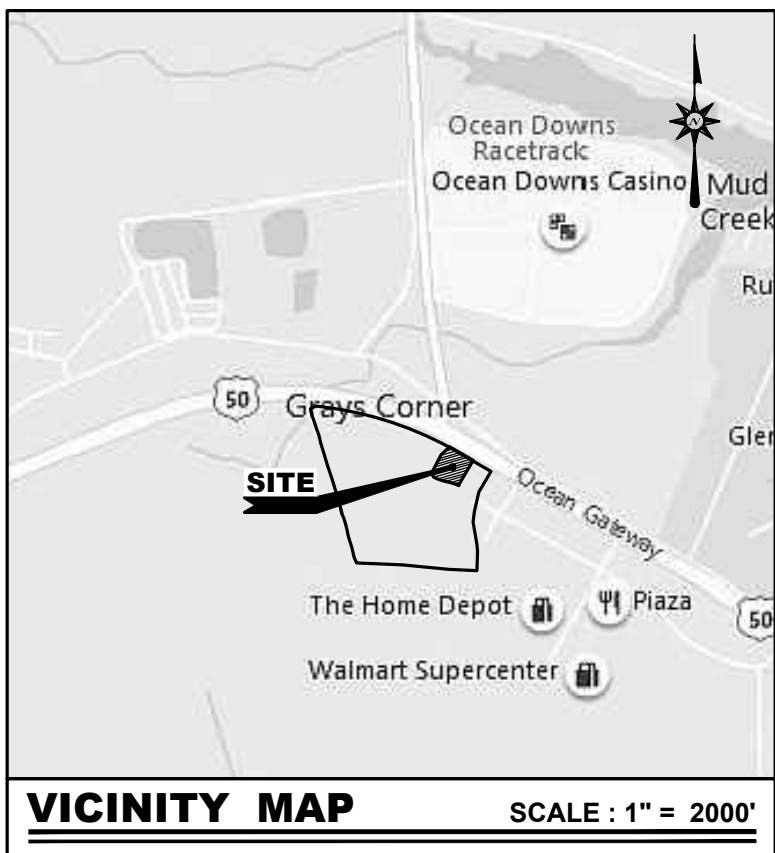
|      |                                                                               |
|------|-------------------------------------------------------------------------------|
| FadA | FALLSINGTON SANDY LOAMS, 0 - 2% SLOPES, NORTHERN TIDEWATER AREA (49% OF SITE) |
| WddA | WOODSTOWN SANDY LOAM, 0 - 2% SLOPES, NORTHERN TIDEWATER AREA (51% OF SITE)    |

| LEGEND                                                           |                |            |
|------------------------------------------------------------------|----------------|------------|
| ITEM                                                             | EXISTING       | PROPOSED   |
| SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION               | → EX. 10" S    | → 10" S    |
| SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION                 | → EX. 10" F.M. | → 12" F.M. |
| SANITARY SEWER MANHOLE (S.M.H.)                                  |                |            |
| SANITARY SEWER CLEANOUT                                          |                |            |
| WATER MAIN & SIZE                                                | → EX. 10" W    | → 12" W    |
| FIRE HYDRANT                                                     |                |            |
| WATER VALVE (W.V.) OR METER (W.M.)                               |                |            |
| STORM DRAIN MANHOLE (S.D.M.H.)                                   |                |            |
| STORM DRAIN LINE (CMP OR RCP)                                    |                |            |
| CATCH BASIN                                                      |                |            |
| UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH) |                |            |
| UNDERGROUND ELECTRIC                                             | - U.E.         | - U.E.     |
| UNDERGROUND TELEPHONE                                            | - U.T.         | - U.T.     |
| UNDERGROUND GAS MAIN                                             | - EX. 2" G     | - 2" G     |
| PAVEMENT TO BE REMOVED                                           | N/A            |            |
| CONCRETE CURB & GUTTER                                           |                |            |
| CONCRETE SIDEWALK, SLAB / PAVING                                 |                |            |
| IMPERVIOUS SURFACED ROAD, DRIVE OR LOT                           |                |            |
| INDIVIDUAL TREE OR BUSH                                          |                | N/A        |
| WIRE FENCE                                                       |                |            |
| CHAINLINK FENCE                                                  |                |            |
| STOCKADE FENCE                                                   |                |            |
| STRUCTURE (CONCRETE, WOOD, METAL, ETC.)                          |                |            |
| DRAINAGE DITCH OR SWALE                                          |                |            |
| EMBANKMENT SIDESLOPES (DOWN)                                     |                |            |
| CONTOUR                                                          |                |            |
| ELEVATION SPOT SHOT                                              |                |            |
| BENCH MARK                                                       |                |            |
| PROPERTY OR RIGHT-OF-WAY LINE                                    |                |            |
| CENTERLINE                                                       |                |            |
| LIGHT POLE                                                       |                |            |
| CONSTRUCTION NOTE                                                |                |            |

THIS SITE IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SITE IS SUBJECT TO FOREST CONSERVATION PLAN NO. 21-34. THIS SITE HAS MET COMPLIANCE WITH THE WORCESTER COUNTY FOREST CONSERVATION LAW, BY OBTAINING A CREDIT FROM AN OFF-SITE FOREST CONSERVATION MITIGATION AREA. A PLAT DEPICTING THE OFF-SITE FOREST CONSERVATION MITIGATION AREA AND A PERPETUAL PROTECTIVE AGREEMENT WERE PREVIOUSLY RECORDED IN THE CLERK OF THE DISTRICT COURT OF MARYLAND. A CERTIFICATE OF UTILIZATION HAS BEEN EXECUTED AND RECORDED IN THE LAND RECORDS BETWEEN THE GRANTOR OF THE MITIGATION AREA, AND USER WHO IS SEEKING A CREDIT FROM THE MITIGATION AREA IN ORDER TO OBTAIN COMPLIANCE WITH THE FOREST CONSERVATION LAW.

WE, COASTAL SQUARE LLC, HEREBY CERTIFY THAT THIS IMPROVEMENTS CONSTRUCTION PLAN IS SUBMITTED WITH MY/OUR FULL KNOWLEDGE AND CONSENT AND IS IN ACCORDANCE WITH MY/OUR DESIRES AS OWNER/OWNERS.

OWNER/REPRESENTATIVE  
 REPRESENTATIVE NAME: WILLIAM J. KRAPP, CHIEF DEVELOPMENT OFFICER  
 OWNER'S NAME: COASTAL SQUARE LLC  
 ADDRESS: 105 FOULK ROAD, SUITE 200  
 WILMINGTON, DE 19803  
 PHONE: 302-429-8700  
 EMAIL : BKRAPF@CAPANOINC.COM



OWNER OF RECORD: COASTAL SQUARE, LLC  
C/O WILLIAM J. KRAFF  
105 FOULK ROAD, SUITE 200  
WILMINGTON, DE 19803  
PHONE: 302-429-8700  
EMAIL: BKRAFF@CAPANOINC.COM

2. ENGINEER / SURVEYOR: BECKER MORGAN GROUP, INC.  
312 WEST MAIN STREET, SUITE 300  
SALISBURY, MD 21801  
PHONE: 410.546.9100  
EMAIL: JHARMAN@BECKERMORGAN.COM

3. SITE NAME: COASTAL SQUARE  
4. SITE ADDRESS: 11238 OCEAN GATEWAY  
BERLIN, MD 21811

5. TAX MAP: 26  
6. PARCELS: PARCEL 474 - PART OF LOT 3  
7. DEED BOOK/PAGE: 9103/126  
8. PLAT BOOK/PAGE: 2577  
9. SITE AREA: ± 2.35 ACRES  
10. JURISDICTION: WORCESTER COUNTY  
11. ZONE: C-3 HIGHWAY COMMERCIAL DISTRICT

DEVELOPMENT STANDARDS SHALL BE AS FOLLOWS:  
MINIMUM LOT AREA: ONE (1) ACRE  
INTERIOR LOT WIDTH: SIXTY (60) FEET;

12. MINIMUM YARD AND SETBACK REQUIREMENTS SHALL BE AS FOLLOWS:  
FRONT: ONE HUNDRED (100) FEET FRONTING A MAJOR ARTERIAL HIGHWAY  
FRONT: FIFTY (50) FEET FRONTING A COLLECTOR ROADWAY  
FRONT: TWENTY FIVE (25) FEET  
REAR: TWENTY (20) FEET  
SIDE: SIX (6) FEET  
HEIGHT LIMITATIONS: FORTY FIVE (45) FEET

13. LANDSCAPE BUFFER REQUIREMENTS:  
US ROUTE 50: SEVENTY FIVE (75) FEET  
SAMUEL JOHNSON BOULEVARD: FIFTEEN (15) FEET

14. FLOOD ZONE DETERMINATION:  
(BASED ON FLOOD INSURANCE RATE MAPS PROVIDED BY FEMA)  
FIRM MAP: 24047C0160H  
EFFECTIVE DATE: JULY 16, 2015  
FIRM ZONE: "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

15. CRITICAL AREAS: THIS PROJECT IS NOT LOCATED IN CRITICAL AREAS  
RIDDLE FARM  
17. SOURCE OF SEWER: RIDDLE FARM SANITARY SERVICE AREA  
18. SOURCE OF ELECTRIC: DELMARVA POWER

19. TRASH COLLECTION SHALL BE PRIVATE

20. PARKING CALCULATIONS:  
STARBUCKS (2,034 S.F. GFA): *COFFEE SHOP*  
MINIMUM PARKING: 1 PER 200 SQUARE FEET OF GROSS FLOOR AREA  
MINIMUM PARKING SPACES REQUIRED: 2,034 S.F. / 200 = 10 SPACES  
MAXIMUM PARKING: 1 PER 100 SQUARE FEET OF GROSS FLOOR AREA  
MAXIMUM PARKING SPACES PERMITTED: 2,034 S.F. / 100 = 20 SPACES  
RETAIL UNIT #1 (2,500 S.F. GFA): *DEPARTMENT/DISCOUNT STORES/RETAIL ESTABLISHMENTS*  
MINIMUM PARKING: 1 PER 300 SQUARE FEET OF GROSS FLOOR AREA  
MINIMUM PARKING SPACES REQUIRED: 2,500 S.F. / 300 = 8.3 SPACES  
MAXIMUM PARKING: 1 PER 200 SQUARE FEET OF GROSS FLOOR AREA  
MAXIMUM PARKING SPACES PERMITTED: 2,500 S.F. / 200 = 12.5 SPACES  
RETAIL UNIT #2 (2,593 S.F. GFA): *DEPARTMENT/DISCOUNT STORES/RETAIL ESTABLISHMENTS*  
MINIMUM PARKING: 1 PER 300 SQUARE FEET OF GROSS FLOOR AREA  
MINIMUM PARKING SPACES REQUIRED: 2,500 S.F. / 300 = 8.3 SPACES  
MAXIMUM PARKING: 1 PER 200 SQUARE FEET OF GROSS FLOOR AREA  
MAXIMUM PARKING SPACES PERMITTED: 2,500 S.F. / 200 = 12.5 SPACES

TOTAL SPACES REQUIRED = 27  
MAXIMUM SPACES PERMITTED = 45

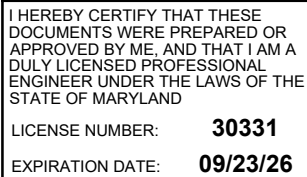
|                                 |                   |
|---------------------------------|-------------------|
| STANDARD SPACES PROVIDED        | = 47 SPACES       |
| <u>HANDICAP SPACES PROVIDED</u> | <u>= 3 SPACES</u> |
| TOTAL SPACES PROVIDED           | = 50 SPACES       |

ALL SPACES OVER MIN. MUST BE PERVIOUS: 50 - 27 = 23 PERVIOUS SPACES  
BICYCLE RACK: 1 REQUIRED, 1 PROVIDED

21. ESTABLISHED WATER AND SEWER USAGE:  
STARBUCKS (2,034 S.F. GFA): *RESTAURANTS, BARS & LOUNGES*  
(2,034 SF X 1.00 GPD/SF = 2,034 GPD)  
RETAIL UNITS (5,000 S.F. GFA): *RETAIL STORES*  
(5,000 SF X 0.05 GPD/SF = 250 GPD)  
TOTAL USAGE (2,034 + 250) / 300 GPD PER ACU = 7 (6.71) EDU'S

22. AREA DISTRIBUED: ± 2.55 ACRES

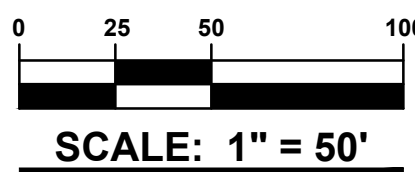
[www.beckermorgan.com](http://www.beckermorgan.com)



## STARBUCKS RETAIL

**WORCESTER COUNTY, MD  
THIRD ELECTION DISTRICT**

## COVER SHEET & OVERALL LAYOUT



|  |  |  |
|--|--|--|
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SHEE

**C-001**

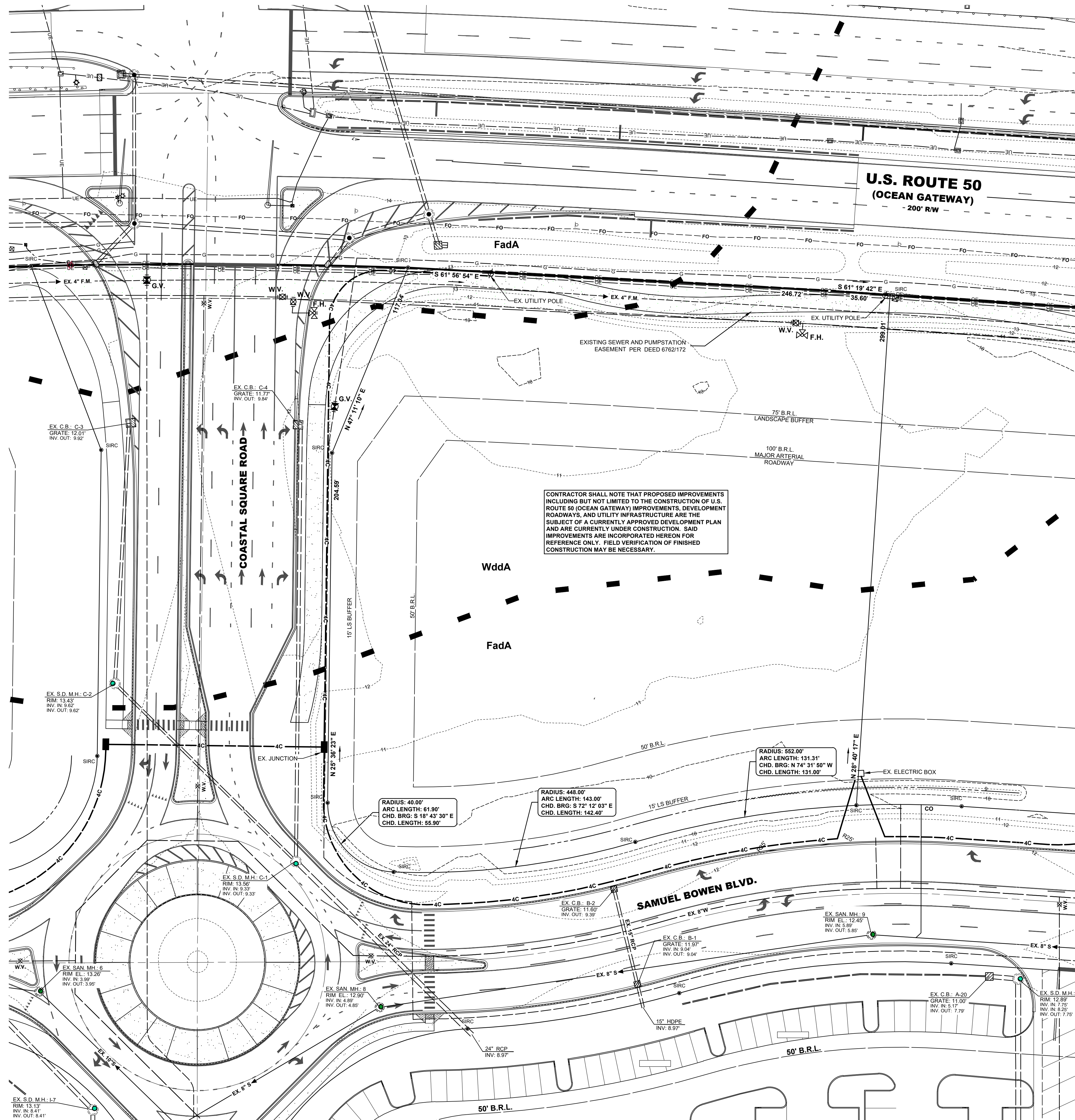
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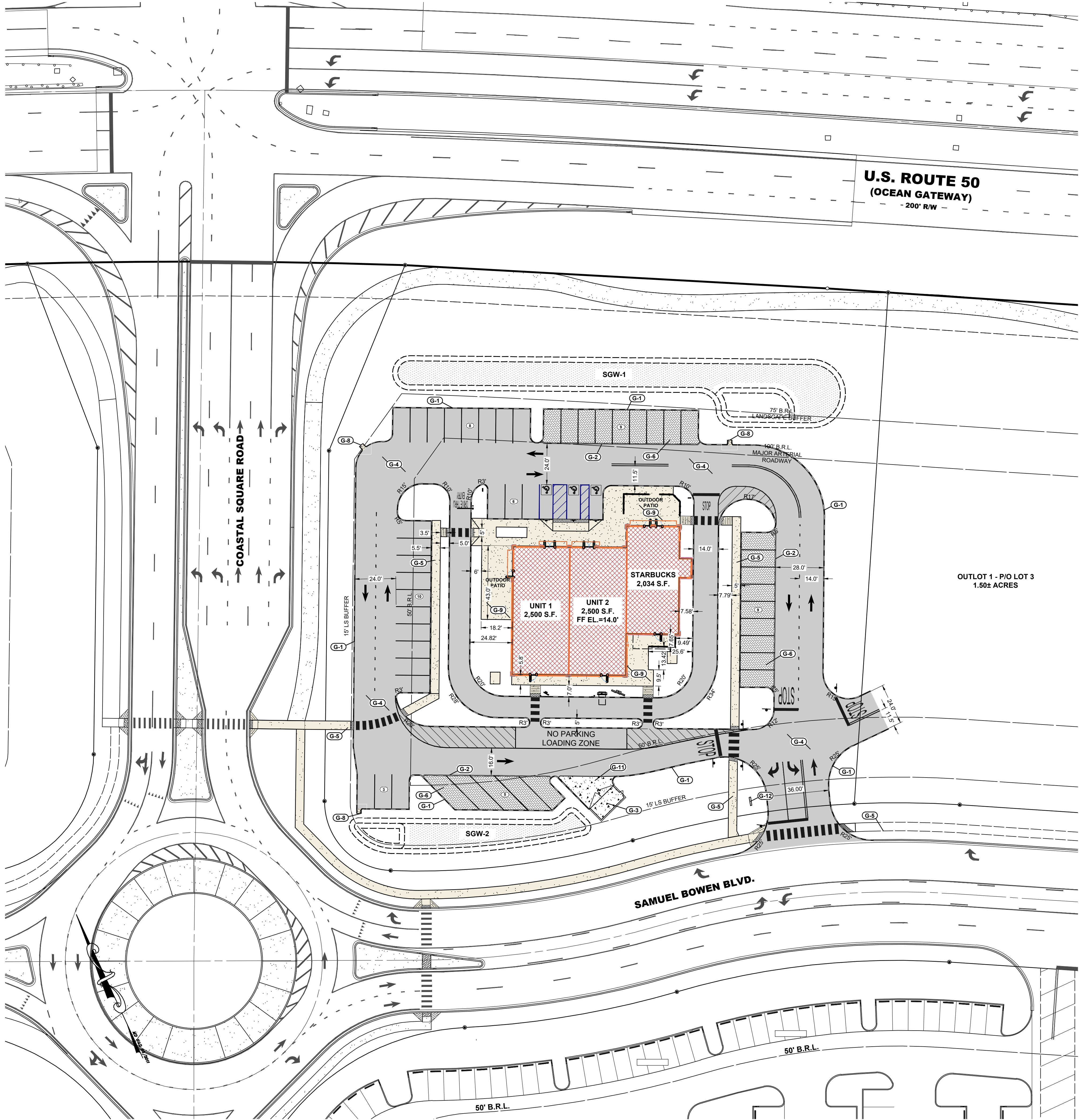
Know what's **below**.  
**Call** before you dig.

MISS UTILITY PHONE 1-800-282-8555  
PROTECT YOURSELF, GIVE THREE  
WORKING DAYS NOTICE

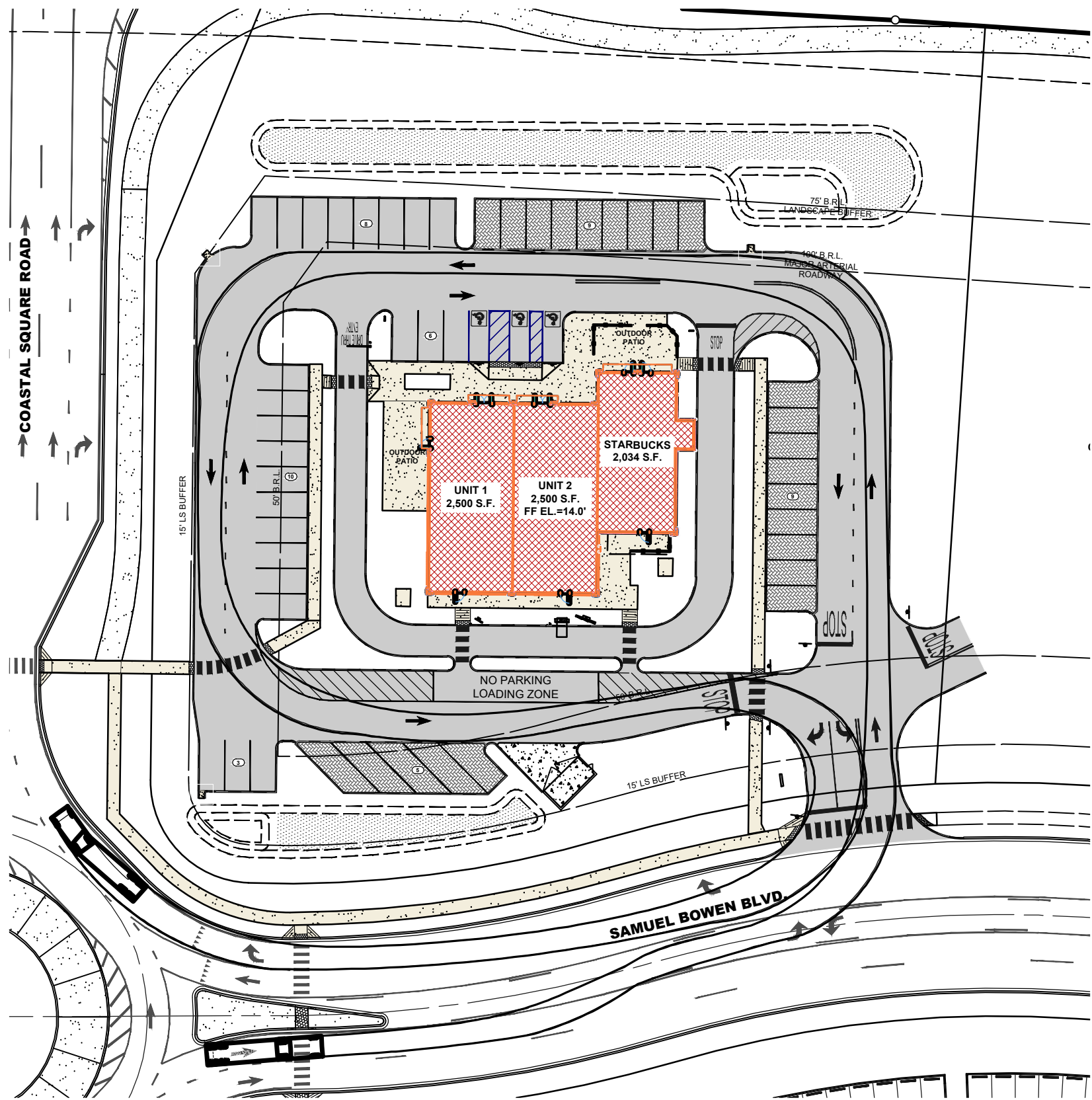








- GENERAL CONSTRUCTION NOTES**
- G-1 INSTALL 6" CONCRETE CURB (TYP.) SEE SHEET C-901 FOR DETAILS.
  - G-2 INSTALL 6" FLUSH CONCRETE CURB (TYP.) SEE SHEET C-901 FOR DETAILS.
  - G-3 PROPOSED DUMPSTER ENCLOSURE. SEE SHEET C-903 FOR DETAILS.
  - G-4 INSTALL HEAVY DUTY FLEXIBLE PAVEMENT. SEE PAVEMENT SECTION DETAIL ON SHEET C-903.
  - G-5 INSTALL PROPOSED CLASS 1 CONCRETE SIDEWALK/PAVING (TYP.). SEE SHEET C-901 FOR DETAILS.
  - G-6 INSTALL PERMEABLE BRICK PAVER. SEE SHEET C-901 FOR DETAILS.
  - G-7 INSTALL BIKE RACK. SEE DETAIL SHEET C-901.
  - G-8 INSTALL CURB OPENING. SEE DETAIL ON SHEET C-901.
  - G-9 INSTALL STANDARD DUTY RIGID CONCRETE PAVEMENT. 8" THICK OVER 4" GABC. SEE SECTION DETAIL ON SHEET C-901.
  - G-10 PROPOSED SITE LIGHTING (SEE LIGHTING PLAN FOR DETAILED LIGHTING LAYOUT + DETAILS).
  - G-11 INSTALL HEAVY DUTY RIGID CONCRETE PAVEMENT. 8" THICK OVER 4" GABC. SEE SECTION DETAIL ON SHEET C-901.
  - G-12 PROPOSED MONUMENT SIGN.
  - G-13 RESERVED.



**STORMWATER MANAGEMENT SUPERVISION AND CERTIFICATION NOTE:**  
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.

**BECKER  
MORGAN  
GROUP**

**ARCHITECTURE  
ENGINEERING**

**Delaware**

309 South Governors Avenue  
Dover, DE 19904  
302.734.7950

The Tower at STAR Campus  
100 Discovery Boulevard, Suite 102  
Newark, DE 19713  
302.369.3700

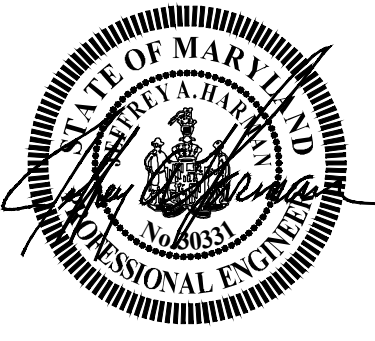
**Maryland**

312 West Main Street, Suite 300  
Salisbury, MD 21801  
410.546.9100

**North Carolina**

3333 Jaeckle Drive, Suite 120  
Wilmington, NC 28403  
910.341.7600

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I HEREBY CERTIFY THAT THESE  
DOCUMENTS WERE PREPARED OR  
APPROVED BY ME AND THAT I AM A  
DULY LICENSED PROFESSIONAL  
ENGINEER UNDER THE LAWS OF THE  
STATE OF MARYLAND.  
LICENSE NUMBER: 30331  
EXPIRATION DATE: 09/23/26

PROJECT TITLE

**STARBUCKS/  
RETAIL**

**WORCESTER COUNTY, MD  
THIRD ELECTION DISTRICT**

SHEET TITLE

**SITE PLAN**

0 15 30 60  
**SCALE: 1" = 30'**

ISSUE BLOCK

MARK DATE DESCRIPTION

LAYER/STATE: C-201

**PROJECT NO.: 2019333.06**

**DATE: 08/11/2026**

**SCALE: 1" = 30.0'**

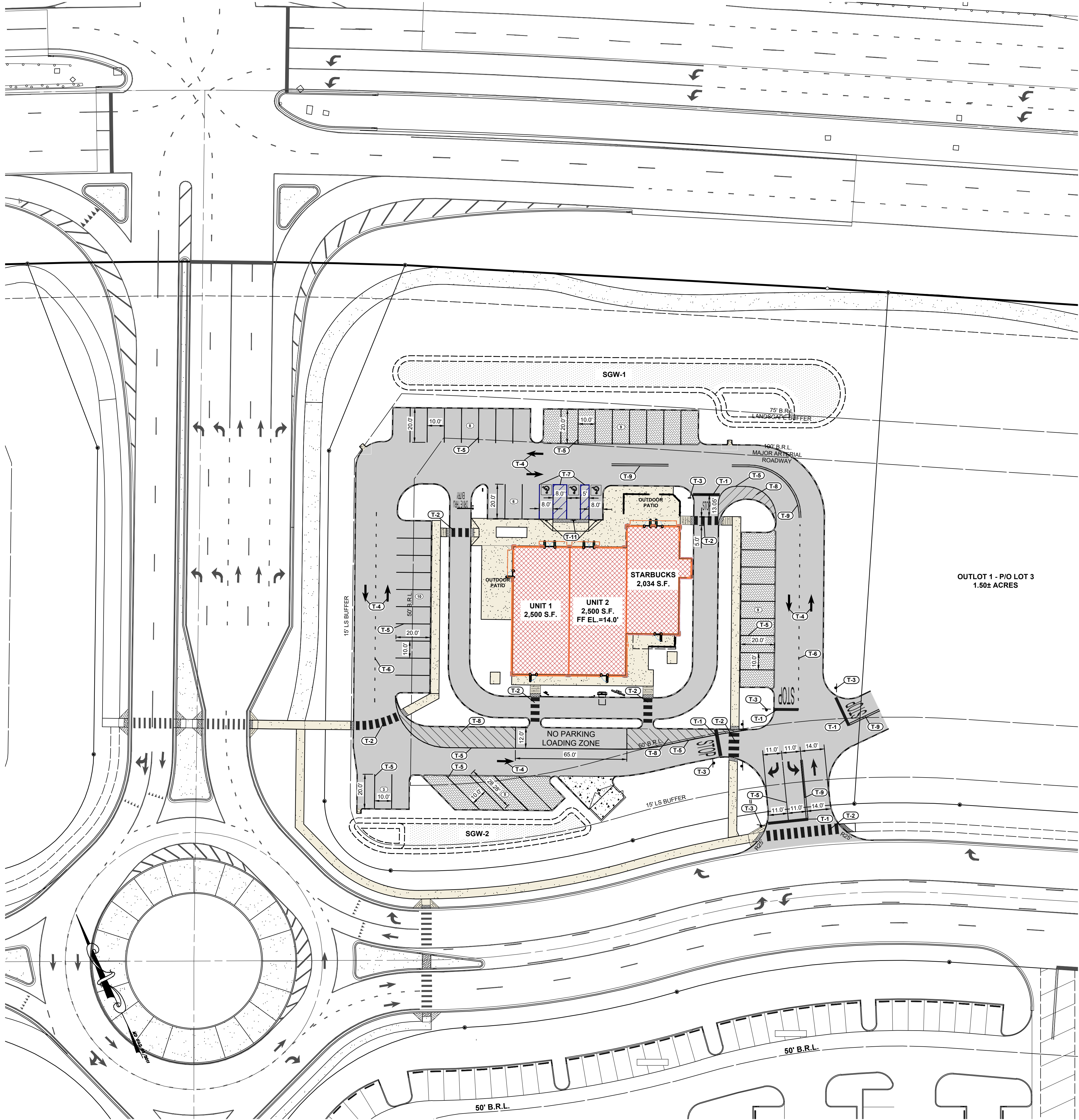
**DRAWN BY: CMJ PROJ. MGR.: KWP**

SHEET

**C-201**

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- STRIPING & SIGNAGE CONSTRUCTION NOTES**
- T-1 PROPOSED 24" WIDE PAINTED STOP BAR PER MUTCD.
  - T-2 PROPOSED PAINTED "PIANO KEY" PEDESTRIAN CROSSWALK - 24" WIDE SOLID WHITE LINES WITH 24" SPACING.
  - T-3 INSTALL "STOP" SIGN PER MUTCD.
  - T-4 PAINTED WHITE TRAFFIC DIRECTIONAL ARROWS (TYP.) PER MUTCD.
  - T-5 PROPOSED PAINTED STRIPING - 4" SOLID WHITE LINE PER MUTCD.
  - T-6 PROPOSED PAINTED STRIPING - 4" WIDE SOLID YELLOW LINE PER MUTCD.
  - T-7 PROPOSED PAINTED ACCESSIBLE SYMBOL, PAINTED ACCESSIBLE BLUE (TYP.). SEE SHEET C-901 FOR DETAILS.
  - T-8 PROPOSED 6" WIDE SOLID WHITE LINES AT 45 DEGREE ANGLE, 45" ON CENTER PER MUTCD.
  - T-9 PROPOSED PAINTED STRIPING - 4" WIDE DOUBLE YELLOW LINES PER MUTCD.
  - T-10 INSTALL "DO NOT ENTER" SIGN PER MUTCD.
  - T-11 INSTALL VAN ACCESSIBLE PARKING SIGN (2 TOTAL).

**STORMWATER MANAGEMENT SUPERVISION AND CERTIFICATION NOTE:**  
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ARCHITECTURE  
ENGINEERING

**Delaware**  
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910.341.7600  
[www.beckermorgan.com](http://www.beckermorgan.com)



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NUMBER: 30331  
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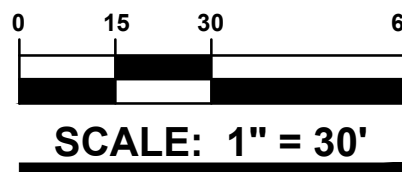
PROJECT TITLE

**STARBUCKS/  
RETAIL**

**WORCESTER COUNTY, MD  
THIRD ELECTION DISTRICT**

SHEET TITLE

**SIGNAGE &  
STRIPING PLAN**



ISSUE BLOCK

MARK DATE DESCRIPTION

PROJECT NO.: 2019333.06

DATE: 08/11/2026

SCALE: 1" = 30.0'

DRAWN BY: CMJ PROJ. MGR.: KWP

SHEET

**C-202**

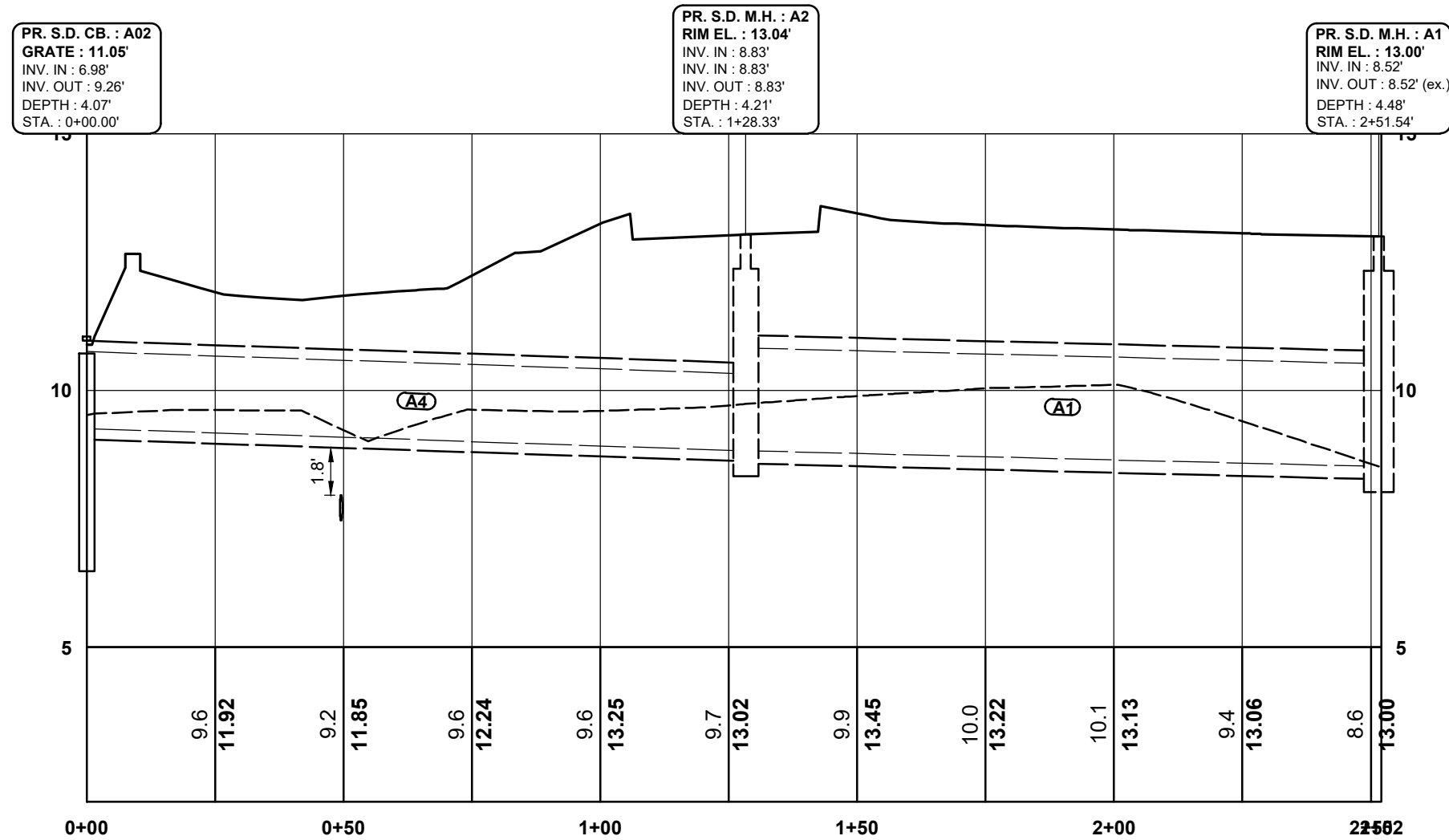
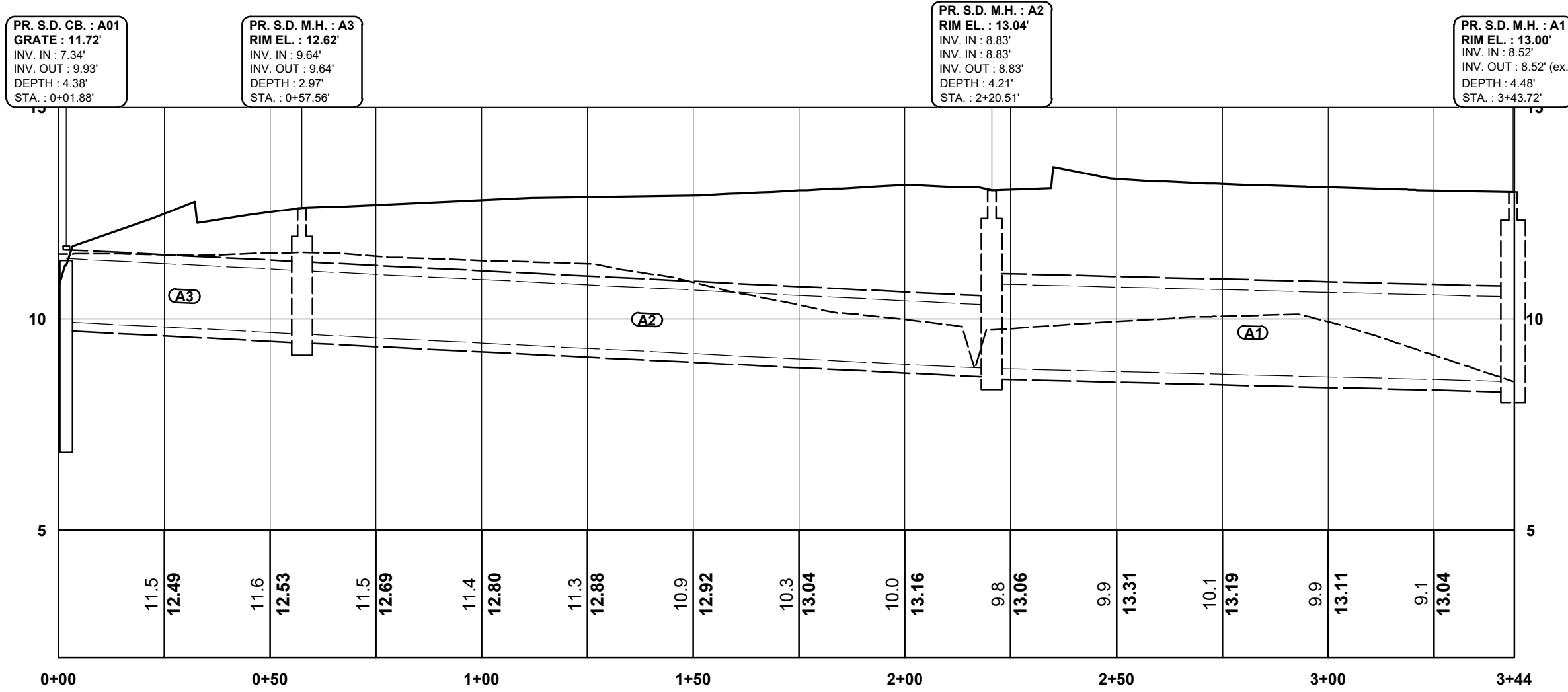
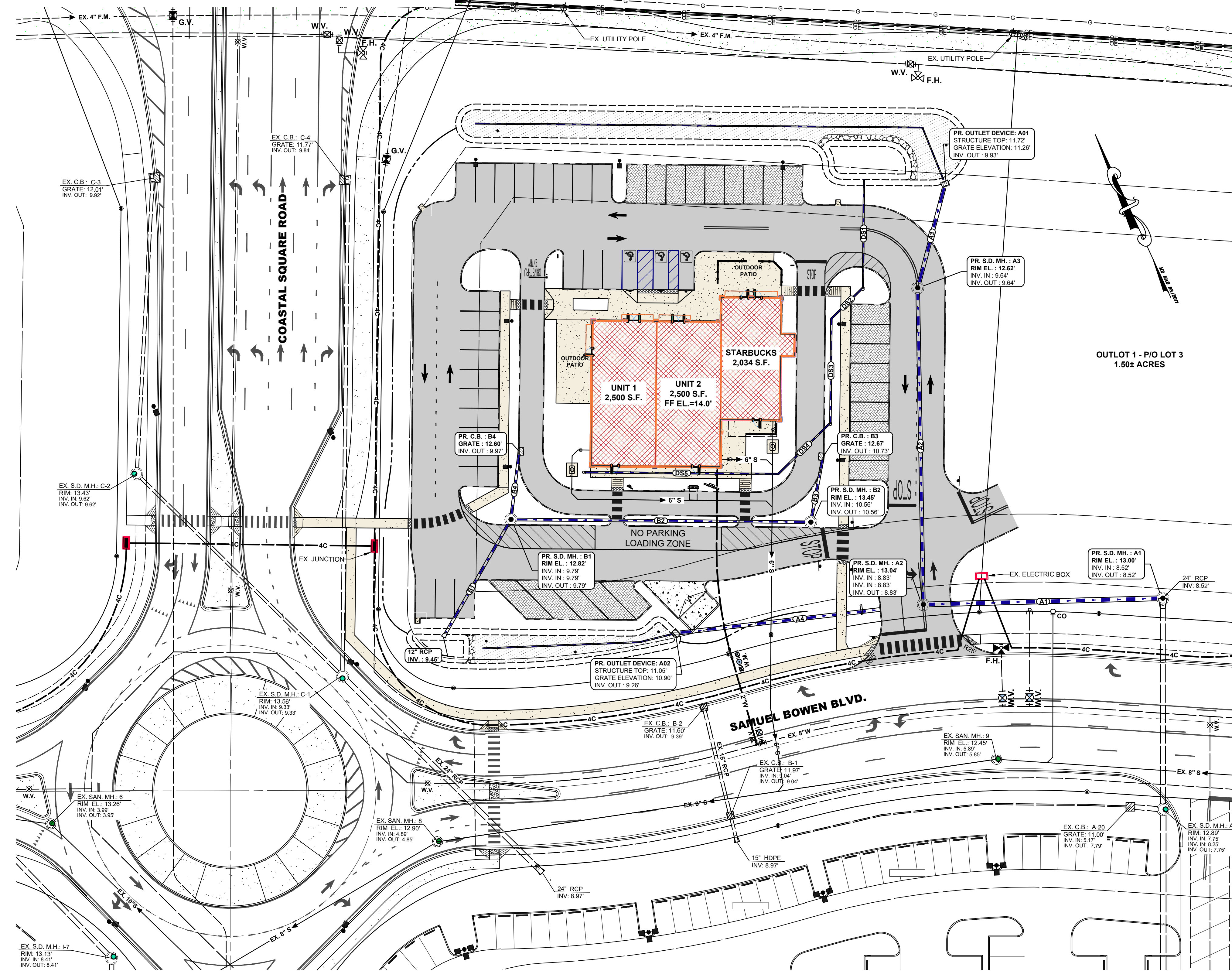
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| STORM DRAIN MANHOLE SCHEDULE |         |      |       |             |               |
|------------------------------|---------|------|-------|-------------|---------------|
| MH NO.                       | RIM EL. | DIA. | DEPTH | INV. IN     | INV. OUT      |
| A1                           | 13.00'  | 4'   | 4.48' | 8.52' (A1)  | 8.52' (EX-24) |
| A2                           | 13.04'  | 4'   | 4.21' | 8.83' (A1)  | 8.83' (A1)    |
| A3                           | 12.62'  | 4'   | 2.97' | 9.64' (A3)  | 9.64' (A2)    |
| B1                           | 12.82'  | 4'   | 3.02' | 9.79' (B2)  | 9.79' (B1)    |
| B2                           | 13.45'  | 4'   | 2.88' | 10.56' (B3) | 10.56' (B2)   |

| OUTLET STRUCTURE SCHEDULE |                |           |               |            |
|---------------------------|----------------|-----------|---------------|------------|
| OUTFALL NO.               | STRUCTURE TYPE | GRATE EL. | INV. IN       | INV. OUT   |
| A01                       | 24" x 36"      | 11.26'    | 7.34' (UD1-1) | 9.93' (A3) |
| A02                       | 24" x 36"      | 10.90'    | 6.98' (UD2-1) | 9.26' (A4) |

| CATCH BASIN SCHEDULE |           |            |          |             |           |             |
|----------------------|-----------|------------|----------|-------------|-----------|-------------|
| CB NO.               | INLET BOX | COVER SLAB | TOP UNIT | FRAME/GRATE | GRATE EL. | INV. IN     |
| B3                   | ?         | ?          | ?        | TYPE 1      | 12.67'    | 10.73' (B3) |
| B4                   | ?         | ?          | ?        | TYPE 1      | 12.60'    | 9.97' (B4)  |



| STORM DRAIN PIPE SCHEDULE |      |           |        |       |         |          |
|---------------------------|------|-----------|--------|-------|---------|----------|
| PIPE NO.                  | SIZE | PIPE TYPE | LENGTH | SLOPE | INV. IN | INV. OUT |
| A1                        | 24"  | RCP       | 123'   | 0.25% | 8.83'   | 8.52'    |
| A2                        | 18"  | RCP       | 163'   | 0.50% | 9.64'   | 8.83'    |
| A3                        | 18"  | RCP       | 55'    | 0.51% | 9.93'   | 9.64'    |
| A4                        | 18"  | RCP       | 128'   | 0.34% | 9.26'   | 8.83'    |
| B1                        | 12"  | RCP       | 70'    | 0.50% | 9.79'   | 9.45'    |
| B2                        | 12"  | RCP       | 154'   | 0.50% | 10.56'  | 9.79'    |
| B3                        | 12"  | RCP       | 34'    | 0.50% | 10.73'  | 10.56'   |
| B4                        | 12"  | RCP       | 35'    | 0.50% | 9.97'   | 9.79'    |

| DOWNSPOUT PIPE SCHEDULE |      |            |        |       |         |          |
|-------------------------|------|------------|--------|-------|---------|----------|
| PIPE NO.                | SIZE | PIPE TYPE  | LENGTH | SLOPE | INV. IN | INV. OUT |
| DS1                     | 8"   | SDR 35 PVC | 56'    | 0.50% | 10.54'  | 10.26'   |
| DS2                     | 8"   | SDR 35 PVC | 23'    | 0.50% | 10.65'  | 10.54'   |
| DS3                     | 8"   | SDR 35 PVC | 54'    | 0.50% | 10.92'  | 10.65'   |
| DS4                     | 8"   | SDR 35 PVC | 38'    | 0.50% | 11.11'  | 10.92'   |
| DS5                     | 8"   | SDR 35 PVC | 99'    | 0.50% | 11.61'  | 11.11'   |

#### STORMWATER MANAGEMENT SUPERVISION AND CERTIFICATION NOTE:

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.

THE WATER AND SEWER FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS ARE APPROVED BY WORCESTER COUNTY WATER AND WASTEWATER DIVISION

WORCESTER COUNTY, WATER AND WASTEWATER DIVISION DATE

THE WATER AND SEWER FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS ARE APPROVED BY WORCESTER COUNTY DEPARTMENT OF PUBLIC WORKS

WORCESTER COUNTY, DIRECTOR OF PUBLIC WORKS DATE

**BECKER  
MORGAN**  
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ARCHITECTURE  
ENGINEERING

Delaware

309 South Governors Avenue  
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302.369.3700

Maryland

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North Carolina

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LICENSE NUMBER: 30331  
EXPIRATION DATE: 09/23/26

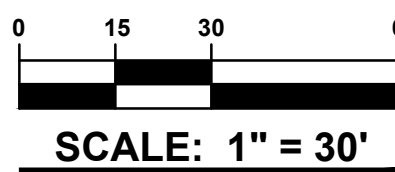
PROJECT TITLE

**STARBUCKS/  
RETAIL**

WORCESTER COUNTY, MD  
THIRD ELECTION DISTRICT

SHEET TITLE

**UTILITY PLAN**



ISSUE BLOCK

| MARK               | DATE | DESCRIPTION |
|--------------------|------|-------------|
| LAYER/STATE: C-301 |      |             |

PROJECT NO.: 2019333.06

DATE: 08/11/2026

SCALE: 1" = 30.0'

DRAWN BY: CMJ PROJ. MGR.: KWP

SHEET

**C-301**

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| SANITARY SEWER PIPE SCHEDULE |      |            |        |        |                     |
|------------------------------|------|------------|--------|--------|---------------------|
| PIPE NO.                     | SIZE | PIPE TYPE  | LENGTH | SLOPE  | INV. IN    INV. OUT |
| SS1                          | 6"   | PVC SDR 35 | 4'     | 25.00% | 5.56'    6.62'      |
| SS2                          | 6"   | PVC SDR 35 | 41'    | 1.00%  | 6.62'    7.03'      |
| SS3                          | 6"   | PVC SDR 35 | 37'    | 1.00%  | 7.03'    7.40'      |
| SS4                          | 6"   | PVC SDR 35 | 65'    | 1.00%  | 7.40'    8.05'      |
| SS5                          | 6"   | PVC SDR 35 | 21'    | 5.37%  | 8.05'    9.19'      |
| SS6                          | 6"   | PVC SDR 35 | 10'    | 1.00%  | 9.19'    9.29'      |
| SS7                          | 6"   | PVC SDR 35 | 13'    | 1.00%  | 9.29'    9.43'      |
| SS9                          | 6"   | PVC SDR 35 | 4'     | 1.00%  | 8.05'    8.10'      |
| SS10                         | 6"   | PVC SDR 35 | 97'    | 1.00%  | 8.10'    9.07'      |
| SS11                         | 6"   | PVC SDR 35 | 4'     | 1.00%  | 9.07'    9.11'      |
| SS12                         | 6"   | PVC SDR 35 | 12'    | 1.00%  | 9.11'    9.23'      |
| SS13                         | 6"   | PVC SDR 35 | 7'     | 1.00%  | 9.23'    9.30'      |
| SS14                         | 6"   | PVC SDR 35 | 4'     | 1.00%  | 9.30'    9.35'      |
| SS15                         | 6"   | PVC SDR 35 | 7'     | 1.00%  | 9.35'    9.41'      |
| SS16                         | 6"   | PVC SDR 35 | 4'     | 4.53%  | 9.19'    9.39'      |
| SS17                         | 6"   | PVC SDR 35 | 24'    | 4.53%  | 9.39'    10.46'     |

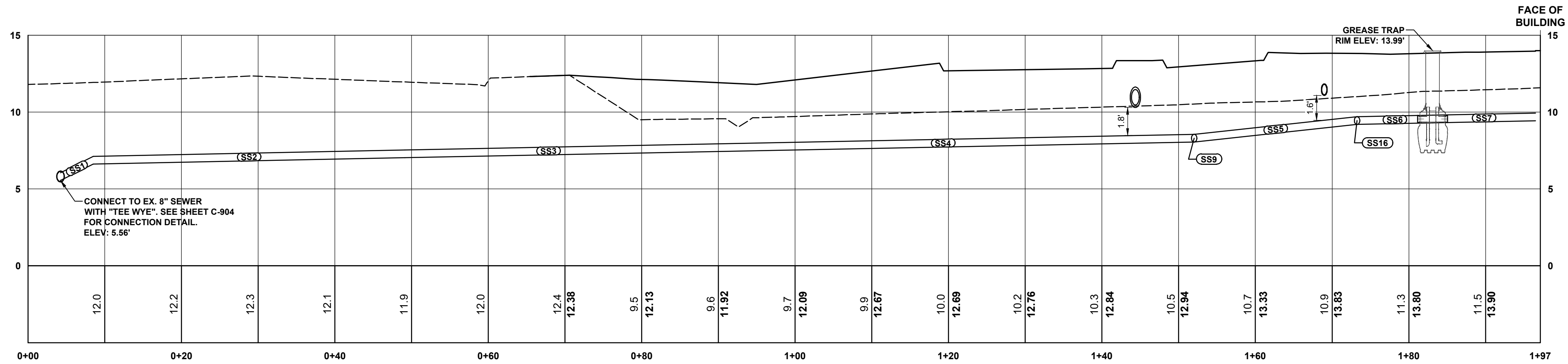
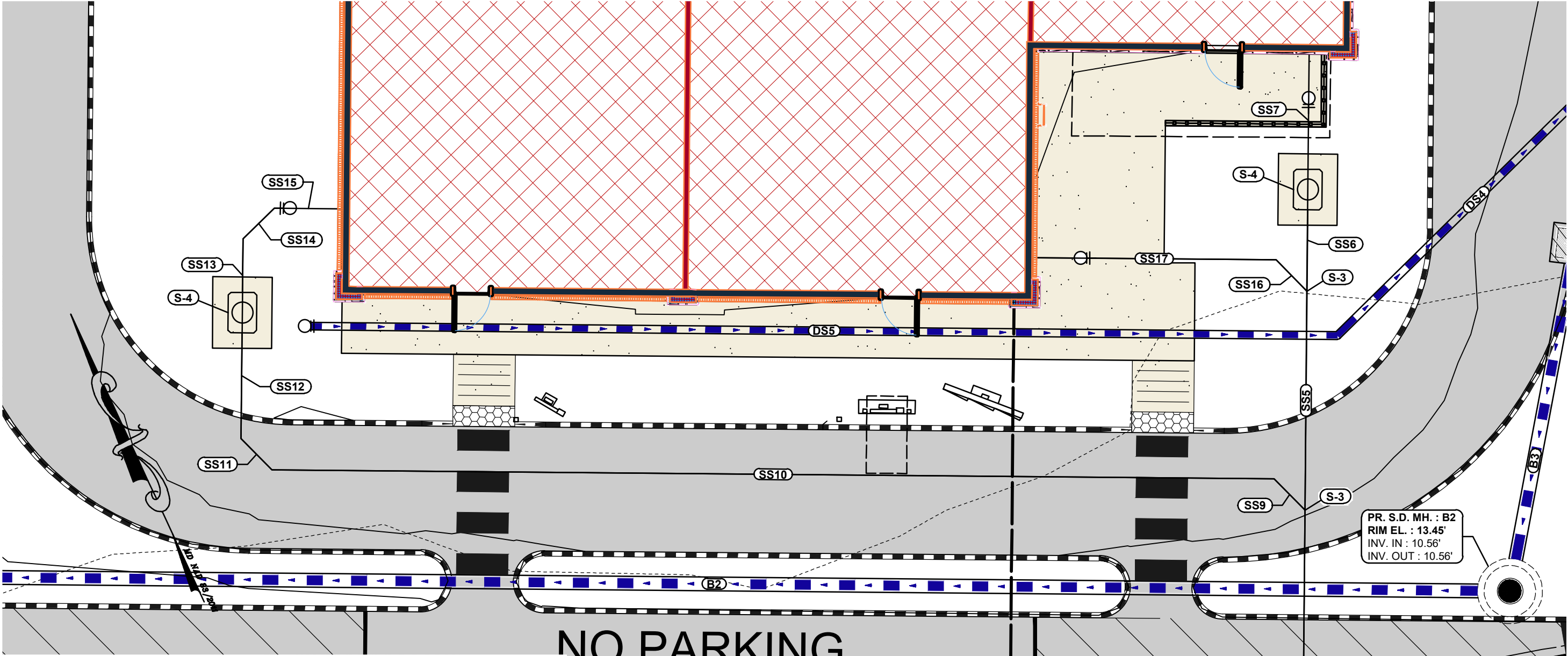
| SANITARY SEWER CONSTRUCTION NOTES |                                                                                                                       |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| S-1                               | INSTALL 6" SDR-35 PVC SANITARY SEWER LATERAL. INSTALL PER WORCESTER COUNTY CONSTRUCTION AND MATERIALS SPECIFICATIONS. |
| S-2                               | INSTALL SANITARY CLEAN OUT, TYP. INSTALL PER WORCESTER COUNTY CONSTRUCTION AND MATERIAL SPECIFICATIONS.               |
| S-3                               | INSTALL SANITARY "WYE" FITTING PER WORCESTER COUNTY CONSTRUCTION AND MATERIAL SPECIFICATIONS.                         |
| S-4                               | INSTALL GREASE TRAP UNIT TO BE SIZED & DETAILED BY MEP.                                                               |

THE WATER AND SEWER FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS ARE APPROVED BY WORCESTER COUNTY WATER AND WASTEWATER DIVISION

WORCESTER COUNTY, WATER AND WASTEWATER DIVISION      DATE

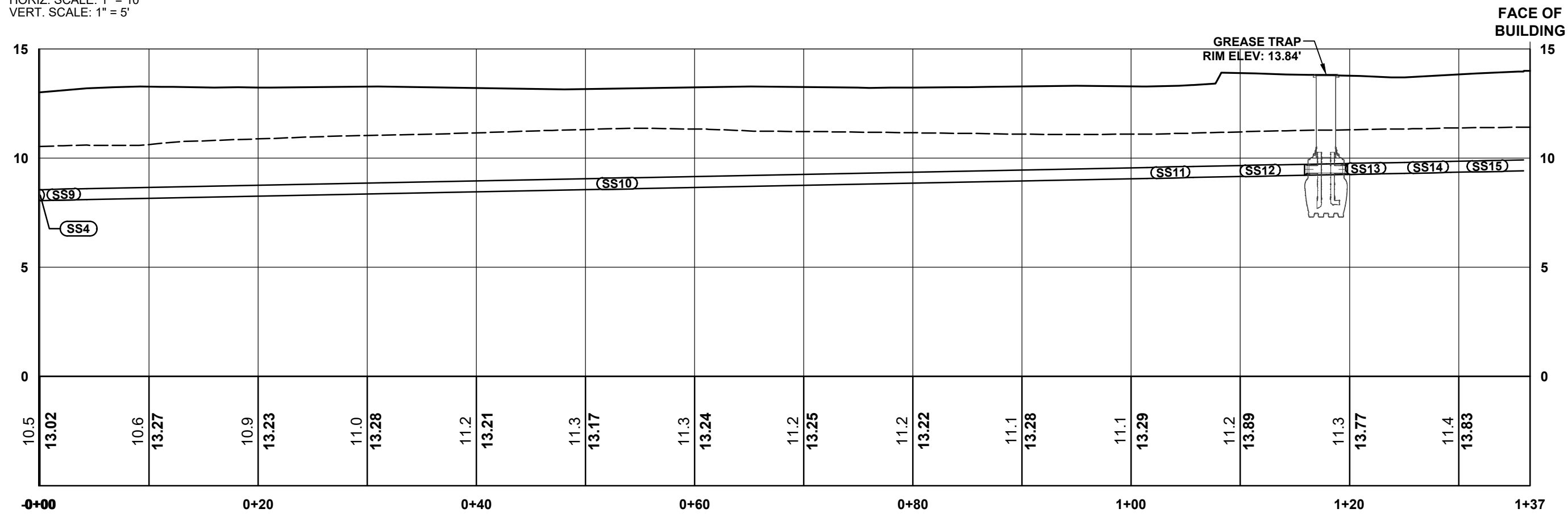
THE WATER AND SEWER FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS ARE APPROVED BY WORCESTER COUNTY DEPARTMENT OF PUBLIC WORKS

WORCESTER COUNTY, DIRECTOR OF PUBLIC WORKS      DATE



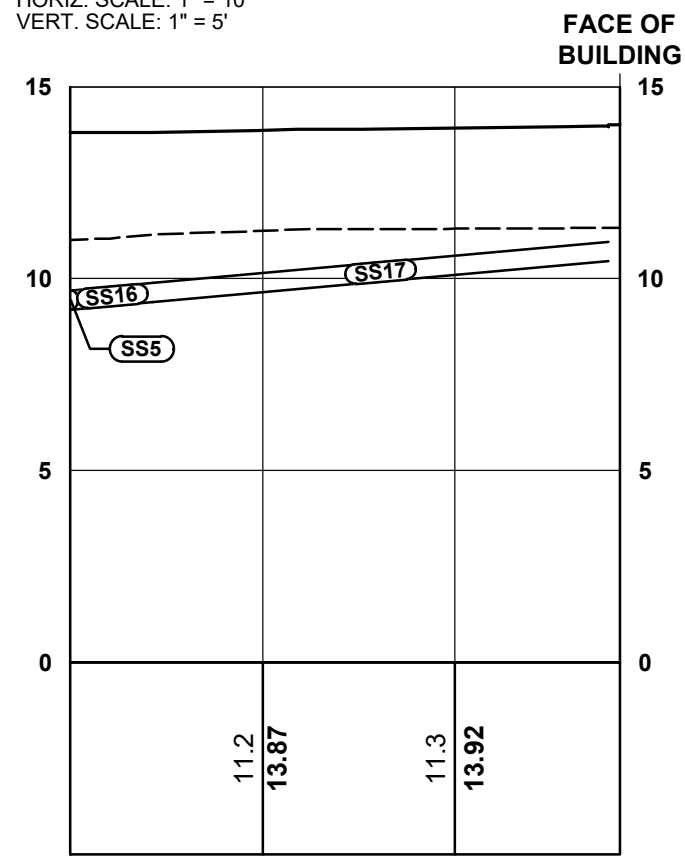
SANITARY SEWER PROFILE

HORIZ. SCALE: 1" = 10'  
VERT. SCALE: 1" = 5'



SANITARY SEWER PROFILE

HORIZ. SCALE: 1" = 10'  
VERT. SCALE: 1" = 5'

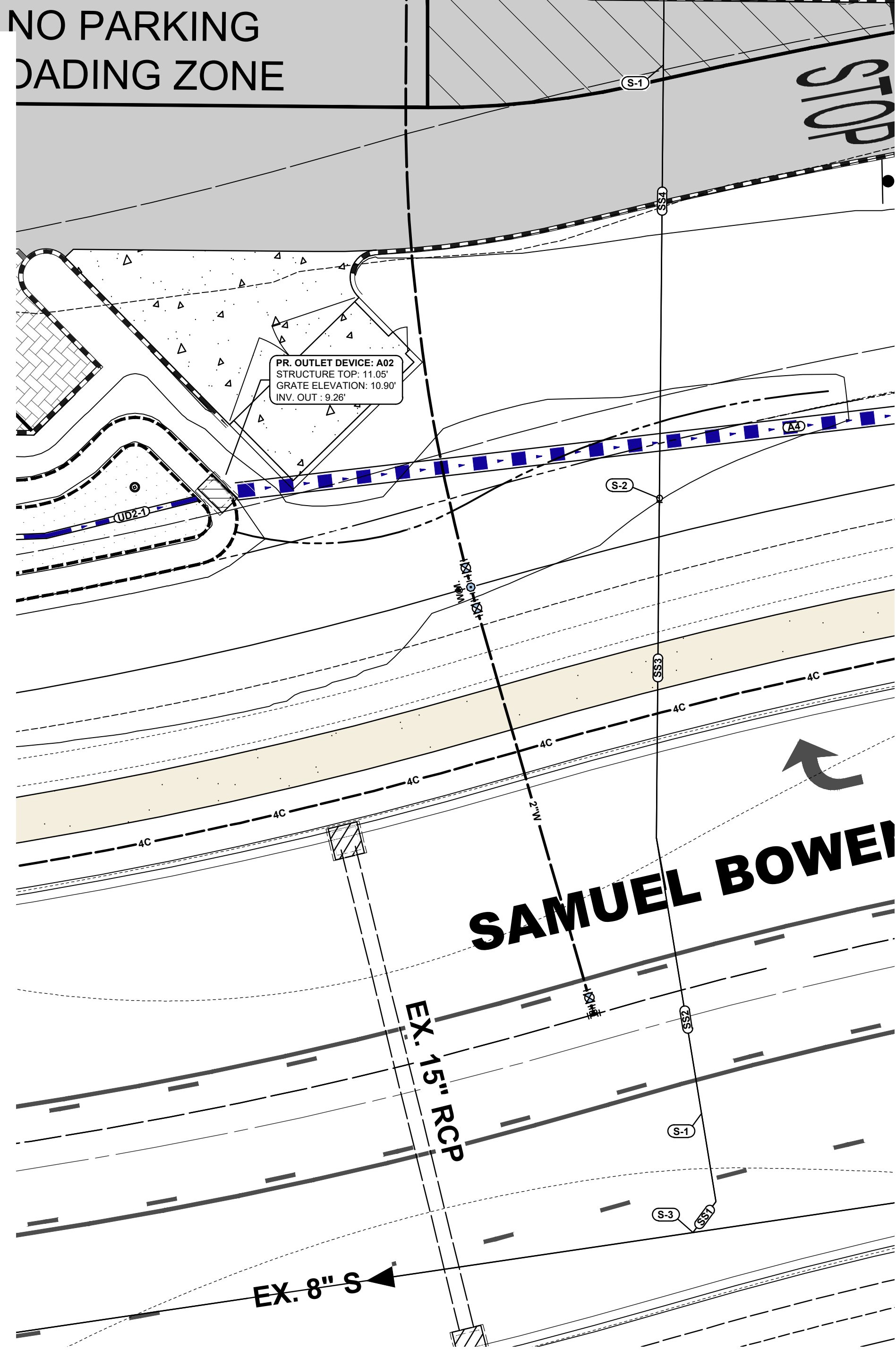


SANITARY SEWER PROFILE

HORIZ. SCALE: 1" = 10'  
VERT. SCALE: 1" = 5'

SANITARY SEWER LAYOUT

SCALE: 1" = 10'



ARCHITECTURE  
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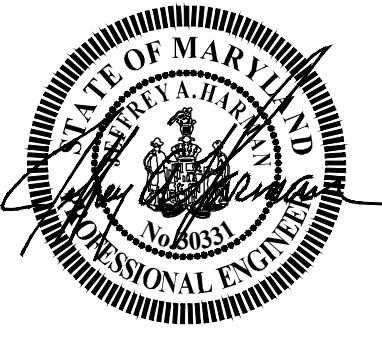
Maryland

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North Carolina

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LICENSE NUMBER: 30331  
EXPIRATION DATE: 09/23/26

PROJECT TITLE

STARBUCKS/  
RETAIL

WORCESTER COUNTY, MD  
THIRD ELECTION DISTRICT

SHEET TITLE

PROPOSED  
SANITARY  
PLAN AND PROFILE

ISSUE BLOCK

MARK    DATE    DESCRIPTION

LAYER/STATE: C-302

PROJECT NO.: 2019333.06

DATE: 08/11/2026

SCALE: AS SHOWN

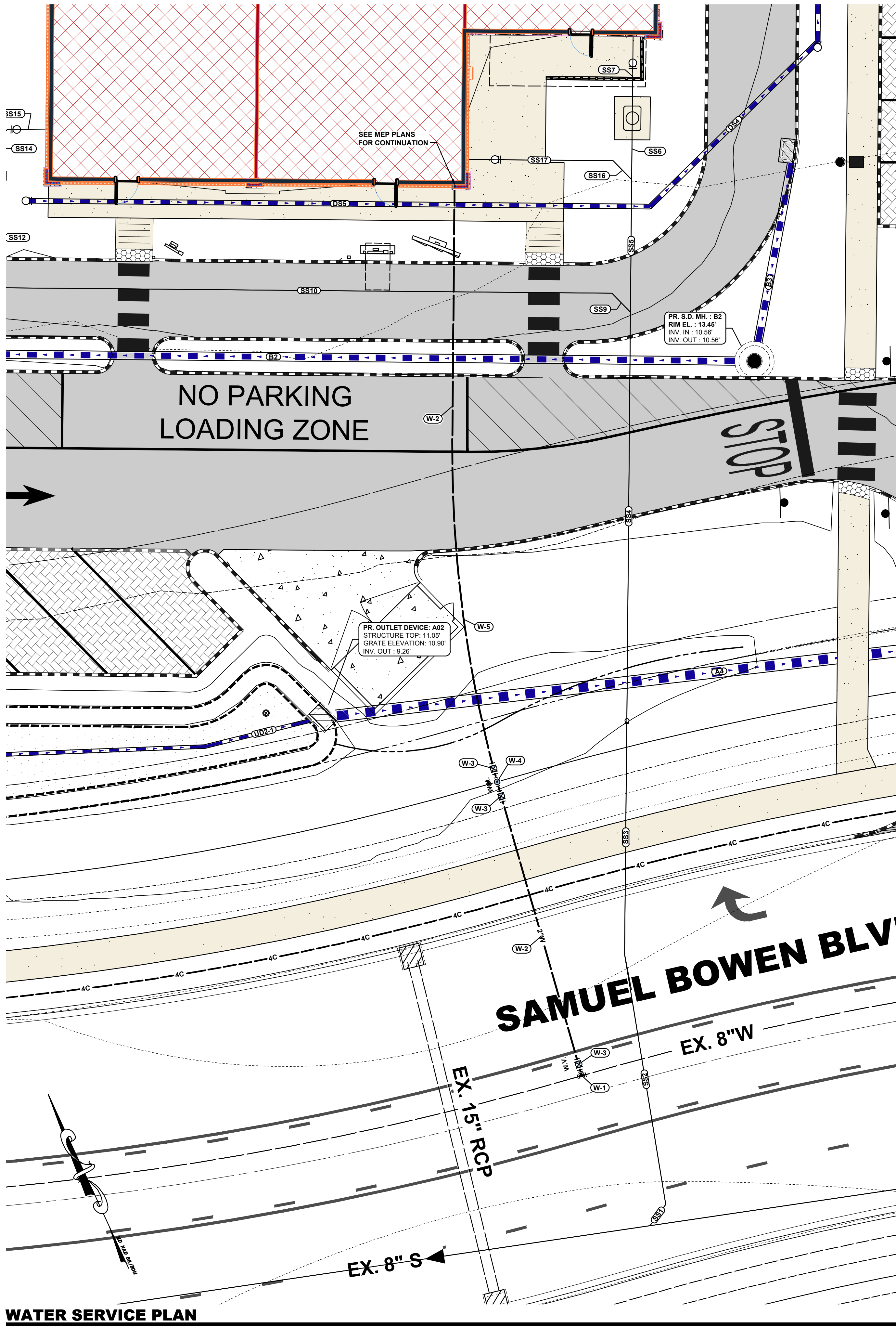
DRAWN BY: CMJ    PROJ. MGR.: KWP

SHEET

C-302

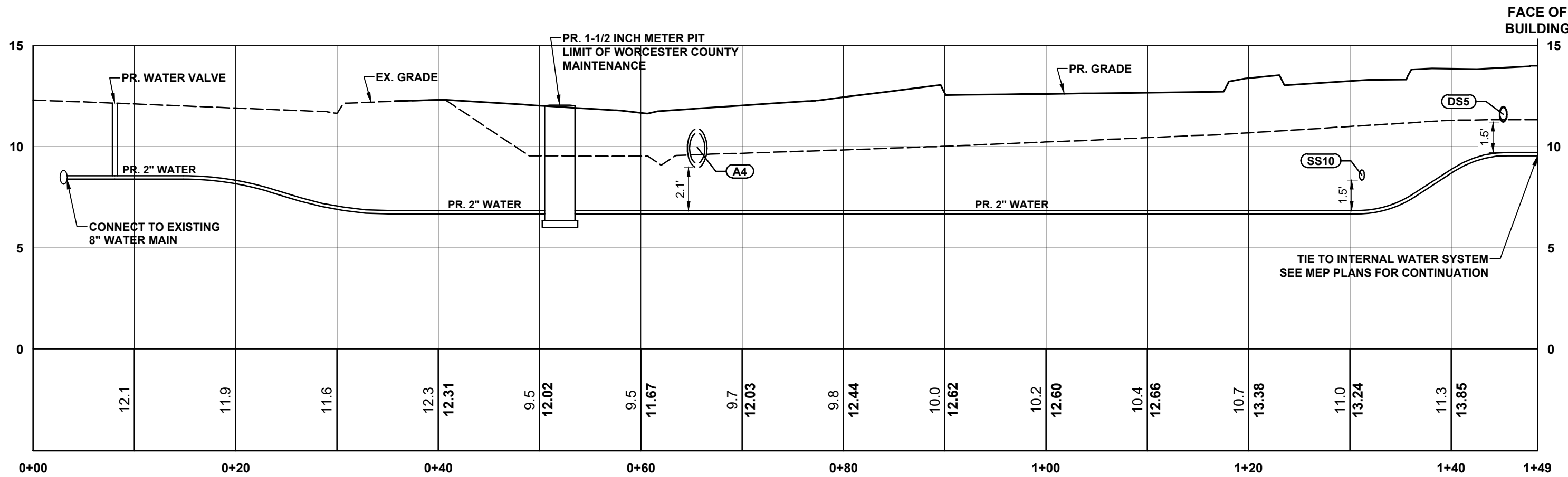
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WATER SERVICE PLAN

SCALE: 1" = 10'



WATER SERVICE PROFILE

HORIZ. SCALE: 1" = 10'  
VERT. SCALE: 1" = 5'

DOMESTIC WATER SYSTEM CONSTRUCTION NOTES

- W-1 TAP EXISTING 8" WATER MAIN WITHIN SAMUEL BOWEN BLVD. WITH A 8" x 2" TAPPING SLEEVE AND VALVE.
- W-2 INSTALL 2" PVC SDR-9 DOMESTIC WATER SERVICE AS SHOWN HEREON (42" MINIMUM COVER).
- W-3 INSTALL 2" GATE VALVE. INSTALL PER WORCESTER COUNTY CONSTRUCTION AND MATERIALS SPECIFICATIONS.
- W-4 INSTALL 1-1/2" METER PIT PER WORCESTER COUNTY DETAIL W-11. CONTRACTOR TO INSTALL A 2" NEPTUNE WATER METER WITH PROCODER R9001 RADIO.
- W-5 RADIAL HORIZONTAL BEND. MINIMUM 5' RADIUS.

|                                                                                                                                                |      |
|------------------------------------------------------------------------------------------------------------------------------------------------|------|
| THE WATER AND SEWER FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS ARE APPROVED BY WORCESTER COUNTY WATER AND WASTEWATER DIVISION |      |
| WORCESTER COUNTY, WATER AND WASTEWATER DIVISION                                                                                                | DATE |
| THE WATER AND SEWER FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS ARE APPROVED BY WORCESTER COUNTY DEPARTMENT OF PUBLIC WORKS    |      |
| WORCESTER COUNTY, DIRECTOR OF PUBLIC WORKS                                                                                                     | DATE |



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LICENSE NUMBER: 30331  
EXPIRATION DATE: 09/23/26

PROJECT TITLE

STARBUCKS/  
RETAIL

WORCESTER COUNTY, MD  
THIRD ELECTION DISTRICT

SHEET TITLE

PROPOSED WATER  
SERVICE  
IMPROVEMENT  
PLANS

ISSUE BLOCK

MARK DATE DESCRIPTION

LAYER/STATE: C-303

PROJECT NO.: 2019333.06

DATE: 08/11/2026

SCALE: AS SHOWN

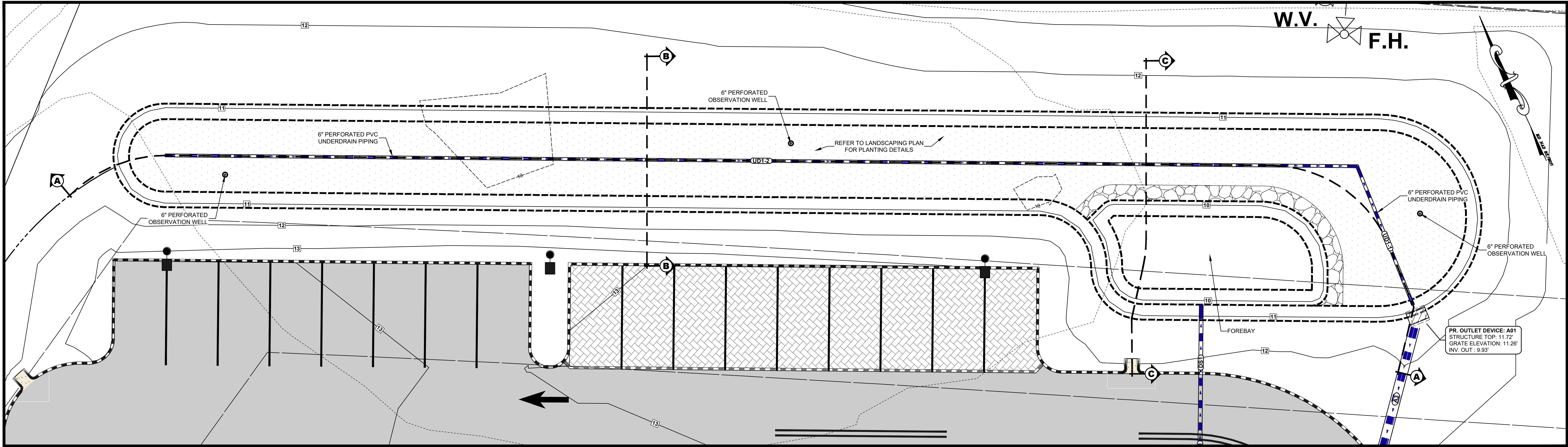
DRAWN BY: CMJ PROJ. MGR.: KWP

SHEET

C-303

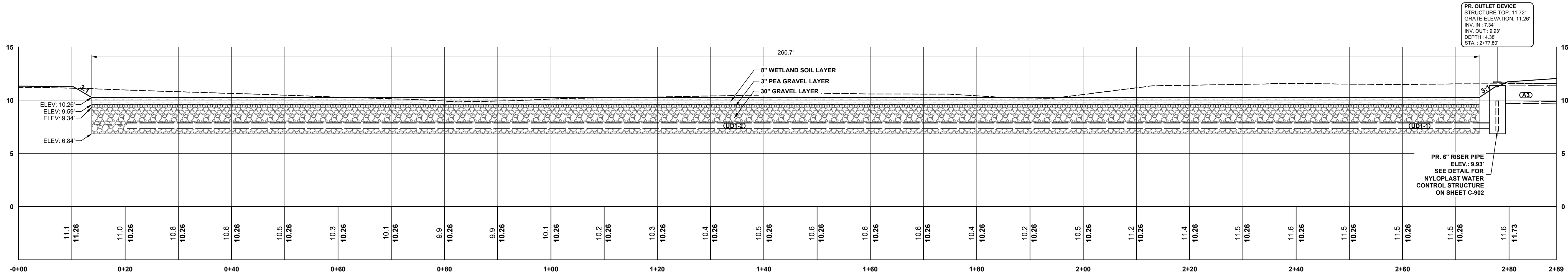
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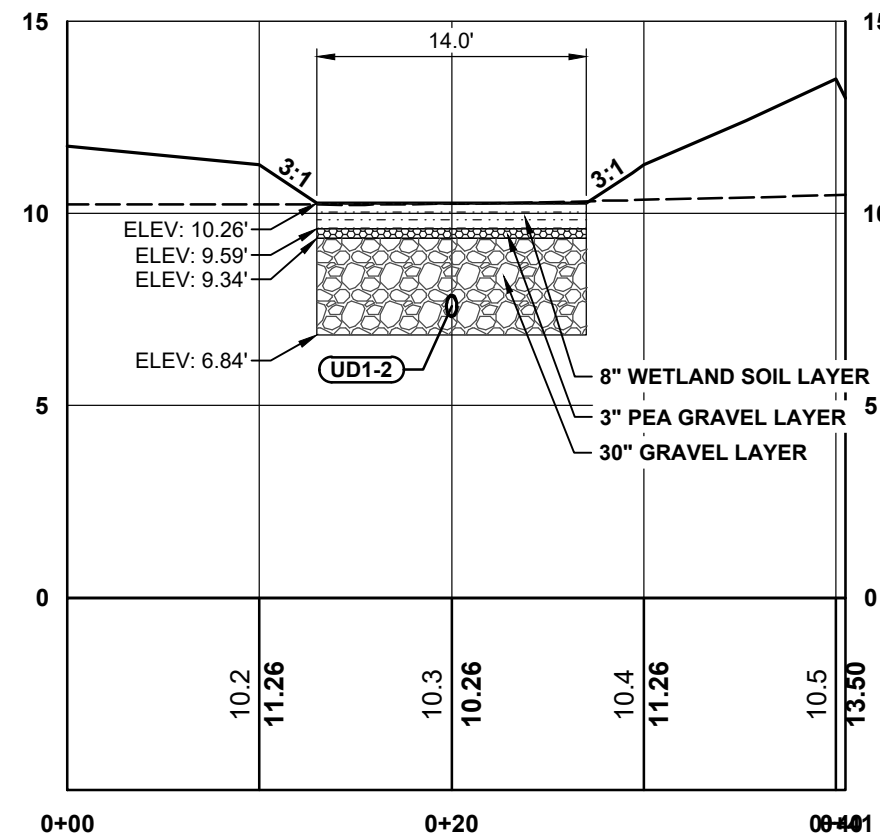
**SUBMERGED GRAVEL WETLAND (GW-1) PLAN**

SCALE: 1" = 10'



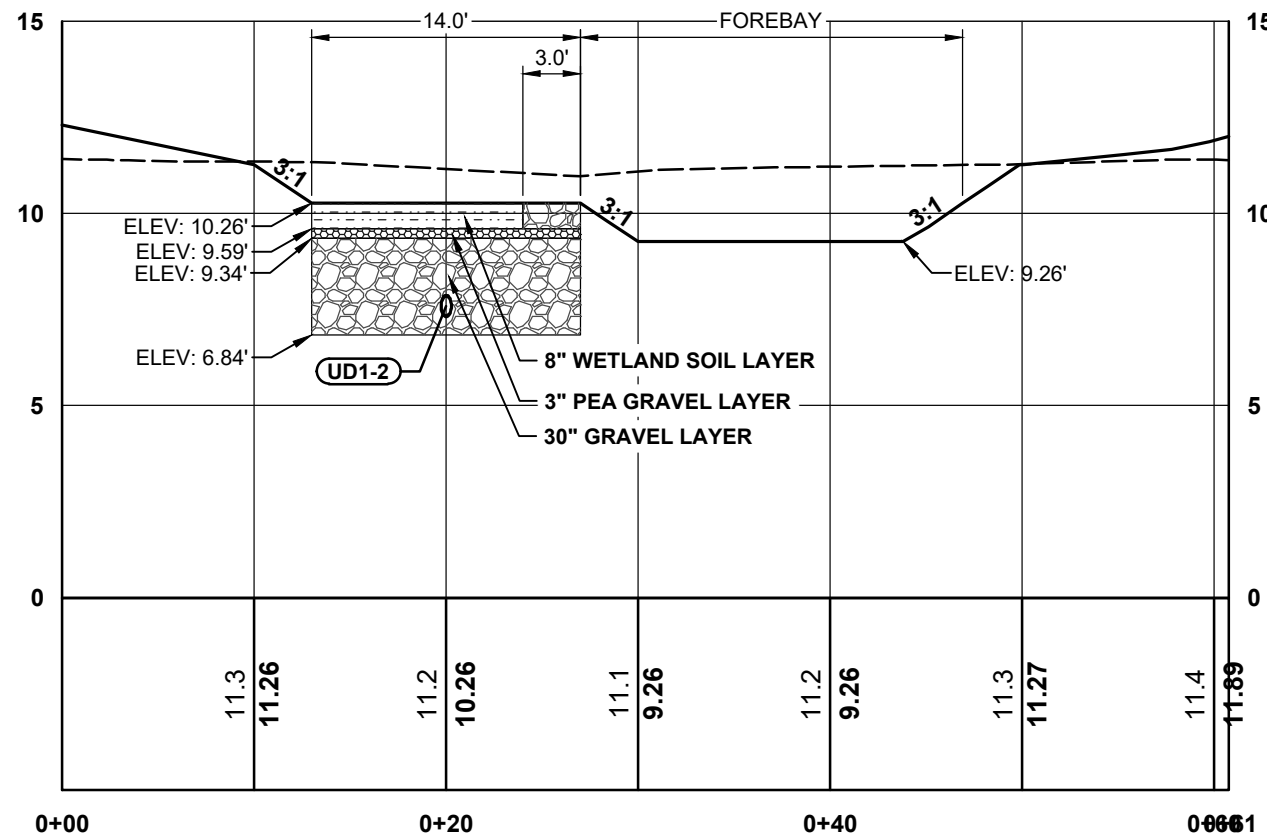
**SGW-1 PROFILE A-A**

SCALE: HORIZONTAL - 1" = 10', VERTICAL - 1" = 5'



**SGW-1 PROFILE B-B**

SCALE: HORIZONTAL - 1" = 10', VERTICAL - 1" = 5'



**SGW-1 PROFILE C-C**

SCALE: HORIZONTAL - 1" = 10', VERTICAL - 1" = 5'

| UNDERDRAIN PIPE SCHEDULE |      |           |        |       |         |          |
|--------------------------|------|-----------|--------|-------|---------|----------|
| PIPE NO.                 | SIZE | PIPE TYPE | LENGTH | SLOPE | INV. IN | INV. OUT |
| UD-1                     | 6"   | H.D.P.E.  | 31'    | 0.00% | 7.34'   | 7.34'    |
| UD-2                     | 6"   | H.D.P.E.  | 230'   | 0.00% | 7.34'   | 7.34'    |

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\_\_\_\_\_  
WORCESTER COUNTY, WATER AND WASTEWATER DIVISION      DATE

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\_\_\_\_\_  
WORCESTER COUNTY, DIRECTOR OF PUBLIC WORKS      DATE

**STORMWATER MANAGEMENT SUPERVISION AND CERTIFICATION NOTE:**

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.



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LICENSE NUMBER: 30331  
EXPIRATION DATE: 09/23/26

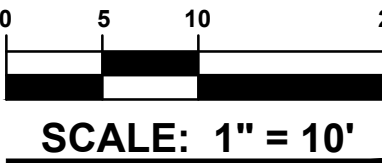
PROJECT TITLE

**STARBUCKS/  
RETAIL**

**WORCESTER COUNTY, MD  
THIRD ELECTION DISTRICT**

SHEET TITLE

**SUBMERGED  
GRAVEL  
WETLAND #1  
PLAN & PROFILES**



ISSUE BLOCK

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |

PROJECT NO.: 2019333.06

DATE: 08/11/2026

SCALE: 1" = 10.0'

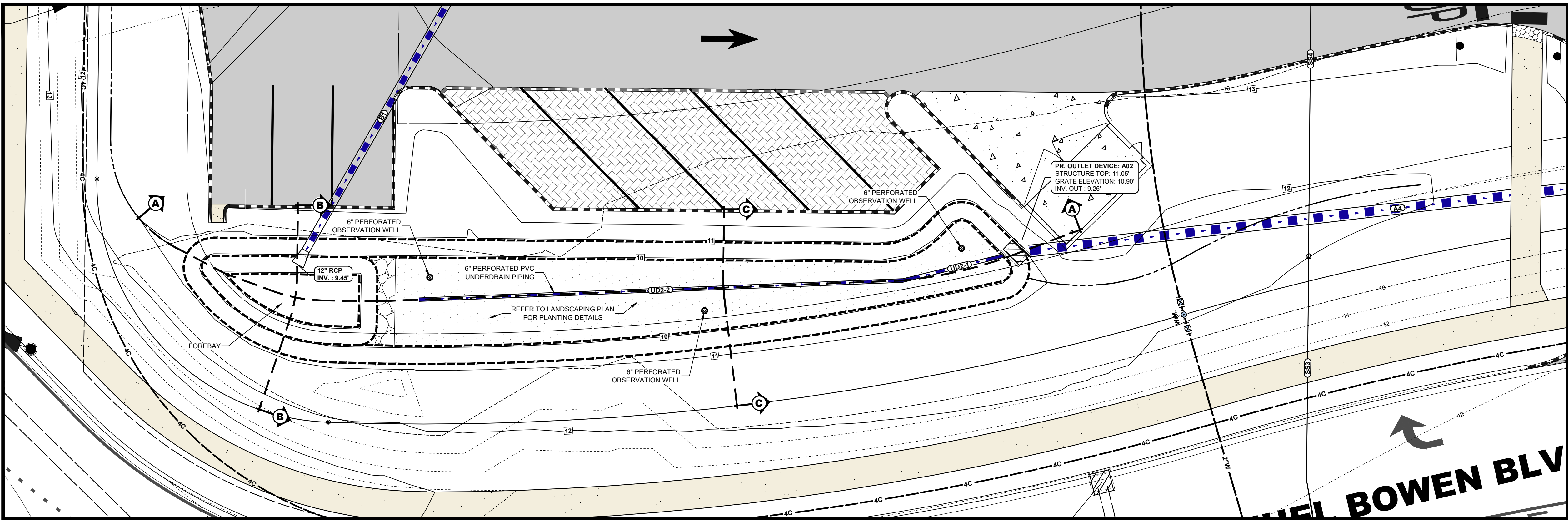
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SHEET

**C-304**

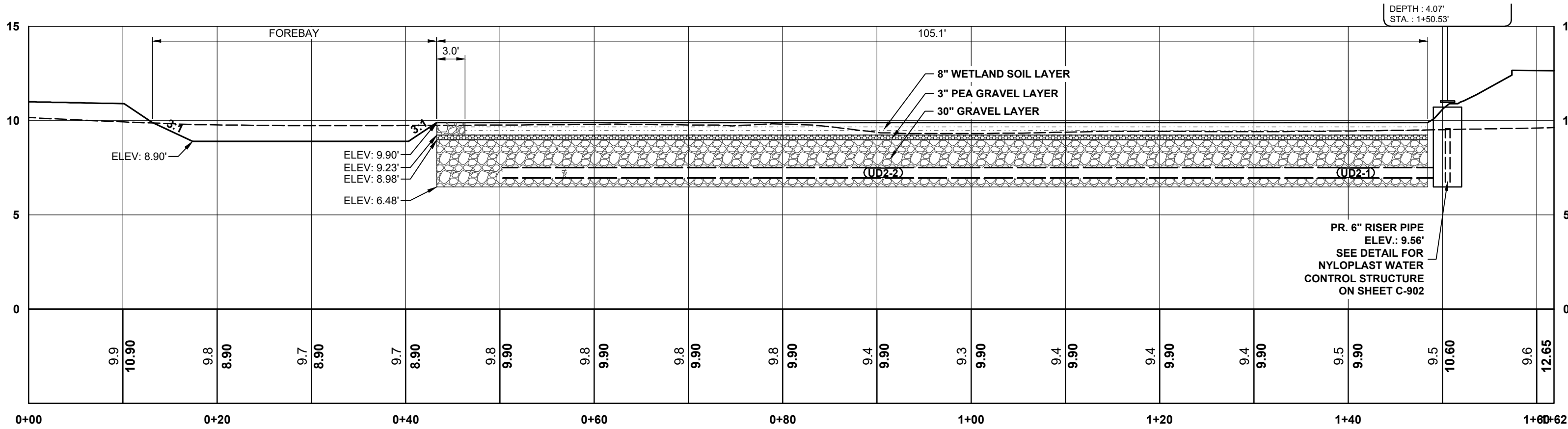
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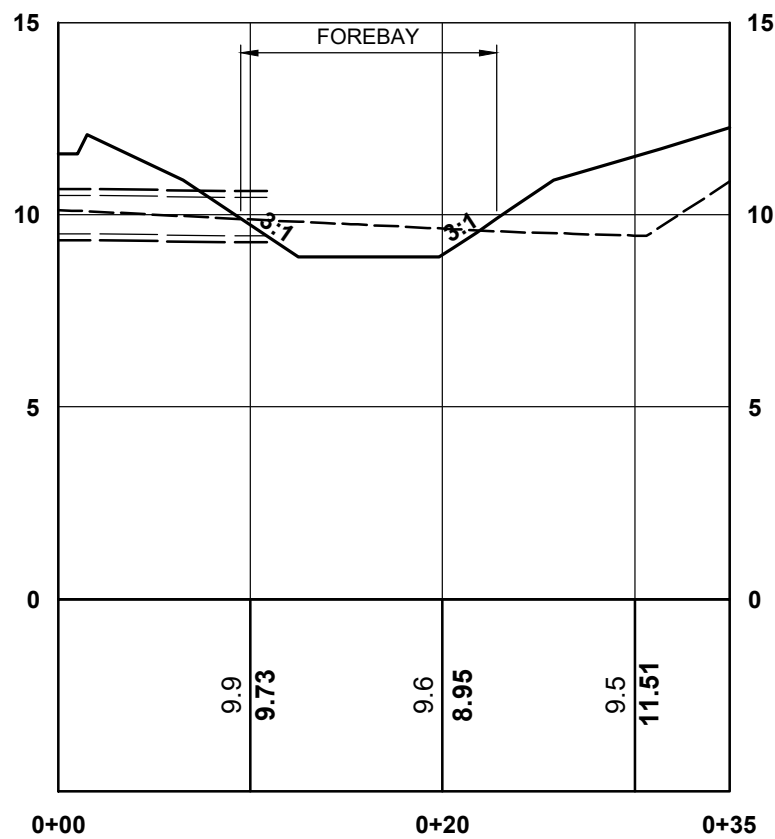
**SUBMERGED GRAVEL WETLAND (SGW-2) PLAN**

SCALE: 1" = 10'



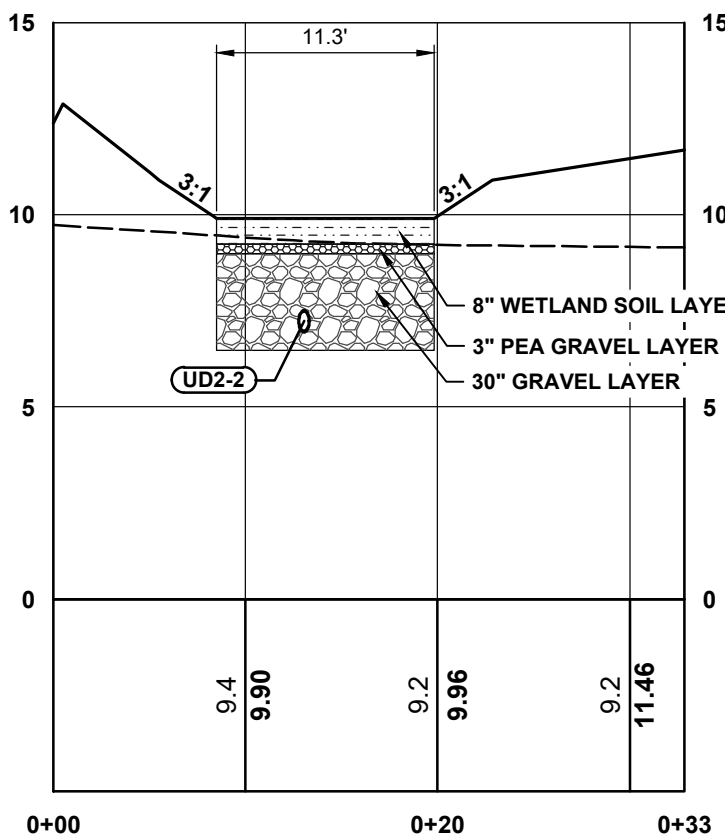
**SGW-2 PROFILE A-A**

SCALE: HORIZONTAL - 1" = 10', VERTICAL - 1" = 5'



**SGW-2 PROFILE B-B**

SCALE: HORIZONTAL - 1" = 10', VERTICAL - 1" = 5'



**SGW-2 PROFILE C-C**

SCALE: HORIZONTAL - 1" = 10', VERTICAL - 1" = 5'

| UNDERDRAIN PIPE SCHEDULE |      |           |        |       |         |          |
|--------------------------|------|-----------|--------|-------|---------|----------|
| PIPE NO.                 | SIZE | PIPE TYPE | LENGTH | SLOPE | INV. IN | INV. OUT |
| UD2-1                    | 6"   | H.D.P.E.  | 19'    | 0.00% | 6.98'   | 6.98'    |
| UD2-2                    | 6"   | H.D.P.E.  | 81'    | 0.00% | 6.98'   | 6.98'    |

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\_\_\_\_\_  
WORCESTER COUNTY, WATER AND WASTEWATER DIVISION      DATE

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\_\_\_\_\_  
WORCESTER COUNTY, DIRECTOR OF PUBLIC WORKS      DATE

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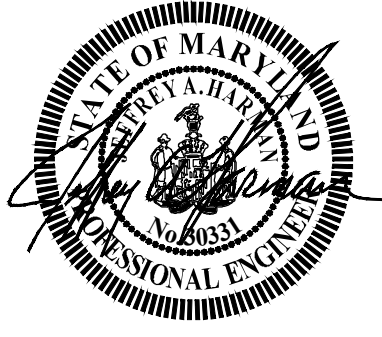
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LICENSE NUMBER: 30331  
EXPIRATION DATE: 09/23/26

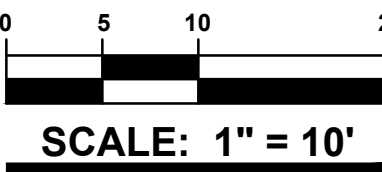
PROJECT TITLE

**STARBUCKS/  
RETAIL**

**WORCESTER COUNTY, MD  
THIRD ELECTION DISTRICT**

SHEET TITLE

**SUBMERGED  
GRAVEL  
WETLAND #2  
PLAN & PROFILES**



ISSUE BLOCK

MARK DATE DESCRIPTION

PROJECT NO.: 2019333.06

DATE: 08/11/2026

SCALE: 1" = 10.0'

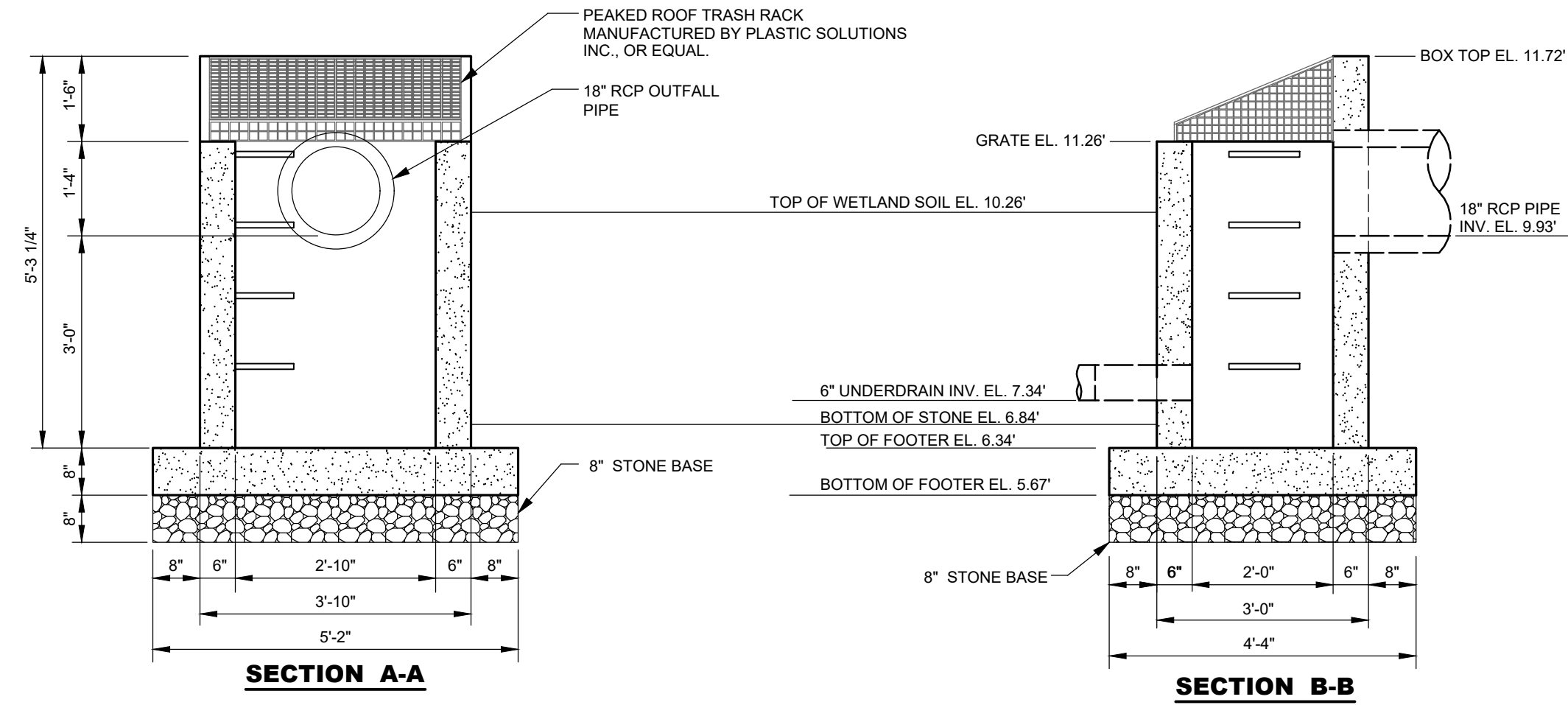
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SHEET

**C-305**

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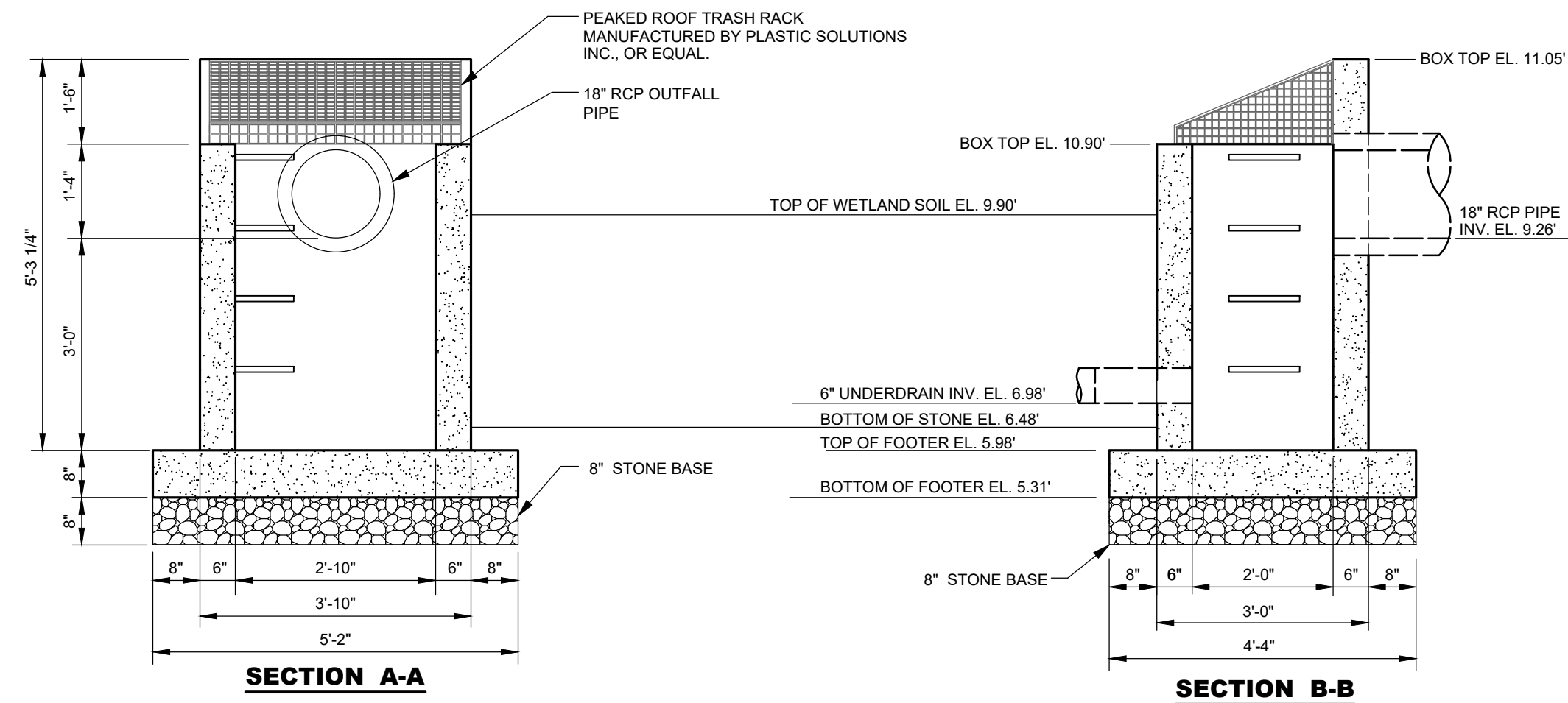




- NOTES:
1. ALL CONCRETE SHALL BE 4,000 P.S.I. OR GREATER.
  2. MATERIALS AND CONSTRUCTION SHALL COMPLY WITH ASTM DESIGNATION C-890-91.
  3. STEPS ARE TO BE PLACED IN ALL INLET BOXES OVER 4' DEEP.
  4. OPENINGS IN TRASH RACKS ARE TO BE AT LEAST 3 INCHES.
  5. USE PEAKED ROOF TRASH RACK MANUFACTURED BY PLASTIC SOLUTIONS INC., OR EQUAL.
  6. PLASTIC SOLUTIONS INC.  
P.O. BOX 4386  
WINCHESTER, VA 22604  
(540) 722-4694  
www.plastic-solution.com
  7. CONCRETE STRUCTURE MANUFACTURER TO PROVIDE ANTI-BUOYANCY CALCULATION, SHOWING COMPLIANCE WITH ACI 308 USING A FACTOR OF SAFETY OF 1.25, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MARYLAND

## PRECAST OUTLET STRUCTURE A01

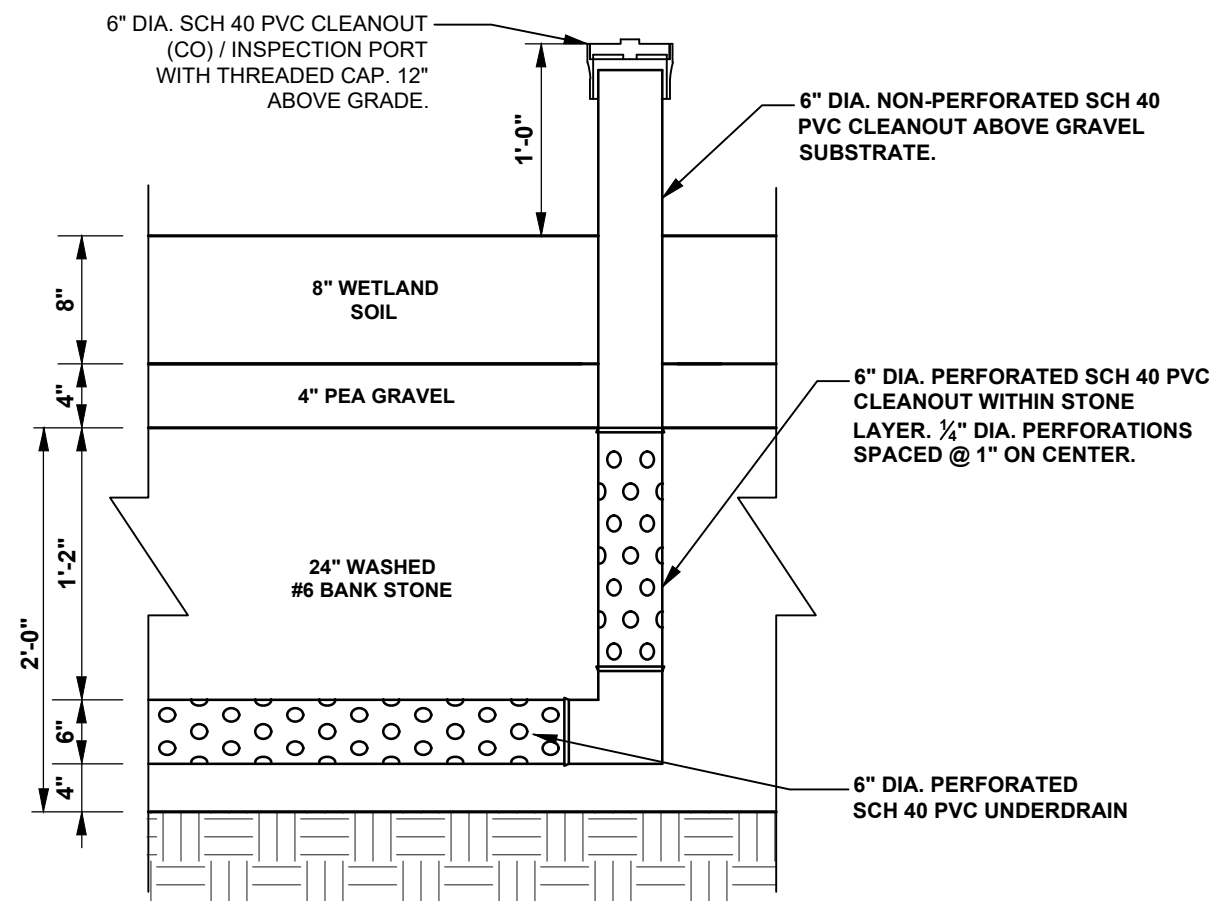
NO SCALE



- NOTES:
1. ALL CONCRETE SHALL BE 4,000 P.S.I. OR GREATER.
  2. MATERIALS AND CONSTRUCTION SHALL COMPLY WITH ASTM DESIGNATION C-890-91.
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## PRECAST OUTLET STRUCTURE A02

NO SCALE



## INSPECTION PORT / UNDERDRAIN

SCALE: NO SCALE

### FIRST YEAR MAINTENANCE GUIDELINES

PROPER FUNCTIONING OF THE SAND FILTER REQUIRES THAT THE FOLLOWING TASKS BE UNDERTAKEN IN THE FIRST YEAR:

- DURING THE FIRST YEAR OF OPERATION, INSPECTIONS SHOULD BE CONDUCTED AFTER EVERY MAJOR STORM AND POORLY ESTABLISHED AREAS RE-VEGETATED.

### ROUTINE MAINTENANCE GUIDELINES

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

| ROUTINE MAINTENANCE TASKS                                                                          | FREQUENCY                         |
|----------------------------------------------------------------------------------------------------|-----------------------------------|
| REMOVE TRASH AND DEBRIS                                                                            | ANNUALLY, OR MORE OFTEN IF NEEDED |
| INSPECT SEDIMENTATION CHAMBER OR FOREBAY, CLEANOUT WHEN SEDIMENT ACCUMULATION EXCEEDS DESIGN LEVEL | ANNUALLY                          |
| INSPECT FOR SIGNS OF UNEVEN FLOW DISTRIBUTION (POSSIBLE GRAVEL OR UNDERDRAIN IS CLOGGED)           | ANNUALLY                          |
| INSPECT WETLANDS VEGETATION (REPLACE AS NEEDED)                                                    | ANNUALLY                          |
| INSPECT INFLOW POINTS FOR EROSION (REPAIR AS NEEDED)                                               | ANNUALLY                          |

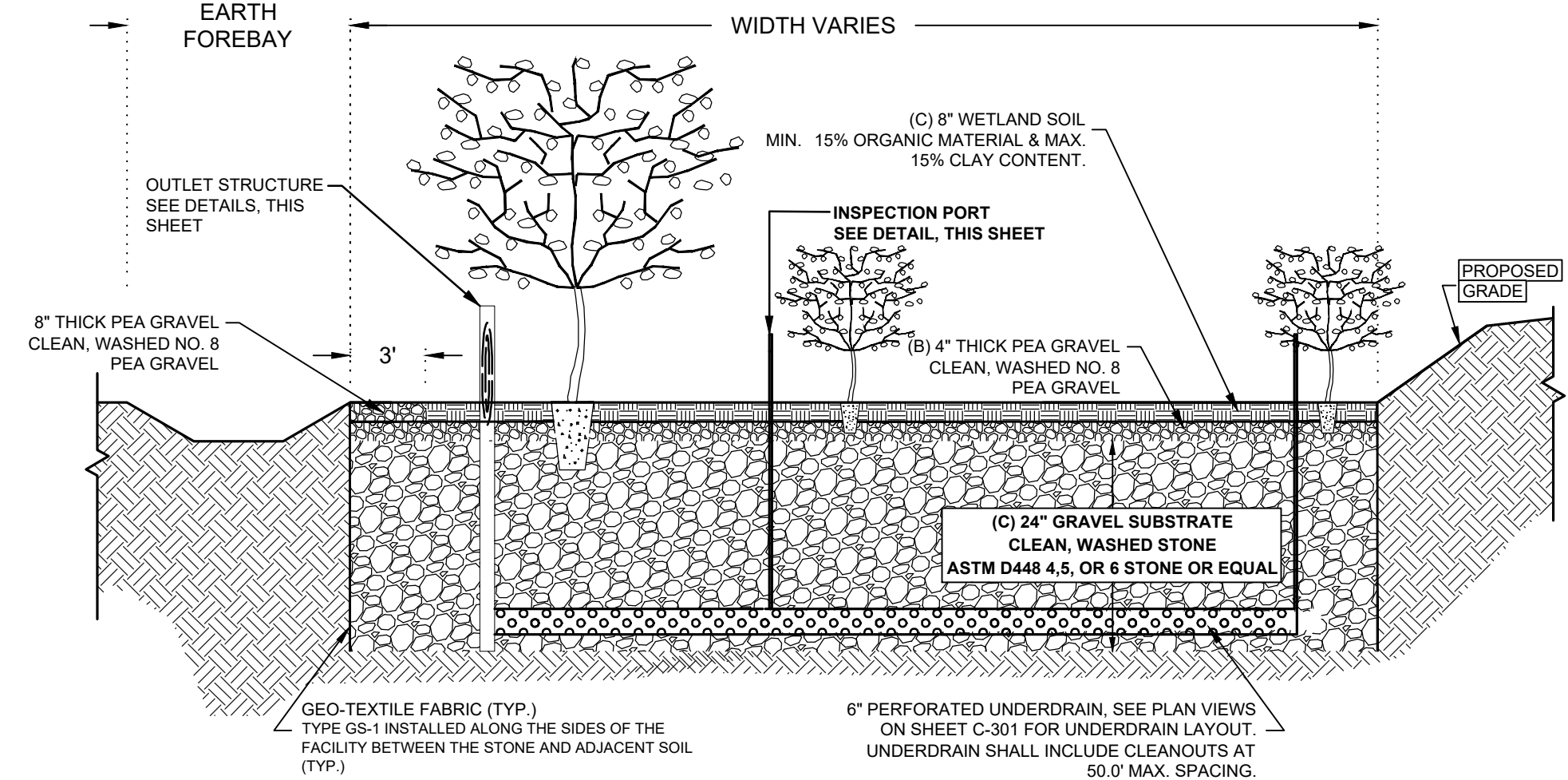
### MAINTENANCE NOTES

- DEVELOPER SUCCESSOR OR ASSIGNS SHALL ENSURE ALL STORM WATER MANAGEMENT IMPROVEMENTS ARE COMPLETED PER DESIGN AND AS REQUIRED BY REGULATION INCLUDING BUT NOT LIMITED TO GRADUAL SLOPES AWAY FROM BUILDINGS, DISSIPATION OF FLOW, MINIMUM DISCONNECTION FLOW PATH LENGTH, SEPARATION FROM NEAREST IMPERVIOUS SURFACE OF SIMILAR OR LOWER ELEVATION AS APPROPRIATE.
- DEVELOPER SUCCESSOR OR ASSIGNS ARE RESPONSIBLE FOR CONDUCTING A FINAL INSPECTION TO BE CONDUCTED PRIOR TO USE AND OCCUPANCY APPROVAL (SETTING OF WATER METERS) TO ENSURE SIZING FOR TREATMENT AND GRADING ARE PER DESIGN, AND PERMANENT STABILIZATION HAS BEEN ESTABLISHED.
- DEVELOPER SUCCESSOR OR ASSIGNS SHALL PREPARE INDEPENDENT THIRD-PARTY INSPECTION REPORT OF ALL STORM WATER MANAGEMENT IMPROVEMENTS SEALED BY A PROFESSIONAL LAND SURVEYOR, PROPERTY LINE SURVEYOR, OR ENGINEER CURRENTLY REGISTERED IN MARYLAND AND SCHEDULE A WALK-THROUGH WITH CITY STORM WATER INSPECTOR.

## GRAVEL WETLAND MAINTENANCE CRITERIA & GUIDELINES

| MATERIAL LOCATION | DESCRIPTION  | AASHTO MATERIAL CLASSIFICATIONS    |
|-------------------|--------------|------------------------------------|
| C                 | WETLAND SOIL | N/A                                |
| B                 | PEA GRAVEL   | ASTM-D-448 PEA GRAVEL: NO. 8 OR 9  |
| A                 | GRAVEL MEDIA | ASTM D448 4.5, OR 6 STONE OR EQUAL |

## GRAVEL WETLANDS MATERIAL SPECIFICATIONS



- NOTES:
1. CONTRACTOR SHALL REFER TO THE PLANS FOR LAYOUT OF ALL WETLAND AREAS, PIPE SYSTEM, CATCHBASINS, ETC.
  2. CONTRACTOR SHALL MINIMIZE BY ALL MEANS NECESSARY ANY DISTURBANCE AND COMPACTION OF THE AREAS PROPOSED FOR GRAVEL WETLAND CELLS, TO PRESERVE THE CHARACTERISTICS OF THE SITE SOILS.
  3. CONTRACTOR SHALL REFER TO GRAVEL WETLAND MATERIALS SPECIFICATIONS FOR MATERIAL REQUIREMENTS.
  4. CONTRACTOR SHALL DIG TEST PITS TO DETERMINE STATIC WATER LEVELS WITHIN LIMITS OF GRAVEL WETLANDS. CONTRACTOR TO CONSULT WITH ENGINEER PRIOR TO PROCEEDING WITH INSTALLATION OF LINER.
  5. REFER TO PROPOSED LANDSCAPING PLAN SHEET (L-102) FOR SPECIFIC GRAVEL WETLAND PLANTING DETAILS.

## PROPOSED GRAVEL WETLAND TYPICAL SECTION

NO SCALE

**BECKER  
MORGAN**  
GROUP

ARCHITECTURE  
ENGINEERING

Delaware

309 South Governors Avenue  
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302.734.7950

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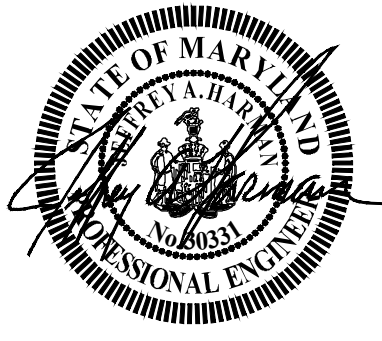
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410.546.9100

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LICENSE NUMBER: 30331  
EXPIRATION DATE: 09/23/26

PROJECT TITLE

**STARBUCKS/  
RETAIL**

WORCESTER COUNTY, MD  
THIRD ELECTION DISTRICT

SHEET TITLE

**SUBMERGED  
GRAVEL WETLANDS  
NOTES & DETAILS**

ISSUE BLOCK

MARK DATE DESCRIPTION

LAYER STATE: C-300

PROJECT NO.: 2019333.06

DATE: 08/11/2026

SCALE: NO SCALE

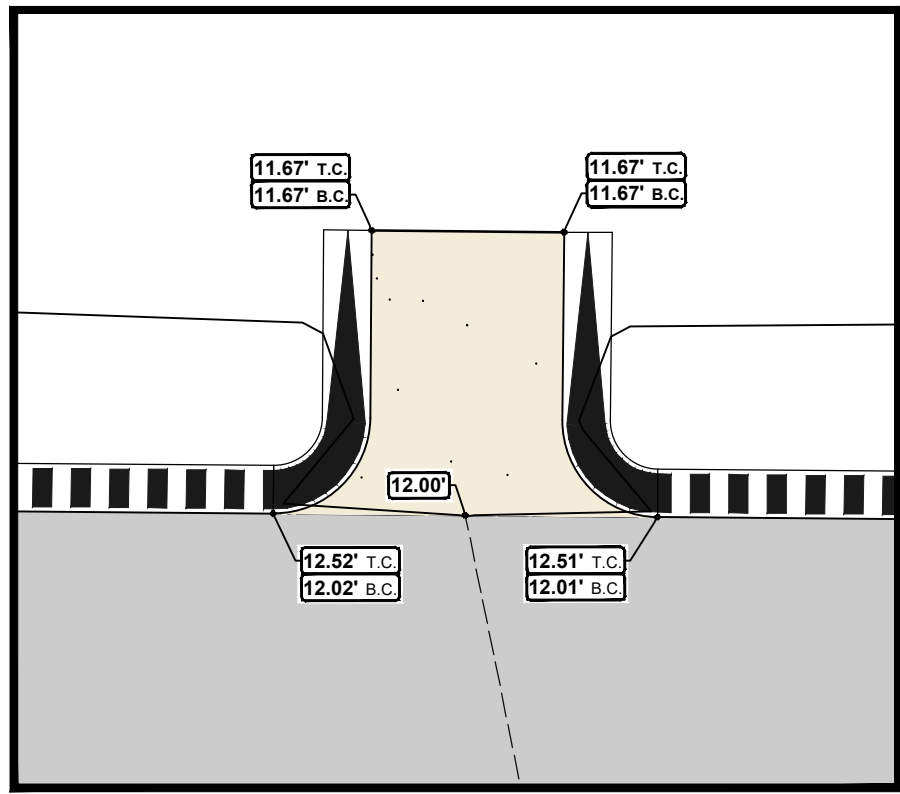
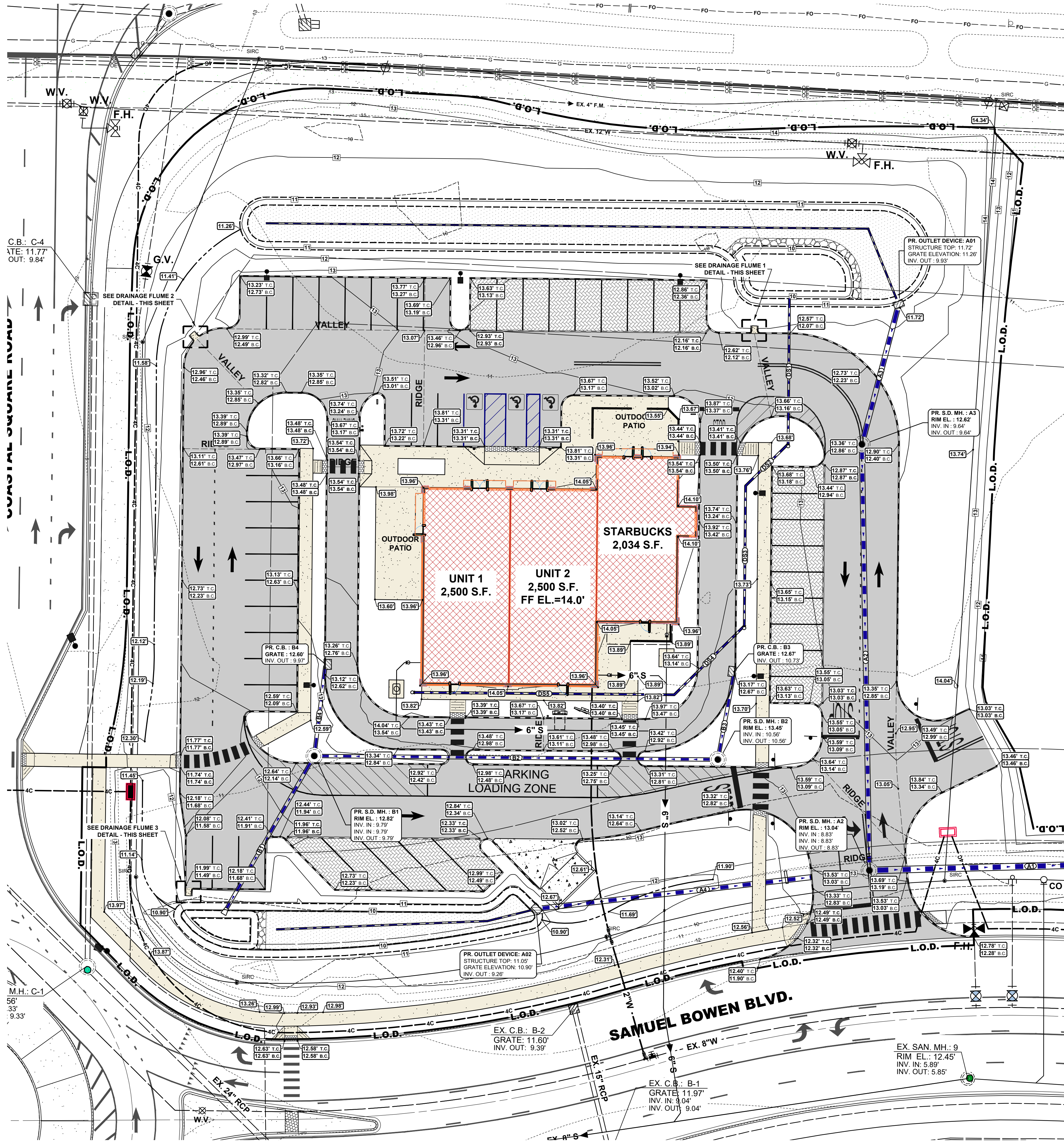
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SHEET

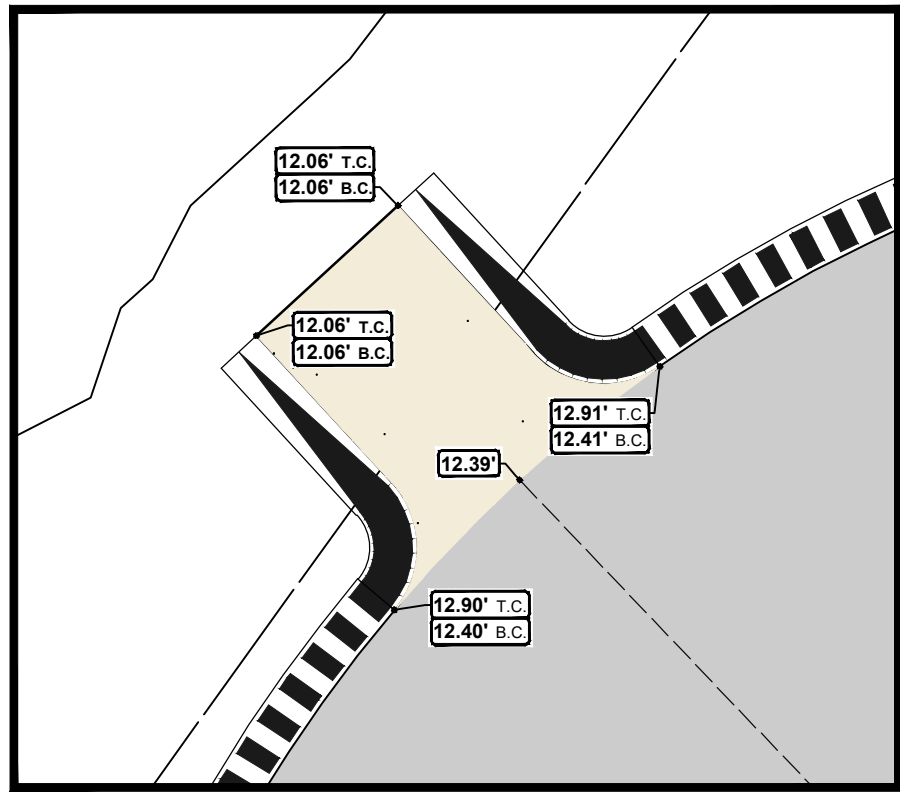
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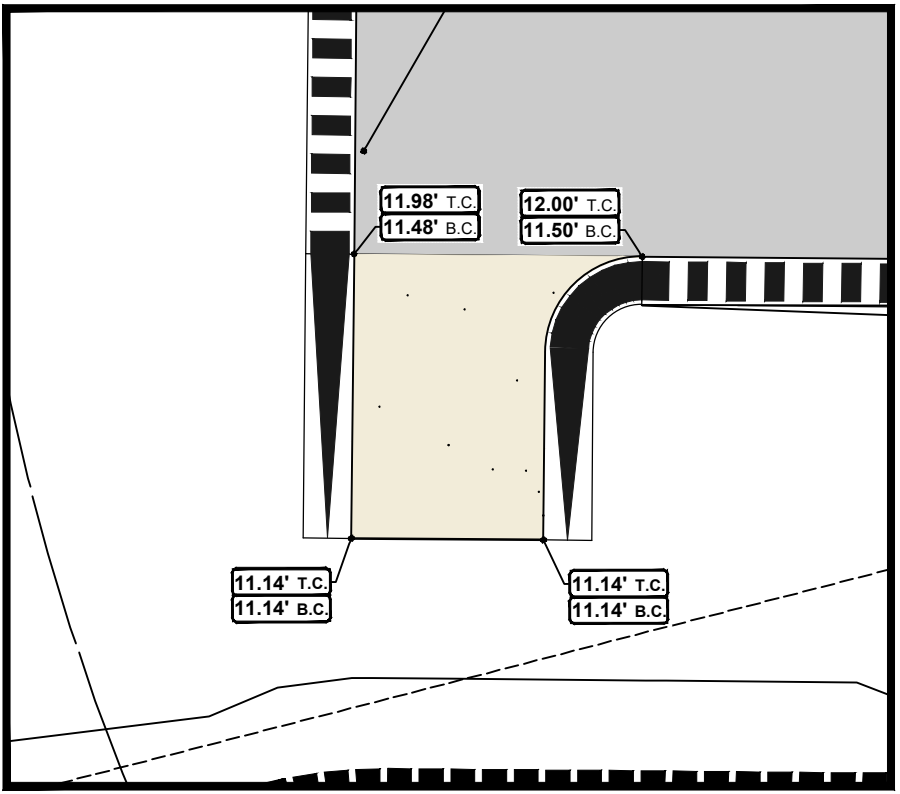




**DRAINAGE FLUME 1 GRADING DETAIL**



**DRAINAGE FLUME 2 GRADING DETAIL**



**DRAINAGE FLUME 3 GRADING DETAIL**



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LICENSE NUMBER: 30331  
EXPIRATION DATE: 09/23/26

PROJECT TITLE  
**STARBUCKS/  
RETAIL**

WORCESTER COUNTY, MD  
THIRD ELECTION DISTRICT

SHEET TITLE  
**GRADING PLAN**



ISSUE BLOCK

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
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|      |      |             |

PROJECT NO.: 2019333.06  
DATE: 08/11/2026  
SCALE: 1" = 30.0'  
DRAWN BY: CMJ PROJ. MGR.: KWP  
SHEET

**C-401**  
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THE WATER AND SEWER FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS ARE APPROVED BY WORCESTER COUNTY WATER AND WASTEWATER DIVISION

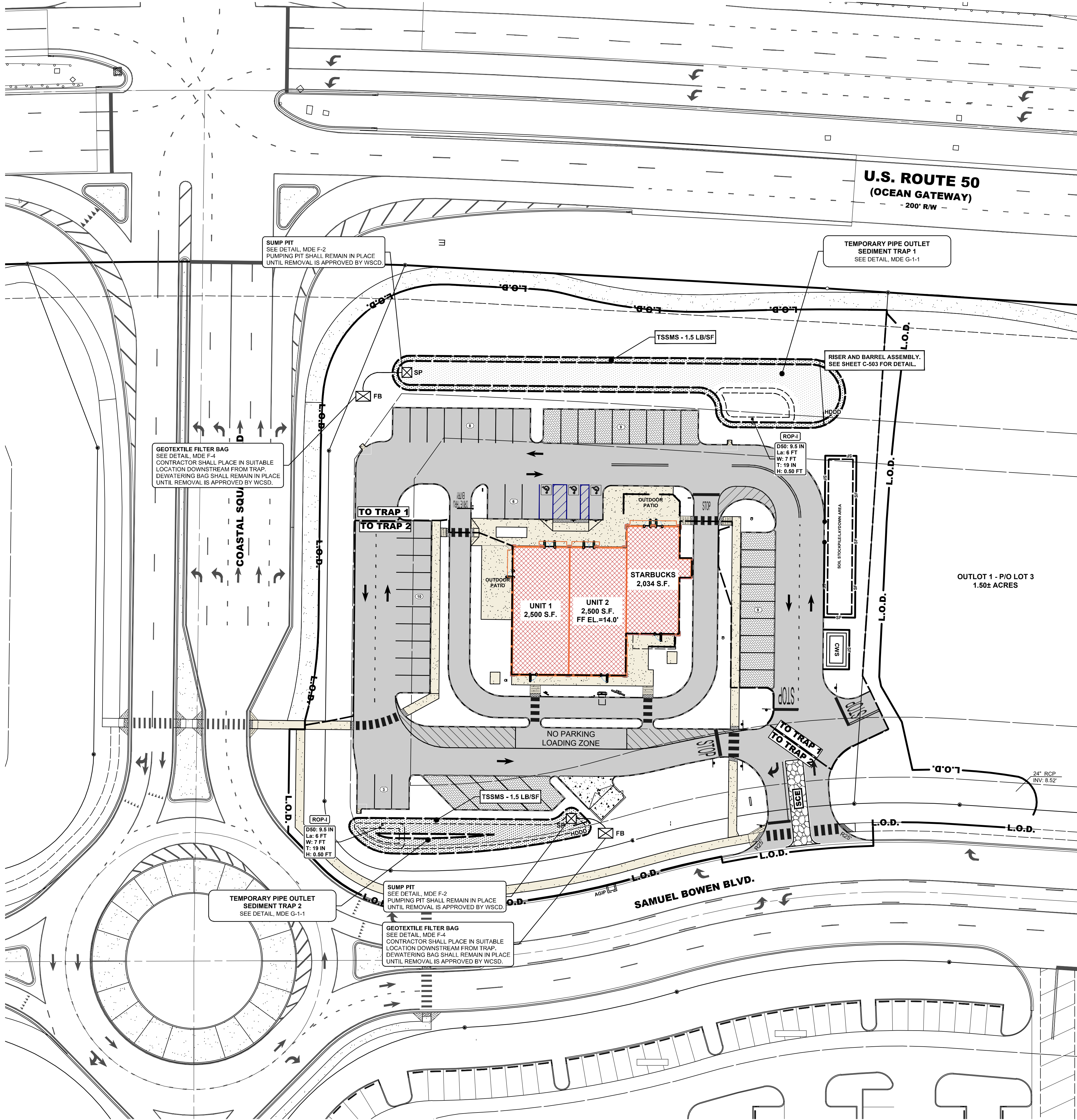
WORCESTER COUNTY, WATER AND WASTEWATER DIVISION DATE

THE WATER AND SEWER FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS ARE APPROVED BY WORCESTER COUNTY DEPARTMENT OF PUBLIC WORKS

WORCESTER COUNTY, DIRECTOR OF PUBLIC WORKS DATE

**STORMWATER MANAGEMENT SUPERVISION AND CERTIFICATION NOTE:**  
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.





STORMWATER MANAGEMENT SUPERVISION AND CERTIFICATION NOTE:  
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.

| PIPE OUTLET SEDIMENT TRAP ST-1 (TRAP 1)           |            |
|---------------------------------------------------|------------|
| DRAINAGE AREA - INITIAL                           | 1.43 ACRES |
| DRAINAGE AREA - INTERIM                           | 1.43 ACRES |
| DRAINAGE AREA - FINAL                             | 1.43 ACRES |
| TOTAL STORAGE REQUIRED                            | 5,148 C.F. |
| TOTAL STORAGE PROVIDED                            | 5,110 C.F. |
| WET STORAGE REQUIRED                              | 2,574 C.F. |
| WET STORAGE PROVIDED                              | 2,643 C.F. |
| DRY STORAGE REQUIRED                              | 2,574 C.F. |
| DRY STORAGE PROVIDED                              | 3,067 C.F. |
| TRAP BOTTOM ELEVATION                             | 10.00'     |
| RISER CREST (DRY STORAGE) ELEVATION               | 11.26'     |
| DRAW DOWN (WET STORAGE) INV. ELEVATION            | 10.50'     |
| DRAW DOWN DEVICE LENGTH (8" DIA. PERFORATED)      | 8'         |
| CLEANOUT ELEVATION                                | 10.25'     |
| TOP OF EMBANKMENT ELEVATION                       | 11.99'     |
| SIDE SLOPE                                        | 3:1        |
| EMBANKMENT TOP WIDTH                              | VARIES     |
| PRINCIPAL SPILLWAY MATERIAL (BARREL, RISER, ETC.) | CONCRETE   |
| RISER DIAMETER                                    | 24" X 36"  |
| BARREL DIAMETER                                   | 18"        |
| TRASH RACK DIAMETER                               | 24" X 36"  |

| PIPE OUTLET SEDIMENT TRAP ST-1 (TRAP 2)           |                  |
|---------------------------------------------------|------------------|
| DRAINAGE AREA - INITIAL                           | 0.95 ACRES       |
| DRAINAGE AREA - INTERIM                           | 0.95 ACRES       |
| DRAINAGE AREA - FINAL                             | 0.95 ACRES       |
| TOTAL STORAGE REQUIRED                            | 3,420 C.F.       |
| TOTAL STORAGE PROVIDED                            | 3,510 C.F.       |
| WET STORAGE REQUIRED                              | 1,710 C.F.       |
| WET STORAGE PROVIDED                              | 1,768 C.F.       |
| DRY STORAGE REQUIRED                              | 1,710 C.F.       |
| DRY STORAGE PROVIDED                              | 1,742 C.F.       |
| TRAP BOTTOM ELEVATION                             | 7.90'            |
| RISER CREST (DRY STORAGE) ELEVATION               | 10.90'           |
| DRAW DOWN (WET STORAGE) INV. ELEVATION            | 10.05'           |
| DRAW DOWN DEVICE LENGTH (8" DIA. PERFORATED)      | 8'               |
| CLEANOUT ELEVATION                                | 9.80'            |
| TOP OF EMBANKMENT ELEVATION                       | 11.47'           |
| SIDE SLOPE                                        | 3:1              |
| EMBANKMENT TOP WIDTH                              | VARIES           |
| PRINCIPAL SPILLWAY MATERIAL (BARREL, RISER, ETC.) | CORRUGATED METAL |
| RISER DIAMETER                                    | 24" X 36"        |
| BARREL DIAMETER                                   | 12"              |
| TRASH RACK DIAMETER                               | 24" X 36"        |



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LICENSE NUMBER: 30331  
EXPIRATION DATE: 09/23/26

PROJECT TITLE

STARBUCKS/  
RETAIL

WORCESTER COUNTY, MD  
THIRD ELECTION DISTRICT

SHEET TITLE

EROSION &  
SEDIMENT  
CONTROL PLAN

0 15 30 60  
SCALE: 1" = 30'

ISSUE BLOCK

MARK DATE DESCRIPTION

LAYER/STATE: C-501

PROJECT NO.: 2019333.06

DATE: 08/11/2026

SCALE: 1" = 30.0'

DRAWN BY: PROJ. MGR.: KWP

SHEET

C-501

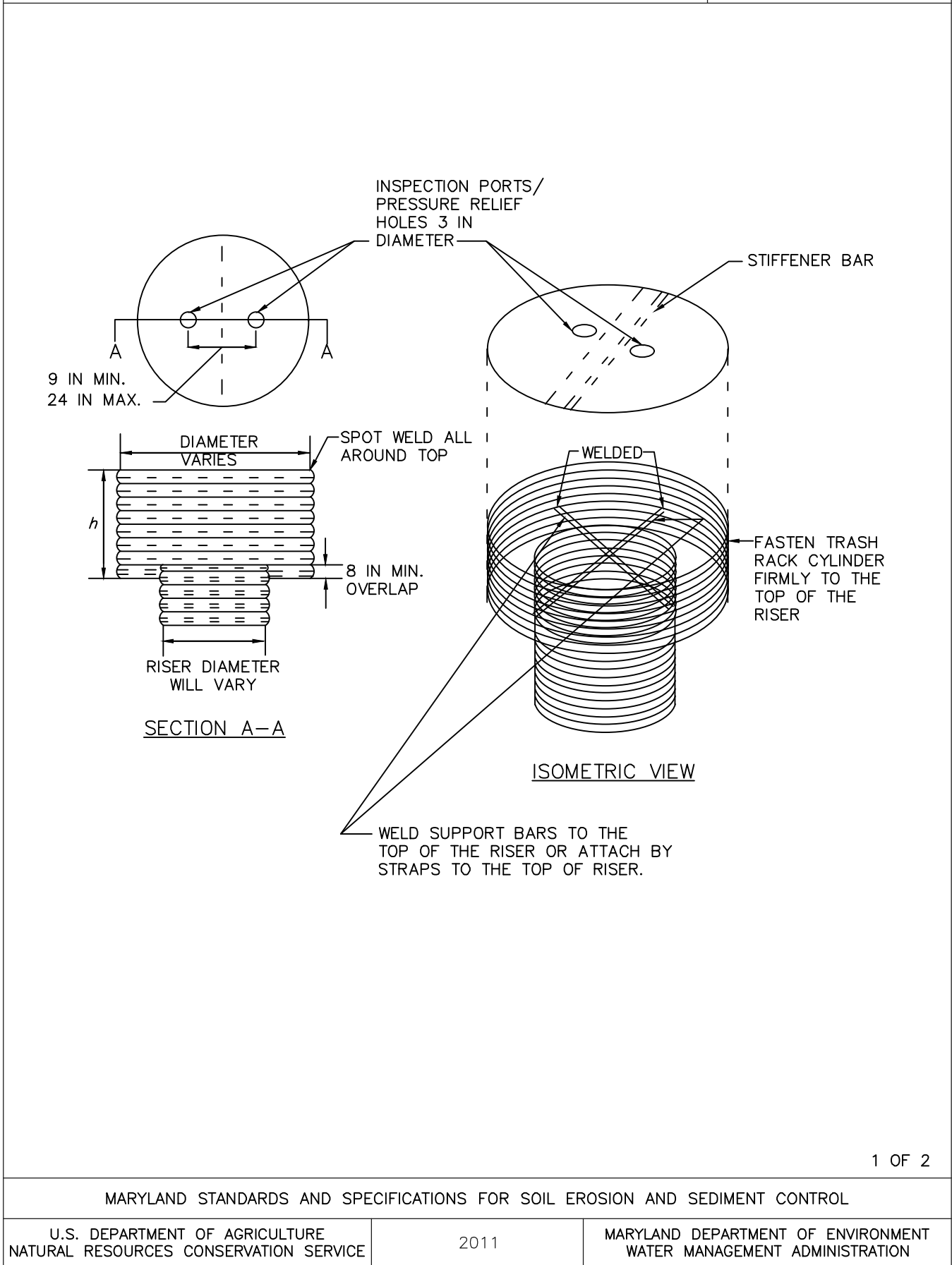
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DETAIL G-2-3 CONCENTRIC TRASH RACK AND ANTI-VORTEX DEVICE



DETAIL G-2-3 CONCENTRIC TRASH RACK AND ANTI-VORTEX DEVICE

STANDARD SYMBOL

2 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE  
NATURAL RESOURCES CONSERVATION SERVICE

2011

MARYLAND DEPARTMENT OF ENVIRONMENT  
WATER MANAGEMENT ADMINISTRATION

| TRASH RACK CYLINDER |            |                   |        | MINIMUM TOP                                |                   |                           |
|---------------------|------------|-------------------|--------|--------------------------------------------|-------------------|---------------------------|
| RISER DIAM. (IN)    | DIAM. (IN) | THICKNESS (GAUGE) | h (IN) | MINIMUM SIZE SUPPORT BAR                   | THICKNESS (GAUGE) | STIFFENER                 |
| 12                  | 18         | 16                | 14     | #6 REBAR                                   | 16                | N/A                       |
| 15                  | 21         | 16                | 15     | #6 REBAR                                   | 16                | N/A                       |
| 18                  | 27         | 16                | 16     | #6 REBAR                                   | 16                | N/A                       |
| 21                  | 30         | 16                | 19     | #6 REBAR                                   | 16                | N/A                       |
| 24                  | 36         | 16                | 21     | #6 REBAR                                   | 14                | N/A                       |
| 27                  | 42         | 16                | 21     | #6 REBAR                                   | 14                | N/A                       |
| 36                  | 54         | 14                | 25     | #8 REBAR                                   | 12                | N/A                       |
| 42                  | 60         | 14                | 27     | #8 REBAR                                   | 12                | N/A                       |
| 48                  | 72         | 12                | 29     | 1 1/4 IN PIPE OR 1 1/4 x 1 1/4 x 1/4 ANGLE | 10                | N/A                       |
| 54                  | 78         | 12                | 33     | 1 1/4 IN PIPE OR 1 1/4 x 1 1/4 x 1/4 ANGLE | 10                | N/A                       |
| 60                  | 90         | 12                | 37     | 1 1/2 IN PIPE OR 1 1/2 x 1 1/2 x 1/4 ANGLE | 8                 | N/A                       |
| 66                  | 96         | 10                | 41     | 2 IN PIPE OR 2 x 2 x 3/8 ANGLE             | 8                 | 2 x 2 x 1/4 ANGLE         |
| 72                  | 102        | 10                | 44     | 2 IN PIPE OR 2 x 2 x 3/8 ANGLE             | 8                 | 2 1/2 x 2 1/2 x 1/4 ANGLE |
| 78                  | 114        | 10                | 47     | 2 1/2 IN PIPE OR 2 x 2 x 1/4 ANGLE         | 8                 | 2 1/2 x 2 1/2 x 1/4 ANGLE |
| 84                  | 120        | 10                | 50     | 2 1/2 IN PIPE OR 2 1/2 x 2 1/2 x 1/4 ANGLE | 8                 | 2 1/2 x 2 1/2 x 3/8 ANGLE |

NOTE:  
THE ABOVE TRASH RACK AND ANTI-VORTEX DEVICE INFORMATION IS FOR CORRUGATED METAL PIPE ONLY. CONCRETE RISERS MUST MEET THE REQUIREMENTS OF MD 378.

EROSION & SEDIMENT CONTROL DATA:

1. TOTAL SITE AREA: ±0.015 ACRES  
2. DISTURBED AREA: ±0.015 ACRES

SURVEYOR'S CERTIFICATION

I, KEVIN W. PARSONS, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MARYLAND, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF IS IN ACCORDANCE WITH EROSION AND SEDIMENT LAWS, REGULATIONS, AND STANDARDS.

KEVIN W. PARSONS, PROF. LAND SURVEYOR - MD 21233 DATE

GENERAL EROSION & SEDIMENT CONTROL NOTES:

- ANY DISTURBED AREA OUTSIDE OF SILT FENCE PERIMETER SHALL BE STABILIZED AT THE END OF EACH WORKING DAY.
- NO DISTURBED AREA SHALL REMAIN AT THE END OF EACH WORKING DAY.
- TEMPORARY SOIL STOCKPILE LOCATIONS SHOWN ARE REPRESENTATIVE OF A TYPICAL STOCKPILE SURROUNDED BY SILT FENCE. ACTUAL LOCATIONS WILL VARY BASED ON CONTRACTORS NEEDS DURING CONSTRUCTION.
- CONTRACTOR SHALL PHASE CONSTRUCTION SO AS TO ENSURE THAT NO MORE THAN 20 ACRES BE DISTURBED AT ONE TIME.
- TEMPORARY SWALES, AS INDICATED ON PLANS, SHALL BE PER THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. SEE DETAIL SHEET C-503.
- ALL SEDIMENT TRAPPING, WATER CONVEYANCE, PIPING AND EROSION CONTROL PRACTICES, ETC. SHALL BE INSTALLED FROM DOWNSTREAM TO UPSTREAM.
- CONTRACTOR SHALL TAKE EVERY PRECAUTION NECESSARY WHEN INSTALLING AND MAINTAINING INLET PROTECTION TO ENSURE THAT NO SEDIMENT-LOADED WATER LEAVES THE SITE.

SEQUENCE OF CONSTRUCTION FOR EROSION & SEDIMENT CONTROL:

THE OWNER/DEVELOPER OR REPRESENTATIVE IS TO CONTACT THE APPROPRIATE ENFORCEMENT AUTHORITY OR ITS AGENT AT THE FOLLOWING STAGES OF THE PROJECT:  
A. PRIOR TO THE START OF EARTH DISTURBANCE.  
B. UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.  
C. PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT.  
D. PRIOR TO THE REMOVAL OF SEDIMENT CONTROL PRACTICES.

- OBTAIN ALL NECESSARY PERMITS.
- 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 AN IMMEDIATE STOP WORK ORDER.
- INSTALL PERIMETER EROSION AND SEDIMENT CONTROL PRACTICES TO INCLUDE SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE AND AT GRADE INLET PROTECTION AS SHOWN ON PLANS. NOTE THAT ALL CONTROLS SHALL BE INSTALLED IN A DOWNSTREAM TO UPSTREAM ORDER.
- DEMOLISH NECESSARY EXISTING IMPROVEMENTS AS REQUIRED TO CONSTRUCT PROJECT.
- INSTALL STORM DRAIN SYSTEM. INLET CONTROLS INCLUDING AT-GRADE INLET PROTECTION SHALL BE INSTALLED AS SOON AS EACH INLET IS CONSTRUCTED. NOTE THAT INSTALLATIONS SHALL BE COMPLETED IN A DOWNSTREAM TO UPSTREAM ORDER.
- CONSTRUCT PROPOSED IMPROVEMENTS. NOTE THAT ACTUAL CONSTRUCTION SCHEDULE WITH REGARD TO ORDER OF COMPLETION IS TO BE DETERMINED BY THE CONTRACTOR.
- FINE GRADE AND STABILIZE ALL DISTURBED AREAS SURROUNDING THE CONSTRUCTED IMPROVEMENTS.
- UPON APPROVAL OF FULL SITE STABILIZATION, CONTRACTOR SHALL CONSTRUCT ALL SUBMERGED GRAVEL WETLAND AREAS.
- UPON COMPLETION OF CONSTRUCTION AND APPROVAL BY MDE, REMOVE ALL EROSION AND SEDIMENT CONTROLS. ORDER OF REMOVAL SHALL BE BASED UPON AN UPSTREAM TO DOWNSTREAM ORDER AND SHALL NOT COMMENCE WITHOUT THE PRE-APPROVAL OF THE MDE INSPECTOR.
- STABILIZE ALL AREAS DISTURBED BY REMOVAL OF EROSION AND SEDIMENT CONTROLS.

EROSION & SEDIMENT CONTROL NOTES:

- PRIOR TO THE START OF WORK, THE CONTRACTOR IS TO OBTAIN MDE AND WORCESTER SOIL CONSERVATION DISTRICT APPROVAL OF ANY PROPOSED PLAN CHANGES AND SEQUENCE OF CONSTRUCTION, SPECIFICALLY RELATING TO INSTALLATION, INSPECTION, MAINTENANCE AND REMOVAL.
- SEDIMENT CONTROL MEASURES ARE NOT TO BE REMOVED UNTIL THE AREAS SERVED HAVE ESTABLISHED VEGETATIVE COVER, OR WITH THE PERMISSION OF THE WICOMICO SEDIMENT CONTROL INSPECTOR.
- WHEN PUMPING SEDIMENT LOADED WATER, THE DISCHARGE MUST BE DIRECTED TO AN APPROVED SEDIMENT TRAPPING MEASURE PRIOR TO RELEASE FROM THE SITE.
- ALL TEMPORARY STOCKPILES ARE TO BE LOCATED WITHIN AREAS PROTECTED BY SEDIMENT CONTROL MEASURES, AND ARE TO BE TEMPORARILY STABILIZED.
- ALL SEDIMENT CONTROL DIKES, SWALES, BASINS AND FLOW LINES TO BASINS WILL BE TEMPORARILY SEEDED IMMEDIATELY UPON INSTALLATION TO REDUCE THE CONTRIBUTION TO SEDIMENT LOADING.
- DISPOSAL OF EXCESS EARTH MATERIALS ON STATE OR FEDERAL PROPERTY REQUIRES MDE APPROVAL, OTHERWISE MATERIALS ARE TO BE DISPOSED OF AT A LOCATION APPROVED BY THE LOCAL AUTHORITY.
- TEMPORARY SOIL EROSION CONTROL AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AS PER THE APPROVED PLAN PRIOR TO GRADING OPERATIONS. LOCATION ADJUSTMENTS ARE TO BE MADE IN THE FIELD AS NECESSARY. THE MINIMUM AREA PRACTICAL SHALL BE DISTURBED FOR THE MINIMUM POSSIBLE TIME.
- IF GRADING IS COMPLETED OUT OF A SEEDING SEASON, GRADED AREAS ARE TO BE TEMPORARILY STABILIZED BY MULCH AND MULCH ANCHORING. MULCH MATERIAL SHALL BE UNWEATHERED, UNCHIPPED STRAW SPREAD AT THE RATE OF 1 1/2 TO 2 TONS PER ACRE. MULCH ANCHORING TO BE ACCOMPLISHED BY AN APPROVED METHOD, USE OF A MULCH ANCHORING TOOL IS RECOMMENDED WHERE POSSIBLE.
- IMPLEMENTATION OF THE SEDIMENT CONTROL PLAN SHALL BE IN ACCORDANCE WITH "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE APPROVED PLAN, AND ALL OTHER MEASURES NECESSARY TO CONTROL, FILTER, OR PREVENT SEDIMENT FROM LEAVING THE SITE.
- IN CASE WHERE STORMWATER MANAGEMENT STRUCTURES ARE A PART OF SITE DEVELOPMENT, REMOVAL OF SEDIMENT CONTROL STRUCTURES MAY NOT BE ACCOMPLISHED BEFORE THE CONTRIBUTING DRAINAGE AREA TO THE STORMWATER MANAGEMENT STRUCTURE IS STABILIZED.
- ON SITES WHERE INFILTRATION TECHNIQUES ARE UTILIZED FOR THE CONTROL OF STORMWATER, EXTREME CARE MUST BE TAKEN TO PREVENT ALL RUNOFF FROM ENTERING THE STRUCTURE DURING CONSTRUCTION.
- SEDIMENT CONTROL FOR CONSTRUCTION IN AREAS OUTSIDE OF DESIGNED CONTROLS:

- (A) EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH.  
(B) IMMEDIATELY FOLLOWING PIPE INSTALLATION THE TRENCH SHALL BE BACKFILLED, COMPACTED AND STABILIZED AT THE END OF EACH WORKING DAY.  
(C) TEMPORARY SILT FENCE OR STRAW BALE DIKES SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF ANY DISTURBED AREA INTENDED TO REMAIN DISTURBED LONGER THAN ONE WORKING DAY.  
(D) REMOVE ONLY LENGTH OF SIDEWALK THAT CAN BE REPLACED DURING THE SAME WORKING DAY.
- ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, DETAILS OF TEMPORARY OR PERMANENT STABILIZATION SHALL BE COMPLETED AS FOLLOWS:

- (A) WITHIN THREE CALENDAR DAYS ON ALL SURFACES OF PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1).
- (B) WITHIN SEVEN DAYS FOLLOWING FINAL GRADING, ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT WILL BE PERMANENTLY STABILIZED BY SEEDING OR MULCH. PERMANENT MULCH CAN INCLUDE BUT IS NOT LIMITED TO STONE, GRAVEL, BLACKTOP, OR CONCRETE SURFACING.

THE REQUIREMENTS OF SECTION B-4 (VEGETATIVE STABILIZATION) DO NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLAN AND ARE CURRENTLY BEING USED FOR MATERIAL STORAGE OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED OR TO INTERIOR AREAS OF A SURFACE MINE SITE WHERE THE STABILIZATION MATERIAL WOULD CONTAMINATE THE RECOVERABLE RESOURCE. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT THE STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".

16. STABILIZATION OF ALL DISTURBED AREAS ARE TO MEET THE REQUIREMENTS OF THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" - SECTION B-4 VEGETATIVE STABILIZATION:

| TEMPORARY SEEDING SUMMARY            |                 |                          |                               |                            |                              |                             |
|--------------------------------------|-----------------|--------------------------|-------------------------------|----------------------------|------------------------------|-----------------------------|
| HARDINESS ZONE (FROM FIGURE B.3): 7A |                 |                          |                               | FERTILIZER RATE (10-20-20) |                              | LIME RATE                   |
| SEED MIXTURE (FROM TABLE B.1):       |                 |                          |                               | RATE                       |                              |                             |
| NO.                                  | SPECIES         | APPLICATION RATE (lb/ac) | SEEDING DATES                 | SEEDING DEPTHS             |                              |                             |
| 1                                    | ANNUAL RYEGRASS | 40                       | 2/15 TO 4/30<br>8/15 TO 11/30 | 1/2"                       | 436 lb/ac<br>(10 lb/1000 sf) | 2 ton/ac<br>(90 lb/1000 sf) |

| PERMANENT SEEDING SUMMARY            |                                                         |                          |                             |                            |                                    |                                    |                                    |                             |           |
|--------------------------------------|---------------------------------------------------------|--------------------------|-----------------------------|----------------------------|------------------------------------|------------------------------------|------------------------------------|-----------------------------|-----------|
| HARDINESS ZONE (FROM FIGURE B.3): 7A |                                                         |                          |                             | FERTILIZER RATE (10-20-20) |                                    |                                    |                                    |                             |           |
| SEED MIXTURE (FROM TABLE B.3):       |                                                         |                          |                             | RATE                       |                                    |                                    |                                    |                             |           |
| NO.                                  | SPECIES                                                 | APPLICATION RATE (lb/ac) | SEEDING DATES               | SEEDING DEPTHS             | N                                  | P <sub>2</sub> O <sub>5</sub>      | K <sub>2</sub> O                   |                             | LIME RATE |
| 8                                    | TALL FESCUE                                             | 100                      | 2/15 TO 4/30<br>5/1 TO 5/31 | 1/4" - 1/2"                | 45 lbs per acre<br>(2.0 lb/1000sf) | 90 lbs per acre<br>(2.0 lb/1000sf) | 90 lbs per acre<br>(2.0 lb/1000sf) | 2 ton/ac<br>(90 lb/1000 sf) |           |
| 9                                    | TALL FESCUE                                             | 60                       | 2/15 TO 4/30<br>5/1 TO 5/31 | 1/4" - 1/2"                | 45 lbs per acre<br>(1.0 lb/1000sf) | 90 lbs per acre<br>(2.0 lb/1000sf) | 90 lbs per acre<br>(2.0 lb/1000sf) | 2 ton/ac<br>(90 lb/1000 sf) |           |
| 9                                    | KENTUCKY BLUEGRASS<br>PERENNIAL RYEGRASS                | 40<br>20                 | 2/15 TO 4/30<br>5/1 TO 5/31 | 1/4" - 1/2"                | 45 lbs per acre<br>(1.0 lb/1000sf) | 90 lbs per acre<br>(2.0 lb/1000sf) | 90 lbs per acre<br>(2.0 lb/1000sf) | 2 ton/ac<br>(90 lb/1000 sf) |           |
| 9                                    | HARD FESCUE<br>KENTUCKY BLUEGRASS<br>PERENNIAL RYEGRASS | 40<br>40<br>20           | 2/15 TO 4/30<br>5/1 TO 5/31 | 1/4" - 1/2"                | 45 lbs per acre<br>(1.0 lb/1000sf) | 90 lbs per acre<br>(2.0 lb/1000sf) | 90 lbs per acre<br>(2.0 lb/1000sf) | 2 ton/ac<br>(90 lb/1000 sf) |           |

17. THE OWNER/DEVELOPER OR REPRESENTATIVE IS TO CONTACT THE APPROPRIATE ENFORCEMENT AUTHORITY OR ITS AGENT AT THE FOLLOWING STAGES OF THE PROJECT:  
A. PRIOR TO THE START OF EARTH DISTURBANCE.  
B. UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.  
C. PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT.  
D. PRIOR TO THE REMOVAL OF SEDIMENT CONTROL PRACTICES.
18. CONTRACTOR SHALL CONTACT THE SITE INSPECTOR FOR APPROVAL OF ANY MINOR REVISIONS TO THIS SITE PLAN A MINIMUM OF 5 DAYS PRIOR TO MAKING FIELD CHANGES. CONTACT SYDNEY BLAKE AT (410) 543-6703. ANY MAJOR CHANGE TO THESE PLANS WILL REQUIRE REVISED DRAWINGS BE SUBMITTED AND APPROVED.
19. FOR DEWATERING SMALL TEMPORARY EXCAVATIONS, THE CONTRACTOR MAY OPT TO INSTALL EITHER A TEMPORARY PUMPING PIT AND STILLING BASIN OR USE A SILT BAG DEVICE TO REMOVE SEDIMENTS FROM THE PUMPED WATER.
20. SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS SHALL BE IN ACCORDANCE WITH SECTION B-4-2 OF THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
21. DUST CONTROL MEASURES SHALL BE IN ACCORDANCE WITH SECTION H-5 OF THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
22. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION & SEDIMENT CONTROL".
23. APPROVED PLANS REMAIN VALID FOR 2 YEARS FROM THE DATE OF APPROVAL EXCEPT SURFACE MINES AND LANDFILL PLANS WHICH REMAIN VALID FOR 5 YEARS FROM THE DATE OF APPROVAL UNLESS SPECIFICALLY EXTENDED OR RENEWED BY THE APPROVAL AUTHORITY.
24. A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) NOTICE OF INTENT (NOI) GENERAL PERMIT FOR CONSTRUCTION ACTIVITY IS REQUIRED FOR ALL CONSTRUCTION ACTIVITY IN MARYLAND WITH A PLANNED TOTAL DISTURBANCE OF 1 ACRE OR MORE.
25. AS MANDATED BY THE NOTICE OF INTENT (NOI) GENERAL PERMIT ISSUED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE), AN INSPECTION MUST BE PERFORMED ONSITE OF ALL SEDIMENT CONTROLS ON A WEEKLY BASIS AND AFTER EVERY RAINFALL EVENT. ALL SELF INSPECTIONS MUST BE MAINTAINED ALONG WITH ALL APPLICABLE GOVERNING AGENCY INSPECTION REPORTS IN A LOG BOOK, TO BE KEPT ONSITE AT ALL TIMES.
26. MODIFICATIONS TO AN APPROVED PLAN MAY BE REQUESTED BY THE OWNER/DEVELOPER OR REQUIRED BY THE APPROVAL AUTHORITY. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED.

ENGINEER'S CERTIFICATION

I, JEFFREY A. HARMAN, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF IS IN ACCORDANCE WITH EROSION AND SEDIMENT LAWS, REGULATIONS, AND STANDARDS.

JEFFREY A. HARMAN, P.E. - MD 30331 DATE

OWNER / DEVELOPER CERTIFICATION:

I, THE UNDERSIGNED CERTIFY THAT: 1. ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN AND 2. THAT RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE CERTIFICATION OF TRAINING AT THE DEPARTMENT APPROVED TRAINING PROGRAM AND AS APPLICABLE PER COUNTY. 3. THE DEVELOPER WILL PROVIDE ONE COPY OF A RED LINE AS-BUILT DRAWING OF EACH FACILITY REQUIRING A STATE POND PERMIT. 4. THE OWNER/DEVELOPER SHALL CERTIFY RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY THE APPROPRIATE ENFORCEMENT AUTHORITY AND/OR MDE.

AUTHORIZED REPRESENTATIVE (SIGNATURE) DATE

PRINTED NAME TITLE

PHONE NUMBER



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ENGINEERING

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The Tower at STAR Campus  
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Maryland

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Salisbury, MD 21801  
410.546.9100

North Carolina

3333 Jaeckle Drive, Suite 120  
Wilmington, NC 28403  
910.341.7600

www.beckermorgan.com



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NUMBER: 30331  
EXPIRATION DATE: 09/23/26

PROJECT TITLE

STARBUCKS/  
RETAIL

WORCESTER COUNTY, MD  
THIRD ELECTION DISTRICT

SHEET TITLE

EROSION &  
SEDIMENT  
CONTROL NOTES &  
DETAILS

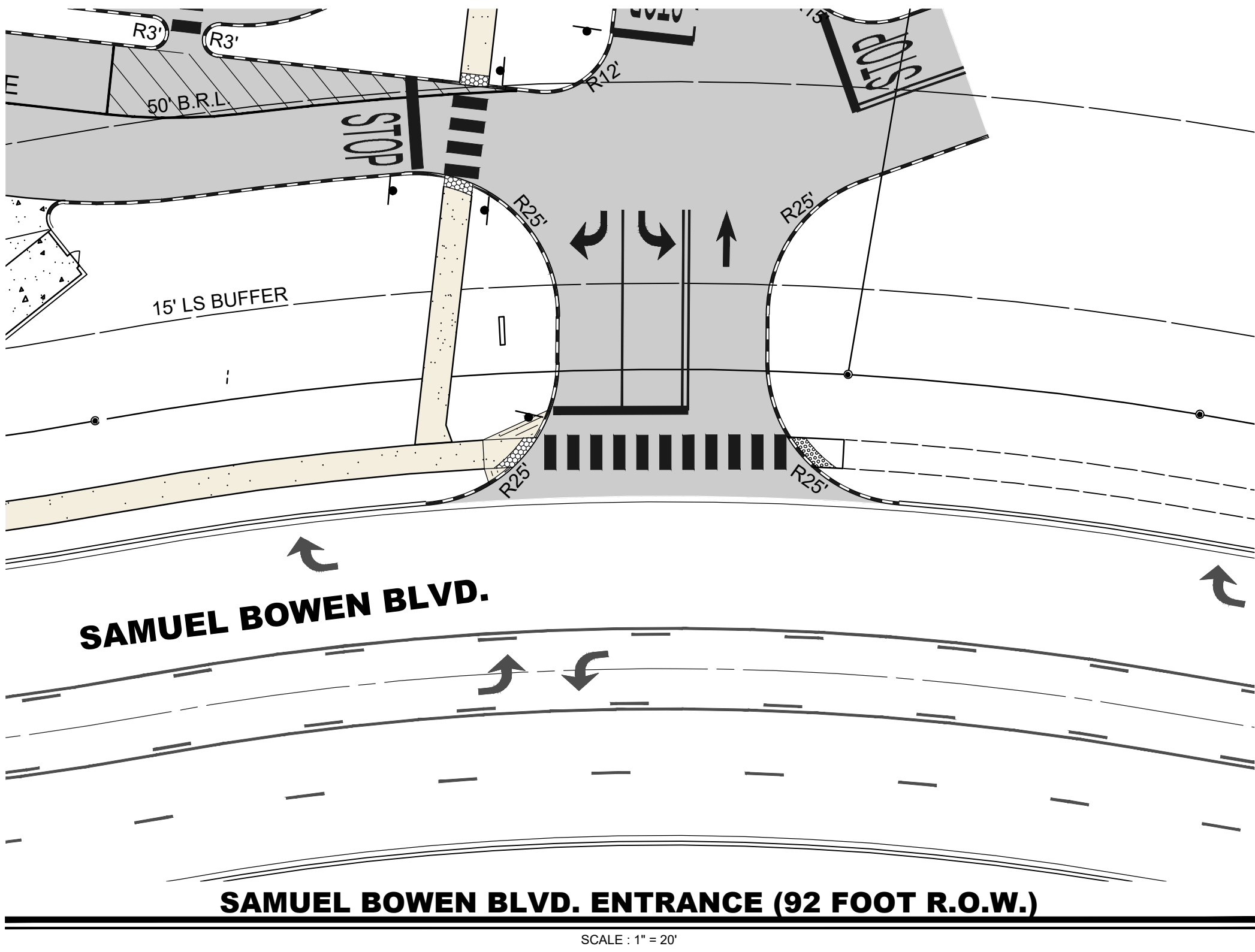
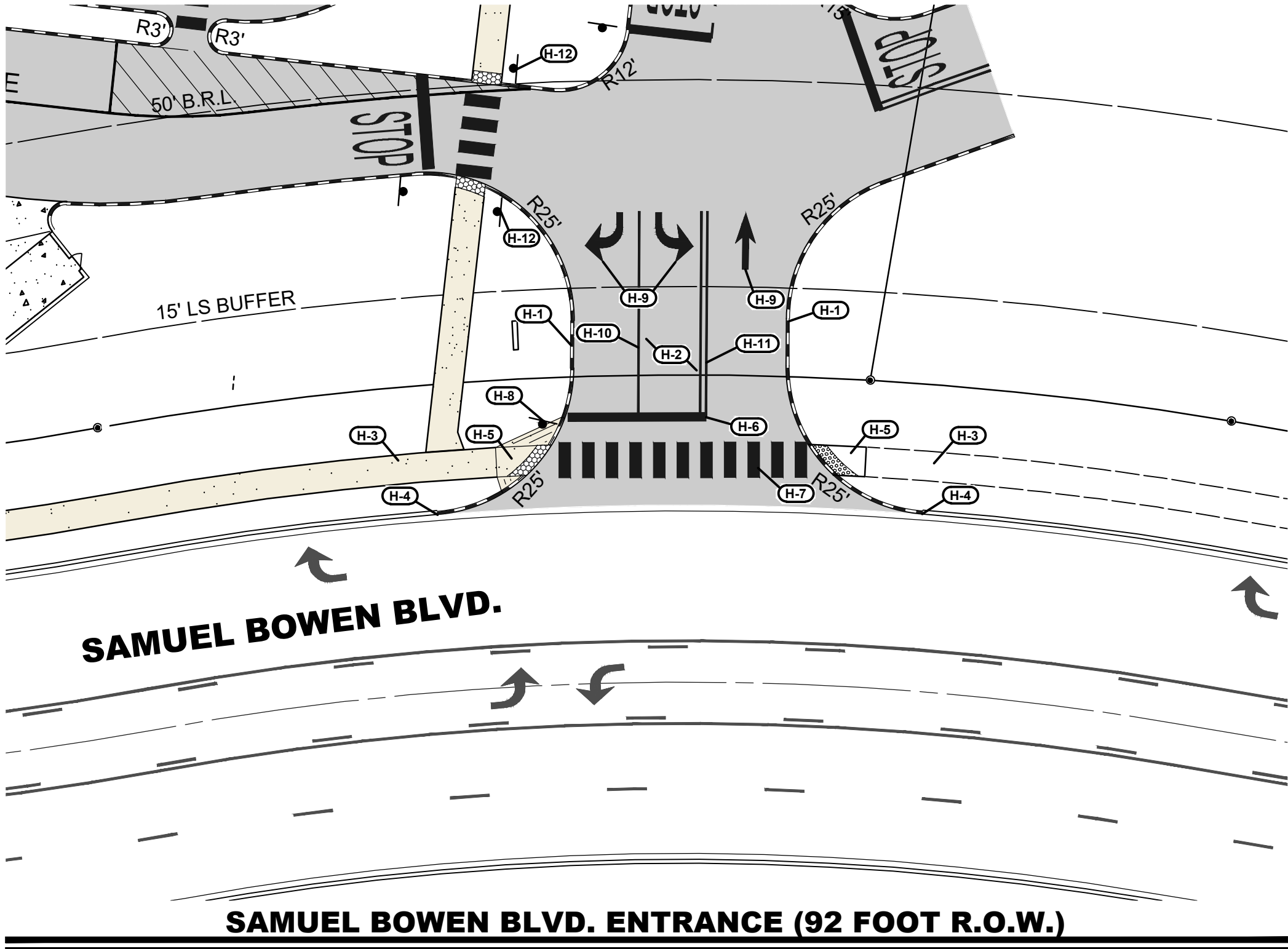
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| MARK                       | DATE | DESCRIPTION |
|----------------------------|------|-------------|
| LAYER STATE: C-503         |      |             |
| PROJECT NO.: 2019333.06    |      |             |
| DATE: 08/11/2026           |      |             |
| SCALE: NOT TO SCALE        |      |             |
| DRAWN BY:  PROJ. MGR.: KWP |      |             |
| SHEET                      |      |             |

C-503

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| ENTRANCE CONSTRUCTION NOTES |                                                                                                     |
|-----------------------------|-----------------------------------------------------------------------------------------------------|
| H-1                         | INSTALL 6" CONCRETE CURB - SEE DETAIL ON SHEET C-901.                                               |
| H-2                         | INSTALL FULL DEPTH PAVEMENT. SEE PAVEMENT SECTION ON SHEET C-901.                                   |
| H-3                         | INSTALL PROPOSED CLASS 1 CONCRETE SIDEWALK/PAVING (TYP.). SEE SHEET C-901 FOR DETAILS.              |
| H-4                         | TIE IN PROPOSED CURB AND GUTTER WITH EXISTING CURB AND GUTTER.                                      |
| H-5                         | CONSTRUCT ADA COMPLIANT CURB RAMP (12:1 MAX. SLOPE) WITH TRUNCATED DOMES PER DETAIL ON SHEET C-901. |
| H-6                         | PROPOSED 24" WIDE PAINTED STOP BAR.                                                                 |
| H-7                         | PROPOSED PAINTED "PIANO KEY" PEDESTRIAN CROSSWALK - 24" WIDE SOLID WHITE LINES WITH 24" SPACING.    |
| H-8                         | INSTALL "STOP" SIGN.                                                                                |
| H-9                         | PAINTED WHITE TRAFFIC DIRECTIONAL ARROWS (TYP.)                                                     |
| H-10                        | PROPOSED PAINTED STRIPING - 4" SOLID WHITE LINE.                                                    |
| H-11                        | PROPOSED PAINTED STRIPING - 4" WIDE DOUBLE YELLOW LINES.                                            |
| H-12                        | INSTALL "DO NOT ENTER" SIGN.                                                                        |

STORMWATER MANAGEMENT SUPERVISION AND CERTIFICATION NOTE:  
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.

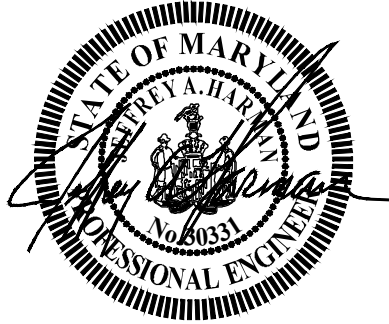


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LICENSE NUMBER: 30331  
EXPIRATION DATE: 09/23/26

PROJECT TITLE

**STARBUCKS/  
RETAIL**

**WORCESTER COUNTY, MD  
THIRD ELECTION DISTRICT**

SHEET TITLE

**ENTRANCE PLANS**



ISSUE BLOCK

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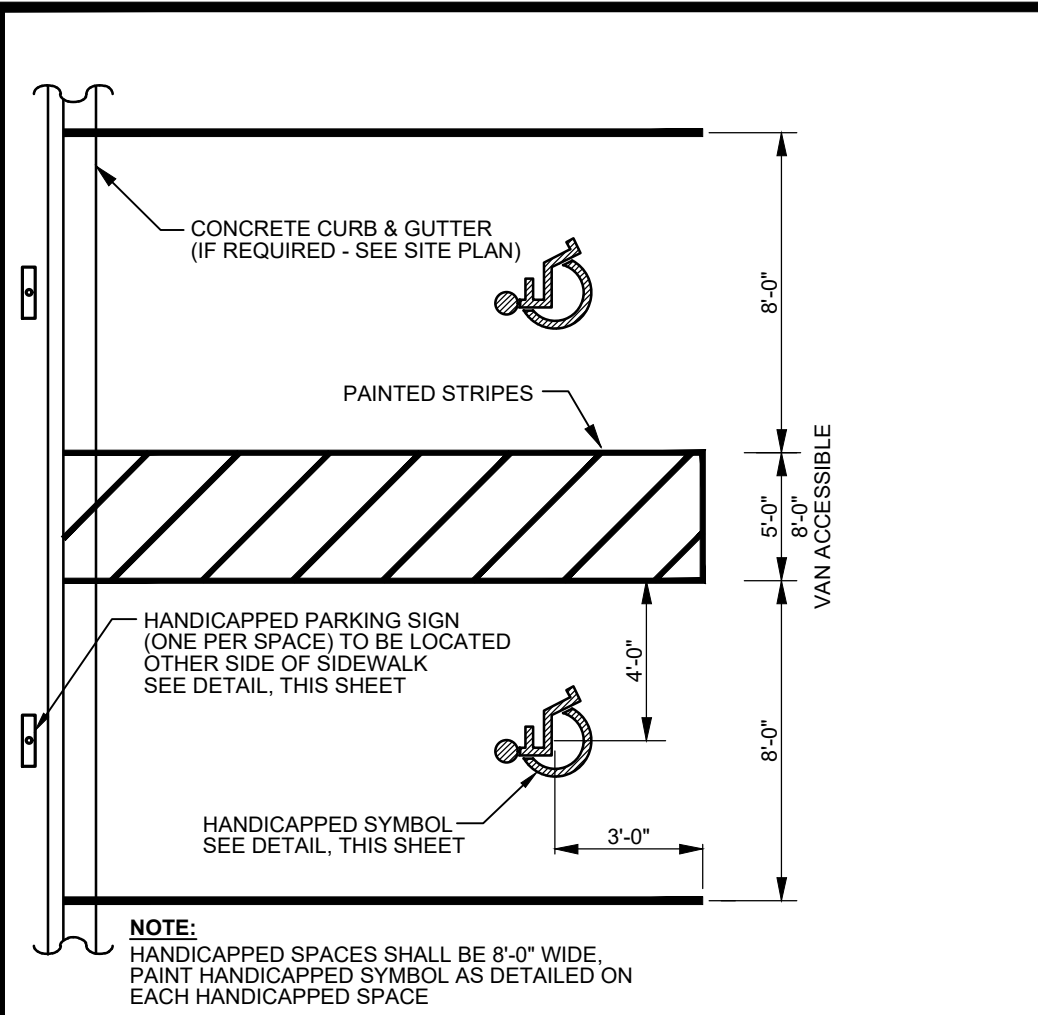
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|---------------------|------------|------------------------|
| LAYER/STATE: C-601  |            |                        |
| <b>PROJECT NO.:</b> |            | <b>2019333.06</b>      |
| <b>DATE:</b>        |            | <b>08/11/2026</b>      |
| <b>SCALE:</b>       |            | <b>1" = 20.0'</b>      |
| <b>DRAWN BY:</b>    | <b>CMJ</b> | <b>PROJ. MGR.: KWP</b> |

SHEET

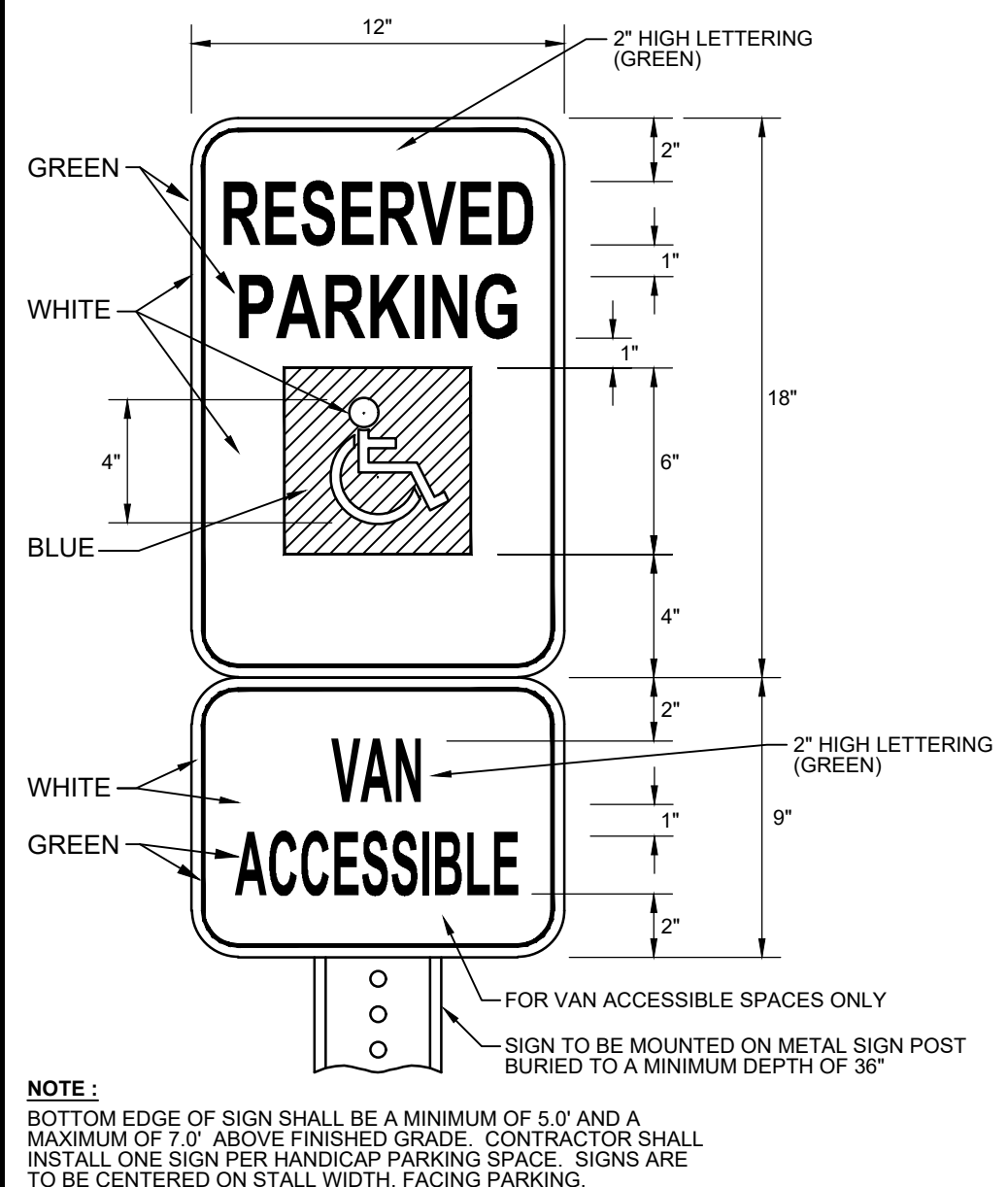
**C-601**

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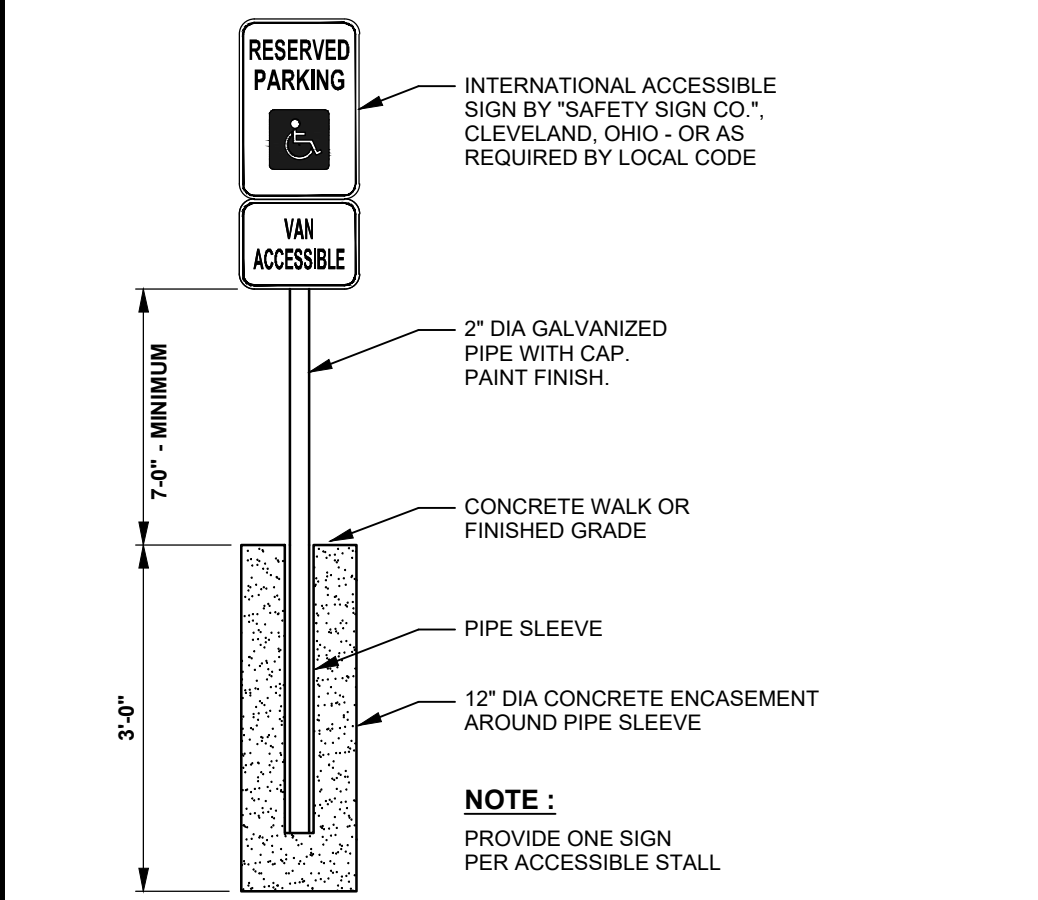




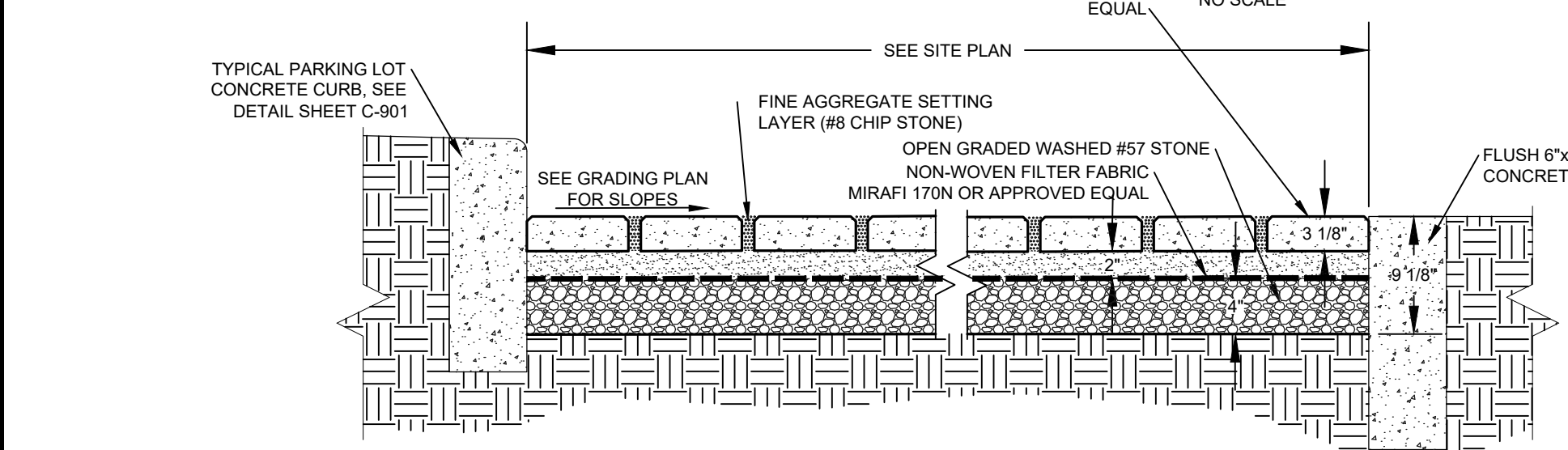
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NO SCALE  
BMG NO. : SW-4B



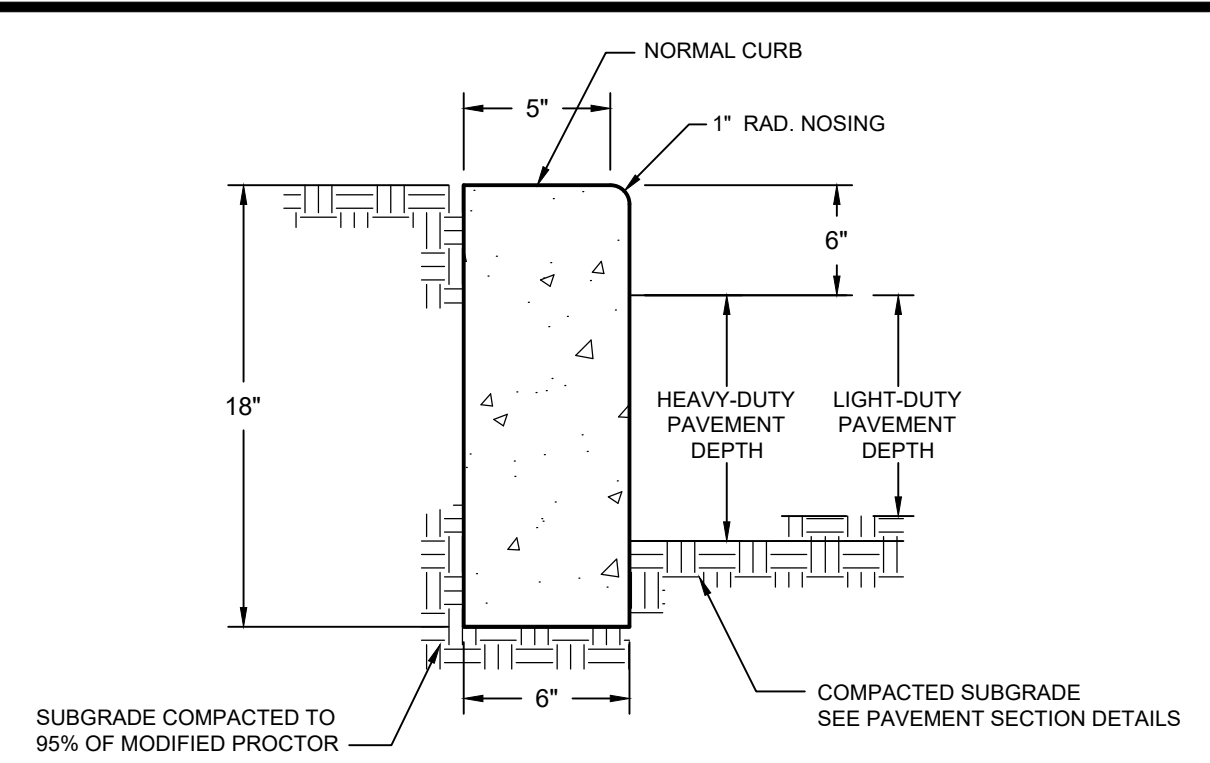
**HANDICAPPED PARKING SIGN DETAIL**  
NO SCALE  
BMG NO. : SW-4C



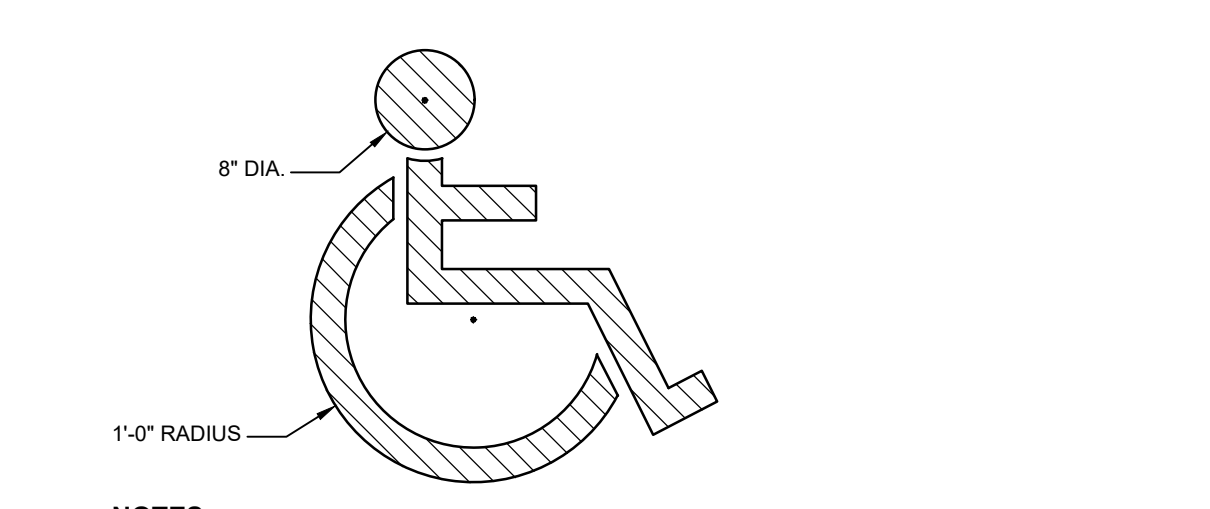
**ACCESSIBLE PARKING SIGN & POLE**  
NO SCALE  
BMG NO. : SW-4D



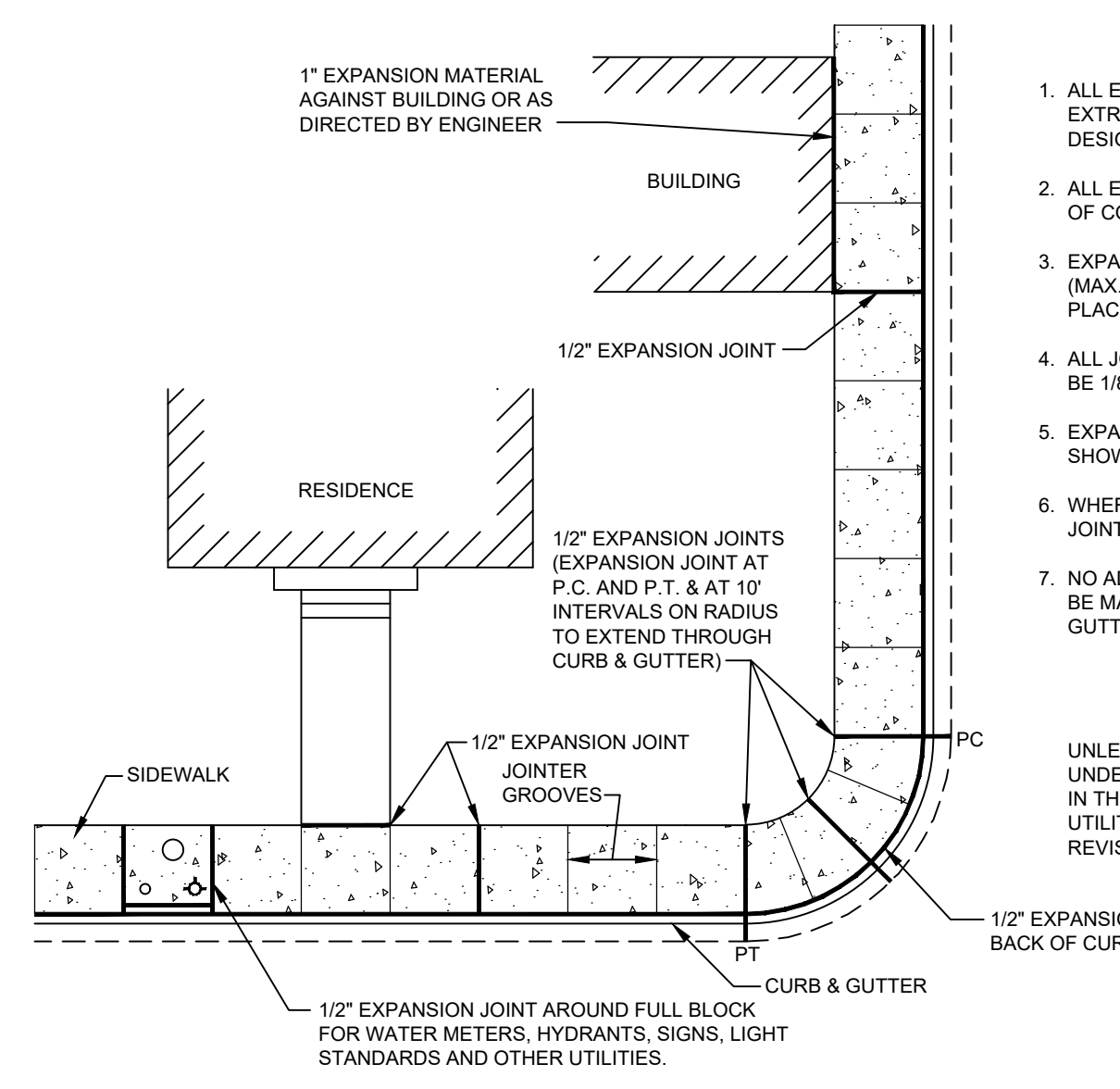
**BRICK PAVER PARKING SECTION W/ EDGE RESTRAINT**  
NO SCALE



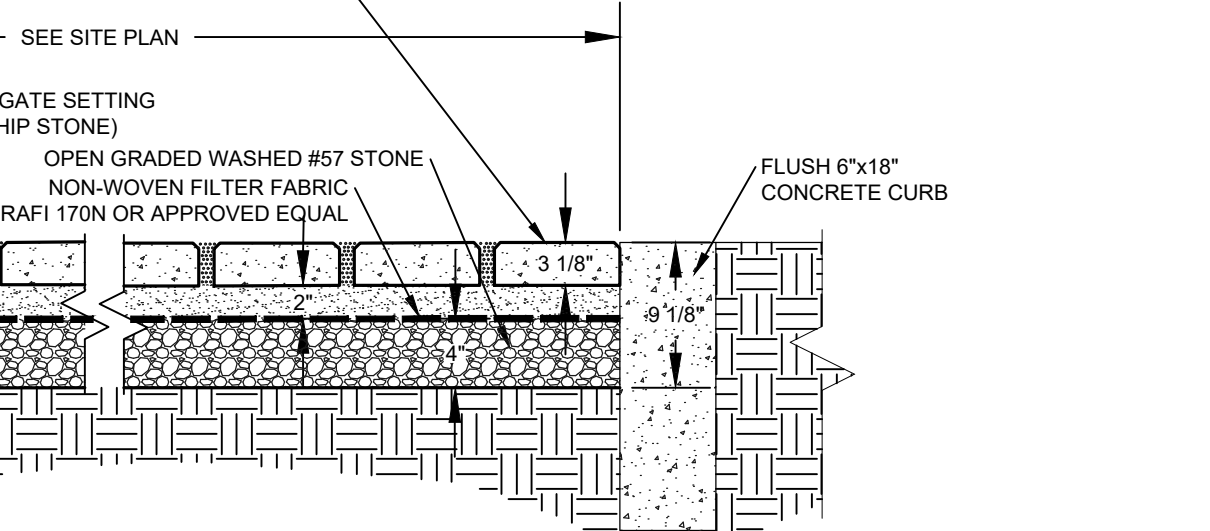
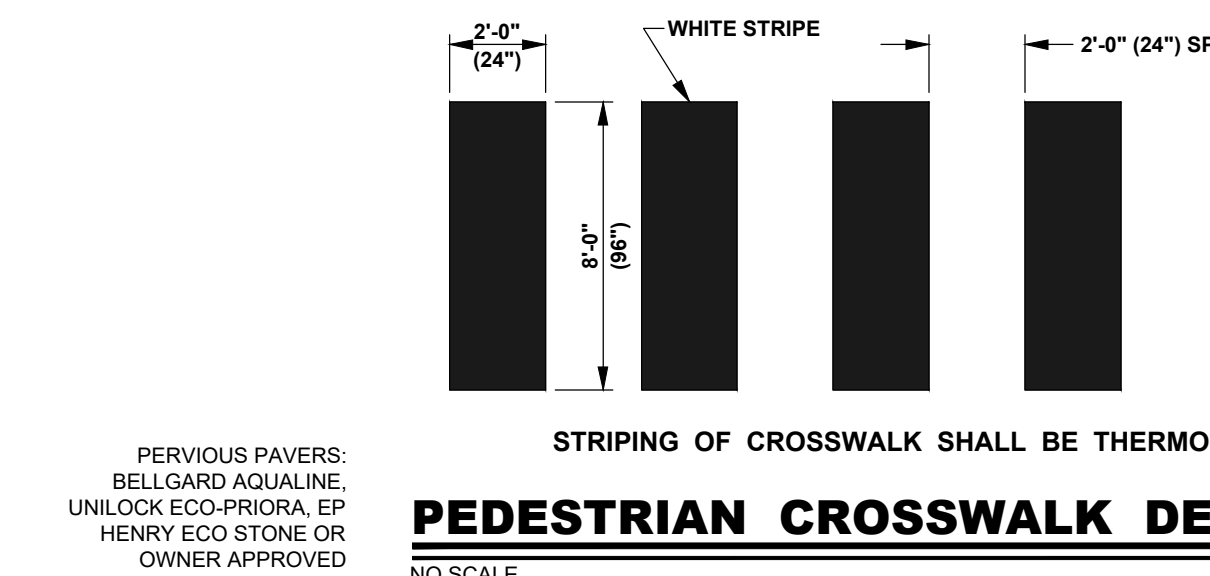
**PARKING LOT CONCRETE CURB DETAIL**  
NO SCALE



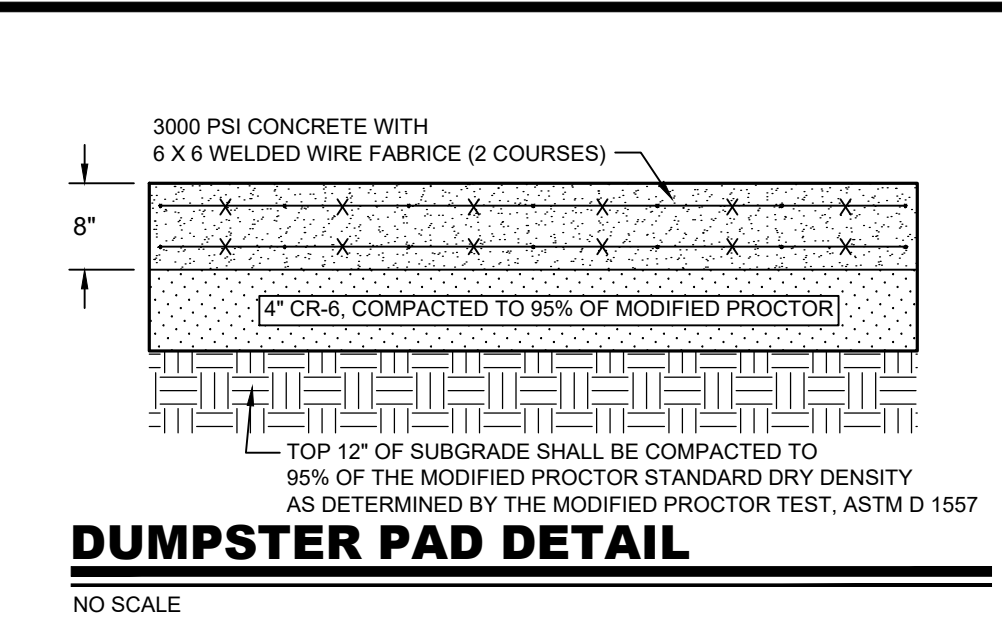
**HANDICAPPED SYMBOL DETAIL**  
NO SCALE  
BMG NO. : SW-4E



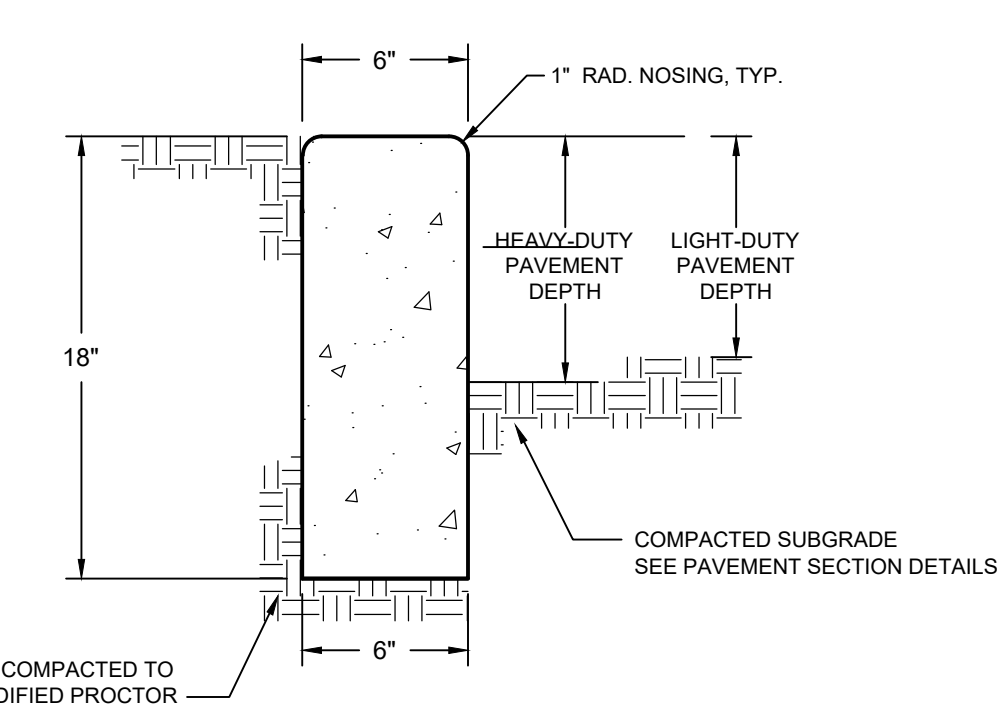
**CURB, GUTTER & SIDEWALK EXPANSION JOINTS DETAIL**  
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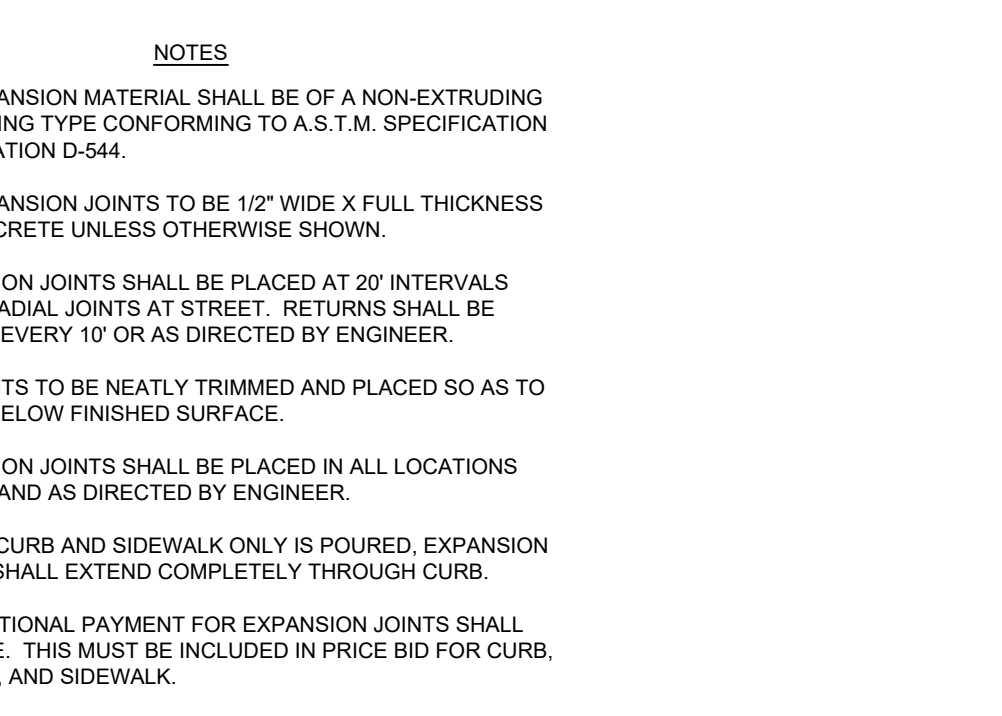
**BRICK PAVER PARKING SECTION W/ EDGE RESTRAINT**  
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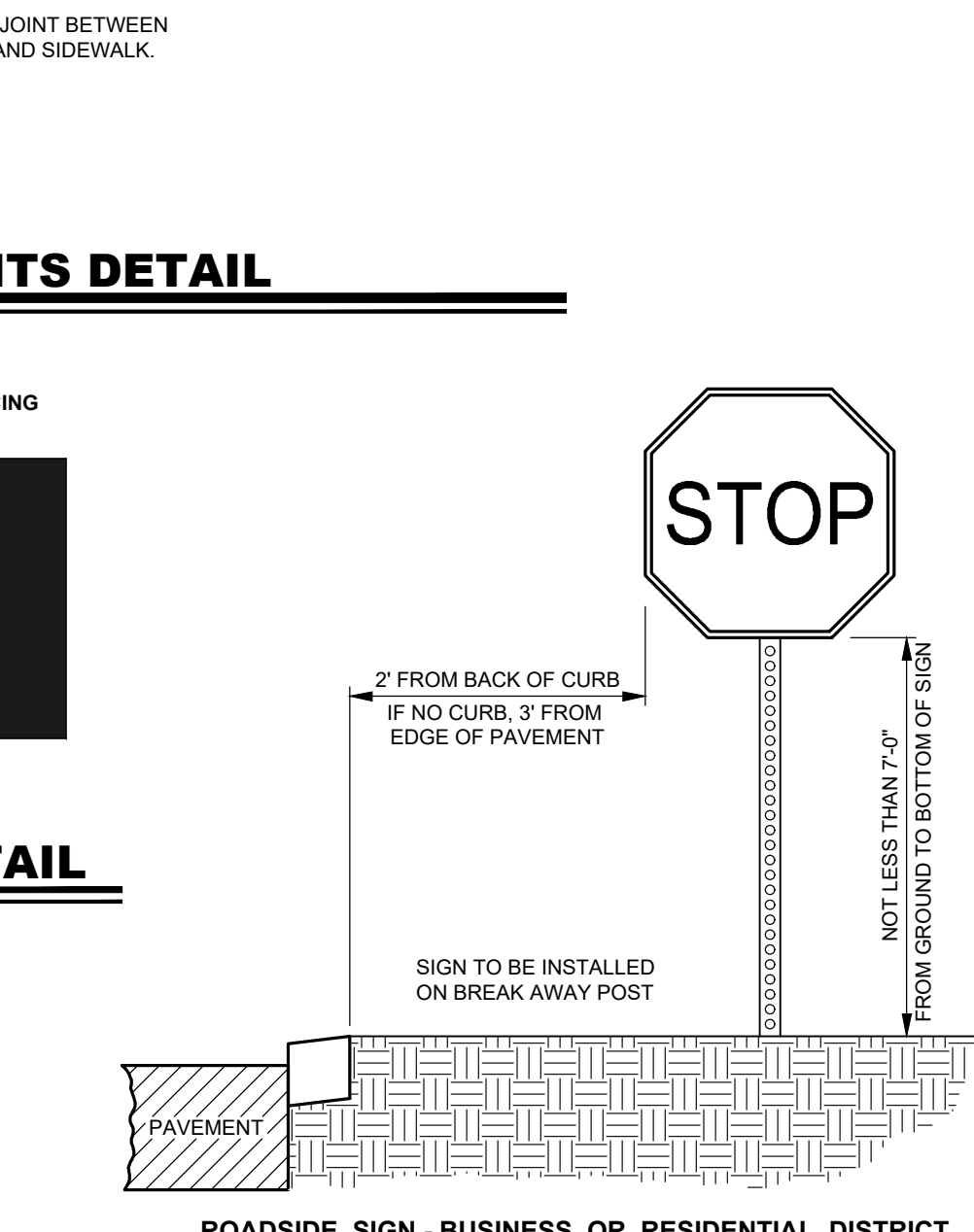
**DUMPSTER PAD DETAIL**  
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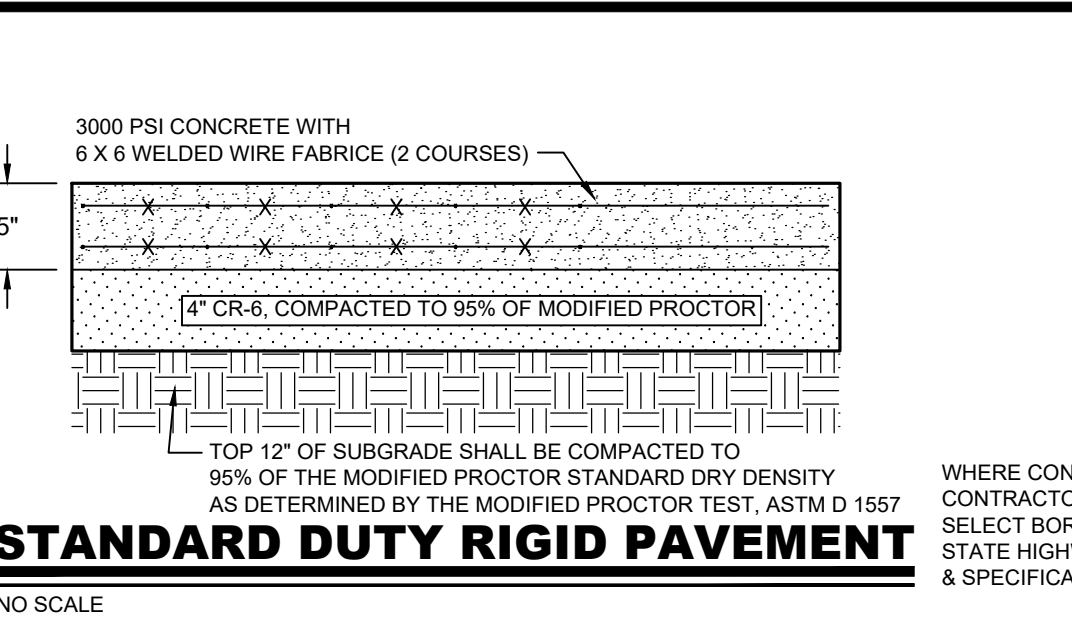
**FLUSH CONCRETE CURB DETAIL**  
NO SCALE



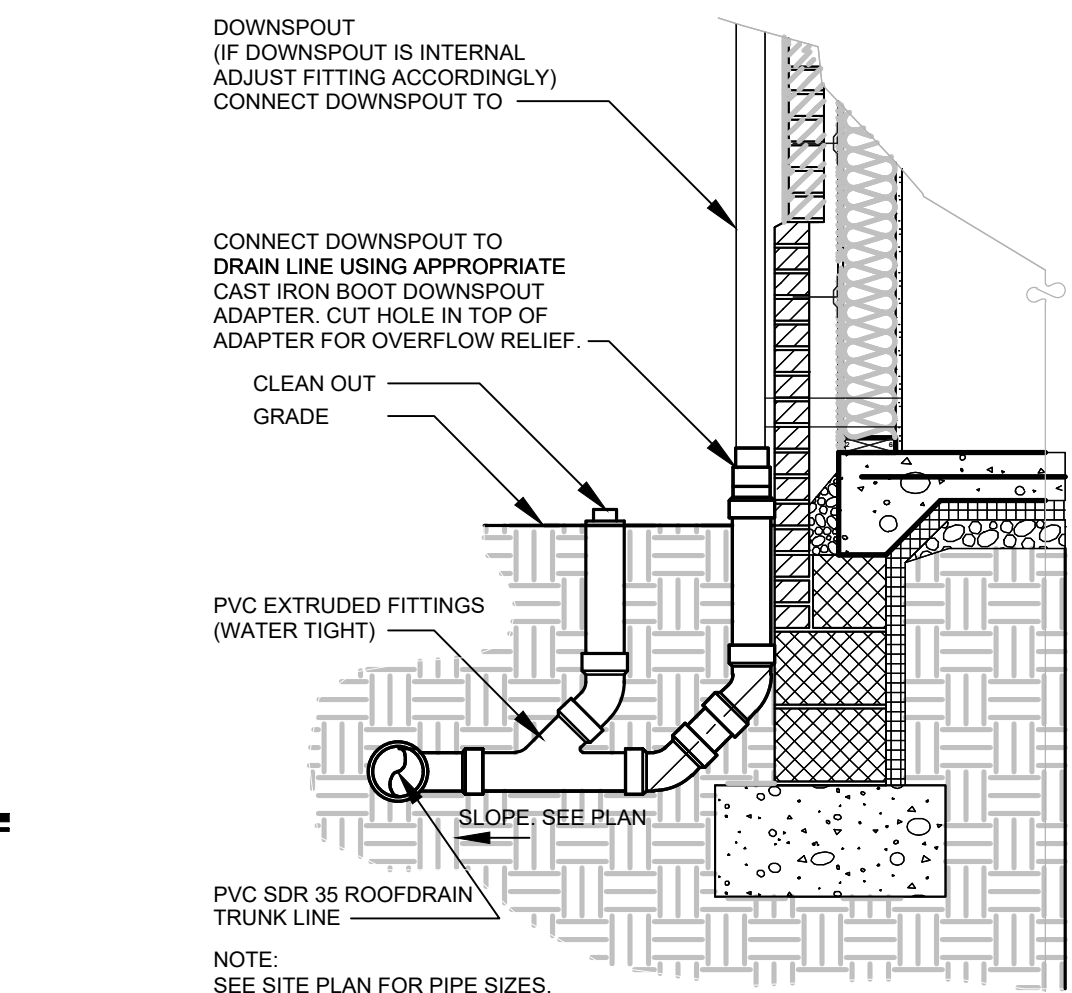
**DOWNSPOUT BOOT DETAIL**  
NO SCALE



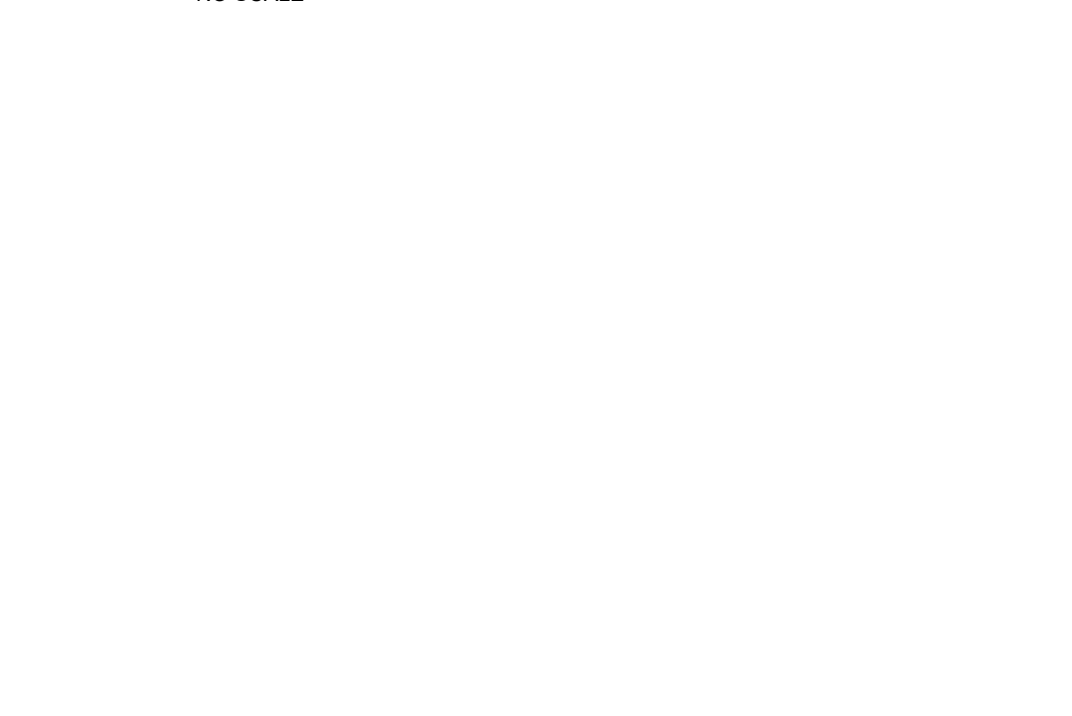
**STOP SIGN AND BREAKAWAY POST DETAIL**  
NO SCALE  
BMG NO. : TS-02R



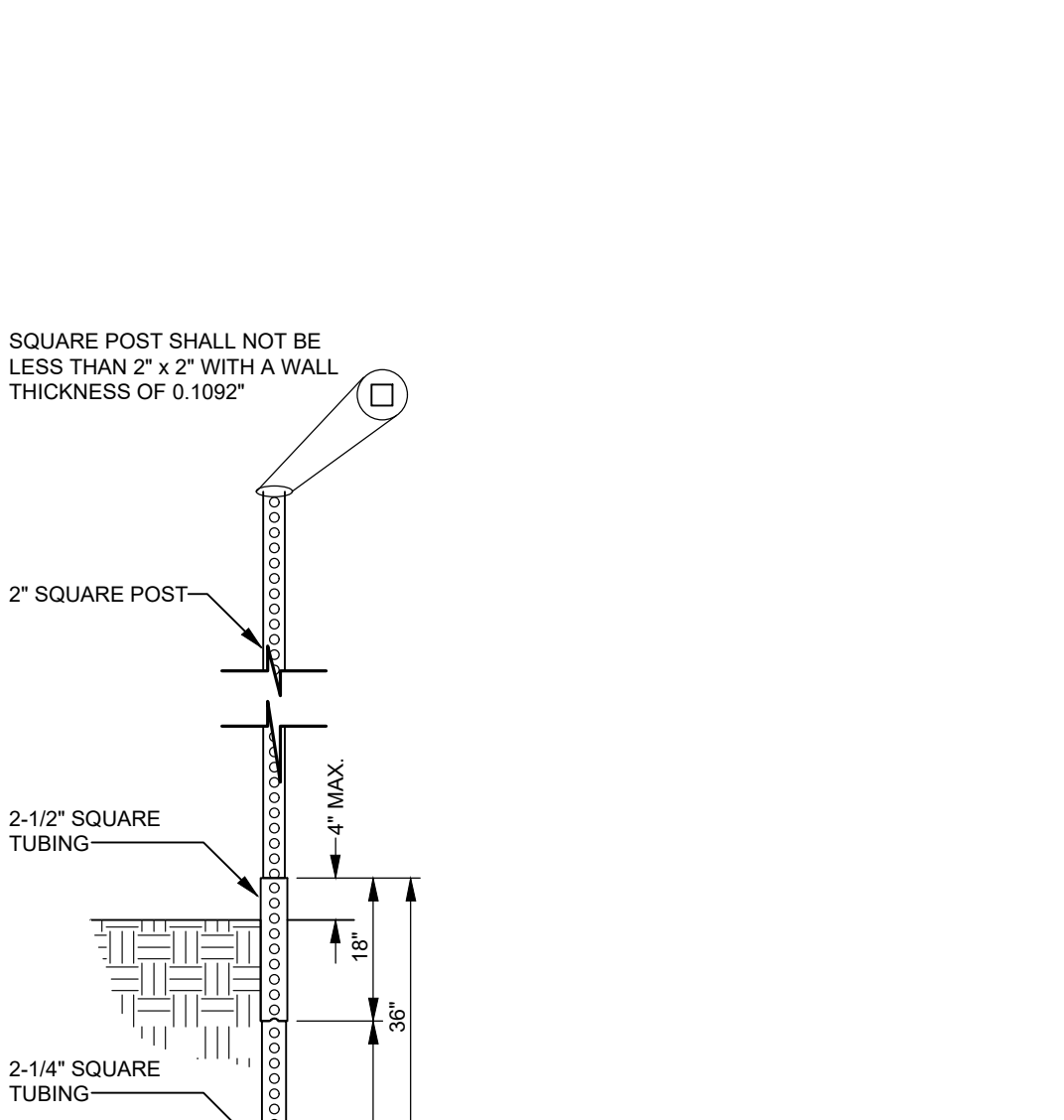
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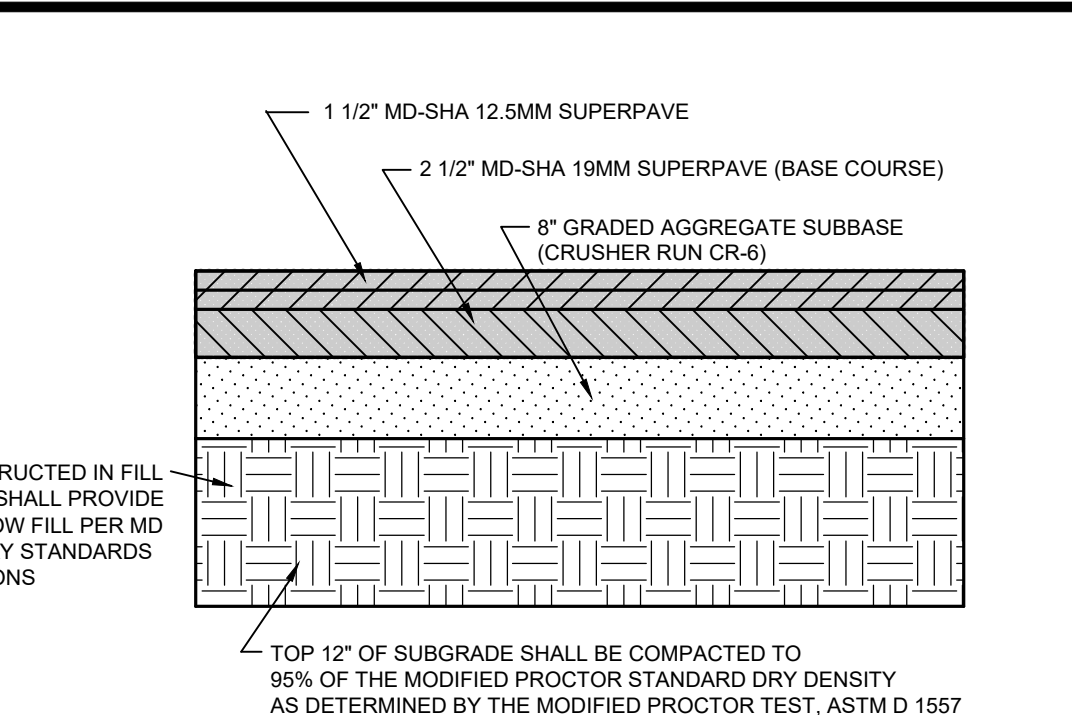
**DOWNSPOUT BOOT DETAIL**  
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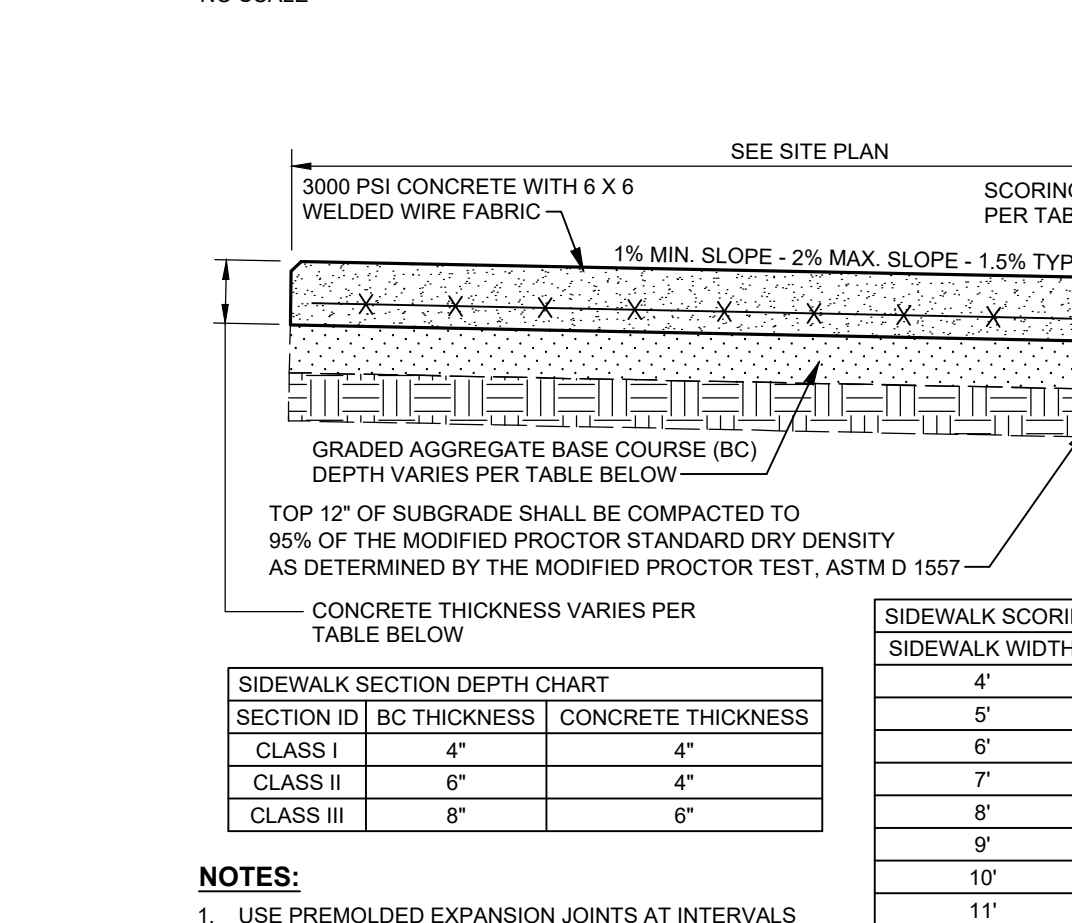
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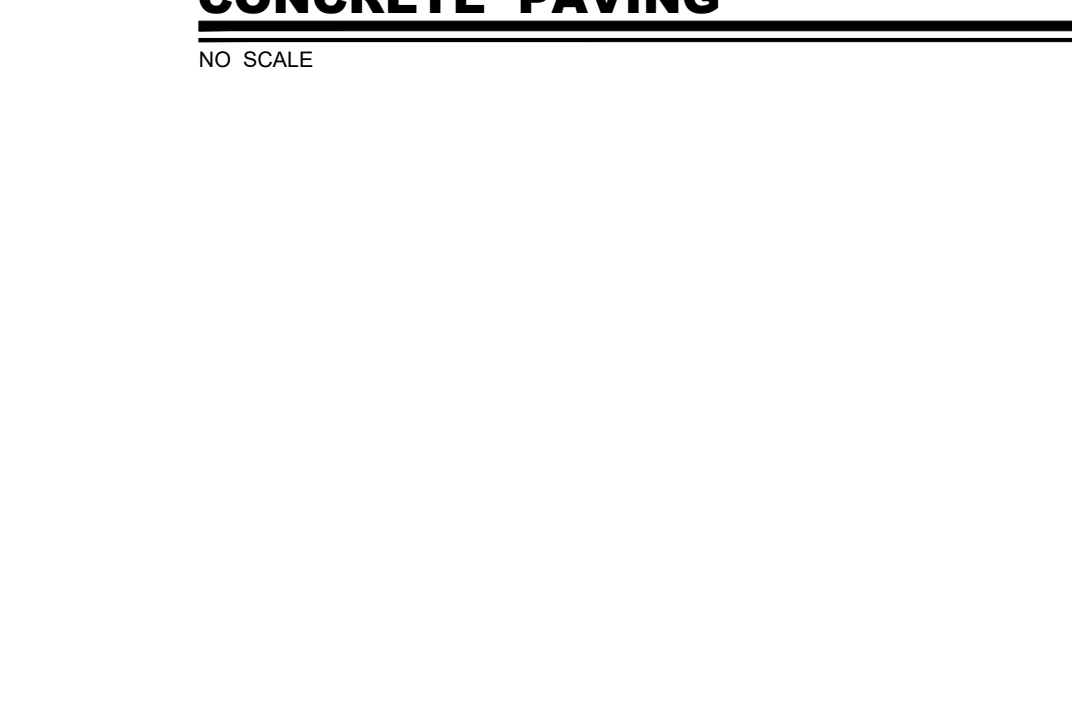
**CONCRETE PAVING**  
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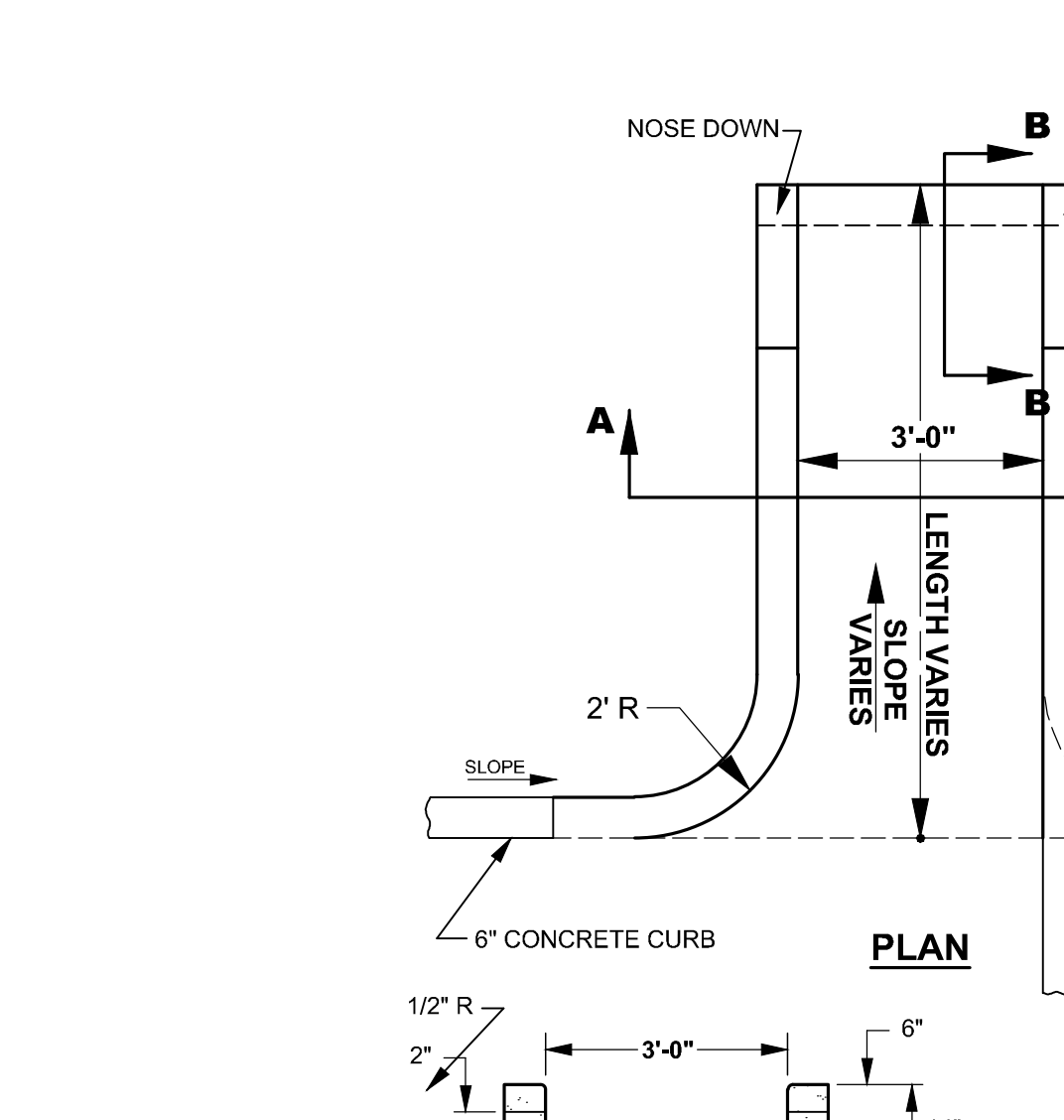
**HEAVY DUTY PAVEMENT SECTION DETAIL**  
NO SCALE



**CONCRETE PAVING**  
NO SCALE



**CONCRETE PAVING**  
NO SCALE



**CONCRETE CURB OPENING**  
NO SCALE

**CONCRETE CURB OPENING**  
NO SCALE

**BECKER MORGAN GROUP**

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PROJECT TITLE  
**STARBUCKS/ RETAIL**

WORCESTER COUNTY, MD  
THIRD ELECTION DISTRICT

SHEET TITLE  
**CONSTRUCTION DETAILS**

ISSUE BLOCK

MARK DATE DESCRIPTION

PROJECT NO.: 2019333.06

DATE: 08/11/2026

SCALE: NOT TO SCALE

DRAWN BY: PROJ. MGR.: KWP

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LICENSE NUMBER: 30331  
EXPIRATION DATE: 09/23/26

PROJECT TITLE

STARBUCKS/  
RETAIL

WORCESTER COUNTY, MD  
THIRD ELECTION DISTRICT

SHEET TITLE

CONSTRUCTION  
DETAILS

ISSUE BLOCK

MARK DATE DESCRIPTION

LAYER/STATE: C-902

PROJECT NO.: 2019333.06

DATE: 08/11/2026

SCALE: AS SHOWN

DRAWN BY: **OKO** PROJ. MGR.: **KWP**

SHEET

C-902

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NOTES:

CONTRACTOR SHOULD FOLLOW TYPICAL MANUFACTURER SPECIFICATIONS PERTAINING TO DETAILED INSTALLATION AND  
CONSTRUCTION SPECIFICATIONS. THESE DETAILS ARE FOR REFERENCE ONLY.

CONCRETE SLAB

VEHICULAR TRAFFIC AREAS

- CONCRETE SLAB AT GRADE MUST HAVE A MINIMUM THICKNESS OF 8" AND BE REINFORCED WITH REBAR.
- PAD DIMENSIONS MUST EXTEND 18" BEYOND THE SILHOUETTE OF THE INTERCEPTOR; 83" X 69" FOR THE GB-75.

- CONCRETE SHOULD HAVE 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.

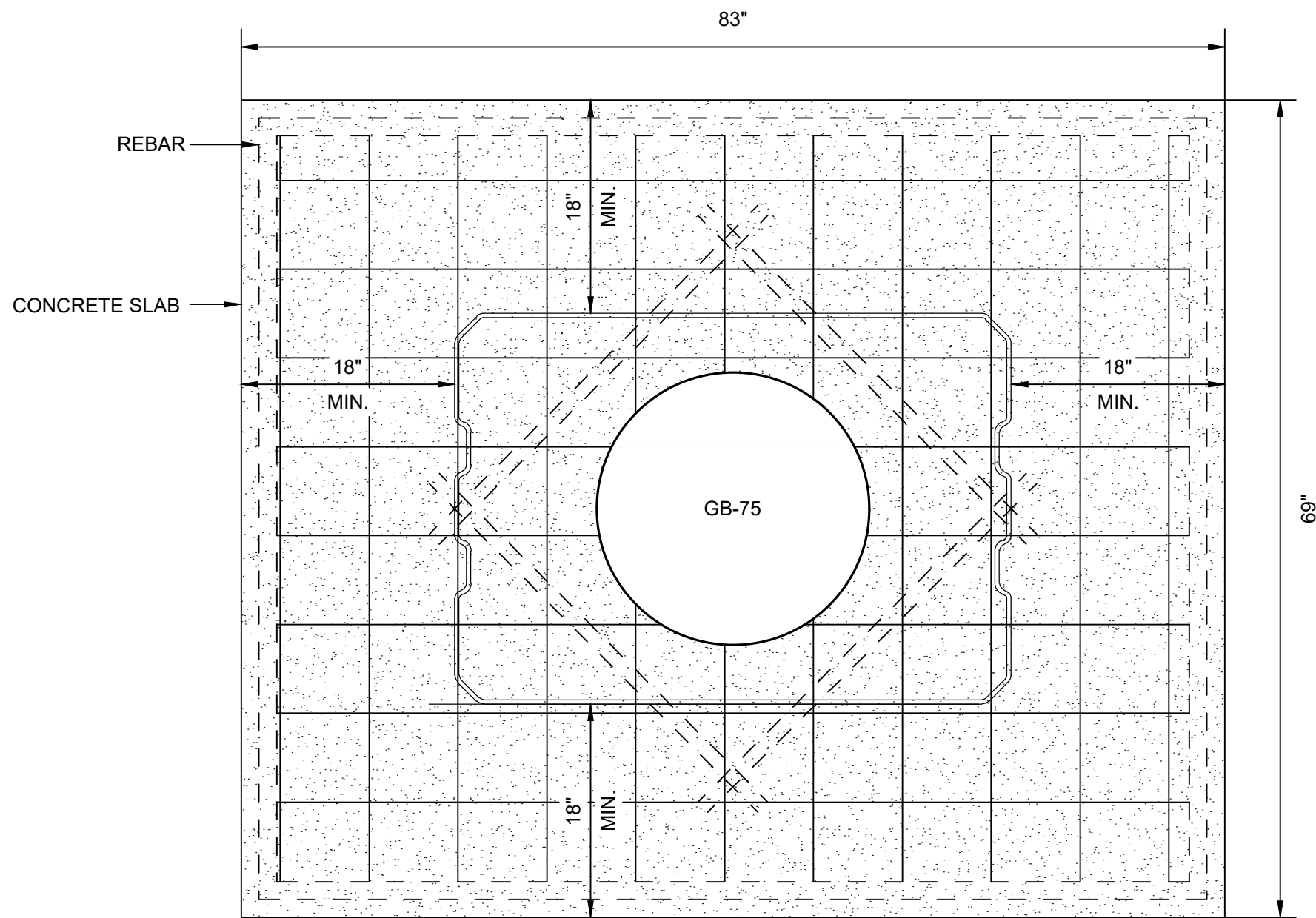
- USE NO. 4 REBAR GRADE 60 STEEL PER ASTM A615: CONNECTED WITH TIE WIRE.

- REBAR TO BE 2 1/2 FROM THE EDGE OF THE CONCRETE AND SPACED IN A 12" GRID WITH 4" SPACING AROUND ACCESS OPENINGS.

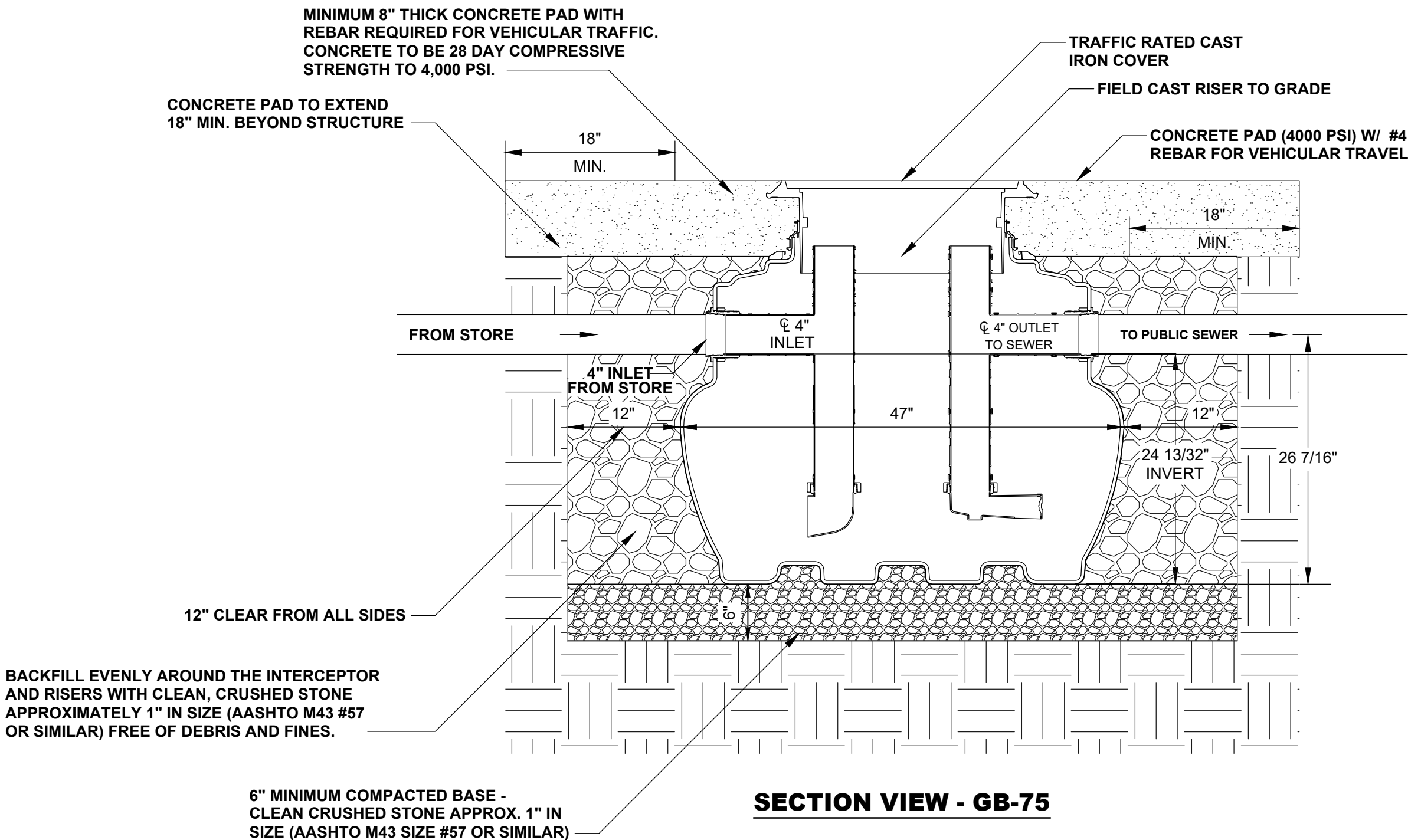
PEDESTRIAN TRAFFIC OR GREENSPACE AREAS

- CONCRETE SLAB AT GRADE MUST HAVE A MINIMUM THICKNESS OF 4" AND BE REINFORCED WITH REBAR.

- FOLLOW ALL OTHER GUIDELINES FOR VEHICULAR TRAFFIC AREAS.



TOP VIEW - CONCRETE SLAB

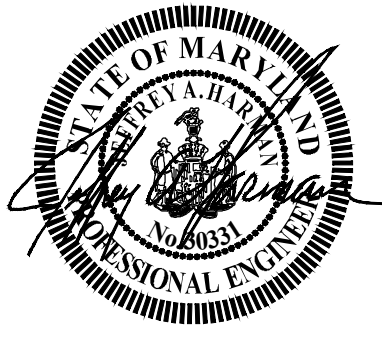
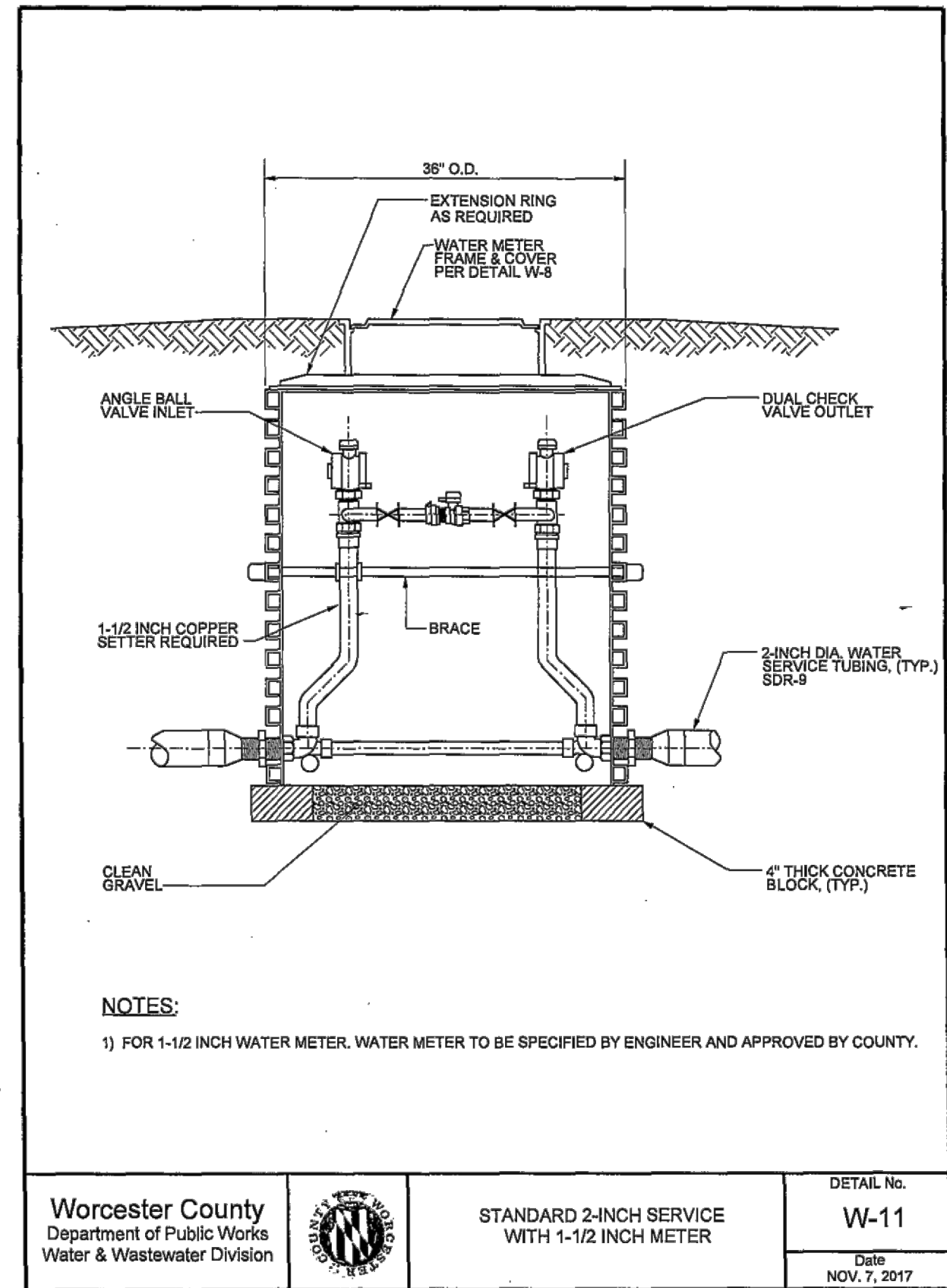
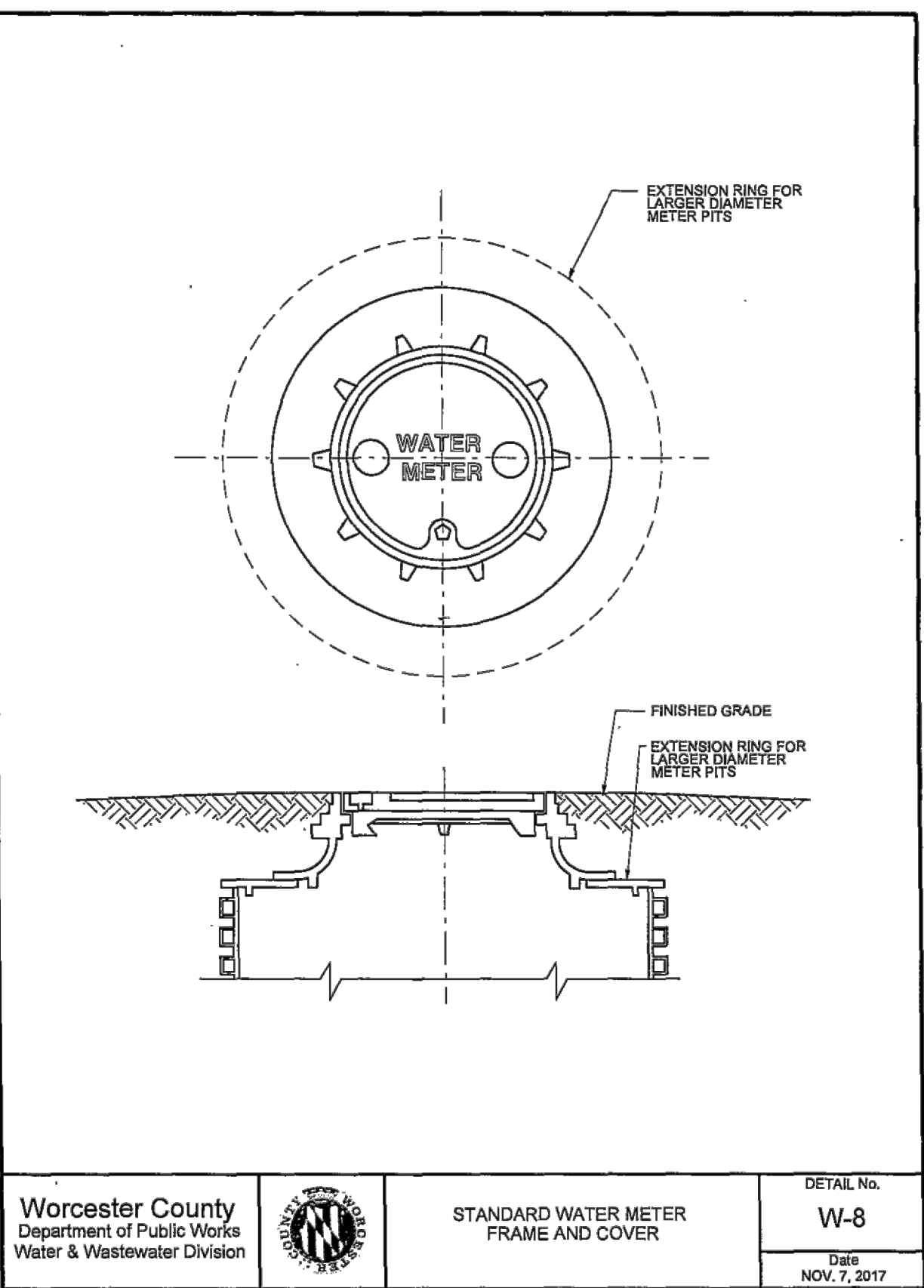
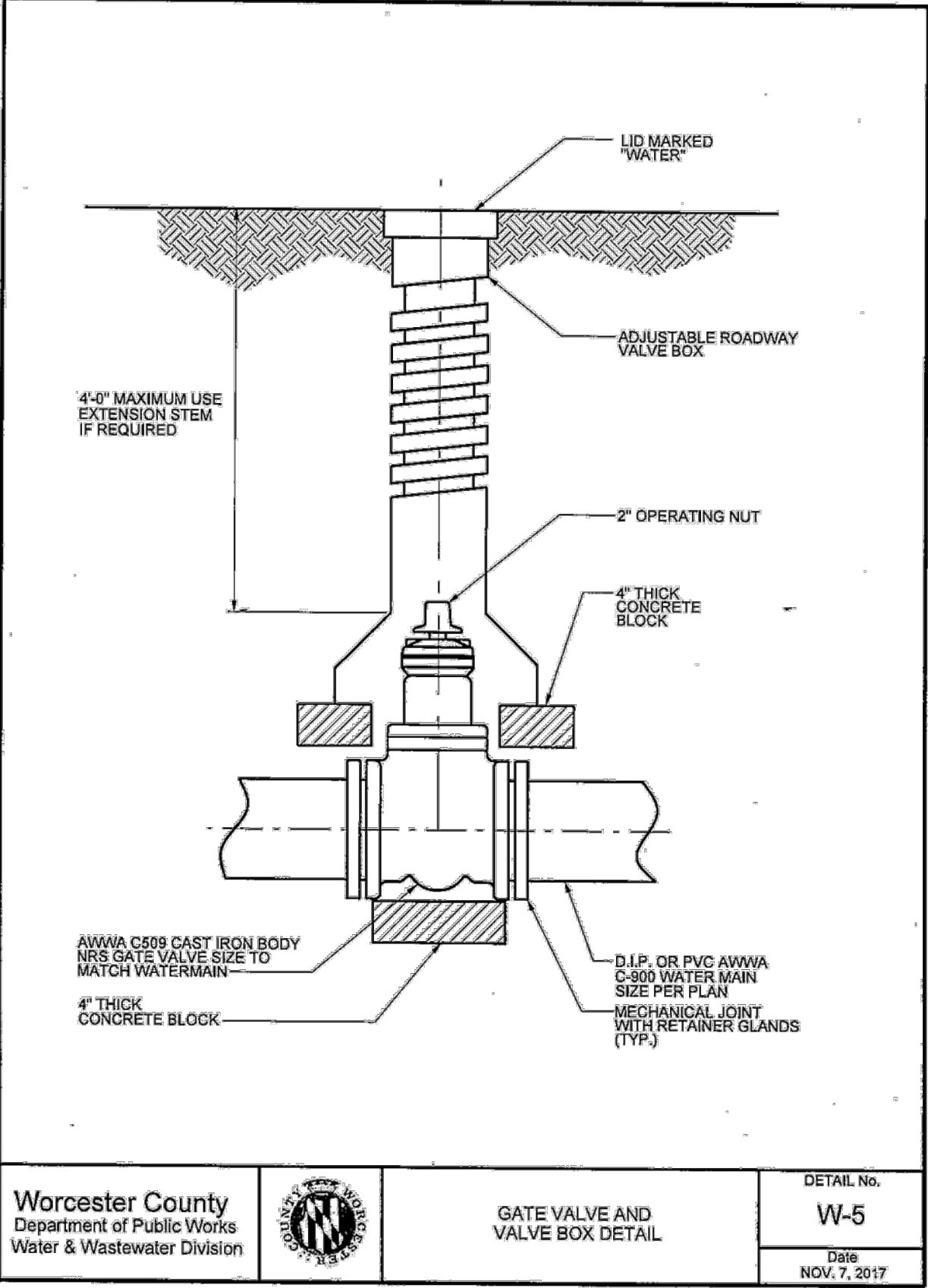
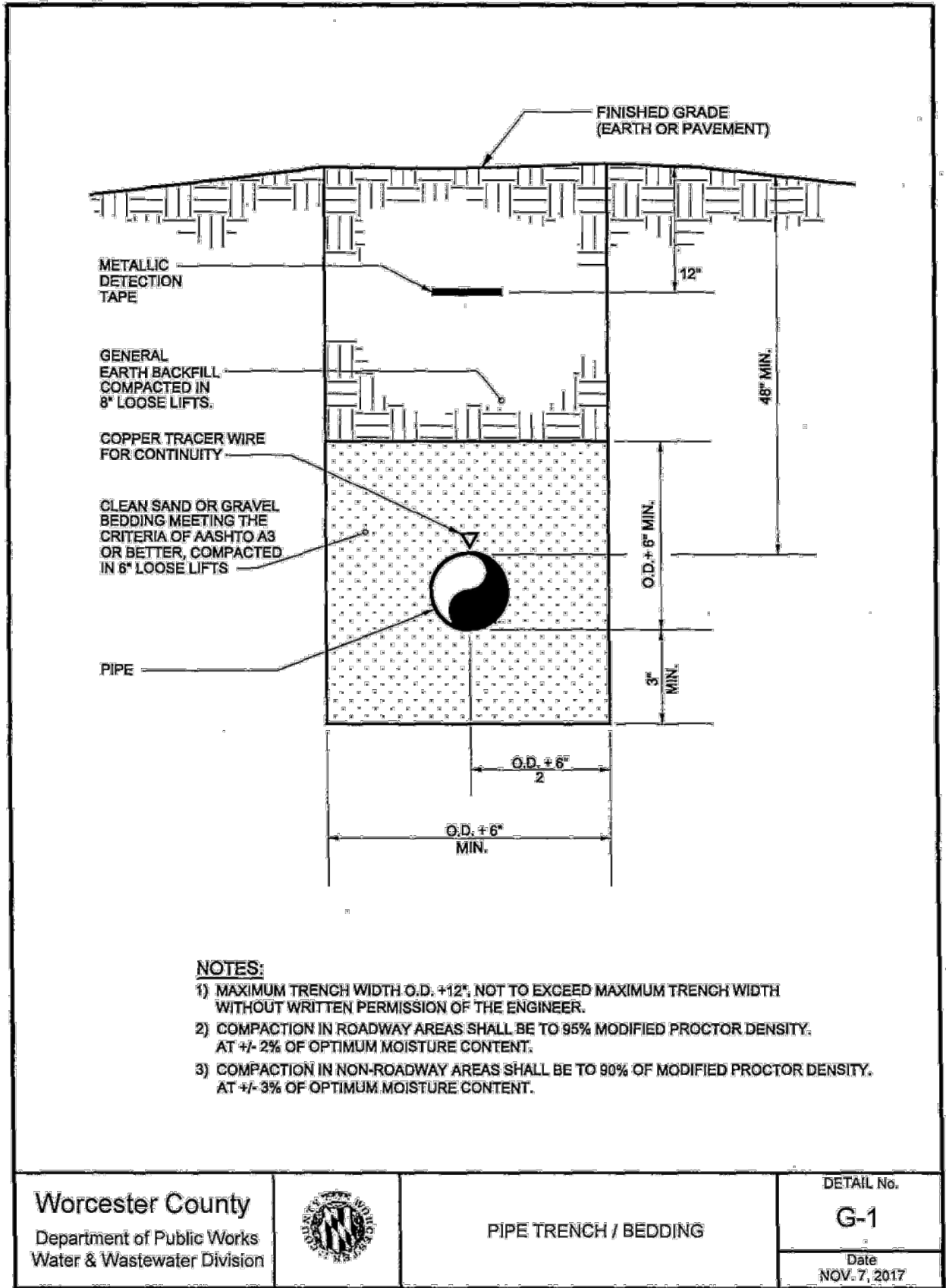


SECTION VIEW - GB-75

DETAIL: SCHIER - GB-75 GREASE INTERCEPTOR DETAIL

SCALE: 1" = 1'





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PROJECT TITLE

STARBUCKS/  
RETAIL

WORCESTER COUNTY, MD  
THIRD ELECTION DISTRICT

SHEET TITLE

CONSTRUCTION  
DETAILS

ISSUE BLOCK

MARK DATE DESCRIPTION

PROJECT NO.: 2019333.06

DATE: 08/11/2026

SCALE: NOT TO SCALE

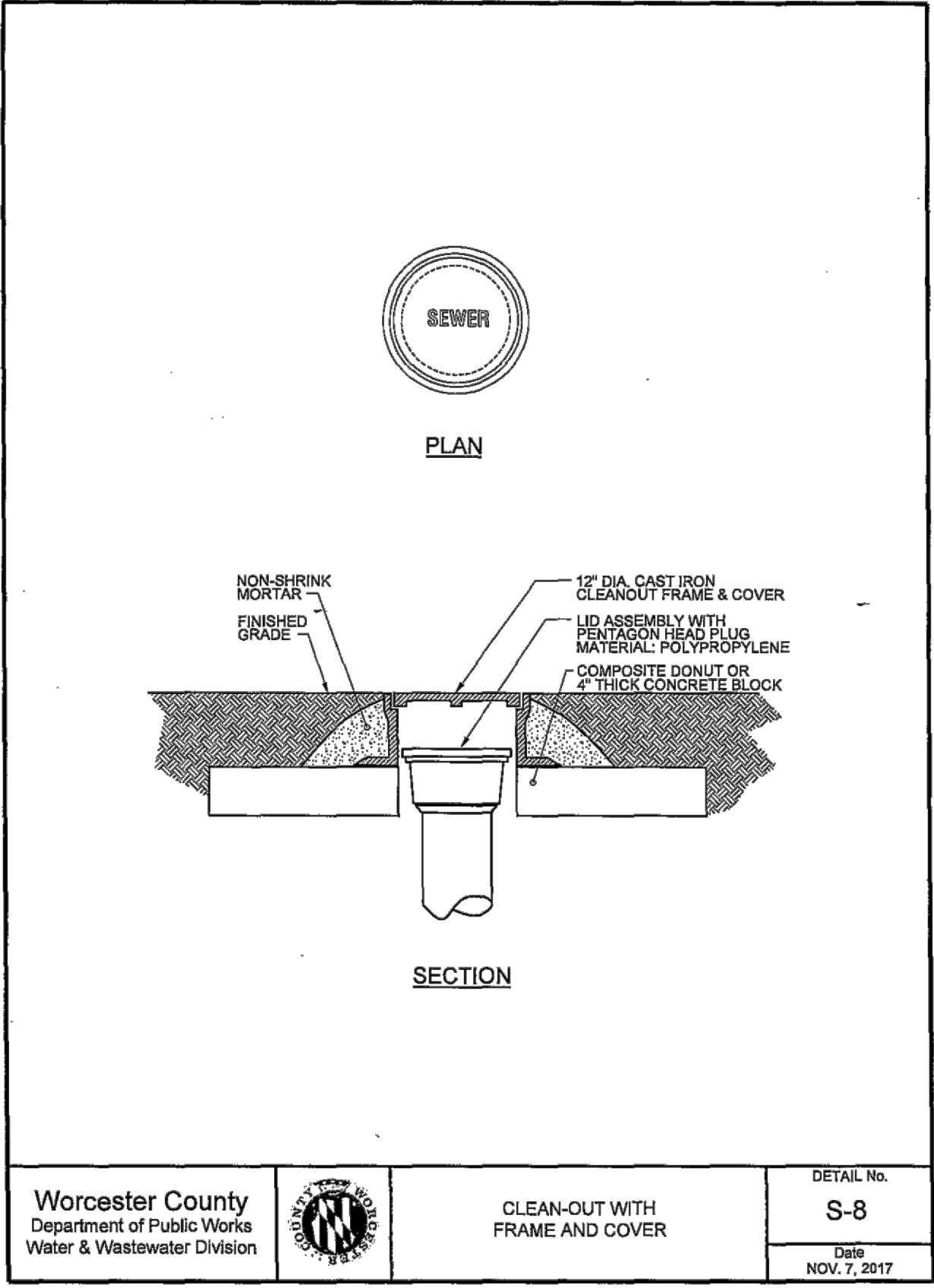
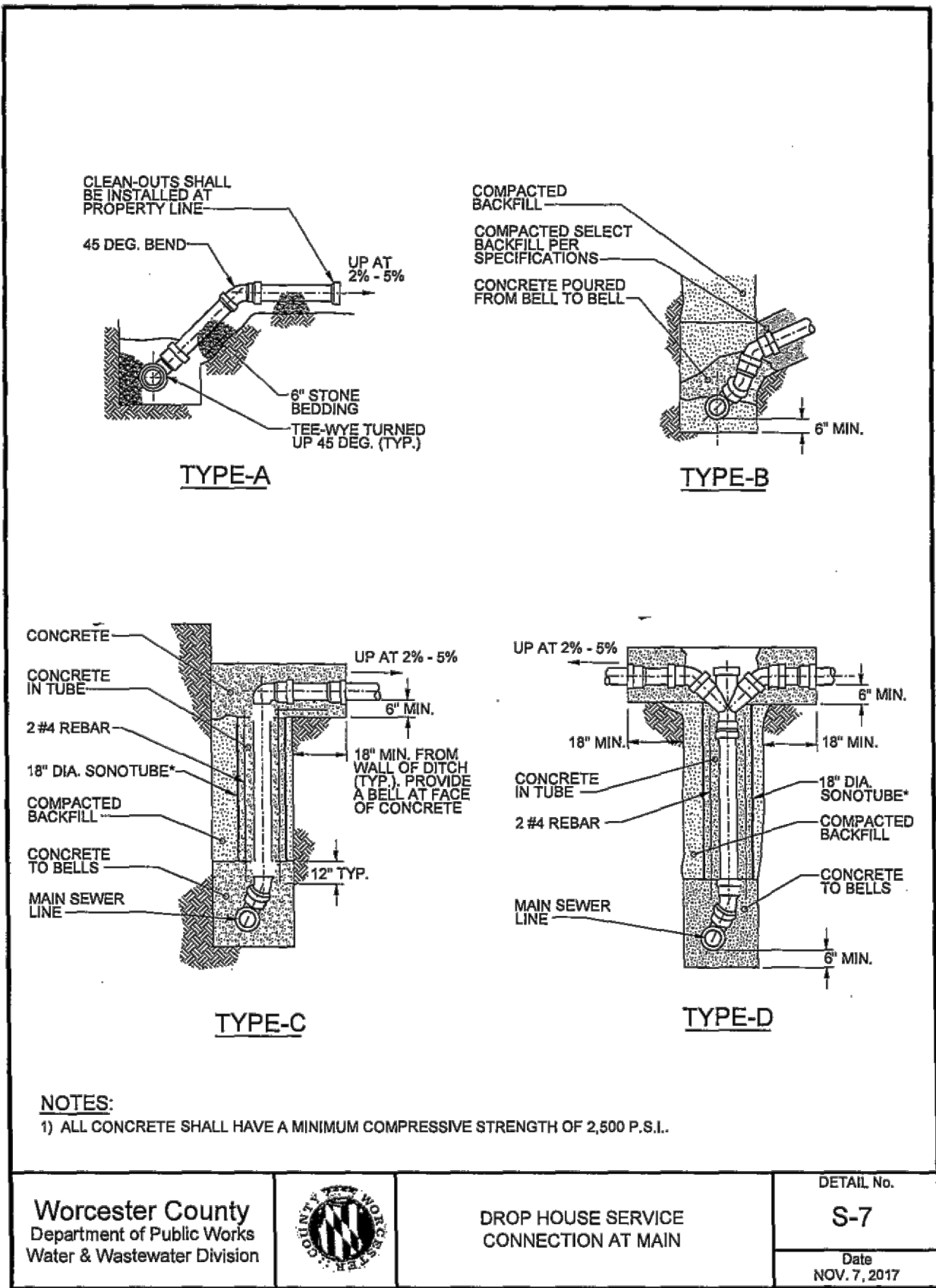
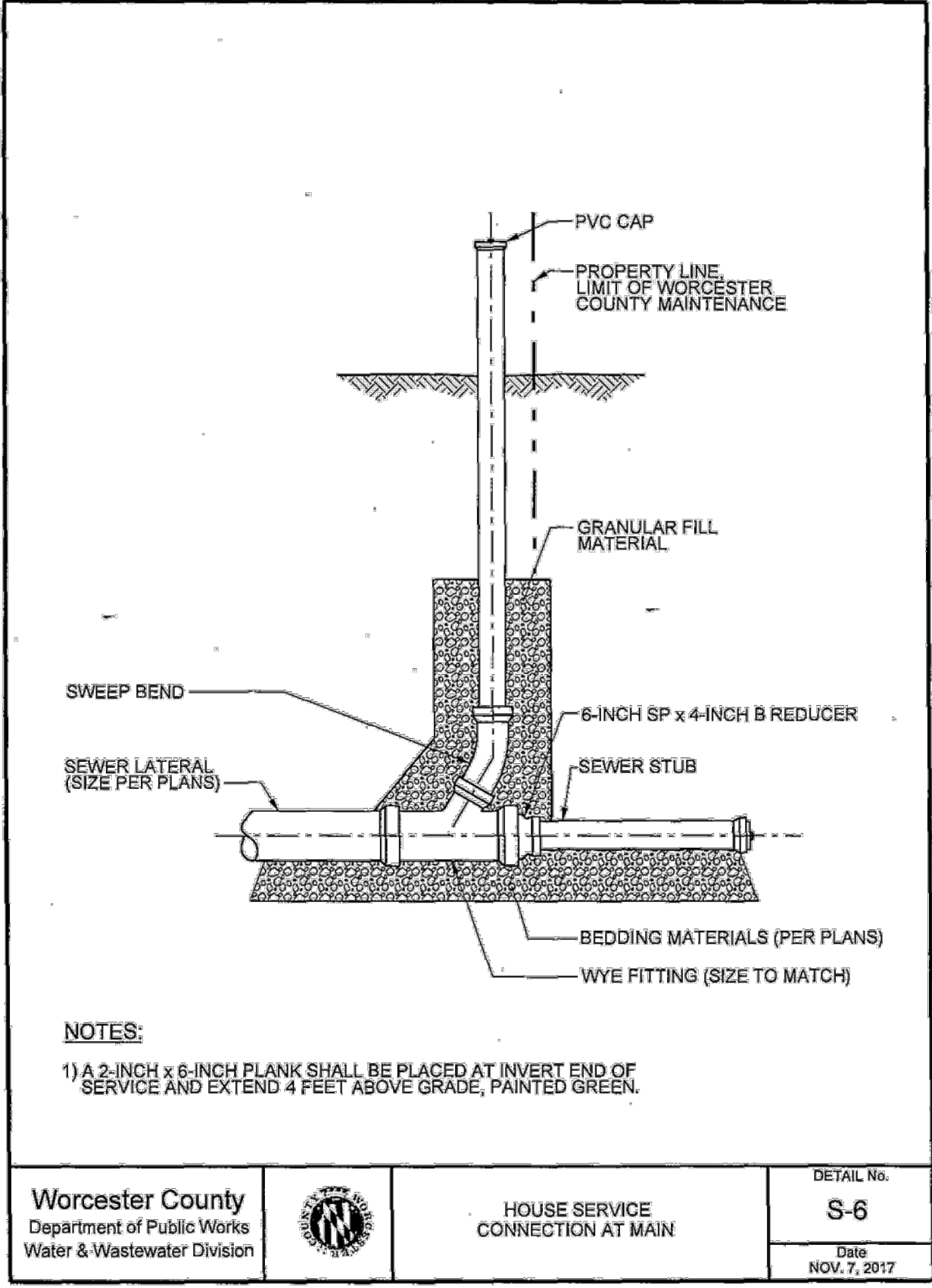
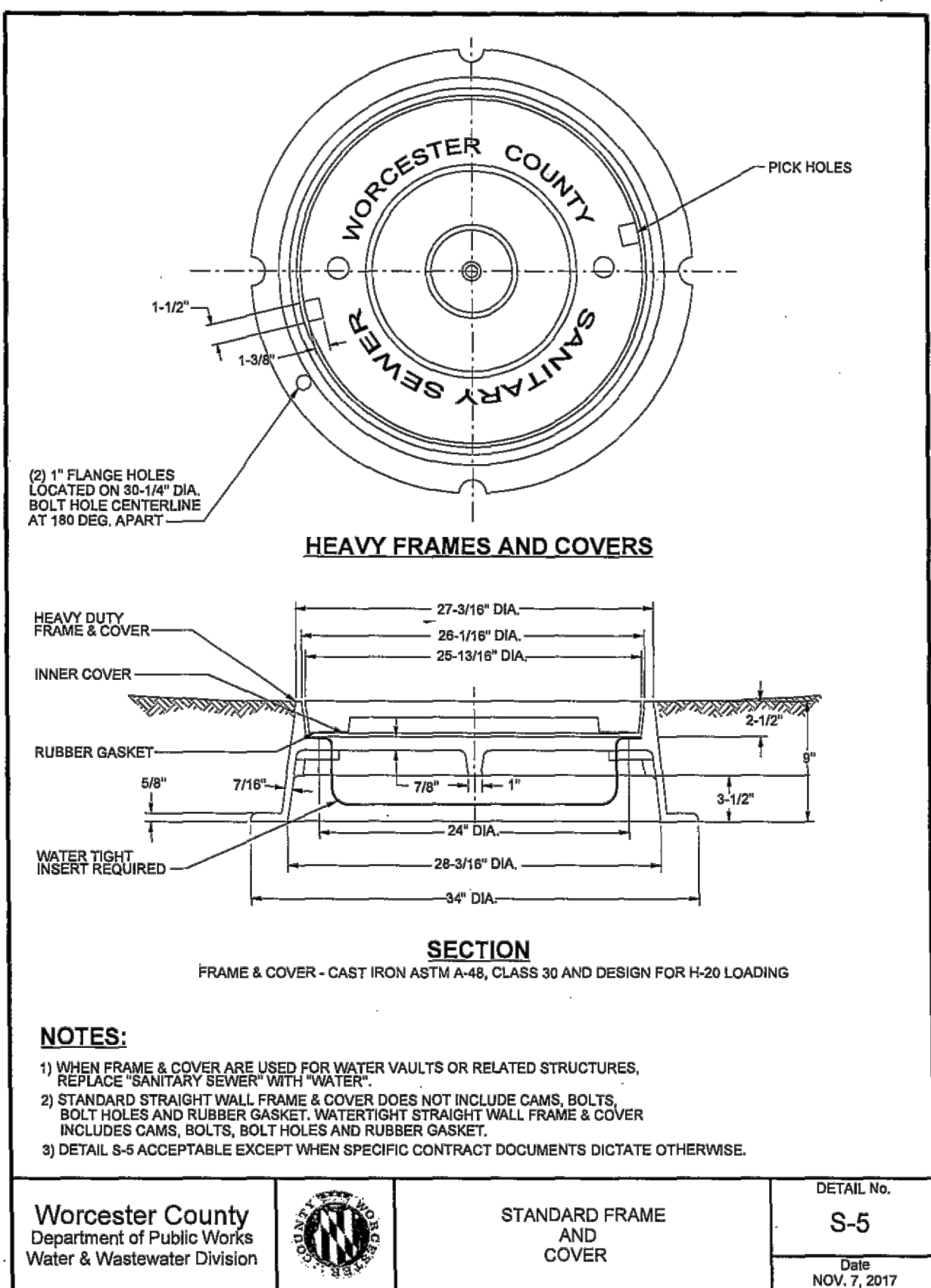
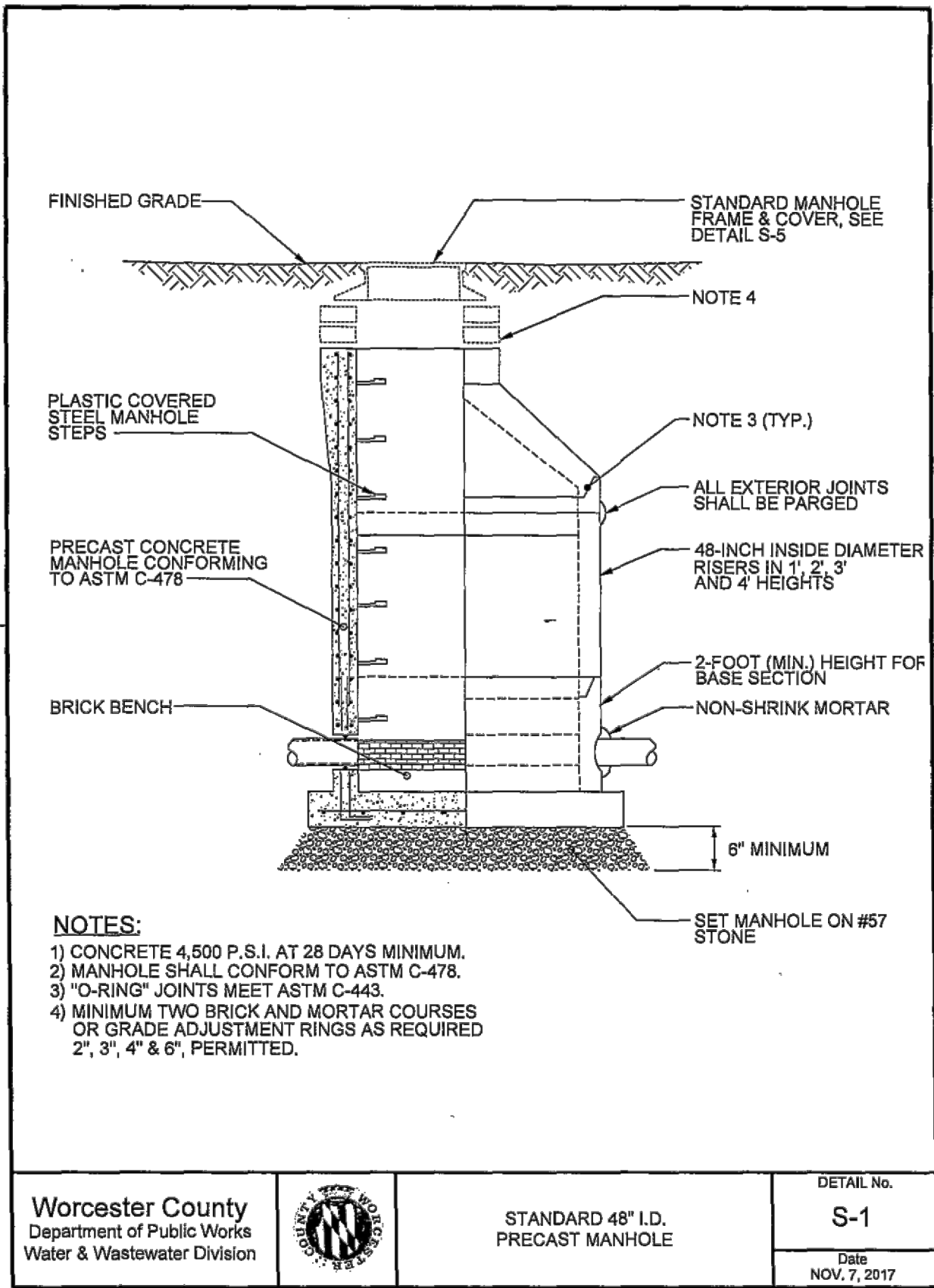
DRAWN BY: OBO PROJ. MGR.: KWP

SHEET

C-903

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STATE OF MARYLAND.  
LICENSE NUMBER: 30331  
EXPIRATION DATE: 09/23/26

PROJECT TITLE

STARBUCKS/  
RETAIL

WORCESTER COUNTY, MD  
THIRD ELECTION DISTRICT

SHEET TITLE

CONSTRUCTION  
DETAILS

ISSUE BLOCK

MARK DATE DESCRIPTION

LAYER STATE: 0-000

PROJECT NO.: 2019333.06

DATE: 08/11/2026

SCALE: NOT TO SCALE

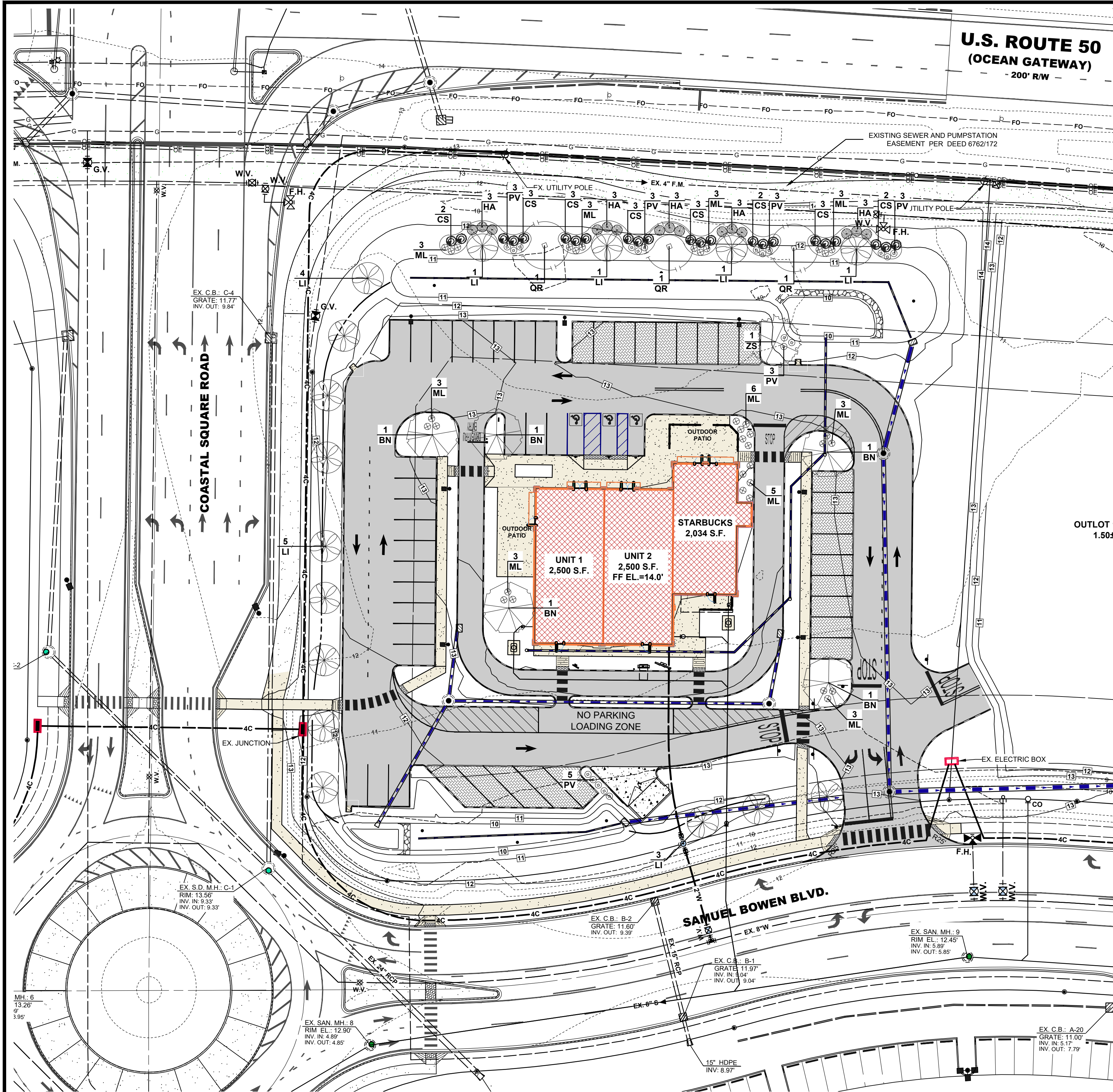
DRAWN BY: OBO PROJ. MGR.: KWP

SHEET

C-904

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NOTE:  
DO NOT HEAVILY PRUNE THE TREE  
AT PLANTING. PRUNE ONLY  
CROSSOVER LIMBS, CO-DOMINANT  
LEADERS, AND BROKEN OR DEAD  
BRANCHES. SOME INTERIOR  
TWIGS AND LATERAL BRANCHES  
MAY BE PRUNED; HOWEVER, DO  
NOT REMOVE THE TERMINAL BUDS  
OF BRANCHES THAT EXTEND TO  
THE EDGE OF THE CROWN.

SET ROOT BALL 2" ABOVE  
GRADE. REMOVE EXCESS  
SOIL ON TOP OF THE  
BALL, JUST EXPOSING  
THE ROOT FLARE.

MULCH - PLACE 3"  
LAYER OF SPECIFIED  
MULCH. DO NOT PLACE  
IN CONTACT WITH TREE  
TRUNK. KEEP MULCH  
WEEDED AND REPLACE  
AS NEEDED.

REMOVE TOP 1/3 OF BURLAP  
CUT & REMOVE ALL STRAPPING,  
ROPES, AND WIRE CAGES.

UNDISTURBED SOIL

### DECIDUOUS TREE PLANTING DETAIL

NO SCALE

BMG NO. : L-01

NOTE:  
PRIOR TO MULCHING, APPLY  
APPROVED PRE-EMERGENT WEED  
CONTROL ON ALL SHRUB BEDS.

MULCH - PLACE 3"  
LAYER OF SPECIFIED  
MULCH. DO NOT PLACE  
IN CONTACT WITH  
SHRUB TRUNK. KEEP  
MULCH WEEDED AND  
REPLACE AS NEEDED.

REMOVE TOP 1/3 OF BURLAP  
CUT & REMOVE ALL STRAPPING,  
ROPES, AND WIRE CAGES. FOR  
CONTAINER PLANTS, CUT  
ROOTS ON FOUR (4) SIDES AND/  
OR SPREAD OUT IN NEW SOIL  
MIXTURE.

### SHRUB PLANTING DETAIL

NO SCALE

BMG NO. : L-03

### GENERAL LANDSCAPE NOTES :

- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK."  
  
EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.  
  
ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE DETAIL SHOWN.  
  
PLANT MATERIALS DELIVERED TO THE SITE IN UNCOVERED TRUCKS WILL BE REJECTED.  
  
UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUN SCALD, WINDBURN, DISFIGURING NOT COMPLETELY CALLEDUS WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL OR CONTAINERS WILL BE REJECTED.
- MULCH FOR PLANTING BEDS SHALL BE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SHALL HAVE NO LEAVES, YOUNG GREEN GROWTH, BRANCHES, TWIGS, GREATER IN DIAMETER OF 1/2", WEEDS, SHAVINGS OR FOREIGN MATERIAL SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A LIGHTLY COMPACTED DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT ON FOUR SIDES AND/ OR SPREAD OUT IN NEW SOIL MIXTURE.
- ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES).
- LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGINGS UNLESS OTHERWISE INDICATED.
- AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOD AS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
- NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS.
- NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET FROM ANY STRUCTURE OR BUILDING.
- NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS.
- ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.
- THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON, UNLESS THE OWNER AGREES TO MAINTAIN AND WATER THEM.
- TREES TO REMAIN ON-SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL), SNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.
- THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER, THE LANDSCAPE ARCHITECT AND WORCESTER COUNTY.
- ALL NEW TREES SHALL BE GUARANTEED TO SURVIVE FOR ONE FULL YEAR AFTER INSTALLATION (FULL COST). ALL STAKES AND GUYS SHALL BE REMOVED FROM TREES AND SITE AS EARLY AS THREE (3) MONTHS, BUT NO LONGER THAN ONE (1) YEAR AFTER PLANTING.

### LANDSCAPE REQUIREMENTS:

- HIGHWAY FRONTAGE (SECTION ZS 1-322-E-3):  
A 75' LANDSCAPE FRONTAGE SHALL BE REQUIRED ALONG U.S. ROUTE 50  
CANOPY TREES, UNDERSTORY TREES, AND SHRUBS SHALL BE REQUIRED AS PER THE APPROVED PLANT LIST IN THE OVERALL DEVELOPMENT AND 75% OF THE PLANTINGS SHALL BE NATIVE  
PROVIDED: 2 CANOPY TREES, 3 UNDERSTORY TREES, 46 SHRUBS, STORMWATER MANAGEMENT PLANTINGS
- INTERNAL ROAD FRONTAGE (SECTION ZS 1-322-E-3):  
A 15' LANDSCAPE FRONTAGE SHALL BE REQUIRED ALONG ALL INTERNAL ROADS.  
PLANTINGS SHALL BE FROM THE APPROVED PLANT LIST IN THE OVERALL DEVELOPMENT AND 75% OF THE PLANTINGS SHALL BE NATIVE.  
PROVIDED: UNDERSTORY TREES PROVIDED EVERY 30' O.C.
- PARKING LOT LANDSCAPING (SECTION ZS 1-322-F):  
LANDSCAPING INTERNAL TO PARKING AREAS SHALL CONSIST OF ONE TREE PLANTED FOR EACH SIX PARKING SPACES AND SHALL INCLUDE SHRUBS. TREES SHALL BE LOCATED IN ISLANDS WITHIN THE PARKING LOT AT INTERVALS OF TEN CONTIGUOUS PARKING SPACES OR LESS.  
PLANTING AREAS SHALL BE PLACED AT EACH END OF A PARKING ROW.  
INTERNAL PARKING SPACED PROVIDED: 22 SPACES  
INTERNAL LANDSCAPING REQUIRED: 22 SPACES PROVIDED / 6 SPACES = 3.66 = 4 TREES REQUIRED  
EXTERNAL PARKING SPACES: 23 SPACES  
EXTERNAL LANDSCAPING REQUIRED: 23 SPACES PROVIDED / 6 SPACES = 3.83 = 4 TREES REQUIRED  
TOTAL PROVIDED: 8 TREES PROVIDED WITH 26 SHRUBS

### PLANT LIST

| QUANTITY                                       | BOTANICAL NAME                      | COMMON NAME                | SIZE       | ROOT  | REMARKS |
|------------------------------------------------|-------------------------------------|----------------------------|------------|-------|---------|
| CANOPY TREES                                   |                                     |                            |            |       |         |
| 5                                              | BETULA NIGRA 'HERITAGE'             | HERITAGE RIVER BIRCH       | 2 1/2" CAL | B&B   | FHV     |
| 3                                              | QUERCUS RUBRA                       | NORTHERN RED OAK           | 2 1/2" CAL | B&B   | FHV     |
| 1                                              | ZELKOVA SERRATA 'VILLAGE GREEN'     | HERITAGE RIVER BIRCH       | 2 1/2" CAL | B&B   | FHV     |
| UNDERSTORY TREES                               |                                     |                            |            |       |         |
| 16                                             | LAGERSTROEMIA INDICA 'TUSCARORA'    | TUSCARORA CRAPE MYRTLE     | 1 1/2" CAL | B&B   | FHV     |
| SHRUBS                                         |                                     |                            |            |       |         |
| 23                                             | CORNUS SERICEA                      | REDOSIER DOGWOOD           | #5         | CONT. |         |
| 15                                             | HYDRANGEA PANICULATA 'LIMELIGHT'    | LIMELIGHT HYDRANGEA        | #3         | CONT. |         |
| 35                                             | MISCANTHUS SINENSIS 'MORNING LIGHT' | MORNING LIGHT MAIDEN GRASS | #5         | CONT. |         |
| 20                                             | PANICUM VIRGATUM 'SHENANDOAH'       | SHENANDOAH SWITCH GRASS    | #3         | CONT. |         |
| 9 CANOPY TREES, 16 UNDERSTORY TREES, 93 SHRUBS |                                     |                            |            |       |         |

**BECKER  
MORGAN**  
GROUP

ARCHITECTURE  
ENGINEERING

Delaware

309 South Governors Avenue  
Dover, DE 19904  
302.734.7950

The Tower at STAR Campus  
100 Discovery Boulevard, Suite 102  
Newark, DE 19713  
302.369.3700

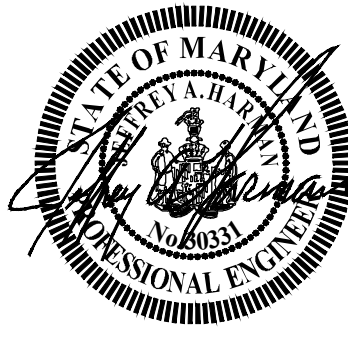
Maryland

312 West Main Street, Suite 300  
Salisbury, MD 21801  
410.546.9100

North Carolina

3333 Jaeckle Drive, Suite 120  
Wilmington, NC 28403  
910.341.7600

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STATE OF MARYLAND.  
LICENSE NUMBER: 30331  
EXPIRATION DATE: 09/23/26

PROJECT TITLE

**STARBUCKS/  
RETAIL**

WORCESTER COUNTY, MD  
THIRD ELECTION DISTRICT

SHEET TITLE

**LANDSCAPE PLAN**

0 15 30 60  
**SCALE: 1" = 30'**

ISSUE BLOCK

| MARK  | DATE | DESCRIPTION |
|-------|------|-------------|
| L-101 |      |             |

PROJECT NO.: 2019333.06

DATE: 08/11/2026

SCALE: 1" = 30.0'

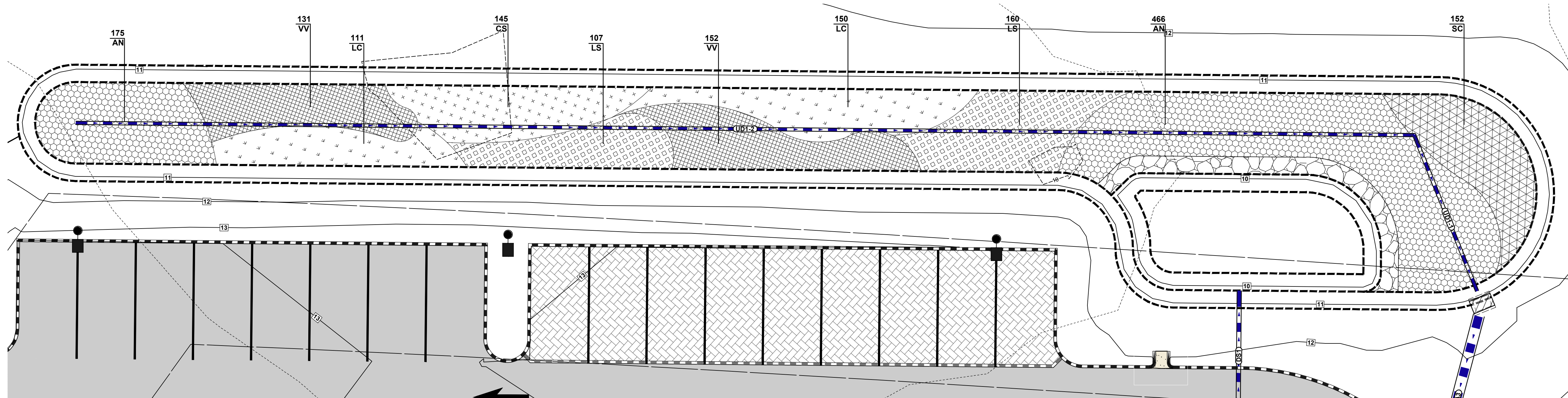
DRAWN BY: CMJ PROJ. MGR.: KWP

SHEET

**L-101**

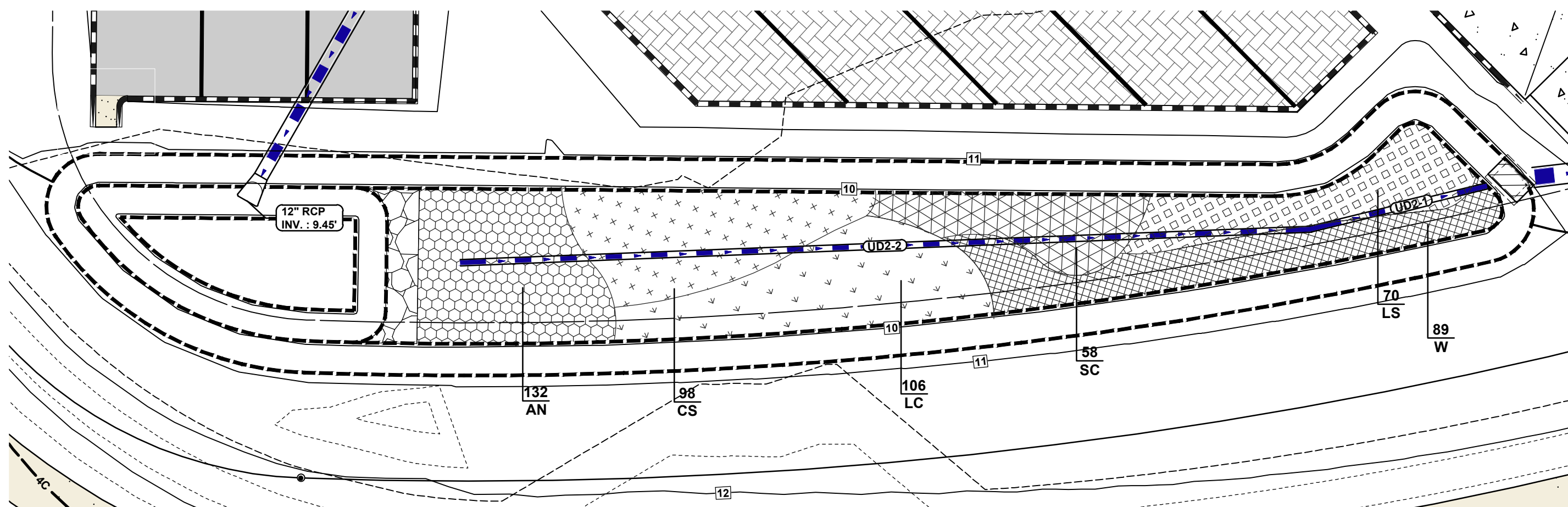
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SGW AREA 1

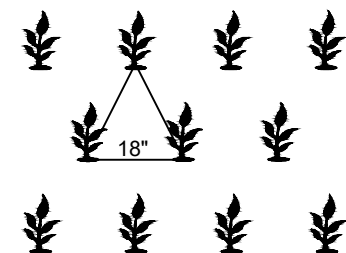
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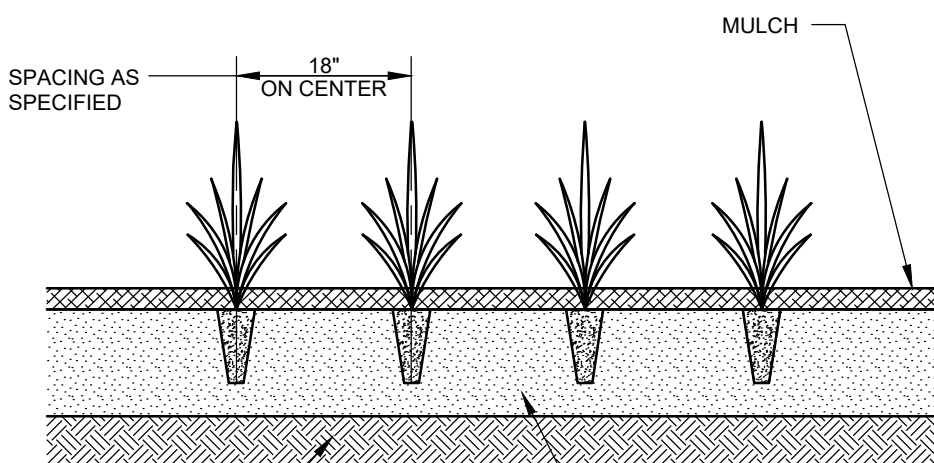
SGW AREA 2

SCALE : 1" = 10'

TRIANGLE PLANTING PATTERN



NOTE:  
PRIOR TO MULCHING, APPLY APPROVED PRE-EMERGENT WEED  
CONTROL ON ALL PLANTING BEDS.



CONTAINER PLANTS:  
CUT ROOTS ON FOUR (4) SIDES  
AND/ OR SPREAD OUT IN NEW  
SOIL MIXTURE.

PLUG SPACING DETAIL

NO SCALE

BMG NO. : L-04

| SUBMERGED GRAVEL WETLAND PLANT LIST |          |                     |                          |      |      |          |
|-------------------------------------|----------|---------------------|--------------------------|------|------|----------|
| KEY                                 | QUANTITY | BOTANICAL NAME      | COMMON NAME              | SIZE | ROOT | REMARKS  |
| PLUGS                               |          |                     |                          |      |      |          |
| AN                                  | 773      | ASTER NOVI-BELGII   | NEW ENGLAND ASTER        | 2"   | PLUG | 18" O.C. |
| CS                                  | 243      | CAREX STRICTA       | TUSOCK SEDGE             | 2"   | PLUG | 18" O.C. |
| LC                                  | 367      | LOBELIA CARDINALIS  | CARDINAL FLOWER          | 2"   | PLUG | 18" O.C. |
| LS                                  | 337      | LOBELIA SIPHILITICA | GREAT BLUE LOBELIA       | 2"   | PLUG | 18" O.C. |
| SC                                  | 210      | SAURURUS CERNUUS    | LIZARDS TAIL             | 2"   | PLUG | 18" O.C. |
| VV                                  | 372      | VERATRUM VIRIDE     | AMERICAN FALSE-HELLEBORE | 2"   | PLUG | 18" O.C. |
| 2,302 TOTAL PLUGS                   |          |                     |                          |      |      |          |



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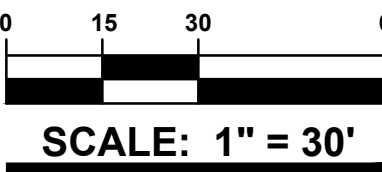
PROJECT TITLE

STARBUCKS/  
RETAIL

WORCESTER COUNTY, MD  
THIRD ELECTION DISTRICT

SHEET TITLE

LANDSCAPE PLAN



ISSUE BLOCK

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |

LAYER/STATE: L-102

PROJECT NO.: 2019333.06

DATE: 08/11/2026

SCALE: 1" = 30.0'

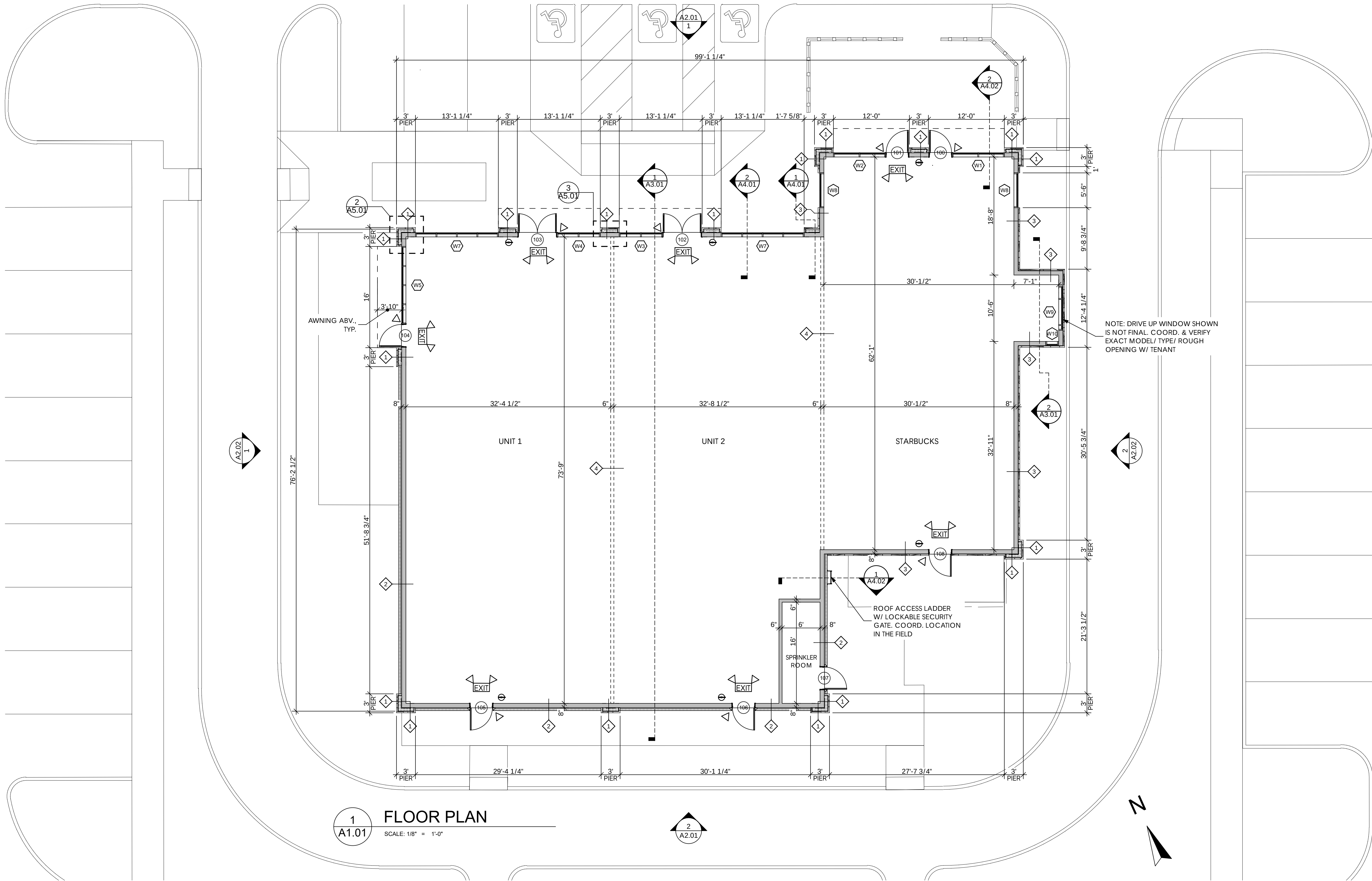
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L-102

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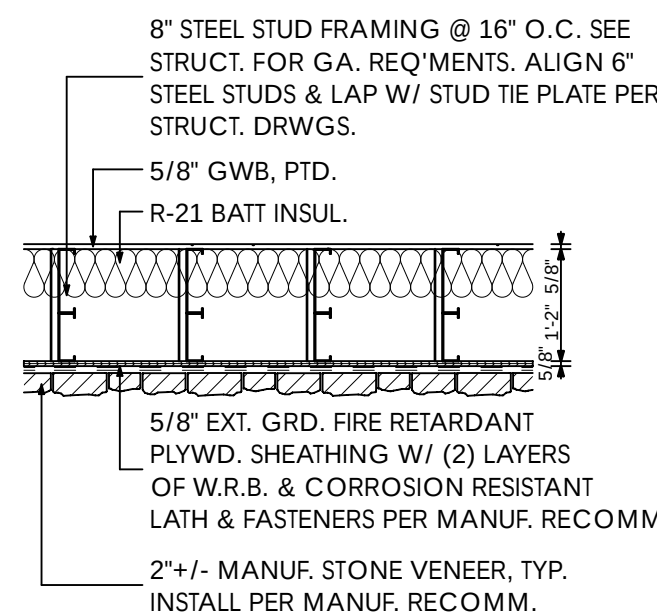
1  
A1.01 FLOOR PLAN  
SCALE: 1/8" = 1'-0"

#### WALL TYPES

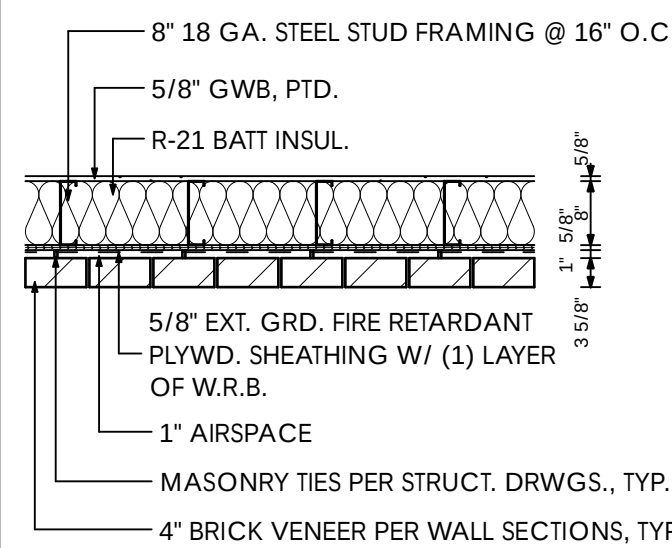
##### WALL NOTES:

1. REFER TO UL LISTING FOR RATED WALLS FOR ADDITIONAL DETAIL/INFO.
2. ALL WALLS TO BE FIRE BLOCKED PER CODE.
3. PROVIDE BLOCKING FOR ANY/ALL WALL MOUNTED ACCESSORIES.
4. FOR INT. CFM STUDS SEE STRUCT. DRWGS. FOR EXACT REQUIREMENTS

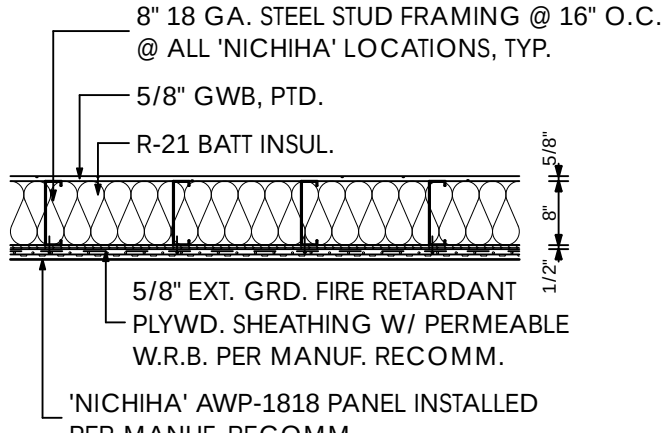
SEE WALL SECTIONS FOR WALL ASSEMBLY AT THE FRONT, REAR, AND SIDE ELEVATION. NOTE ALL WOOD & PLYWOOD FOR THE EXTERIOR WALL AND ROOF ASSEMBLY SHALL BE FIRE RETARDANT, TYP.



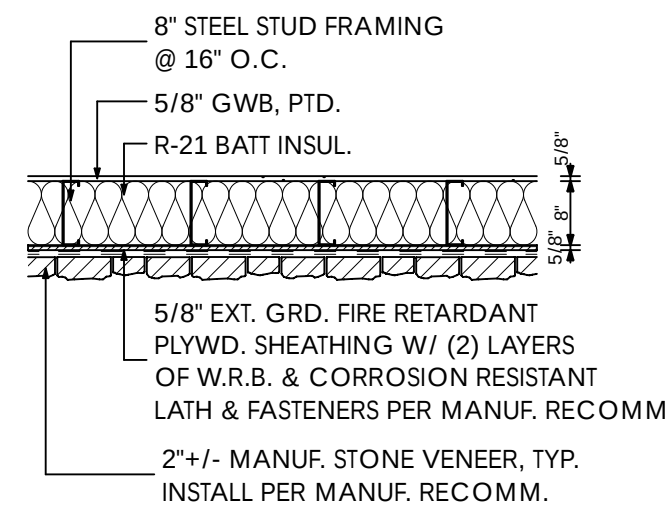
WALL 1



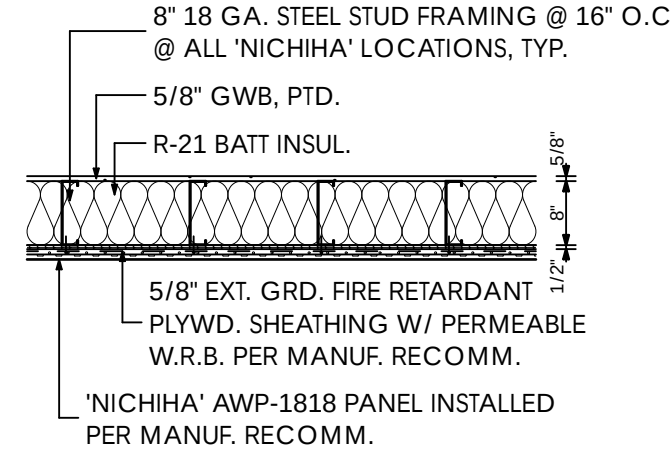
WALL 2  
(BELOW BRICK ROWLOCK)



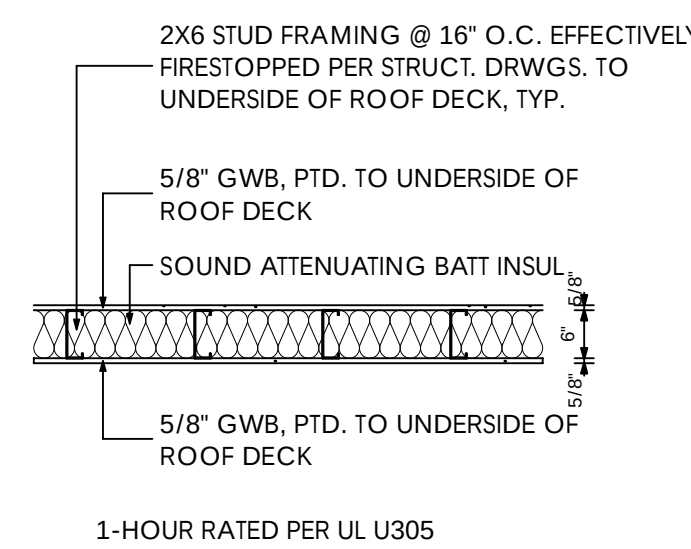
WALL 2  
(ABOVE BRICK ROWLOCK)



WALL 3  
(BELOW STONE CAP)



WALL 3  
(ABOVE STONE CAP)



WALL 4

BUILDING TOTAL SQUARE FOOTAGE  
7,180 sq ft

⊖ = SURFACE MOUNTED  
FIRE EXTINGUISHERS  
PER NFPA 10, TYP.

EXIT = COMBO EXIT/EMERG.  
LIGHTING W/ BATTERY  
BACKUP, TYP. SEE ELECT.  
DRWGS. PROVIDE MIN.  
LIGHTING AS REQ'D. BY  
FIRE MARSHAL.

▷ = REMOTE HEAD PER  
ELECTRICAL DRAWINGS.

— = CFM FRAMED WALL  
PER STRUCT. DRWGS.

NOTE:  
ALL TENANT SIGNAGE SHALL BE  
WIRED BACK TO THE HOUSE  
PANEL, TYP.

NOTE: DRIVE UP WINDOW SHOWN  
IS NOT FINAL. COORD. & VERIFY  
EXACT MODEL/TYPE/ ROUGH  
OPENING W/ TENANT

SEAL

SEAL DATE: 8/13/26  
REGISTRATION EXPIRES- 1/31/27

The professional services of the architect  
are undertaken for and are performed in the  
interest of (client).  
No contractual obligation is assumed by  
the architect for the benefit of any other  
person involved in the project.

The architect who sealed, signed and dated  
this document has not been employed to  
furnish construction administration services  
as defined in 24 Del.C. 303(c)



ARCHITECTURE • PLANNING  
INTERIOR DESIGN • GRAPHIC ARTS

1309 VEALE ROAD  
SUITE 22  
WILMINGTON, DE 19810  
302.478.3777  
256 EAGLEVIEW BLVD  
SUITE 194  
EXTON, PA 19341  
610.640.9000

#### PROJECT NAME

NEW RETAIL  
CONSTRUCTION  
FOR COASTAL SQUARE  
LOT 2

Worcester County, MD  
Third Election District

| MARK      | DATE | DESCRIPTION |
|-----------|------|-------------|
| REVISIONS |      |             |

PROJECT NO: 2026-052

DRAWN BY: SMG/MAF

CHK'D BY:

DATE: 07/29/26

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DRAWING NUMBER

A1.01





COASTAL SQUARE PAD SITE 2 - FRONT ELEVATION



COASTAL SQUARE PAD SITE 2 - REAR ELEVATION





COASTAL SQUARE PAD SITE 2 - LEFT ELEVATION



COASTAL SQUARE PAD SITE 2 - RIGHT ELEVATION

## TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: September 9, 2026

PROJECT: Shepherds Nook & Angel's Attic - Minor Site Plan Review

APPLICANT(S) IN ATTENDANCE:

---

TRC MEMBERS IN ATTENDANCE:

\_\_\_\_\_ Jackson, Zoning Administrator  
\_\_\_\_\_ White, DRP Specialist II  
\_\_\_\_\_ 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  
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICES DIVISION

### WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING September 9, 2026

#### **Shepherds Nook & Angel's Attic Addition – Minor Site Plan Review**

Proposed 3,816 sq ft addition to the Sheperd's Nook Community Church. Located at 11227 Racetrack Road, Berlin, MD 21811. Tax Map 15, Parcel 239, Tax District 3, A-1 Agricultural District. Community Church at Ocean Pines, owner / STH Land Services., surveyor.

**Prepared by:** Zoning Division Staff

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

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

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

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| <b>§ZS1-122(d)(2)</b>  | Nonconformities                                           |
| <b>§ZS1-201(c)(18)</b> | A-1 Agricultural District, Churches, temples and mosques. |
| <b>§ZS1-305</b>        | Lot Requirements Generally                                |
| <b>§ZS1-306</b>        | Access to Structures                                      |
| <b>§ZS1-319</b>        | Access and Traffic Circulation Requirements               |
| <b>§ZS1-320</b>        | Off-Street Parking Areas                                  |
| <b>§ZS1-321</b>        | Off-Street Loading Spaces                                 |
| <b>§ZS1-322</b>        | Landscaping and Buffering Requirements                    |

|                 |                            |
|-----------------|----------------------------|
| <b>§ZS1-323</b> | Exterior Lighting          |
| <b>§ZS1-324</b> | Signs                      |
| <b>§ZS1-325</b> | Site Plan Review           |
| <b>§ZS1-326</b> | 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.**

**Parking and Travelways**

1. Per **§ZS 1-319(c)(5)**: ...vehicular travel ways shall be required to the rear of all structures to provide access for fire-fighting equipment. Please include this in the plan for the Shepherd's Nook building.
2. Please include current parking calculations for existing structures in the plan; currently churches, temples and mosques require a minimum of 1 space per 3 seats in the primary assembly area.
3. The following comments are based on a hand count of the existing parking spaces. (~160).
  - a. Please provide 2 trash receptacles within the parking area or at the building entrances. If these already exist, please note them on the plans.
  - b. Churches, temples, and mosques are required to have 1 bike rack per each 100 vehicle spaces or portion thereof. Please include at least 2 bike spaces with racks which are close to the building entrance and are able to hold a minimum of five bicycles. Bike racks should be securely fastened to the ground.
4. Please provide ADA accessible parking which is close to the Shepherds Nook building.

**Other Agency Approvals:**

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

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



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

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

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



**Worcester County**  
**DEPARTMENT OF PUBLIC WORKS**  
6113 TIMMONS ROAD  
SNOW HILL, MD 21863

**DALLAS BAKER JR., P.E.**  
DIRECTOR

**JANA POTVIN**  
DEPUTY DIRECTOR

**MEMORANDUM**

**TO:** Technical Review Committee  
**FROM:** Public Works, Roads Division and Water / Wastewater Division  
**DATE:** 25 August 2026  
**SUBJECT:** Shepherds Nook & Angel's Attic Addition – Minor Site Plan Review

---

Comments provided by Public Works are based on the plans submitted. These comments are subject to change every time a change is made to the plans.

**Roads Division**

1. Designated as MD 589, Racetrack Road is a state road maintained by the [Maryland Department of Transportation State Highway Administration](#) please coordinate directly with SHA for entrance approval.

**Water / Wastewater Division**

1. This facility is on county water and sewer service.
2. Environmental Programs reports that they have nine (9) W&S EDU's from Ocean Pines for this expansion.
3. There is a fire hydrant on the northeast side of the church main entrance. Please confirm hydrant is county owned, and please illustrate the 20' wide utility easement from Racetrack Road toward the church entrance on the project drawings.
4. Please show on the drawings the limits of County maintenance for the sewer line from the road ROW.





## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

---

**To:** Worcester County Technical Review Committee

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

**Subject:** September 9, 2026 - Technical Review Committee Meeting

**Date:** August 25, 2026

---

- **Shepherds Nook & Angel's Attic Addition – Minor Site Plan Review**

Proposed 3,816 sq ft addition to the Sheperd's Nook Community Church. Located at 11227 Racetrack Road, Tax Map 15, Parcel 239, Tax District 03, A-1 Agricultural District, Community Church at Ocean Pines, owner / STH Land Services, surveyor. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.

**Citizens and Government Working Together**



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: Shepherds Nook Community Church**

**TRC #: 20260373**

**LOCATION: 11227 Racetrack Road – Berlin, Maryland 21811**

**CONTACT: Community Church at Ocean Pines**

**MEETING DATE: September 9, 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:**

Proposed 3,816 sq ft addition to the Shepherds Nook Community Church.

### **Specific Comments:**

1. A complete set of building plans shall be submitted and approved prior to start of construction.
2. No further comments at this time.





---

**RE: 9/9/26 Technical Review Committee - Draft Agenda & Materials**

---

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

**Date** Thu 9/3/2026 10:25 AM

**To** Zachary S. White <zswwhite@worcestermid.gov>

Zack,

For the following projects, Old Virginia Solar, Berlin Lions Club, Shepherds Nock, and Starbucks Coastal Square. District 1 does not anticipate that these projects will negatively impact the surrounding State roadway network. Therefore, the MDOT SHA has no objection to the improvements as proposed.

Thanks,

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

**Jeff Fritts**

Access Management

Regional Engineer

410.677.4039 **office**

443.397.5063 **mobile**

[Jfritts@mdot.maryland.gov](mailto:Jfritts@mdot.maryland.gov)

**Maryland Department of  
Transportation**

660 West Road, Salisbury, MD  
21801

---

**From:** Zachary S. White <zswwhite@worcestermid.gov>

**Sent:** Wednesday, September 2, 2026 9:11 AM

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

**Subject:** Re: 9/9/26 Technical Review Committee - Draft Agenda & Materials

**Caution:** CAUTION: Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Forward



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

## Memorandum

---

**To:** Technical Review Committee

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

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

**Date:** September 1, 2026

**Date of Meeting:** September 9, 2026

**Project:** Shepherds Nook & Angel's Attic Addition

**Location:** 11227 Racetrack Rd, Berlin MD 21811, Tax Map: 15, Parcel: 239

**Owner/Developer:** Community Church at Ocean Pines

**Engineer/Surveyor:** Vista Design, Inc.

---

**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 receiving Signature Plan Approval.

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

All projects over one acre shall be required to file for a General Permit/Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

**Citizens and Government Working Together**





DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

**Worcester County**

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

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

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

## MEMORANDUM

DATE: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

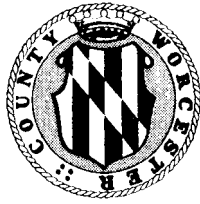
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

---

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

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

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



## WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

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

\*\*\*\*\*

Project: Shepherds Nook & Angel's Attic addition, 11227 Racetrack Road

Date: 9/9/2026

Tax Map: 15 Parcel: 239 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

### **Shepherds Nook & Angel's Attic addition**

2. Complete sealed architectural, structural, mechanical, plumbing, electrical and energy code plans are required.
3. Wind Design: 125 MPH, Risk category II
4. Mechanical ventilation (for addition).
5. Provide an Energy Compliance Report and lighting plan (for addition).
6. Complete detailed air barrier design (for addition).
7. Building shall meet the provisions of **C402.5.1.5. Building Envelope Performance Verification** by certified third party engineer or certified contractor. Review and approve air barrier on construction documents; inspection of continuous air barrier components while accessible for inspection and repair; submit report for inspections, deficiencies and repairs to air barrier.
8. Soils report may be requested for site if questionable soils conditions exist.
9. ADA: Provide all details and specifications per 2010 ADA design standards and Maryland Accessibility Code (MAC).
10. Provide an accessible route from parking to building entrance.
11. Architects' certification prior to final inspection, has been completed and as built is in compliance with the plans and specifications presented.
12. Special inspections (third party engineer) to be determined upon submittal of permit application.

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

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







SITE DATA:

**Owner**  
Community Church at Ocean Pines  
Contact: Dan Heffer (Facility Manager)  
Phone: 302-858-7426  
Email: facilitymanager@ccaop.org  
Premises Address:  
11227 Racetrack Rd  
Berlin, Maryland 21811

**Surveyor**  
STH Land Services  
41 Coastal Drive  
Berlin, Maryland 21811  
PH. 443-513-8736

**Tax Map**

TM 15 Grnd 24 Parcels 239  
Deed Reference: 1103 / 11  
Plat of: 99062

**Zoning Information**

Existing Zoning: A1 - Agricultural District  
Land Use: Church, Cemetery & Day Care  
Set Backs:

Front and Side:  
30' - Church  
35' - Cemetery  
35' - Day Care  
Side and Rear:  
30' - Church  
0' - Cemetery (see note below)  
20' - Day Care  
Rear and Side:  
30' - Church  
0' - Cemetery (see note below)  
50' - Day Care

**Setback Note:**  
For cemeteries there are no side or rear yard setbacks required unless imposed by the Board. No Structures, monuments or grave sites shall be located in any required yard setback.

**Site Area**

Parcel 239 ±13.26 Acres  
Total Limits of Disturbance ±17,178 SF or 0.394 AC  
Existing Impervious ± 0.00 SF  
Proposed Impervious ± 4,629 SF or 0.106 AC

**Flood Zone**

THIS SITE IS LOCATED WITHIN FLOOD ZONE UNSHADED "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM MAP # 24047C0040H EFFECTIVE DATE JULY 16, 2015

**Sewer and Water Provider**

Ocean Pines

**Forest Conservation Statement**

THE LIMIT OF DISTURBANCE FOR THIS PROJECT IS 0.394 ACRES. NO EXISTING FOREST IS PROPOSED TO BE CLEARED. THE FOREST CONSERVATION REQUIREMENT SHALL BE SATISFIED THROUGH THE RETENTION AND PROTECTION OF EXISTING FOREST ON-SITE. A MINIMUM OF 0.059 ACRES (42,574 SQUARE FEET) OF EXISTING FOREST SHALL BE DESIGNATED FOR FOREST CONSERVATION AND PROTECTED IN ACCORDANCE WITH THE WORCESTER COUNTY FOREST CONSERVATION LAW AND THE MARYLAND FOREST CONSERVATION ACT.

**Worcester County Atlantic Critical Coastal Bays Critical Area Law**

These properties are not located within the Worcester County Atlantic Coastal Bays Critical Area.

**Datum**

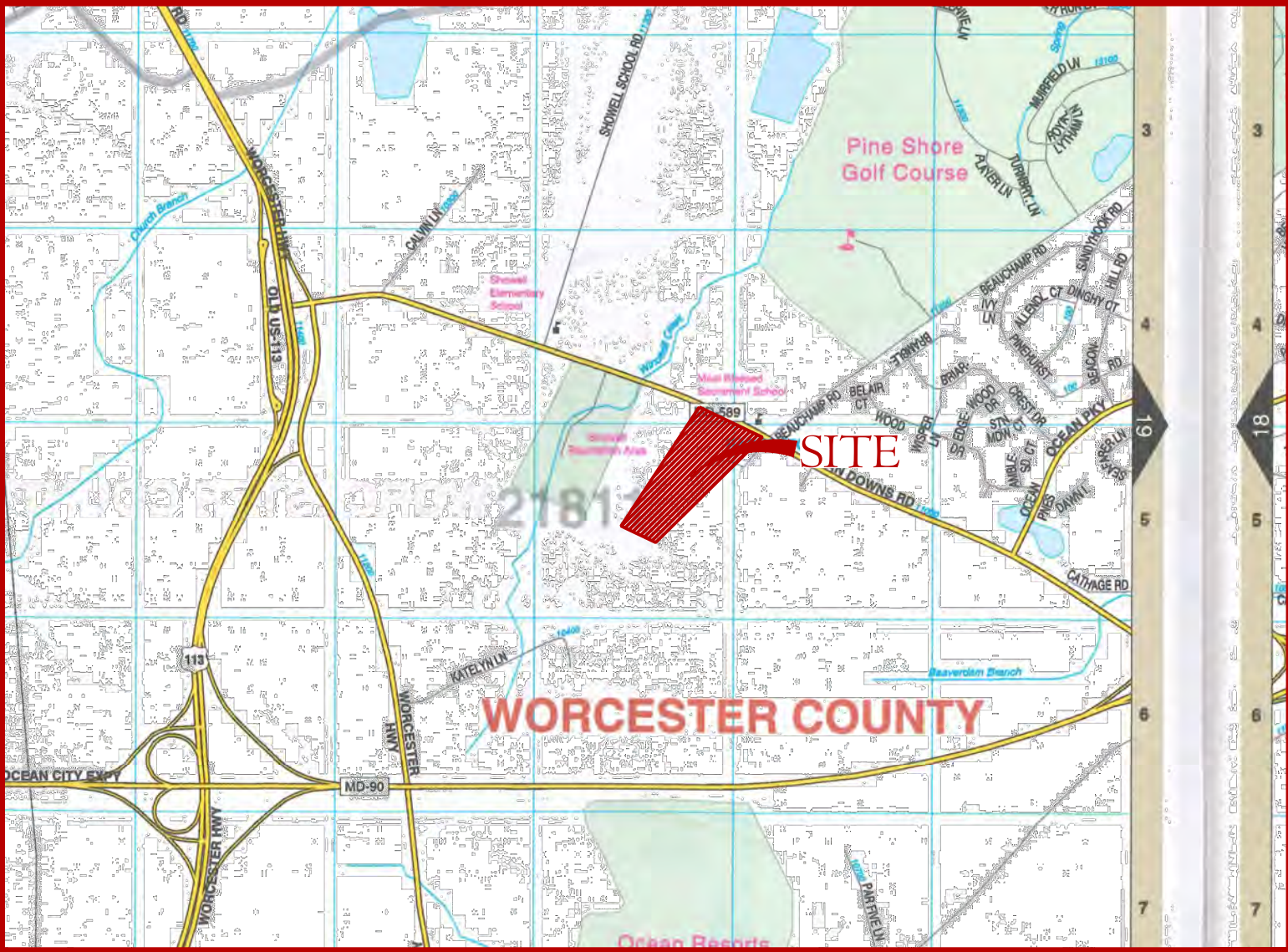
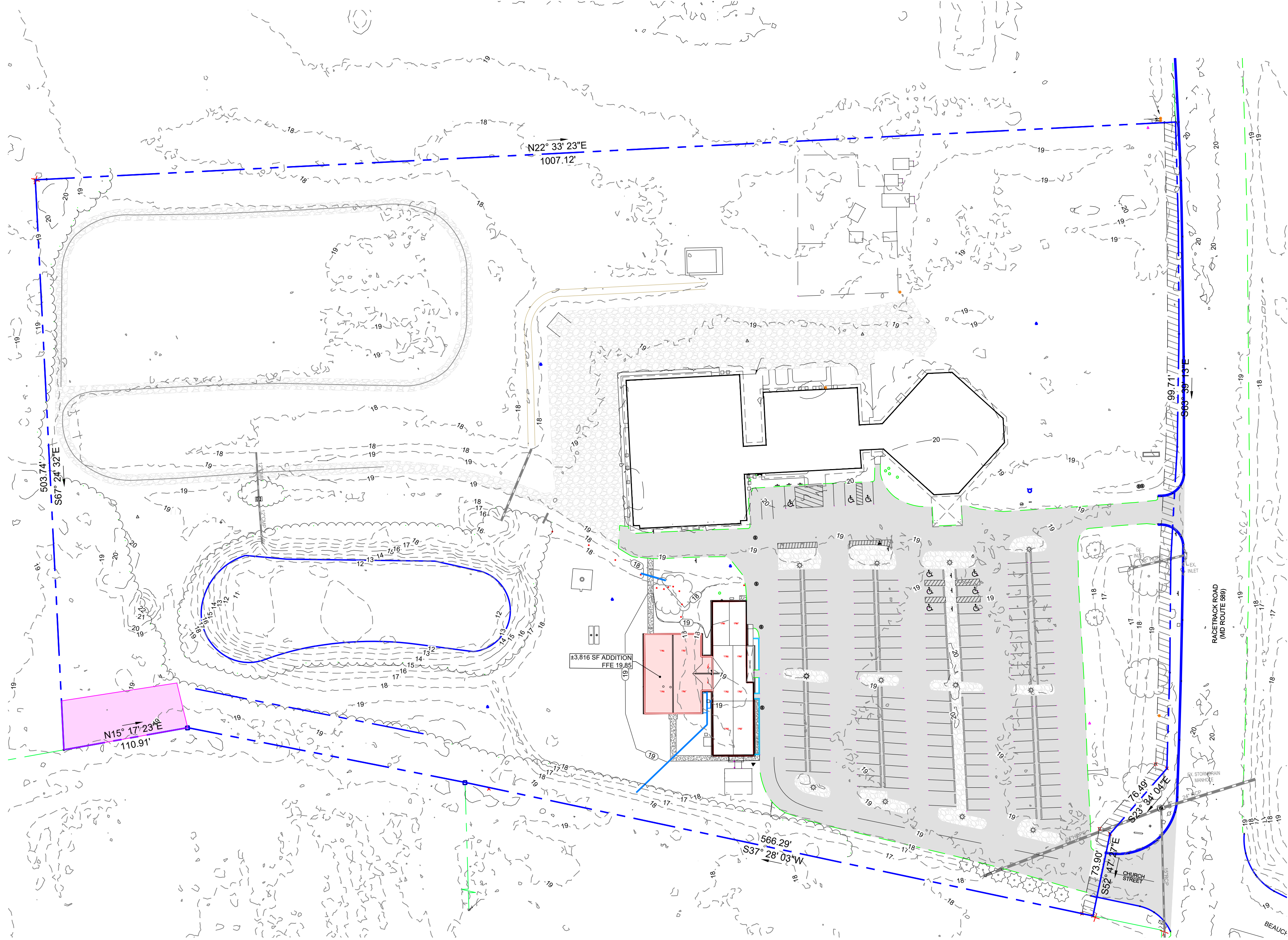
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Vertical: NAVD 88

**SHEET INDEX**

SHEET G 001 COVER SHEET  
SHEET C 100 EXISTING CONDITIONS PLAN  
SHEET C 101 SITE PLAN  
SHEET C 102 CONSTRUCTION DETAILS

# SHEPHERD'S NOOK

BUILDING ADDITION  
11227 RACETRACK RD, BERLIN, MD, 21811



**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:  
Dan Heffer 302-858-7426  
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 passes of Stormwater Management calculations, structure design and construction will adhere to current Worcester County Code and Stormwater Ordinance. Maryland standards and specifications for Stormwater Management plan for this site.
  - All information set forth in this plan accurately conveys this site's conditions to the best of my knowledge.
  - All structural devices for Stormwater Management will be protected by proper soil erosion and sediment control devices until all contributing areas have passed final stabilization inspection.
- Upon completion of the project, an as-constructed survey, Notice of Construction Completion (NOCC), and Letter of Certification must be submitted to the County, except individual single family dwellings. Once review is complete and approved, a Certificate of Occupancy can be issued.
- The Contractor and Owner shall provide supervision and certification of all construction of Stormwater Management practices that provide infiltration and filtering, by a Professional Engineer duly licensed in the State of Maryland.

Dan Heffer (Facility Manager Community Church at Ocean Pines) \_\_\_\_\_ DATE \_\_\_\_\_

Chairperson - Worcester County Planning & Zoning \_\_\_\_\_ DATE \_\_\_\_\_

**SIGNATURE PANEL**

As the Property Owner/Developer, I am in full agreement with this site plan submitted herewith, and I am responsible for the completion of the improvements as shown on the approved Site Plan and I understand that I cannot allow the property of buildings to be occupied until a Certificate of Use and Occupancy has been issued by the Department of Development Review and Permitting.

Dan Heffer (Facility Manager Community Church at Ocean Pines) \_\_\_\_\_ DATE \_\_\_\_\_

Chairperson - Worcester County Planning & Zoning \_\_\_\_\_ 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 assignees without the written permission of VDI 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.

**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, Shovel, MD 21862  
Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

SHEPERD'S NOOK &  
ANGEL'S ATTIC RENOVATION  
& ADDITION CONSTRUCTION

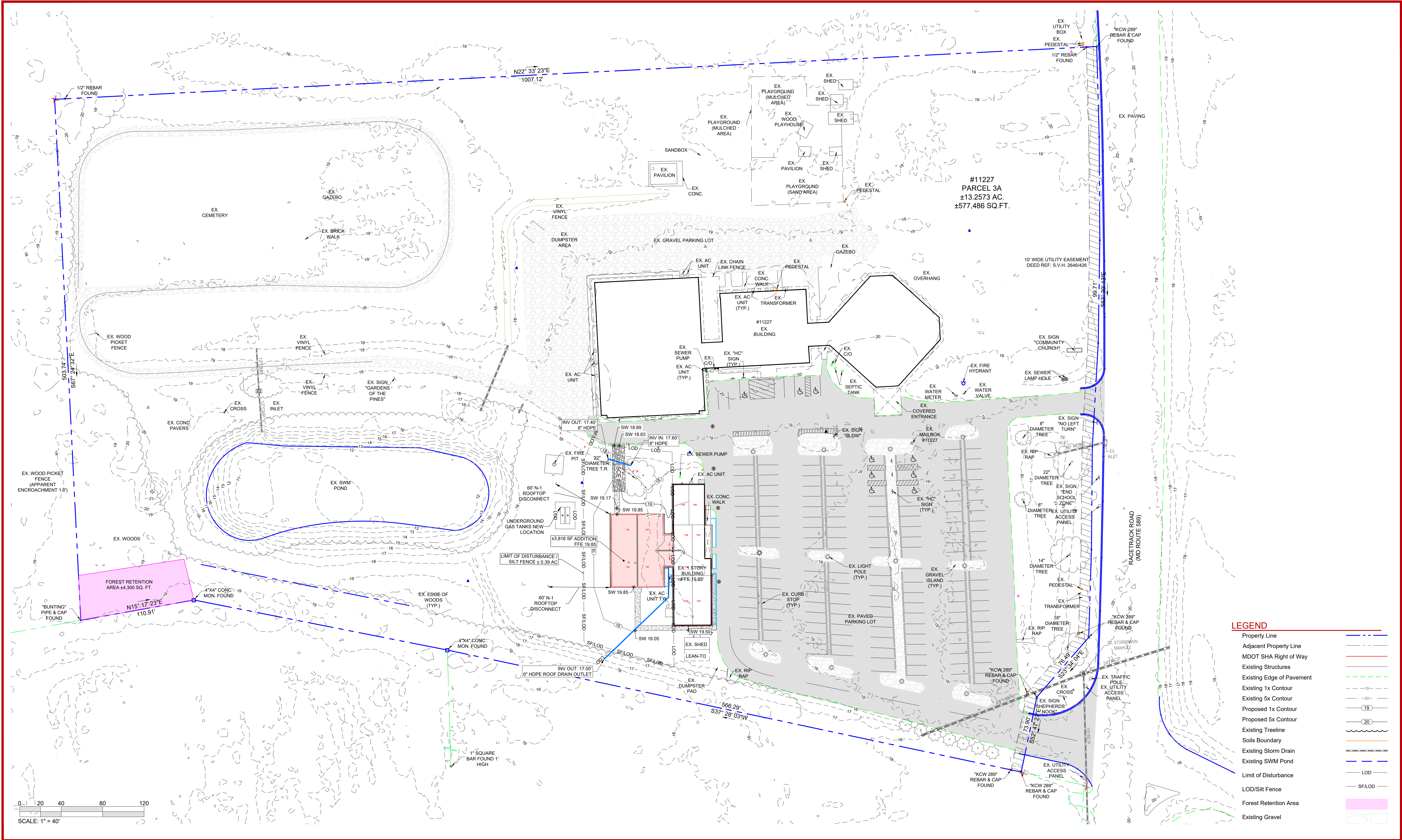
COVER SHEET

| PROJECT DATA                  |          | REVISIONS   |     |  | Project No.:<br><div>26-008</div>      |  |
|-------------------------------|----------|-------------|-----|--|----------------------------------------|--|
| Tax Map:                      | 15       | Parcel:     | 239 |  | File Name:<br><div>SP 081226.dwg</div> |  |
| 11227 Racetrack Rd Berlin, Md |          |             |     |  |                                        |  |
| WORCESTER COUNTY, MD          |          |             |     |  |                                        |  |
| Drawn By:                     | BMH      | Checked By: | SDE |  |                                        |  |
| Date:                         | 08/12/26 |             |     |  |                                        |  |
| Scale:                        | 1" = 60' |             |     |  | Sheet No.:<br><div>G 001</div>         |  |

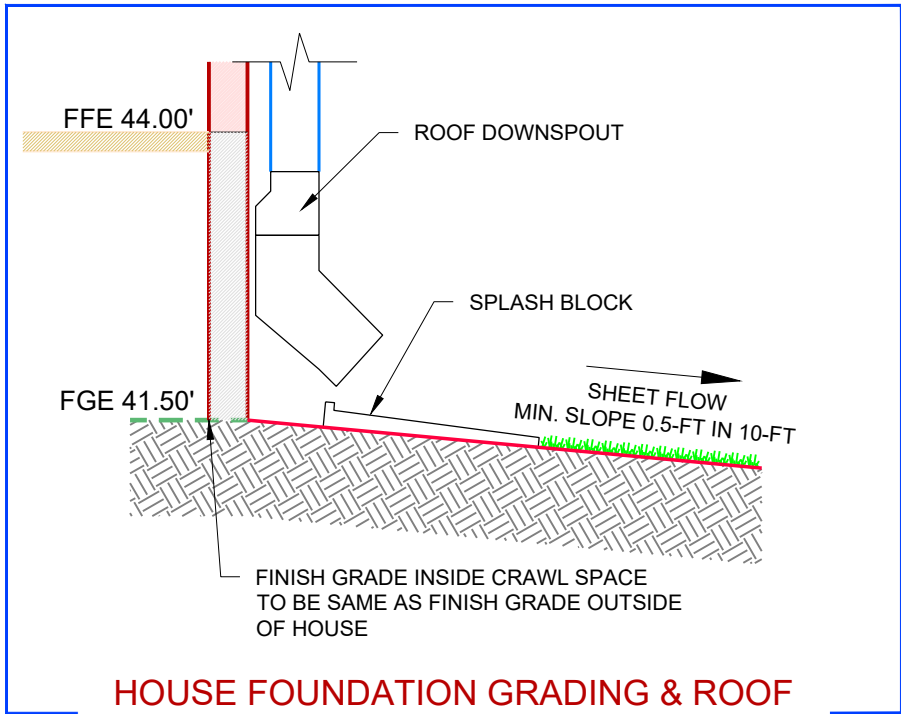
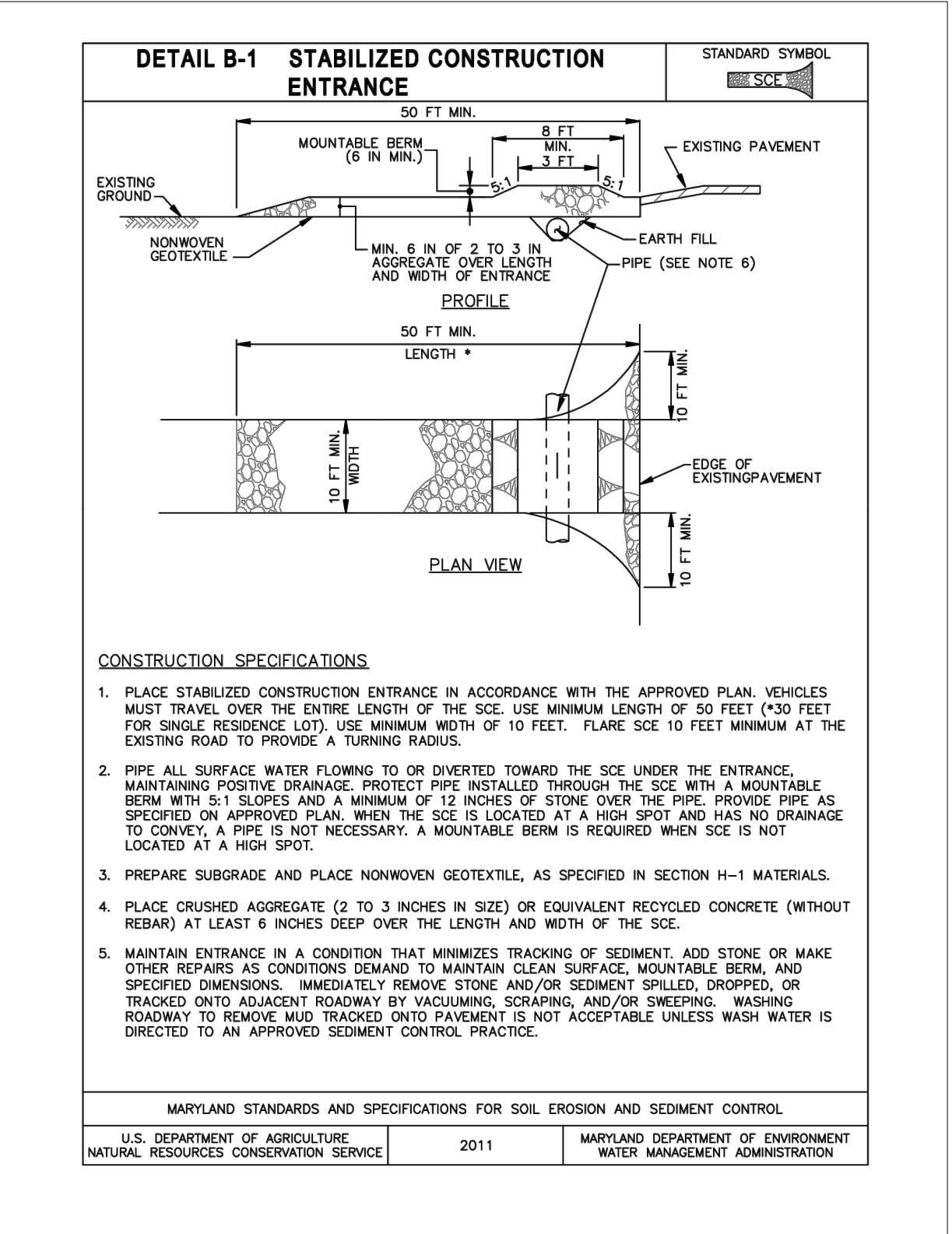
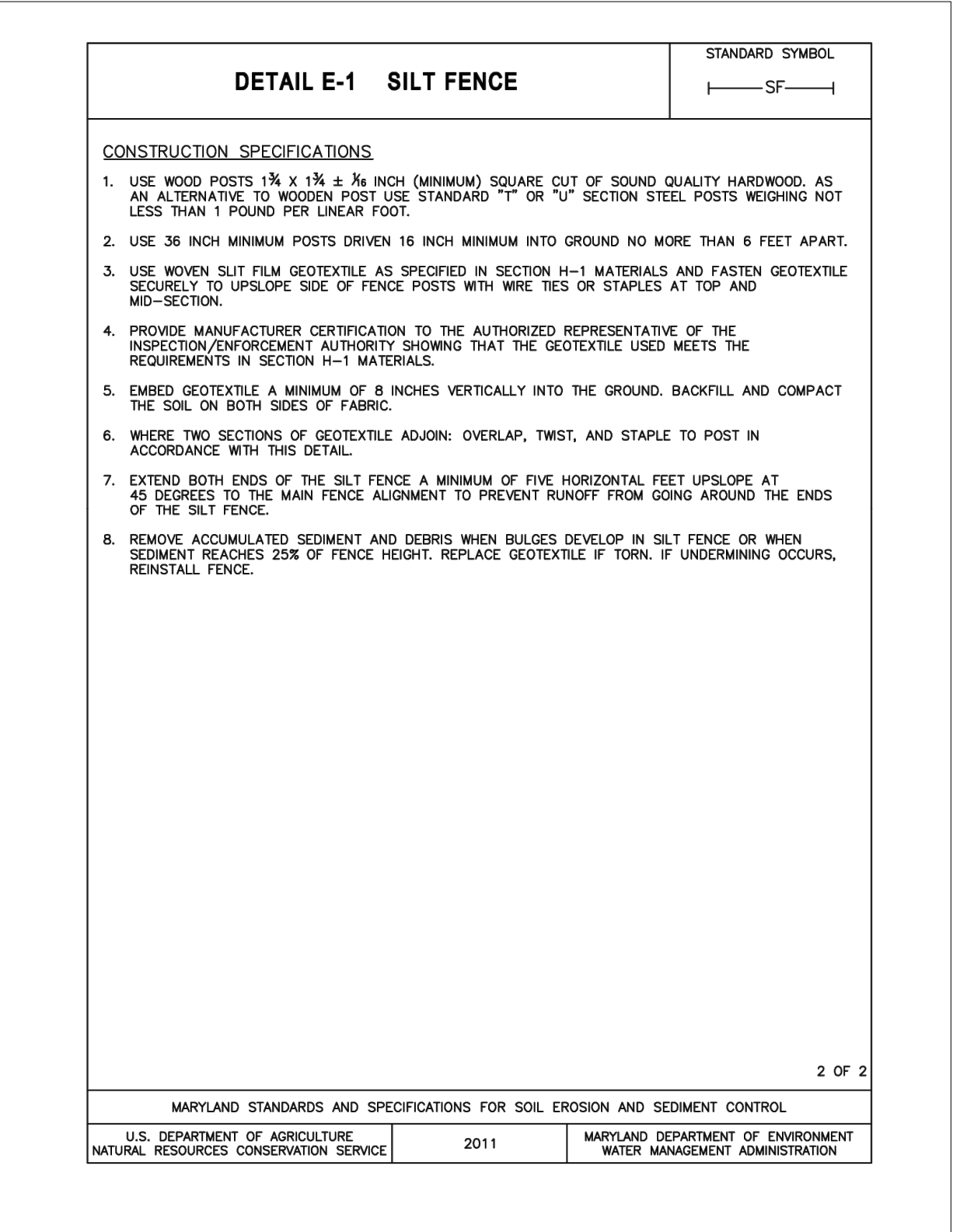
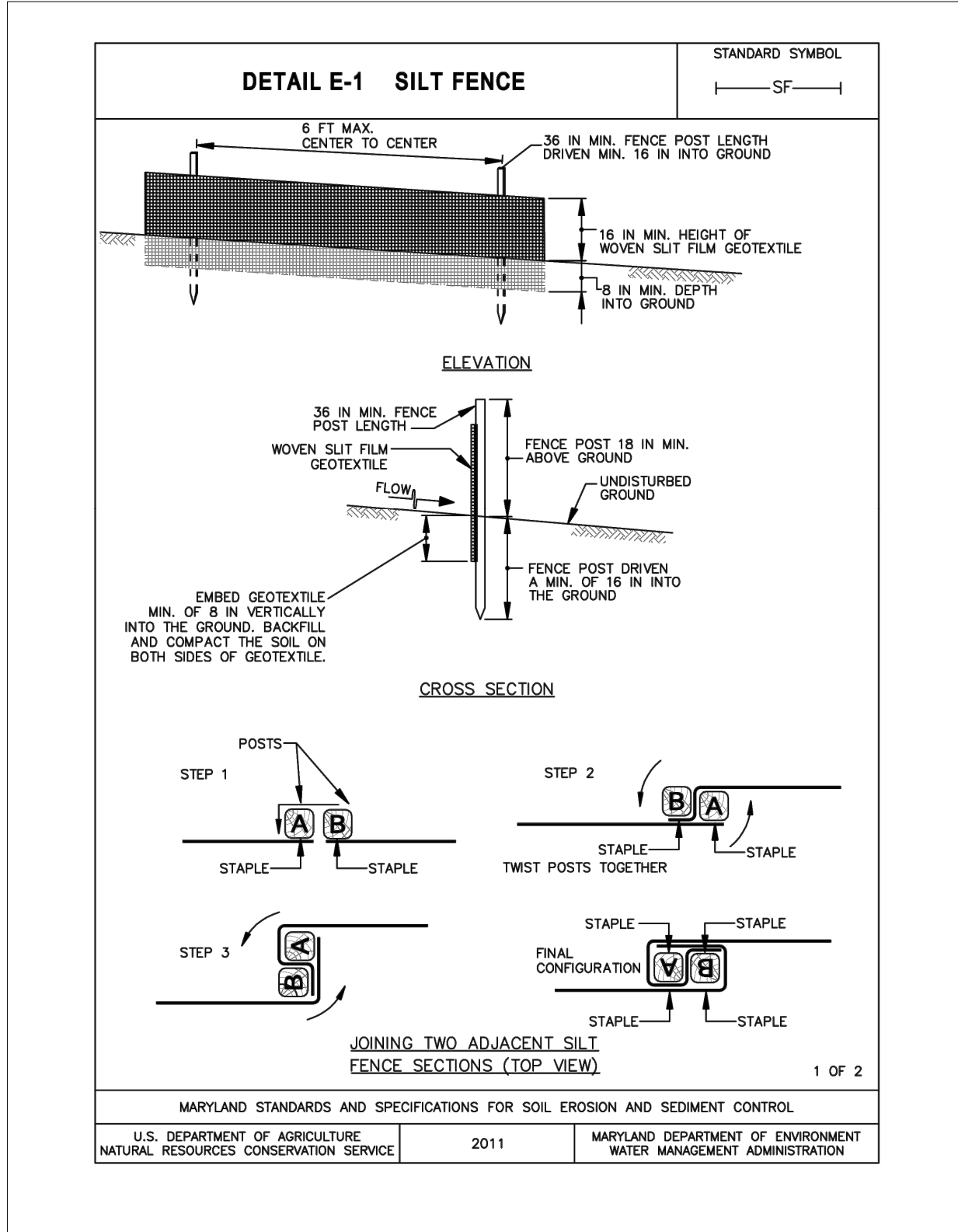












| Table B.6: Maintenance Fertilization for Permanent Seeding       |          |       |            |                                                                               |                                                                                         |
|------------------------------------------------------------------|----------|-------|------------|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| Seeding Mixture                                                  | Type     | lb/ac | lb/1000 sf | Time                                                                          | Mowing                                                                                  |
| Tall fescue makes up 70 percent or more of cover.                | 10-10-10 | 500   | 11.5       | Yearly or as needed. Fall                                                     | Not closer than 3 inches, if occasional mowing is desired.                              |
|                                                                  | 30-10-10 | 400   | 9.2        |                                                                               |                                                                                         |
| Birdsfoot Trefoil.                                               | 0-20-0   | 400   | 9.2        | Spring, the year following establishment, and every 4 to 5 years, thereafter. | Mow no closer than 2 inches.                                                            |
| Fairly uniform stand of tall fescue or birdsfoot trefoil.        | 5-10-10  | 500   | 11.5       | Fall, the year following establishment, and every 4 to 5 years, thereafter.   | Not required, no closer than 4 inches in the fall after seed has matured.               |
| Weeping lovegrass fairly uniform plant distribution.             | 5-10-10  | 500   | 11.5       | Spring, the year following establishment, and every 3 to 4 years, thereafter. | Not required, not closer than 4 inches in fall after seed has matured.                  |
| Red & chewings fescue, Kentucky bluegrass, hard fescue mixtures. | 20-10-10 | 250   | 5.8        | September, 30 days later. December, May 20, June 30, if needed.               | Mow no closer than 2 inches for red fescue and Kentucky bluegrass, 3 inches for fescue. |
|                                                                  |          | 100   | 2.3        |                                                                               |                                                                                         |

| Permanent Seeding Summary                                                          |             |                          |                       |                            |                                     |                               |                         |
|------------------------------------------------------------------------------------|-------------|--------------------------|-----------------------|----------------------------|-------------------------------------|-------------------------------|-------------------------|
| Hardiness Zone (from Figure B.3): <u>ZONE 7b</u><br>Seed Mixture (from Table B.3): |             |                          |                       | Fertilizer Rate (10-20-20) |                                     |                               | Lime Rate               |
| No.                                                                                | Species     | Application Rate (lb/ac) | Seeding Dates         | Seeding Depths             | N                                   | P <sub>2</sub> O <sub>5</sub> | K <sub>2</sub> O        |
|                                                                                    | Tall Fescue | 100                      | 2/15-4/30; 8/15-11/30 | 1/2-3/4 in                 | 45 pounds per acre (1.0 lb/1000 sf) | 90 lb/ac (2 lb/1000 sf)       | 90 lb/ac (2 lb/1000 sf) |
|                                                                                    |             |                          |                       | 1/4- 1/2 in                |                                     |                               |                         |
|                                                                                    |             |                          |                       | 1/4- 1/2 in                |                                     |                               |                         |

| Temporary Seeding Summary                                           |                |                          |                       |                |  |                               |                              |
|---------------------------------------------------------------------|----------------|--------------------------|-----------------------|----------------|--|-------------------------------|------------------------------|
| Hardiness Zone (from Figure B.3):<br>Seed Mixture (from Table B.1): |                |                          |                       | ZONE<br>7b     |  | Fertilizer Rate<br>(10-20-20) | Lime Rate                    |
| No.                                                                 | Species        | Application Rate (lb/ac) | Seeding Dates         | Seeding Depths |  |                               |                              |
|                                                                     | Barley         | 96                       | 2/15-4/30; 8/15-11/30 | 1"             |  | 436 lb/ac<br>(10 lb/1000 sf)  | 2 tons/ac<br>(90 lb/1000 sf) |
|                                                                     | Oats           | 72                       | 2/15-4/30; 8/15-11/30 | 1"             |  |                               |                              |
|                                                                     | Cereal Rye     | 112                      | 2/15-4/30; 8/15-12/15 | 1"             |  |                               |                              |
|                                                                     | Foxtail Millet | 30                       | 5/1-8/14              | 0.5"           |  |                               |                              |

#### EROSION & SEDIMENT CONTROL NOTES:

- FOLLOWING INITIAL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITH (a) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND (b) SEVEN (7) CALENDAR DAYS ON ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.
- CERTIFICATION BY OWNER OR DEVELOPER THAT
  - ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN AND
  - THAT RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE CERTIFICATION OF TRAINING AT THE DEPARTMENT APPROVED PROGRAM (GREEN-CARD CERTIFICATION FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. (CERTIFICATION MAY BE WAIVED BY THE APPROVAL AUTHORITY ON ANY PROJECT INVOLVING FOUR OR FEWER RESIDENTIAL UNITS) AND AS APPLICABLE PER COUNTY
- THE DEVELOPER WILL PROVIDE ONE COPY OF A RED LINE AS-BUILT DRAWING OF EACH FACILITY REQUIRING A STATE POND PERMIT.
- OWNER/DEVELOPER OR REPRESENTATIVE IS TO CONTACT THE APPROPRIATE ENFORCING AUTHORITY OR ITS AGENT AT THE FOLLOWING STAGES OF THE PROJECT: (a) PRIOR TO THE START OF CONSTRUCTION, (b) UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING, (c) PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT, (d) PRIOR TO THE REMOVAL OF SEDIMENT CONTROL PRACTICES.
- MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
- APPROVED PLANS REMAIN VALID FOR 3 YEARS FROM THE DATE OF APPROVAL, EXCEPT SURFACE MINES AND LANDFILL PLANS WHICH REMAIN VALID FOR 5 YEARS FROM THE DATE UNLESS SPECIFICALLY EXTENDED OR RENEWED BY THE APPROVAL AUTHORITY.
- A MARYLAND DEPARTMENT OF THE ENVIRONMENT NOTICE OF INTENT (NOI) GENERAL PERMIT FOR CONSTRUCTION ACTIVITY IS REQUIRED FOR ALL CONSTRUCTION ACTIVITY IN MARYLAND WITH A PLANNED TOTAL DISTURBANCE OF 1 ACRE OR MORE.
- AS MANDATED BY THE NOTICE OF INTENT (NOI) GENERAL PERMIT ISSUED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, AN INSPECTION MUST BE PERFORMED ONSITE OF ALL SEDIMENT CONTROLS ON A WEEKLY BASIS AND AFTER EVERY RAINFALL EVENT. ALL SELF INSPECTIONS MUST BE MAINTAINED ALONG WITH ALL APPLICABLE GOVERNING AGENCY INSPECTION REPORTS IN A LOG BOOK, TO BE KEPT ONSITE AT ALL TIMES.
- SEDIMENT CONTROL MEASURES ARE NOT TO BE REMOVED UNTIL THE AREAS SERVED HAVE ESTABLISHED VEGETATIVE COVER AND NOT WITHOUT THE PERMISSION OF THE WORCESTER COUNTY INSPECTOR.
- FOR THE PURPOSES OF THIS PLAN, AN APPROVED LOCATION FOR EXCESS MATERIAL SHALL BE ONE WHICH IS OPERATING UNDER AN APPROVED EROSION AND SEDIMENT PLAN AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE APPROVED PLAN, AND ALL OTHER MEASURES NECESSARY TO CONTROL, FILTER, AND PREVENT SEDIMENT FROM LEAVING THE SITE.
- ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
- THE WORCESTER COUNTY DEPT. OF DEVELOPMENT REVIEW AND PERMITTING AND THE WORCESTER SOIL CONSERVATION DISTRICT RESERVE THE RIGHT TO ADD, MODIFY, OR ALTER THE APPROVED SSC PLAN AS NECESSARY TO PROVIDE ADEQUATE PROTECTION.

#### SEQUENCE OF CONSTRUCTION

- CONTACT 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 AN IMMEDIATE "STOP WORK" ORDER.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE (SCE) AND SILT FENCE PERIMETER CONTROLS AS SHOWN.
- ROUGH GRADE SITE, IMPORTING MATERIAL AS NECESSARY FROM SITE OR OFF-SITE SOURCE PER PROPOSED GRADES PROVIDED TO CREATE POSITIVE DRAINAGE.
- BEGIN BUILDING CONSTRUCTION.
- INSTALL SEPTIC SYSTEM, AND WATER. ALL UTILITY TRENCHES OUTSIDE OF THE PERIMETER CONTROLS MUST BE BACKFILLED, COMPACTED AND STABILIZED WITH TEMPORARY CR-6 STONE OR HOT-MIX AT THE END OF EACH WORK DAY. ALL TRENCHING & PIPING MUST BE CONSTRUCTED IN A DOWNSTREAM MANNER. SPOIL MUST BE PLACED ON THE HIGH SIDE OF THE TRENCH WHEREVER FEASIBLE. IF FOR SOME REASON THE TRENCH CANNOT BE BACKFILLED OR STABILIZED AT THE END OF THE WORK DAY, ADDITIONAL SEDIMENT CONTROL MEASURES MUST BE PLACED ON THE DOWNSTREAM/DOWNSLOPE SIDE OF THE TRENCH. ALL DISTURBED VEGETATED AREAS OUTSIDE OF THE PERIMETER CONTROLS MUST BE STABILIZED AT THE END OF EACH WORK DAY.
- INSTALL CATV, PHONE AND ELECTRIC UTILITIES.
- STABILIZE ALL REMAINING DISTURBED AREAS WITH SOD.
- STABILIZE SIDE SLOPES WITH SOD AND THE BOTTOM OF THE BASIN WITH MULCH AND LANDSCAPING.
- UPON COMPLETION OF ALL SITE IMPROVEMENTS, INSTALL REQUIRED LANDSCAPING AND PREPARE AND STABILIZE ALL DISTURBED AREAS FOR FINAL STABILIZATION.
- UPON 95% STABILIZATION OF ALL DISTURBED AREAS CALL FOR FINAL APPROVAL FROM WORCESTER COUNTY AND MDE.
- REMOVE ALL EAS CONTROLS AFTER FINAL APPROVAL.
- SUBMIT AS-BUILTS REQUIRED FOR OBTAINING C/O.
- ALL MAINTENANCE OF THE FINAL SITE SHALL BE CONTROLLED BY THE SITE OWNER.

**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 appurtenant.

**VISTA**  
DESIGN, INC.

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

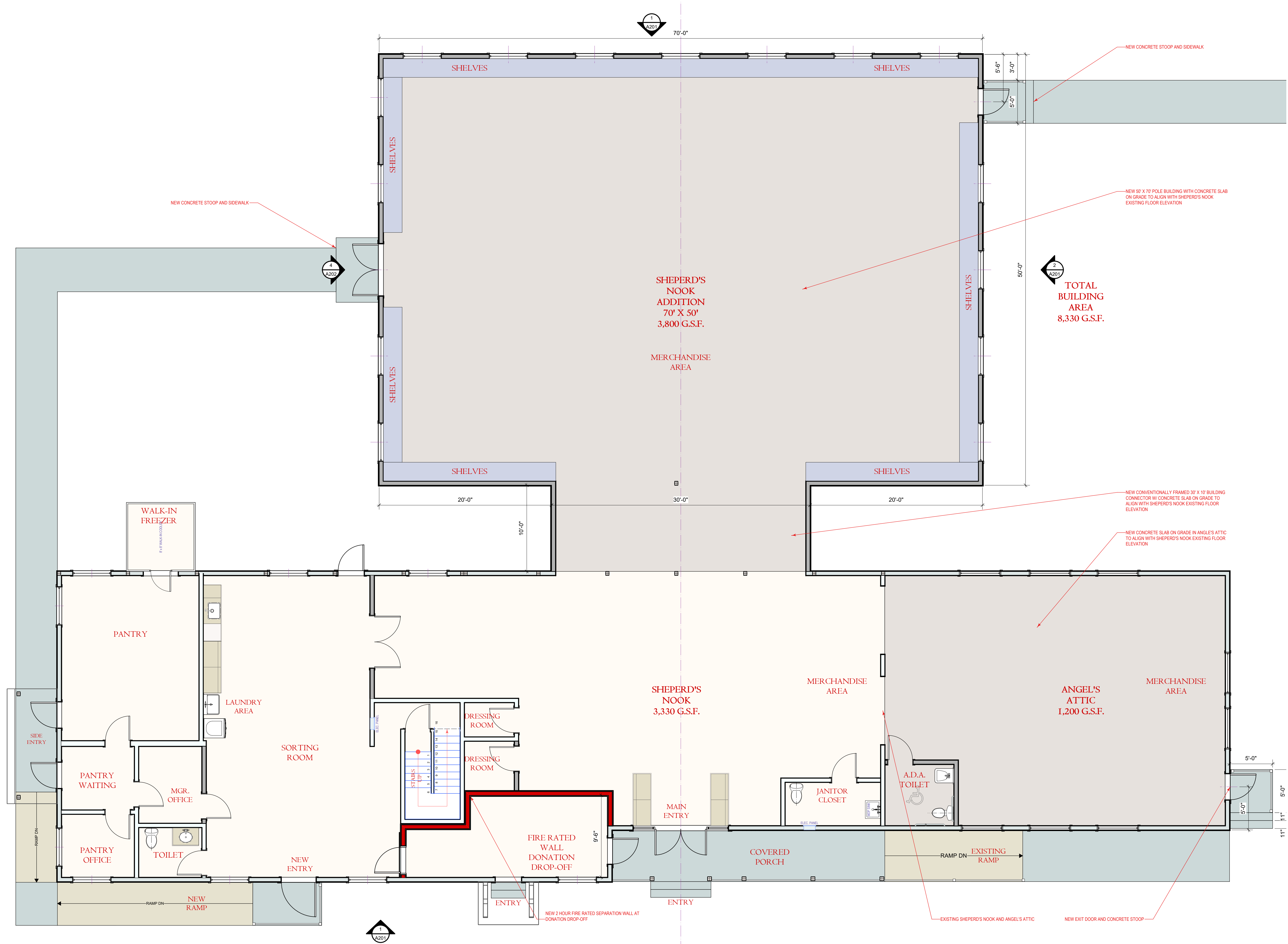
11634 Worcester Hwy, Shovel, MD 21862  
Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

SHEPERD'S NOOK &  
ANGEL'S ATTIC RENOVATION  
& ADDITION CONSTRUCTION

CONSTRUCTION  
DETAILS

| PROJECT DATA                  |                 | REVISIONS                |  |
|-------------------------------|-----------------|--------------------------|--|
| Tax Map: 15                   | Parcel: 239     |                          |  |
| 11227 Racetrack Rd Berlin, Md |                 |                          |  |
| WORCESTER COUNTY, MD          |                 |                          |  |
| Drawn By: BMH                 | Checked By: SDE |                          |  |
| Date: 08/12/26                |                 |                          |  |
| Scale:                        |                 |                          |  |
| Project No: 26-008            |                 | File Name: SP 081226.dwg |  |
|                               |                 | Sheet No: C 101          |  |





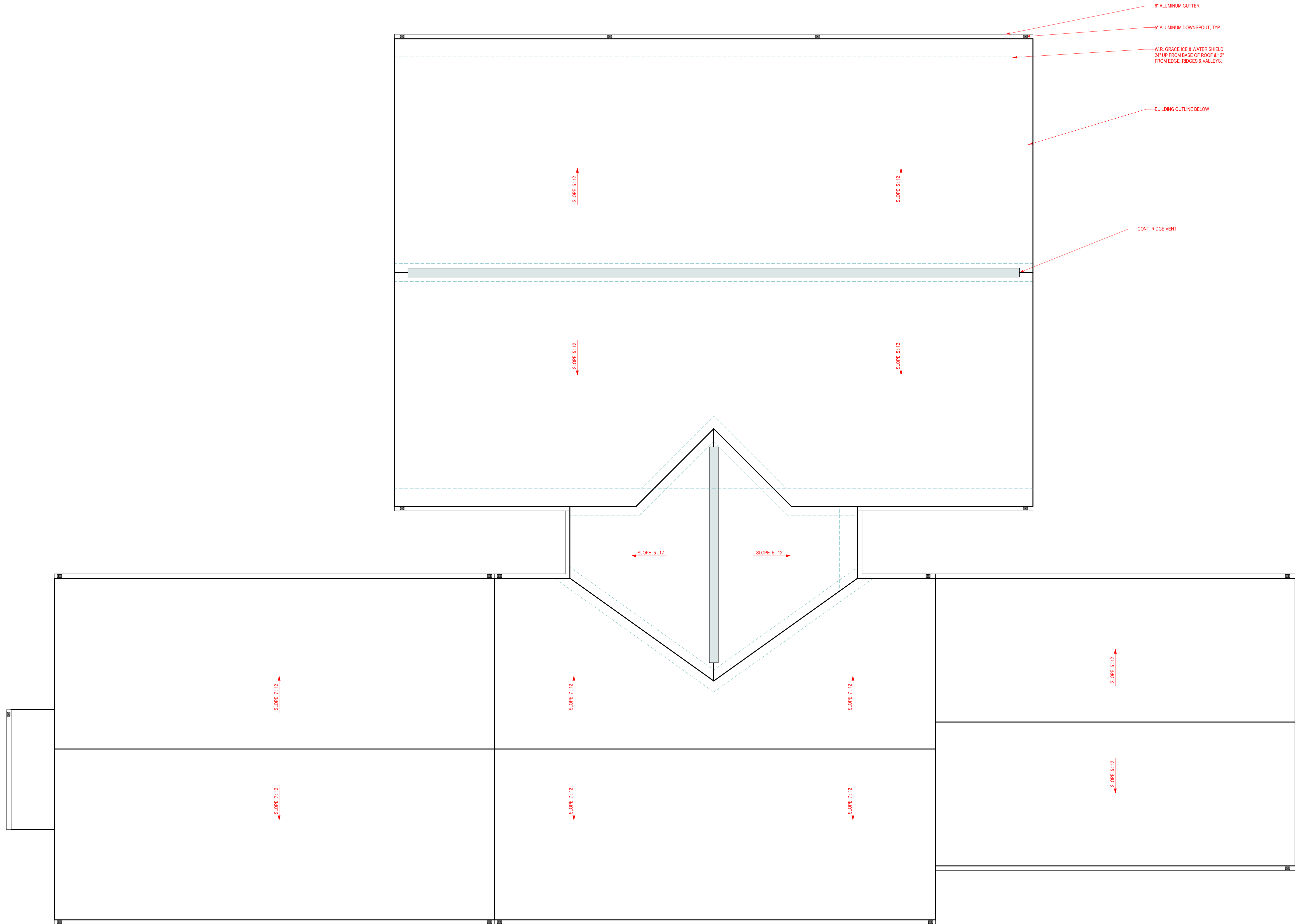
1  
A111 OVERALL FIRST LEVEL FLOOR PLAN  
Scale: 3/16" = 1'-0"

T.R.C. MEETING - 8/14/2026

|                                                                                                                                                                                                                                                                               |  |                                                                                                                    |  |                                    |  |                   |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------|--|------------------------------------|--|-------------------|--|
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| <div>VISTA<br/>DESIGN, INC.</div> <div>Architects • Engineers • Landscape Architects • Land Planning Consultants • Surveyors<br/>9954 North Main Street, Unit #1 Berlin, Maryland 21811<br/>Phone: (410) 552-3874 email: info@vistadesigninc.com</div>                        |  | Project Title:<br>SHEPHERD'S NOOK & ANGEL'S ATTIC<br>RENOVATION / ADDITION<br>CONSTRUCTION                         |  | Project Number: 26-008             |  | Date:             |  |
|                                                                                                                                                                                                                                                                               |  | Project Address:<br>COMMUNITY CHURCH AT OCEAN PINES<br>11227 RACETRACK ROAD, MD. RT. 589<br>BERLIN, MARYLAND 21811 |  | File: Shepherd, Nook, Add, SD3.wxs |  | #                 |  |
|                                                                                                                                                                                                                                                                               |  |                                                                                                                    |  | Project Date: 1/6/2026             |  |                   |  |
|                                                                                                                                                                                                                                                                               |  |                                                                                                                    |  | Plot Date: Aug 13, 2026 3:03:01 PM |  |                   |  |
|                                                                                                                                                                                                                                                                               |  |                                                                                                                    |  | Sheet Date: 8/14/2026              |  |                   |  |
|                                                                                                                                                                                                                                                                               |  |                                                                                                                    |  | Sheet Scale: 3/16" = 1'-0"         |  |                   |  |
|                                                                                                                                                                                                                                                                               |  | OVERALL FIRST<br>LEVEL FLOOR PLAN                                                                                  |  |                                    |  |                   |  |
| Scale:                                                                                                                                                                                                                                                                        |  |                                                                                                                    |  |                                    |  |                   |  |
| Professional Certification:<br>I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.                                                                                               |  |                                                                                                                    |  |                                    |  |                   |  |
| CHRISTOPHER S. FERGER, AIA NCARB<br>LICENSE NO.: 13302<br>EXPIRATION DATE: 11-30-2026                                                                                                                                                                                         |  |                                                                                                                    |  |                                    |  |                   |  |
| Sheet No.                                                                                                                                                                                                                                                                     |  |                                                                                                                    |  |                                    |  |                   |  |
| A111                                                                                                                                                                                                                                                                          |  |                                                                                                                    |  |                                    |  |                   |  |

\*\* NOTE: SEE SHEET A500 FOR PARTITION TYPE SECTIONS





1  
A112 OVERALL ROOF PLAN  
Scale: 3/16" = 1'-0"

\*\* NOTE: SEE SHEET A500 FOR PARTITION TYPE SECTIONS

T.R.C. MEETING - 8/14/2026

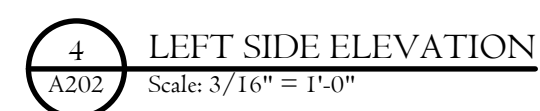
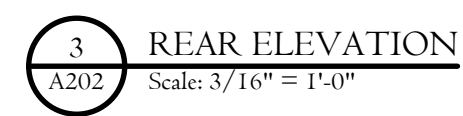
|                                                                                                                                                                                                                                                                          |  |      |                                                                                                                                                                                                                                                |  |                                                                                                                                                                                                                                |                                          |                                                                                                                                                                                                          |  |   |       |                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|-------|-------------------|
| Professional Certification:<br>I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.<br>CHRISTOPHER S. FERGER, AIA NCARB<br>LICENSE NO.: 13302<br>EXPIRATION DATE: 11-30-2026 |  | Seal | <b>VISTA</b><br>DESIGN, INC.<br><i>Architects • Engineers • Landscape Architects • Land Planning Consultants • Surveyors</i><br>9954 North Main Street, Unit #1 Berlin, Maryland 21811<br>Phone: (410) 852-3874 email: info@vistadesigninc.com |  | Project Title:<br><b>SHEPHERD'S NOOK &amp; ANGEL'S ATTIC RENOVATION / ADDITION CONSTRUCTION</b><br>Project Address:<br><b>COMMUNITY CHURCH AT OCEAN PINES<br/>11227 RACETRACK ROAD, MD, RT. 589<br/>BERLIN, MARYLAND 21811</b> | Sheet Title:<br><b>OVERALL ROOF PLAN</b> | <b>PROJECT DATA:</b><br>Project Number: 26-008<br>File: Shepherd_Nook_Add_S03.rvt<br>Project Date: 1/6/2026<br>Plot Date: Aug 13, 2026 3:03:01 PM<br>Sheet Date: 8/14/2026<br>Sheet Scale: 3/16" = 1'-0" |  | # | Date: | Submission Notes: |
|                                                                                                                                                                                                                                                                          |  |      |                                                                                                                                                                                                                                                |  |                                                                                                                                                                                                                                |                                          |                                                                                                                                                                                                          |  |   |       |                   |

A112









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Professional Certification:  
I CERTIFY THAT THESE DOCUMENTS  
WERE PREPARED OR APPROVED BY  
ME, AND THAT I AM A DULY LICENSED  
ARCHITECT UNDER THE LAWS OF THE  
STATE OF MARYLAND.  
CHRISTOPHER S. FERGER, AIA NCARB  
LICENSE NO.: 13302  
EXPIRATION DATE: 11-30-2026

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9954 North Main Street, Unit #1 Berlin, Maryland 21811  
Phone: (410) 352-3874 email: info@vistadesigninc.com

Project Title: **SHEPARD'S NOOK & ANGEL'S ATTIC  
RENOVATION / ADDITION  
CONSTRUCTION**

Project Address:  
COMMUNITY CHURCH AT OCEAN PINES  
11227 RACETRACK ROAD, MD. RT. 589  
BERLIN, MARYLAND 21811

## REAR & LEFT SIDE ELEVATIONS

|                 |                            |            |  |
|-----------------|----------------------------|------------|--|
| PROJECT DATA:   |                            |            |  |
| Project Number: | 26-008                     |            |  |
| File:           | Sheparda_Nook_Add_SD03.rwx |            |  |
| Project Date:   | 1/6/2026                   |            |  |
| Plot Date:      | Aug 13, 2026               | 3:03:02 PM |  |
| Sheet Date:     | 8/14/2026                  |            |  |
| Sheet Scale:    | 3/16" = 1'-0"              |            |  |





T.R.C. MEETING - 8/14/2026

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9954 North Main Street, Unit 11 Berlin, Maryland 21811  
Phone: (410) 352-3874 email: info@vista-design.com







## TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: September 9, 2026

PROJECT: Old Virginia Road Solar - Major Site Plan Review

APPLICANT(S) IN ATTENDANCE:

---

TRC MEMBERS IN ATTENDANCE:

\_\_\_\_\_ Jackson, Zoning Administrator  
\_\_\_\_\_ White, DRP Specialist II  
\_\_\_\_\_ 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  
TECHNICAL SERVICES DIVISION

### WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

September 9, 2026

#### **Old Virginia Road Solar Project – Major Site Plan Review**

Proposed 4.95 MW Solar Energy Utility project covering 24.72 acres of a 54 acre parcel. Located at 1521 Old Virginia Road, Pocomoke City, MD 21851. Tax Map 92, Parcel 74, I-1 Light Industrial. Freddie R Fair Jr., owner / Atwell, LLC., surveyor.

**Prepared by:** Zoning Division Staff

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

The 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.

**NOTE:** While this project is proceeding through the process, it is still subject to CPCN. The Worcester County Commissioners were opposed to the project during the Step 1 Concept review.



**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 sealed plans 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.

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:

|                        |                                             |
|------------------------|---------------------------------------------|
| <b>§ZS1-212(b)(15)</b> | I-1 Light Industrial                        |
| <b>§ZS1-305</b>        | Lot Requirements Generally                  |
| <b>§ZS1-306</b>        | Access to Structures                        |
| <b>§ZS1-319</b>        | Access and Traffic Circulation Requirements |
| <b>§ZS1-320</b>        | Off-Street Parking Areas                    |
| <b>§ZS1-321</b>        | Off-Street Loading Spaces                   |
| <b>§ZS1-322</b>        | Landscaping and Buffering Requirements      |
| <b>§ZS1-323</b>        | Exterior Lighting                           |
| <b>§ZS1-324</b>        | Signs                                       |
| <b>§ZS1-325</b>        | Site Plan Review                            |
| <b>§ZS1-326</b>        | Classification of Highways                  |
| <b>§ZS1-344</b>        | Alternative Energy Facilities               |

\*This project is subject to Solar Energy System Siting Standards outlined in Public Utilities Article § 7-218(f).



## **General**

1. Please clarify if Emergency Services has been notified. Public Utilities Article §7–218(f)(2)(vii).
2. Please indicate on the Site Plan the locations of all external lighting
3. Please provide detailed elevations of the panels with heights. Include whether they will be fixed or tracking systems.
4. Sheet C411: Please clarify that no topsoil shall be removed from the parcel, although it can be moved or temporarily stockpiled for grading. Public Utilities Article §7–218(f)(5)(i)-(v).
5. Sheet C412:
  - a. Please note that soil integrity will be maintained by planting native or noninvasive naturalized vegetation and other appropriate vegetative protections that have a 90% survival threshold for the life of the solar energy generating station.
  - b. Please note that grading will be minimized to the maximum extent possible.
  - c. Please note that mowing and unnecessary landscaping will be limited.
  - d. Please note that herbicides except to control invasive species in compliance with the Department of Agriculture's weed control program will not be used in accordance with Public Utilities Article §7–218(f)(5)(i)-(v).
6. Please clarify if there will be any signage on the site.
7. All sheets: Please provide the zoning designation for adjacent parcels.

## **Landscaping**

1. Within this Landscaping plan, please include section(s) / notes which include the following information.
  - a. Planting and installation details necessary to ensure conformance with all required standards.
  - b. A maintenance plan describing irrigation, pruning, replacement of dead material and other care procedures. In addition, please specify the landscaping maintenance system or watering plan. Per County code: "Each landscaped area must be readily accessible to a water supply. Unless xeriscaping plant material and technologies are employed, all landscaped areas shall provide an automatic irrigation system with rain sensors. Drip irrigation systems are preferred. If an automatic system is not feasible, the Planning Commission at its discretion may approve an alternate watering system to maintain the plant material." §ZS1-322(b)(7).
2. Please label 'to be retained' on the existing forested areas that will be used to satisfy the landscaping requirements.
3. Please add that any changes regarding species and locations shall be approved by Worcester County.



4. Sheet C500: Please provide the landscaping height and caliper of ALL proposed landscape material at the time of planting and maturity. §ZS1-322(d)(5).
5. Sheet C500: Please provide information indicating whether the proposed plant species are native, as well as the percentage of the total plantings that will consist of native species.
6. Worcester County shall hold a landscaping bond equal to 100% of the total landscaping cost for the first five years. After five years, 50% of the bond may be released if, on inspection, the vegetative protections meet a 90% survival threshold. The remaining 50% shall be held for an additional two years. If upon further inspection and confirmation that the vegetative protections continue to meet 90% survival threshold, it shall be released.
7. A landscape inspection and maintenance agreement shall be recorded in the Land Records prior to the issuance of the building permit. A \$60 check made payable to “Worcester County Clerk of Court” must also be provided with the agreement.

### **Decommissioning Plan**

1. Please include the expiration date of the contract, lease, easement, or other agreement for installation of the solar energy system and a timeframe for removal of the solar energy system within one year following termination of the use.
2. In the first paragraph, please add that the operator or property owner must provide the Department with written notice whenever the solar energy system is out of active production for more than six months. Please add that at any point in time that the Department suspects that a solar energy system is no longer in active production, the operator and property owner grant the Department the right to conduct an on-site inspection. Note: Any facility that ceases to produce electricity for **twelve** months shall be considered abandoned. §ZS1-344(d)(7)(A.)(2.). You indicated **six** months of no activity is considered abandoned.
3. Please fix minor math mistake in Table 2 – Item 1.1. Total is off by \$26 dollars.
4. Please include the requirement for County inspection and approval of the decommissioning and reclamation of the site before the release of any financial surety.
5. A wet-sealed copy of the final approved Plan must be submitted to the County prior to signature site plan approval.

### **Decommissioning Bond**

1. A decommissioning bond to be held by Worcester County will be required prior to the issuance of a building permit. The bond value shall be reevaluated every five (5) years, when the property or lease transfers, and just prior to decommissioning. §ZS1-344(d)(7)(C).



2. A decommissioning agreement shall be recorded in the Land Records prior to the issuance of the building permit. A \$60 check made payable to “Worcester County Clerk of Court” must also be provided with the agreement.

**Other Agency Approvals:**

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

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

**NEXT STEPS:** For a 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**  
**DEPARTMENT OF PUBLIC WORKS**  
6113 TIMMONS ROAD  
SNOW HILL, MD 21863

**DALLAS BAKER JR., P.E.**  
DIRECTOR

**JANA POTVIN**  
DEPUTY DIRECTOR

**MEMORANDUM**

**TO: Technical Review Committee**  
**FROM: Public Works, Roads Division and Water / Wastewater Division**  
**DATE: 25 Aug 2026**  
**SUBJECT: Old Virginia Road Solar Project – Major Site Plan Review**

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Comments provided by Public Works are based on the plans submitted. These comments are subject to change every time a change is made to the plans.

Project is not located in the Worcester County district / service area.

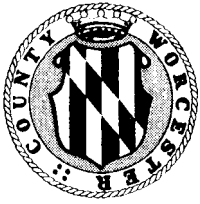
No comments from Water / Wastewater Division at this time.

Comments from Roads Division:

Old Virginia Road is a county-maintained road.

Entrance will require a Commercial Entrance Bond.





## 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@worcestermd.gov

\*\*\*\*\*

Project: 1521 Old Virginia Road, Solar (4.95 MW)

Date: 9/9/2026

Tax Map: 92 Parcel: 74 Section:\_\_ Lot:\_\_ Block:\_\_\_\_\_

### COMMENTS

1. Current Codes: 2021 International Building Code  
2020 National Electric Code
2. Wind Design (assumed): 110 MPH Risk Category I; Exposure Category "C";  
Ground Snow Load – 20 PSF
3. Soils report required at time of permit application.
4. Engineered sealed plans (Maryland) required for all systems and components.  
Soils evaluation for pile / steel column foundation for embedment depth.
5. Special inspector (**third party engineer**) will be required for all piles, steel channel columns, systems and components during construction. Final certification and report of project prior to final inspection by building inspector.
6. Submit the total number and size of solar panels to be installed.
7. Provide total wattage amount at time of application.
8. If tracking panel system is installed, a commissioning report will be required.
9. Please provide your design professional with a copy of these comments.

**Additional information may be requested at time of plan review.**

**Permit fee is by ft<sup>2</sup> of panels x .1131. There is also a fee for fire marshal.**





## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

---

**To:** Worcester County Technical Review Committee

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

**Subject:** September 9, 2026 - Technical Review Committee Meeting

**Date:** August 25, 2026

---

- **Old Virginia Road Solar Project – Major Site Plan Review-**  
Proposed 4.95 MW Solar Energy Utility project covering 24.72 acres of a 54-acre parcel.  
Located at 1521 Old Virginia Road, Tax Map 92, Parcel 74, I-1 Light Industrial District,  
Reddie R Fair, Jr., owner / Atwell LLC, surveyor. This is located outside of the Atlantic  
Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

**Citizens and Government Working Together**





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

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PROJECT: **Old Virginia Road Solar Project**

TRC #: **20260374**

LOCATION: **1521 Old Virginia Road – Pocomoke City, Maryland 21851**

CONTACT: **Old Virginia Road, LLC**

MEETING DATE: **September 9, 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:**

Proposed utility scale solar array project.

### **Specific Comments:**

1. Provide a Knox Box furnished by the Pocomoke Volunteer Fire Company at the entrance to the site on the access gates.
2. Upon completion of the project, provide awareness training to the Stockton Volunteer Fire Company on site specific safety details.



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**RE: 9/9/26 Technical Review Committee - Draft Agenda & Materials**

---

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

**Date** Thu 9/3/2026 10:25 AM

**To** Zachary S. White <zswwhite@worcestermid.gov>

Zack,

For the following projects, Old Virginia Solar, Berlin Lions Club, Shepherds Nock, and Starbucks Coastal Square. District 1 does not anticipate that these projects will negatively impact the surrounding State roadway network. Therefore, the MDOT SHA has no objection to the improvements as proposed.

Thanks,

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

**Jeff Fritts**

Access Management

Regional Engineer

410.677.4039 **office**

443.397.5063 **mobile**

[Jfritts@mdot.maryland.gov](mailto:Jfritts@mdot.maryland.gov)

**Maryland Department of  
Transportation**

660 West Road, Salisbury, MD  
21801

---

**From:** Zachary S. White <zswwhite@worcestermid.gov>

**Sent:** Wednesday, September 2, 2026 9:11 AM

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

**Subject:** Re: 9/9/26 Technical Review Committee - Draft Agenda & Materials

**Caution:** CAUTION: Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Forward





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

## Memorandum

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**To:** Technical Review Committee

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

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

**Date:** September 1, 2026

**Date of Meeting:** September 9, 2026

**Project:** Old Virginia Road Solar Project

**Location:** 1521 Old Virginia Rd, Pocomoke City, MD 21851, Tax Map: 92, Parcel: 74

**Owner/Developer:** Freddie R. Fair Jr.

**Engineer/Surveyor:** Atwell, LLC

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**This project is subject to the Worcester County Forest Conservation Law.** In accordance with House Bill 723, as of July 1, 2024, solar photovoltaic facilities are exempt from the County's Forest Conservation Law provided there is no cutting or clearing of forest, and provided that all forested area cut or cleared is replaced at a ratio of one acre planted for each one acre removed, or, is replaced at a ratio of one half acre planted for each one acre removed in a priority funding area. Furthermore, any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

**This project is subject to the Worcester County Stormwater Ordinance.** The project has obtained Stormwater Concept Plan approval. This project will need Stormwater Site Development Plan approval prior to proceeding to Planning Commission.

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 being obtained prior to.

**Citizens and Government Working Together**



DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

**Worcester County**

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

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

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

## MEMORANDUM

DATE: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

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



# OLD VIRGINIA ROAD SOLAR DEVELOPMENT PROJECT

CITY OF POCOMOKE CITY, WORCESTER COUNTY, MARYLAND  
TAX MAP 92, GRID 1, PARCEL 74  
PIN: 01-009842  
MAJOR SITE PLAN

ENGINEERING COA #09-50059

#### OWNER / DEVELOPER CERTIFICATION

WE, OLD VIRGINIA ROAD, LLC, HEREBY CERTIFY THAT 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, WE ALSO CERTIFY THAT RIGHT-OF-ENTRY SHALL BE GRANTED FOR PERIODIC ON-SITE EVALUATION BY THE APPROPRIATE ENFORCEMENT AUTHORITY AND/OR MDE.

NAME & TITLE

#### PROFESSIONAL ENGINEER CERTIFICATION

I, JOHN B. GONZALEZ, PE, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS.

John B. Gonzalez, PE

PRINTED NAME

200450

LICENSE NO.

SIGNATURE

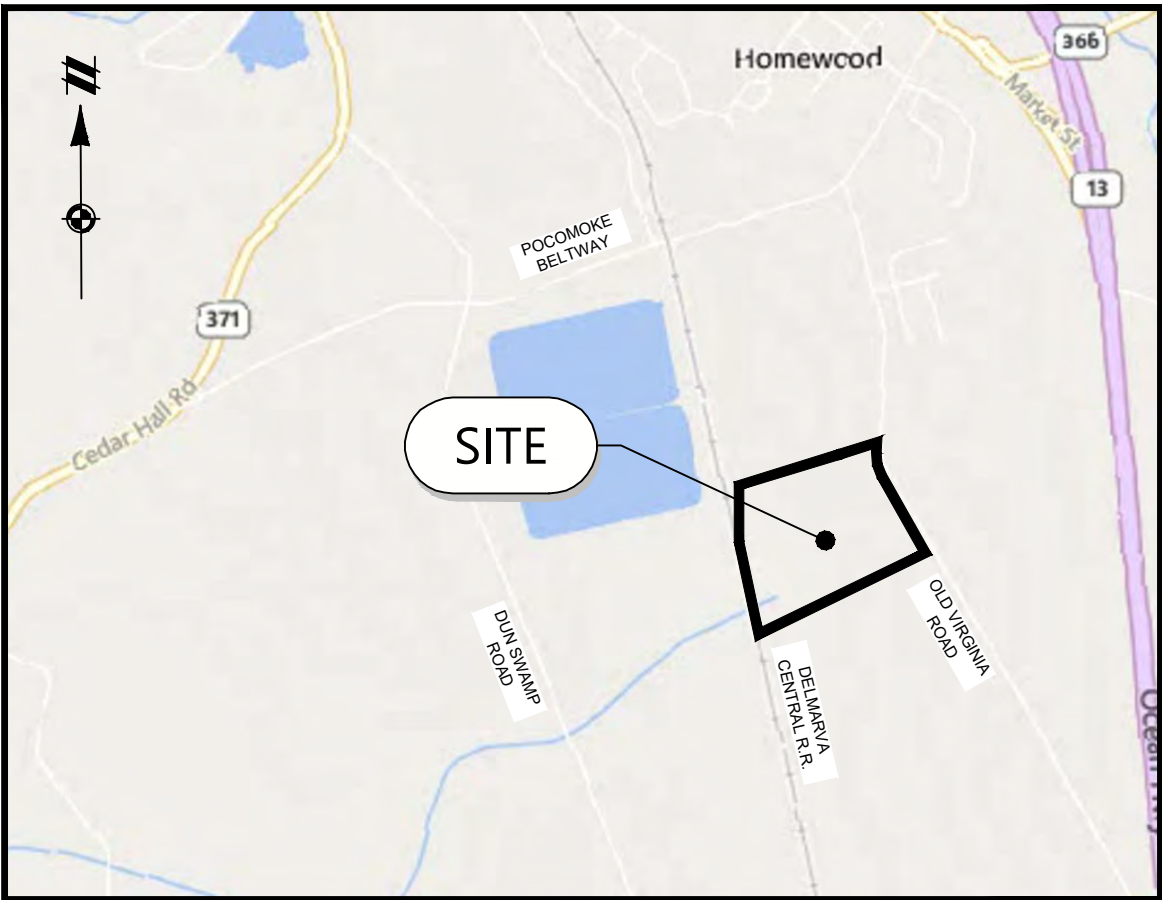
DATE

CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY UPON START OF CONSTRUCTION IN ORDER FOR ENGINEER TO SCHEDULE THE INITIAL 7-DAY EROSION CONTROL INSPECTION. THE CONTRACTOR SHALL VERIFY THAT ALL EXISTING INITIAL BMP'S ARE INSTALLED PROPERLY. ALL COMPENSATION FOR DESIGN ENGINEER'S RE-INSPECTION TO VERIFY THAT THE INITIAL BMP'S ARE INSTALLED WILL BE THE RESPONSIBILITY OF THE CONTRACTOR."

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

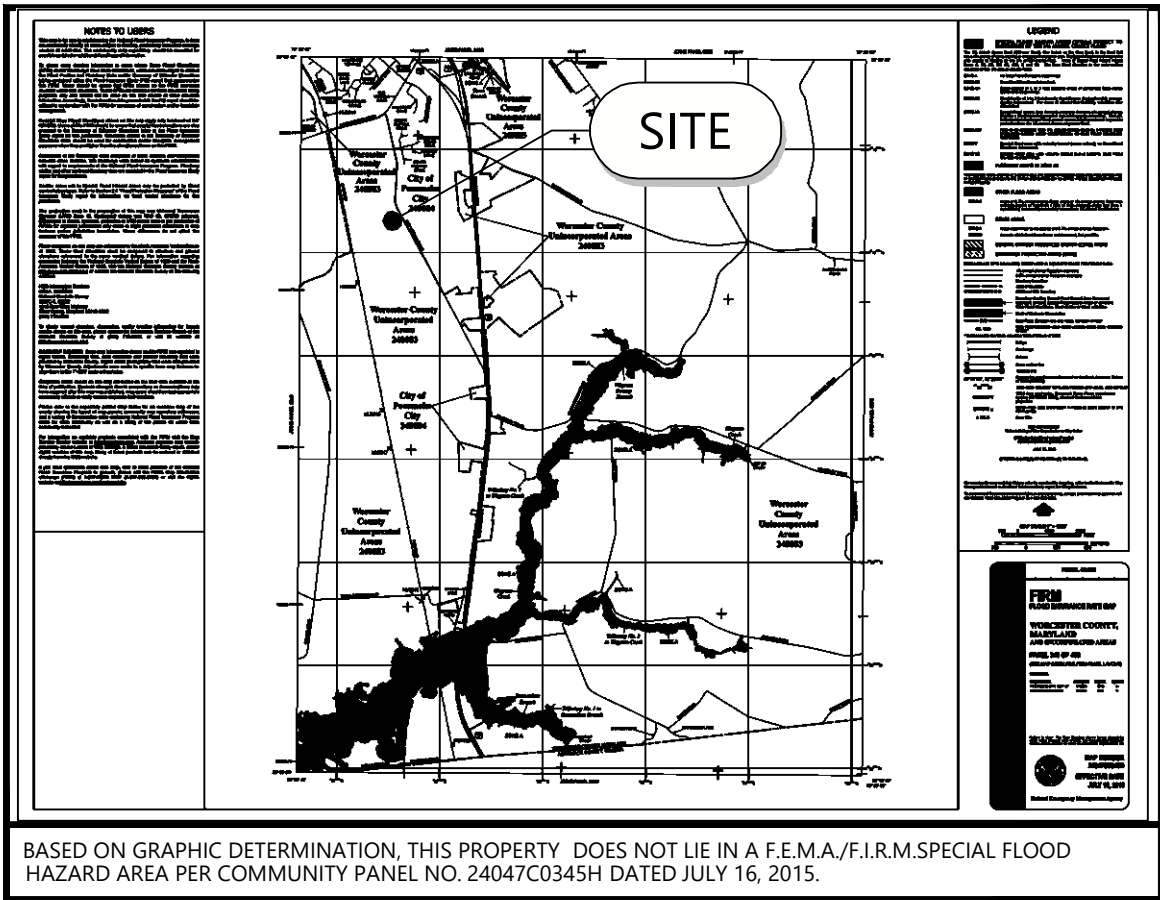
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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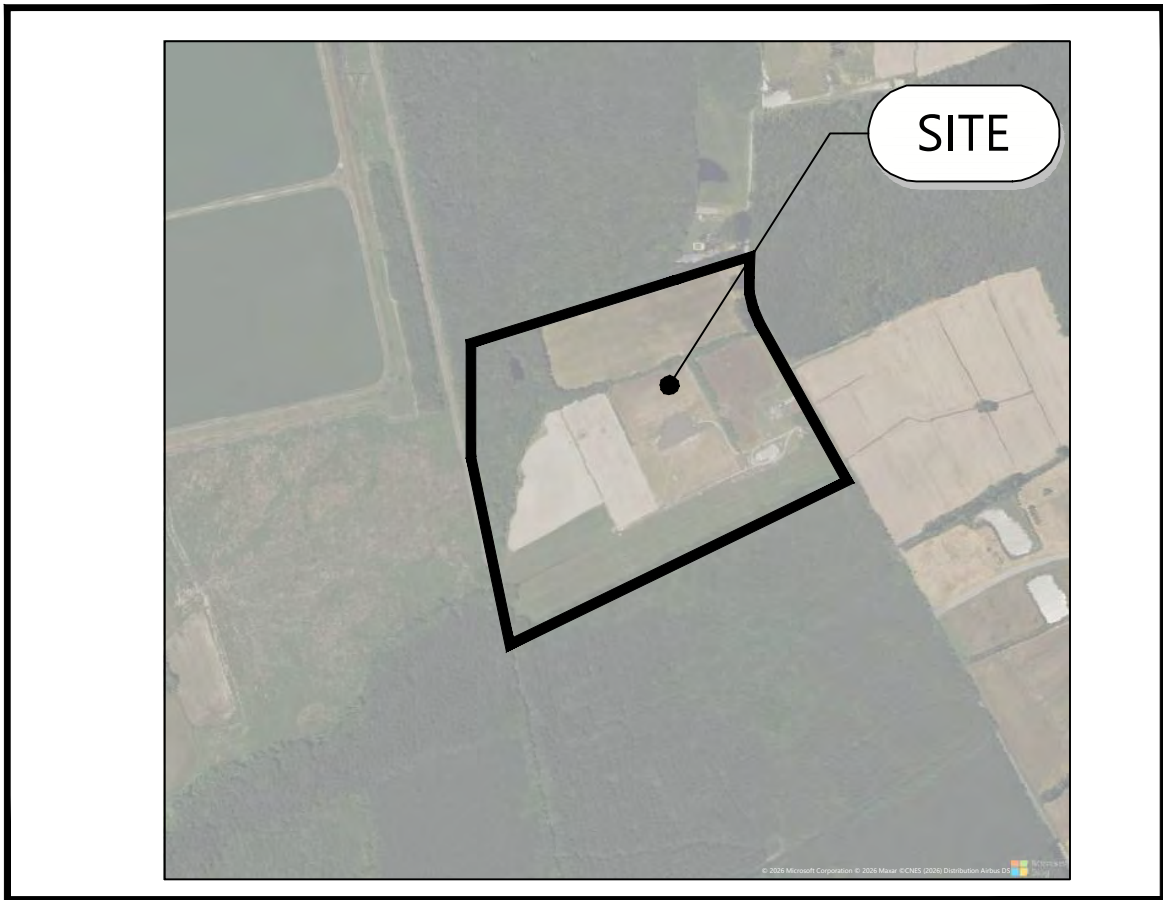
VICINITY MAP

N.T.S.



FEMA MAP

N.T.S.



AERIAL MAP

N.T.S.

#### Sheet List Table

| Sheet Number | Sheet Title                                     |
|--------------|-------------------------------------------------|
| C000         | COVER SHEET                                     |
| C010         | OVERALL EXISTING CONDITIONS PLAN                |
| C011         | EXISTING CONDITIONS PLAN                        |
| C012         | EXISTING CONDITIONS PLAN                        |
| C013         | EXISTING CONDITIONS PLAN                        |
| C014         | EXISTING CONDITIONS PLAN                        |
| C100         | OVERALL SITE PLAN                               |
| C101         | SITE PLAN                                       |
| C102         | SITE PLAN                                       |
| C103         | SITE PLAN                                       |
| C104         | SITE PLAN                                       |
| C110         | SITE DETAILS                                    |
| C200         | OVERALL GRADING & DRAINAGE PLAN                 |
| C201         | GRADING & DRAINAGE PLAN                         |
| C202         | GRADING & DRAINAGE PLAN                         |
| C203         | GRADING & DRAINAGE PLAN                         |
| C204         | GRADING & DRAINAGE PLAN                         |
| C300         | OVERALL PRE CONSTRUCTION LAND COVER CONDITIONS  |
| C301         | PRE CONSTRUCTION LAND COVER CONDITIONS          |
| C302         | PRE CONSTRUCTION LAND COVER CONDITIONS          |
| C303         | PRE CONSTRUCTION LAND COVER CONDITIONS          |
| C304         | PRE CONSTRUCTION LAND COVER CONDITIONS          |
| C310         | OVERALL POST CONSTRUCTION LAND COVER CONDITIONS |
| C311         | POST CONSTRUCTION LAND COVER CONDITIONS         |
| C312         | POST CONSTRUCTION LAND COVER CONDITIONS         |
| C313         | POST CONSTRUCTION LAND COVER CONDITIONS         |
| C314         | POST CONSTRUCTION LAND COVER CONDITIONS         |
| C400         | OVERALL EROSION & SEDIMENT CONTROL PLAN         |
| C401         | EROSION & SEDIMENT CONTROL PLAN                 |
| C402         | EROSION & SEDIMENT CONTROL PLAN                 |
| C403         | EROSION & SEDIMENT CONTROL PLAN                 |
| C404         | EROSION & SEDIMENT CONTROL PLAN                 |
| C410         | EROSION & SEDIMENT CONTROL DETAILS              |
| C411         | EROSION & SEDIMENT CONTROL SPECIFICATIONS       |
| C412         | EROSION & SEDIMENT CONTROL SPECIFICATIONS       |
| C413         | EROSION & SEDIMENT CONTROL SPECIFICATIONS       |
| C414         | STORMWATER MANAGEMENT CALCULATIONS              |
| C500         | OVERALL LANDSCAPE PLAN                          |
| C501         | LANDSCAPE PLAN                                  |
| C502         | LANDSCAPE PLAN                                  |
| C503         | LANDSCAPE PLAN                                  |
| C504         | LANDSCAPE PLAN                                  |

#### DEVELOPMENT TEAM

##### OWNER

OLD VIRGINIA ROAD, LLC  
228 PARK AVENUE S, PMB 23351  
NEW YORK, NY 10003-1502  
PHONE: (646) 992-3607  
CONTACT: RAAJAN RAJ

##### CIVIL ENGINEER

ATWELL, LLC  
3500 BLUE LAKE DRIVE, SUITE #230  
BIRMINGHAM, AL 35243  
PHONE: (770) 423-0807  
CONTACT: KYLE A. WOOD, P.E.

#### GOVERNING AGENCIES

##### MARYLAND DEPARTMENT OF THE ENVIRONMENT

1800 WASHINGTON BOULEVARD  
BALTIMORE, MARYLAND 21230  
PHONE: (410) 537-3000

##### WORCESTER COUNTY PUBLIC WORKS

6113 TIMMONS ROAD  
SNOW HILL, MD 21863  
PHONE: 410-632-5623

##### WORCESTER SOIL CONSERVATION DISTRICT

CHELSEA TYSON  
304 COMMERCE STREET  
SNOW HILL, MD 21863-1008  
PHONE: 443-234-3016

##### WORCESTER COUNTY DEVELOPMENT REVIEW & PERMITTING

1 WEST MARKET STREET (ROOM 201)  
SNOW HILL, MD 21863  
PHONE: (410) 632-1200

#### FLOODPLAIN NOTE

PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP (MAP NO. 24047C0345H DATED 7-16-2015, THERE ARE NO FLOODWAYS LOCATED ON THE SITE.

#### WETLANDS

WETLANDS DO APPEAR TO BE LOCATED ON THE SITE. THE PROJECT WILL AVOID WETLAND IMPACTS. THE PROJECT WILL NOT DISTURB SOILS WITHIN 25 FEET OF ANY JURISDICTIONAL WETLAND.

#### NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL FRANCHISE UTILITY (GAS, ELECTRIC, DATA) CONSTRUCTION, REMOVAL, AND RELOCATIONS. ANY FRANCHISE UTILITY INFORMATION ON THESE PLANS IS SHOWN FOR REFERENCE ONLY.

#### PROJECT NARRATIVE

THE SITE AS PREVIOUSLY USED AS A LANDSCAPING BUSINESS. THE PROJECT SITE WORK CONSISTS OF DEVELOPING A PROPOSED 4.95 MWAC PV ARRAY.

#### COORDINATE DATUM & PROJECTION

THE PROJECT COORDINATE SYSTEM IS LOCATED IN NSRS 2011 MARYLAND STATE PLANE, INTERNATIONAL FOOT. COORDINATE SYSTEM CODE : NSRS11.MDIF

#### SUBMITTAL RECORD

04/21/2026 - CONCEPT PLAN

#### FOREST CONSERVATION STATEMENT

IN ACCORDANCE WITH HOUSE BILL 723, AS OF JULY 1, 2024, SOLAR PHOTOVOLTAIC FACILITIES ARE EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW PROVIDED THERE IS NO CUTTING OR CLEARING OF FOREST, AND PROVIDED THAT ALL FORESTED AREA CUT OR CLEARED IS REPLACED AT A RATIO OF ONE ACRE PLANTED FOR EACH ONE ACRE REMOVED, OR, IS REPLACED AT A RATIO OF ONE HALF ACRE PLANTED FOR EACH ONE ACRE REMOVED IN A PRIORITY FUNDING AREA. FURTHERMORE, ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

#### SITE DATA

|                                        |                        |
|----------------------------------------|------------------------|
| PROPERTY INFORMATION:                  |                        |
| TOTAL AREA:                            | 54.41 AC               |
| ZONING:                                | I-1 (LIGHT INDUSTRIAL) |
| LIMIT OF DISTURBANCE:                  |                        |
| EXISTING IMPERVIOUS BLDGS, ROADS, ETC: | 0.198 AC (0.8%)        |
| EXISTING PERVIOUS GRASS:               | 0.396 AC (1.6%)        |
| CROPS:                                 | 17.675 AC (71.5%)      |
| MEADOWS:                               | 6.452 AC (28.1%)       |
| PROPOSED IMPERVIOUS PADS, ROADS, ETC:  | 1.014 AC (4.1%)        |
| PROPOSED PERVIOUS GRASS:               | 1.137 AC (4.6%)        |
| MEADOW:                                | 22.570 AC (91.3%)      |

THE PROPERTY IS NOT LOCATED WITHIN A PRIORITY PRESERVATION AREA.

SEE SHEET C410 FOR SEQUENCE OF CONSTRUCTION

THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.



Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
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ATWELL



OLD VIRGINIA ROAD SOLAR

COVER SHEET

POCOMOKE CITY, WORCESTER COUNTY, MD

CleanCapital

CLIENT

DATE AUG 13 2026

A ISSUED FOR REVIEW

B

C

D

E

F

G

H

I

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K

REVISIONS

SCALE

AS SHOWN

DR. JJS CH. JEL

ENG. JBG P.M. KW

BOOK

JOB 25009044

SHEET NO.

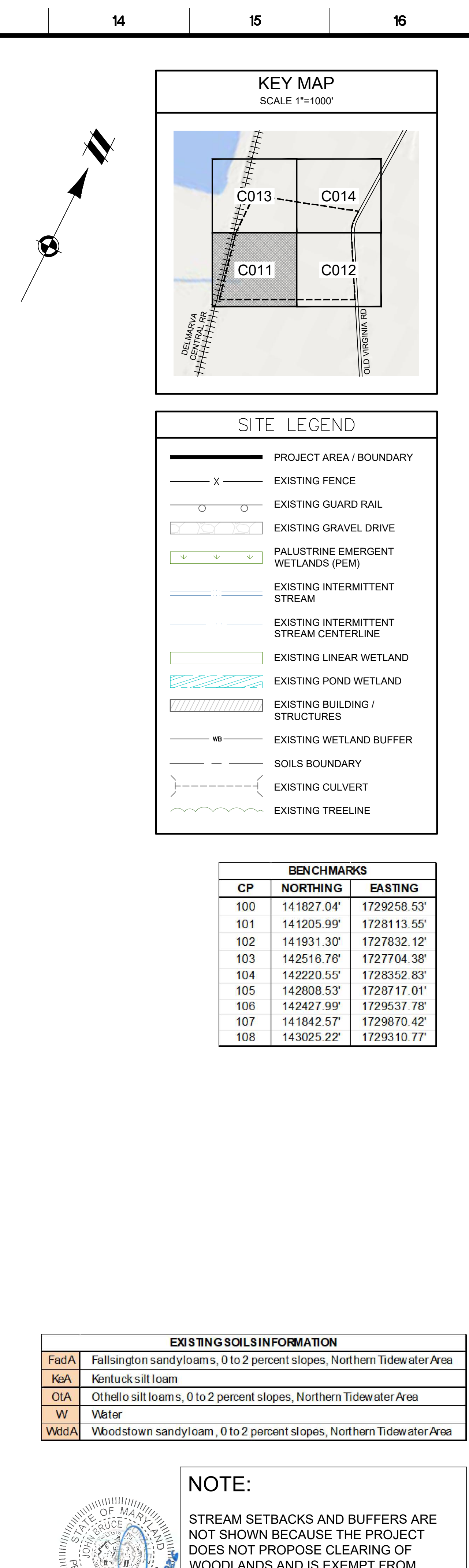
C000

PRELIMINARY - NOT ISSUED FOR CONSTRUCTION

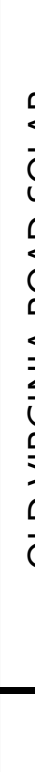




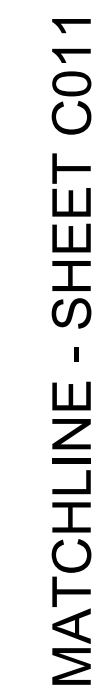




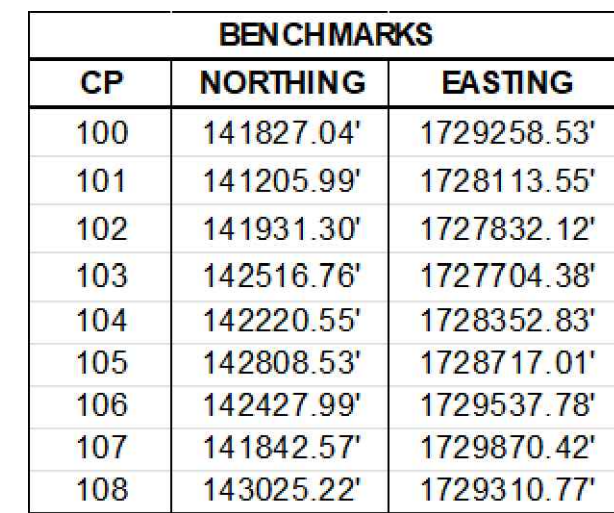
A circular professional engineer seal for the State of Maryland. The outer ring contains the text "STATE OF MARYLAND" at the top and "PROFESSIONAL ENGINEER" at the bottom. Inside the ring, the name "JOHN BRUCE SMITH" is written in an arc. Below the name is the license number "98765". In the center of the seal is a smaller circular emblem featuring a gear, a compass, and other engineering tools. A blue ink signature, which appears to be "J.B. Smith", is scrawled across the entire seal.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
|  <p><b>Know what's below.<br/>Call before you dig.</b></p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p> <p>NOTICE:<br/>CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.</p> <p>COPYRIGHT © 2008 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF ATWELL LLC</p> |                                        |
|  <p><b>ATWELL</b><br/>www.atwell.com</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                        |
| <p>OLD VIRGINIA ROAD SOLAR</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p><b>EXISTING CONDITIONS PLAN</b></p> |
| <p>POCOMOKE CITY, WORCESTER COUNTY, MD</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                        |
|  <p><b>CleanCapital</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                        |
| <p>CLIENT</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                        |
| <p>DATE    <b>AUG 13 2026</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                        |
| <p>A ISSUED FOR REVIEW</p> <p>B</p> <p>C</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                        |
| <p>REVISIONS</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                        |
| <p>SCALE    0    25    50</p> <p style="text-align: center;">1" = 50'</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                        |
| <p>DR. JJS</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>CH. JEL</p>                         |
| <p>ENG. JBG</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>P.M. KW</p>                         |
| <p>BOOK</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                        |
| <p>JOB#    25009044</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                        |
| <p>SHEET NO.    <b>C011</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                        |





LANDS N.O.F. OF  
STATE OF MARYLAND  
DEPARTMENT OF NATURAL RESOURCES  
DEED SVH 2959/230  
PLAT RHO 155/38  
T.M. 92, GRID 7, PARCEL 12  
ZONING RP



**NOTE:**

STREAM SETBACKS AND BUFFERS ARE NOT SHOWN BECAUSE THE PROJECT DOES NOT PROPOSE CLEARING OF WOODLANDS AND IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS. AS SUCH, WORCESTER COUNTY WILL NOT REGULATE STREAM BUFFERS.



**NOTICE:**  
CONSTRUCTION SITE SAFETY IS THE  
SOLE RESPONSIBILITY OF THE  
CONTRACTOR; NEITHER THE OWNER  
NOR THE ENGINEER SHALL BE  
EXPECTED TO ASSUME ANY  
RESPONSIBILITY FOR SAFETY OF THE  
WORK, OF PERSONS ENGAGED IN THE  
WORK, OF ANY NEARBY STRUCTURES,  
OR OF ANY OTHER PERSONS.

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[illegible]

## EXISTING CONDITIONS PLAN

POCOMOKE CITY, WORCESTER COUNTY, MD



INITIAL

DATE AUG 13 2026

ISSUED FOR REVIEW

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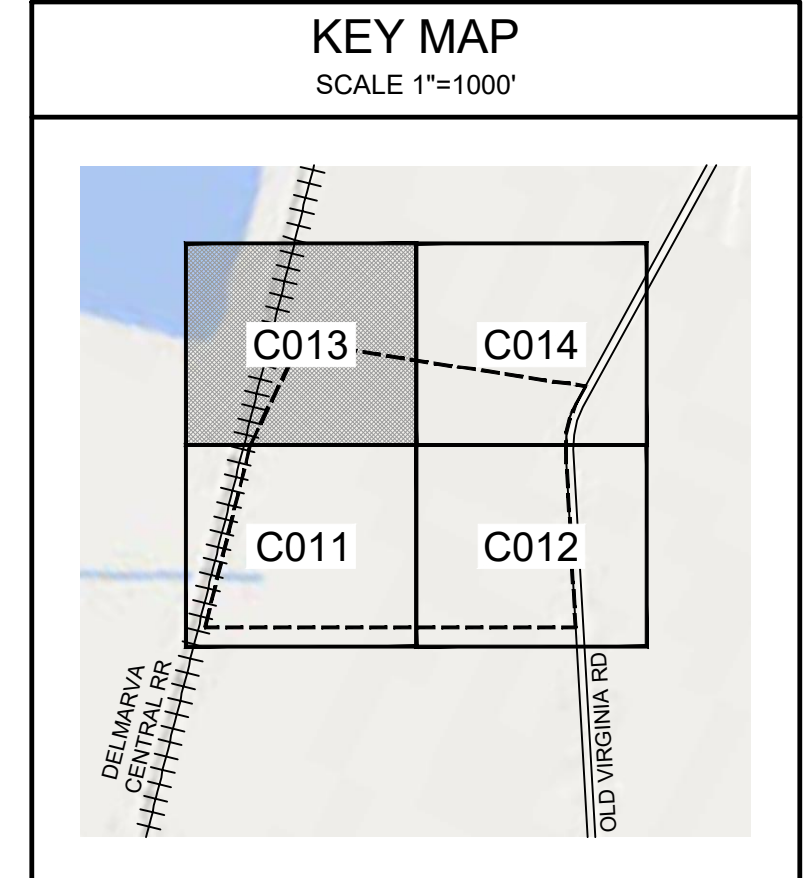
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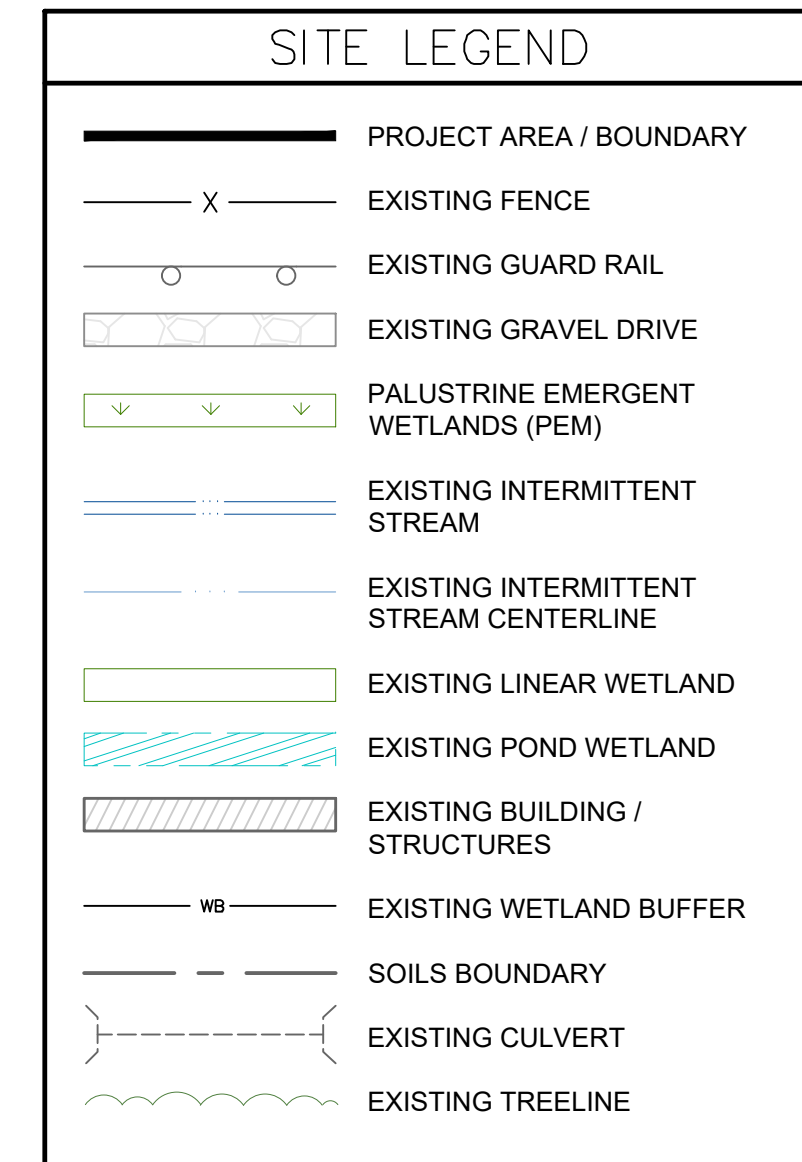
| BENCHMARKS |            |             |
|------------|------------|-------------|
| CP         | NORTHING   | EASTING     |
| 100        | 141827.04' | 1729258.53' |
| 101        | 141205.99' | 1728113.55' |
| 102        | 141931.30' | 1727832.12' |
| 103        | 142251.76' | 1727704.38' |
| 104        | 142200.55' | 1728352.83' |
| 105        | 142808.53' | 1728717.01' |
| 106        | 142427.99' | 1729537.78' |
| 107        | 141842.57' | 1729870.42' |
| 108        | 143025.22' | 1729310.77' |

**NOTE:**

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MATCHLINE - SHEET C011



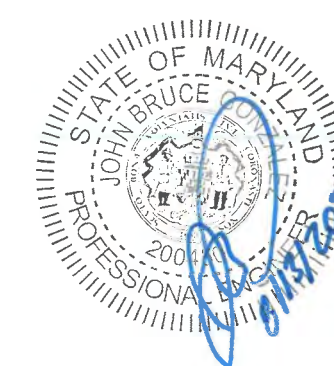


| BENCHMARKS |            |             |
|------------|------------|-------------|
| CP         | NORTHING   | EASTING     |
| 100        | 141827.04' | 1729258.53' |
| 101        | 141205.99' | 1728113.55' |
| 102        | 141931.30' | 1727832.12' |
| 103        | 142516.76' | 1727704.38' |
| 104        | 142220.55' | 1728352.83' |
| 105        | 142808.53' | 1728717.01' |
| 106        | 142427.99' | 1729537.78' |
| 107        | 141842.57' | 1729870.42' |
| 108        | 143025.22' | 1729310.77' |

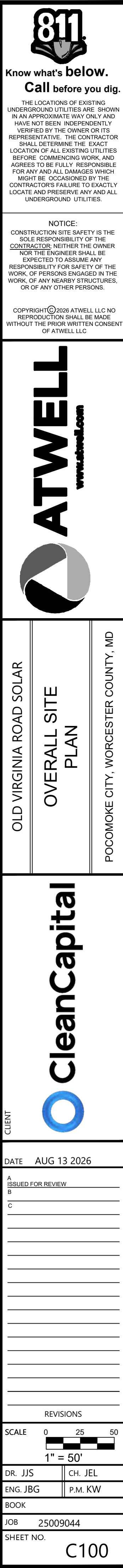
| EXISTING SOILS INFORMATION |                                                                         |
|----------------------------|-------------------------------------------------------------------------|
| FadA                       | Fallsington sandy loams, 0 to 2 percent slopes, Northern Tidewater Area |
| KeA                        | Kentuck silt loam                                                       |
| OtA                        | Othello silt loams, 0 to 2 percent slopes, Northern Tidewater Area      |
| W                          | Water                                                                   |
| WddA                       | Woodstown sandy loam, 0 to 2 percent slopes, Northern Tidewater Area    |

**NOTE:**

STREAM SETBACKS AND BUFFERS ARE NOT SHOWN BECAUSE THE PROJECT DOES NOT PROPOSE CLEARING OF WOODLANDS AND IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS. AS SUCH, WORCESTER COUNTY WILL NOT REGULATE STREAM BUFFERS.

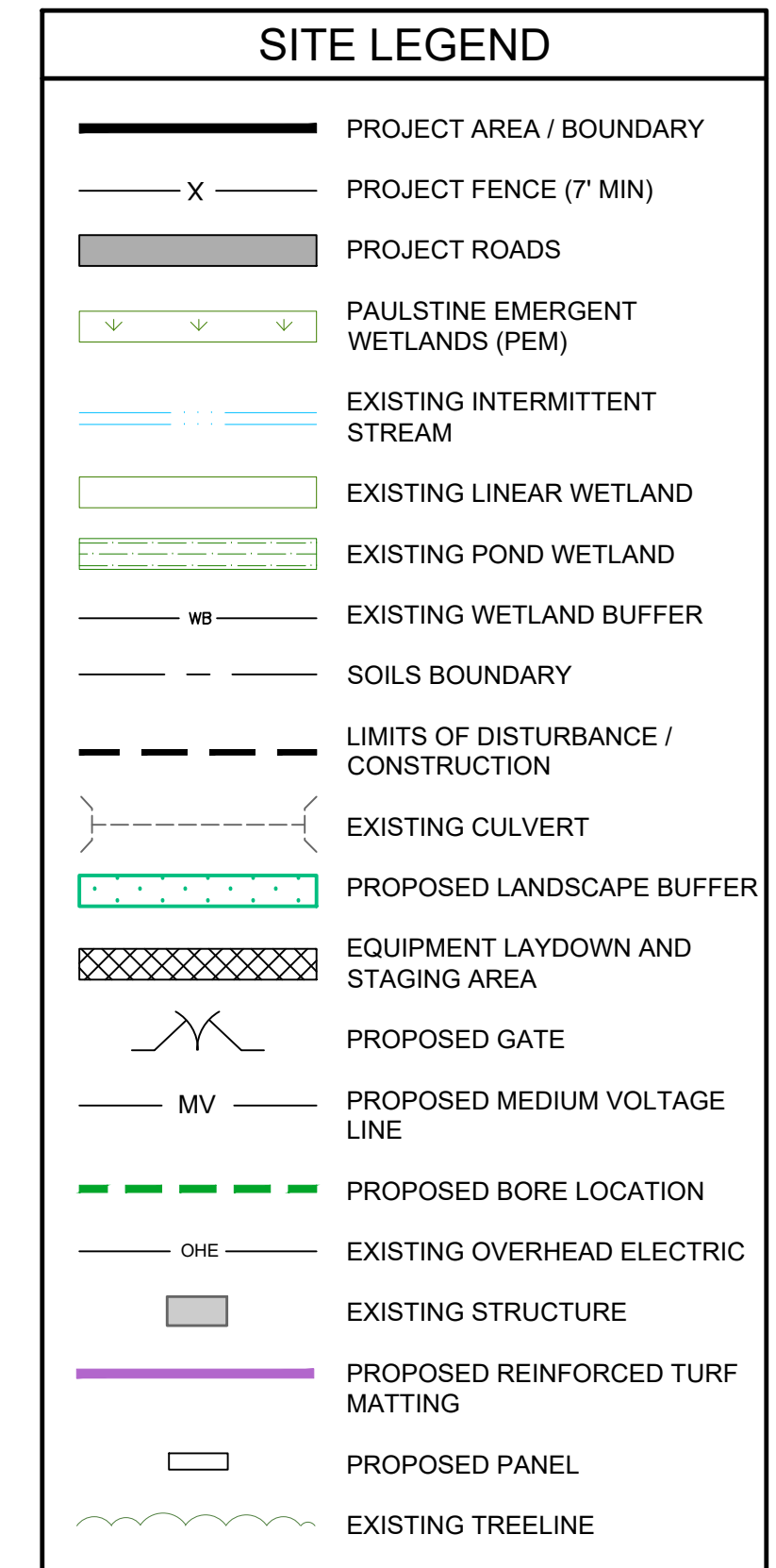
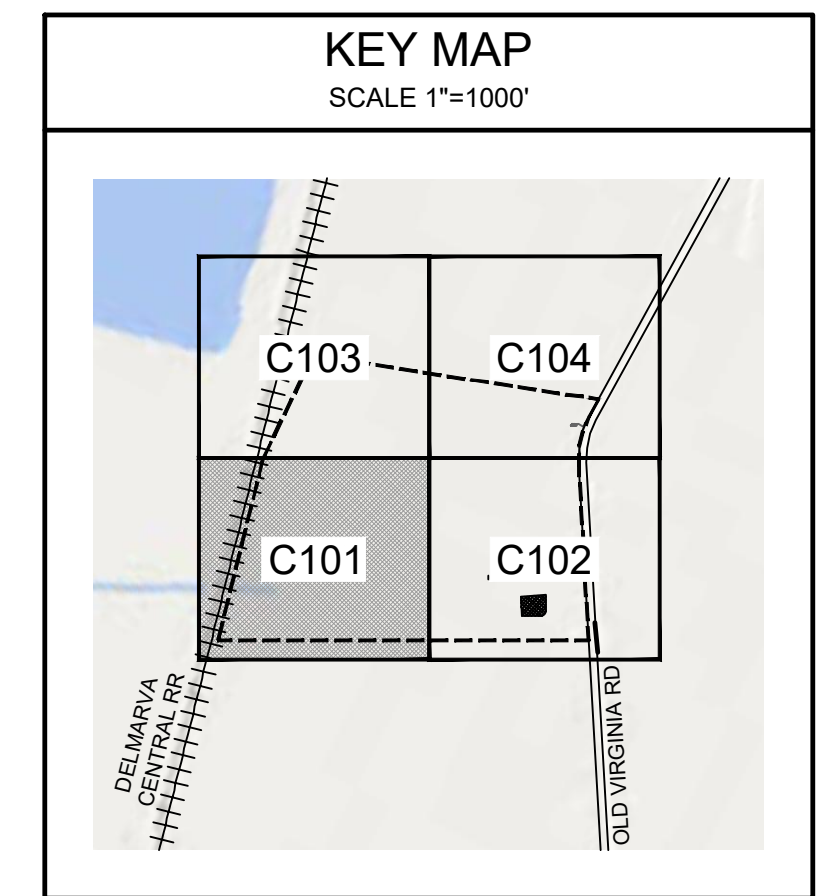








PRELIMINARY - NOT ISSUED FOR CONSTRUCTION



| EXISTING SOILS INFORMATION |                                                                        |
|----------------------------|------------------------------------------------------------------------|
| FadA                       | Fallsington sandyloams, 0 to 2 percent slopes, Northern Tidewater Area |
| KeA                        | Kentuck silt loam                                                      |
| OtA                        | Othello silt loams, 0 to 2 percent slopes, Northern Tidewater Area     |
| W                          | Water                                                                  |
| WdA                        | Woodstown sandyloam, 0 to 2 percent slopes, Northern Tidewater Area    |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <br><b>Know what's below.<br/>Call before you dig.</b><br><small>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</small> |  |
| <b>NOTICE</b><br><small>CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.</small>                                                                                                                                                                                                                                                                                                              |  |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <b>CLIENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| OLD VIRGINIA ROAD SOLAR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| SITE PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| POCOMOKE CITY, WORCESTER COUNTY, MD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
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| <b>CLIENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| DATE AUG 13 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| A ISSUED FOR REVIEW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
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| Know what's below.                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |
| Call before you dig.                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |
| THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE MANNER AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. |                     |
| NOTICE:<br>CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OR OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.                                                                                                                                                                                                     |                     |
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|                                                                                                                                                                                                                                                                                                                                                                    |                     |
| OLD VIRGINIA ROAD SOLAR                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |
| SITE PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                             |                     |
| POCONOKE CITY, WORCESTER COUNTY, MD                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |
|                                                                                                                                                                                                                                                                                                                                                                   |                     |
| CLIENT                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |
| DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                  | AUG 13 2026         |
| A                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ISSUED FOR REVIEW   |
| B                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |
| C                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |
| REVISIONS                                                                                                                                                                                                                                                                                                                                                                                                                                             |                     |
| SCALE                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0 25 50<br>1" = 50' |
| DR. JJS                                                                                                                                                                                                                                                                                                                                                                                                                                               | CH. JEL             |
| ENG. JBG                                                                                                                                                                                                                                                                                                                                                                                                                                              | P.M. KW             |
| BOOK                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |
| JOB                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 250090044           |
| SHEET NO.                                                                                                                                                                                                                                                                                                                                                                                                                                             | C103                |







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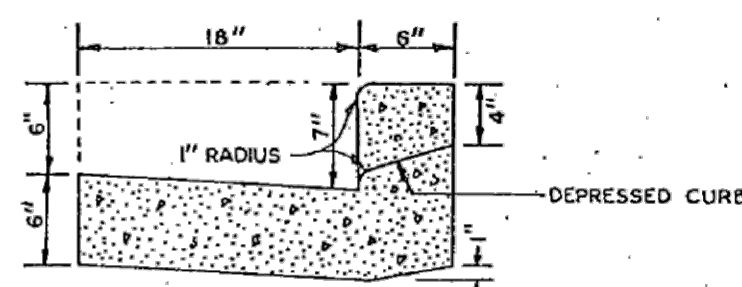
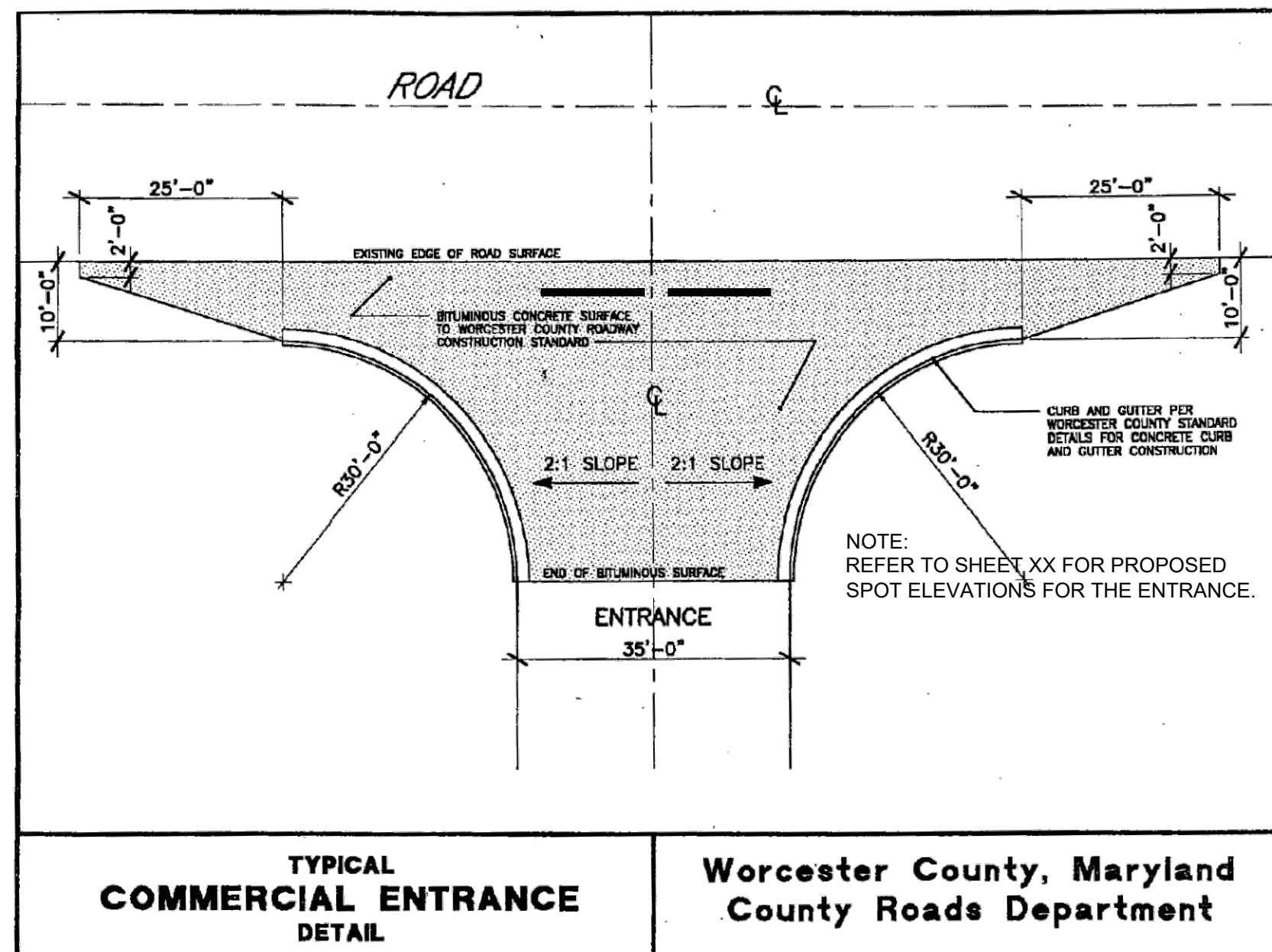
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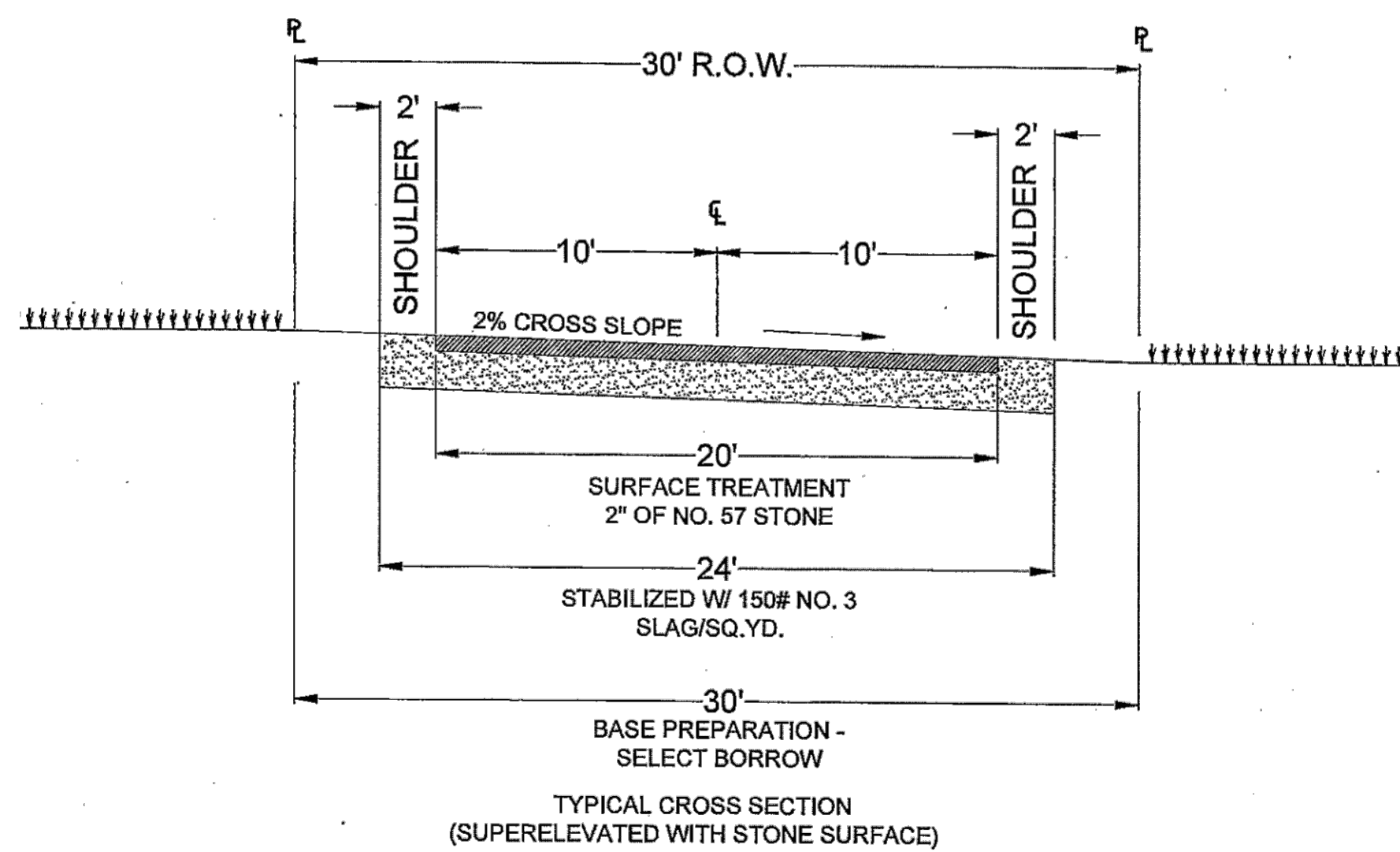
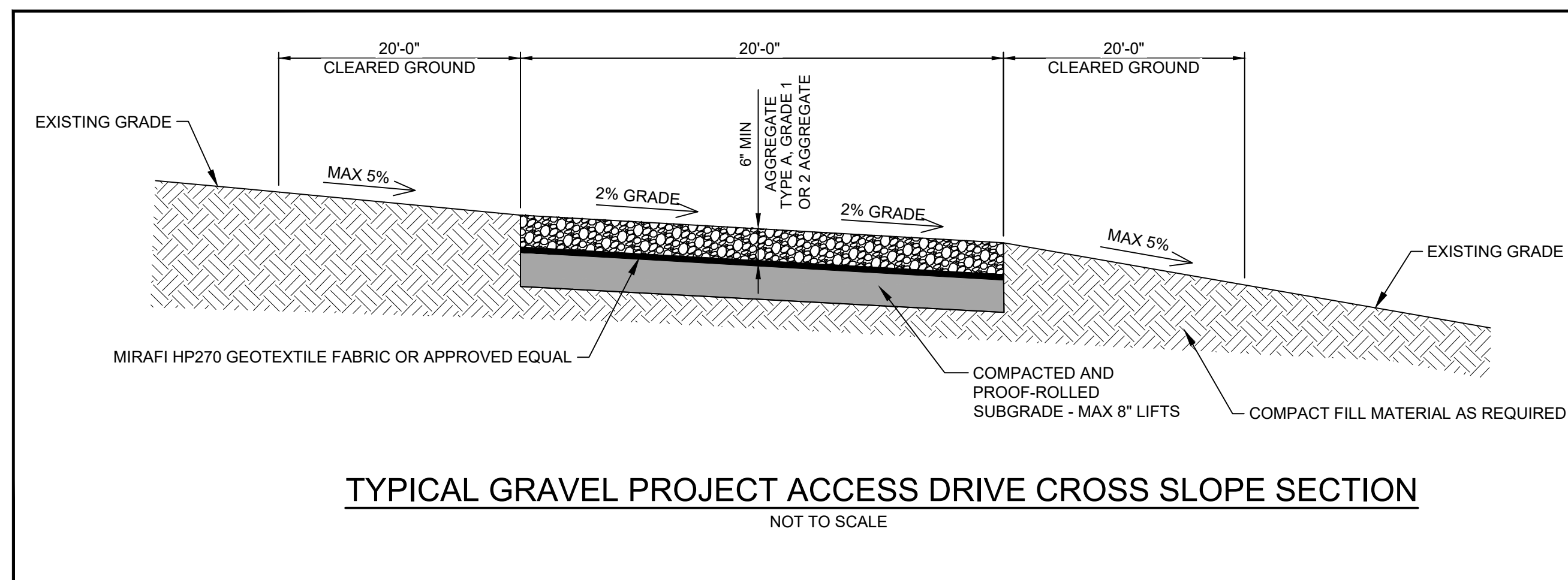
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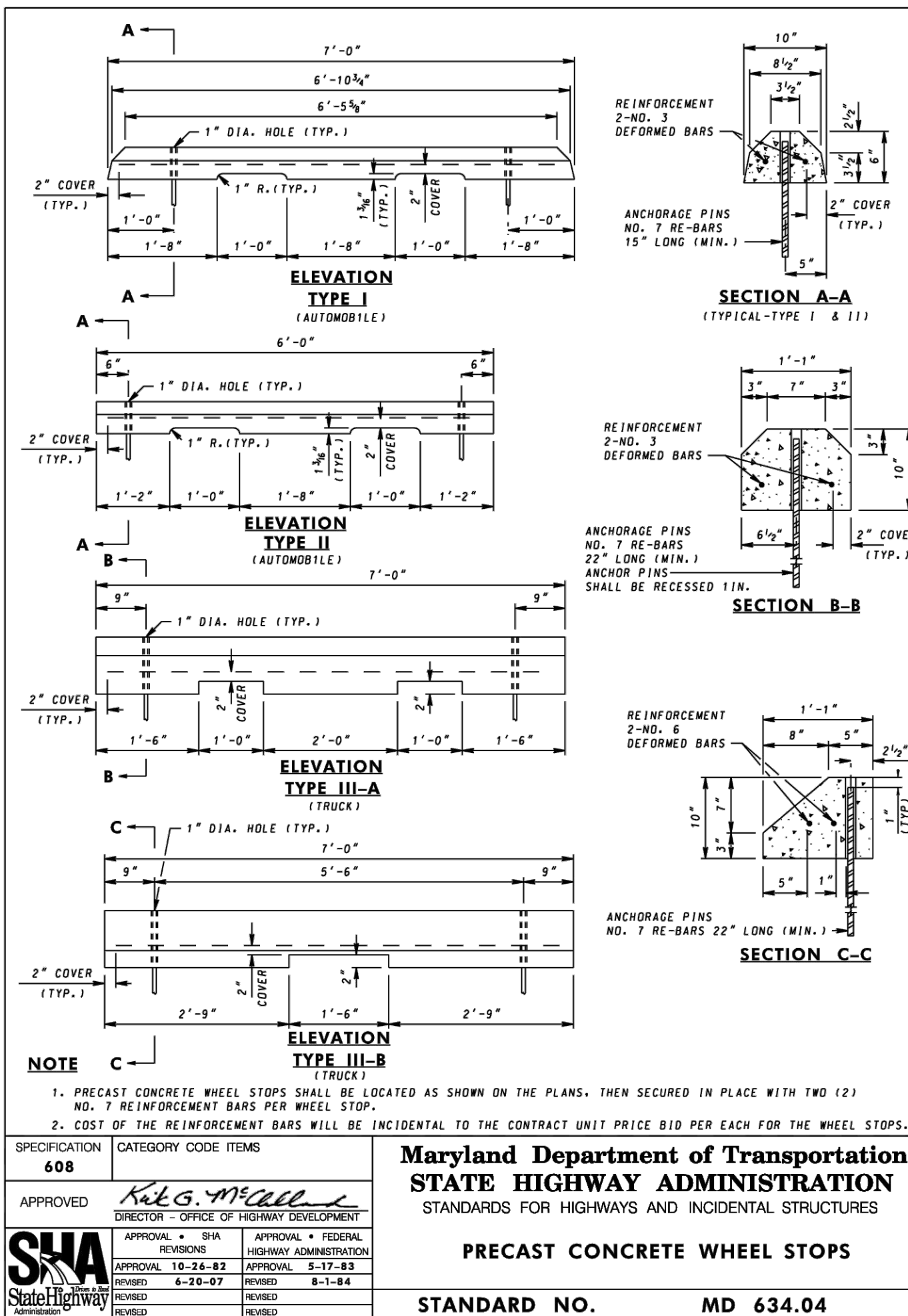
STANDARD CURB & GUTTER  
TYPE CG-1  
SCALE 1" = 1' 0"

NOTE:  
CURB TO BE 7" CURB WITH 18" GUTTER PAN



NOTE:

|    |                                                                                 |                |
|----|---------------------------------------------------------------------------------|----------------|
| 1. | ALL ROADS MUST HAVE A MIN OF 10"<br>OF SELECT FILL COMPACTED<br>SUB-BASE.       | SCALE: 1" = 5' |
| 2. | ROADS SHOULD BE GRADED TO SHEET<br>FLOW RUNOFF TOWARDS SWM<br>MANAGEMENT AREAS. |                |

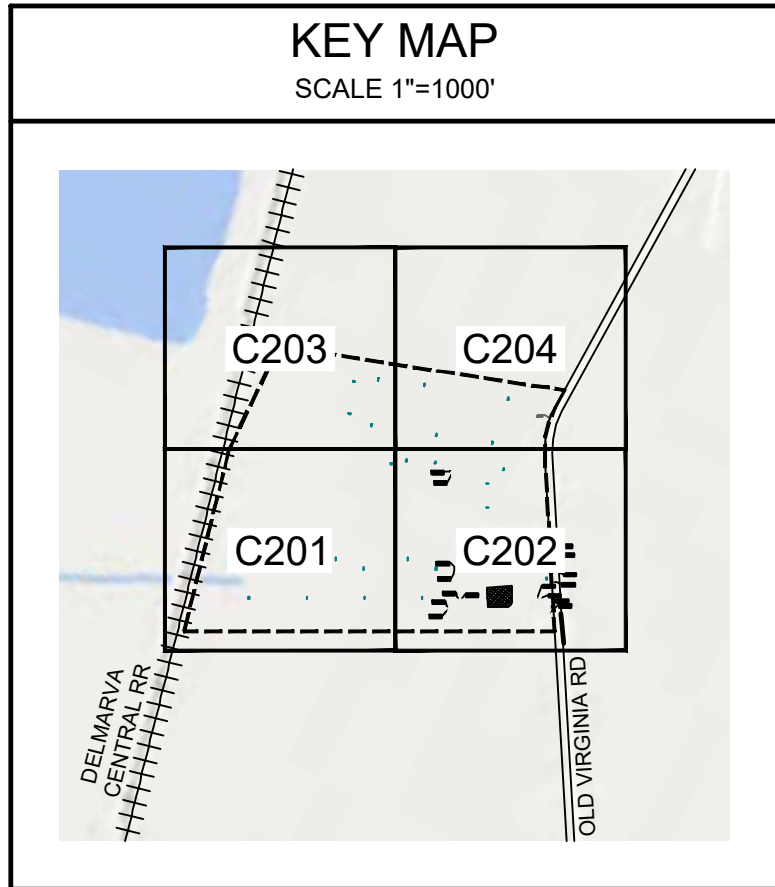
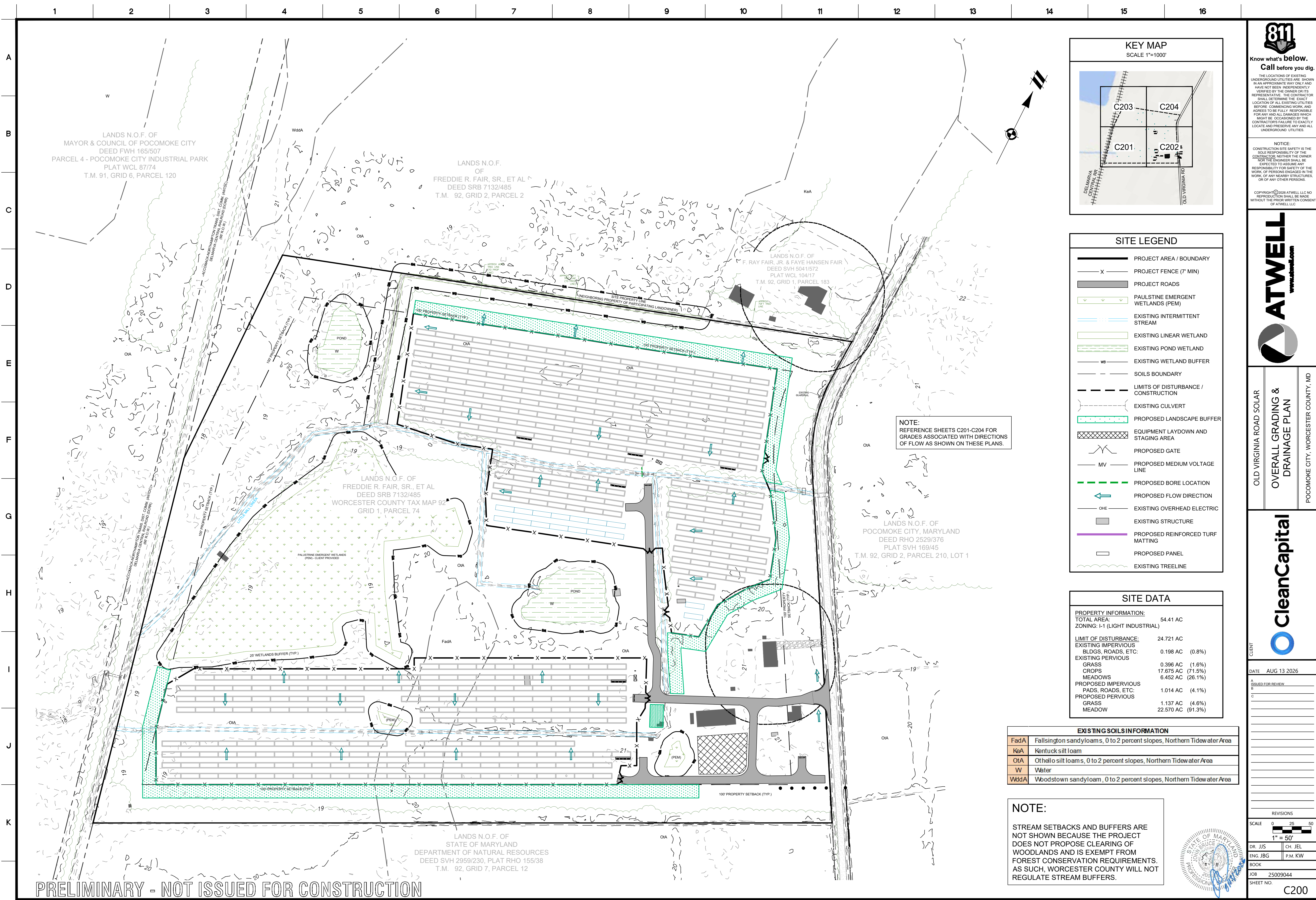


1. **STANDARDS AND SPECIFICATIONS FOR GRADING AND BASE COURSES**
  - a. THE RIGHT-OF-WAY WIDTH SHALL BE A MINIMUM OF 50' FEET.
  - b. ALL LINES AND GRADES SHALL BE APPROVED BY THE COUNTY ROADS ENGINEER BEFORE GRADING OPERATIONS ARE BEGUN.
  - c. THE ROAD BED SHALL BE GRADED FOR ITS FULL WIDTH (RIGHT-OF-WAY LINE TO RIGHT-OF-WAY LINE), BY REMOVING ALL TOPSOIL, STUMPS, ROOT MAT, UNSUITABLE MATERIAL, ETC.
  - d. BASE MAY BE PREPARED BY USING LOCAL BANK RUN GRAVEL. MATERIAL SHALL MEET MARYLAND STATE HIGHWAY ADMINISTRATION (MD SHA) ANALYSIS TEST FOR A-3 OR BETTER MATERIALS. 230 LBS OF MD NO 57 STONE PER SQUARE YARD SHALL BE ADDED AND WORKED INTO THE TOP 6" OF BASE WITH PULVI-MIXER. AS AN ALTERNATE TO THIS SPECIFICATION, 400 LBS OF CR-6 CRUSHER RUN MATERIAL PER SQUARE YARD MAY BE ADDED TO BASE AND BROUGHT TO THE PROPER GRADE AND CROSS-SECTION AND THOROUGHLY COMPACTED. WATER SHALL BE ADDED BY SPRINKLING IN SUFFICIENT QUANTITY TO ATTAIN PROPER COMPACTION AND MOISTURE CONTROL.
2. **STANDARDS AND SPECIFICATIONS FOR SURFACE COURSES**
  - a. ALL BITUMINOUS CONCRETE SHALL BE TYPE BI BASE INTERMEDIATE, TYPE SN SURFACE NORMAL OR TYPE SF SURFACE FINE COMPLYING WITH MD SHA SPECIFICATIONS. (2" BI AND 1.5" SN OR SF)
  - b. NO WORK ON SURFACE COURSES SHALL BE PERMITTED BETWEEN NOVEMBER 15 AND MARCH 1 UNLESS A DEVELOPER OR CONTRACTOR AGREES TO ACCEPT FULL RESPONSIBILITY OF THE WORK, IN WRITING, FOR A PERIOD OF EIGHTEEN (18) MONTHS FOLLOWING COMPLETION OF CONSTRUCTION. ANY DAMAGES OCCURRING SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND / OR DEVELOPER.
3. **DRAINAGE, SEDIMENT CONTROL, SEEDING, AND MULCHING**
  - a. ALL DRAINAGE SHALL BE SHOWN ON ROAD PLAN AND PROFILE AS TO THE SIZE AND LOCATION. STORM DRAINAGE, OPEN OR CLOSED, SHALL INDICATE INVERT ELEVATIONS. PRIOR TO STABILIZATION, ALL DRAINAGE STRUCTURES SHALL BE INSTALLED. PIPE TO BE RCP MEETING MD SHA SPECIFICATIONS.
  - b. DRAINAGE FACILITIES SHALL BE PROVIDED ON DEVELOPMENT SITE ALONG WITH OFFSITE FACILITIES AND EXTENSIONS AS MAY BE REQUIRED FOR EFFECTIVE DRAINAGE. ALL DRAINAGE FACILITIES ARE TO BE LOCATED IN ROAD RIGHT-OF-WAY WHERE POSSIBLE AND, WHERE NOT POSSIBLE, PROVISIONS FOR DRAINAGE EASEMENTS OR RIGHT-OF-WAY SHALL BE OBTAINED.
  - c. EROSION MUST BE CONTROLLED DURING CONSTRUCTION. FACILITIES TO CONTROL EROSION MUST BE CLEANED OF DEPOSITED MATERIAL AND REMOVED AT THE COMPLETION OF CONSTRUCTION.
  - d. ALL SLOPES AND UNSTABILIZED AREAS SHALL BE PROPERLY FERTILIZED, SEED,ED, AND MULCHED AS PER REQUIREMENTS OF WORCESTER COUNTY SEDIMENT CONTROL.
  - e. WHATEVER MEASURES NEEDED TO INSURE THAT A PUBLIC NUISANCE IS NOT CREATED AS A RESULT OF CONSTRUCTION OPERATIONS IS REQUIRED. (DUST, BLOCKING OF DRAINAGE, TRAFFIC, ETC)
4. **STANDARDS AND SPECIFICATIONS FOR CURB, GUTTER, INLETS, AND UTILITIES**
  - a. CURB AND GUTTER SHALL BE CONCRETE. CONSTRUCTION METHODS, MATERIALS, AND OTHER SPECIFICATIONS WILL CONFORM TO MD SHA.
  - b. INLETS SHALL GENERALLY CONFORM TO MD SHA SPECIFICATIONS.
  - c. ALL UTILITY LOCATIONS SHALL BE APPROVED BY COUNTY ROADS ENGINEER. UTILITY COMPANY SHALL SUBMIT PLANS FOR PERMIT. ALL UTILITIES LOCATED IN ROAD RIGHT-OF-WAY MUST BE APPROVED BY THE WORCESTER COUNTY COMMISSIONERS.
5. **ENTRANCES - RESIDENTIAL, COMMERCIAL, STATE HIGHWAYS**
  - a. RESIDENTIAL ENTRANCES SHALL BE CONSTRUCTED USING OR MAINTAINING EITHER A SWALE OR DRAINAGE PIPE. ALL ENTRANCES LOCATED ALONG AN OPEN SECTION TYPE ROADWAY WILL REQUIRE PIPES IN THE DITCH LINE. (20.0" x 12" MINIMUM SIZE AND LENGTH) SWALES ARE ACCEPTABLE ONLY WITHIN 50 FEET OF A CREST AND UPON APPROVAL OF COUNTY ROADS ENGINEER. PAVED ENTRANCES SHALL CONFORM TO THE MD SHA STANDARDS.
  - b. COMMERCIAL ENTRANCE CHANNELIZATION SHALL CONFORM TO THE POLICY AND STANDARDS OF MD SHA. APPLICATION AND PLANS WILL BE SUBMITTED TO WORCESTER COUNTY ROADS FOR A COMMERCIAL ENTRANCE PERMIT. A FIVE THOUSAND DOLLAR (\$5,000) PERFORMANCE BOND TO COVER COST OF CONSTRUCTION WILL BE REQUIRED. ALL UTILITY ADJUSTMENTS SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.
  - c. SUBDIVISIONS MAKING CONNECTION WITH STATE HIGHWAYS MUST COMPLY WITH MD SHA RULES AND REGULATIONS.
6. **ROAD SIGNS AND MARKINGS**
  - a. ALL ROADS SHALL BE MARKED AND SIGNED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AS ADOPTED AND PERIODICALLY REVISED BY MD SHA. ALL ROADS SHALL HAVE SUCH IDENTIFYING SIGNS AS MAY BE REQUIRED UNDER OTHER COUNTY LAW OR REGULATION.
7. **PROCEDURES FOR CONSTRUCTION**
  - a. THE DEVELOPER AND / OR HIS CONTRACTOR SHALL ARRANGE TO MEET WITH THE ENGINEER ON SITE TO REVIEW PLANS FOR ROAD CONSTRUCTION.
  - b. THE ENGINEER SHALL UPON NOTIFICATION BY THE DEVELOPER AND / OR HIS CONTRACTOR INSPECT THE SUBGRADE AND GRADING OPERATIONS PRIOR TO PLACING OF ANY BASE MATERIAL.
  - c. THE ENGINEER SHALL UPON NOTIFICATION BY THE DEVELOPER AND / OR HIS CONTRACTOR INSPECT THE BASE, HAVE IT CHECKED FOR DEPTH AND DENSITY, UNSTABLE OR INSUFFICIENT BASE WILL NOT BE ACCEPTED.
  - d. UPON APPROVAL OF BASE COURSE, STABILIZATION MAY BEGIN. WORCESTER COUNTY ROADS WILL HAVE AN INSPECTOR ON THE JOB SITE DURING STABILIZATION OPERATION. WEIGHT TICKETS OR BILLS OF LADING ARE REQUIRED FOR STONE WEIGHT.
  - e. UPON APPROVAL OF ALL THE ABOVE CONSTRUCTION PHASES, AND BASE IS GRADED SMOOTH, BITUMINOUS CONCRETE SURFACE CAN BE APPLIED. WORCESTER COUNTY ROADS WILL HAVE AN INSPECTOR ON THE JOB SITE DURING SURFACING OPERATIONS. WEIGHT TICKETS FOR BITUMINOUS CONCRETE WILL BE REQUIRED.
  - f. THE DEVELOPER AND / OR HIS CONTRACTOR SHALL IN NO INSTANCE PROCEED WITH ANY STAGE OF CONSTRUCTION UNTIL THE ENGINEER INDICATES APPROVAL OF ALL PREVIOUS STAGES.
  - g. UPON APPROVAL OF ALL STAGES OF CONSTRUCTION, THE COUNTY ROADS ENGINEER SHALL INDICATE APPROVAL BY LETTER TO THE WORCESTER COUNTY COMMISSIONERS AND A COPY OF LETTER TO THE DEVELOPER.
  - h. UPON APPROVAL BY THE WORCESTER COUNTY COMMISSIONERS AND UPON RECEIPT OF FEE SIMPLE TITLE FROM THE DEVELOPER, AND AFTER ANY REQUIRED PUBLIC HEARING THE COMMISSIONERS WILL ACCEPT THE ROAD INTO THE WORCESTER COUNTY ROADS SYSTEM FOR MAINTENANCE.





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Know what's below.  
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSURE ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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OLD VIRGINIA ROAD SOLAR  
**OVERALL GRADING & DRAINAGE PLAN**  
POCOMOKE CITY, WORCESTER COUNTY, MD

**CleanCapital**

CLIENT: \_\_\_\_\_  
DATE: AUG 13 2026  
ISSUED FOR REVIEW: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_  
SCALE: 0 25 50  
1" = 50'  
DR. JUS CH. JEL  
ENG. JBG P.M. KW  
BOOK: \_\_\_\_\_  
JOB: 25009044  
SHEET NO.: C200

| SITE LEGEND |                                      |
|-------------|--------------------------------------|
|             | PROJECT AREA / BOUNDARY              |
|             | PROJECT FENCE (7' MIN)               |
|             | PROJECT ROADS                        |
|             | PAULSTINE EMERGENT WETLANDS (PEM)    |
|             | EXISTING INTERMITTENT STREAM         |
|             | EXISTING LINEAR WETLAND              |
|             | EXISTING POND WETLAND                |
|             | EXISTING WETLAND BUFFER              |
|             | SOILS BOUNDARY                       |
|             | LIMITS OF DISTURBANCE / CONSTRUCTION |
|             | EXISTING CULVERT                     |
|             | PROPOSED LANDSCAPE BUFFER            |
|             | EQUIPMENT LAYDOWN AND STAGING AREA   |
|             | PROPOSED GATE                        |
|             | PROPOSED MEDIUM VOLTAGE LINE         |
|             | PROPOSED BORE LOCATION               |
|             | PROPOSED FLOW DIRECTION              |
|             | EXISTING OVERHEAD ELECTRIC           |
|             | EXISTING STRUCTURE                   |
|             | PROPOSED REINFORCED TURF MATTING     |
|             | PROPOSED PANEL                       |
|             | EXISTING TREELINE                    |

| SITE DATA                              |                   |
|----------------------------------------|-------------------|
| <b>PROPERTY INFORMATION:</b>           |                   |
| TOTAL AREA:                            | 54.41 AC          |
| ZONING: I-1 (LIGHT INDUSTRIAL)         |                   |
| <b>LIMIT OF DISTURBANCE:</b>           |                   |
| EXISTING IMPERVIOUS BLDGS, ROADS, ETC: | 0.198 AC (0.8%)   |
| EXISTING PERVIOUS                      |                   |
| GRASS                                  | 0.396 AC (1.6%)   |
| CROPS                                  | 17.675 AC (71.5%) |
| MEADOWS                                | 6.452 AC (26.1%)  |
| PROPOSED IMPERVIOUS PADS, ROADS, ETC:  | 1.014 AC (4.1%)   |
| PROPOSED PERVIOUS                      |                   |
| GRASS                                  | 1.137 AC (4.8%)   |
| MEADOW                                 | 22.570 AC (91.3%) |

| EXISTING SOILS INFORMATION |                                                                        |
|----------------------------|------------------------------------------------------------------------|
| FadA                       | Fallsington sandyloams, 0 to 2 percent slopes, Northern Tidewater Area |
| KeA                        | Kentuck silt loam                                                      |
| OtA                        | Othello silt loams, 0 to 2 percent slopes, Northern Tidewater Area     |
| W                          | Water                                                                  |
| WddA                       | Woodstown sandyloam, 0 to 2 percent slopes, Northern Tidewater Area    |

**NOTE:**  
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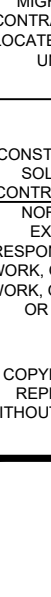










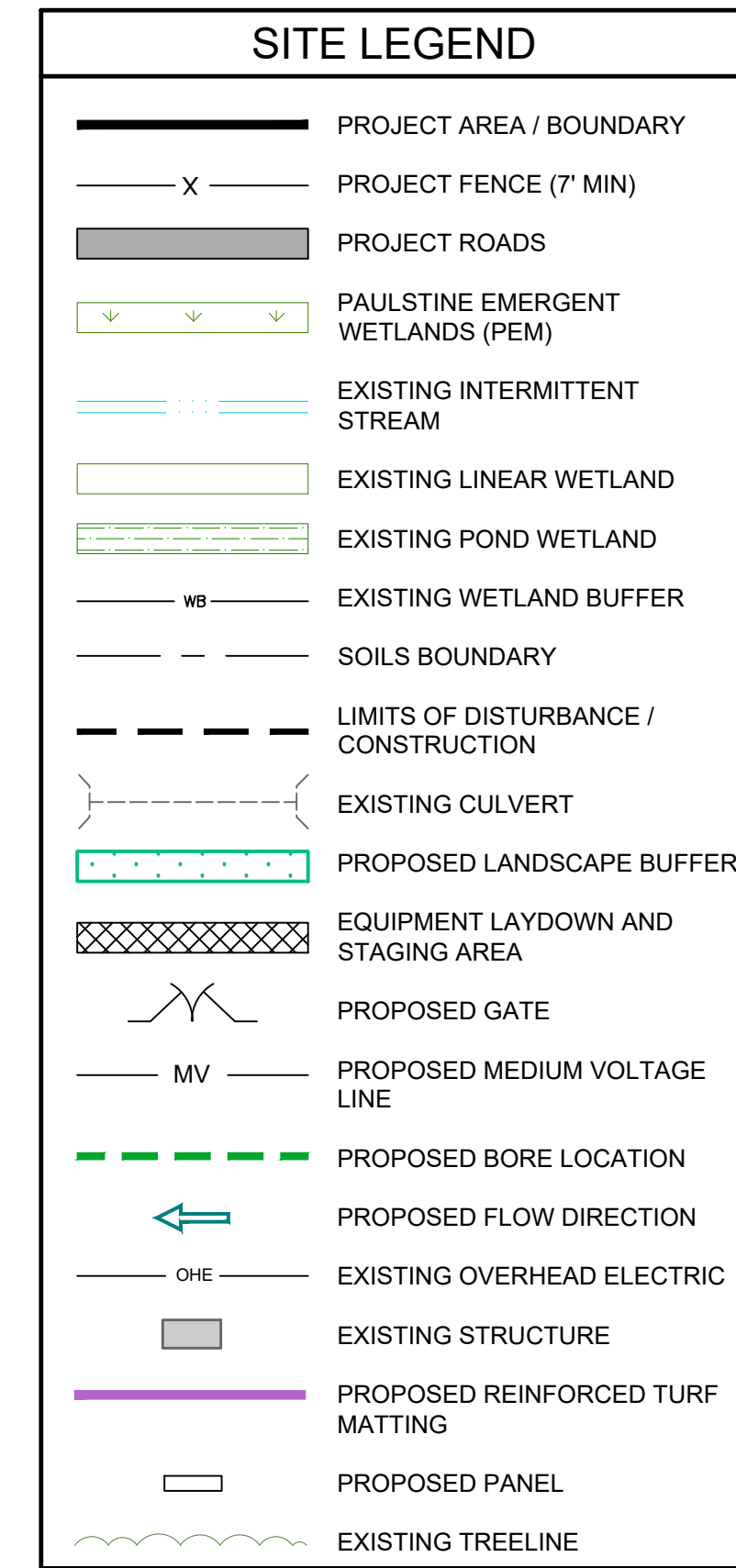
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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <br><b>Know what's below.</b><br><b>Call before you dig.</b><br><small>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</small><br><b>NOTICE:</b><br>CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF ANY MANSUE STRUCTURES, OR OF ANY OTHER PERSONS.<br><small>COPYRIGHT © 2026 ATYVELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATYVELL LLC.</small> |                     |
| <br><b>TWELL</b><br>Engineering & Construction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |
| OLD VIRGINIA ROAD SOLAR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |
| GRADING & DRAINAGE PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |
| POCONOKE CITY, WORCESTER COUNTY, MD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |
| <br><b>CleanCapital</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                     |
| CLIENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |
| DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | AUG 13 2026         |
| ISSUED FOR REVIEW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |
| B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |
| C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |
| REVISIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |
| SCALE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0 25 50<br>1" = 50' |
| DR. JJS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | CH. JEL             |
| ENG. JBG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | P.M. KW             |
| BOOK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |
| JOB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 25009044            |
| SHEET NO.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | C202                |





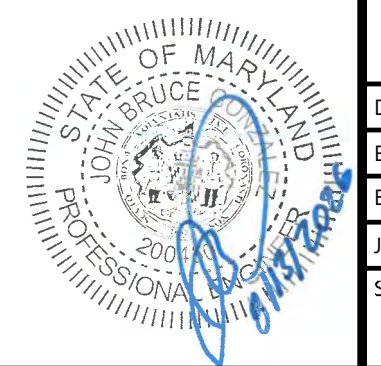
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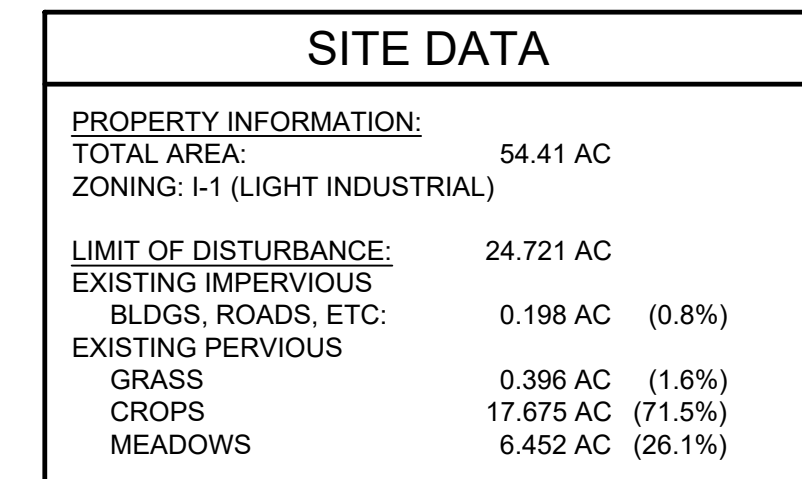


**NOTE:**

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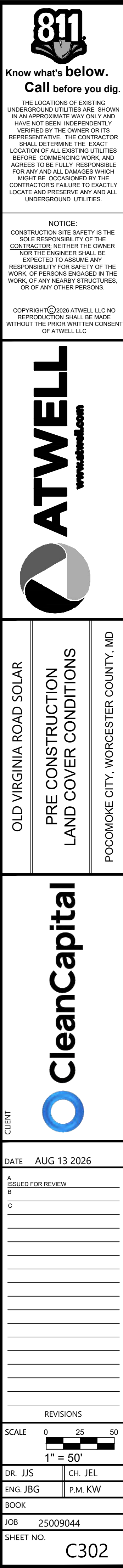






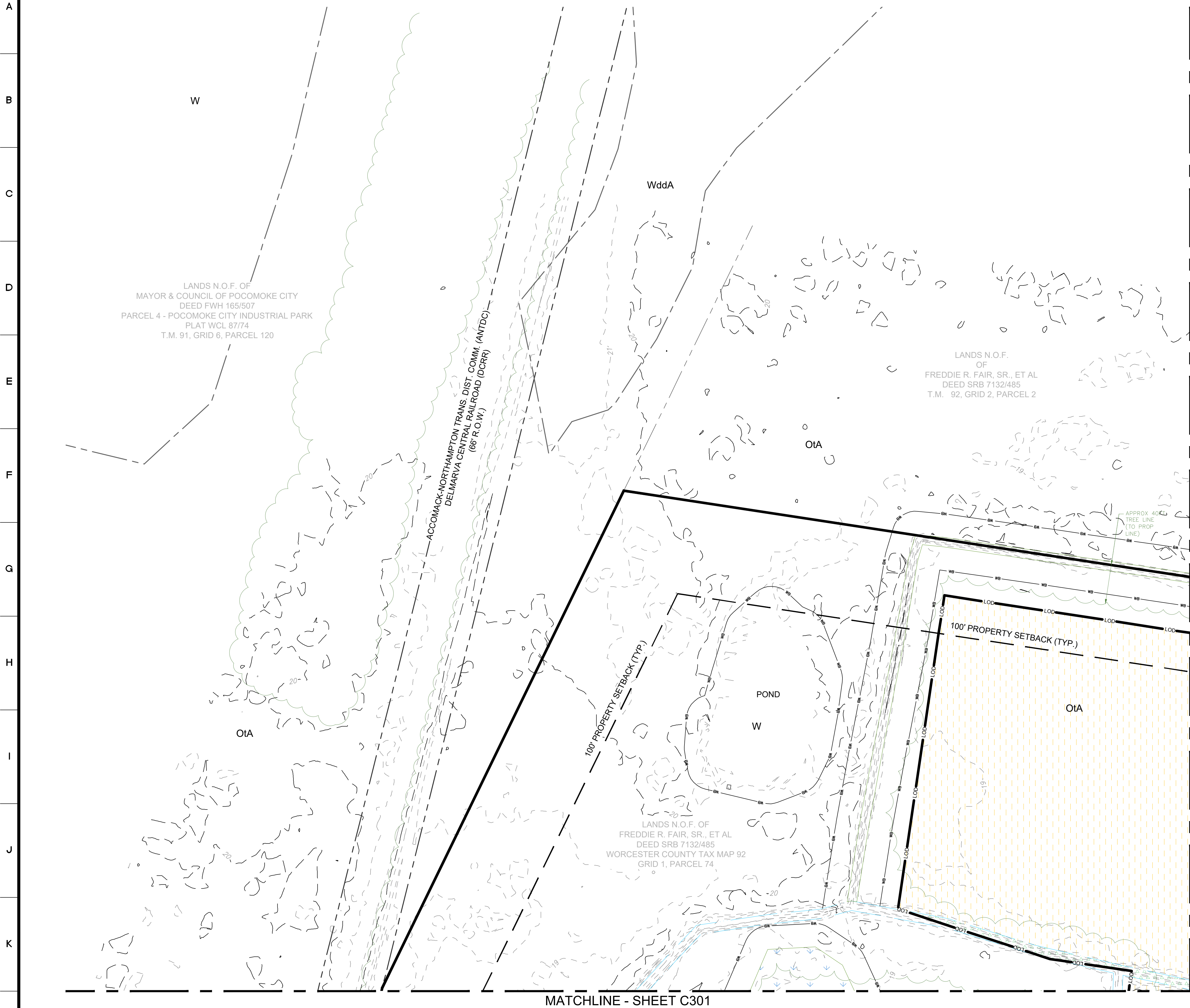








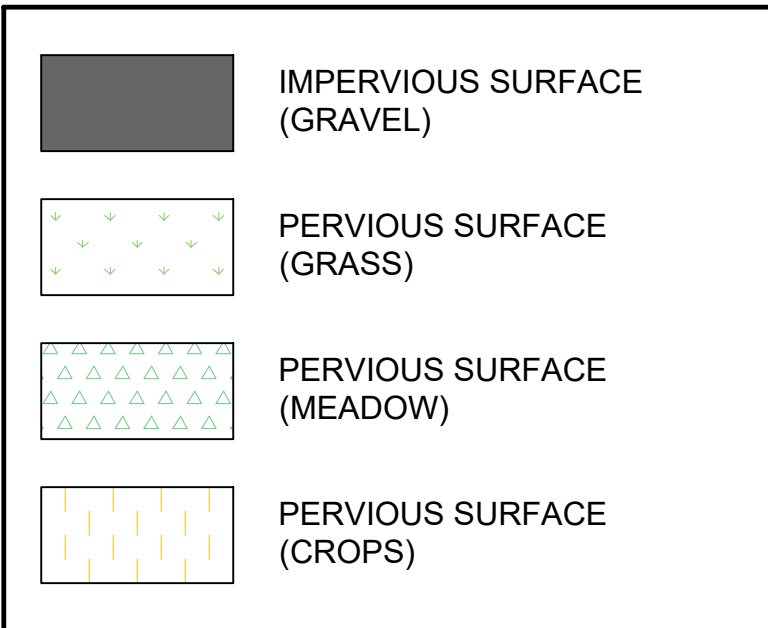
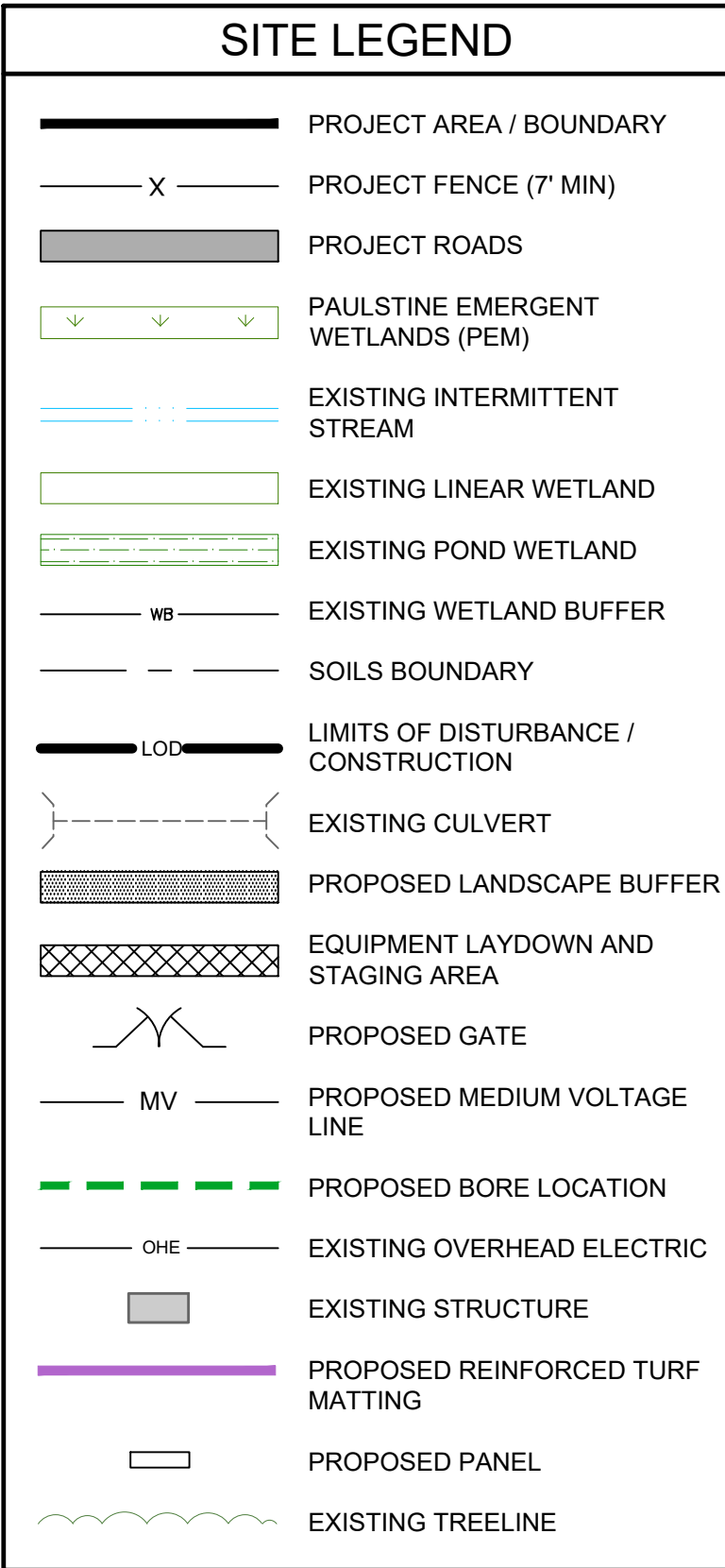
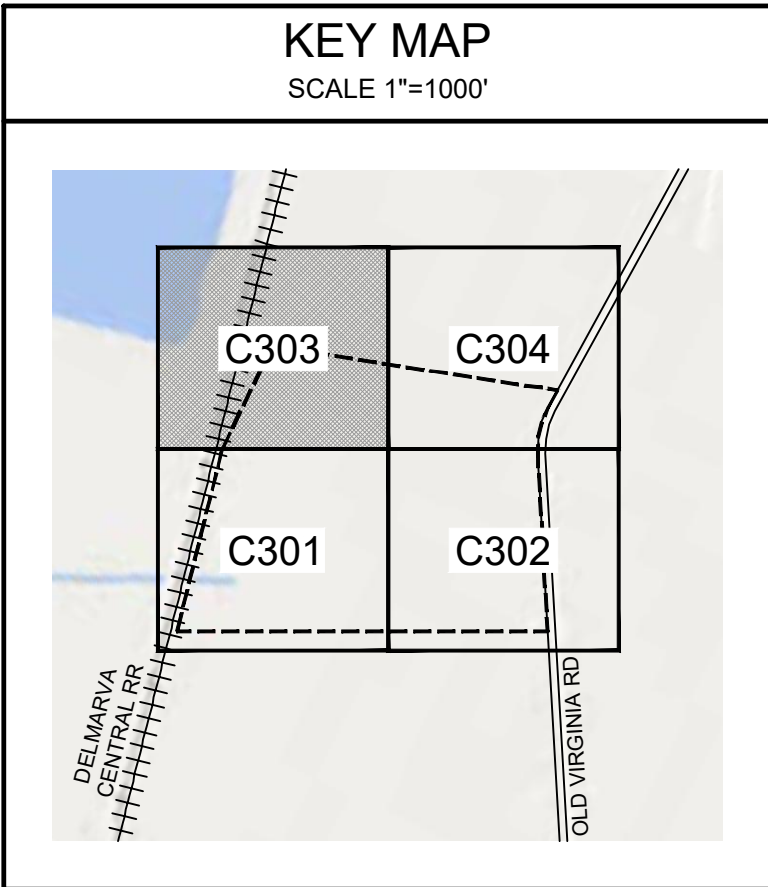
\\atwell\projects\303084\C304 - OLD VIRGINIA ROAD SOLAR PRE CONSTRUCTION DRAINAGE PLANS.DWG 01/13/2026 3:54 PM JACSH LUTZ



PRELIMINARY - NOT ISSUED FOR CONSTRUCTION

MATCHLINE - SHEET C301

MATCHLINE - SHEET C304



| EXISTING SOILS INFORMATION |                                                                        |
|----------------------------|------------------------------------------------------------------------|
| FadA                       | Fallsington sandyloams, 0 to 2 percent slopes, Northern Tidewater Area |
| KeA                        | Kentuck silt loam                                                      |
| OtA                        | Othello silt loams, 0 to 2 percent slopes, Northern Tidewater Area     |
| W                          | Water                                                                  |
| WddA                       | Woodstown sandyloam, 0 to 2 percent slopes, Northern Tidewater Area    |

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OLD VIRGINIA ROAD SOLAR

PRE CONSTRUCTION  
LAND COVER CONDITIONS

POCOMOKE CITY, WORCESTER COUNTY, MD

CLIENT

DATE AUG 13 2026

A ISSUED FOR REVIEW

C

REVISIONS

SCALE 0 25 50  
1" = 50'

|          |         |
|----------|---------|
| DR. JJS  | CH. JEL |
| ENG. JBG | P.M. KW |

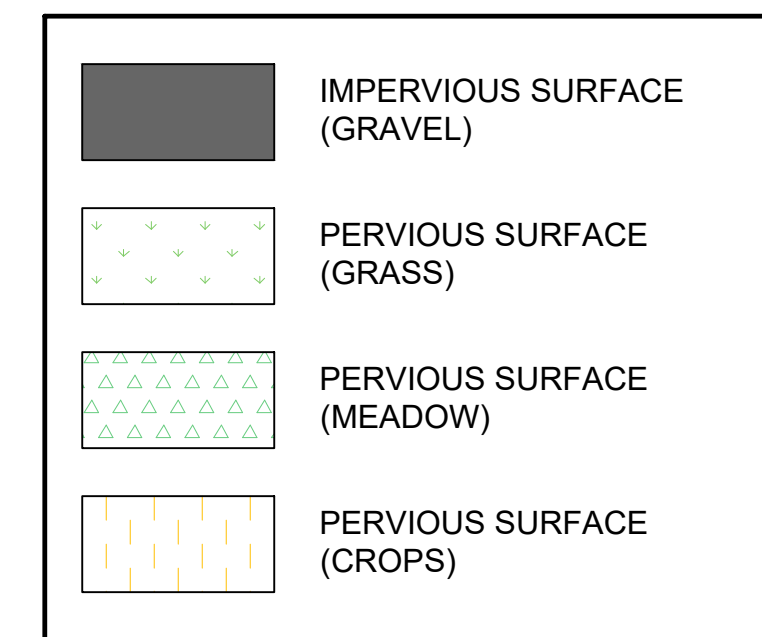
BOOK

JOB 25009044

SHEET NO.

C303



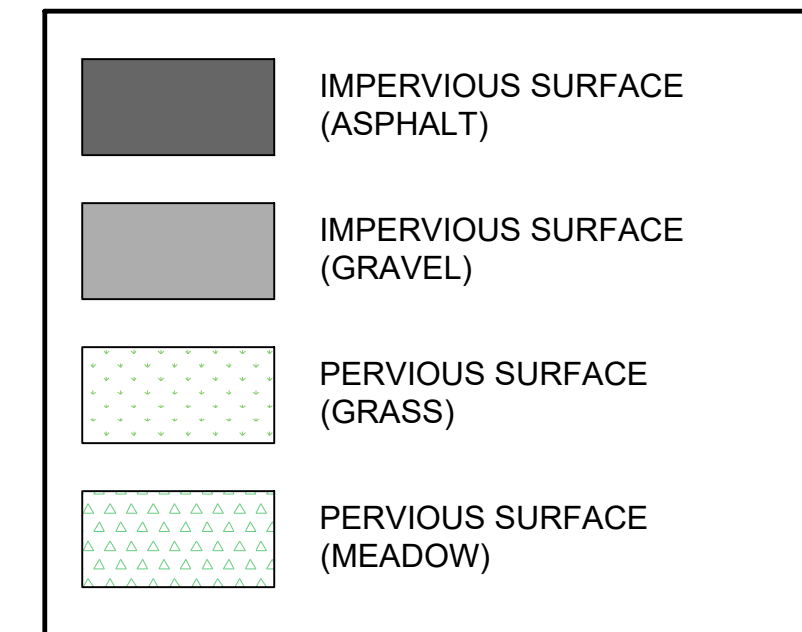


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| SITE DATA                      |           |         |
|--------------------------------|-----------|---------|
| <u>PROPERTY INFORMATION:</u>   |           |         |
| TOTAL AREA:                    | 54.41 AC  |         |
| ZONING: I-1 (LIGHT INDUSTRIAL) |           |         |
| <u>LIMIT OF DISTURBANCE:</u>   |           |         |
| TEMPORARY IMPERVIOUS           | 24.721 AC |         |
| BLDGs, ROADS, ETC:             | 1.236 AC  | (5.0%)  |
| TEMPORARY PERVIOUS             |           |         |
| GRASS                          | 0.915 AC  | (3.7%)  |
| MEADOWS                        | 22.570 AC | (91.3%) |
| PROPOSED IMPERVIOUS            |           |         |
| PADS, ROADS, ETC:              | 1.014 AC  | (4.1%)  |
| PROPOSED PERVIOUS              |           |         |
| GRASS                          | 1.137 AC  | (4.6%)  |
| MEADOW                         | 22.570 AC | (91.3%) |





















**OWNER**  
OLD VIRGINIA ROAD, LLC  
228 PARK AVENUE S, PMB 23351  
NEW YORK, NY 10003-1502  
PHONE: (646) 992-3607  
CONTACT: RAAJAN RAJ

LANDS N.O.F. OF  
MAYOR & COUNCIL OF POCOMOKE CITY  
DEED FWH 165/507  
PARCEL 4 - POCOMOKE CITY INDUSTRIAL PARK  
PLAT WCL 87/74  
T.M. 91, GRID 6, PARCEL 120

LANDS N.O.F.  
OF  
FREDDIE R. FAIR, SR., ET AL  
DEED SRB 7132/485  
T.M. 92, GRID 2, PARCEL 2

LANDS N.O.F. OF  
RAY FAIR, JR. & FAYE HANSEN FAIR  
DEED SVH 5041/572  
PLAT WCL 104/17  
T.M. 92, GRID 1, PARCEL 183

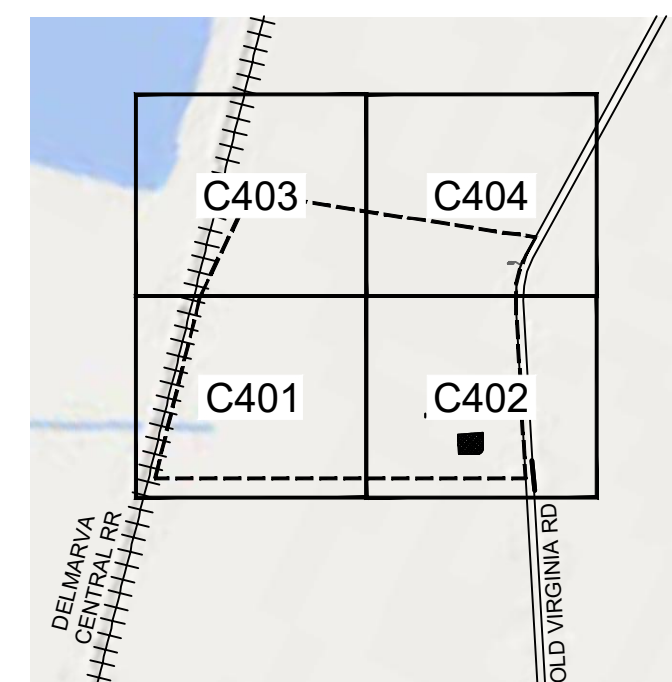
LANDS N.O.F. OF  
POCOMOKE CITY, MARYLAND  
DEED RHO 2529/376  
PLAT SVH 169/45  
T.M. 92, GRID 2, PARCEL 210, LOT 1

LANDS N.O.F. OF  
FREDDIE R. FAIR, SR., ET AL  
DEED SRB 7132/485  
WORCESTER COUNTY TAX MAP 92  
GRID 1, PARCEL 74

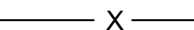
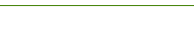
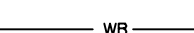
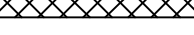
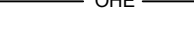
LANDS N.O.F. OF  
STATE OF MARYLAND  
DEPARTMENT OF NATURAL RESOURCES  
DEED SVH 2959/230, PLAT RHO 155/38  
T.M. 92, GRID 7, PARCEL 12

## KEY MAP

SCALE 1"=1000'



## SITE LEGEND

- |                                                                                       |                                              |
|---------------------------------------------------------------------------------------|----------------------------------------------|
|    | PROJECT AREA / BOUNDARY                      |
|    | PROJECT FENCE (7' MIN)                       |
|    | PROJECT ROADS                                |
|    | PAULSTINE EMERGENT WETLAND (PEM)             |
|    | EXISTING INTERMITTENT STREAM                 |
|    | EXISTING LINEAR WETLAND                      |
|    | EXISTING POND WETLAND                        |
|    | EXISTING WETLAND BUFFER                      |
|    | SOILS BOUNDARY                               |
|    | LIMITS OF DISTURBANCE / CONSTRUCTION         |
|    | EXISTING CULVERT                             |
|    | PROPOSED LANDSCAPE BUFFER                    |
|    | EQUIPMENT LAYDOWN, PARKING, AND STAGING AREA |
|    | PROPOSED GATE                                |
|    | PROPOSED MEDIUM VOLTAGE LINE                 |
|   | PROPOSED BORE LOCATION                       |
|  | EXISTING OVERHEAD ELECTRIC                   |
|  | EXISTING STRUCTURE                           |
|  | PROPOSED REINFORCED TURF MATTING             |
|  | PROPOSED PANEL                               |
|  | EXISTING TREELINE                            |

### EROSION LEGEND

|                                        |                                                                                       |
|----------------------------------------|---------------------------------------------------------------------------------------|
| STABILIZED<br>CONSTRUCTION<br>ENTRANCE |  |
| SEDIMENT BARRIER<br>SILT FENCE         |  |
| CONCRETE WASHOUT<br>STRUCTURE          |  |
| TEMPORARY ACCESS<br>BRIDGE             |  |

## SITE DATA

|                                            |                   |
|--------------------------------------------|-------------------|
| <u>PROPERTY INFORMATION:</u>               |                   |
| TOTAL AREA:                                | 54.41 AC          |
| ZONING: I-1 (LIGHT INDUSTRIAL)             |                   |
|                                            |                   |
| <u>LIMIT OF DISTURBANCE:</u>               | 24.721 AC         |
| TEMPORARY IMPERVIOUS<br>BLDGs, ROADS, ETC: | 1.236 AC (5.0%)   |
| TEMPORARY PERVIOUS<br>GRASS                | 0.915 AC (3.7%)   |
| MEADOWS                                    | 22.570 AC (91.3%) |
| PROPOSED IMPERVIOUS<br>PADS, ROADS, ETC:   | 1.014 AC (4.1%)   |
| PROPOSED PERVIOUS<br>GRASS                 | 1.137 AC (4.6%)   |
| MEADOW                                     | 22.570 AC (91.3%) |

PRELIMINARY - NOT ISSUED FOR CONSTRUCTION



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OLD VIRGINIA ROAD SOLAR

OVERALL EROSION &  
SEDIMENT CONTROL PLAN

COCOMOKE CITY WORCESTER COUNTY MD



**CLIENT**

DATE AUG 13 2026

**A**  
**ISSUED FOR REVIEW**

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REVIS

SCALE 0 

1" =

DR. JJS

BOOK

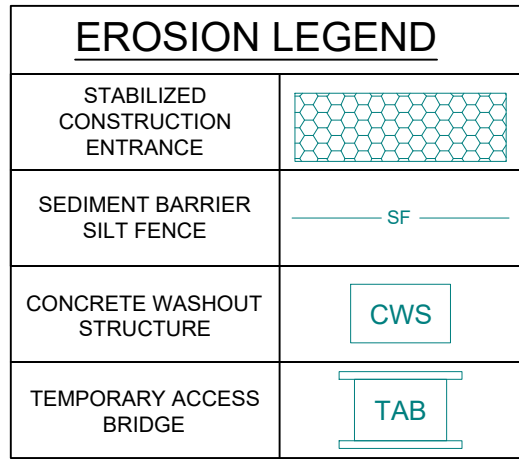
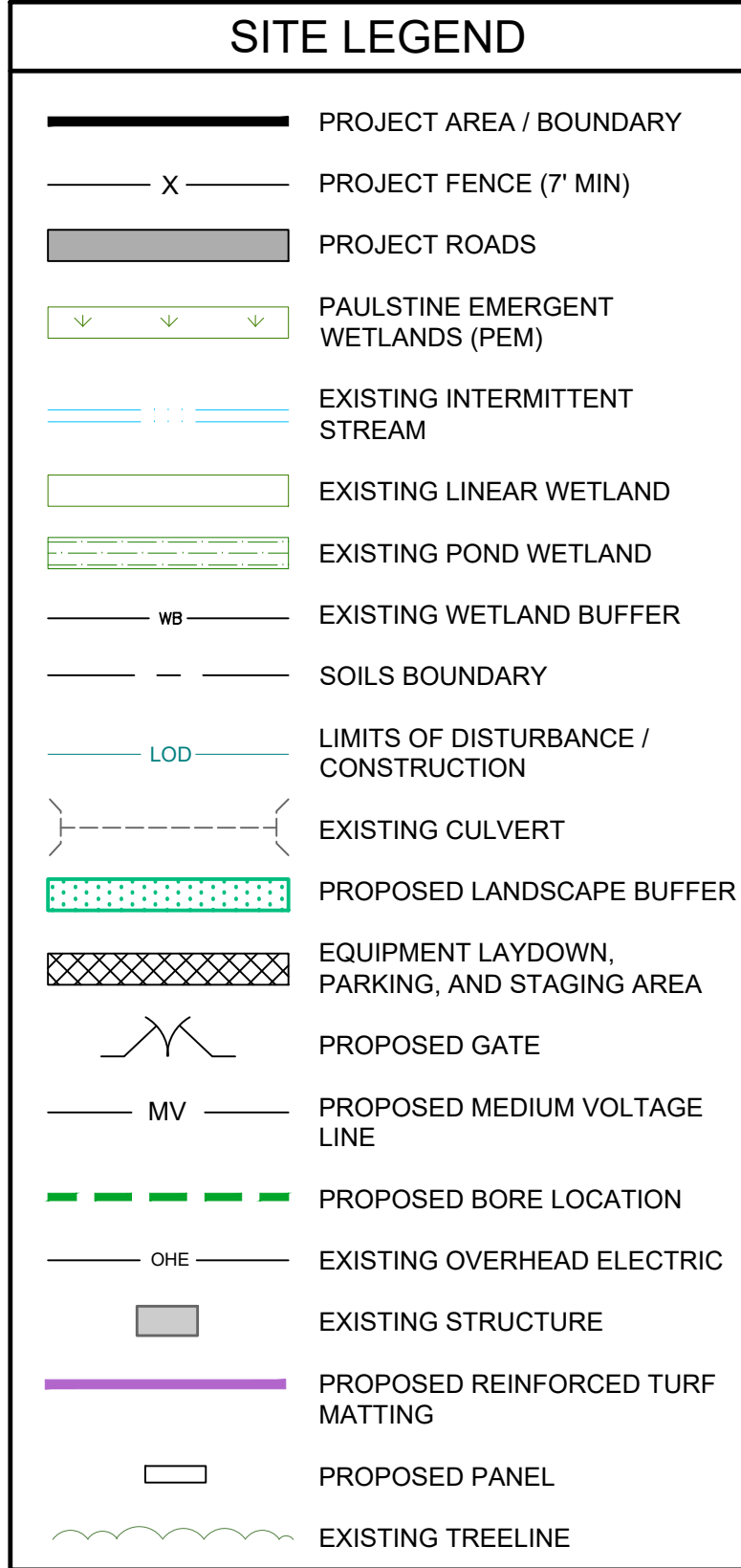
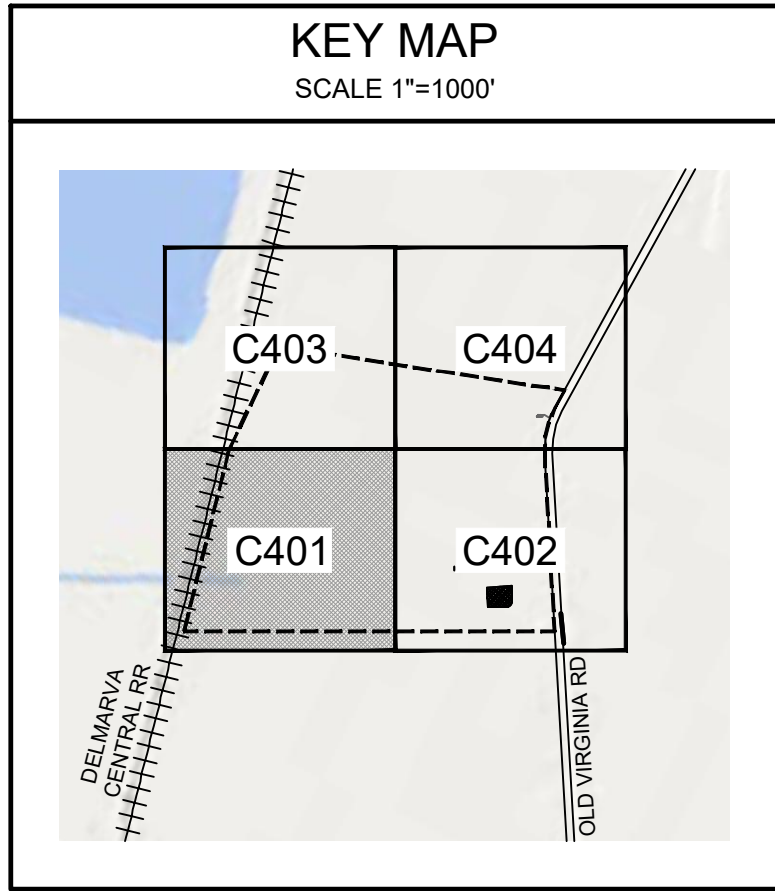
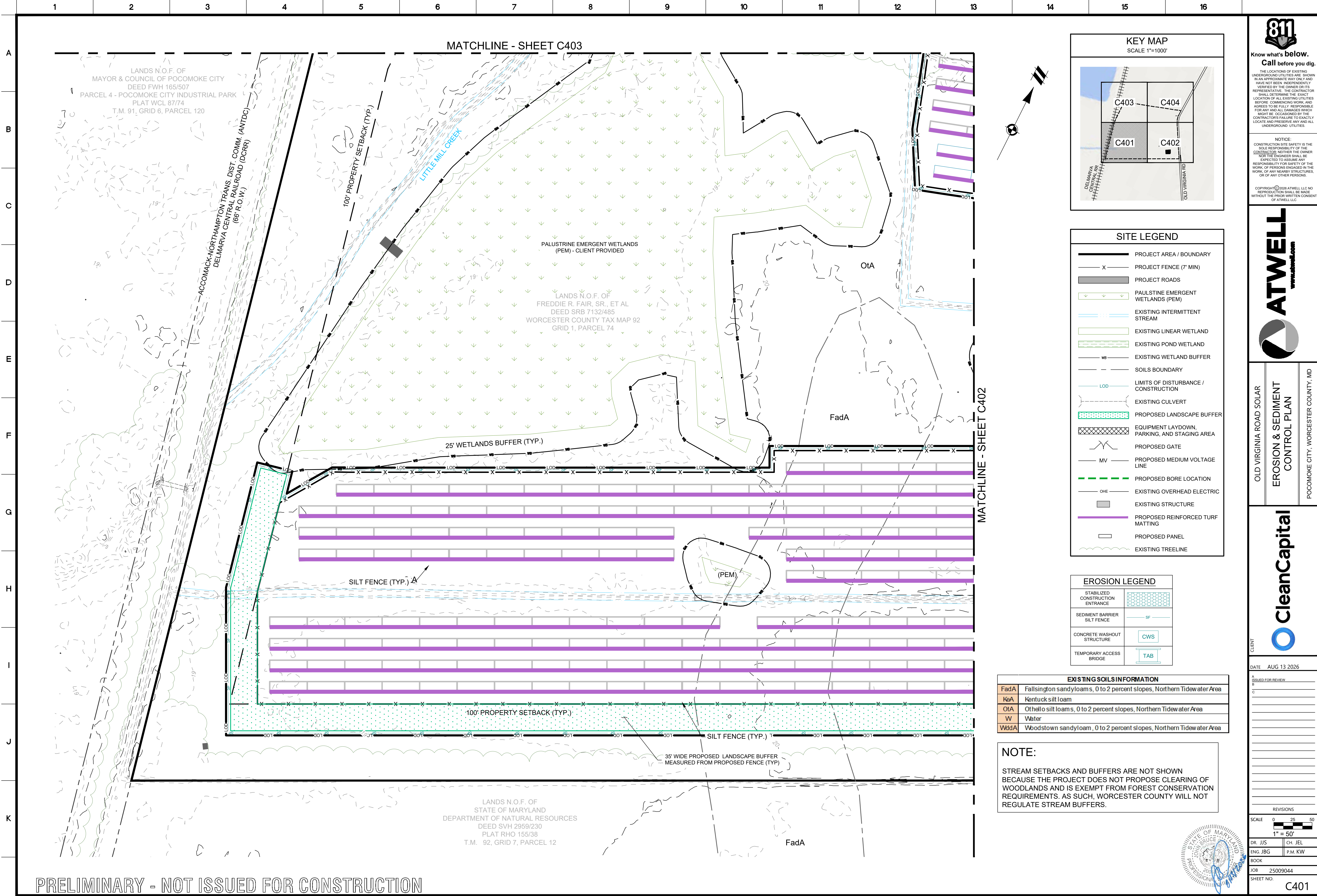
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| JOB | 25009 |
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C400





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| EXISTING SOILS INFORMATION |                                                                        |
|----------------------------|------------------------------------------------------------------------|
| FadA                       | Fallsington sandyloams, 0 to 2 percent slopes, Northern Tidewater Area |
| KeA                        | Kentuck silt loam                                                      |
| OtA                        | Othello silt loams, 0 to 2 percent slopes, Northern Tidewater Area     |
| W                          | Water                                                                  |
| WddA                       | Woodstown sandyloam, 0 to 2 percent slopes, Northern Tidewater Area    |

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OLD VIRGINIA ROAD SOLAR  
EROSION & SEDIMENT  
CONTROL PLAN

POCOMOKE CITY, WORCESTER COUNTY, MD

CLIENT

DATE AUG 13 2026

A ISSUED FOR REVIEW

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REVISIONS

SCALE 0 25 50  
1" = 50'

DR. JJS CH. JEL  
ENG. JBG P.M. KW

BOOK

JOB 25009044

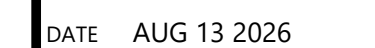
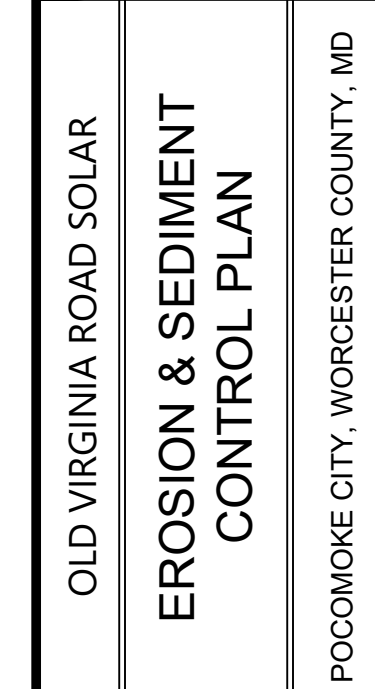
SHEET NO. C401





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SCALE 0 25 50

1" = 50'

|         |         |
|---------|---------|
| DR. JJS | CH. JEL |
|---------|---------|

|          |         |
|----------|---------|
| ENG. JBG | P.M. KW |
|----------|---------|

BOOK

|     |          |
|-----|----------|
| JOB | 25009044 |
|-----|----------|

SHEET NO.

C402

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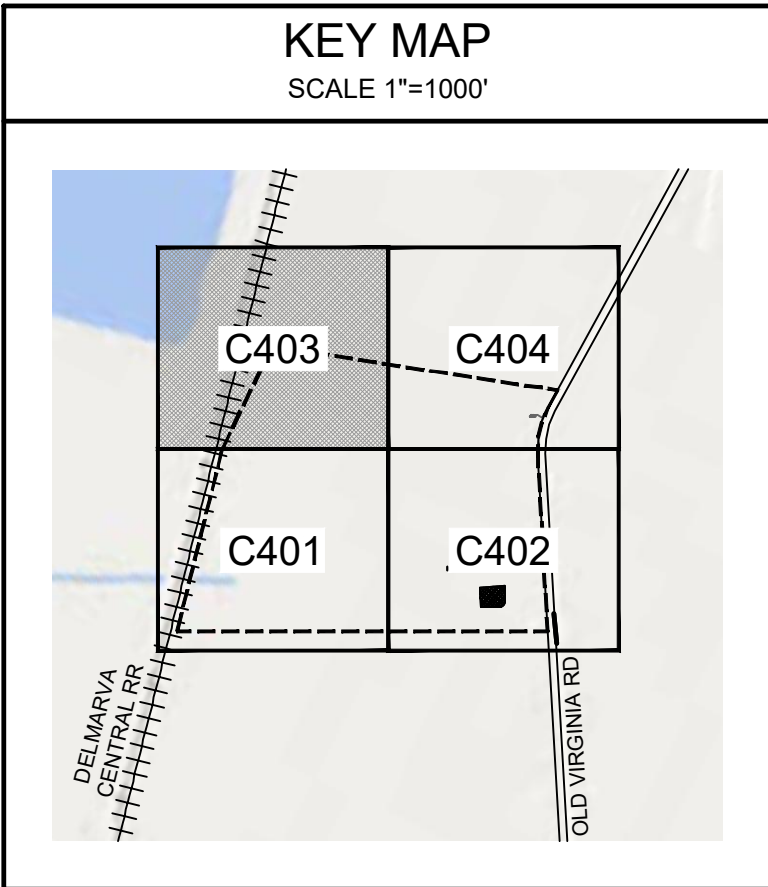
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PRELIMINARY - NOT ISSUED FOR CONSTRUCTION

| EXISTING SOILS INFORMATION |                                                                        |
|----------------------------|------------------------------------------------------------------------|
| FadA                       | Fallsington sandyloams, 0 to 2 percent slopes, Northern Tidewater Area |
| KeA                        | Kentuck silt loam                                                      |
| OtA                        | Othello silt loams, 0 to 2 percent slopes, Northern Tidewater Area     |
| W                          | Water                                                                  |
| WddA                       | Woodstown sandyloam, 0 to 2 percent slopes, Northern Tidewater Area    |

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| SITE LEGEND |                                              |
|-------------|----------------------------------------------|
|             | PROJECT AREA / BOUNDARY                      |
|             | PROJECT FENCE (7' MIN)                       |
|             | PROJECT ROADS                                |
|             | PAULSTINE EMERGENT WETLANDS (PEM)            |
|             | EXISTING INTERMITTENT STREAM                 |
|             | EXISTING LINEAR WETLAND                      |
|             | EXISTING POND WETLAND                        |
|             | EXISTING WETLAND BUFFER                      |
|             | SOILS BOUNDARY                               |
|             | LIMITS OF DISTURBANCE / CONSTRUCTION         |
|             | EXISTING CULVERT                             |
|             | PROPOSED LANDSCAPE BUFFER                    |
|             | EQUIPMENT LAYDOWN, PARKING, AND STAGING AREA |
|             | PROPOSED GATE                                |
|             | PROPOSED MEDIUM VOLTAGE LINE                 |
|             | PROPOSED BORE LOCATION                       |
|             | EXISTING OVERHEAD ELECTRIC                   |
|             | EXISTING STRUCTURE                           |
|             | PROPOSED REINFORCED TURF MATTING             |
|             | PROPOSED PANEL                               |
|             | EXISTING TREELINE                            |

| EROSION LEGEND                   |  |
|----------------------------------|--|
| STABILIZED CONSTRUCTION ENTRANCE |  |
| SEDIMENT BARRIER SILT FENCE      |  |
| CONCRETE WASHOUT STRUCTURE       |  |
| TEMPORARY ACCESS BRIDGE          |  |

Know what's below.  
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NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSURE ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

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OLD VIRGINIA ROAD SOLAR  
EROSION & SEDIMENT CONTROL PLAN  
POCOMOKE CITY, WORCESTER COUNTY, MD

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DATE AUG 13 2026

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ENG. JBG P.M. KW

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NOTICE:  
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OLD VIRGINIA ROAD SOLAR  
EROSION & SEDIMENT  
CONTROL PLAN



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### B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

### DEFINITION

## THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER

## PURPOSE

TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION

### CONDITIONS WHERE PRACTICE APPLIES

TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

### CRITERIA

### A. SEEDING

### A. SOIL PREPARATION

## 1. TEMPORARY STABILIZATION

## 1. SPECIFICATIONS

## 2. PERMANENT STABILIZATION

a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:

- SOIL PH BETWEEN 6.0 AND 7.0.
- SOLUBLE SALT LESS THAN 500 PARTS PER MILLION (PPM).
- SOIL CONTAINS LESS THAN 10 PERCENT CLAY (BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
- SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
- SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.

b. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.

- c. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE, AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES.
- d. MIX SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
- e. APPLY SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE. REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WOULD REQUIRE. DISK OR RAKE TO SMOOTH THE SURFACE. REMOVE PLASTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRIABLE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

### ESTABLISHMENT OF VEGETATIVE COVER ON CUT AND FILL SLOPES.

## 2.2 THE STEPS

## PURPOSE

TO PROVIDE TIMELY VEGETATIVE COVER ON CUT AND FILL SLOPES AS WORK PROGRESSES.

### CONDITIONS WHERE PRACTICE APPLIES

### CRITERIA

ANY CUT OR FILL SLOPE GREATER THAN 15 FEET IN HEIGHT. THIS PRACTICE ALSO APPLIES TO

ANY CUT OR FILL SLOPE GREATER THAN 15 FEET IN HEIGHT. THIS PRACTICE ALSO APPLIES TO STOCKPILES.

CRITERIA

A. INCREMENTAL STABILIZATION - CUT SLOPES

1. EXCAVATE AND STABILIZE CUT SLOPES IN INCREMENTS NOT TO EXCEED 15 FEET IN HEIGHT. PREPARE SEEDBED AND APPLY SEED AND MULCH ON ALL CUT SLOPES AS THE WORK PROGRESSES.
2. CONSTRUCTION SEQUENCE EXAMPLE (REFER TO FIGURE B.1):
  - a. CONSTRUCT AND STABILIZE ALL TEMPORARY SWALES OR DIKES THAT WILL BE USED TO CONVEY RUNOFF AROUND THE EXCAVATION.
  - b. PERFORM PHASE 1 EXCAVATION, PREPARE SEEDBED, AND STABILIZE.
  - c. PERFORM PHASE 2 EXCAVATION, PREPARE SEEDBED, AND STABILIZE. OVERSEED PHASE 1 AREAS AS NECESSARY.
  - d. PERFORM FINAL PHASE EXCAVATION, PREPARE SEEDBED, AND STABILIZE. OVERSEED PREVIOUSLY SEEDBED AREAS AS NECESSARY.

## MAINTENANCE

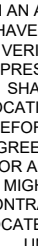
THE LINE, GRADE, AND CROSS SECTION OF BENCHING AND SERRATED SLOPES MUST BE MAINTAINED. BENCHES AND SERRATED SLOPES MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.



PRELIMINARY - NOT ISSUED FOR CONSTRUCTION





|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |
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| <p align="center"><b>NOTICE:</b><br/>CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.</p>                                                                                                                                                                                                                                                                                                 |             |
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| <p><b>OLD VIRGINIA ROAD SOLAR<br/>EROSION &amp; SEDIMENT<br/>CONTROL SPECIFICATIONS</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |
| <p><b>POCOMOKE CITY, WORCESTER COUNTY, MD</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |             |
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| DR. JJS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | CH. JEL     |
| ENG. JBG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | P.M. KW     |
| BOOK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |             |
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PRELIMINARY - NOT ISSUED FOR CONSTRUCTION

Pre-Development Drainage Areas

| Name                         | Total Area<br>(ft²) | Total Area<br>(Acres) | RCN | Paved |    |    |          | Gravel Road |    |    |          | Rooftops |    |    |          | Row Crops (Straight Row) |    |    |            | Meadow |    |    |            | Open Space (Good Condition) |    |    |           |
|------------------------------|---------------------|-----------------------|-----|-------|----|----|----------|-------------|----|----|----------|----------|----|----|----------|--------------------------|----|----|------------|--------|----|----|------------|-----------------------------|----|----|-----------|
|                              |                     |                       |     | A     | B  | C  | D        | A           | B  | C  | D        | A        | B  | C  | D        | A                        | B  | C  | D          | A      | B  | C  | D          | A                           | B  | C  | D         |
|                              |                     |                       |     | 98    | 98 | 98 | 98       | 76          | 85 | 89 | 91       | 98       | 98 | 98 | 98       | 67                       | 78 | 85 | 89         | 30     | 58 | 71 | 78         | 39                          | 61 | 74 | 80        |
| Point of Investigation No. 1 |                     |                       |     |       |    |    |          |             |    |    |          |          |    |    |          |                          |    |    |            |        |    |    |            |                             |    |    |           |
| On-Site                      | 1,076,847 sf        | 24.721 Ac.            | 81  |       |    |    | 953 sf   |             |    |    | 7,032 sf |          |    |    | 630 sf   |                          |    |    | 769,913 sf |        |    |    | 281,059 sf |                             |    |    | 17,260 sf |
| Off-Site                     | 0 sf                | 0.000 Ac.             |     |       |    |    |          |             |    |    |          |          |    |    |          |                          |    |    |            |        |    |    |            |                             |    |    |           |
| POI-1                        | 1,076,847 sf        | 24.721 Ac.            | 81  |       |    |    | 953 sf   |             |    |    | 7,032 sf |          |    |    | 630 sf   |                          |    |    | 769,913 sf |        |    |    | 281,059 sf |                             |    |    | 17,260 sf |
|                              |                     |                       |     |       |    |    | 0.022 ac |             |    |    | 0.161 ac |          |    |    | 0.014 ac |                          |    |    | 17.675 ac  |        |    |    | 6.452 ac   |                             |    |    | 0.396 ac  |
| Limits of Disturbance        |                     |                       |     |       |    |    |          |             |    |    |          |          |    |    |          |                          |    |    |            |        |    |    |            |                             |    |    |           |
| LOD 1                        | 1,076,847 sf        | 24.721 Ac.            | 81  |       |    |    | 953 sf   |             |    |    | 7,032 sf |          |    |    | 630 sf   |                          |    |    | 769,913 sf |        |    |    | 281,059 sf |                             |    |    | 17,260 sf |
|                              |                     |                       |     |       |    |    | 0.022 ac |             |    |    | 0.161 ac |          |    |    | 0.014 ac |                          |    |    | 17.675 ac  |        |    |    | 6.452 ac   |                             |    |    | 0.396 ac  |

Post-Development Drainage Areas

| Name                         | Total Area<br>(ft <sup>2</sup> ) | Total Area<br>(Acres) | RCN | Paved |    |    |          | Solar Panel Pedestals |    |    |          | Gravel Road |    |    |           | Meadow |    |    |            | Open Space (Good Condition) |    |    |    |           |  |
|------------------------------|----------------------------------|-----------------------|-----|-------|----|----|----------|-----------------------|----|----|----------|-------------|----|----|-----------|--------|----|----|------------|-----------------------------|----|----|----|-----------|--|
|                              |                                  |                       |     | A     | B  | C  | D        | A                     | B  | C  | D        | A           | B  | C  | D         | A      | B  | C  | D          | A                           | B  | C  | D  |           |  |
|                              |                                  |                       |     | 98    | 98 | 98 | 98       | 98                    | 98 | 98 | 98       | 76          | 65 | 89 | 91        | 30     | 58 | 71 | 78         | 39                          | 61 | 74 | 80 |           |  |
| Point of Investigation No. 1 |                                  |                       |     |       |    |    |          |                       |    |    |          |             |    |    |           |        |    |    |            |                             |    |    |    |           |  |
| On-Site                      | 1,076,847 sf                     | 24.721 Ac.            | 72  |       |    |    | 3,513 sf |                       |    |    | 2,125 sf |             |    |    | 38,531 sf |        |    |    | 983,149 sf |                             |    |    |    | 49,529 sf |  |
| Off-Site                     | 0 sf                             | 0.000 Ac.             |     |       |    |    |          |                       |    |    |          |             |    |    |           |        |    |    |            |                             |    |    |    |           |  |
| POI-1                        | 1,076,847 sf                     | 24.721 Ac.            | 72  |       |    |    | 3,513 sf |                       |    |    | 2,125 sf |             |    |    | 38,531 sf |        |    |    | 983,149 sf |                             |    |    |    | 49,529 sf |  |
|                              |                                  |                       |     |       |    |    | 0.081 ac |                       |    |    | 0.049 ac |             |    |    | 0.885 ac  |        |    |    | 22.570 ac  |                             |    |    |    | 1.137 ac  |  |
| Limits of Disturbance        |                                  |                       |     |       |    |    |          |                       |    |    |          |             |    |    |           |        |    |    |            |                             |    |    |    |           |  |
| LOD 1                        | 1,076,847 sf                     | 24.721 Ac.            | 72  |       |    |    | 3,513 sf |                       |    |    | 2,125 sf |             |    |    | 38,531 sf |        |    |    | 983,149 sf |                             |    |    |    | 49,529 sf |  |
|                              |                                  |                       |     |       |    |    | 0.081 ac |                       |    |    | 0.049 ac |             |    |    | 0.885 ac  |        |    |    | 22.570 ac  |                             |    |    |    | 1.137 ac  |  |

Impervious Area Requiring Treatment (IART)

|                                                            |                        |
|------------------------------------------------------------|------------------------|
| LOD Area =                                                 | 1,076,847 sf           |
| Existing Conditions (Impervious, A <sub>IE</sub> ) =       | 8,615 sf               |
| Existing Conditions (Pervious) =                           | 1,068,232 sf           |
| Proposed Conditions (Impervious) =                         | 44,169 sf              |
| Proposed Conditions (Pervious) =                           | 1,032,678 sf           |
| Change in Impervious Area (ΔA <sub>I</sub> ) =             | 35,554 sf              |
| Existing % Impervious =                                    | 0.8% (New Development) |
| IART = 100% (A <sub>IE</sub> ) + 100% (ΔA <sub>I</sub> ) = | 44,169 sf              |

IART = 100% (A<sub>IE</sub>) + 100% (ΔA<sub>I</sub>) = 44,169 sf (New Development)  
IART = 50% (A<sub>IE</sub>) + 100% (ΔA<sub>I</sub>) = 39,862 sf (Redevelopment)

ESD<sub>v</sub> and Rev Requirements  
(Full Site)

|                       |              |                 |                                                                          |
|-----------------------|--------------|-----------------|--------------------------------------------------------------------------|
| HSG - C               |              |                 |                                                                          |
| Limit of Disturbance  | 1,076,847 sf | ft <sup>2</sup> |                                                                          |
| Total Impervious Area | 44,169 sf    | ft <sup>2</sup> |                                                                          |
| Total Landscaped Area | 1,032,678 sf | ft <sup>2</sup> |                                                                          |
| % Impervious Area     | 4.0%         |                 | R <sub>v</sub> = 0.05 + (0.009 x % Impervious)<br>R <sub>v</sub> = 0.096 |

Target P<sub>E</sub> = 1.0 in (From Table 5.3)  
ESD<sub>v</sub> Req'd = [(P<sub>E</sub>)(R<sub>v</sub>)(Limit of Disturbance)] / 12  
ESD<sub>v</sub> Req'd =  $\frac{1.0 \text{ in} \times 0.096 \times 1,076,847 \text{ sf}}{12}$  = 7,717 cf

Summary

Total LOD = 1,076,847 sf  
HSG-C 7,717 cf  
Total ESD<sub>v</sub> = 7,717 cf

BMP Calculations  
NRD (Driveway)

Non Rooftop Disconnect (Chapter 5, Method N-2)

ESD<sub>v</sub> Requirements

Disconnection Type: Impervious

Total Non Rooftop Disconnect Area: 38,531 sf  
Ratio Impervious Area: 100.0%  
R<sub>v</sub> = 0.05 + (0.009 x % Impervious)  
R<sub>v</sub> = 0.950

Disconnection Flow Path Length = 20 ft  
Contributing Flow Path Length = 20 ft  
Ratio of Disconnection Length = 1.00  
Target P<sub>E</sub> = 1.0 in (From Table 5.6)

ESD<sub>v</sub> Credit =  $\frac{[(P_E)(R_v)(\text{Rooftop Area})] / 12}{1.0 \text{ in} \times 0.950 \times 38,531 \text{ sf}} = 3,050 \text{ cf}$

BMP Calculations  
NRD (Solar Panels)

Non Rooftop Disconnect (Chapter 5, Method N-2)

ESD<sub>v</sub> Requirements

Disconnection Type: Impervious

Total Non Rooftop Disconnect Area: 330,385 sf  
Ratio Impervious Area: 100.0%  
R<sub>v</sub> = 0.05 + (0.009 x % Impervious)  
R<sub>v</sub> = 0.950

Disconnection Flow Path Length = 15 ft  
Contributing Flow Path Length = 13 ft  
Ratio of Disconnection Length = 1.15  
Target P<sub>E</sub> = 1.0 in (From Table 5.6)

ESD<sub>v</sub> Credit =  $\frac{[(P_E)(R_v)(\text{Rooftop Area})] / 12}{1.0 \text{ in} \times 0.950 \times 330,385 \text{ sf}} = 26,155 \text{ cf}$

Length of Panels: 49 ft  
Width of Panels: 14 ft  
Total Number of Panels: 479  
Equipment Pads: 1,791 sf

Summary of ESD<sub>v</sub> Treatment Provided

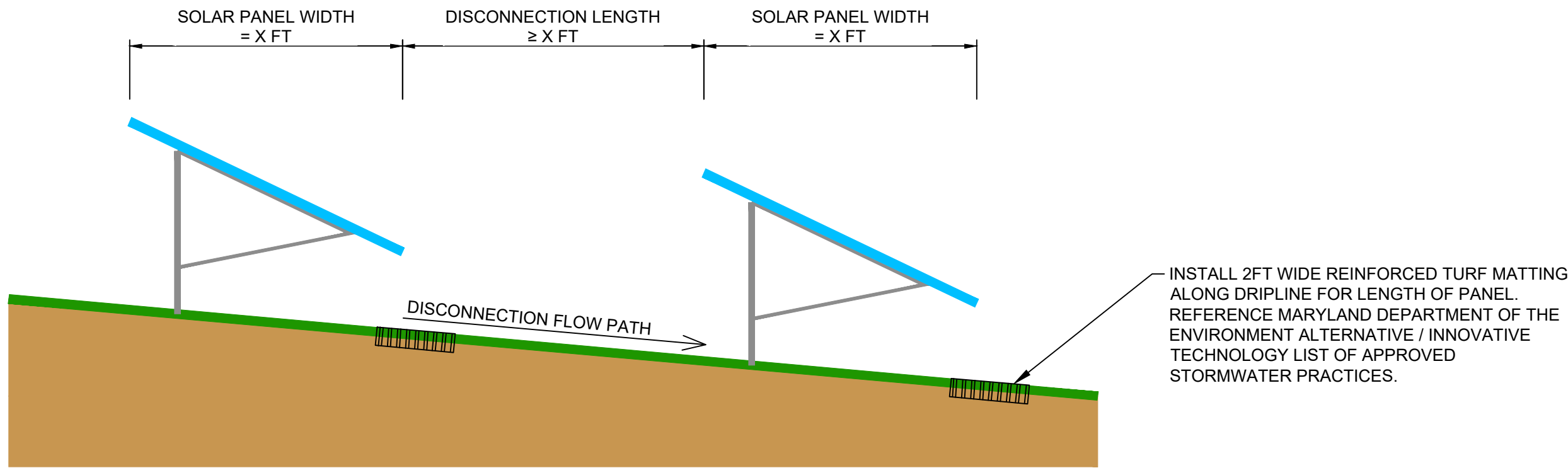
| Total Site ESD <sub>v</sub> Required: 7,717 cf<br>(See ESD <sub>v</sub> Exhibit for Calculation) |               |        |                       |                         |                           |
|--------------------------------------------------------------------------------------------------|---------------|--------|-----------------------|-------------------------|---------------------------|
| Subarea                                                                                          | Drainage Area | % Imp. | Target P <sub>E</sub> | Provided P <sub>E</sub> | ESD <sub>v</sub> Provided |
| NRD-Driveway                                                                                     | 38,531 sf     | 100.0% | 1.0 in                | 1.0 in                  | 3,050 cf                  |
| NRD-Panels                                                                                       | 330,385 sf    | 100.0% | 1.0 in                | 1.0 in                  | 26,155 cf                 |
| Total ESD <sub>v</sub> Provided:                                                                 |               |        |                       |                         | 29,206 cf                 |
| Net Credit / Deficit (-):                                                                        |               |        |                       |                         | 21,488 cf                 |

Unified Sizing Criteria

| Subarea      | Drainage Area | % Imp. | Target P <sub>E</sub> | Provided P <sub>E</sub> | ESD <sub>v</sub> Provided | ESD <sub>v</sub> Credit |
|--------------|---------------|--------|-----------------------|-------------------------|---------------------------|-------------------------|
| NRD-Driveway | 38,531 sf     | 100.0% | 1.0 in                | 1.0 in                  | 3,050 cf                  | 3,050 cf                |
| NRD-Panels   | 330,385 sf    | 100.0% | 1.0 in                | 1.0 in                  | 26,155 cf                 | 26,155 cf               |

Summary of Impervious Coverage

| Condition  | Pervious Coverage | Building Coverage | Pavement Coverage | Total Impervious |
|------------|-------------------|-------------------|-------------------|------------------|
| Existing   | 1,068,232 sf      | 630 sf            | 7,985 sf          | 8,615 sf         |
| Proposed   | 1,032,678 sf      | 0 sf              | 44,169 sf         | 44,169 sf        |
| Difference | -35,554 sf        | -630 sf           | 36,184 sf         | 35,554 sf        |



SOLAR PANEL INSTALLATION

TYPICAL INSTALLATION - SLOPE ≤ 5%



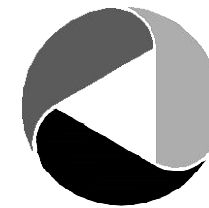
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Call before you dig.

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OLD VIRGINIA ROAD SOLAR

STORMWATER MANAGEMENT  
CALCULATIONS

POCOMOKE CITY, WORCESTER COUNTY, MD

CleanCapital

CLIENT

DATE AUG 13 2026

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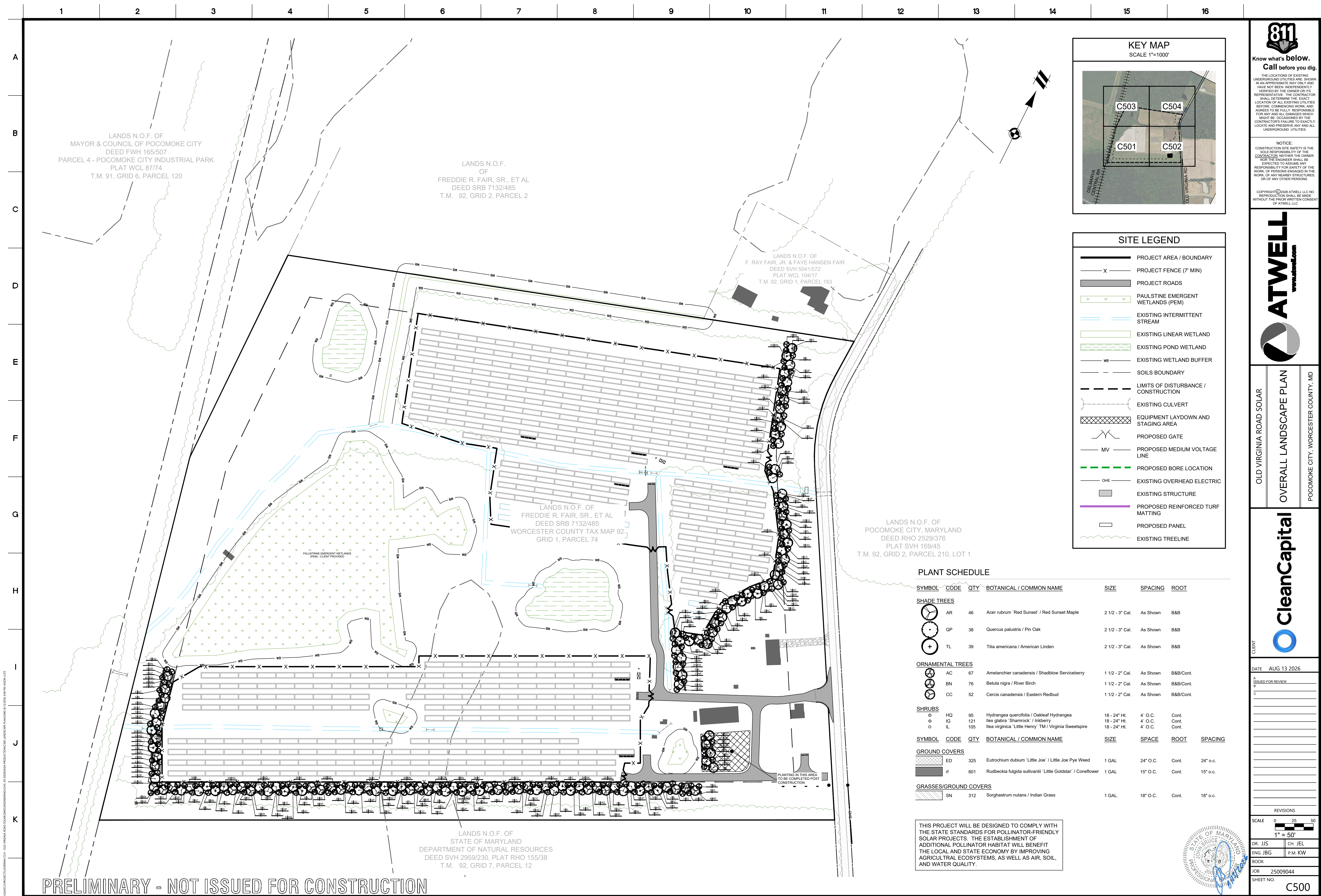
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PRELIMINARY - NOT ISSUED FOR CONSTRUCTION

LANDS N.O.F. OF  
STATE OF MARYLAND  
DEPARTMENT OF NATURAL RESOURCES  
DEED SVH 2959/230  
PLAT RHO 155/38  
T.M. 92, GRID 7, PARCEL 12

LANDS N.O.F. OF  
MAYOR & COUNCIL OF POCOMOKE CITY  
DEED FWH 165/507  
PARCEL 4 - POCOMOKE CITY INDUSTRIAL PARK  
PLAT WCL 87/74  
T.M. 91, GRID 6, PARCEL 120

ACCOMACK-NORTHAMPTON TRANS. DIST. COMM. (ANTDC)  
DELMARVA CENTRAL RAILROAD (DCRR)  
(66' R.O.W.)

100' PROPERTY SETBACK (TYP.)

MATCHLINE - SHEET C503

LITTLE MILL CREEK

PALUSTRINE EMERGENT WETLANDS  
(PEM) - CLIENT PROVIDED

LANDS N.O.F. OF  
FREDDIE R. FAIR, SR., ET AL  
DEED SRB 7132/485  
WORCESTER COUNTY TAX MAP 92  
GRID 1, PARCEL 74

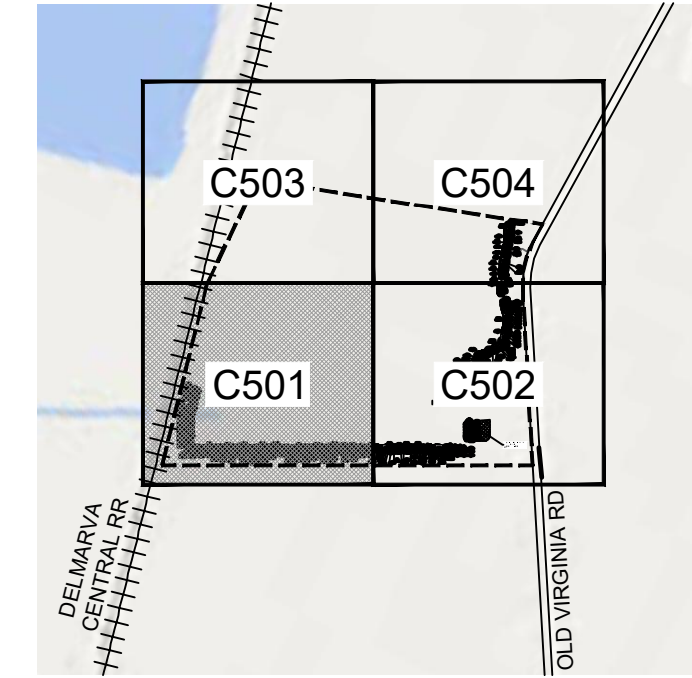
25' WETLANDS BUFFER (TYP.)

OtA

FadA

MATCHLINE - SHEET C502

KEY MAP  
SCALE 1"=1000'



SITE LEGEND

- PROJECT AREA / BOUNDARY
- PROJECT FENCE (7' MIN)
- PROJECT ROADS
- PAULSTINE EMERGENT WETLANDS (PEM)
- EXISTING INTERMITTENT STREAM
- EXISTING LINEAR WETLAND
- EXISTING POND WETLAND
- EXISTING WETLAND BUFFER
- SOILS BOUNDARY
- LIMITS OF DISTURBANCE / CONSTRUCTION
- EXISTING CULVERT
- EQUIPMENT LAYDOWN AND STAGING AREA
- PROPOSED GATE
- PROPOSED MEDIUM VOLTAGE LINE
- PROPOSED BORE LOCATION
- EXISTING OVERHEAD ELECTRIC
- EXISTING STRUCTURE
- PROPOSED REINFORCED TURF MATTING
- PROPOSED PANEL
- EXISTING TREELINE

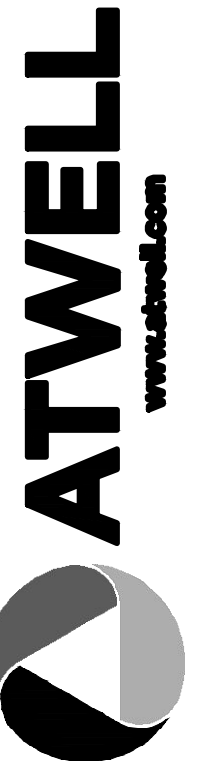


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OLD VIRGINIA ROAD SOLAR

LANDSCAPE PLAN

POCOMOKE CITY, WORCESTER COUNTY, MD

CLIENT

DATE AUG 13 2026

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REVISIONS

SCALE 0 25 50  
1" = 50'

DR. JJS CH. JEL  
ENG. JBG P.M. KW

BOOK

JOB 25009044

SHEET NO. C501

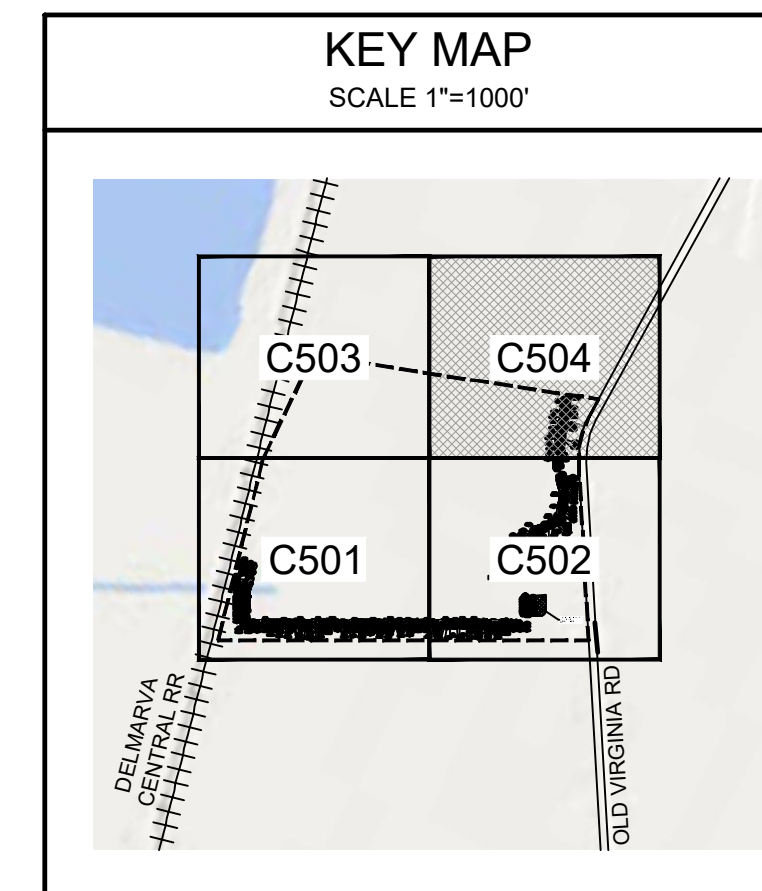
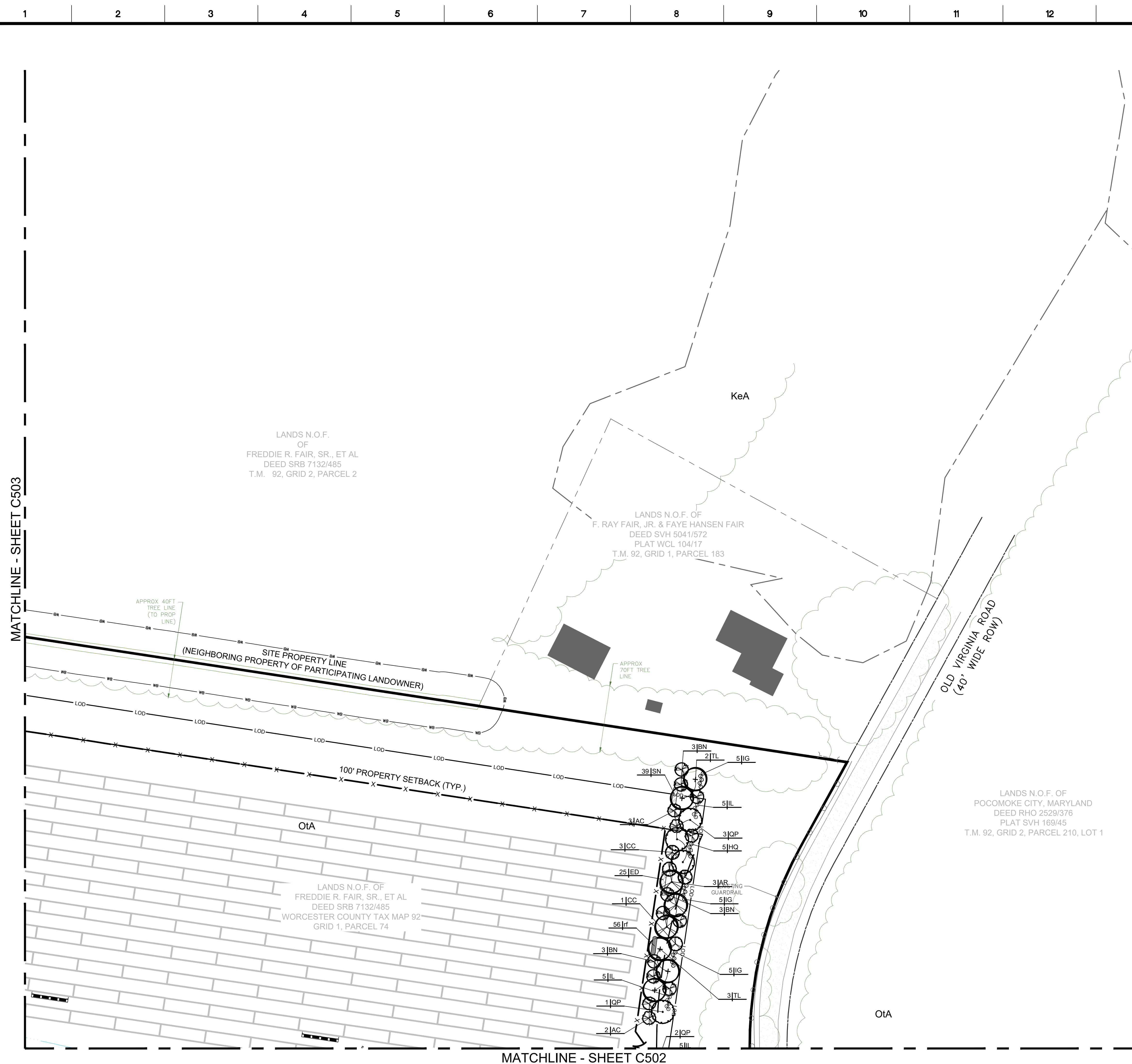




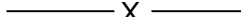
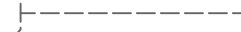








## SITE LEGEND

|                                                                                       |                                      |
|---------------------------------------------------------------------------------------|--------------------------------------|
|    | PROJECT AREA / BOUNDARY              |
|    | PROJECT FENCE (7' MIN)               |
|    | PROJECT ROADS                        |
|    | PAULSTINE EMERGENT WETLANDS (PEM)    |
|    | EXISTING INTERMITTENT STREAM         |
|    | EXISTING LINEAR WETLAND              |
|    | EXISTING POND WETLAND                |
|    | EXISTING WETLAND BUFFER              |
|    | SOILS BOUNDARY                       |
|    | LIMITS OF DISTURBANCE / CONSTRUCTION |
|    | EXISTING CULVERT                     |
|    | EQUIPMENT LAYDOWN AND STAGING AREA   |
|    | PROPOSED GATE                        |
|  | PROPOSED MEDIUM VOLTAGE LINE         |
|  | PROPOSED BORE LOCATION               |
|  | EXISTING OVERHEAD ELECTRIC LINE      |
|  | EXISTING STRUCTURE                   |
|  | PROPOSED REINFORCED TURF MATTING     |
|  | PROPOSED PANEL                       |
|  | EXISTING TREELINE                    |



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OLD VIRGINIA ROAD SOLAR

LANDSCAPE PLAN

BOONVILLE CITY WORKSHEET



CLIENT

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REVISION

SCALE 0

A scale bar with the word "SCALE" and the number "0" is positioned above a color calibration target consisting of a 2x2 grid of squares.

 $1'' = 5$ 

|         |  |
|---------|--|
| DR. JJS |  |
|---------|--|

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SHEET NO.

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