

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

**Wednesday, October 14, 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. Bayside Jet Drive – Major Site Plan Review

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

B. Fisher Family Partnership Storage Building – Minor Site Plan

Proposed storage building on the lands of Fisher Family partnership. Located at 11502 Ocean Gateway, Berlin, MD 21811. Tax Map 26, Parcel 322, C-3 Highway Commercial District. Fisher Family Partnership, owner / Frank Lynch Jr & Assoc., surveyor.

C. Outer Banks Residential Planned Community – Step 1 Review

Proposed Residential Planned Community Step -1 Concept Plan for a 59 dwelling unit community located on Racetrack Road. Tax Map 15, Parcels 130/191, R-2 Residential District. Ocean Pines Plaza Partnership, owner / Vista Design Inc., engineer.



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 October 14, 2026

Bayside Jet Drive – Major Site Plan

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

Prepared by: Zack White. DRP Specialist

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.

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

§ZS1-210(4)	C-2 General Commercial District, Vehicles, watercraft and equipment sales and 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 *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. Please clarify the square footage and location of the proposed outdoor display area. The Site Area lists it as 164,842 square feet, while the parking requirements list 7,261 square feet. Up to eight additional parking spaces may be required.
2. The front display lot is required to meet the 100' front yard setback. A variance may be requested from the Board of Zoning Appeals prior to review and approval by the Planning Commission. Please provide a dimension from the front property line to the edge of display lot.
3. Sealed copies of the approved site plan will be required for final signature approval.

Access & Traffic Circulation

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

Parking Areas & Lighting

1. Please include at least one litter receptacle at the customer entrance of the retail building and include the location in the plans. **§ZS1-320(f)6**

2. Sheet C-201, Diagram 6: In the notes, please indicate that painted parking lines will meet Manual of Uniform Traffic Control Devices (MUTCD) standards, or its successor. **§ZS1-320(f)(4)**.
3. Sheet C-200: Please indicate that the edges of the parking and driving areas will be curbed or buffered. **§ZS1-320(f)(9)**.
4. Please provide a lighting plan in accordance with **§ZS1-323** and the *Design Guidelines and Standards for Commercial Uses*

Signage

1. The proposed freestanding sign will require a zoning permit. See **§ ZS 1-324(c)(4)B** for design requirements. Ornamental landscaping equal to 20% of the copy area is required to be provided at the base of the sign.
2. If proposed, the total amount of allowable on-building signage for the retail building is 200 sf, as the width of the building providing the primary customer entrance is 100 linear feet. **§ZS1-324(c)(4)A**. On building signage will require a zoning permit.

Landscaping

1. Wherever possible, existing forested areas and natural areas should be preserved. A significant area behind the building is proposed to be cleared. Is this the ~164k outdoor display area noted on the first sheet?
2. Sheet C-601: Please include details regarding how the trees and shrubs will be watered. Please note that per **§ZS1-322(b)(7)** all landscaped areas shall provide an automatic irrigation system with rain sensors, and that drip irrigation systems are preferred. The Planning Commission may approve an alternative system if those are not feasible.
3. Sheet C-601: Within the “References and Quality Control” section, please include language that states that all landscaping will be done in accordance with the approved landscaping plan.
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 from a nursery will be required to be provided at permit stage to accurately determine the bond amount. **§ ZS 1-322(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.

Design Guidelines and Standards for Commercial Uses

This project is subject to the Design Guidelines and Standards for Commercial Uses. The Planning Commission may waive listed standards unless they are required by the zoning code.

1. Section 10(b)(2)(A) Any building façade located less than seventy-five feet from a property line shall be considered a public façade and shall comply with the requirements of subsection (1) for public faces.
2. Section 17(b)(5) 35ft deep landscape buffer in front yard setback on arterial or collector

Other Agency Approvals:

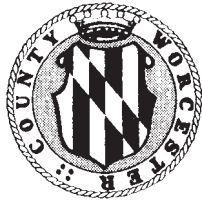
1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural 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 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 Department 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@worcestermd.gov

Project: Bayside Jet Drive, 11894 Ocean Gateway

Date: 10/14/2026

Tax Map: 26 Parcel: 123 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: 126 MPH (assumed), Risk category II
4. Soils report for site requested at time of permit application.
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. Additional energy efficiency credit requirements. Provide a total of 10 additional energy credits per C406.
9. If retail sales are at service counter, a portion of counter to be accessible.
10. ADA: Provide all details and specifications per 2010 ADA design standards and Maryland Accessibility Code (MAC).
11. Special inspections (third party engineer) to be determined upon submittal of permit application.
12. Architects' certification prior to final inspection, has been completed and built in compliance with the plans and specifications presented.

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 

Subject: October 14, 2026 - Technical Review Committee Meeting

Date: September 16, 2026

- **Bayside Jet Drive – Major Site Plan Review**

Proposed development of a commercial boat sales & parts facility/warehouse. Located on Ocean Gateway, Tax Map 26, Parcel 123, C-3 Commercial Highway District, EJF Real Estate LLC, owner / Vista Deign, Inc., engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.

Citizens and Government Working Together



Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for the October 14, 2026 Meeting

From: Environmental Programs Staff

Subject: Bayside Jet Drive Major Site Plan Review – Tax Map: 26, Parcel: 123

Date: October 1, 2026

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

1. Note: The site is limited to 300 Gallons Per Day for onsite sewage disposal. According to the flow chart on Sheet No. G001 of the site plan, the estimated septic usage will not exceed 280 Gallons Per Day. Building B is slated for dry storage only with no use activities or utilities supplied to the structure.
2. Commercial plumbing plans will need to be submitted for plan review at time of building permit applications. Plumbing permits will also need to be obtained for the interior work for each unit and a separate one for the site utility work will also be required. Gas permits will be needed as well, if utilized for this project as natural gas is available in this area.
3. The septic drainfield, tank, pump station, and associated equipment will need to be installed by a Maryland-certified onsite sewage contractor. Since the property and proposed onsite system are not located within the Maryland Atlantic Coastal Bays Critical Area, septic pretreatment will not be required for this site.
4. Lawn irrigation systems must have backflow prevention installed and permitted under the plumbing permit pulled by a Master Plumber.
5. Plumbing Code is the 2021 International Plumbing Code (IPC) Illustrated (National). Gas Code is the 2021 International Fuel Gas Code (IFGC), for natural gas.

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: **Bayside Jet Drive**

TRC #: **20260402**

LOCATION: **Tax Map 26, Parcel 123 - Ocean Gateway – Ocean City, Maryland**

CONTACT: **Vista Design**

MEETING DATE: **October 14, 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 development of a commercial boat sales and parts facility / warehouse.

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.



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

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

Subject: Forest Conservation & Stormwater Management Review

Date: September 21, 2026

Date of Meeting: October 14, 2026

Project: Bayside jet Drive

Location: Ocean Gateway, Berlin MD 21811, Tax Map: 26, Parcel: 123

Owner/Developer: EFJ Real Estate, LLC

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 proceeding to Planning Commission.

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

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
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: 23 September 2026
SUBJECT: Bayside Jet Drive

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. Project site is on State Highway Route 50. No comments from County Roads Division at this time.

Water / Wastewater Division

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

SITE DATA:

Owner
EJF Real Estate LLC
8508 Hunting Horn Rd.
Berlin, MD 21811
Contact: Eric Fiori
Ph: 443-487-3909
Email: eric@ejfrealty.com

Premises Address
Ocean Gateway
Ocean City, MD

Tax Map
TM 0028 Grid 0010 Parcel 0123
Deed Reference: 91481 410

Zoning Information

Existing Zoning: C-2 General Commercial District
Existing Land Use: Wooded
Proposed Land Use: Vehicle, watercraft & Equipment Sales and Service Establishments
Account Number: 10-010594
Sublots:
Front Yards: 100' From MD Route 50
Side Yard: 5' Each
Rear Yard: 20'
Max Height: 4 Stories or 45' in height

Site Area

Total Site Area: ± 14.04 Acres
Limits of Disturbance: ± 8.75 Acres
Existing Land Use: Wooded / Unimproved
Proposed Land use:
Building A (Office & Shop): ± 8,000 Sq. Ft.
Building B (Warehouse): ± 8,960 Sq. Ft.
Outdoor Display: ± 164,842 Sq. Ft.

Flood Zone

This site is located within following Flood Zones per FIRM Map No. 240830160H, effective July 16, 2015:
Flood Zone "X" (Unshaded) - Areas of Minimal Flood Hazard
Flood Zone "X" (Shaded) - 1% Annual Chance Flood Hazard
Flood Zone "AE" (Elev. 5.0') - Base Flood Elevation Determined

Watershed

This property is located within the following Watershed:
Isle of Wight Bay
Maryland 12-Digit Watershed: 02130100687
Part of A-Digit Watershed: 021301003

Sewer and Water Provider

Well and Septic

Forest Conservation Statement

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

Worcester County Atlantic Critical Coastal Bays Critical Area Law

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

Wetlands

The Non-Tidal Wetland boundaries were delineated by Kenneth W. Redinger, Professional Wetland Scientist No. 2158 with Coastal Compliance Solutions, LLC.

No proposed disturbances or construction activities are located within the delineated Non-Tidal Wetland boundaries or associated 20' Non-Tidal Wetland Buffer.

Off Street Parking Requirements

REQUIRED
Building A - Boat & heavy equipment sales (2,000 SF)
Minimum - 1 per 500 SF of interior showroom GFA
Maximum - 1 per 200 SF of interior showroom GFA
Bicycle Spaces = 4 Spaces
= 8 Spaces
= N/A
Building A - Boat & heavy equipment service & parts (8,000 SF, 7 Bays)
Minimum - 10 plus 1 space per each Service Bay
Maximum - 10 plus 2 space per each Service Bay
Bicycle Spaces = 17 Spaces
= 24 Spaces
= N/A
Building B - Warehousing (8,960 SF)
Minimum - 1 per 4,000 GSF (Min 2)
Maximum - 1 per 2,000 GSF (Min 5)
Bicycle Spaces = 2 Spaces
= 5 Spaces
= N/A
Boat & Heavy equipment outdoor display lots (7,261 SF F1)
Minimum - 1 per each 20,000 SF
Maximum - 1 per each 10,000 SF
= 1 Space
= 1 Space

Total Parking Spaces Required
Minimum = 24 Spaces
Maximum = 38 Spaces
Bicycle Spaces = N/A

PROPOSED PARKING
ADA Van Accessible Space: 23 Spaces
ADA Van Accessible Space: 01 Spaces
TOTAL: 24 Spaces

OFF STREET LOADING (10'x60')
Required: 1 Min, 2 Max
Proposed: 2 Loading Spaces

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

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

Sheet Index

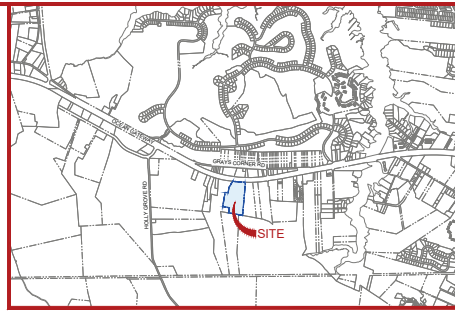
Sheet G 001 Cover Sheet
Sheet G 100 Existing Conditions
Sheet 101 Existing Conditions
Sheet C 200 Site Plan
Sheet C 201 Site Plan Details
Sheet C 301 SWM Plan
Sheet C 302 SWM Details
Sheet C 400 E&S Plan
Sheet C 401 Historical
Sheet C 500 Grading Plan
Sheet C 600 Landscape Plan
Sheet C 601 Landscape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

TAX MAP 26 - PARCEL 119
LANDS OF MIRELLE T. AYOUB
DEED REF: W.C.L. 1257387
PLAT REF: W.C.L. 10920
ZONING: C2

TAX MAP 26 - PARCEL 428
LANDS OF MHC A33 LLC
DEED REF: S.R.B. 88594
PLAT REF: W.C.L. 1111
ZONING: C2

TAX MAP 26 - PARCEL 121
LANDS OF MARK THOMAS HOLLER
DEED REF: S.V.H. 410544
ZONING: RP

TAX MAP 26 - PARCEL 265
LANDS OF FREDERICK
HENRY EISENBRANT
DEED REF: S.R.B. 791826
ZONING: A1



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

GENERAL NOTES

- All work required by these documents (drawings and specifications) shall be new. Wherever the word "proposed" is used it is considered to be interchangeable with the word "new" and is included in the required work.
- The contractor shall examine a copy of said plan(s) and visit the site in order to determine, to his/her satisfaction the quantities of work required to be performed.
- All materials and methods of construction shall conform to these drawings and specifications and to all applicable Federal, State of Maryland, and Worcester County requirements.
- Any discrepancies between the information provided on these plans and the existing site conditions shall immediately be brought to the attention of the owner and engineer.
- The contractor assumes responsibility for any deviations from the drawings and specifications.
- The contractor shall field verify all elevations and pipe inverts prior to construction.
- The contractor shall provide necessary statement of the line and grade for the construction.
- No information regarding depth to any temporary of permanent ground water table is provided on these drawings. The contractor shall investigate to his satisfaction the site conditions regarding depth to ground water. Generally, piping, trench and structure construction shall be executed in a de-watered state, consistent with good construction practice. All excavations for manholes and other chambers shall be continually de-watered until the back-fill operation has been completed.
- Contractor to contact the Worcester County Department of Environmental Programs at 410-632-1220 to schedule a Pre-Construction meeting at least 48 hours prior to commencing any site work. Failure to do so may result in a "Stop Work" order.
- The contractor shall notify the following parties, three (3) days prior to beginning any work shown on these drawings:
Eric Fiori 443-487-3909
Miss Utility 1-800-282-4555
Vista Design, Inc. 410-632-3874
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 that 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 the apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.

CERTIFICATION STATEMENTS

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

Eric Fiori - President of EJF Real Estate, LLC

Chairperson - Worcester County Development Review & Permitting

NOTE:
This drawing, specifications, and work produced by Vista Design, Inc. ("VDI") for this project are instruments of service for the project only, and remain the copyrighted property of VDI. Reuse or reproduction of any part of the instruments of service of VDI by any Client or employee without the written permission of VDI will be a breach of the contract and be a violation of the copyright laws of the United States of America and the response rate within which we work is not guaranteed.

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 therein.



REVISIONS

PROJECT DATA

Project No.: 24-084
Site Name: 80 PRC24-084
Sheet No.: 001
Worcester County, Maryland
Scale: 1" = 30'

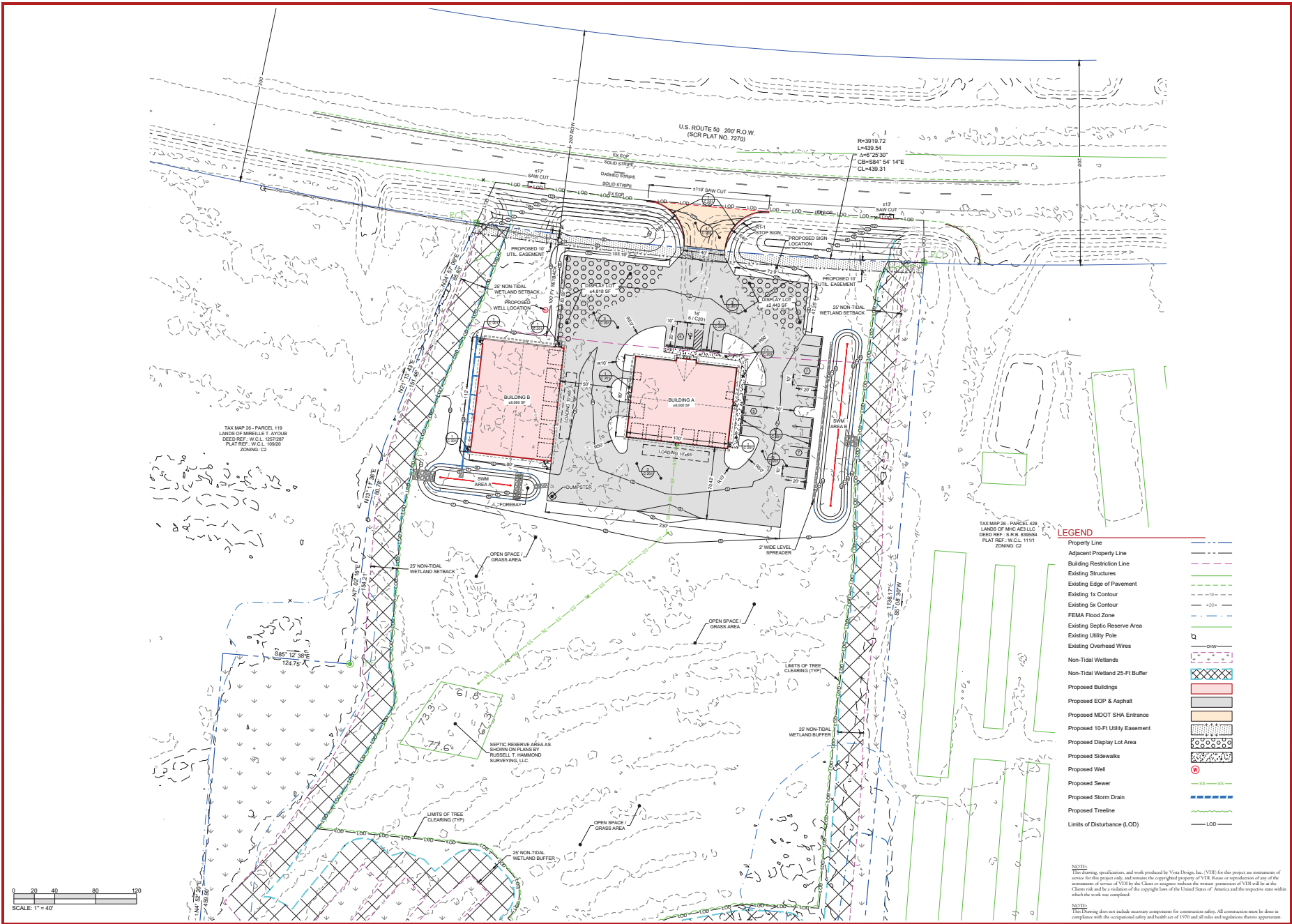
COVER SHEET

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

VISTA DESIGN, INC.
Architects • Engineers • Environmental Scientists
Landscape Architects • Land Planning Consultants • Surveyors
9010 Greenleaf Drive, Suite 100, Berlin, MD 21811
410-632-3874

PROGRESS PRINT / NOT FOR CONSTRUCTION

Sheet No.: G 001





NORTH

REVISIONS	

PROJECT DATA

Project No.	24-004
File Name	2000024.dwg
Client Name	WEST COAST CITY
Location	WINDY HILL COUNTY, KANSAS
Scale	1" = 40'

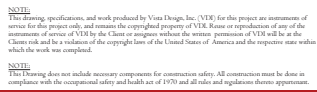
SITE PLAN

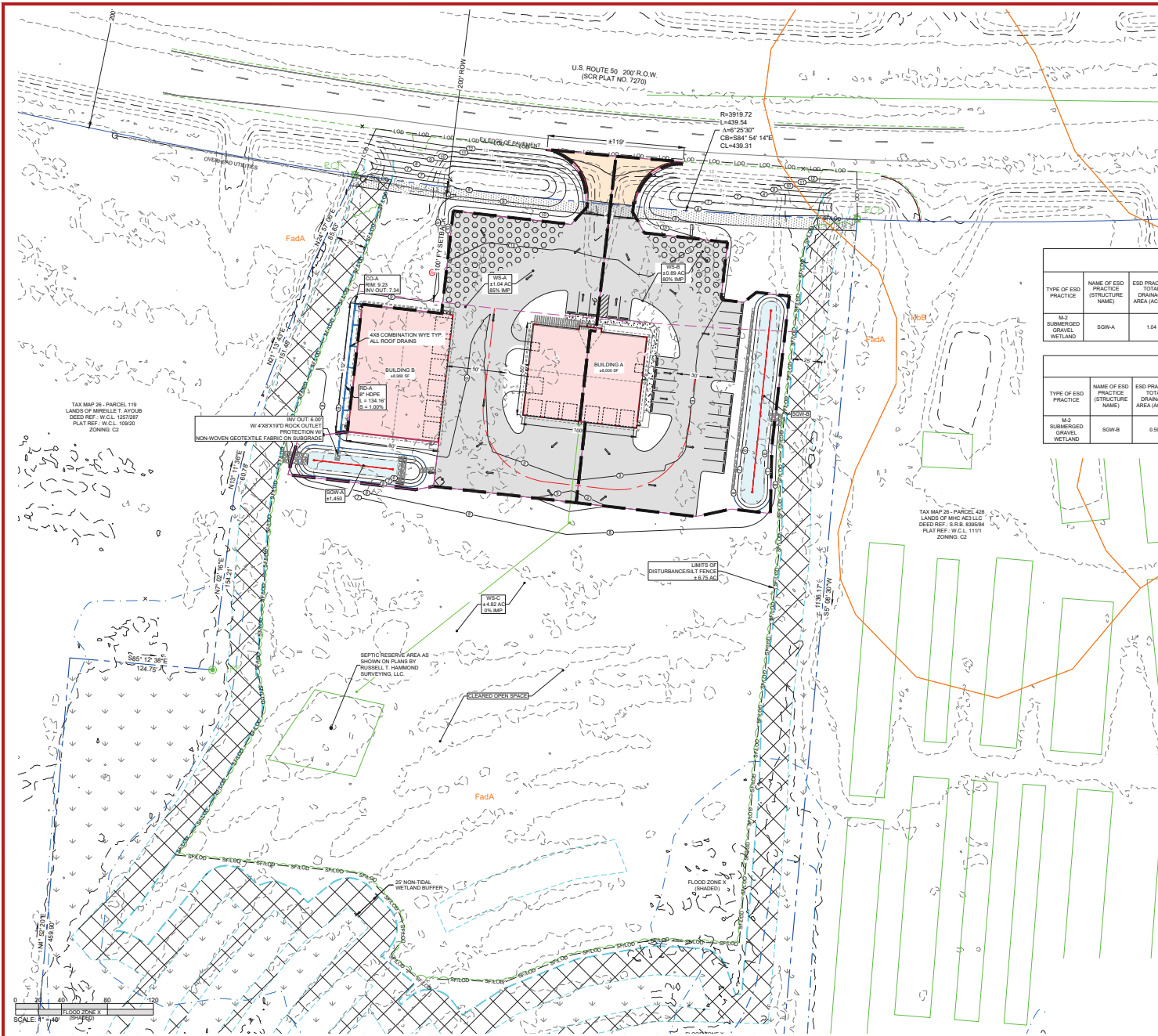
BAYSIDE JET DRIVE
EFJ REAL ESTATE, LLC
TM 26 PARCEL 123

VISTA DESIGN, INC.
Architects • Engineers • Environmental Scientists
Landscape Architects • Land Planning Consultants • Surveyors
901 S. W. 10th St., Suite 100, Fort Lauderdale, FL 33304
Phone: (954) 574-1234 • Fax: (954) 574-1235 • Email: info@vistadesign.com

PROGRESS PRINT / NOT FOR CONSTRUCTION

Sheet No. **C 200**





WS-A ESD SUMMARY CHART									
TYPE OF ESD PRACTICE	NAME OF ESD PRACTICE (STRUCTURE NAME)	ESD PRACTICE TOTAL DRAINAGE AREA (ACRES)	IMPERVIOUS AREA TO ESD PRACTICE (ACRES)	SURFACE AREA OF ESD PRACTICE (SF)	PONDING DEPTH (FT)	MEDIA DEPTH (FT)	TARGET ESDv RECEIVED (CF)	ESDv CREDIT (CF)	P-LOAD REDUCTION (Bayr)
M-2 SUBMERGED GRAVEL WETLAND	SGW-A	1.04	0.87	1,868	2.00	1.50	8,197	8,197	1.61

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

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

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

NOTE:
This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for the project only, and remain the copyrighted property of VDI. No reuse or reproduction of any of the instruments of service of VDI by the Client or anyone without the written permission of VDI will be in the Client 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 thereof.

REVISIONS

PROJECT DATA

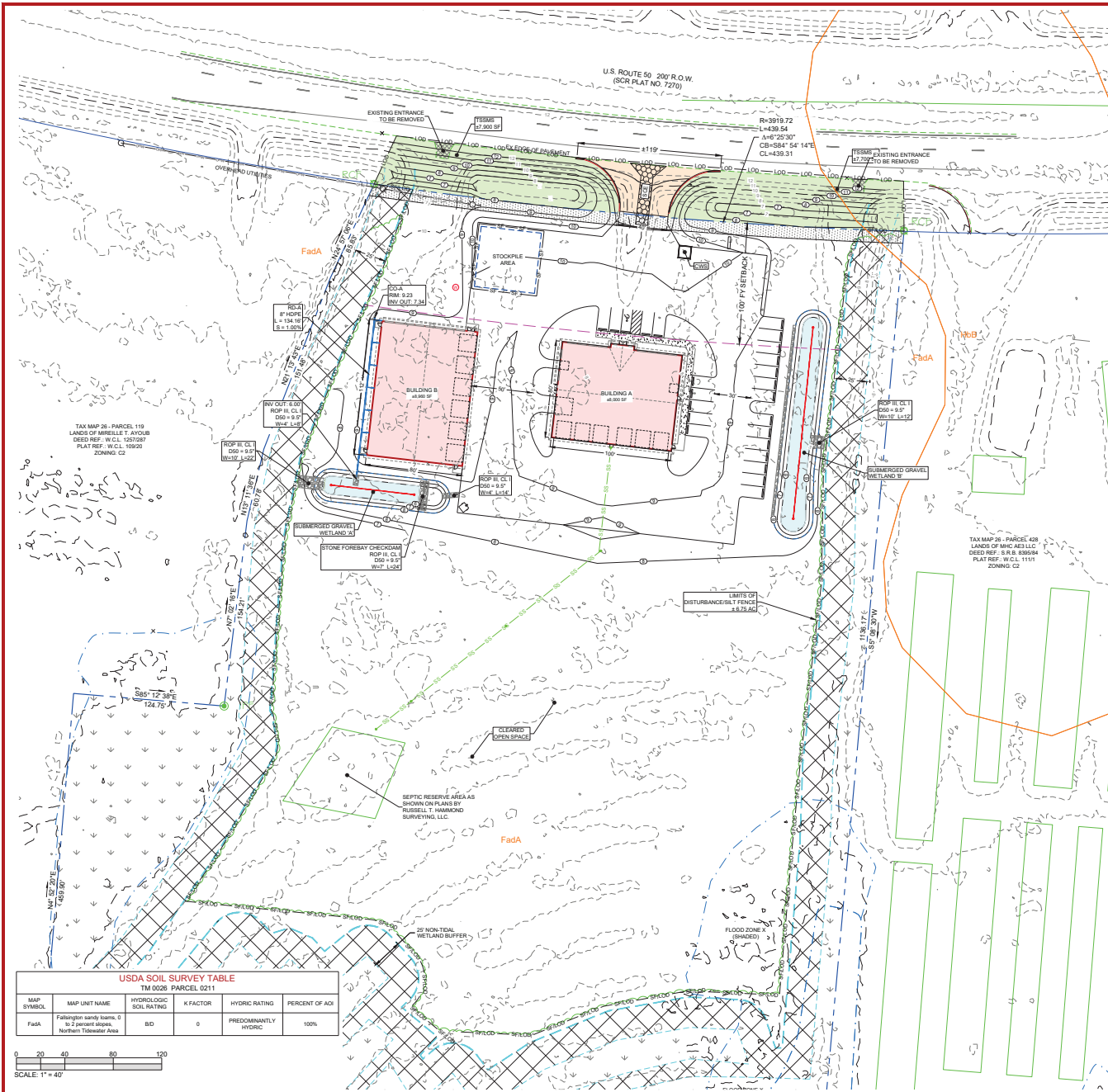
CONCEPTUAL STORMWATER MANAGEMENT PLAN

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

VISTA DESIGN, INC.
Architects • Engineers • Environmental Scientists
Landscape Architects • Land Planning Consultants • Surveyors
9015 W. 12th Avenue, Suite 100, Denver, CO 80202
(303) 751-1234
www.vistadesign.com

PROGRESS PRINT / NOT FOR CONSTRUCTION

Sheet No.:
C 301



USDA SOIL SURVEY TABLE				
TM 0026 PARCEL 0211				
MAP SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL RATING	K FACTOR	HYDRIC RATING
FadA	Fallington sandy loam, 0 to 2 percent slope, Northern Tiltwater Area	8D	0	PREDOMINANTLY HYDRIC
			PERCENT OF AOS	100%

0 20 40 80 120
SCALE: 1" = 40'

SEQUENCE OF CONSTRUCTION

1. Contact the Maryland Department of the Environment (MDE) and Worcester County to schedule a pre-construction meeting at least 48 hours prior to the commencement of any site work. Failure to schedule this meeting may result in the issuance of an immediate Stop Work Order.
2. Contact "Miss Utility" for delineation of existing utilities. The contractor shall allow for the relocation of these utilities throughout the project as necessary.
3. Install the Stabilized Construction Entrance (SCE) and clear the minimum area necessary to install sediment controls.
4. Install perimeter sediment controls including the Silt Fence (SF), and any other perimeter controls as shown on the plan.
5. Conduct site stakeout. If any discrepancies are observed, notify Vista Design, Inc. to resolve any discrepancies.
6. After installation of the perimeter Silt Fence, begin removal of the existing trees within the Limits of Disturbance (LOD). Take special care in the areas of the septic reserve and proposed Submerged Gravel Wetlands (SGW) as provide minimal disturbance in these areas to avoid compaction.
7. Materials demolished / removed may be placed in the stockpile locations. These materials to be hauled off-site to an approved location.
8. Strip topsoil and stock pile in area shown on plan. Materials to be hauled off-site to an approved location.
9. Excavate SGW 'A' and SGW 'B' and provide stone outlet per the Stormwater Management Plans, working in a downstream to upstream 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. Any disturbed vegetated areas outside of the perimeter controls must be stabilized at the end of each work day.
10. Rough grade site, vehicular access & parking areas, importing material as necessary from site or off-site source per geotechnical engineer recommendations to proposed grades provided to create positive drainage.
11. Install sewer, water and roof drains. All trenching and piping must be constructed in a downstream to upstream 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. Any disturbed vegetated areas outside of the perimeter controls must be stabilized at the end of each work day.
12. Prepare Building A & Building B pad sites, importing material as necessary per geotechnical engineer recommendations.
13. Prepare and install necessary sub-base material for proposed pavement and curb.
14. Form and pour curb along entrance improvements.
15. Construct parking and access roads. Any construction outside of the perimeter controls must be stabilized with stone at the end of each work day.
16. Begin Building A & Building B construction.
17. Fine grade all open space areas and stabilize all disturbed areas.
18. Upon completion of all site improvements, install required landscaping and prepare and stabilize all disturbed areas for final stabilization.
19. Upon 95% stabilization of all disturbed areas call for final approval from MDE and Worcester County.
20. Remove all E&S controls after Final Approval.
21. Submit As-Built required for obtaining C.O.
22. All maintenance of the final site shall be controlled by the Site Owner.

EROSION & SEDIMENT CONTROL NOTES:

1. 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 ditches, swales, ditches, perimeter slopes, and all slopes steeper than 3:1 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.
2. Certification by Owner or Developer that:
 - 2.1. Any clearing, grading, construction or development, or all of these, will be done pursuant to this plan and
 - 2.2. 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 the County.
3. The Developer will provide one copy of a red line as-built drawing of each facility requiring a state pond permit.
4. 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.
5. 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".
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. All points of construction ingress and egress shall be protected to prevent tracking of mud onto public ways.
12. MDE and the Worcester Soil Conservation District reserve the right to add, modify, or alter the Approved SECS plan as necessary to provide adequate protection.

LEGEND

Property Line	---	Limits of Disturbance (LOD)	---
Adjacent Property Line	---	Silt Fence (SF)	---
Building Restriction Line	---	Silt Fence / Limits of Disturbance (SF/LOD)	---
Existing Structures	---	Stabilized Construction Entrance (SCE)	---
Existing Edge of Pavement	---	Concrete Wash Station (CWS)	---
Existing 1x Contour	---	Stockpile Area	---
Existing 5x Contour	---	Rip Rap Outlet Protection (ROP III)	---
FEMA Flood Zone	---	Temp. Soil Stabilization Matting Slope (TSSMS)	---
Existing Septic Reserve Area	---		
Existing Utility Pole	---		
Existing Overhead Wires	---		
Non-Tidal Wetlands	---		
Non-Tidal Wetland 25-Ft Buffer	---		
Proposed Buildings	---		
Existing Asphalt to be removed	---		
Proposed MDOT SHA Entrance	---		
Proposed 10-Ft Utility Easement	---		
Proposed Sidewalks	---		
Proposed Submerged Gravel Wetlands	---		
Proposed Well	---		
Proposed Sewer	---		
Proposed Storm Drain	---		
Proposed Tree Line	---		

NOTE:
This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project and shall remain the copyrighted property of VDI. Reuse or reproduction of any of the contents of service of VDI by the Client or anyone without the written permission of VDI will be a clear risk and is a violation of the copyright laws of the United States of America and the responses state within which we work are 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 therein.



REVISIONS

PROJECT DATA

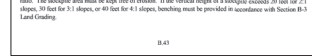
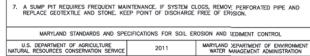
EROSION & SEDIMENT
CONTROL PLAN

BAYSIDE JET DRIVE
EQUILIBRIUM ESTATE, LLC
TM 26 PARCEL 123

VISTA
DESIGN, INC.
Architects • Engineers • Environmental Scientists
Landscape Architects • Land Planning Consultants • Surveyors
10000 20th Ave. Suite 100, Bayside, MD 21034
(410) 326-1234

PROGRESS PRINT / NOT
FOR CONSTRUCTION

Sheet No. C 401

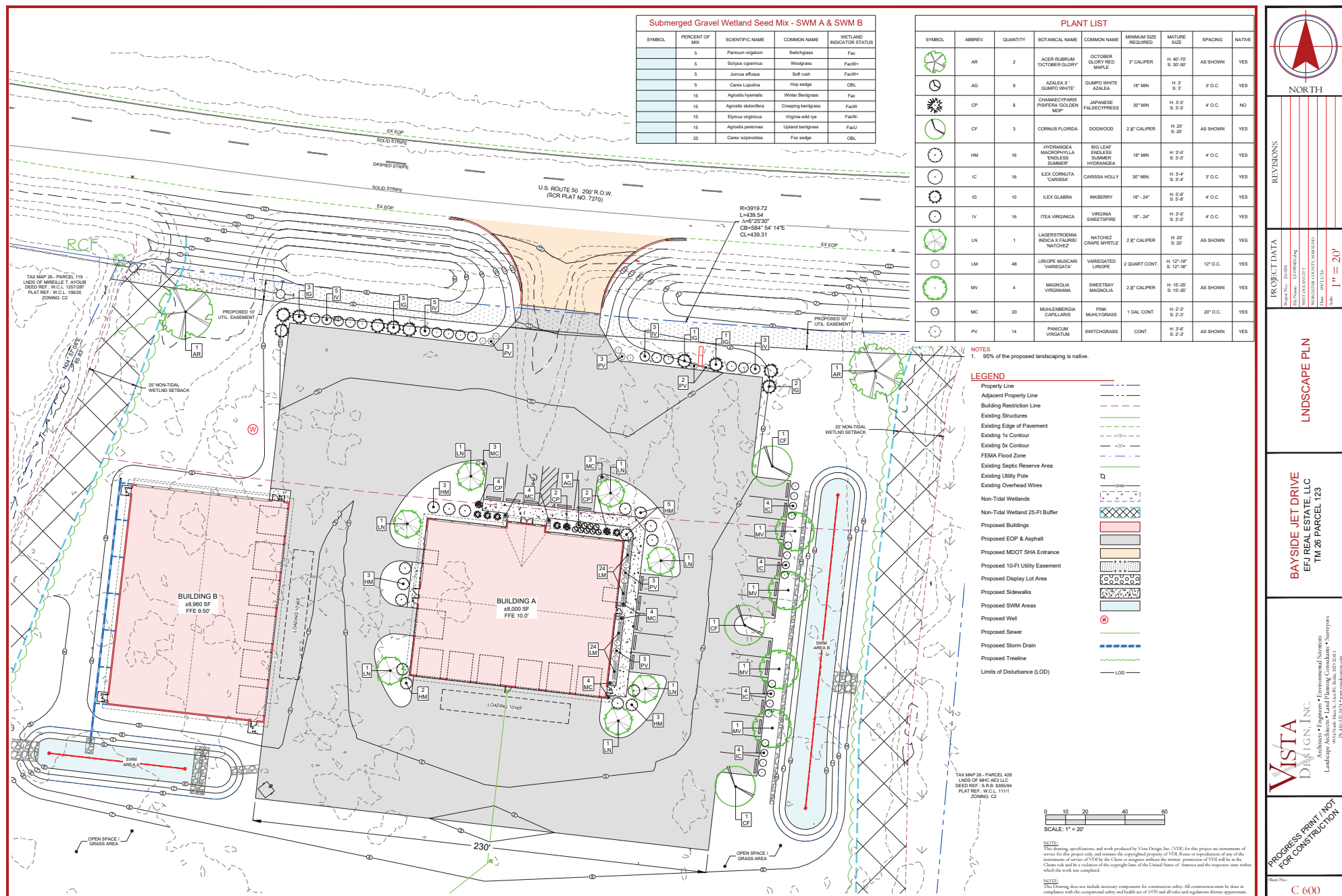


Permanent Seeding Summary							
Hardiness Zone (from Figure 8.3): Zone 7b					Fertilizer Rate (10-20-20)		
Seed Mixture (from Table 8.3)							
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depth	N	P ₂ O ₅	
	Tall Fescue Mix #8	100	2/15 - 4/30 8/15 - 11/30	X - 2 in X - X in X - X in	45 pounds per acre (1.0 lb/1000 sq ft)	90 lb/acre (2 lb / 1000 sq ft)	90 /
				X - X in			

Lime Rate
2 tons/ac (90 lb / 1000 sf)

NOTE:
This drawing, specifications, and work produced by Vista Design, Inc. ("Vista") is for service for this project only, and remains the copyrighted property of Vista Design, Inc. ("Vista"). No part of this drawing, specifications, or work produced by Vista Design, Inc. ("Vista") may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of Vista Design, Inc. ("Vista").

Sheet No.: C 402



BAYSIDE JET DRIVE



REVISION TABLE	
NUMBER	DATE

DRAWINGS PROVIDED FOR:

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

DATE:
9/3/2026

AS NOTED

SHEET:



REVISION TABLE	
NUMBER	DESCRIPTION

DRAWINGS PROVIDED FOR:

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

DATE:
9/3/2026

AS NOTED

SHEET:

BUILDING A



Exterior Elevation Front
1/4" Scale



Exterior Elevation Rear
1/4" Scale

REVISION TABLE	
NUMBER	DATE

DRAWINGS PROVIDED FOR:

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

DATE:

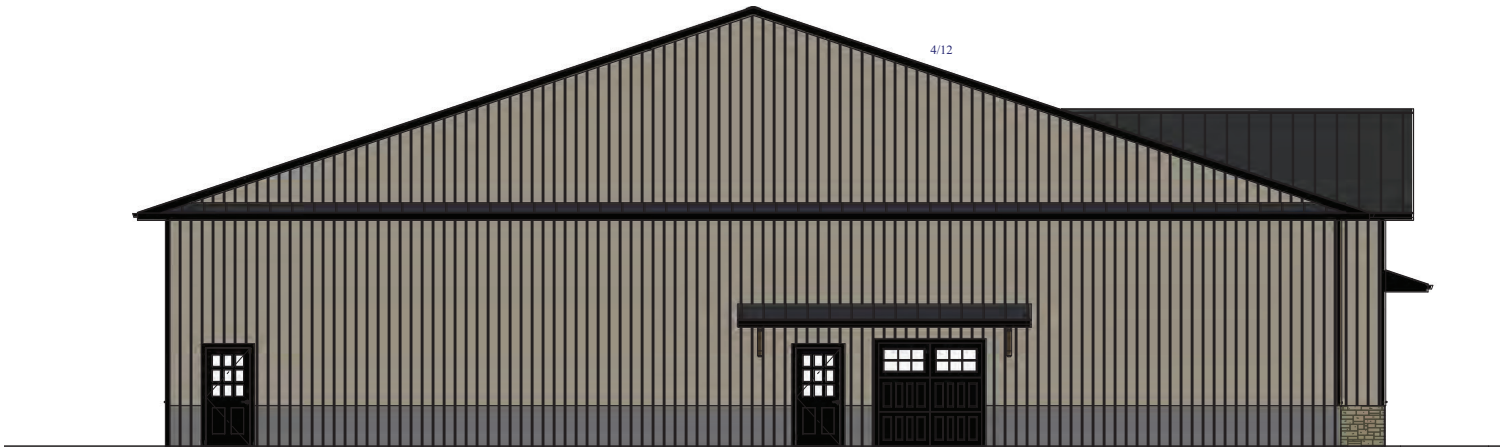
9/3/2026

AS NOTED

SHEET:

3

BUILDING A



Exterior Elevation Left
1/4" Scale



Exterior Elevation Back
1/4" Scale

REVISION TABLE	
NUMBER	DESCRIPTION

DRAWINGS PROVIDED FOR:

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

DATE:

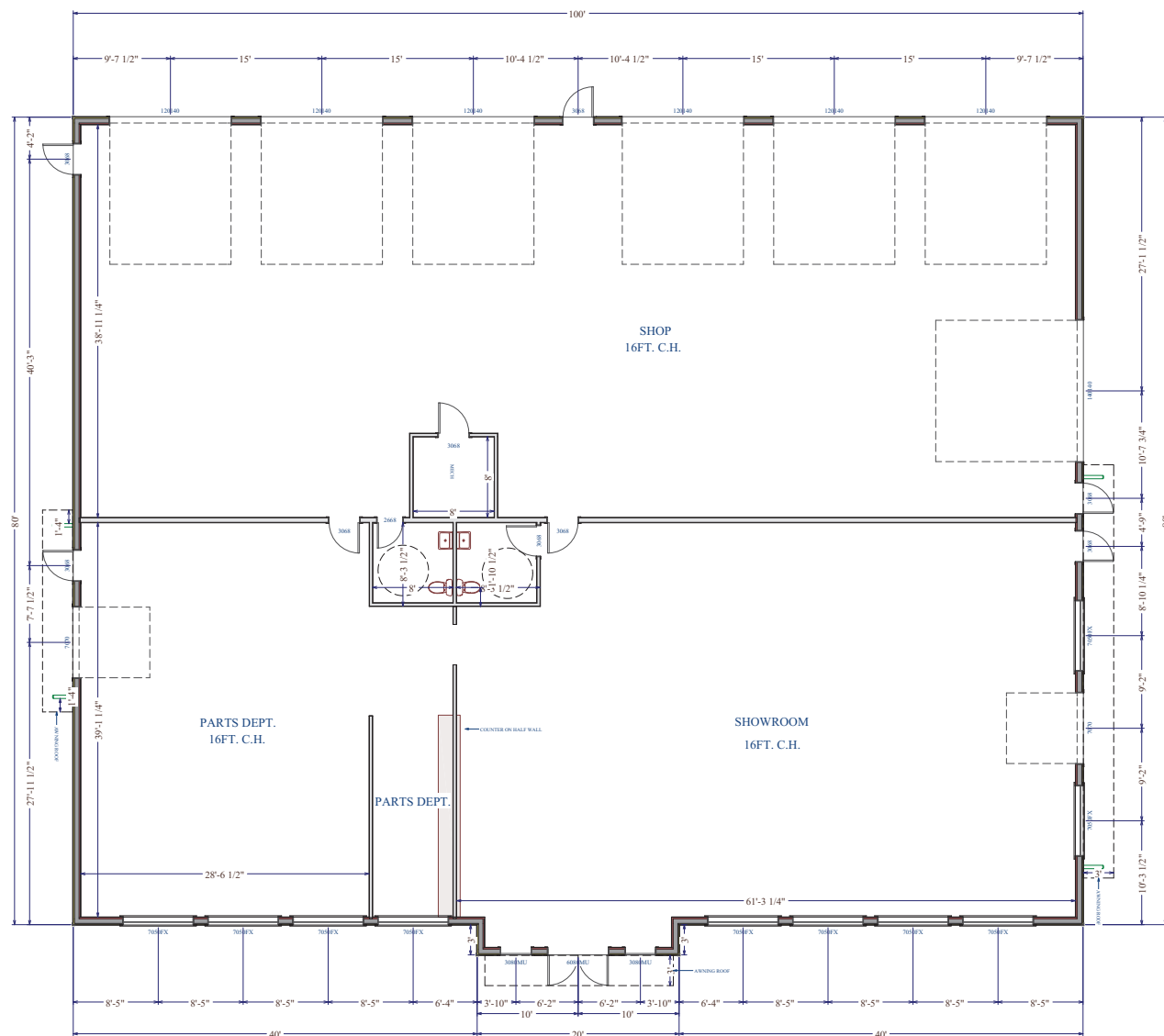
9/3/2026

AS NOTED

SHEET:

4

BUILDING A



PLAN VIEW
3/16" Scale

REVISION TABLE	
NUMBER	DATE

DRAWINGS PROVIDED FOR:

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

DATE:

9/3/2026

AS NOTED

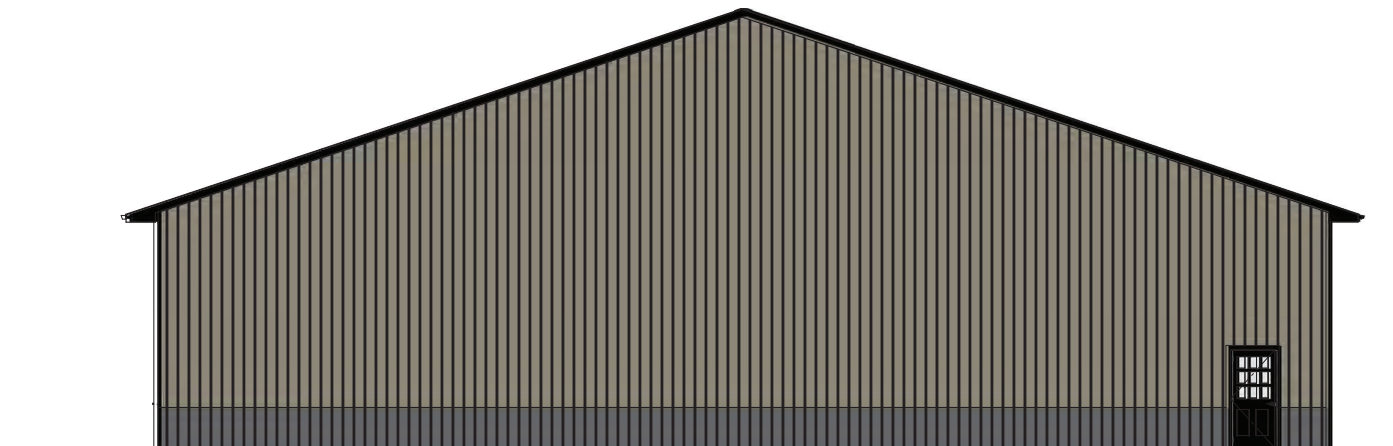
SHEET:

5

BUILDING B



Exterior Elevation Front
1/4" Scale



Exterior Elevation Rear
1/4" Scale

REVISION TABLE	
NUMBER	DESCRIPTION

DRAWINGS PROVIDED FOR:

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

DATE:

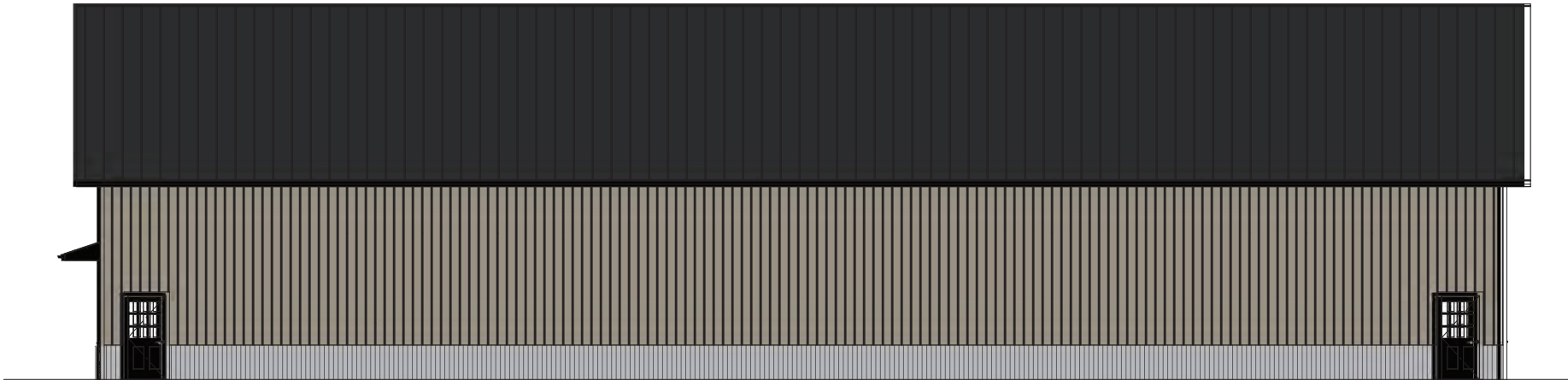
9/3/2026

AS NOTED

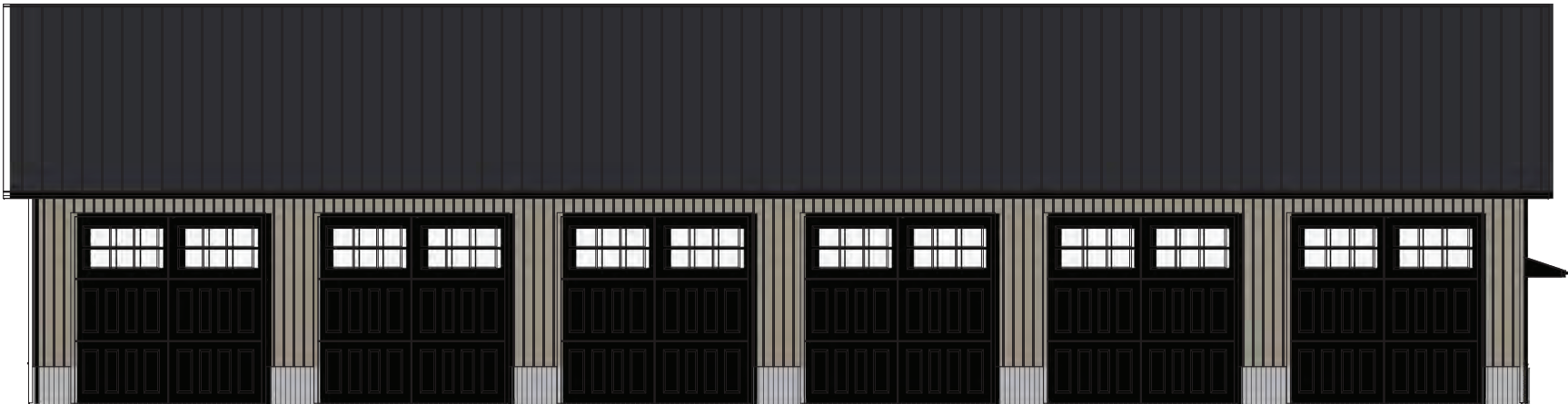
SHEET:

6

BUILDING B



Exterior Elevation Right
1/4" Scale



Exterior Elevation Left
1/4" Scale

REVISION TABLE	
NUMBER	DESCRIPTION

DRAWINGS PROVIDED FOR:

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

DATE:

9/3/2026

AS NOTED

SHEET:

7

11



1000

DRAWINGS PROVIDED FOR:

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

DATE:

9/3/2026

AS NOTED

11

SHEET:

8



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

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>

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

October 14, 2026

Fisher Family Partnership Storage Building – Minor Site Plan

Proposed storage building on the lands of Fisher Family partnership. Located at 11502 Ocean Gateway, Berlin, MD 21811. Tax Map 26, Parcel 322, C-3 Highway Commercial District. Fisher Family Partnership, owner / Frank Lynch Jr & Assoc., 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:

§ZS1-211(b)(3)	C-3 Highway Commercial District, Contractor shops, wholesale establishments, warehousing and storage.
§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

General

1. Please include the proposed use in the project notes.

Parking

1. A waiver from the Planning Commission is required for the proposed gravel parking and driving area.
2. The proposed use falls under the category of *Wholesaling, warehousing, and contractors' shops*, which requires a minimum of 2 parking spaces. Please provide at least two parking bumpers per the specifications noted in §ZS1-320(f)(5) to meet this requirement and include them in the plans.

Landscaping

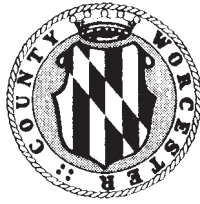
1. A waiver from the Planning Commission is required for the omission of the landscaped screening requirements. The Planning Commission does not have the authority to waive *all* landscape requirements as requested in the letter from Mr. Hugh Cropper. Waiver requests should include references to the sections of the zoning that the applicant is specifically requesting waivers for.

***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 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 Department 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: Fisher Family Partnership Storage building, Samuel Bowen Blvd.

Date: 10/14/2026

Tax Map: 26 Parcel: 322 Section: _____ Lot: _____ Block: _____

STANDARD COMMENTS

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

SITE SPECIFIC COMMENTS

1. Current Codes: 2021 International Building Code
 2021 International Energy Conservation Code
 2021 International Mechanical Code
 2017 NEC
 Maryland Accessibility Code
 2010 ADA Standards for Accessible Design
2. Is storage building conditioned or non-conditioned space?
3. Wind Design: 126 MPH (assumed); Risk category II; Exposure "C"
4. Complete sealed architectural, structural, mechanical and electrical plans are required.
5. ADA: Provide all details and specifications per 2010 ADA design standards.
6. Provide all information per section C103.2 and C103.2.1: Contractor's shops building envelope, including slab to comply with 2021 IECC if applicable.
7. Provide an Energy Compliance Report and lighting plan.
8. Soils report submittal with permit application.
9. Pre-engineered Metal Building (PEMB): Submit sealed manufacturer plans with a foundation plan based on site soil conditions.

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



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Planner III 

Subject: October 14, 2026 - Technical Review Committee Meeting

Date: September 16, 2026

- **Fisher Family Partnership Storage Building – Minor Site Plan Review**

Proposed storage building on the lands of Fisher Family partnership. Located at 11502 Ocean Gateway, Tax Map 26, Parcel 322, C-2 General Commercial District, Fisher Family Partnership, owner / Frank Lynch Jr. & Associates, surveyor. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.

Citizens and Government Working Together



Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for the October 14, 2026 Meeting

From: Environmental Programs Staff

Subject: Fisher Family Partnership Minor Site Plan Review – Tax Map: 26, Parcel: 322

Date: October 1, 2026

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

1. This property was previously improved by a farmhouse served by on-site well and septic. The house has been demolished and the well and septic were properly abandoned and sealed.
2. This project is for warehouse storage only. No water usage or sewer disposal is currently proposed.
3. Environmental Programs requires a \$150 fee for any Technical Review Committee projects submitted on private water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.

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: Fisher Family Partnership Storage TRC #: 20260403

LOCATION: 11502 Ocean Gateway – Berlin, Maryland 21811

CONTACT: Fisher Family Partnership

MEETING DATE: October 14, 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 development of a storage building.

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.



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 21, 2026

Date of Meeting: October 14, 2026

Project: Fisher Family Partnership

Location: Samuel Bowen Blvd, Berlin MD 21811, Tax Map: 26, Parcel: 322

Owner/Developer: Fisher Family Partnership

Engineer/Surveyor: Frank Lynch Jr. & Associates, 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. In accordance with Subtitle IV, Section 1-403(b)(15) 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 area of forested non-tidal wetland including any regulated buffer is greater than or equal to the area of reforestation and afforestation required under Section 1-408 and 1-410 of the aforementioned Law. 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 Final Plan approval prior to Signature Plan approval.

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

Citizens and Government Working Together

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

Citizens and Government Working Together

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



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

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

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

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

MEMORANDUM

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

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
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: 23 September 2026
SUBJECT: Fisher Family Partnership Storage Building

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

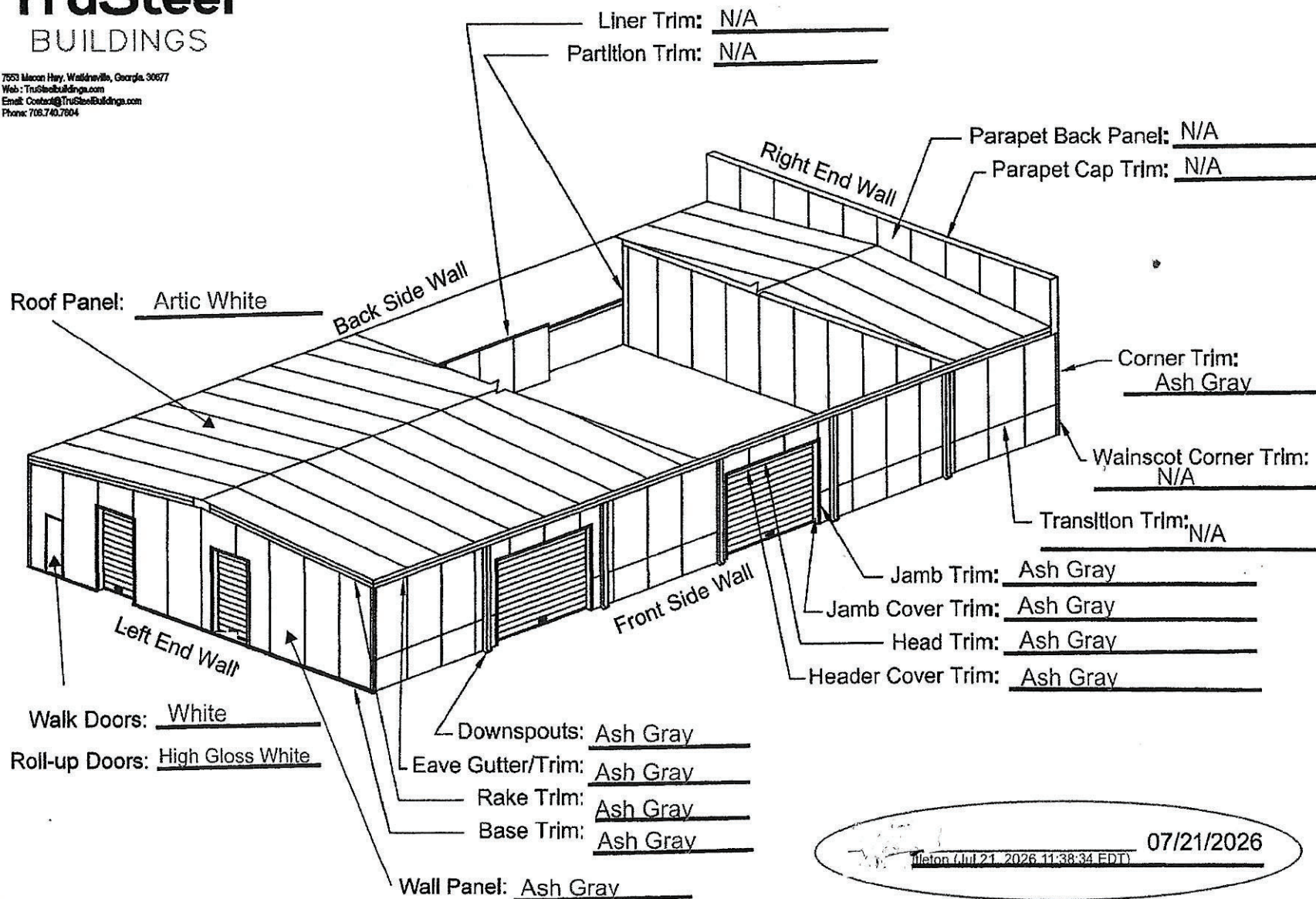
1. Commercial entrance is required, which is shown on sheet 2. Entrance will require a Commercial Entrance Bond with associated documentation.

Water / Wastewater Division

1. No water or sewer service is shown in the drawings provided. Will this project request county-provided water or sewer?

TruSteel BUILDINGS

7553 Mason Hwy, Waldenville, Georgia 30677
Web: TruSteelBuildings.com
Email: Costco@TruSteelBuildings.com
Phone: 706.740.7804



Color

Selection

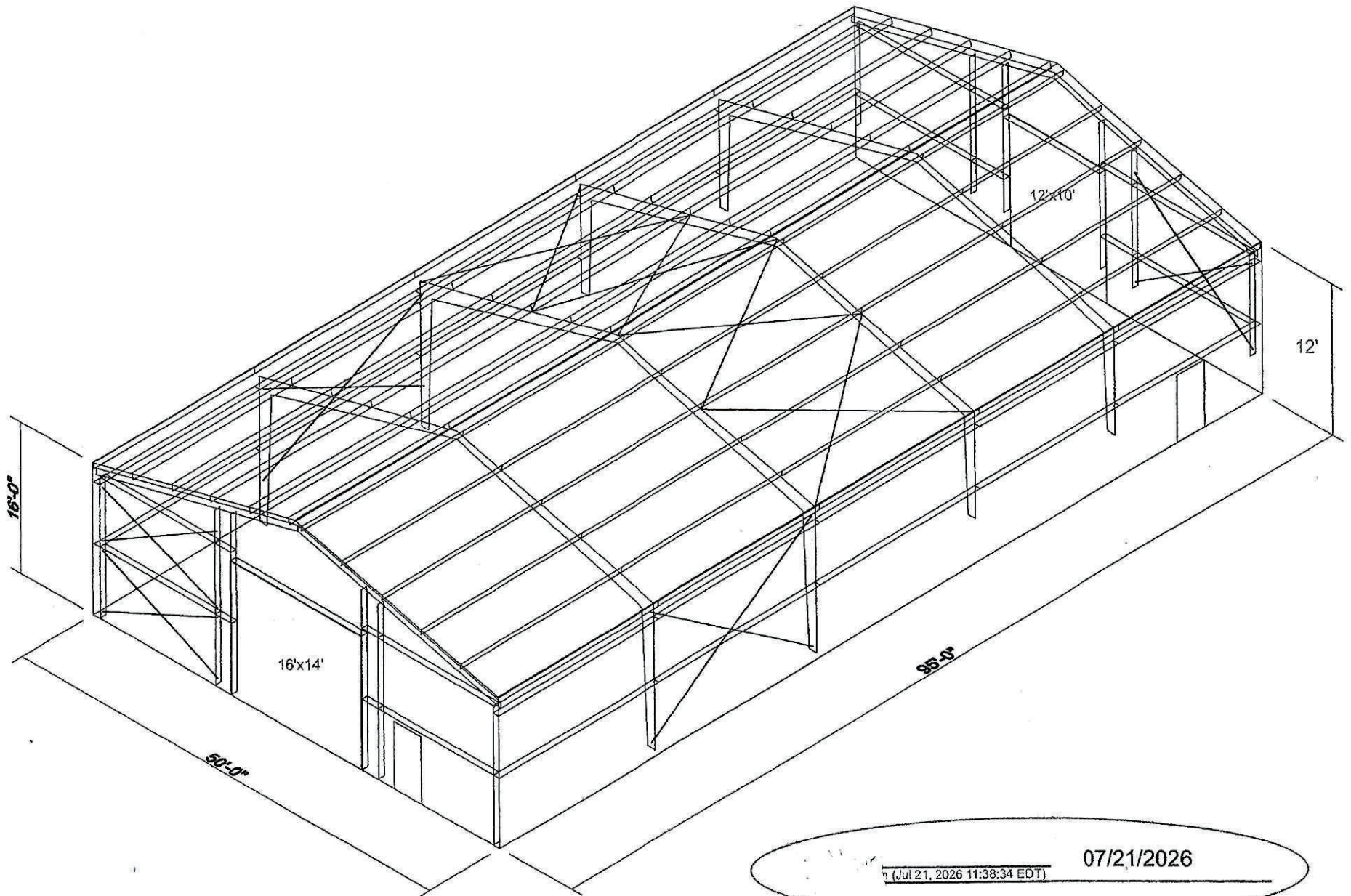
Item	Description	Color
A	Liner Trim	
B	Partition Trim	
C	Parapet Back Panel	
D	Parapet Cap Trim	
E	Corner Trim	
F	Wainscot Corner	
G	Transition Trim	
H	Jamb Trim	
I	Jamb Cover Trim	
J	Head Trim	
K	Header Cover Trim	
L	Downspouts	
M	Eave Outer Trim	
N	Rake Trim	
O	Base Trim	
P	Exterior Wall	
Q	Exterior Roof	
R	Walk Doors	
S	Roll-up Doors	
T	Wainscot Panel	

Notes

07/21/2026

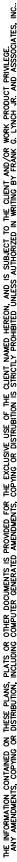
leton (Jul 21, 2026 11:38:34 EDT)

Client:	
Address:	
Parcel:	
Sales:	
Version:	



07/21/2026

7 (Jul 21, 2026 11:38:34 EDT)



#	REVISION	DATE	CHKD	PROJECT	TITLE	PROFESSIONAL SEAL	Frank G. Lynch, Jr. & Associates, Inc. SURVEYING LAND PLANNING 10535 RACETRACK ROAD BETHESDA, MARYLAND 20811 (410) 841-5595 841-9773 <table><tr><td>DESIGNED BY</td><td>N/A</td><td>SURVEYED BY</td><td>FGL/JPL</td><td>FILE NO.</td><td>12648-26</td></tr><tr><td>DRAWN BY</td><td>F.G.L./J.R.</td><td>DATE</td><td>8-20-2026</td><td colspan="2">SHEET 1 OF 2</td></tr><tr><td>CHECKED BY</td><td>FRANK G. LYNCH</td><td>SCALE</td><td>1" = 30'</td><td colspan="2"></td></tr></table>	DESIGNED BY	N/A	SURVEYED BY	FGL/JPL	FILE NO.	12648-26	DRAWN BY	F.G.L./J.R.	DATE	8-20-2026	SHEET 1 OF 2		CHECKED BY	FRANK G. LYNCH	SCALE	1" = 30'		
	DESIGNED BY	N/A	SURVEYED BY	FGL/JPL	FILE NO.	12648-26																			
	DRAWN BY	F.G.L./J.R.	DATE	8-20-2026	SHEET 1 OF 2																				
	CHECKED BY	FRANK G. LYNCH	SCALE	1" = 30'																					
					LANDS OF FISHER FAMILY PARTNERSHIP	PROPOSED STORAGE BUILDING		EXPIRES 2-21-2028																	
				THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND																					
				PARCEL 322 - TAX MAP 26																					



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

October 14, 2026

Project: Step I Concept Plan – Outer Banks Residential Planned Community (RPC)

Proposed Residential Planned Community Step -1 Concept Plan for a 59-dwelling unit community located on Racetrack Road. Tax Map 15, Parcels 130/191, R-2 Residential District. Ocean Pines Plaza Partnership, owner / Vista Design Inc., engineer.

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.

Prepared by: Zack White, DRP Specialist

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

§ZS1-207	R-2 Suburban Residential District
§ZS1-208	R-4 General Residential District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-312	Two-family and Multi-family Development
§ZS1-315	RPC Residential Planned Communities
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways

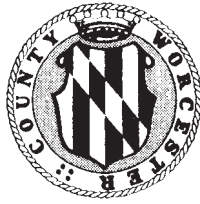
Site Plan and General Comments:

1. Please note on the plans that Townhome and duplex development is permitted in the R-2 Suburban Residential as a **Major RPC**, and that R-4 General Residential rules apply to its development.
2. Please indicate if the development will be a subdivision or a condominium plat. Subdivision will require approved private roads per **§ZS1-123**
3. Please provide a detailed time schedule for the implementation and construction of the development, and if appropriate, a plan for phasing the construction of the residential planned community, showing the general geographical coverage of future plats or plans, their approximate sequence of submission, each of which must meet pertinent requirements either on their own or in conjunction with prior phases. **Per §ZS1-315(k)(2)(B)(2)(xii)** <https://ecode360.com/14020791>
4. Please include proposed forest clearing on site, keeping in mind that special consideration shall be given to existing significant trees and forested areas. Wherever possible, existing forest areas and natural areas should be preserved as greenways within and around developments.
5. Please include parking calculations with minimums and maximums for the proposed use in the plans; include those for the amenity area as well.
6. Please ensure that the location of existing and proposed water and wastewater facilities, including how and when such facilities are to be provided is included in your Step II Master Plan submission.
7. The proposed pool will need approval from the Worcester County Health Department at permitting.
8. Location of proposed sidewalks is not clear on the plan; they appear to be marked with the wrong color.
9. Please provide more information on where the parking areas will be for the units. The lots do not appear to be able to accommodate the required two 10 foot x 20 foot parking spaces. Please note that allocated spaces within the garage shall maintain a clear height of seven feet at the entry point and within the enclosure while any garage door is in the open position per **Bill 25-07** passed by The Worcester County Commissioners.
10. Per **§ZS1-315(d)(2)B.5(i)**, no more that 50% of the required natural open space may be private wetlands. Please indicate what percentage of the proposed natural open space is the wetland. <https://ecode360.com/14020712>
11. Please provide a lighting plan for the Step II Master Plan submission.
12. If this is a subdivision; **Per §ZS2-502(c)(7)**. A waiver from the Planning Commission will be required for the dead-end street on the plans. Please review the following provisions of the code regarding dead-end streets. <https://ecode360.com/14027728>

Next Steps for Step I Concept Plan Approval. §ZS1-315(k)(2)

- 1) The Technical Review Committee shall write a report known as the “Technical Review Committee Report,” which will be issued to the applicant and the Planning Commission.
- 2) The Planning Commission shall then meet with the applicant to review the submission and the Technical Review Committee Report and may as a group visit the site of the proposed project. The Planning Commission shall produce findings based on the items considered under Subsections (k)(2)A1(ix)a through (k)(2)A1(ix)g hereof. The Planning Commission shall also produce a recommendation to the County Commissioners as to approval or disapproval of the residential planned community application, which may address the areas identified in the Technical Review Committee Report and such other areas of concern and such requirements as the Planning Commission may deem necessary and appropriate to advise the County Commissioners. The Planning Commission shall submit its recommendation within ninety days after receipt of the Technical Review Committee Report, unless extended by the County Commissioners.
- 3) The County Commissioners shall consider the application and recommendation and hold a public hearing within ninety days of receipt of the Planning Commission's recommendation, unless extended by the County Commissioners. The hearing shall have the same procedural formalities as a map amendment as described in § ZS 1-113(c) hereof. Notice of such public hearing shall be as required in § ZS 1-114 hereof. The County Commissioners shall review the application, Technical Review Committee Report and Planning Commission's recommendation and shall, following the public hearing, approve or disapprove the application and, if approved, establish the residential planned community floating zone. Failure of the County Commissioners to reach a formal decision to approve or disapprove the application within six months of the public hearing shall constitute a denial of the application. In granting an approval, the County Commissioners may impose conditions which shall become a part of the approval regulating the residential planned community. In addition, the County Commissioners may require independent reports of consultants, at the expense of the developer, prior to Step I concept plan approval. Any residential planned community approved by the County Commissioners must be unconditionally accepted as approved, in writing, by the applicant requesting such use within ninety days after approval by the County Commissioners. Failure to so accept, in writing, any such residential planned community so approved by the County Commissioners shall be considered a rejection and abandonment by the applicant of the approval, and thereafter any such residential planned community so approved shall be null and void and of no effect whatsoever. Any transfers of the property shall be subject to the approved plan. Step I concept plan approval by the County Commissioners shall be considered a reclassification and subject to appeal as such.

- 4) Step I approval shall automatically expire and terminate unless the Step II approval is obtained within one year from the date of Step I approval. The County Commissioners may extend the Step I approval for a maximum of one additional year, provided the one-year extension is requested not less than sixty days prior to the expiration of the Step I approval and granted prior to expiration as well.



WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

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

Project: Outer Banks RPC

Date: 10/14/2026

Tax Map: 15 Parcel: 130 / 191 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. All four-story structures to be designed per IBC.
3. Wind Design: 125 MPH; Risk category II
4. Automatic fire suppression system required.
5. Complete sealed architectural, structural, mechanical, plumbing, electrical and energy code plans are required.
6. Indicate continuous load path on permit submittal documents.
7. Soils report and compaction testing required for all building pads and parking areas. Soils report to be submitted with building permit application.
8. Window DP information; U-value and SHGC provided on plans.
9. Floor slab insulation to extend to the top of the slab.
10. Provide complete detailed air barrier design.
11. Whole house mechanical ventilation required. To be verified by an approved third party firm.
12. Insulation to extend full height over exterior walls.
13. Information on construction documents (IECC 103.2)
Building thermal envelope (IECC 103.2.1).
14. **EV-Ready Parking Space:** A dedicated 208/240-volt branch circuit rated for Level 2 EV charging (minimum 40-amp circuit / 8.3 kVA capacity), terminating in a 240V NEMA receptacle (e.g., NEMA 14-50) or a junction box in or adjacent to the parking space, complete with panel space and dedicated breaker labeling.

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 

Subject: October 14, 2026 - Technical Review Committee Meeting

Date: September 16, 2026

- **Outer Banks Residential Planned Community – Sketch Plan Review**

Proposed Residential Planned Community Step 1 Concept Plan for a 59 dwelling unit community. Located on Racetrack Road, Tax Map 15, Parcels 130 & 191, R-2 Residential District, Ocean Pines Plaza Partnership, owner / Vista Design, Inc., engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

Citizens and Government Working Together



Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for the October 14, 2026 Meeting

From: Environmental Programs Staff

Subject: Outer Banks Residential Planned Community – Tax Map: 15, Parcel(s): 130/191

Date: October 1, 2026

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

1. Environmental Programs requires a \$60 fee for any Technical Review Committee projects submitted served by public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. Environmental Programs notes that the property currently does not have any Ocean Pines Sanitary Service Area sewer or water EDUs allocated and has a need for 59 to serve the proposed development. The applicant will need to acquire the Ocean Pines sewer and water EDUs and have them secured before this project can receive final site plan and any plat approvals from Environmental Programs. The developers have applied to amend the *Master Water and Sewer Plan* to include the parcels in the water and sewer planning areas for the Ocean Pines Sanitary Service Area and that is under processing for future hearings before the Planning Commission and County Commissioners. They have also applied to expand the Greater Ocean Pines Sanitary Service Area under the County's Public Works Article to serve the development and that evaluation is currently in the process. Public water and sewer services will be provided subject to County approval of the amendment and allocation of the required EDUs. Necessary infrastructure improvements and connections/extension or water and sewer will need to meet DPW requirements.

Citizens and Government Working Together

3. Plumbing permits will need to be obtained for the interior work for each unit and a separate one for the site utility work will also be required. Gas permits will be needed as well, if utilized for this project as natural gas is available to this area.
4. Lawn irrigation systems must have backflow prevention installed and permitted under the plumbing permit pulled by a Master Plumber.
5. Plumbing Code is the 2021 International Plumbing Code (IPC) Illustrated (National). Gas Code is the 2021 International Fuel Gas Code (IFGC), for natural gas.



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: **Outer Banks RPC**

TRC #: **20260404**

LOCATION: **Tax Map 15, Parcels 130/191 – Racetrack Road – Berlin, Maryland 21811**

CONTACT: **Vista Design**

MEETING DATE: **October 14, 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 development of a 59 dwelling unit residential planned community.

Specific Comments:

1. Submit plans showing water mains and fire hydrants for approval.
2. A complete set of building plans for each home shall be submitted and approved prior to start of construction.
3. The homes will all be required to be protected by an automatic fire suppression system.
4. FDC's for the townhomes shall be located within 100' of a fire hydrant.
5. Provide an apparatus turning analysis demonstrating that the proposed roadways accommodate the Fire Department design apparatus with a minimum 33-foot inside turning radius and 55-foot outside turning radius. Swept path shall remain on an approved paved/drivable surface and shall identify any required encroachment into opposing travel lanes.

6. Show the intended and no parking areas on the roadways and how they will be marked.
7. 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 21, 2026

Date of Meeting: October 14, 2026

Project: Outer Banks Residential Planned Community – Sketch Plan

Location: Samuel Bowen Blvd, Berlin MD 21811, Tax Map: 26, Parcel: 322

Owner/Developer: Ocean Pines Plaza Partnership

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.

This project is subject to the Worcester County Stormwater Ordinance. The project will require Stormwater Concept Plan approval prior to TRC review.

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
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: 23 September 2026
SUBJECT: Outer Banks Residential Planned Community

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.

County Public Works will require a signed public works agreement before construction can begin.

Roads Division

1. The proposed community is situated on State Highway 589.
2. Roads Division requests road construction specs for all proposed streets.
3. Roadways will need to be bonded before construction can begin.
4. Roads Division recommends adjustment to community design to eliminate the dead-end street, which will cause problems with community and emergency services reaching those homes, in accordance with § ZS 2-502 General standards and design requirements (c) Standards for roads (7) Culs-de-sac and dead-end streets

Water / Wastewater Division

1. Water service is available at the intersection of Beauchamp Road and MD 589. Developer would be required to extend the 12-inch water main the full frontage of the property for domestic and water and fire supply.
2. How does the developer intend to provide sewer conveyance? Proposed community will connect to the 10-inch force main on MD 589. Wastewater Division requires a pump station to be in the community on the southwest corner, adjacent to the utility easement.

3. Will there be one master water meter for the community, or domestic meters for each dwelling? If meters for each dwelling, then all water mains in the community will be built to county standard and will become county owned. A 20-foot utility easement will need to be shown.

Outer Banks Community

Step 1 Residential Planned Community Concept Plan

Project information	Description
Location	MD 589 Racetrack Road approximately 1,000 feet north of the North Gate entrance to Ocean Pines
Tax identification	Tax Map 0015, Grid 0024, Parcels 0130 and 0191
Project area	14.724 acres total (Parcel 0130: 13.324 acres; Parcel 0191: 1.400 acres)
Zoning	R-2 Suburban Residential District, unchanged
Proposed Development	59 dwelling units: 34 duplex units and 25 townhome units
Community facilities	Community center with pool, tot lot playground

Introduction

This statement accompanies the Step 1 concept plan for the Outer Banks Community residential planned community and addresses the findings identified in Worcester County Zoning Code ZS 1-315. The proposal is consistent with the County's planned residential pattern because it develops two R-2 parcels at the edge of the established Ocean Pines population center, provides a mix of attached housing types, reserves land for active, natural, and passive open space, protects the site's identified nontidal wetlands, and is in the process of expanding the Greater Ocean Pines Sanitary Service Area. Final consistency will remain subject to Step 2 and final plan review, agency approvals, the Water and Sewer Plan amendment and utility allocation, forest conservation approval, wetland and buffer authorization, stormwater management approval, and an MDOT SHA access permit.

Consistency with the Comprehensive Plan

The 2026 Worcester County Comprehensive Plan directs most development toward existing population centers and planned growth centers, seeks housing choices of different types and sizes, coordinates growth with infrastructure, and protects wetlands, forests, open space, and water quality. The parcels lie within the area historically mapped as the Ocean Pines Existing Developed Center, which the 2026 Plan recategorizes as Residential. The Residential future land use category is intended to maintain the character of established Ocean Pines, and to accommodate compatible infill development. The project fills undeveloped R-2 land along the MD 589 corridor near Ocean Pines rather than extending dispersed residential development into the County's agricultural interior.

The proposal also implements the Plan's policy for the R-2 district. The Plan describes R-2 as an intermediate band of traditional neighborhood development between higher-density areas and lower-

density edges. Outer Banks Community includes 59 dwelling units and therefore follows the planned community review process contemplated by the Comprehensive Plan.

The 59-unit concept follows the R-2 RPC density calculation of four dwelling units per acre while providing common open space and community amenities. The 34 duplex units and 25 townhome units add housing variety near an established residential community. The community center, pool and tot lot provide active recreation; retained forest conservation area and wetlands provide natural open space; and maintained green areas and integrated stormwater management areas provide passive open space.

The duplex and townhome units are a good fit for the Ocean Pines area because they broaden the range of homeownership choices and are intended to offer a more affordable home product than comparable new detached homes on larger individual lots. Shared walls, compact lots, and efficient use of streets and utilities can reduce land and construction costs per dwelling. These housing types can serve first-time buyers, working households, and residents seeking a smaller home with less individual yard maintenance. The Comprehensive Plan identifies higher home values, second-home demand, and seasonal rental pressures in northern and coastal Worcester County and supports a broader range of housing choices for year-round residents. The proposed mix responds to that need while maintaining a residential scale compatible with the surrounding community.

Consistency with Zoning and Development Policy

The property is zoned R-2 and no rezoning is requested. Residential use, attached housing forms, common amenities, and conservation-oriented site planning are compatible with the purpose of the R-2 district and the residential planned community provisions of ZS 1-315. The Step 1 plan establishes the overall land use arrangement; later submissions will demonstrate compliance with the dimensional standards, parking and circulation requirements, landscaping, open-space calculations, building separation, emergency access, utilities, lighting, signage, and other applicable requirements of the Zoning and Subdivision Control Article.

Under ZS 1-315(e)(4), an RPC in the R-2 District outside designated Growth Areas may contain four dwelling units per acre of total gross lot area, excluding land zoned RP, C, or CM. The project contains 14.724 acres, all identified as R-2. The density calculation is 14.724 acres multiplied by 4 units per acre, yielding 58.896 units. ZS 1-315(e) permits major fractions of units to be counted as a full unit; therefore, the allowable total is 59 dwelling units. The proposed 34 duplex units plus 25 townhome units equal 59 units and meet this density limit.

The concept responds to established County development policies by clustering the proposed homes outside identified wetlands, retaining at least 15 percent of the site as on-site forest conservation area, consolidating common recreation and open space, using environmental site design for stormwater management, and coordinating development with public water and sewer service. These measures reduce land consumption and infrastructure demands compared with a dispersed conventional layout.

Topography and Relationship to Existing Features

The site is presently wooded and exhibits the low-relief Coastal Plain character typical of northern Worcester County. Existing drainage is governed by shallow slopes, seasonally wet soils, and two isolated nontidal wetland pockets along the rear northern property line. Approximately 84 percent of the mapped soils are Hydrologic Soil Group C and 16 percent are Hydrologic Soil Group B. These conditions will factor

into the type of stormwater management facilities used to meet MDE ESD requirements and the grading of this site.

Natural features include Non-Tidal Wetland A, approximately 0.876 acre, and Non-Tidal Wetland B, approximately 0.256 acre, for a combined wetland area of approximately 1.132 acres, together with the surrounding woodland. The property is outside the Atlantic Coastal Bays Critical Area and outside the mapped one-percent-annual-chance floodplain. Man-made features in the immediate vicinity include the MD 589 Racetrack Road frontage and the nearby established Ocean Pines residential community. The development's attached housing, internal streets, open spaces, and community facilities form a logical residential transition along this existing developed corridor.

Protection of Sensitive Areas and Water Quality

Non-Tidal Wetlands A and B will remain undisturbed. The lot layout may place limited portions of rear lot lines within the wetland buffer, but grading, clearing, structures, and maintained yard areas will be kept outside the wetlands and will be minimized within regulated buffers to the extent practicable.

The drainage design will preserve the existing contribution of clean runoff to the wetland pockets to the extent practicable so their hydrology and groundwater recharge functions are sustained without concentrating untreated developed runoff into the wetlands. Runoff from developed areas will be collected through catch basins and sheet flow and treated in a series of MDE Chapter 5 environmental site design practices. The facilities will be sized and designed to meet applicable stormwater management, water quality, quantity control, and nutrient-removal requirements. Treated discharge will enter the existing swale along MD 589, flow southeast toward Beaverdam Branch and Manklin Creek, and ultimately reach Isle of Wight Bay.

This approach is consistent with Comprehensive Plan policies supporting wetland protection, forest conservation, low-impact development, maintenance of infiltration, and on-site nutrient reduction. A Forest Stand Delineation and Forest Conservation Plan will document the retained forest area.

Vehicular Access and Traffic

MD 589 is identified by the Comprehensive Plan as a major collector highway. It provides direct connections to MD 90, US 50, US 113, Ocean Pines, and nearby services, making the frontage suitable for residential access. Access improvements will be coordinated with MDOT SHA. Internal streets will be designed for safe circulation by residents, visitors, service vehicles, and emergency apparatus.

The following estimate uses Institute of Transportation Engineers Trip Generation Manual 11th Edition Land Use Code 215 Single Family Attached Housing, which includes townhouses and similar attached ownership housing. The published average weekday rate is 7.32 vehicle trips per dwelling unit.

Traffic comparison	Vehicles per day
2025 MDOT SHA AADT on MD 589 between MD 90 and US 113	9,102
Estimated project weekday daily trips (59 units x 7.32 trips per unit)	432
Combined volume	9,534
Project trips as a percentage of current AADT	4.7 percent

MDOT SHA's current 2025 AADT dataset reports 9,102 vehicles per day at Station B4238 on the MD 589 road section from MD 90 to US 113. For a conservative planning comparison, assigning all 432 project trips to this segment would increase the reported AADT to approximately 9,534 vehicles per day, an increase of about 4.7 percent. Actual traffic passing any individual count station will be lower because project trips will distribute north and south to different destinations.

The limited percentage increase indicates that the project is not expected to materially change overall daily traffic conditions on the northern portion of MD 589. This AADT comparison is a planning-level screening and is not a substitute for a peak-hour capacity, queueing, sight-distance, or access analysis. Any additional study or improvements requested by Worcester County or MDOT SHA will be completed during later review.

Availability and Adequacy of Water and Sewer

Outer Banks Community requires one equivalent dwelling unit (EDU) per dwelling, for a total of 59 EDUs for water and sewer service. The application to amend the Greater Ocean Pines Sanitary Service Area to serve the development was submitted in August 2026 and is currently in process. Public water and sewer service will be provided subject to County approval of the amendment and allocation of the required 59 EDUs.

Conclusion

Outer Banks Community is consistent with the land use, housing, infrastructure, transportation, and natural-resource policies of the 2026 Worcester County Comprehensive Plan at the Step 1 concept stage. It uses the RPC process required for a 59-unit R-2 project, places attached housing next to the established Ocean Pines residential area, provides active and passive community amenities, protects the two identified nontidal wetlands, retains forest and natural open space, manages developed runoff through environmental site design, uses an existing state highway corridor for access, and advances public water and sewer service. The concept can proceed through detailed review with the conditions and agency confirmations identified in this statement.

LAW OFFICES

BOOTH CROPPER & MARRINER

A PROFESSIONAL CORPORATION

CURTIS H. BOOTH
HUGH CROPPER IV
THOMAS C. MARRINER*
LYNDSEY J. RYAN

9927 STEPHEN DECATUR HWY., F-12

OCEAN CITY, MARYLAND 21842

(410) 213-2681

FAX (410) 213-2685

EASTON OFFICE

130 N. WASHINGTON ST.

EASTON, MD 21601

(410) 822-2929

FAX (410) 820-6586

WEBSITE

www.bbcmllaw.com

*ADMITTED MD & DC

August 5, 2026

Robert J. Mitchell, LEHS, REHS
Director, Worcester County Department of
Environmental Programs
One West Market Street
Snow Hill, Maryland 21863

RE: Greater Ocean Pines Sanitary Service Area Expansion
Worcester County Tax Map 15, Parcels 130 & 191
Water and Sewerage Plan Amendment Application, Worcester County, MD

Dear Mr. Mitchell:

This is to confirm that we would like to proceed with the two (2) above referenced applications.

The Service Area Expansion does not specify the number of EDU's required.

With respect to the Water and Sewerage Plan, the table references 89 EDU's needed.

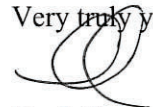
The actual number is now 59 EDU's needed.

Please accept this as an amendment to our previously submitted applications.

If you need a more formal application, please let me know.

Thank you and have a great day.

Very truly yours,



Hugh Cropper IV

HC/tgb

CC: Brian Seglum
Tyler Malone
Allan Rabineau, Esquire
Steve Engel
Dallas Baker

SITE DATA:

Owner

Ocean Pines Plaza Partnership
C/O Allen S. Rabinowitz
401 Pratt St., STE 2341
Baltimore, MD 21202-3030

Premises Address
RTE-589
Baltimore, MD 21811

Land Consultant

Vista Design, Inc.
5554 N. Main Street
Unit #1
Baltimore, MD 21811
PH: 410-352-3874

Tax Map

TM 0015 Grid 0024 Parcel 130
Deed Book 0084
Deed Book Page 0088
Plat PWN 12-43

TM 0015 Grid 0024 Parcel 191
Deed Book 0043
Deed Book Page 0063

Site Area

Parcel 130 +13.324 Acres
Parcel 191 +1.450 Acres
Total Site Area +14.774 Acres

Total Uplands Area +13.592 Acres
Total Wetlands Area +1.132 acres
Wetlands A + +0.876 acres
Wetlands B + +0.256 acres

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 # 2404700491 Effective Date July 16, 2015.

Zoning Information

Existing Zoning:
Parcel 191 R2 - 4 Units to the Acre
Parcel 130 R2 - 4 Units to the Acre

Number of units allowed = 59
Duplex Units = 34
Townhome Units = 25
Unit Size:
Duplex = 28' x 58'
Townhome = 32' x 48'
Parking Required = 2 per unit
Parking Proposed = 138 (2 per unit + 20 Amenity Area Spaces)

Forest Conservation Area Required = 98,010 sq. ft. / 2.23 acres

Forest Conservation Area Proposed = 2.47 acres

Max Allowed Density 59 Units (4 Units per Acre)

Proposed Density 59 Units (4 Units per Acre)

Max Bldg. Height 4 Stories or 45'

Unit Width & Length Min 22'x55'

Interior Units End Units Min 22'x55'

Site Setback:
Front 5' Along MD Route 589 (A Major Collector Highway)
Side 5'
Rear 5'

OPEN SPACE
Required:
Common Open Space +4.42 Ac (30% of Total Site Area)
Natural Open Space +3.21 Ac (20% of Common Open Space)
Passive Open Space +0.88 Ac (20% of Common Open Space)
Active Open Space +0.42 Ac (10% of Common Open Space)

Provided:
Common Open Space +7.42 Ac (56%)
Natural Open Space +2.47 Ac (56%)
Passive Open Space +3.97 Ac (56%)
Active Open Space +0.98 Ac (22%)

Sewer Provider

Public Sewer System Systems

Water Provider

Central

Horizontal Datum

MAD 830007 Delaware State Plane Grid

Vertical Datum

NAVD 88

Wetlands

Non-Tidal Wetlands shown on plan were delineated by Kenneth Redinger, Professional Wetland Scientist (E730). Coastal Compliance Solutions, LLC, on February 5, 2020.

Topography

Contours shown are generated from State of Maryland GIS LIDAR.

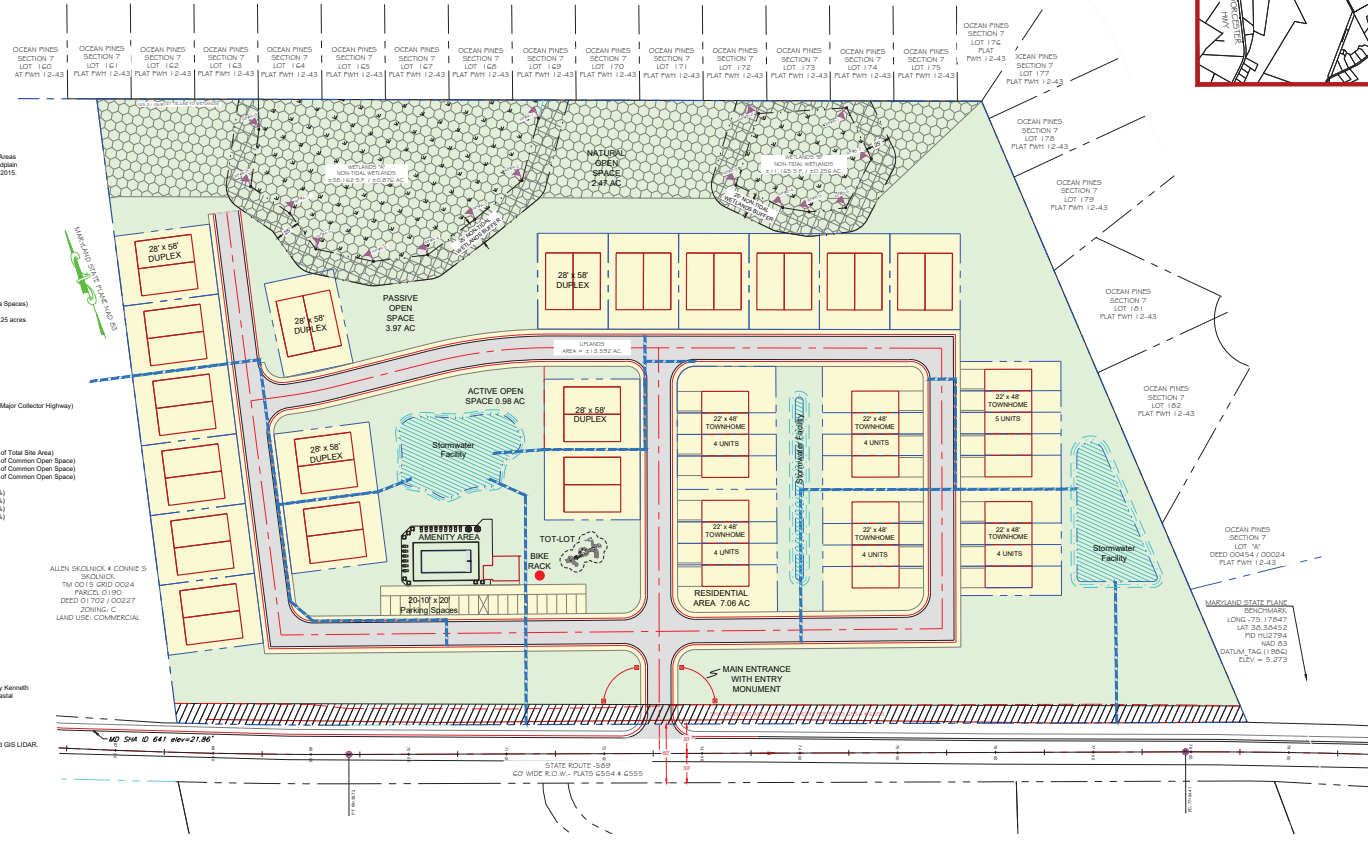
OUTER BANKS COMMUNITY

RPC STEP 1
TAX MAP 15, PARCELS 130 / 191
THIRD TAX DISTRICT, WORCESTER COUNTY MARYLAND



VICINITY MAP

1" = 2,000'



LEGEND

- Property Line
- Property Line To Be Abandoned
- Adjacent Property Line
- MDOT SHA Right of Way
- Existing Structures
- Existing Edge of Pavement
- Existing Curb
- Existing Paint Stripes
- Existing Utility Easement
- Existing Non-Tidal Wetlands (NTW)
- Existing Forest Conservation Area
- Proposed Tree Line
- Proposed Building
- Proposed Edge of Pavement
- Proposed Subdivision Curb
- Proposed Sidewalks
- Proposed Common Open Space Area
- Proposed Residential Area
- Bike Rack
- Storm Drain
- Stormwater Facility



SHEET INDEX

SHEET 1

SHEET 2

COVER - RPC PLAN

EXISTING CONDITIONS PLAN

NOTE:
This drawing, specifications, and work produced by Vista Design, Inc. ("VDM") for this project are instruments of service for this project only, and remain the copyrighted property of VDM. Reuse or reproduction of any of the instruments of service of VDM by the Client or anyone without the written permission of VDM will 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 thereon.



NORTH

REVISIONS

Project No.	Revision	Date
24094	01	07/01/20
24094	02	07/01/20
24094	03	07/01/20
24094	04	07/01/20
24094	05	07/01/20
24094	06	07/01/20
24094	07	07/01/20
24094	08	07/01/20
24094	09	07/01/20
24094	10	07/01/20

OUTER BANKS
COMMUNITY
RPC - STEP 1

OCEAN PINES PLAZA
PARTNERSHIP
ROUTE - 589
BERLIN

VISTA
DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
1000 N. N. Street, Suite 200
Baltimore, MD 21202

