

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

**Wednesday, February 11, 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. 9529 Stephen Decatur Highway – Minor Site Plan Review

Proposed asphalt area and fencing for secured storage of vehicles. Located at 9529 Stephen Decatur Highway, Ocean City, MD 21842. Tax Map 26, Parcel 274, Lot 1BB, Tax District 10, C-2 General Commercial District. Buas Hill House LLC, owner / Parker & Associates, engineer/surveyor.

B. 589 Group Project – Major Site Plan Review

Proposed commercial shopping center and contractor shops. Development includes four (4) buildings for retail, office, and restaurants, and three (3) contractor shops. Located on Racetrack Road, Berlin, MD 21811. Tax Map 21, Parcel 72, Tax District 3, C-2 General Commercial District. 589 Group LLC, owner/ Vista Design Inc., engineer/surveyor.

C. Park Place Villas – Major Site Plan Review

Proposed twelve (12) multi-family unit residential development. Development includes 12-unit residential building and landscaping. Located at 12720 Ocean Gateway, Ocean City, MD 21842. Tax Map 27, Parcel 146, Lot 3, Tax District 10, C-2 General Commercial District. TJSF LLC, owner / Iott Architecture & Engineering Inc., engineer.

III. Adjourn

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: February 11, 2026

PROJECT: 9529 Stephen Decatur Highway

APPLICANT(S) IN ATTENDANCE:

TRC MEMBERS IN ATTENDANCE:

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



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

ZONING DIVISION
BUILDING DIVISION
BOARD OF LICENSE
COMMISSIONERS

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/dr>

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

February 11, 2026

9529 Stephen Decatur Highway – Minor Site Plan Review

Proposed asphalt area and fencing for secured storage of vehicles. Located at 9529 Stephen Decatur Highway, Ocean City, MD 21842. Tax Map 26, Parcel 274, Lot 1BB, Tax District 10, C-2 General Commercial District. Buas Hill House LLC, owner / Parker & Associates, engineer/surveyor.

Prepared by: Ben Zito, DRP Specialist

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

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.

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

§ZS1-210	C-2 General Commercial District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off-Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways

1. Please include the setbacks in the general notes.
2. Please demarcate the parking space dimensions, and please also provide a parking table.
3. Please add the vehicular travelway widths in the front parking lot.
4. Please confirm the final paving material when completed. Will it be gravel or asphalt? Please also add a legend for these materials.
5. Please confirm the height and location of the fencing, and please add the fence to the legend. Please provide a typical detail of the fencing.
6. Please clarify if loading spaces will be required. §ZS1-321.
<https://ecode360.com/14021074>.
7. Please clarify if there is any existing or proposed exterior lighting on the property. §ZS1-323. <https://ecode360.com/14021144>.
8. The outdoor storage of vehicles requires a landscape buffer from adjoining properties. §ZS1-210(4)(B). <https://ecode360.com/14019737>. A “landscaped buffer” is defined as concentrated landscaping that diminishes the visual and physical impacts of the use or structure, both on the site and from adjacent properties. The landscaping may be a mix of trees, shrubs and other vegetation and of such density that the view, while not obscured, is diffused. §ZS1-322(e)(2). <https://ecode360.com/14021106>.
9. Each landscaped area must be readily accessible to a water supply. Unless xeriscaping plant material and technologies are employed, all landscaped areas shall provide an automatic irrigation systems with rain sensors. Drip irrigation systems are preferred. If an automatic system is not feasible, the Planning Commission at its discretion may approve an alternate watering system to maintain the plant material. §ZS1-322(b)(7).
<https://ecode360.com/14021089>.
10. A maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate for a nursery will be required to be provided at permit stage to accurately determine the bond amount. §ZS1-322(g).
<https://ecode360.com/14021139>
11. A landscape inspection and maintenance agreement 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.

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 and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway

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

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

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

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

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



Worcester County

Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for a February 11, 2026 Meeting
From: Environmental Programs Staff
Subject: 9529 Stephen Decatur Highway – Tax Map: 26, Parcel: 274 Lot: 1BB
Date: January 2, 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 on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. The proposed project, as described, does not require any allocation or designation of sanitary capacity.

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



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee
From: Joy S. Birch, Natural Resources Specialist, III 
Subject: February 11, 2026 – Technical Review Committee Meeting
Date: January 30, 2026

9529 Stephen Decatur Highway - Minor Site Plan Review – Proposed asphalt area and fencing for secured storage of vehicles. Located at 9529 Stephen Decatur Highway, Tax Map 26, Parcel 274, Lot 1BB, Tax District 10, C-2 General Commercial District, Buas Hill House LLC, owner / Parker & Associates, engineer/surveyor.

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

1. Please provide the Critical Area designation of Intensely Developed Area (IDA) to the plan.
2. Add Atlantic Coastal Bays Critical Area note to read: Worcester **County Atlantic Coastal Bays Critical Area Law: This property lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Local Laws, as from time to time amended, in effect at the time of the proposed development activities.**
3. Provide the total area of disturbance.
4. Provide a lot coverage calculation table.
5. Please submit the Critical Area review fee of \$150.00 for this Minor Site Plan.

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TEL: 410-632-1220 FAX: 410-632-2012

Storm Water Management & Erosion and Sediment Control:

This project is subject to the Worcester County Stormwater Ordinance if disturbance is over 5000 square foot.

General Provisions:

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

cc: File;
Brian Soper, NR Administrator (via email);
Ben Zito, DRP (via email)



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: **Island Tech**

TRC #: **20260033**

LOCATION: **9529 Stephen Decatur Highway – Ocean City, Maryland 21842**

CONTACT: **Buas Hill House LLC**

MEETING DATE: **February 11, 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 asphalt area and fencing for secured storage of vehicles.

Specific Comments:

1. No 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 Review

Date: January 29, 2026

Date of Meeting: February 11, 2026

Project: 9529 Stephen Decatur Highway

Location: 9529 Stephen Decatur Hwy, Tax Map: 26, Parcel: 274, Lot 1BB

Owner/Developer: Buas Hill House, LLC

Engineer/Surveyor: Parker & Associates

This project is not required to comply with the Worcester County Forest Conservation Law. This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.

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



RE: 2/11/26 TRC - Draft Agenda

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

Date Thu 1/22/2026 1:52 PM

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

Cc Dallas Baker <dbaker@worcestermd.gov>; Jana B. Potvin <jbpotvin@worcestermd.gov>

Ben,

Below are the water and sewer TRC comments for the projects on this agenda:

1. **Berlin Lions Club – Minor Site Plan Review:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.
2. **Park Place Villas – Major Site Plan Review:**
 - a. The proposed location of the water service needs to be shown on the plans. There is an existing 8in tap off Rt 50 that serves the Park Place Shopping Center that could be utilized for this project. The developer will need to verify that the existing service will have sufficient flow to serve the domestic and fire service requirements for the project.
 - b. Based on inspections by W/WW staff there appears to be a private sewer service stub out for the proposed multi-family development. If the units will be sold as individual units, then the gravity sewer will need to be accepted into the County's wastewater conveyance system. The developer needs to explain how the units will be managed so the department provide further comments.
3. **Crepe Myrtle Count:**
 - a. Water meters must be located outside of the paved driveways and concrete sidewalks.
 - b. Water valves need to be added on the main at ever tee so the system can be isolated for any repairs in the future.
 - c. Fire Hydrants need to be added at the end of the dead-end water mains that are near SWM #M6-12 and M6-7.
4. **589 Group Project:**
 - a. This project is required to follow the "Southern MD 589 Regional Water & Sewer Plan" approved by the County Commissioners back in July of 2025. This project cannot be approved until the regional pump station that will serve this property has been designed and approved.
 - b. Show the proposed locations for the water meters on the site plan. Water meters must be located outside of paved or concrete areas.
 - c. Provide a tee and valves at the southern end of the interparcel connector to TM 21, Parcel 14 for future connection without service interruptions.
 - d. Revise the locations of the fire hydrants at the entrance to Rt 598 and the interparcel connector to improve the clear space along the road for delivery trucks.
5. **9529 Stephen Decatur Highway:**
 - a. No comments currently. Water and sewer service was requested and approved under an existing small project agreement for this parcel.

Thanks

Lee Beauchamp, PE
Water & Wastewater Superintendent
Worcester County Public Works
Office Phone: (410) 641-5251 x2439
Work Cell: (410) 430-2366
Email: lrbeauchamp@worcestermd.gov



From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Tuesday, January 20, 2026 8:46 AM
To: Kristen Tremblay <ktremblay@worcestermd.gov>; Brian M. Soper <bmsoper@worcestermd.gov>; Cathy Zirkle <czirkle@worcestermd.gov>; Dallas Baker <dbaker@worcestermd.gov>; Dwilson12@sha.state.md.us; David M. Bradford <dbradford@worcestermd.gov>; David Mathers <dmathers@worcestermd.gov>; Gary Serman <gserman@worcestermd.gov>; Gary R. Pusey <grpusey@worcestermd.gov>; jfritts@mdot.maryland.gov; Jennifer Keener <jkkeener@worcestermd.gov>; Joy Birch <jbirch@worcestermd.gov>; Kevin Lynch <klynch@worcestermd.gov>; Laurie Bew <lbew@worcestermd.gov>; Lisa Lawrence <llawrence@worcestermd.gov>; Mmknight@comcast.net; Matt Owens <mowens@worcestermd.gov>; Matthew Laick <mlaick@worcestermd.gov>; Paul Miller <pmiller@worcestermd.gov>; Robert Korb Jr. <rkorb@worcestermd.gov>; Robert Mitchell <bmitchell@worcestermd.gov>; Stuart White <swhite@worcestermd.gov>; Tony Fascelli <tfascelli@worcestermd.gov>; Kelly Henry <khenry@worcestermd.gov>; Lee R. Beauchamp <lrbeauchamp@worcestermd.gov>
Subject: 2/11/26 TRC - Draft Agenda

All,

Please see the attached draft agenda for the 2/11/26 TRC meeting. Hard copies of the plans will be sent out in the next day or two.

Digital copies of the plans can be found in the following OneDrive link: [2-11-26 TRC](#)

Thank you,

Ben Zito
DRP Specialist III
Dept. of Development, Review and Permitting
Worcester County Government
One West Market Street, Room 1201
Snow Hill, MD 21863
(410) 632-1200, ext. 1134
bmzito@worcestermd.gov



RE: 2/11/26 TRC Agenda

From Jeffrey Fritts <JFritts@mdot.maryland.gov>
Date Fri 2/6/2026 10:12 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>

Hello,

District 1 Comments

- 9529 Stephen Decatur Hwy. – This project has an existing commercial access, no comment
- 589 Group Project - This project will require SHA plan review and commercial access permit.
- Park Place Villas – This project has an existing commercial access, no comment

Thanks,



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

From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Friday, February 6, 2026 7:56 AM
To: Jeffrey Fritts <JFritts@mdot.maryland.gov>; Robert Korb Jr. <rkorb@worcestermd.gov>; Stuart White <swhite@worcestermd.gov>; Robert Mitchell <bmitchell@worcestermd.gov>; Paul Miller <pmiller@worcestermd.gov>
Subject: Re: 2/11/26 TRC Agenda

Caution: CAUTION: Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Forward suspicious emails directly to Email Abuse (abuse@mdot.maryland.gov) or call the MDOT Service Desk at 410-768-7181 for assistance.

All,

Please forward your comments by end of today.

Digital copies of the plans can be found here: [2-11-26 TRC](#)



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

GOVERNMENT CENTER

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

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

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

MEMORANDUM

DATE: 10/3/2024
TO: Applicant
FROM: Brian Soper, Natural Resources Administrator
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

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

ISLAND TECH

9529 STEPHEN DECATUR HIGHWAY

GENERAL NOTES

- TOTAL AREA: 38,003 SF ± 0.87 AC
- TOTAL AREA DISTURBED: 44,836 SF / ± 0.11 AC.
- MAP 26 GRID 18 PARCEL 274
- DEED REF: 8312/60
- PROPOSED ZONING: C-2 (GENERAL COMMERCIAL)
- THE PROPERTY IS SHOWN ON F.I.R.M. COMMUNITY PANEL #24047C0180H (PANEL 180 OF 450), DATED 7/16/2015, AS BEING IN FLOOD ZONE X, AREA OF MINIMAL FLOODING.
- THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS NOT A TITLE SURVEY. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO DETERMINE RIGHTS-OF-WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.
- THIS PROJECT IS INTENDED TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER, AND PRIVATE TRASH COLLECTION.
- ALL PROPOSED DUGGING AND CONSTRUCTION SHOWN ON THESE PLANS SHALL TIE INTO EXISTING CONDITIONS WITHIN THE LIMIT OF DISTURBANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT TIE IN GRADES, ELEVATIONS AND SLOPES MATCH EXISTING CONDITIONS AND ARE ACCEPTABLE. IF CONDITIONS DIFFER THAN THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- PROPERTY OWNERS SHALL BE RESPONSIBLE FOR ALL GRASS CUTTING WITHIN THE PUBLIC PROPERTY LINE. THE MAINTENANCE OF ALL LANDSCAPE MEDIAN ISLANDS LOCATED INSIDE OF CITY OF SALISBURY RIGHT OF WAY IS THE RESPONSIBILITY OF THE LOT OWNERS. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED LOCATED OUTSIDE OF CITY OF SALISBURY RIGHT OF WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNERS.
- THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN THE DRAWING AND EXISTING CONDITIONS. ERRORS OR OMISSIONS IN DRAWINGS OR LAYOUT SHALL BE TREATED AS A DISCREPANCY. DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONTINUATION OF WORK.
- IN THE EVENT THAT AN ERROR, OVERTHINK, OR OMISSION BY PARKER & ASSOCIATES IS DISCOVERED OR SHOULD HAVE REASONABLY BEEN DISCOVERED DURING THE COURSE OF CONSTRUCTION, CLIENT OR CONTRACTORS SHALL PROVIDE PARKER AND ASSOCIATES IMMEDIATE NOTICE OF THE ERROR OR OMISSION, AND PARKER & ASSOCIATES SHALL TAKE REASONABLE MEASURES TO IMPLEMENT AN ACCEPTABLE SOLUTION TO REMEDY OR MINIMIZE THE IMPACTS OF THE DISCOVERED ISSUE. IF IMMEDIATE NOTICE IS NOT PROVIDED BY CLIENT OR CONTRACTOR TO PARKER & ASSOCIATES, THE CLIENT OR CONTRACTOR SHALL RELIEVE PARKER & ASSOCIATES OF ANY LIABILITY THAT MAY ARISE FROM ERRORED, OVERTHINK, OR OMISSION.
- VERTICAL DATUM IS BASED ON NAVD88.

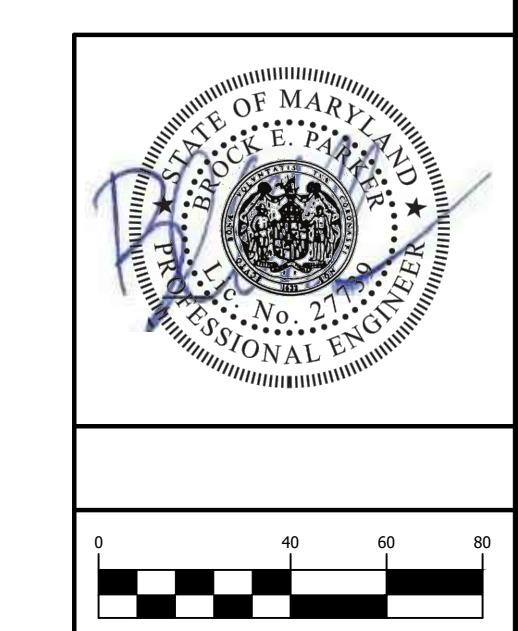
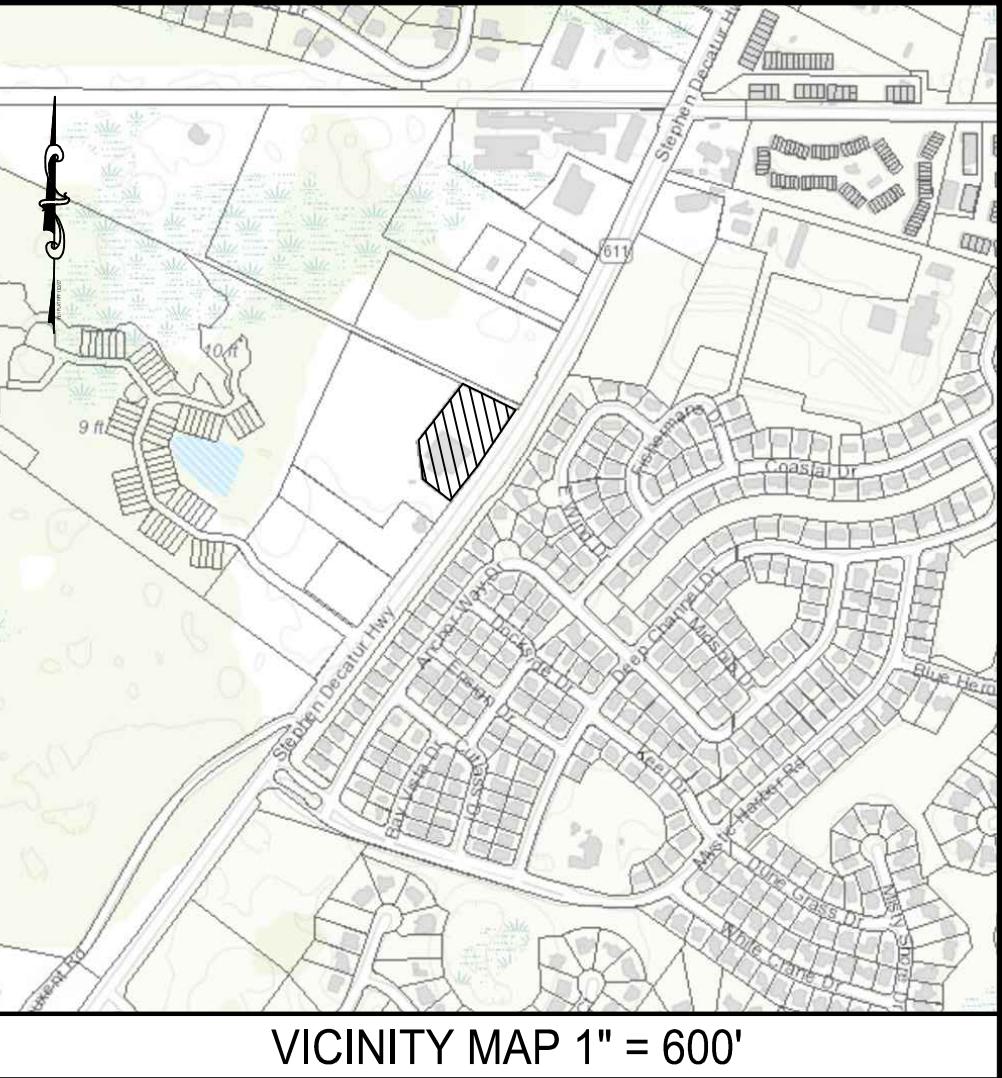
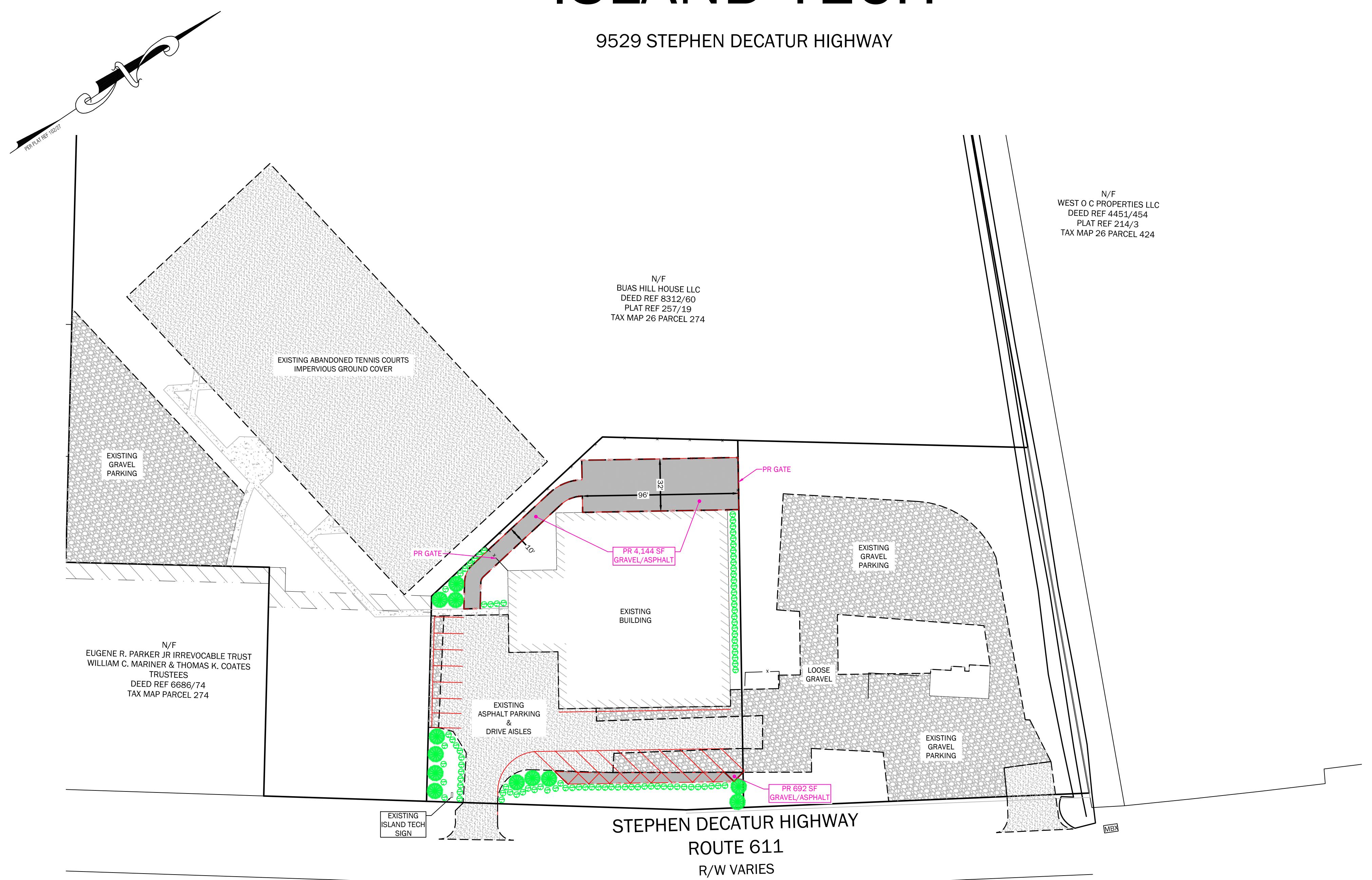
CRITICAL AREA REQUIREMENTS

THIS PARCEL IS LOCATED WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA WITHIN THE INTENSELY DEVELOPED AREA (IDA). THIS PROJECT SHALL PROVIDE CRITICAL AREA PLANTINGS TOTALING 15% OF THE OVERALL LAND AREA OF THE PARCEL.

TOTAL LAND AREA = 38,003 SF
REQUIRED PLANTINGS (IN POINTS) = 38,003 x 15% = 5,700 POINTS

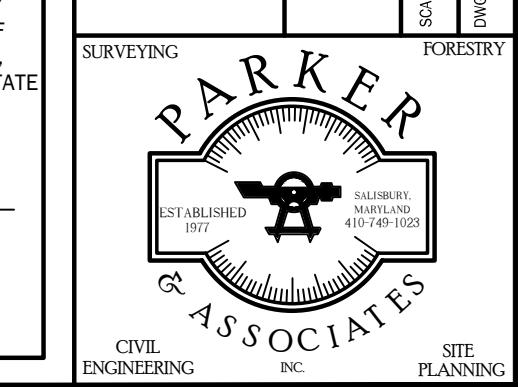
CRITICAL AREA LANDSCAPING LEGEND

● - CREPE MYRTLE (LAGERSTROEMIA)	12 x 100 POINTS = 1,200 POINTS
● - SWITCHGRASS (PANICUM VIRGATUM)	90 x 50 POINTS = 4,500 POINTS
	TOTAL POINTS = 5,700 POINTS



GRAPHIC SCALE
1 inch = 40 feet

CRITICAL AREA LANDSCAPING PLAN
ISLAND TECH

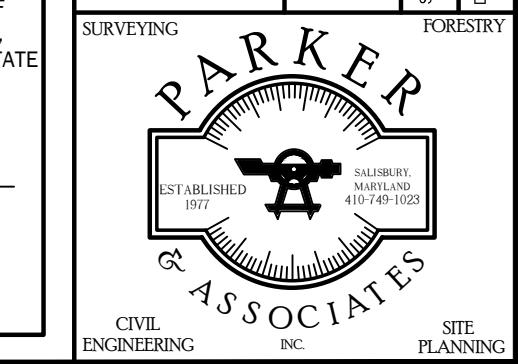


OWNER/PURCHASER CERTIFICATION
I, SPIRO BUAS, HEREBY CERTIFY THAT I AM THE PURCHASER/DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO ORDINANCE.

BUAS HILL HOUSE LLC,
C/O SPIRO BUAS
P.O. BOX 8
OCEAN CITY, MD 21843
PHONE: 410-213-9556
EMAIL: spiro@ocrooms.com

ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO: 27739, EXPIRATION DATE: JULY 24, 2028 AND A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO: 21193, EXPIRATION DATE: JANUARY 25, 2028.

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



TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: February 11, 2026

PROJECT: 589 Group Project

APPLICANT(S) IN ATTENDANCE:

TRC MEMBERS IN ATTENDANCE:

- Tremblay, Zoning Administrator
- Zito, DRP Specialist III
- Miller, Building Plans Reviewer III
- Mitchell, Environmental Programs
- White, Environmental Programs
- Soper, Environmental Programs
- Birch, Environmental Programs
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- Owens, Fire Marshal
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- Beauchamp, W & WW, DPW
- Knight, Planning Commission Rep.



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

ZONING DIVISION
BUILDING DIVISION
BOARD OF LICENSE
COMMISSIONERS

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

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

February 11, 2026

589 Group Project – Major Site Plan Review

Proposed commercial shopping center and contractor shops/self-storage buildings. Development includes four (4) buildings for retail, office, and restaurants, and three (3) contractor shops/self-storage buildings. Located on Racetrack Road, Berlin, MD 21811. Tax Map 21, Parcel 72, Tax District 3, C-2 General Commercial District. 589 Group LLC, owner/ Vista Design Inc., engineer/surveyor.

Prepared by: Ben Zito, DRP Specialist

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

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.

General Requirements:

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
 - a. A complete building permit application along with the initial fee of \$350 made payable to "Worcester County."
 - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan) and building elevations (front, rear and sides). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
 - c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.

3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections' agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

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

§ZS1-210	C-2 General Commercial District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off-Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways

*The proposed project is also subject to the *Design Guidelines and Standards for Commercial Uses* as revised and adopted on January 17, 2017. Under Section 2 of the Design Guidelines, the Planning Commission is able to grant a waiver to the requirements contained within, as long as the applicant can meet the provisions described. Please keep in mind that if a similar standard is listed in the Zoning Code and does not allow for a waiver, that standard cannot be waived. “These guidelines and standards apply to all projects other than multi-family and townhouse development which are subject to site plan review under ZS1-325 of the Zoning and Subdivision Control Article and which cumulatively total ten thousand square feet in gross floor area or more.”

1. Please provide a phasing plan. The lot area table on Sheet C200 shows Lots 1, 3, and 5 are “current” while Lots 2 and 4 are “future.” Please provide more details regarding the phasing of the buildings, parking, roads, landscaping, and stormwater facilities.
2. In phased construction, the first phase shall include the landscaping of property perimeters, entry drives, and stormwater management ponds as well as required parking lot and building landscaping. §ZS1-322(b)(9). <https://ecode360.com/14021091>.
3. Please add the zoning classifications of all adjacent parcels on all sheets, where applicable.

4. Sheet G001: Please add the setbacks for “Retail or service establishments” in the Zoning Information. §ZS1-210(b)(2). <https://ecode360.com/14019712>.
5. Sheet G001: Please include the bicycle racks that are shown on the plans on the parking table.
6. Sheet C201: Please revise the rear setback for Lots 2 and 4 from 25' to 20'. §ZS1-210(b)(2). <https://ecode360.com/14019726>.
7. Sheet C201: Please provide more details on the contractor shop/self-storage buildings. Will each building be separate uses, or a combination of both uses?
8. Sheet C201: Please provide an ADA space for each of the contractor shop/self-storage buildings.
9. Sheet C201: Please show any proposed security gating for the self-storage and/or contractor shops, and please provide a typical detail for this.
10. Sheet C201: Please indicate if there will be any outdoor storage near the contractor shop/self-storage buildings.
11. Sheet C201: Please indicate if any loading zones will be needed, and if so, please provide them on the plan.
12. Sheet C201: Please add that Building C might be fast food to match Sheet G001. Please also label the order box for this building.
13. Sheet C201: Please consider moving the proposed dumpster near Building C, as its location is close to the drive-thru and site entrance. §ZS1-320(f)(6).
<https://ecode360.com/14021054>.
14. Sheet C201: Please add at least one (1) litter receptacle within the parking areas/entrances for Buildings A through D.
15. Sheet C201: Please label an interparcel connection from Lot 5 (Building G) to Parcel 207.
16. Sheet C201: Please provide vehicular travelways to the rear of all structures to provide access for fire-fighting equipment. §ZS1-319(c)(5). <https://ecode360.com/14021023>.
17. Sheet C203: Detail 5 shows concrete wheelstops, but they are not shown on the plans. Please show them on the plans or make a note that they will be provided. §ZS1-320(f)(5).
<https://ecode360.com/14021053>.
18. Sheet C203: Please provide a dumpster screening detail.
19. Sheet C203: Please add any monument or pole-mounted signage location(s) and details.
20. Sheet C700: The proposed landscaping required along Rt. 589 is within the 40' MDOT ROW, which may cause future complications. Can landscaping be provided within the SWM facilities to satisfy the landscaping requirements?
21. Sheet C700: Please indicate if the existing vegetation on the southerly portion of the property will remain.
22. Sheet C700: Please add a note to the plant schedule that the trees internal to the parking areas shall be at least ten feet in height. §ZS1-322(f)(1). <https://ecode360.com/14021134>.
23. Sheet C700: Please provide the percentage of species that are native to Worcester County. 75% of the plant species must be native to Worcester County.

24. Sheet C701, References and Quality Control Note C: Please add that substitutions must also be approved by Worcester County.
25. Sheet C701, Final Acceptance: Please add that final acceptance must also be approved by Worcester County.
26. Sheet C701, Inspection and Acceptance: Please add that the County shall also inspect and accept the work.
27. Sheet C701: Please specify how the landscaping will be maintained, particularly if an automatic irrigation system is proposed. Each landscaped area must be readily accessible to a water supply. Unless xeriscaping plant material and technologies are employed, all landscaped areas shall provide an automatic irrigation systems with rain sensors. Drip irrigation systems are preferred. If an automatic system is not feasible, the Planning Commission at its discretion may approve an alternate watering system to maintain the plant material. §ZS1-322(b)(7). <https://ecode360.com/14021089>.
28. Please provide a lighting plan. §ZS1-323. <https://ecode360.com/14021144>.
29. A zoning permit for all site improvements including roads, parking, and landscaping will be required during building permit submission.
30. A maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate for a nursery will be required to be provided at permit stage to accurately determine the bond amount. §ZS1-322(g). <https://ecode360.com/14021139>
31. A landscape inspection and maintenance agreement 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.
32. Approval of the site plan is contingent upon approval of the proposed subdivision as shown on Sheet C200.
33. Please provide colored building elevations of all buildings for Planning Commission review.

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 and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

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

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

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

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



Worcester County

Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for a February 11, 2026 Meeting
From: Environmental Programs Staff
Subject: 589 Group Project – Tax Map: 21, Parcel: 72
Date: January 2, 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. There are currently no EDUs assigned to this property. All EDUs will need to be purchased & paid for before this department can sign off on any building permit relative to this proposal. If the blue line in the plans delineates lot lines and a possible subdivision of the property into lots, then EDUs will need to be allocated for each lot prior to subdivision approval.
2. Please provide an EDU chart reflecting the proposed flows in relation to the various uses.
3. Commercial plumbing plans will need to be submitted for plan review with the building permit and review fee submitted. A plumbing permit will also need to be obtained for the interior work. Gas permits will be needed as well, if utilized for this project.
4. The design of connections to public water distribution and sewer collection systems for the Ocean Pines Sanitary Service Area will need to be reviewed and approved by the Department of Public Works.
5. Lawn irrigation systems must have backflow prevention installed and permitted under the plumbing permit pulled by a Master Plumber.
6. Plumbing Code is the 2021 International Plumbing Code (IPC) Illustrated (National). The Gas Code is the 2021 International Fuel Gas Code (IFGC), for natural gas.

Citizens and Government Working Together



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: February 11, 2026 - Technical Review Committee Meeting

Date: January 27, 20206

- **589 Group Project - Major Site Plan Review**

Proposed commercial shopping center and contractor shops. Development includes four (4) buildings for retail, office and restaurants and three (3) contractor shops. Located on Racetrack Road, Tax map 21, Parcel 72, Tax District 3, C-2 General Commercial District, 589 Group LLC, owner / Vista Design Inc., engineer/surveyor. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

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



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: **589 Group Project**

TRC #: **20260034**

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

CONTACT: **589 Group LLC**

MEETING DATE: **February 11, 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 commercial shopping center and contractor shops. Development includes 4 retail buildings and 3 contractor shops.

Specific Comments:

1. A complete set of building plans shall be submitted and approved prior to start of construction.
2. Depending on the use groups and occupant loads, some or all of the buildings may be required to be protected by an automatic fire suppression system.
3. Depending on the use groups and occupant loads, some or all of the buildings may be required to be protected by an automatic fire alarm system.
4. Fire hydrants and fire lanes will be required to be installed throughout the project.
5. A fire hydrant will be required to be installed within 100' of any fire department connection on any sprinklered building.

6. Buildings with mandatory fire protection systems will be required to have a “Knox Box” lock box provided by the Ocean Pines Volunteer Fire Department.
7. The storage/contractor shop buildings may be required to have a public safety two-way radio in-building communications system installed. Check with the Worcester County Department of Emergency Services for requirements.
8. 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: February 2, 2026

Date of Meeting: February 11, 2026

Project: 589 Group Project

Location: Racetrack Road, Tax Map: 21, Parcel: 72

Owner/Developer: 589 Group, LLC

Engineer/Surveyor: Vista Design, Inc.

This project is subject to the Worcester County Forest Conservation Law. This site is subject to Forest Conservation Plan #26-02. This site will meet compliance with the Worcester County Forest Conservation Law, by obtaining credit from an off-site forest conservation mitigation area. According to the approved plan, 3.32 acres will be purchased from H3, LLC mitigation bank and an associated forest mitigation area Certificate of Utilization will be recorded in the land records of Worcester County, Maryland.

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

All projects over one acre of disturbance 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

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
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PLUMBING & GAS
CRITICAL AREAS
FOREST CONSERVATION
COMMUNITY HYGIENE

MEMORANDUM

DATE: January 1, 2024

TO: Applicant

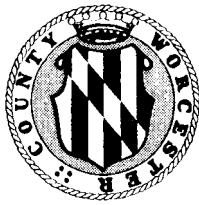
FROM: David M. Bradford, Deputy Director

SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

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



WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

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

Project: 589 Group Project

Date: 2/11/2026

Tax Map: 21 Parcel: 72 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 **(all buildings)**.
3. Wind Design: 126 MPH; Risk category II; Exposure "C" **(all buildings)**.
4. Provide occupant load for use of building **(all buildings)**.
5. Provide an egress plan **(all buildings)**.
6. Mechanical ventilation **(all buildings)**.
7. Automatic fire suppression system required **(Storage buildings)**.
8. Provide an Energy Compliance Report and lighting plan **(all buildings)**.
9. Complete detailed air barrier design **(all buildings)**.
10. Building envelope performance verification by certified third party engineer or certified contractor **(all buildings)**.
11. Additional energy-efficiency credit requirements to be included with the Submittal **(all buildings)**.
12. Provide all details and specifications per 2010 ADA design standards and MAC (Maryland Accessibility Code) **(all buildings)**.
13. Provide an accessible route from the parking lot to the building entry **(all buildings)**.
14. An ADA drinking fountain (hi/low) where required by code.
15. Provide landings at rear doors to public way **(all buildings)**.

Buildings A, B, C, D

Provide a one-hour separation wall between tenants.

Depending on occupant load in restaurant space, building may have to be equipped with automatic sprinkler system.

Building C

Provide bollards at vehicular traffic areas.

Menu board will need a permit.

Buildings E, F, G

Provide vertical accessibility

Shaft enclosures minimum 60 minute rated with 60-minute door and frame.

Is gated access provided?

Will storage buildings be fenced in?

Will mini storage be conditioned space?

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



RE: 2/11/26 TRC - Draft Agenda

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

Date Thu 1/22/2026 1:52 PM

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

Cc Dallas Baker <dbaker@worcestermd.gov>; Jana B. Potvin <jbpotvin@worcestermd.gov>

Ben,

Below are the water and sewer TRC comments for the projects on this agenda:

1. **Berlin Lions Club – Minor Site Plan Review:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.
2. **Park Place Villas – Major Site Plan Review:**
 - a. The proposed location of the water service needs to be shown on the plans. There is an existing 8in tap off Rt 50 that serves the Park Place Shopping Center that could be utilized for this project. The developer will need to verify that the existing service will have sufficient flow to serve the domestic and fire service requirements for the project.
 - b. Based on inspections by W/WW staff there appears to be a private sewer service stub out for the proposed multi-family development. If the units will be sold as individual units, then the gravity sewer will need to be accepted into the County's wastewater conveyance system. The developer needs to explain how the units will be managed so the department provide further comments.
3. **Crepe Myrtle Count:**
 - a. Water meters must be located outside of the paved driveways and concrete sidewalks.
 - b. Water valves need to be added on the main at ever tee so the system can be isolated for any repairs in the future.
 - c. Fire Hydrants need to be added at the end of the dead-end water mains that are near SWM #M6-12 and M6-7.
4. **589 Group Project:**
 - a. This project is required to follow the "Southern MD 589 Regional Water & Sewer Plan" approved by the County Commissioners back in July of 2025. This project cannot be approved until the regional pump station that will serve this property has been designed and approved.
 - b. Show the proposed locations for the water meters on the site plan. Water meters must be located outside of paved or concrete areas.
 - c. Provide a tee and valves at the southern end of the interparcel connector to TM 21, Parcel 14 for future connection without service interruptions.
 - d. Revise the locations of the fire hydrants at the entrance to Rt 598 and the interparcel connector to improve the clear space along the road for delivery trucks.
5. **9529 Stephen Decatur Highway:**
 - a. No comments currently. Water and sewer service was requested and approved under an existing small project agreement for this parcel.

Thanks

Lee Beauchamp, PE
Water & Wastewater Superintendent
Worcester County Public Works
Office Phone: (410) 641-5251 x2439
Work Cell: (410) 430-2366
Email: lrbeauchamp@worcestermd.gov



From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Tuesday, January 20, 2026 8:46 AM
To: Kristen Tremblay <ktremblay@worcestermd.gov>; Brian M. Soper <bmsoper@worcestermd.gov>; Cathy Zirkle <czirkle@worcestermd.gov>; Dallas Baker <dbaker@worcestermd.gov>; Dwilson12@sha.state.md.us; David M. Bradford <dbradford@worcestermd.gov>; David Mathers <dmathers@worcestermd.gov>; Gary Serman <gserman@worcestermd.gov>; Gary R. Pusey <grpusey@worcestermd.gov>; jfritts@mdot.maryland.gov; Jennifer Keener <jkkeener@worcestermd.gov>; Joy Birch <jbirch@worcestermd.gov>; Kevin Lynch <klynch@worcestermd.gov>; Laurie Bew <lbew@worcestermd.gov>; Lisa Lawrence <llawrence@worcestermd.gov>; Mmknight@comcast.net; Matt Owens <mowens@worcestermd.gov>; Matthew Laick <mlaick@worcestermd.gov>; Paul Miller <pmiller@worcestermd.gov>; Robert Korb Jr. <rkorb@worcestermd.gov>; Robert Mitchell <bmitchell@worcestermd.gov>; Stuart White <swhite@worcestermd.gov>; Tony Fascelli <tfascelli@worcestermd.gov>; Kelly Henry <khenry@worcestermd.gov>; Lee R. Beauchamp <lrbeauchamp@worcestermd.gov>
Subject: 2/11/26 TRC - Draft Agenda

All,

Please see the attached draft agenda for the 2/11/26 TRC meeting. Hard copies of the plans will be sent out in the next day or two.

Digital copies of the plans can be found in the following OneDrive link: [2-11-26 TRC](#)

Thank you,

Ben Zito
DRP Specialist III
Dept. of Development, Review and Permitting
Worcester County Government
One West Market Street, Room 1201
Snow Hill, MD 21863
(410) 632-1200, ext. 1134
bmzito@worcestermd.gov



RE: 2/11/26 TRC Agenda

From Jeffrey Fritts <JFritts@mdot.maryland.gov>
Date Fri 2/6/2026 10:12 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>

Hello,

District 1 Comments

- 9529 Stephen Decatur Hwy. – This project has an existing commercial access, no comment
- 589 Group Project - This project will require SHA plan review and commercial access permit.
- Park Place Villas – This project has an existing commercial access, no comment

Thanks,



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

From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Friday, February 6, 2026 7:56 AM
To: Jeffrey Fritts <JFritts@mdot.maryland.gov>; Robert Korb Jr. <rkorb@worcestermd.gov>; Stuart White <swhite@worcestermd.gov>; Robert Mitchell <bmitchell@worcestermd.gov>; Paul Miller <pmiller@worcestermd.gov>
Subject: Re: 2/11/26 TRC Agenda

Caution: CAUTION: Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Forward suspicious emails directly to Email Abuse (abuse@mdot.maryland.gov) or call the MDOT Service Desk at 410-768-7181 for assistance.

All,

Please forward your comments by end of today.

Digital copies of the plans can be found here: [2-11-26 TRC](#)



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

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

MEMORANDUM

DATE: 10/3/2024
TO: Applicant
FROM: Brian Soper, Natural Resources Administrator
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

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

589 GROUP PROJECT

COMMERCIAL DEVELOPMENT
WORCESTER COUNTY, MARYLAND

SITE DATA:

Owner Consultant

Premises Address

Racetrack Rd.
Berlin, Maryland 21811

Tax Map

TM 0021 Grid 0014 Parcel 0072
Deed Reference: 8143 / 29

Site Area

Proposed Lot Areas	Square Feet	Acres
Lot #1	±99,799	±2.29
Lot #2	±110,522	±2.54
Lot #3	±81,986	±1.88
Lot #4	±90,208	±2.07
Lot #5	±99,080	±2.27
Total Area	±481,595	±11.06

Existing Land Use	Square Feet	Acres
Gravel Road	±5,657	±0.13
Vegetation	±9,577	±0.23
Open Field / Grass	±466,061	±10.70

EXISTING IMPERVIOUS ±5,657 SF ±0.13 AC

Proposed Land use	Square Feet	Acres
Building A	±7,100	±0.16
Building B	±7,000	±0.16
Building C	±4,000	±0.09
Building D	±4,625	±0.11
Building E	±20,000	±0.46
Building F	±20,000	±0.46
Building G	±20,000	±0.46
Building H	±600	±0.01
Asphalt / Pavement / Curb	±197,928	±4.54
Sidewalks / Concrete	±10,975	±0.25
Stormwater Facilities	±57,599	±1.32
Open Space	±131,768	±3.02

PROPOSED IMPERVIOUS ±292,228 SF ±6.71 AC

Total Limits of Disturbance ±491,148 ±11.39 AC

Zoning Information

Existing Zoning: C-2 General Commercial District

Land Use: Open Field / Agricultural

Set Backs:
Front Yards: 25'
50' From MD Route 589
Side Yard: 6' Each
Rear Yard: 25'

Rezoning Case No. 396

On March 15, 2015, Parcel 0072 was rezoned from A-1 Agricultural District to C-2 General Commercial District.

Flood Zone

This Site is Located Within Flood Zone "X" (Areas of Minimal Flood Hazard) per FIRM Map # 24047C0160H Effective Date July 16, 2015

Sewer and Water Provider

Ocean Pines

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.

Datum

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

Off Street Parking Requirements

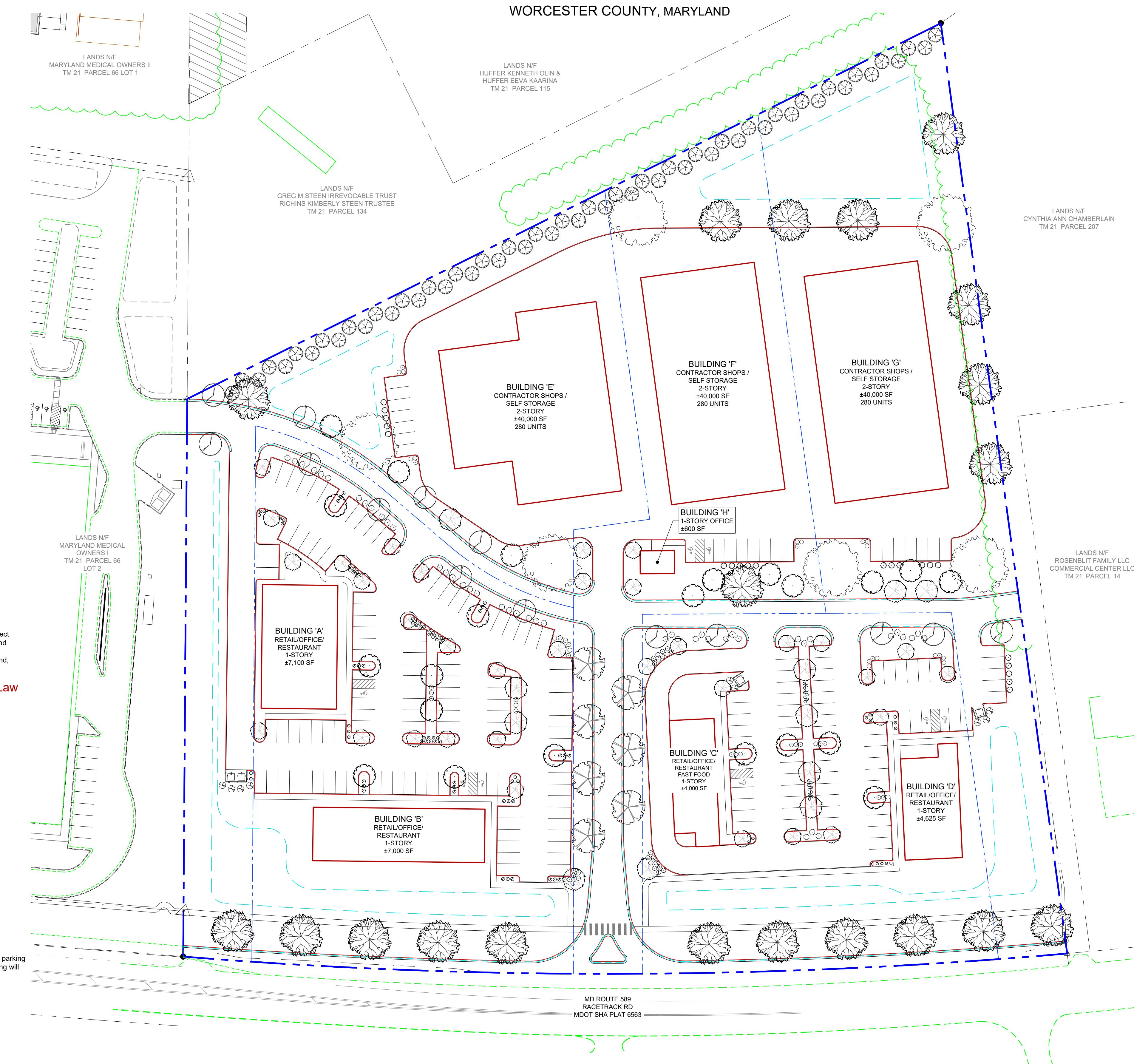
REQUIRED	1 per 125 sf (min)	1 per 50sf (max)
Restaurants	57 Spaces min	142 Spaces max
Bldg A	56 Spaces min	140 Spaces max
Bldg B	32 Spaces min	80 Spaces max
Bldg C	37 Spaces min	93 Spaces max
Bldg D		
Total Restaurant	182 Spaces	455 Spaces
Self Storage	1 per 40 Units (min)	1 per 20 Units (max)
Bldg E	7 Spaces min	14 Spaces max
Bldg F	7 Spaces min	14 Spaces max
Bldg G	7 Spaces min	14 Spaces max
Total Self Storage	21 Spaces	42 Spaces
General Office	1 per 350 sf (min)	1 per 200 sf (max)
Bldg H	2 Spaces min	3 Spaces Max
Total Office	2 Spaces	3 Spaces
TOTAL REQUIRED	205 Spaces Min	500 Spaces max

*For Buildings A-D, restaurant use has been applied to determine the maximum number of required parking spaces for the proposed development. Should the proposed use change to retail and/or office, parking will be provided in accordance with the applicable requirements of Worcester County Code, ZS 1-320.

PROPOSED	10' x 20' Spaces	195 Spaces
ADA Spaces		10 Spaces
TOTAL	205 Spaces	

0 25 50 100 150

SCALE: 1" = 50'



VICINITY MAP

SCALE: 1" = 2,000'

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 invert levels prior to construction.
- The contractor shall provide necessary staking out of the line and grade for the construction.
- No information regarding depth to any temporary or 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.
- The contractor shall notify the following parties, three (3) days prior to beginning any work shown on these drawings:
589 Group, LLC (Rick Lowrance) 302-278-7090
Miss Utility 1-800-282-8555
Vista Design, Inc. 410-352-3874
Worcester Soil Conservation District 410-632-3464 ext. 3
The contractor shall be responsible for the means and methods resulting from any earth moving and/or temporary stockpiling of earth or other materials on site.
- These drawings, the design, and construction features disclosed are proprietary to Vista Design, Inc. and shall not be altered or reused without their written permission. Copyright, latest date here on.
- Construction shall begin at a pre-construction meeting held between the contractor, owner, engineer & Worcester County.
- There are no steep slopes within the limits of disturbance.
- There are 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.

CERTIFICATION STATEMENTS

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

Rick Lowrance, Manager-Member - 589 Group, LLC

DATE

SIGNATURE PANEL

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

Rick Lowrance, Manager-Member - 589 Group, LLC

DATE

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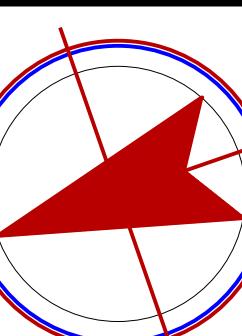
589 GROUP PROJECT
COMMERCIAL DEVELOPMENT
TM 21 PARCEL 72

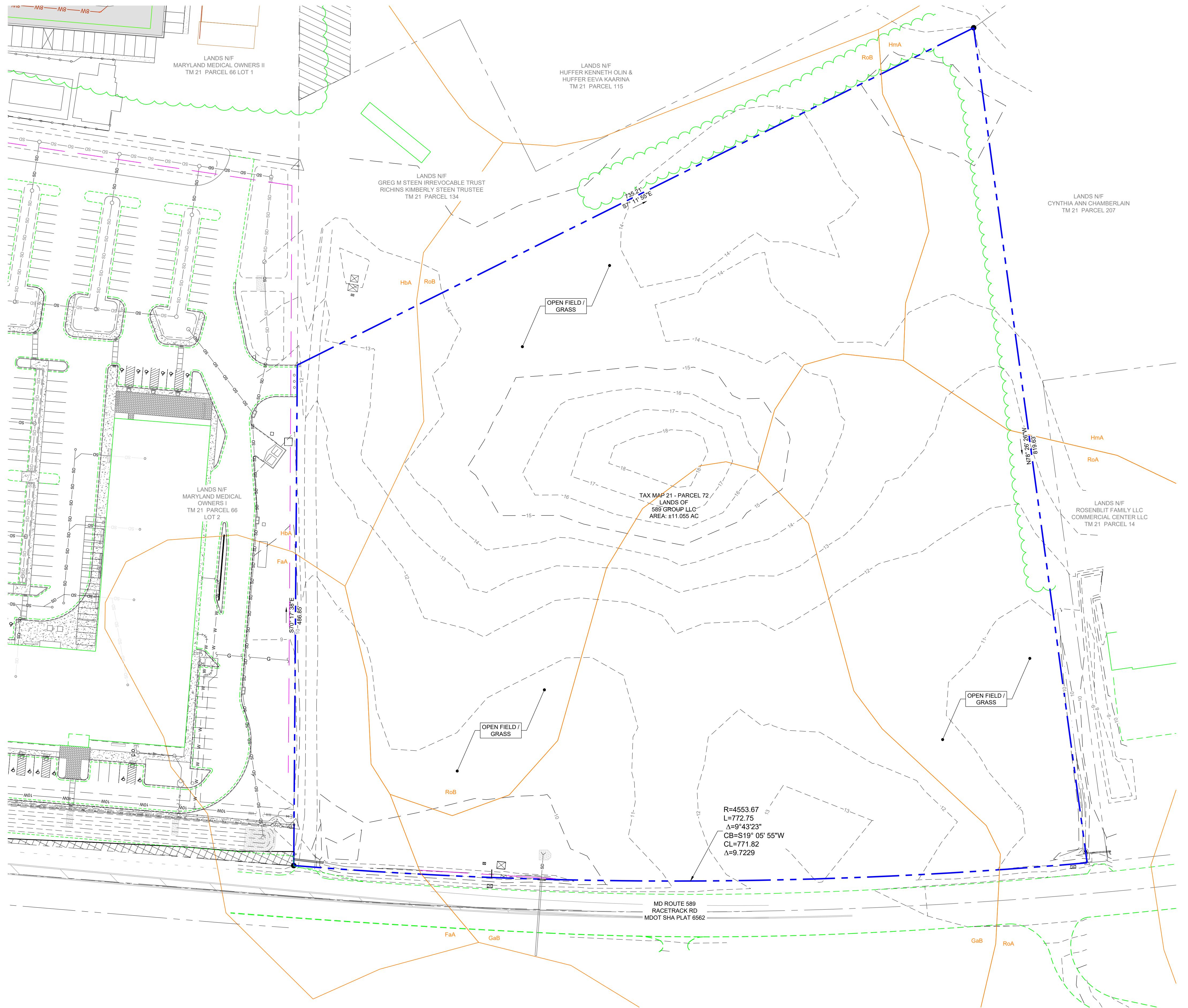
SITE PLAN
COVER SHEET

PROJECT DATA
Tax Map: 21 Parcel: 71
OCEAN PINES
WORCESTER COUNTY, MARYLAND
Drawn By: RZ Checked By: SDE
Date: 01/16/26
Scale: 1" = 50'

REVISIONS

Project No.: 25-047
File Name: SP 102825.dwg
Sheet No.: G 001





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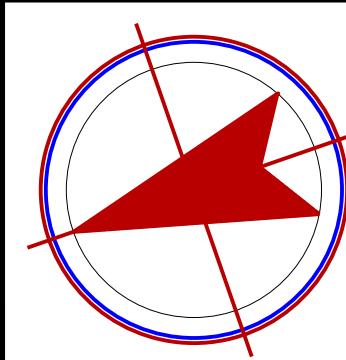
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COMMERCIAL DEVELOPMENT
TM 21 PARCEL 72**

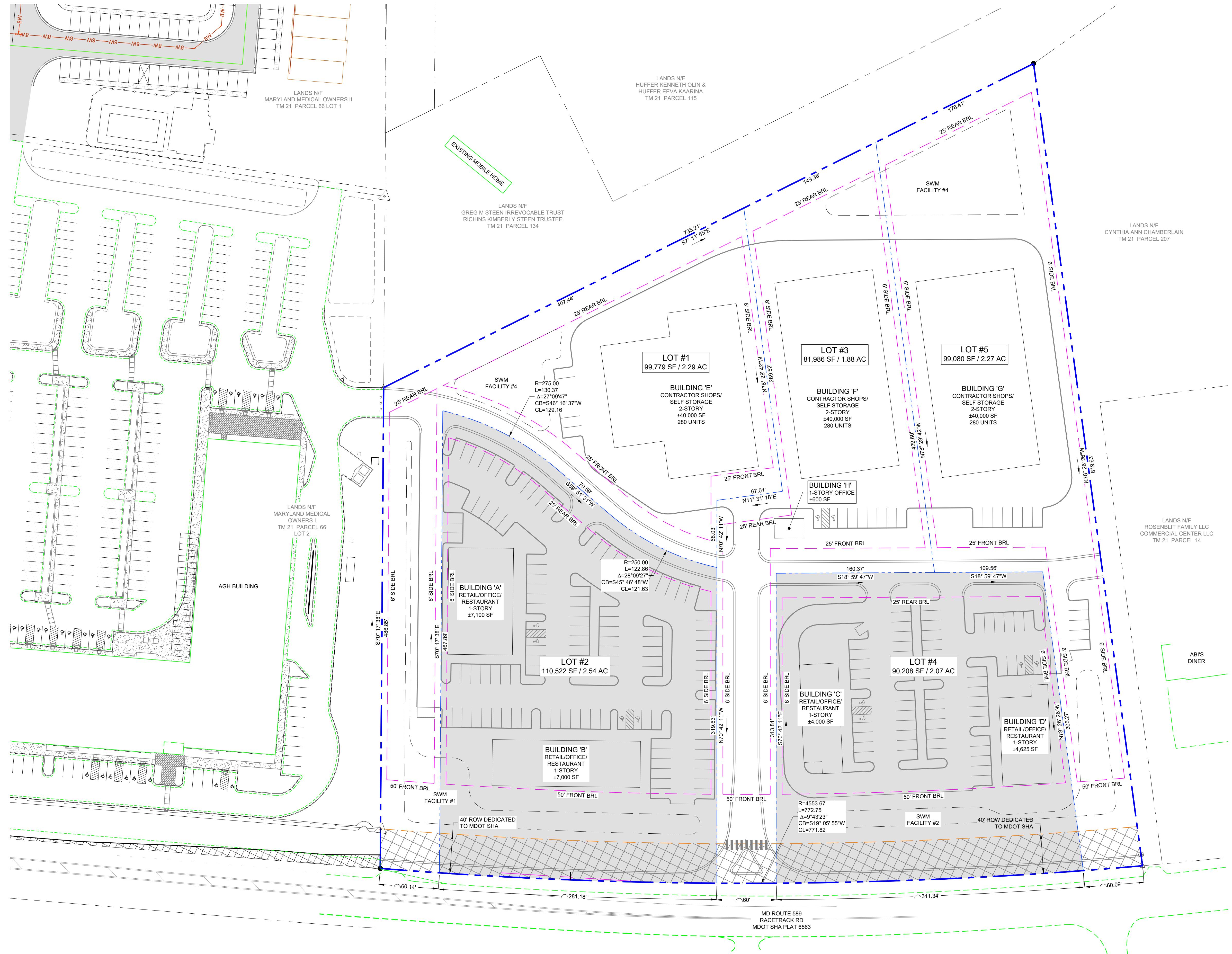
**EXISTING
CONDITIONS**

PROJECT DATA
Tax Map: 21 Parcel: 71
OCEAN PINES
WORCESTER COUNTY, MARYLAND
Drawn By: BZ Checked By: SDE
Date: 01/16/26
Scale: 1" = 50'

REVISIONS



Project No.: 25-047
File Name: SPX II2425.dwg
Sheet No.: C 100



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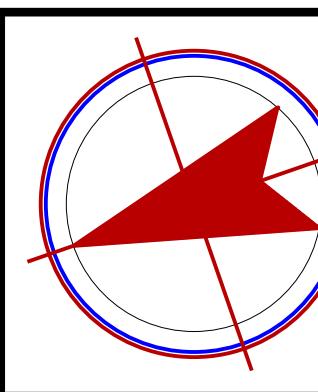
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TM 21 PARCEL 72

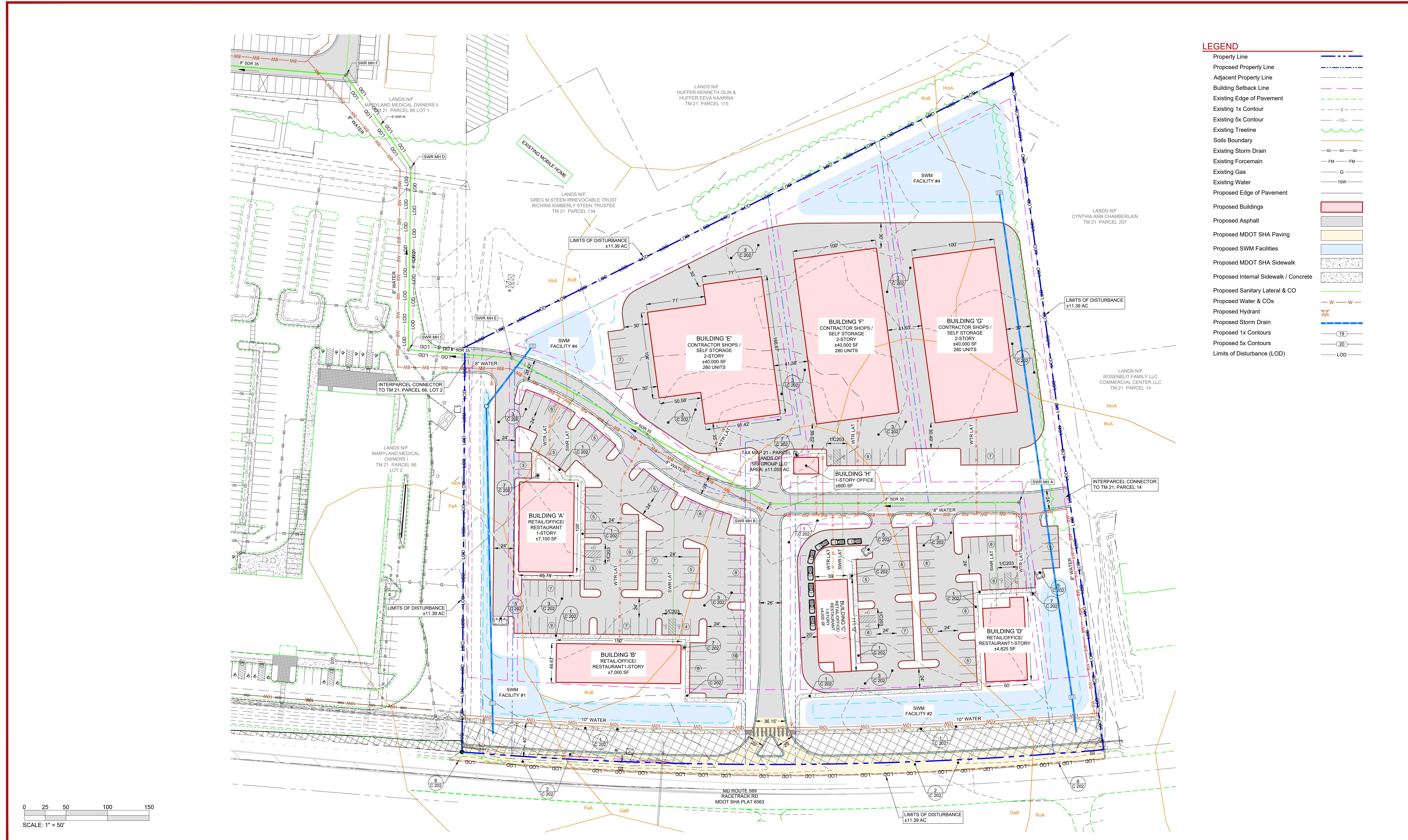
SITE PLAN
PROPOSED LOT LAYOUT

PROJECT DATA
Tax Map: 21 Parcel: 71
OCEAN PINES
WORCESTER COUNTY, MARYLAND
Drawn By: BZ Checked By: SDE
Date: 01/16/26
Scale: 1" = 50'

REVISIONS



Project No.: 25-047
File Name: SP 102825.dwg
Sheet No.: C 200



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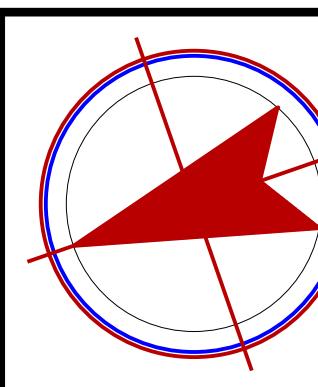
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TM 21 PARCEL 72**

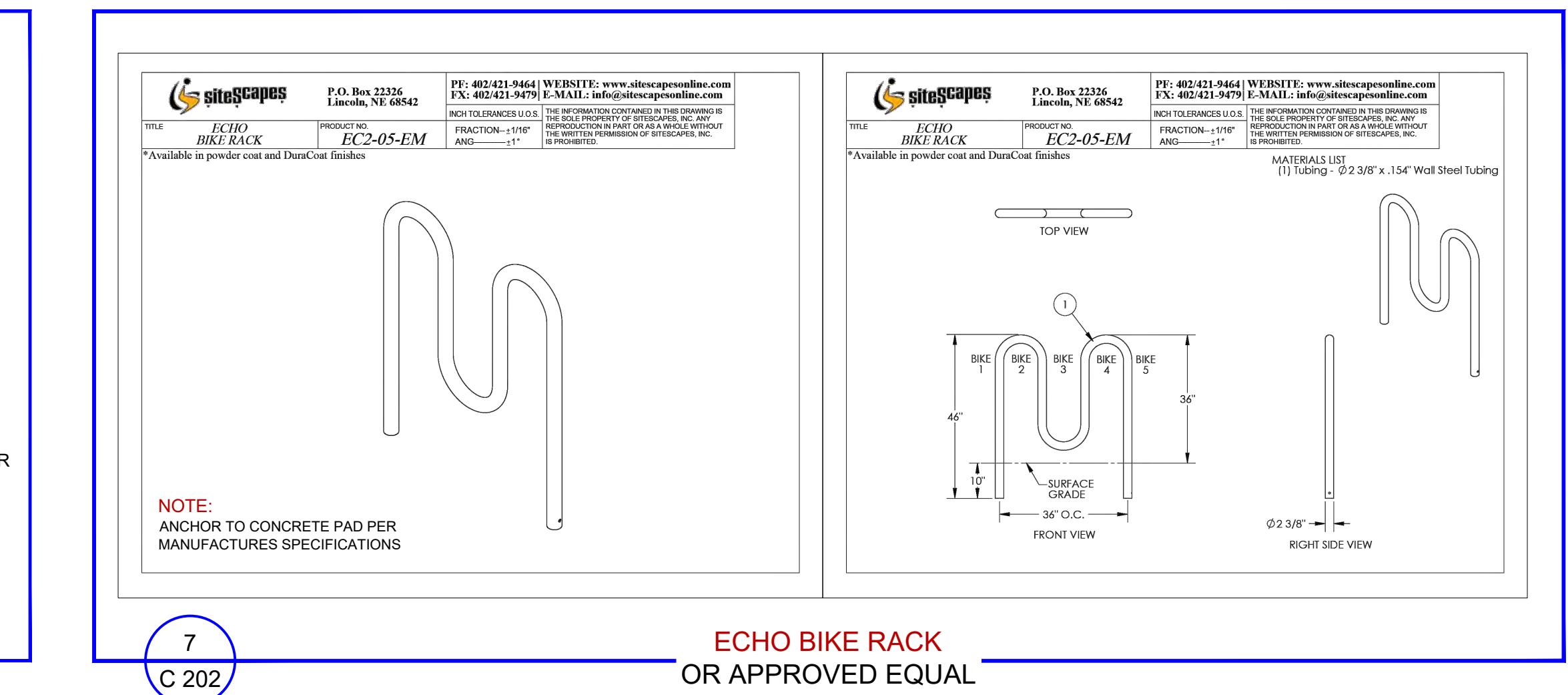
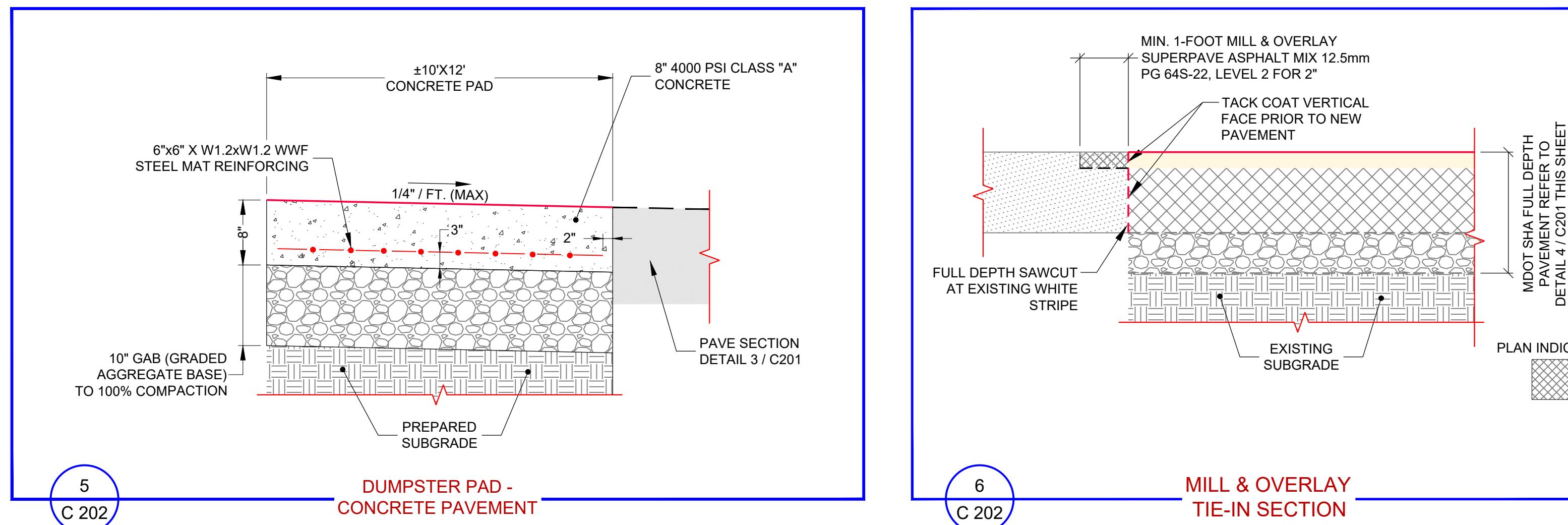
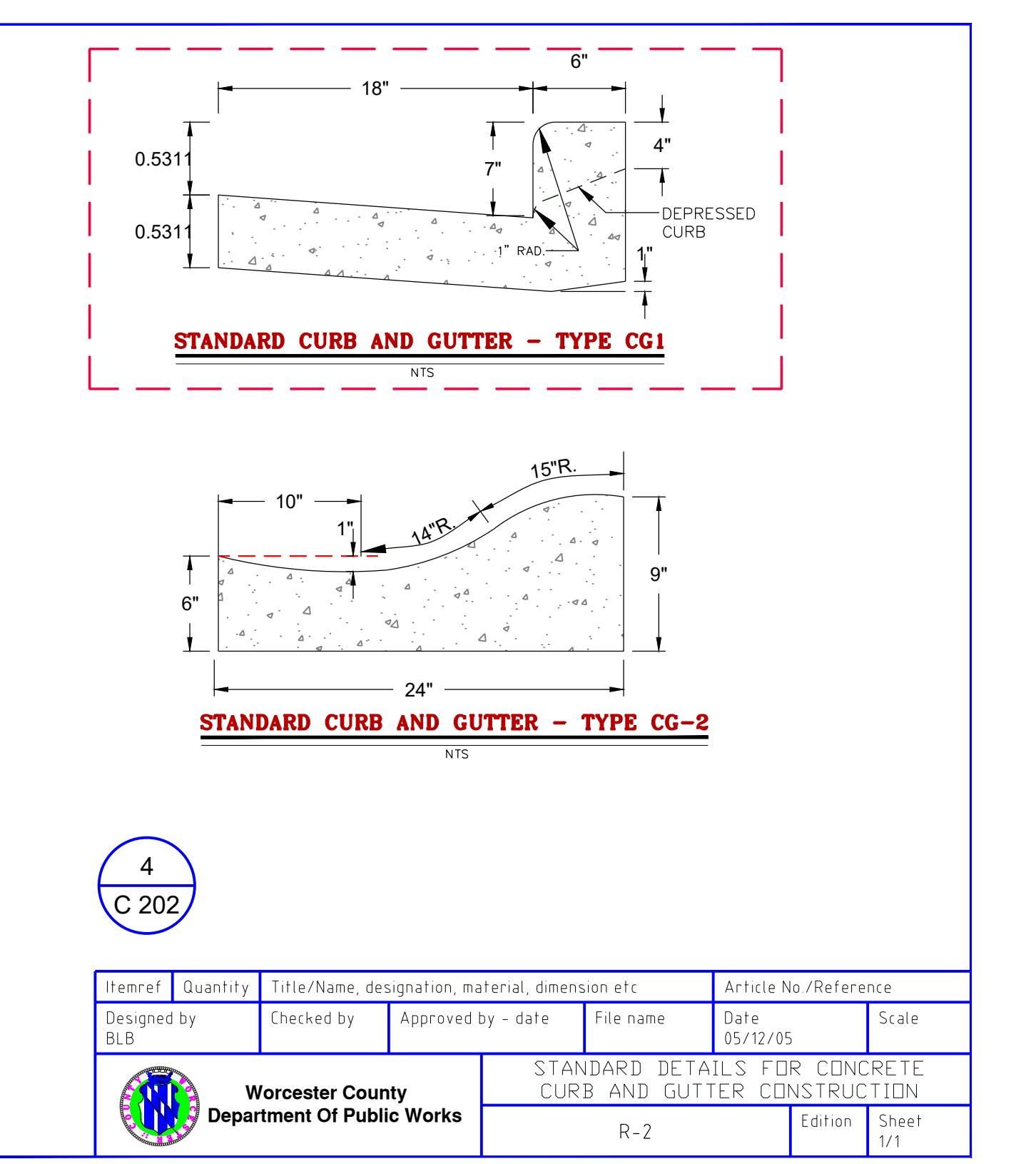
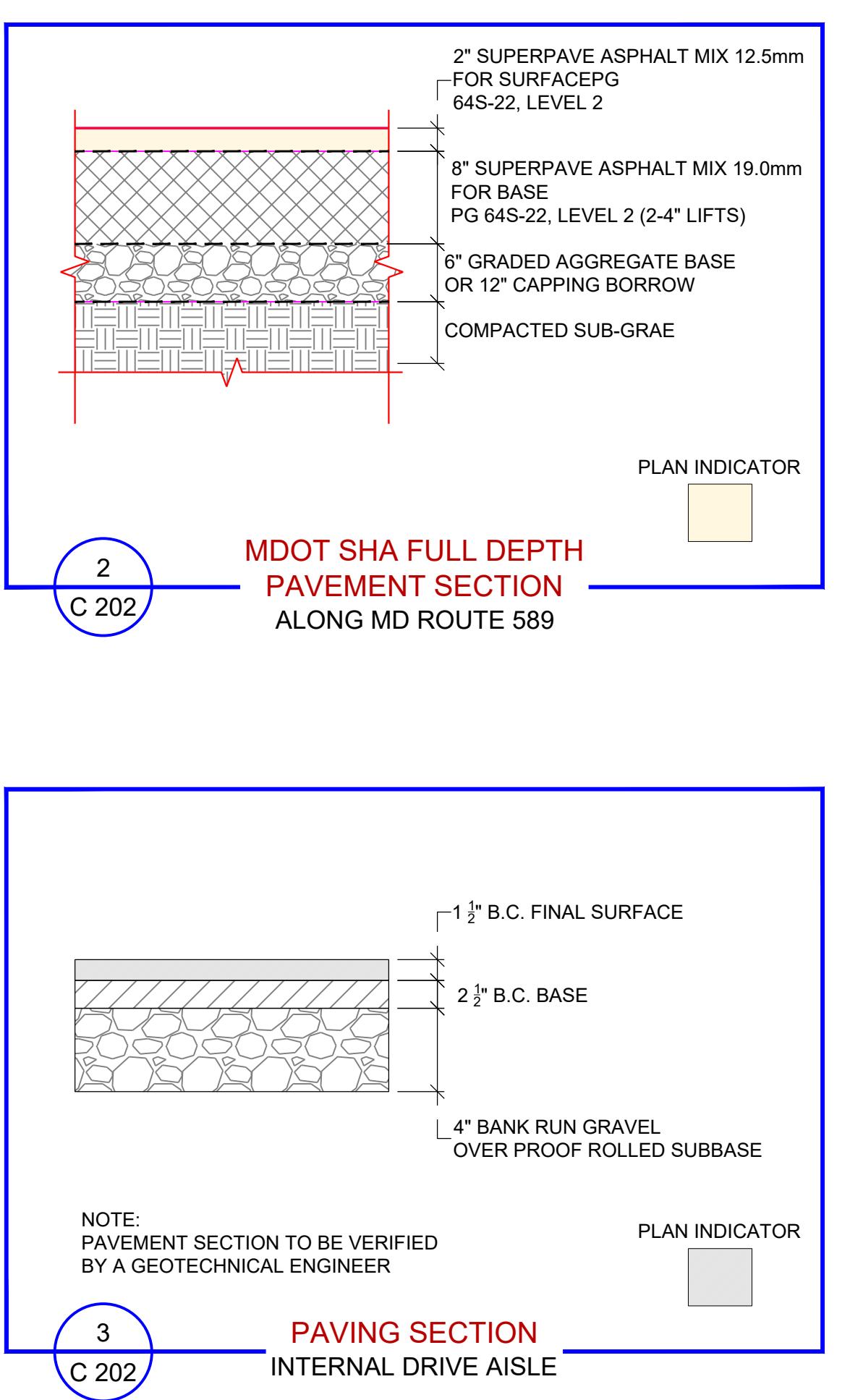
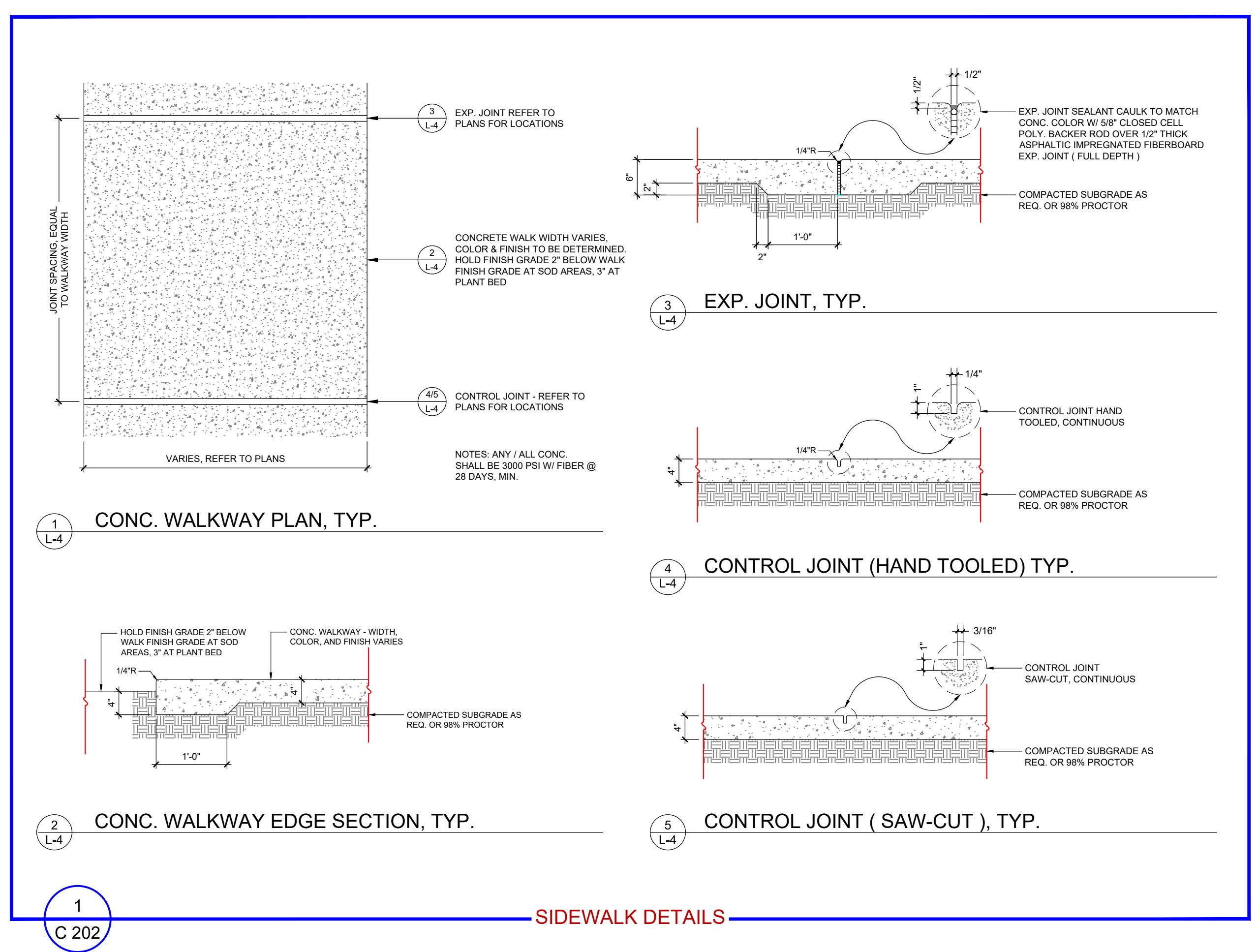
SITE PLAN

PROJECT DATA
Tax Map: 21 Parcel: 71
OCEAN PINES
WORCESTER COUNTY, MARYLAND
Drawn By: IZ Checked By: SDE
Date: 01/16/26
Scale: 1" = 50'

REVISIONS



Project No.: 25-047
File Name: SP 102825.dwg
Sheet No.: C 201



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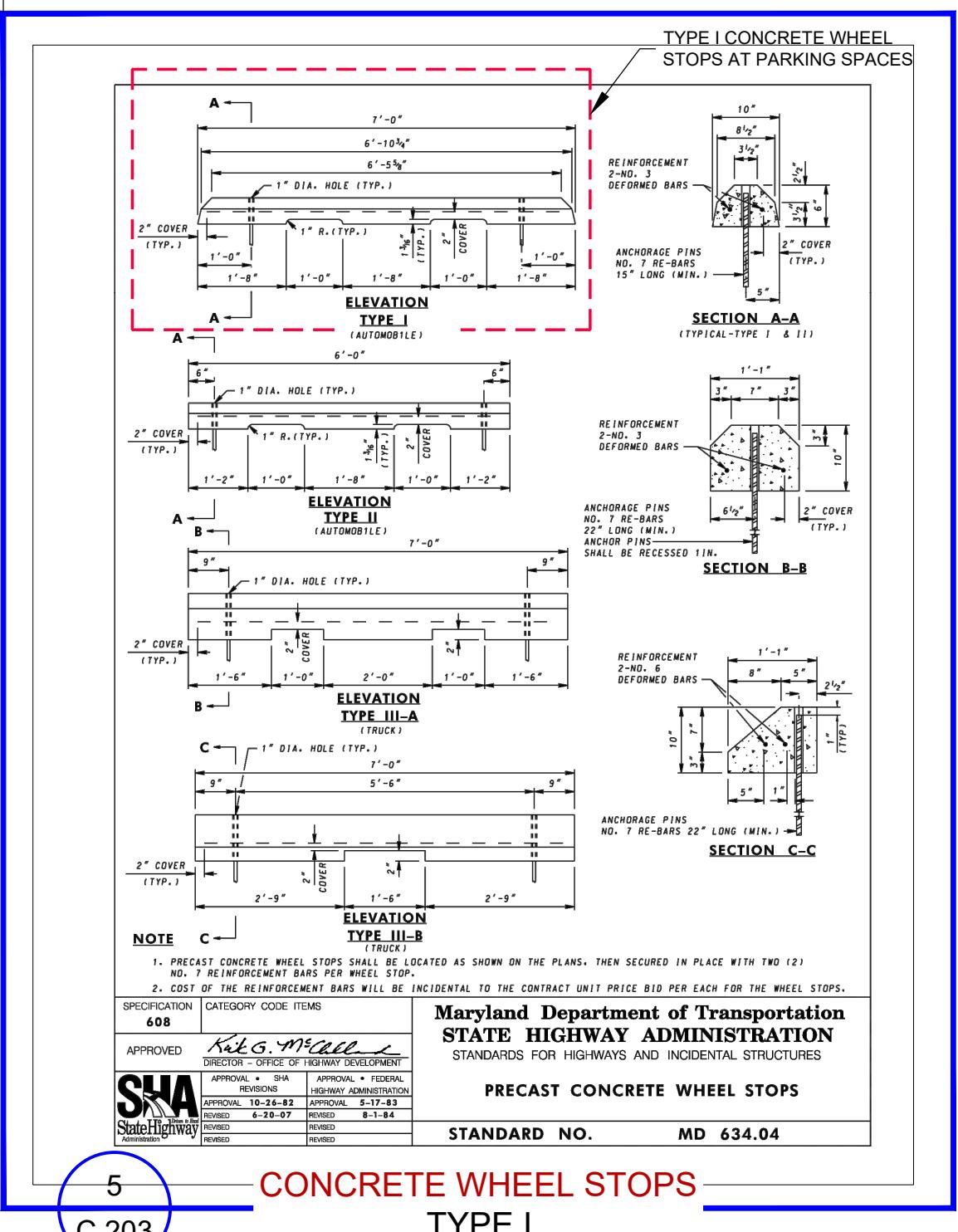
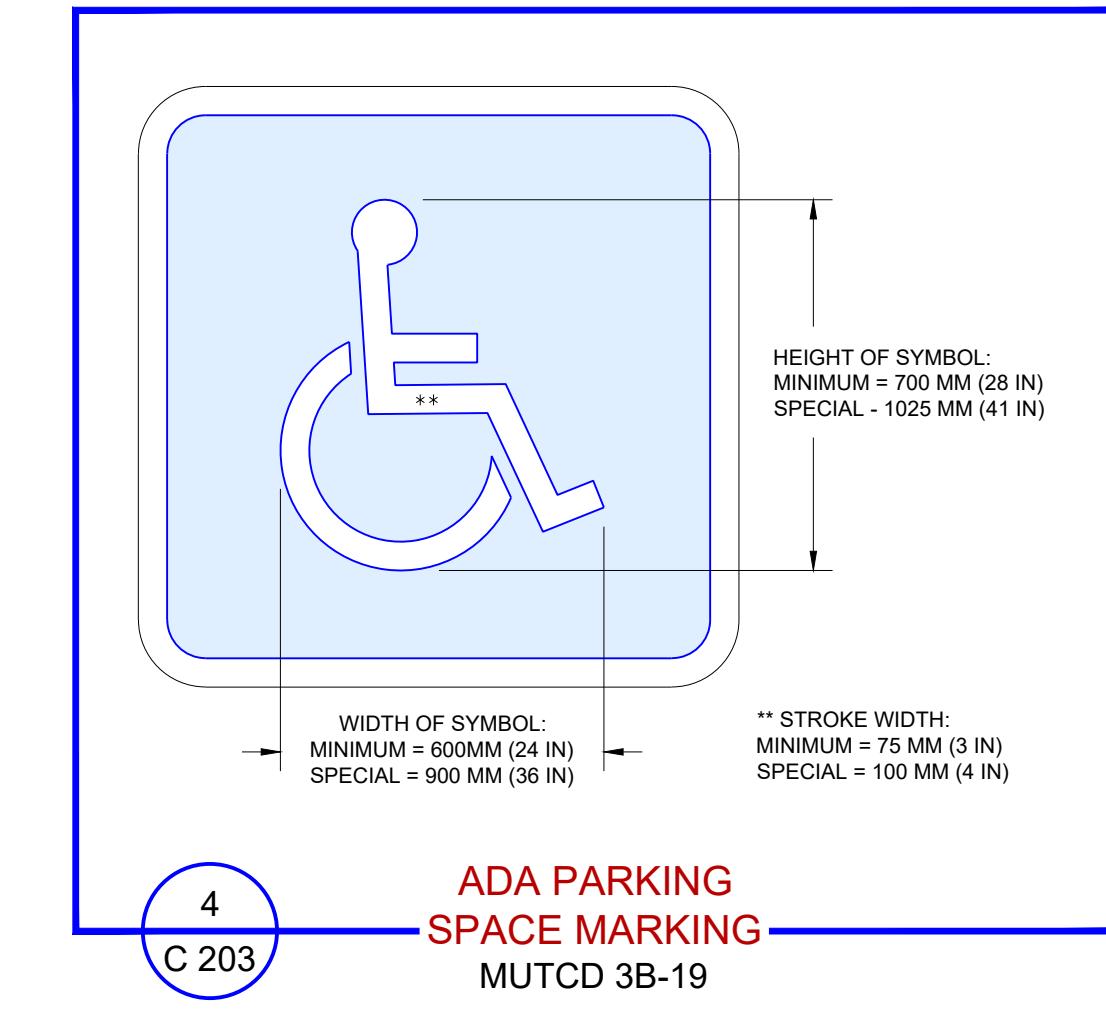
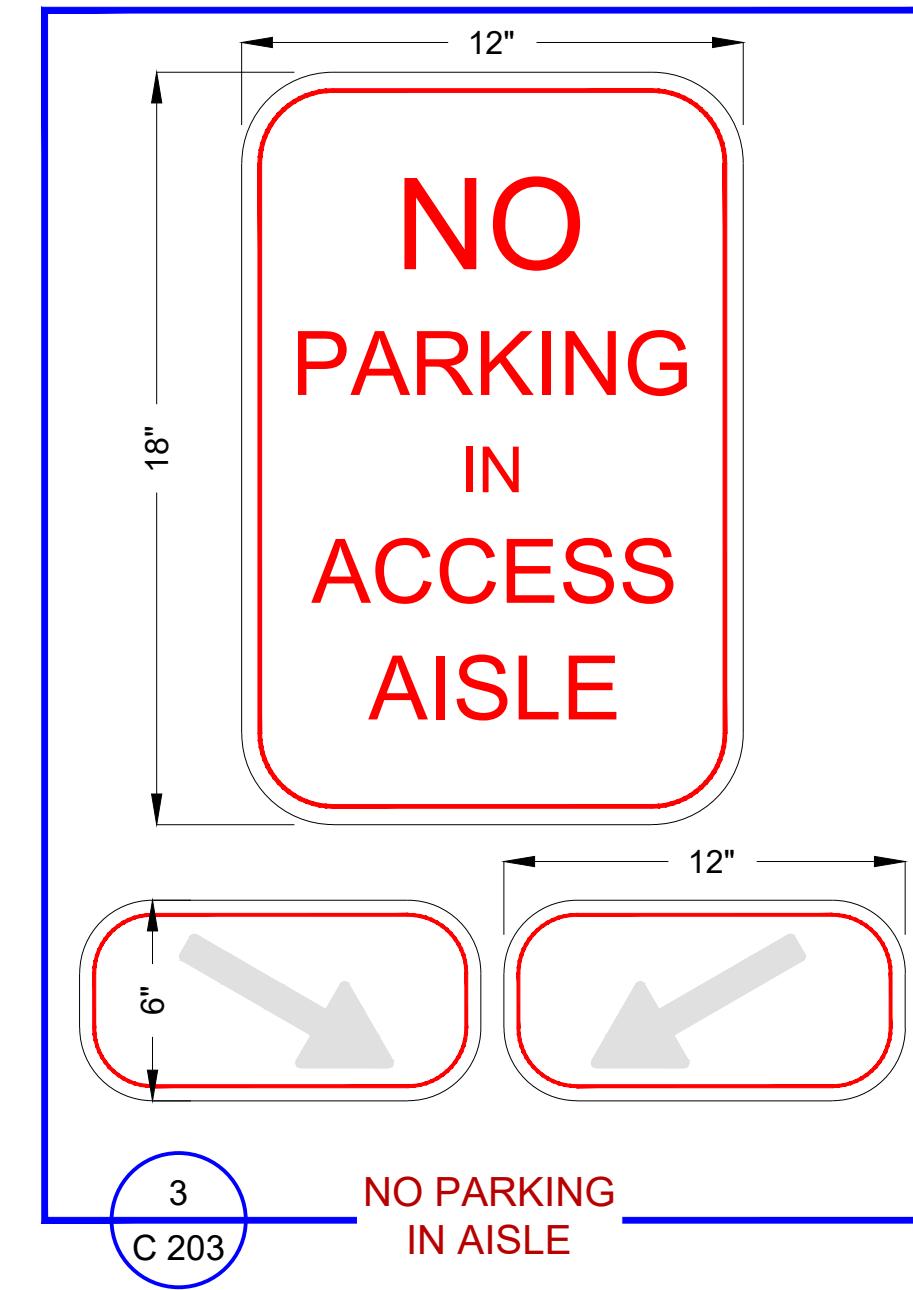
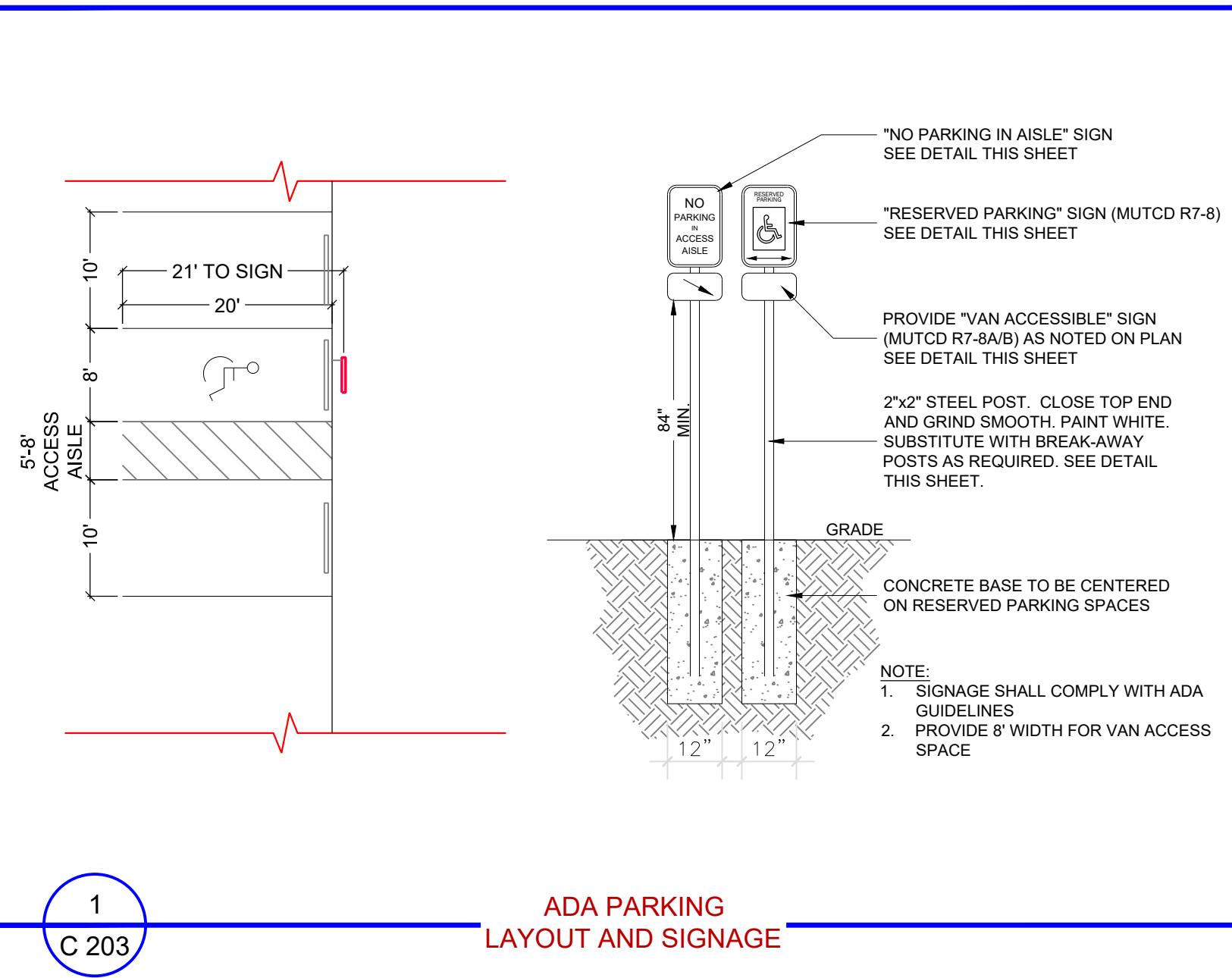
589 GROUP PROJECT
COMMERCIAL DEVELOPMENT
TM 21 PARCEL 72

SITE PLAN
DETAILS

PROJECT DATA
Tax Map: 21 Parcel: 71
OCEAN PINES
WORCESTER COUNTY, MARYLAND
Drawn By: BZ Checked By: SDE
Date: 01/16/26
Scale: NTS

REVISIONS

Project No.: 25-047
File Name: SP 102825.dwg
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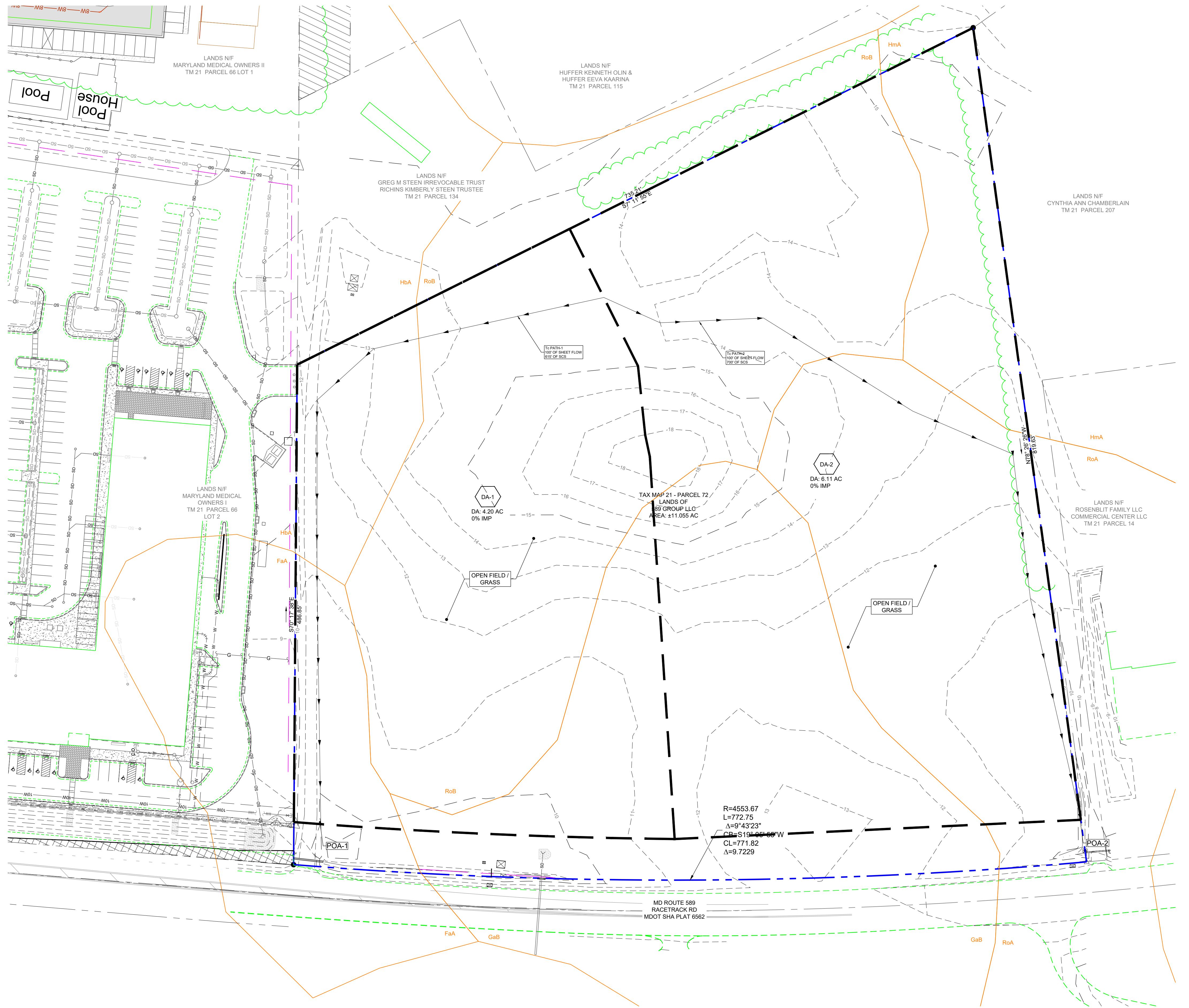
589 GROUP PROJECT
COMMERCIAL DEVELOPMENT
TM 21 PARCEL 72

SITE PLAN
DETAILS

PROJECT DATA	
Tax Map:	21
Parcel:	71
OCEAN PINES	
WORCESTER COUNTY, MARYLAND	
Drawn By:	I.Z.
Checked By:	SDE
Date:	01/16/26
Scale:	NTS

REVISIONS	

Project No.:	25-047
File Name:	SP 102825.dwg
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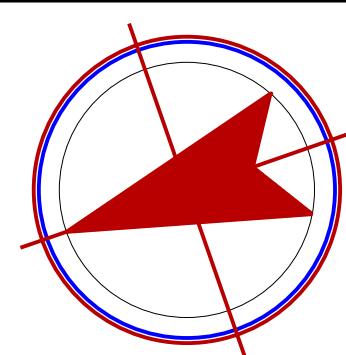
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COMMERCIAL DEVELOPMENT
TM 21 PARCEL 72**

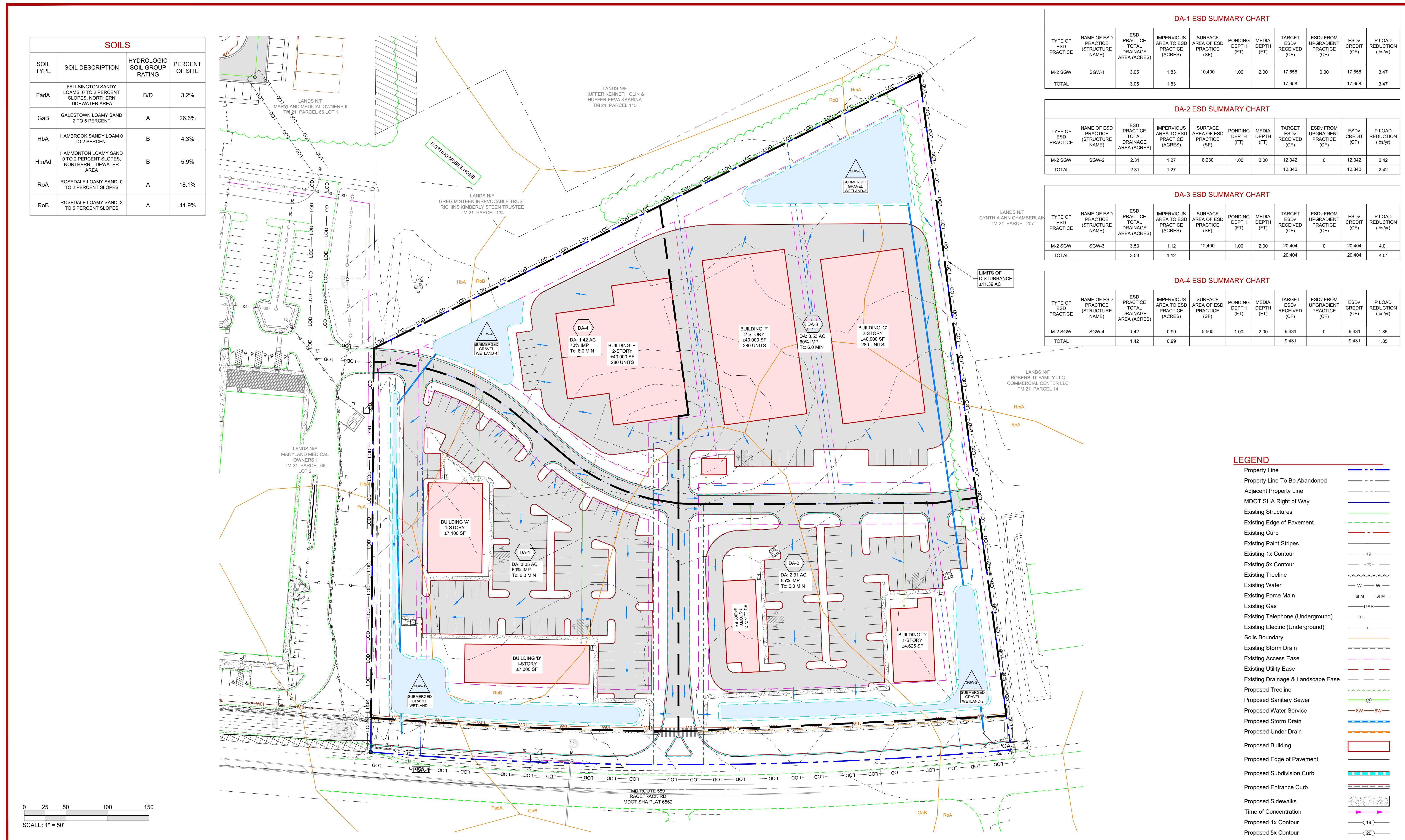
**EXISTING
DRAINAGE MAP**

PROJECT DATA
Tax Map: 21 Parcel: 71
OCEAN PINES
WORCESTER COUNTY, MARYLAND
Drawn By: BZ Checked By: SDE
Date: 01/16/26
Scale: 1" = 50'

REVISIONS

Project No.: 25-047
File Name: EX STRM 011426.dwg
Sheet No.: C 300





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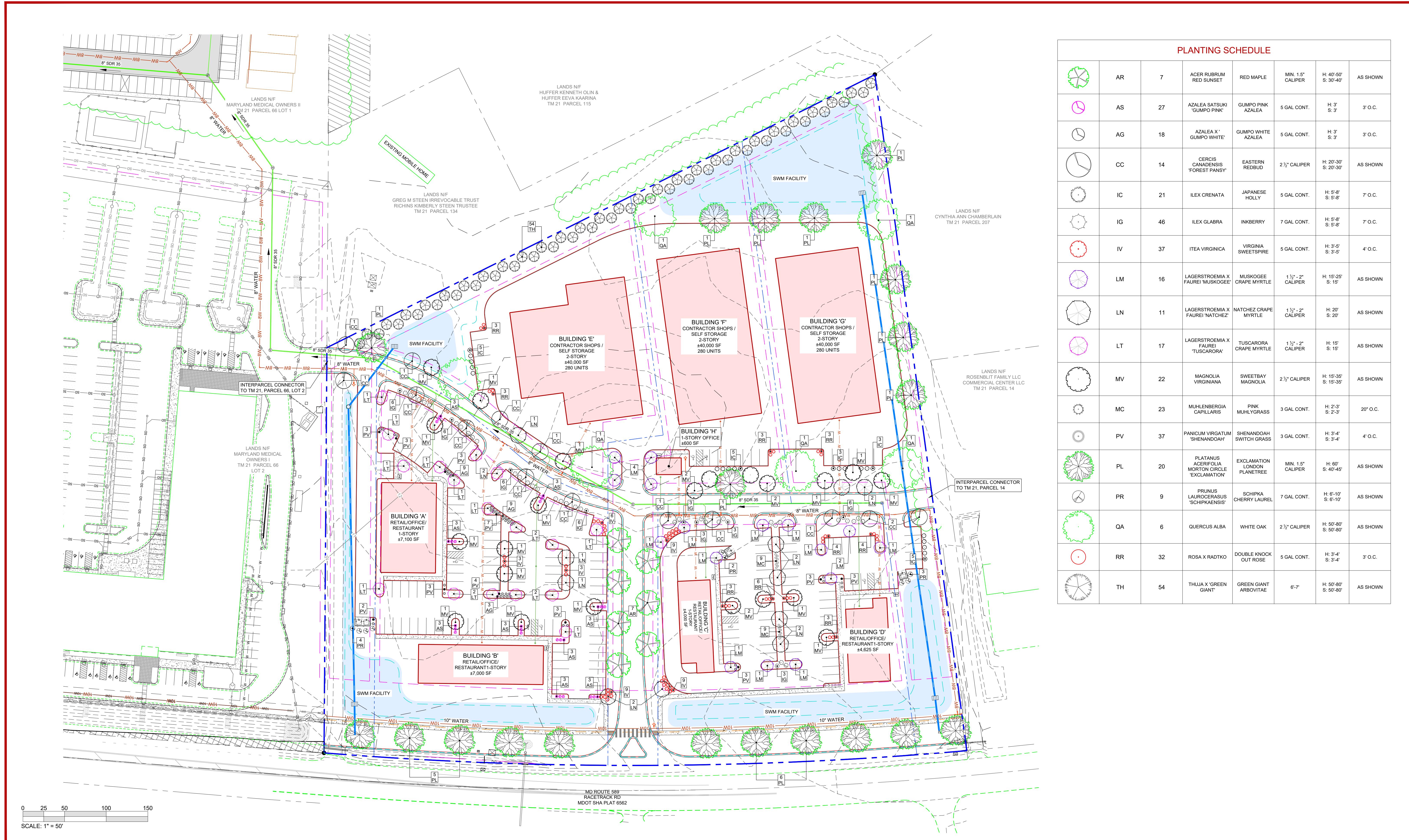
589 GROUP PROJECT
COMMERCIAL DEVELOPMENT
TM 21 PARCEL 72

STORMWATER
MANAGEMENT PLAN
COVER SHEET

PROJECT DATA
Tax Map: 21 Parcel: 71
OCEAN PINES
WORCESTER COUNTY, MARYLAND
Drawn By: BZ Checked By: SDE
Date: 01/16/26
Scale: 1" = 50'

REVISIONS

Project No.: 25-047
File Name: PR STRM 111725.dwg
Sheet No.: C 301



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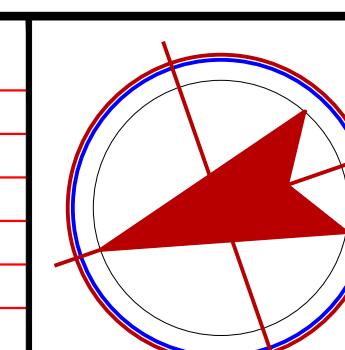
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COMMERCIAL DEVELOPMENT
TM 21 PARCEL 72

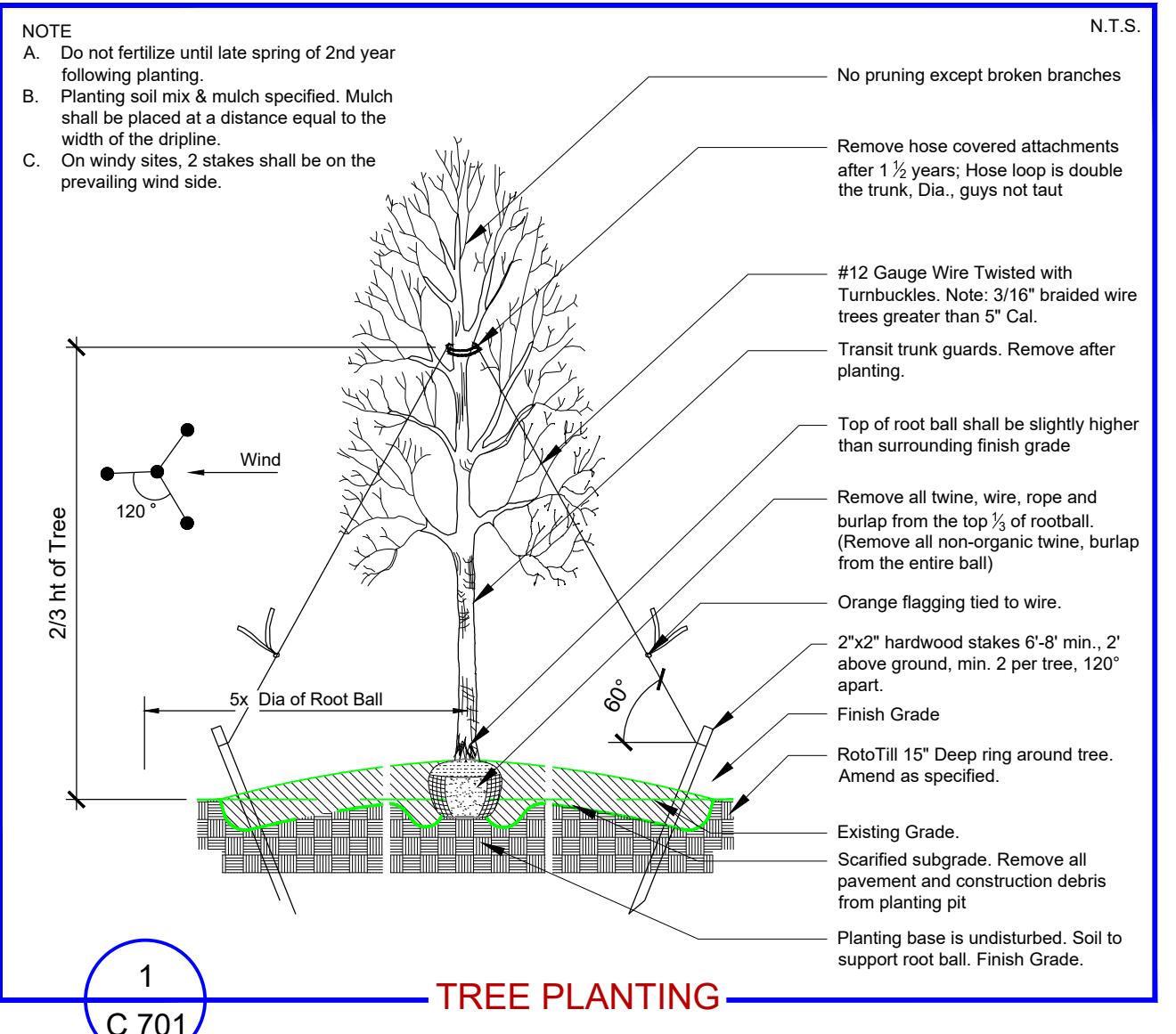
LANDSCAPE PLAN

PROJECT DATA
Tax Map: 21 Parcel: 71
OCEAN PINES
WORCESTER COUNTY, MARYLAND
Drawn By: BZ Checked By: SDE
Date: 01/16/26
Scale: 1" = 50'
1" = 50'

REVISIONS



Project No.: 25-047
File Name: LS 01-12-26.dwg
Sheet No.: C 700



PLANTING SPECIFICATIONS

REFERENCES AND QUALITY CONTROL

- A. All planting material shall conform to the latest edition of the American Standard for Nursery Stock as published by the American Association of Nurserymen. All trees shall be balled and burlapped, nursery-grown, not "collected stock".
- B. All plants shall be nursery grown within a U.S.D.A. plant hardiness zone which is the same as, or colder than, the zone in which the project is located.
- C. Do not make substitutions: If specified material is unavailable, landscape architect requires proof of non-availability and specifications for proposed equivalent materials. Landscape architect will make final selection of substitutions.
- D. Size: Provide trees and shrubs of sizes shown or specified. Trees and shrubs of larger size may be used if acceptable to the landscape architect.
- E. Inspection: Landscape architect reserves the right to inspect trees and shrubs before planting, either at place of growth or at site, compliance with requirements of size, variety, size and quality. Landscape architect has right to reject any plant material for any reason, including, but not limited to those listed above. All rejected plant material shall be immediately removed from the site.
- F. All planting to be completed by November 15th; or as directed by the landscape architect.

PRODUCTS

- Mulch: Material shall be well aged, finely shredded hardwood bark, dark brown in color, or approved equal. Material shall be mulching grade: uniform in size and free of foreign matter and weed seeds.
- Leaf Mulch: Composted for one year. Composed of leaves from mixed hardwoods.
- Sewerage Sludge: Composted wood mulch containing organic matter. Obtained from Sewer Treatment Plant.
- Soil Mix: A thorough mixture of 1 part Leaf Mold to 3 parts topsoil & mycorrhizal fungi at specified rate by manufacturer.

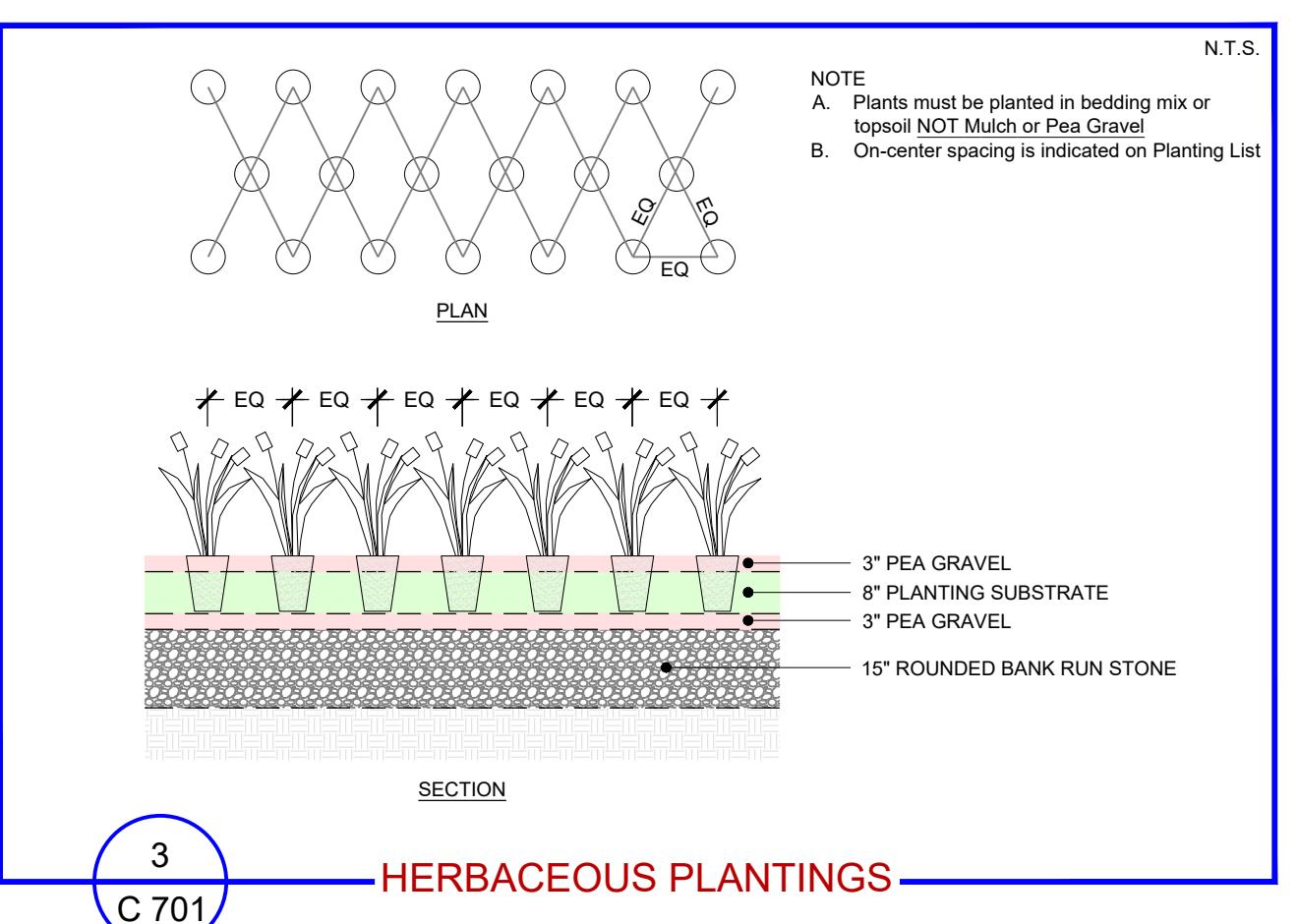
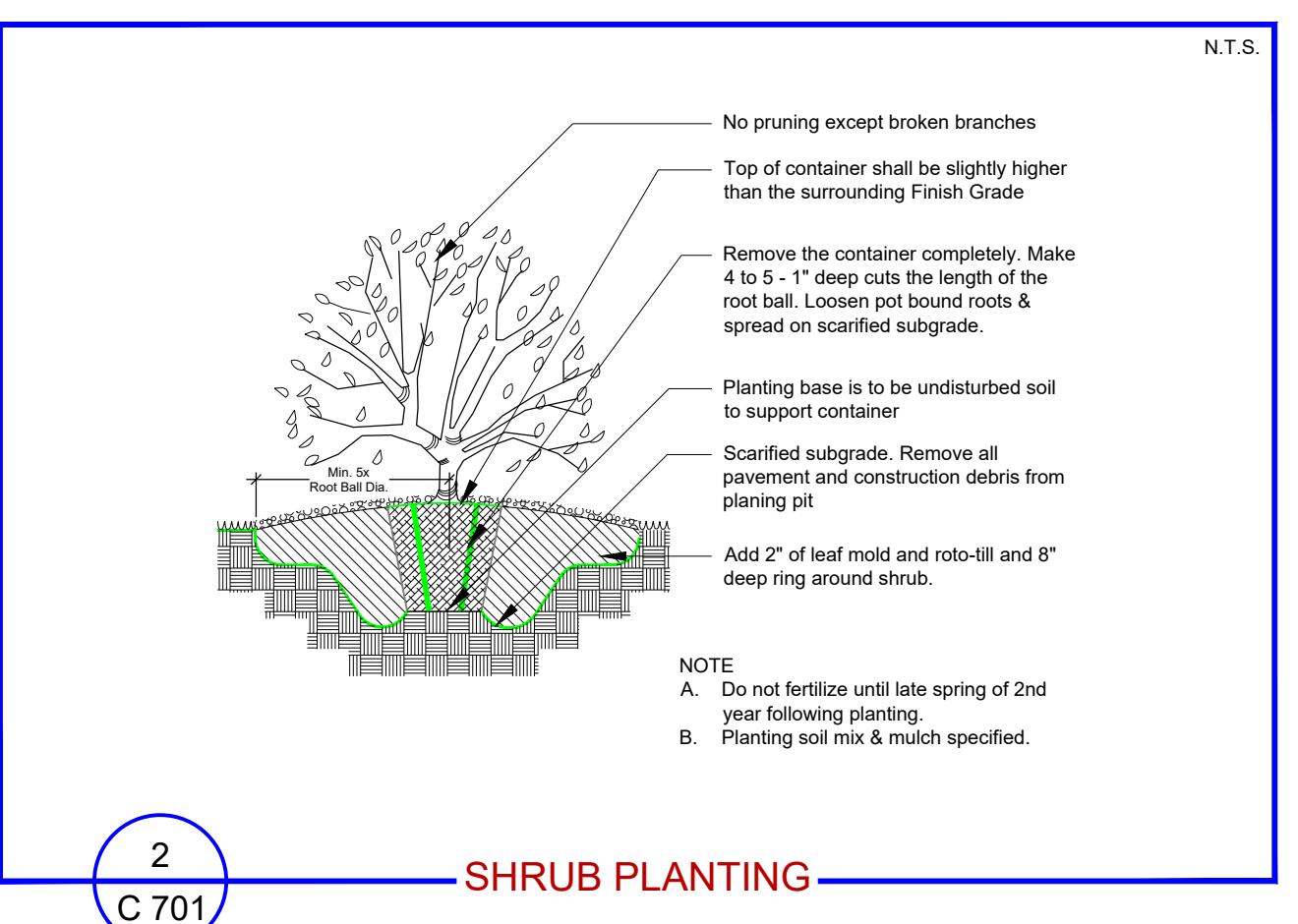
- Anti-desiccant: "Wilt-Pruf" NCF as manufactured by Nursery Specialty Products of New York or approved equal.
- Pre-emergence Killer: Shall be Trifluralin or approved equivalent.
- Transit Trunk Guard: waxed corrugated cardboard or approved equal.
- Guying Material: Double reinforced rubber hose and 10 gauge metal wire.
- Mycorrhizal Fungi: Broadcast type product, used as an inoculant for trees, shrubs, ground covers, perennials, and turf.

- MYCORTREE
Plant Health Care Inc.
4401 Penn Avenue
Pittsburgh, PA 15233
1-800-421-9051
Or equivalent.
- FERTILIZER
For new plant material provide packet, tablet or pellet forms of slow release fertilizers conforming to Fed. Spec. O-F-241, bearing the manufacturer's guaranteed statement of analysis. Slow release fertilizers shall contain a minimum percentage by weight of five nitrogen (of which 50% will be organic), 10 available phosphoric acid and five potash.
- SOIL EXCAVATIONS
A. The excavation must not be less than 12 inches wider or deeper than necessary to accommodate the ball of the plant.
- B. When conditions detrimental to plant growth are encountered, such as rubble fill or adverse drainage conditions, notify landscape architect before proceeding with planting operations.
- C. Upon completion of planting of trees, cultivate a ring five times the diameter of the ball or 48", whichever is greater, 15" deep around tree; or as directed by landscape architect. Restore disturbed areas.

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

- PLANTING PROCEDURES FOR TREES AND SHRUBS
A. Trees and shrubs shall bear same relationship to grade as they did in the nursery row.
- B. Before placing shrubs in pits, place a 6" layer of soil mix material into bottom of pit and tamp.
- C. All trees shall be placed directly on the scarified subgrade.
- D. The root ball shall be filled with soil mix material as specified and placed in 6" layers around the ball. Each layer shall be carefully tamped in place in a manner to avoid injury to the roots or ball, or disturbing the position of the plant. When approximately two-thirds (2/3) of the plant has been back-filled, the pit shall be filled with water and the soil allowed to settle around the roots. Each plant shall have all the twine, wire and burlap cut away or folded back from the top of the root ball and trunks before applying water. After the water has been absorbed, the plant hole shall be filled with soil mix and tamped lightly to grade.
- E. All containerized stock shall be removed from containers and the root mass should never be pruned, cut or sliced to prevent strangulation.
- F. Failure to comply with planting procedures outlined above is basis for rejection of plant material by landscape architect.
- G. Transit trunk guard shall be removed only after inspection at site by landscape architect.

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



LAWN AND GRASS PLANTING SPECIFICATIONS

WORK INCLUDED

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

REFERENCES

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

QUALITY ASSURANCE

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

DELIVERY, STORAGE AND HANDLING

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

EXISTING CONDITIONS

- A. Beginning work means acceptance of existing conditions.

GROWING MEDIA

- A. Imported Topsoil: natural, fertile, agricultural soil typical of locality, capable of supporting vigorous plant growth, well drained, free of flooding, salts in frozen or melted condition, net less than 10% organic matter and pH value of 5.9 to 7.0. Soil shall be free from subsoil, silt, clay, stones, lumps, live plants, roots, sticks, crabgrass, couch grass, noxious weeds and foreign matter.
- B. Existing Topsoil: Natural, fertile agricultural soil capable of supporting vigorous plant growth, not frozen or melted condition, containing net less than 10% organic matter, and corrected to pH value of 5.9 to 7.0. Free from subsoil, silt, clay, stones, lumps, live plants, roots, sticks, crabgrass, couch grass, noxious weeds and foreign matter.
- C. Sand: Hard, granular natural beach sand, washed, free of impurities, clean and dry.
- D. Limestone: Dolomitic limestone with minimum 85% carbonates and 50% calcium oxides. Bags shall show weights and analysis.
- E. Fertilizer: Commercial type conforming to FS-0-F-241, Type 1, Grade A recommended for grass, with 50% of the elements derived from organic sources; of proportion necessary to eliminate and deficiencies of topsoil as determined by the Landscape Architect.

- B. Acceptance: After inspection, Subcontractor will be notified in writing by Landscape Architect of acceptance of work, or if there are any deficiencies or requirements s for completion of work. Maintenance or other work remaining to be done shall be subject to re-inspection prior to final acceptance.

INSPECTION AND ACCEPTANCE

- A. Inspection: Inspection of work will be made by Landscape Architect at conclusion of maintenance period to determine if proper completion and maintenance has been effected. Sub-contractor shall give written notice to Architect requesting such inspection at least ten days prior to anticipated date. Contractor shall be responsible to inform and instruct Owner on means by which lawn should be maintained after MAINTENANCE PERIOD. Subcontractor shall have free access to site during WARRANTY PERIOD to assure himself that the Owner is providing proper lawn care.

SOILS

- A. Certified field cultivated grass sod; of type indicated on Plant List or on Drawings; with strong fibrous root system; free from stones and burned or bare spots.

ACCESSORIES

- A. Mulching Material: Oat or wheat straw, reasonably free from weeds, foreign matter detrimental to plant life, and in dry condition. Hay or chopped cornstalks is not acceptable.
- B. Mulching Material: Tissue, peat, wood or wood cellulose fiber, free of growth inhibition inhibiting ingredients.
- C. Weed Killer: "Weed B Gone" or equal.
- D. Establishment Blanket: Uniform, open weave jute matting.
- E. Wooden Pegs: Of sufficient size and length to ensure satisfactory anchorage of sod or slope in excess of 2:1.
- F. Water: Clean, fresh and free of substances or matter which would inhibit vigorous growth of grass.

PREPARATION

- A. Guarantee Period commences after final acceptance.
- B. Plant material shall be guaranteed for two growing seasons from date of acceptance by the owner or his representative. The trees are to be alive and in satisfactory growing condition as determined by the owner or his representative during final inspection at the end of the guaranteed period.

- C. Replacement will be made according to these same specifications and during the normal planting period. Replacements shall be subject to the same guarantee as the original material. The replacements shall be made within 30 days following written notification from the owner or his representative.

- D. In the event of questions regarding the condition and satisfactory establishment of a rejected plant, the contractor may, if approved by the owner, replant a plant to root through another growing season at which time the rejected plant is found to be dead or in an unhealthy or badly impaired condition, shall be replaced.

- E. The contractor is not responsible for theft or damage to plants by non-contractor vehicles or vandalism once plants are installed and approved.
- F. Remove all guys and stakes from trees after one year.

SPREADING TOPSOIL

- A. Spread topsoil to minimum depth of 6 inches over area to be sodded or seeded. Piece during dry weather, and on dry, unfrozen subgrade.
- B. Cultivate topsoil to a minimum depth of 6 inches with mechanical tiller. Cultivate inaccessible areas by hand.
- C. Remove from site ANY FOREIGN MATERIALS collected during cultivation in adherence to State and Federal Regulations.
- D. Amend soil with Limestone, Fertilizer, or Sand according to results of soil testing.
- E. Grade to eliminate rough spots and low areas where ponding may occur. Maintain smooth, uniform grade.
- F. Assure positive drainage away from buildings.
- G. Finish grade after placement of topsoil shall be even and sufficiently firm to prevent irregular settling when irrigation is applied.

CUTTING SOD

- A. Cut sod using an approved method, in accordance with local governing American Sod Producers Association. Cut sod in pieces not exceeding 1 square yard, with minimum 12" width and maximum 1 inch thick soil portion.

APPLY FERTILIZER AND LIMESTONE IN QUANTITIES REQUIRED BY SOIL ANALYSIS

- A. Apply ground limestone at rate of 50 lbs. per 1,000 sq. ft. unless soil tests or Landscape Architect indicates otherwise.
- B. Apply after fine grading and mix thoroughly into upper 4 inches of topsoil.

LAVING SOD

- A. Lay sod as soon as possible after delivery to prevent deterioration.
- B. Lay sod closely knit together with no open joints visible and pieces not overlapped. Lay smooth and flush with adjoining grass areas paving and top surfaces of curbs.
- C. On slopes, staple outside edges at 36 inch intervals.
- D. Lightly dress slopes with topsoil to ensure close contact between sod and soil.
- E. Immediately after sodding, the area shall be rolled with a roller not to exceed 120 lbs. to remove minor irregularities.

PROJECT DATA

- Tax Map: 21 Parcel: 71
- OCEAN PINES
- WORCESTER COUNTY, MARYLAND
- Drawn By: EZ Checked By: SDE
- Date: 01/16/26
- Scale: NTS

REVISIONS

Project No.: 25-047
File Name: LS 01-12-26.dwg
Sheet No.: C 701

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: February 11, 2026

PROJECT: Park Place Villas

APPLICANT(S) IN ATTENDANCE:

TRC MEMBERS IN ATTENDANCE:

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



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

ZONING DIVISION
BUILDING DIVISION
BOARD OF LICENSE
COMMISSIONERS

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/dr>

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

February 11, 2026

Park Place Villas – Major Site Plan Review

Proposed twelve (12) multi-family unit residential development. Development includes 12-unit residential building and landscaping. Located at 12720 Ocean Gateway, Ocean City, MD 21842. Tax Map 27, Parcel 146, Lot 3, Tax District 10, C-2 General Commercial District. TJSF LLC, owner / Iott Architecture & Engineering Inc., engineer.

Prepared by: Ben Zito, DRP Specialist

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

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.

General Requirements:

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
 - a. A complete building permit application along with the initial fee of \$350 made payable to "Worcester County."
 - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan) and building elevations (front, rear and sides). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
 - c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.

3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections' agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

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

§ZS1-210	C-2 General Commercial District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off-Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways

1. Cover Sheet: Please add a note in the project data that the zoning district is C-2 General Commercial.
2. Sheet C200: Please clarify the number of parking spaces that currently exist as well as the number of parking spaces that are proposed.
3. Sheet C200: Please revise the parking tabulation to ensure there are no fractions. Where the calculation of required parking spaces results in a fraction of less than one-half, it shall be disregarded. Any fraction of one-half or more shall be rounded up to the next whole number. §ZS1-320(a). <https://ecode360.com/14021037>.
4. Sheet C200: Please revise the number of required spaces from 99.8 to 103, and please revise the total number of required and provided parking from 124 to 127.
5. Sheet C200: Please clarify the parking spaces shaded in pink. Are these proposed? If so, there are 40 proposed spaces, while the parking tabulation states there are 24 spaces proposed.
6. Please add the travelway width.

7. Sheet C200: Please add adjacent parcel information including tax map and parcel and zoning information.
8. Sheet C200: Please label the sidewalks in the front of the building.
9. Sheet C200: Please clarify if there is any accessibility to the rear of the structure.
10. Sheet C200: Please add a dumpster detail.
11. Sheet C200: Please revise the ADA van-accessible parking space width to 16.' Please also provide typical details for the signage. The height of the ADA sign at installation will be a minimum of 7' from the bottom of the sign to grade.
12. Sheet C200: Please provide one (1) bicycle rack.
13. Sheet C200: Please provide parking bumpers or wheelstops. Parking bumpers or wheelstops shall be at least five inches high and five inches wide, located no less than eighteen inches from the head of the parking space and attached to the parking lot surface. Where parking spaces abut sidewalks, pathways, walls or fences, landscaped areas or public rights-of-way, parking bumpers, wheel stops or curbing shall be located not less than three feet from these features to prevent vehicles from obstructing areas of pedestrian travel or damaging landscaping or structures. §ZS1-320(f)(5).
<https://ecode360.com/14021053>.
14. Sheet C200: Please provide a tabulation of the commercial and residential use areas of the net lot area to ensure that 65% of the parcel is improved with commercial uses.
15. Sheet C200: Please provide plant quantities and icons in the schedule.
16. Sheet C200: Please provide landscaping at the end of each parking row. §ZS1-322(f)(2).
<https://ecode360.com/14021135>.
17. Sheet C200: Each landscaped area must be readily accessible to a water supply. Unless xeriscaping plant material and technologies are employed, all landscaped areas shall provide an automatic irrigation systems with rain sensors. Drip irrigation systems are preferred. If an automatic system is not feasible, the Planning Commission at its discretion may approve an alternate watering system to maintain the plant material. §ZS1-322(b)(7).
<https://ecode360.com/14021089>.
18. Please provide a lighting plan. §ZS1-323. <https://ecode360.com/14021143>.
19. Please provide the building height on the building elevations.
20. Please clarify if there will be any FHA design-compliant units, and if so, please label them on the floor plans.
21. A maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate for a nursery will be required to be provided at permit stage to accurately determine the bond amount. §ZS1-322(g).
<https://ecode360.com/14021139>
22. A landscape inspection and maintenance agreement 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.

23. A zoning permit for all site improvements including parking and landscaping will be required during building permit submission.
24. Please provide a stamped copy of the plans for Planning Commission submission.
25. A third parking space for each unit shall be provided if the units are to be rented on a short-term basis.

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 and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

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

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

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

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



Worcester County

Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for a February 11, 2026 Meeting
From: Environmental Programs Staff
Subject: Park Place Villas – Tax Map: 27, Parcel: 146, Lot: 3
Date: January 2, 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 on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. Please add the source of public water and sewer to the site plan.
3. The property currently has 14 inactive WOC EDUs. 12 will need to be activated prior to approval.
4. 12 additional Mystic Harbor water EDUs will need to be purchased with metering added as well.
5. Please add an EDU chart for the proposed use.
6. Plumbing permits will also need to be obtained for the interior work for each unit and a separate one for the site utility work will also be required.
7. Lawn irrigation systems must have backflow prevention installed and permitted under the plumbing permit pulled by a Master Plumber.

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

8. Plumbing Code is the 2021 International Plumbing Code (IPC) Illustrated (National). The Gas Code is the 2021 International Fuel Gas Code (IFGC), for natural gas.

Citizens and Government Working Together

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TEL: 410-632-1220 FAX: 410-632-2012



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: February 11, 2026 - Technical Review Committee Meeting
Date: January 27, 20206

- **Park Place Villas - Major Site Plan Review**

Proposed twelve (12) multi-family unit residential development. Development includes 12- unit residential buildings and landscaping. Located at 12720 ocean gateway, Tax Map 27, Parcel 146, Lot 3, Tax District 10, C-2 General Commercial District, TJSF LLC, owner / Iott Architecture & Engineering Inc., engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.

Citizens and Government Working Together



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: Park Place Villas

TRC #: 20260032

LOCATION: 12720 Ocean Gateway – Ocean City, Maryland 21842

CONTACT: TJSF LLC

MEETING DATE: February 11, 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 12 multi-family unit residential development.

Specific Comments:

1. A complete set of building plans shall be submitted and approved prior to start of construction.
2. The building will be required to be protected by an automatic fire suppression system.
3. The building will be required to be protected by an automatic fire alarm system.
4. Fire hydrants and fire lanes will be required to be installed throughout the project.
5. A fire hydrant will be required to be installed within 100' of the fire department connection on the building.
6. A "Knox Box" lock box provided by the Ocean City Fire Department.
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: February 2, 2026

Date of Meeting: February 11, 2026

Project: Park Place Villas

Location: 12720 Ocean Gateway, Tax Map: 27, Parcel: 146, Lot 3

Owner/Developer: TJSF, LLC

Engineer/Architect: Iott Architecture & Engineering, Inc.

This project is subject to the Worcester County Forest Conservation Law. This site is subject to Forest Conservation Plan #15-43. This site has met compliance with the Worcester County Forest Conservation Law through the establishment of on-site forest conservation area easements and by obtaining credit from forest conservation mitigation area. Forest conservation areas are to be kept as a natural habitat area, no clearing or grading within the easement is permitted, and any new structures and improvements must not encroach into the Forest Conservation easement. Furthermore, all Forest Conservation signs must be in place around the Forest Conservation easement areas.

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

All projects over one acre of disturbance 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.

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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
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SHORELINE CONSTRUCTION
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ADVISORY BOARD

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

MEMORANDUM

DATE: January 1, 2024

TO: Applicant

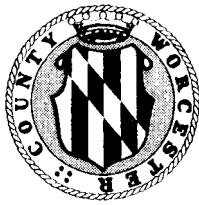
FROM: David M. Bradford, Deputy Director

SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

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



WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

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

Project: Park Place Plaza

Date: 2/11/2026

Tax Map: 27 Parcel: 146 Section: Lot: 3 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: 127 MPH; Risk category II
4. Automatic fire suppression system required.
5. Provide overall building height.
6. Show attic access on permit submittal documents.
Indicate continuous load path on permit submittal documents.
Sound transmission information (structure and airborne).
Window DP information.
7. Complete detailed air barrier design.
8. Whole house mechanical ventilation required. To be verified by an approved third party firm.
9. Insulation to extend full height over exterior walls.
10. Information on construction documents (IECC 103.2)
Building thermal envelope (IECC 103.2.1).
11. Provide all details and specifications per FHA design standards and MAC (Maryland Accessibility Code) where applicable.
12. Provide an accessible route from the parking lot to the building entry and trash disposal containers.

11. FHA DESIGN REQUIREMENTS OF THE GUIDELINES

Chapter Three: REQUIREMENT 3 – Usable Doors

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

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

Chapter Six: REQUIREMENT 6 – Reinforced Walls for Grab Bars

Chapter Seven: REQUIREMENT 7 – Usable Kitchens and Bathrooms

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



RE: 2/11/26 TRC - Draft Agenda

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

Date Thu 1/22/2026 1:52 PM

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

Cc Dallas Baker <dbaker@worcestermd.gov>; Jana B. Potvin <jbpotvin@worcestermd.gov>

Ben,

Below are the water and sewer TRC comments for the projects on this agenda:

1. **Berlin Lions Club – Minor Site Plan Review:** Water and Wastewater Division has no comments as it is outside our water and wastewater service area.
2. **Park Place Villas – Major Site Plan Review:**
 - a. The proposed location of the water service needs to be shown on the plans. There is an existing 8in tap off Rt 50 that serves the Park Place Shopping Center that could be utilized for this project. The developer will need to verify that the existing service will have sufficient flow to serve the domestic and fire service requirements for the project.
 - b. Based on inspections by W/WW staff there appears to be a private sewer service stub out for the proposed multi-family development. If the units will be sold as individual units, then the gravity sewer will need to be accepted into the County's wastewater conveyance system. The developer needs to explain how the units will be managed so the department provide further comments.
3. **Crepe Myrtle Count:**
 - a. Water meters must be located outside of the paved driveways and concrete sidewalks.
 - b. Water valves need to be added on the main at ever tee so the system can be isolated for any repairs in the future.
 - c. Fire Hydrants need to be added at the end of the dead-end water mains that are near SWM #M6-12 and M6-7.
4. **589 Group Project:**
 - a. This project is required to follow the "Southern MD 589 Regional Water & Sewer Plan" approved by the County Commissioners back in July of 2025. This project cannot be approved until the regional pump station that will serve this property has been designed and approved.
 - b. Show the proposed locations for the water meters on the site plan. Water meters must be located outside of paved or concrete areas.
 - c. Provide a tee and valves at the southern end of the interparcel connector to TM 21, Parcel 14 for future connection without service interruptions.
 - d. Revise the locations of the fire hydrants at the entrance to Rt 598 and the interparcel connector to improve the clear space along the road for delivery trucks.
5. **9529 Stephen Decatur Highway:**
 - a. No comments currently. Water and sewer service was requested and approved under an existing small project agreement for this parcel.

Thanks

Lee Beauchamp, PE
Water & Wastewater Superintendent
Worcester County Public Works
Office Phone: (410) 641-5251 x2439
Work Cell: (410) 430-2366
Email: lrbeauchamp@worcestermd.gov



From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Tuesday, January 20, 2026 8:46 AM
To: Kristen Tremblay <ktremblay@worcestermd.gov>; Brian M. Soper <bmsoper@worcestermd.gov>; Cathy Zirkle <czirkle@worcestermd.gov>; Dallas Baker <dbaker@worcestermd.gov>; Dwilson12@sha.state.md.us; David M. Bradford <dbradford@worcestermd.gov>; David Mathers <dmathers@worcestermd.gov>; Gary Serman <gserman@worcestermd.gov>; Gary R. Pusey <grpusey@worcestermd.gov>; jfritts@mdot.maryland.gov; Jennifer Keener <jkkeener@worcestermd.gov>; Joy Birch <jbirch@worcestermd.gov>; Kevin Lynch <klynch@worcestermd.gov>; Laurie Bew <lbew@worcestermd.gov>; Lisa Lawrence <llawrence@worcestermd.gov>; Mmknight@comcast.net; Matt Owens <mowens@worcestermd.gov>; Matthew Laick <mlaick@worcestermd.gov>; Paul Miller <pmiller@worcestermd.gov>; Robert Korb Jr. <rkorb@worcestermd.gov>; Robert Mitchell <bmitchell@worcestermd.gov>; Stuart White <swhite@worcestermd.gov>; Tony Fascelli <tfascelli@worcestermd.gov>; Kelly Henry <khenry@worcestermd.gov>; Lee R. Beauchamp <lrbeauchamp@worcestermd.gov>
Subject: 2/11/26 TRC - Draft Agenda

All,

Please see the attached draft agenda for the 2/11/26 TRC meeting. Hard copies of the plans will be sent out in the next day or two.

Digital copies of the plans can be found in the following OneDrive link: [2-11-26 TRC](#)

Thank you,

Ben Zito
DRP Specialist III
Dept. of Development, Review and Permitting
Worcester County Government
One West Market Street, Room 1201
Snow Hill, MD 21863
(410) 632-1200, ext. 1134
bmzito@worcestermd.gov



RE: 2/11/26 TRC Agenda

From Jeffrey Fritts <JFritts@mdot.maryland.gov>
Date Fri 2/6/2026 10:12 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>

Hello,

District 1 Comments

- 9529 Stephen Decatur Hwy. – This project has an existing commercial access, no comment
- 589 Group Project - This project will require SHA plan review and commercial access permit.
- Park Place Villas – This project has an existing commercial access, no comment

Thanks,



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

From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Friday, February 6, 2026 7:56 AM
To: Jeffrey Fritts <JFritts@mdot.maryland.gov>; Robert Korb Jr. <rkorb@worcestermd.gov>; Stuart White <swhite@worcestermd.gov>; Robert Mitchell <bmitchell@worcestermd.gov>; Paul Miller <pmiller@worcestermd.gov>
Subject: Re: 2/11/26 TRC Agenda

Caution: CAUTION: Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Forward suspicious emails directly to Email Abuse (abuse@mdot.maryland.gov) or call the MDOT Service Desk at 410-768-7181 for assistance.

All,

Please forward your comments by end of today.

Digital copies of the plans can be found here: [2-11-26 TRC](#)



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

GOVERNMENT CENTER

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

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

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

MEMORANDUM

DATE: 10/3/2024
TO: Applicant
FROM: Brian Soper, Natural Resources Administrator
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

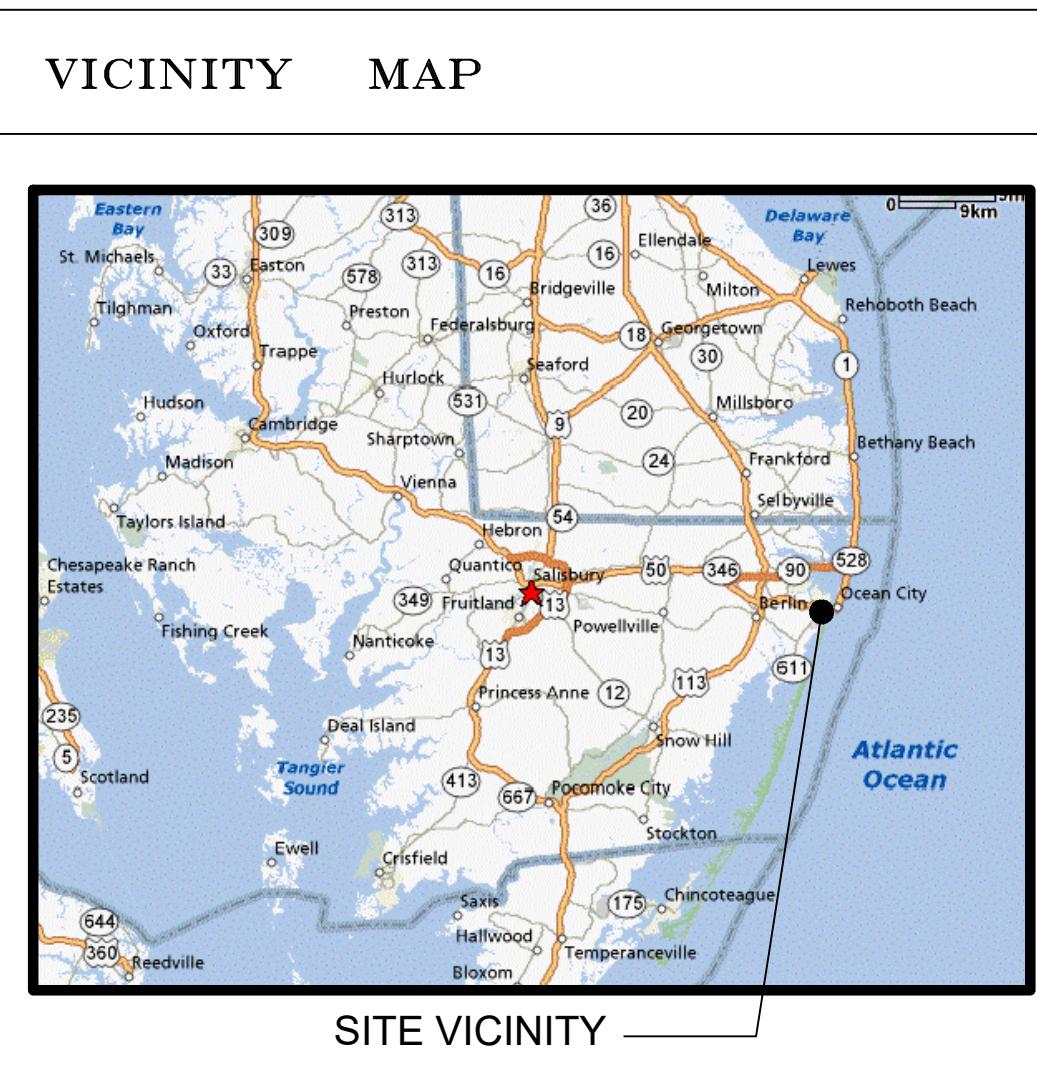
If you have any questions, please feel free to contact the Natural Resources Administrator, Brian Soper, at (410) 632-1220, ext. 1147.

**PARK PLACE VILLAS
TJSF, LLC, DEVELOPER
PARCEL 0146, MAP 0027, GRID 0007
WORCESTER COUNTY, MARYLAND**

SITE PLAN APPROVAL SUBMISSION

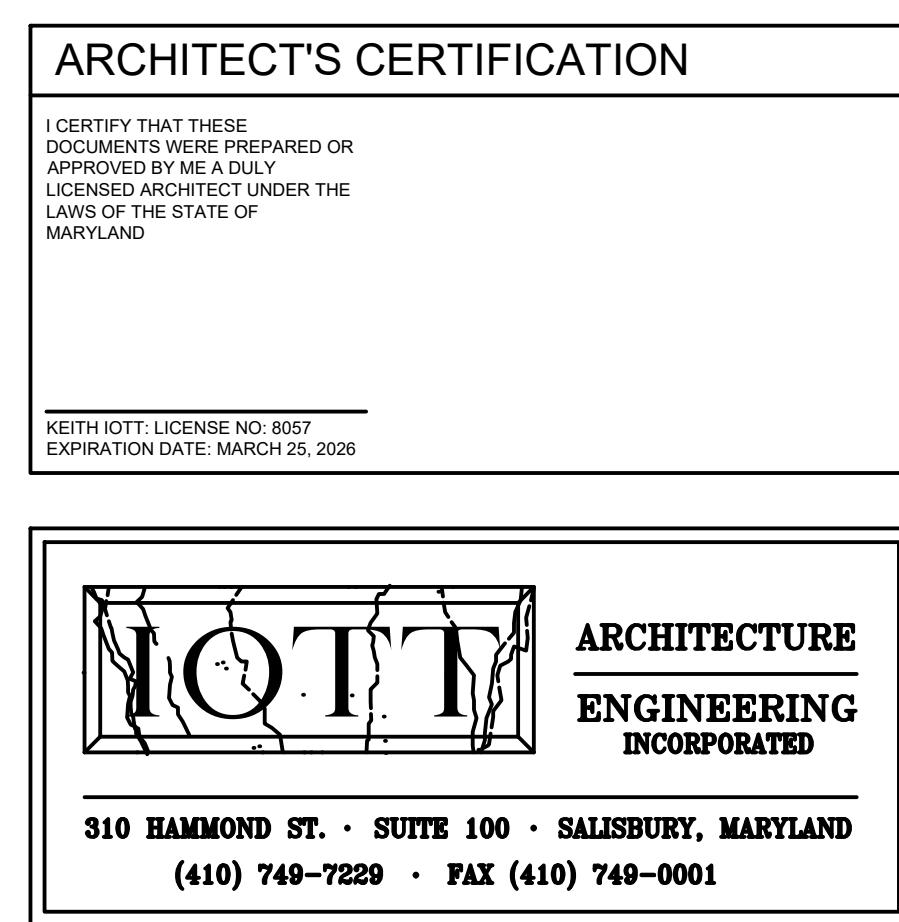
DECEMBER 22, 2025

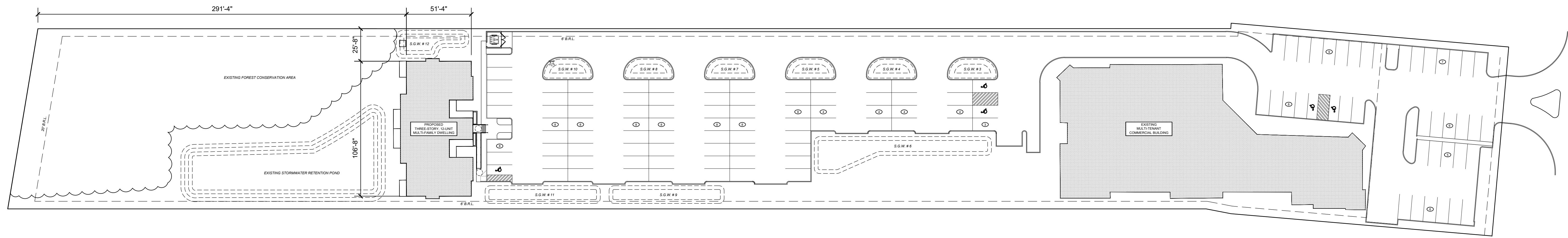
LIST OF DRAWINGS		ISSUE DATE	REV. DATE
CS1	COVER SHEET	12-22-2025	
CIVIL			
C200	OVERALL SITE DEVELOPMENT AND LANDSCAPING PLANS	12-22-2025	
ARCHITECTURAL			
A100	FIRST FLOOR PLAN	12-22-2025	
A101	SECOND FLOOR PLAN	12-22-2025	
A102	THIRD FLOOR PLAN	12-22-2025	
A103	ROOF PLAN	12-22-2025	
A300	EAST ELEVATION	12-22-2025	
A301	NORTH ELEVATION	12-22-2025	
A302	WEST ELEVATION	12-22-2025	
A303	SOUTH ELEVATION	12-22-2025	



SITE LOCATION

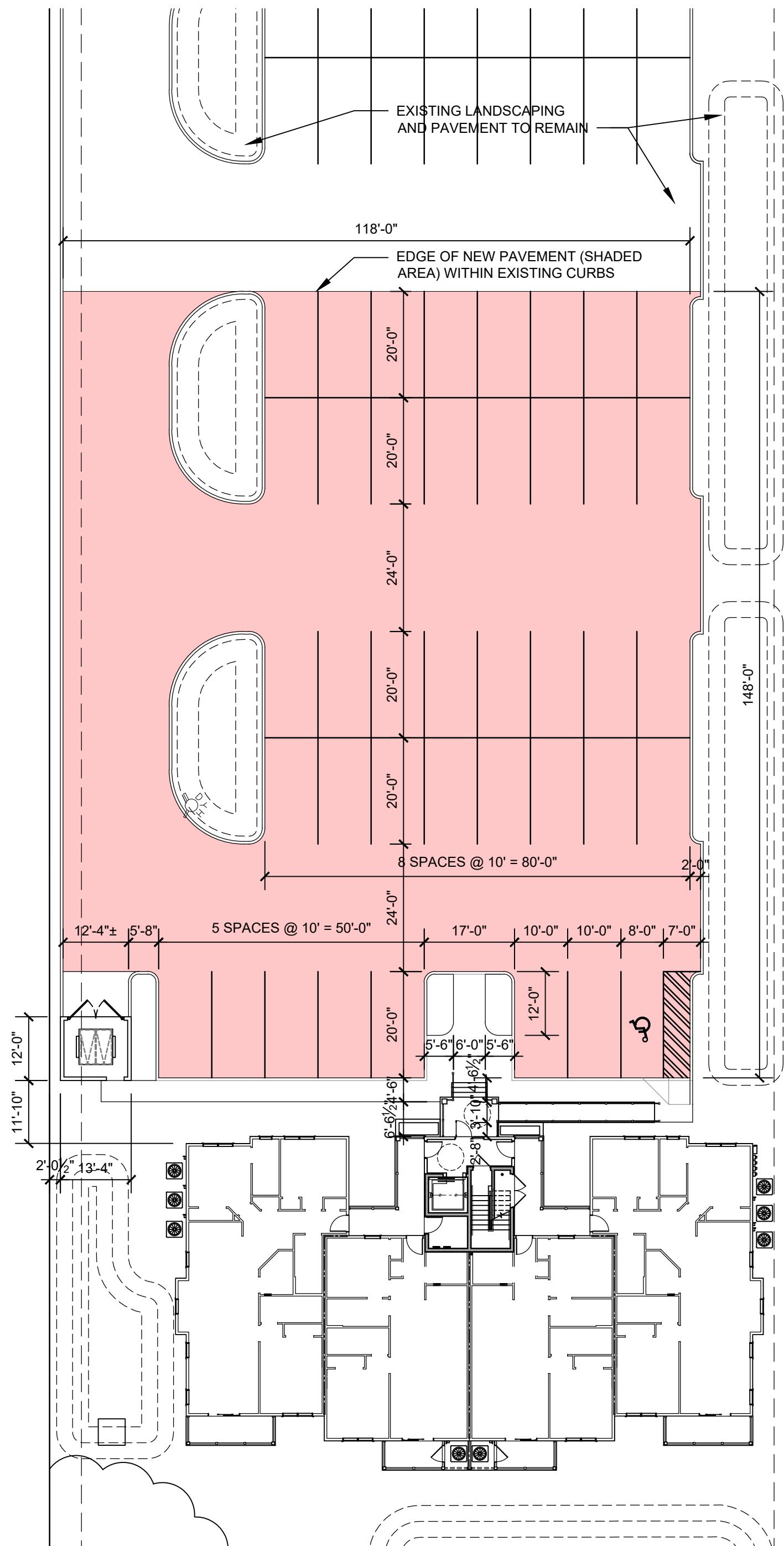
IOTT FILE NO. 23-007





OVERALL SITE DEVELOPMENT PLAN

SCALE: 1" = 40'-0"



ENLARGED PARTIAL SITE PLAN

SCALE: 1" = 20'-0"

PARKING TABULATION

PARK PLACE COMMERCIAL BUILDING

No.	NAME	USE	AREA	MIN. REQ'D.
1	DOLLE'S	RETAIL	1,788 SF	5.9
2	VACANT	RETAIL	1,475 SF	4.9
3	IRON VALLEY	OFFICE	1,054 SF	3.5
4	BANK OF DELMARVA	SERVICE	1,652 SF	5.5
5	PARK PLACE JEWELERS	RETAIL	4,086 SF	13.6
6a	VACANT	RESTAURANT	2,200 SF	17.6
6b	VACANT	OFFICE	2,250 SF	7.5
7	LOS AGAVES	RESTAURANT	4,334 SF	34.7
8	PARK PLACE OFFICE	OFFICE	1,987 SF	6.6
SUBTOTAL				99.8 SPACES

PROPOSED RESIDENTIAL BUILDING

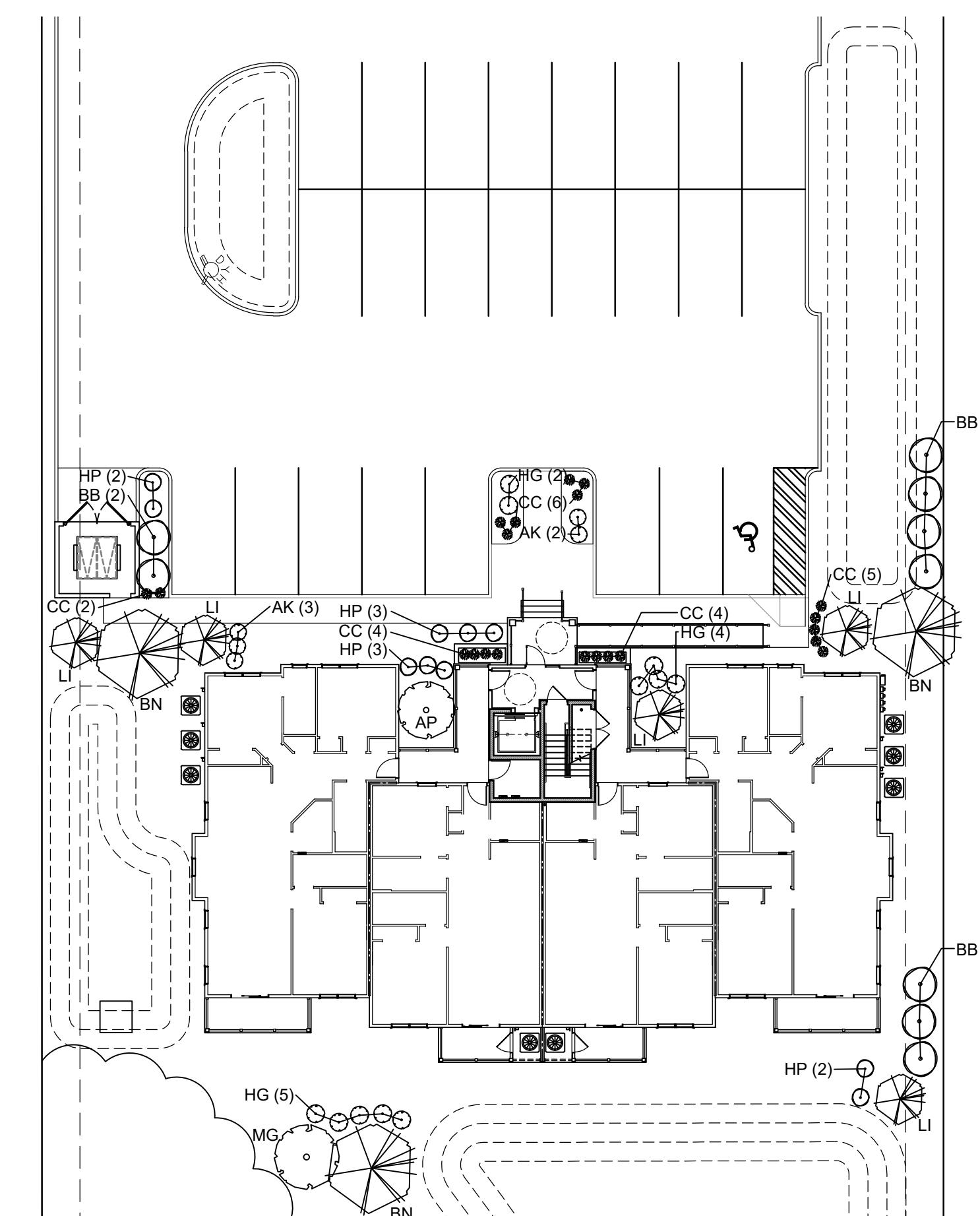
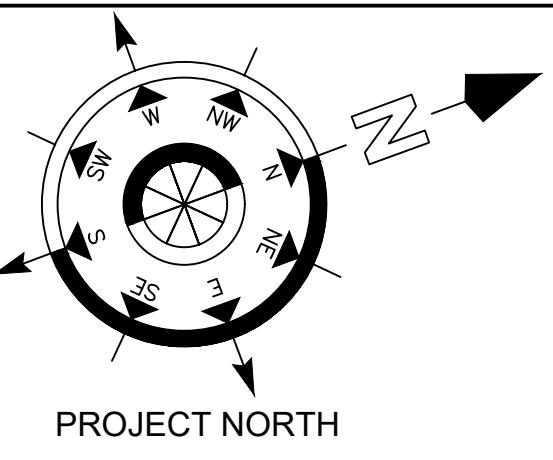
TWO-BEDROOM DWELLINGS (6 UNITS)	12.0
THREE-BEDROOM DWELLINGS (6 UNITS)	12.0
SUBTOTAL	
24.0 SPACES	

TOTAL PARKING REQUIRED 124 SPACES

TOTAL PARKING PROVIDED 124 SPACES

LANDSCAPE PLANTINGS SCHEDULE

SYMBOL	COMMON	BOTANICAL	FORM	CAM-POINTS	SIZE	ROOT	HEIGHT	SPREAD
BN	RIVER BIRCH	Betula Nigra	Canopy Tree	200	2" Caliper	Ball & Burlap	40ft	25ft
MG	LITTLE GEM MAGNOLIA	Magnolia Grandiflora	Understory Tree	100	3/4" Caliper	Container	15ft	8-10ft
AP	RED DRAGON JAPANESE MAPLE	Acer Palmatum	Understory Tree	100	3/4" Caliper	Container	6ft	6ft
LI	CREPE MYRTLE	Lagerstroemia Indica	Understory Tree	100	3/4" Caliper	Container	12ft	8-10ft
BB	NORTHERN BAYBERRY	Myrica Pensylvanica	Large Shrub	75	3 Gallon	Container	5ft-10ft	5ft-10ft
HP	LIMELIGHT HYDRANGEA	Hydrangea Paniculata	Large Shrub	75	3 Gallon	Container	5ft-6ft	5ft-10ft
CC	LEMON GRASS	Cymbopogon Citratus	Small Shrub	25	1 Gallon	Container		
HG	RHODODENDRON HARDY GARDENIA	Rhododendron Hardy Gardenia	Small Shrub	25	1 Gallon	Container		
AK	AZALEA JAPONICA - JOHANNA	Azalea Kaempferi	Small Shrub	25	1 Gallon	Container		



LANDSCAPING PLAN

SCALE: 1" = 20'-0"

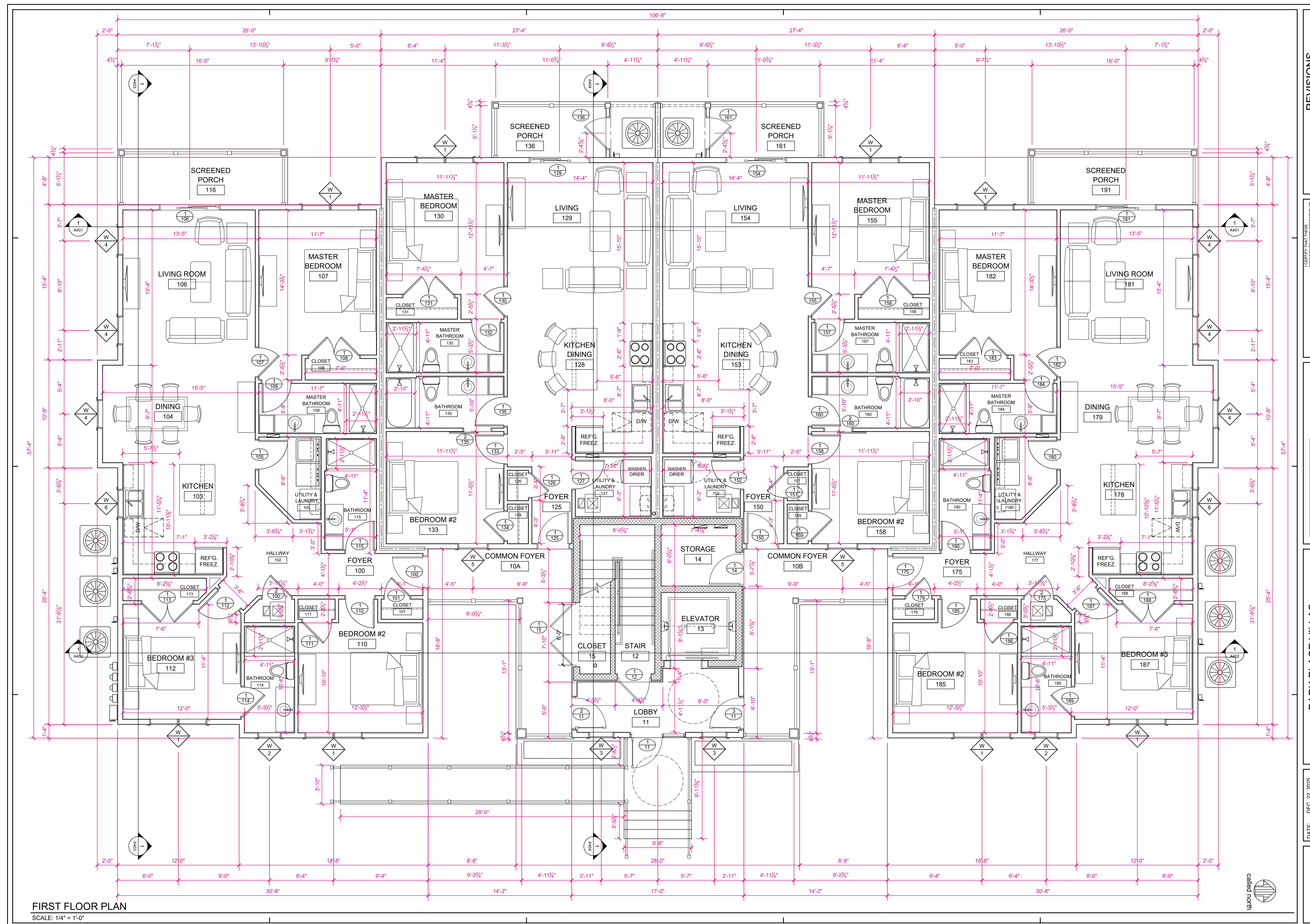
PARK PLACE VILLAS
PARCEL 0146, MAP 0027, GRID 0007
WORCESTER COUNTY, MARYLAND
TJSF, LLC, DEVELOPER
OVERALL SITE DEVELOPMENT AND LANDSCAPING PLANS

DATE: DEC 22 2005
IOTT PROJ. NO.: 23-007
DESIGN BY: KI
DRAWN BY:
SCALE: AS NOTED
STAGE: SITE PLAN APPR
DWG. FILE: 23-007-C200

C
200
enlarged plan north

REVISIONS
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NO. DATE
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EXPIRATION DATE: 2/28/2024

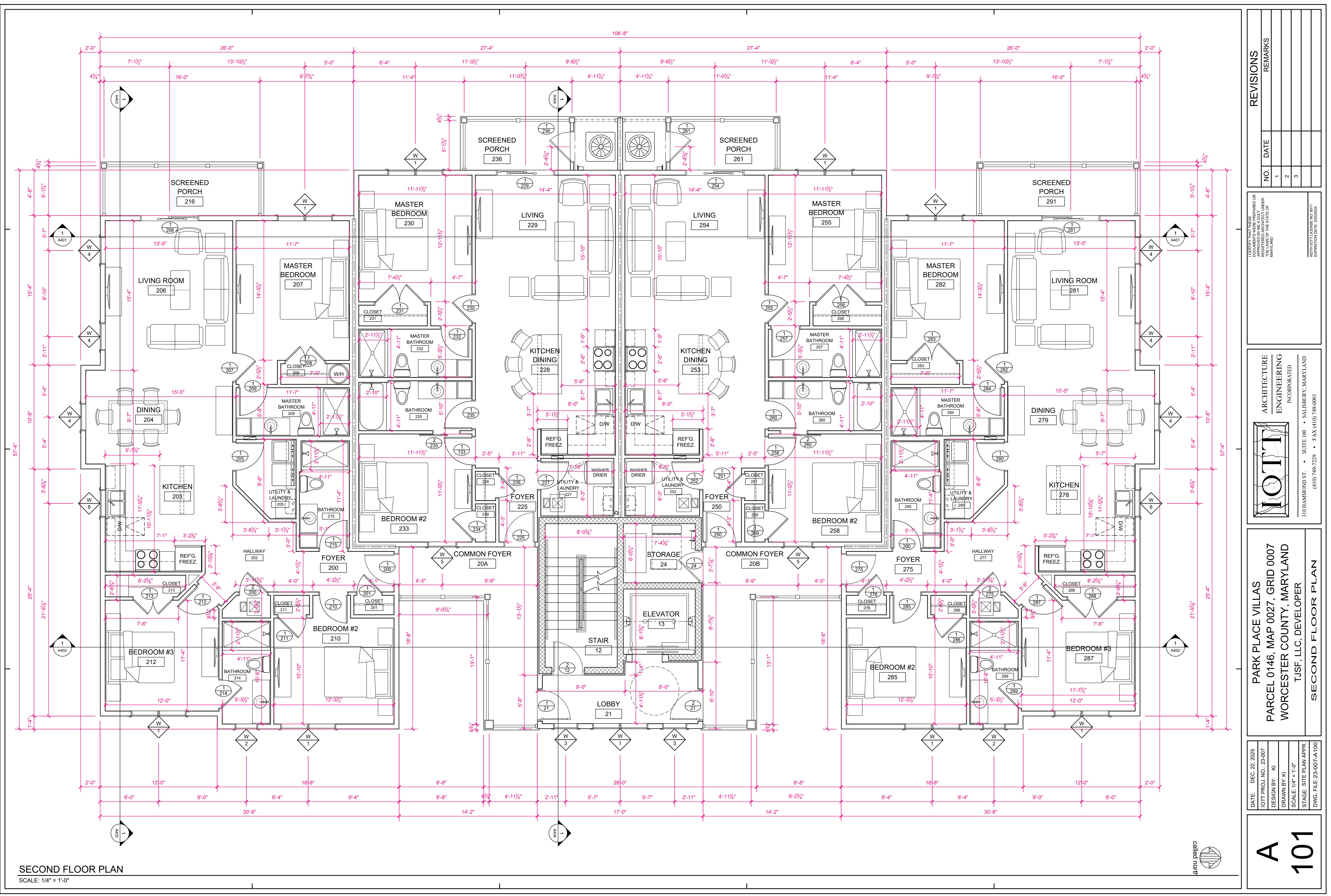
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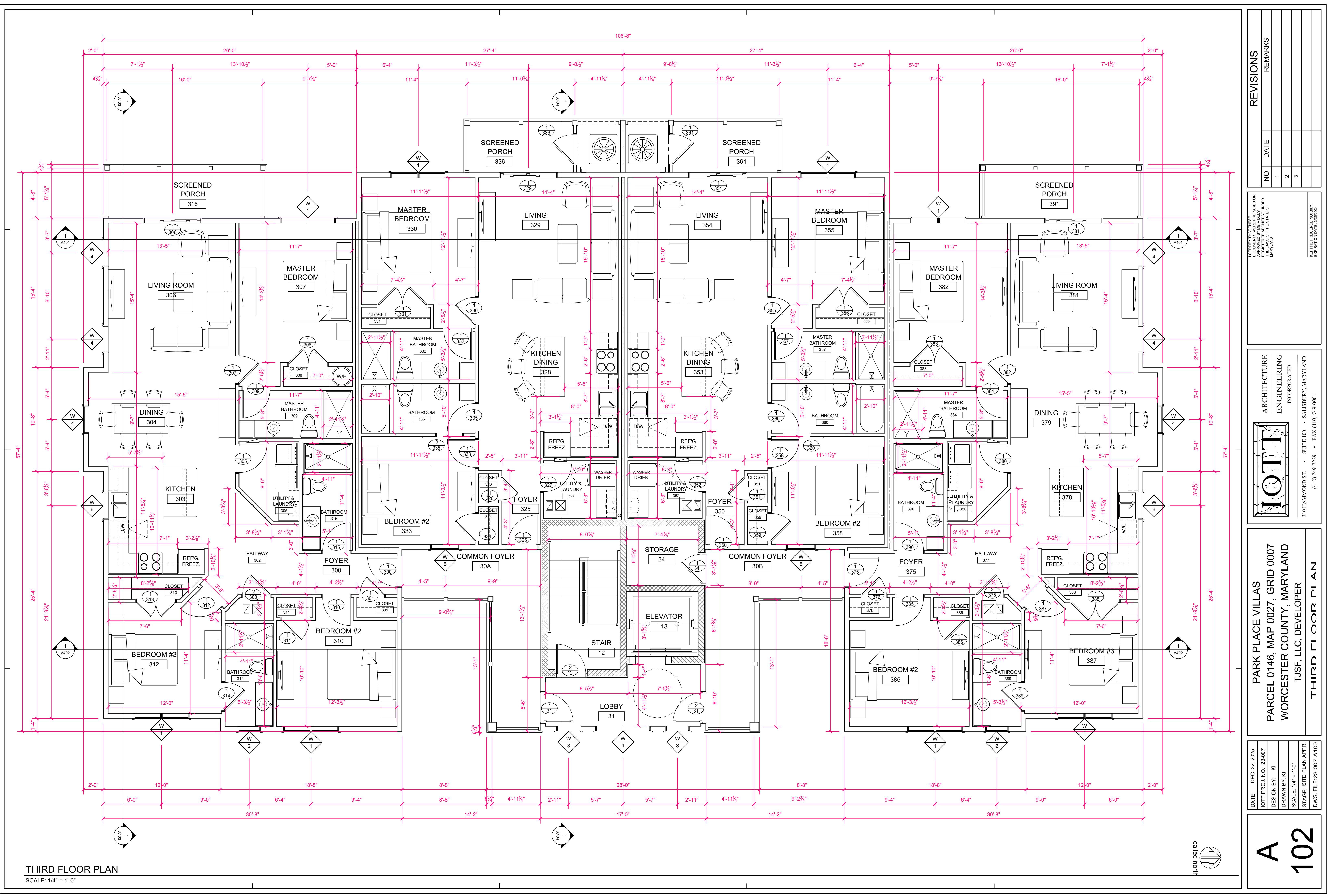


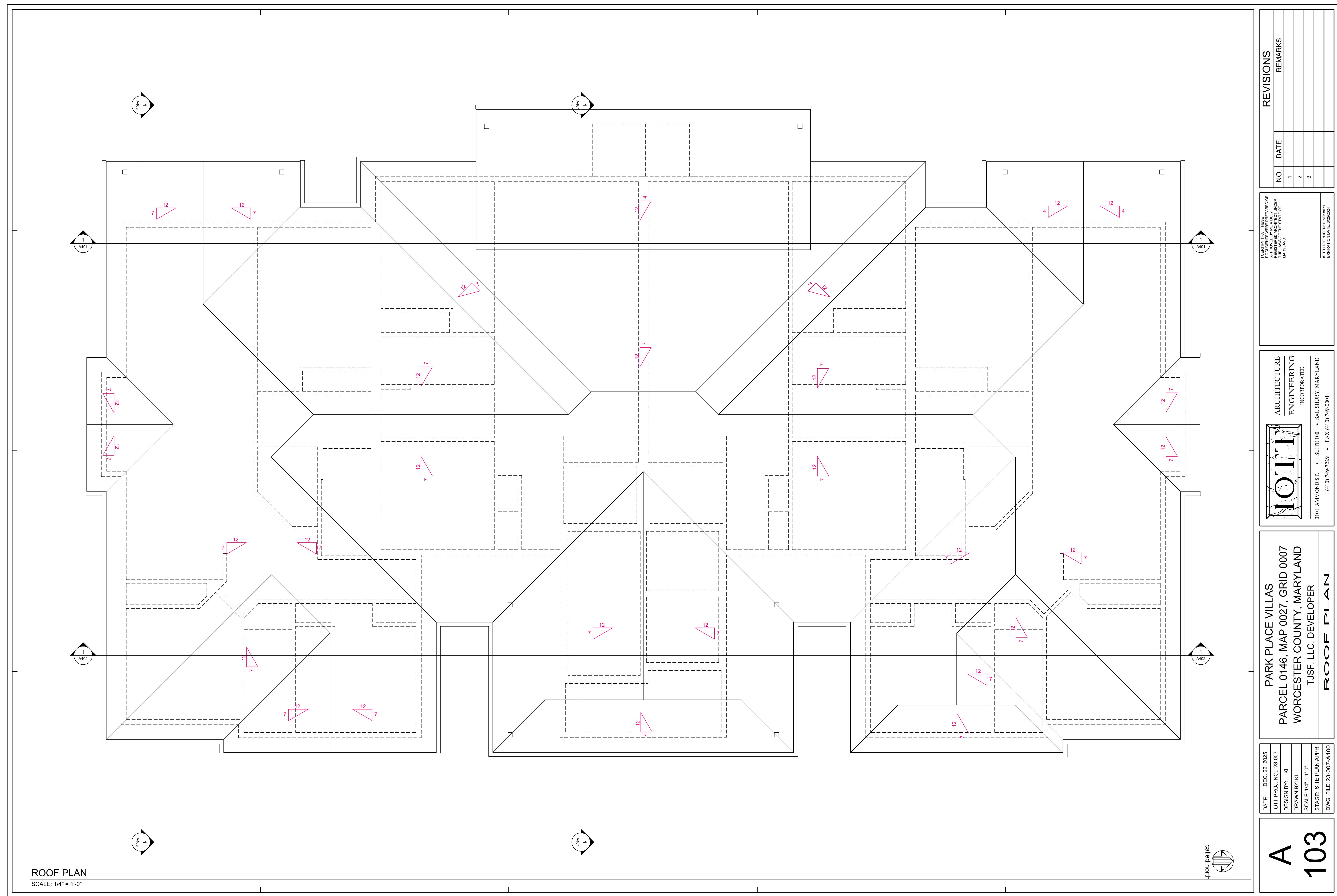
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PARK PLACE VILLAS
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ELEVATION KEYNOTE SCHEDULE

KEY	DESCRIPTION	COLOR/ FINISH	MANUFACTURER (BASIS OF DESIGN)
1A	STANDING SEAM METAL ROOF		
1B	FIBERGLASS / ASPHALT ARCHITECTURAL SHINGLE ROOF		
2A	1 x 2 COMPOSITE RAKE TRIM		
2B	1 x 8 COMPOSITE RAKE TRIM		
2C	1 x 3 COMPOSITE GABLE TRIM		
2D	COIL STOCK ALUMINUM CLAD 2x8 FASCIA		
2E	ALUMINUM GUTTER/DOWNSPOUT		
2F	1 x 6 COMPOSITE FRIEZE BOARD		
3A	CELLULAR COMPOSITE LAP SIDING		
3B	CELLULAR COMPOSITE SHINGLE-STYLE SIDING		
3C	CELLULAR COMPOSITE BOARD AND BATTEN SIDING		
3D	1 x 6 CELLULAR COMPOSITE TRIM WITH CAP FLASHING		
3E	5/4 x 8 CELLULAR COMPOSITE TRIM WITH CAP FLASHING		
3F	COMPOSITE SKIRT BOARD WITH INTEGRAL DRIP CAP		
3G	COMPOSITE CELLULAR CORNER TRIM		
4A	DOUBLE-HUNG VINYL WINDOWS		
4B	CASEMENT PICTURE VINYL WINDOWS		
4C	CASEMENT VINYL WINDOW (OPERABLE)		
4D	VINYL PATIO DOOR		
4E	GLAZED FRENCH DOOR w/ TRANSOM AND/OR SIDELIGHTS		
4F	INSULATED FIBERGLASS EXTERIOR DOOR & FRAME		
4G	1 x 6 COMPOSITE WINDOW/DOOR TRIM		
4H	8" x 8" GLASS BLOCK	WAVY FINISH	
5A	BALCONY WITH WALKABLE WATERPROOFING MEMBRANE		
5B	BUILT-UP COMPOSITE CLAD COLUMNS		
5C	CABLE RAILING SYSTEM		
5D	WOOD-FRAMED MECHANICAL PLATFORM		
6	DRYER VENT		
7	PARGE CMU FOUNDATION		



EAST (FRONT) ELEVATION

SCALE: 1/4" = 1'-0"

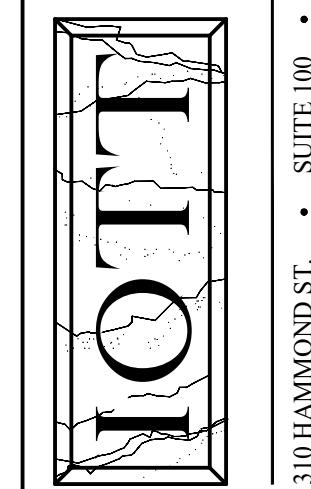
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PARK PLACE VILLAS
PARCEL 0146, MAP 0027, GRID 0007
WORCESTER COUNTY, MARYLAND
TJSF, LLC, DEVELOPER
EAST ELEVATION

DATE: DEC 22, 2025
OTT PROJ. NO.: 23-007
DESIGN BY: KI
DRAWN BY: KI
SCALE: 1/4" = 1'-0"
STAGE: SITE PLAN APPR
DWG. FILE: 23-007-A-300

ELEVATION KEYNOTE SCHEDULE

KEY	DESCRIPTION	COLOR/FINISH	MANUFACTURER (BASIS OF DESIGN)
1A	STANDING SEAM METAL ROOF		
1B	FIBERGLASS / ASPHALT ARCHITECTURAL SHINGLE ROOF		
2A	1 x 2 COMPOSITE RAKE TRIM		
2B	1 x 8 COMPOSITE RAKE TRIM		
2C	1 x 3 COMPOSITE GABLE TRIM		
2D	COIL STOCK ALUMINUM CLAD 2x8 FASCIA		
2E	ALUMINUM GUTTER/DOWNSPOUT		
2F	1 x 6 COMPOSITE FRIEZE BOARD		
3A	CELLULAR COMPOSITE LAP SIDING		
3B	CELLULAR COMPOSITE SHINGLE-STYLE SIDING		
3C	CELLULAR COMPOSITE BOARD AND BATTEN SIDING		
3D	1 x 6 CELLULAR COMPOSITE TRIM WITH CAP FLASHING		
3E	5/4 x 8 CELLULAR COMPOSITE TRIM WITH CAP FLASHING		
3F	COMPOSITE SKIRT BOARD WITH INTEGRAL DRIP CAP		
3G	COMPOSITE CELLULAR CORNER TRIM		
4A	DOUBLE-HUNG VINYL WINDOWS		
4B	CASEMENT PICTURE VINYL WINDOWS		
4C	CASEMENT VINYL WINDOW (OPERABLE)		
4D	VINYL PATIO DOOR		
4E	GLAZED FRENCH DOOR w/ TRANSOM AND/OR SIDELIGHTS		
4F	INSULATED FIBERGLASS EXTERIOR DOOR & FRAME		
4G	1 x 6 COMPOSITE WINDOW/DOOR TRIM		
4H	8" x 8" GLASS BLOCK	WAVY FINISH	
5A	BALCONY WITH WALKABLE WATERPROOFING MEMBRANE		
5B	BUILT-UP COMPOSITE CLAD COLUMNS		
5C	CABLE RAILING SYSTEM		
5D	WOOD-FRAMED MECHANICAL PLATFORM		
6	DRYER VENT		
7	PARGE CMU FOUNDATION		



NORTH (SIDE) ELEVATION

SCALE: 1/4" = 1'-0"

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301

PARK PLACE VILLAS
PARCEL 0146, MAP 0027, GRID 0007
WORCESTER COUNTY, MARYLAND
TJSF, LLC, DEVELOPER
NORTH ELEVATION

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DATE: DEC 22 2005
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DESIGN BY: KI
DRAWN BY: KI
SCALE: 1/4" = 1'-0"
STAGE: SITE PLAN APPR
DWG. FILE: 23-007-A-300

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6	DRYER VENT		
7	PARGE CMU FOUNDATION		

1B 2F 5C 1A 5B 3C 2D 4D 3D 1B 3A 2D 2A 2F 2B 3B 4D



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PARK PLACE VILLAS
PARCEL 0146, MAP 0027, GRID 0007
WORCESTER COUNTY, MARYLAND
TJSF, LLC, DEVELOPER
WEST ELEVATION

DATE: DEC 22 2025
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DESIGN BY: KI
DRAWN BY: KI
STAGE: SITE PLAN APPR
SCALE: 1/4" = 1'-0"
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SOUTH (SIDE) ELEVATION

SCALE: 1/4" = 1'-0"

A
303

PARK PLACE VILLAS
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SOUTH ELEVATION

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