



Nontidal Wetlands and Waterways Pre-Application Summary

1. **AI#:** 1 7 9 1 5 1

2. **Date:** 1 2 / 0 1 / 2 0 2 2 **Time:** 1 0 : 0 0 AM

3. **Summary prepared by:** Debbie Hinkle

4. **Attendees:** Debbie Hinkle, MDE Non-Tidal Wetlands
Kenneth W. Redinger, Consultant

5. **Property owner name:** Willow Park, LLC c/o Wyatt Harrison

6. **Address or Site Location/Description** (directions, if no physical address is available):
9933 Old Ocean City Boulevard. Tax Map 25 Parcels 170 & 193 located in the Town of Berlin on the north side of Old Ocean City Boulevard, approximately 450 feet east of intersection with North Man Street.

7. **Project purpose:**
Commercial development. Design currently unknown but will be based on avoidance and minimization or regulated waterway.

8. **Plans provided:** Yes No

9. **State regulated resources found:** Yes No

NTW Type: PEM PSS PFO Landscape Mgmt Area Ag

NTW Buffer Critical Area Tidally Influenced

Waters of the State: Stream Floodplain

11. **Delineation provided:** Yes No

12. **Avoidance/Minimization Discussed? Recap:**

13. **Project, as described, would require Authorization:** Yes No

If Yes, type of State authorization required:

Permit Letter of Authorization Authorization to Proceed

If Yes, project (as described or shown on plans) under the MDSPGP would be:

Category A Category B Individual Permit

* U.S. ACE categorization is a preliminary determination only and may change upon receipt of application or further consultation with the U.S. ACE staff or other resource agencies

14. **Recommended Action** (check all that apply):

Consult with Corps Submit Application Schedule follow-up meeting

No action required Other

Pre-App Site Visit Comments:

The subject property was review by Debbie Hinkle of MDE & Kenneth W. Redinger wetland consultant on December 1, 2022. No non-tidal wetlands are present within the subject property. The drainage feature along the northern and western property boundary is an unnamed tributary of Kitts Branch classified as an intermittent stream (waterway) with no MDE buffer requirements. The existing site conditions, including the jurisdictional waterway, is depicted on the attached site plan by Vista Design, Inc. dated June 7, 2023 entitled Existing Conditions & Delineation of Non-Tidal Intermittent Waterway. The property owner is requesting MDE confirm limits of regulated resource within the subject property. Prior authorization from MDE is required for Impacts below the ordinary high-water mark within the jurisdictional stream.

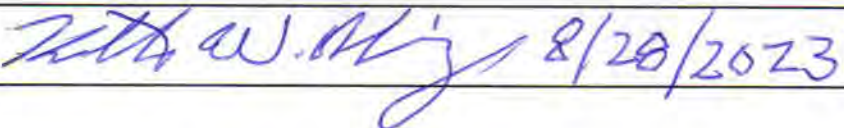
Maryland Department of the Environment Reviewer Contact Information:

Name Email

Telephone () -

*This document is a summary of the items discussed. Please note that this information is based on MDE staff preliminary cursory review at the time of the preapplication meeting. MDE staff will perform a full review of the project and all available information at the time of the application submission. Additional information may be required.

Applicant/Consultant Signature:

 8/28/2023

SITE DATA

OWNER
Willow Park, LLC
12636 Sunset Ave. H6
Ocean City, MD 21842
Contact: Mr. Wyatt Harrison
Ph: (443) 664-6268
Email: wyatt@plakthat.com

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

SITE INFORMATION

Tax Map 0025
Parcels 0170 & 0193
Zoning B-2 Shopping District
Existing Land Use Open & Wooded

Site Area
Parcel 170 ±1.11 Ac
Parcel 193 ±0.92 Ac
Total ±2.03 Ac

Setbacks
Front 20'
Sides 15' (Abutting an R District)
6' (Other)
Rears 30' (Abutting an R District)
15' (Other)

WATER & SEWER PROVIDER

Public Water - Town of Berlin
Public Sewer - Town of Berlin

NON-TIDAL INTERMITTENT WATERWAY

A Non-Tidal Intermittent Waterway is present on Parcel 170. The limits have been delineated by Kenneth Redinger (WF #1 - WF #13) and are shown on this plan.

The subject property was evaluated for wetlands and waterways subject to regulation under Section 404 of the Clean Water Act and Title 26 Subtitle 23 of the Code of Maryland Regulations. A routine Level on-site investigation was conducted by Kenneth W. Redinger and a representative of the Maryland Department of the Environment on December 1, 2022 in accordance with the 1987 Corps of Engineers Wetland Delineation Manual in conjunction with the Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Atlantic and Gulf Coastal Plain Region; Version 2.0 (November 2010) and associated state and federal regulatory guidance documents. No wetlands were identified within the subject property. The limits of the ordinary high-water mark within the intermittent non-tidal stream, as depicted on this site plan, was delineated by Kenneth W. Redinger Environmental Services on May 15, 2015.

FLOOD ZONE

This property is located within Flood Zone X Per FEMA Map # 24047C0153H Dated July 16, 2015 (Town of Berlin 240141).

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAWS

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

EXISTING LAND USE

Open Space ±0.88 Ac
Woods ±1.10 Ac
Non-Tidal Wetlands ±0.05 Ac
Total Site Area ±2.03 Ac



VICINITY MAP
SCALE 1" = 2000'
NORTH

LEGEND

- Property Line
- MDOT SHA Right of Way
- Internal Property Line
- Adjacent Property Line
- Building Setback Line
- Existing Building
- Existing EOP & Curb
- Soil Boundary Line
- Existing 1x Contour
- Existing 5x Contour
- Existing Sewer
- Existing Storm Drain
- Existing Hydrants & Valves
- Existing Overhead Wires
- Existing Tree Line
- Existing Sidewalk / Concrete
- Non-Tidal Intermittent Waterway
- Wetland Flag Locations
- Data Points

Non-Tidal Intermittent Waterway Line Table

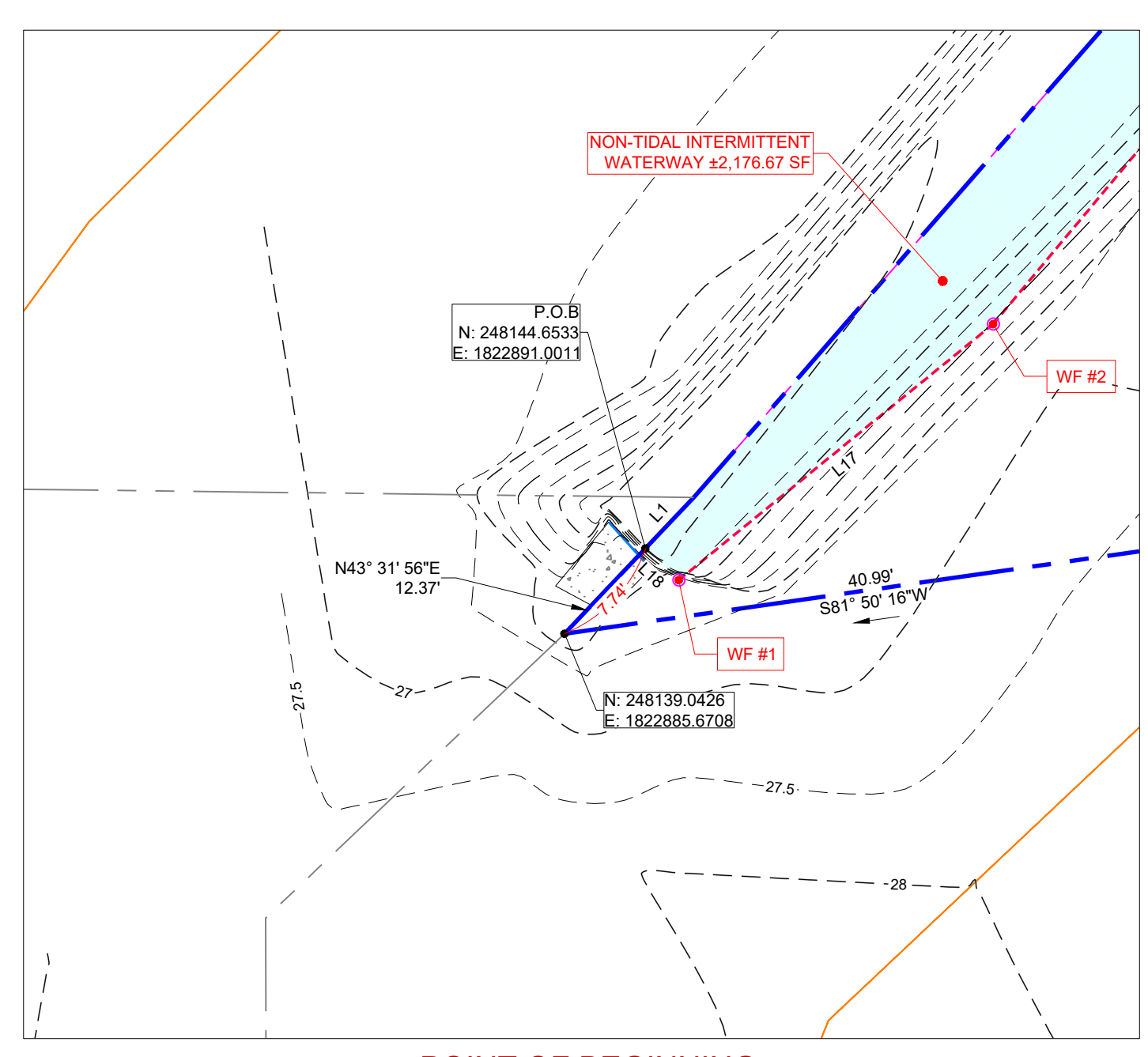
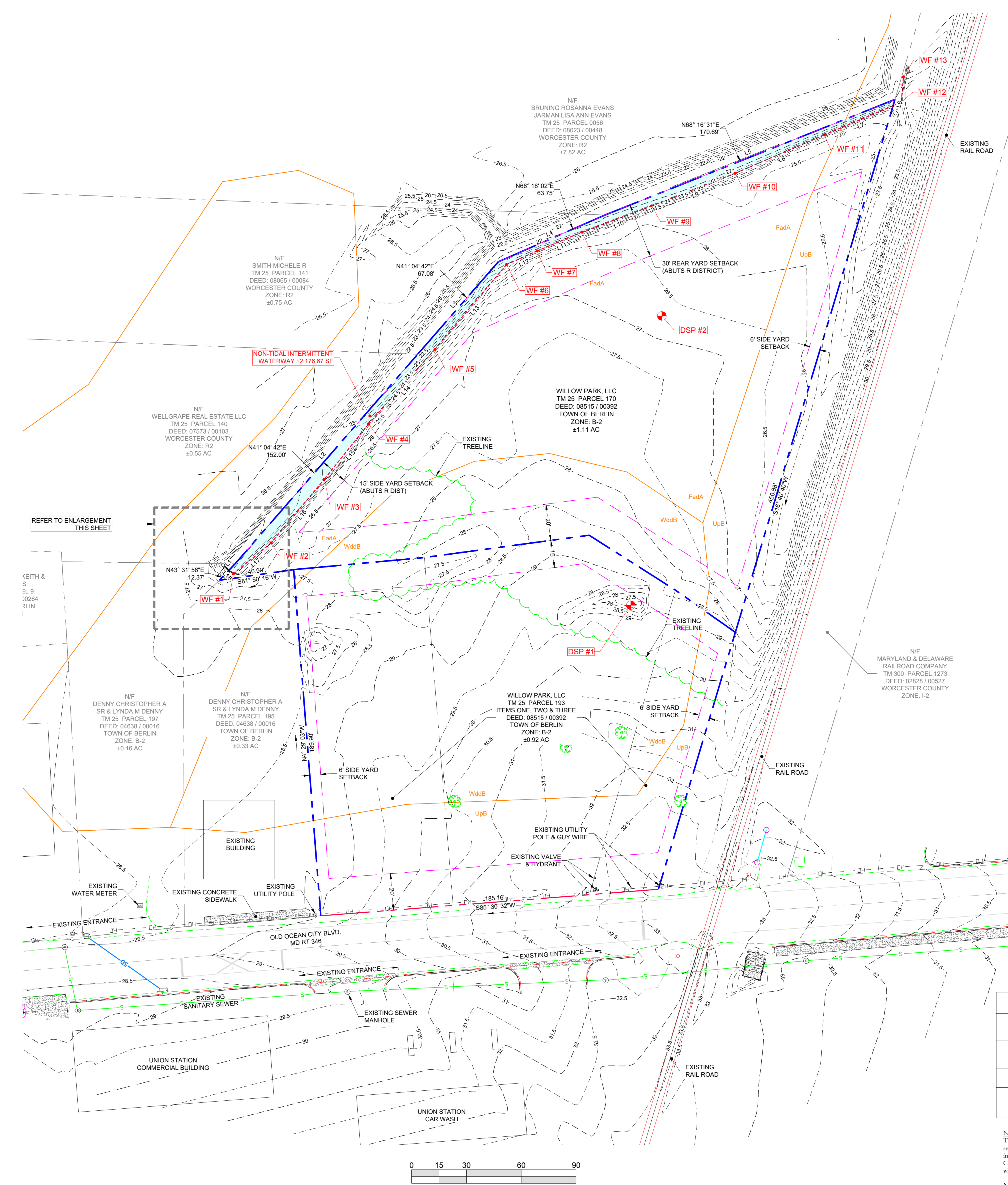
Line #	Length	Direction
L1	4.63	N43° 31' 56"E
L2	152.00	N41° 04' 42"E
L3	67.08	N41° 04' 42"E
L4	63.75	N66° 16' 02"E
L5	170.69	N68° 16' 31"E
L6	3.62	S16° 40' 40"W
L7	40.84	S67° 02' 35"W
L8	53.00	S66° 44' 01"W
L9	49.07	S68° 36' 41"W
L10	40.69	S69° 24' 54"W
L11	26.65	S67° 11' 13"W
L12	18.28	S66° 03' 44"W
L13	60.63	S40° 12' 08"W
L14	54.70	S41° 36' 43"W
L15	38.66	S38° 43' 09"W
L16	45.43	S39° 52' 42"W
L17	26.71	S50° 50' 38"W
L18	3.02	N46° 28' 04"W

SOILS

SOIL TYPE	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP RATING	PERCENT OF SITE
FadA	Fallsington sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	B/D	32.3%
UpB	Urban Land		29.4%
WdB	Woodstown sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	C	38.3%

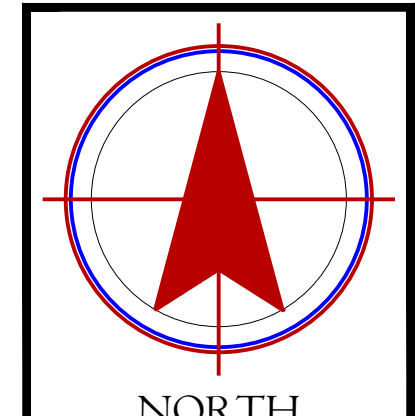
NOTE:
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NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto apparent.



POINT OF BEGINNING ENLARGEMENT
SCALE: 1" = 10'

SCALE: 1" = 30'



REVISIONS

PROJECT DATA
Project No.: 23d019
File Name: WET_052223.dwg
TOWN OF BERLIN
WORCESTER COUNTY, MARYLAND
Date: 06/07/23
Scale: 1" = 30'

EXISTING CONDITIONS & DELINEATION OF NON-TIDAL INTERMITTENT WATERWAY

LANDS OF WILLOW PARK, LLC
TAX MAP 25
PARCELS 193 & 170

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Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
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Sheet No.: **WET 1**