



**US Army Corps  
of Engineers®**

# PUBLIC NOTICE

Applicant:  
Mr. Bill Krampf  
Coastal Square, LLC

Published: March 31, 2025  
Expires: April 30, 2025

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PN-25-19

**Baltimore District**

**Permit Application No** NAB-2024-60730-M53 (Coastal Square LLC/Commercial Development).

The Baltimore District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344). The purpose of this public notice is to solicit comments from the public regarding the work described below:

**APPLICANT:** Coastal Square, LLC  
Mr. Bill Krampf  
105 Foulk Road  
Wilmington, Delaware 19803

**AGENT:** Becker Morgan Group, Inc  
Mr. Kevin Parsons  
312 West Main Street  
Salisbury, Maryland 21801

**WATERWAY AND LOCATION:** The project would affect waters of the United States draining to Mud Creek. The project/review area is located at 11238 Ocean Gateway; at Latitude 38.344952 and Longitude -75.169342; in Berlin, Worcester County, Maryland.

**EXISTING CONDITIONS:** The project area consists of an agricultural field containing farmed non-tidal wetlands and ditches to Mud Creek.

## **PROJECT PURPOSE:**

**Basic:** To construct a mixed-use development.

**Overall:** To construct an approximate 48.9-acre mixed-use development, including a grocery store, two retail buildings, and apartments, with all necessary infrastructure in the Berlin area of Worcester County, Maryland.

**PROPOSED WORK:** To permanently impact approximately 37,513 square feet (0.86 acre) of palustrine emergent (PEM) nontidal wetlands for a mixed-use development and approximately 208 linear feet (2,107 square feet) of an agricultural ditch for construction of utilities and road crossings.

**AVOIDANCE AND MINIMIZATION:** The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: The applicant has reviewed alternative designs in an attempt to minimize environmental impact. The Corps will work with the applicant to achieve the least environmentally damaging practicable alternative.

**COMPENSATORY MITIGATION:** The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: The applicant has proposed onsite permittee-responsible mitigation or purchase of credit from an approved mitigation bank. PEM nontidal wetland losses would be offset at a 1:1 replacement ratio.

**CULTURAL RESOURCES:** The Corps evaluated the undertaking pursuant to Section 106 of the National Historic Preservation Act (NHPA) utilizing its existing program-specific regulations and procedures along with 36 CFR Part 800. The Corps' program-specific procedures include 33 CFR 325, Appendix C, and revised interim guidance issued in 2005 and 2007, respectively. The District Engineer consulted district files and records and the latest published version of the National Register of Historic Places and initially determines that:

No historic properties (i.e., properties listed in or eligible for inclusion in the National Register of Historic Places) are present within the Corps' permit area; therefore, there will be no historic properties affected. The Corps subsequently requests concurrence from the SHPO and/or THPO.

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

**ENDANGERED SPECIES:** The Corps has performed an initial review of the application, the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur within the boundary of the proposed project. Based on this initial review, the Corps has made a preliminary determination that the proposed project may affect species and critical habitat listed in Table 1. No other ESA-listed species or critical habitat will be affected by the proposed action.

**Table 1:** ESA-listed species and/or critical habitat potentially present in the action area.

Species Common Name and/or Critical Habitat Name	Scientific Name	Federal Status
Tricolored Bat	<i>Perimyotis subflavus</i>	Proposed for listing; endangered
Monarch Butterfly	<i>Danaus plexippus</i>	Proposed for listing; threatened

Pursuant to Section 7 ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402. The Corps is the lead Federal agency for ESA consultation for the proposed action. Any required consultation will be completed by the Corps.

This notice serves as request to the U.S. Fish and Wildlife Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

**NAVIGATION:** The proposed structure or activity is not located in the vicinity of a federal navigation channel.

**SECTION 408:** The applicant will not require permission under Section 14 of the Rivers and Harbors Act of 1899 (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

**WATER QUALITY CERTIFICATION:** Water Quality Certification may be required from the Maryland Department of the Environment.

**NOTE:** This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has not been verified by Corps personnel.

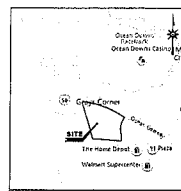
**EVALUATION:** The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion

and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

**COMMENTS:** The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The Baltimore District will receive written comments on the proposed work, as outlined above, until April 30, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Jaclyn Kelleher at [jaclyn.k.kelleher@usace.army.mil](mailto:jaclyn.k.kelleher@usace.army.mil). Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Baltimore District, Attention: Jaclyn Kelleher, 218 Washington Street Suite 304 Easton, MD 21601. Please refer to the permit application number in your comments.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

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C-001	COVER SHEET
C-002	PLAN TEXT SHEET
C-003	EXISTING CONDITIONS & DEMOLITION
C-004	PLANT
C-005	PLANT
C-006	PLANT
C-007	PROPOSED BEER PLAN & PROFILE
C-008	WATER STREET PLAN & PROFILES
C-009	STORM DRAINAGE PLAN & PROFILES
C-010	SEWER FACILITY PLAN & PROFILES
C-011	SEWER
C-012	SEWER
C-013	SEWER
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**SP50-1**      **SIMPLIFIED FOREST STAND Delineation & FOREST CONSERVATION PLAN**

**FOREST CONSERVATION NOTE**

THIS PROPERTY IS SUBJECT TO FOREST CONSERVATION LAW. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR OBTAINING THE APPROPRIATE APPROVAL FOR THE PROPOSED DEVELOPMENT ACTIVITY SHOWN ON THIS PLAN AND OBTAIN COMPLIANCE WITH THE FOREST CONSERVATION LAW BEFORE A BUILDING ZONING PERMIT IS ISSUED.

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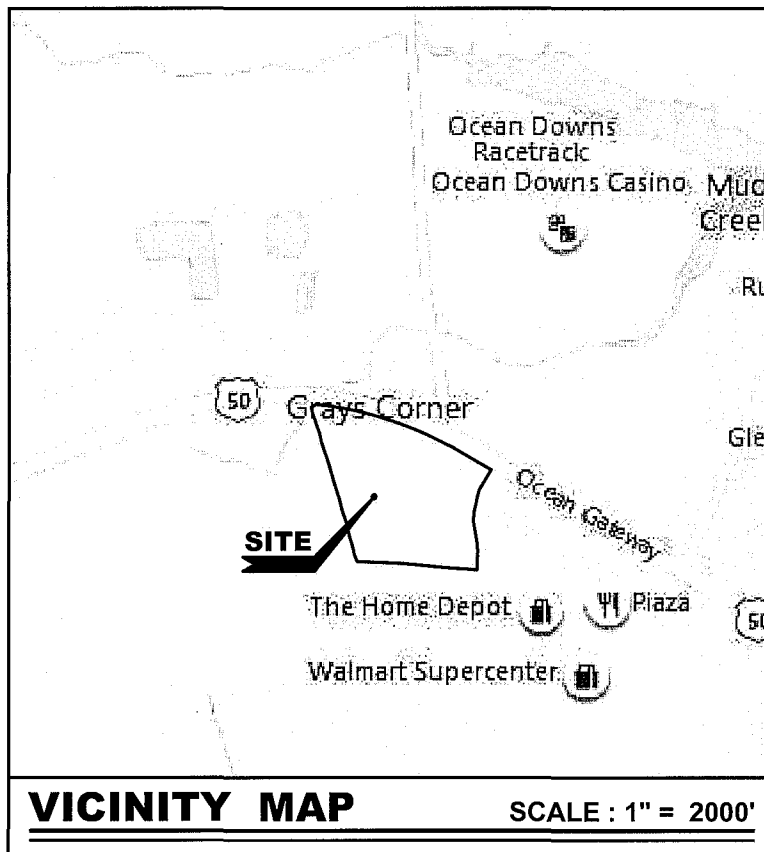


TABLE OF PROPOSED IMPACTS TO WETLANDS, WETLAND BUFFERS, AND WATERS OF THE U.S.		
SYMBOL	DESCRIPTION	SQ. FT. AREA
	NON-TIDAL WETLANDS IMPACTS	23,788 SQ.FT.
	NON-TIDAL WETLANDS BUFFER IMPACTS	43,028 SQ.FT.
	100 YEAR FLOOD PLAIN IMPACTS	0 SQ.FT.
	PERMANANT IMPACTS TO NONTIDAL WATERS OF THE U.S.	2,896 SQ.FT. 217 L.F.

## COASTAL SQAURE COMMERCIAL

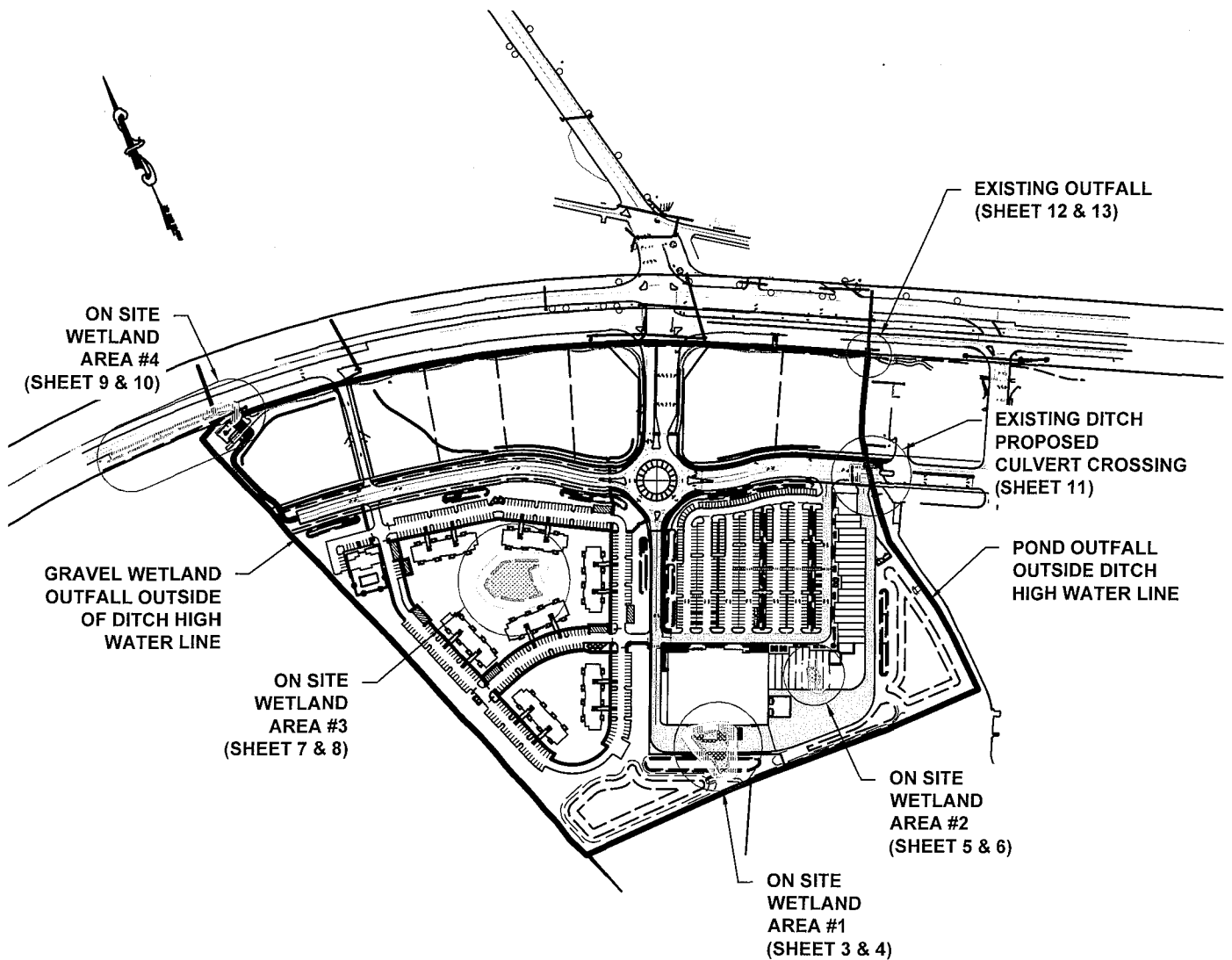
11238 OCEAN GATEWAY  
BERLIN  
WORCESTER COUNTY, MD

**BECKER  
MORGAN**  
GROUP

ARCHITECTURE  
ENGINEERING  
**Salisbury, MD**  
312 W. Main Street, Suite 300  
Salisbury, MD 21801  
Ph. 410.546.9100  
Fax 410.546.5824

BMG: 2019333.00  
SCALE : 1" = 2000'  
DATE : 4/18/2024  
DRAWN BY : KWP

**W-1**



#### SITE DATA

- |                       |  |
|-----------------------|--|
| 1. SITE NAME:         | COASTAL SQUARE   |
| 2. SITE ADDRESS:      | 11238 OCEAN GATEWAY<br>BERLIN, MD 21811  |
| 3. APPLICANT:         | COASTAL SQUARE, LLC<br>C/O WILLIAM J. KRAPP<br>105 FOULK ROAD, SUITE 200<br>WILMINGTON, DE 19803<br>302.429.8700<br>bkrapf@capanoinc.com |
| 4. SURVEYOR/ENGINEER: | BECKER MORGAN GROUP<br>312 W. MAIN STREET<br>SALISBURY, MD 21801   |
| 3. TAX MAP:           | 26   |
| 4. PARCELS:           | 299 & 320  |
| 5. DEED BOOK/PAGE:    | 4288/248   |
| 6. PLAT BOOK/PAGE:    | 238/ 68 & 235/ 13  |
| 7. JURISDICTION:      | WORCESTER COUNTY   |
| 8. ZONE:              | C-3 HIGHWAY COMMERCIAL DISTRICT  |

## COASTAL SQAURE COMMERCIAL

11238 OCEAN GATEWAY  
BERLIN  
WORCESTER COUNTY, MD

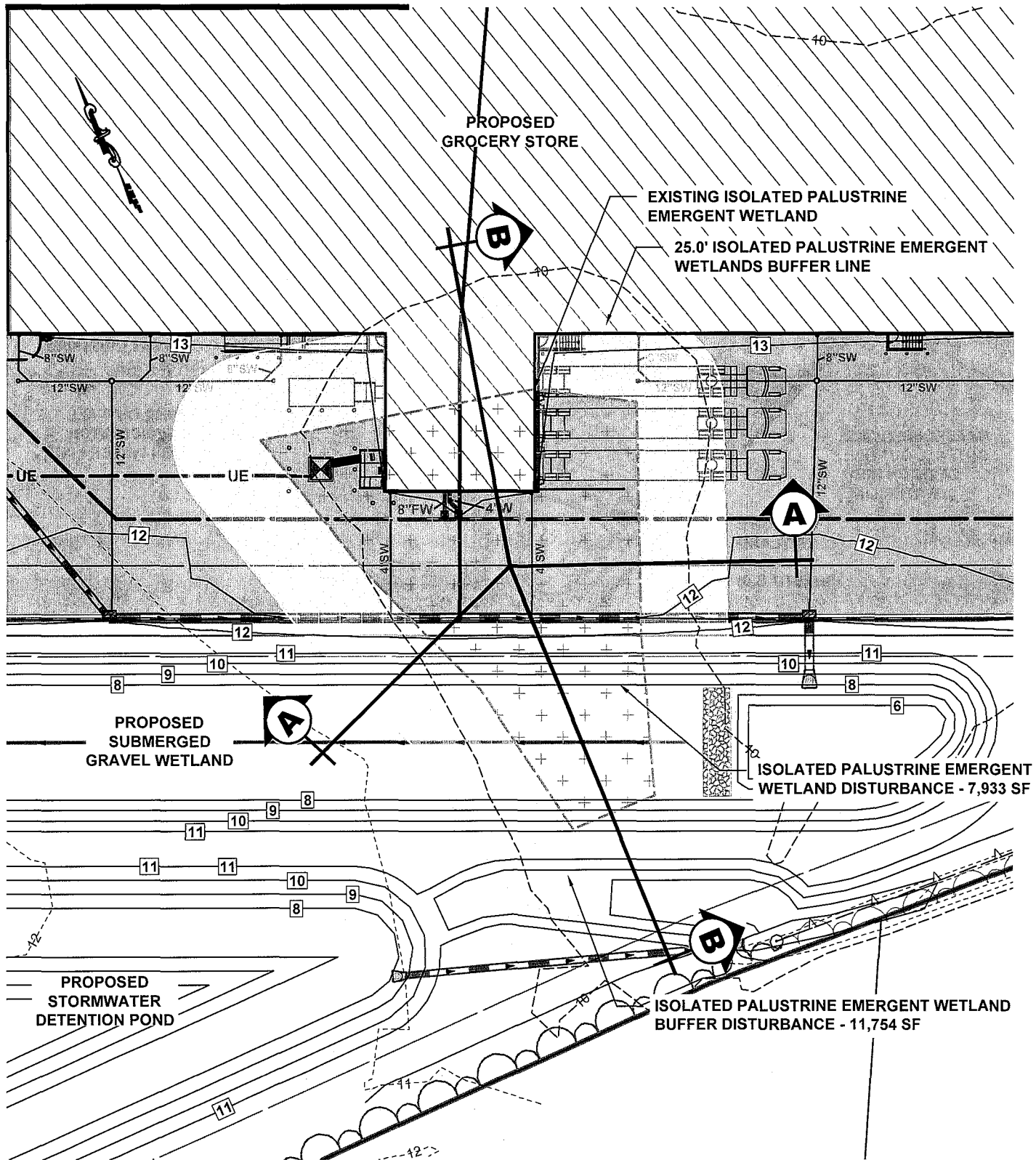
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BMG: 2019333.00  
SCALE: 1" = 500'  
DATE: 4/18/2024  
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**W-2**

# ON-SITE WETLAND AREA #1



## COASTAL SQAURE COMMERCIAL

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BERLIN  
WORCESTER COUNTY, MD

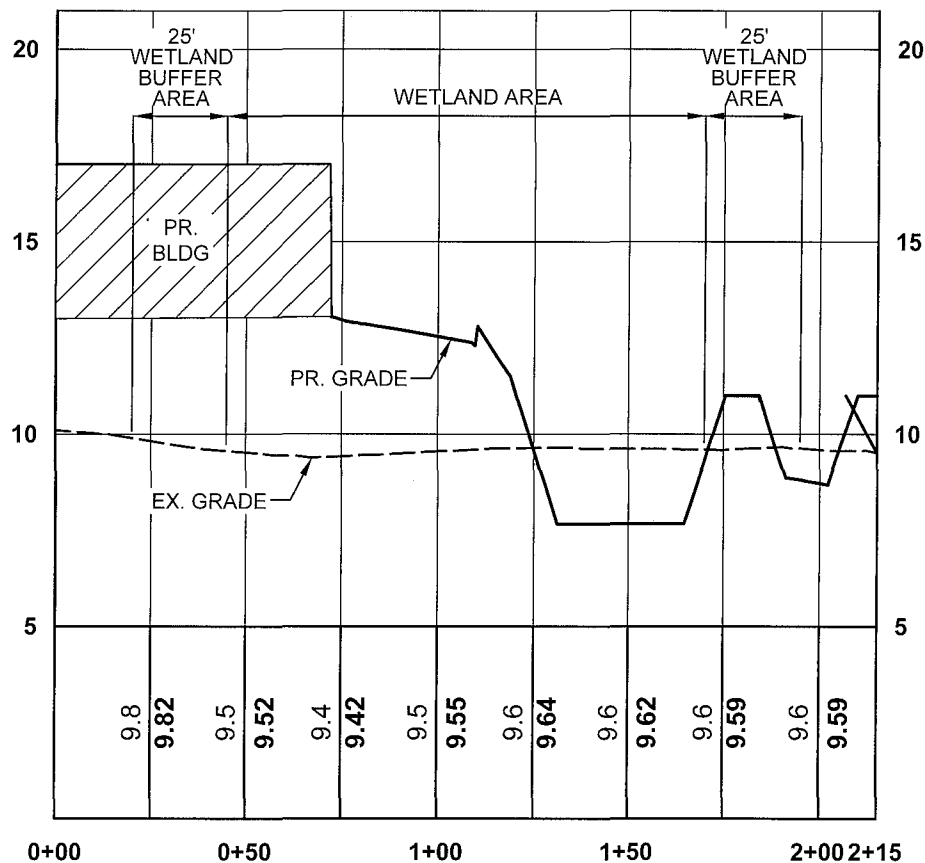
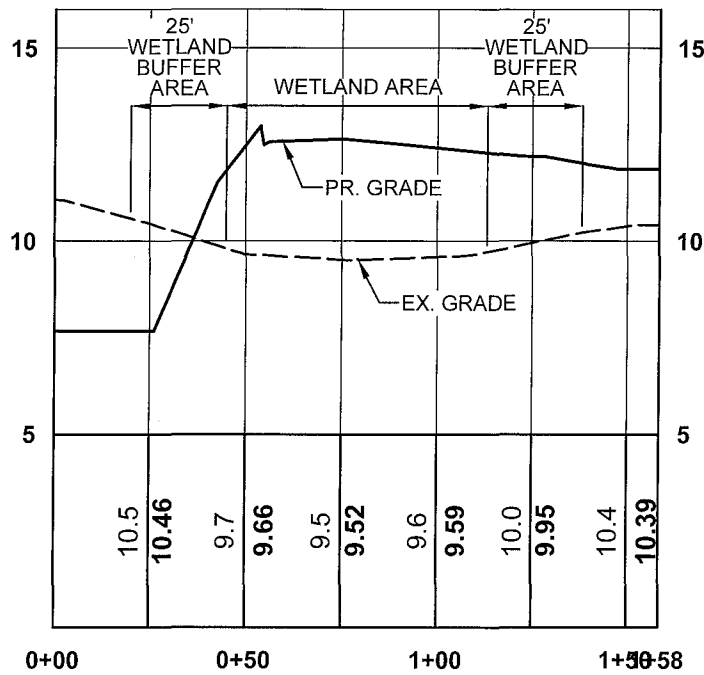
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BMG: 2019333.00  
SCALE: 1" = 40'  
DATE: 4/18/2024  
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**W-3**



# COASTAL SQAURE COMMERCIAL

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BMG: 2019333.00  
SCALE: 1" = 50'  
DATE: 4/18/2024  
DRAWN BY: KWP

**W-4**

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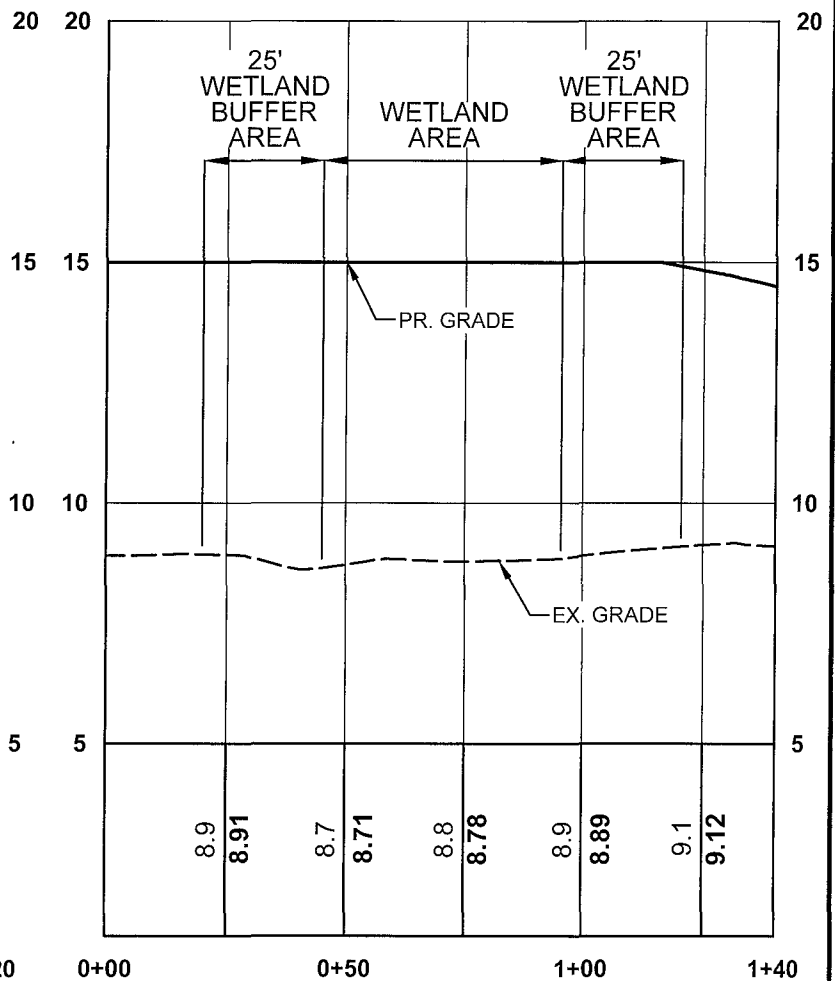
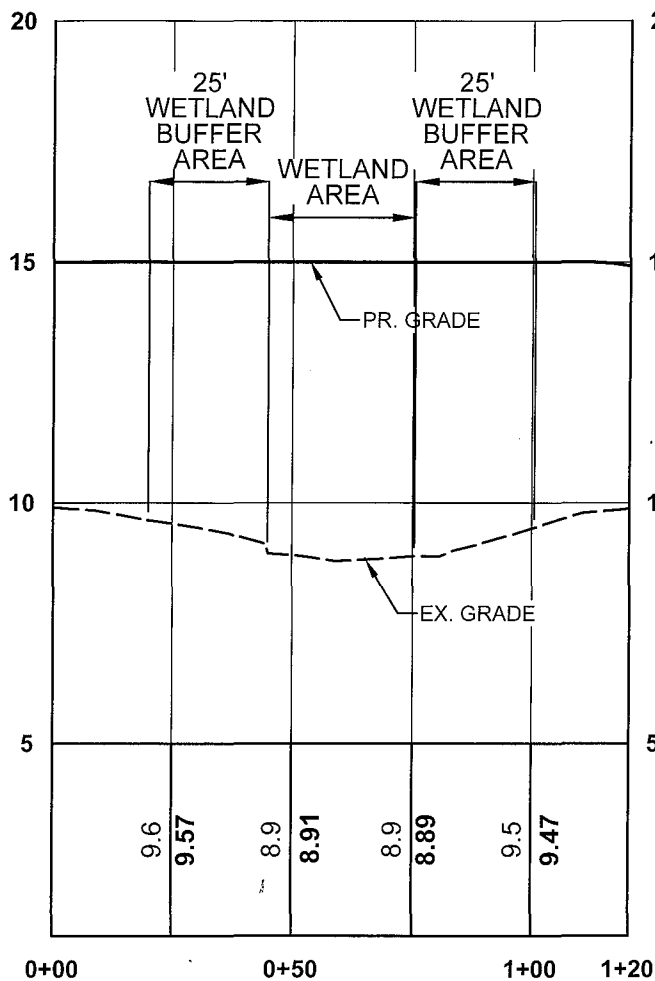
11238 OCEAN GATEWAY  
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BMG: 2019333.00  
SCALE: 1" = 40'  
DATE: 4/18/2024  
DRAWN BY: KWP

**W-5**



## COASTAL SQAURE COMMERCIAL

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BERLIN  
WORCESTER COUNTY, MD

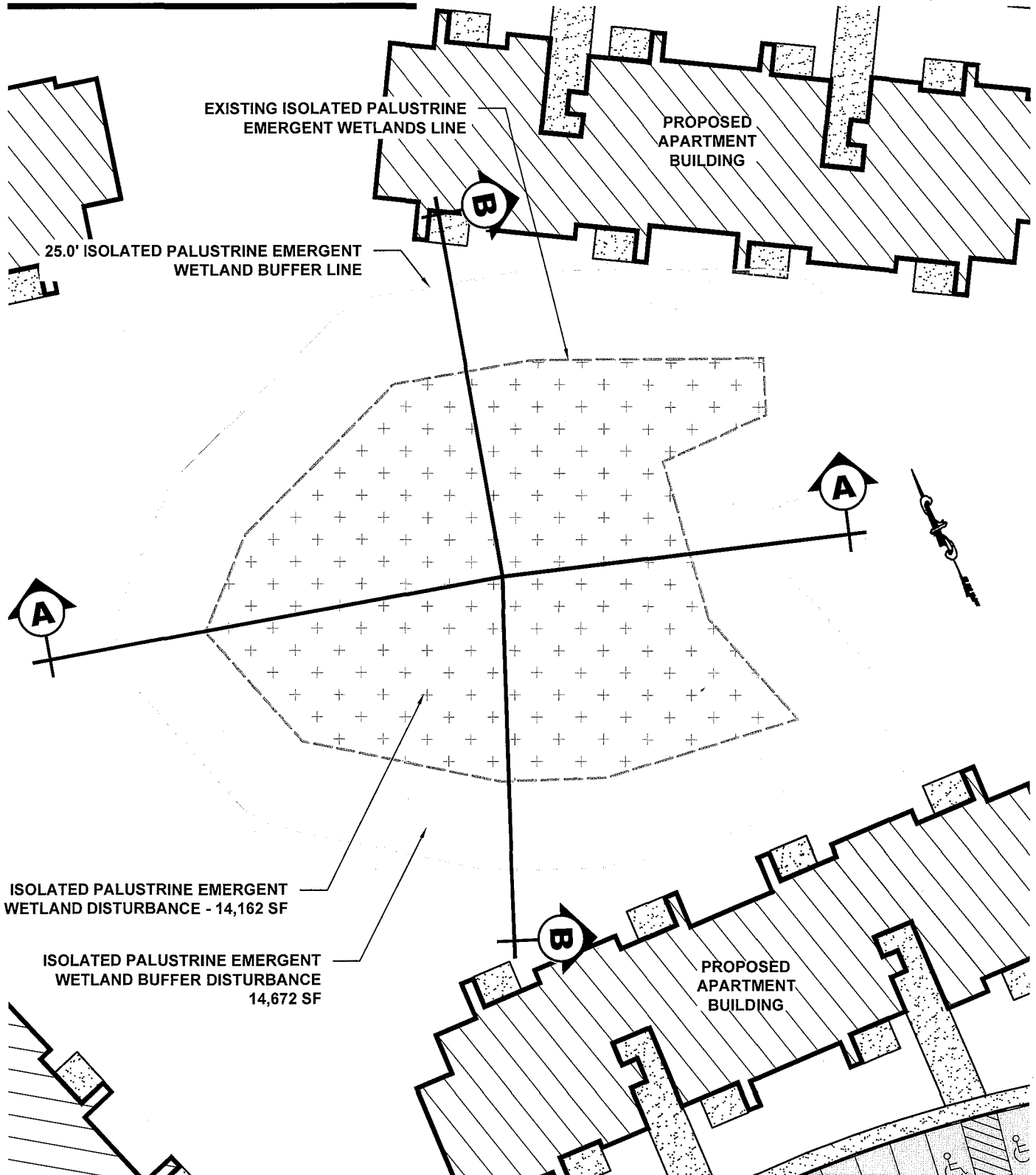
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BMG: 2019333.00  
SCALE: 1" = 40'  
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**W-6**

### ON-SITE WETLAND AREA #3



## COASTAL SQAURE COMMERCIAL

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WORCESTER COUNTY, MD

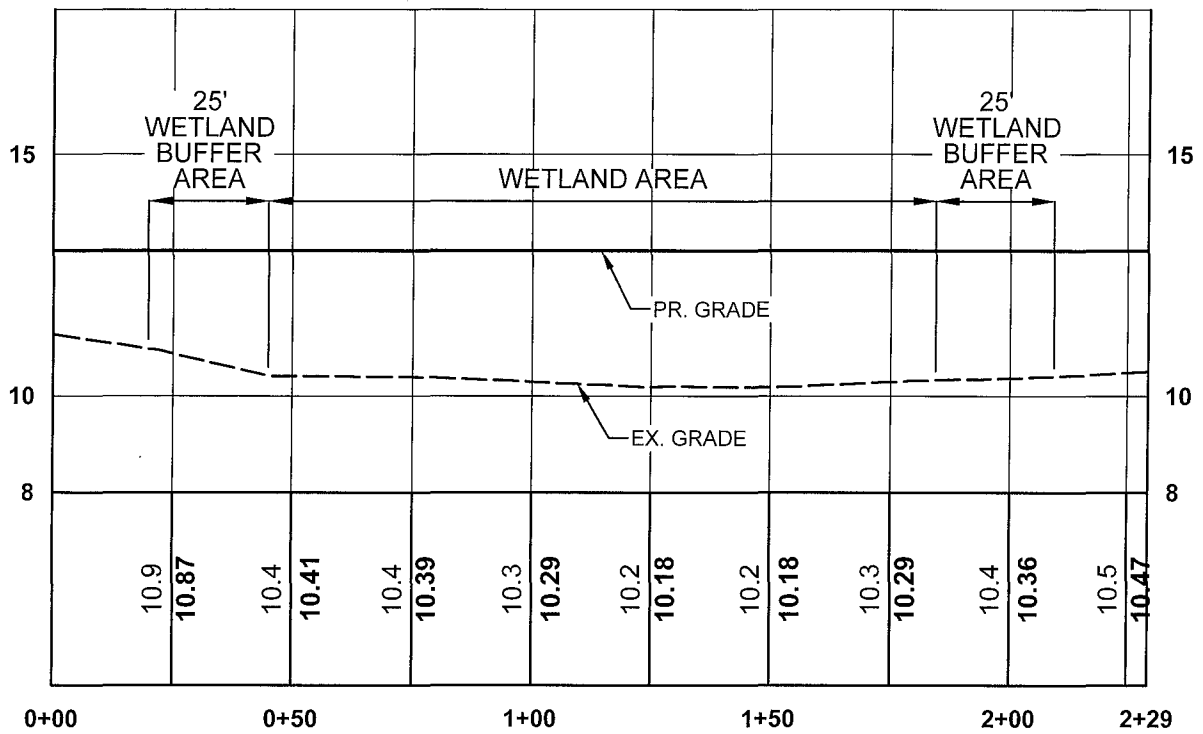
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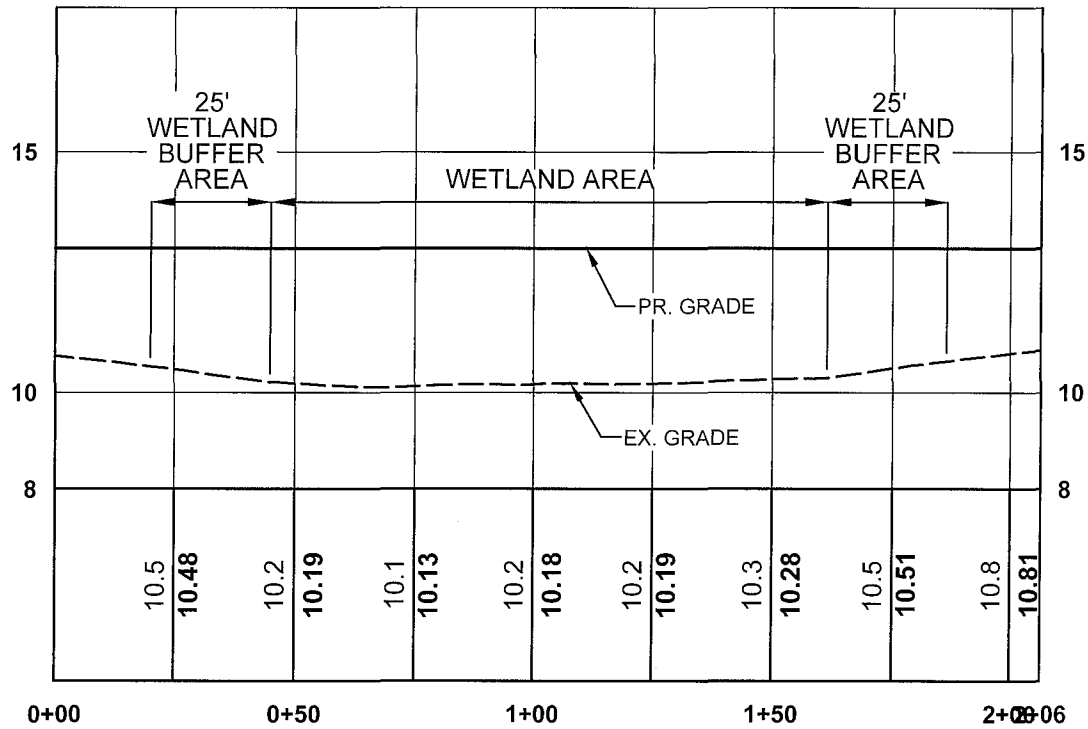
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DATE: 4/18/2024  
DRAWN BY: KWP

**W-7**



### SECTION A - A

SCALE - H: 1" = 40' V: 1" = 4'



### SECTION B - B

SCALE - H: 1" = 40' V: 1" = 4'

## COASTAL SQAURE COMMERCIAL

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BMG: 2019333.00  
SCALE: 1" = 40'  
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**W-8**

## **ON-SITE WETLAND AREA #4**

25.0' NON-TIDAL WETLANDS BUFFER LINE

WETLANDS BUFFER DISTURBANCE  
11,079 SF

EXISTING NON-TIDAL WETLANDS LINE

EXISTING NON-TIDAL WETLAND  
DISTURBANCE - 406 SF

EXISTING PUMP STATION

### **COASTAL SQAURE COMMERCIAL**

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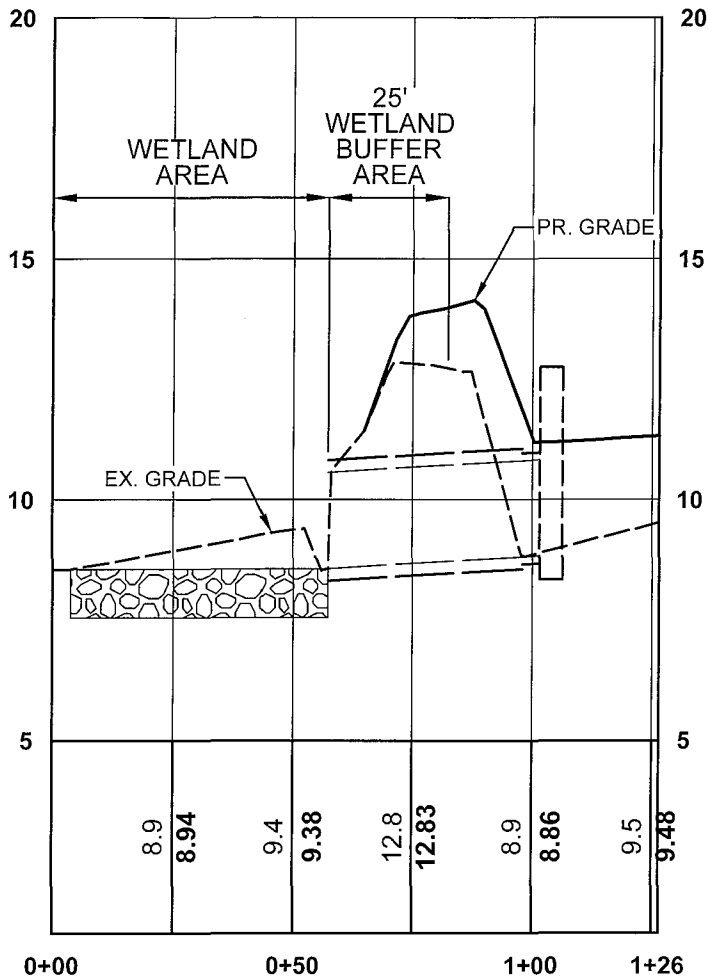
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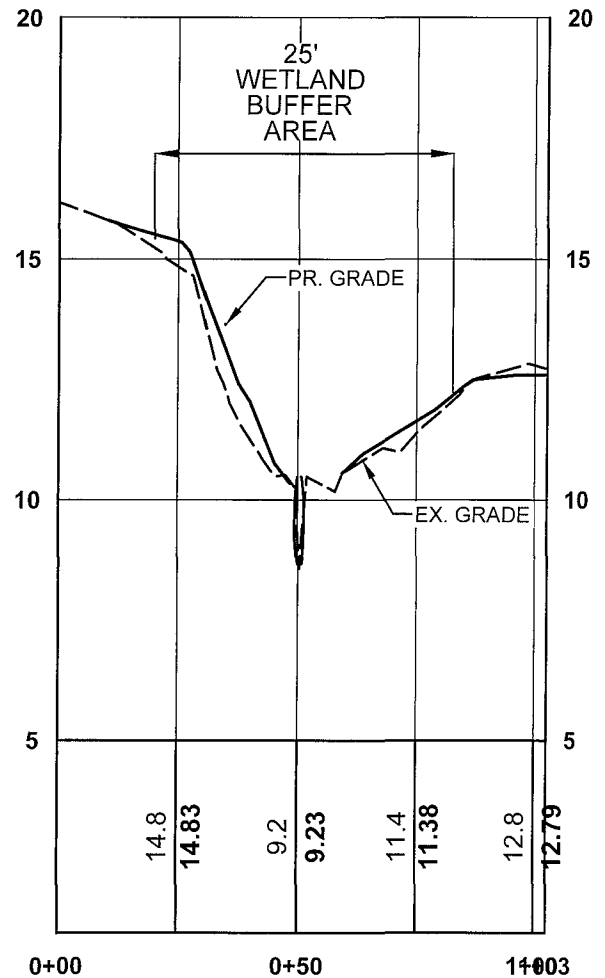
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SCALE: 1" = 50'  
DATE: 4/18/2024  
DRAWN BY: KWP

**W-9**



### SECTION A - A

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### SECTION B - B

SCALE - H: 1" = 40' V: 1" = 4'

## COASTAL SQAURE COMMERCIAL

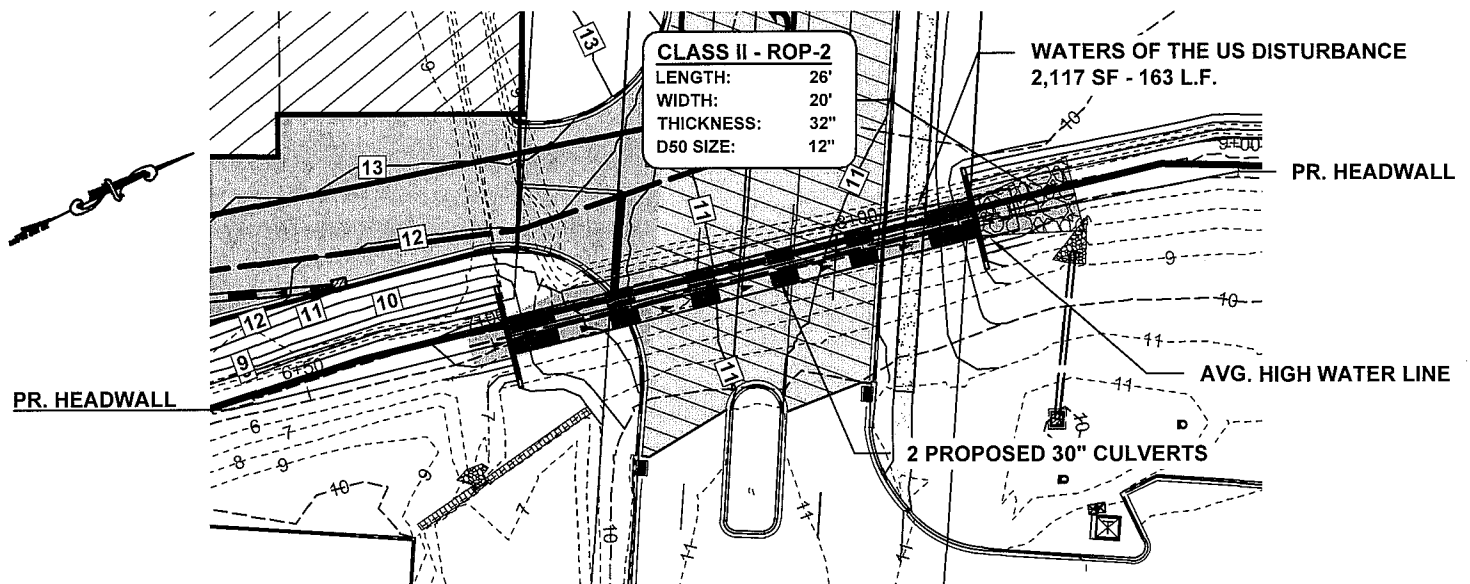
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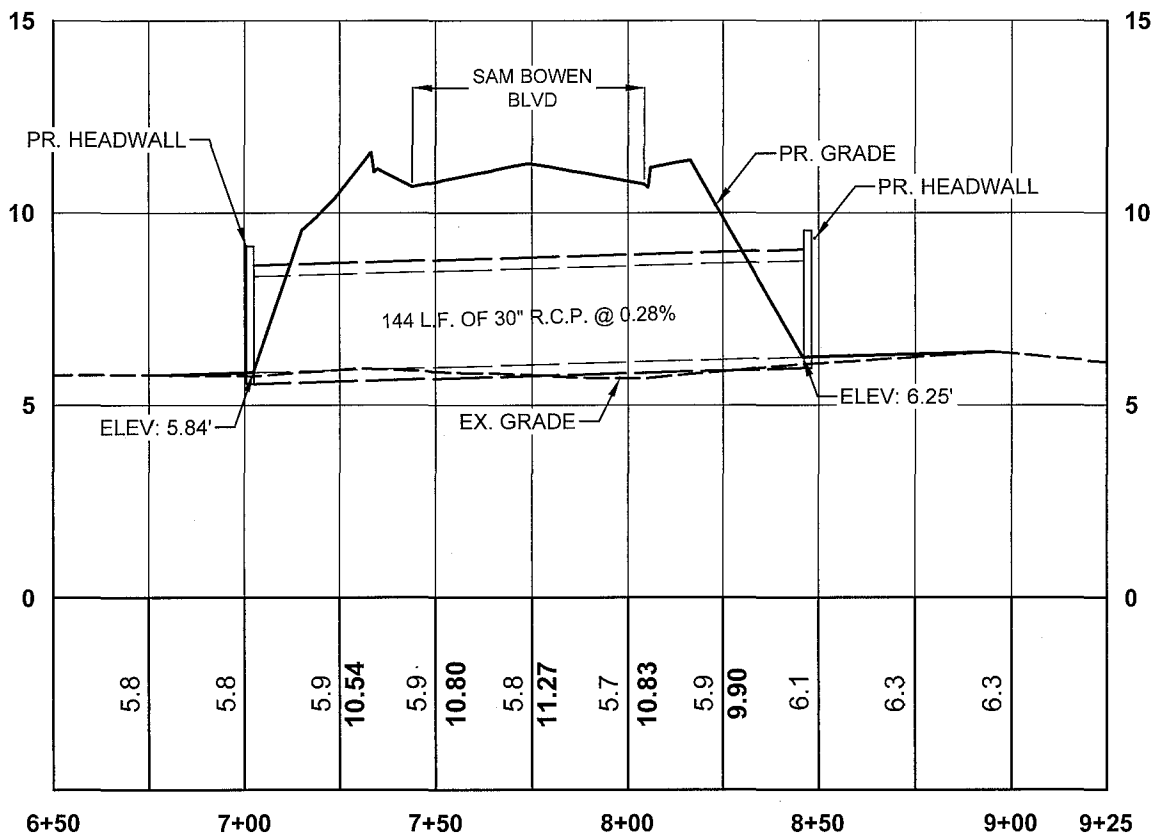
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SCALE: 1" = 40'  
DATE: 4/18/2024  
DRAWN BY: KWP

**W-10**



## SAM BOWEN BLVD CULVERT

SCALE: 1" = 50'



## SAM BOWEN BLVD CULVERT CROSS SECTION

SCALE: V: 1" = 5' H: 1" = 50'

### COASTAL SQAURE COMMERCIAL

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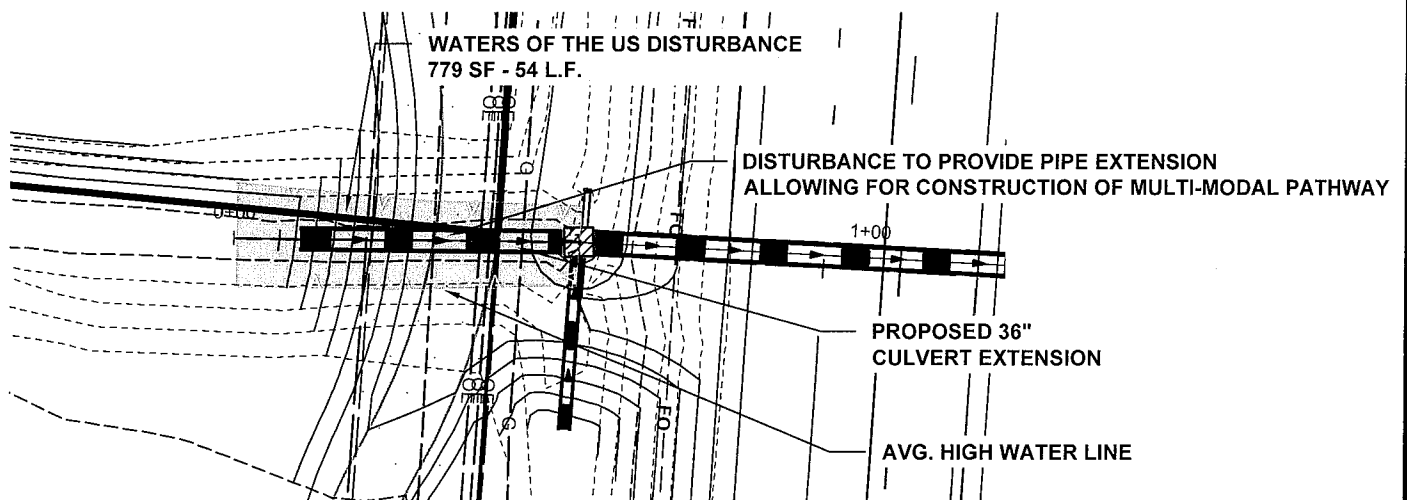
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SCALE: 1" = 50'  
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**W-11**



## **ROUTE 50 CULVERT**

SCALE: 1" = 30'

### **COASTAL SQAURE COMMERCIAL**

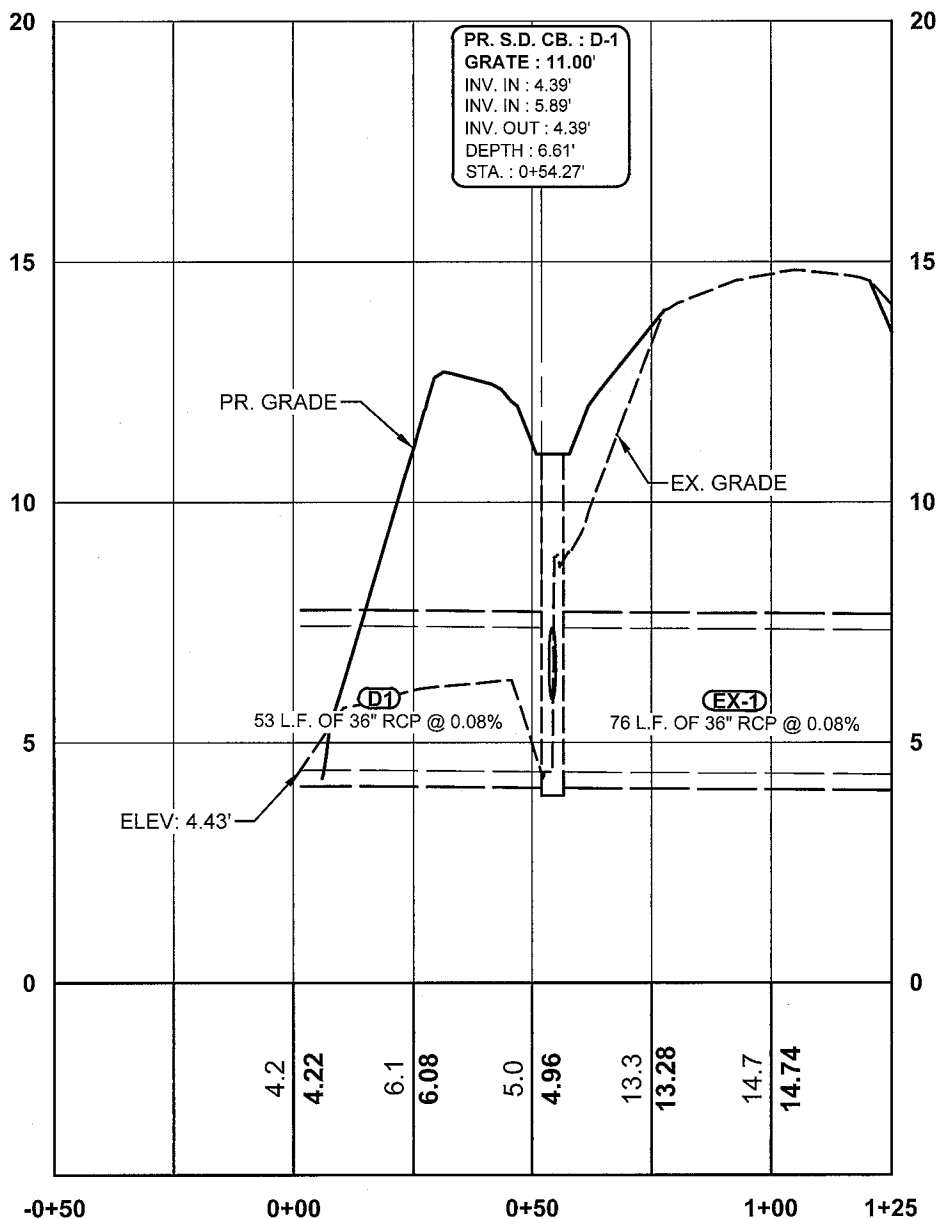
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BMG: 2019333.00  
SCALE: 1" = 30'  
DATE: 4/18/2024  
DRAWN BY: EMS

**W-12**



## **ROUTE 50 CULVERT CROSS SECTION**

SCALE: V: 1" = 4' H: 1" = 40'

### **COASTAL SQAURE COMMERCIAL**

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SCALE: 1" = 40'

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DRAWN BY: EMS

**W-13**