

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE AGENDA

Governor Larry Hogan has issued an Executive Order that limits public gatherings to no more than 10 persons in a further effort to reduce the spread of the COVID-19 virus. Additionally, effective Thursday, March 19, 2020, the Worcester County Government Center is closed to the public. Therefore, the Technical Review Committee will suspend all in-person meetings for the time being.

To facilitate the review of current projects, county staff will be holding a teleconference that will be open to the public during the regularly scheduled meeting time. Please review the attached page following the agenda that outlines the call number and procedures for the meeting.

Wednesday, April 8, 2020

Est. Time

- | | | |
|-----------|-----|---|
| 1:00 P.M. | I. | Call to Order |
| | II. | § ZS 1-325 Site Plan Review |
| 1:05 P.M. | A. | Royal Farms Sketch Plan – Proposed 5,154 square foot convenience store with associated gas canopy and 1,248 square foot car wash, located at 11073 Cathell Road, approximately 500 feet west of the intersection with Racetrack Road, Tax Map 21, Parcel 253, Lot 3B, Tax District 3, C-2 General Commercial District, Delmarva Real Estate Holdings, LLC., owner/ Becker Morgan Group Inc., engineer & surveyor; |
| 1:10 P.M. | B. | Heavy Metal Playground – Proposed outdoor recreational/amusement use located at 12325 Old Bridge Road approximately 390 feet east of the intersection with Ocean Gateway (US Route 50), Tax Map 26, Parcel 156, Tax District 10, C-2 General Commercial District, Mark Stevanus, applicant/ KCK 7 LLC, owner/ R D Hand and Associates, consultant; |
| 1:15 P.M. | C. | Crabs to Go: Outdoor Seating Expansion – Proposed addition of 3,125 square foot outdoor dining area associated with an existing restaurant located at 11247 Ocean Gateway, at the intersection with Racetrack Road and Grays Corner Road, Tax Map 21, Parcel 170, Tax District 3, C-2 General Commercial District, Cox 122 Raceway, LLC., owner/ Mark S. Cropper, Esquire, attorney/ J. W. Salm Engineering Inc., engineer; |
| 1:20 P.M. | D. | Sinepuxent Brewing Co. (formerly Berlin Organics) - Proposed construction of a 6,059 square foot building for a farm brewery operation, located on the easterly side of MD Route 611 (Stephen Decatur Highway), north of Landings Boulevard, Tax Map 33, Parcel 29, Tax District 10, A-2 Agricultural District, Assateague Island Farm, LLC., owner/ Mark Cropper, Esq., attorney/ Russell T. Hammond Surveying, LLC., surveyor/ Stephen J. Kansak, Inc.; |

1:25 P.M. E. Mad Fish Redevelopment - Proposed construction of a 13,847.88 square foot restaurant with outdoor dining and an off-premise parking area, located on the north and south sides of Harbor Road, east of First Street, Tax Map 27, Parcel 376, 374 & 388, Lots 44, 2 & 3, Tax District 10, CM Commercial Marine and C-2 General Commercial Districts, West O Madfish, LLC & West O Lodging, LLC, owners/ Iott Architecture & Engineering, Inc., engineer;

1:30 P.M. III. Adjourn

**Technical Review Committee
Conference Call Directions
April 8, 2020 Meeting**

To members of the public dialing in:

- Call **(410) 632-9400**
- You will be prompted for the conference ID: **03#**
- You will then be prompted for the PIN: **123456#**

At approximately 1:00 PM, the Chair will call the meeting to order, and take roll call of all staff present, using the typical order found on each TRC packet cover sheet. Those persons should also identify any additional staff present with them on the call. We will follow the normal procedure for introduction of the project, identification of each of the applicants on the line, and will go through the review comments by department.

For ease of the discussion, zoning staff has numbered each page in the respective comment packet so that staff and the applicants can first refer to the page number, then the particular comment on that page. Please keep in mind that while everyone should have their site plans open and available, you will need to ensure that your method of conveying the comments is tailored to this new discussion format.

If you are listening in but are not participating in the discussion, please mute the call on your end to avoid disruptions.

For Minor Site Plan Review Projects:

The Technical Review Committee is the approving authority for minor projects. If your project qualifies, you will need to address the staff comments outlined in the packet, and submit plan sets to staff for follow-up review. Final signature approval will follow the normal review and email approval process. Once the revised plans have been approved, the zoning staff will direct you to submit the final copies for signature approval, along with any additional information. You may then proceed to permitting.

For Major Site Plan Review Projects:

The Planning Commission is the approving authority for major projects. If your project qualifies, you will need to address the staff comments outlined in the packet, and submit 10 sets of the plans for review by the Planning Commission. We will continue to adhere to our regular application submittal deadline in the event that the restrictions are lifted or modified, or until other solutions are identified.

TECHNICAL REVIEW COMMITTEE

STAFF PERSON: Jessica Edwards DATE OF MEETING: April 8, 2020

PROJECT: Royal Farms Sketch Plan – Proposed 5,154 square foot convenience store with associated gas canopy and 1,248 square foot car wash, located at 11073 Cathell Road, approximately 500 feet west of the intersection with Racetrack Road, Tax Map 21, Parcel 253, Lot 3B, Tax District 3, C-2 General Commercial District, Delmarva Real Estate Holdings, LLC., owner/ Becker Morgan Group Inc., engineer & surveyor;

APPLICANT(S) IN ATTENDANCE: _____

TRC MEMBERS IN ATTENDANCE:

- _____ Keener, Zoning Administrator
- _____ Zirkle, DRP Specialist II
- _____ Edwards, Customer Service Rep.
- _____ Miller, Building Plans Reviewer III
- _____ Mitchell, Environmental Programs
- _____ Marsh, Environmental Programs
- _____ Bradford, Environmental Programs
- _____ Birch, Environmental Programs
- _____ Gerthoffer, Environmental Programs
- _____ Marsh, Environmental Programs
- _____ Mathers, Environmental Programs
- _____ Owens, Fire Marshal
- _____ Adkins, County Roads
- _____ Berdan, County Roads
- _____ Wilson, State Highway Admin.
- _____ Conner, State Highway Admin.
- _____ Ross, W & WW, DPW
- _____ Clayville, Planning Commission Rep.

This is considered a sketch plan review; therefore, no approvals will be granted as a result of this review. For the purpose of future reviews, this project will be considered a Minor Site Plan, allowing the Technical Review Committee to be the approving authority. A full TRC review will be necessary for final site plan approval.



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863

TEL: 410-632-1200 / FAX: 410-632-3008

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

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICE DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

April 3, 2020

Jessica Edwards, Customer Service Representative (ext. 1139)

Department of Development, Review and Permitting

Worcester County Government Office Building

One West Market Street, Room 1201

Snow Hill, MD 21863

(410) 632-1200

Project: Royal Farms Sketch Plan – Proposed 5,154 square foot convenience store with associated gas canopy and 1,248 square foot car wash, located at 11073 Cathell Road, approximately 500 feet west of the intersection with Racetrack Road, Tax Map 21, Parcel 253, Lot 3B, Tax District 3, C-2 General Commercial District,

GENERAL COMMENTS:

- A. In order to obtain a Building Permit, the applicant must submit the following to the Department:
 - 1. Submit a complete Building Permit application, along with the initial fee of \$300.00 made payable to “Worcester County”,
 - 2. Submit 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. The plans must be prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code;
 - 3. Submit three (3) sets of the site plan as approved by the Technical Review Committee
- B. 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, once on site, may require special or additional inspections than normal.
- C. **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 sets of As-Builts (illustrating all lighting, landscaping, parking, signs and etc.) must be submitted at least one week prior to the anticipated occupancy of the building, structure or use of land activity. The Department has 48 hours from the last inspection in which to process a Certificate of Use and Occupancy. Please note that it is unlawful to occupy (employees or patrons) a structure without benefit of a Certificate of Use and Occupancy.**

Any questions relative to the permit or bonding process should be directed to Jennifer K. Keener at (410) 632-1200, extension 1123.

SPECIFIC COMMENTS:

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

ZS 1-210	C-2 General Commercial District
ZS 1-305	Lot requirements generally
ZS 1-306	Access to structures
ZS 1-319	Access and traffic circulation requirements
ZS 1-320	Off-street parking areas
ZS 1-321	Off-street loading spaces
ZS 1-322	Landscaping and buffering requirements
ZS 1-323	Exterior lighting
ZS 1-324	Signs
ZS 1-325	Site plan review
ZS 1-326	Classification of highways

This is considered a sketch plan review; therefore, no approvals will be granted as a result of this review. For the purpose of future reviews, this project will be considered a Minor Site Plan, allowing the Technical Review Committee to be the approving authority. A full TRC review will be necessary for final site plan approval.

1. For the Minor Site Plan Review, please include items required under §ZS 1-325(e)(3). Among other items, this includes an existing conditions plan;
2. Please provide a parking chart, ADA signage requirements, a bicycle rack and dimension parking spaces in accordance with §ZS 1-320. Please note, the area assigned for outdoor seating should be included in the parking calculation. Also, any parking provided over the minimum shall be of a pervious design;
3. Please provide a landscape plan in accordance with §ZS 1-322;
4. In accordance with §ZS 1-322(g), a maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two years in an amount not to exceed one hundred and twenty-five percent of the installation cost. A landscape estimate from a nursery will be required to be provided at permit stage to accurately determine the bond amount;
5. Please provide directional signage indicating the pathway to the carwash will be considered a one way traffic path at each end of the travelway;
6. In addition, please provide a lighting plan in accordance with §ZS 1-323;
7. All signage shall be in accordance with the provisions of §ZS 1-324; signage will be addressed at the time of permitting;
8. Please add the following statement with a signature block for the property owner to sign prior to final signature approval: "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 or buildings to be occupied until a Certificate of Use and Occupancy has been issued by the Department of Development, Review and Permitting."
9. Approval from the Worcester County Health Department will be required at the permitting stage;

10. In accordance with §ZS 1-325(e)(3)O. & P., written confirmation that all water and wastewater requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works prior to signature approval;
11. Approvals will be required from the Dept. of Environmental Programs relative to Critical Area and Stormwater Management prior to the Department granting signature approval.
12. Written confirmation of approval from the State Highway Administration (SHA) regarding the existing commercial entrance shall be provided to the Department prior to granting signature approval;



Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for April 8, 2020 Meeting

From: Environmental Programs Staff

Subject: Major Site Plan: Royal Farms Sketch Plan- TM 21 P 253 L 3B

Date: March 27, 2020

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 8 water & sewer EDUs allocated for this property from the Ocean Pines Sanitary Service Area. We will need an EDU chart reflecting the flows for the proposed construction & the sanitary flows necessary to support the retail & car wash use proposed. Determinations regarding allocations of flow cannot be completed at this time due to the lack of detail for the interior of the building. If it is only retail use, then the allocated flow will be 0.05 gal/sf. The allocated flow for the car wash will partially depend on whether there is recirculation equipment or not. We will need clarification on the unit with an engineering submittal on technical data for the carwash design that includes metered or calculated water usage totals for the wash.
2. Commercial Plumbing Plans will need to be submitted for plan review with the building permit and a \$125 review fee submitted. A plumbing permit will need to be obtained for the interior work and a separate one for the site utility work. Gas permits will be needed as well, if utilized for this project.
3. The Plumbing Code is the 2018 International Standard Plumbing Code (IPC).
4. The Gas Code is the International Fuel Gas Code (IFGC), 2018 Edition.

5


Citizens and Government Working Together



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation & Stormwater Management Review

Date: March 24, 2020

Date of Meeting: April 8, 2020

Project: Royal Farms Sketch Plan

Location: 11073 Cathell Road, Tax Map 21; Parcel 253; Lot 3B

Owner/Developer: Delmarva Real Estate Holdings, LLC

Engineer/Surveyor: Becker Morgan Group, Inc.

This project is not required to comply with the Worcester County Forest Conservation Law. In accordance with Subtitle IV, Section 1-403(b)(11) of the Natural Resources Article of the Worcester County Code of Public Local Laws, this subdivision is exempt from the County's Forest Conservation Law since the preliminary plat for this subdivision was approved by the Worcester County Planning Commission prior to July 1, 1991. Any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

This project is subject to the Worcester County Stormwater Ordinance. Stormwater concept plan approval must be received prior to this case going to Technical Review Committee for formal review.

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



Citizens and Government Working Together



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

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

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

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

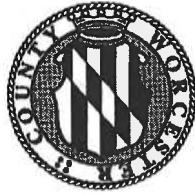
MEMORANDUM

DATE: March 11, 2020
TO: Applicant
FROM: Jenelle Gerthoffer, Natural Resources Administrator (JG)
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, Jenelle Gerthoffer, at (410) 632-1220, ext. 1147.



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: April 8, 2020 Technical Review Committee Meeting

Date: March 26, 2020

- Royal Farms Sketch Plan – Proposed 5,154 square foot convenience store with associated gas canopy and 1,248 square foot car wash, located at 11073 Cathell Road, approximately 500 feet west of the intersection with Racetrack Road, Tax Map 21, Parcel 253, Lot 3B, Tax District 3, C-2 General Commercial District, Delmarva Real Estate Holdings, LLC., owner / Becker Morgan Group Inc., engineer & surveyor. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.

8

Citizens and Government Working Together

March 27, 2020

Ms. Jennifer Keener, Zoning Administrator
Department of Developing, Review, and Planning
Worcester County Government Center
One West Market Street, Room 1201
Snow Hill MD 21863

Dear Ms. Keener:

Thank you for the opportunity to review the major site plan (sketch) for the proposed Royal Farms development, located at 11073 Cathell Road, approximately 500 feet west of the intersection of MD 589 and Cathell Road, in Worcester County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the site plan, and we are pleased to respond.

This major site plan proposes the construction of a 5,154 square foot convenience store, with associated gas canopy and 1,248 square foot car wash. This project has previously undergone an Access Feasibility Study and reached approval through MDOT SHA District 1 in November of 2019; however, as this project requires a break in Through Highway Controls, review and approval also needs to be provided by the MDOT SHA Administrator and the Board of Public Works. The review process to obtain these approvals has been initiated, but final approval has yet to be granted. Currently the project is undergoing a Traffic Impact Study (TIS) review through MDOT SHA. The initial submittal for the TIS was received and sent out for review on 3/20/2020, with an MDOT SHA response deadline of 5/4/2020. Once approval for the break in Through Highway Controls has been granted and the TIS has been approved, a Commercial Access Permit will then be required through this office (please see attachment for Commercial Access Permit plan review requirements).

If you have any questions or require additional information please contact Mr. Daniel Wilson, District 1 Access Management Regional Engineer, at 410-677-4048, by using our toll free number (in Maryland only) at 1-800-825-4742 (x4048), or via email at dwilson12@mdot.maryland.gov. He will be happy to assist you.

Sincerely,

 For J. MEREDITH

James W. Meredith
District Engineer

Attachment

9

Needed for Initial Plan Review Submittal

- Make sure all the requirements of the county/local jurisdiction have been fulfilled.
- The initial submittal should contain: four sets of plans, two sets of the Stormwater Management Report, and a CD containing the plans and supporting documentation in PDF format; mailed directly to Mr. James W. Meredith at 660 West Road, Salisbury, MD 21801, attention of Mr. Daniel Wilson.
- If you are unable to make a hard copy submission or would prefer to submit electronically, you can make an electronic project submittal by logging into:
<https://mdotsha.force.com/accesspermit/login?ec=302&inst=1B&startURL=%2Faccesspermit>.
- The MDOT SHA Plan submittal should include a **Cover Sheet**, an **Existing Conditions/Sediment Control/Demolition Plan Sheet** (with a sequence of construction), a **Site/Utility/Landscape Plan Sheet** (with color coding of all utilities in plan view, according to the Miss Utility color code and illustrations of all landscaping proposed in the MDOT SHA right of way), an **Entrance Plan Sheet**, a **Stormwater Management/Grading Plan Sheet**, a **Signing and Pavement Marking Sheet**, and a **Cross Sections Sheet**. The plan sheets aren't required to be sequenced in this order, but the information generally provided on these sheets needs to be depicted in the plan set in some format.
- Please keep in mind that you can view the project status and identify who conducted the review process via the SHA Access Management web page
<http://www.roads.maryland.gov/pages/amd.aspx>.
- Please consult the MDOT SHA Access Manual for Entrance and Design specifications, at:
<https://www.roads.maryland.gov/index.aspx?PageId=393>.
- If you have any questions, please contact Daniel Wilson, Access Management Regional Engineer. See below for contact information.

Thanks,

Daniel Wilson
Maryland Department of Transportation
State Highway Administration
Regional Engineer
Access Management
District 1
660 West Road
Salisbury, MD 21801

Office: 410-677-4048
Cell: 410-251-9571
Email: dwilson12@mdot.maryland.gov




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

JOHN H. TUSTIN, P.E.
DIRECTOR

JOHN S. ROSS, P.E.
DEPUTY DIRECTOR

TEL: 410-632-5623
FAX: 410-632-1753

MEMORANDUM

TO: Jennifer Kenner, Zoning Administrator
FROM: Frank J. Adkins, Roads Superintendent 
DATE: March 24, 2020
SUBJECT: TRC Meeting – April 8, 2020

DIVISIONS

MAINTENANCE
TEL: 410-632-3766
FAX: 410-632-1753

ROADS
TEL: 410-632-2244
FAX: 410-632-0020

SOLID WASTE
TEL: 410-632-3177
FAX: 410-632-3000

**FLEET
MANAGEMENT**
TEL: 410-632-5675
FAX: 410-632-1753

**WATER AND
WASTEWATER**
TEL: 410-641-5251
FAX: 410-641-5185

.....
Section 1-325 Site Plan Review

A. Royal Farms Sketch Plan

1. No comments at this time.

B. Heavy Metal Playground

1. No comments at this time, borders State Highway.

C. Crabs to Go

1. No comments at this time, borders State Highway.

D. Sinepuxent Brewing Co.

1. No comments at this time, borders State Highway.

E. Mad Fish Redevelopment

1. Will require two (2) commercial entrance permits and posting of a \$5,000 bond for each entrance.
2. Please include on the drawings detail of curb type to be used in the entrances.

cc: John H. Tustin, P.E.

FJA:ll
\\wfile2\users\llawrence\TRC\2020\4.8.2020

**WORCESTER COUNTY
DEPARTMENT OF PUBLIC WORKS
WATER & WASTEWATER DIVISION
INTEROFFICE MEMORANDUM**

TO: Jennifer K. Keener, Zoning Administrator
Development Review and Permitting

FROM: John S. Ross, P.E., Deputy Director

DATE: April 2, 2020

SUBJECT: TRC Meeting – April 8, 2020

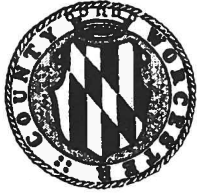
Site Plan Review

- A. Royal Farms Sketch Plan – Proposed 5,154 square foot convenience store with associated gas canopy and 1,248 square foot car wash, located at 11073 Cathell Road, approximately 500 feet west of the intersection with Racetrack Road, Tax Map 21, Parcel 253, Lot 3B, Tax District 3, C-2 General Commercial District, Delmarva Real Estate Holdings, LLC., owner/ Becker Morgan Group Inc., engineer & surveyor;
1. Confirm that adequate EDUs have been assigned to the project
 2. Connections to be completed per the adopted County Standard
- B. Heavy Metal Playground – Proposed outdoor recreational/amusement use located at 12325 Old Bridge Road approximately 390 feet east of the intersection with Ocean Gateway (US Route 50), Tax Map 26, Parcel 156, Tax District 10, C-2 General Commercial District, Mark Stevanus, applicant/ KCK 7 LLC, owner/ R D Hand and Associates, consultant;
1. Confirm that adequate EDUs have been assigned to the project
 2. Connections to be completed per the adopted County Standard
- C. Crabs to Go: Outdoor Seating Expansion – Proposed addition of 3,125 square foot outdoor dining area associated with an existing restaurant located at 11247 Ocean Gateway, at the intersection with Racetrack Road and Grays Corner Road, Tax Map 21, Parcel 170, Tax District 3, C-2 General Commercial District, Cox 122 Raceway, LLC., owner/ Mark S. Cropper, Esquire, attorney/ J. W. Salm Engineering Inc., engineer;
1. Confirm that adequate EDUs have been assigned to the project
- D. Sinepuxent Brewing Co. (formerly Berlin Organics) - Proposed construction of a 6,059 square foot building for a farm brewery operation, located on the easterly side of MD Route 611 (Stephen Decatur Highway), north of Landings Boulevard, Tax Map 33, Parcel 29, Tax District 10, A-2 Agricultural District, Assateague Island Farm, LLC., owner/ Mark Cropper, Esq., attorney/ Russell T. Hammond Surveying, LLC., surveyor/ Stephen J. Kansak, Inc.;
1. Confirm that adequate EDUs have been assigned to the project
 2. Provide the previously requested Engineering Report outlining waste disposal plan for all process and sanitary waste streams

E. Mad Fish Redevelopment - Proposed construction of a 13,847.88 square foot restaurant with outdoor dining and an off-premise parking area, located on the north and south sides of Harbor Road, east of First Street, Tax Map 27, Parcel 376, 374 & 388, Lots 44, 2 & 3, Tax District 10, CM Commercial Marine and C-2 General Commercial Districts, West O Madfish, LLC & West O Lodging, LLC, owners/ Iott Architecture & Engineering, Inc., engineer;

1. Confirm that adequate EDUs have been assigned to the project
2. Separate drawing will be required for the waterline extension required for water service
3. Reserve further comments pending receipt of utility construction drawing(s)

cc: John H. Tustin, P.E. Director



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: Royal Farms

Date: 4/8/2020

Tax Map: 21 Parcel: 253 Section: Lot: 3B

STANDARD COMMENTS

1. Items listed in this review are not required for Technical Review Committee approval.
2. Provide complete code review. List type of construction, use groups, height and area, occupant loads, live, dead and other structural loads.
3. Soils report required at time of building permit application.
4. Compaction reports 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, floor, roof and seismic loads.
7. Special inspections (Third party) required per IBC Chapter 17 for steel, concrete, masonry, wood, prepared fill, foundations and structural observations.
8. Provide plan for owner's special inspection program, list inspections and inspection agencies.
9. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
10. A pre-construction meeting will be required before any work starts.
11. Provide complete accessibility code requirements and details.
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation. Design professional in responsible charge shall review and approve all shop drawings.
14. Please provide your design professional with a copy of these comments.

Site specific comments

1. **Current Codes:** 2018 International Building Code
2018 International Residential Code
2018 International Energy Conservation Code
2018 International Mechanical Code
2017 NEC
Maryland Accessibility Code
2010 ADA Standards for Accessible Designs
2. **Wind Design:** 125 MPH (assumed); Risk category II; Exposure "C"
3. **Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.**
4. **ADA: Provide all details and specifications per 2010 ADA design standards.**
5. **Provide an accessible route from parking to building entrance.**
6. **Provide all information per section C103.2 "Information on construction documents of 2018 IECC".**
7. **Provide an Energy Compliance Report for mechanical equipment, building Envelope and a lighting plan with wattage report.**
8. **Soils report at time of permit application.**
9. **Various construction details of building components: all finishes; wall sections; roof sections; ceiling details.**
10. **Architects' certification prior to final inspection, has been completed and, as built, is built in compliance with the plans and specifications presented.**

There is not enough information provided at this time to provide additional comments. Additional information may be requested at time of plan review.



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1003

SNOW HILL, MARYLAND 21863-1194

TEL: 410-632-5666

FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: Royal Farms

TRC #: 2020206

LOCATION: Tax Map 21; Parcel 253; Lot 3B

CONTACT: Delmarva Real Estate Holdings, LLC

MEETING DATE: April 8, 2020

COMMENTS BY: Matthew Owens

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 construction of a 5154 square foot convenience store with associated gas canopy and car wash.

General Comments

1. A water supply for fire protection shall be identified indicating the following:
 - a. Water Source
 - b. Engineering study for reliability of water source
 - c. Size (in gallons) of water source
 - d. Replenishment of water supply
 - e. Diameter of in ground pipe
 - f. Number of hydrants
 - g. Location of hydrants
 - h. Roadway width and surface types
 - i. Distance from hydrant to roadway
2. If public water source, approved plans by the public works department.
3. Water source plans must be approved prior to recording of plat.
4. Fire hydrants shall be located within 3 ft. of curb line. Placement of fire hydrants shall be coordinated with this office prior to installation.

5. Obstructions shall not be placed or kept near fire hydrants, fire department inlet connections, or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately visible and accessible.
6. All underground water mains and hydrants **shall be installed, completed, and in service** prior to construction work or as soon as combustible material accumulates, which ever comes first. A stop work order will be issued if fire hydrants are not in service prior to construction work start.
7. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.
8. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

Specific Comments

1. Complete set of building plans shall be submitted and approved prior to start of construction. Our office will need to review plans for the hood systems and fire protection for the hood systems.
2. No further comments at this time.

TECHNICAL REVIEW COMMITTEE

STAFF PERSON: Jessica Edwards DATE OF MEETING: April 8, 2020

PROJECT: Heavy Metal Playground – Proposed outdoor recreational/amusement use located at 12325 Old Bridge Road approximately 390 feet east of the intersection with Ocean Gateway (US Route 50), Tax Map 26, Parcel 156, Tax District 10, C-2 General Commercial District, Mark Stevanus, applicant/ KCK 7 LLC, owner/ R D Hand and Associates, consultant

APPLICANT(S) IN ATTENDANCE: _____

TRC MEMBERS IN ATTENDANCE:

- _____ Keener, Zoning Administrator
- _____ Zirkle, DRP Specialist II
- _____ Edwards, Customer Service Rep.
- _____ Miller, Building Plans Reviewer III
- _____ Mitchell, Environmental Programs
- _____ Marsh, Environmental Programs
- _____ Bradford, Environmental Programs
- _____ Birch, Environmental Programs
- _____ Gerthoffer, Environmental Programs
- _____ Marsh, Environmental Programs
- _____ Mathers, Environmental Programs
- _____ Owens, Fire Marshal
- _____ Adkins, County Roads
- _____ Berdan, County Roads
- _____ Wilson, State Highway Admin.
- _____ Conner, State Highway Admin.
- _____ Ross, W & WW, DPW
- _____ Clayville, Planning Commission Rep.

~~~~~  
X Under the terms of ZS 325(f)(1), this application is considered to be a minor site plan since the square footage of all structural improvements does not exceed 10,000 square feet in area. All minor site plans are reviewed and approved by the Technical Review Committee. The Technical Review Committee shall have the authority to forward an application to the Planning Commission when it is determined the site plan shall have a broad impact on the County or where otherwise deemed appropriate.



DEPARTMENT OF  
DEVELOPMENT REVIEW AND PERMITTING

**Worcester County**

ZONING DIVISION  
BUILDING DIVISION  
DATA RESEARCH DIVISION

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1201  
SNOW HILL, MARYLAND 21863

TEL: 410-632-1200 / FAX: 410-632-3008  
<http://www.co.worcester.md.us/departments/drp>

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICE DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE  
March 23, 2020

**Jessica Edwards, Customer Service Representative (ext. 1139)**  
Department of Development, Review and Permitting  
Worcester County Government Office Building  
One West Market Street, Room 1201  
Snow Hill, MD 21863  
(410) 632-1200

\*\*\*\*\*

Project: Heavy Metal Playground – Proposed outdoor recreational/amusement use located at 12325 Old Bridge Road approximately 390 feet east of the intersection with Ocean Gateway (US Route 50), Tax Map 26, Parcel 156, Tax District 10, C-2 General Commercial District

GENERAL COMMENTS:

- A. In order to obtain a Building Permit, the applicant must submit the following to the Department:
  - 1. Submit a complete Building Permit application, along with the initial fee of \$300.00 made payable to "Worcester County",
  - 2. Submit 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. The plans must be prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code;
  - 3. Submit three (3) sets of the site plan as approved by the Technical Review Committee
- B. 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, once on site, may require special or additional inspections than normal.
- C. **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 sets of As-Builts (illustrating all lighting, landscaping, parking, signs and etc.) must be submitted at least one week prior to the anticipated occupancy of the building, structure or use of land activity. The Department has 48 hours from the last inspection in which to process a Certificate of Use and Occupancy. Please note that it is unlawful to occupy (employees or patrons) a structure without benefit of a Certificate of Use and Occupancy.**

Any questions relative to the permit or bonding process should be directed to Jennifer K. Keener at (410) 632-1200, extension 1123.

**SPECIFIC COMMENTS:**

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

|          |                                                                                |
|----------|--------------------------------------------------------------------------------|
| ZS 1-116 | Board of Zoning Appeals                                                        |
| ZS 1-210 | C-2 General Commercial District                                                |
| ZS 1-305 | Lot requirements generally                                                     |
| ZS 1-306 | Access to structures                                                           |
| ZS 1-319 | Access and traffic circulation requirements                                    |
| ZS 1-320 | Off-street parking areas                                                       |
| ZS 1-322 | Landscaping and buffering requirements                                         |
| ZS 1-323 | Exterior lighting                                                              |
| ZS 1-324 | Signs                                                                          |
| ZS 1-325 | Site plan review                                                               |
| ZS 1-326 | Classification of highways                                                     |
| ZS 1-327 | Additional setbacks from drainage ditches and stormwater management facilities |
| ZS 1-337 | Transient uses                                                                 |

All approvals are contingent upon the outcome of Board of Zoning Appeals (BZA) Case No. 20-26, requesting a special exception (transient use) to establish an outdoor recreational/amusement use. As a reminder, the special exception will be valid for one year. ZS 1-337(b)(1) prohibits the Board of Zoning Appeals from granting a special exception to allow transient use more than twice; a formal text amendment will be necessary for the use to continue after the second year.

1. If the requested variance to the Ordinance prescribed front yard setback of 100 feet from an arterial highway to 50 feet (an encroachment of 50 feet) is granted, please update add a note referencing the variance if granted and remove the 100' setback noted on the plan. Likewise, if the variance is not granted, please remove mention of the 50' requested setback;
2. To clarify, per the Business Summary, all machines will stationary; assuming each area noted "one individual use area" will correspond with one machine, there will be 15 machines total. Is this correct?
3. Please add a note reflecting the rated design capacity and updated the parking calculations to indicate parking is in compliance with ZS 1-320(a);
4. Please add the dimensions of the proposed covered viewing areas and the mobile office trailer;
5. Please illustrate any proposed exterior lighting and ensure it is in compliance with ZS 1-323
6. Please note, in the event a text amendment is processed to allow this use to continue or upon the properties redeveloped or further development, a twenty foot wide paved interparcel connector will be required, per ZS 1-319(c)(4),
7. All signage shall be in accordance with the provisions of §ZS 1-324; signage will be addressed at the time of permitting;
8. In accordance with §ZS 1-322(g), a maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two years in an amount not to exceed one hundred and twenty-five percent of the installation cost. A landscape estimate from a nursery will be required to be provided at permit stage to accurately determine the bond amount;
9. Please add the following statement with a signature block for the property owner to sign prior to

final signature approval: "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 or buildings to be occupied until a Certificate of Use and Occupancy has been issued by the Department of Development, Review and Permitting."

10. In accordance with §ZS 1-325(e)(3)O. & P., written confirmation that all water and wastewater requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works prior to signature approval;
11. Approvals will be required from the Dept. of Environmental Programs relative to Critical Area and Stormwater Management prior to the Department granting signature approval.
12. Written confirmation of approval from the State Highway Administration (SHA) regarding the existing commercial entrance shall be provided to the Department prior to granting signature approval;





## Worcester County

Department of Environmental Programs  
Environmental Programs Division

### Memorandum

---

**To:** Technical Review Committee (TRC) for April 8, 2020 Meeting

**From:** Environmental Programs Staff

**Subject:** Minor Site Plan: Heavy Metal Playground – TM 26 P 156

**Date:** March 27, 2020

---

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 is currently two (2) sewer EDUs for this property. A water EDU will need to be obtained from the County. An EDU flow chart will need to be shown on the site plan.
2. Please note the source of public water and sewer on the site plan. Sources are West Ocean City Sanitary Area for sewer and Mystic Harbour Sanitary Service Area for Water.
3. Public sanitary facilities will be required. Facilities must meet code and be ADA accessible.
4. Commercial Plumbing permits will be required. The Plumbing Code is the 2018 International Plumbing Code (IPC), 2018 Edition.
5. The Gas Code is the International Fuel Gas Code (IFGC), 2018 Edition.

5

**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 Specialist, III (JB)

**Subject:** April 8, 2020 – Technical review Committee Meeting

**Date:** March 26, 2020

---

**Heavy Metal Playground – Proposed outdoor recreational/amusement use located at 12325 Old Bridge Road, Tax Map 26, Parcel 156.**

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

1. Address all requirements of the Critical Area Site Plan see NR 3-109 (d) (1).
2. Provide a lot coverage calculation table.
3. Illustrate and/or provide documentation that the 15% afforestation requirement will be accomplished.
4. This project meets the requirement for the Maryland Critical Area Commission Project Notification parameters, therefore provide additional copies of the plan, Critical Area Report, 10% rule compliance details, and all other pertinent documents when submitted, will be forwarded to Commission Staff for review and comment.
5. Please provide a Critical Area Review Fee of \$ 100.00 for the Minor Site Plan.

**Storm Water Management & Erosion and Sediment Control:**

**This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Final Storm water Approval.**



**Citizens and Government Working Together**

**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.



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:** March 11, 2020  
**TO:** Applicant  
**FROM:** Jenelle Gerthoffer, 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, Jenelle Gerthoffer, at (410) 632-1220, ext. 1147.



STATE HIGHWAY  
ADMINISTRATION

Larry Hogan  
Governor  
Boyd K. Rutherford  
Lt. Governor  
Gregory Slater  
Secretary  
Tim Smith, P.E.  
Acting Administrator

March 26, 2020

Ms. Jennifer Keener, Zoning Administrator  
Department of Developing, Review, and Planning  
Worcester County Government Center  
One West Market Street, Room 1201  
Snow Hill MD 21863

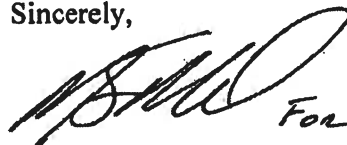
Dear Ms. Keener:

Thank you for the opportunity to review the minor site plan for the proposed Heavy Metal Playground development project, located at 12325 Old Bridge Road (MD 707), approximately 390 feet east of the intersection of MD 707 and US 50 (Ocean Gateway), in Worcester County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans, and we are pleased to respond.

This minor site plan proposes the construction of an outdoor recreational/amusement facility, which enables customers to operate heavy equipment for entertainment and training purposes. After a plan/field review of the project, District 1 is requiring a Trip Generation Report (TGR) be provided, so that we can more closely assess trip distribution for the proposed development. After the TGR has been reviewed, we will determine if any further traffic study will be necessary. Once the trip generation has been assessed, this project will require a Commercial Access Permit through this office (please see attachment for Commercial Access Permit plan review requirements).

If you have any questions or require additional information please contact Mr. Daniel Wilson, District 1 Access Management Regional Engineer, at 410-677-4048, by using our toll free number (in Maryland only) at 1-800-825-4742 (x4048), or via email at [dwilson12@mdot.maryland.gov](mailto:dwilson12@mdot.maryland.gov). He will be happy to assist you.

Sincerely,



FOR J. MEREDITH

James W. Meredith  
District Engineer

Attachment

9

cc: Mr. Dallas Baker, Assistant District Engineer-Project Development, MDOT SHA  
Mr. Don Conner, Access Management Consultant Inspector, MDOT SHA  
Mr. Rodney Hubble, Resident Maintenance Engineer-Snow Hill Shop, MDOT SHA  
Mr. Tony Turner, Assist. Resident Maintenance Engineer-Snow Hill Shop, MDOT SHA  
Mr. Daniel Wilson, Access Management Regional Engineer, MDOT

---

## Needed for Initial Plan Review Submittal

- Make sure all the requirements of the county/local jurisdiction have been fulfilled.
- The initial submittal should contain: four sets of plans, two sets of the Stormwater Management Report, and a CD containing the plans and supporting documentation in PDF format; mailed directly to Mr. James W. Meredith at 660 West Road, Salisbury, MD 21801, attention of Mr. Daniel Wilson.
- If you are unable to make a hard copy submission or would prefer to submit electronically, you can make an electronic project submittal by logging into:  
<https://mdotsha.force.com/accesspermit/login?ec=302&inst=18&startURL=%2Faccesspermit>.
- The MDOT SHA Plan submittal should include a **Cover Sheet**, an **Existing Conditions/Sediment Control/Demolition Plan Sheet** (with a sequence of construction), a **Site/Utility/Landscape Plan Sheet** (with color coding of all utilities in plan view, according to the Miss Utility color code and illustrations of all landscaping proposed in the MDOT SHA right of way), an **Entrance Plan Sheet**, a **Stormwater Management/Grading Plan Sheet**, a **Signing and Pavement Marking Sheet**, and a **Cross Sections Sheet**. The plan sheets aren't required to be sequenced in this order, but the information generally provided on these sheets needs to be depicted in the plan set in some format.
- Please keep in mind that you can view the project status and identify who conducted the review process via the SHA Access Management web page  
<http://www.roads.maryland.gov/pages/amd.aspx>.
- Please consult the MDOT SHA Access Manual for Entrance and Design specifications, at:  
<https://www.roads.maryland.gov/Index.aspx?PageId=393>.
- If you have any questions, please contact Daniel Wilson, Access Management Regional Engineer. See below for contact information.

Thanks,

Daniel Wilson  
Maryland Department of Transportation  
State Highway Administration  
Regional Engineer  
Access Management  
District 1  
660 West Road  
Salisbury, MD 21801

Office: 410-677-4048  
Cell: 410-251-9571  
Email: [dwilson12@mdot.maryland.gov](mailto:dwilson12@mdot.maryland.gov)




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

**MEMORANDUM**

**JOHN H. TUSTIN, P.E.**  
DIRECTOR

**JOHN S. ROSS, P.E.**  
DEPUTY DIRECTOR

TEL: 410-632-5623  
FAX: 410-632-1753

**TO: Jennifer Kenner, Zoning Administrator**  
**FROM: Frank J. Adkins, Roads Superintendent**   
**DATE: March 24, 2020**  
**SUBJECT: TRC Meeting – April 8, 2020**

**DIVISIONS**

**MAINTENANCE**  
TEL: 410-632-3766  
FAX: 410-632-1753

**ROADS**  
TEL: 410-632-2244  
FAX: 410-632-0020

**SOLID WASTE**  
TEL: 410-632-3177  
FAX: 410-632-3000

**FLEET  
MANAGEMENT**  
TEL: 410-632-5675  
FAX: 410-632-1753

**WATER AND  
WASTEWATER**  
TEL: 410-641-5251  
FAX: 410-641-5185

.....  
**Section 1-325 Site Plan Review**

**A. Royal Farms Sketch Plan**

1. No comments at this time.

**B. Heavy Metal Playground**

1. No comments at this time, borders State Highway.

**C. Crabs to Go**

1. No comments at this time, borders State Highway.

**D. Sinepuxent Brewing Co.**

1. No comments at this time, borders State Highway.

**E. Mad Fish Redevelopment**

1. Will require two (2) commercial entrance permits and posting of a \$5,000 bond for each entrance.
2. Please include on the drawings detail of curb type to be used in the entrances.

cc: John H. Tustin, P.E.

FJA:ll  
\\wfile2\users\llawrence\TRC\2020\4.8.2020



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: Heavy Metal Playground

Date: 4/8/2020

Tax Map: 26 Parcel: 156 Section: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

### SITE SPECIFIC COMMENTS

1. Current Codes: 2018 International Building Code  
2017 National Electric Code  
2010 Accessible Design Standards  
Maryland Accessibility Code (MAC)
2. Wind Design: 127 MPH (assumed); Risk category II; Exposure "C"
3. Provide an accessible route from parking to building entrance.
4. A pre-construction meeting will be required before any work starts.
5. Please provide your design professional with a copy of these comments.

Office trailer: State approved model for Business use.  
Installed on pier foundation and anchored for wind.  
Provide sealed ramp design.

Covered viewing areas: Engineered plans.  
Building code compliant.

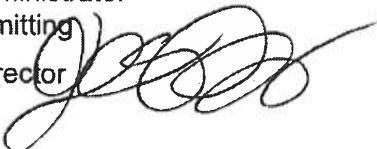
There is not enough information provided at this time to provide additional comments.

Additional information may be requested at time of plan review.



**WORCESTER COUNTY  
DEPARTMENT OF PUBLIC WORKS  
WATER & WASTEWATER DIVISION  
INTEROFFICE MEMORANDUM**

---

**TO:** Jennifer K. Keener, Zoning Administrator  
Development Review and Permitting  
**FROM:** John S. Ross, P.E., Deputy Director   
**DATE:** April 2, 2020  
**SUBJECT:** TRC Meeting – April 8, 2020

---

Site Plan Review

- A. Royal Farms Sketch Plan – Proposed 5,154 square foot convenience store with associated gas canopy and 1,248 square foot car wash, located at 11073 Cathell Road, approximately 500 feet west of the intersection with Racetrack Road, Tax Map 21, Parcel 253, Lot 3B, Tax District 3, C-2 General Commercial District, Delmarva Real Estate Holdings, LLC., owner/ Becker Morgan Group Inc., engineer & surveyor;
1. Confirm that adequate EDUs have been assigned to the project
  2. Connections to be completed per the adopted County Standard
- B. Heavy Metal Playground – Proposed outdoor recreational/amusement use located at 12325 Old Bridge Road approximately 390 feet east of the intersection with Ocean Gateway (US Route 50), Tax Map 26, Parcel 156, Tax District 10, C-2 General Commercial District, Mark Stevanus, applicant/ KCK 7 LLC, owner/ R D Hand and Associates, consultant;
1. Confirm that adequate EDUs have been assigned to the project
  2. Connections to be completed per the adopted County Standard
- C. Crabs to Go: Outdoor Seating Expansion – Proposed addition of 3,125 square foot outdoor dining area associated with an existing restaurant located at 11247 Ocean Gateway, at the intersection with Racetrack Road and Grays Corner Road, Tax Map 21, Parcel 170, Tax District 3, C-2 General Commercial District, Cox 122 Raceway, LLC., owner/ Mark S. Cropper, Esquire, attorney/ J. W. Salm Engineering Inc., engineer;
1. Confirm that adequate EDUs have been assigned to the project
- D. Sinepuxent Brewing Co. (formerly Berlin Organics) - Proposed construction of a 6,059 square foot building for a farm brewery operation, located on the easterly side of MD Route 611 (Stephen Decatur Highway), north of Landings Boulevard, Tax Map 33, Parcel 29, Tax District 10, A-2 Agricultural District, Assateague Island Farm, LLC., owner/ Mark Cropper, Esq., attorney/ Russell T. Hammond Surveying, LLC., surveyor/ Stephen J. Kansak, Inc.;
1. Confirm that adequate EDUs have been assigned to the project
  2. Provide the previously requested Engineering Report outlining waste disposal plan for all process and sanitary waste streams

E. Mad Fish Redevelopment - Proposed construction of a 13,847.88 square foot restaurant with outdoor dining and an off-premise parking area, located on the north and south sides of Harbor Road, east of First Street, Tax Map 27, Parcel 376, 374 & 388, Lots 44, 2 & 3, Tax District 10, CM Commercial Marine and C-2 General Commercial Districts, West O Madfish, LLC & West O Lodging, LLC, owners/ Iott Architecture & Engineering, Inc., engineer;

1. Confirm that adequate EDUs have been assigned to the project
2. Separate drawing will be required for the waterline extension required for water service
3. Reserve further comments pending receipt of utility construction drawing(s)

cc: John H. Tustin, P.E. Director



GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1003  
SNOW HILL, MARYLAND 21863-1194  
TEL: 410-632-5666  
FAX: 410-632-5664

---

---

## TECHNICAL REVIEW COMMITTEE COMMENTS

---

---

**PROJECT: Heavy Metal Playground**  
**LOCATION: Tax Map 26; Parcel 156**  
**CONTACT: Mark Stevanus**  
**MEETING DATE: April 8, 2020**

**TRC #: 2020207**

**COMMENTS BY: Matthew Owens**  
**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 construction of an outdoor recreational/amusement use.

### General Comments

1. A water supply for fire protection shall be identified indicating the following:
  - a. Water Source
  - b. Engineering study for reliability of water source
  - c. Size (in gallons) of water source
  - d. Replenishment of water supply
  - e. Diameter of in ground pipe
  - f. Number of hydrants
  - g. Location of hydrants
  - h. Roadway width and surface types
  - i. Distance from hydrant to roadway
2. If public water source, approved plans by the public works department.
3. Water source plans must be approved prior to recording of plat.
4. Fire hydrants shall be located within 3 ft. of curb line. Placement of fire hydrants shall be coordinated with this office prior to installation.

- 
5. Obstructions shall not be placed or kept near fire hydrants, fire department inlet connections, or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately visible and accessible.
  6. All underground water mains and hydrants **shall be installed, completed, and in service** prior to construction work or as soon as combustible material accumulates, which ever comes first. A stop work order will be issued if fire hydrants are not in service prior to construction work start.
  7. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.
  8. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

#### Specific Comments

1. Complete set of building plans shall be submitted and approved prior to start of construction (mobile office and viewing areas).
2. No further comments at this time.

**TECHNICAL REVIEW COMMITTEE**

STAFF PERSON: Jessica Edwards DATE OF MEETING: April 8, 2020

PROJECT: Crabs to Go: Outdoor Seating Expansion – Proposed addition of 3,125 square foot outdoor dining area associated with an existing restaurant located at 11247 Ocean Gateway, at the intersection with Racetrack Road and Grays Corner Road, Tax Map 21, Parcel 170, Tax District 3, C-2 General Commercial District, Cox 122 Raceway, LLC., owner/ Mark S. Cropper, Esquire, attorney/ J. W. Salm Engineering Inc., engineer

APPLICANT(S) IN ATTENDANCE: \_\_\_\_\_

TRC MEMBERS IN ATTENDANCE:

- \_\_\_\_\_ Keener, Zoning Administrator
- \_\_\_\_\_ Zirkle, DRP Specialist II
- \_\_\_\_\_ Edwards, Customer Service Rep.
- \_\_\_\_\_ Miller, Building Plans Reviewer III
- \_\_\_\_\_ Mitchell, Environmental Programs
- \_\_\_\_\_ Marsh, Environmental Programs
- \_\_\_\_\_ Bradford, Environmental Programs
- \_\_\_\_\_ Birch, Environmental Programs
- \_\_\_\_\_ Gerthoffer, Environmental Programs
- \_\_\_\_\_ Marsh, Environmental Programs
- \_\_\_\_\_ Mathers, Environmental Programs
- \_\_\_\_\_ Owens, Fire Marshal
- \_\_\_\_\_ Adkins, County Roads
- \_\_\_\_\_ Berdan, County Roads
- \_\_\_\_\_ Wilson, State Highway Admin.
- \_\_\_\_\_ Conner, State Highway Admin.
- \_\_\_\_\_ Ross, W & WW, DPW
- \_\_\_\_\_ Clayville, Planning Commission Rep.

~~~~~  
X Under the terms of ZS 325(f)(1), this application is considered to be a minor site plan since the square footage of all structural improvements does not exceed 10,000 square feet in area. All minor site plans are reviewed and approved by the Technical Review Committee. The Technical Review Committee shall have the authority to forward an application to the Planning Commission when it is determined the site plan shall have a broad impact on the County or where otherwise deemed appropriate.



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863

TEL: 410-632-1200 / FAX: 410-632-3008

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

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICE DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE April 3, 2020

Jessica Edwards, Customer Service Representative (ext. 1139)
Department of Development, Review and Permitting
Worcester County Government Office Building
One West Market Street, Room 1201
Snow Hill, MD 21863
(410) 632-1200

Project: Crabs to Go: Outdoor Seating Expansion – Proposed addition of 3,125 square foot outdoor dining area associated with an existing restaurant located at 11247 Ocean Gateway, at the intersection with Racetrack Road and Grays Corner Road, Tax Map 21, Parcel 170, Tax District 3, C-2 General Commercial District, Cox 122 Raceway, LLC., owner/ Mark S. Cropper, Esquire, attorney/ J. W. Salm Engineering Inc., engineer

GENERAL COMMENTS:

- A. In order to obtain a Building Permit, the applicant must submit the following to the Department:
 - 1. Submit a complete Building Permit application, along with the initial fee of \$300.00 made payable to “Worcester County”,
 - 2. Submit 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. The plans must be prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code;
 - 3. Submit three (3) sets of the site plan as approved by the Technical Review Committee
- B. 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, once on site, may require special or additional inspections than normal.
- C. **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 sets of As-Builts (illustrating all lighting, landscaping, parking, signs and etc.) must be submitted at least one week prior to the anticipated occupancy of the building, structure or use of land activity. The Department has 48 hours from the last inspection in which to process a Certificate of Use and Occupancy. Please note that it is unlawful to occupy (employees or patrons) a structure without benefit of a Certificate of Use and Occupancy.**

Any questions relative to the permit or bonding process should be directed to Jennifer K. Keener at (410) 632-1200, extension 1123.

SPECIFIC COMMENTS:

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

ZS 1-210	C-2 General Commercial District
ZS 1-305	Lot requirements generally
ZS 1-306	Access to structures
ZS 1-319	Access and traffic circulation requirements
ZS 1-320	Off-street parking areas
ZS 1-322	Landscaping and buffering requirements
ZS 1-323	Exterior lighting
ZS 1-324	Signs
ZS 1-325	Site plan review
ZS 1-326	Classification of highways

1. Signature approval will be contingent upon the result of Board of Zoning Appeals (BZA) Case No. 20-27; additionally, please also add a note referencing prior BZA cases and their outcomes.
2. What is the purpose of the sand area noted on the site plan? Will there be additional seats or outdoor games in this area? If so, this area will need to be included in the parking calculations.
3. The proposed seating area is dimensioned as 35'x89' which totals 3,115 square feet; however, the plan indicates the area will be 3,125 square feet. Please update accordingly
4. Please remove the verbiage "carryout only" from the Site Data field as the outdoor seating causes the entire food/beverage service area to be considered a restaurant use;
5. Additionally, please update the parking chart to reflect the aforementioned statement as parking for the entire food/beverage service area will be calculated as a general restaurant
6. Please dimension the parking spaces;
7. Landscaping is encouraged in front of the proposed fence to soften the appearance of an 8 foot tall fence
8. In accordance with §ZS 1-320(f)(6), please provide one litter receptacle and indicate the location on the site plan;
9. Please provide 2 bicycle racks as required on 1-320(f)(12). Please note the bike racks must meet requirements as outlined in §ZS 1-320(f)(12);
10. Please add the following statement with a signature block for the property owner to sign prior to signature approval: "As the property owner/developer, I am in full agreement with the 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 or building to be occupied until a Certificate of Use and Occupancy has been issued by the Department of Development, Review and Permitting."
11. If any additional signage will be added, it shall be in accordance with the provisions of §ZS 1-324;
12. Approval from the Worcester County Health Department will be required at the permitting stage;
13. In accordance with §ZS 1-325(e)(3)O. & P., written confirmation that all water and wastewater requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works prior to signature approval;
14. Approvals will be required from the Dept. of Environmental Programs relative to Forestry and Stormwater Management prior to the Department granting signature approval.

15. According to comments received from State Highway the existing entrance will continue to meet their requirements for this project; I will consider this written documentation of their approval.



Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for April 8, 2020 Meeting

From: Environmental Programs Staff

Subject: Minor Site Plan: Crabs To Go – TM 21 P 170

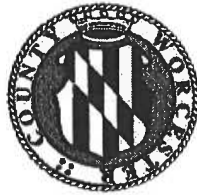
Date: March 27, 2020

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. Sewer allocations to these commercial properties was done by parcel. Parcel 170 currently has 6 EDUs allocated.
2. Seating will be limited to area supported by the current allocation or owner may increase available allocation by consolidation of the parcels. This would allow up to ten (10) EDUs to be considered for uses on this property.
3. An EDU chart is required to show the proposed flow on the site plan.
4. We do not see sanitary accommodations for guests utilizing the expanded seating area.

5

Citizens and Government Working Together



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner (DM)

Subject: Forest Conservation & Stormwater Management Review

Date: March 24, 2020

Date of Meeting: April 8, 2020

Project: Crabs To Go: Outdoor Seating Expansion

Location: 11247 Ocean Gateway, Tax Map 21; Parcel 170

Owner/Developer: Cox 122 Raceway, LLC

Engineer: J. W. Salm Engineering, Inc.

This project is not required to comply with the Worcester County Forest Conservation Law. According to the plan provided, the project will require less than five thousand square feet of disturbance and, therefore, not subject to comply with the Forest Conservation Law.

This project is not subject to the Worcester County Stormwater Ordinance. According to the plan provided, the project will require less than five thousand square feet of disturbance, therefore, no Stormwater/Sediment Erosion Control Permit is required.



Citizens and Government Working Together



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

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

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

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

MEMORANDUM

DATE: March 11, 2020
TO: Applicant
FROM: Jenelle Gerthoffer, Natural Resources Administrator (JG)
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, Jenelle Gerthoffer, at (410) 632-1220, ext. 1147.

7

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 Specialist III 

Subject: April 8, 2020 Technical Review Committee Meeting

Date: March 26, 2020

- Crabs to Go: Outdoor Seating Expansion – Proposed addition of 3,125 square foot outdoor dining area associated with an existing restaurant located at 11247 Ocean Gateway, at the intersection with Racetrack Road and Grays Corner Road, Tax Map 21, Parcel 170, Tax District 3, C-2 General Commercial District, Cox 122 Raceway , LLC., owner / Mark S. Cropper, Esquire, attorney / J.W. Salm engineering Inc., engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.

8

Citizens and Government Working Together

March 26, 2020

Ms. Jennifer Keener, Zoning Administrator
Department of Developing, Review and Planning
Worcester County Government Center
One West Market Street, Room 1201
Snow Hill MD 21863


Dear Ms. Keener:

Thank you for the opportunity to review the major site plan for the Crabs to Go: Outdoor Seating Expansion, located at 11247 Ocean Gateway (US 50 westbound), at the intersection of MD 589 and MD 707, in Worcester County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans, and we are pleased to respond.

This major site plan proposes the addition of a 3,125 square foot outdoor dining area associated with the existing restaurant. A field review of this property determined an existing access point on US 50 westbound, which will adequately support the increase in trips generated by the proposed addition. Based on the scale of the addition, we do not anticipate the construction as proposed will negatively impact the surrounding State roadway network. If this property is proposed to be developed in the future, the proposed development must be reviewed, approved, and, if necessary, permitted by the MDOT SHA.

Subject to our aforementioned comments, MDOT SHA has no objection to the construction as proposed. If you have any questions, or require anything additional, please contact Mr. Daniel Wilson, District 1 Access Management Regional Engineer, at 410-677-4048, by using our toll free number (in Maryland only) at 1-800-825-4742 (x4048), or via email at dwilson12@mdot.maryland.gov. Mr. Wilson will be happy to assist you.

Sincerely,



For J. MEREDITH

James W. Meredith
District Engineer

cc: Mr. Dallas Baker, Assistant District Engineer-Project Development, MDOT SHA
Mr. Don Conner, Access Management Inspector, Consultant, MDOT SHA
Mr. Rodney Hubble, Resident Maintenance Engineer-Snow Hill Shop, MDOT SHA
Mr. Tony Turner, Assistant Resident Maintenance Engineer-Snow Hill Shop, MDOT SHA
Mr. Daniel Wilson, Access Management Regional Engineer, MDOT SHA



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

MEMORANDUM

JOHN H. TUSTIN, P.E.
DIRECTOR

JOHN S. ROSS, P.E.
DEPUTY DIRECTOR

TEL: 410-632-5623
FAX: 410-632-1753

TO: Jennifer Kenner, Zoning Administrator
FROM: Frank J. Adkins, Roads Superintendent (FA)
DATE: March 24, 2020
SUBJECT: TRC Meeting – April 8, 2020

DIVISIONS

MAINTENANCE
TEL: 410-632-3766
FAX: 410-632-1753

ROADS
TEL: 410-632-2244
FAX: 410-632-0020

SOLID WASTE
TEL: 410-632-3177
FAX: 410-632-3000

**FLEET
MANAGEMENT**
TEL: 410-632-5675
FAX: 410-632-1753

**WATER AND
WASTEWATER**
TEL: 410-641-5251
FAX: 410-641-5185

.....
Section 1-325 Site Plan Review

A. Royal Farms Sketch Plan

1. No comments at this time.

B. Heavy Metal Playground

1. No comments at this time, borders State Highway.

C. Crabs to Go

1. No comments at this time, borders State Highway.

D. Sinepuxent Brewing Co.

1. No comments at this time, borders State Highway.

E. Mad Fish Redevelopment

1. Will require two (2) commercial entrance permits and posting of a \$5,000 bond for each entrance.
2. Please include on the drawings detail of curb type to be used in the entrances.

cc: John H. Tustin, P.E.

FJA:ll
\\wfile2\users\llawrence\TRC\2020\4.8.2020



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: Crabs to Go (Outdoor seating expansion)

Date: 4/8/202

Tax Map: 21 Parcel: 170 Section: _____ Lot: _____ Block: _____

SITE SPECIFIC COMMENTS

1. Current Codes: 2018 International Building Code
2018 International Energy Conservation Code
2018 International Mechanical Code
2017 National Electric Code
2010 ADA Standards for Accessible Designs
2. Occupant load (fenced area is classified as assembly).
3. Seating layout
4. Egress opening width: Required based on occupant load
Provided based on occupant load
5. Marked exits
6. **1004.5 Areas without fixed seating.** The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.5. For areas without *fixed seating*, the occupant load shall be not less than that number determined by dividing the floor area under consideration by the *occupant load* factor assigned to the function of the space as set forth in Table 1004.5.

Assembly without fixed seats: Concentrated (chairs only—not fixed) 7 net
Standing space 5 net
Unconcentrated (tables and chairs) 15 net

7. SECTION 3105 AWNINGS AND CANOPIES

3105.1 General. Awnings and canopies shall comply with the requirements of Sections 3105.2 and 3105.3 and other applicable sections of this code.

3105.2 Design and construction. Awnings and canopies shall be designed and constructed to withstand wind or other lateral loads and live loads as required by Chapter 16 with due allowance for shape, open construction and similar features that relieve the pressures or loads. Structural members shall be protected to prevent deterioration. Awnings shall have frames of noncombustible material, fire-retardant treated wood, heavy timber complying with Section 2304.11, or 1-hour construction with combustible or noncombustible covers and shall be either fixed, retractable, folding or collapsible.

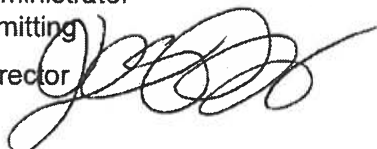
3105.3 Awnings and canopy materials. Awnings and canopies shall be provided with an approved covering that complies with one of the following:

- 1 The fire propagation performance criteria of Test Method 1 or Test Method 2, as appropriate, of NFPA 701.
2. Has a flame spread index not greater than 25 when tested in accordance with ASTM E84 or UL 723.
3. Meets all of the following criteria when tested in accordance with NFPA 286:
 - 3.1. During the 40 kW exposure, flames shall not spread to the ceiling.
 - 3.2. Flashover, as defined in NFPA 286, shall not occur.
 - 3.3. The flame shall not spread to the outer extremity of the sample on any wall or ceiling.
 - 3.4. The peak heat release rate throughout the test shall not exceed 800 kW.

Please provide your design professional with a copy of these comments.

**WORCESTER COUNTY
DEPARTMENT OF PUBLIC WORKS
WATER & WASTEWATER DIVISION
INTEROFFICE MEMORANDUM**

TO: Jennifer K. Keener, Zoning Administrator
Development Review and Permitting
FROM: John S. Ross, P.E., Deputy Director
DATE: April 2, 2020
SUBJECT: TRC Meeting – April 8, 2020



Site Plan Review

- A. Royal Farms Sketch Plan – Proposed 5,154 square foot convenience store with associated gas canopy and 1,248 square foot car wash, located at 11073 Cathell Road, approximately 500 feet west of the intersection with Racetrack Road, Tax Map 21, Parcel 253, Lot 3B, Tax District 3, C-2 General Commercial District, Delmarva Real Estate Holdings, LLC., owner/ Becker Morgan Group Inc., engineer & surveyor;
1. Confirm that adequate EDUs have been assigned to the project
 2. Connections to be completed per the adopted County Standard
- B. Heavy Metal Playground – Proposed outdoor recreational/amusement use located at 12325 Old Bridge Road approximately 390 feet east of the intersection with Ocean Gateway (US Route 50), Tax Map 26, Parcel 156, Tax District 10, C-2 General Commercial District, Mark Stevanus, applicant/ KCK 7 LLC, owner/ R D Hand and Associates, consultant;
1. Confirm that adequate EDUs have been assigned to the project
 2. Connections to be completed per the adopted County Standard
- C. Crabs to Go: Outdoor Seating Expansion – Proposed addition of 3,125 square foot outdoor dining area associated with an existing restaurant located at 11247 Ocean Gateway, at the intersection with Racetrack Road and Grays Comer Road, Tax Map 21, Parcel 170, Tax District 3, C-2 General Commercial District, Cox 122 Raceway, LLC., owner/ Mark S. Cropper, Esquire, attorney/ J. W. Salm Engineering Inc., engineer;
1. Confirm that adequate EDUs have been assigned to the project
- D. Sinepuxent Brewing Co. (formerly Berlin Organics) - Proposed construction of a 6,059 square foot building for a farm brewery operation, located on the easterly side of MD Route 611 (Stephen Decatur Highway), north of Landings Boulevard, Tax Map 33, Parcel 29, Tax District 10, A-2 Agricultural District, Assateague Island Farm, LLC., owner/ Mark Cropper, Esq., attorney/ Russell T. Hammond Surveying, LLC., surveyor/ Stephen J. Kansak, Inc.;
1. Confirm that adequate EDUs have been assigned to the project
 2. Provide the previously requested Engineering Report outlining waste disposal plan for all process and sanitary waste streams

E. Mad Fish Redevelopment - Proposed construction of a 13,847.88 square foot restaurant with outdoor dining and an off-premise parking area, located on the north and south sides of Harbor Road, east of First Street, Tax Map 27, Parcel 376, 374 & 388, Lots 44, 2 & 3, Tax District 10, CM Commercial Marine and C-2 General Commercial Districts, West O Madfish, LLC & West O Lodging, LLC, owners/ Iott Architecture & Engineering, Inc., engineer;

1. Confirm that adequate EDUs have been assigned to the project
2. Separate drawing will be required for the waterline extension required for water service
3. Reserve further comments pending receipt of utility construction drawing(s)

cc: John H. Tustin, P.E. Director



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1003

SNOW HILL, MARYLAND 21863-1194

TEL: 410-632-5666

FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: Crabs To Go Outdoor Seating Expansion TRC #: 2020208

LOCATION: Tax Map 21; Parcel 170

CONTACT: Cox 122 Raceway, LLC

MEETING DATE: April 8, 2020

COMMENTS BY: Matthew Owens

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 addition of 3125 square foot outdoor dining area associated with an existing restaurant.

Specific Comments

1. Exit signage shall be provided from the interior of the proposed fenced area marking the means of egress.
2. Portable fire extinguishers shall be provided inside the proposed dining area.
3. No further comments at this time.

TECHNICAL REVIEW COMMITTEE

STAFF PERSON: Jennifer Keener DATE OF MEETING: April 8, 2020

PROJECT: Sinepuxent Brewing Co. - Proposed construction of a 6,450 square foot building for a farm brewery operation (Phased development), Tax Map 33, Parcel 29, Tax District 10, A-2 Agricultural District, located on the easterly side of MD Route 611 (Stephen Decatur Highway), north of Landings Boulevard

APPLICANT(S) IN ATTENDANCE: _____

TRC MEMBERS IN ATTENDANCE:

- _____ Keener, Zoning Administrator
- _____ Zirkle, DRP Specialist II
- _____ Edwards, Customer Service Rep.
- _____ Miller, Building Plans Reviewer III
- _____ Mitchell, Environmental Programs
- _____ Marsh, Environmental Programs
- _____ Bradford, Environmental Programs
- _____ Birch, Environmental Programs
- _____ Gerthoffer, Environmental Programs
- _____ Marsh, Environmental Programs
- _____ Mathers, Environmental Programs
- _____ Owens, Fire Marshal
- _____ Adkins, County Roads
- _____ Berdan, County Roads
- _____ Wilson, State Highway Admin.
- _____ Conner, State Highway Admin.
- _____ Ross, W & WW, DPW
- _____ Clayville, Planning Commission Rep.

~~~~~  
X Under the terms of ZS 325(f)(1), this application is considered to be a minor site plan since the square footage of all structural improvements does not exceed 10,000 square feet in area. All minor site plans are reviewed and approved by the Technical Review Committee. The Technical Review Committee shall have the authority to forward an application to the Planning Commission when it is determined the site plan shall have a broad impact on the County or where otherwise deemed appropriate.



DEPARTMENT OF  
DEVELOPMENT REVIEW AND PERMITTING

## Worcester County

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1201  
SNOW HILL, MARYLAND 21863  
TEL: 410.632.1200 / FAX: 410.632.3008

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

ZONING DIVISION  
BUILDING DIVISION  
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICES DIVISION

### WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

April 8, 2020

**Project:** Sinepuxent Brewing Co. - Proposed construction of a 6,450 square foot building for a farm brewery operation (Phased development), Tax Map 33, Parcel 29, Tax District 10, A-2 Agricultural District, located on the easterly side of MD Route 611 (Stephen Decatur Highway), north of Landings Boulevard

**Prepared by:** Jennifer K. Keener, AICP, Zoning Administrator

**Contact:** [jkkeener@co.worcester.md.us](mailto:jkkeener@co.worcester.md.us) or (410) 632-1200, extension 1123

#### GENERAL COMMENTS:

- A. In order to obtain a Building Permit, the applicant must submit the following to the Department:
  1. A complete Building Permit application, along with the initial fee of \$300.00 made payable to "Worcester County";
  2. Four (4) sets of complete construction plans, including footing, foundation, framing, floor plan and building elevations - front, rear and sides. The construction plans must be sealed by an architect. The plans must be prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code;
  3. Any additional information as requested based upon the scope of the project.The Department will supply copies of the site plan as approved by the Technical Review Committee or the Planning Commission once signature approval has been obtained.
- B. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building or Zoning Inspector as outlined on the Inspection Request Form provided at permit issuance. The Department requires 24-hour notice for all inspections. The inspector, once on site, may require special or additional inspections based upon the scope of the project.
- C. **In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspection agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two sets of As-Builts (illustrating all lighting, landscaping, parking, signs and etc.) must be submitted at least one week prior to the anticipated occupancy of the building, structure or use of land activity. The Department requires a minimum of 72 hours from the last inspection in order to process a Certificate of Use and Occupancy. Please note that it is unlawful to occupy (employees or patrons) a structure without benefit of a Certificate of Use and Occupancy.**



**SPECIFIC COMMENTS:**

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

|          |                                             |
|----------|---------------------------------------------|
| ZS 1-202 | A-2 Agricultural District                   |
| ZS 1-305 | Lot requirements generally                  |
| ZS 1-306 | Access to structures                        |
| ZS 1-319 | Access and traffic circulation requirements |
| ZS 1-320 | Off-street parking areas                    |
| ZS 1-322 | Landscaping and buffering requirements      |
| ZS 1-323 | Exterior lighting                           |
| ZS 1-324 | Signs                                       |
| ZS 1-325 | Site plan review                            |
| ZS 1-326 | Classification of highways                  |

**NOTE:** This project shall consist of a phased plan development. Phase 1 will consist of the conversion of the existing roadside stand/ agricultural storage building into the farm brewery operation and tasting facility with an outdoor seating area. Phase 2 will consist of the proposed construction of the new building for the farm brewery. Phase 2 will also involve the conversion of the existing brewery operation *back* into the roadside stand. Per the Board of Zoning Appeals approval for this development, both uses must stand on their own. Sales of brewery related products cannot occur within the roadside stand once re-established without complying with the square footage limitations that are applicable to the brewery operation.

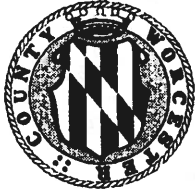
1. Only one sheet was provided for this review. With the subsequent submittals, please include all applicable sheets/ details as required of a §ZS 1-325 site plan review for review and final approval.
2. It appears that all of the modifications that were required to be made to the site plan based upon the September 2018 TRC review comments (which were included on the revised June 2019 submission) were eliminated on the proposed phase plan. This includes but is not limited to:
  - a. All parking must be in rows of 10 spaces or less per §ZS 1-322(f)(1). The row of 13 will need to be broken up with a minimum of 8' by 20' island with landscaping;
  - b. One loading space is required meeting the requirements of §ZS 1-321. Based on the area of the proposed gravel to the rear of the brewery building, the loading space requirement is met (it just needs to be identified on the site plan as a 10' by 65' space).
  - c. In addition, to make the loading area functional, parking spaces no. 15-17 would have to be relocated to meet the 24' wide travelway requirement, and the bike rack may have to be relocated as well;
3. Please add the new plat reference as well as the Declaration of Consolidation reference

- for the documents recently recorded to the cover sheet of the site plan;
4. The addition of the outdoor seating area to the Phase 1 plan exceeds the total allowed square footage for the farm brewery operation. The maximum allowed square footage for all tasting areas, retail sales, food preparation and dining areas shall not exceed 2,500 square feet of gross floor area. The proposed Phase 1 has greater than 3,300 square feet of gross floor area (1,500 square foot indoor tasting/ food prep area + 1,800 square foot outdoor seating area + original picnic table seating area). Please revise.
  5. The outdoor seating area (once revised) will also need to be provided for in the parking calculations for Phase 1.
  6. Within Phase 2 – since the roadside stand building will be designed and built to the applicable building and energy codes, it is possible that the entire building could be expanded to accommodate the roadside stand use. If the back portion of this building will be converted from agricultural storage to brewery to roadside stand (retail) use, then we will need to account for that additional square footage in the parking requirements for Phase 2.
  7. The new building is proposed to be abutted against the outdoor seating area fence. How will the construction activity occur/ the public be protected during this timeframe?
  8. It would be much cleaner to have two sheets associated with the phasing plan, so that it is clear what improvements are being provided for with each phase of development, the parking calculations can be provided for each phase, and we can ensure adequate handicap accessibility requirements have been met. Essentially, each phase sheet should reflect the final improvements/ calculations that will be present once that particular phase has been completed.
  9. Please provide the department with a detail on the proposed fence enclosure for the Phase 1 outdoor seating area for verification of compliance with the conditions of the Board of License Commissioners.
  10. Please provide one litter receptacle near the entrance to the brewery building (within each phase) or within the parking area as required by §ZS 1-320(f)(6).
  11. Please add the following statement with a signature block for the property owner to sign prior to final signature approval: “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 or buildings to be occupied until a Certificate of Use and Occupancy has been issued by the Department of Development, Review and Permitting.”
  12. In accordance with §ZS 1-322(g), a maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two years in an amount not to exceed one hundred and twenty-five percent of the installation cost. A landscape estimate from a nursery will be required to be provided at permit stage to accurately determine the bond amount;
  13. A lighting plan has not been provided with this submission that illustrates existing and proposed site and on-building lighting. This project is required to comply with the provisions of §ZS 1-323;
  14. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works prior to the Department granting signature approval;
  15. Written confirmation will also be required from the Dept. of Environmental Programs

Natural Resources Division relative to Forestry and Stormwater Management requirements prior to the Department granting signature approval. Any preliminary approvals associated with these requirements will need to be addressed as applicable prior to the scheduling of this project for Planning Commission review;

16. Written confirmation of approval from the State Highway Administration (SHA) regarding the existing commercial entrance shall be provided to the Department prior to granting signature approval;





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: Sinepuxent Brewing Co.

Date: 4/8/2020

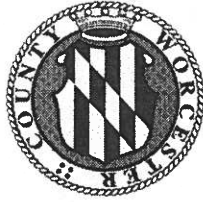
Tax Map: 33 Parcel: 29 Section: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

### SITE SPECIFIC COMMENTS

1. Current Codes: 2018 International Building Code  
2018 International Energy Conservation Code  
2018 International Mechanical Code  
2017 National Electric Code  
2010 ADA Standards for Accessible Designs
2. Occupant load (fenced area is classified as assembly).
3. Seating layout
4. Egress opening width: Required based on occupant load  
Provided based on occupant load
5. Marked exits
6. **1004.5 Areas without fixed seating.** The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.5. For areas without *fixed seating*, the occupant load shall be not less than that number determined by dividing the floor area under consideration by the *occupant load* factor assigned to the function of the space as set forth in Table 1004.5.

Assembly without fixed seats: Concentrated (chairs only—not fixed) 7 net  
Standing space 5 net  
Unconcentrated (tables and chairs) 15 net

Please provide your design professional with a copy of these comments.



# Worcester County

Department of Environmental Programs  
Environmental Programs Division

## Memorandum

---

**To:** Technical Review Committee (TRC) for April 8, 2020 Meeting

**From:** Environmental Programs Staff

**Subject:** Minor Site Plan: Sinepuxent Brewing Co. – TM 33 P 29

**Date:** March 27, 2020

---

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

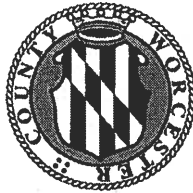
1. This property was allocated six (6) sewer EDUs contingent on the purchase of water EDUs. The County Commissioners have approved 6 sewer EDUs from the Mystic Sanitary Service Area. The deposit has been paid for the sewer EDUs, but the rest of the sewer EDU purchase costs have not. Please make application with the Enterprise Fund Controller to complete the sewer and water EDU purchases.
2. Additionally, the existing septic tank will also need to be crushed and filled and a need septic tank permit for a properly sized septic tank will be needed to hold the brewery waste for the brewery portion of the project. Owner is reminded that they will have to hold any wastes and pump and haul wastewater from the brewery operation until the MDE exemption to spray irrigate the wastewater is received. That will be part of the septic permit.
3. An EDU chart will need to be shown with the breakdown of flows for each proposed use.
4. The brewery/restaurant will need a commercial plumbing plan review and a properly-sized grease trap will be needed for the kitchen.
5. Commercial Plumbing Plans will need to be submitted for plan review with the building permit and a \$125 review fee submitted. A plumbing permit will need to be obtained for the interior work and a separate one for the site utility work. Gas permits will be needed as well, if utilized for this project.

**Citizens and Government Working Together**

6. The Plumbing Code is the 2018 International Plumbing Code (IPC).
7. The Gas Code is the International Fuel Gas Code (IFGC), 2018 Edition.

**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:** Technical Review Committee  
**From:** Jenelle Gerthoffer, Natural Resources Administrator (JG)  
**Subject:** Forest Conservation & Stormwater Management Review  
**Date:** March 24, 2020  
**Date of Meeting:** April 8, 2020  
**Project:** Sinepuxent Brewing Company  
**Location:** 8816 Stephen Decatur Highway, Tax Map 33; Parcel 29  
**Owner/Developer:** Assateague Island Farm, LLC  
**Surveyor:** Russell T. Hammond

---

**This project is subject to the Worcester County Forest Conservation Law.** A Forest Conservation Application, fee, and concept plan have been submitted. A Forest Conservation Plan and/or off-site mitigation bank utilization agreement must be approved prior to this project receiving signature plan approval.

With a net tract area of .20 acres, which is not forested, and an afforestation threshold of 20 percent and conservation threshold of 50 percent, there is a total afforestation requirement of .04 acres. If off site retention or mitigation bank is used to comply with the Forest Conservation Law, the required afforestation will be increase to a 2:1 ratio, or .08 acres. Any off-site areas must be within the same watershed as the project property. It is recommended that this easement area be placed adjacent to the Forest Conservation Area (FCA) that was completed for the subdivision of Lot 4.

**This project is subject to the Worcester County Stormwater Ordinance.** The project has obtained Stormwater concept plan approval. Final Plan approval must be received prior to this project receiving signature plan approval.

**Citizens and Government Working Together**



DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS


## Worcester County

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

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

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

### MEMORANDUM

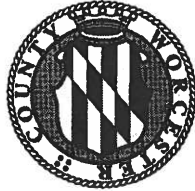
DATE: March 11, 2020  
TO: Applicant  
FROM: Jenelle Gerthoffer, Natural Resources Administrator   
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

.....

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, Jenelle Gerthoffer, at (410) 632-1220, ext. 1147.



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

**Memorandum**

---

**To:** Worcester County Technical Review Committee  
**From:** Joy S. Birch, Natural Resources Specialist III (JSB)  
**Subject:** April 8, 2020 Technical Review Committee Meeting  
**Date:** March 26, 2020

---

- Sinepuxent Brewing Co. (formerly Berlin Organics) – Proposed construction of a 6,059 square foot building for a farm brewery operation, located on the easterly side of MD Route 611 (Stephen Decatur Highway), north of Landings Boulevard, Tax Map 33, Parcel 29, Tax District 10, A-2 Agricultural District, Assateague Island Farm, LLC., owner / Mark S. Cropper, Esquire, attorney / Russell T. Hammond Surveying, LL., surveyor / Stephen J. Kansak, Inc. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

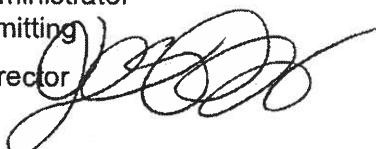
**Citizens and Government Working Together**

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

**WORCESTER COUNTY  
DEPARTMENT OF PUBLIC WORKS  
WATER & WASTEWATER DIVISION  
INTEROFFICE MEMORANDUM**

---

**TO:** Jennifer K. Keener, Zoning Administrator  
Development Review and Permitting  
**FROM:** John S. Ross, P.E., Deputy Director  
**DATE:** April 2, 2020  
**SUBJECT:** TRC Meeting – April 8, 2020



---

Site Plan Review

- A. Royal Farms Sketch Plan – Proposed 5,154 square foot convenience store with associated gas canopy and 1,248 square foot car wash, located at 11073 Cathell Road, approximately 500 feet west of the intersection with Racetrack Road, Tax Map 21, Parcel 253, Lot 3B, Tax District 3, C-2 General Commercial District, Delmarva Real Estate Holdings, LLC., owner/ Becker Morgan Group Inc., engineer & surveyor;
  - 1. Confirm that adequate EDUs have been assigned to the project
  - 2. Connections to be completed per the adopted County Standard
  
- B. Heavy Metal Playground – Proposed outdoor recreational/amusement use located at 12325 Old Bridge Road approximately 390 feet east of the intersection with Ocean Gateway (US Route 50), Tax Map 26, Parcel 156, Tax District 10, C-2 General Commercial District, Mark Stevanus, applicant/ KCK 7 LLC, owner/ R D Hand and Associates, consultant;
  - 1. Confirm that adequate EDUs have been assigned to the project
  - 2. Connections to be completed per the adopted County Standard
  
- C. Crabs to Go: Outdoor Seating Expansion – Proposed addition of 3,125 square foot outdoor dining area associated with an existing restaurant located at 11247 Ocean Gateway, at the intersection with Racetrack Road and Grays Corner Road, Tax Map 21, Parcel 170, Tax District 3, C-2 General Commercial District, Cox 122 Raceway, LLC., owner/ Mark S. Cropper, Esquire, attorney/ J. W. Salm Engineering Inc., engineer;
  - 1. Confirm that adequate EDUs have been assigned to the project
  
- D. Sinepuxent Brewing Co. (formerly Berlin Organics) - Proposed construction of a 6,059 square foot building for a farm brewery operation, located on the easterly side of MD Route 611 (Stephen Decatur Highway), north of Landings Boulevard, Tax Map 33, Parcel 29, Tax District 10, A-2 Agricultural District, Assateague Island Farm, LLC., owner/ Mark Cropper, Esq., attorney/ Russell T. Hammond Surveying, LLC., surveyor/ Stephen J. Kansak, Inc.;
  - 1. Confirm that adequate EDUs have been assigned to the project
  - 2. Provide the previously requested Engineering Report outlining waste disposal plan for all process and sanitary waste streams



**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION  
STATE HIGHWAY  
ADMINISTRATION

Larry Hogan  
Governor  
Boyd K. Rutherford  
Lt. Governor  
Gregory Slater  
Secretary  
Tim Smith, P.E.  
Acting Administrator

March 27, 2020

Ms. Jennifer Keener, Zoning Administrator  
Department of Developing, Review, and Planning  
Worcester County Government Center  
One West Market Street, Room 1201  
Snow Hill MD 21863

Dear Ms. Keener:

Thank you for the opportunity to review the minor site plan for the proposed Sinepuxent Brewing Co. (formerly Berlin Organics) development project, located on the easterly side of MD 611, north of Landings Boulevard, in Worcester County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans, and we are pleased to respond.

This minor site plan proposes the construction of a 6,059 square foot building for a farm brewery operation. As this project had already initiated a Commercial Access Permit review, the process will need to continue, until approval has been provided from all of the MDOT SHA reviewing offices. The most recent response letter issued through this office was dated 10/26/2018, which I have added as an attachment to this response letter. These comments will need to be addressed in the next submission for this project. I've also added an attachment with the most recent plan review requirements for Commercial Access Permit for your reference.

If you have any questions or require additional information please contact Mr. Daniel Wilson, District 1 Access Management Regional Engineer, at 410-677-4048, by using our toll free number (in Maryland only) at 1-800-825-4742 (x4048), or via email at [dwilson12@mdot.maryland.gov](mailto:dwilson12@mdot.maryland.gov). He will be happy to assist you.

Sincerely,

 For J. MEREDITH

James W. Meredith  
District Engineer

Attachment

cc: Mr. Dallas Baker, Assistant District Engineer-Project Development, MDOT SHA  
Mr. Don Conner, Access Management Consultant Inspector, MDOT SHA  
Mr. Rodney Hubble, Resident Maintenance Engineer-Snow Hill Shop, MDOT SHA  
Mr. Tony Turner, Assist. Resident Maintenance Engineer-Snow Hill Shop, MDOT SHA  
Mr. Daniel Wilson, Access Management Regional Engineer, MDOT SHA

134



October 26, 2018

Mr. Russell T. Hammond  
Russell T. Hammond Surveying, LLC  
10310 Hotel Road  
Bishopville MD 21813

Dear Mr. Hammond:

Thank you for the opportunity to review the initial plan submittal for the proposed Berlin Organics, located on the easterly side of MD 611, approximately 731 feet south of the intersection with Landings Boulevard, in Worcester County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans and we are pleased to respond.

Based on the information provided, please address the attached plan review comments in a point-by-point response. Please provide the point-by-point response, along with three sets of revised plans, a revised stormwater management report, any requested documentation noted in the attachment, and a CD containing the plans and supporting documentation in PDF format directly to Mr. James W. Meredith at 660 West Road, Salisbury, MD 21801, attention of Mr. Daniel Wilson. You can choose to make an electronic project submittal by logging into <https://mdotsha.force.com/accesspermit/login?ec=302&inst=1B&startURL=%2Faccesspermit>. Please reference the SHA tracking number 18-AP-WO-006-XX on future submissions. Please keep in mind that you can view the project status and identify who conducted the review process via the SHA Access Management web page <http://www.roads.maryland.gov/pages/amd.aspx>.

If you have any questions or require additional information please contact Mr. Daniel Wilson, Access Management Consultant, at 410-677-4048, by using our toll free number (in Maryland only) at 1-800-825-4742 (x4048), or via email at [dwilson12@sha.state.md.us](mailto:dwilson12@sha.state.md.us). Mr. Wilson will be happy to assist you.

Sincerely,



James W. Meredith  
District Engineer

Attachments

Mr. Russell T. Hammond

Page Two

cc: Assateague Island Farm, LLC, Owner/Developer  
Ms. Jennifer Keener, Zoning Administrator, Worcester County  
Mr. Bobby Shockley, Department of Environmental Programs, Worcester County  
Mr. Hicham Baassiri, Assistant District Engineer for Project Development, MDOT SHA  
Mr. Bryan Hanover, Traffic Consultant, MDOT SHA  
Ms. Kiona Leah, Highway Hydraulics Division, MDOT SHA  
Mr. Rick Murphy, Project Development Consultant, MDOT SHA  
Ms. Jana Potvin, Assistant District Engineer for Traffic, MDOT SHA  
Mr. Mickey Rucker, Traffic Consultant, MDOT SHA  
Mr. Rick Schmuff, Highway Hydraulics Division Consultant, MDOT SHA  
Mr. Daniel Wilson, Access Management Consultant, MDOT SHA  
Office of Environmental Design, MDOT SHA

**Project Development Comments:**

Sheet 1 of 3

- 1. In line 2 of Site Note 10, "in the" should read "in the."
- 2. At the bottom left of the sheet, below the scale bar, insert a Legend label.

Sheet 1 of 1

- 1. At the bottom center of the sheet, below the scale bar, insert a Legend label.
- 2. In the Detail at the upper left of the sheet, cite a material type for the proposed 18" culvert.
- 3. Remove the Commercial Two-Way Entrance detail from the plan view and cite the appropriate section of the MDOT SHA Access Manual.
- 4. Remove Standard MD 620.02-01 from the plan view. Add the following note to the plans:

The following MD Standards are required on this project  
(List applicable Standards)

For all Standards referenced on the plans, the Contractor must use the latest version of the MDOT SHA Book of Standards. The Book of Standards can be accessed at:  
<http://apps.roads.maryland.gov/businesswithsha/bizStdsSpecs/desManualStdPub/publicationonline/ohd/bookstd/index.asp>.

All work must be constructed in accordance with the current version of the referenced Standard at the time of construction.

- 5. At the upper right of the sheet, vicinity is spelled incorrectly in the Vicinity Map.
- 6. Suggestion is to add stationing to the plan view.
- 7. Near the center and right side of the sheet, in the plan view, business is spelled incorrectly in the "Ex. Business Sign" label.
- 8. Affix Professional Seal in the title block.
- 9. Confirm that the existing paved entrance will be removed in its entirety and replaced to the limits depicted in the Detail at the upper left of the sheet.

Sheet 2 of 3

- 1. At the upper left of the sheet, below the scale bar, insert a Legend label.
- 2. In line 2 of Site Note 10, "in the" should read "in the."
- 3. Near the center of the sheet, business is spelled incorrectly in the "Ex. Business Sign" label.
- 4. Suggestion is to add stationing to the plan view.
- 5. Under Max. Parking in the Parking Requirements table, maximum is spelled incorrectly.
- 6. Confirm that the proposed 9.5 elevation adjacent the proposed building is correct. This is the same elevation as the building pad.

Sheet 3 of 3

- 1. In line 1 of Construction Note 3, insert a period after site.
- 2. In the 11<sup>th</sup> line under Owner/Developer Certification, "Training at a Maryland" should read "Training from the Maryland."
- 3. At the end of the 11<sup>th</sup> line under Owner/Developer Certification, insert "prior" after Environment.
- 4. In line 20 under Owner/Developer Certification, "Start fo another" should read "Start of another."
- 5. The Green Card Certification, as referenced in line 4 of Sediment and Erosion Control Note 2, is no longer valid. Please revise.

sheet completely. Add the MDOT SHA Standard number for Type A Curb and Gutter (620.02) to the MDOT SHA Standards list on sheet 1 of 3.

2. Identify the limit of work along the MDOT SHA right of way.
3. Cite the MDOT SHA paving section for the full-depth paving required at the Access point, as instructed by the MDOT SHA Access Manual:

2" Superpave Asphalt Mix 12.5mm for Surface – PG 64S-22, Level 2  
 7" Superpave Asphalt Mix 19.0mm for Base – PG 64S-22, Level 2 (2 – 3.5" lifts)  
 6" Graded Aggregate Base or 12" Capping Borrow

4. Provide a sight distance triangle. An example is provided in the attachments.
5. Provide a typical section at the Access Point, depicting existing and proposed conditions.

**Sheet 2 of 3:**

1. Illustrate the culvert pipe, calling out the size, at the access point in the plan view.
2. Provide contour lines existing and proposed.
3. Provide directional flow arrows in the drainage ditch along the State right of way.
4. Add directional flow arrows to the site plan.
5. Remove the acceleration / deceleration lane verbiage from the roadway on the plan view.

**Sheet 3 of 3:**

1. Add a note under Construction Notes to contact Don Conner, MDOT SHA Access Management Inspector, at 443-521-0075, or by email, at [dconner@mdot.state.md.us](mailto:dconner@mdot.state.md.us), 2 weeks prior to the start of construction for a pre-construction meeting.
2. Under the Sediment and Erosion Control Notes, No. 2, in sentence No. 3, it should read "The developer will *need* one copy," adding the word "need" after "will."
3. Under the Sediment and Erosion Control Notes, No. 6, should read "which are not paved *or* graded," replacing "of" with "or."

**District 1 Traffic Comments:**

1. Appropriate notes regarding maintenance of traffic requirements should be included in the plans, and at a minimum reference Standard No. MD 104.02-01 (Shoulder Work / 2-Lane, 2-Way Greater Than 40 MPH, Please See Attachment). Include this Standard in the MDOT SHA list of Standards on sheet 1 of 3.

**Highway Hydraulics Comments:**

1. Once obtained, please provide documentation of both the stormwater management and erosion/sediment control approvals through the Worcester County Department of Development Review & Permitting; and the Worcester Soil Conservation District, respectively. [*We note that the design engineer is attempting to meet 'Environmental Site Design' (ESD) to the 'Maximum Extent Practicable' (MEP). Rainwater harvesting (for the*

6. In line 1 of Sediment and Erosion Control Note 6, "paved of graded" should read "paved or graded."
7. Line 1 of Sediment and Erosion Control Note 7 states that seed Mixes #8, #9, and #11 are to be used. The accompanying Table B.3 only lists Mixes #9 and #11. Please clarify.
8. At the end of Sediment and Erosion Control Note 7, sediment is spelled incorrectly.
9. In line 4 of Sediment and Erosion Control Note 7, fertilizer is spelled incorrectly.
10. In line 2 of Sediment and Erosion Control Note 10, "appertaining" should read "pertaining."
11. Suggestion is to number the 4 Notes above the Rain Barrel detail as Construction Notes 8, 9, 10, and 11.
12. In line 4 of the first note above the rain Barrel detail, "grading operations of construction" should read "grading operations or construction."

**Utility Comments:**

The State Highway Administration (SHA) requires a project owner to contact us if there is any public utility relocation in side SHA right of way because of the above project.

The project owner is required to inform SHA where the relocation of each utility will be and must work with each utility owner for a relocation resolution, at the projects owner's cost. If the utility owner concludes that the facility must be relocated on SHA property, then the utility owner must acquire a utility permit from the District 1, District Utility Engineer, Mr. Milan Shah.

**Access Management Comments:**

**Sheet 1 of 3:**

1. Currently the right of way line "varies", it needs to be clearly depicted. Use the attached MDOT SHA right of way Plat No. 49137 as a reference to determine the exact location of the right of way line.
2. The MDOT SHA Plat number 49137 needs to be labeled on the plan view.
3. Remove the acceleration / deceleration lane verbiage from the roadway on the plan view.
4. Provide all existing and proposed utilities, using the Miss Utility color code, which is provided as an attachment. Label these utilities in the legend.
5. On the plan view for MD 611, identify lane assignments and widths.
6. Provide a list of all MDOT SHA Standards used throughout the project.
7. The Vicinity Map needs to be 1" = 2000'.
8. Under the Vicinity Map, "Vicinity" is misspelled.
9. The scale of the drawing needs to be at least 1" = 50', preferably 1" = 30'.
10. Provide the posted speed limit, 40 mph, on the plan view for MD 611.

**Sheet 1 of 1:**

1. Call out Type A Curb and Gutter on the Access Detail. Type C and D Curb and Gutter is incorrect. Remove the MDOT SHA detail for Type C and D Curb and Gutter from the

*proposed building) is proposed – along with utilization of 'Non-Rooftop Disconnection' non-structural practice.]*

2. For clarification purposes, please re-orient the Vicinity Maps (sheets 1 of 3 and 1 of 1) so that north is at the top of maps.
3. On sheet 1 of 3, please show/label the limits of coastal flooding.
4. Regarding sheet 2 of 3, we have the following comments:
  - a. Please show/label existing and proposed 1-foot contours – while also providing flow arrows for all existing ditches and swales. Verify whether the existing side ditch along MD 611 will require trimming.
  - b. Please show/label all existing storm drain pipes and culverts located within the MDOT SHA right-of-way; including 43" x 27" CMPA crossing MD 611 (north of the site entrance) and existing entrance culverts. Provide flow arrows. [*Refer to attached sheet 14 of 45 from prior MDOT SHA Contract No. WO 577-502-171.*] See comment #5a.
5. Regarding sheet 1 of 1, we have the following comments:
  - a. Please label the existing cross culvert as a 43" x 27" CMPA – while also providing flow arrow. See comments #4b.
  - b. Please label material for the existing entrance culverts – while also providing flow arrows.
  - c. Please show/label existing and proposed 0.5-foot contours.
  - d. Please graphically depict and label end sections for the proposed entrance culvert. See comments #5e and #6.
  - e. Please provide a drainage structure schedule – to include columns for structure number, description, horizontal location (either station/offset or coordinates), invert, and MDOT SHA standard detail reference. See comments #5d and #6.
6. Please provide a profile for the proposed entrance culvert – addressing the following:
  - a. Give both  $Q_{10}$  and  $V_{10}$  for the culvert – while also showing/labeling the 10-year headwater at the upstream end. Provide supporting computations and associated drainage area mapping.
  - b. Graphically depict minimum 3.5-foot curb backing for the entrance – to ensure that the proper culvert length will be provided.
  - c. Provide class I riprap at the downstream end of the proposed culvert.
  - d. Extend the profile through the existing downstream 18-inch diameter driveway culvert on the adjacent property. We note that both the upstream and downstream inverts of the proposed entrance culvert will be lower than those for the existing downstream driveway pipe. To ensure that positive drainage will be provided, please replace the existing downstream driveway pipe as part of this project.

## TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION

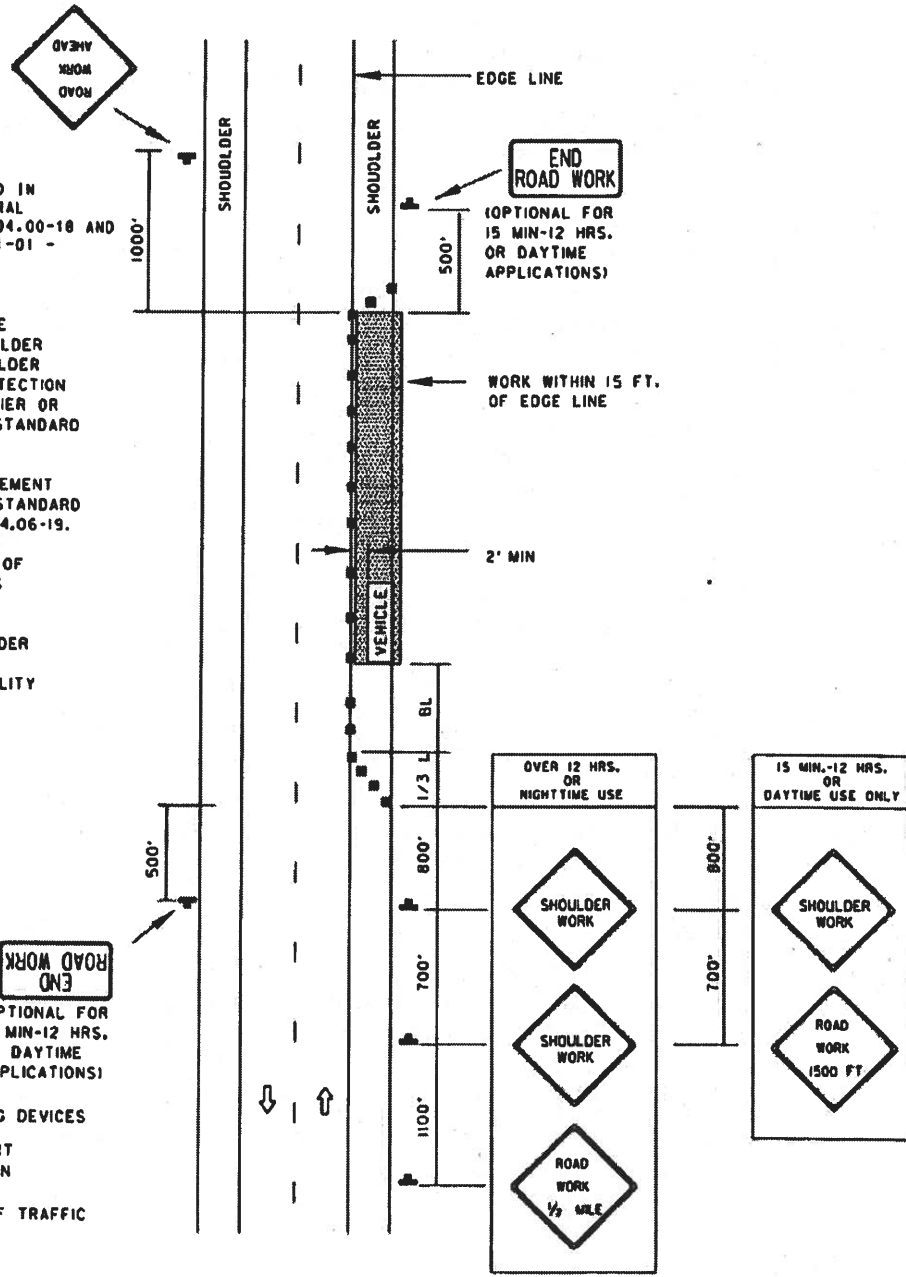
**IMPORTANT:**  
THIS DRAWING SHALL BE USED IN COMBINATION WITH THE GENERAL NOTES MD 104.00-01 - MD 104.00-18 AND STANDARD DETAILS MD 104.01-01 - MD 104.01-81

**NOTES:**  
SHOULDER CLOSED SIGNS ARE REQUIRED IN PLACE OF SHOULDER WORK SIGNS WHEN THE SHOULDER IS CLOSED BY POSITIVE PROTECTION (TEMPORARY CONCRETE BARRIER OR SIMILAR DEVICE). REFER TO STANDARD NO. MD 104.06-18.

WHEN WORK INVOLVES A PAVEMENT EDGE DROP-OFF, REFER TO STANDARD NOS. MD 104.06-15 TO MD 104.06-19.

THERE SHALL BE A MINIMUM OF SEVEN CHANNELIZING DEVICES IN THE SHOULDER TAPER.

THE ENGINEER SHOULD CONSIDER ADDITIONAL, ADJACENT LANE CLOSURES WHEN THE POSSIBILITY OF UNPLANNED TRAVELWAY ENCROACHMENTS EXISTS.



- KEY:**
- ■ CHANNELIZING DEVICES
  - SIGN SUPPORT
  - FACE OF SIGN
  - ↑ DIRECTION OF TRAFFIC
  - ▨ WORK SITE

|                             |                                                               |
|-----------------------------|---------------------------------------------------------------|
| SPECIFICATION<br><b>104</b> | CATEGORY CODE ITEMS                                           |
| APPROVED                    | <i>[Signature]</i><br>DIRECTOR - OFFICE OF TRAFFIC AND SAFETY |
|                             | APPROVAL • SHA REVISIONS                                      |
|                             | APPROVAL • FEDERAL HIGHWAY ADMINISTRATION                     |
|                             | APPROVAL 8-20-83                                              |
|                             | APPROVAL 9-23-83                                              |
|                             | REVISION 8-11-10                                              |
| REVISION 10-8-10            |                                                               |
| REVISION                    | REVISION                                                      |
| REVISION                    | REVISION                                                      |

**Maryland Department of Transportation**  
**STATE HIGHWAY ADMINISTRATION**  
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

**SHOULDER WORK /2-LANE, 2-WAY**  
**GREATER THAN 40 MPH**

**STANDARD NO. MD 104.02-01**

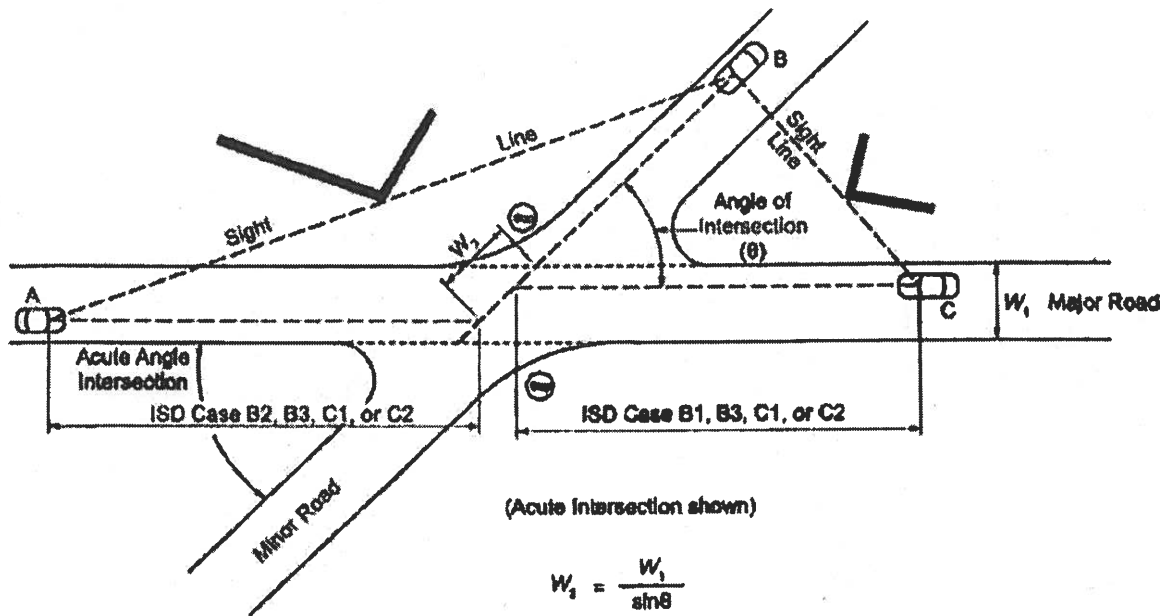


Figure 9-22 Sight Triangles at Skewed Intersections



STATE OF MARYLAND  
DEPARTMENT OF TRANSPORTATION  
STATE HIGHWAY ADMINISTRATION  
STATE ROADS COMMISSION

STATE OF MARYLAND ROUTE 64 - US HIGHWAY 40  
PROJECT NO. 64-100  
FEDERAL AID PROJECT NO. 64-100  
SHEET NO. 1 OF 2

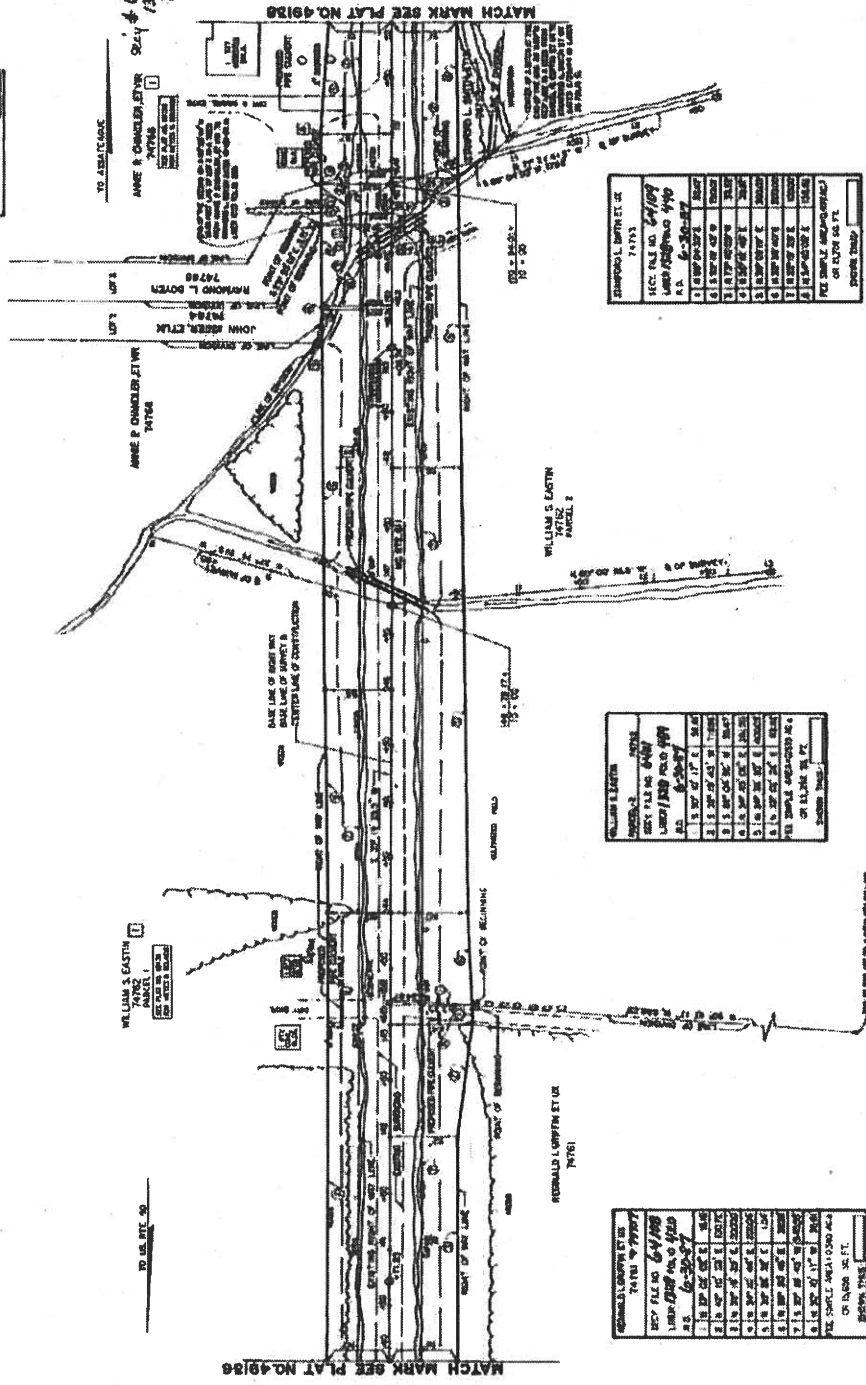
CONSTRUCTION PROJECT NO. 64-100-01  
SHEET NO. 1 OF 2  
PLAT NO. 49126

RECORDING INFORMATION

|                          |              |
|--------------------------|--------------|
| DATE                     | 6/18/64      |
| FILE NO.                 | 64-100-01    |
| PROJECT NO.              | 64-100       |
| STATE PROJECT NO.        | 64-100       |
| FEDERAL PROJECT NO.      | 64-100       |
| DATE OF SURVEY           | 6-30-64      |
| BY                       | W. S. EASTIN |
| SCALE                    | 1" = 40'     |
| PER STATE PLAT NO. 49126 |              |
| PLAT NO.                 | 49126        |

PROPERTY INFORMATION

|         |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
|---------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SECTION | 1                 | 2                 | 3                 | 4                 | 5                 | 6                 | 7                 | 8                 | 9                 | 10                | 11                | 12                | 13                | 14                | 15                | 16                | 17                | 18                | 19                | 20                |
| ACRES   | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              |
| OWNER   | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN |



RECORDING INFORMATION

|         |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
|---------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SECTION | 1                 | 2                 | 3                 | 4                 | 5                 | 6                 | 7                 | 8                 | 9                 | 10                | 11                | 12                | 13                | 14                | 15                | 16                | 17                | 18                | 19                | 20                |
| ACRES   | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              |
| OWNER   | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN |

RECORDING INFORMATION

|         |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
|---------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SECTION | 1                 | 2                 | 3                 | 4                 | 5                 | 6                 | 7                 | 8                 | 9                 | 10                | 11                | 12                | 13                | 14                | 15                | 16                | 17                | 18                | 19                | 20                |
| ACRES   | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              |
| OWNER   | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN |

RECORDING INFORMATION

|         |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
|---------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SECTION | 1                 | 2                 | 3                 | 4                 | 5                 | 6                 | 7                 | 8                 | 9                 | 10                | 11                | 12                | 13                | 14                | 15                | 16                | 17                | 18                | 19                | 20                |
| ACRES   | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              | 1.14              |
| OWNER   | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN | WILLIAM S. EASTIN |


NOTES

1. All dimensions are in feet and inches.
2. The survey was conducted in accordance with the Maryland Surveying Act of 1958.
3. The plat is subject to the provisions of the Maryland Surveying Act of 1958.
4. The plat is subject to the provisions of the Maryland Surveying Act of 1958.
5. The plat is subject to the provisions of the Maryland Surveying Act of 1958.

APPROVED FOR THE STATE OF MARYLAND

STATE HIGHWAY ADMINISTRATION

STATE ROADS COMMISSION



HOME  
SELECT YOUR STATE  
SEARCH & STATUS  
ITIC  
FACILITY OWNERS  
EXCAVATORS  
TRAINING & SAFETY  
HOME OWNERS  
CALL CENTER INFORMATION  
CONTACT

IT'S THE LAW

811  
Miss Utility Before  
Call before you dig.

Twitter  
Facebook

PROVIDER BUSINESS  
CALL CENTER

October 23, 2018

Homeowners, click here to have your property marked!

---

### Search & Status

[Search Tips](#) | [Color Codes](#) | [Ticket Check Codes](#)

The facility owner or their contract locator will mark the ground with either flags or paint. The colors below are industry standard and each color identifies a specific type of utility.

| APWA UNIFORM COLOR CODE              |                                                                         |
|--------------------------------------|-------------------------------------------------------------------------|
|                                      | <b>WHITE</b> - Proposed Excavation                                      |
| <b>PMS 806™</b>                      | <b>PINK</b> - Temporary Survey Markings                                 |
| <b>PMS 1795™</b>                     | <b>RED</b> - Electric Power Lines, Cables, Conduit and Lighting Cables  |
| <b>PMS 108</b>                       | <b>YELLOW</b> - Gas, Oil, Steam, Petroleum or Gaseous Materials         |
| <b>PMS 144™</b>                      | <b>ORANGE</b> - Communication, Alarm or Signal Lines, Cables or Conduit |
| 13.5 parts process, 2.5 parts reflex | <b>BLUE</b> - Potable Water                                             |
| <b>PMS 253</b>                       | <b>PURPLE</b> - Reclaimed Water, Irrigation and Slurry Lines            |
| <b>PMS 3415</b>                      | <b>GREEN</b> - Sewers and Drain Lines                                   |

These PMS colors are close approximations of the ink formulas represented by ANSI color chips for safety colors and are offered as a convenience in dealing with your printer.


For professional excavators that would like to order cards for your crews, please click here.

[PRINT THIS PAGE](#)

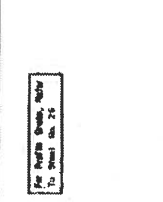
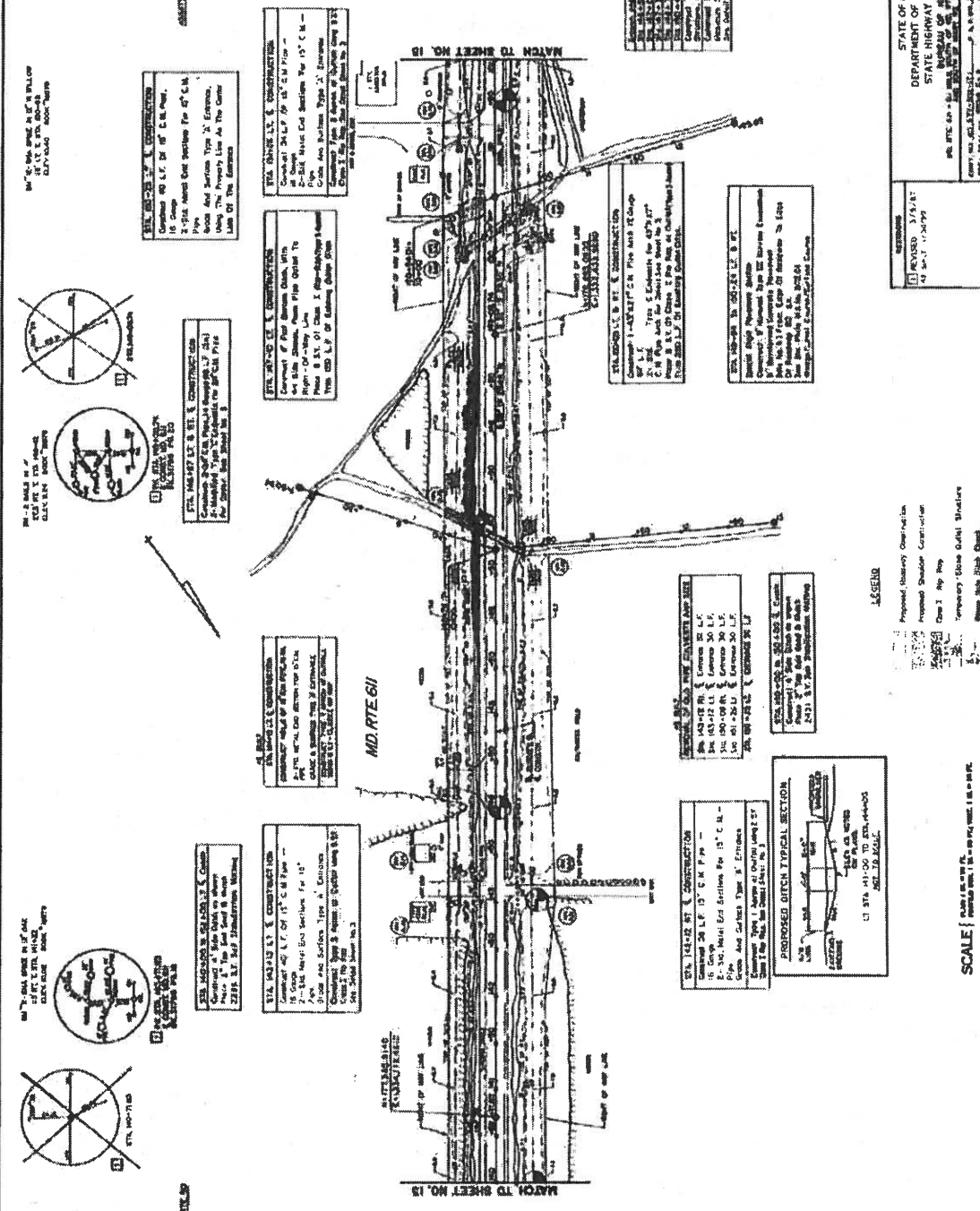
Select Your State | Search & Status | ITIC | Facility Owners | Excavators | Training & Safety | Homeowners | Call Center Information | Contact

List of States

LOCATOR ACHIEVEMENT AWARDS INFORMATION



|          |     |      |             |
|----------|-----|------|-------------|
| DATE     | NO. | BY   | REVISION    |
| 10/14/50 | 1   | J.M. | PRELIMINARY |
| 11/15/50 | 2   | J.M. | REVISED     |
| 12/15/50 | 3   | J.M. | REVISED     |
| 1/15/51  | 4   | J.M. | REVISED     |
| 2/15/51  | 5   | J.M. | REVISED     |
| 3/15/51  | 6   | J.M. | REVISED     |
| 4/15/51  | 7   | J.M. | REVISED     |
| 5/15/51  | 8   | J.M. | REVISED     |
| 6/15/51  | 9   | J.M. | REVISED     |
| 7/15/51  | 10  | J.M. | REVISED     |
| 8/15/51  | 11  | J.M. | REVISED     |
| 9/15/51  | 12  | J.M. | REVISED     |
| 10/15/51 | 13  | J.M. | REVISED     |
| 11/15/51 | 14  | J.M. | REVISED     |
| 12/15/51 | 15  | J.M. | REVISED     |



PROPOSED GUTCH TYPICAL SECTION  
 12' GUTCH WIDTH  
 18' TRAVEL WAY  
 24' TOTAL WIDTH

PROPOSED DITCH TYPICAL SECTION  
 12' GUTCH WIDTH  
 18' TRAVEL WAY  
 24' TOTAL WIDTH

PROPOSED GUTCH TYPICAL SECTION  
 12' GUTCH WIDTH  
 18' TRAVEL WAY  
 24' TOTAL WIDTH

PROPOSED GUTCH TYPICAL SECTION  
 12' GUTCH WIDTH  
 18' TRAVEL WAY  
 24' TOTAL WIDTH

PROPOSED GUTCH TYPICAL SECTION  
 12' GUTCH WIDTH  
 18' TRAVEL WAY  
 24' TOTAL WIDTH

PROPOSED GUTCH TYPICAL SECTION  
 12' GUTCH WIDTH  
 18' TRAVEL WAY  
 24' TOTAL WIDTH

PROPOSED GUTCH TYPICAL SECTION  
 12' GUTCH WIDTH  
 18' TRAVEL WAY  
 24' TOTAL WIDTH

STATE OF MARYLAND  
 DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAY CONSTRUCTION  
 PROJECT NO. 10-100 TO STA. 14+00  
 SCALE: 1" = 40' HORIZONTAL, 1" = 4' VERTICAL

246

---

## Needed for Initial Plan Review Submittal

- Make sure all the requirements of the county/local jurisdiction have been fulfilled.
- The initial submittal should contain: four sets of plans, two sets of the Stormwater Management Report, and a CD containing the plans and supporting documentation in PDF format; mailed directly to Mr. James W. Meredith at 660 West Road, Salisbury, MD 21801, attention of Mr. Daniel Wilson.
- If you are unable to make a hard copy submission or would prefer to submit electronically, you can make an electronic project submittal by logging into:  
<https://mdotsha.force.com/accesspermit/login?ec=302&inst=1B&startURL=%2Faccesspermit>.
- The MDOT SHA Plan submittal should include a **Cover Sheet**, an **Existing Conditions/Sediment Control/Demolition Plan Sheet** (with a sequence of construction), a **Site/Utility/Landscape Plan Sheet** (with color coding of all utilities in plan view, according to the Miss Utility color code and illustrations of all landscaping proposed in the MDOT SHA right of way), an **Entrance Plan Sheet**, a **Stormwater Management/Grading Plan Sheet**, a **Signing and Pavement Marking Sheet**, and a **Cross Sections Sheet**. The plan sheets aren't required to be sequenced in this order, but the information generally provided on these sheets needs to be depicted in the plan set in some format.
- Please keep in mind that you can view the project status and identify who conducted the review process via the SHA Access Management web page  
<http://www.roads.maryland.gov/pages/amd.aspx>.
- Please consult the MDOT SHA Access Manual for Entrance and Design specifications, at:  
<https://www.roads.maryland.gov/Index.aspx?PageId=393>.
- If you have any questions, please contact Daniel Wilson, Access Management Regional Engineer. See below for contact information.

Thanks,

Daniel Wilson  
Maryland Department of Transportation  
State Highway Administration  
Regional Engineer  
Access Management  
District 1  
660 West Road  
Salisbury, MD 21801

Office: 410-677-4048  
Cell: 410-251-9571  
Email: [dwilson12@mdot.maryland.gov](mailto:dwilson12@mdot.maryland.gov)






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

**MEMORANDUM**

**JOHN H. TUSTIN, P.E.**  
 DIRECTOR

**JOHN S. ROSS, P.E.**  
 DEPUTY DIRECTOR

TEL: 410-632-5623  
 FAX: 410-632-1753

**TO: Jennifer Kenner, Zoning Administrator**  
**FROM: Frank J. Adkins, Roads Superintendent**   
**DATE: March 24, 2020**  
**SUBJECT: TRC Meeting – April 8, 2020**

DIVISIONS

**MAINTENANCE**  
 TEL: 410-632-3766  
 FAX: 410-632-1753

**ROADS**  
 TEL: 410-632-2244  
 FAX: 410-632-0020

**SOLID WASTE**  
 TEL: 410-632-3177  
 FAX: 410-632-3000

**FLEET  
 MANAGEMENT**  
 TEL: 410-632-5675  
 FAX: 410-632-1753

**WATER AND  
 WASTEWATER**  
 TEL: 410-641-5251  
 FAX: 410-641-5185

.....  
Section 1-325 Site Plan Review

**A. Royal Farms Sketch Plan**

1. No comments at this time.

**B. Heavy Metal Playground**

1. No comments at this time, borders State Highway.

**C. Crabs to Go**

1. No comments at this time, borders State Highway.

**D. Sinepuxent Brewing Co.**

1. No comments at this time, borders State Highway.

**E. Mad Fish Redevelopment**

1. Will require two (2) commercial entrance permits and posting of a \$5,000 bond for each entrance.
2. Please include on the drawings detail of curb type to be used in the entrances.

cc: John H. Tustin, P.E.

FJA:ll  
 \\wfile2\users\llawrence\TRC\2020\4.8.2020



GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1003  
SNOW HILL, MARYLAND 21863-1194  
TEL: 410-632-5666  
FAX: 410-632-5664

---

## TECHNICAL REVIEW COMMITTEE COMMENTS

---

**PROJECT: Sinepuxent Brewing Company**  
**LOCATION: Tax Map 33; Parcel 29**  
**CONTACT: Assateague Island Farm, LLC**  
**MEETING DATE: April 8, 2020**

**TRC #: 2020209**

**COMMENTS BY: Matthew Owens**  
**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**

The proposed construction of a 6059 square foot building for a farm brewery operation.

### **General Comments**

1. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.
2. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

---

**Specific Comments**

1. Complete set of building plans shall be submitted and approved prior to start of construction.
2. Any building containing an assembly occupancy where the aggregate occupant load of the assembly occupancy exceeds 300 shall be protected by an approved, supervised automatic sprinkler system in accordance with NFPA 13, *The Standard for the Installation of Sprinkler Systems*. Any place of assembly (50 or more occupants) shall be protected by an approved, supervised automatic sprinkler system in accordance with NFPA 13 if they are considered a dance hall, discotheque, nightclub, or an assembly with festival seating.
3. No further comments at this time.

**TECHNICAL REVIEW COMMITTEE**

STAFF PERSON: Jennifer Keener DATE OF MEETING: April 8, 2020

PROJECT: Redevelopment of the Mad Fish Restaurant - Proposed construction of a 13,847 square foot restaurant with outdoor dining/ service areas and an off-premise parking area, located on the north and south sides of Harbor Road, east of First Street, Tax Map 27, Parcels 376, 374 & 388, Lots 44, 2 & 3, Tax District 10, CM Commercial Marine and C-2 General Commercial Districts

APPLICANT(S) IN ATTENDANCE: \_\_\_\_\_  
\_\_\_\_\_

TRC MEMBERS IN ATTENDANCE:

- \_\_\_\_\_ Keener, Zoning Administrator
- \_\_\_\_\_ Zirkle, DRP Specialist II
- \_\_\_\_\_ Edwards, Customer Service Rep.
- \_\_\_\_\_ Miller, Building Plans Reviewer III
- \_\_\_\_\_ Mitchell, Environmental Programs
- \_\_\_\_\_ Marsh, Environmental Programs
- \_\_\_\_\_ Bradford, Environmental Programs
- \_\_\_\_\_ Birch, Environmental Programs
- \_\_\_\_\_ Gerthoffer, Environmental Programs
- \_\_\_\_\_ Marsh, Environmental Programs
- \_\_\_\_\_ Mathers, Environmental Programs
- \_\_\_\_\_ Owens, Fire Marshal
- \_\_\_\_\_ Adkins, County Roads
- \_\_\_\_\_ Berdan, County Roads
- \_\_\_\_\_ Wilson, State Highway Admin.
- \_\_\_\_\_ Conner, State Highway Admin.
- \_\_\_\_\_ Ross, W & WW, DPW
- \_\_\_\_\_ Clayville, Planning Commission Rep.

~~~~~

X Under the terms of Section ZS 1-325(f)(2), this application is considered to be a major site plan. Ten copies of the revised site plan which address the comments noted within must be submitted to this office no later than 4:30 P.M. on the deadline date. Submittal of an application on or before the deadline date is not a guarantee that the project will be placed on the agenda for the next regularly scheduled Planning Commission meeting. All required preliminary approvals must be obtained no later than 4:30 P.M. on the applicable project confirmation deadline, otherwise the application will not be scheduled. The applicant and specified representatives will be notified by mail of the tentative date and time at which this application will be considered by the Planning Commission on the above date. Should you have any questions regarding the attached comments, please feel free to contact the respective Technical Review Committee member.



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL: 410.632.1200 / FAX: 410.632.3008

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

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

April 8, 2020

Project: Redevelopment of the Mad Fish Restaurant - Proposed construction of a 13,847 square foot restaurant with outdoor dining/ service areas and an off-premise parking area, located on the north and south sides of Harbor Road, east of First Street, Tax Map 27, Parcels 376, 374 & 388, Lots 44, 2 & 3, Tax District 10, CM Commercial Marine and C-2 General Commercial Districts

Prepared by: Jennifer K. Keener, AICP, Zoning Administrator

Contact: jkkeener@co.worcester.md.us or (410) 632-1200, extension 1123

GENERAL COMMENTS:

- A. In order to obtain a Building Permit, the applicant must submit the following to the Department:
1. A complete Building Permit application, along with the initial fee of \$300.00 made payable to "Worcester County";
 2. Four (4) sets of complete construction plans, including footing, foundation, framing, floor plan and building elevations - front, rear and sides. The construction plans must be sealed by an architect. The plans must be prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code;
 3. Any additional information as requested based upon the scope of the project.
- The Department will supply copies of the site plan as approved by the Technical Review Committee or the Planning Commission once signature approval has been obtained.
- B. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building or Zoning Inspector as outlined on the Inspection Request Form provided at permit issuance. The Department requires 24-hour notice for all inspections. The inspector, once on site, may require special or additional inspections based upon the scope of the project.
- C. **In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspection agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two sets of As-Builts (illustrating all lighting, landscaping, parking, signs and etc.) must be submitted at least one week prior to the anticipated occupancy of the building, structure or use of land activity. The Department requires a minimum of 72 hours from the last inspection in order to process a Certificate of Use and Occupancy. Please note that it is unlawful to occupy (employees or patrons) a structure without benefit of a Certificate of Use and Occupancy.**

SPECIFIC COMMENTS:

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

ZS 1-116	Board of zoning appeals
ZS 1-117	Administrative adjustments
ZS 1-210	C-2 General Commercial District
ZS 1-214	CM Commercial marine district
ZS 1-305	Lot requirements generally
ZS 1-306	Access to structures
ZS 1-319	Access and traffic circulation requirements
ZS 1-320	Off-street parking areas
ZS 1-322	Landscaping and buffering requirements
ZS 1-323	Exterior lighting
ZS 1-324	Signs
ZS 1-325	Site plan review
ZS 1-326	Classification of highways

This project is also subject to the *Design Guidelines and Standards for Commercial Uses*.

1. This project requires a variance from the Board of Zoning Appeals associated with the proposed two-story outdoor deck and bar that encroaches into the left side yard setback (from 6 feet to 0 feet). An application has been submitted for this request. Please note that as a major site plan, this project cannot be scheduled for Planning Commission review and approval until the variance request has been heard by the Board of Zoning Appeals.
2. The site plan illustrates a 6' tall proposed fence that extends along the right-side property line. In accordance with §ZS 1-305(k)(3)A., a fence shall not exceed 4' in height in the front yard setback. A special exception may be considered by the BZA to increase the height. Please notify staff whether the fence will be reduced in height, relocated to meet the front yard setback, or if you would like to add this request to the current BZA application.
3. Please note: A zoning permit for the use of land will be required to be submitted for the sailboat charter that will operate out of this property. If you anticipate that the sailboat will be operating for the 2020 season, we need to discuss how that will occur: where on-site parking will be provided, how the safety of the public will be accomplished (especially if you will be under construction), etc.
4. How will the boat slips be accessed from this site? It does not appear that there is a gate within the railing along the northerly property line.
5. Please also note: Effective January 1, 2020, a rental license is required for the hotel/motel use on Parcel 388. Copies of the Rental License Guide and applications are available on the DRP website, or can be emailed to you. Please contact Stacie Ennis at sennis@co.worcester.md.us or extension 1189 for additional information.

6. For the parking calculations, the cover sheet and the site plan sheet need to match (or one set of calculations needs to be removed). In addition, we will need the following information to be shown on the plans:
 - a. Please revise the cover sheet calculations to reflect the total square footage of the building and exterior use areas (13,847 square feet) and the minimum/maximum calculations for a restaurant.
 - b. The parking analysis on Sheet C200 reflects 5 spaces allocated for the sailboat charter. However, please provide the following calculation on the parking chart:
 - i. Minimum: 2 spaces per slip, plus 1 space per employee; Maximum: 4 spaces per slip, 1 space per employee.
 - ii. If any of the other boat slips are to be available for more than just personal use, parking will be required to be allocated for them accordingly.
 - c. Once the total minimum parking for these two uses has been determined, please calculate and list the total amount of parking required to be provided on-site (10% of the total minimum) versus off-site (maximum of 90%) as provided for in the recent text amendment for off-premise parking, and ensure that there is adequate parking provided on-site per Emergency Bill 20-1.
 - d. I would recommend separating the hotel/motel parking calculation from the above calculations, as that parking is being provided independently of the restaurant/sailboat use and is not a factor in the on-site v. off-site calculation. In the calculation, please identify the total number of bedrooms. The calculation is 1 space per sleeping room minimum, and 1.5 spaces per sleeping room maximum.
7. With respect to the off-premise parking area, there are several discrepancies between what had been approved and what is currently on-site. Most of the parking spaces do not comply with the minimum size and travelway dimensions. **You may need to look into coming up with alternative parking arrangements such as angled and one-way parking, etc. to accommodate code compliant spaces.** Attached is a summary of the parking that was approved and what is existing on-site. I made notes on sheet C201, which I have also attached for your use. Overall, please review §ZS 1-320(b), §ZS 1-320(c), §ZS 1-320(f) and §ZS 1-322(f) for parking and landscaping standards associated with parking lots. If any changes to the parking layout require modification to the entrances onto South Harbor Road, please work with County Roads to determine what may be required for those entrance designs.
8. §ZS 1-320(f)(9) and §ZS 1-322(f) both address the requirements for planting areas and islands within parking lots consisting of five or more spaces. A separation distance of 15' from the roadway to the parking area/ travelway is required to be provided and landscaped. On Parcel 376 (main restaurant parcel), the original development had a landscaped area of 4 feet in width. You are currently proposing to reduce this even further to 2' 5 ½ " per C200. The 15' landscaped separation requirement would also apply to the re-design of the off-premise parking lot. The only provision in the code that would allow a modification to the layout, arrangement or separation of the parking lot improvements would be in §ZS 1-117(e)(4), the Administrative Adjustment provisions. The standard requires that such modification serves to reduce an environmental impact or achieve greater compliance with the provisions of the code for an existing non-conforming use or structure. If you want to pursue this option, approval of the

modifications would be required to be obtained prior to review and approval by the Planning Commission.

9. In accordance with §ZS 1-320(h)(3), an off-premise parking agreement will be required to be provided prior to the issuance of a permit for this development. The department has a sample form that can be utilized for these purposes. In conjunction with this form, an exhibit will need to be provided that specifically identifies those parking spaces to be subjected to the agreement. Staff will work with you to develop that exhibit utilizing sheet C201 as the basis once the proper revisions have been made. This exhibit should also show the measured walking distance for verification of the requirements for off-premise parking.
10. Given that the off-premise parking as well as the motel lots are separate items in your deed, a Declaration of Consolidation should be prepared to consolidate the applicable lots. We have these forms available as well.
11. Please provide a detail sheet that includes the applicable handicap signage information and installation heights.
12. Please note the proposed surface treatment for those parking spaces and travleways on Parcel 376 that are not proposed to be permeable pavement.
13. Please provide at least one bike rack on the main parcel meeting the requirements of §ZS 1-320(f)(12). The detail and anchoring information can be provided on a separate detail sheet.
14. Please provide one litter receptacle near the entrance to the restaurant building or within the parking area as required by §ZS 1-320(f)(6).
15. Based upon the size of the development, one loading space meeting the requirements of §ZS 1-321 is required to be provided on-site. Such space cannot block any required travelways or parking spaces. This requirement may be modified (i.e. a reduced loading space size) or waived by the Planning Commission where it is deemed that strict compliance would cause undue hardship on the applicant.
16. A landscape plan is required to be provided. Please review §ZS 1-322 and Section 17 of the *Design Guidelines and Standards* for all requirements, and show any existing and proposed landscaping (including Parcels 374 & 388).
17. In accordance with §ZS 1-322(g), a maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two years in an amount not to exceed one hundred and twenty-five percent of the installation cost. A landscape estimate from a nursery will be required to be provided at permit stage to accurately determine the bond amount.
18. A lighting plan is required to be provided. Please review §ZS 1-323 and Section 18 of the *Design Guidelines and Standards* for all requirements.
19. All on-building or freestanding signage shall be reviewed and approved at the time of permitting, and shall meet the requirements of §ZS 1-324 and Section 14 of the *Design Guidelines and Standards*. To have proposed signage reviewed as part of this package, please submit separate detailed schematics of each proposed sign for review and preliminary approval.
20. It appears that the proposed structure will comply with the overall height limitation of 45' to the ridge of the roof, however please identify the overall total height of the building on the elevation plans.
21. Please add the following statement with a signature block for the property owner to sign

prior to final signature approval: "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 or buildings to be occupied until a Certificate of Use and Occupancy has been issued by the Department of Development, Review and Permitting."

22. Information relative to the water and wastewater facilities are required to be provided on the plans per §ZS 1-325(e)(3)O. & P. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works prior to the Department granting signature approval. Any preliminary approvals associated with these requirements will need to be addressed as applicable prior to the scheduling of this project for Planning Commission review.
23. Written confirmation will also be required from the Dept. of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval. Any preliminary approvals associated with these requirements will need to be addressed as applicable prior to the scheduling of this project for Planning Commission review.
24. Written confirmation of approval from the County Roads Division regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

The following are comments relative to the *Design Guidelines and Standards for Commercial Uses*:

This property is located within the Seaside Architectural Tradition. The architectural features utilized are generally consistent with this tradition per Section 5(a)(2).

25. Section 8(b)(4) requires that the height of a parapet wall not exceed 15% of the height of the supporting wall. The parapet wall surrounding the roof of the loading dock/trash enclosure area exceeds this requirement (2.25' max., 4.5' proposed). Section 8(b)(5) requires that the parapet wall vary in height by two feet or more where the building exceeds 60' in width. This would be applicable to the easterly elevation of the parapet wall.
26. Please specify the canopy/roof pitch of the two-story outdoor bar area. This structure is required to have a roof pitch similar to that of the main structure, with a minimum pitch of 4:12.
27. Please specify the materials proposed for the building per Section 9 and the colors to be utilized per Section 12. Identify the repeating pattern as required by Section 13(b)(1).
28. Section 10 addresses public façades. Since all sides of the building are within 75' of the property line, they are all considered to be public façades. The items below outline those requirements:
 - a. Per Section 10(b)(1)B., no uninterrupted façade shall exceed 60' in length without recesses and projections as defined in Section 10(b)(1)C. This would apply to the easterly façade.
 - b. Section 10(b)(1)E. requires two continuous details of 12" or less within the first

10' of the building wall on each façade. Please explain how you are complying with this provision on each façade.

- c. Section 10(b)(1)F. requires at least one significant detail or massing component to be repeated at least three times along each façade. Window details could be considered a significant detail on the front (south), rear (north) and side (west) elevations, but is there is nothing provided along the side (east) façade.
- d. Transparency is required under Section 10(b)(1)H. at a minimum of **25%** of the surface area of the facades. The following chart provides a breakdown of the transparency provided per façade:

Front (south)	Rear (north)	Side (east)	Side (west)
18.6%	23.1%	12%	30.3%

- 29. Section 16 requires pedestrian and bicycle circulation to be provided both on- and off-site. It includes sidewalks 5' in width along the public roadway; continuous internal pedestrian walkways and landscaping within the off-premise parking area; and demarcation of the pedestrian and bicycle route using a change in material.
- 30. Section 19 requires a community space with seating and at least one other feature to be provided. The space must be a minimum of 800 square feet in area, with no side less than 12 feet long.

Under Section 2 of the Design Guidelines and Standards for Commercial Uses, the Planning Commission is able to grant a waiver to the requirements contained within, so long as the applicant can provide a justification per Section 2(b). Please keep in mind that if a similar standard is listed in the Zoning Code and the code does not allow for a waiver, that standard cannot be waived.

Mad Fish Off-Premise Parking Information

Tax Map 27, Parcel 388, Lots 3, 4, 5, 6, 9, 10, 11, 12 and Parcel 374, Lot 2

TRC Date: April 8, 2020

Parcel 388, Lots 3, 4, 9 and 10:

There was an off-premise parking agreement and layout that was approved in 1988 for 48 parking spaces (layout attached). These spaces were required to be a minimum of 10' wide by 20' in length, and a 20' travelway was to be provided for one-way circulation. The existing parking on-site does not match this plan, and the spaces are not currently code compliant.

Parcel 374, Lot 2:

Parking on this lot was to be re-designed in 2011 per the attached plan. The parking shown does not match this plan, nor would it comply with the minimum requirements.

Lot 8:

Our records show that Lots 7 & 8 are not owned by the applicant. It appears that Mr. Hanson (former owner of Captain's Galley) retained these lots in the original transfer. Therefore, we cannot establish parking on Lot 8 without additional approvals and agreements.

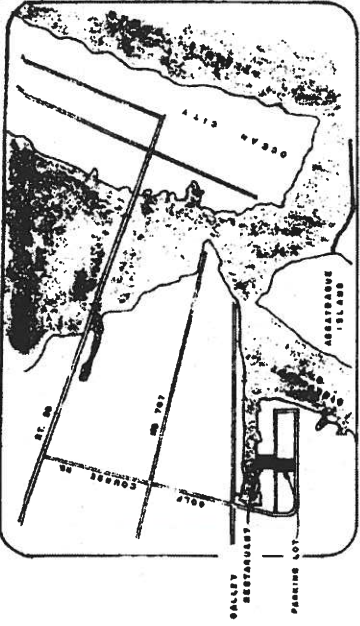
Motel lots:

The approval for the motel originally consisted of 15 parking spaces on Lots 6, 11 and 12 as illustrated on the attached annotated sheet C201. The parking associated with that building was located on the north side of the building consisting of four (4) spaces with a well at the northeasterly property corner. Additionally, on the easterly side of the building facing West Second Street there were eleven (11) spaces extending to the southerly end of the building. Both parking areas had direct access onto the respective roadways. The remainder of the lots consisted of the septic tank and lines to the rear (south) of the building and the septic area was located on Lot 5.

It appears that the additional parking was installed sometime in the 1980's. The parking on the southerly end of Lots 11 and 12 are not currently code compliant with respect to space size and travelway width. Additionally, we cannot authorize additional parking to be provided that backs out onto West Second Street. The parking in this area will need to be re-designed to be code compliant. A code compliant handicap van accessible parking space will also need to be provided at the motel building if the parking lot is to be re-designed.

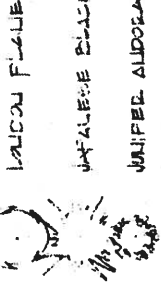
Overall, please review §ZS 1-320(b), §ZS 1-320(c), §ZS 1-320(f) and §ZS 1-322(f) for parking and landscaping standards associated with parking lots.

1988



VICINITY MAP

EDGEUD

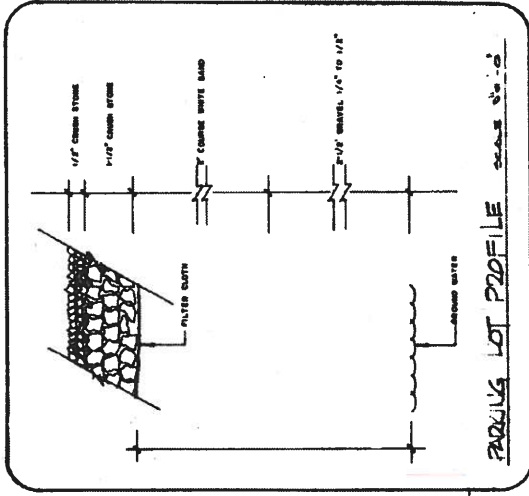


LONICERA FRAGILE

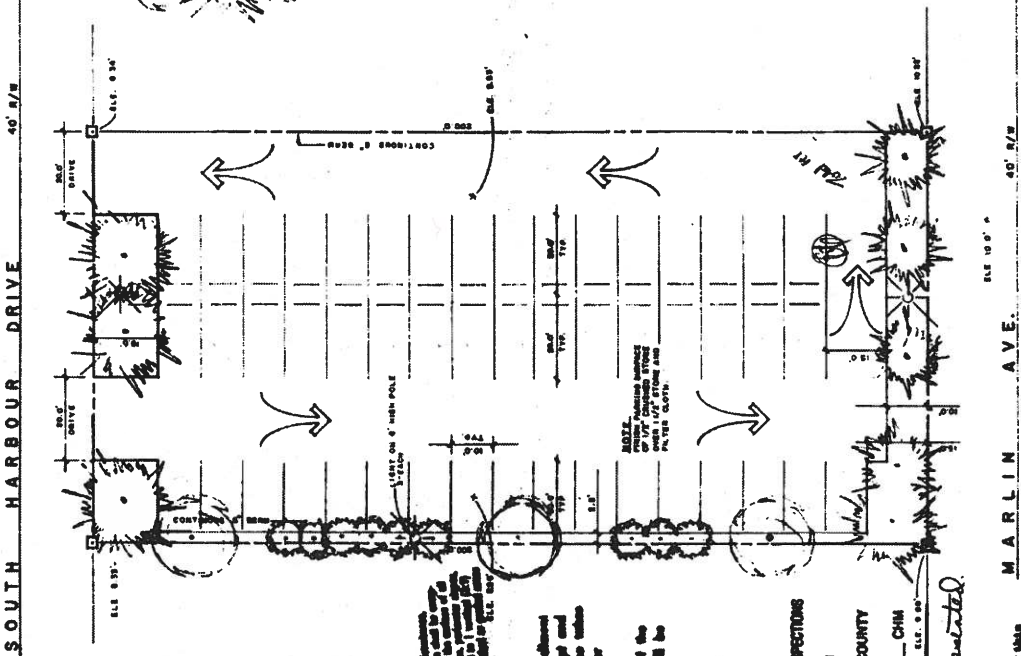
JAPANESE BLACK PINE

JUNIPERUS ALPINA

PLANT LIST		
BOTANICAL NAME	COMMON NAME	SIZE QUANTITY
PLATANUS ACERIFOLIA	WINDOU PLANE	1-2" DIA = 2
PINUS THUNBERGII	JAPANESE BLACK PINE	5-6" = 8
JUNIPERUS ALPINA	JUNIPER ALPINE	10-12" = 9



PARKING LOT PROFILE SCALE 1/4\"/>



SITE PLAN SCALE 1/4\"/>

PLANS FOR THE GALLET RESTAURANT
GENERAL CONTRACTORS
109-117th ST. GREAT CREEK RD.
34-24400

DATE	7/1/88
SCALE	1/4\"/>
PROJECT	GALLET RESTAURANT
CLIENT	JAVIERE ELLIOTT INC.
ARCHITECT	JAVIERE ELLIOTT INC.
ENGINEER	JAVIERE ELLIOTT INC.
PLANNING	JAVIERE ELLIOTT INC.
LANDSCAPE	JAVIERE ELLIOTT INC.
SP	

APPROVED BY
S. W. M. REVEREN
Worcester County Planning Commission District
Plan No. 1002 (Box 88)
Shaw Hill, Maryland 21083

PARKING CALCULATIONS

REQUIRED:

TOTAL PUBLIC SEATS (42%) = 106
TOTAL EMPLOYEE (14) = 12
TOTAL SPACES REQUIRED = 118

PROVIDED:

EXISTING SPACES = 91
ADDITIONAL SPACES = 27

NOTE

EXISTING BUILDING HAS PARKING NON-COMPLIANT EQUALING 49 SPACES

Approved by
[Signature]
Worcester County Planning Commission
District 1
Shaw Hill, Maryland 21083

Anytime an accident or other problem occurs the present and necessary measures will be taken to correct it by the owner and/or contractor.

An Approved Copy of the Sediment Control Plan will be on site at all times.

FILE COPY
WORCESTER COUNTY
PLANNING PERMITS & INSPECTIONS
Court House, Room 116
Shaw Hill, Maryland 21083

APPROVED BY WORCESTER COUNTY PLANNING COMMISSION
DATE 8/10/88
[Signature]
Appendix printed.

uring Commission approval of this Plan is subject to the completion of all items, notes, conditions, improvements, construction, etc. as approved by the Commission. This is subject to the Commission's making Commission approval of this Plan in 1988 and construction of building permit 10028 and subsequent construction of building permit.

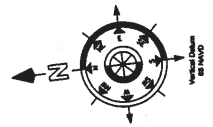
TFC 10.6.88

DATE: 3-10-2022
LOT PLAN NO. 19-033
DESIGN BY: M
SCALE: AS NOTED
STAGE: CONCEPT
DWG. FILE: 19-033-0201

BUILDING RECONSTRUCTION
MAD FISH BAR and GRILL
12817 HARBOR ROAD
OCEAN CITY, MARYLAND
REMOTE PARKING LOT PLAN

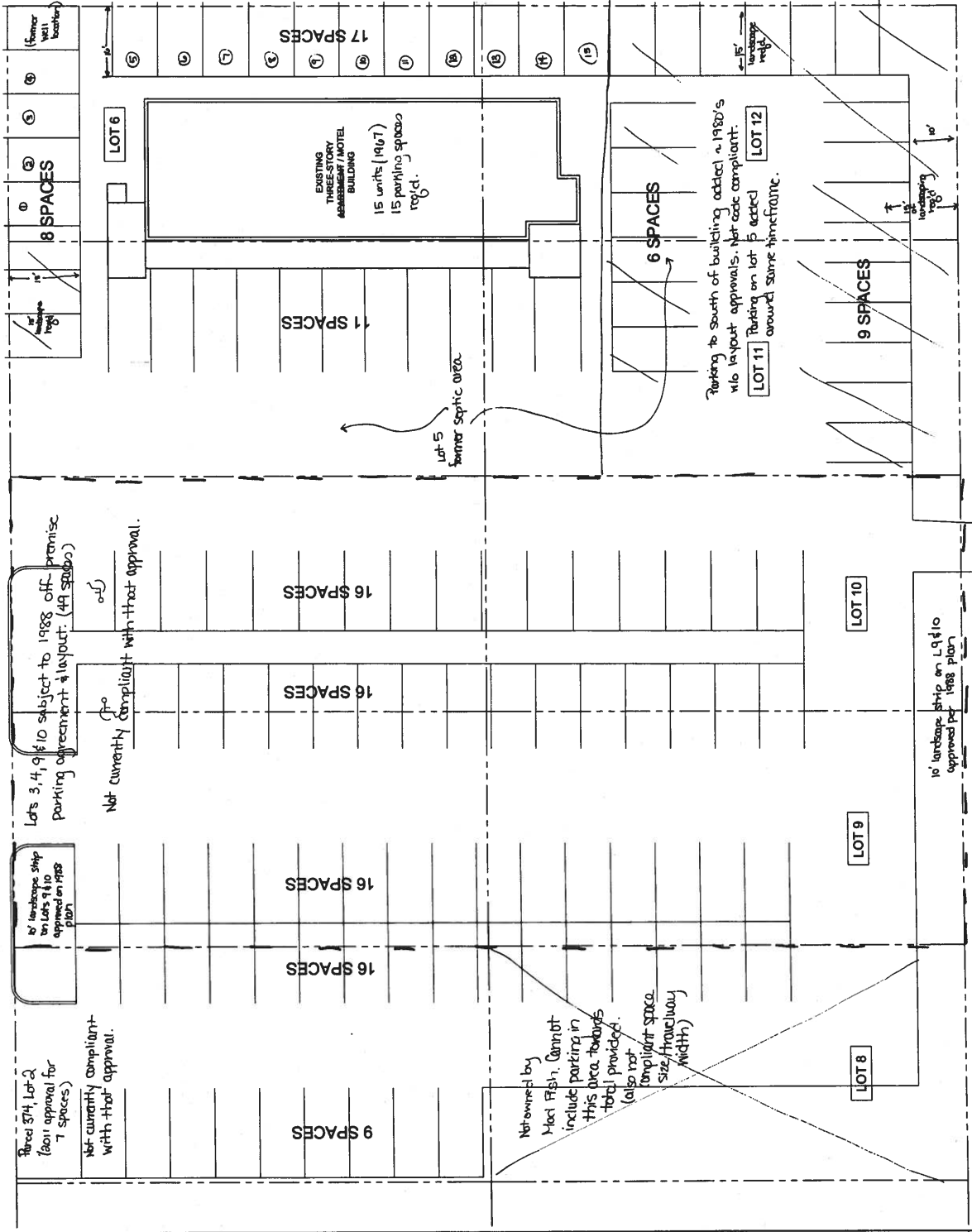
IO/T/T
ARCHITECTURE INCORPORATED
 315 BALDWIN ST. • SUITE 100 • SALESBURY, MARYLAND
 (410) 746-7229 • FAX (410) 746-0001

DATE: 3-10-2022
 NO. DATE
 REVISIONS

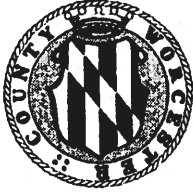


WEST SECOND STREET

SOUTH HARBOR ROAD



SITE PLAN OF REMOTE PARKING LOT
 SCALE: 1/4" = 1'-0"



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: Mad Fish Restaurant

Date: 4/8/2020

Tax Map: 27 Parcel: 376 & 388 Section: Lot: 44 & 3

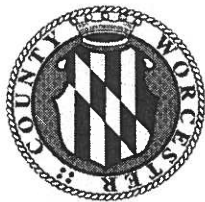
STANDARD COMMENTS

1. Items listed in this review are not required for Technical Review Committee approval.
2. Provide complete code review. List type of construction, use groups, height and area, occupant loads, live, dead and other structural loads.
3. Soils report required at time of building permit application.
4. Compaction reports 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, floor, roof and seismic loads.
7. Special inspections (Third party) required per IBC Chapter 17 for steel, concrete, masonry, wood, prepared fill, foundations and structural observations.
8. Provide plan for owner's special inspection program, list inspections and inspection agencies.
9. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
10. A pre-construction meeting will be required before any work starts.
11. Provide complete accessibility code requirements and details.
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation. Design professional in responsible charge shall review and approve all shop drawings.
14. Please provide your design professional with a copy of these comments.

Site specific comments

1. Current Codes: 2018 International Building Code
2018 International Residential Code
2018 International Energy Conservation Code
2018 International Mechanical Code
2017 NEC
Maryland Accessibility Code
2010 ADA Standards for Accessible Designs
2. Wind Design: 127 MPH (assumed); Risk category II; Exposure "C"
3. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
4. ADA: Provide all details and specifications per 2010 ADA design standards.
Provide an accessible route from parking to building entrance.
5 accessible parking space at main lot.
Accessible seating at bars (indoor & outdoor).
Accessible seating dining areas.
5. Provide an Energy Compliance Report for mechanical equipment, building envelope and a lighting plan with wattage report.
6. East wall: One hour rated; openings rated per Table 705.8
7. Soils investigation at time of permit application, due to the demolition of existing structure (removal of subsurface remains).
8. Provide an egress plan.
9. Provide occupant load.
10. Provide retaining wall design.

There is not enough information provided at this time to provide additional comments.
Additional information may be requested at time of plan review.



Worcester County

Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for April 8, 2020 Meeting

From: Environmental Programs Staff

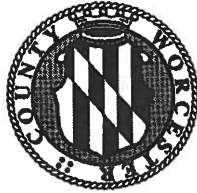
Subject: Major Site Plan: Mad Fish Restaurant – TM 27 P 376 & 388

Date: March 31, 2020

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

1. This parcel is allocated 40 sewer EDUs from the West Ocean City Sanitary Service Area.
2. This proposal would require 50 EDUs. The proposed restaurant is 13,847.88 square feet; our calculations for required flow is 1.00 gallons/sq. ft. which equals 13,847.88 gallons. The proposed flow of 13,847.88/280 equals 49.45 EDUs, so an additional 6 EDUs would need to be obtained before any building permits could be signed.
3. An EDU chart needs to be shown for the proposed flows.
4. Sanitary Service Areas should be noted on the site plan.
5. An existing well serves this property, but public water is available and can be accessed on the southern end of the property adjacent to Swordfish Drive. Owner can make application with the Enterprise Fund Controller for an equivalent amount of water EDUs which is 47 EDUs.
6. Commercial plumbing plans and permits are needed. A commercial plumbing plan review will need to be completed on the property. The fee associated with the commercial plumbing plans is \$225.
7. Plumbing Code is the 2018 International Plumbing Code (IPC).
8. The Gas Code is the International Fuel Gas Code, 2018 Edition.

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 Specialist, III (JB)
Subject: April 8, 2020 – Technical review Committee Meeting
Date: March 26, 2020

Mad Fish Restaurant – Proposed construction of a 13,8477 square foot restaurant with outdoor dining/service area and an off-premise parking area. Tax Map 27, Parcel 376 & 388, Lot 44 & 3.

Critical Area: This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Developed Area (IDA) within Buffer Management Area D-25. Please see following comments:

1. Address all requirements of the Critical Area Site Plan see NR 3-109 (d) (1).
2. Provide us with a Critical Area Report see NR 3-109 (d) (2).
3. Provide documents that the site will meet the 10% pollution reduction requirements. The Department can provide you with a copy of the worksheet if needed.
4. Illustrate and/or provide documentation that the 15% afforestation requirement will be accomplished.
5. Please provide a lot coverage breakdown of what is existing and proposed.
6. This project meets the requirement for the Maryland Critical Area Commission Project Notification parameters, therefore provide additional copies of the plan, Critical Area Report, 10% rule compliance details, and all other pertinent documents when submitted, will be forwarded to Commission Staff for review and comment.
7. Please provide a Critical Area Review Fee of \$200.00 for the Minor Site Plan.

Citizens and Government Working Together

Storm Water Management & Erosion and Sediment Control:

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Final Storm water Approval.

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.

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

161



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: March 11, 2020
TO: Applicant
FROM: Jenelle Gerthoffer, 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, Jenelle Gerthoffer, at (410) 632-1220, ext. 1147.

**WORCESTER COUNTY
DEPARTMENT OF PUBLIC WORKS
WATER & WASTEWATER DIVISION
INTEROFFICE MEMORANDUM**

TO: Jennifer K. Keener, Zoning Administrator
Development Review and Permitting
FROM: John S. Ross, P.E., Deputy Director
DATE: April 2, 2020
SUBJECT: TRC Meeting – April 8, 2020



Site Plan Review

- A. Royal Farms Sketch Plan – Proposed 5,154 square foot convenience store with associated gas canopy and 1,248 square foot car wash, located at 11073 Cathell Road, approximately 500 feet west of the intersection with Racetrack Road, Tax Map 21, Parcel 253, Lot 3B, Tax District 3, C-2 General Commercial District, Delmarva Real Estate Holdings, LLC., owner/ Becker Morgan Group Inc., engineer & surveyor;
1. Confirm that adequate EDUs have been assigned to the project
 2. Connections to be completed per the adopted County Standard
- B. Heavy Metal Playground – Proposed outdoor recreational/amusement use located at 12325 Old Bridge Road approximately 390 feet east of the intersection with Ocean Gateway (US Route 50), Tax Map 26, Parcel 156, Tax District 10, C-2 General Commercial District, Mark Stevanus, applicant/ KCK 7 LLC, owner/ R D Hand and Associates, consultant;
1. Confirm that adequate EDUs have been assigned to the project
 2. Connections to be completed per the adopted County Standard
- C. Crabs to Go: Outdoor Seating Expansion – Proposed addition of 3,125 square foot outdoor dining area associated with an existing restaurant located at 11247 Ocean Gateway, at the intersection with Racetrack Road and Grays Corner Road, Tax Map 21, Parcel 170, Tax District 3, C-2 General Commercial District, Cox 122 Raceway, LLC., owner/ Mark S. Cropper, Esquire, attorney/ J. W. Salm Engineering Inc., engineer;
1. Confirm that adequate EDUs have been assigned to the project
- D. Sinepuxent Brewing Co. (formerly Berlin Organics) - Proposed construction of a 6,059 square foot building for a farm brewery operation, located on the easterly side of MD Route 611 (Stephen Decatur Highway), north of Landings Boulevard, Tax Map 33, Parcel 29, Tax District 10, A-2 Agricultural District, Assateague Island Farm, LLC., owner/ Mark Cropper, Esq., attorney/ Russell T. Hammond Surveying, LLC., surveyor/ Stephen J. Kansak, Inc.;
1. Confirm that adequate EDUs have been assigned to the project
 2. Provide the previously requested Engineering Report outlining waste disposal plan for all process and sanitary waste streams



E. Mad Fish Redevelopment - Proposed construction of a 13,847.88 square foot restaurant with outdoor dining and an off-premise parking area, located on the north and south sides of Harbor Road, east of First Street, Tax Map 27, Parcel 376, 374 & 388, Lots 44, 2 & 3, Tax District 10, CM Commercial Marine and C-2 General Commercial Districts, West O Madfish, LLC & West O Lodging, LLC, owners/ Iott Architecture & Engineering, Inc., engineer;

1. Confirm that adequate EDUs have been assigned to the project
2. Separate drawing will be required for the waterline extension required for water service
3. Reserve further comments pending receipt of utility construction drawing(s)

cc: John H. Tustin, P.E. Director




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

MEMORANDUM

JOHN H. TUSTIN, P.E.
 DIRECTOR

JOHN S. ROSS, P.E.
 DEPUTY DIRECTOR

TEL: 410-632-5623
 FAX: 410-632-1753

TO: Jennifer Kenner, Zoning Administrator
FROM: Frank J. Adkins, Roads Superintendent 
DATE: March 24, 2020
SUBJECT: TRC Meeting – April 8, 2020

DIVISIONS

MAINTENANCE
 TEL: 410-632-3766
 FAX: 410-632-1753

ROADS
 TEL: 410-632-2244
 FAX: 410-632-0020

SOLID WASTE
 TEL: 410-632-3177
 FAX: 410-632-3000

**FLEET
 MANAGEMENT**
 TEL: 410-632-5675
 FAX: 410-632-1753

**WATER AND
 WASTEWATER**
 TEL: 410-641-5251
 FAX: 410-641-5185

.....
Section 1-325 Site Plan Review

A. Royal Farms Sketch Plan

1. No comments at this time.

B. Heavy Metal Playground

1. No comments at this time, borders State Highway.

C. Crabs to Go

1. No comments at this time, borders State Highway.

D. Sinepuxent Brewing Co.

1. No comments at this time, borders State Highway.

E. Mad Fish Redevelopment

1. Will require two (2) commercial entrance permits and posting of a \$5,000 bond for each entrance.
2. Please include on the drawings detail of curb type to be used in the entrances.

cc: John H. Tustin, P.E.

FJA:ll
 \\wfile2\users\llawrence\TRC\2020\4.8.2020

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Acting Administrator

March 27, 2020

Ms. Jennifer Keener, Zoning Administrator
Department of Developing, Review and Planning
Worcester County Government Center
One West Market Street, Room 1201
Snow Hill MD 21863

Dear Ms. Keener,

Thank you for the opportunity to review the major site plan for the Mad Fish redevelopment project, located on the north and south sides of Harbor Road, east of 1st Street, in Worcester County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans, and we are pleased to respond.

The site plan proposes construction of a 13,847.88 square foot restaurant, with outdoor dining/service areas and an off-premise parking area. The redevelopment is outside of the jurisdiction of MDOT SHA, and we do not anticipate the construction will negatively impact the surrounding State roadway network. Therefore, the MDOT SHA has no objection to the construction as proposed.

If you have any questions, or require anything additional, please contact Mr. Daniel Wilson, District 1 Access Management Regional Engineer, at 410-677-4048, by using our toll free number (in Maryland only) at 1-800-825-4742 (x4048), or via email at dwilson12@mdot.maryland.gov. Mr. Wilson will be happy to assist you.

Sincerely,



JWM

James W. Meredith
District Engineer

cc: Mr. Dallas Baker, Assistant District Engineer-Project Development, MDOT SHA
Mr. Don Conner, Access Management Consultant Inspector, MDOT SHA
Mr. Rodney Hubble, Resident Maintenance Engineer-Snow Hill Shop, MDOT SHA
Mr. Tony Turner, Assist. Resident Maintenance Engineer-Snow Hill Shop, MDOT SHA
Mr. Daniel Wilson, Access Management Regional Engineer, MDOT SHA



GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1003
SNOW HILL, MARYLAND 21863-1194
TEL: 410-632-5666
FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: Mad Fish Restaurant TRC #: 2020210
LOCATION: Tax Map 27; Parcel 376 & 388; Lot 44 & 3
CONTACT: West O Madfish LLC
MEETING DATE: April 8, 2020

COMMENTS BY: Matthew Owens
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

The proposed construction of a 13847.88 square foot restaurant and with outdoor dining/service areas and an off-premise parking area.

General Comments

1. A water supply for fire protection shall be identified indicating the following:
 - a. Water Source
 - b. Engineering study for reliability of water source
 - c. Size (in gallons) of water source
 - d. Replenishment of water supply
 - e. Diameter of in ground pipe
 - f. Number of hydrants
 - g. Location of hydrants
 - h. Roadway width and surface types
 - i. Distance from hydrant to roadway
2. If public water source, approved plans by the public works department.
3. Water source plans must be approved prior to recording of plat.

4. Fire hydrants shall be located within 3 ft. of curb line. Placement of fire hydrants shall be coordinated with this office prior to installation.
5. Obstructions shall not be placed or kept near fire hydrants, fire department inlet connections, or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately visible and accessible.
6. All underground water mains and hydrants **shall be installed, completed, and in service** prior to construction work or as soon as combustible material accumulates, which ever comes first. A stop work order will be issued if fire hydrants are not in service prior to construction work start.
7. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.
8. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

Specific Comments

1. The proposed building shall be protected by an automatic suppression system in accordance with NFPA 13, *The Standard for the Installation of Sprinkler Systems*. Plans shall be provided to our office for review and approval.
2. The proposed building shall be protected by a fire alarm system in accordance with NFPA 72, *The National Fire Alarm Code*. Plans shall be provided to our office for review and approval.
3. Plans shall be provided to our office on the proposed kitchen hood systems and fire protection for these proposed hood systems.
4. A fire hydrant shall be located within 100 feet of fire department connection for sprinkler system.
5. Complete set of building plans shall be submitted and approved prior to start of construction.
6. No further comments at this time.