

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, July 08, 2020

Est. Time

- | | | |
|-----------|-----|---|
| 1:00 P.M. | I. | Call to Order |
| | II. | § ZS 1-325 Site Plan Review |
| 1:00 P.M. | A. | Shady Side Village RPC – Proposed 37 unit townhouse development, located on the South side of MD Route 707 (Old Bridge Road), West of Greenridge Lane, Tax Map 26, Parcel 157, District 10, R-4 General Residential District, Kathleen Clark, owner / Iott Architecture & Engineering, Inc. |
| 1:05 P.M. | IV. | Adjourn |

**Technical Review Committee
Conference Call Directions
July 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: Jennifer Keener DATE OF MEETING: July 8, 2020

PROJECT: Shady Side Village RPC Step II Master Plan Review - Proposed 37-unit townhouse development, South side of MD Route 707 (Old Bridge Road), west of Greenridge Lane, Tax Map 26, Parcel 157, Tax District 10, R-4 General Residential District

APPLICANT(S) IN ATTENDANCE: _____

TRC MEMBERS IN ATTENDANCE:

____ Keener, Deputy Director
____ 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
____ 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.

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X This application is considered to be a Step II RPC plan. Ten copies of the revised master plan and narrative which address the comments noted within will need to be resubmitted for Planning Commission review. The Technical Review Committee shall prepare a report within 90 days of the receipt of the revised plans and narrative. The applicant and specified representatives will be notified of the tentative date and time at which this application will be considered by the Planning Commission. 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**

July 8, 2020

**Project:** Shady Side Village RPC Step II Master Plan Review - Proposed 37-unit townhouse development, South side of MD Route 707 (Old Bridge Road), west of Greenridge Lane, Tax Map 26, Parcel 157, Tax District 10, R-4 General Residential District

**Prepared by:** Jennifer K. Keener, AICP, Deputy Director

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

#### **GENERAL PROCEDURE:**

The Technical Review Committee shall review the application and meet with the applicants to provide comments for correction or discussion. The applicants are responsible for submitting 10 copies of a revised Step II plan and updated narrative that addresses the Technical Review Committee's concerns. Following the meeting, the Technical Review Committee shall prepare a report to be forwarded to the Planning Commission for review within 90 days after the receipt of the revised plan.

The Planning Commission shall review the plan, associated documents and the Technical Review Committee's recommendations. In its review, the Planning Commission is empowered to request any changes or additional information that it may deem necessary. Following its review, the Planning Commission shall either approve or disapprove the application. In the case of disapproval, the Planning Commission shall present the applicant with a written report of its findings, including the reasons for disapproval. In the event of approval, the Planning Commission may attach conditions concurrent with the approval of the RPC and impose time limits on the development.

Substantial modification of the plan, as determined by the Department, may only be processed as a new Step II master plan in accordance with the provisions hereof and shall require Planning Commission review and action. Any significant modification to the detailed time schedule will require Planning Commission approval upon a showing of reasonable cause by the developer filed in writing. Minor modifications to the Step II master plan may be approved by the Department when limited to the layout, road alignment, landscaping, and stormwater management. Other amendments to the Step II approval and any conditions which may be imposed thereon may be granted by the Planning Commission upon the

request of the applicant. Changes in the density or bulk of the residential planned community's structures may only be approved by the County Commissioners as an amendment to the approved Step I concept plan after a duly advertised public hearing where they determine the change to be of such significance that a public hearing is necessary.

Step III implementation plan approval must be obtained within three years from the date of the Step II approval. The Planning Commission may grant a maximum of one additional year provided the request is made a minimum of 60 days in advance of the expiration of the Step II approval and granted prior to the expiration.

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

#### SPECIFIC COMMENTS:

1. The project is proposing to provide 1.81 acres of the total open space in a natural state (uplands and wetlands). This information needs to be reflected in the open space chart as requested in the TRC and PC comments during the Step I review process;
2. The Lot Requirements for this project as a whole shall be set by the Planning Commission during their review and approval of the Step II Master Plan. As illustrated on the Site Development Plan sheet C200, it is proposed to consist of the following minimum standards:

| Lot Requirement                        | Proposed                                   |
|----------------------------------------|--------------------------------------------|
| Front Yard Setback (collector highway) | 75 feet (from center of road right-of-way) |
| Side Yard Setbacks                     | 15 feet                                    |
| Rear Yard Setback                      | 15 feet                                    |

Staff has the following comments with respect to the setbacks as proposed:

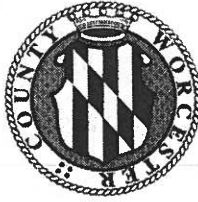
- Staff recommends that the proposed rear yard setback be increased to 100 feet, consistent with the Critical Area buffer setback.
3. Relative to the parking requirements, there are four (4) parking spaces provided over the minimum required. In accordance with §ZS 1-320(f)(1), four spaces within the development shall be constructed to a pervious standard, and shall be reflected on the stormwater management plans;
  4. Is the area adjacent to the active recreational area 1 supposed to be bike racks? If so, please label them as such, as indicate that they shall be designed to meet the requirements of §ZS 1-320(f)(12);
  5. With respect to the sidewalks within the development, I have the following comments:
    - a. Handicap accessible sidewalk transitions shall be provided where needed to provide accessibility to the internal sidewalk and active recreational areas on the opposing side of the road. This requirement shall be part of the Step III review;
    - b. Please add a note that the sidewalks shall be owned and maintained by the condominium association as requested by Worcester County Roads Division during the Step I review;
  6. The following comments pertain to the roads within the RPC:
    - a. All roads within the development shall be constructed to one of the RPC road

standards. The Step II plan shall include the intended road construction standard detail per §ZS 1-315(k)(2)B.2(v). Written confirmation that the road design meets the applicable standard shall be provided by the Worcester County Roads Division. In addition, all roads shall be bonded, inspected and accepted by the Worcester County Roads Division during the permitting/ construction stages;

- b. The road design has two dead-ends adjacent to Buildings 4 and 5. Confirmation that this design is permissible will be required from the Worcester County Roads Division and the Fire Marshal's Office prior to Step II Planning Commission review and approval;
  - c. Written confirmation that the entrance design meets the MDOT SHA requirements shall be provided prior to Step II signature approval;
  - d. (FYI only) Prior to the issuance of a building permit, the road clearing, base and stabilization must be completed and approved per §ZS 1-115(c)(5);
  - e. (FYI only) Prior to the issuance of a Certificate of Use and Occupancy (C/O) for the project or portion thereof, the roads shall be complete and approved with the exception of the top coat to be provided within six (6) months of the issuance of the first C/O per §ZS 1-115(e)(1);
7. All road names shall be reviewed and approved by the Department of Emergency Services during the site plan review within Step III. Any references to road names under future reviews prior to their approval are strictly for descriptive purposes only and do not reflect acceptance of a particular name;
  8. In accordance with §ZS 1-315(k)(2)B.2(xii), a detailed time schedule for the implementation and construction of the development, as well as a phase plan, if applicable shall be provided. Please submit this information for Planning Commission review.
    - a. The Zoning Division strongly encourages the Planning Commission to consider how the passive and active recreation will be phased in during their Step II review, to ensure that adequate facilities are being provided as the project is developed, and are not an afterthought as the last improvements to be made;
  9. Please provide the Department with a copy of the wetland and buffer impact approvals when obtained (required during the Step III review);
  10. Please provide the Department with written confirmation from the Department of Environmental Programs that the minimum requirements for water and sewer have been met in order to proceed to the Planning Commission for review and approval. Additional confirmation will be required for the signature approval stage;
  11. Please provide the Department with written confirmation from the Department of Environmental Programs, Natural Resources Division that the minimum requirements for stormwater management and Critical Area have been met in order to proceed to the Planning Commission for review and approval. Additional confirmation will be required for the signature approval stage;
  12. (FYI only) In the future, should any of these units be rented on a short-term basis as defined in §§ZS 1-103 and ZS 1-351, one additional parking space per unit shall be provided. Stacking of parking spaces in the garage is not permissible;
  13. Please include the written description of this project's architectural relations as requested by §ZS 1-315(k)(2)B.2(viii). This should include the proposed colors of the features shown on the architectural plans;

**The Technical Review Committee shall consider the items listed below. If any member has additional comments based upon this discussion that are relative to regulations under their purview that they feel need to be further expounded upon, please notify me immediately. The Technical Review Committee Report is required to be prepared within 90 days of the review for an upcoming Planning Commission meeting.**

- (i) The plans for the development fulfill the goals and objectives and comply with the recommendations of the Comprehensive Plan and are compatible with and complement the character and nature of existing and anticipated development in the vicinity of the proposed development.
- (ii) The design of the development will, as its first priority, protect to the greatest extent feasible existing forested areas and greenways, floodplains, the Critical Area, where applicable, tidal and nontidal wetlands, sensitive areas or special habitats, and source water and aquifer recharge areas.
- (iii) The residential planned community's design lends itself to a clustered, pedestrian scaled development, providing mixed uses where appropriate, and is in keeping with the scale, layout, uses, architectural style and landscape design of existing County towns and villages and blends the natural and built environments.
- (iv) The residential planned community's design minimizes impervious surfaces and the consumption of vacant lands while maximizing open space.
- (v) The project's layout and design promote street, trail and sidewalk connectivity within the project and to and through adjoining properties and neighborhoods.
- (vi) The types and extent of uses and structures in the project will not adversely affect the future development or value of undeveloped neighboring areas or the use, maintenance and value of neighboring areas already developed.
- (vii) The development will secure for the residents of the County a development which is consistent with the Comprehensive Plan and which is compatible with and complementary to established development in the County.



## Worcester County

Department of Environmental Programs  
Environmental Programs Division

### Memorandum

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

**From:** Environmental Programs Staff

**Subject:** Shady Side Village, TM 26 P 157  
Step II RPC Plan

**Date:** July 3, 2020

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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 is a reminder on the acquisition of additional sewer capacity needed to service this RPC. There are currently 28 sewer EDUs from the West Ocean City Sanitary Service Area for this property and these plans require an additional nine (9) EDUs to be purchased and transferred into this property as this parcel is not in the Mystic Harbour Sanitary Service Area for sewer. This is to be done according to the requirements detailed in County Commissioner Resolution 97-1. An EDU Chart will need to be placed on the site plan and will also need to identify the sanitary areas that will supply service to this RPC.
2. There is a water main available to the property, but no water EDUs have been purchased. You would need to purchase thirty-seven (37) water EDUs from the Mystic Harbour Sanitary Service Area and pay hook-up fees. Please contact Jessica Wilson, the Enterprise Fund Controller at (410)632-0686m ext. 1217 for these applications and fees.
3. There has been a code change since the last review. The Plumbing Code is the 2018 International Plumbing Code (IPC). The Gas Code is the 2018 International Fuel Gas Code.
4. If lawn irrigation is contemplated, backflow prevention will be 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 PROGRAM  
STORMWATER MANAGEMENT  
SEDIMENT AND EROSION CONTROL  
SHORELINE COMMISSION  
AGRICULTURAL PRESERVATION  
ADVISORY BOARD

WELL & SEPTIC  
WATER & SEWER PLANNING  
PLUMBING & GAS  
CRITICAL AREAS/FORESTRY  
COMMUNITY HYGIENE

**TECHNICAL REVIEW COMMITTEE**  
**CRITICAL AREA REVIEW**

STAFF PERSON: Jenelle Gerthoffer 

DATE OF MEETING: July 10, 2020

PROJECT: Shady Side Village RPC Step II

LOCATION: Tax Map 26, Parcels 157

OWNER/DEVELOPER: Kathleen Clark

SURVEYOR/ENGINEER: Iott Architecture & Engineering, Inc.

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**Critical Area:**

This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Developed Area (IDA) and with a 100' Buffer. Please see following comments:

1. Please add the standard Atlantic Coastal Bays Critical Area note: **Worcester County Atlantic Coastal Bays Critical Area Law:** *This property lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Local Laws, as from time to time amended, in effect at the time of the proposed development activities.*
2. Please submit the Critical Area review fee of \$320.50. Additional review fees will be collected at each step of the RPC process.
3. This project meets the requirement for the Maryland Critical Area Commission Project Notification parameters. As you are aware, the Critical Area Commission completed an

initial review and their comments were previously sent to you. Please make appropriate revisions.

**Stormwater Management & Erosion and Sediment Control:**

Stormwater Management Concept Plan approval has been received. Stormwater Management Site Design approval must be received prior to this project being reviewed by the Planning Commission as a Step II RPC. It is imperative that all plans submitted for the RPC review process reflect what is approved in the Stormwater Plans. Please reference additional items below:

1. All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.
2. All Stormwater Management practices shall be designed to meet the requirements of the 2007 Maryland Stormwater Management Act.
3. 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.
4. Please reference the attached memo in regards to Stormwater Phasing.

Attachment: SWM Phasing Memo



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  
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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

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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**

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**TO:** Jennifer K. Keener, Zoning Administrator  
Development Review and Permitting  
**FROM:** John S. Ross, P.E., Deputy Director  
**DATE:** July 1, 2020  
**SUBJECT:** TRC Meeting – July 8, 2020

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**Site Plan Review**

A. Shady Side Village RPC – Proposed 37 unit townhouse development, located on the South side of MD Route 707 (Old Bridge Road), West of Greenridge Lane, Tax Map 26, Parcel 157, District 10, R-4 General Residential District, Kathleen Clark, owner / Iott Architecture & Engineering, Inc.

1. Confirm adequate EDUs are assigned to the project.
2. Verify the location of the existing water connection on Old Bridge Road
3. Provide a minimum 10-foot horizontal separation between water and sewer lines
4. Add water valves at strategic locations along the waterlines
5. Provide sewer line profiles for review
6. Adjust the homeowner water meter locations to be out of paved driveway areas
7. Add Cap and Blow-off connections as shown in Standard Detail W-7 to the ends of the waterline
8. Provide utility easements around all water and sewer facilities

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



**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

**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

**MEMORANDUM**

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

**Section 1-325 Site Plan Review**

**A. Shady Side Village RPC – revised comments**

1. This project borders State Highway and does not require a County commercial entrance permit.
2. Since this project is considered a Residential Planned Community, any roads will need to be built to an existing Residential Planned Community Road Standard.
3. Reserve further comments pending review of construction drawings.

cc: John H. Tustin, P.E.

FJA:ll  
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**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION  
STATE HIGHWAY  
ADMINISTRATION

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

June 29, 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 submittal for the proposed Shadyside Village, located on the southerly side of MD 707, west of Greenridge Lane, in Worcester County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans and we are pleased to respond.

The plan proposes the construction of a 37-unit townhouse development, with a commercial two-way entrance. As the plan proposes the new construction of a commercial development with a commercial access onto MD 707, it will require a Commercial Access Permit through this office. Please see the attached requirements for the initial plan review submittal to begin the Commercial Access Permit process.

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).

Sincerely,



James W. Meredith  
District Engineer

Attachment

cc: Mr. Dallas Baker, Assistant District Engineer-Project Development, 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

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## 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)



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

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Project: Shady Side Village Townhomes

Date: 7/8/2020

Tax Map: 26 Parcel: 157 Section:      Lot:      Block:     

#### **SITE SPECIFIC COMMENTS**

1. Current Codes:     2018 International Residential Code  
                          2018 International Energy Conservation Code  
                          2017 National Electric Code
2. Sealed construction plans (4 sets for review).
3. Wind Design: 127 MPH (assumed); Risk category II; Exposure "C"
4. Soils report and compaction testing required for all townhome sites and parking areas. Soils report to be submitted with building permit application.
5. The overall building height is to be clearly indicated on the construction documents. Maximum 45 feet building height permitted for townhomes, an as-built height certification may be required prior to framing inspection.
6. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
7. Building 1 and part of Building 2 appear to be in flood zone AE-5, elevate accordingly.
8. Specify complete building thermal envelope on construction documents.
9. Please provide your design professional with a copy of these comments.

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

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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**PROJECT: Shady Side Village RPC**  
**LOCATION: Tax Map 26; Parcel 157**  
**CONTACT: Kathleen Clark**  
**MEETING DATE: July 8, 2020**

**TRC #: 2020352**

**COMMENTS BY: Matthew Owens**  
**Chief Deputy Fire Marshal**

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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

Master Plan for proposed 37 unit townhouse development.

### 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.

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#### Specific Comments

1. The proposed residential units shall be protected by an automatic sprinkler system. Plans shall be submitted and approved by this office prior to the installation of such system.
2. The placement and location of fire hydrants shall be coordinated with our office. A fire hydrant shall be located within 100 feet of all Fire Department Connections.
3. Provide the appropriate code compliant fire rated separation between units.
4. Complete set of building plans shall be submitted and approved prior to start of construction.
5. No further comments at this time.