

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, October 11, 2023, at 1:00 p.m.

**Worcester County Government Center, Room 1102, One West Market St. Snow Hill,
Maryland 21863**

- I. **Call to Order**

- II. **Refuge at Windmill Creek – Construction Plan Review**
Located at the northwest side of Beauchamp Road, north of Racetrack Road (MD Route 589), Tax Map 15, Parcels 127 & 259, Tax District 03, R-1 Rural Residential District & RP Resource Protection District, The Refuge at Windmill Creek, LLC, owner / Carpenter Engineering, engineer.

- III. **Triple Crown Estates – Construction Plan Review**
Proposed construction of 30 Single Family Units. Located on the northerly side of Gum Point Road east of Preakness Drive, Tax Map 21, Parcels 67 & 74, Tax District 3, R-1 Rural Residential District, Triple Crown Estates, LLC, owner / Vista Design, Inc., architect.

- IV. **4 Seasons Townhome Community – Residential Planned Community - Step I Concept Plan**
Proposed construction of 44 townhome units. Located on the eastern side of MD Route 611 (Stephen Decatur Highway) approximately 450 feet south from the intersection with Sunset Avenue, Tax Map 26, Parcel 445, Lot 1B, Parcel 445, Lot 2A, & Parcel 443, Lot E1, Tax District 10, R-4 General Residential District, Ocean 8 Group, LLC, owner / Vista Design, Inc. engineer.

- V. **Cathell, LLC – Minor site plan review**
Development of a commercial boat storage yard. Located at 11029 Cathell Road, on the northern side of Cathell Road across from the western intersection with Five L Drive, Tax Map 21, Parcel 253, Lot 2, Tax District 3, C-2 General Commercial District, Cathell, LLC, owner / Vista Design, Inc., engineer.

- VI. **RLG – Major site plan review**
Proposed construction of a new 13,600 sq. ft. boat construction building, create contractor storage and material laydown areas and construct the associated support infrastructure of roads, well, septic, drainage and stormwater management components. Located at 13053 Old Stage Road, on the westerly side of Old Stage Road, approximately 430 feet south of Hammond Road, Tax Map 9, Parcel 59, Tax District 05, I-1 Light Industrial District, RLG Properties, LLC, owner / Vista Design, Inc., engineer.

VII. **Beach Bum West-O- Minor Site Plan Review**

Proposed construction of a 5,633 sq. ft. accessory amenity pavilion/building for existing motel facility. Located at 12308 Old Bridge Road, at the intersection with MD Route 50 (Ocean Gateway), Tax Map 26, Parcel 151, Tax District 10, C-2 General Commercial District, Beach Bum West, LLC, owner / Gregory P. Wilkins, surveyor.

VIII. **Adjourn**

TECHNICAL REVIEW COMMITTEE

STAFF PERSON: _____ DATE OF MEETING: July 12, 2023

PROJECT: The Refuge at Windmill Creek – Construction Plan Review

Located at the northwest side of Beauchamp Road, north of Racetrack Road (MD Route 589), Tax Map 15, Parcels 127 & 259, Tax District 03, R-1 Rural Residential District & RP Resource Protection District, The Refuge at Windmill Creek, LLC, owner / Carpenter Engineering, engineer

APPLICANT(S) IN ATTENDANCE:

TRC MEMBERS IN ATTENDANCE:

- _____ Tremblay, Zoning Administrator
- _____ White, DRP Specialist
- _____ Miller, Building Plans Reviewer III
- _____ Mitchell, Environmental Programs
- _____ Evans, Environmental Programs
- _____ Bradford, Environmental Programs
- _____ Birch, Environmental Programs
- _____ Long, Environmental Programs
- _____ Mathers, Environmental Programs
- _____ Owens, Fire Marshal
- _____ Lynch, County Roads
- _____ Berdan, County Roads
- _____ Wilson, State Highway Admin.
- _____ Ezzat, State Highway Admin.
- _____ Clasing, W & WW, DPW
- _____ Knight, Planning Commission Rep.

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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

October 11, 2023

Project: The Refuge at Windmill Creek Construction Plan Review - Proposed 90 single-family lot subdivision, northwest side of Beauchamp Road, north of Racetrack Road (MD Route 589), Tax Map 15, Parcels 127 and 259, Tax District 3, R-1 Rural Residential and RP Resource Protection Districts

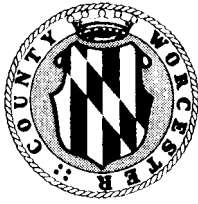
Prepared by: Cathy Zirkle, DRP Specialist III

Contact: [czirkle@co.worcester.md.us](mailto:czirkle@co.worcester.md.us) or 410-632-1200 ext. 1136

- Zoning can give preliminary approval of the Construction plan pending comments from all remaining departments.

In accordance with §ZS 1-322(g), a maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate from a nursery will be required to be provided at permit stage to accurately determine the bond amount.

Please let me know if I can be of any further assistance.



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

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Project: Refuge at Windmill Creek  
Date: 10/11/2023  
Tax Map: 15 Parcel: 127 / 259 Section:        Lot:    

**Site specific comments:**

1. Current Codes: Current codes as of 10/11/2023  
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

**Maryland Codes Administration has adopted the 2021 edition of the International Codes. Local jurisdictions will have until 5/29/2024 to adopt the 2021 I-codes.**

2. Wind Design: 125 MPH (assumed); Risk category II; Exposure "C"
3. Soils report and compaction testing required for all building pads  
Sites. Soils report to be submitted with building permit application.
4. The overall building height is to be clearly indicated on the construction documents. Maximum 45 feet building height permitted homes, an as-built height certification may be required prior to framing inspection.

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



## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

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**To:** Worcester County Technical Review Committee

**From:** Joy S. Birch, Natural Resources Specialist III 

**Subject:** October 11, 2023 - Technical Review Committee Meeting

**Date:** October 6, 2023

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- **Refuge at Windmill Creek – Construction Plan Review**

Located at the northwest side of Beauchamp Road, north of Racetrack Road (MD Route 589), Tax Map 15, Parcels 127 & 259, Tax District 03, R-1 Rural Residential District & RP Resource Protection District, The Refuge at Windmill Creek, LLC, owner / Carpenter Engineering, engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

**Citizens and Government Working Together**



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

## Memorandum

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**To:** Technical Review Committee (TRC) for an October 11, 2023 Meeting

**From:** Environmental Programs Staff

**Subject:** **The Refuge at Windmill Creek – Construction Plan Review**

**Date:** October 6, 2023

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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. Environmental Programs requires a \$60 fee for any Technical Review Committee projects submitted on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. Please note the source of public water & sewer on the site plan. This would be the River Run Sanitary Service Area for sewage and Ocean Pines Sanitary Service Area for water.
3. The adequate number of water EDUs will need to be purchased & completely paid for prior to signature approval for this RPC.
4. A natural gas main has been installed and is available to this community. Gas permits will be needed if gas is utilized within the community.
5. Plumbing Code is the 2018 International Plumbing Code (IPC) Illustrated (National). The Gas Code is the 2018 International Fuel Gas Code (IFGC), for natural gas.

**Citizens and Government Working Together**



GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1302  
SNOW HILL, MARYLAND 21863-1294  
TEL: 410-632-5666  
FAD: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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PROJECT: **The Refuge at Windmill Creek – Construction** TRC #: **2023651**  
LOCATION: **Tax Map 15; Parcels 127 & 259**  
CONTACT: **The Refuge at Windmill Creek LLC**  
MEETING DATE: **October 11, 2023** COMMENTS BY: **Matthew Owens**  
**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**

Construction plans for proposed 90-unit single family lot subdivision.

### **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 single-family 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. Our office would like a fire hydrant to be located near the entrance to The Refuge at Windmill Creek, near Beauchamp Road.
3. No further comments at this time.




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

## Memorandum

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**To:** Technical Review Committee

**From:** David Mathers, Natural Resources Planner 

**Subject:** Forest Conservation & Stormwater Management Review

**Date:** September 22, 2023

**Date of Meeting:** October 11, 2023

**Project:** Refuge at Windmill Creek

**Location:** Beauchamp Road; Tax Map: 15; Parcel: 127 & 259

**Owner/Developer:** The Refuge at Windmill Creek, LLC

**Engineer:** Carpenter Engineering

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**This project is subject to the Worcester County Forest Conservation Law.** An amendment to Forest Conservation Plan (FCP) No. 19-23 has been submitted and approved. Recording documents must be received prior to permitting. This property has met compliance with the Worcester County Forest Conservation Law through the establishment of on-site Forest Conservation Easements. Forest Conservation Easement areas are to be kept as a natural habitat area, no clearing or grading within these Conservation Easement areas is permitted, and any new structures and improvements must not encroach into the Forest Conservation Easement. Furthermore, all Forest Conservation signs must be in place around the Conservation Easements.

**This project is subject to the Worcester County Stormwater Ordinance.** The project has obtained Stormwater Final Plan approval.

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  
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CRITICAL AREAS  
FOREST CONSERVATION  
COMMUNITY HYGIENE

## MEMORANDUM

**DATE:** January 17, 2023  
**TO:** Applicant  
**FROM:** David M. Bradford, Deputy Director *DMB*  
**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 Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

**WORCESTER COUNTY  
DEPARTMENT OF PUBLIC WORKS  
INTEROFFICE MEMORANDUM**

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**TO:** Stuart White, DRP Specialist  
Development Review and Permitting

**FROM:** Christopher S. Clasing, P.E., Deputy Director

**DATE:** October 6, 2023

**SUBJECT:** TRC Meeting – October 2023 – Roads and Water/Wastewater Comments

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- I Refuge at Windmill Creek – Construction Plan Review
- a) Road bonds have been acquired, note on plans that the roadways will be approved private roads and maintained by someone other than Worcester County Roads Division.
  - b) No comments from the Water/Wastewater Division
- II Triple Crown Estates – Construction Plan Review
- a) No comments from the Roads Division at this time.
  - b) Pending easement is to be submitted to the Water/Wastewater Division.
- III 4 Seasons Townhome Community
- a) Denote on plans that the roadways will be private roads.
  - b) Please show all fire hydrants and valves for the water main.
  - c) Please use as-built drawing available at Ocean Pines WWTP upon request.
  - d) Please add a detail showing connection of water meter to 16" Water Main (Transite).
  - e) Please add existing water main size to the existing drawings.
  - f) Please include the existing storm drain along the frontage of the property as it is used for the backwash outfall.
  - g) Please provide a profile view of all proposed water and sewer utilities to be installed.
- IV Cathell, LLC – Minor Site Plan Review
- a) No comments from Public Works at this time.
- V RLG - Major Site Plan Review
- a) No comments from Public Works at this time.
- VI Beach Bum West-O – Minor Site Plan Review
- a) No comments from Public Works at this time.

cc: Kevin Lynch, Roads Superintendent  
Tony Fascelli, W/WW Superintendent



DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

**Worcester County**

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

LAND PRESERVATION PROGRAMS  
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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: January 17, 2023  
TO: Applicant  
FROM: David M. Bradford, Deputy Director *DMB*  
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 Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

**TECHNICAL REVIEW COMMITTEE**

STAFF PERSON: \_\_\_\_\_ DATE OF MEETING:

**PROJECT: Triple Crown – Construction Plan Review**

Preliminary plat review for Phase II of Triple Crown Residential Planned Community (RPC). Proposed construction of 30 Single Family Units. Located on the northerly side of Gum Point Road east of Preakness Drive, Tax Map 21, Parcels 67 & 74, Tax District 3, R-1 Rural Residential District, Triple Crown Estates, LLC, owner / Vista Design, Inc., architect.

APPLICANT(S) IN ATTENDANCE:

\_\_\_\_\_  
\_\_\_\_\_

TRC MEMBERS IN ATTENDANCE:

- \_\_\_\_\_ Tremblay, Zoning Administrator
- \_\_\_\_\_ White, DRP Specialist
- \_\_\_\_\_ Miller, Building Plans Reviewer III
- \_\_\_\_\_ Mitchell, Environmental Programs
- \_\_\_\_\_ Evans, Environmental Programs
- \_\_\_\_\_ Bradford, Environmental Programs
- \_\_\_\_\_ Birch, Environmental Programs
- \_\_\_\_\_ Long, Environmental Programs
- \_\_\_\_\_ Mathers, Environmental Programs
- \_\_\_\_\_ Owens, Fire Marshal
- \_\_\_\_\_ Lynch, County Roads
- \_\_\_\_\_ Berdan, County Roads
- \_\_\_\_\_ Wilson, State Highway Admin.
- \_\_\_\_\_ Ezzat, State Highway Admin.
- \_\_\_\_\_ Clasing, W & WW, DPW
- \_\_\_\_\_ Knight, Planning Commission Rep.

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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

October 11, 2023

I. Project: **Triple Crown Estates Phase II – Construction Plan Review**

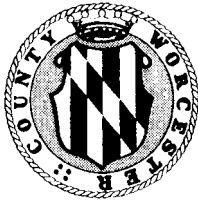
Proposed construction of 30 Single Family Units. Located on the northerly side of Gum Point Road east of Preakness Drive, Tax Map 21, Parcels 67 & 74, Tax District 3, R-1 Rural Residential District, Triple Crown Estates, LLC, owner / Vista Design, Inc., architect.

Prepared by: Cathy Zirkle, DRP Specialist III

Contact: czirkle@co.worcester.md.us or 410-632-1200 ext. 1136

1. Please add landscaping or bollards at the terminus of King Richard Road in order to prevent residents from using as an exit to the subdivision.
2. Bonding for both the landscaping and volleyball courts will need to be recorded and completed prior to final plat approval.

In accordance with §ZS 1-322(g), a maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate from a nursery will be required to be provided at permit stage to accurately determine the bond amount. Please let me know if I can be of any further assistance.



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: Triple Crown Estates
Date: 10/11/2023
Tax Map: 21 Parcel: 67 / 74 Section: _____ Lot: ____

Site specific comments:

1. Current Codes: Current codes as of 10/11/2023
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

Maryland Codes Administration has adopted the 2021 edition of the International Codes. Local jurisdictions will have until 5/29/2024 to adopt the 2021 I-codes.

2. Wind Design: 125 MPH (assumed); Risk category II; Exposure "C"
3. Soils report and compaction testing required for all building pads
Sites. Soils report to be submitted with building permit application.
4. The overall building height is to be clearly indicated on the construction documents. Maximum 45 feet building height permitted homes, an as-built height certification may be required prior to framing inspection.

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



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: Joy S. Birch, Natural Resources Specialist III 

Subject: October 11, 2023 – Technical Review Committee Meeting

Date: October 6, 2023

Triple Crown Estates – Construction Plan Review - Proposed construction of 30 Single Family Units. Located on the northerly side of Gum Point Road, Tax Map 21, Parcels 67 & 74, Tax District 3, R-1 Rural Residential District, Triple Crown Estates, LLC, owner / Vista Design, Inc., architect.

Critical Area: This site is located in the Atlantic Coastal Bays Critical Area (ACBCA) program and is designated Limited Development Area (LDA) with an associated 100' and 300' buffer. In 2012 this site received a growth allocation award which modified the RCA designation to LDA. There is currently a Planting Agreement and Bond on file for the mitigation that was required for the RPC and growth allocation.

Storm Water Management & Erosion and Sediment Control:

Storm Water Management & Erosion and Sediment Control:

Final Storm Water Approval has been obtained.

General Provisions:

- All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.
- All Storm water Management practices shall be designed to meet the requirements of the 2007 Maryland Storm water Management Act.

Citizens and Government Working Together

- All projects over one (1) acre shall be required to file for a General Permit / Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

cc: File;
David Bradford, Deputy Director (via email);
Stuart White, DRP (via email).

Citizens and Government Working Together



Worcester County

Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for an October 11, 2023 Meeting

From: Environmental Programs Staff

Subject: **Construction Plat Review – Triple Crown; construction plan review for Phase II of Triple Crown Residential Planned Community (RPC); proposed construction of 30 single family units.**

Date: October 5, 2023

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

1. Environmental Programs requires a \$60 fee for any Technical Review Committee projects submitted on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. The Enterprise Fund Controller will assign the EDUs to each individual property tax account when assigned.
3. Plumbing permits and potentially gas permits will be required. As part of the site utility work, a plumbing permit will also need to be obtained.

Citizens and Government Working Together



GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1302
SNOW HILL, MARYLAND 21863-1294
TEL: 410-632-5666
FAD: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: Triple Crown Estates – Construction TRC #: 2023652

LOCATION: Tax Map 21; Parcel 67 & 74

CONTACT: Triple Crown Estates LLC

MEETING DATE: October 11, 2023

**COMMENTS BY: Matthew Owens
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

Construction plan review for Phase II of Triple Crown Residential Planned Community, proposed construction of 30 single family units.

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, whichever comes first. A stop work order will be issued if fire hydrants are not in service prior to construction work start.
7. Adequate emergency turn-a-round shall be provided for all streets in excess of 150 ft with cul-de-sacs. Cul-de-sacs shall have a minimum centerline radius of 50 ft.
8. Roadways shall meet current county roadway standards.
9. 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.
10. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

Specific Comments


1. Single family and duplex units shall be protected by an automatic sprinkler system in accordance with NFPA 13D, *Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwelling and Manufactured Homes*. Plans shall be submitted and approved by this office prior to the installation of such system.
2. A complete set of building plans shall be submitted and approved prior to start of construction.
3. No further comments at this time.



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation & Stormwater Management Review

Date: September 22, 2023

Date of Meeting: October 11, 2023

Project: Triple Crown Estates

Location: King Richard Road; Tax Map: 21; Parcel: 67 & 74

Owner/Developer: Triple Crown Estates, LLC

Architect: Vista Design, Inc.

This project is subject to the Worcester County Forest Conservation Law. This property is subject to Forest Conservation Plan #15-021. This property has met compliance with the Worcester County Forest Conservation Law through the establishment of on-site Forest Conservation easements. Forest Conservation easement areas are to be kept as a natural habitat area, no clearing or grading within these Conservation easement areas is permitted, and any new structures and improvements must not encroach into the Forest Conservation easement. Furthermore, all Forest Conservation signs must be in place around the Conservation easements.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater Final Plan approval.

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.

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DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

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

LAND PRESERVATION PROGRAMS
STORMWATER MANAGEMENT
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: January 17, 2023
TO: Applicant
FROM: David M. Bradford, Deputy Director *DMB*
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

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

**WORCESTER COUNTY
DEPARTMENT OF PUBLIC WORKS
INTEROFFICE MEMORANDUM**

TO: Stuart White, DRP Specialist
Development Review and Permitting

FROM: Christopher S. Clasing, P.E., Deputy Director

DATE: October 6, 2023

SUBJECT: TRC Meeting – October 2023 – Roads and Water/Wastewater Comments

- I Refuge at Windmill Creek – Construction Plan Review
- a) Road bonds have been acquired, note on plans that the roadways will be approved private roads and maintained by someone other than Worcester County Roads Division.
 - b) No comments from the Water/Wastewater Division
- II Triple Crown Estates – Construction Plan Review
- a) No comments from the Roads Division at this time.
 - b) Pending easement is to be submitted to the Water/Wastewater Division.
- III 4 Seasons Townhome Community
- a) Denote on plans that the roadways will be private roads.
 - b) Please show all fire hydrants and valves for the water main.
 - c) Please use as-built drawing available at Ocean Pines WWTP upon request.
 - d) Please add a detail showing connection of water meter to 16" Water Main (Transite).
 - e) Please add existing water main size to the existing drawings.
 - f) Please include the existing storm drain along the frontage of the property as it is used for the backwash outfall.
 - g) Please provide a profile view of all proposed water and sewer utilities to be installed.
- IV Cathell, LLC – Minor Site Plan Review
- a) No comments from Public Works at this time.
- V RLG - Major Site Plan Review
- a) No comments from Public Works at this time.
- VI Beach Bum West-O – Minor Site Plan Review
- a) No comments from Public Works at this time.

cc: Kevin Lynch, Roads Superintendent
Tony Fascelli, W/WW Superintendent



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

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DATE: January 17, 2023
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FROM: David M. Bradford, Deputy Director *DMB*
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Additionally, if pervious pavement (i.e. asphalt, concrete) is proposed as a Stormwater Best Management Practice (BMP), an engineer will be required to ensure that this BMP is installed per the approved plan and the correct sequence is detailed on approved plans. Furthermore, all site disturbance must be stabilized prior to beginning the BMP installation process to avoid any contamination or performance issues. If components of the BMP become contaminated, excavation may be required. A detail/schematic must be site specific and reflect how associated sub drains are connected to piping and also illustrate all material being used in subgrade when using this BMP.

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

TECHNICAL REVIEW COMMITTEE

STAFF PERSON: _____ DATE OF MEETING: _____

PROJECT: 4 Seasons Townhome Community

Proposed construction of 44 townhome units. Located on the eastern side of MD Route 611 (Stephen Decatur Highway) approximately 450 feet south from the intersection with Sunset Avenue, Tax Map 26, Parcel 445, Lot 1B, Parcel 445, Lot 2A, & Parcel 443, Lot E1, Tax District 10, R-4 General Residential District, Ocean 8 Group, LLC, owner / Vista Design, Inc. engineer.

APPLICANT(S) IN ATTENDANCE:

TRC MEMBERS IN ATTENDANCE:

- _____ Tremblay, Zoning Administrator
- _____ White, DRP Specialist
- _____ Miller, Building Plans Reviewer III
- _____ Mitchell, Environmental Programs
- _____ Evans, Environmental Programs
- _____ Bradford, Environmental Programs
- _____ Birch, Environmental Programs
- _____ Long, Environmental Programs
- _____ Mathers, Environmental Programs
- _____ Owens, Fire Marshal
- _____ Lynch, County Roads
- _____ Berdan, County Roads
- _____ Wilson, State Highway Admin.
- _____ Ezzat, State Highway Admin.
- _____ Clasing, W & WW, DPW
- _____ Knight, Planning Commission Rep.

~~~~~



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

October 11, 2023

**Project:**      **4 Seasons Townhome Community – Residential Planned Community – Step 1**  
Concept Plan. Proposed construction of 44 townhouse units. Located on the eastern side of MD Route 611 (Stephen Decatur Highway) approximately 450 feet south from the intersection with Sunset Avenue, Tax Map 26, Parcel 445, Lot 1B, Parcel 445, Lot 2A and Parcel 443, Lot E1, Tax District 10, R-4 General Residential District, Ocean 8 Group, LLC, owner/Vista Design, Inc. engineer.

**Prepared by:** Kristen M. Tremblay, AICP, Zoning Administrator

**Contact:**      [ktremblay@co.worcester.md.us](mailto:ktremblay@co.worcester.md.us) or (410) 632-1200

#### **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 hardcopies of a revised Step I plan, 1 digital version and a 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 make seven (7) findings of fact relative to the application and its consistency with the Comprehensive Plan, the terms of the Zoning and Subdivision Control Article, and all other applicable laws and regulations. The seven (7) findings of the Technical Review Committee must also be addressed by the Planning Commission in their report to the County Commissioners. The Planning Commission shall make a recommendation (favorable or unfavorable) relative to the application which may address the items outlined in the Technical Review Committee Report or other items as appropriate within 90 days.

The County Commissioners shall review the application and the Technical Review Committee Report, the Planning Commission's findings, and hold a public hearing within 90 days of the receipt of the Planning Commission's recommendation. Notice of the public hearing shall have the same procedural formalities as a map amendment. Failure of the County Commissioners to

reach a formal decision to approve or disapprove the application within six (6) months of the public hearing shall constitute a denial. Any approval by the County Commissioners must be unconditionally accepted as approved in writing within 90 days.

Step I approval shall be valid for one (1) year and shall automatically terminate if the Step II approval has not been obtained. The County Commissioners may grant a maximum of one (1) additional year, provided the request is made a minimum of 60 days in advance of the expiration of the Step I approval and granted prior to the expiration.

Any questions relative to the review process should be directed to Kristen M. Tremblay at (410) 632-1200.

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

|          |                                                                                |
|----------|--------------------------------------------------------------------------------|
| §ZS1-210 | R-4 General Residential District                                               |
| §ZS1-305 | Lot Requirements Generally                                                     |
| §ZS1-306 | Access to Structures                                                           |
| §ZS1-315 | RPC Residential Planned Communities                                            |
| §ZS1-319 | Access and Traffic Circulation Requirements                                    |
| §ZS1-320 | Off-Street Parking Areas                                                       |
| §ZS1-321 | Off Street Loading Spaces                                                      |
| §ZS1-322 | Landscaping and Buffering Requirements                                         |
| §ZS1-323 | Exterior Lighting                                                              |
| §ZS1-324 | Signs                                                                          |
| §ZS1-325 | Site Plan Review                                                               |
| §ZS1-326 | Classification of Highways                                                     |
| §ZS1-327 | Additional Setbacks from Drainage Ditches and Stormwater Management Facilities |

1. **The name of the development is too similar to other developments within the County and needs to be distinctive for emergency services. Please come up with several other names for consideration and provide to staff for vetting.**
2. Please provide a narrative that addresses the seven (7) items required by ZS1-315(k)(2)A(1)(ix)(a-g) also found on the following page. This will need to be provided upon the due date for Planning Commission materials submission for the next available meeting once all Technical Review Committee comments have been addressed. <https://ecode360.com/14020765>

3. Please discuss with Environmental Programs the current and future availability of EDU's. Also, note that developments with less than 20 units do not require RPC approvals. In the event that 20 units or less are proposed as a basic subdivision action, this does not prevent future applications for additional units as part of a RPC or other applicable code sections that are in effect at the time of application.
4. Please show percentages of the open space requirements on the Title Sheet as follows below for the Step 2 review. <https://ecode360.com/14020711>  
*“Requirements for open space shall be as follows:  
A minimum of fifty percent of the required open space must be retained in its natural state and not used to satisfy the requirements for passive or active recreation. No more than fifty percent of this area may be private wetlands.  
(i) A minimum of ten percent of the required open space must be for active recreation.  
(ii) A minimum of twenty percent of the required open space must be for passive recreation.  
(iii) All open space and areas for active and passive recreation required by Subsection (d)(2)B5 hereof shall be dedicated, developed and perpetually protected to satisfy the requirements as contained herein.” – §ZS1-315(d)(2)(5).*
5. Please indicate what types of equipment or facilities are proposed for the active open space requirement and when they are proposed for implementation if phasing is contemplated for the Step 2 review.
6. An appropriate turnaround or connection should be considered for the northwestern terminus for emergency services access. Cul-de-sacs are not encouraged. ZS§2-502. <https://ecode360.com/14027728>
  - a. *“(7) Culs-de-sac and dead-end streets.
    - i. A. The use of culs-de-sac or dead-end streets shall be limited. However, where no other alternative is available due to natural features, the unique configuration of the property, or other physical conditions beyond the applicant's control, culs-de-sac and dead-end streets may be used upon the approval of the Planning Commission. Such culs-de-sac and dead-end streets shall be designed in accordance with the Worcester County Development Standards.
    - ii. B. Dead-end streets shall terminate in a cul-de-sac or other appropriate vehicular turnaround as approved by the Planning Commission and in accordance with the Worcester County Development Standards.
    - iii. C. No cul-de-sac or dead-end street shall exceed seven hundred fifty feet in length. The Planning Commission may waive this requirement where such waiver would serve to minimize environmental impacts to the project as a whole.
    - iv. D. No cul-de-sac or dead-end street shall serve more than twenty lots or dwelling units. The Planning Commission may waive this requirement where such waiver would serve to minimize environmental impacts to the project as a whole.*

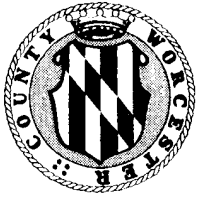
- v. *E. The cul-de-sac or dead-end street shall be laid out to intersect as nearly as possible at right angles to the collector street. Where not intersecting at right angles, such angle shall not be less than eighty degrees.*
  - vi. *F. The minimum length of the tangent section of a cul-de-sac or dead-end street adjacent to its intersection with the collector street shall be fifty feet.*
  - vii. *G. When a cul-de-sac or dead-end street is extended, the area of the temporary turnaround shall be reconstructed by the applicant as necessary to provide a typical roadway section meeting current standards.”*
7. Generally, the process shall be as follows:
- a. Step 1 RPC Concept plan review to be conducted by the Technical Review Committee (TRC), Planning Commission and County Commissioners. Step 2 RPC Master Plan to be conducted by the TRC and Planning Commission. Step 3 Subdivision review – Preliminary plat to be reviewed by the TRC and Planning Commission. Construction Plans to be reviewed by TRC and Planning Commission. Final Plat to be reviewed by TRC and Planning Commission (as applicable). **\*Estimated review time from Step 1 submission to final plat approval is 9-12 months.**

**\*A written statement addressing the following must be included in submission materials for the Planning Commission’s review:**

- a. The residential planned community's conformance with the goals, objectives and recommendations of the Comprehensive Plan, compliance with the zoning regulations and other established development policy guidelines, and with the Comprehensive Plan, zoning regulations, development policy guidelines and annexation policies of any municipality within one mile of the proposed project's boundaries.
- b. The general location of the site, a description of existing and anticipated land use in the immediate vicinity and the residential planned community's compatibility with those land uses.
- c. The availability and adequacy of public facilities, services and utilities to meet the needs of the residential planned community and the long-term implications the project would have on subsequent local development patterns and demand for public facilities and services.
- d. The consistency of the residential planned community with the general design standards as contained in Subsections (j)(1) through (j)(5) hereof.
- e. The relationship of the residential planned community's proposed construction schedule, including any phasing, and the demand for and timely provision of public facilities, services and utilities necessary to serve the project.
- f. The capacity of the existing road network to provide suitable vehicular access for the residential planned community, the appropriateness of any existing or proposed

improvements to the transportation network, the adequacy of the pedestrian and bicycle circulation, and the proposed means of connectivity of the project to surrounding residential, commercial and recreational development and uses.

- g. The relationship of the proposed method of wastewater disposal and provision of potable water service with the goals, objectives and recommendations of the Comprehensive Plan, Comprehensive Water and Sewer Plan, and other established policy guidelines.



## 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

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Project: 4 Seasons Townhome Community

Date: 10/11/2023

Tax Map: 26 Parcel: 445; 443 Section:        Lot: 1B; 2A; E1

### 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: Townhomes

1. Current Codes: 2018 International Building Code  
2018 International Energy Conservation Code  
2018 International Mechanical Code  
2017 NEC  
Maryland Accessibility Code (MAC)  
2010 ADA Standards for Accessible Designs

**Maryland Codes Administration has adopted the 2021 edition of the International Codes. Local jurisdictions will have until 5/29/2024 to adopt the 2021 I-codes.**

2. Wind Design: 127 MPH (assumed); Risk category II; Exposure "C"
3. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
4. 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.
5. Townhomes to be signed and sealed by Maryland registered Architect.
6. Soils report and compaction testing required for all building pads, townhome sites and parking areas. Soils report to be submitted with building permit application.

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



## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

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**To:** Technical Review Committee

**From:** Joy S. Birch, Natural Resources Specialist III 

**Subject:** October 11, 2023 – Technical Review Committee Meeting

**Date:** October 6, 2023

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**4 Seasons Townhome Community – Residential Planned Community – Step I Concept Plan**  
**- Proposed construction of 44 townhome units. Located on the eastern side of MD Route 611 (Stephen Decatur Highway) approximately 450 feet south from the intersection with Sunset Avenue, Tax Map 26 Parcel 445 Lot 1B & 2A and Parcel 443, Lot E1, Tax District 10, R-4 General Residential District, Ocean 8 Group, LLC, owner / Vista Design, inc., engineer.**

#### **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. Ensure all items required within a Critical Area site plan NR 3-109(d)(1) have been provided. This includes, but is not limited to, identifying Habitat Protection areas, locating (or stating the lack there of) tributary streams and associated buffers, tidal wetlands, soils, lot coverage calculations, limits of disturbance, proposed clearing, etc.
2. Provide us with a Critical Area Report as defined within NR 3-109(d)(2).
3. Provide documents that the site will meet the 10 percent pollution reduction requirements. The Department can provide you with a copy of the worksheet if needed.

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4. Illustrate and/or provide documentation that the 15 percent afforestation requirement will be accomplished. If plantings are to be completed to achieve the 15 percent afforestation requirement, a Critical Area planting bond (and calculations) will be required.
5. 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 percent rule compliance details, and all other pertinent documents when submitted, will be forwarded to Commission Staff for review and comment.
6. Please submit the Critical Area review fee of \$360.50. Additional review fees will be collected at each step of the RPC process.

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

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

Stormwater Management Concept Plan approval has been received.

**General Provisions:**

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

cc: File;  
David Bradford, Deputy Director (via email);  
Stuart White, DRP (via email).



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAD: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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**PROJECT: 4 Seasons Townhome Community      TRC #: 2023653**  
**LOCATION: Tax Map 26; Parcel 445; Lot 1B & 2A; Parcel 443; Lot E1**  
**CONTACT: Ocean 8 Group LLC c/o Tauhid Islam**  
**MEETING DATE: October 11, 2023                      COMMENTS BY: Matthew Owens**  
**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 Residential Planned Community Step 1 Concept Plan (proposed construction of 44 townhouse units).

### 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 townhomes 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 turning radius shall meet the most restrictive fire apparatus turning radius which is 33 feet inside and 55 feet outside. Approved turnarounds or cul-de-sacs shall be provided on roadways exceeding 150 ft. in length.
3. All fire hydrant locations shall be approved by this office.
4. A complete set of building plans shall be submitted and approved prior to start of construction.
5. No further comments at this time.




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

## Memorandum

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**To:** Technical Review Committee

**From:** David Mathers, Natural Resources Planner 

**Subject:** Forest Conservation Review

**Date:** September 22, 2023

**Date of Meeting:** October 11, 2023

**Project:** 4 Seasons Townhome Community

**Location:** Stephen Decatur Hwy; Tax Map: 26; Parcel: 445, Lot 1B, Parcel 445, Lot 2A & Parcel 443, Lot E1

**Owner/Developer:** Ocean 8 Group, LLC

**Engineer:** Vista Design, Inc.

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**This project is subject to the Worcester County Forest Conservation Law.** This property is subject to Forest Conservation Plan (FCP) #97-20. This property has met compliance with the Worcester County Forest Conservation Law through the establishment of on-site Forest Conservation easement, however, according to the plan provided the FCP will require an amendment. This amended FCP must be approved prior to the project being reviewed by the Planning Commission. A review fee of \$150.00 will be charged at each RPC step review.

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DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

**Worcester County**

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## MEMORANDUM

**DATE:** January 17, 2023  
**TO:** Applicant  
**FROM:** David M. Bradford, Deputy Director *DMB*  
**SUBJECT:** Stormwater/Sediment Erosion Control Plan/Permit

---

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

**WORCESTER COUNTY  
DEPARTMENT OF PUBLIC WORKS  
INTEROFFICE MEMORANDUM**

---

**TO:** Stuart White, DRP Specialist  
Development Review and Permitting

**FROM:** Christopher S. Clasing, P.E., Deputy Director

**DATE:** October 6, 2023

**SUBJECT:** TRC Meeting – October 2023 – Roads and Water/Wastewater Comments

---

- I Refuge at Windmill Creek – Construction Plan Review
- a) Road bonds have been acquired, note on plans that the roadways will be approved private roads and maintained by someone other than Worcester County Roads Division.
  - b) No comments from the Water/Wastewater Division
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- IV Cathell, LLC – Minor Site Plan Review
- a) No comments from Public Works at this time.
- V RLG - Major Site Plan Review
- a) No comments from Public Works at this time.
- VI Beach Bum West-O – Minor Site Plan Review
- a) No comments from Public Works at this time.

cc: Kevin Lynch, Roads Superintendent  
Tony Fascelli, W/WW Superintendent





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  
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ADVISORY BOARD

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

## MEMORANDUM

DATE: January 17, 2023  
TO: Applicant  
FROM: David M. Bradford, Deputy Director *DMB*  
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 Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.



## Worcester County

Department of Environmental Programs  
Environmental Programs Division

### Memorandum

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**To:** Technical Review Committee (TRC) for an October 11, 2023 Meeting

**From:** Environmental Programs Staff

**Subject:** **RPC Site Plan Submission: 4 Seasons Townhome Community – Residential Planned Community (RPC) Step I Concept Plan; proposed construction of 44 townhome units.**

**Date:** October 5, 2023

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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. Environmental Programs requires a \$60 fee for any Technical Review Committee projects submitted on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. Please note the source of public water & sewer on the site plan. This would be the Mystic Harbour Sanitary Service Area for both water & sewer.
3. An application and deposit must be presented to Ms. Barbara Hitch, Enterprise Fund Controller, who begins the processing for a Mystic Sewer allocation to be reviewed by the County Commissioners for approval. Any use of Mystic Harbour sewer will require that a corresponding amount of Mystic Harbour water capacity also be purchased and installed under a metered connection. **Please note, however, there are currently no available Mystic EDUs for allocation.**
4. 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.
5. Plumbing Code is the 2018 International Plumbing Code (IPC) Illustrated (National). The Gas Code is the 2018 International Fuel Gas Code (IFGC), for natural gas.

**Citizens and Government Working Together**

**TECHNICAL REVIEW COMMITTEE**

STAFF PERSON: \_\_\_\_\_ DATE OF MEETING:

**PROJECT: Cathell, LLC – Minor Site Plan Review**

Development of a commercial boat storage yard. Located at 11029 Cathell Road, on the northern side of Cathell Road across from the western intersection with Five L Drive, Tax Map 21, Parcel 253, Lot 2, Tax District 3, C-2 General Commercial District, Cathell, LLC, owner / Vista Design, Inc., engineer.

APPLICANT(S) IN ATTENDANCE:

\_\_\_\_\_  
\_\_\_\_\_

TRC MEMBERS IN ATTENDANCE:

- \_\_\_\_\_ Tremblay, Zoning Administrator
- \_\_\_\_\_ White, DRP Specialist
- \_\_\_\_\_ Miller, Building Plans Reviewer III
- \_\_\_\_\_ Mitchell, Environmental Programs
- \_\_\_\_\_ Evans, Environmental Programs
- \_\_\_\_\_ Bradford, Environmental Programs
- \_\_\_\_\_ Birch, Environmental Programs
- \_\_\_\_\_ Long, Environmental Programs
- \_\_\_\_\_ Mathers, Environmental Programs
- \_\_\_\_\_ Owens, Fire Marshal
- \_\_\_\_\_ Lynch, County Roads
- \_\_\_\_\_ Berdan, County Roads
- \_\_\_\_\_ Wilson, State Highway Admin.
- \_\_\_\_\_ Ezzat, State Highway Admin.
- \_\_\_\_\_ Clasing, W & WW, DPW
- \_\_\_\_\_ Knight, Planning Commission Rep.

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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 MEETING

October 11, 2023

Project: Cathell LLC – Minor Site Plan Review

Development of a commercial boat storage yard. Located at 11029 Cathell Road, on the northern side of Cathell Road across from the western intersection with Five L Drive, Tax Map 21, Parcel 253, Lot 2, Tax District 3, C-2 General Commercial District, Cathell, LLC, owner / Vista Design, Inc., engineer.

Prepared by: Stuart White, DRP Specialist

Contact: swhite@co.worcester.md.us or (410) 632-1200, extension 1139

General Requirements:

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
 - a. A complete Building Permit Application along with the initial fee of \$275 made payable to “Worcester County.”
 - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan and building elevations (front, rear and sides)). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
 - c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.
3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections’ agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

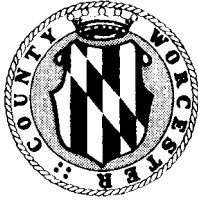
Project Specific Comments: This project is subject to, but not limited to, the following sections of the Zoning and Subdivision Control Article:

§ZS1-210	C-2 General Commercial
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways
§ZS1-327	Additional Setbacks from Drainage Ditches and Stormwater Management Facilities

1. Please provide a landscaping plan in accordance with §ZS 1-322(c).
2. Any outdoor area devoted to storage shall be buffered from adjoining properties in accordance with § ZS 1-322(e)(2).
3. In accordance with §ZS 1-322(g), a maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate from a nursery will be required to be provided at permit stage to accurately determine the bond amount.
4. According to §ZS 1-322(b)(7), all landscaped areas are required to be readily accessible to a water supply and provided with an automatic irrigation system with rain sensors unless waived by the Planning Commission. Please note methods of maintenance for landscaped areas.
5. Please indicate the height of the proposed fence.
6. Please provide documentation of a shared access agreement with 11033 Cathell Road.
7. Please indicate all proposed lighting meeting code requirements.
8. Freestanding and on-building signage meeting the requirements of §ZS 1-324 shall be reviewed and approved during the permitting process. A separate zoning permit application will be required to be approved prior to installation.
9. Recommended bollards or landscaping to prevent the placement of vehicles in the utility easement.

Other Agency Approvals:

1. 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.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.



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: Cathell LLC (Boat storage yard)

Date: 10/11/2023

Tax Map: 21 Parcel: 253 Section: Lot: 2

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

Maryland Codes Administration has adopted the 2021 edition of the International Codes. Local jurisdictions will have until 5/29/2024 to adopt the 2021 I-codes.

1. Existing building: If no renovations to interior a change of tenant permit will be required.
If renovations are proposed building permit application will be Required along with construction plans.
2. ADA: Provide accessible route from parking into activity area.

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



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: October 11, 2023 - Technical Review Committee Meeting

Date: October 6, 2023

- **Cathell, LLC – Minor Site Plan Review**

Development of a commercial boat storage yard. Located at 11029 Cathell Road, on the northern side of Cathell Road across from the western intersection with Five-L Drive, Tax Map 21, Parcel 253, Lot 2, Tax District 03, C-2 General Commercial District, Cathell, LLC, owner / Vista Design, Inc., engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.

Citizens and Government Working Together



Worcester County

Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for an October 11, 2023 Meeting

From: Environmental Programs Staff

Subject: **Minor Site Plan: Cathell, LLC – development of a commercial boat storage yard.**

Date: October 5, 2023

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

1. Environmental Programs requires an \$85 fee for any Technical Review Committee projects submitted on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. There is no EDU chart shown for the proposed use(s). Is the existing building just office use?
3. What are the plans to protect the well & septic/SRA from any damage when parking the boats on the property?
4. Please note that this property is served by a private well & on-site septic in the general notes section.

Citizens and Government Working Together



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAD: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **Cathell LLC**

TRC #: **2023654**

LOCATION: **Tax Map 21; Parcel 253; Lot 2**

CONTACT: **Gary Frick**

MEETING DATE: **October 11, 2023**

COMMENTS BY: **Matthew Owens**
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 development of a commercial boat storage yard.

Specific Comments

1. If gated access is provided, fire department access shall be provided to the gated entrance through the use of an approved device or system.
2. What is the use of the existing building located on the property? Are there any proposed changes to the existing building?
3. No further comments at this time.




Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation & Stormwater Management Review

Date: September 22, 2023

Date of Meeting: October 11, 2023

Project: Cathell LLC

Location: 11029 Cathell Road; Tax Map: 21; Parcel: 253, Lot 2

Owner/Developer: Cathell, LLC

Engineer: Vista Design, Inc.

This project is subject to the Worcester County Forest Conservation Law. A Forest Conservation Application and fee have been submitted and a Forest Conservation Plan (FCP) has been submitted and approved. There is no forest on site, therefore, the FCP will substitute for a Forest Stand Delineation.

The net tract area is 0.92 acres, none of which is forested. With an afforestation threshold of 15 percent and conservation threshold of 15 percent, there is a total planting requirement of 0.14 acres. According to the plan, the requirement will be provided through the purchase of credits from an off-site mitigation bank. With the obligation being provided off-site, the requirement will increase to a ratio of 2:1 which will bring to the total requirement to 0.28 acres.

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.

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

Citizens and Government Working Together

System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

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DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
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ADVISORY BOARD

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

MEMORANDUM

DATE: January 17, 2023
TO: Applicant
FROM: David M. Bradford, Deputy Director *DMB*
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

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

**WORCESTER COUNTY
DEPARTMENT OF PUBLIC WORKS
INTEROFFICE MEMORANDUM**

TO: Stuart White, DRP Specialist
Development Review and Permitting

FROM: Christopher S. Clasing, P.E., Deputy Director

DATE: October 6, 2023

SUBJECT: TRC Meeting – October 2023 – Roads and Water/Wastewater Comments

- I Refuge at Windmill Creek – Construction Plan Review
- a) Road bonds have been acquired, note on plans that the roadways will be approved private roads and maintained by someone other than Worcester County Roads Division.
 - b) No comments from the Water/Wastewater Division
- II Triple Crown Estates – Construction Plan Review
- a) No comments from the Roads Division at this time.
 - b) Pending easement is to be submitted to the Water/Wastewater Division.
- III 4 Seasons Townhome Community
- a) Denote on plans that the roadways will be private roads.
 - b) Please show all fire hydrants and valves for the water main.
 - c) Please use as-built drawing available at Ocean Pines WWTP upon request.
 - d) Please add a detail showing connection of water meter to 16" Water Main (Transite).
 - e) Please add existing water main size to the existing drawings.
 - f) Please include the existing storm drain along the frontage of the property as it is used for the backwash outfall.
 - g) Please provide a profile view of all proposed water and sewer utilities to be installed.
- IV Cathell, LLC – Minor Site Plan Review
- a) No comments from Public Works at this time.
- V RLG - Major Site Plan Review
- a) No comments from Public Works at this time.
- VI Beach Bum West-O – Minor Site Plan Review
- a) No comments from Public Works at this time.

cc: Kevin Lynch, Roads Superintendent
Tony Fascelli, W/WW Superintendent



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

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

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

MEMORANDUM

DATE: January 17, 2023
TO: Applicant
FROM: David M. Bradford, Deputy Director *DMB*
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

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

TECHNICAL REVIEW COMMITTEE

STAFF PERSON: _____ DATE OF MEETING: _____

PROJECT: RLG – Major Site Plan Review

Proposed construction of a new 13,600 sq. ft. boat construction building, create contractor storage and material laydown areas and construct the associated support infrastructure of roads, well, septic, drainage and stormwater management components. Located at 13053 Old Stage Road, on the westerly side of Old Stage Road, approximately 430 feet south of Hammond Road, Tax Map 9, Parcel 59, Tax District 05, I-1 Light Industrial District, RLG Properties, LLC, owner / Vista Design, Inc., engineer.

APPLICANT(S) IN ATTENDANCE:

TRC MEMBERS IN ATTENDANCE:

- _____ Tremblay, Zoning Administrator
- _____ White, DRP Specialist
- _____ Miller, Building Plans Reviewer III
- _____ Mitchell, Environmental Programs
- _____ Evans, Environmental Programs
- _____ Bradford, Environmental Programs
- _____ Birch, Environmental Programs
- _____ Long, Environmental Programs
- _____ Mathers, Environmental Programs
- _____ Owens, Fire Marshal
- _____ Lynch, County Roads
- _____ Berdan, County Roads
- _____ Wilson, State Highway Admin.
- _____ Ezzat, State Highway Admin.
- _____ Clasing, W & WW, DPW
- _____ Knight, Planning Commission Rep.

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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 MEETING

October 11, 2023

#### **Project: RLG – Major Site Plan Review**

Proposed construction of a new 13,600 sq. ft. boat construction building, create contractor storage and material laydown areas and construct the associated support infrastructure of roads, well, septic, drainage and stormwater management components. Located at 13053 Old Stage Road, on the westerly side of Old Stage Road, approximately 430 feet south of Hammond Road, Tax Map 9, Parcel 59, Tax District 05, I-1 Light Industrial District, RLG Properties, LLC, owner / Vista Design, Inc., engineer.

**Prepared by:** Stuart White, DRP Specialist

**Contact:** [swhite@co.worcester.md.us](mailto:swhite@co.worcester.md.us) or (410) 632-1200, extension 1139

#### **General Requirements:**

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
  - a. A complete Building Permit Application along with the initial fee of \$275 made payable to “Worcester County.”
  - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan and building elevations (front, rear and sides)). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
  - c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.
3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections’ agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is**

**unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

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

|          |                                                                                |
|----------|--------------------------------------------------------------------------------|
| §ZS1-212 | I-1 Light Industrial District                                                  |
| §ZS1-305 | Lot Requirements Generally                                                     |
| §ZS1-306 | Access to Structures                                                           |
| §ZS1-319 | Access and Traffic Circulation Requirements                                    |
| §ZS1-320 | Off-Street Parking Areas                                                       |
| §ZS1-321 | Off Street Loading Spaces                                                      |
| §ZS1-322 | Landscaping and Buffering Requirements                                         |
| §ZS1-323 | Exterior Lighting                                                              |
| §ZS1-324 | Signs                                                                          |
| §ZS1-325 | Site Plan Review                                                               |
| §ZS1-326 | Classification of Highways                                                     |
| §ZS1-327 | Additional Setbacks from Drainage Ditches and Stormwater Management Facilities |

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

1. According to §ZS 1-320(f)(1), all parking areas and vehicular travelways shall be constructed of materials that provide a hard and durable surface that precludes or limits particulate air pollution. This requirement may be requested to be waived by the Planning Commission.

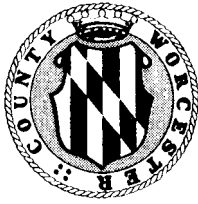
*“(1) All parking areas and vehicular travelways shall be constructed of materials that provide a hard and durable surface that precludes or limits particulate air pollution. Concrete, asphalt, tar and chip, brick, and interlocking paving blocks or stones, including those semi-pervious systems that retain space for vegetation, are acceptable paving materials. Other paving materials and systems, including gravel, stone, stone dust and crushed oyster or clam shells may be permitted by the Planning Commission where these parking areas are supplied and maintained with a binding agent to stabilize the surface and prevent dust. All parking spaces and associated vehicular travelways provided above the minimum parking requirements established herein shall be constructed with a pervious paving system with not less than a twelve-percent void rate as certified by a licensed design professional and approved by the Department.” ZS§1-320(f)(1).*

**Other Agency Approvals:**

1. 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.

2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.



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

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Project: Titan Yachts, 13053 Old Stage Road, Bishopville, Md.  
Date: 10/11/2023  
Tax Map: 9 Parcel: 59 Section: Lot:

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. The 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

**Maryland Codes Administration has adopted the 2021 edition of the International Codes. Local jurisdictions will have until 5/29/2024 to adopt the 2021 I-codes.**

2. Wind Design: 123 MPH (assumed); Risk category II; Exposure "C"
3. Complete sealed architectural including an egress plan with occupant load, 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 the 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. Drinking fountains (ADA)
10. Various construction details of building components: all finishes; wall sections; roof sections; ceiling details (shop area and office area).
11. Plans and specifications for fire suppression tank.

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

Additional information may be requested at the time of plan review.



## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

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**To:** Worcester County Technical Review Committee

**From:** Joy S. Birch, Natural Resources Specialist III 

**Subject:** October 11, 2023 - Technical Review Committee Meeting

**Date:** October 6, 2023

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- **RLG – Major Site Plan Review**

Proposed construction of a new 13,600 sq. ft. boat construction building, create contractor storage and material laydown areas and construct the associated support infrastructure of roads, well, septic, drainage, and stormwater management components. Located at 13053 Old Stage Road, on the westerly side of Old Stage Road, approximately 430 feet south of Hammond Road, Tax Map 9, Parcel 59, Tax District 05, I-1 Light Industrial District, RLG Properties, LLC, owner / Vista Design, Inc., engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.

**Citizens and Government Working Together**



## Worcester County

Department of Environmental Programs  
Environmental Programs Division

### Memorandum

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**To:** Technical Review Committee (TRC) for an October 11, 2023 Meeting

**From:** Environmental Programs Staff

**Subject:** RLG – Major site plan review Proposed construction of a new 13,600 sq. ft. boat construction building

**Date:** October 5, 2023

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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. Environmental Programs requires a \$150 fee for any Technical Review Committee projects submitted on private water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. A plumbing permit will be required. A septic permit for the tank which includes the force main will also need to be obtained. A state licensed septic contractor will need to perform this installation.
3. Regarding the nature of the manufacturing at this complex, the laydown areas of course will not be assessed for flow but the wastewater flows for the proposed new building will have to be considered when the current system fails.
4. The flow chart on Page 4 of the site plan will have to be revised to reflect the following addition to the footnote: While proposed flows are estimated for the employees only, there are suggested nonresidential flows for onsite sewage that need to be considered in the replacement of the existing system when it fails. The owners have previously signed and under-design letter for the current septic system and the replacement system will consider state recommended flow for the proposed construction in the design of any future replacement drain field for the this facility.

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5. Plumbing Code is the 2018 International Plumbing Code (IPC) Illustrated (National).  
The Gas Code is the 2018 International Fuel Gas Code (IFGC), for natural gas.

**Citizens and Government Working Together**





GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1302  
SNOW HILL, MARYLAND 21863-1294  
TEL: 410-632-5666  
FAD: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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PROJECT: **RLG**  
LOCATION: **Tax Map 9; Parcel 59**  
CONTACT: **RGL Properties**  
MEETING DATE: **October 11, 2023**

TRC #: **2023655**

COMMENTS BY: **Matthew Owens**  
**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

The proposed construction of a new 13,600 square foot boat construction building, create contractor storage and material laydown areas and construct the associated support infrastructure of roads, well, septic, drainage, and stormwater management components.

### 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.

Project: RLG

Review #: 2023655

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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, whichever 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. Plans shall be provided to this office on the proposed fire suppression system, water tank, fire pump, etc. for review and approval prior to installation. Fire alarm plans shall be submitted to our office for review and approval prior to installation.
2. The proposed roadways shall be designed to support the live load of emergency equipment and shall meet the turning radius requirements.
3. A complete set of building plans shall be submitted and approved prior to start of construction.
4. No further comments at this time.



## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

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**To:** Technical Review Committee

**From:** David Mathers, Natural Resources Planner *DM*

**Subject:** Forest Conservation & Stormwater Management Review

**Date:** September 22, 2023

**Date of Meeting:** October 11, 2023

**Project:** RLG

**Location:** 13053 Old Stage Road; Tax Map: 9; Parcel: 59

**Owner/Developer:** RLG Properties, LLC

**Engineer:** Vista Design, Inc.

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**This project is not subject to the Worcester County Forest Conservation Law.** In accordance with Subtitle IV, Section 1-403(b)(15) of the Natural Resources Article of the Worcester County Code of Public Local Laws, a minor and major site plan is exempt from the County's Forest Conservation Law when the area of forested non-tidal wetland including any regulated buffer is greater than or equal to the reforestation and afforestation requirement as established in Section 1-408 herein and established in Section 1-410 herein. 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.** The project has obtained Stormwater Concept Plan approval. Site Development approval is required before this project proceeds to Planning Commission. Final Plan approval must be received prior to this project receiving signature plan approval.

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:** January 17, 2023  
**TO:** Applicant  
**FROM:** David M. Bradford, Deputy Director *DMS*  
**SUBJECT:** Stormwater/Sediment Erosion Control Plan/Permit

---

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

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

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

**WORCESTER COUNTY  
DEPARTMENT OF PUBLIC WORKS  
INTEROFFICE MEMORANDUM**

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**TO:** Stuart White, DRP Specialist  
Development Review and Permitting

**FROM:** Christopher S. Clasing, P.E., Deputy Director

**DATE:** October 6, 2023

**SUBJECT:** TRC Meeting – October 2023 – Roads and Water/Wastewater Comments

---

- I Refuge at Windmill Creek – Construction Plan Review
- a) Road bonds have been acquired, note on plans that the roadways will be approved private roads and maintained by someone other than Worcester County Roads Division.
  - b) No comments from the Water/Wastewater Division
- II Triple Crown Estates – Construction Plan Review
- a) No comments from the Roads Division at this time.
  - b) Pending easement is to be submitted to the Water/Wastewater Division.
- III 4 Seasons Townhome Community
- a) Denote on plans that the roadways will be private roads.
  - b) Please show all fire hydrants and valves for the water main.
  - c) Please use as-built drawing available at Ocean Pines WWTP upon request.
  - d) Please add a detail showing connection of water meter to 16" Water Main (Transite).
  - e) Please add existing water main size to the existing drawings.
  - f) Please include the existing storm drain along the frontage of the property as it is used for the backwash outfall.
  - g) Please provide a profile view of all proposed water and sewer utilities to be installed.
- IV Cathell, LLC – Minor Site Plan Review
- a) No comments from Public Works at this time.
- V RLG - Major Site Plan Review
- a) No comments from Public Works at this time.
- VI Beach Bum West-O – Minor Site Plan Review
- a) No comments from Public Works at this time.

cc: Kevin Lynch, Roads Superintendent  
Tony Fascelli, W/WW Superintendent



DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

**Worcester County**

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

LAND PRESERVATION PROGRAMS  
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ADVISORY BOARD

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

## MEMORANDUM

DATE: January 17, 2023  
TO: Applicant  
FROM: David M. Bradford, Deputy Director *DMB*  
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

---

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

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

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

**TECHNICAL REVIEW COMMITTEE**

STAFF PERSON: \_\_\_\_\_ DATE OF MEETING:

**PROJECT: Beach Bum West-O – Minor Site Plan Review**

Proposed construction of a 5,633 sq. ft. accessory amenity pavilion/building for existing motel facility. Located at 12308 Old Bridge Road, at the intersection with MD Route 50 (Ocean Gateway), Tax Map 26, Parcel 151, Tax District 10, C-2 General Commercial District, Beach Bum West, LLC, owner / Gregory P. Wilkins, surveyor.

APPLICANT(S) IN ATTENDANCE:

\_\_\_\_\_  
\_\_\_\_\_

TRC MEMBERS IN ATTENDANCE:

- \_\_\_\_\_ Tremblay, Zoning Administrator
- \_\_\_\_\_ White, DRP Specialist
- \_\_\_\_\_ Miller, Building Plans Reviewer III
- \_\_\_\_\_ Mitchell, Environmental Programs
- \_\_\_\_\_ Evans, Environmental Programs
- \_\_\_\_\_ Bradford, Environmental Programs
- \_\_\_\_\_ Birch, Environmental Programs
- \_\_\_\_\_ Long, Environmental Programs
- \_\_\_\_\_ Mathers, Environmental Programs
- \_\_\_\_\_ Owens, Fire Marshal
- \_\_\_\_\_ Lynch, County Roads
- \_\_\_\_\_ Berdan, County Roads
- \_\_\_\_\_ Wilson, State Highway Admin.
- \_\_\_\_\_ Ezzat, State Highway Admin.
- \_\_\_\_\_ Clasing, W & WW, DPW
- \_\_\_\_\_ Knight, Planning Commission Rep.

~~~~~



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 MEETING

October 11, 2023

Project: Beach Bum West-O – Minor Site Plan Review

Proposed construction of a 5,633 sq. ft. accessory pavilion/building for existing motel facility. Located at 12308 Old Bridge Road, at the intersection with MD Route 50 (Ocean Gateway), Tax Map 26, Parcel 151, Tax District 10, C-2 General Commercial District, Beach Bum West, LLC, owner / Gregory P. Wilkins, surveyor.

Prepared by: Stuart White, DRP Specialist

Contact: swhite@co.worcester.md.us or (410) 632-1200, extension 1139

General Requirements:

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
 - a. A complete Building Permit Application along with the initial fee of \$275 made payable to “Worcester County.”
 - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan and building elevations (front, rear and sides)). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
 - c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.
3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections’ agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

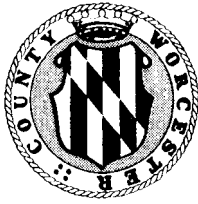
Project Specific Comments: This project is subject to, but not limited to, the following sections of the Zoning and Subdivision Control Article:

§ZS1-210	C-2 General Commercial
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways
§ZS1-327	Additional Setbacks from Drainage Ditches and Stormwater Management Facilities

1. Please include parking for the entire site and provide a parking calculations table.
2. According to §ZS 1-320(f)(1), all parking areas and vehicular travelways shall be constructed of materials that provide a hard and durable surface that precludes or limits particulate air pollution.
3. Please relocate the access aisle to be on the right of the van accessible parking space.
4. ADA signage to be a minimum of seven (7) feet in height from grade to the bottom of the ‘van accessible’ sign. Please provide details on the site plan.
5. Please provide a sidewalk from the side entrances to the proposed parking area.
6. The 8’x10’ shed on the western side of the property will need to be relocated to meet the side setback if it is proposed to be retained.

Other Agency Approvals:

1. 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.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.



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: Beach Bum West-O amenity building

Date: 10/11/2023

Tax Map: 26 Parcel: 151 Section: Lot: Block:

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, and seismic loads.
7. Special inspections (Third party) required for steel, concrete, masonry, wood, prepared fill, foundations, and structural observations. **These are required in addition to the required Worcester County inspections.**
8. Provide plan for owner's special inspection program, list inspections and inspection agencies.
9. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
10. A pre-construction meeting will be required before any work starts.
11. Provide complete accessibility code requirements and details.
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation.
14. Architect / Engineer to provide verification construction is in accordance with approved plans and specifications prior to final inspection.
15. Provide your design professional with a copy of these comments.

SITE SPECIFIC COMMENTS

1. Current Codes: 2018 International Building Code
2018 International Energy Conservation Code
2018 International Mechanical Code
2017 NEC
Maryland Accessibility Code (MAC)
2010 ADA Standards for Accessible Design

Maryland Codes Administration has adopted the 2021 edition of the International Codes. Local jurisdictions will have until 5/29/2024 to adopt the 2021 I-codes.

1. Provide an accessible route from the parking lot to the building entry.
2. Automatic sprinkler system is required.
3. Wind Design: 127 MPH (assumed); Risk category II; Exposure "C"
4. Complete sealed architectural, structural, mechanical, plumbing, and electrical plans are required.
5. ADA: Provide all details and specifications per 2010 ADA design standards.
6. Provide all information per section C103.2: Building envelope, including slab to comply with 2018 IECC.
7. Provide an Energy Compliance Report and lighting plan.
8. Provide a vestibule per C 402.5.7.
9. Soils report submittal with permit application.

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



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: October 11, 2023 – Technical Review Committee Meeting

Date: October 3, 2023

Beach Bum West-O – Minor Site Plan Review - Proposed construction of a 5,633 square foot accessory amenity pavilion/building for existing motel facility. Located at 12308 Old Bridge Road, at the intersection with MD Route 50 (Ocean Gateway), Tax Map 26, Parcel 151, Tax District 10, C-2 General Commercial District, Beach Bum West, LLC, owner / Gregory P. Wilkins, surveyor.

Critical Area: This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Developed Area (IDA) with a 100' buffer. 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. 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.
6. 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 Concept Plan 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.

cc: File;
David Bradford, Deputy Director (via email);
Stuart White, DRP (via email)

Citizens and Government Working Together



Worcester County

Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for an October 11, 2023 Meeting

From: Environmental Programs Staff

Subject: **Minor Site Plan Revision - Beach Bum West-O**

Date: October 5, 2023

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

1. Environmental Programs requires a \$65 fee for any Technical Review Committee projects submitted on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. The accessory amenity pavilion/building for existing motel facility is expected to be constructed for the use of motel guests, not open to members of the public, and will not be improved with water and sewerage facilities. If this assumption is not correct, additional comments will apply to this application.

Citizens and Government Working Together



GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1302
SNOW HILL, MARYLAND 21863-1294
TEL: 410-632-5666
FAD: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: Beach Bum West-O
LOCATION: Tax Map 26; Parcel 151
CONTACT: Joe Jobson
MEETING DATE: October 11, 2023

TRC #: 2023675

COMMENTS BY: Matthew Owens
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 5633 square foot accessory amenity pavilion/building for an existing motel.

Specific Comments


1. Depending on the use and occupant load of the proposed amenity building, the proposed building may be required to be protected by an automatic sprinkler system in accordance with NFPA 13, *Standard for the Installation of Sprinkler Systems*. Plans shall be submitted and approved by this office prior to the installation of such system.
2. Complete set of building plans shall be submitted and approved prior to start of construction.
3. No further comments at this time.



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation Review

Date: September 27, 2023

Date of Meeting: October 11, 2023

Project: Beach Bum West-O

Location: 12308 Old Bridge Road; Tax Map: 26; Parcel: 151

Owner/Developer: Beach Bum West, LLC

Surveyor: Gregory P. Wilkins

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

Citizens and Government Working Together

**WORCESTER COUNTY
DEPARTMENT OF PUBLIC WORKS
INTEROFFICE MEMORANDUM**

TO: Stuart White, DRP Specialist
Development Review and Permitting

FROM: Christopher S. Clasing, P.E., Deputy Director

DATE: October 6, 2023

SUBJECT: TRC Meeting – October 2023 – Roads and Water/Wastewater Comments

- I Refuge at Windmill Creek – Construction Plan Review
- a) Road bonds have been acquired, note on plans that the roadways will be approved private roads and maintained by someone other than Worcester County Roads Division.
 - b) No comments from the Water/Wastewater Division
- II Triple Crown Estates – Construction Plan Review
- a) No comments from the Roads Division at this time.
 - b) Pending easement is to be submitted to the Water/Wastewater Division.
- III 4 Seasons Townhome Community
- a) Denote on plans that the roadways will be private roads.
 - b) Please show all fire hydrants and valves for the water main.
 - c) Please use as-built drawing available at Ocean Pines WWTP upon request.
 - d) Please add a detail showing connection of water meter to 16" Water Main (Transite).
 - e) Please add existing water main size to the existing drawings.
 - f) Please include the existing storm drain along the frontage of the property as it is used for the backwash outfall.
 - g) Please provide a profile view of all proposed water and sewer utilities to be installed.
- IV Cathell, LLC – Minor Site Plan Review
- a) No comments from Public Works at this time.
- V RLG - Major Site Plan Review
- a) No comments from Public Works at this time.
- VI Beach Bum West-O – Minor Site Plan Review
- a) No comments from Public Works at this time.

cc: Kevin Lynch, Roads Superintendent
Tony Fascelli, W/WW Superintendent



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

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

LAND PRESERVATION PROGRAMS
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SEDIMENT AND EROSION CONTROL
SHORELINE CONSTRUCTION
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WATER & SEWER PLANNING
PLUMBING & GAS
CRITICAL AREAS
FOREST CONSERVATION
COMMUNITY HYGIENE

MEMORANDUM

DATE: January 17, 2023
TO: Applicant
FROM: David M. Bradford, Deputy Director *DMB*
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

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