

Stuart White

From: Aws Ezzat <AEzzat@mdot.maryland.gov>
Sent: Wednesday, October 11, 2023 7:24 AM
To: Stuart White
Cc: Daniel Wilson; Tony Turner; George Norfolk; Jeffrey Fritts
Subject: Re: October PC and TRC draft agendas
Attachments: 4 Seasons Townhome Community CAP Letter.pdf; Required for the Initial CAP Plan Review Submission.pdf; Commercial Access Permit_Plan Review Checklist.pdf

Hello Stu,

After a review of the subject developments, MDOT SHA determined that the proposed Refuge at Windmill Creek, Triple Crown Estates, Cathell, LLC and RLG projects will have no negative impact to the surrounding State roadway network. However, the 4 Seasons Townhome Community will require a commercial Access Permit for the reconstruction of existing Access point (see attached the CAP letter and the requirements/checklist).

Thank you,



Aws Ezzat, P.E.
Regional Engineer, Access Management
District 1
660 West Road
Salisbury, MD 21801
AEzzat@mdot.maryland.gov
(410) 677-4048 (office)

From: Stuart White <swhite@co.worcester.md.us>
Sent: Wednesday, September 20, 2023 1:36 PM
To: April Payne <apayne@co.worcester.md.us>; Aws Ezzat <AEzzat@mdot.maryland.gov>; Bill Bradshaw <bbradshaw@co.worcester.md.us>; Catherine Zirkle <czirkle@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Gary Serman <gserman@co.worcester.md.us>; Janet Davis <jdavis@co.worcester.md.us>; Jennifer Keener <jkkeener@co.worcester.md.us>; Jessica Wilson <jwilson@co.worcester.md.us>; Jessie T. Long <jlong@co.worcester.md.us>; Joy Birch <jbirch@co.worcester.md.us>; Katherine Munson <kmunson@co.worcester.md.us>; Kelly Henry <khenry@co.worcester.md.us>; Kevin Lynch <klynch@co.worcester.md.us>; Kristen Tremblay <ktremblay@co.worcester.md.us>; Kristi Evans <kevans@co.worcester.md.us>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mark Gillis <MGillis@mdot.maryland.gov>; Matt Owens <mowens@co.worcester.md.us>; Matthew Laick <mllaick@co.worcester.md.us>; Paul Miller <pmiller@co.worcester.md.us>; Robert Mitchell <bmittchell@co.worcester.md.us>; Tony Fascelli <tfascelli@co.worcester.md.us>; Betty Smith <judges45@aol.com>; Jerry Barbierri <jerryba@comcast.net>; kenchurch7@aol.com <kenchurch7@aol.com>; Marlene Ott <marlene@marleneott.com>; Mary Knight <mmknight@comcast.net>; Phyllis Wimbrow <pwimbrow1956@gmail.com>; Rick Wells <dawncircle@outlook.com>
Subject: October PC and TRC draft agendas

Good afternoon,

Please see the attached draft agendas for the October 5 Planning Commission and October 11 Technical Review Committee meetings. TRC materials will be distributed this afternoon. Feel free to contact me with any questions.

Thanks,

Stu

Stu White
DRP Specialist II
Department of Development, Review, & Permitting
One West Market Street, Rm. 1201
Snow Hill, MD 21863
410-632-1200 x1139
swhite@co.worcester.md.us



October 6, 2023

Mr. Stuart White
Department of Developing, Review and Permitting
Worcester County Government Center
One West Market Street, Room 1201
Snow Hill MD 21863

Dear Mr. White:

Thank you for the opportunity to review the submission for the proposed 4 Seasons Townhome Community development project, located on the eastern side of MD Route 611 (Stephen Decatur Highway) approximately 450 feet south from the intersection with Sunset Avenue, in Worcester County. The State Highway Administration (SHA) has reviewed the plans, and we are pleased to respond.

This site plan proposes the construction of 44 townhouse units, total area of 6.42 acres. As this project proposes a new development and the reconstruction of the existing access along MD 611, a Commercial Access Permit will be required from this office (please see the attachments for the Commercial Access Permit Plan Review Requirements and Plan Review Checklist).

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

Sincerely



Mark Crampton
District Engineer

Attachments

cc: Aws Ezzat, P.E., Regional Access Management Engineer, District 1, SHA
Mr. Jeff Fritts, Access Management Inspector, District 1, SHA
Mr. Tony Turner, Resident Maintenance Engineer for Worcester County, District 1, SHA
Mr. Dan Wilson, Assistant District Engineer - Traffic, District 1, SHA

DRP ArcGIS Web Map



2/10/2023 12:31:21 PM

- Tax Map Index
- Buildings
- Ag Other Building Types
- Abandoned
- Government
- Ag Building
- Ag Building
- Commercial / Residential
- Ag Building
- Chicken House
- Commercial / Residential
- Residential
- Commercial / Industrial
- Commercial / Industrial
- Residential
- Residential
- Residential
- Residential

This map is intended for planning purposes only and not for regulatory application.



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Requirements for the Initial Commercial Access Permit Plan Review Submission

- Make sure all the requirements of the county/local jurisdiction have been fulfilled.
- Provide documentation of project approval from the county/local jurisdiction to the District 1 Access Management office.
- The initial submittal should contain: two sets of plans, one set of the Stormwater Management Report, and a CD containing the plans and supporting documentation in PDF format; mailed directly to Mr. Mark Crampton at 660 West Road, Salisbury, MD 21801, attention of Mr. Aws Ezzat.
- If you are unable to make a hard copy submission or would prefer to submit electronically, you can make an electronic project submittal by logging into: <https://mdotsha.my.site.com/accesspermit/login?ec=302&inst=4v&startURL=%2FaccesspermitThe>
- MDOT SHA Plan submittal should include a Cover Sheet, an Existing Conditions/Sediment Control/Demolition Plan Sheet (with a sequence of construction), a Site/Utility/Landscape Plan Sheet (with color coding of all utilities in plan-view, according to the Miss Utility color code and illustrations of all landscaping proposed in the MDOT SHA right of way), an Entrance Plan Sheet, a Stormwater Management/Grading Plan Sheet, a Signing and Pavement Marking Sheet, and a Cross Sections Sheet. The plan sheets are not required to be sequenced in this order, but the information generally provided on these sheets needs to be depicted in the plan set in some format.
- Please keep in mind that you can view the project status and identify who conducted the review process via the MDOT SHA Access Management web page: <https://roads.maryland.gov/mdotsha/pages/amd.aspx>
- If you have any questions, please contact Aws Ezzat, Access Management Regional Engineer. See below for contact information.

Thank you,

Aws Ezzat, P.E.
Regional Engineer, Access Management
District 1
660 West Road
AEzzat@mdot.maryland.gov
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(410) 677-4048 (office)

Access Management Plan Submission Checklist

- North Arrow
- Location Map of 1"=2000'
- Plan dimension of 22" x 34"
- Scale of Drawing:**
 - Between 1" = 10' to 1" = 50'
 - 1" = 30' (preferred)
- Plans sealed and signed by a Professional Engineer (With PE Certification Note) or Professional Land Surveyor (as their licensing permits). This information must be shown on each sheet.
- Legend on the plan to indicate all symbols
- All plan revisions noted in the revision block and plan view, with date and symbol
- Type of existing roadway:
- Posted speed limit:
- Show and label existing and proposed right of way line and easements, include right of way plat numbers. Provide access control data (Right of Way line of Through Highway or Denial of Vehicular Access) if applicable.
- Show centerline of existing highway
- Show dimension of property in bearings and distances
- Show location and dimension of existing and proposed buildings, as indicated on the approved site plan
- Identify limit of work on plans
- Show elevations/contours existing and proposed
- Provide dimensions on all proposed improvements whenever typical section changes
- Identify lane assignments and widths
- Show limit of disturbance / top of cut / toe of fill
- Typical sections provided on plan showing existing and proposed conditions.
- Show all existing and relocated utility locations
- Show all existing entrances, public or private streets on adjacent properties and on opposite side of the roadway (this includes medians, crossover location, and median break if applicable)
- Show all existing & proposed curb and gutter/edge of paving
- Show all existing and proposed storm drain structures
- Show all ditches with flow directional arrows
- Roadside safety grading is 4:1 or flatter for appropriate distance
- Grading for curb backing is per AASHTO Roadside Design Guidelines
- Show all traffic signs, signal equipment and street lighting
- Show all existing and proposed traffic barrier (reference appropriate end treatment)
- Show all existing and proposed landscaping
- Show all topography
- Provide ADA compliant pedestrian ramps and sidewalk (5 FT Minimum Width)
- Provide pedestrian & ADA mobility during construction
- Reference appropriate SHA standard numbers on plan
- Show SHA paving specifications
- Clearly identify full depth paving, saw cuts, milling, overlays and wedge/leveling on typical sections and plan view
- Provide shoulder slope transitions

- Provide pavement core analysis (if applicable)
- Provide cross sections every 25'
- Historical, cultural and Archeological impacts (check if "Yes")

Traffic Impact Study

- Required
- Not Required
- Submitted

Traffic Signal

- Existing
- Proposed
- Not applicable

Roundabout Analysis

- Required
- Not Required
- Submitted

- Streetscape or landscaping proposed (check if "Yes")
- Structures: retaining walls, structure fills, supporting slopes, etc.
- All retaining walls are located outside SHA right-of-way
- Sight distance profile (Required on all projects)

Type of commercial entrance:

- Radius type
- Depressed type
- Full movement
- Directional
- One-way
- Stabilized construction entrance
- Other:

Type of Street Connection:

- Public
- Private
- Monumental

Frontage improvement:

- Deceleration lane *Length:* *Width:*
- Acceleration lane *Length:* *Width:*
- Left turn lane *Length:* *Width:*
- By-pass lane *Length:* *Width:*
- Channelization type: A B C

Roadway improvement:

- Widening along a normal section
- Widening along super-elevated section
- Shifted centerline on travel lanes
- Typical closed section
- Typical open section