

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE  
AGENDA**

Worcester County Government Center, Room 1102, One West Market Street, Snow Hill, Maryland 21863

**March 13, 2019**

Est. Time

- |           |      |   |
|-----------|------|---|
| 1:00 P.M. | I.   | Call to Order   |
|           | II.  | §ZS 1-325 Site Plan Review  |
| 1:00 P.M. | A.   | Ocean Pines Medical Center Health Care Planned Unit Development – Proposed establishment of a Health Care PUD and proposed construction of one additional building consisting of 68,690 square feet of medical offices, Tax Map 16, Parcel 24, Lots 1 through 5, Tax District 3, C-1 Neighborhood Commercial District, located at the northeasterly intersection of Racetrack Road (MD Route 589) and Cathage Road, Coastal Venture Properties, LLC, owner/ R.D. Hand & Associates, Inc., land planner/ Becker Morgan Group, architect; |
| 1:10 P.M. | III. | Adjourn   |

**\*\*All site plans and plats are available for review during normal business hours, 8 A.M. to 4:30 P.M. in the Department of Development, Review and Permitting, One West Market Street, Room 1201, Snow Hill, MD 21863.\*\***

**TECHNICAL REVIEW COMMITTEE**

STAFF PERSON: Jennifer K. Keener DATE OF MEETING: March 13, 2019

PROJECT: Ocean Pines Medical Center Health Care Planned Unit Development – Proposed establishment of a Health Care PUD and proposed construction of one additional building consisting of 68,690 square feet of medical offices, Tax Map 16, Parcel 24, Lots 1 through 5, Tax District 3, C-1 Neighborhood Commercial District, located at the northeasterly intersection of Racetrack Road (MD Route 589) and Cathage Road

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

TRC MEMBERS IN ATTENDANCE:

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

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



DEPARTMENT OF  
DEVELOPMENT REVIEW AND PERMITTING

**Worcester County**

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

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

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

March 13, 2019

ZONING DIVISION  
BUILDING DIVISION  
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICE DIVISION

**Jennifer K. Keener, AICP, Zoning Administrator (ext. 1123)**  
Department of Development, Review and Permitting  
Worcester County Government Office Building  
One West Market Street, Room 1201  
Snow Hill, MD 21863  
(410) 632-1200

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Project: Ocean Pines Medical Center Health Care Planned Unit Development – Proposed establishment of a Health Care PUD and proposed construction of one additional building consisting of 68,690 square feet of medical offices, Tax Map 16, Parcel 24, Lots 1 through 5, Tax District 3, C-1 Neighborhood Commercial District, located at the northeasterly intersection of Racetrack Road (MD Route 589) and Cathage Road

**GENERAL COMMENTS:**

- A. In order to obtain a Building Permit, the applicant must submit the following to the Department:
  - 1. Submit a complete Building Permit application, along with the initial fee of \$300.00 made payable to “Worcester County”,
  - 2. Submit four (4) sets of complete construction plans (footing, foundation, framing, floor plan and building elevations (front, rear and sides). The construction plans must be sealed by an architect. The plans must be prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code;
  - 3. Submit three (3) sets of the site plan as approved by the Technical Review Committee or the Planning Commission.
- B. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24 hour notice for all inspections. The inspector, once on site, may require special or additional inspections than normal.
- C. **In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two sets of As-Builts (illustrating all lighting, landscaping, parking, signs and etc.) must be submitted at least one week prior to the anticipated occupancy of the building, structure or use of land activity. The Department has 48 hours from the last inspection in which to process a Certificate of Use and Occupancy. Please note that it is unlawful to occupy (employees or patrons) a structure without benefit of a Certificate of Use and Occupancy.**

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

**SPECIFIC COMMENTS:**

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

|          |                                                                                |
|----------|--------------------------------------------------------------------------------|
| ZS 1-209 | C-1 Neighborhood Commercial District                                           |
| ZS 1-305 | Lot requirements generally                                                     |
| ZS 1-306 | Access to structures                                                           |
| ZS 1-317 | Commercial development, industrial development and industrial parks            |
| ZS 1-319 | Access and traffic circulation requirements                                    |
| ZS 1-320 | Off-street parking areas                                                       |
| ZS 1-321 | Off-street loading spaces                                                      |
| ZS 1-322 | Landscaping and buffering requirements                                         |
| ZS 1-323 | Exterior lighting                                                              |
| ZS 1-324 | Signs                                                                          |
| ZS 1-325 | Site plan review                                                               |
| ZS 1-326 | Classification of highways                                                     |
| ZS 1-327 | Additional setbacks from drainage ditches and stormwater management facilities |
| ZS 1-348 | Health care planned unit developments                                          |

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

1. Please provide an existing conditions plan per §ZS 1-325(e)(3)A.;
2. Please revise the site data as follows:
  - a. Please identify all of the individual lots that are included in the HCPUD under the parcel description, along with all of their Tax Account ID's;
  - b. Please note all property owners, including PRMC;
3. On the HCPUD Master Plan sheet M-1, please illustrate the boundaries of the existing Lot 4;
4. Since the building is proposed to cross the property line, a Temporary Declaration of Consolidation will be required for Lots 4 and 5 at the time of permitting;
5. Please add the following statement with a signature block for both property owners to sign prior to final signature approval: "As the property owner/developer, I am in full agreement with this site plan submitted herewith, and I am responsible for the completion of the improvements as shown on the approved site plan, and I understand that I cannot allow the property or buildings to be occupied until a Certificate of Use and Occupancy has been issued by the Department of Development, Review and Permitting."
6. Please clarify the total gross floor area of Building #4 on Lot 2. The HCPUD plan says 11,000 square feet of gross floor area, however the approved site plan states that it is 11,324 square feet. This will affect not only the parking calculations, but also the total square footage remaining with the density bonus;
7. Once Item 6 is addressed, the total density listed under the site data for the proposed use needs to be revised. The site plans do not show another building or addition that will result in a total of 125,000 square feet for the overall HCPUD at this time. I would recommend listing this as the total allowed density, and then listing the actual square footage existing/proposed. The applicants have the option of phasing the HCPUD plan to show the remaining additional square

- footage, or coming back to the Planning Commission for approval at a later date;
8. Within the written Community Impact Statement, please indicate the total square footage allowed versus what is being proposed at this time as defined in Item 6 above;
  9. With respect to the parking provisions:
    - a. If the total actual square footage to be provided is not accurate per Item 6 above, then the parking calculations are not correct. Please revise them accordingly;
    - b. While the parking provided within the current and previous plans may meet the minimum/maximum requirements that information has not been illustrated on the site plans. Either provide an overall master parking plan (preferable) or the individual as-builts (Lots 1 and 3)/ proposed plan (Lot 2) for those developments as part of the approval of the HCPUD;
    - c. On the parking details, please indicate the total number of pervious parking spaces provided within the development overall, and identify which spaces are pervious on the master parking plan. Based on my calculations, there are 74 pervious parking spaces provided/ to be provided within Lots 1, 2 and 3;
    - d. Based on my calculations, there are a total of 515 parking spaces to be provided, not 520;
    - e. There appears to be an additional three parking spaces added to the westerly side of Lot 2 (Building #4) that were not on the approved site plan for this lot. Are they being proposed at this time? (I did not include these spaces within my calculation in Item 9d above);
    - f. There is an additional parking space shown within the middle northerly row of parking for Lot 3 (Building #2). The as-built shows that one space was lost and the island was widened. Please revise accordingly;
    - g. Under the Americans with Disabilities Act, any facility that provides rehabilitation or outpatient physical therapy shall provide additional handicap accessible parking up to 20% of the parking provided for that use. Please keep this in mind when determining tenant occupancy;
  10. Will the two required loading spaces be provided in accordance with the provisions of §ZS 1-321? If one of the covered entrances will serve as a loading area for highway vehicles, the canopy must meet a clear height of 14', and this should be dimensioned on the building elevations. Please keep in mind, the Planning Commission can modify or waive the requirements of this section if requested;
  11. Any setbacks internal to the HCPUD shall be reviewed and approved by the Planning Commission. Please dimension the setback from the Lot 3/5 property line to the porte cochere;
  12. Relative to the provisions for signage in accordance with §ZS 1-324 and Section 14 of the *Design Guidelines and Standards for Commercial Uses*:
    - a. The overall HCPUD has an existing freestanding sign located at the existing entrance to the development. Therefore, no additional freestanding signage for the individual lots will be permitted, excepting internal directional signage as approved by the department;
    - b. On-building signage is calculated based upon the linear width of the building located at the primary customer entrance. Given that this is a multi-tenant establishment and shell only plans were provided for review, the Department will have to review the more detailed floor plans provided at permitting stage in order to determine the accurate amount of copy area allowed for this development;

13. With respect to the landscape provisions, §ZS 1-348(f) requires a landscape buffer around the perimeter of the entire HCPUD, not just within this particular phase. While the landscaping provided within the current and previous plans meets this requirement, that information has not been provided. Either provide an overall master landscape plan (again, preferable) or the individual landscape as-builts (Lots 1 and 3)/ proposed plan (Lot 2) for those developments as part of the approval of the HCPUD ( if using a master plan, you may include it on the same sheet as the parking master plan requested in Item 9b above);
14. In accordance with §ZS 1-322(g), a maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two years in an amount not to exceed one hundred and twenty-five percent of the installation cost. A landscape estimate from a nursery will be required to be provided at permit stage to accurately determine the bond amount;
15. All major site plans that result in the creation of a new address shall submit the project in electronic format at the time of signature approval per §ZS 1-325(e)(1)F.;
16. Are there any issues with the proposed location of the dumpster, and the slope of the swale shown?
17. Please review the proposed location of the lighting with respect to the proposed landscaping. There appears to be at least one conflict with a tree and light pole placement (northwesterly island near forested wetland). There could potentially be others as well within some of the landscape islands;
18. The building height is very close to the maximum allowed of 45'. A height as-built may be required as part of the permitting process to ensure this is not exceeded;
19. In accordance with §ZS 1-325(e)(3)O. & P., please provide all water and wastewater information listed therein, including an EDU chart. Written confirmation that these requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works;
20. Approvals will be required from the Dept. of Environmental Programs relative to water, sewer, Forestry and Stormwater Management prior to the Department granting signature approval. Any preliminary approvals associated with these requirements will need to be addressed as applicable prior to the scheduling of this project for Planning Commission review;
21. Based on the comments provided from the State Highway Administration relative to the existing entrance on MD Route 589 (Racetrack Road) as well as the new entrance onto Cathage Road, I will consider this as the written confirmation that the plans meet with their approval prior to signature approval. No further information is required at this time;
22. Relative to the Community Impact Statements, the email provided by Mark Cropper to address §ZS 1-348(k)(1) needs to be revised to refer to Lot 2, not Lot 4 (I believe it was in reference to Building #4...the lot and building numbers are a bit confusing), and the proposed covenants and maintenance agreement outlines should be fleshed out a little more for Planning Commission review and approval;

*Design Guidelines and Standards for Commercial Uses:* This property is located within the Town Center Architectural Tradition.

- 23. Section 9(b)(3) states that brick veneer is not an allowed use, unless it is less than 25% of the façade. I approximate that it is about 33%, which would require a waiver;
- 24. Sections 10(b)(1)B, 10(b)(1)C and 10(b)(1)D require that a building over 200' in length (260' proposed) have visually separated modules with a depth of at least 10' and then each module shall have the recesses/projections required individually. The floor plans indicate a 6' depth. For the building overall without providing modules, the following recesses/projections are required per façade, with the items requiring modification or a waiver identified in bold:

| Façade       | Length   | 3% depth req'd | Depth proposed                                                                 | 20% length required | Length proposed                                                                        |
|--------------|----------|----------------|--------------------------------------------------------------------------------|---------------------|----------------------------------------------------------------------------------------|
| East/ West   | 260 feet | 7.8 feet       | <b>6 feet</b>                                                                  | 52 feet             | <b>40 feet</b>                                                                         |
| North/ South | 139 feet | 4.17 feet      | <b>2.5 feet (1<sup>st</sup> Floor)</b><br><b>2 feet (2<sup>nd</sup> Floor)</b> | 27.8 feet           | <b>3 feet (1<sup>st</sup> Floor)</b><br><b>22 feet 7 inches (2<sup>nd</sup> Floor)</b> |

- 25. Section 10(b)(1)E. requires two continuous details of 12" or less in height provided within the first 10' of the building wall. The cap at the water table counts as one, but what is the second detail?
- 26. Section 10(b)(1)H. addresses the transparency requirements, which requires a minimum of 25% and a maximum of 40%. The specific transparency provided is outlined in the chart below, with the items requiring modification or a waiver identified in bold:

|              |              |
|--------------|--------------|
| North Façade | <b>24.2%</b> |
| South Façade | <b>22%</b>   |
| East Façade  | 25%          |
| West Façade  | 29%          |

- 27. Section 10(b)(1)M. requires that each building floor be expressed by trim bands or masonry courses. There are trim bands in the segments where the textured masonry meets the hardie plank siding, but it is not consistent across the façade;
- 28. Section 11(b)(1) requires certain features to be provided over/within the vicinity of customer entrances. The main entrance on the west side provides several features, but it is not clear how the secondary entrance on the easterly façade complies as required by Section 11(b)(3) and (b)(4). The secondary entrance shall also be provided with weather protection features per Section 16(b)(9);
- 29. A customer entrance meeting the requirements of Section 11(b)(1) shall also be provided on the southerly façade unless a waiver is granted to Section 11(b)(4);
- 30. Section 13 requires that the repeating material change pattern occur at least every 30 feet. The proposed repetition of this feature is 19'/23.5'/39.5' on the east and west façades, and 20.5'/95' on the north and south façades. In addition, the architectural/ structural bay change in plane has a maximum extent of 40';
- 31. A waiver will be required to Section 15(b)(13) due to the alignment of the building. The handicap parking cannot be located in what would be considered the front of the development,

- as that would be along the southerly façade that does not result in the most accessible route;
32. Sections 16(b)(3), 16(b)(4) and 16(b)(5) requires that a sidewalk be provided that will connect the westerly parking lot to the main entrance across the drive aisle and with the appropriate pavement markings;
  33. Section 16(b)(8) requires benches for seating every 100' along any façade having a customer entrance. This would mean that a bench would have to be provided at approximately each of the four corners of the building;
  34. Section 17(b)(7) requires enhanced landscaping at the customer entrance. The landscaping provided at the easterly entrance is a continuation of what has been provided along the entire building perimeter;
  35. Section 19(b)(1) requires that the community space be provided with at least one feature in addition to the benches for seating. What is proposed at the westerly entrance?
  36. Section 19(b)(3) requires that a community space be provided at each customer entrance consisting of at least 500 square feet;

Under Section 2(b) of the *Design Guidelines and Standards for Commercial Uses*, the Planning Commission is able to grant a waiver to the requirements contained within where it finds that the proposed alternative building or site design features generally achieve the overall objectives of the guidelines or standards that apply to the waiver being requested. Please keep in mind that if a similar standard is listed in the Zoning Code and does *not* allow for a waiver, that standard cannot be waived.





## Worcester County

Department of Environmental Programs  
Environmental Programs Division

### Memorandum

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**To:** Technical Review Committee (TRC) for March 13, 2019 Meeting

**From:** Environmental Programs Staff

**Subject:** Ocean Pines Medical Center, TM 16 P 24 Lots 1 thru 5  
Medical Health Care PUD

**Date:** March 8, 2019

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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:

- Permitted uses in a health care planned unit development include surgical and in-patient medical care. Will this building have tenants offering these kinds of services? If so, additional sanitary capacity will need to be secured for these more intensive uses. A detailed description of the planned tenants for the proposed Building #3 will be needed to assist in the assessment of sanitary capacity needs.
- If the planned tenants include typical medical and dental offices without intensified services, the Building #3 addition will require 23 EDUs on Ocean Pines water and sewer to be purchased before final site plan approval and before any building permits can be signed by this Department. ( $68,690 \text{ SF} \times 0.1 \text{ g/sf/day} = 6,869 \text{ GPD}/300 \text{ gal/EDU} = 22.89 \text{ EDUs}$ , which are rounded up to 23 EDUs of water and sewer capacity).
- An EDU Chart will need to be placed on the site plan and will also need to identify the Ocean Pines Sanitary Service Area as the supplier of public water and sewer services to this development.
- A gas permit, a plumbing permit and a commercial plumbing review will also be required. There is a \$250 Plumbing plan review fee for this in addition to the plumbing permit fee.

**Citizens and Government Working Together**

- **Plumbing Code is the 2015 National Standard Plumbing Code (NSPC) Illustrated (National Association of Plumbing-Heating-Cooling Contractors). The Gas Code is National Fuel Gas Code, ANSI Z223.1, NFPA 54, 2015 Edition, for natural gas.**
- **As part of the site utility work, a plumbing permit will need to be obtained.**
- **Approval and plans for actual connections to Ocean Pines Sanitary Service Area water and sewer infrastructure will need to be approved by the Department of Public Works.**

**Citizens and Government Working Together**



DEPARTMENT OF ENVIRONMENTAL PROGRAMS

Worcester County

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1305  
SNOW HILL, MARYLAND 21863  
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LAND PRESERVATION PROGRAMS  
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FOREST CONSERVATION  
COMMUNITY HYGIENE

TECHNICAL REVIEW COMMITTEE  
FOREST CONSERVATION REVIEW

STAFF PERSON: David Mathers *(DM)*

DATE OF MEETING: March 13, 2019

PROJECT: Ocean Pines Medical Health Care PUD

LOCATION: Tax Map 16, Parcel 24, Lots: 1 through 5

OWNER/DEVELOPER: Coastal Venture Properties, LLC & Peninsula Regional Medical Center

APPLICANT: R.D. Hand & Associates, Inc.

ARCHITECT: Becker Morgan Group

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**This project is subject to the Worcester County Forest Conservation Law.** This property is subject to Forest Conservation Plan # 15-12. 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 and is subject to Stormwater/Sediment and Erosion Control permit number NR 18-205.



DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

## Worcester County

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1306  
SNOW HILL, MARYLAND 21863  
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LAND PRESERVATION PROGRAM  
STORMWATER MANAGEMENT  
SEDIMENT AND EROSION CONTROL  
SHORELINE CONSTRUCTION  
AGRICULTURAL PRESERVATION  
ADVISORY BOARD

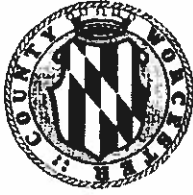
WELL & SEPTIC  
WATER & SEWER PLANNING  
PLUMBING & GAS  
CRITICAL AREAS/FORESTRY  
COMMUNITY HYGIENE

### MEMORANDUM

DATE: March 6, 2019  
TO: Worcester County Technical Review Committee  
FROM: Jenelle Gerthoffer, Natural Resources Administrator  
RE: March 13, 2019 Technical Review Committee Meeting

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- Ocean Pines Medical Health Care PUD – Proposed establishment of a Health Care PUD and proposed construction of one additional building consisting of 68,690 square feet of medical offices, Tax Map 16, Parcel 24, Lots 1-5, Tax District 3, C-1 Neighborhood Commercial District, located at the northeast intersection of Racetrack Road and Cathage Road, Coastal Venture Properties, LLC and Peninsula Regional Medical Center, property owners / R.D. Hand & Associates, Inc., land planner. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**



## 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: Ocean Pines Medical Center  
Date: 3/13/2019  
Tax Map: 16 Parcel: 24 Lots: 1 through 5

### STANDARD COMMENTS

1. Items listed in this review are not required for TRC approval.
2. Provide complete code review. 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 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. When project complete, architect to verify through site visits during construction that project was constructed in accordance with approved plans and specifications.
10. A pre-construction meeting will be required before any work starts.
11. Provide complete accessibility code requirements and details.
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation. Design professional in responsible charge shall review and approve all shop drawings.
14. Please provide your design professional with a copy of these comments.

## SITE SPECIFIC COMMENTS

1. Current Codes: 2015 International Building Code  
2015 International Energy Conservation Code  
2015 International Mechanical Code  
2017 NEC  
Maryland Accessibility Code  
2010 ADA Standards for Accessible Designs  
Maryland Codes Administration has completed the adoption of the 2018 edition of the International Codes. Worcester County projected adoption date of 2018 I codes 7/1/2019.
2. Wind Design: 126 MPH (assumed); Risk category II; Exposure "C" (B use occupancy).  
134 MPH (assumed); Risk category III; Exposure "C" (I-2 use occupancy).
3. Glazing as required by code.
4. Provide fire safety and evacuation plan (means of egress plan).
5. INTERIOR EXIT STAIRWAY: provides for a protected path of egress travel to the exit discharge or public way.
6. Egress based on occupant load: as specified in Table 1006.3.1.
7. Exit access travel distance shall be measured from the most remote point within a story.
8. ADA: 503 Passenger loading zones (designated drop off on site plan) 503.3 Access Aisle (503.3.1 Width; 503.3.2 Length; 503.3.3 Marking)
9. ADA: Provide all details and specifications per 2010 ADA design standards.
10. ADA 208.2.2: Rehabilitation Facilities and Outpatient Physical Therapy Facilities (if applicable).
11. Provide all information per section C103.2: "Information on construction documents of 2015 IECC".
12. Provide an Energy Compliance Report and lighting plan (wattage report).

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



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

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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**PROJECT: Ocean Pines Medical Center**  
**LOCATION: Tax Map 16; Parcel 24, Lot 1 - 5**  
**CONTACT: Coastal Venture Properties, LLC**  
**MEETING DATE: March 13, 2019**

**TRC #: 2019066**

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

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As you requested, this office has reviewed plans for the above project. Construction shall be in accordance with applicable Worcester County and State of Maryland fire codes. This review is based upon information contained in the submitted TRC plans only, and does not cover unsatisfactory conditions resulting from errors, omissions or failure to clearly indicate conditions. A full plan review by this office is required prior to the issuance of a building permit. The following comments are noted from a fire protection and life safety standpoint.

### **Scope of Project**

Proposed construction of a 68,690 square foot medical office building.

### **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. All new buildings must comply with the "Worcester County Public Safety Radio Coverage Code". It is the purpose of this Code to require, as herein provided, that all persons or entities constructing, erecting or maintaining buildings and structures or equipment in Worcester County do so in a manner which does not interfere with the effective use of the county's telecommunications network and provides for the appropriate facilities necessary to eliminate interference and provide for adequate public safety radio coverage. Contact the Worcester County Department of Emergency Services (410) 632-1311 to see if this project is subject to potential interference.
11. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

#### Specific Comments

1. Provide documentation on locations and intended marking of fire lanes.
2. Complete set of building plans shall be submitted and approved prior to start of construction.
3. **903.2.2 Ambulatory care facilities. (2015 IBC)**  
*An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:*  
Four or more care recipients are incapable of self-preservation, whether rendered incapable by staff or staff has accepted responsibility for care recipients already incapable.
4. Fire hydrant shall be located within 100 feet of the Fire Department Connection. We need a site plan showing the existing location of fire hydrants and the proposed location of fire hydrants for this planned building.
5. The turning radius shall meet the most restrictive fire apparatus turning radius which is 33 feet inside and 55 feet outside. Currently the plans do not meet this requirement. Plans will need to be resubmitted which meet the required turning radius.
6. No further comments at this time.



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

Larry Hogan  
Governor  
Boyd K. Rutherford  
Lt. Governor  
Pete K. Rahn  
Secretary  
Gregory Slater  
Administrator

March 1, 2019

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

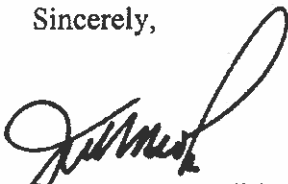
Dear Ms. Keener:

Thank you for the opportunity to review the submittal for the proposed Ocean Pines Medical Health Care Planned Unit Development (PUD), located at the northeast intersection of MD 589 and Cathage Road, in Worcester County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans and we are pleased to respond.

This major site plan proposes the establishment of a Health Care PUD and construction of one additional building, consisting of 68,690 square feet of medical offices. A review of the planned development revealed an existing access point on MD 589, along with a second access proposed for construction on Cathage Road. The proposed second access is located within the MDOT SHA right of way and has been reviewed to assure that it meets our requirements. As the proposed second access is located on Cathage Road, which dead ends and currently generates a nominal amount of trips, and a Commercial Access Permit was previously issued for the established access point to the subject development in 2016, MDOT SHA does not find it necessary for the proposed second access point to repeat the Access Permit process. The subject development has also recently conducted a Traffic Impact Study for the full build-out, which was approved by MDOT SHA in September of 2018. Based on this assessment, we do not anticipate that the project will negatively impact the surrounding State roadway network. Therefore, the MDOT SHA has no objection to the construction as proposed.

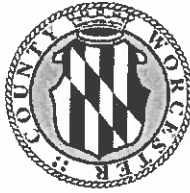
If you have any questions, or require anything additional, please contact Mr. Daniel Wilson, via email at [dwilson12@sha.state.md.us](mailto:dwilson12@sha.state.md.us), or by calling him directly at 410-677-4048. Mr. Wilson will be happy to assist you.

Sincerely,



James W. Meredith  
District Engineer

cc: Mr. Hicham Baassiri, Assistant District Engineer-Project Development, MDOT SHA  
Mr. Mike Marvel, Worcester County Resident Maintenance Engineer, MDOT SHA  
Mr. Daniel Wilson, Access Management Regional Engineer, MDOT SHA



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

**MEMORANDUM**

**TO:** Jennifer Kenner, Zoning Administrator  
**FROM:** Frank J. Adkins, Roads Superintendent (FA)  
**DATE:** March 5, 2019  
**SUBJECT:** TRC Meeting – March 13, 2019

JOHN H. TUSTIN, P.E.  
DIRECTOR

JOHN S. ROSS, P.E.  
DEPUTY DIRECTOR

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

**DIVISIONS**

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

**Section 1-325 Site Plan Review**

**A. Ocean Pines Medical Center Health Care PUD**

1. Cathage Road is maintained by State Highway Administration.
2. Any roads, driveways, entrances, and drainage structures and facilities within this project are not the responsibility and will not be maintained by Worcester County Department of Public Works Roads Division.

cc: John H. Tustin, P.E.

FJA:jl  
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