

TECHNICAL REVIEW COMMITTEE

STAFF PERSON: Cathy Zirkle DATE OF MEETING: August 8, 2018

PROJECT: Former Alamo - Proposed construction of two buildings consisting of 9,972 square feet of restaurants, Tax Map 27, Parcel 137, Tax District 10, C-2 General Commercial District, located on the southerly side of Ocean Gateway (US Route 50), west of Stephen Decatur Hwy (MD Route 611)

APPLICANT(S) IN ATTENDANCE: _____

TRC MEMBERS IN ATTENDANCE:

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



DEPARTMENT OF  
DEVELOPMENT REVIEW AND PERMITTING

# Worcester County

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

TEL: 410-632-1200 / FAX: 410-632-3008  
[www.co.worcester.md.us/drpd/index.htm](http://www.co.worcester.md.us/drpd/index.htm)

ZONING DIVISION  
BUILDING DIVISION  
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICE DIVISION

## WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE August 8, 2018

**Cathy Zirkle, DRP Specialist I (ext. 1139)**  
Department of Development, Review and Permitting  
Worcester County Government Office Building  
One West Market Street, Room 1201  
Snow Hill, MD 21863  
(410) 632-1200

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Project: Former Alamo - Proposed construction of two buildings consisting of 9,972 square feet of restaurants, Tax Map 27, Parcel 137, Tax District 10, C-2 General Commercial District, located on the southerly side of Ocean Gateway (US Route 50), west of Stephen Decatur Hwy (MD Route 611)

### 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.

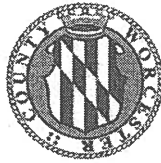
SPECIFIC COMMENTS:

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

|          |                                                                                |
|----------|--------------------------------------------------------------------------------|
| ZS 1-210 | C-2 General 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 |

1. A demolition permit will be required prior to any work commencing on site;
2. A plat of consolidation will be required to be submitted to the Department for review and approval prior to permitting;
3. Please add the dimension from the property line to northwest corner of building 2;
4. Please illustrate and dimension any awnings or eaves that will be in setback. Based upon the review of the building elevations, there may be encroachments greater than what is allowed under the provisions of §ZS 1-305(k)(1);
5. Please dimension the travel way between the buildings;
6. Written approval from the State Highway Administration that the entrance design is acceptable will be required prior to the Department granting signature approval;
7. Please revise the parcel number to the west to be 128;
8. Please correct the parking space numbers to reflect 102 10' x '20 spaces and a total of 107;
9. Please remove the general note stating the no loading space is provided;
10. Please remove the two general notes referring to a Forest Conservation easement or show the easement on the site plan;
11. Please modify the tax account number in the parcel description to 017491;
12. Based on the "HCA" notes on the curb of the sidewalk it is assumed that the parking area and the sidewalk are not the same grade, therefore please provide depressed curbing in front of the discharge aisles and provide a detail illustrating the proposed slopes;
13. Please remove/relocate the trees on the landscape plan that were plotted within parking spots or travel ways;
14. Please note the height of Red Maple trees at time of planting (10' minimum within the parking area);
15. Landscaping is required along US Route 50, which by definition in §ZS 1-322(e)(3) is a mix of trees, shrubs and other vegetation;

16. 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;
17. Please identify the height, watts/lumens and type of lighting proposed. Any on building lighting will need to be identified as well;  
Signage meeting the requirements of §ZS 1-324 shall be reviewed and approved during the permitting process;
18. Written confirmation from the Department of Environmental Programs that this project has obtained the necessary EDU allocations will be required prior to the Department granting signature approval;
19. Written confirmation from the Department of Environmental Programs that this project has received approvals relative to Forestry/ Critical Area and Stormwater Management will be required prior to the Department granting signature approval;



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

### TECHNICAL REVIEW COMMITTEE FOREST CONSERVATION REVIEW

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

STAFF PERSON: Jenelle Gerthoffer 

DATE OF MEETING: August 8, 2018

PROJECT: Former Alamo

LOCATION: Tax Map 27; Parcels: 137

OWNER/DEVELOPER: Mark Odachowski

LAND PLANNER: R.D. Hand & Associates, Inc.

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

With a net tract area of 1.823 acres, which is not forested, and an afforestation threshold of 15 percent and conservation threshold of 15 percent, there is a total afforestation requirement of .27 acres. If off site retention or mitigation bank is used to comply with the Forest Conservation Law, the required afforestation will be increase to a 2:1 ratio, or .54 acres. Any off-site areas must be within the same watershed as the project property.

**This project is subject to the Worcester County Stormwater Ordinance.** The project has obtained Stormwater concept plan approval. Site Design Plan approval must be received prior to this case going to the Planning Commission.



## Worcester County

Department of Environmental Programs  
Environmental Programs Division

### Memorandum

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**To:** Technical Review Committee (TRC) for the August 8<sup>th</sup> meeting

**From:** Environmental Programs Staff

**Subject:** Former Alamo  
TM 27 P 137  
Minor Site Plan

**Date:** July 31, 2018

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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.

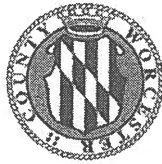
1. There are two (2) restaurants in this site plan and this property has two (2) sewer service laterals installed according to DPW. Each of the restaurants could then be served by their own lateral and it is preferred that each have their own service account and water meter with the sanitary district. The first restaurant with 256 seats would need 22 EDUs of sewer and water capacity. The second restaurant with 276 seats would need 23 EDUs of sewer and water capacity. There are currently eleven (11) EDUs on the property from the West Ocean City Sanitary Service Area. Since the plan describes Mystic Harbour Sanitary Service Area as the provider of water and sewer for this project, the applicant will need to comply with the procedures detailed in County Commissioner Resolution 17-19 to secure the sewer capacity. To do that, an application and deposit must be presented to Ms. Jessica Wilson, Enterprise Fund Controller, who begins the processing for a Mystic Sewer allocation to be reviewed by the County Commissioners for approval. This project must have the sewer allocations prior to applying to the Zoning Administrator for final signature approval.
2. If Mystic sanitary sewer capacity is secured to serve this facility, the 11 EDUs of West Ocean City sewer capacity can be sold and transferred off to another property or properties under County Commissioner Resolution 97-1. A property cannot be served by sewer from two different sanitary districts on the same account. This property appears to

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contain five (5) lots, according to an as-built plan for Tip Top Cottages that we have on file. Consolidation of the lots would need to be completed before capacity can be transferred off this property.

3. Public water is available to the property and water main can be extended to this project from the neighboring Holiday Inn Express property. Twenty two (22) water EDUs will need to be acquired and hook-up charges paid for the first restaurant and twenty three (23) EDUs will be need to be acquired and hook-up charges paid for the second restaurant. Please contact Jessica Wilson, Enterprise Fund Controller for these applications and fees. She can be reached at 410-632-0686 ext. 1217. A public works agreement will need to be completed for the extension of the water main. Please contact John Ross, Deputy Director of Public Works, to complete that agreement. He can be reached at (410) 641-5251 ext. 2412.
4. The existing well serving this property will need to be taken out of service and properly abandoned prior to demolition of the existing structures.
5. Gas permits will be needed as well if utilized. Gas is available to this property.
6. As part of the site utility work, a plumbing permit will need to be obtained.
7. Commercial Plumbing Plans will need to be submitted for review with building permit for each restaurant and a \$125 review fee submitted for each as well. A plumbing permit will be need to be obtained for the interior work. Properly sized grease traps will need to be included for each restaurant.
8. 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.

**Citizens and Government Working Together**



DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

## Worcester County

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

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

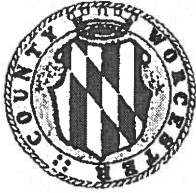
WELL & SEPTIC  
WATER & SEWER PLANNING  
PLUMBING & GAS  
CRITICAL AREAS/FORESTRY  
COMMUNITY HYGIENE

### MEMORANDUM

DATE: July 31, 2018  
TO: Worcester County Technical Review Committee  
FROM: Joy S. Birch, Natural Resources Specialist III (JB)  
RE: August 8, 2018 Technical Review Committee Meeting

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- Former Alamo – Proposed construction of two buildings consisting of 9,972 square feet of restaurants, Tax Map 27, Parcel 137, Tax District 10, C-2 General Commercial District, located on the southerly side of Ocean Gateway (US Route 50), west of Stephen Decatur Hwy (MD Route 611), Mark Odachowski, property owner / R.D. Hand and Associates, Inc. Land Planner / Iott Architecture & Engineering, Inc. engineering. 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: **Remember the Alamo**

Date: 8/8/2018

Tax Map: 27 Parcel: 137 Section: \_\_\_\_\_ Lot: 30

### 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 per IBC Chapter 17 for steel, concrete, masonry, wood, prepared fill, foundations and structural observations.
8. Provide plan for owner's special inspection program, list inspections and inspection agencies.
9. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
10. A pre-construction meeting will be required before any work starts.
11. Provide complete accessibility code requirements and details.
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation. Design professional in responsible charge shall review and approve all shop drawings.
14. Please provide your design professional with a copy of these comments.

## SITE SPECIFIC COMMENTS

1. Current Codes: 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 plans to complete required code adoption of the 2018 edition of the International Codes by the end of 2018).**
2. Wind Design: 128 MPH (assumed); Risk category II; Exposure "C"
3. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
4. ADA: Provide all details and specifications per 2010 ADA design standards.
5. Accessible route from parking to ramp (provide curb cut).
6. Provide all information per section C103.2 and R103.2: **"Information on construction documents of 2015 IECC"**.
7. Provide an Energy Compliance Report and lighting plan (wattage report).
8. Site constructed walk-in coolers / freezers to comply with D.O.E. regulations (Energy conservation standards for walk-in coolers and freezers).
9. Exterior walls less than ten feet from property line to be one hour rated.
10. Toilet rooms shall not open directly into a room used for the preparation of for service to the public.
11. The minimum space required in toilet compartments is provided so that a person using a wheelchair can maneuver into position at the water closet. This space cannot be obstructed by baby changing tables or other fixtures or conveniences, except as specified at 604.3.2 (Overlap). If toilet compartments are to be used to house fixtures other than those associated with the water closet, they must be designed to exceed the minimum space requirements.
12. Provide accessible seating at the bar per ADA design standards 226.1.



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: Former Alamo**  
**LOCATION: Tax Map 27; Parcel 137**  
**CONTACT: Mark Odachowski**  
**MEETING DATE: August 8, 2018**

**TRC #: 2018377**

**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**

The proposed construction of two buildings consisting of 9,972 square feet of restaurants.

### **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.

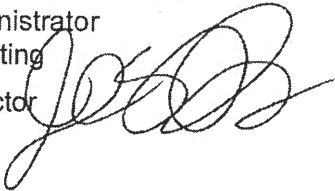
### Specific Comments

1. The proposed restaurants shall be protected by an approved automatic suppression system in accordance with NFPA 13, *The Standard for the Installation of Sprinkler Systems*.
2. The proposed restaurants shall be protected by an approved fire alarm system in accordance with NFPA 72, *The National Fire Alarm and Signaling Code*.
3. A fire hydrant shall be located within 100 feet of fire department connection for sprinkler system. The location and placement of fire hydrants shall be coordinated with the Fire Marshal's Office.
4. The location and marking of fire lanes shall be coordinated with the Fire Marshal's Office.
5. Complete set of building plans shall be submitted and approved prior to start of construction.
6. No further comments at this time.

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

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**TO:** Jennifer K. Keener, Zoning Administrator  
Development Review and Permitting  
**FROM:** John S. Ross, P.E., Deputy Director  
**DATE:** August 1, 2018  
**SUBJECT:** TRC Meeting – August 8, 2018



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**I. Site Plan Review**

- A. Former Alamo - Proposed construction of two buildings consisting of 9,972 square feet of restaurants, Tax Map 27, Parcel 137, Tax District 10, C-2 General Commercial District, located on the southerly side of Ocean Gateway (US Route 50), west of Stephen Decatur Hwy (MD Route 611), Mark Odachowski, property owner/ R. D. Hand and Associates, Inc, Land Planner/lott Architecture & Engineering, Inc, engineering;
1. Ensure adequate Water and Sewer EDUs are assigned to this project
  2. There are two (2) sewer laterals available to connect the proposed restaurants, Contact the Water and Wastewater Division to identify the location of the laterals
  3. The public waterline will need to be extended across the front of the property to provide water service. Contact the Water and Wastewater Division to discuss the process for extending the public waterline.
  4. Reserve additional comments pending preparation of construction drawings.

Cc: John Tustin



STATE HIGHWAY  
ADMINISTRATION

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

August 3, 2018

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 development project formerly known as The Alamo, located on the southerly side of US 50, west of MD 611, in Worcester County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans and we are pleased to respond.

This minor site plan proposes the construction of two restaurants, consisting of 9,972 square feet. As the plan proposes the new construction of a commercial development, with the reconstruction of a commercial access to US 50, a Commercial Access Permit will be required from this office.

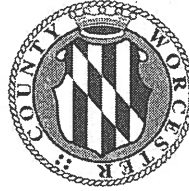
Subject to our aforementioned comments, the applicant must submit four sets of plans, two sets of the Stormwater Report, and a CD containing the plans and supporting documentation in PDF format directly to Mr. James W. Meredith at 660 West Road, Salisbury, MD 21801, attention of Mr. Daniel Wilson, or you can choose to make an electronic project submittal by logging into <https://mdotsha.force.com/accesspermit/login?ec=302&inst=1B&startURL=%2Faccesspermit>.

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

Sincerely,

FoY James W. Meredith  
District Engineer

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



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

**MEMORANDUM**

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

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

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

**TO: Jennifer Kenner, Zoning Administrator**  
**FROM: Frank J. Adkins, Roads Superintendent**  
**DATE: July 24, 2018**  
**SUBJECT: TRC Meeting – August 8, 2018**

(FA)

DIVISIONS

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

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

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

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

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

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Section 1-325 Site Plan Review

**A. Former Alamo**

1. Borders State Highway. No comments at this time.

cc: John H. Tustin, P.E.

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