

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE  
AGENDA**

**Wednesday, February 8, 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. **OC Beer Works - Major Site Plan Review**  
Proposed 12,828 SF restaurant and brewery, two (2) retail buildings totaling 10,000 SF, 37,661 SF outdoor beer garden to include two (2) outdoor bars, and associated parking. Located at 9724 Stephen Decatur Highway, Ocean City, MD, Tax Map 27, Parcels 255, 499, and 586, Tax District 10, C-2 General Commercial District, 9724 Holdings, LLC, owner / Vista Design, Inc., engineer.
  
- III. **Sea Oaks Village Phase II – Construction Plan Review**  
Construction Plan review of Phase 2 of Sea Oaks Village, consisting of 76 townhome units and active recreation courts. Located on the west side of MD Route 611 (Stephen Decatur Highway), north of Sinepuxent Road on Sea Oaks Lane, Tax Map 26, Parcel 274, Lot 3A, R-3 Multifamily Residential, Tax District 10, Sea Oaks, LLC, owner / Carpenter Engineering, LLC, engineer.
  
- IV. **Adjourn**

**TECHNICAL REVIEW COMMITTEE**

STAFF PERSON: \_\_\_\_\_ DATE OF MEETING: February 8, 2023

**PROJECT: OC Beer Works - Major Site Plan Review**

Proposed 12,828 SF restaurant and brewery, two (2) retail buildings totaling 10,000 SF, 37,661 SF outdoor beer garden to include two (2) outdoor bars, and associated parking. Located at 9724 Stephen Decatur Highway, Ocean City, MD, Tax Map 27, Parcels 255, 499, and 586, Tax District 10, C-2 General Commercial District, 9724 Holdings, 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
- \_\_\_\_\_ Mathers, Environmental Programs
- \_\_\_\_\_ Owens, Fire Marshal
- \_\_\_\_\_ Lynch, County Roads
- \_\_\_\_\_ Berdan, County Roads
- \_\_\_\_\_ Wilson, State Highway Admin.
- \_\_\_\_\_ Ezzat, State Highway Admin.
- \_\_\_\_\_ Clasing, W & WW, DPW
- \_\_\_\_\_ Clayville, 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

February 8, 2023

#### **OC Beer Works - Major Site Plan Review**

Proposed 12,828 SF restaurant and brewery, two (2) retail buildings totaling 10,000 SF, 37,661 SF outdoor beer garden to include two (2) outdoor bars, and associated parking. Located at 9724 Stephen Decatur Highway, Ocean City, MD, Tax Map 27, Parcels 255, 499, and 586, Tax District 10, C-2 General Commercial District, 9724 Holdings, 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 \$300 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 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. Please be advised that the Zoning Code does not currently have provisions for a brewery use. The definition of a ‘restaurant’ would allow for the on-site consumption of any food and drink that is prepared at the establishment. Given the size of the brewery operation as illustrated on the proposed floor plans, it would appear that the intent is to manufacture for distribution as well as on-site consumption. Such use would require a text amendment, which would be reviewed and approved by the Planning Commission and County Commissioners at an advertised public hearing.
2. The development currently consists of three (3) different parcels under two (2) different companies. In order to consolidate or adjust the boundary lines, a consolidation plat will be required to be submitted for review and approval prior to the issuance of any permits.
3. Please adjust the accessible parking spaces/accessways to 8’ wide/8’ wide or 11’wide/5’ wide. The site plan indicates 8’wide/5’ wide for four (4) of the spaces and will need to be adjusted.
4. Please delineate which parking spaces are intended for each separate business on the site plan. A shared parking agreement may be required.
5. Since the entire site is essentially compacted gravel, please indicate what the proposed surface treatment between the parking/travel ways and the LOD/property lines is or will be.
6. A minimum of a 15’ wide landscaping strip shall be provided between the public road and the parking area, consisting of a mixture of trees, shrubs and other vegetation.
7. 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.

8. 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 method of maintenance for landscaped areas.
9. A demolition permit is required prior to removal of any structures from the site.
10. Freestanding and on-building signage meeting the requirements of §ZS 1-324 shall be reviewed and approved during the permitting process.
11. At time of permitting, the addressing of this property will be evaluated and will more than likely not be 9724. 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 §ZS1-325(e)(1)F.
12. This property is located within the Seaside Architectural Tradition. Please indicate the selected color scheme proposed for the buildings.
13. According to the *Design Guidelines and Standards for Commercial Uses* Section 16(b)(2), sidewalks at least five (5) feet in width shall be provided along all sides of the lot that abut a public or private right-of-way. Sidewalks shall be provided with human-scale lighting to create a safe and attractive pedestrian atmosphere.
14. Additional details shall be provided on the lighting to meet the requirements of §ZS 1-323 and Section 18 of the *Design Guidelines and Standards for Commercial Uses*.
15. 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 achieves 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.

**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 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.
4. Health Department approval shall be required at permitting stage.



# Worcester County

Department of Environmental Programs

## Memorandum

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**To:** Technical Review Committee (TRC) for a February 8, 2023 Meeting

**From:** Environmental Programs Staff

**Subject:** O.C Beer Works, Major Site Plan  
Tax Map: 27, Parcels: 255, 499, & 586

**Date:** February 2, 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. A demolition permit will be needed for what is to be removed from the property for this project. There are 3 wells here and possibly two septic tanks. This office will need them all shown on the existing conditions plan and abandonment reports will be needed to be submitted to this office for each as part of the demolition permit process.
2. The existing fuel tank facility on the property is shown to be located at the approximate location of the proposed playground. Determinations will need to be made by responsible regulatory agencies during the decommissioning of that facility that the subsurface is suitable for the proposed use.
3. From the site plan review, it appears that some of the current uses will remain as part of this project. The property is currently served by well water and by public sewer from the West Ocean City Sanitary Service Area. A total of ten (10) sewer EDUs from the WOC Sanitary Service Area are currently allocated to the four parcels under common ownership. The owner will need to decide on matters such as lot consolidation, subdivision with capacity transfers, and acquiring additional sewer capacity. EDUs from either the WOC or Mystic Harbour Sanitary Service Areas will need to be obtained to serve the proposed construction. While you have proposed acquiring fifty-five (55) EDUs from the Mystic Harbour Sanitary Service Area, a previous allocation application for this project requested a total of thirty (30) EDUs. We have a list of applicants for the Mystic Sanitary Service Area in the order they have been received. When staff

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determines we have sufficient capacity to take application(s) to the County Commissioners for allocations, they will proceed to put those application(s) on the Commissioners agenda in the order they were received to the extent this is consistent with our planning documents. We have also reached out to current applicants and their representatives who have been allocated Mystic Harbour capacity to remind them of their administrative and financial obligations under Resolution 17-19. The failure to comply with the obligations under the Resolution could result in additional EDUs becoming available. These comments are notifying you that we currently have allocated all available Mystic sewer EDUs. We are currently investigating multiple opportunities that would create additional capacity for the Mystic Harbour sanitary area and will report on those avenues when they are realized. We are further notifying you that you have applied for an allocation of Mystic sewer capacity that is below the quantity required for the current proposal, and you do have other applicants in line behind that original application.

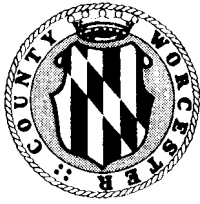
4. A property cannot be served by sewer from two different sanitary districts on the same metered account. The owner will need to more clearly define how they intend to serve the existing and proposed uses on the properties. That would include their proposed use of existing sewer capacity and the potential purchase of new sewer capacity. Lot consolidation and specific Sanitary Districts proposed should be part of that discussion. It is not quite clear on Sheet C200 that there will be two separate sewer collection system connections for the dual service area connections (Mystic and West Ocean City). While we have an overlay district in this area, there will need to be a minimum of two separate accounts for this proposed development.
5. A major site plan must have gone thru the TRC review process and have an EDU allocation from the County Commissioners prior to the project applying to the Planning Commission for site plan approval. As such, this allocation will need to be obtained from the County Commissioners unless adequate WOC sanitary capacity is proposed to be transferred in under Resolution 97-1.
6. The brewery/restaurant will need a commercial plumbing plan review and a properly-sized grease trap will be needed for the kitchen. The brewery waste and water usage will also need to be quantified for potential impacts to the EDU total required for the proposal. The applicant will need to provide this office with flow allocation from other similar breweries in order for this office to assess how many EDUs need to be assigned to that use. We don't see any allocation of flow for the brewery operations in the chart on Sheet G001.
7. The issue of pretreatment of brewery waste will also need to be discussed with the Department of Public Works to prevent introduction of high-solids and high-strength wastes into the collection system. The details of the brewery waste tank are not detailed

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on Sheet C200, save the continuation of the sewer line at the outlet of the tank, presumably to the sanitary collection system of the county. This needs to be detailed to be in conformance with county requirements before discharge to the sewer collection systems. Strength of waste stream and solids in particular need to be addressed.

8. We see an occupancy of 492 persons for the beer garden and an area of 37,661 sf for this assembly area. Considering an assumption that some overlap with the bar/dining area patrons exists, there are remaining sanitary impacts on flow considerations from those patrons that need to be accounted for in any EDU requirement assumptions.
9. The Plumbing Code is the 2018 International Plumbing Code (IPC) illustrated.
10. The Gas Code is the International Fuel Gas Code (IFGC), 2018 edition, for natural gas.
11. Commercial Plumbing Plans will need to be submitted for review with building permit and a \$125 review fee submitted. A plumbing permit will be need to be obtained for the interior work and another plumbing permit will be needed for the site utility work. Gas permits will be needed as well, if utilized for this project. Natural gas is available to this property.





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: O C Beer Works

Date: 2/8/2023

Tax Map: 27 Parcel: 255; 499; 586 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 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.
14. **Architect / Engineer to provide verification construction is in accordance with approved plans and specifications prior to final inspection.**
15. **Please 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  
2018 International Plumbing Code  
Maryland Accessibility Code  
2010 ADA Standards for Accessible Designs
2. Wind Design: 127 MPH (assumed); Risk category II; Exposure "C"
3. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
4. Brewery complete mechanical, plumbing and electrical to be provided by registered design professional with a design background in this area.
5. Provide an Energy Compliance Report and lighting plan (wattage report).
6. Provide a soils report at time of permit application.
7. Provide a separation distance of greater than 10' between structures or a rated wall assembly is required.
8. **ADA:** Provide all details and specifications per 2010 ADA design standards. Seating (indoor and outdoor); service area at all bars (interior and exterior) accessible and companion seating; accessible outdoor service area; accessible route within the site to connect all public spaces. Provide van accessible parking at each accessible parking area.  
Clamshell sidewalk: Not part of an accessible route (would be similar to stone surface), for ADA compliance must provide a stable, firm and slip resistant surface.
9. Provide accessible outdoor walk up service window off of the kitchen area. At service counters an air curtain may be required at each location.





**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 (JB)

**Subject:** February 8, 2023 - Technical Review Committee Meeting

**Date:** January 30, 2023

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- **OC Beer Works – Major Site Plan Review**

Proposed 12,828 sf restaurant and brewery, two (2) retail buildings totaling 10,000sf, 37,661 sf outdoors beer garden to include two (2) outdoors bars and associated parking. Located at 9724 Stephen Decatur Highway, Ocean City, MD, Tax Map 27, Parcels 255, 499 and 586, Tax District 10, C-2 General Commercial District, 9724 Holding, LLC, owner, / Vista Design, Inc., engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.

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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, 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. Plans shall be provided to our office on the proposed kitchen hood systems and fire protection for these proposed hood systems.
2. The proposed restaurant building shall be protected by an approved automatic suppression system and an approved fire alarm system.
3. Fire hydrant shall be located within 100 feet travel distance from a Fire Department Connection.
4. A second means of egress shall be provided from the proposed second floor of the restaurant building.
5. The proposed beer garden will need an assigned occupant load. Based on this occupant load, code compliant egress will need to be provided.
6. Depending on the type of occupancy of the proposed retail buildings, sprinkler protection may be required.
7. Complete set of building plans shall be submitted and approved prior to start of construction.
8. 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:** January 26, 2023

**Date of Meeting:** February 8, 2023

**Project:** O.C. Beer Works

**Location:** 9724 Stephen Decatur Hwy; Tax Map: 27; Parcels: 255, 499 & 586

**Owner:** 9724 Holdings, LLC

**Engineer:** Vista Design, Inc.

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**This project is subject to the Worcester County Forest Conservation Law.** A Forest Conservation Application and fee have been submitted. A Forest Stand Delineation (FSD) has been submitted and approved. A Forest Conservation Plan (FCP) must be approved prior to this project going to Planning Commission.

The net tract area is 7.84 acres. The forested area of 0.97 acres will be retained. With an afforestation threshold of 20 percent and conservation threshold of 50 percent, there is a total planting requirement of 0.21 acres. According to the plan provided, 0.21 acres will be planted on-site in order to meet the requirement.

**This project is subject to the Worcester County Stormwater Ordinance.** The project has obtained Stormwater Concept Plan approval. Stormwater Site Development Plan approval is required prior to this project going to Planning Commission. 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  
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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.





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

January 18, 2023

LAND PRESERVATION PROGRAMS  
STORMWATER MANAGEMENT  
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SHORELINE CONSTRUCTION  
AGRICULTURAL PRESERVATION  
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CRITICAL AREAS  
FOREST CONSERVATION  
COMMUNITY HYGIENE

Brian Zollinger  
Vista Design, Inc.  
11634 Worcester Highway  
Showell, Md. 21862

RE: Worcester County Forest Stand Delineation Review- Major Site Plan – OC Beer Works; Tax Map:  
27; Parcel: 586 Lot 25A; Parcel 499 Lot 25 and Parcel 255

Mr. Zollinger,

I have reviewed and approved the Forest Stand Delineation (FSD) for the above referenced project. This approval is valid for a five year period, or until January 19, 2028. If you have any questions, please feel free to contact me at (410) 632-1220, ext. 1146.

Sincerely,

David Mathers  
Natural Resources Planner

CC: David Bradford, Deputy Director

**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:** February 3, 2023

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

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**a) OC Beer Works**

- i. No comments from the Roads Division at this time.
- ii. Please verify sewer and water EDU's are available.
- iii. Pretreatment may be required depending upon brewery waste. Is the brewery waste going to be pumped and hauled?
- iv. Please provide a detail of the detector check valve and water meter configuration.
- v. It appears the first hydrant off the water main is connected to domestic line. Please revise accordingly.
- vi. If private hydrants are to be utilized they are to be painted yellow.
- vii. Please provide detail for water main connection. Is a tap and tee going to be utilized or is a new tee going to be cut in?
- viii. Please add a note that a Neptune water meter with R900 Radio Procoder Register be utilized.

**b) Sea Oaks Phase II**

- i. A completed road construction agreement and bond/letter of credit will be required for the project. Please reach out to the Roads Division for additional information.
- ii. No comments from the Water/Wastewater Division at this time.

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

## Stuart White

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**From:** Aws Ezzat <AEzzat@mdot.maryland.gov>  
**Sent:** Friday, January 20, 2023 8:53 AM  
**To:** Stuart White  
**Cc:** Daniel Wilson; Mark Gillis; Jeffrey Fritts  
**Subject:** Re: TRC draft agenda  
**Attachments:** OC Beer Works\_TRC Response Letter.pdf; Re\_ O\_C\_ Beer Works - 9724 Stephen Decatur Highway - Trip Generation.msg; Seoaks Phase II\_ TRC Draft Agenda.msg

Good morning Stu,

We have previously commented on both proposed developments. For OC Beer Works and as we previously requested TGR to assess the need of further traffic studies, no action by the designer has been taken yet. We will keep you posted. Please see attached District 1 letter and correspondences.

Thank you,



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

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**From:** Stuart White <swhite@co.worcester.md.us>  
**Sent:** Tuesday, January 17, 2023 4:36 PM  
**To:** Aws Ezzat <AEzzat@mdot.maryland.gov>; Brooks Clayville (brooksc88@gmail.com) <brooksc88@gmail.com>; Catherine Zirkle <czirkle@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; 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>; Jenelle Gerthoffer <jgerthoffer@co.worcester.md.us>; Jennifer Keener <jkkeener@co.worcester.md.us>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@co.worcester.md.us>; Kevin Lynch <klynch@co.worcester.md.us>; Kristi Marsh <kmarsh@co.worcester.md.us>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mark Gillis <MGillis@mdot.maryland.gov>; Matt Owens <mowens@co.worcester.md.us>; Paul Miller <pmiller@co.worcester.md.us>; Robert Mitchell <bmitchell@co.worcester.md.us>; Tony Fascelli <tfascelli@co.worcester.md.us>  
**Cc:** Kristen Tremblay <ktremblay@co.worcester.md.us>  
**Subject:** TRC draft agenda

Good afternoon,

Please see the attached draft agenda for the February 8<sup>th</sup> TRC meeting. Site plan materials will be distributed tomorrow. Staff confirmation deadline is Thursday, January 26 and Staff comments are due by Friday, February 3. Let me know if you have any questions.



STATE HIGHWAY  
ADMINISTRATION

Larry Hogan  
Governor

Boyd K. Rutherford  
Lt. Governor

James F. Ports, Jr.  
Secretary

Tim Smith, P.E.  
Administrator

April 1, 2022

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 submittal for the proposed O.C. Beer Works, located at 9724 Stephen Decatur Highway, in Worcester County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans, and we are pleased to respond.

This site plan proposes the construction of an 8,904 sq. ft. brewery, restaurant, entertainment facility, with a 75, 134 sq. ft. beer garden. After a plan/field review of the project, District 1 offers the following preliminary design comments for the site plan concept: the northerly access is required to be closed off completely, the centralized access is required to be reconstructed to comply with current MDOT SHA standards, an acceleration and a deceleration lane will be required for the centralized, reconstructed access point. A Trip Generation Report (TGR) is required, so that we can more closely assess trip distribution and peak hour volumes for the proposed development. After the TGR has been reviewed, we will determine if any further traffic analysis will be necessary. Once the traffic analysis has been assessed and approved, this project will require a Commercial Access Permit through this office.

Once completed, please distribute the TGR and the revised concept to the District 1 Access Management Office, which will offer guidance as to the requirements necessary for further traffic analysis and permitting. If you have any questions or require additional information, please contact Mr. Daniel Wilson, District 1 Assistant District Engineer for Traffic, at 410-677-4048, by using our toll-free number (in Maryland only) at 1-800-825-4742 (x4048), or via email at [dwilson12@mdot.maryland.gov](mailto:dwilson12@mdot.maryland.gov). He will be happy to assist you.

Sincerely,

James W. Meredith  
District Engineer

Attachments

cc: Mr. Jeff Fritts, Access Management Inspector, MDOT SHA  
Mr. Tony Turner, Resident Maintenance Engineer, MDOT SHA  
Mr. Daniel Wilson, District 1 Assistant District Engineer - Traffic, MDOT SHA

**TECHNICAL REVIEW COMMITTEE**

STAFF PERSON: \_\_\_\_\_ DATE OF MEETING: February 8, 2023

**PROJECT: Sea Oaks Village Phase II – Construction Plan Review**

Construction Plan review of Phase 2 of Sea Oaks Village, consisting of 76 townhome units and active recreation courts. Located on the west side of MD Route 611 (Stephen Decatur Highway), north of Sinepuxent Road on Sea Oaks Lane, Tax Map 26, Parcel 274, Lot 3A, R-3 Multifamily Residential, Tax District 10, Sea Oaks, LLC, owner / Carpenter Engineering, LLC, engineer.

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

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**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
- \_\_\_\_\_ Mathers, Environmental Programs
- \_\_\_\_\_ Owens, Fire Marshal
- \_\_\_\_\_ Lynch, County Roads
- \_\_\_\_\_ Berdan, County Roads
- \_\_\_\_\_ Wilson, State Highway Admin.
- \_\_\_\_\_ Ezzat, State Highway Admin.
- \_\_\_\_\_ Clasing, W & WW, DPW
- \_\_\_\_\_ Clayville, 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

**February 8, 2023**

**Project:** Sea Oaks Village Phase II Construction Plan Review - Proposed 79 lot subdivision consisting of 76 townhouse lots and 3 outlots, on the West side of Stephen Decatur Highway (MD Route 611) North of Sinepuxent Road, Tax Map 26, Parcel 274, Lot 3A, Tax District 10, R-3 Multi-family Residential District (RPC Overlay Zone).

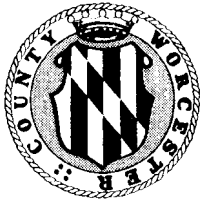
**Prepared by:** Cathy Zirkle, DRP Specialist III

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

1. Please provide a main cover sheet with index of all pages in the submission - Per § ZS 2-404(b)(2)A.3
2. Please provide a landscape plan and planting detail – Per § ZS 2-404(b)(2)C.7

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: Sea Oaks Village (Phase II)  
Date: 2/8/2023  
Tax Map: 26 Parcel: 274 Section:     Lot: 3A

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: Current codes as of 2/8/2023  
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 began the process of adopting the 2021 International Codes)**
2. Wind Design: 128 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:** Worcester County Technical Review Committee  
**From:** Joy S. Birch, Natural Resources Specialist III   
**Subject:** February 8, 2023 - Technical Review Committee Meeting  
**Date:** January 30, 2023

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- **Sea Oaks Village Phase II – Construction Plan Review**  
Construction Plan review of Phase 2 of Sea Oaks Village, consisting of 76 townhome units and active recreation courts. Located on the west side of MD Route 611 (Stephen Decatur Highway) north of Sinepuxent Road on Sea Oaks Lane, Tax Map 26, Parcel 274, Lot 3A, R-3 Multifamily Residential, Tax District 10, Sea Oaks, LLC, owner / Carpenter Engineering, LLC engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.

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

## Memorandum

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**To:** Technical Review Committee (TRC) for an February 8, 2023 Meeting

**From:** Environmental Programs Staff

**Subject:** Major Site Plan: Sea Oaks Village RPC – Step II Phase II;  
TM 26, P 274, L 3A

**Date:** February 2, 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. The proposed construction will require the acquisition of Mystic sanitary sewer capacity. The allocated EDUs for this phase must be paid for before building permits can be signed.
3. We again note that natural gas main extensions & service conversions are currently completed in this area & gas is available.
4. We again note that we are assuming the filter and regen backwash at the community pool will be minor in nature and not necessitate a major discharge from the pool that will require sanitary capacity acquisition determinations.
5. Please show the proposed number of lots & required EDUs for this phase under the EDU flow chart.
6. The Plumbing Code is the 2018 International Plumbing Code (IPC) illustrated.
7. The Gas Code is the International Fuel Gas Code (IFGC), 2018 edition, for natural gas.

**Citizens and Government Working Together**

8. Plumbing permits, & potentially gas permits, will be required.
9. Please note the source of public water & sewer on the site plan. This would be the Mystic Harbour Sanitary Area.



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: Sea Oaks Village RPC – Phase 2**  
**LOCATION: Tax Map 26; Parcel 274; Lot 3A**  
**CONTACT: Sea Oaks Village, LLC**  
**MEETING DATE: February 8, 2023**

**TRC #: 2023022**

**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 plan review of Phase 2 of Sea Oaks Village, consisting of 76 townhouse units and three out lots.

### **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. **A fire hydrant shall be located within 100 feet of fire department connection for sprinkler system.**
2. Multifamily 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.
3. Provide the appropriate code compliant fire rated separation between units.
4. Complete set of building plans shall be submitted and approved prior to start of construction.
5. No further comments at this time.




**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:** January 27, 2023

**Date of Meeting:** February 8, 2023

**Project:** Sea Oaks Village RPC – Phase 2

**Location:** Stephen Decatur Hwy; Tax Map: 26; Parcel: 274; Lot 3A

**Owner:** Sea Oaks Village, LLC

**Engineer:** Carpenter Engineering, LLC

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**This project is exempt from the the Worcester County Forest Conservation Law per NR 1-403(b)(15).** The area of forested non-tidal wetland, including any regulated buffer, is greater than or equal to the area of reforestation and afforestation required. The forestry calculation sheet and summary of approved non-tidal wetland impacts must be included on all plans and plats to ensure that all stages of the project support this exemption. Furthermore, a voluntary easement is recommended for all remaining forested non-tidal wetlands. If changes are made, and reforestation/afforestation requirements are greater than the area of remaining forested non-tidal wetlands, compliance with the Forest Conservation Law will be required.

**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  
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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

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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:** February 3, 2023

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

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**a) OC Beer Works**

- i. No comments from the Roads Division at this time.
- ii. Please verify sewer and water EDU's are available.
- iii. Pretreatment may be required depending upon brewery waste. Is the brewery waste going to be pumped and hauled?
- iv. Please provide a detail of the detector check valve and water meter configuration.
- v. It appears the first hydrant off the water main is connected to domestic line. Please revise accordingly.
- vi. If private hydrants are to be utilized they are to be painted yellow.
- vii. Please provide detail for water main connection. Is a tap and tee going to be utilized or is a new tee going to be cut in?
- viii. Please add a note that a Neptune water meter with R900 Radio Procoder Register be utilized.

**b) Sea Oaks Phase II**

- i. A completed road construction agreement and bond/letter of credit will be required for the project. Please reach out to the Roads Division for additional information.
- ii. No comments from the Water/Wastewater Division at this time.

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