

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE  
AGENDA**

**Wednesday, March 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. **Delmarva Aces - Minor Site Plan Review**  
Proposed 9,920 square foot indoor recreational facility. Located at the southeastern corner of the intersection of US Rte. 113 (Worcester Highway) and Hammond Road, Bishopville, MD, Tax Map 9, Parcel 378, Lot 1, Tax District 05, C-2 General Commercial District, ACS 113 Investments, LLC, owner / R.D. Hand & Associates, Inc., project designer.
  
- III. **Beech Tree Place – Construction Plan Review**  
Proposed 9 lot single family major subdivision located at the northeast corner of MD Rte. 611 (Stephen Decatur Highway) and Snug Harbor Road, Tax Map 33, Parcel 298, Tax District 10, R-2 Suburban Residential District, Magnolia Court, LLC, owner / Ronnie Carpenter, engineer.
  
- IV. **Adjourn**

**TECHNICAL REVIEW COMMITTEE**

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

**PROJECT: Delmarva Aces - Minor Site Plan Review**

Proposed 9,920 square foot indoor recreational facility. Located at the southeastern corner of the intersection of US Rte. 113 (Worcester Highway) and Hammond Road, Bishopville, MD, Tax Map 9, Parcel 378, Lot 1, Tax District 05, C-2 General Commercial District, ACS 113 Investments, LLC, owner / R.D. Hand & Associates, Inc., project designer.

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
- \_\_\_\_\_ Planning Commission Rep.





DEPARTMENT OF  
DEVELOPMENT REVIEW AND PERMITTING

## Worcester County

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1201  
SNOW HILL, MARYLAND 21863  
TEL: 410.632.1200 / FAX: 410.632.3008  
<http://www.co.worcester.md.us/departments/drp>

ZONING DIVISION  
BUILDING DIVISION  
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICES DIVISION

### WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

February 8, 2023

#### **Delmarva Aces - Minor Site Plan Review**

Proposed 9,920 square foot indoor recreational facility. Located at the southeastern corner of the intersection of US Rte. 113 (Worcester Highway) and Hammond Road, Bishopville, MD, Tax Map 9, Parcel 378, Lot 1, Tax District 05, C-2 General Commercial District, ACS 113 Investments, LLC, owner / R.D. Hand & Associates, Inc., project designer.

**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.**

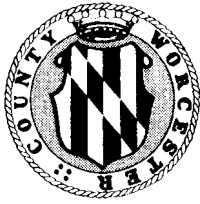
**Project Specific Comments:** This project is subject to, but not limited to, the following sections of the Zoning and Subdivision Control Article:

§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

1. Please illustrate the minimum 24-foot travel way width next to the ADA accessible parking spaces as required in §ZS 1-320(c)(1)B.
2. Please verify that there is an ADA accessible entrance located by the accessible parking spaces or relocate closer to the main entrance.
3. Where ADA accessible sidewalks are noted, please add a cut detail illustrating the accessibility.
4. Please provide additional landscaping on the northern and eastern sides of the building to provide proper screening in accordance with §ZS 1-322(4)B(1).
5. **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.**
6. One (1) loading space is required meeting the requirements of §ZS 1-321. Do you anticipate receiving deliveries for the facility or the lounge area (vending machines, etc.)?
7. Please provide the proposed height of the building.
8. Freestanding and on-building signage meeting the requirements of §ZS 1-324 shall be reviewed and approved during the permitting process. A separate zoning permit application will be required to be approved prior to installation.

**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 State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.



WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

Department of Development Review & Permitting  
Worcester County Government Center  
1 W. Market St., Room 1201  
Snow Hill, Maryland 21863  
410-632-1200, Ext. 1151  
pmiller@co.worcester.md.us

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Project: Delmarva Aces

Date: 3/8/2023

Tax Map: 9 Parcel: 378 Section: \_\_\_\_\_ Lot: 1 Block: \_\_\_\_\_

STANDARD COMMENTS

1. Items listed in this review are not required for Technical Review Committee approval.
2. Provide complete code review. List type of construction, use groups, height and area, occupant loads, live, dead and other structural loads.
3. Soils report required at time of building permit application.
4. Compaction reports due at all footings and slab inspections as well as any site work and structural fill.
5. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
6. Provide information for wind, snow and seismic loads.
7. Special inspections (Third party) required for steel, concrete, masonry, wood, prepared fill, foundations and structural observations. **These are required in addition to the required Worcester County inspections.**
8. Provide plan for owner's special inspection program, list inspections and inspection agencies.
9. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
10. A pre-construction meeting will be required before any work starts.
11. Provide complete accessibility code requirements and details.
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation.
14. Architect / Engineer to provide verification construction is in accordance with approved plans and specifications prior to final inspection.
15. Provide your design professional with a copy of these comments.

## SITE SPECIFIC COMMENTS

1. Current Codes: 2018 International Building Code  
2018 International Energy Conservation Code  
2018 International Mechanical Code  
2017 NEC  
Maryland Accessibility Code  
2010 ADA Standards for Accessible Design  
**(Maryland Codes Administration is in the process of adopting the 2021 International Codes).**

The following comments 2 and 3 are based on conversation with David Whigham and his wishes not to provide an automatic sprinkler system for this project.

2. Construct a Fire wall to separate fire areas to a maximum occupant load of 49 persons for Use Group B (maximum 7350 sq. ft.) or provide automatic sprinkler system for an Assembly Use (A-3) per 2018 IBC and NFPA 13.
3. Fire walls to comply with all the following: 706.2 Structural stability; 706.3 Materials; 706.4 Fire-resistance rating; 706.5 Horizontal continuity; 706.5.1 Exterior walls; 706.5.2 Horizontal projecting elements; 706.6 Vertical Continuity; 706.8 Openings; 706.9 Penetrations; 706.10 Joints; 706.11 Ducts and air transfer openings.
4. Wind Design: 125 MPH (assumed); Risk category II; Exposure "C".
5. Shear wall; lateral bracing
6. Engineer to provide information of all dead loads to be incorporated into final use of structure (including but not limited to suspended batting cages; ceilings; light fixtures; fixed service equipment; heating; ventilating and air-conditioning systems and automatic sprinkler system if required. Provide attachment details for any specialty equipment. Roof truss design submitted for TRC review does not seem to be designed for any additional end use loading.

7. Provide all information per section C103.2: Building envelope, including slab to comply with 2018 IECC.
8. Provide an Energy Compliance Report and lighting plan.
9. Complete sealed architectural, structural, mechanical and electrical plans are required.
10. Soils report submittal with permit application. Specify concrete strength for footing and slab.
11. ADA: Provide all details and specifications per 2010 ADA design standards.

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





## Worcester County

Department of Environmental Programs  
Environmental Programs Division

### Memorandum

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**To:** Technical Review Committee (TRC) for a January 11, 2023 Meeting

**From:** Environmental Programs Staff

**Subject:** Minor Site Plan: Delmarva Aces – Proposed 9,920 sf indoor recreational facility.  
Tax Map: 9, Parcel: 378, Lot 1

**Date:** March 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. The description of the use still needs narrowing down. We are looking at your professed estimate of 49 occupants max and are aware that a fire wall could separate the building into two separate halves, each with 49 occupants. We need a final interior design and occupancy limit determination from that for this facility to finalize comments.
2. There is no flow chart shown for this proposed use or the existing uses. We need to determine final occupancy. We shared a figure of 5 gal/pp/day for the use proposed here. The septic will need an engineer to design and the limit for the site is 900 gpd.
3. The well will need protection from traffic. This could be a rack-guard type of bollard set in the island or the curb could be extended around the planting island in that entranceway.
4. The Plumbing Code is the 2018 International Plumbing Code (IPC) illustrated. Minimum fixtures under the code should be reviewed. Since we didn't have interior drawings, we reserve comments for building plans.
5. If gas is to be considered here as it is available at this site, the Gas Code is the International Fuel Gas Code (IFGC), 2018 edition, for natural gas.

**Citizens and Government Working Together**



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

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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PROJECT: **Delmarva Aces**

TRC #: **2023067**

LOCATION: **Tax Map 9; Parcel 378; Lot 1**

CONTACT: **David Whigham**

MEETING DATE: **March 8, 2023**

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

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

### Scope of Project

The proposed construction of a 9920 square foot indoor recreational facility.

### 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. 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. If the occupant load exceeds 300 persons, the proposed building will need to be protected by an approved, supervised, automatic sprinkler system.
2. A fire alarm system shall be provided for the proposed building.
3. No further comments at this time.




# Worcester County

Department of Environmental Programs  
Natural Resources Division

## Memorandum

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**To:** Technical Review Committee

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

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

**Date:** February 21, 2023

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

**Project:** Delmarva Aces

**Location:** Worcester Hwy; Tax Map: 9; Parcel: 378; Lot: 1

**Owner/Developer:** ACS 113 Investments, LLC

**Project Designer:** R.D. Hand & Associates, Inc.

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**This project is subject to the Worcester County Forest Conservation Law.** This property is subject to Forest Conservation Plan #06-18. This property has met compliance with the Worcester County Forest Conservation Law through the establishment of on-site Forest Conservation area easements. These Forest Conservation easements on Lot 1 and the adjacent Parcel 2 have been timber harvested within the last two or three years. A Timber Harvest Permit was issued 10/16/19. During a recent inspection, it was observed that there were no large trees present nor were there any new tree seedlings present in the Forest Conservation easements. It was also observed that there is no suitable seed bank nearby which would aid in natural regeneration. As a result, the Forest Conservation easements will need to be re-planted. Trees planted in the Forest Conservation easement areas must be of native variety and installed according to the methods described in the State Forest Conservation Technical Manual. Forest Conservation areas are to be kept as a natural habitat area, no clearing or grading within the easement 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 Forest Conservation easement areas.

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

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

**Citizens and Government Working Together**

WORCESTER COUNTY GOVERNMENT CENTER 1 WEST MARKET STREET, ROOM 1306 SNOW HILL, MARYLAND 21863  
TEL: 410-632-1220 FAX: 410-632-2012



DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

**Worcester County**

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

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

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

## MEMORANDUM

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

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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:** March 2, 2023

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

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**a) Delmarva Aces - Minor Site Plan Review**

- i. No comments from DPW at this time.

**b) Beech Tree Place – Construction Plan Review**

- i. No comments from Roads Division at this time.
- ii. Please verify sewer and water EDU's are available.

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

## Access Management Plan Submission Checklist

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



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

**Traffic Impact Study**

- Required
- Not Required
- Submitted

**Traffic Signal**

- Existing
- Proposed
- Not applicable

**Roundabout Analysis**

- Required
- Not Required
- Submitted

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

**Type of commercial entrance:**

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

**Type of Street Connection:**

- Public
- Private
- Monumental

**Frontage improvement:**

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

**Roadway improvement:**

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

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## Requirements for the Initial Commercial Access Permit Plan Review Submission

- Make sure all the requirements of the county/local jurisdiction have been fulfilled. Provide documentation of project approval from the county/local jurisdiction to the District 1 Access Management office.
- The initial submittal should contain: two sets of plans, one set of the Stormwater Management Report, and a CD containing the plans and supporting documentation in PDF format; mailed directly to Mr. Mark Crampton at 660 West Road, Salisbury, MD 21801, attention of Mr. Aws Ezzat.
- If you are unable to make a hard copy submission or would prefer to submit electronically, you can make an electronic project submittal by logging into: <https://mdotsha.force.com/accesspermit/login?ec=302&inst=4v&startURL=%2Faccesspermit>
- The MDOT SHA Plan submittal should include a **Cover Sheet**, an **Existing Conditions/Sediment Control/Demolition Plan Sheet** (with a sequence of construction), a **Site/Utility/Landscape Plan Sheet** (with color coding of all utilities in plan-view, according to the Miss Utility color code and illustrations of all landscaping proposed in the MDOT SHA right of way), an **Entrance Plan Sheet**, a **Stormwater Management/Grading Plan Sheet**, a **Signing and Pavement Marking Sheet**, and a **Cross Sections Sheet**. The plan sheets are not required to be sequenced in this order, but the information generally provided on these sheets needs to be depicted in the plan set in some format.
- Please keep in mind that you can view the project status and identify who conducted the review process via the MDOT SHA Access Management web page <https://www.roads.maryland.gov/mdotsha/pages/amd.aspx>
- Please consult the MDOT SHA Access Manual at the following link, for the latest version of our TIS Guidelines: <https://www.roads.maryland.gov/mdotsha/pages/index.aspx?PageId=393>.
- If you have any questions, please contact Aws Ezzat, Access Management Regional Engineer. See below for contact information.

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)

February 22, 2023

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

Dear Mr. White:

Thank you for the opportunity to review the submission for the proposed Delmarva Aces development project, located at the southeastern corner of the intersection of US 113 and Hammond 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 site plan proposes the construction of an indoor recreational facility, 9,920 square feet. As this project proposes a new development and the reconstruction of an existing access along Hammond Road, a Commercial Access Permit will be required from this office (please see the attachments for the Commercial Access Permit Plan Review Requirements and Plan Review Checklist).

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

Sincerely,

Handwritten signature of Mark W. Crampton, with the word "FOR" written next to it.

Mark W. Crampton  
District Engineer

Attachments

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

**TECHNICAL REVIEW COMMITTEE**

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

**PROJECT: Beech Tree Place – Construction Plan Review**

Proposed 9 lot single family major subdivision located at the northeast corner of MD Rte. 611 (Stephen Decatur Highway) and Snug Harbor Road, Tax Map 33, Parcel 298, Tax District 10, R-2 Suburban Residential District, Magnolia Court, LLC, owner / Ronnie Carpenter, engineer.

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

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TRC MEMBERS IN ATTENDANCE:

- \_\_\_\_\_ Tremblay, Zoning Administrator
- \_\_\_\_\_ White, DRP Specialist
- \_\_\_\_\_ Miller, Building Plans Reviewer III
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- \_\_\_\_\_ Berdan, County Roads
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- \_\_\_\_\_ Ezzat, State Highway Admin.
- \_\_\_\_\_ Clasing, W & WW, DPW
- \_\_\_\_\_ Planning Commission Rep.

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**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:** Construction Plan Review  
Tax Map: 33, Parcel 298

**Date:** March 2, 2023

---

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

1. Nine (9) sewer EDUs were allocated to this property on October 19, 2021 by the Worcester County Commissioners.
2. Owner will need to purchase the nine (9) water EDUs as well. That was a condition of the allocation.
3. Need to make sure utilities are built to DPW standards, including grinders.
4. Lawn irrigation, if utilized, will need appropriate backflow prevention installed as part of the plumbing permit. Sometimes these installations happen after home is built and settled. If that is the case, a separate plumbing permit for that construction will be needed and homeowners should be informed of that requirement by the builder.
5. The Plumbing Code is the 2018 International Plumbing Code (IPC) illustrated.
6. The Gas Code is the International Fuel Gas Code (IFGC), 2018 edition, for natural gas. Natural gas main is adjacent

**Citizens and Government Working Together**



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

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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**PROJECT: Beech Tree Place – Construction Plan Review**

**TRC #: 2023068**

**LOCATION: Tax Map 33; Parcel 298**

**CONTACT: Magnolia Court, LLC**

**MEETING DATE: March 8, 2023**

**COMMENTS BY: Matthew Owens  
Fire Marshal**

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

### **Scope of Project**

The proposed preliminary plat review for a proposed 9 single-family lot subdivision.

### **General Comments**

1. A water supply for fire protection shall be identified indicating the following:
  - a. Water Source
  - b. Engineering study for reliability of water source
  - c. Size (in gallons) of water source
  - d. Replenishment of water supply
  - e. Diameter of in ground pipe
  - f. Number of hydrants
  - g. Location of hydrants
  - h. Roadway width and surface types
  - i. Distance from hydrant to roadway
2. If public water source, approved plans by the public works department.
3. Water source plans must be approved prior to recording of plat.

4. Fire hydrants shall be located within 3 ft. of curb line. Placement of fire hydrants shall be coordinated with this office prior to installation.
5. Obstructions shall not be placed or kept near fire hydrants, fire department inlet connections, or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately visible and accessible.
6. All underground water mains and hydrants **shall be installed, completed, and in service** prior to construction work or as soon as combustible material accumulates, whichever comes first. A stop work order will be issued if fire hydrants are not in service prior to construction work start.
7. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.
8. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

### Specific Comments

1. Single family homes shall be protected by an automatic sprinkler system. Plans shall be submitted and approved by this office prior to the installation of such system.
2. Location of proposed fire hydrants shall be coordinated with our office.
3. No further comments at this time.




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

## Memorandum

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**To:** Technical Review Committee

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

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

**Date:** February 21, 2023

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

**Project:** Beech Tree Place

**Location:** Worcester Hwy; Tax Map: 33; Parcel: 298

**Owner/Developer:** Magnolia Court, LLC

**Engineer:** Ronnie Carpenter

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**This project is subject to the Worcester County Forest Conservation Law.** This property is subject to Forest Conservation Plan #22-33. This property has met compliance with the Worcester County Forest Conservation Law through the establishment of on-site Forest Conservation easements. Forest Conservation easement areas are to be kept as a natural habitat area, no clearing or grading within these Forest 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 Forest Conservation easements. Documents to record the Forest Conservation easements are pending.

**This project is subject to the Worcester County Stormwater Ordinance.** The project has obtained Stormwater Concept Plan and Site Development Plan approval. This project will need Stormwater Final Plan approval prior to issuance of a Stormwater Management and Sediment Control Permit. 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  
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WATER & SEWER PLANNING  
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CRITICAL AREAS  
FOREST CONSERVATION  
COMMUNITY HYGIENE

## MEMORANDUM

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

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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:** March 2, 2023

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

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**a) Delmarva Aces - Minor Site Plan Review**

- i. No comments from DPW at this time.

**b) Beech Tree Place – Construction Plan Review**

- i. No comments from Roads Division at this time.
- ii. Please verify sewer and water EDU's are available.

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

## Stuart White

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**From:** Aws Ezzat <AEzzat@mdot.maryland.gov>  
**Sent:** Wednesday, February 22, 2023 11:11 AM  
**To:** Stuart White  
**Cc:** Daniel Wilson; Jeffrey Fritts; Tony Turner  
**Subject:** Re: TRC draft agenda  
**Attachments:** Delmarva Aces CAP Letter.pdf; Required for the Initial CAP Plan Review Submission.pdf; Commercial Access Permit\_Plan Review Checklist.pdf

Good morning Stu,

Please see attached for the comment letter for the Delmarva Aces development project along with the corresponding requirements and checklist for a Commercial Access Permit. Additional comment for the Beech Tree Place is copied below.

Feel free to reach out if you have any questions or concerns about MDOT SHA recommendations prior to the TRC meeting.

- **Beech Tree Place:** We have already commented on this one, this project will have no negative impact to the surrounding State roadway network. We have no further comments at this time.

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, February 21, 2023 8:39 AM  
**To:** Aws Ezzat <AEzzat@mdot.maryland.gov>  
**Subject:** RE: TRC draft agenda

No problem at all.

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**From:** Aws Ezzat <AEzzat@mdot.maryland.gov>  
**Sent:** Tuesday, February 21, 2023 8:28 AM  
**To:** Stuart White <swhite@co.worcester.md.us>  
**Subject:** Re: TRC draft agenda

You are the man, thank you.

-Aws

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**From:** Stuart White <[swhite@co.worcester.md.us](mailto:swhite@co.worcester.md.us)>  
**Sent:** Tuesday, February 21, 2023 8:26 AM  
**To:** Aws Ezzat <[AEzzat@mdot.maryland.gov](mailto:AEzzat@mdot.maryland.gov)>  
**Subject:** RE: TRC draft agenda

Good morning Aws,

Please see the attachment. Let me know if you need anything else.

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**From:** Aws Ezzat <[AEzzat@mdot.maryland.gov](mailto:AEzzat@mdot.maryland.gov)>  
**Sent:** Tuesday, February 21, 2023 7:53 AM  
**To:** Stuart White <[swhite@co.worcester.md.us](mailto:swhite@co.worcester.md.us)>  
**Subject:** Re: TRC draft agenda

Good morning Stu,

Do you have a digital copy of the Delmarva Aces concept plan?

Thank you,

-Aws

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**From:** Stuart White <[swhite@co.worcester.md.us](mailto:swhite@co.worcester.md.us)>  
**Sent:** Friday, February 10, 2023 11:21 AM  
**To:** Aws Ezzat <[AEzzat@mdot.maryland.gov](mailto:AEzzat@mdot.maryland.gov)>; Brooks Clayville ([brooksc88@gmail.com](mailto:brooksc88@gmail.com)) <[brooksc88@gmail.com](mailto:brooksc88@gmail.com)>; Catherine Zirkle <[czirkle@co.worcester.md.us](mailto:czirkle@co.worcester.md.us)>; Chris Clasing <[cclasing@co.worcester.md.us](mailto:cclasing@co.worcester.md.us)>; Dallas Baker <[dbaker@co.worcester.md.us](mailto:dbaker@co.worcester.md.us)>; Daniel Wilson <[DWilson12@mdot.maryland.gov](mailto:DWilson12@mdot.maryland.gov)>; David M. Bradford <[dbradford@co.worcester.md.us](mailto:dbradford@co.worcester.md.us)>; David Mathers <[dmathers@co.worcester.md.us](mailto:dmathers@co.worcester.md.us)>; Gary Serman <[gserman@co.worcester.md.us](mailto:gserman@co.worcester.md.us)>; Janet Davis <[jdavis@co.worcester.md.us](mailto:jdavis@co.worcester.md.us)>; Jennifer Keener <[jkkeener@co.worcester.md.us](mailto:jkkeener@co.worcester.md.us)>; Jessica Wilson <[jwilson@co.worcester.md.us](mailto:jwilson@co.worcester.md.us)>; Joy Birch <[jbirch@co.worcester.md.us](mailto:jbirch@co.worcester.md.us)>; Kevin Lynch <[klynch@co.worcester.md.us](mailto:klynch@co.worcester.md.us)>; Kristi Marsh <[kmarsh@co.worcester.md.us](mailto:kmarsh@co.worcester.md.us)>; Lisa Lawrence <[llawrence@co.worcester.md.us](mailto:llawrence@co.worcester.md.us)>; Mark Gillis <[MGillis@mdot.maryland.gov](mailto:MGillis@mdot.maryland.gov)>; Matt Owens <[mowens@co.worcester.md.us](mailto:mowens@co.worcester.md.us)>; Paul Miller <[pmiller@co.worcester.md.us](mailto:pmiller@co.worcester.md.us)>; Robert Mitchell <[bmitchell@co.worcester.md.us](mailto:bmitchell@co.worcester.md.us)>; Tony Fascelli <[tfascelli@co.worcester.md.us](mailto:tfascelli@co.worcester.md.us)>  
**Cc:** Kristen Tremblay <[ktremblay@co.worcester.md.us](mailto:ktremblay@co.worcester.md.us)>; Catherine Zirkle <[czirkle@co.worcester.md.us](mailto:czirkle@co.worcester.md.us)>  
**Subject:** TRC draft agenda

Good morning,

Please see the attached draft agenda for next month's TRC meeting. I am distributing the review materials this morning. Feel free to contact me with any questions.

Thank you,

Stu