

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

**Wednesday, July 14, 2021 at 1:00 p.m.
Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863**

*****In Person with Call-In Option*****

Masks are recommended for those whom have not been vaccinated.
Social distancing is also encouraged.

I. Call to Order

II. Site Plan Review (§ ZS 1-325)

a. Sea Squared, LLC – Expansion of Existing Marine Storage Facility (Minor Site Plan Review)

4,380 square foot, single story building expansion to existing two (2) story marine storage facility. Located at 11206 Five-L Drive, approximately 950 feet south of the eastern intersection of Five-L Drive and Cathell Road, Tax Map 21, Parcel 261, Lot 7, Tax District 3, C-2 General Commercial District, Sea Squared, LLC, owner; R.D. Hand and Associates, Inc., Engineer

III. Adjourn

Under the terms of ZS 325(f)(1), please note that all minor site plans are those in which the square footage of all structural improvements does not exceed 10,000 square feet in area. The Technical Review Committee shall have the authority to forward a minor site plan application to the Planning Commission when it is determined the site plan shall have a broad impact on the County or where otherwise deemed appropriate.

Please review the attached page following the agenda that outlines the call number and procedures for the meeting



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

July 14, 2021

Project: Sea Squared, LLC – Expansion of Existing Marine Storage Facility (Minor Site Plan Review)

4,380 square foot, single story building expansion to existing two (2) story marine storage facility. Located at 11206 Five-L Drive, approximately 950 feet south of the eastern intersection of Five-L Drive and Cathell Road, Tax Map 21, Parcel 261, Lot 7, Tax District 3, C-2 General Commercial District, Sea Squared, LLC, owner; R.D. Hand and Associates, Inc., Engineer

Prepared by: Stuart White, DRP Specialist

Contact: 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. Three (3) 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
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-323	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways

General Site Plan Requirements

1. Please illustrate proposed location of dumpster pad on site plan.

Access and Traffic Circulation:

1. Provide parking bumpers in accordance with §ZS 1-320(f)(5).
2. If any outdoor storage is anticipated, please indicate on site plan.

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



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Specialist III JB

Subject: July 14, 2021 - Technical Review Committee Meeting

Date: June 22, 2021

- **Sea Squared, LLC – Expansion of Existing Marine Storage Facility** – 4,380 square foot, single story building to existing two (2) story marine storage facility. Located at 11206 Five-L Drive, approximately 950 feet south of the eastern intersection of Five-L Drive and Cathell Road, Tax Map 21, Parcel 261, Lot 7, Tax District 3, C-2 General commercial District, Sea Squared, LLC, owner; R. D. Hand and Associates, Inc., Engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

Citizens and Government Working Together



Worcester County

Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for July 14, 2021 Meeting

From: Environmental Programs Staff

Subject: **Minor Site Plan: Sea Squared, LLC – expansion of existing marine storage facility;**
Tax Map: 21, Parcel: 261, Lot: 7

Date: June 22, 2021

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. There is an existing EDU on the property; if the use is solely contractor shops, this one EDU will be adequate. The flow calculation is square footage x 0.03 gallons. Please note this figure under an EDU chart on the site plan with the new total of 6,918 sf.
3. Please note the source of public water and sewer on the site plan. This would be the Ocean Pines Sanitary Service Area.
4. It is assumed that the private pump station and accompanying sewage infrastructure servicing this property is still functional. A plumbing permit will need to be issued and an inspection done before the sewage account is considered active.

Citizens and Government Working Together



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

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: Sea Squared, LLC
LOCATION: Tax Map 21; Parcel 261; Lot 7
CONTACT: R.D. Hand and Associates Inc.
MEETING DATE: July 14, 2021

TRC #: 2021421

COMMENTS BY: Matthew Owens
Chief Deputy Fire Marshal

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 4380 square foot, single story building expansion to an existing two story marine storage facility.

General Comments

1. 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.

Specific Comments

1. Complete set of building plans shall be submitted and approved prior to start of construction.
2. If all of the existing means of egress from the first floor exit into the proposed construction area, then an additional means of egress will need to be provided directly to the exterior of the existing building.
3. No further comments at this time.



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation & Stormwater Management Review

Date: July 2, 2021

Date of Meeting: July 14, 2021

Project: Sea Squared, LLC – Expansion of Marine Storage Facility

Location: 11206 Five-L Drive

Owner/Developer: Sea Squared, LLC

Engineer: R.D. Hand and Associates, Inc.

This project is subject to the Worcester County Forest Conservation Law. A Forest Conservation Application and fee have been submitted. A Forest Conservation Plan and associated documents must be approved and recorded prior to the issuance of any permits.

The property has a net tract area of 0.98 acres of which there is 0.16 acres of existing forest cover. With an afforestation threshold of 15 percent and conservation threshold of 15 percent, the Break Even Point (minimum forest retention required) is 0.15 acres. According to the plan submitted, compliance will be met through on-site long term protection of 0.16 acres of forest.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater concept plan approval. The project will need stormwater final plan approval prior to issuance of a Stormwater Management and Sediment Control Permit.

Citizens and Government Working Together



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

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

LAND PRESERVATION 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

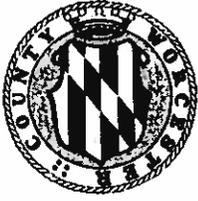
MEMORANDUM

DATE: March 11, 2020
TO: Applicant
FROM: Jenelle Gerthoffer, Natural Resources Administrator 
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 Natural Resources Administrator, Jenelle Gerthoffer, at (410) 632-1220, ext. 1147.



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

Project: Sea Squared Marine Storage

Date: 7/14/2021

Tax Map: 21 Parcel: 267 Section: Lot: 7

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
MAC (Maryland Accessibility Code)
2010 ADA Standards for Accessible Designs
2. Wind Design: 125 MPH (assumed); Risk category II; Exposure "C"
3. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
4. ADA: Provide all details and specifications per 2010 ADA design standards.
5. Provide all information per section C103.2 and R103.2: **"Information on construction documents of 2018 IECC"**.
6. Provide an Energy Compliance Report and lighting plan (wattage report).
7. Provide egress plan.
8. Walls located 5' to 10' from property line to be rated a minimum of one hour.
9. Provide a two hour separation between existing residential construction and proposed addition.

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



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

MEMORANDUM

JOHN H. TUSTIN, P.E.
DIRECTOR

JOHN S. ROSS, P.E.
DEPUTY DIRECTOR

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

TO: Kristen Tremblay, Zoning Administrator
FROM: Frank J. Adkins, Roads Superintendent 
DATE: June 21, 2021
SUBJECT: TRC Meeting – July 14, 2021

DIVISIONS

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

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

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

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

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

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Section 1-325 Site Plan Review

A. Sea Squared, LLC – Expansion of Existing Marine Storage Facility

1. No comments at this time.

cc: Dallas Baker, Jr., P.E.

FJA:ll\wfile2\users\llawrence\TRC\2021\7.14.21

Stuart White

From: Daniel Wilson <DWilson12@mdot.maryland.gov>
Sent: Thursday, June 24, 2021 10:50 AM
To: Stuart White
Subject: *EXTERNAL*:RE: Draft TRC Agenda

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Stuart,

This project is outside our jurisdiction and will have no negative impact to the State roadway network. We have no comments at this time.

Thanks,

Daniel Wilson
Maryland Department of Transportation
State Highway Administration
Access Management
Regional Engineer
District 1
660 West Road
Salisbury, MD 21801

Office: 410-677-4048

Cell: 410-251-9571

Email: dwilson12@mdot.maryland.gov



**STATE HIGHWAY
ADMINISTRATION**

From: Stuart White <swhite@co.worcester.md.us>

Sent: Friday, June 18, 2021 3:40 PM

To: Brooks Clayville (brooksc88@gmail.com) <brooksc88@gmail.com>; Catherine Zirkle <czirkle@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>; Frank Adkins <fadkins@co.worcester.md.us>; Gary Serman <gserman@co.worcester.md.us>; Janet Davis <jdavis@co.worcester.md.us>; Jeff McMahon <jmcmahon@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>; John Ross <jross@co.worcester.md.us>; Joy Birch <jbirch@co.worcester.md.us>; Kristi Marsh <kmarsh@co.worcester.md.us>; Matt Owens <mowens@co.worcester.md.us>; Paul Miller

<pmiller@co.worcester.md.us>; Robert Mitchell <bmittchell@co.worcester.md.us>

Cc: Kristen Tremblay <ktremblay@co.worcester.md.us>

Subject: Draft TRC Agenda

Good afternoon,

Attached is the draft agenda for the July 14th TRC meeting. Submittal materials were distributed this afternoon. Let me know if you have any questions.

Thanks,

Stu

Stuart White

DRP Specialist

Worcester County Department of Development, Review & Permitting

(410) 632-1200, ext. 1139

swhite@co.worcester.md.us

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