
**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

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

Wednesday, September 11, 2019

Est. Time

- | | | |
|-----------|------|--|
| 1:00 P.M. | I. | Call to Order |
| | II. | §ZS 1-325 Site Plan Review |
| 1:00 P.M. | A. | Ocean Pines Golf Club - Proposed construction of a 9,479 square foot clubhouse with restaurant, outdoor seating, pro shop and meeting room, located at the southerly terminus of Clubhouse Drive, Tax Map 16, Parcel 56, Tax District 3, R-2 Suburban Residential District, Ocean Pines Association Inc., owner & applicant/ Davis, Bowen & Friedel, Inc., Engineer; |
| 1:10 P.M. | B. | Frontier Town Water Park: Splash Pad - Proposed construction of a 4,752 square foot splash pad and 912 square foot associated mechanical building, located on the easterly side of Stephen Decatur Highway (MD Route 611), approximately 705 feet south of Assateague Way, Tax Map 33, Parcel 94, Tax District 10, A-2 Agricultural and C-2 General Commercial Districts, Sun TRS Frontier, LLC, owner/ Hugh Cropper, IV, Esquire, legal counsel/ Atwell, LLC, engineer; |
| 1:20 P.M. | C. | 7-Eleven – Proposed construction of a 4,070 square foot convenience store with associated gas canopy and car wash, located on the southerly side of Ocean Gateway (MD Route 50), at the intersection with Samuel Bowen Boulevard, Tax Map 26, Parcel 258, Tax District 10, C-2 General Commercial District, Don & Linda Lou Finch, owner/ Core Acquisitions, LLC/ applicant, Bohler Engineering/ engineer; |
| 1:30 P.M. | III. | Adjourn |

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

TECHNICAL REVIEW COMMITTEE

STAFF PERSON: Jennifer Keener DATE OF MEETING: September 11, 2019
PROJECT: Ocean Pines Golf Club - Proposed construction of a 9,479 square foot clubhouse with restaurant, outdoor seating, pro shop and meeting room, located at the southerly terminus of Clubhouse Drive, Tax Map 16, Parcel 56, Tax District 3, R-2 Suburban Residential District

APPLICANT(S) IN ATTENDANCE: _____

TRC MEMBERS IN ATTENDANCE:

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

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



DEPARTMENT OF  
DEVELOPMENT REVIEW AND PERMITTING

## **Worcester County**

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1201  
SNOW HILL, MARYLAND 21863  
TEL: 410.632.1200 / FAX: 410.632.3008

<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

September 11, 2019

**Project:** Ocean Pines Golf Club - Proposed construction of a 9,479 square foot clubhouse with restaurant, outdoor seating, pro shop and meeting room, located at the southerly terminus of Clubhouse Drive, Tax Map 16, Parcel 56, Tax District 3, R-2 Suburban Residential District

**Prepared by:** Jennifer K. Keener, AICP, Zoning Administrator

**Contact:** [jkkeener@co.worcester.md.us](mailto:jkkeener@co.worcester.md.us) or (410) 632-1200, extension 1123

#### GENERAL COMMENTS:

- A. In order to obtain a Building Permit, the applicant must submit the following to the Department:
  - 1. A complete Building Permit application, along with the initial fee of \$300.00 made payable to "Worcester County";
  - 2. Four (4) sets of complete construction plans, including footing, foundation, framing, floor plan and building elevations - front, rear and sides. The construction plans must be sealed by an architect. The plans must be prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code;
  - 3. Any additional information as requested based upon the scope of the project.The Department will supply copies of the site plan as approved by the Technical Review Committee or the Planning Commission once signature approval has been obtained.
- B. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building or Zoning Inspector as outlined on the Inspection Request Form provided at permit issuance. The Department requires 24 hour notice for all inspections. The inspector, once on site, may require special or additional inspections based upon the scope of the project.
- C. **In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two sets of As-Built (illustrating all lighting, landscaping, parking, signs and etc.) must be submitted at least one week prior to the anticipated occupancy of the building, structure or use of land activity. The Department requires a minimum of 72 hours from the last inspection in order to process a Certificate of Use and Occupancy. Please note that it is unlawful to occupy (employees or patrons) a structure without benefit of a Certificate of Use and Occupancy.**

## SPECIFIC COMMENTS:

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

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

1. Please add the following statement with the signature block for the property owner to sign prior to final signature approval: "As the property owner/developer, I am in full agreement with this site plan submitted herewith, and I am responsible for the completion of the improvements as shown on the approved site plan, and I understand that I cannot allow the property or buildings to be occupied until a Certificate of Use and Occupancy has been issued by the Department of Development, Review and Permitting."
2. Please identify the current zoning district (R-2 Suburban Residential District) under the site data on the cover sheet;
3. Please add the Tax Account ID (03-074900) under the site data on the cover sheet;
4. General Note No. 16 states that the property is in Flood Zone A and X, and the site data note simply lists the flood zone as X. Please clarify the site data note to reflect that the proposed improvements are in the X;
5. What is the proposed use of the central "meeting" area/ foyer? Is it an extension of the restaurant? Parking will need to be assigned accordingly based upon the potential use;
6. Please provide a full 10' wide by 65' long by 14' clear height loading space as required by the Planning Commission at their September 5, 2019 meeting;
7. The parking calculations simply list the number of parking spaces required and provided on the cover sheet. Please provide the calculations for each use, with the minimum and maximum requirements shown as clarified below:
  - a. Golf Course: # holes \_\_\_\_ (x 2 min., x 4 max.) + # employees \_\_\_\_
  - b. Driving Range: # tees \_\_\_\_ (x 1.5 min, x 1 max.) + 5 spaces
  - c. Restaurant and outdoor patio area: square footage \_\_\_\_ (divided by 125 min, divided by 50 max.) – "meeting area"/ foyer area shall be included in this calculation if it is going to be an extension of the restaurant

- d. The remainder of the uses within the building (pro-shop, locker rooms, etc.) are incidental to the golf course, therefore no additional parking shall be required for these spaces. The employee count for these areas shall be included in the golf course calculation provided above.
8. As part of the final zoning inspection, the parking lot striping and measurements will be reviewed, as well as the applicable handicap accessible requirements. I would recommend verifying that all signage has been provided as applicable ("Reserved", "Van Accessible", "No Parking in Access Aisle" with arrow) and is at the appropriate mounting height (84" above grade) prior to inspection;
  9. Is the accessible route to the building still marked on-site? Will it still be functional with the new construction? If the answer is no to either question, please indicate the accessible route and have it re-striped as part of this new work;
  10. A minimum of one bicycle rack shall be provided meeting the requirements of §ZS 1-320(f)(12). Please illustrate this requirement on the site plan;
  11. The site plan indicates that there is a landscape area to the east of the outdoor mechanicals, but this area is not shown on the landscape plan. Please include these plantings;
  12. Please revise General Landscape Note No. 4 to include Worcester County as an approval authority for plant substitution;
  13. Please note the method of irrigation on the plan;
  14. A maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two years in an amount not to exceed one hundred and twenty-five percent of the installation cost. A landscape estimate from a nursery will be required to be provided at permit stage to accurately determine the bond amount;
  15. Is any additional freestanding site lighting proposed? If so, it shall be shown on the site plan and identified per the requirements of ZS 1-323;
  16. Any on-building signage shall be reviewed and approved at the permit stage in accordance with ZS 1-324;
  17. 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;
  18. Written confirmation will also be required from the Dept. of Environmental Programs Natural Resources Division relative to the Critical Area requirements prior to the Department granting signature approval;
  19. The temporary trailer that has been permitted in the parking lot will be required to be removed as part of the final zoning inspection prior to the issuance of a Certificate of Use and Occupancy for the building;



## Worcester County

Department of Environmental Programs  
Environmental Programs Division

### Memorandum

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**To:** Technical Review Committee (TRC) for August 14, 2019 Meeting

**From:** Environmental Programs Staff

**Subject:** Ocean Pines Golf Course Clubhouse  
TM 16 P 56  
Minor Site Plan Review

**Date:** September 6, 2019

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

1. Ocean Pines Association has allocated forty-nine (49) water and sewer EDUs for this community property. That should be referenced on the cover of the plans for EDUs assigned and the Ocean Pines Sanitary Service Area should also be identified on the plans as the provider of public water and sewer to the property.
2. Natural gas is available to this property.
3. Plumbing Code is the 2015 National Standard Plumbing Code (NSPC) Illustrated (National Association of Plumbing-Heating-Cooling Contractors). The Gas Code is National Fuel Gas Code, ANSI Z223.1, NFPA 54, 2015 Edition, for natural gas.
4. We will reserve comment on specific plumbing layout until official plumbing plan review completed with submission of building permit.
5. Commercial Plumbing Plans will need to be submitted for plan review with building permit and a \$250 review fee for 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.

**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: August 28, 2019  
TO: Worcester County Technical Review Committee  
FROM: Joy S. Birch, Natural Resources Specialist III *JB*  
RE: September 11, 2019 - Technical Review Committee Meeting

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Ocean Pines Golf Clubhouse – Proposed construction of a 9,479 square foot clubhouse with restaurant, outdoor seating, pro shop and meeting room, Tax Map 16, Parcel 56.

**Critical Area:** This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Developed Area (IDA) and within buffer management area A-15. Please see following comments:

1. Please add the existing and proposed lot coverage calculations
2. Please add the Critical Area designation "IDA" Intensely Developed Area and the buffer management area of A-15 to the plan.
3. Revise Atlantic Coastal Bays Critical Area note to read: **Worcester County Atlantic Coastal Bays Critical Area Law:** *This property lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Local Laws, as from time to time amended, in effect at the time of the proposed development activities.*
4. Please submit the Critical Area review fee of \$100.00 for this review.

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**Storm Water Management & Erosion and Sediment Control:**

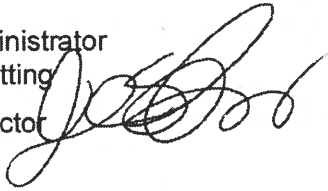
The project is proposing a disturbance of less than 5,000 square feet and also requiring less than 100 cubic yards of fill material. These totals negate the need to address these regulations. Further comment is reserved until time of permit submission.

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

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**TO:** Jennifer K. Keener, Zoning Administrator  
Development Review and Permitting  
**FROM:** John S. Ross, P.E., Deputy Director   
**DATE:** September 4, 2019  
**SUBJECT:** TRC Meeting – September 11, 2019

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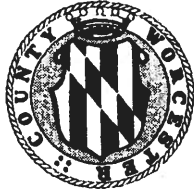
**Residential Planned Community**

- \*A. **Ocean Pines Golf Club** - Proposed construction of a 9,479 square foot clubhouse with restaurant, outdoor seating, pro shop and meeting room, located at the southerly terminus of Clubhouse Drive, Tax Map 16, Parcel 56, Tax District 3, R-2 Suburban Residential District, Ocean Pines Association Inc., owner & applicant/ Davis, Bowen & Friedel, Inc., Engineer;

1. Confirm that the current EDU assignment for this facility is adequate
2. Contact the Water and Wastewater Division when disconnecting or reconnecting water and/or wastewater service lines

- B. **Frontier Town Water Park: Splash Pad** - Proposed construction of a 4,752 square foot splash pad and 912 square foot associated mechanical building, located on the easterly side of Stephen Decatur Highway (MD Route 611), approximately 705 feet south of Assateague Way, Tax Map 33, Parcel 94, Tax District 10, A-2 Agricultural and C-2 General Commercial Districts, Sun TRS Frontier, LLC, owner/ Hugh Cropper, IV, Esquire, legal counsel/ Atwell, LLC, engineer;

1. Adequacy of wastewater treatment and disposal systems as well as compliance with previous agreements with the County must be confirmed before approval of this proposal can even be considered. Please provide the following:
  - A complete summary of all wastewater sources that are directed to the Assateague Point Treatment Plant for treatment and disposal.
  - Estimated and measured volume of wastewater generated from all of the sources listed above.
  - Characteristics of the wastewater generated from the sources listed.
  - Operating Hours and operating season
2. Flow metering equipment identified in the Agreement for Service dated July, 1998, with the County shall be installed to measure all flows to the Assateague Point Wastewater Treatment Plant.
3. A separate engineering report of the ability of the Assateague Point Wastewater Treatment Plant to accept the current wastewater and the new wastewater for this proposal will be required.



## 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  
Email: pmiller@co.worcester.md.us

\*\*\*\*\*

Project: Ocean Pines Clubhouse

Date: 9/11/2019

Tax Map: 16 Parcel: 56 Section:      Lot:      Block:     

### SITE SPECIFIC COMMENTS

1. Building permit signed 9/27/2019. See correction list and approved plans for additional information.

2. Current Codes: 2015 International Building Code  
2015 International Residential Code  
2015 International Energy Conservation Code  
2015 International Mechanical Code  
2017 NEC  
Maryland Accessibility Code  
2010 ADA Standards for Accessible Designs

**\*\* Worcester County anticipates adoption of the 2018 I-Codes in March of 2020 \*\***



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

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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PROJECT: **Ocean Pines Golf Clubhouse**  
LOCATION: **Tax Map 16; Parcel 56**  
CONTACT: **Ocean Pines Association**  
MEETING DATE: **September 11, 2019**

TRC #: **2019446**

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

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

### Scope of Project

The proposed construction of a 9479 square foot clubhouse with restaurant, outdoor seating, pro shop and meeting room.

### General Comments

1. Fire hydrants shall be located within 3 ft. of curb line. Placement of fire hydrants shall be coordinated with this office prior to installation.
2. 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.
3. 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.
4. 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

Project: Ocean Pines Golf Clubhouse

Review #: 2019446

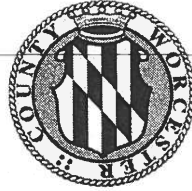
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access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.

5. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

### **Specific Comments**

1. The proposed building shall be protected by an automatic sprinkler system in accordance with NFPA 13, *Standard for the Installation of Sprinkler Systems*. Plans shall be submitted and approved by this office prior to the installation of such system.
  2. A fire hydrant shall be located within 100 feet of fire department connection for sprinkler system.
  3. Complete set of building plans shall be submitted and approved prior to start of construction.
  4. No further comments at this time.
-



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

JOHN H. TUSTIN, P.E.  
DIRECTOR

JOHN S. ROSS, P.E.  
DEPUTY DIRECTOR

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

**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

**MEMORANDUM**

**TO:** Jennifer Kenner, Zoning Administrator  
**FROM:** Frank J. Adkins, Roads Superintendent   
**DATE:** September 5, 2019  
**SUBJECT:** TRC Meeting – September 11, 2019

.....  
**Section 1-325 Site Plan Review**

**A. Ocean Pines Golf Club**

1. No comments at this time.

**B. Frontier Town Water Park: Splash Pad**

1. No comments at this time.

**C. 7-Eleven**

1. Please increase entrance width on Samuel Bowen Boulevard.
2. Please add island in entrance for right in and right out traffic only.
3. Will require a commercial entrance permit and posting of a \$5,000.00 performance bond.

cc: John H. Tustin, P.E.

FJA:ll  
\\wcfile2\users\llawrence\TRC\2019\9.11.19.doc

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

Larry Hogan  
Governor

Boyd K. Rutherford  
Lt. Governor

Pete K. Rahn  
Secretary

Gregory Slater  
Administrator

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

Dear Ms. Keener:

Thank you for the opportunity to review the submittal for the proposed Ocean Pines Golf Clubhouse, located at the southerly terminus of Clubhouse Drive, in Worcester County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans and we are pleased to respond.

This minor site plan proposes the construction of a 9,479 square foot clubhouse with restaurant, outdoor seating, pro shop, and meeting room. A field review of the property determined that Clubhouse Drive is not within the jurisdiction of MDOT SHA, and we do not anticipate the project will negatively impact the surrounding State roadway network. Subject to our aforementioned comments, the MDOT SHA has no objection to the construction as proposed.

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

Sincerely,

*Hicham Baassiri / For*

James W. Meredith  
District Engineer

cc: Mr. Hicham Baassiri, District 1 Assistant District Engineer-Project Development, MDOT SHA  
Mr. Don Conner, District 1 Access Management Consultant Inspector, MDOT SHA  
Mr. Mike Marvel, District 1 Resident Maintenance Engineer, Worcester County, MDOT SHA  
Mr. Daniel Wilson, District 1 Access Management Regional Engineer, MDOT SHA

## TECHNICAL REVIEW COMMITTEE

STAFF PERSON: Jessica Edwards DATE OF MEETING: September 11, 2019

PROJECT: Frontier Town Water Park: Splash Pad - Proposed construction of a 4,752 square foot splash pad and 912 square foot associated mechanical building, located on the easterly side of Stephen Decatur Highway (MD Route 611), approximately 705 feet south of Assateague Way, Tax Map 33, Parcel 94, Tax District 10, A-2 Agricultural and C-2 General Commercial Districts

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

### TRC MEMBERS IN ATTENDANCE:

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

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



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL: 410-632-1200 / FAX: 410-632-3008
www.co.worcester.md.us/drp/drpindex.htm

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICE DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
September 11, 2019

Jessica Edwards, Customer Service Representative (ext. 1139)
Department of Development, Review and Permitting
Worcester County Government Office Building
One West Market Street, Room 1201
Snow Hill, MD 21863
(410) 632-1200

Project: Frontier Town Water Park: Splash Pad - Proposed construction of a 4,752 square foot splash pad and 912 square foot associated mechanical building, located on the easterly side of Stephen Decatur Highway (MD Route 611), approximately 705 feet south of Assateague Way, Tax Map 33, Parcel 94, Tax District 10, A-2 Agricultural and C-2 General Commercial Districts

GENERAL COMMENTS:

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

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

SPECIFIC COMMENTS:

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

ZS 1-210	C-2 General Commercial District
ZS 1-305	Lot requirements generally
ZS 1-306	Access to structures
ZS 1-319	Access and traffic circulation requirements
ZS 1-320	Off-street parking areas
ZS 1-322	Landscaping and buffering requirements
ZS 1-323	Exterior lighting
ZS 1-324	Signs
ZS 1-325	Site plan review
ZS 1-326	Classification of highways

1. The most recently approved site plan (approved January 26, 2018, for water slide replacement and parking modifications) reflects a total occupancy of 1,935. This is the same occupancy number noted on the proposed plan, although the splash pad specifications indicate that the proposed occupancy for this feature is an additional 350 persons. Would this increase the total occupancy to 2,285?
 - a. Please note if the total occupancy is increased by 350, parking calculations will be affected;
2. The existing parking calculations provided differ from the As Constructed Surveys we have on file. Please review the surveys completed by Frank Lynch, Jr. and update the existing and proposed numbers accordingly;
3. Additionally, please indicate how the proposed parking spaces will be demarcated per §ZS 1-325(3)(k);
4. The proposed parking information notes two 24'x40' RV/truck and trailer spaces; however, the spaces are 12'x40'. Please update the note to indicate the true size of the spaces;
5. Sheet 6 references landscape plantings located on L-1. Please provide a copy of landscape plantings/landscape plan in accordance with §ZS 1-322;
6. In accordance with §ZS 1-322(g), a maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two years in an amount not to exceed one hundred and twenty-five percent of the installation cost. A landscape estimate from a nursery will be required to be provided at permit stage to accurately determine the bond amount;
7. In accordance with §ZS 1-325(e)(3)O. & P., written confirmation that all water and wastewater requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works prior to signature approval;
8. Approvals will be required from the Dept. of Environmental Programs relative to Forestry and Stormwater Management prior to the Department granting signature approval;
9. Notes from the State Highway Administration indicate the existing entrance meets their requirements and there are no additional concerns at this stage. Therefore, I will consider these comments to be the necessary written approval.



Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for September 11, 2019 Meeting

From: Environmental Programs Staff

Subject: Frontiertown Water Park Splash Pad
TM 33 P 94
Minor Site Plan

Date: September 6, 2019

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.

Please address the following comments:

1. Sewer service for the commercial portion of the campground is covered by a service agreement between the County Commissioners (acting as the governing body of the Assateague Pointe Sanitary Service Area) and the campground. The most recent agreement, entitled "Amended and Restated Service Agreement and Waiver of Service", was signed on October 21, 2008. The campground needs to be in conformance with that agreement. We have had recent experience with flow results from this area that vary widely. Before any expansions can be agreed to for this water park, the owners will need to conduct a water flow study to the County's satisfaction to confirm the area can comply with the flow agreement currently in place. This project cannot advance to Planning Commission until this matter is resolved.

Once Comment # 1 is completed, the following comments would apply:

2. An EDU chart will be needed on Sheet 01 of the plans or a footnoted reference to the flow agreement in effect at the time the plans are revised.

Citizens and Government Working Together

-
3. Delineation of campground commercial facilities sending sewage flow to the Assateague Pointe Sanitary Service Area should be shown on the site plans. Pump stations, flow meter(s), and force/gravity mains are all utility infrastructure components that should be detailed on these site drawings.
 4. Plumbing Code is the 2015 National Standard Plumbing Code (NSPC) Illustrated (National Association of Plumbing-Heating-Cooling Contractors). The Gas Code is National Fuel Gas Code, ANSI Z223.1, NFPA 54, 2015 Edition, for natural gas.
 5. Commercial Plumbing Plans will need to be submitted for review with the building permit and a \$250 review fee for each submitted. A plumbing permit will be need to be obtained for any 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.
 6. Frontier Town Campground meets the definition of a “camp” in COMAR 10.16.03.01-1.B(2) and is subject all regulations set forth in COMAR 10.16.03. Before a request to approve the next annual campground state Department of Health operating permit can be approved (2020 season), a layout plan of the current campground showing campsites and these related commercial entities within the campground property needs to the be submitted to Environmental Programs for approval. This is a separate approval process from this local site plan review, and we can work with the owner’s representatives to secure this drawing.

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

TO: Jennifer K. Keener, Zoning Administrator
Development Review and Permitting
FROM: John S. Ross, P.E., Deputy Director
DATE: September 4, 2019
SUBJECT: TRC Meeting – September 11, 2019

Residential Planned Community

A. Ocean Pines Golf Club - Proposed construction of a 9,479 square foot clubhouse with restaurant, outdoor seating, pro shop and meeting room, located at the southerly terminus of Clubhouse Drive, Tax Map 16, Parcel 56, Tax District 3, R-2 Suburban Residential District, Ocean Pines Association Inc., owner & applicant/ Davis, Bowen & Friedel, Inc., Engineer;

1. Confirm that the current EDU assignment for this facility is adequate
2. Contact the Water and Wastewater Division when disconnecting or reconnecting water and/or wastewater service lines

***B. Frontier Town Water Park: Splash Pad** - Proposed construction of a 4,752 square foot splash pad and 912 square foot associated mechanical building, located on the easterly side of Stephen Decatur Highway (MD Route 611), approximately 705 feet south of Assateague Way, Tax Map 33, Parcel 94, Tax District 10, A-2 Agricultural and C-2 General Commercial Districts, Sun TRS Frontier, LLC, owner/ Hugh Cropper, IV, Esquire, legal counsel/ Atwell, LLC, engineer;

1. Adequacy of wastewater treatment and disposal systems as well as compliance with previous agreements with the County must be confirmed before approval of this proposal can even be considered. Please provide the following:
 - A complete summary of all wastewater sources that are directed to the Assateague Point Treatment Plant for treatment and disposal.
 - Estimated and measured volume of wastewater generated from all of the sources listed above.
 - Characteristics of the wastewater generated from the sources listed.
 - Operating Hours and operating season
2. Flow metering equipment identified in the Agreement for Service dated July, 1998, with the County shall be installed to measure all flows to the Assateague Point Wastewater Treatment Plant.
3. A separate engineering report of the ability of the Assateague Point Wastewater Treatment Plant to accept the current wastewater and the new wastewater for this proposal will be required.



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS


Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL: 410.532.1220 / 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

TECHNICAL REVIEW COMMITTEE
FOREST CONSERVATION REVIEW

STAFF PERSON: David Mathers 

DATE OF MEETING: September 11, 2019

PROJECT: Frontier Town Water Park: Splash Pad

LOCATION: Tax Map: 33; Parcel: 94

OWNER: Sun TRS Frontier, LLC

ENGINEER: Atwell, LLC

.....

This project is subject to the Worcester County Forest Conservation Law. This property is subject to Forest Conservation Plan 17-01. Forest Conservation Easement areas are to be kept as a natural habitat area, no clearing or grading within these Conservation Easement areas is permitted, and any new structures and improvements must not encroach into the Forest Conservation Easement. Furthermore, all Forest Conservation signs must be in place around the Conservation Easements.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater concept plan approval. With a limit of disturbance (LOD) of 1.39 acres, this project will need final Stormwater Management approval and MDE General Permit Notice of Intent (NOI) prior to issuance of a Stormwater Management Permit.



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS


Worcester County

GOVERNMENT CENTER
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LAND PRESERVATION PROGRAM
STORMWATER MANAGEMENT
SEDIMENT AND EROSION CONTROL
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AGRICULTURAL PRESERVATION
ADVISORY BOARD

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

MEMORANDUM

DATE: August 28, 2019
TO: Worcester County Technical Review Committee
FROM: Joy S. Birch, Natural Resources Specialist III 
RE: September 11, 2019 Technical Review Committee Meeting

- Frontier Town Water Park: Splash Pad – Proposed construction of a 4,752 square foot splash pad and 912 square foot associated mechanical building, located on the easterly side of Stephen Decatur Highway (MD Route 611); approximately 705 feet south of Assateague Way, Tax Map 33, Parcel 94, Tax District 10, A-2 Agricultural and C-2 General Commercial Districts, Sun TRS Frontier, LLC, owner / Hugh Cropper, IV, Esquire, legal counsel / Atwell, LLC, engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

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

August 29, 2019

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

Dear Ms. Keener,

Thank you for the opportunity to review the Minor Site Plan for the Frontier Town Water Park Splash Pad, located on the easterly side of MD 611; approximately 705 feet south of Assateague Way. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans and we are pleased to respond.

The plan proposes the construction of a 4,752 square foot splash pad and a 912 square foot building, as an addition to the existing development. A field review of this property determined two preexisting access points to the development, which are acceptable by State standards and are capable of sufficiently accommodating the additional trips generated by the proposed addition. As a result, we do not anticipate the construction as proposed will negatively impact the surrounding State roadway network. If this property is proposed to be developed in the future, the proposed development must be reviewed, approved, and, if necessary, permitted by the MDOT SHA.

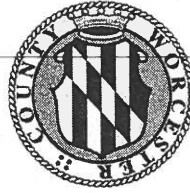
Subject to our aforementioned comments, the SHA has no objection to the construction as proposed. If you have any questions, or require anything additional, please contact Mr. Daniel Wilson, Access Management Regional Engineer, at 410-677-4048, by using our toll free number (in Maryland only) at 1-800-825-4742 (x4048), or via email at dwilson12@mdot.maryland.gov. Mr. Wilson will be happy to assist you.

Sincerely,



James W. Meredith
District Engineer

cc: Mr. Hicham Baassiri, District 1 Assistant District Engineer-Project Development, MDOT SHA
Mr. Don Conner, District 1 Access Management Consultant Inspector, MDOT SHA
Mr. Mike Marvel, District 1 Resident Maintenance Engineer, Worcester County, MDOT SHA
Mr. Daniel Wilson, District 1 Access Management Regional Engineer, MDOT SHA




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

JOHN H. TUSTIN, P.E.
DIRECTOR

JOHN S. ROSS, P.E.
DEPUTY DIRECTOR

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

MEMORANDUM

TO: Jennifer Kenner, Zoning Administrator
FROM: Frank J. Adkins, Roads Superintendent 
DATE: September 5, 2019
SUBJECT: TRC Meeting – September 11, 2019

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

Section 1-325 Site Plan Review

A. Ocean Pines Golf Club

1. No comments at this time.

B. Frontier Town Water Park: Splash Pad

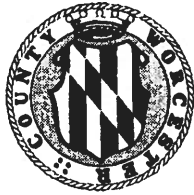
1. No comments at this time.

C. 7-Eleven

1. Please increase entrance width on Samuel Bowen Boulevard.
2. Please add island in entrance for right in and right out traffic only.
3. Will require a commercial entrance permit and posting of a \$5,000.00 performance bond.

cc: John H. Tustin, P.E.

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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
Email: pmiller@co.worcester.md.us

Project: Frontier Town Water Park

Date: 9/11/2019

Tax Map: 33 Parcel: 94 Section: Lot: Block:

SITE SPECIFIC COMMENTS

1. Maryland Department of Health and Mental Hygiene approval required prior to issuance of building permit.
2. Soils report required at time of permit application.
3. Architect sealed plans (Maryland) required for all buildings and structures.
4. Current Codes: 2015 International Building Code
 2015 International Residential Code
 2015 International Energy Conservation Code
 2015 International Mechanical Code
 2017 NEC
 Maryland Accessibility Code
 2010 ADA Standards for Accessible Designs

**** Worcester County anticipates adoption of the 2018 I-Codes in March of 2020 ****

Additional information may be requested at time of plan review.



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: Frontier Town Water Park
LOCATION: Tax Map 33; Parcel 94
CONTACT: Sun Trust Frontier LLC
MEETING DATE: September 11, 2019

TRC #: 2019447

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 4752 square foot splash pad and 912 square foot associated mechanical building.

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.
2. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

Specific Comments

1. Complete set of building plans shall be submitted and approved prior to start of construction.
2. No further comments at this time.

TECHNICAL REVIEW COMMITTEE

STAFF PERSON: Jessica Edwards DATE OF MEETING: September 11, 2019

PROJECT: 7-Eleven – Proposed construction of a 4,070 square foot convenience store with associated gas canopy and car wash, located on the southerly side of Ocean Gateway (MD Route 50), at the intersection with Samuel Bowen Boulevard, Tax Map 26, Parcel 258, Tax District 10, C-2 General Commercial District

APPLICANT(S) IN ATTENDANCE: _____

TRC MEMBERS IN ATTENDANCE:

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

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



DEPARTMENT OF  
DEVELOPMENT REVIEW AND PERMITTING

**Worcester County**

GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1201

SNOW HILL, MARYLAND 21863

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

[www.co.worcester.md.us/drp/drpindex.htm](http://www.co.worcester.md.us/drp/drpindex.htm)

ZONING DIVISION  
BUILDING DIVISION  
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICE DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE  
September 11, 2019

**Jessica Edwards, Customer Service Representative (ext. 1139)**

Department of Development, Review and Permitting

Worcester County Government Office Building

One West Market Street, Room 1201

Snow Hill, MD 21863

(410) 632-1200

\*\*\*\*\*

Project: 7-Eleven – Proposed construction of a 4,070 square foot convenience store with associated gas canopy and car wash, located on the southerly side of Ocean Gateway (MD Route 50), at the intersection with Samuel Bowen Boulevard, Tax Map 26, Parcel 258, Tax District 10, C-2 General Commercial District

GENERAL COMMENTS:

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

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

## SPECIFIC COMMENTS:

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

|          |                                                                   |
|----------|-------------------------------------------------------------------|
| ZS 1-210 | C-2 General Commercial District                                   |
| ZS 1-305 | Lot requirements generally                                        |
| ZS 1-306 | Access to structures                                              |
| ZS 1-317 | Commercial development, industrial development & industrial parks |
| ZS 1-319 | Access and traffic circulation requirements                       |
| ZS 1-320 | Off-street parking areas                                          |
| ZS 1-321 | Off-street loading spaces                                         |
| ZS 1-322 | Landscaping and buffering requirements                            |
| ZS 1-323 | Exterior lighting                                                 |
| ZS 1-324 | Signs                                                             |
| ZS 1-325 | Site plan review                                                  |
| ZS 1-326 | Classification of highways                                        |

1. Since this property fronts on two roads, the lot is considered to have two front yards. This causes the physical rear of the lot to be considered at the side yard setback requirement. Please adjust the C-2 Bulk Requirements on Sheet Number C-301 to reflect the required setback for the rear yard to six feet to avoid future confusion. In addition, please re-label the current side yard to be a front yard, as I am assuming this is the dimension from Samuel Bowen Boulevard;
2. There are fourteen (14) parking spaces provided along Samuel Bowen Boulevard without a landscape island. There shall only be a maximum of ten (10) contiguous spaces per §ZS 1-322(f)(1);
3. Since the provided parking is over the minimum required, would you consider eliminating the southeast most parking spot, located near the carwash stacking area? The existing location may be problematic for vehicles backing out of the space with respect to visibility around the building and stacking within the car wash drive-thru;
4. Please add a note indicating the proposed handicap signage on the building will be placed at 84" above finished grade;
5. Please provide a detail or note reflecting the bike rack requirements as outlined in §ZS 1-320(f)(12);
6. In accordance with §ZS 1-319, a twenty foot wide paved interparcel connector is required to be provided up to the property line. Historically, with the properties to the west the Planning Commission has viewed Samuel Bowen Blvd. as the required interparcel connector. With this being the case, the proposed easement for interparcel connection to Parcel 259 will not be required. An interparcel connector to Parcel 108 to the east does need to be shown on the site plan and paved to the property line with the construction of this project.
7. Signage will be addressed at the time of permitting; all signage shall be in accordance with the provisions of §ZS 1-324 and removal of the existing billboard shall be a condition of permit approval;
8. Please provide directional signage indicating the pathway to the rear of the building and into the carwash will be considered a one way traffic path at each end of the travelway;
9. Please add plantings in the southeasterly most planting bed, along the one way drive path, in

accordance with §ZS 1-322(f)(5). A note indicates the area will be mulched, but additional plantings shall be added.

10. It appears that seven (7) trees are proposed to be located within the right-of-way of US Route 50. Please provide written approval from the MDOT State Highway Administration that there are no issues with the placement of the planting materials, and the maintenance shall be the responsibility of the property owner;
11. Additionally, please identify the method of irrigation in accordance with §ZS 1-322 (b)(7). Automatic irrigation systems with rain sensors are required unless a waiver is granted by the Planning Commission;
12. On sheet C-701, please remove the note referencing Section 17 of the Design Guidelines and Standards as this project does not require adherence to those regulations.
13. The northern most light post in the parking area bordering Samuel Bowen Blvd. appears to conflict with a planting; please reposition the light, or eliminate the planting;
14. In addition, please add a note indicating the light fixtures, including lenses will not project below the bottom of the canopy per ZS 1-323(b)(5);
15. Approval from the Worcester County Health Department will be required at the permitting stage;
16. In accordance with §ZS 1-322(g), a maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two years in an amount not to exceed one hundred and twenty-five percent of the installation cost. A landscape estimate from a nursery will be required to be provided at permit stage to accurately determine the bond amount;
17. In accordance with §ZS 1-325(e)(3)O. & P., written confirmation that all water and wastewater requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works prior to signature approval;
18. Approvals will be required from the Dept. of Environmental Programs relative to Forestry and Stormwater Management prior to the Department granting signature approval.
19. Confirmation from State Highway will be required noting their requirements have been met prior to signature approval. Please note, according to their comments a commercial Access Permit will be required;



## Worcester County

Department of Environmental Programs  
Environmental Programs Division

### Memorandum

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**To:** Technical Review Committee (TRC) for September 11, 2019 Meeting

**From:** Environmental Programs Staff

**Subject:** 7-Eleven, Fitch Property  
TM 26 P 258  
Minor Site Plan Review

**Date:** September 6, 2019

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

1. On Sheet C-101, Governing Agencies, the Department of Environmental Programs will need to be added as well. Contact is Robert Mitchell.
2. Riddle Farm Sanitary Service Area will need to be added to Sheet C-501 as the provider of public water and sewer to this property.
3. There are three (3) water & sewer EDUs allocated to this property from the Riddle Farm Sanitary Service Area. We will need the EDU chart on Sheet C-501 to reflect the correct flows for the proposed construction & the sanitary flows necessary to support the retail & car wash use shown on this site plan. Determinations regarding allocations of flow cannot be completed at this time due to the lack of detail for the interior of the building. If food is being prepared onsite, installation of a grease trap and additional sanitary capacity allocations will apply. If the store is strictly retail use, then the allocated flow will be 0.05 gal/sf. The allocated flow for the car wash is under review by County staff evaluating a separate engineering and flow submittal from the applicant. The sanitary needs for the property will be determined at the conclusion of that examination.
4. Natural gas is available to this property.
5. Plumbing Code is the 2015 National Standard Plumbing Code (NSPC) Illustrated (National Association of Plumbing-Heating-Cooling Contractors). The Gas Code is National Fuel Gas Code, ANSI Z223.1, NFPA 54, 2015 Edition, for natural gas.
6. We will reserve comment on specific plumbing layout until official plumbing plan review completed with submission of building permit.

**Citizens and Government Working Together**

- 
7. ~~The construction of the proposed building will require a plumbing plan review. Two sets of plumbing plans, sealed by the design engineer, will need to be submitted for review when the owner applies for the building permit. A \$125 review fee for this review will need to be submitted with these plans.~~
  8. 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.





DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

Worcester County

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

**TECHNICAL REVIEW COMMITTEE**  
**FOREST CONSERVATION REVIEW**

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

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

STAFF PERSON: David Mathers **DM**

DATE OF MEETING: September 11, 2019

PROJECT: Seven Eleven

LOCATION: Tax Map: 26; Parcel: 258

OWNER: Don & Linda Lou Finch

APPLICANT: Core Aquisitions

ENGINEER: Bohler Engineering

.....

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

**This project is subject to the Worcester County Stormwater Ordinance.** The project has obtained Stormwater concept plan approval. With a limit of disturbance (LOD) of 2.68 acres, this project will need final Stormwater Management approval and MDE General Permit Notice of Intent (NOI) prior to issuance of a Stormwater Management Permit.



DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

## **Worcester County**

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

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

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

### **MEMORANDUM**

DATE: August 28, 2019  
TO: Worcester County Technical Review Committee  
FROM: Joy S. Birch, Natural Resources Specialist III *JSB*  
RE: September 11, 2019 Technical Review Committee Meeting

---

- 7-Eleven – Proposed construction of a 4,070 square foot convenience store with associated gas canopy and car wash, located on the westerly side of Ocean Gateway (MD Route 50), at the intersection with Holly Grove Road, Tax Map 26, Parcel 258, Tax District 10, C-2 General Commercial District, Don & Linda Lou Finch, owner / Core Acquisitions, LLC / applicant / Bohler Engineering, engineer.. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

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

---


**TO:** Jennifer K. Keener, Zoning Administrator  
Development Review and Permitting  
**FROM:** John S. Ross, P.E., Deputy Director  
**DATE:** September 4, 2019  
**SUBJECT:** TRC Meeting – September 11, 2019

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**Residential Planned Community**

- A. Ocean Pines Golf Club** - Proposed construction of a 9,479 square foot clubhouse with restaurant, outdoor seating, pro shop and meeting room, located at the southerly terminus of Clubhouse Drive, Tax Map 16, Parcel 56, Tax District 3, R-2 Suburban Residential District, Ocean Pines Association Inc., owner & applicant/ Davis, Bowen & Friedel, Inc., Engineer;
1. Confirm that the current EDU assignment for this facility is adequate
  2. Contact the Water and Wastewater Division when disconnecting or reconnecting water and/or wastewater service lines
- B. Frontier Town Water Park: Splash Pad** - Proposed construction of a 4,752 square foot splash pad and 912 square foot associated mechanical building, located on the easterly side of Stephen Decatur Highway (MD Route 611), approximately 705 feet south of Assateague Way, Tax Map 33, Parcel 94, Tax District 10, A-2 Agricultural and C-2 General Commercial Districts, Sun TRS Frontier, LLC, owner/ Hugh Cropper, IV, Esquire, legal counsel/ Atwell, LLC, engineer;
1. Adequacy of wastewater treatment and disposal systems as well as compliance with previous agreements with the County must be confirmed before approval of this proposal can even be considered. Please provide the following:
    - A complete summary of all wastewater sources that are directed to the Assateague Point Treatment Plant for treatment and disposal.
    - Estimated and measured volume of wastewater generated from all of the sources listed above.
    - Characteristics of the wastewater generated from the sources listed.
    - Operating Hours and operating season
  2. Flow metering equipment identified in the Agreement for Service dated July, 1998, with the County shall be installed to measure all flows to the Assateague Point Wastewater Treatment Plant.
  3. A separate engineering report of the ability of the Assateague Point Wastewater Treatment Plant to accept the current wastewater and the new wastewater for this proposal will be required.

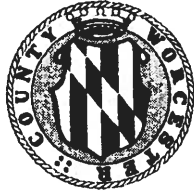
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C. **7-Eleven** – Proposed construction of a 4,070 square foot convenience store with associated gas canopy and car wash, located on the southerly side of Ocean Gateway (MD Route 50), at the intersection with Samuel Bowen Boulevard, Tax Map 26, Parcel 258, Tax District 10, C-2 General Commercial District, Don & Linda Lou Finch, owner/ Core Acquisitions, LLC/ applicant, Bohler Engineering/ engineer;

1. Confirm that adequate EDUs are assigned for this project
2. Refer to the Worcester County Standard Details for installation of the water and wastewater service lines

cc: John H. Tustin, P.E. Director



## 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: 7-Eleven  
Date: 9/11/2019

Tax Map: 26

Parcel: 258

Section:

Lot:

### 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.

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## **Site specific comments**

Current Codes: 2015 International Building Code  
2015 International Residential Code  
2015 International Energy Conservation Code  
2015 International Mechanical Code  
2017 NEC  
Maryland Accessibility Code  
2010 ADA Standards for Accessible Designs

**\*\* Worcester County anticipates adoption of the 2018 I-Codes in March of 2020 \*\***

### **Fuel Island and Canopy**

1. Wind Design (assumed): Risk category II; 127 MPH; Exposure "C"
2. Complete sealed architectural, structural plans are required for fuel island canopy.
3. Underground fuel tank manufacturer's specifications.
4. Accessible parking and access aisle to comply with Maryland Accessibility Code.
5. Provide an accessible route from fuel dispensers to building entry.
6. Submit fuel pump specifications with permit application. A minimum of one fuel pump of each type to meet ADA requirements and shall be posted with signage.
7. Soils report for site requested at time of permit application.
8. Maryland state permit required for underground fuel tanks.

### **Car Wash**

1. Wind Design (assumed): Risk category II; 127 MPH; Exposure "C"
2. Complete sealed architectural, structural plans are required for car wash.
3. Soils report for site requested at time of permit application.

## Convenience Store

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1. Wind Design (assumed): Risk category II; 127 MPH; Exposure "C"
2. Complete sealed architectural, structural, electrical, mechanical and plumbing plans are required.
3. Soils report for site requested at time of permit application.
4. ADA: Provide all details and specifications per 2010 ADA design standards.
5. Provide an Energy Compliance Report and lighting plan (wattage report).
6. Provide all information per section C103.2: "Information on construction documents of 2015 IECC".

There was not a retaining wall noted on site plan. If a retaining wall is planned for this site provide the engineered plans.

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



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

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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**PROJECT: 7-Eleven**

**TRC #: 2019448**

**LOCATION: Tax Map 26; Parcel 258**

**CONTACT: Core Acquisitions, LLC (Adam Firsell)**

**MEETING DATE: September 11, 2019**

**COMMENTS BY: Matthew Owens**

**Chief Deputy Fire Marshal**

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

### **Scope of Project**

Proposed construction of a 4070 square foot convenience store with associated gas canopy and car wash.

### **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.



*Project: 7-Eleven*

*Review #: 2019448*

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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. Complete set of building plans shall be submitted and approved prior to start of construction.
2. No further comments at this time.

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

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

August 29, 2019

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

Dear Ms. Keener:

Thank you for the opportunity to review the submittal for the proposed 7-11 convenience store, located on the westerly side of side of US 50, at the intersection of US 50 and Holly Grove 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 a 4,070 square foot convenience store, with associated gas canopy and car wash. As the plan proposes the new construction of a commercial development, a Commercial Access Permit will be required from this office. District 1 Traffic is also requesting a Trip Generation Report to determine trip distribution and peak hour volumes.

Subject to our aforementioned comments, in addition to the Trip Generation Report, the applicant must submit four sets of plans, two sets of the Stormwater Management Report, and a CD containing the plans and supporting documentation in PDF format directly to James W. Meredith at 660 West Road, Salisbury, MD 21801, attention of Mr. Daniel Wilson. 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=1B&startURL=%2Faccesspermit>.

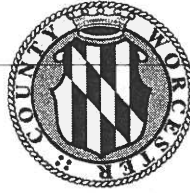
If you have any questions or require additional information please contact Mr. Daniel Wilson, Access Management Regional Engineer, at 410-677-4048, by using our toll free number (in Maryland only) at 1-800-825-4742 (x4048), or via email at [dwilson12@mdot.maryland.gov](mailto:dwilson12@mdot.maryland.gov).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

Sincerely,



James W. Meredith  
District Engineer

cc: Mr. Hicham Baassiri, District 1 Assistant District Engineer-Project Development, MDOT SHA  
Mr. Don Conner, District 1 Access Management Consultant Inspector, MDOT SHA  
Mr. Mike Marvel, District 1 Resident Maintenance Engineer, Worcester County, MDOT SHA  
Mr. Daniel Wilson, District 1 Access Management Regional Engineer, MDOT SHA



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

JOHN H. TUSTIN, P.E.  
DIRECTOR

JOHN S. ROSS, P.E.  
DEPUTY DIRECTOR

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

**MEMORANDUM**

**TO: Jennifer Kenner, Zoning Administrator**  
**FROM: Frank J. Adkins, Roads Superintendent**  
**DATE: September 5, 2019**  
**SUBJECT: TRC Meeting – September 11, 2019**

*FA*

**DIVISIONS**

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

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

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

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

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

**Section 1-325 Site Plan Review**

**A. Ocean Pines Golf Club**

1. No comments at this time.

**B. Frontier Town Water Park: Splash Pad**

1. No comments at this time.

**C. 7-Eleven**

1. Please increase entrance width on Samuel Bowen Boulevard.
2. Please add island in entrance for right in and right out traffic only.
3. Will require a commercial entrance permit and posting of a \$5,000.00 performance bond.

cc: John H. Tustin, P.E.

FJA:ll  
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