

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE  
AGENDA**

Governor Larry Hogan has issued an Executive Order that limits public gatherings to no more than 10 persons in a further effort to reduce the spread of the COVID-19 virus. Additionally, effective Thursday, March 19, 2020, the Worcester County Government Center is closed to the public. Therefore, the Technical Review Committee will suspend all in-person meetings for the time being.

To facilitate the review of current projects, county staff will be holding a teleconference that will be open to the public during the regularly scheduled meeting time.

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

**Wednesday, October 14, 2020**

Est. Time

- |           |     |  |
|-----------|-----|--|
| 1:00 P.M. | I.  | Call to Order  |
|           | II. | § ZS 1-325 Site Plan Review  |
| 1:00 P.M. | A.  | Crabs to Go Building Addition – Proposed addition of 1,755 square feet to the existing restaurant consisting of 1,215 square feet on the westerly side of the existing building, and 540 square feet to the easterly side, located at 11247 Ocean Gateway, at the intersection with Racetrack Road and Grays Corner Road, Tax Map 21, Parcel 170, Tax District 3, C-2 General Commercial District, Cox 122 Raceway, LLC., owner/ Mark S. Cropper, Esquire, attorney/ J. W. Salm Engineering Inc., engineer;  |
| 1:05 P.M. | B.  | Mad Fish: Open Air Development – Proposed development of an 11,302 square foot facility containing shipping containers to house food service, bar, ice cream parlor and tour service along with associated outdoor seating, and an off-premise parking area, located on the north and south sides of Harbor Road, east of First Street, Tax Map 27, Parcel 376, 374 & 388, Lots 44, 2 & 3, Tax District 10, CM Commercial Marine and C-2 General Commercial Districts, West O Madfish, LLC & West O Lodging, LLC, owners/ Iott Architecture & Engineering, Inc., engineer; |
| 1:10 P.M. | IV. | Adjourn  |

**Technical Review Committee  
Conference Call Directions  
October 14, 2020 Meeting**

To members of the public dialing in:

- Call **(410) 632-9400**
- You will be prompted for the conference ID: **03#**
- You will then be prompted for the PIN: **123456#**

At approximately 1:00 PM, the Chair will call the meeting to order, and take roll call of all staff present, using the typical order found on each TRC packet cover sheet. Those persons should also identify any additional staff present with them on the call. We will follow the normal procedure for introduction of the project, identification of each of the applicants on the line, and will go through the review comments by department.

For ease of the discussion, zoning staff has numbered each page in the respective comment packet so that staff and the applicants can first refer to the page number, then the particular comment on that page. Please keep in mind that while everyone should have their site plans open and available, you will need to ensure that your method of conveying the comments is tailored to this new discussion format.

If you are listening in but are not participating in the discussion, please mute the call on your end to avoid disruptions.

**For Minor Site Plan Review Projects:**

The Technical Review Committee is the approving authority for minor projects. If your project qualifies, you will need to address the staff comments outlined in the packet, and submit plan sets to staff for follow-up review. Final signature approval will follow the normal review and email approval process. Once the revised plans have been approved, the zoning staff will direct you to submit the final copies for signature approval, along with any additional information. You may then proceed to permitting.

**For Major Site Plan Review Projects:**

The Planning Commission is the approving authority for major projects. If your project qualifies, you will need to address the staff comments outlined in the packet, and submit 10 sets of the plans for review by the Planning Commission. We will continue to adhere to our regular application submittal deadline in the event that the restrictions are lifted or modified, or until other solutions are identified.

**TECHNICAL REVIEW COMMITTEE**

STAFF PERSON:  Jessica Edwards  DATE OF MEETING:  October 14, 2020

PROJECT:  Crabs to Go Building Addition – Proposed addition of 1,755 square feet to the existing restaurant consisting of 1,215 square feet on the westerly side of the existing building, and 540 square feet to the easterly side, located at 11247 Ocean Gateway, at the intersection with Racetrack Road and Grays Corner Road, Tax Map 21, Parcel 170, Tax District 3, C-2 General Commercial District, Cox 122 Raceway, LLC., owner/ Mark S. Cropper, Esquire, attorney/ J. W. Salm Engineering Inc., engineer;

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
- \_\_\_\_\_ Marsh, 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 SERVICE DIVISION

## WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE October 9, 2020

**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

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Project: Crabs to Go Building Addition – Proposed addition of 1,755 square feet to the existing restaurant consisting of 1,215 square feet on the westerly side of the existing building, and 540 square feet to the easterly side, located at 11247 Ocean Gateway, at the intersection with Racetrack Road and Grays Corner Road, Tax Map 21, Parcel 170, Tax District 3, C-2 General Commercial District, Cox 122 Raceway, LLC., owner/ Mark S. Cropper, Esquire, attorney/ J. W. Salm Engineering Inc., engineer;

### 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:

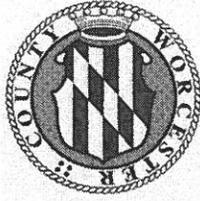
|          |                                             |
|----------|---------------------------------------------|
| ZS 1-210 | C-2 General Commercial District             |
| ZS 1-305 | Lot requirements generally                  |
| ZS 1-306 | Access to structures                        |
| ZS 1-319 | 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. Signature approval will be contingent upon the result of a necessary Board of Zoning Appeals (BZA) Case for variances associated with the addition to the building. Please update the plan to identify the distances to each property line for the proposed additions and the outdoor seating. To clarify, the recent BZA Case No. 20-27 granted variances associated with outdoor seating only, in addition to the special exception for fence height.
2. According to the building elevations, it appears there is a bump out for stairs located along the rear of the proposed building addition. The bump out may affect pedestrian egress from the site and the variance request.
3. Please provide detailed floor plans reflecting the uses in the proposed addition, including the mechanical areas. Additionally, please revise the site plan to indicate a portion of the addition will be two stories;
4. The existing off-premise parking agreement, for ten spaces, was created in 2008 prior to the adoption of the current Zoning code. Since this plan proposes the expansion of the off-premise parking area, the additions must comply with the 2009 code.
5. Please illustrate the measured walking distance from the farthest most point of the off-premise parking to the building entrance as required by ZS 1-320(h)(1). In the event the proposed does not meet this requirement and other solutions cannot be determined, there may be options for an Administrative Adjustment Case as described under ZS 1-117;
  - If the addition of the off-premise spaces meets the aforementioned requirements, an updated off-premise parking agreement will be necessary prior to the issuance of a permit. The department has a sample form that can be utilized for these purposes. In conjunction with this form, an exhibit will need to be provided that specifically identifies those parking spaces to be subjected to the agreement.
  - Also in reference to the off-premise parking agreement, please add a note to the plan referencing that the applicant and their successors shall annually provide the Department with certification that the required parking spaces are still available per ZS 1-320(h)(3);
  - Per ZS1-320(f)(1), the new parking areas shall be constructed of concrete, asphalt, tar and chip, brick, and interlocking paving blocks or stones, including those semi-pervious systems that retain space for vegetation. *Other paving materials and systems, including gravel may be permitted by the Planning Commission where these parking areas are supplied and maintained with a*

*binding agent to stabilize the surface and prevent dust.*

- All parking areas shall be curbed or buffered and the space between all parking areas shall be landscaped. Please add landscaping around the off-premise parking.
  - Additionally screening is required where parking adjoins an A, E, V, R, or RP District. Since the Tax Map 26, Parcel 299, adjoining the rear of the property is Zoned R-1 screening is required. The existing tree line can be used to achieve the necessary screening. If you would like to take this option, please add a note indicating the existing tree line is to remain as the screening required by ZS 1-320(f)(9);
6. In reference to the on-premise parking, please add landscaping, as required by ZS 1-322(f), to the new island created by curbing at the north westerly corner of the parking area and add a landscape island at the end of that parking row. Also, please be sure to reference the method of irrigation; an automatic irrigation system with rain sensor is required unless approval from the Planning Commission is obtained.
  7. What is the purpose of the stripping proposed in front of the entrance?
  8. In reference to both parking areas, please add a note indicating the parking spaces shall be delineated as required by ZS 1-320(f)(4) and add a note indicating the parking bumpers will be the requirements noted in ZS 1-320(f)5). *The Planning Commission has the authority to authorize alternative means of delineation where it sees fit.*
  9. Landscaping is encouraged in front of the proposed fence to soften the appearance
  10. The existing conditions plan shows a detached shed to be relocated. Please identify where this shed will be located on the proposed plan, or update the plan to reflect it will be removed entirely.
  11. Will there be additional lighting provided as a part of this plan? If there will be, please provide details in compliance with ZS 1-323;
  12. The existing conditions plan shows a detached shed to be relocated. Please identify where this shed will be located on the proposed plan, or update the plan to reflect it will be removed entirely.
  13. Please include the outcome of BZA Case No. 20-27 in reference to the specific variances and special exception that were granted.
  14. Please note the bike racks must meet requirements as outlined in §ZS 1-320(f)(12);
  15. If any additional signage will be added, it shall be in accordance with the provisions of §ZS 1-324. At this time, we will view the roof-top crab, shown on the building elevations, as a decorative feature. In the event that words are added to this feature, it will be considered a sign and unable to extend upon the roof line as shown.
  16. Approval from the Worcester County Health Department will be required at the permitting stage;
  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. According to comments received from State Highway the existing entrance will continue to meet their requirements for this project; I will consider this written documentation of their

approval.



## Worcester County

Department of Environmental Programs  
Environmental Programs Division

### Memorandum

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**To:** Technical Review Committee (TRC) for October 14, 2020 Meeting

**From:** Environmental Programs Staff

**Subject:** Minor Site Plan: Crabs To Go – TM 21 P 170

**Date:** September 24, 2020

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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. Sewer allocations to these commercial properties was done by parcel. Parcel 170 currently has 8 EDUs allocated.
2. The EDU flow chart shows the proposed expansion using 4, 697 gallons per day, which increases the required EDUs to 16 total for Parcel 170.
3. Seating will be limited to area supported by the current allocation or owner may increase available allocation by consolidation of the parcels. This would allow up to twelve (12) EDUs to be considered for uses on this property. Additional EDUs would still need to be purchased before this proposal could be approved.
4. We do not see expanded sanitary accommodations for guests utilizing the expanded seating area.
5. Plumbing Code is the 2018 International Plumbing Code (IPC).
6. The Gas Code is the International Fuel Gas Code, 2018 Edition.

**Citizens and Government Working Together**



## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

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**To:** Technical Review Committee

**From:** David Mathers, Natural Resources Planner *(DM)*

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

**Date:** September 18, 2020

**Date of Meeting:** October 14, 2020

**Project:** Crabs To Go: Building Addition

**Location:** 11247 Ocean Gateway, Tax Map 21; Parcel 170

**Owner/Developer:** Cox 122 Raceway, LLC

**Engineer:** J. W. Salm Engineering, Inc.

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**This project is not required to comply with the Worcester County Forest Conservation Law.** According to the plan provided, the project will require less than five thousand square feet of disturbance and, therefore, not subject to comply with the Forest Conservation Law.

**This project is not subject to the Worcester County Stormwater Ordinance.** According to the plan provided, the project will require less than five thousand square feet of disturbance, therefore, no Stormwater/Sediment Erosion Control Permit is required.

**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

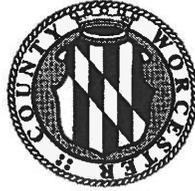
**MEMORANDUM**

**DATE:** March 11, 2020  
**TO:** Applicant  
**FROM:** Jenelle Gerthoffer, Natural Resources Administrator (JG)  
**SUBJECT:** Stormwater/Sediment Erosion Control Plan/Permit

.....  
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**  
Department of Environmental Programs  
Natural Resources Division

**Memorandum**

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**To:** Worcester County Technical Review Committee  
**From:** Joy S. Birch, Natural Resources Specialist III (JB)  
**Subject:** October 14, 2020 - Technical Review Committee Meeting  
**Date:** September 21, 2020

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- Crabs to Go Building Addition – Proposed addition of 1,755 square feet to the existing restaurant consisting of 1,215 square feet on the westerly side of existing building and 540 square feet to the easterly side, located at 11247 Ocean Gateway, at the intersection of Racetrack Road and Grays Corner Road, Tax Map 21, Parcel 170, Tax District 3, C-2 General Commercial District, Cox 122 Raceway, LLC., owner / Mark S. Cropper, Esquire, attorney / J. W. Salm Engineering 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 PUBLIC WORKS**  
6113 TIMMONS ROAD  
SNOW HILL, MARYLAND 21863

**MEMORANDUM**

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

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

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

**TO: Jennifer Kenner, Deputy Director DRP**  
**FROM: Frank J. Adkins, Roads Superintendent**  
**DATE: October 6, 2020**  
**SUBJECT: TRC Meeting – October 14, 2020**

*(FJA)*

**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. Crabs to Go Building Addition**

1. No comments at this time - this project borders State Highway.

**B. Mad Fish**

1. The Department of Public Works – Roads Division would prefer to see the proposed trees along the road be replaced with something smaller due to possible sight distance issues, maintenance problems with limbs hanging into roadway, or tree roots growing into roadway causing the tree to die.
2. Reserve further comments pending review of construction drawings.

cc: John H. Tustin, P.E.

FJA:ll  
\\wcfiler2\users\llawrence\TRC\2020\10.14.2020

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

Larry Hogan  
Governor  
Boyd K. Rutherford  
Lt. Governor  
Gregory Slater  
Secretary  
Tim Smith, P.E.  
Administrator

September 24, 2020

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

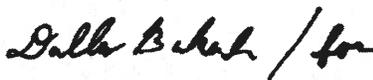
Dear Ms. Keener,

Thank you for the opportunity to review the major site plan for the Mad Fish Open Air Development, located on the north and south sides of Harbor Road, east of 1<sup>st</sup> Street, in Worcester County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans, and we are pleased to respond.

The site plan proposes the construction of a 11,302 square foot facility, containing shipping containers to house food service, bar, ice cream parlor and tour service, along with associated outdoor seating and an offsite parking area. The proposed open-air development is located outside of the jurisdiction of MDOT SHA, and we do not anticipate the construction will negatively impact the surrounding State roadway network. Therefore, 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, District 1 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). Mr. Wilson will be happy to assist you.

Sincerely,



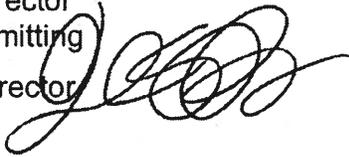
James W. Meredith  
District Engineer

cc: Mr. Dallas Baker, D-1 Assistant District Engineer-Project Development, MDOT SHA  
Mr. Jeff Fritts, D-1 Access Management Consultant Inspector, MDOT SHA  
Mr. Rodney Hubble, Resident Maintenance Engineer-Snow Hill Shop, MDOT SHA  
Mr. Tony Turner, Assist. Resident Maintenance Engineer-Snow Hill Shop, MDOT SHA  
Mr. Daniel Wilson, D-1 Access Management Regional Engineer, MDOT SHA

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

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**TO:** Jennifer K. Keener, Deputy Director  
Development Review and Permitting  
**FROM:** John S. Ross, P.E., Deputy Director  
**DATE:** October 7, 2020  
**SUBJECT:** TRC Meeting – October 14, 2020



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**Site Plan Review**

- A. Crabs to Go Building Addition – Proposed addition of 1,755 square feet to the existing restaurant consisting of 1,215 square feet on the westerly side of the existing building, and 540 square feet to the easterly side, located at 11247 Ocean Gateway, at the intersection with Racetrack Road and Grays Corner Road, Tax Map 21, Parcel 170, Tax District 3, C-2 General Commercial District, Cox 122 Raceway, LLC., owner/ Mark S. Cropper, Esquire, attorney/ J. W. Salm Engineering Inc., engineer;
1. Confirm needed EDUs assigned to the project
- B. Mad Fish: Open Air Development – Proposed development of an 11,302 square foot facility containing shipping containers to house food service, bar, ice cream parlor and tour service along with associated outdoor seating, and an off-premise parking area, located on the north and south sides of Harbor Road, east of First Street, Tax Map 27, Parcel 376, 374 & 388, Lots 44, 2 & 3, Tax District 10, CM Commercial Marine and C-2 General Commercial Districts, West O Madfish, LLC & West O Lodging, LLC, owners/ Iott Architecture & Engineering, Inc., engineer;
1. Confirm needed EDUs assigned to the project
  2. No utility information provided with this submittal, reserve comment pending the preparation of utility drawings

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, Md. 21863  
410-632-1200, Ext. 1151  
[pmiller@co.worcester.md.us](mailto:pmiller@co.worcester.md.us)

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Project: Crabs to Go addition

Date: 10/14/2020

Tax Map: 21 Parcel: 170 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 ADA and MAC 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.
15. Architect certification prior to final site visits made during construction and in accordance with approved plans and specifications.

## Site specific comments

1. Current Codes: 2018 International Building Code  
2018 International Residential Code  
2018 International Energy Conservation Code  
2018 International Mechanical Code  
2017 NEC  
Maryland Accessibility Code  
2010 ADA Standards for Accessible Designs
2. Wind Design: 128 MPH (assumed); Risk category II; Exposure "C"
3. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
4. ADA: Provide all details and specifications per 2010 ADA design standards and Maryland Accessibility Code. Accessible route and seating in outdoor seating area. Provide an accessible route from parking to building entrance.
5. Provide an Energy Compliance Report and lighting plan (wattage report).  
Any new walk-in /freezer to comply with DOE minimum standards
6. Plans for Mechanical area located above 880 ft<sup>2</sup> addition.
7. Is there going to be any indoor seating in the addition?

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



**TECHNICAL REVIEW COMMITTEE**

STAFF PERSON: Jessica Edwards DATE OF MEETING: October 14, 2020

PROJECT: Mad Fish: Open Air Development – Proposed development of an 11,302 square foot facility containing shipping containers to house food service, bar, ice cream parlor and tour service along with associated outdoor seating, and an off-premise parking area, located on the north and south sides of Harbor Road, east of First Street, Tax Map 27, Parcel 376, 374 & 388, Lots 44, 2 & 3, Tax District 10, CM Commercial Marine and C-2 General Commercial Districts, West O Madfish, LLC & West O Lodging, LLC, owners/ Iott Architecture & Engineering, Inc., engineer;

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

TRC MEMBERS IN ATTENDANCE:

- \_\_\_\_\_ Keener, Zoning Administrator
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- \_\_\_\_\_ 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

<http://www.co.worcester.md.us/departments/drp>

ZONING DIVISION  
BUILDING DIVISION  
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICE DIVISION

## WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE October 9, 2020

**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: Mad Fish: Open Air Development – Proposed development of an 11,302 square foot facility containing shipping containers to house food service, bar, ice cream parlor and tour service along with associated outdoor seating, and an off-premise parking area, located on the north and south sides of Harbor Road, east of First Street, Tax Map 27, Parcel 376, 374 & 388, Lots 44, 2 & 3, Tax District 10, CM Commercial Marine and C-2 General Commercial Districts, West O Madfish, LLC & West O Lodging, LLC, owners/ Iott Architecture & Engineering, Inc., engineer;

### 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 1-116	Board of zoning appeals
ZS 1-117	Administrative adjustments
ZS 1-210	C-2 General Commercial District
ZS 1-214	CM Commercial marine 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

\*Since the gross floor area, as defined in ZS 1-103, is less than 10,000 square feet, this project will be reviewed as a minor site plan with the Technical Review Committee being the approving authority.

\*\*If the previous plan for redevelopment is being abandoned, please provide a written statement. In the event you do not wish to abandon this project, please keep in mind that it will need to continue through the review process as a Major site plan, requiring approval from the Planning Commission.

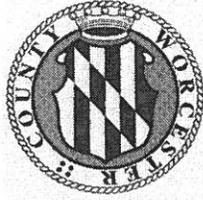
1. Please add a note indicating the total gross floor area as defined in ZS 1-303;
2. Please add a reference to previous Board of Zoning Appeals cases and approvals along with Planning Commission waivers that have previously been obtained.
3. Please note: A zoning permit for the use of land will be required to be submitted for the sailboat/tours that will operate out of this property.
4. Please also note: Effective January 1, 2020, a rental license is required for the hotel/motel use on Parcel 388. Copies of the Rental License Guide and applications are available on the DRP website, or can be emailed to you. Please contact Stacie Ennis at [sennis@co.worcester.md.us](mailto:sennis@co.worcester.md.us) or extension 1189 for additional information.
5. In respect to parking, please include the below information on the plans:
  - a. Please provide the minimum/maximum parking calculations for each use.
  - b. The parking analysis on Sheet C200 reflects 4 spaces allocated for the tours/sailboat charter. However, please provide the following calculation on the parking chart:
    - i. Minimum: 2 spaces per slip, plus 1 space per employee; Maximum: 4 spaces per slip, 1 space per employee.
  - c. Please calculate and list the total amount of parking required to be provided on-site (10% of the total minimum) versus off-site (maximum of 90%) as provided for in the recent text amendment for off-premise parking, and ensure that there is adequate parking provided on-site per Emergency Bill 20-1.
  - d. I would recommend separating the hotel/motel parking calculation from the above

calculations, as that parking is being provided independently of the restaurant/ sailboat use and is not a factor in the on-site v. off-site calculation. In the calculation, please identify the total number of bedrooms. The calculation is 1 space per sleeping room minimum, and 1.5 spaces per sleeping room maximum.

6. An Administrative Adjustment Case (Case No. 20-48) has been filed in reference to the proposed parking; additional comments will be reserved pending the outcome of that case;
7. Since the proposed boardwalk area is not included in the restaurant use area, please illustrate signage indicating no food or beverage will be permitted in the area. It may be a good option to consider gates from the sand area to the boardwalk to assist in controlling this area;
8. In accordance with §ZS 1-320(h)(3), an off-premise parking agreement will be required to be provided prior to the issuance of a permit for this development. The department has a sample form that can be utilized for these purposes. In conjunction with this form, an exhibit will need to be provided that specifically identifies those parking spaces to be subjected to the agreement. Staff will work with you to develop that exhibit utilizing sheet C201 as the basis once the proper revisions have been made. This exhibit should also show the measured walking distance for verification of the requirements for off-premise parking.
9. On sheet C200, the parking area is indicated as permeable pavement; however, the remaining sheets indicate this area will be pervious pavers. Please revise as necessary to ensure all pages reflect the same method.
10. Given that the off-premise parking as well as the motel lots are separate items in the deed, a Declaration of Consolidation should be prepared to consolidate the applicable lots. We have these forms available.
11. Please provide a detail sheet that includes the applicable handicap signage information and installation heights.
12. Please provide at least one bike rack on the main parcel meeting the requirements of §ZS 1-320(f)(12). The detail and anchoring information can be provided on a separate detail sheet.
13. Please provide one litter receptacle near the entrance to the establishment or within the parking area as required by §ZS 1-320(f)(6).
14. Please provide a sheet reflecting the existing landscaping and a landscape plan for Parcels 374 & 388 as required by §ZS 1-322;
15. 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.
16. A lighting plan is required to be provided. Please review §ZS 1-323 for all requirements.
17. All on-building or freestanding signage shall be reviewed and approved at the time of permitting, and shall meet the requirements of §ZS 1-324 To have proposed signage reviewed as part of this package, please submit separate detailed schematics of each proposed sign for review and preliminary approval.
18. It appears that the proposed structure will comply with the overall height limitation of 45', however please identify the overall total height of the structure, including the second story deck on the elevation plans.
19. Please add the following statement with a 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.”

20. 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.
21. Written confirmation will also be required from the Dept. of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.
22. 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  
Environmental Programs Division

## Memorandum

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**To:** Technical Review Committee (TRC) for October 14, 2020 Meeting

**From:** Environmental Programs Staff

**Subject:** Major Site Plan: Mad Fish Restaurant – TM 27 P 376 & 388

**Date:** October 5, 2020

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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. This parcel is allocated 40 sewer EDUs from the West Ocean City Sanitary Service Area.
2. This proposal would require 50 EDUs. The proposed restaurant is 11,302 square feet; our calculations for required flow is 1.00 gallons/sq. ft. which equals 11,302 gallons. The proposed flow of 11,302/280 equals 40.36 EDUs, so an additional EDU would need to be obtained or building size be made smaller before any building permits could be signed. These calculations are from the County Commissioner's Resolution #19-37.
3. A correct EDU chart needs to be shown for the proposed flows.
4. Sanitary Service Areas should be noted on the site plan. West Ocean City Sanitary Service for public sewer and Mystic Harbour Sanitary Service for public water.
5. An existing well serves this property, but public water is available and can be accessed on the southern end of the property adjacent to Swordfish Drive. Owner can make application with the Enterprise Fund Controller for an equivalent amount of water EDUs which is 40 EDUs.
6. Commercial plumbing plans and permits are needed. A commercial plumbing plan review will need to be completed on the property. The fee associated with the commercial plumbing plans is \$225.

**Citizens and Government Working Together**

7. Plumbing Code is the 2018 International Plumbing Code (IPC).
8. The Gas Code is the International Fuel Gas Code, 2018 Edition.

**Citizens and Government Working Together**



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

## Memorandum

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**To:** Worcester County Technical Review Committee  
**From:** Joy S. Birch, Natural Resources Specialist, III **JB**  
**Subject:** October 14, 2020 – Technical Review Committee Meeting  
**Date:** September 22, 2020

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Mad Fish Open Air Development – Proposed Development of an 11,302 square foot facility containing shipping containers to house food service, bar, ice cream parlor and tour service along with associated outdoor seating and an off-premise parking area. Tax Map 27, Parcel 376 & 388, Lot 44 & 3.

**Critical Area:** This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Developed Area (IDA) within Buffer Management Area D-25. Please see following comments:

1. Address all requirements of the Critical Area Site Plan see NR 3-109 (d) (1).
2. Provide us with a Critical Area Report see NR 3-109 (d) (2).
3. Provide documents that the site will meet the 10% pollution reduction requirements. The Department can provide you with a copy of the worksheet if needed.
4. Illustrate and/or provide documentation that the 15% afforestation requirement will be accomplished.
5. This project meets the requirement for the Maryland Critical Area Commission Project Notification parameters, therefore provide additional copies of the plan, Critical Area Report, 10% rule compliance details, and all other pertinent documents when submitted, will be forwarded to Commission Staff for review and comment.
6. Please provide a Critical Area Review Fee of \$200.00 for the Major Site Plan.

**Citizens and Government Working Together**

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

**This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Concept Plan and Site Development Approval.**

**General Provisions:**

- All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.
- All Stormwater Management practices shall be designed to meet the requirements of the 2007 Maryland Stormwater Management Act.
- All projects over one (1) acre shall be required to file for a General Permit / Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

**Citizens and Government Working Together**

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



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

**Memorandum**

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**To:** Technical Review Committee

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

**Subject:** Forest Conservation Review

**Date:** September 18, 2020

**Date of Meeting:** October 14, 2020

**Project:** Mad Fish: Open Air Development

**Location:** North & South Side of Harbor Road East of First Street  
Tax Map 27; Parcels 376, 374 & 388 Lots 44, 2 & 3

**Owner/Developer:** West O Madfish, LLC & West O Lodging LLC

**Engineer:** Iott Architecture & Engineering

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**This project is not required to comply with the Worcester County Forest Conservation Law. This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.**

**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 (JG)  
**SUBJECT:** Stormwater/Sediment Erosion Control Plan/Permit

.....  
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.

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

Larry Hogan  
Governor  
Boyd K. Rutherford  
Lt. Governor  
Gregory Slater  
Secretary  
Tim Smith, P.E.  
Administrator

September 24, 2020

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 Crabs to Go: Outdoor Building Addition, located at 11247 Ocean Gateway (US 50 westbound), at the intersection of MD 589 and MD 707, 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 addition of 1,755 square feet to the existing restaurant, consisting of 1,215 square feet on the westerly side of the existing building and 540 square feet to the easterly side. Based on the scale of the addition, 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, MDOT SHA has no objection to the construction as proposed. If you have any questions, or require anything additional, please contact Mr. Daniel Wilson, District 1 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). Mr. Wilson will be happy to assist you.

Sincerely,



James W. Meredith  
District Engineer

cc: Mr. Dallas Baker, D-1 Assistant District Engineer-Project Development, MDOT SHA  
Mr. Jeff Fritts, D-1 Access Management Consultant Inspector, MDOT SHA  
Mr. Rodney Hubble, Resident Maintenance Engineer-Snow Hill Shop, MDOT SHA  
Mr. Tony Turner, Assist. Resident Maintenance Engineer-Snow Hill Shop, MDOT SHA  
Mr. Daniel Wilson, D-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, Deputy Director DRP**  
**FROM: Frank J. Adkins, Roads Superintendent**  
**DATE: October 6, 2020**  
**SUBJECT: TRC Meeting – October 14, 2020**

*(FJA)*

**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. Crabs to Go Building Addition**

1. No comments at this time - this project borders State Highway.

**B. Mad Fish**

1. The Department of Public Works – Roads Division would prefer to see the proposed trees along the road be replaced with something smaller due to possible sight distance issues, maintenance problems with limbs hanging into roadway, or tree roots growing into roadway causing the tree to die.
2. Reserve further comments pending review of construction drawings.

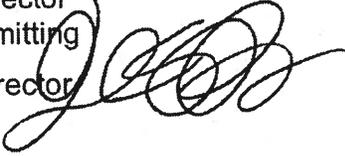
cc: John H. Tustin, P.E.

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

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**TO:** Jennifer K. Keener, Deputy Director  
Development Review and Permitting  
**FROM:** John S. Ross, P.E., Deputy Director  
**DATE:** October 7, 2020  
**SUBJECT:** TRC Meeting – October 14, 2020



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**Site Plan Review**

- A. Crabs to Go Building Addition – Proposed addition of 1,755 square feet to the existing restaurant consisting of 1,215 square feet on the westerly side of the existing building, and 540 square feet to the easterly side, located at 11247 Ocean Gateway, at the intersection with Racetrack Road and Grays Corner Road, Tax Map 21, Parcel 170, Tax District 3, C-2 General Commercial District, Cox 122 Raceway, LLC., owner/ Mark S. Cropper, Esquire, attorney/ J. W. Salm Engineering Inc., engineer;
1. Confirm needed EDUs assigned to the project
- B. Mad Fish: Open Air Development – Proposed development of an 11,302 square foot facility containing shipping containers to house food service, bar, ice cream parlor and tour service along with associated outdoor seating, and an off-premise parking area, located on the north and south sides of Harbor Road, east of First Street, Tax Map 27, Parcel 376, 374 & 388, Lots 44, 2 & 3, Tax District 10, CM Commercial Marine and C-2 General Commercial Districts, West O Madfish, LLC & West O Lodging, LLC, owners/ Iott Architecture & Engineering, Inc., engineer;
1. Confirm needed EDUs assigned to the project
  2. No utility information provided with this submittal, reserve comment pending the preparation of utility drawings

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

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Project: Mad Fish Open air development  
Date: 10/14/2020  
Tax Map: 27 Parcel: 376 & 388 Section: Lot: 44 & 3

**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 (if applicable).
4. Compaction reports due at all footings and slab inspections as well as any site work and structural fill (if applicable).
5. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required for all structures.
6. Provide information for wind, snow, floor, roof and seismic loads.
7. Special inspections (Third party) required per IBC Chapter 17 for steel, concrete, masonry, wood, prepared fill, foundations and structural observations.
8. Provide plan for owner's special inspection program, list inspections and inspection agencies.
9. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
10. A pre-construction meeting will be required before any work starts.
11. Provide complete accessibility code requirements and details.
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation. Design professional in responsible charge shall review and approve all shop drawings.
14. Please provide your design professional with a copy of these comments.

## **Site specific comments**

1. **Current Codes:** 2018 International Building Code  
2018 International Residential Code  
2018 International Energy Conservation Code  
2018 International Mechanical Code  
2017 NEC  
Maryland Accessibility Code  
2010 ADA Standards for Accessible Designs
2. **Wind Design:** 127 MPH (assumed); Risk category II; Exposure "C"
3. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required for all structures.
4. **ADA:** Provide all details and specifications per 2010 ADA and MAC design standards. Provide an accessible route from parking to building entrance; accessible route in sand and planting area.  
5 accessible parking space at main lot.  
Accessible seating at bars (elevated and ground level).  
Accessible seating dining areas (elevated and ground level).
5. Provide an Energy Compliance Report for mechanical equipment, building envelope and a lighting plan with wattage report, where applicable.
6. East property line: One hour rated; openings rated per Table 705.8 structures located >5' - <10' to property line.
7. Provide occupant load: Elevated patio; Second level deck; At grade hard surface; Sand and planting area.
8. Provide an egress plan.
9. Provide plans and specifications for: Timber retaining wall design; Stage; Elevated Patio; Upper level seating; Conex containers; Walk-in coolers / freezers (D.O.E. compliant); Restrooms; Any other on site construction.

### **Conex Containers**

Conex container if fitted out off site to be approved by Maryland State for industrialized building.



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: Mad Fish Open Air Development**      **TRC #: 2020540**  
**LOCATION: Tax Map 27; Parcel 376 & 388; Lot 44 & 3**  
**CONTACT: West O Madfish LLC**  
**MEETING DATE: October 14, 2020**

**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 development of an 11302 square foot facility containing shipping containers to house food service, bar, ice cream parlor and tour service along with associated outdoor seating.

### Specific Comments

1. Plans shall be provided to our office on the proposed kitchen hood systems and fire protection for these proposed hood systems.
2. Complete set of building plans shall be submitted and approved prior to start of construction. Make sure all paths of egress are well marked and illuminated.
3. No further comments at this time.