

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, April 13, 2022 at 1:00 p.m.

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

- I. Call to Order

- II. Sketch Plan Review
 - a. **O.C. Beer Works** – sketch plan
Proposed 8,904 square foot brewery, tasting room and restaurant/entertainment facility with a 75,134 square foot outdoor beer garden. Located at 9724 Stephen Decatur Highway, Ocean City, MD, Tax Map 27, Parcels 255, 499, and 586, Tax District 10, C-2 General Commercial District, 9724 Holdings, LLC, owner / Rick Schoellkopf, architect.

- III. Site Plan Review (§ ZS 1-325)
 - a. **Triple Crown** – Major site plan review
Step I review for Phase II of Triple Crown Residential Planned Community (RPC). Proposed construction of 30 Single Family Units. Located on the northerly side of Gum Point Road east of Preakness Drive, Tax Map 21, Parcels 67 & 74, Tax District 3, R-1 Rural Residential District, Triple Crown Estates, LLC, owner / Vista Design, Inc., architect.

 - b. **Diakonia** – Major site plan / land development plan review
Proposed retail, office, storage, and conference space in addition to 48 one bedroom housing units. Located at 9601 Stephen Decatur Highway, Ocean City, MD, Tax Map 26, Parcels 292 & 365, Tax District 10, C-2 General Commercial District, Diakonia, Inc., owner / Carpenter Engineering, LLC, engineer.

- IV. Adjourn



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

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

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

April 13, 2022

Project: O.C. Beer Works – Sketch Plan

Proposed 8,904 square foot brewery, tasting room and restaurant/entertainment facility with a 75,134 square foot outdoor beer garden. Located at 9724 Stephen Decatur Highway, Ocean City, MD, Tax Map 27, Parcels 255, 499, and 586, Tax District 10, C-2 General Commercial District, 9724 Holdings, LLC, owner / Rick Schoellkopf, architect.

Prepared by: Stuart White, DRP Specialist

Contact: swhite@co.worcester.md.us or (410) 632-1200, extension 1139

General Requirements:

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
 - a. A complete Building Permit Application along with the initial fee of \$300 made payable to “Worcester County.”
 - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan and building elevations (front, rear and sides)). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
 - c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.
3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections’ agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

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

§ZS1-210	C-2 General Commercial District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways
§ZS1-327	Additional Setbacks from Drainage Ditches and Stormwater Management Facilities

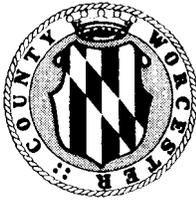
This project is also subject to the *Design Guidelines and Standards for Commercial Uses*; **Architectural Elevations will need to be provided with future submittals.**

1. Please be advised that the Zoning Code does not currently have provisions for brewery use. The definition of a ‘restaurant’ would allow for the on-site consumption of any food and drink that is prepared at the establishment. Given the size of the brewery operation as illustrated on the proposed floor plans, it would appear that the intent is to manufacture for distribution as well as on-site consumption. The distribution component would require a text amendment, which would need to be reviewed and approved by the Planning Commission and the County Commissioners. Please clearly indicate all the intended uses for the establishment.
2. The development currently consists of three (3) different parcels under two (2) different companies. In order to consolidate or adjust the boundary lines, a consolidation plat will be required to be submitted for review and approval prior to the issuance of any permits. Consideration to the arrangement of these parcel lines will need to be shown on the formal Technical Review Committee (TRC) site plan review submittal.
3. In accordance with §ZS1-319(c)(4), an interparcel connector is required to be provided to all adjacent commercially zone properties, or connect to any existing interparcel connectors on those adjacent properties. Please indicate where this is intended to be placed.
4. Since the entire site is essentially compacted gravel, please indicate what the proposed surface treatment is to be located between the parking/travelways and the Limit of Development (LOD)/property lines.

5. A loading zone will be required; it is suggested that this area be identified early in the site plan review process.
6. Please clearly delineate the proposed beer garden perimeter on the site plans and show how this area will be used. i.e. tables, cornhole/ outdoor activity areas, any stages, etc.
7. A demolition permit is required prior to removal of any structures from the site.
8. At time of permitting, the addressing of this property will be evaluated and will more than likely not be designated as 9724 Stephen Decatur Highway. All major site plans that result in the creation of a new address shall submit the project in electronic format at the time of signature approval per §ZS1-325(e)(1)F.
9. Please provide all information as required for site plan review in accordance with §ZS1-325 Site Plan Review. This information may be found at the following link: <https://ecode360.com/14021237>.

Other Agency Approvals:

1. Information relative to the water and wastewater facilities are required to be provided on the plans per §ZS 1-325(e)(3)(O&P). Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.
4. Health Department approval shall be required at permitting stage.



WORCESTER COUNTY 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: O C Beer Works

Date: 4/13/2022

Tax Map: 27 Parcel: 255; 499; 586 Lot: Block:

STANDARD COMMENTS

1. Items listed in this review are not required for Technical Review Committee approval.
2. Provide complete code review. List type of construction, use groups, height and area, occupant loads, live, dead and other structural loads.
3. Soils report required at time of building permit application.
4. Compaction reports due at all footings and slab inspections as well as any site work and structural fill.
5. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
6. Provide information for wind, snow and seismic loads.
7. Special inspections (Third party) required per IBC Chapter 17 for steel, concrete, masonry, wood, prepared fill, foundations and structural observations.
8. Provide plan for owner's special inspection program, list inspections and inspection agencies.
9. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
10. A pre-construction meeting will be required before any work starts.
11. Provide complete accessibility code requirements and details.
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation.
14. **Architect / Engineer to provide verification construction is in accordance with approved plans and specifications prior to final inspection.**
15. **Please provide your design professional with a copy of these comments.**

SITE SPECIFIC COMMENTS

1. **Current Codes:** 2018 International Building Code
2018 International Energy Conservation Code
2018 International Mechanical Code
2017 NEC
2018 International Plumbing Code
Maryland Accessibility Code
2010 ADA Standards for Accessible Designs
2. Wind Design: 127 MPH (assumed); Risk category II; Exposure "C"
3. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
4. Brewery complete mechanical, plumbing and electrical to be provided by registered design professional with a design background in this area.
5. Provide an Energy Compliance Report and lighting plan (wattage report).
6. Second floor area not shown on plans (stairs are shown in 2 locations).
7. Provide a soils report at time of permit application.
8. ADA: Provide all details and specifications per 2010 ADA design standards. Seating (indoor and outdoor); service area at all bars; accessible outdoor service area; accessible route.
9. Provide plumbing fixtures based on occupant load.
10. Is outdoor walk up service available off of the kitchen area? If provided an air curtain will be required at each location.
11. Occupant load of fenced in area is classified as an assembly area (see note 15)



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee
From: Joy S. Birch, Natural Resources Specialist III 
Subject: April 13, 2022 - Technical Review Committee Meeting
Date: March 30, 2022

- **O.C. Beer Works – Sketch Plan – Proposed 8,904 square foot brewery, tasting room and restaurant/entertainment facility with a 75,134 square foot outdoor beer garden. Located at 9724 Stephen Decatur Highway, Ocean City, MD, Tax Map 27, Parcels 255, 499 & 586, Tax District 10, C-2 General Commercial District, 9724 Holdings, LLC owner / Rick Schoellkopf, architect. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.**

Citizens and Government Working Together

Required for the Initial Commercial Access Permit Plan Review Submission

- Make sure all the requirements of the county/local jurisdiction have been fulfilled. Provide documentation of project approval from the county/local jurisdiction to the District 1 Access Management office.
- The initial submittal should contain: four sets of plans, two sets of the Stormwater Management Report, and a CD containing the plans and supporting documentation in PDF format; mailed directly to Mr. 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>.
- The MDOT SHA Plan submittal should include a **Cover Sheet**, an **Existing Conditions/Sediment Control/Demolition Plan Sheet** (with a sequence of construction), a **Site/Utility/Landscape Plan Sheet** (with color coding of all utilities in plan-view, according to the Miss Utility color code and illustrations of all landscaping proposed in the MDOT SHA right of way), an **Entrance Plan Sheet**, a **Stormwater Management/Grading Plan Sheet**, a **Signing and Pavement Marking Sheet**, and a **Cross Sections Sheet**. The plan sheets are not required to be sequenced in this order, but the information generally provided on these sheets needs to be depicted in the plan set in some format.
- Please keep in mind that you can view the project status and identify who conducted the review process via the MDOT SHA Access Management web page
<http://www.roads.maryland.gov/pages/amd.aspx>.
- Please consult the MDOT SHA Access Manual for Entrance and Design specifications, at:
<https://www.roads.maryland.gov/Index.aspx?PageId=393>.
- If you have any questions, please contact Daniel Wilson, the District 1 Access Management Regional Engineer. See below for contact information.

Thanks,

Daniel Wilson
Maryland Department of Transportation
State Highway Administration
Regional Engineer
Access Management
District 1
660 West Road
Salisbury, MD 21801
Office: 410-677-4048
Cell: 410-251-9571
Email: dwilson12@mdot.maryland.gov

Access Management Plan Submission Checklist

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

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

Traffic Impact Study

- Required
- Not Required
- Submitted

Traffic Signal

- Existing
- Proposed
- Not applicable

Roundabout Analysis

- Required
- Not Required
- Submitted

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

Type of commercial entrance:

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

Type of Street Connection:

- Public
- Private
- Monumental

Frontage improvement:

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

Roadway improvement:

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

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

Specific Comments

1. Plans shall be provided to our office on the proposed kitchen hood systems and fire protection for these proposed hood systems.
2. The proposed building shall be protected by an approved automatic suppression system and an approved fire alarm system.
3. There were no second floor plans included with the TRC plans.
4. The proposed beer garden will need an assigned occupant load. Based on this occupant load, code compliant egress will need to be provided.
5. Complete set of building plans shall be submitted and approved prior to start of construction.
6. No further comments at this time.



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

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

Subject: Forest Conservation & Stormwater Management Review

Date: March 27, 2022

Date of Meeting: April 13, 2022

Project: O.C. Beer Works

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

Owner/Developer: 9724 Holdings, LLC

Architect: Rick Schoellkopf

This project is subject to the Worcester County Forest Conservation Law. The project will require Forest Conservation Application, review fee and Forest Stand Delineation approval prior to Technical Review Committee Site Plan review.

This project is subject to the Worcester County Stormwater Ordinance. The project will require Stormwater Concept Plan approval prior to Technical Review Committee Site Plan review.

Citizens and Government Working Together

**WORCESTER COUNTY
DEPARTMENT OF PUBLIC WORKS
INTEROFFICE MEMORANDUM**

TO: Stuart White, DRP Specialist
Development Review and Permitting

FROM: Christopher S. Clasing, P.E., Deputy Director

DATE: April 1, 2022

SUBJECT: TRC Meeting – April 2022 – Roads and Water/Wastewater Comments

Sketch Plan Review

a) **OC Beer Works**

- i. No comments from DPW Roads Division at this time.
- ii. Confirm needed EDUs assigned to the project.
- iii. If proposing to connect to public sewer and brewery operations are taking place on site, pretreatment may be required prior to discharging into public sewer.

Site Plan Review

a) **Triple Crown**

- i. Sheets 102-502 appear to be missing from the plan sets delivered to Public Works. Public Works Roads and W/WW Divisions will need the complete drawing set in order to provide comments.

b) **Sea Oaks Village**

- i. Roadway and Utility related plan sheets are missing from the plan sets delivered to Public Works. Public Works Roads and W/WW Divisions will need the complete drawing set in order to provide comments.

c) **Diakonia**

- i. Please include the water and sewer construction plans as part of the full set of plans in this submittal.
- ii. The last paragraph of the TRC narrative states that water and sewer plans are substantially complete with Public Works. Per email sent from Public Works to Carpenter Engineering on 3/4/2022, In order for Public Works to approve that plans for the public water and sewer are technically correct, the Department will need utility profiles shown to accommodate the current plan set. To date, Public Works has not received a response.
- iii. No comments from DPW Roads Division at this time.

cc: Kevin Lynch, Roads Superintendent
Gary Serman, W/WW Facilities Supervisor

April 1, 2022

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

Dear Mr. White:

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

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

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

Sincerely,



James W. Meredith
District Engineer

Attachments

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



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

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CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

April 13, 2022

Project: Triple Crown – Major Site Plan Review (RPC)

Step I review for Phase II of Triple Crown Residential Planned Community (RPC). Proposed construction of an additional 30 Single-Family Units. Located on the northerly side of Gum Point Road east of Preakness Drive, Tax Map 21, Parcels 67 & 74, Tax District 3, R-1 Rural Residential District, Triple Crown Estates, LLC, owner / Vista Design, Inc., architect.

Prepared by: Stuart White, DRP Specialist

Contact: swhite@co.worcester.md.us or (410) 632-1200, extension 1139

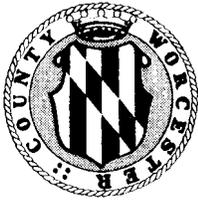
General Requirements:

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
 - a. A complete Building Permit Application along with the initial fee of \$300 made payable to “Worcester County.”
 - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan and building elevations (front, rear and sides)). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
 - c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.
3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections’ agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

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

§ZS1-205	R-1 Rural Residential District
§ZS1-208	General Residential District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-311	Major and Minor Subdivisions
§ZS1-301	RPC Residential Planned Communities
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-321	Off Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-324	Signs
§ZS1-327	Additional Setbacks from Drainage Ditches and Stormwater Management Facilities

1. Please clearly label the site plan as Step I Phase II for overall tracking purposes.
2. Consider a continuous road pattern rather than the current cul-de-sac design.



WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

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

Project: Triple Crown Estates

Date: 4/13/2022

Tax Map: 21 Parcel: 67 & 74 Section: _____ Lot: _____ Block: _____

SITE SPECIFIC COMMENTS

1. Current Codes: 2018 International Residential Code
2018 International Energy Conservation Code
2017 NEC

(In 2022 the Maryland Codes Administration will begin the process of adopting the 2021 International Codes)

2. Comply with Worcester County Floodplain Regulations (where applicable).
3. The overall building height is to be clearly indicated on the construction documents. Maximum 45 feet building height permitted for townhomes, an as-built height certification may be required prior to framing inspection.
4. Footings shall be supported on undisturbed natural soils or engineered fill. Soils report and compaction testing required prior to footing inspection.

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

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: Triple Crown Estates – Step 1 Phase II **TRC #: 2022153**
LOCATION: Tax Map 21; Parcel 67 & 74
CONTACT: Triple Crown Estates LLC
MEETING DATE: April 13, 2022

COMMENTS BY: Matthew Owens
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 step 1 phase 2 construction of 30 two family dwelling lot residential planned community.

General Comments

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

4. Fire hydrants shall be located within 3 ft. of curb line. Placement of fire hydrants shall be coordinated with this office prior to installation.
5. Obstructions shall not be placed or kept near fire hydrants, fire department inlet connections, or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately visible and accessible.
6. All underground water mains and hydrants **shall be installed, completed, and in service** prior to construction work or as soon as combustible material accumulates, which ever comes first. A stop work order will be issued if fire hydrants are not in service prior to construction work start.
7. Adequate emergency turn-a-round shall be provided for all streets in excess of 150 ft with cul-de-sacs. Cul-de-sacs shall have a minimum centerline radius of 50 ft.
8. Roadways shall meet current county roadway standards.
9. 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.
10. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

Specific Comments

1. Single family and duplex units shall be protected by an automatic sprinkler system in accordance with NFPA 13D, *Standard for the Installation of Sprinkler Systems in One and Two Family Dwelling and Manufactured Homes*. Plans shall be submitted and approved by this office prior to the installation of such system.
2. If there is an Emergency Entrance (proposed off of Racetrack Road), this entrance would need to be marked as such and available to emergency apparatus at all times. If it's a gate controlled entrance, the gate would need to be an electronically controlled gate which would open upon the use of an emergency siren (SOS Gate Controller).
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 Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: Jenelle Gerthoffer, Natural Resources Administrator 

Subject: Natural Resources Project Review

Date: March 30, 2022

Date of Meeting: April 13, 2022

Project: Triple Crown Estates RPC Step I– Phase II

Location: Gum Point Road; Tax Map: 21; Parcels: 67 and 74

Owner/Developer: Triple Crown Estates, LLC

Engineer/Surveyor: Vista Design, Inc.

This site has complied with the **Worcester County Forest Conservation Law**. This property is subject to Forest Conservation Plan Number 15-21, the requirements of the Forest Conservation Law were satisfied when the initial RPC was established on parcels 67 and 74. The correct Forest Conservation statement is included on the plat.

This site is located in the **Atlantic Coastal Bays Critical Area (ACBCA)** program boundary designated Limited Development Area (LDA) with an accompanying 100' and 300' buffer. This project was subject to a growth allocation that was awarded in 2012. There is a Planting Agreement and Bond on file associated with the creation of the RPC.

This project is subject to the **Worcester County Stormwater Ordinance**. The project has obtained Stormwater Site Development Plan. Final Stormwater approval is required prior to signature plan approvals. All projects with a limits of disturbance (LOD) over one acre shall be required to file for a General Permit/Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection

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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.

Attachment: Phasing Memo

Citizens and Government Working Together

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



DEPARTMENT OF ENVIRONMENTAL PROGRAMS

Worcester County

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

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

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

MEMORANDUM

DATE: March 11, 2020
TO: Applicant
FROM: Jenelle Gerthoffer, Natural Resources Administrator 
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 PUBLIC WORKS
INTEROFFICE MEMORANDUM**

TO: Stuart White, DRP Specialist
Development Review and Permitting

FROM: Christopher S. Clasing, P.E., Deputy Director

DATE: April 1, 2022

SUBJECT: TRC Meeting – April 2022 – Roads and Water/Wastewater Comments

Sketch Plan Review

a) **OC Beer Works**

- i. No comments from DPW Roads Division at this time.
- ii. Confirm needed EDUs assigned to the project.
- iii. If proposing to connect to public sewer and brewery operations are taking place on site, pretreatment may be required prior to discharging into public sewer.

Site Plan Review

a) **Triple Crown**

- i. Sheets 102-502 appear to be missing from the plan sets delivered to Public Works. Public Works Roads and W/WW Divisions will need the complete drawing set in order to provide comments.

b) **Sea Oaks Village**

- i. Roadway and Utility related plan sheets are missing from the plan sets delivered to Public Works. Public Works Roads and W/WW Divisions will need the complete drawing set in order to provide comments.

c) **Diakonia**

- i. Please include the water and sewer construction plans as part of the full set of plans in this submittal.
- ii. The last paragraph of the TRC narrative states that water and sewer plans are substantially complete with Public Works. Per email sent from Public Works to Carpenter Engineering on 3/4/2022, In order for Public Works to approve that plans for the public water and sewer are technically correct, the Department will need utility profiles shown to accommodate the current plan set. To date, Public Works has not received a response.
- iii. No comments from DPW Roads Division at this time.

cc: Kevin Lynch, Roads Superintendent
Gary Serman, W/WW Facilities Supervisor



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

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

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

April 13, 2022

Project: Diakonia – Major Site Plan Review

Proposed retail, office, storage, and conference space with 48 one-bedroom housing units. Located at 9601 Stephen Decatur Highway, Ocean City, MD, Tax Map 26, Parcels 292 & 365, Tax District 10, C-2 General Commercial District, Diakonia, Inc., owner/Carpenter Engineering, LLC, engineer.

Prepared by: Stuart White, DRP Specialist

Contact: swhite@co.worcester.md.us or (410) 632-1200, extension 1139

General Requirements:

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
 - a. A complete Building Permit Application along with the initial fee of \$300 made payable to “Worcester County.”
 - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan and building elevations (front, rear and sides)). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
 - c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.
3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections’ agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

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

§ZS1-210	C-2 General Commercial District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways
§ZS1-327	Additional Setbacks from Drainage Ditches and Stormwater Management Facilities

This project is also subject to the *Design Guidelines and Standards for Commercial Uses*.

1. For the C-2 Zoning District, the project is construed as a ‘Supported Living Facility,’ as provided for in Section ZS1-210(b)(20).
2. Please provide a vicinity map in accordance with §ZS1-325(3)G.
3. Please include the name and mailing addresses of the owner, applicant and the plan preparer on the plan.
4. Also indicate the number of employees for the Assisted Living Facility in order to calculate appropriate parking requirements at the following calculations: *minimum* 0.5 spaces per living unit plus 1 space per 2 staff persons in accordance with §ZS1-320; *maximum* 1.5 spaces per living unit plus 1 space per 2 staff persons.
5. Please identify dumpsters and provide enclosure details in accordance with §ZS1-325(e)(3)Q. Also identify the locations of litter receptacles at the building on the site plan.
6. Please indicate travelway widths and directions in accordance with §ZS1-320(c)(1).
7. Clearly identify the interparcel connector with the northern commercially zoned parcel.
8. Please provide the location and types of lighting proposed per §ZS 1-323 and Section 18 of the *design Guidelines and Standards for Commercial Uses*.
9. Please provide a landscape plan in accordance with §ZS1-322(d).
10. A landscape estimate from a nursery will be required to be provided at permit stage to accurately determine the bond amount in accordance with §ZS1-125.
11. Please show the total square footage for each structure, indicate the proposed height of the structures, and show the dimensions for the loading zone.

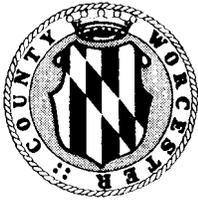
Other Agency Approvals:

1. Information relative to the water and wastewater facilities are required to be provided on the plans per §ZS 1-325(e)(3)(O&P). Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

Design Guidelines and Standards for Commercial Uses:

1. This property is located within the Seaside Architectural Tradition designation area. To-scale building plans and elevations with details will need to be provided (specific dimensions, all roof pitches, all facades, color the building materials, etc.). Until such time, a full review of the plans in relation to requirements of the *Design Guidelines and Standards* is unable to be performed.
2. Section 16(b)(3) requires the sidewalk along MD Route 611 to be connected internally to the principal customer entrances and provide landscaping and other features as specified.
3. Provide pedestrian crosswalks as described in Section 16(b)(4) from the sidewalk by MD Route 611 to the sidewalk by the building.
4. Please indicate how the development will comply with the requirements for a community space as required by Section 19.
5. Section 17(b)(6) requires that all perimeter property lines, curbs, etc. shall have a landscape buffer at a minimum of six feet (6') in width.

Under Section 2(b) of the *Design Guidelines and Standards for Commercial Uses*, the Planning Commission is able to grant a waiver to the requirements contained within where it finds that the proposed alternative building or site design features generally achieve the overall objectives of the guidelines or standards that apply to the waiver being requested. Please keep in mind that if a similar standard is listed in the Zoning Code and does *not* allow for a waiver, that standard cannot be waived.



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: Diakonia Inc.

Date: 4/13/2022

Tax Map: 26 Parcel: 292, 365 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.

Site specific comments

1. Current Codes: (As of 3/31/2022)
 - 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

Multi – Purpose Building

2. Wind Design: 127 MPH (assumed); Risk category II; Exposure “C”
3. Complete sealed architectural, structural plans. Mechanical, plumbing and electrical sealed plans are required.
4. Provide an Energy Compliance Report for mechanical equipment, building envelope and a lighting plan with wattage report.
5. Provide a soils report at time of permit application.
6. ADA: Provide all details and specifications per 2010 ADA design standards. Provide an accessible route from parking to building entrance. Elevator required as the second floor area exceeds area threshold for vertical accessibility (not enough information provided at this time).
7. Provide protected means of egress from second of building per code.
8. Fire suppression system required.
9. Egress plan and travel distances.

Housing Units

1. Wind Design: 127 MPH (assumed); Risk category II; Exposure “C”
2. Complete sealed architectural, structural plans. Mechanical, plumbing and electrical sealed plans are required.
3. Provide all information per section C103.2: **“Information on construction documents of 2018 IECC”**.

4. Provide a soils report at time of permit application.
5. ADA: Provide all details and specifications per 2010 ADA design standards.
Provide an accessible route from parking to building entrance where accessible unit(s) are located.
All common use areas to (if applicable) to be accessible.
Provide Type A accessible units as required per Use Group.
6. Provide type 13R fire suppression system throughout structure.

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



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee
From: Joy S. Birch, Natural Resources Specialist, III 
Subject: April 13, 2022 – Technical Review Committee Meeting
Date: March 30, 2022

DiaKonia – Major Site Plan/land development plan review – Proposed retail, office, storage and conference space in addition to 48 one-bedroom housing units. Located at 9601 Stephen Decatur Highway. Ocean City, MD, Tax Map 26, Parcels 292 7 365, Tax District 10, C-2 General Commercial District.

Critical Area: This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Developed Area (IDA) and is a non- waterfront lot. Please see following comments:

1. Provide us with a breakdown of the lot coverage within the Critical Area.
2. Illustrate and/or provide documentation that the 15% afforestation requirement will be accomplished. This will require a planting agreement and financial surety to be made.

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.

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- 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

Required for the Initial Commercial Access Permit Plan Review Submission

- Make sure all the requirements of the county/local jurisdiction have been fulfilled. Provide documentation of project approval from the county/local jurisdiction to the District 1 Access Management office.
- The initial submittal should contain: four sets of plans, two sets of the Stormwater Management Report, and a CD containing the plans and supporting documentation in PDF format; mailed directly to Mr. 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>.
- The MDOT SHA Plan submittal should include a **Cover Sheet**, an **Existing Conditions/Sediment Control/Demolition Plan Sheet** (with a sequence of construction), a **Site/Utility/Landscape Plan Sheet** (with color coding of all utilities in plan-view, according to the Miss Utility color code and illustrations of all landscaping proposed in the MDOT SHA right of way), an **Entrance Plan Sheet**, a **Stormwater Management/Grading Plan Sheet**, a **Signing and Pavement Marking Sheet**, and a **Cross Sections Sheet**. The plan sheets are not required to be sequenced in this order, but the information generally provided on these sheets needs to be depicted in the plan set in some format.
- Please keep in mind that you can view the project status and identify who conducted the review process via the MDOT SHA Access Management web page
<http://www.roads.maryland.gov/pages/amd.aspx>.
- Please consult the MDOT SHA Access Manual for Entrance and Design specifications, at:
<https://www.roads.maryland.gov/Index.aspx?PageId=393>.
- If you have any questions, please contact Daniel Wilson, the District 1 Access Management Regional Engineer. See below for contact information.

Thanks,

Daniel Wilson
Maryland Department of Transportation
State Highway Administration
Regional Engineer
Access Management
District 1
660 West Road
Salisbury, MD 21801
Office: 410-677-4048
Cell: 410-251-9571
Email: dwilson12@mdot.maryland.gov

Access Management Plan Submission Checklist

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

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

Traffic Impact Study

- Required
- Not Required
- Submitted

Traffic Signal

- Existing
- Proposed
- Not applicable

Roundabout Analysis

- Required
- Not Required
- Submitted

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

Type of commercial entrance:

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

Type of Street Connection:

- Public
- Private
- Monumental

Frontage improvement:

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

Roadway improvement:

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



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: Diakonia, Inc.
LOCATION: Tax Map 26; Parcel 292 & 365
CONTACT: Diakonia Inc.
MEETING DATE: April 13, 2022

TRC #: 2022155

COMMENTS BY: Matthew Owens
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 retail, office, storage, and conference space in addition to 48 one bedroom housing units.

General Comments

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

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

Specific Comments

1. Complete set of building plans shall be submitted and approved prior to start of construction.
2. Location and marking of fire lanes shall be coordinated with our office.
3. A fire hydrant shall be located within 100 feet of all proposed Fire Department Connections.
4. All new residential units shall be protected by an approved automatic suppression system. Plans on the proposed sprinkler system shall be submitted and approve by our office prior to installation.
5. No further comments at this time.



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation & Stormwater Management Review

Date: March 29, 2022

Date of Meeting: April 13, 2022

Project: Diakonia

Location: 9601 Stephen Decatur Hwy; Tax Map: 26; Parcels: 292 & 365

Owner/Developer: Diakonia, Inc.

Engineer: Carpenter Engineering, LLC

This project is not subject to the Worcester County Forest Conservation Law. A Forest Conservation Application and fee have been submitted. Based on the Forest Stand Delineation received, this site is exempt from Forest Conservation as the area of forested non-tidal wetlands is greater than or equal to the area of reforestation and afforestation required under Worcester County Code NR 1-408 and NR 1-410.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater Concept Plan and Site Development Plan approval. Final Stormwater Plan approval must be received prior to issuance of permits.

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
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ADVISORY BOARD

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

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

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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 PUBLIC WORKS
INTEROFFICE MEMORANDUM**

TO: Stuart White, DRP Specialist
Development Review and Permitting

FROM: Christopher S. Clasing, P.E., Deputy Director

DATE: April 1, 2022

SUBJECT: TRC Meeting – April 2022 – Roads and Water/Wastewater Comments

Sketch Plan Review

a) **OC Beer Works**

- i. No comments from DPW Roads Division at this time.
- ii. Confirm needed EDUs assigned to the project.
- iii. If proposing to connect to public sewer and brewery operations are taking place on site, pretreatment may be required prior to discharging into public sewer.

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b) **Sea Oaks Village**

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c) **Diakonia**

- i. Please include the water and sewer construction plans as part of the full set of plans in this submittal.
- ii. The last paragraph of the TRC narrative states that water and sewer plans are substantially complete with Public Works. Per email sent from Public Works to Carpenter Engineering on 3/4/2022, In order for Public Works to approve that plans for the public water and sewer are technically correct, the Department will need utility profiles shown to accommodate the current plan set. To date, Public Works has not received a response.
- iii. No comments from DPW Roads Division at this time.

cc: Kevin Lynch, Roads Superintendent
Gary Serman, W/WW Facilities Supervisor

April 1, 2022

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

Dear Mr. White:

Thank you for the opportunity to review the submittal for the proposed Diakonia housing development, located at 9601 Stephen Decatur Highway, in Worcester County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans, and we are pleased to respond.

This site plan proposes the construction of 26, 527 square feet of buildings, for retail, office, storage, conference space, and 48 housing units. As the plan proposes the new construction of a commercial development with a commercial access onto MD 611, a Commercial Access Permit will be required from this office (please see the attachments for the Commercial Access Permit Plan Review Requirements and Plan Review Checklist).

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

Sincerely,



James W. Meredith
District Engineer

Attachments

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