

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE  
AGENDA**

**Wednesday, January 11, 2023 at 1:00 p.m.**

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

- I. **Call to Order**
  
- II. **Sea Squared** – Major Site Plan Review  
Proposed site development for 8 various sized contractor shop buildings, totaling 55,600 sq. ft.  
Located at 11206 Five-L Drive, Tax Map 21, Parcel 261, Lot 7, Tax District 03, A-2 Agricultural  
District, Sea Squared, LLC, owner / RD Hand and Associates, Inc., site planner.
  
- III. **Adjourn**

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- III. **Adjourn**



DEPARTMENT OF  
DEVELOPMENT REVIEW AND PERMITTING

## Worcester County

ZONING DIVISION  
BUILDING DIVISION  
DATA RESEARCH DIVISION

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

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICES DIVISION

### WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

January 11, 2023

#### **Project:** Sea Squared – Major Site Plan Review

Proposed site development for eight (8) various sized contractor shop buildings, totaling 55,600 square feet. Located at 11206 Five-L Drive, Tax Map 21, Parcel 261, Lot 7, Tax District 03, A-2 Agricultural District, Sea Squared, LLC, owner / RD Hand and Associates, Inc., site planner.

**Prepared by:** Stuart White, DRP Specialist

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

#### **General Requirements:**

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
  - a. A complete Building Permit Application along with the initial fee of \$300 made payable to “Worcester County.”
  - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan and building elevations (front, rear and sides)). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
  - c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.
3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections’ agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Built (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:

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

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

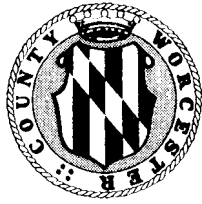
1. A Special Exception was granted by the Board of Zoning Appeals on April 14, 2022 to allow contractor shops in the A-2 Agricultural District, ref. case # 22-26. A condition of the approval is that a 100-foot landscape setback must be installed along the border with Pennington Commons.
2. Please include the Board of Zoning Appeals case # on the site plan.
3. The project requires a minimum of 14 and a maximum of 28 parking spaces. The site plan indicates 24 spaces. Please include parking calculations on the site plan. Further, any parking over and beyond the minimum required will need to be pervious.
4. Staff recommends, but does not require, that the Loading Zones be relocated, possibly in front of buildings D and E, or other combination. If the ‘widely spaced parking’ is relocated to the southern portion of these buildings and compressed to be adjacent to one another, the loading zones could be relocated and will not cut into any potential turf planned between Buildings C & D.
5. The landscape plan conflicts with the parking placement, primarily where the ADA space is in front of Building F. It is recommended that parking and landscaping both be included on the Landscaping sheet and aligned with the site plan.
6. On sheet L-1, the legend indicates Eastern Red Cedar, but there is no mention of this in the plant list. Please align with desired species across both.
7. In accordance with §ZS 1-322(g), a maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape

estimate from a nursery will be required to be provided at permit stage to accurately determine the bond amount.

8. Freestanding and on-building signage meeting the requirements of §ZS 1-324 shall be reviewed and approved during the permitting process.
9. The general notes indicate a bike rack, but there appears to be no placement of one on the site plan. Is a bike rack proposed?
10. In accordance with §ZS 1-327(b)(1), please show the 15' maintenance easement around the stormwater facility/ water quality feature on the site plan.
11. This property is located within the Seaside Architectural Tradition. Building plans printed to-scale and with more detail need to be provided (specific dimensions, all roof pitches, all façades, color of the building materials, etc.) prior to review by the Planning Commission. Until such time, a full review of the plans in relation to the requirements of the *Design Guidelines and Standards* is unable to be performed.
12. 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 achieves 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.

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



## WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

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

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Project: Sea Squared Contractor Shops

Date: 1/11/2023

Tax Map: 21 Parcel: 261 Section:        Lot: 7 Block:       

### STANDARD COMMENTS

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

## SITE SPECIFIC COMMENTS

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

2. Maximum allowable area for an S-1 wood frame structure is 9000 sq. ft.
3. Wind Design: 125 MPH (assumed); Risk category II; Exposure "C"
4. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
5. ADA: Provide all details and specifications per 2010 ADA design standards.
6. Provide all information per section C103.2: Contractor's shops building envelope, including slab to comply with 2018 IECC.
7. Provide an Energy Compliance Report and lighting plan.
8. Soils report submittal with permit application.
9. Are buildings intended for individual ownership (condominiums) or leased space by owner/developer?  
All units/ unit owners to apply for permit prior to occupancy.

Building code review for site plan is limited to contractor's shops (S-1) any other use will be evaluated upon submittal of permit application. Other uses could affect the allowable area, fire separation, fire suppression system of structure.



## 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:** January 11, 2023 - Technical Review Committee Meeting

**Date:** December 15, 2022

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- **Sea Squared – Major Site Plan Review**

Proposed site development for 8 various sized, self-storage buildings, totaling 55,600 sq. ft. Located at 11206 Five-L Drive, Tax Map 21, Parcel 261, Lot 7, Tax District 03, A-2 Agricultural District, Sea Squared, LLC, owner / RD Hand and Associates, Inc., site planner. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

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

## Memorandum

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

**From:** Environmental Programs Staff

**Subject:** **Major Site Plan: Sea Squared, LLC – proposed site development for 8 various sized self-storage buildings, totaling 55,600 square feet.**  
**Tax Map: 21, Parcel: 261, Lot: 7**

**Date:** December 28, 2022

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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. Environmental Programs requires a \$60 fee for any Technical Review Committee projects submitted on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. The description on the agenda & the proposed use on the site plan do not match. Is this going to be self-storage or contractor shops?
3. There is no flow chart shown for this proposed use or the existing uses. Contractor shops use a flow of .03 gallons/square foot.
4. There is only 1 sewer EDU on this property from the Ocean Pines Sanitary Service Area. This EDU is currently used for the marine storage facilities. This use alone will require an additional 6 EDUs. The additional EDUs will need to be purchased before Signature Approval can be given for this project.
5. Please note the source of water and sewer on the site plan. This would be the Ocean Pines Sanitary Service Area for sewer and private well for water. This property is within the Ocean Pines Sewer Planning area but not within the Ocean Pines Water Planning area.
6. If the units are to be sold to different owners, a Shared Facility agreement will need to be approved along with a condominium plat.

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7. It is assumed that the private pump station and accompanying sewage infrastructure servicing this property is still functional. A plumbing permit will need to be issued and an inspection done before the sewage account is considered active.
8. The Plumbing Code is the 2018 International Plumbing Code (IPC) illustrated.
9. The Gas Code is the International Fuel Gas Code (IFGC), 2018 edition, for natural gas.



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAD: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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**PROJECT: Sea Squared**

**TRC #: 2022655**

**LOCATION: Tax Map 21; Parcel 267; Lot 7**

**CONTACT: Sea Squared LLC**

**MEETING DATE: January 11, 2023**

**COMMENTS BY: Matthew Owens  
Fire Marshal**

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

### Scope of Project

The proposed construction of 8 various sized self-storage building totaling 55,600 square feet.

### 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. Fire department access shall be provided for the gated entrance through the use of an approved device or system.
4. The appropriate fire rated separation shall be provided between the proposed contractor shops and storage units.
5. No further comments at this time.



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

## Memorandum

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**To:** Technical Review Committee  
**From:** David Mathers, Natural Resources Planner *DM*  
**Subject:** Forest Conservation & Stormwater Management Review  
**Date:** January 4, 2023  
**Date of Meeting:** January 11, 2023  
**Project:** Sea Squared  
**Location:** 11206 Five-L Drive; Tax Map: 21; Parcel: 261; Lot 7  
**Owner:** Sea Squared, LLC  
**Engineer:** R.D. Hand and Associates, Inc.

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**This project is subject to the Worcester County Forest Conservation Law.** A Forest Conservation Application and fee have been submitted. A Forest Stand Delineation (FSD) has been submitted and approved. A Forest Conservation Plan (FCP) must be approved prior to this project going to Planning Commission.

The net tract area is 10.00 acres, 4.13 acres of which is forested. The forested area to be cleared is 0.90 acres. With an afforestation threshold of 20 percent and conservation threshold of 50 percent, there is a total planting requirement of 1.80 acres. According to the plan provided, 1.80 acres will be planted on-site in order to meet the requirement.

**This project is subject to the Worcester County Stormwater Ordinance.** The project has obtained Stormwater final plan approval. SWM/SEC Permit Application is pending.

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

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DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS


**Worcester County**

GOVERNMENT CENTER  
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  
CUTFILL 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**

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**TO:** Stuart White, DRP Specialist  
Development Review and Permitting

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

**DATE:** January 6, 2023

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

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**Site Plan Review**

**a) Sea Squared, LLC Expansion of Existing Marine Storage Facility**

- i. No comments from the Roads Division at this time.
- ii. Confirm needed EDUs assigned to the project.
- iii. Please submit a water and sewer utility plan with profiles for review and comment by the Water/Wastewater Division.

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

## Stuart White

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**From:** Aws Ezzat <AEzzat@mdot.maryland.gov>  
**Sent:** Tuesday, December 20, 2022 8:05 AM  
**To:** Stuart White  
**Cc:** Daniel Wilson; Mark Gillis; Jeffrey Fritts  
**Subject:** \*EXTERNAL\*:Re: Sea Squared

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

Good morning Stu,

After a review of the subject development of the property, MDOT SHA recognizes that the proposed development will have no negative impact to the surrounding State roadway network. We have no further comments at this time.

Thank you,



Aws Ezzat  
Regional Engineer, Access Management  
District 1  
660 West Road  
Salisbury, MD 21801  
[AEzzat@mdot.maryland.gov](mailto:AEzzat@mdot.maryland.gov)  
(410) 677-4048 (office)

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**From:** Stuart White <swhite@co.worcester.md.us>  
**Sent:** Thursday, December 15, 2022 12:08 PM  
**To:** Aws Ezzat <AEzzat@mdot.maryland.gov>; Brooks Clayville (brooksc88@gmail.com) <brooksc88@gmail.com>; Catherine Zirkle <czirkle@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Gary Serman <gserman@co.worcester.md.us>; Janet Davis <jdavis@co.worcester.md.us>; Jenelle Gerthoffer <jgerthoffer@co.worcester.md.us>; Jennifer Keener <jkkeener@co.worcester.md.us>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@co.worcester.md.us>; Kevin Lynch <klynch@co.worcester.md.us>; Kristi Marsh <kmarsh@co.worcester.md.us>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mark Gillis <MGillis@mdot.maryland.gov>; Matt Owens <mowens@co.worcester.md.us>; Paul Miller <pmiller@co.worcester.md.us>; Robert Mitchell <bmitchell@co.worcester.md.us>; Tony Fascelli <tfascelli@co.worcester.md.us>  
**Cc:** Kristen Tremblay <ktremblay@co.worcester.md.us>  
**Subject:** Sea Squared

Good afternoon,

I just received clarification on the scope of work for the TRC submittal for January. The buildings are to be used as contractor shops, not mini storage. Let me know if you have any questions.