

TECHNICAL REVIEW COMMITTEE

STAFF PERSON: Jessica Edwards DATE OF MEETING: February 12, 2020

PROJECT: Titan Yachts Expansion - Proposed construction of a 8,125 square foot facility, including 6,435 square feet of warehouse space and 1,690 square feet of office space, to be used for equipment storage, boat construction and office associated with those uses, located at 13053 Old Stage Road, on the westerly side of Old Stage Road, approximately 430 feet south of Hammond Road, Tax District 5, I-1 Light Industrial District

APPLICANT(S) IN ATTENDANCE: _____

TRC MEMBERS IN ATTENDANCE:

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

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



DEPARTMENT OF  
DEVELOPMENT REVIEW AND PERMITTING

# Worcester County

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1201  
SNOW HILL, MARYLAND 21863

TEL: 410-632-1200 / FAX: 410-632-3008  
<http://www.co.worcester.md.us/departments/drp>

ZONING DIVISION  
BUILDING DIVISION  
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICE DIVISION

## WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE February 7, 2020

**Jessica Casey, Customer Service Representative (ext. 1173)**  
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:** Titan Yachts Expansion - Proposed construction of a 8,125 square foot facility, including 6,435 square feet of warehouse space and 1,690 square feet of office space, to be used for equipment storage, boat construction and office associated with those uses, located at 13053 Old Stage Road, on the westerly side of Old Stage Road, approximately 430 feet south of Hammond Road, Tax District 5, I-1 Light Industrial District

### GENERAL COMMENTS:

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

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

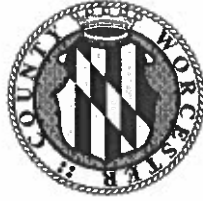
**SPECIFIC COMMENTS:**

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

|          |                                                                   |
|----------|-------------------------------------------------------------------|
| ZS 1-212 | I-1 Light Industrial District                                     |
| ZS 1-305 | Lot requirements generally                                        |
| ZS 1-306 | Access to structures                                              |
| ZS 1-317 | Commercial development, industrial development & industrial parks |
| ZS 1-319 | Access and traffic circulation requirements                       |
| ZS 1-320 | Off-street parking areas                                          |
| ZS 1-321 | Off-street loading spaces                                         |
| ZS 1-322 | Landscaping and buffering requirements                            |
| ZS 1-323 | Exterior lighting                                                 |
| ZS 1-324 | Signs                                                             |
| ZS 1-325 | Site plan review                                                  |
| ZS 1-326 | Classification of highways                                        |

1. Building Permit No. 86111 was issued in 2004 for the rehab of the existing building, currently used for the Titan Yachts operation. A Certificate of Use and Occupancy was not issued for this permit;
  - A. There was also a permit application submitted in 2014 to repair fire damage on the aforementioned building; however, this permit was never issued;
2. Additionally, please indicate the uses located within the 28'x28' office building. Is "CG Restoration" a portion of the yacht construction business or a separate tenant entirely? Please indicate the use on the site plan and include in the parking calculations;
  - A. Currently, there are no permits on file for uses within the building; use of the space requires a permit as well.
3. There appear to be a number of storage trailers onsite. Are these associated with the boat construction business? Please indicate their use, location and if they will be removed or relocated on the site plan.
4. Per ZS 1-325, please provide the following:
  - A. An existing conditions plan: ZS 1-325 (c)(3)A.
  - B. Survey reflecting all property lines: ZS 1-325 (c)(3)B.
  - C. The approximate location of abutting roads and structures: ZS 1-325 (c)(3)J.
  - D. Vehicular travel ways and parking per ZS 1-325 (c)(3)K.
5. Since the use of on the lot is boat construction, a side yard setback of 10 feet should be reflected. Please update accordingly.
6. Per our email correspondence on January 14, 2020 it is my understanding the uses in the existing building will remain as current for the boat construction business and offices associated with that business. Since parking calculations for the site are completed comprehensively, please also add a parking chart, including how many bays are in the existing building. Per ZS 1-321, parking will be calculated at ten spaces plus one per service bay. The proposed building will require five additional spaces as the structure has five bays. Additional spaces will be required for each bay of the existing building.

7. Individual parking spaces must be sized in accordance with ZS 1-321
8. All parking provided over the minimum required shall be of a pervious design;
9. Please provide a landscape plan per ZS 1-322;
  - A. Please note, from aerial images of the property it appears there is a large amount of forest screening the property from incompatible land uses; if the screening along the northwesterly corner of the lot is to remain, please identify as required screening;
  - B. Additionally, per ZS 1-322(e)(5)C., buffering will be required along the westerly property line, as the Tax Map 9, Parcel 378, Lots 1 and 2 are commercially zoned;
10. Please illustrate proposed on-building/free-standing lighting per ZS 1-323;
11. Please indicate ADA accessible sidewalks and provide a cut detail illustrating the accessibility;
12. 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;
13. Although signage will be addressed at the time of permitting, signage shall be in accordance with the provisions of §ZS 1-324;
14. 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;
15. Approvals will be required from the Dept. of Environmental Programs relative to Forestry and Stormwater Management prior to the Department granting signature approval. C
16. Confirmation from County Roads will be required and I will consider their TRC comments as approval that the existing entrance is sufficient.



# Worcester County

Department of Environmental Programs  
Environmental Programs Division

## Memorandum

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**To:** Technical Review Committee (TRC) for February 12, 2020 Meeting

**From:** Environmental Programs Staff

**Subject:** Titans Yacht Expansion; TM 9 P 59

**Date:** February 6, 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. There are two existing buildings on this property. One is an 11,800 square foot building, which has been calculated at 0.03 gallons per square foot. That equates to 354 GPD. The other building is approximately 800 square feet, which has been calculated at 0.09 gallons per square foot. That equates to 72 GPD. The flow existing between these two buildings is 426 GPD.
2. The proposed construction of an 8,125 square foot facility- 6,435 square feet of warehouse space and 1,690 square feet of office space, would add an additional 345 GPD. This would put the total flow at 771 GPD, without the addition of flow per employee.
3. The total allowable flow for this property is 600 GPD, therefore, a solution needs to be proposed on how to decrease this flow. Either the new proposed building will need to be much smaller or the other building will need to be done away with.
4. Plumbing permits will be 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

TECHNICAL REVIEW COMMITTEE  
FOREST CONSERVATION REVIEW

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

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

STAFF PERSON: David Mathers (DM)

DATE OF MEETING: February 12, 2020

PROJECT: Titan Yachts Expansion

LOCATION: Tax Map 9, Parcel 59

OWNER/DEVELOPER: RLG Property, LLC

SURVEYOR/ENGINEER: Russell Hammond

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**This project is exempt from the Worcester County Forest Conservation Law per NR 1-403(b)(15). The area of forested non-tidal wetland, including any regulated buffer, is greater than or equal to the area of reforestation and afforestation required. The Forestry Calculation Sheets will need to be included in future plans to ensure that all stages of the project support this exemption. Furthermore, a voluntary easement is recommended for all remaining forested non-tidal wetlands. If changes are made, and reforestation/afforestation requirements are greater than the area of remaining forested non-tidal wetlands, compliance with the Forest Conservation Law will be required.**

**This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater concept plan approval and site development plan approval. Final Stormwater Plan approval must be received prior to application for a SWM/SEC permit.**



DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

## Worcester County

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

LAND PRESERVATION 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: December 11, 2019  
TO: Applicant  
FROM: Jenelle Gerthoffer, Natural Resources Administrator (JG)  
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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Please note, if a Stormwater plan is approved by this office and does not include phasing, the corresponding permit can only receive Stormwater Final approval once all improvements are completed and the entire site is stabilized. This includes properties which have multiple Building or Zoning permits associated with the Stormwater plans. If a Stormwater Bond is required per the permit, the bond will only be released once a Stormwater Final approval takes place.

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**  
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, Zoning Administrator  
**FROM:** Frank J. Adkins, Roads Superintendent (FA)  
**DATE:** February 3, 2020  
**SUBJECT:** TRC Meeting – February 12, 2020

**DIVISIONS**

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

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

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

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

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

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**Section 1-325 Site Plan Review**

**A. Titan Yachts Expansion**

1. No comments at this time. Has existing entrance commercial entrance to be used per Russell Hammond.

**Section 1-315 Residential Planned Communities**

**A. Sea Oaks**

1. Please clarify the type of aggregate being used for road base.
2. These roads are "Approved Private Roads" and will not be accepted/included in the Worcester County Road Inventory.
3. Any structures, drainage easements, drainage ponds, drainage pipes, or utilities inside or outside the right-of-way will not be the responsibility of Worcester County DPW – Roads Division.
4. A road construction bond will need to be posted and in place prior to construction. All road stabilization must meet 95% compaction and require 24 hour notice before paving begins.
5. A geo-tech must be on-site during all phases of road construction. Copies of all written reports from the geo-tech must be submitted to Worcester County DPW – Roads Division on a daily basis and prior to any approvals.
6. A pre-construction meeting is required before construction begins.

cc: John H. Tustin, P.E.

FJA:ll  
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STATE HIGHWAY  
ADMINISTRATION

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

January 28, 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 Titan Yachts expansion, located at 13053 Old Stage Road, approximately 430 feet south of Hammond Road, in Worcester County, Maryland. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans, and we are pleased to respond.

The site plan proposes construction of a 8,125 square foot facility, including 6,435 square foot of warehouse space and 1,690 square feet of office space to be used for equipment storage, boat construction, and offices associated with those uses. The expansion as proposed is outside of the jurisdiction of MDOT SHA, and we do not anticipate the construction as proposed 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,

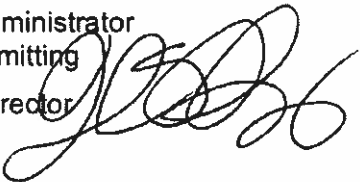
James W. Meredith  
District Engineer

cc: Mr. Don Conner, Access Management Consultant Inspector, MDOT SHA  
Mr. Shannon Smith, Transportation Engineer, Project Development, MDOT SHA  
Mr. Tony Turner, Assistant Resident Maintenance Engineer, Snow Hill Shop, MDOT SHA  
Mr. Daniel Wilson, 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, Zoning Administrator  
Development Review and Permitting  
**FROM:** John S. Ross, P.E., Deputy Director  
**DATE:** January 31, 2020  
**SUBJECT:** TRC Meeting – February 12, 2020



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**Site Plan Review**

A. Titan Yachts Expansion - Proposed construction of a 8,125 square foot facility, including 6,435 square feet of warehouse space and 1,690 square feet of office space, to be used for equipment storage, boat construction and office associated with those uses, located at 13053 Old Stage Road, on the westerly side of Old Stage Road, approximately 430 feet south of Hammond Road, Tax District 5, I-1 Light Industrial District, RLG Properties LLC., owner & applicant/ Russell Hammond, Surveyor

1. No Comment – Private Water and Sewer

**Residential Planned Communities**

A. Sea Oaks – Construction Plan Review - Proposed 59 unit townhouse development with 24,570 square feet of mixed use commercial, West side of MD Route 611 (Stephen Decatur Highway), north of Sinepuxent Road, Tax Map 26, Parcel 274, Lot 3A, Tax District 10, R-3 Multi- Family Residential and C-1 Neighborhood Commercial Districts, Sea Oaks Village, LLC, owner/ R.D. Hand & Associates, Inc., land planner/ Ronnie Carpenter, engineer/ Hugh Cropper IV, Esp., attorney

1. Design Engineer has met with Water and Wastewater staff and is currently addressing specific comments on the design drawings.
2. Public Works Agreement will be required prior to construction.

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



GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1003  
SNOW HILL, MARYLAND 21863-1194  
TEL: 410-632-5668  
FAX: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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**PROJECT: Titan Yachts Expansion**  
**LOCATION: Tax Map 9; Parcel 59**  
**CONTACT: RGL Properties**  
**MEETING DATE: February 12, 2020**

**TRC #: 2020034**

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

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

### **Scope of Project**

The proposed construction of a 8125 square foot facility, including 6435 square feet of warehouse space and 1690 square feet of office space, to be used for equipment storage, boat construction and office associated with those uses.

### **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.

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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, whichever 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. NFPA 101, Section 40.3.2.1 states all high hazard industrial occupancies, operations, or processes shall have approved, supervised automatic extinguishing systems in accordance with Section 9.7 or other protection appropriate to the particular hazard, such as explosion venting or suppression.
2. Complete set of building plans shall be submitted and approved prior to start of construction.
3. No further comments at this time.



**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: Titan Yachts, 13053 Old Stage Road, Bishopville, Md.

Date: 2/12/2020

Tax Map: 9 Parcel: 59 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:** 2015 International Building Code  
2015 International Residential Code  
2015 International Energy Conservation Code  
2015 International Mechanical Code  
2017 NEC  
Maryland Accessibility Code  
2010 ADA Standards for Accessible Designs

**Maryland Codes Administration has completed the adoption of the 2018 edition of the International Codes. Worcester County adoption of 2018 I codes is anticipated in March.**

**Building permit application, completed plans and specifications to be received prior to local adoption date of 2018 International codes for acceptance of 2015 code design.**

2. **Wind Design: 114 MPH (assumed); Risk category II; Exposure "C"**
3. **Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.**
4. **ADA: Provide all details and specifications per 2010 ADA design standards.**
5. **Provide an accessible route from parking to building entrance.**
6. **Provide all information per section C103.2 and R103.2: "Information on construction documents of 2015 IECC".**
7. **Provide an Energy Compliance Report for mechanical equipment, building Envelope and a lighting plan with wattage report.**
8. **Soils report at time of permit application.**
9. **Second floor: use; size; access. [Construction Type V-B (assumed) permits a one story building for Use group F-1 when structure is not protected with a fire suppression system].**
10. **Egress plan**
11. **Occupant load**
12. **Wind speed: 114 MPH (assumed); Risk category: II**

**13. Building thermal envelope.**

**14. Draftstopping: attic**

**15. Drinking fountains**

**16. Various construction details of building components: all finishes; wall sections; roof sections; ceiling details (shop area and office area).**

**There is not enough information provided at this time to provide additional comments. Additional information may be requested at time of plan review.**





**TECHNICAL REVIEW COMMITTEE**

STAFF PERSON: Cathy Zirkle DATE OF MEETING: February 12, 2020

PROJECT: Sea Oaks Village Construction Plan Review – Proposed 60 lot subdivision consisting of 59 townhouse lots and 2 commercial lots, on the West side of Stephen Decatur Highway (MD Route 611) North of Sinepuxent Road, Tax Map 26, Parcel 274, Lot 3A, Tax District 10, R-3 Multi-family Residential District and C-1 Neighborhood Commercial District (RPC Overlay Zone)

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

TRC MEMBERS IN ATTENDANCE:

- \_\_\_\_\_ Keener, Zoning Administrator
- \_\_\_\_\_ Zirkle, DRP Specialist II
- \_\_\_\_\_ Edwards, Customer Service Rep.
- \_\_\_\_\_ Miller, Building Plans Reviewer III
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- \_\_\_\_\_ Wilson, State Highway Admin.
- \_\_\_\_\_ Conner, State Highway Admin.
- \_\_\_\_\_ Ross, W & WW, DPW
- \_\_\_\_\_ Clayville, Planning Commission Rep.

X Under the terms of ZS 1-325, this application is considered a minor site plan review. All construction plans are reviewed and approved by the Technical Review Under the terms of ZS 2-404. All minor site plans shall be reviewed and approved by the Technical Review Committee except that the Technical Review Committee shall have the authority to forward any application for a minor site plan to the Planning Commission for its review and final approval where the Technical Review Committee determines that the site plan has broad impact on the County, or where it is otherwise deemed appropriate. If you have any questions regarding the attached comments, please feel free to contact the respective Technical Review Committee member.



DEPARTMENT OF  
DEVELOPMENT REVIEW AND PERMITTING

## Worcester County

GOVERNMENT CENTER  
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ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICES DIVISION

ZONING DIVISION  
BUILDING DIVISION  
DATA RESEARCH DIVISION

### WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

February 12, 2020

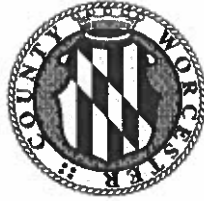
**Project:** Sea Oaks Village Construction Plan Review - Proposed 60 lot subdivision consisting of 59 townhouse lots and 2 commercial lots, on the West side of Stephen Decatur Highway (MD Route 611) North of Sinepuxent Road, Tax Map 26, Parcel 274, Lot 3A, Tax District 10, R-3 Multi-family Residential District and C-1 Neighborhood Commercial District (RPC Overlay Zone)

**Prepared by:** Cathy Zirkle, DRP Specialist II  
**Contact:** [czirkle@co.worcester.md.us](mailto:czirkle@co.worcester.md.us) or 410-632-1200 ext. 1136

1. Please provide a main cover sheet with index of all pages in the submission § ZS 2-404(b)(2)A.3
2. Please provide a landscape plan and planting detail. § ZS 2-404(b)(2)C.7
3. Please show construction drawings for all required culs-de-sac.

The construction plans show the relocation of one townhouse building previously located at the northern most end of Oak Leaf Lane to Outlot 7, which was previously allocated to meet open space requirements (both passive and natural open space). The modification does not appear to provide an off-set in the open space requirements for this change. Please provide the department with a separate attachment that shows an updated outlot table as well as the open space calculations that will be affected by this change to verify compliance with the standards as approved in the Step I and II plans.

As a result of the relocation of the building referenced above, it appears that you are proposing that the cul-de-sac on Oak Leaf Lane will no longer be constructed as part of this project, unless future approvals are granted. In addition, the two temporary culs-de-sac on Sea Oaks Lane are not shown in the construction documents. §ZS 2-502(c)(7) requires that dead-end streets shall terminate in a cul-de-sac or other appropriate turn around as approved by the Planning Commission and in accordance with Worcester County development standards as well as being a requirement of the Fire Marshal's Office. The original approvals included the construction of the culs-de-sac. Further approvals may be necessary if you would like to request a modification to this plan.



## Worcester County

Department of Environmental Programs  
Environmental Programs Division

### Memorandum

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**To:** Technical Review Committee (TRC) for February 12, 2020 Meeting

**From:** Environmental Programs Staff

**Subject:** Sea Oaks Village; TM 26 P 274 L 3A

**Date:** February 4, 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. There are three old wells on the property that have never been looked for and need to be found and sealed by a licensed well driller. One served the trailer and two served the chicken houses. None of these structures currently exist which will make the process of finding these wells more difficult.
2. It should be noted that natural gas main extensions and service conversions are currently completed in this area and gas is available to this proposed community.
3. The Plumbing Code is the 2015 National Standard Plumbing Code (NSPC) illustrated.
4. The Gas Code is the National Fuel Gas Code, ANSI Z223.1, NFPA 54, 2015 Edition, for natural gas.
5. Plumbing permits, and potentially gas permits, will be required.
6. Please note the source of public water and sewer on the site plan. This would be Mystic Harbour Sanitary Area.
7. All fees associated with the water EDUs must be settled before this office can sign a plat for this subdivision.

**Citizens and Government Working Together**



GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1003  
SNOW HILL, MARYLAND 21863-1194  
TEL: 410-632-5666  
FAX: 410-632-5684

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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**PROJECT: Sea Oaks Village**  
**LOCATION: Tax Map 26; Parcel 274, Lot 3A**  
**CONTACT: Sea Oaks Village, LLC**  
**MEETING DATE: February 12, 2020**

**TRC #: 2020035**

**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 of 60 lot subdivision consisting of 59 townhouse lots and 1 commercial lot.

### **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. **A fire hydrant shall be located within 100 feet of fire department connection for sprinkler system (with the fire hydrant locations shown on the plans, I'm not sure this requirement will be satisfied).** A fire hydrant shall be provided near the proposed Contractor's Shop (I did not see either fire hydrant located on the side of the proposed road near the Contractor's Shop).
2. Multifamily units shall be protected by an automatic sprinkler system. Plans shall be submitted and approved by this office prior to the installation of such system.
3. Provide the appropriate code compliant fire rated separation between units.
4. Depending on the commercial use, the proposed commercial units may be required to be protected by an automatic sprinkler system in accordance with NFPA 13.
5. **An approved cul-de-sac or turn around shall be provided at the end of the proposed Sea Leaf Lane.**
6. Complete set of building plans shall be submitted and approved prior to start of construction.
7. No further comments at this time.



DEPARTMENT OF ENVIRONMENTAL PROGRAMS

**Worcester County**

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

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

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

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

STAFF PERSON: Jenelle Gerthoffer 

DATE OF MEETING: February 12, 2020

PROJECT: Sea Oaks RPC

LOCATION: Tax Map 26, Parcel 274, Lot: 3A

OWNER/DEVELOPER: Sea Oaks Village, LLC

SURVEYOR/ENGINEER: R.D. Hand and Associates, Inc.

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**This project is exempt from the Worcester County Forest Conservation Law per NR 1-403(b)(15).** The area of forested non-tidal wetland, including any regulated buffer, is greater than or equal to the area of reforestation and afforestation required. The Forestry Calculation sheet and summary of approved non-tidal wetland impacts must be included on all plans and plats to ensure that all stages of the project support this exemption. Furthermore, a voluntary easement is recommended for all remaining forested non-tidal wetlands. If changes are made, and reforestation/afforestation requirements are greater than the area of remaining forested non-tidal wetlands, compliance with the Forest Conservation Law will be required.

**This project is subject to the Worcester County Stormwater Ordinance.** The project has obtained stormwater site development plan approval. Final Stormwater Plan approval must be received prior to signature approval of the implementation plan. Any changes made should also be reflected in the Stormwater plan.



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

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

**MEMORANDUM**

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

**TO: Jennifer Kenner, Zoning Administrator**  
**FROM: Frank J. Adkins, Roads Superintendent** (FA)  
**DATE: February 3, 2020**  
**SUBJECT: TRC Meeting – February 12, 2020**

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

**DIVISIONS**

**Section 1-325 Site Plan Review**

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

**A. Titan Yachts Expansion**

1. No comments at this time. Has existing entrance commercial entrance to be used per Russell Hammond.

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

**Section 1-315 Residential Planned Communities**

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

**A. Sea Oaks**

1. Please clarify the type of aggregate being used for road base.
2. These roads are "Approved Private Roads" and will not be accepted/included in the Worcester County Road Inventory.
3. Any structures, drainage easements, drainage ponds, drainage pipes, or utilities inside or outside the right-of-way will not be the responsibility of Worcester County DPW – Roads Division.
4. A road construction bond will need to be posted and in place prior to construction. All road stabilization must meet 95% compaction and require 24 hour notice before paving begins.
5. A geo-tech must be on-site during all phases of road construction. Copies of all written reports from the geo-tech must be submitted to Worcester County DPW – Roads Division on a daily basis and prior to any approvals.
6. A pre-construction meeting is required before construction begins.

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

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

cc: John H. Tustin, P.E.

FJA:ll  
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**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION  
STATE HIGHWAY  
ADMINISTRATION

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

January 28, 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

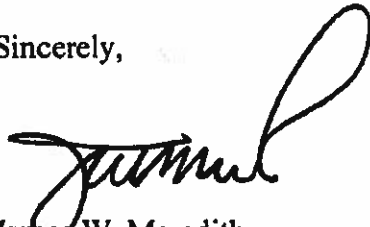
Dear Ms. Keener:

Thank you for the opportunity to review the revision to the site plans for the proposed Sea Oaks development, located on the west side of MD 611, north of Sinepuxent Road, in Worcester County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans and we are pleased to respond.

This site plan revision proposes the relocation of six townhouses out of the Oak Leaf Lane cul-de-sac to a location near the swimming pool area on Sea Oaks Lane. The District has concluded that the revision as proposed creates no additional impact to the State roadway network. This project is currently undergoing the District 1 Access Permit process. Please reflect these revisions on future Access Permit review submittals.

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

Sincerely,



James W. Meredith  
District Engineer

cc: Mr. Don Conner, Access Management Consultant Inspector, MDOT SHA  
Mr. Shannon Smith, Transportation Engineer, Project Development, MDOT SHA  
Mr. Tony Turner, Assistant Resident Maintenance Engineer, Snow Hill Shop, MDOT SHA  
Mr. Daniel Wilson, Access Management Regional Engineer, MDOT SHA

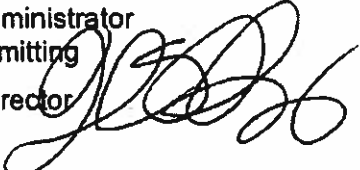


**WORCESTER COUNTY  
DEPARTMENT OF PUBLIC WORKS  
WATER & WASTEWATER DIVISION  
INTEROFFICE MEMORANDUM**

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**TO:** Jennifer K. Keener, Zoning Administrator  
Development Review and Permitting  
**FROM:** John S. Ross, P.E., Deputy Director  
**DATE:** January 31, 2020  
**SUBJECT:** TRC Meeting – February 12, 2020

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**Site Plan Review**

A. Titan Yachts Expansion - Proposed construction of a 8,125 square foot facility, including 6,435 square feet of warehouse space and 1,690 square feet of office space, to be used for equipment storage, boat construction and office associated with those uses, located at 13053 Old Stage Road, on the westerly side of Old Stage Road, approximately 430 feet south of Hammond Road, Tax District 5, I-1 Light Industrial District, RLG Properties LLC., owner & applicant/ Russell Hammond, Surveyor

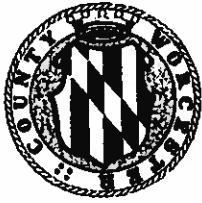
1. No Comment – Private Water and Sewer

**Residential Planned Communities**

A. Sea Oaks – Construction Plan Review - Proposed 59 unit townhouse development with 24,570 square feet of mixed use commercial, West side of MD Route 611 (Stephen Decatur Highway), north of Sinepuxent Road, Tax Map 26, Parcel 274, Lot 3A, Tax District 10, R-3 Multi- Family Residential and C-1 Neighborhood Commercial Districts, Sea Oaks Village, LLC, owner/ R.D. Hand & Associates, Inc., land planner/ Ronnie Carpenter, engineer/ Hugh Cropper IV, Esp., attorney

1. Design Engineer has met with Water and Wastewater staff and is currently addressing specific comments on the design drawings.
2. Public Works Agreement will be required prior to construction.

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



## WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

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

\*\*\*\*\*

Project: Sea Oaks (Commercial)

Date: 2/12/2020

Tax Map: 26 Parcel: 274 Section: \_\_\_\_\_ Lot: 3A

### 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.
15. Architect certification prior to final site visits made during construction and in accordance with approved plans and specifications.

## Site specific comments: Commercial

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

**Maryland Codes Administration has completed the adoption of the 2018 edition of the International Codes. Worcester County adoption of 2018 I codes is anticipated in March.**

**Building permit application, completed plans and specifications to be received prior to local adoption date of 2018 International codes for acceptance of 2015 code design.**

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.
5. Provide an accessible route from parking to building entrance.
6. Provide all information per section C103.2 and R103.2: "Information on construction documents of 2015 IECC".
7. Provide an Energy Compliance Report and lighting plan (wattage report).

### **Building 1**

Provide egress plan from second floor (travel distance exceeds 100').

Stairs to discharge directly to exterior.

Separate mixed use from second floor office space with horizontal assembly, supporting construction rated same as horizontal assembly.

Provide drinking fountains (ADA double bowl) and service sinks per code for each specific end use (B or M), unless permitted otherwise plumbing inspector.

Allowable area of 9000 ft<sup>2</sup> per Table 506.2 for V-B construction without a fire suppression system.

## **Building 2**

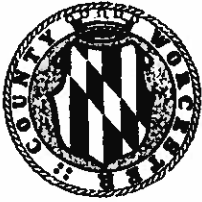
**Review of this structure is limited to S-1 use.**

Allowable area of 9000 ft<sup>2</sup> per Table 506.2 for V-B construction without a fire suppression system.

Incidental uses: An area limitation of 10% of each unit is permitted per code for an office incidental to the approved contractor shop.

Provide drinking fountains (ADA double bowl) and service sinks per code for each unit, unless permitted otherwise plumbing inspector.

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



## WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

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

\*\*\*\*\*

Project: Sea Oaks (Residential)

Date: 2/12/2020

Tax Map: 26 Parcel: 274 Section: \_\_\_\_\_ Lot: 3A

### 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: Townhomes

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

Maryland Codes Administration has completed the adoption of the 2018 edition of the International Codes. Worcester County adoption of 2018 I codes is anticipated in March.

**Building permit application, completed plans and specifications to be received prior to local adoption date of 2018 International codes for acceptance of 2015 code design.**

2. Wind Design: 128 MPH (assumed); Risk category II; Exposure "C"
3. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
4. Maryland state permit and engineered plans required for pool and pump house.
5. 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.
6. Townhomes to be signed and sealed by Maryland registered Architect.
7. Soils report and compaction testing required for all building pads, townhome sites and parking areas. Soils report to be submitted with building permit application.

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