

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, April 12, 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. Decatur Professional Building - Sketch Plan Review

Proposed 15,000 SF retail / service establishment building divided into (6) 2,500 SF units.
Located on the northern corner of the intersection between Sea Oaks Lane and Stephen Decatur
Highway (MD Route 611), Ocean City, MD, Tax Map 26, Parcel 274, Tax District 10, C-2
General Commercial District, Glenn Prettyman, owner / Chesapeake Land Planning, planner.

III. Adjourn

TECHNICAL REVIEW COMMITTEE

STAFF PERSON: _____ DATE OF MEETING: _____

PROJECT: Decatur Professional Building - Sketch Plan Review

Proposed 15,000 SF retail / service establishment building divided into (6) 2,500 SF units.
Located on the northern corner of the intersection between Sea Oaks Lane and Stephen Decatur Highway (MD Route 611), Ocean City, MD, Tax Map 26, Parcel 274, Tax District 10, C-2 General Commercial District, Glenn Prettyman, owner / Chesapeake Land Planning, planner.

APPLICANT(S) IN ATTENDANCE: _____

TRC MEMBERS IN ATTENDANCE:

- _____ Tremblay, Zoning Administrator
- _____ White, DRP Specialist
- _____ Miller, Building Plans Reviewer III
- _____ Mitchell, Environmental Programs
- _____ Evans, Environmental Programs
- _____ Bradford, Environmental Programs
- _____ Birch, Environmental Programs
- _____ Mathers, Environmental Programs
- _____ Owens, Fire Marshal
- _____ Lynch, County Roads
- _____ Berdan, County Roads
- _____ Wilson, State Highway Admin.
- _____ Ezzat, State Highway Admin.
- _____ Clasing, W & WW, DPW
- _____ Planning Commission Rep.





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 12, 2023

Decatur Professional Building - Sketch Plan Review

Proposed 15,000 SF retail / service establishment building divided into (6) 2,500 SF units. Located on the northern corner of the intersection between Sea Oaks Lane and Stephen Decatur Highway (MD Route 611), Ocean City, MD, Tax Map 26, Parcel 274, Tax District 10, C-2 General Commercial District, Glenn Prettyman, owner / Chesapeake Land Planning, planner.

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 \$350 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

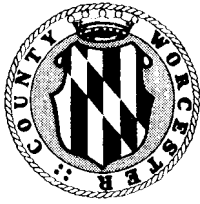
1. Please provide parking calculations in accordance with §ZS 1-320(a).
2. In accordance with §ZS 1-320(f)(1), all parking spaces and associated vehicular travelways provided above the minimum parking requirements shall be constructed with a pervious paving system.
3. Please label all parking space dimensions in accordance with §ZS 1-320(b).
4. In accordance with §ZS 1-320(f)(9), the edges of the parking area shall be curbed or buffered and the space between all parking areas, regardless of number of parking spaces, and the road or lot line shall be landscaped and maintained in an appropriate and appealing condition
5. Please include parking bumpers in accordance with §ZS 1-320(f)(5).
6. Please illustrate vehicular travelway directions and provide/illustrate widths in accordance with §ZS 1-320(c).
7. Please provide an off-street loading space in accordance with §ZS 1-321.
8. Please provide details for accessible parking in accordance with §ZS-1-320(d).
9. Please provide the appropriate number of bike racks in accordance with §ZS 1-302(a).
10. Please include dumpster screening details in accordance with §ZS 1-325(e)(3)(L).
11. In accordance with §ZS 1-319(c)(4), an interparcel connector is required to be provided to all adjacent commercially zoned properties, or connect to any existing interparcel connectors on those adjacent properties.
12. Please provide a lighting plan in accordance with §ZS 1-323(b).
13. Freestanding and on-building signage meeting the requirements of §ZS 1-324 shall be reviewed and approved during the permitting process.

14. The plan must bear the original signature of the property owner, applicant if different, and the person who prepared the site plan. Please add the following statement with a signature block for the property owner to sign prior to final signature approval: “*As the property owner/developer, I am in full agreement with this site plan submitted herewith, and I am responsible for the completion of the improvements as shown on the approved site plan, and I understand that I cannot allow the property or buildings to be occupied until a Certificate of Use and Occupancy has been issued by the Department of Development, Review and Permitting.*”
15. Please provide a landscape plan in accordance with §ZS 1-322(d).
16. According to Section 17(b)(5) of the Design Guidelines and Standards for Commercial Use, a thirty-five-foot-deep landscaped buffer shall be provided in the front yard setback of all properties fronting on an arterial or major collector highway.
17. 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.
18. According to §ZS 1-322(b)(7), all landscaped areas are required to be readily accessible to a water supply and provided with an automatic irrigation system with rain sensors unless waived by the Planning Commission. Please note method of maintenance for landscaped areas.
19. Landscaping shall be provided within the parking area in accordance with the provisions of § ZS 1-322 hereof and any plan adopted by the County Commissioners pursuant to §§ ZS 1-118(b)(9) and (b)(11) hereof.
20. 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.**
21. According to the *Design Guidelines and Standards for Commercial Uses* Section 16(b)(2), sidewalks at least five (5) feet in width shall be provided along all sides of the lot that abut a public or private right-of-way. Sidewalks shall be provided with human-scale lighting to create a safe and attractive pedestrian atmosphere.
22. Additional details shall be provided on the lighting to meet the requirements of §ZS 1-323 and Section 18 of the *Design Guidelines and Standards for Commercial Uses*.
23. In accordance with Section 19(b)(1) of the *Design Guidelines and Standards for Commercial Use*, please provide a community space that is centrally located, connected to the pedestrian walkway and placed in areas with the highest pedestrian traffic.
24. 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 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

Project: Decatur Professional Building

Date: 4/12/2023

Tax Map: 26 Parcel: 274 Section: _____ 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 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).**

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



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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FOREST CONSERVATION
COMMUNITY HYGIENE

MEMORANDUM

DATE: March 23, 2023
TO: Worcester County Technical Review Committee
FROM: Joy S. Birch, Natural Resources Specialist III JSB
RE: April 12, 2023 - Technical Review Committee Meeting

Decatur Professional Building – Proposed 15,000 square foot retail/service establishment building divided into six (6) 2,500 square foot units.

Critical Area: This project is located partially in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Developed Area (IDA) non- waterfront.

1. Address all requirements of the Critical Area Site Plan see NR 3-109 (d) (1).
2. Illustrate and/or provide documentation that the 15% afforestation requirement will be accomplished.
3. Please add the standard Atlantic Coastal Bays Critical Area note: **Worcester County Atlantic Coastal Bays Critical Area Law:** *This property lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Local Laws, as from time to time amended, in effect at the time of the proposed development activities.*

Storm Water Management & Erosion and Sediment Control:

SWM Concept Plan approval has not been acquired and will need to be completed before proceeding any further.

General Provisions:

- All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.

- All Stormwater Management practices shall be designed to meet the requirements of the 2007 Maryland Stormwater Management Act.

- All projects over one (1) acre shall be required to file for a General Permit / Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.



Worcester County
Department of Environmental Programs

Memorandum

To: Technical Review Committee (TRC) for a February 8, 2023 Meeting

From: Environmental Programs Staff

Subject: **Decatur Professional Building, Major Site Plan**
Tax Map: 26, Parcel: 274

Date: April 6, 2023

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. The carry out will need a commercial plumbing plan review and a properly-sized grease trap will be needed for the kitchen.
2. This project will require an allocation of sanitary sewer capacity from the Mystic WWTP. We have a list of applicants for the Mystic Sanitary Service Area in the order they have been received. When staff determines we have sufficient capacity to take application(s) to the County Commissioners for allocations, they will proceed to put those application(s) on the Commissioners agenda in the order they were received to the extent this is consistent with our planning documents. We have also reached out to current applicants and their representatives who have been allocated Mystic Harbour capacity to remind them of their administrative and financial obligations under Resolution 17-19. The failure to comply with the obligations under the Resolution could result in additional EDUs becoming available. These comments are notifying you that we currently have allocated all available Mystic sewer EDUs. We are currently investigating multiple opportunities that would create additional capacity for the Mystic Harbour sanitary area and will report on those avenues when they are realized.
3. A major site plan must have gone thru the TRC review process and have an EDU allocation from the County Commissioners prior to the project applying to the Planning Commission for site plan approval. As such, this allocation will need to be obtained from the County Commissioners.

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4. Lawn irrigation, if utilized, will need appropriate backflow prevention installed as part of the plumbing permit.
5. The Plumbing Code is the 2018 International Plumbing Code (IPC) illustrated.
6. The Gas Code is the International Fuel Gas Code (IFGC), 2018 edition, for natural gas.
7. Commercial Plumbing Plans will need to be submitted for review with building permit and a \$125 review fee submitted. A plumbing permit will be need to be obtained for the interior work and another plumbing permit will be needed for the site utility work. Gas permits will be needed as well, if utilized for this project. Natural gas is available to this property.

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ONE WEST MARKET STREET, ROOM 1302
SNOW HILL, MARYLAND 21863-1294
TEL: 410-632-5666
FAD: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: Decatur Professional Building
LOCATION: Tax Map 26; Parcel 274
CONTACT: Glen Prettyman
MEETING DATE: April 12, 2023

TRC #: 2023142

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 15,000 square foot of retail/service divided into six 2500 square foot 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. Depending on the use, the building may be required to be protected by an automatic suppression system.
4. The appropriate fire rated separation shall be provided between the proposed units.
5. No further comments at this time.

**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: March 31, 2023

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

Decatur Professional Building - Sketch Plan Review

- i. Please confirm that adequate EDU's exist for this project.
- ii. Please label proposed MH as limits of County maintenance.
- iii. Please label proposed MH as MH8A.
- iv. Please add what size water line is to be utilized.
- v. One master meter is to be located in the grass island within the ROW. Please reference County standard details. (Neptune R900i Meter and Procoder Register)
- vi. Limits of County maintenance ends at the backside of the meter pit.
- vii. Please label 10' separation minimum between water and sewer main.
- viii. Please provide detail/profile for water main crossing sewer line.
- ix. No comments from Roads Division at this time.

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

Stuart White

From: Aws Ezzat <AEzzat@mdot.maryland.gov>
Sent: Monday, March 27, 2023 7:17 AM
To: Paul West
Cc: Daniel Wilson; Stuart White; Jeffrey Fritts
Subject: Re: Decatur Professional Building

Paul,

Thank you for your email.

While I can understand your dilemma, I've already discussed the proposal with my predecessor and we maintain that an access in a deceleration lane is extremely unsafe and is not in the best interests of the community.

The access to Sea Oaks lane appears to be a safer option and, with the currently available information, does not appear to have any conditions that would merit immediate District concern.

Note that even if the District opposes the originally proposed access on MD-611, you can still submit a concept plan for review and we will provide you with final thoughts and suggestions. Please submit a new concept for the building and the proposed access. In future communications, please keep Mr. Stu White (Worcester County) copied in this email chain.

Best regards,



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

From: Paul West <wpwestla@gmail.com>
Sent: Friday, March 24, 2023 10:59 AM
To: Aws Ezzat <AEzzat@mdot.maryland.gov>
Subject: Re: Decatur Professional Building

Mr. Ezzat -

Should there be an issue with accessing the site off of Sea Oaks Lane we will need to access off of Rt 611.
If we are not allowed this entrance off of Sea Oaks Lane, where on our property frontage can we locate the entrance?

Thank you,

Paul West RLA
443-614-4070

On Fri, Mar 24, 2023 at 8:30 AM Aws Ezzat <AEzzat@mdot.maryland.gov> wrote:

Paul,

We appreciate you providing us with the two site plans. MDOT SHA District 1 fully supports the Access point proposed on Sea Oaks Lane as that Access point will provide a tremendously safer vehicular movement in and outside the business in comparison to the one with the Access on MD 611 where accessing and leaving the business in a deceleration lane is incredibly unsafe for drivers. MDOT SHA recognizes that the proposed Professional Building with the proposed Access from Sea Oaks Lane is outside our jurisdiction and 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
(410) 677-4048 (office)

From: Paul West <wpwestla@gmail.com>
Sent: Thursday, March 23, 2023 12:48 PM
To: Aws Ezzat <AEzzat@mdot.maryland.gov>
Cc: g p <glennp1443@hotmail.com>
Subject: Decatur Professional Building

Mr. Ezzat -

In regard to the entrance to the above-referenced building coming off the entrance road to Sea Oaks Village, please find two plans attached which led us to place the entrance where it is. The property had two curbed entrances off of 611 which were removed when the deceleration lane was built for Sea Oaks. We have attached the Entrance Plan from Carpenter engineering showing the removal of two existing entrances off of Rt. 611.

The other plan is the Site Plan from R.D. Hand Assoc. showing an entrance / inter-parcel connector to the property where this building is located so we placed our entrance off of Sea Oaks Lane to match what was planned.

Based on the removal of the two existing entrances on Rt 611 and the illustration of an inter-parcel connector, we have designed the entrance to come off Sea Oaks Lane. If the Highway Department would rather the entrance come off of Rt 611 we can revise it as needed.

Please let me know if you have any questions or concerns.

Thank you,

Paul West RLA
443-614-4070



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
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LAND PRESERVATION PROGRAMS
STORMWATER MANAGEMENT
SEDIMENT AND EROSION CONTROL
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WELL & SEPTIC
WATER & SEWER PLANNING
PLUMBING & GAS
CRITICAL AREAS
FOREST CONSERVATION
COMMUNITY HYGIENE

MEMORANDUM

DATE: January 17, 2023
TO: Applicant
FROM: David M. Bradford, Deputy Director *DMB*
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 Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.



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 28, 2023

Date of Meeting: April 12, 2023

Project: Decatur Professional Building

Location: Stephen Decatur Hwy; Tax Map: 26; Parcel: 274

Owner: Glenn Prettyman

Planner: Chesapeake Land Planning

This project is not subject to the Worcester County Forest Conservation Law. The area of property outside the Critical Area is less than forty thousand square feet and therefore the project is exempt from Forest Conservation.

This project is subject to the Worcester County Stormwater Ordinance. The project will need Stormwater concept plan approval prior to full TRC review. Final plan approval must be obtained prior to this project receiving signature plan approval.

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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