

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE  
AGENDA**

**Wednesday, June 12, 2024 at 1:00 p.m.**

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

- I. **Call to Order**
  
- II. **Site Plan Review (§ ZS 1-325)**
  - A. **Grand Prix Amusements – Minor site plan review**

Proposed go-kart track expansion at Grand Prix Amusements. 12424 Ocean Gateway, Tax Map 26, Parcel 295 and 252, Tax District 10, C-2 General Commercial, SD Hoffman Family, LLC, owner / Vista Design, Inc. architect.
  
  - B. **Eastern Shore Natural Gas – Major site plan review**

Proposed five (5) 100,000-gallon liquefied natural gas storage tanks with ancillary equipment necessary to regasify the natural gas for transport to Eastern Shore’s existing pipeline system which currently runs along US 113. The facility includes liquefied natural gas truck offloading area and turnaround. It also includes impoundment areas, vapor barrier wall, and chain-link security fence installed around the operating area of the facility. A land locked parcel located approximately 1,300 feet west of Rt. 113 approximately 1,800 feet north of the intersection of Rt. 113 and Jarvis Road, Tax Map 9, Parcel 47, Tax District 5, A-1 Agricultural District, Eastern Shore Natural Gas, owner / Morris and Ritchie Associates, surveyor.
  
  - C. **Adjourn**

**TRC PROJECT REVIEW TRANSMITTAL**  
**Minor Site Plan Review**

To: Technical Review Committee (TRC)  
From: Department of Development Review and Permitting  
Date: May 15, 2024

**Grand Prix Amusements** (Tax Map 26, Parcel 295 & 252)  
C-2 General Commercial; Tax District 10

Description: Proposed go-kart track expansion at Grand Prix Amusements.

Location: 12424 Ocean Gateway.

Owner:	Applicant	Engineer:
SD Hoffman Family, LLC Steve Hoffman 10208 Thoroughfare Farms Road Ocean City, MD 21842 443-497-3199 <a href="mailto:steve@bajaoc.com">steve@bajaoc.com</a>	Owner	Vista Design, Inc. c/o Brian Zollinger 11634 Worcester Highway Showell, MD 21862 410-352-3874 bzollinger@vistadesigninc.com

**\*Please submit any additional comments in writing to the Department by **Noon Friday June 7, 2024.****

CC: Mary Knight, Planning Commission Representative  
Bob Mitchell, Director, Environmental Programs  
Paul Miller, Building Plans Reviewer III  
Matt Owens, Fire Marshal  
Brian Soper, Natural Resources Administrator  
Joy Birch, Natural Resources Planner, DEP  
Dave Mathers, Natural Resources Planner, DEP  
Chris Clasing, Deputy Director, Department of Public Works  
Tony Fascelli, Department of Public Works, OPWW  
Kevin Lynch, County Roads Superintendent  
Jeff Fritts, State Highway Administration  
Mark Gillis, State Highway Administration  
Kristen M. Tremblay, Zoning Administrator

**TECHNICAL REVIEW COMMITTEE**

DATE OF MEETING: June 12, 2024

PROJECT: Grand Prix Amusements – GoKart Track Expansion

APPLICANT(S) IN ATTENDANCE:

\_\_\_\_\_  
\_\_\_\_\_

TRC MEMBERS IN ATTENDANCE:

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

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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

June 12, 2024

#### **Grand Prix Amusements – Minor Site Plan Review**

Proposed go-kart track expansion at Grand Prix Amusements. 12424 Ocean Gateway, Tax Map 26, Parcel 295 and 252, Tax District 10, C-2 General Commercial, SD Hoffman Family, LLC, owner/Vista Design, Inc. architect.

**Prepared by:** Kristen M. Tremblay, AICP, Zoning Administrator

**Contact:** [ktremblay@co.worcester.md.us](mailto:ktremblay@co.worcester.md.us) or (410) 632-1200

#### **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 |

1. Please provide landscaping along Route 50 in accordance with ZS1-322(e)(3).
2. Is any lighting proposed for the new portion of the track? If so, please include on the site plan.
3. §ZS1-322(g). “Installation of landscaping; installation bond. Landscaping shall be installed in accordance with the approved landscape plan. Installation of the landscaping shall be complete or bonded in the same manner in which other site improvements are required to be installed or bonded prior to the approval of the subdivision plat or issuance of a zoning certificate or other approval. Prior to the occupancy of the structure or use requiring the landscaping a perpetual landscaping installation and maintenance agreement shall be executed and recorded among the land records of Worcester County to guarantee the planting material’s continued viability.”

**Other Agency Approvals:**

1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs 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.

The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state regulations.

No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.

**NEXT STEPS:** For a Minor Site Plan - Final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for final signature approval before building/zoning permits will be issued.

**\*Please provide a detailed listing of all site plan changes along with any resubmission.**



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: May 30, 2024  
TO: Worcester County Technical Review Committee  
FROM: Joy S. Birch, Natural Resources Planner III   
RE: June 12, 2024 - Technical Review Committee Meeting

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Grand Prix Amusements – Minor Site Plan Review – Proposed go-kart track expansion at Grand Prix Amusements – Tax Map 26, Parcel 295 & 252.

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. This will require a planting agreement and financial surety to be made.
3. Provide documents that the site will meet the 10% pollution reduction requirements. The Department can provide you with a copy of the worksheet if needed.
4. 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.
5. This project meets the requirement for the Maryland Critical Area Commission Project Notification parameters, therefore copies of the plan, Critical Area Report, 10% rule compliance details, and all other pertinent documents when submitted, will be forwarded to Commission Staff for review and comment.

6. Please provide a Critical Area Review Fee of \$100.00 for Minor Site Pan.

Storm Water Management & Erosion and Sediment Control:

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

General Provisions:

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

cc: File;  
Brian Soper, NR Administrator (via email);  
Kristen Tremblay, DRP (via email).






## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

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**To:** Technical Review Committee

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

**Subject:** Forest Conservation Review

**Date:** May 29, 2024

**Date of Meeting:** June 12, 2024

**Project:** Grand Prix Amusements

**Location:** 12424 Ocean Gateway, Tax Map: 26, Parcel: 252 & 295

**Owner/Developer:** S D Hoffman Family, LLC

**Architect:** Vista Design, Inc.

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

**Citizens and Government Working Together**



DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

**Worcester County**

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

LAND PRESERVATION PROGRAMS  
STORMWATER MANAGEMENT  
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ADVISORY BOARD

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

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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.

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.

**From:** [Jeffrey Fritts](#)  
**To:** [Stuart White](#); [Brian M. Soper](#); [Catherine Zirkle](#); [Chris Clasing](#); [Dallas Baker](#); [Daniel Wilson](#); [David M. Bradford](#); [David Mathers](#); [Gary Serman](#); [Janet Davis](#); [Jennifer Keener](#); [Jessica Wilson](#); [Joy Birch](#); [Kevin Lynch](#); [Lisa Lawrence](#); [Mark Gillis](#); [Matt Owens](#); [Paul Miller](#); [Robert Korb Jr.](#); [Robert Mitchell](#); [Tony Fascelli](#)  
**Cc:** [Kristen Tremblay](#)  
**Subject:** RE: TRC materials  
**Date:** Tuesday, May 28, 2024 3:22:58 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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Stu,

Manklin Meadows and Gran Prix Amusements will have no negative impact to SHA roadways. Eastern Shore Natural Gas will need to use Kepler Lane for their access to US 113.

Thanks,



[roads.maryland.gov](https://roads.maryland.gov)

**Jeff Fritts**  
Inspector  
Access Management  
410.677.4039 **office**  
443.397.5063 **mobile**  
[Jfritts@mdot.maryland.gov](mailto:Jfritts@mdot.maryland.gov)  
**Maryland Department of Transportation**  
660 West Road, Salisbury, MD  
21801

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**From:** Stuart White <[swhite@co.worcester.md.us](mailto:swhite@co.worcester.md.us)>  
**Sent:** Thursday, May 16, 2024 9:49 AM  
**To:** Brian M. Soper <[bmsoper@co.worcester.md.us](mailto:bmsoper@co.worcester.md.us)>; Catherine Zirkle <[czirkle@co.worcester.md.us](mailto:czirkle@co.worcester.md.us)>; Chris Clasing <[cclasing@co.worcester.md.us](mailto:cclasing@co.worcester.md.us)>; Dallas Baker <[dbaker@co.worcester.md.us](mailto:dbaker@co.worcester.md.us)>; Daniel Wilson <[DWilson12@mdot.maryland.gov](mailto:DWilson12@mdot.maryland.gov)>; David M. Bradford <[dbradford@co.worcester.md.us](mailto:dbradford@co.worcester.md.us)>; David Mathers <[dmathers@co.worcester.md.us](mailto:dmathers@co.worcester.md.us)>; Gary Serman <[gserman@co.worcester.md.us](mailto:gserman@co.worcester.md.us)>; Janet Davis <[jdavis@co.worcester.md.us](mailto:jdavis@co.worcester.md.us)>; Jeffrey Fritts <[JFritts@mdot.maryland.gov](mailto:JFritts@mdot.maryland.gov)>; Jennifer Keener <[jkkeener@co.worcester.md.us](mailto:jkkeener@co.worcester.md.us)>; Jessica Wilson <[jwilson@co.worcester.md.us](mailto:jwilson@co.worcester.md.us)>; Joy Birch <[jbirch@co.worcester.md.us](mailto:jbirch@co.worcester.md.us)>; Kevin Lynch <[klynch@co.worcester.md.us](mailto:klynch@co.worcester.md.us)>; Lisa Lawrence <[llawrence@co.worcester.md.us](mailto:llawrence@co.worcester.md.us)>; Mark Gillis <[MGillis@mdot.maryland.gov](mailto:MGillis@mdot.maryland.gov)>; Matt Owens <[mowens@co.worcester.md.us](mailto:mowens@co.worcester.md.us)>; Paul Miller <[pmiller@co.worcester.md.us](mailto:pmiller@co.worcester.md.us)>; Robert Korb Jr. <[rkorb@co.worcester.md.us](mailto:rkorb@co.worcester.md.us)>; Robert Mitchell <[bmitchell@co.worcester.md.us](mailto:bmitchell@co.worcester.md.us)>; Tony Fascelli <[tfascelli@co.worcester.md.us](mailto:tfascelli@co.worcester.md.us)>  
**Cc:** Kristen Tremblay <[ktremblay@co.worcester.md.us](mailto:ktremblay@co.worcester.md.us)>  
**Subject:** TRC materials

Good morning,

Attached please find the review materials for next month's TRC meeting. I will be distributing

the hard copies today. Feel free to contact me with any questions.

Thanks,

Stu

Stu White  
DRP Specialist II  
Department of Development, Review, & Permitting  
One West Market Street, Rm. 1201  
Snow Hill, MD 21863  
410-632-1200 x1139  
[swhite@co.worcester.md.us](mailto:swhite@co.worcester.md.us)





# Worcester County

Department of Environmental Programs  
Environmental Programs Division

## Memorandum

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**To:** Technical Review Committee (TRC) for an April 10, 2024 Meeting

**From:** Environmental Programs Staff

**Subject:** **Minor Site Plan Review – Grand Prix Amusements  
TM 26 Parcels 295 and 252**

**Date:** June 7, 2024

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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. Regarding water and sewer sources:
  - a. The water source for the property is a private well. The location is attached. That should be noted on the existing conditions site plan. We have attached location.
  - b. The sewer source is the West Ocean City Sanitary Service Area.
3. For the EDU Chart please note: This is amusement area use and TM 26 P 295 has 6 WOC EDUs and TM 26 P 252 has 45 EDUs.
4. The proposed expansion of the track component of this complex is not expected to have water and sewerage impacts.

**Citizens and Government Working Together**





GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAX: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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**PROJECT: Grand Prix Amusements**

**TRC #: 20240324**

**LOCATION: 12424 Ocean Gateway – Ocean City, Maryland 21842**

**CONTACT: SD Hoffman Family LLC**

**MEETING DATE: June 12, 2024**

**COMMENTS BY: Robert Korb, Jr.**

**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**

Proposed go-kart track expansion at Grand Prix Amusements.

1. No comments at this time.

# GRAND PRIX AMUSEMENTS

MINOR SITE PLAN  
WORCESTER COUNTY  
WEST OCEAN CITY, MARYLAND

### SITE DATA

**OWNER**  
SD Hoffman Family, LLC  
10208 Thoroughfare Farms Rd  
Ocean City, MD 21842  
Contact: Mr. Steve Hoffman  
Ph: 443-497-3199  
Email: steve@bajaoc.com

**CONSULTANT**  
Vista Design, Inc.  
Contact: Steve Engel, R.L.A.  
11634 Worcester Highway  
Shovel, Maryland 21862  
Phone: (410) 352-3874  
Fax: (410) 352-3875

### SHEET INDEX

- C 001 COVER SHEET
- C 100 EXISTING CONDITIONS
- C 200 SITE PLAN
- C 201 GRADING PLAN
- C 301 STORMWATER MANAGEMENT
- C 400 EROSION & SEDIMENT CONTROL
- C 500 CRITICAL AREA PLAN

### LEGEND

- Property Line
- Adjacent Property Line
- Building Setback Line
- Existing Buildings
- Existing Edge of Asphalt
- Proposed Track Expansion
- Proposed Vegetated Screen
- Critical Area Boundary

### DATUM / EXISTING CONDITIONS NOTES

- Vertical Datum: NAVD 88 (US Feet)  
Horizontal Datum: Maryland State Plane, NAD 83 (US Feet)
- The boundary lines shown are by Atlantic Group & Associates, Inc., plan entitled "Boundary Survey", dated 04/20/23.
  - The existing condition linework shown is provided by L.E. Bunting Surveys, Inc., plan entitled "Plat of Surveys for Grand Prix Amusements", last revision date of 02/01/08.

### SITE INFORMATION

|                                   |                     |        |                                 |           |                           |
|-----------------------------------|---------------------|--------|---------------------------------|-----------|---------------------------|
| Tax Map                           | 0026                | Zoning | C-2 General Commercial District | Site Area | ±1.23 Ac                  |
| Parcels                           | 0295                |        | C-2 General Commercial District |           | ±16.98 Ac                 |
|                                   | 0252                |        | C-2 General Commercial District |           | ±18.21 Ac Total Site Area |
| Total Limits of Disturbance (LOD) | 37,536 SF / 0.86 Ac |        |                                 |           |                           |
| Existing Land Use                 | Outdoor Recreation  |        |                                 |           |                           |
| Proposed Land Use                 | Outdoor Recreation  |        |                                 |           |                           |

### BOARD OF ZONING APPEALS NOTES

- A Special Exception to expand an existing outdoor commercial recreation establishment was granted (Case No. 49342) on 04/25/97 by the Worcester County Board of Zoning Appeals.
- A Special Exception was obtained for Outdoor Recreation (expansion of the north east go KART track) onto parcel 295 - BZA Case No. 24-16.
- BZA Approved the ±39.84' front yard setback encroachment of the proposed north east go KART track expansion within the 100' setback from US Route 50, a major arterial highway - BZA Case No. 24-16.

|                  |                                        |
|------------------|----------------------------------------|
| Max Bldg. Height | 4 Stories or 45'                       |
| Min. Lot Size    | 1.0 Ac Min, 5 Ac Max                   |
| Site Setbacks    |                                        |
| Front            | 100' (Along US Route 50 / Coastal Hwy) |
| Side             | 50' (Along RT 707 / Old Bridge Rd)     |
| Rear             | 6' (Each)                              |
| Side Rear        | 20'                                    |

\*Per Zoning Code ZS 1-210(c)(1)(B), such establishments shall be screened in accordance with ZS 1-322(a)(1) and located at least one hundred feet from any R District.

### WATER & SEWER PROVIDER

The existing Outdoor Recreational Activities on Parcel 252 & proposed Outdoor Recreational Activities provided on Parcel 295 are and will be served by the existing on-site septic and on-site wells.

### NON-TIDAL WETLANDS

NON-Tidal Wetlands are NOT present within the limits of the proposed track extension on Parcel 295.

### FLOOD ZONE

This property is Located Within Flood Zone X Per FEMA Map # 240470180H, Dated July 16, 2015

### WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA

Portions of Parcel 252 and the entirety of Parcel 295 is located in the Atlantic Coastal Bays Critical Area (ACBA) program boundary designated Intensely Development Area (IDA) and is non-waterfront.

### LAND USE

|                                    |           |  |
|------------------------------------|-----------|--|
| SITE AREA                          |           |  |
| Parcel 0295                        | ±1.23 Ac  |  |
| Parcel 0252                        | ±16.98 Ac |  |
| Total Site Area                    | ±18.21 Ac |  |
| LOD within the Critical Area (IDA) | ±0.86 Ac  |  |

### EXISTING LAND USE - Within the Limits of Disturbance

|                                      |          |
|--------------------------------------|----------|
| Existing Impervious (Asphalt/Gravel) | ±0.07 Ac |
| Grass / Open Space                   | ±0.79 Ac |
| TOTAL EXISTING                       | ±0.86 Ac |
| TOTAL EXISTING IMPERVIOUS            | ±0.07 Ac |

### PROPOSED LAND USE - Within the Limits of Disturbance

|                                        |          |
|----------------------------------------|----------|
| Existing Impervious (Asphalt/Concrete) | ±0.04 Ac |
| Proposed Impervious (Asphalt/Concrete) | ±0.53 Ac |
| Grass / Open Space                     | ±0.29 Ac |
| TOTAL PROPOSED                         | ±0.86 Ac |
| TOTAL PROPOSED IMPERVIOUS              | ±0.61 Ac |

### SIGNATURE PANEL

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 of buildings to be occupied until a Certificate of Use and Occupancy has been issued by the Department of Development Review and Permitting.

Steve Hoffman - SD Hoffman Family, LLC \_\_\_\_\_ DATE \_\_\_\_\_

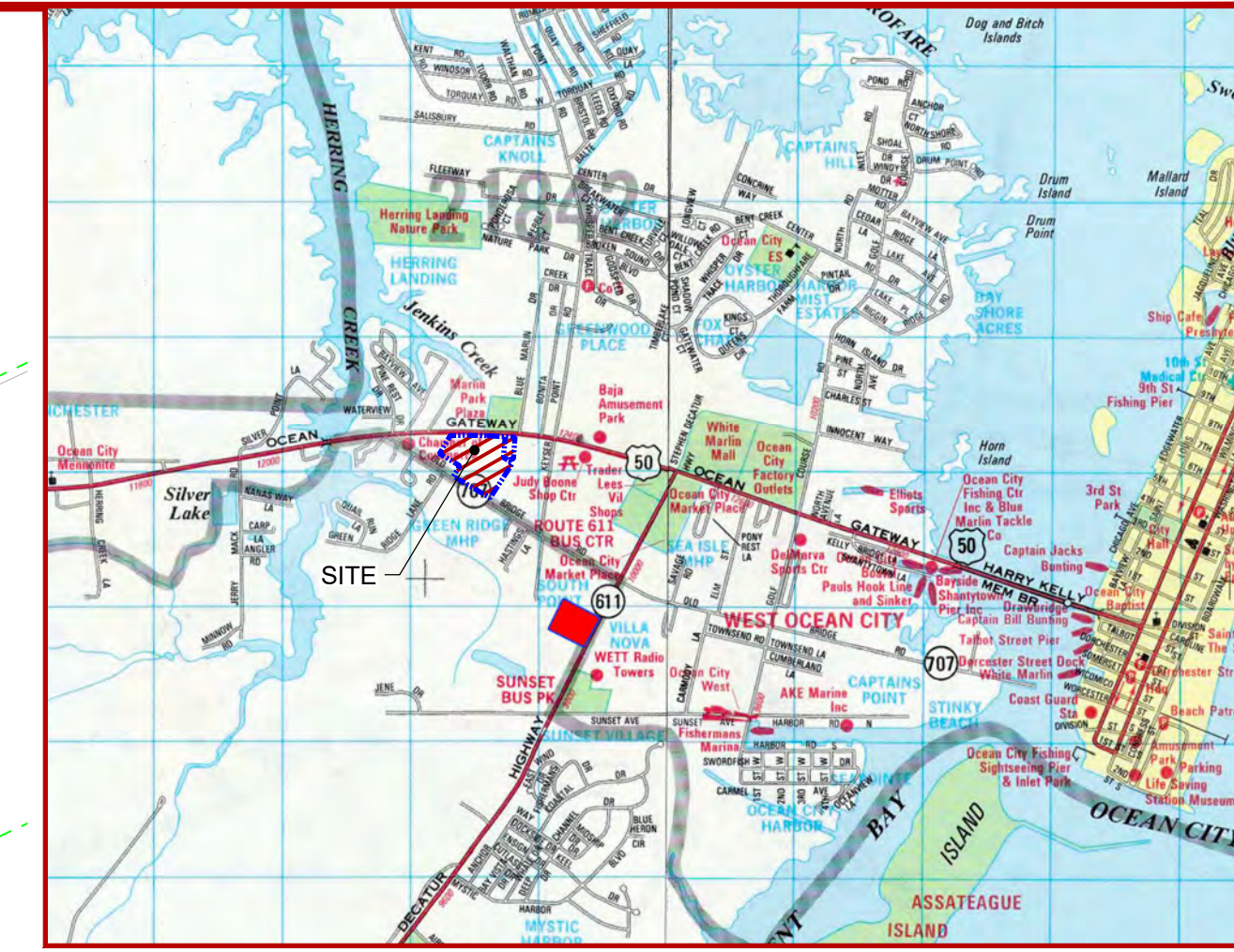
Chairperson - Worcester County Planning & Zoning \_\_\_\_\_ DATE \_\_\_\_\_

### CERTIFICATION STATEMENTS

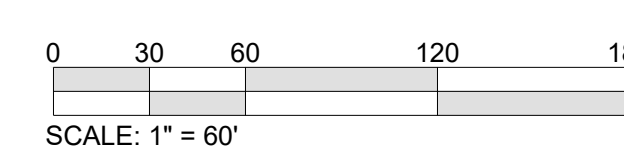
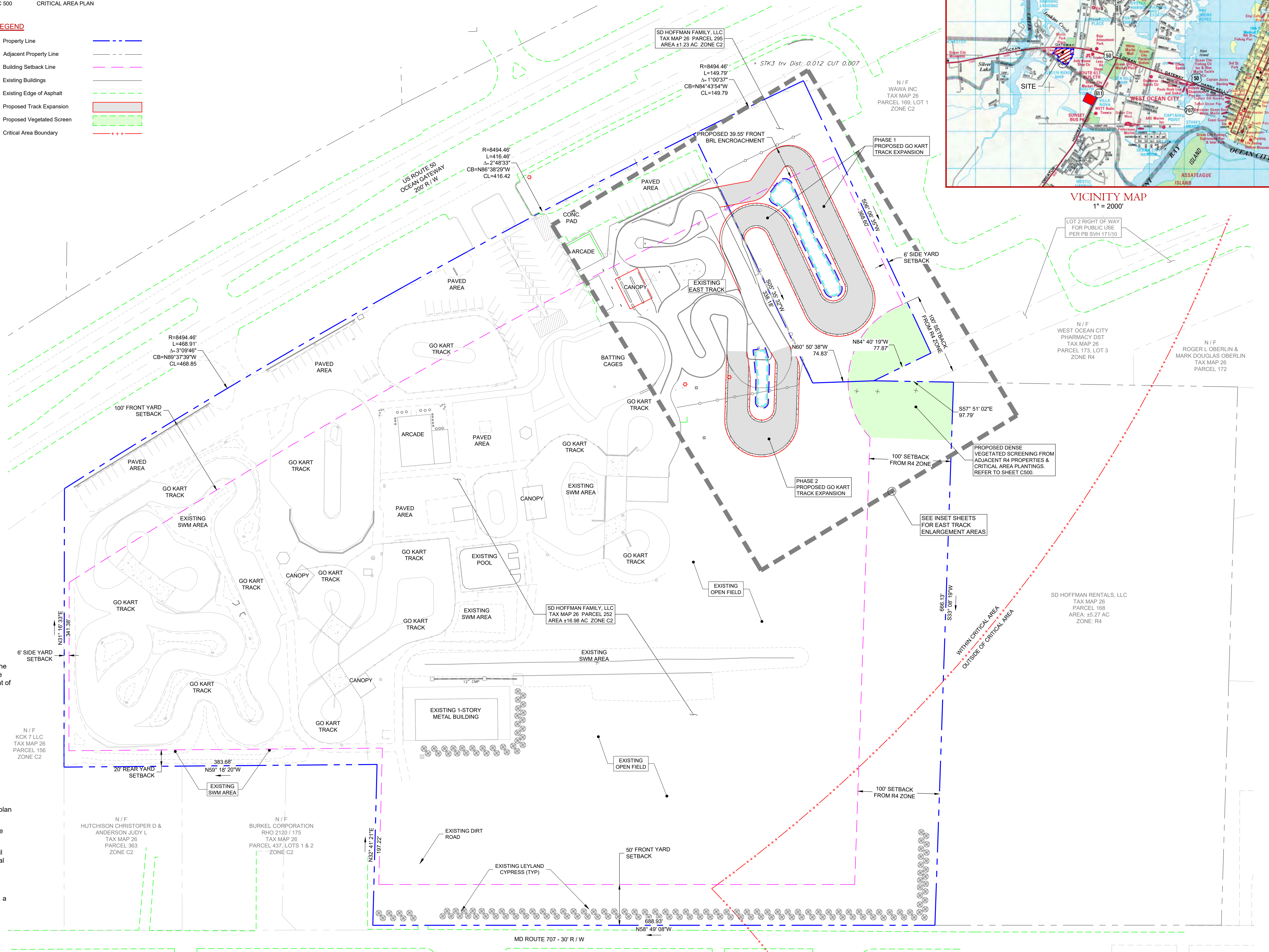
- All phases of Stormwater Management calculations, structure design and construction will adhere to current Worcester County Code and Stormwater Ordinance. Maryland standards and specifications for Stormwater Management plan for this site.
- All information set forth in this plan accurately conveys this site's conditions to the best of my knowledge.
- All structural devices for Stormwater Management will be protected by proper soil erosion and sediment control devices until all contributing areas have passed final stabilization inspection.
- Upon completion of the project, an as-constructed survey, Notice of Construction Completion (NOCC), and Letter of Certification must be submitted to the County, except individual single family dwellings. Once review is complete and approved, a Certificate of Occupancy can be issued.
- The Contractor and Owner shall provide supervision and certification of all construction of Stormwater Management practices that provide infiltration and filtering, by a Professional Engineer duly licensed in the State of Maryland.

Steve Hoffman - SD Hoffman Family, LLC \_\_\_\_\_ DATE \_\_\_\_\_

Chairperson - Worcester County Planning & Zoning \_\_\_\_\_ DATE \_\_\_\_\_

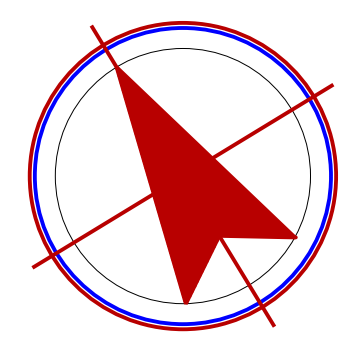


VICINITY MAP  
1" = 2000'



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NOTE: This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto apparent.



NORTH

### REVISIONS

### PROJECT DATA

Project No.: 19-099  
File Name: MSP 03-15-24.dwg  
WEST OCEAN CITY  
WORCESTER COUNTY, MARYLAND  
Date: 12/18/14  
Scale: 1" = 60'

**COVER SHEET**  
GO KART TRACK EXTENSION  
MINOR SITE PLAN  
PARCELS 252 & 295

**GRAND PRIX AMUSEMENTS**  
WEST OCEAN CITY, MD  
SD HOFFMAN FAMILY, LLC

**VISTA DESIGN, INC.**  
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11634 Worcester Hwy, Shovel, MD 21862  
Ph: 410-352-3874 • Fax: 410-352-3875 • www.vistadesign.com

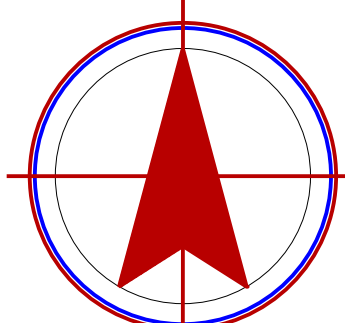
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Sheet No.: **G 001**









NORTH

REVISIONS

PROJECT DATA

Project No.: 19-099  
File Name: MSP 03-15-24.dwg  
WEST OCEAN CITY  
WORCESTER COUNTY, MARYLAND  
Date: 05/10/24  
Scale: 1" = 30'

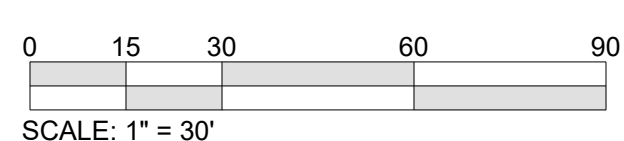
**PROPOSED EAST TRACK ENLARGED GRADING PLAN**  
GO KART TRACK EXPANSION MINOR SITE PLAN  
PARCELS 252 & 295

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Sheet No.: **C 201**



SCALE: 1" = 30'

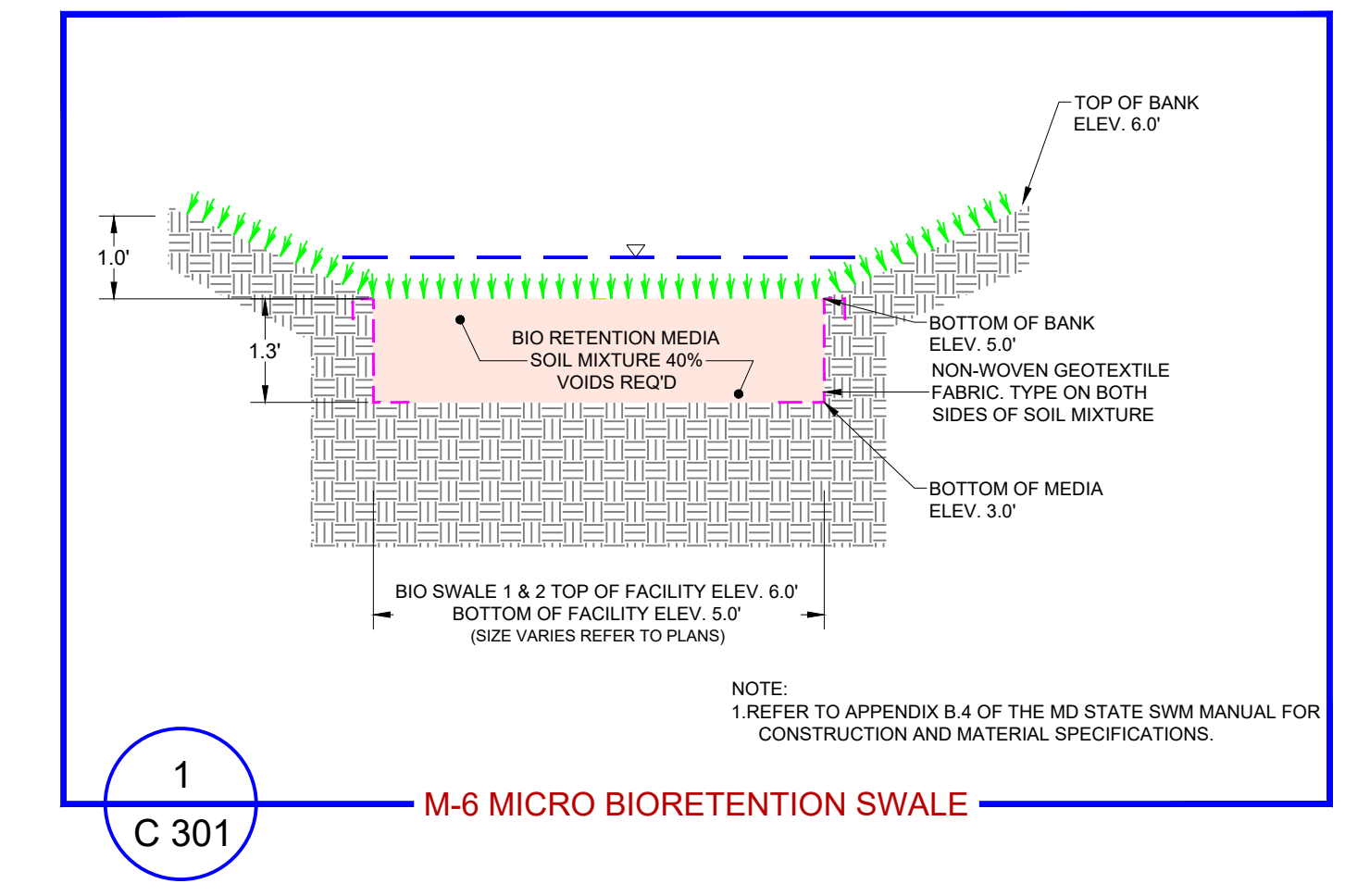
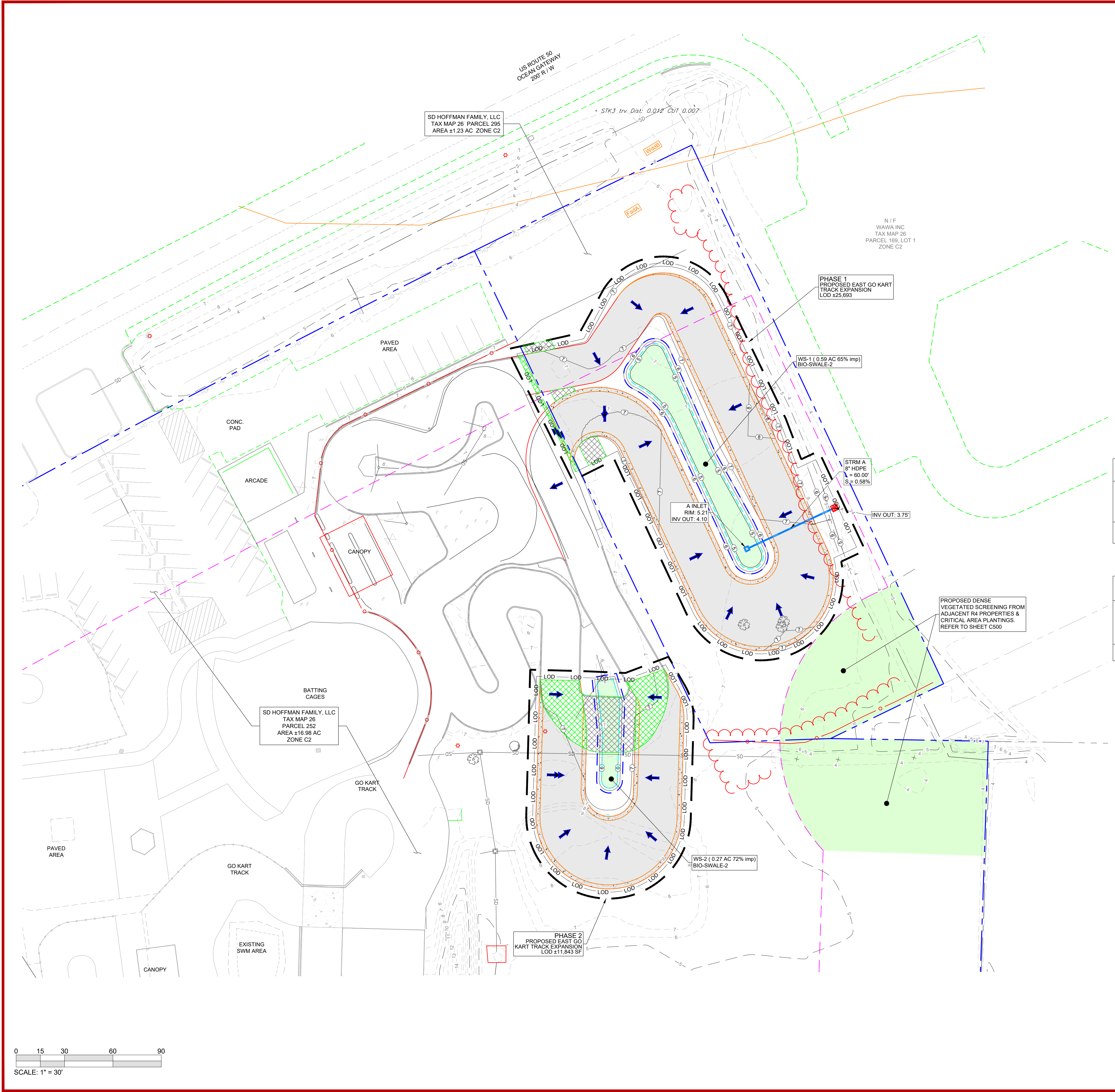
**LEGEND**

|                                      |      |
|--------------------------------------|------|
| Property Line                        | ---  |
| Adjacent Property Line               | ---  |
| Building Setback Line                | ---  |
| Existing Buildings                   | ---  |
| Existing Edge of Asphalt             | ---  |
| Existing Storm Pipe                  | SD   |
| Proposed Track Expansion             | ---  |
| Proposed Vegetated Screen            | ---  |
| Existing 1x Contour                  | ---  |
| Existing 5x Contour                  | ---  |
| Proposed Edge of Track               | ---  |
| Proposed Edge of Concrete            | ---  |
| Proposed Storm Drain                 | ---  |
| Proposed 1x Contour                  | ---  |
| Proposed 5x Contour                  | ---  |
| Proposed Limits of Disturbance (LOD) | ---  |
| Existing Spot Shot                   | 7.75 |
| Proposed Spot Shot                   | 7.75 |

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**MICRO BIORETENTION MAINTENANCE & INSPECTION CRITERIA:**

It is highly recommended that a spring inspection and cleanup be conducted in the Bioretention areas. The following is a list of some of the key maintenance problems to look for:

- Check for sediment buildup at pavement edges that prevent flow from getting into the bed, and check for other signs of bypassing.
- Check for any winter- or salt-killed vegetation, and replace with hardier species.
- Note presence of accumulated sand, sediment and trash in the filter bed and remove it.
- Inspect Bioretention side slopes and filter strips for evidence of any fill or gully erosion and repair it.
- Look for bare soil or sediment sources in the contributing drainage area, and stabilize them immediately.

**WS-1 ESD SUMMARY CHART**

| TYPE OF ESD PRACTICE | NAME OF ESD PRACTICE (STRUCTURE NAME) | ESD PRACTICE TOTAL DRAINAGE AREA (ACRES) | IMPERVIOUS AREA TO ESD PRACTICE (ACRES) | SURFACE AREA OF ESD PRACTICE (SF) | PONDING DEPTH (FT) | MEDIA DEPTH (FT) | TARGET ESDv RECEIVED (CF) | ESDv CREDIT (CF) | P LOAD REDUCTION (lbs/yr) |
|----------------------|---------------------------------------|------------------------------------------|-----------------------------------------|-----------------------------------|--------------------|------------------|---------------------------|------------------|---------------------------|
| M-6 BIO SWALE        | BIO SWALE-1                           | 0.59                                     | 0.38                                    | 2,396                             | 1.00               | 1.25             | 3,671                     | 3,594            | 0.90                      |

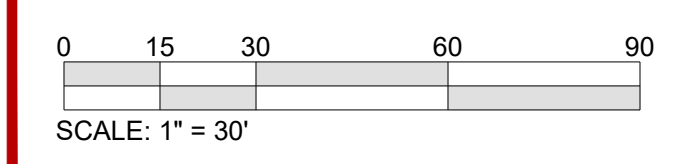
**WS-2 ESD SUMMARY CHART**

| TYPE OF ESD PRACTICE | NAME OF ESD PRACTICE (STRUCTURE NAME) | ESD PRACTICE TOTAL DRAINAGE AREA (ACRES) | IMPERVIOUS AREA TO ESD PRACTICE (ACRES) | SURFACE AREA OF ESD PRACTICE (SF) | PONDING DEPTH (FT) | MEDIA DEPTH (FT) | TARGET ESDv RECEIVED (CF) | ESDv CREDIT (CF) | P LOAD REDUCTION (lbs/yr) |
|----------------------|---------------------------------------|------------------------------------------|-----------------------------------------|-----------------------------------|--------------------|------------------|---------------------------|------------------|---------------------------|
| M-6 BIO SWALE        | BIO SWALE-2                           | 0.27                                     | 0.19                                    | 750                               | 1.00               | 1.25             | 1,817                     | 1,125            | 0.40                      |

- LEGEND**
- Property Line
  - Adjacent Property Line
  - MDOT SHA Right of Way
  - Existing Edge of Pavement
  - Existing 1x Contour
  - Existing 5x Contour
  - EX Treeline
  - Soils Boundary
  - EX Electric Manhole
  - EX Telephone Pedestal
  - EX Fire Hydrant
  - EX Water Line
  - EX Water Meter / Manhole
  - EX Storm Drain
  - EX Signs
  - PR Edge of Pavement
  - PR 1x Contour
  - PR 5x Contour
  - Limits of Disturbance
  - Watershed Boundary
  - EX Impervious to Remain
  - EX Impervious to be Removed
  - Proposed New Impervious

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**NORTH**

---

**REVISIONS**

| NO. | DESCRIPTION |
|-----|-------------|
|     |             |
|     |             |
|     |             |

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**PROJECT DATA**

Project No.: 19-099  
 File Name: PR\_STRM (060224.dwg)  
 WEST OCEAN CITY  
 WORCESTER COUNTY, MARYLAND  
 Date: 05/10/24  
 Scale: 1" = 30'

---

**PROPOSED STORWATER MANAGEMENT PLAN**  
 GO KART TRACK EXTENSION  
 MINOR SITE PLAN  
 PARCELS 292 & 295

---

**GRAND PRIX AMUSEMENTS**  
 WEST OCEAN CITY, MD  
 SD HOFFMAN FAMILY, LLC

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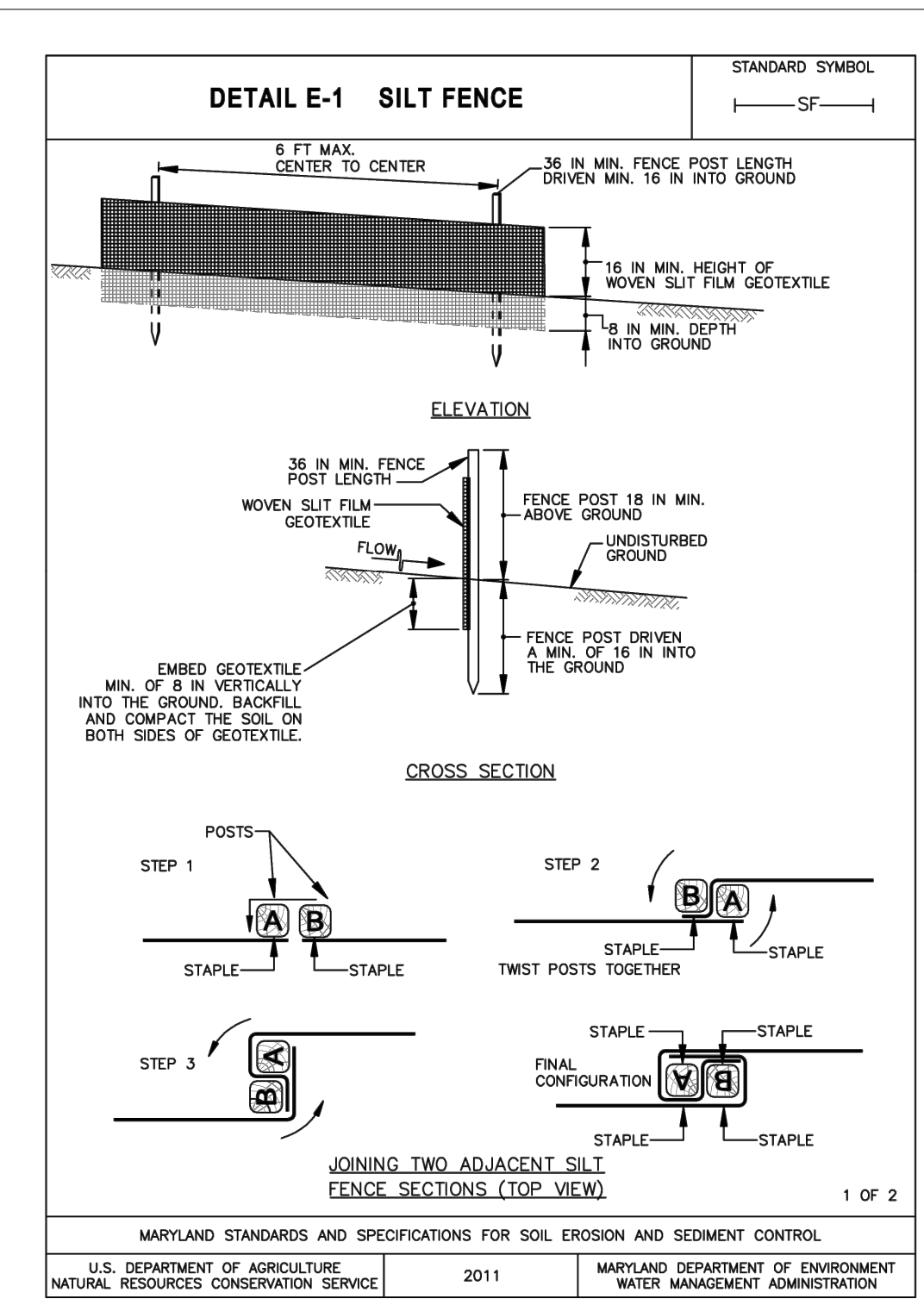
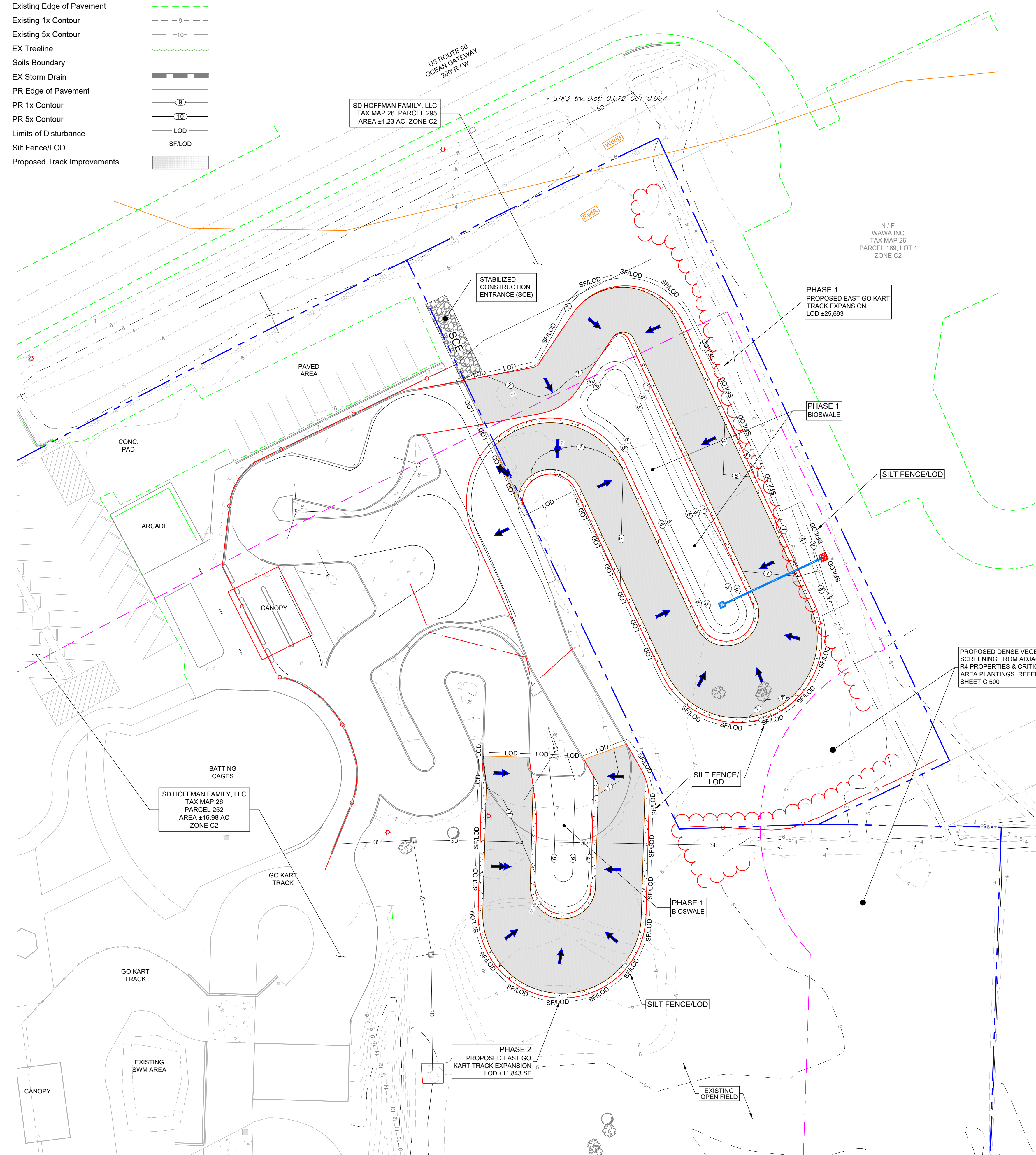
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Sheet No.: **C 301**

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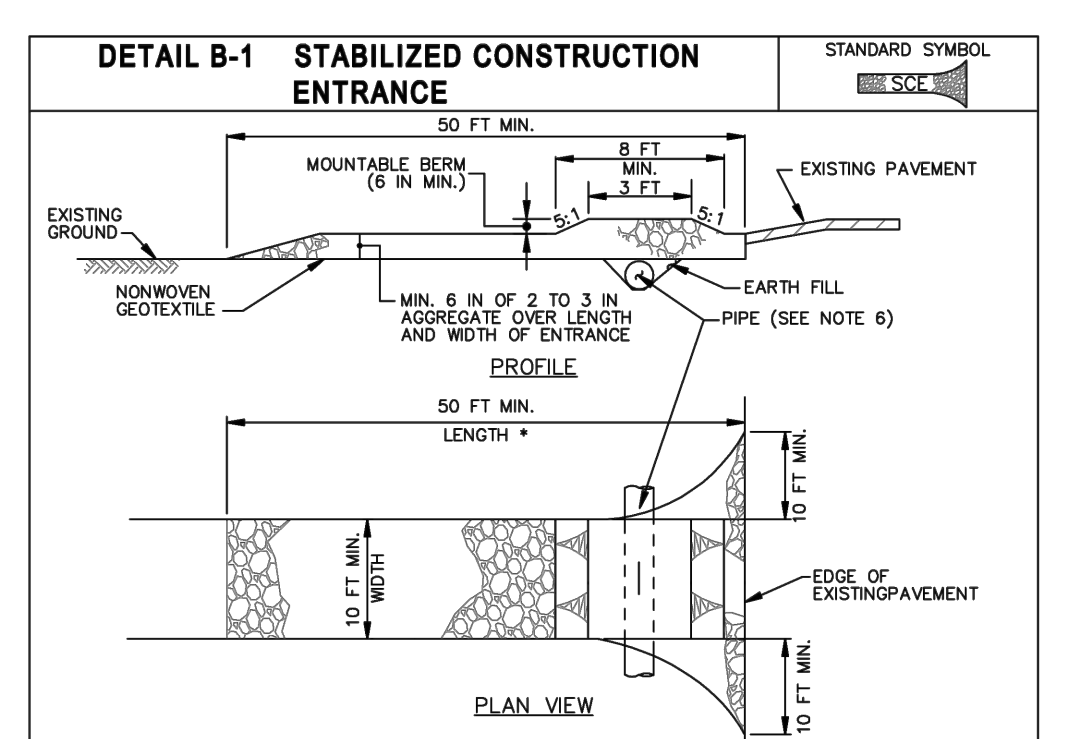
**LEGEND**

- Property Line ---
- Adjacent Property Line ---
- Existing Edge of Pavement ---
- Existing 1x Contour ---
- Existing 5x Contour ---
- EX Treeline ---
- Soils Boundary ---
- EX Storm Drain ---
- PR Edge of Pavement ---
- PR 1x Contour ---
- PR 5x Contour ---
- Limits of Disturbance ---
- Silt Fence/LOD ---
- Proposed Track Improvements ---



- DETAIL E-1 SILT FENCE**
- CONSTRUCTION SPECIFICATIONS
- USE WOOD POSTS 1 1/2 x 1 1/2 x 3/8 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD, AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
  - USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
  - USE WOVEN SILT FENCE GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
  - PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
  - EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
  - WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
  - EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
  - REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

- SEQUENCE OF CONSTRUCTION**
- Contact Worcester County Department of Environmental Programs at 410-632-1220 to schedule a pre-construction meeting at least 48 hours prior to commencing any site work, FAILURE TO DO SO MAY RESULT IN AN IMMEDIATE "STOP WORK" ORDER.
  - For construction of Phase 1 Track Extension, install stabilized construction entrance (SCE) and perimeter controls as shown.
  - Strip topsoil and stock pile in area shown on the plan.
  - Excavate and construct (M-4) Micro Bioretention Facilities and outfalls pipes as shown on the plan.
  - Rough grade site, importing material as necessary from site or off-site source per proposed grades provided to create positive drainage.
  - Construct go kart track.
  - Final grade all open space areas and stabilize all disturbed areas with sod.
  - Upon completion of all site improvements, install required landscaping and prepare and stabilize all disturbed areas for final stabilization.
  - Upon 95% stabilization of all disturbed areas call for final approval from Worcester County and MDE.
  - Remove all EAS controls after final approval.
  - Submit as-builts required for obtaining c/o.
  - All maintenance of the final site shall be controlled by the Site Owner.
  - For Phase 2 Track Extension, repeat steps 1-12.



- DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE**
- CONSTRUCTION SPECIFICATIONS
- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (40 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE TO FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
  - PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 2:1 SLOPE AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
  - PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
  - PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
  - MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

- EROSION & SEDIMENT CONTROL NOTES:**
- Following initial disturbance or re-disturbance, permanent or temporary stabilization shall be completed with (a) three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and (b) seven (7) calendar days on all other disturbed or graded areas on the project site not under active grading.
  - Certification by Owner or Developer that
    - Any clearing, grading, construction or development, or all of these, will be done pursuant to this plan and
    - That responsible personnel involved in the construction project will have certification of training at the department approved program (green-card certification for the control of sediment and erosion before beginning the project. (certification may be waived by the approval authority on any project involving four or fewer residential units) and as applicable per county.
  - The developer will provide one copy of a red line as-built drawing of each facility requiring a state permit.
  - Owner/Developer or representative is to contact the appropriate enforcing authority or its agent at the following stages of the project: (a) Prior to the start of construction, (b) Upon completion of the installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading, (c) Prior to the start of another phase of construction or opening of another grading unit, (d) Prior to the removal of sediment control practices.
  - Maintenance shall be performed as necessary to ensure that stabilized areas continuously meet the appropriate requirements of 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
  - Approved plans remain valid for 2 years from the date of approval, except surface mines and landfill plans which remain valid for 5 years from the date unless specifically extended or renewed by the approval authority.
  - A Maryland Department of the Environment Notice of Intent (NOI) General Permit for Construction Activity is required for all construction activity in Maryland with a planned total disturbance of 1 acre or more.
  - As mandated by the Notice of Intent (NOI) General Permit issued by the Maryland Department of the Environment, an inspection must be performed onsite of all sediment controls on a weekly basis and after every rainfall event. All soil inspections must be maintained along with all applicable governing agency inspection reports in a log book, to be kept onsite at all times.
  - Sediment control measures are not to be removed until the areas served have established vegetative cover and not without the permission of the Worcester County Inspector.
  - For the purposes of this plan, an approved location for excess material shall be one which is operating under an approved Erosion and Sediment Plan at the time of construction.
  - The contractor is responsible for implementation and maintenance of the approved plan, and all other measures necessary to control, filter, and prevent sediment from leaving the site.
  - All points of construction ingress and egress shall be protected to prevent tracking of mud onto public ways.
  - The Worcester County Dept. of development Review and Permitting and the Worcester Soil Conservation District reserve the right to add, modify, or alter the approved SECS Plan as necessary to provide adequate protection.

**Permanent Seeding Summary**

| No. | Species     | Application Rate (lb/ac) | Seeding Dates               | Seeding Depths                         | Fertilizer Rate (10-20-20)          |                               |                           | Lime Rate                   |
|-----|-------------|--------------------------|-----------------------------|----------------------------------------|-------------------------------------|-------------------------------|---------------------------|-----------------------------|
|     |             |                          |                             |                                        | N                                   | P <sub>2</sub> O <sub>5</sub> | K <sub>2</sub> O          |                             |
|     | Tall Fescue | 100                      | 2/15 - 4/30<br>8/15 - 11/30 | X - 1/2 in<br>X - 1/2 in<br>X - 1/2 in | 45 pounds per acre (1.0 lb/1000 sf) | 90 lb/ac (2 lb / 1000 sf)     | 90 lb/ac (2 lb / 1000 sf) | 2 tons/ac (90 lb / 1000 sf) |

**Temporary Seeding Summary**

| No. | Species        | Application Rate (lb/ac) | Seeding Dates               | Seeding Depths | Fertilizer Rate (10-20-20) |                               |                  | Lime Rate |
|-----|----------------|--------------------------|-----------------------------|----------------|----------------------------|-------------------------------|------------------|-----------|
|     |                |                          |                             |                | N                          | P <sub>2</sub> O <sub>5</sub> | K <sub>2</sub> O |           |
|     | Barley         | 96                       | 2/15 - 4/30<br>8/15 - 11/30 | 1"             |                            |                               |                  |           |
|     | Oats           | 72                       | 2/15 - 4/30<br>8/15 - 11/30 | 1"             |                            |                               |                  |           |
|     | Cereal Rye     | 112                      |                             | 1"             |                            |                               |                  |           |
|     | Foxtail Millet | 30                       |                             | 0.5"           |                            |                               |                  |           |



NORTH

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**PROJECT DATA**

Project No.: 19-089  
 File Name: E:\050224.dwg  
 WEST OCEAN CITY  
 WORCESTER COUNTY, MARYLAND  
 Date: 05/10/24  
 Scale: 1" = 30'

---

**EROSION & SEDIMENT CONTROL PLAN**  
 GO KART TRACK EXTENSION  
 MINOR SITE PLAN  
 PARCELS 252 & 295

---

**GRAND PRIX AMUSEMENTS**  
 WEST OCEAN CITY, MD  
 SD HOFFMAN FAMILY, LLC

---

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Sheet No.: **C 400**

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# GRAND PRIX AMUSEMENTS

WORCESTER COUNTY  
WEST OCEAN CITY, MARYLAND

## CRITICAL AREA MITIGATION & PLANTING STANDARDS

Portions of Parcel 252 and the entirety of Parcel 295 is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Development Area (IDA) and is non-waterfront.

**MITIGATION REQUIREMENTS:**  
Limits of Disturbance (LOD) within the ACBCA  
±37,356 sq. ft. / ±0.86 Ac

Mitigation Requirement - 15% Afforestation  
• 37,356 sq. ft. (15%) ±5,630 sq. ft.

**PLANTINGS:**  
Mitigation requirement Less than 1 Acre  
Landscape Stock Requirements  
Canopy Tree (2-inch Caliper) 200 sq. ft.

**LANDSCAPE STOCK PROVIDED**  
5,630 / 200 = 29 Canopy Trees @ 2-inch Caliper

**NON-TIDAL WETLANDS**  
NON-Tidal Wetlands are NOT present within the limits of the proposed track extension on Parcel 295

**FLOOD ZONE**  
This property is Located Within Flood Zone X Per FEMA Map # 24047C0180H, Dated July 16, 2015

**WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW**

This property is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Development Area (IDA) and is non-waterfront. Any and all proposed activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle 1 (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Laws, as from time to time amended, in effect at the time of the proposed development activities.

## LAND USE

**SITE AREA**  
Parcel 0295 ±1.23 Ac  
Parcel 0252 ±16.98 Ac  
Total Site Area ±18.21 Ac

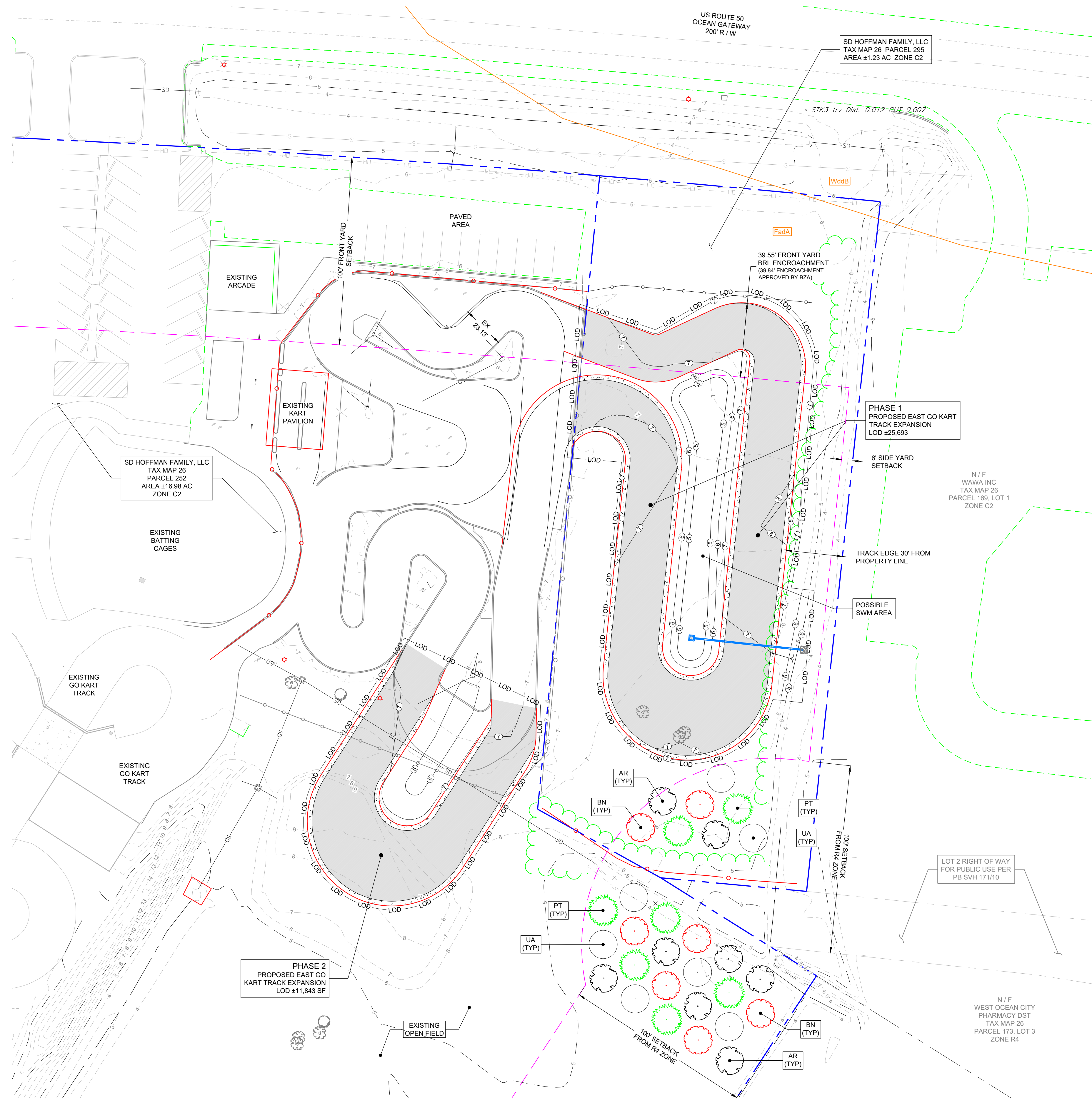
LOD within the Critical Area (IDA) ±0.86 Ac

**EXISTING LAND USE within the Limits of Disturbance**  
Existing Impervious (Asphalt/Gravel) ±0.07 Ac  
Grass / Open Space ±0.79 Ac  
TOTAL EXISTING ±0.86 Ac

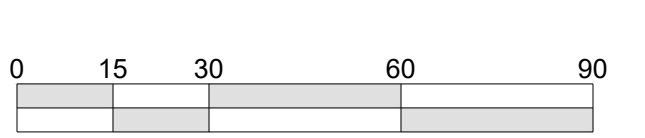
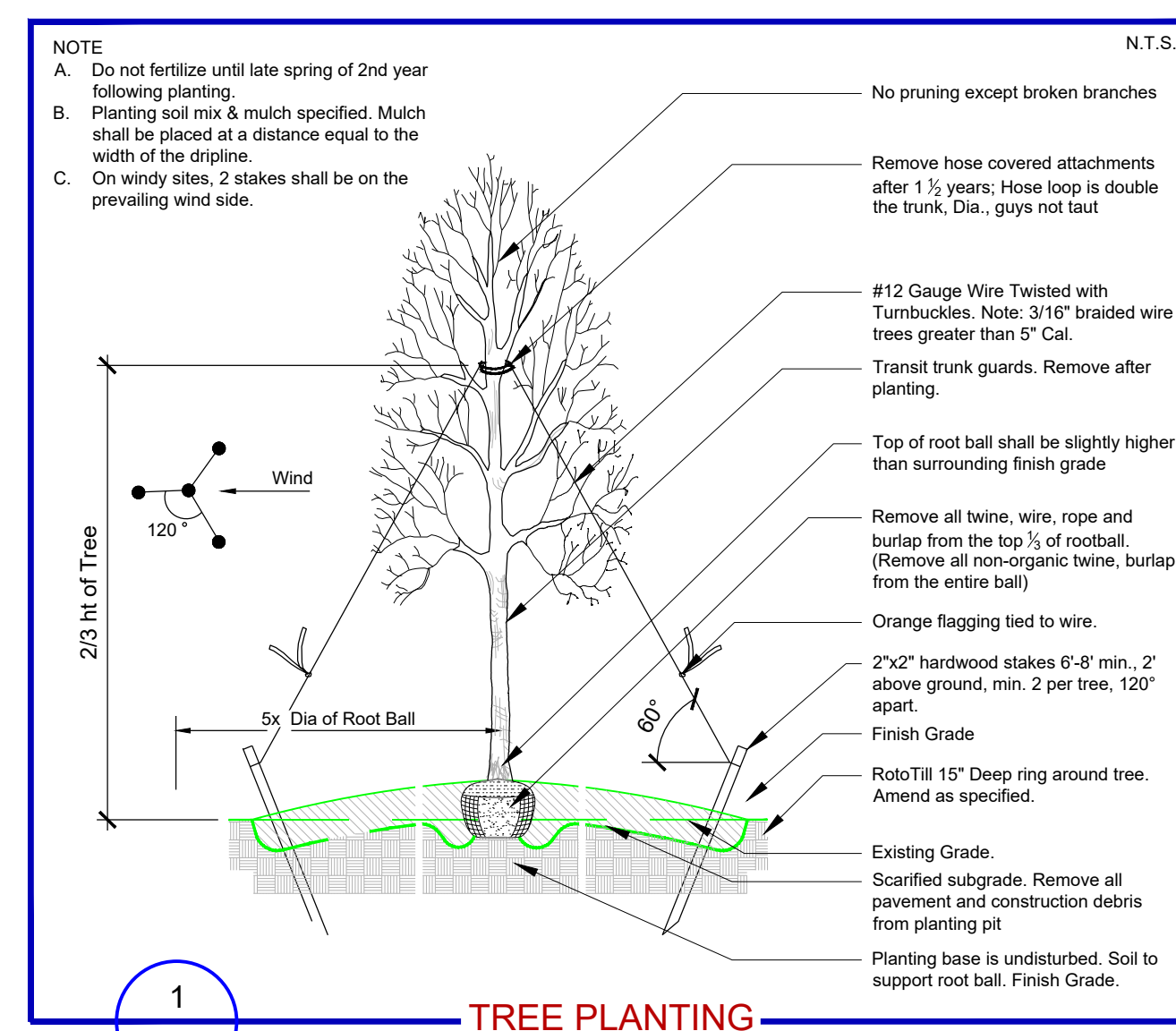
TOTAL EXISTING IMPERVIOUS ±0.07 Ac

**PROPOSED LAND USE within the Limits of Disturbance**  
Existing Impervious (Asphalt/Concrete) ±0.04 Ac  
Proposed Impervious (Asphalt/Concrete) ±0.53 Ac  
Grass / Open Space ±0.29 Ac  
TOTAL PROPOSED ±0.86 Ac

TOTAL PROPOSED IMPERVIOUS ±0.61 Ac

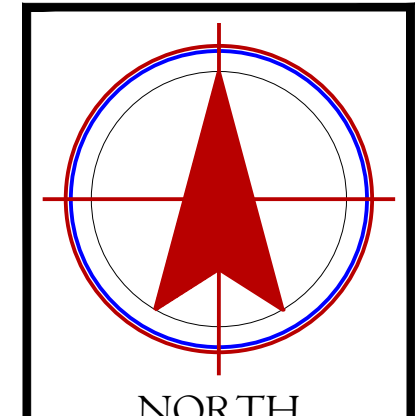


| PLANT LIST              |        |          |                 |               |                       |                  |
|-------------------------|--------|----------|-----------------|---------------|-----------------------|------------------|
| CANOPY TREES (29 TOTAL) |        |          |                 |               |                       |                  |
| SYMBOL                  | ABBREV | QUANTITY | BOTANICAL NAME  | COMMON NAME   | MINIMUM SIZE REQUIRED | SPACING          |
|                         | AR     | 8        | ACER RUBRUM     | RED MAPLE     | 2" CALIPER            | MINIMUM 20' O.C. |
|                         | BN     | 7        | BETULA NIGRA    | RIVER BIRCH   | 2" CALIPER            | MINIMUM 20' O.C. |
|                         | PT     | 7        | PINUS TAEDA     | LOBLOLLY PINE | 2" CALIPER            | MINIMUM 20' O.C. |
|                         | UA     | 7        | ULMUS AMERICANA | AMERICAN ELM  | 2" CALIPER            | MINIMUM 20' O.C. |



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REVISIONS

**PROJECT DATA**  
Project No.: 19-089  
File Name: MSP 03-15-24.dwg  
WEST OCEAN CITY  
WORCESTER COUNTY, MARYLAND  
Date: 05/10/24  
Scale: 1" = 30'

**PROPOSED CRITICAL AREA PLAN**  
GO KART TRACK EXTENSION  
MINOR SITE PLAN  
PARCELS 252 & 295

**GRAND PRIX AMUSEMENTS**  
WEST OCEAN CITY, MD  
SD HOFFMAN FAMILY, LLC

**VISTA DESIGN, INC.**  
Engineers • Architects • Surveyors • Landscape Architects  
Land Planning Consultants • GIS Services  
11624 Worcester Hwy, Shovel, MD 21862  
Ph: 410-352-3874 • Fax: 410-352-3875 • www.vistadesign.com

**PROGRESS PRINT / NOT FOR CONSTRUCTION**

Sheet No.: **C 500**

**TRC PROJECT REVIEW TRANSMITTAL**  
**Minor Site Plan Review**

To: Technical Review Committee (TRC)  
From: Department of Development Review and Permitting  
Date: May 15, 2024

**Eastern Shore Natural Gas** (Tax Map 9, Parcel 47)  
A-1 Agricultural; Tax District 05

Description: Proposed five (5) 100,000-gallon liquefied natural gas storage tanks with ancillary equipment necessary to regasify the natural gas for transport to Eastern Shore's existing pipeline system which currently runs along US 113. The facility includes liquefied natural gas truck offloading area and turnaround. It also includes impoundment areas, vapor barrier wall, and chain-link security fence installed around the operating area of the facility.

Location: A land locked parcel located approximately 1,300 feet west of Rt. 113 approximately 1,800 feet north of the intersection of Rt. 113 and Jarvis Road.

| Owner:                                                                                                                          | Applicant | Surveyor:                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------|
| Eastern Shore Natural Gas<br>Charles Howell<br>500 Energy Lane, Ste. 200<br>Dover, DE 19901<br>302-213-7265<br>chowell@chpk.com | Owner     | Morris & Ritchie Associates<br>Justin Ham<br>111 Ruthar Drive,<br>Newark, DE 19711<br>302-326-2200<br>jham@mragta.com |

**\*Please submit any additional comments in writing to the Department by **Noon Friday June 7, 2024.****

CC: Mary Knight, Planning Commission Representative  
Bob Mitchell, Director, Environmental Programs  
Paul Miller, Building Plans Reviewer III  
Matt Owens, Fire Marshal  
Brian Soper, Natural Resources Administrator  
Joy Birch, Natural Resources Planner, DEP  
Dave Mathers, Natural Resources Planner, DEP  
Chris Clasing, Deputy Director, Department of Public Works  
Tony Fascelli, Department of Public Works, OPWW  
Kevin Lynch, County Roads Superintendent  
Jeff Fritts, State Highway Administration  
Mark Gillis, State Highway Administration  
Kristen M. Tremblay, Zoning Administrator

**TECHNICAL REVIEW COMMITTEE**

DATE OF MEETING: June 12, 2024

PROJECT: Eastern Shore Natural Gas - Storage

APPLICANT(S) IN ATTENDANCE:

\_\_\_\_\_  
\_\_\_\_\_

TRC MEMBERS IN ATTENDANCE:

- \_\_\_\_\_ Tremblay, Zoning Administrator
- \_\_\_\_\_ DRP Specialist
- \_\_\_\_\_ Miller, Building Plans Reviewer III
- \_\_\_\_\_ Mitchell, Environmental Programs
- \_\_\_\_\_ White, Environmental Programs
- \_\_\_\_\_ Bradford, Environmental Programs
- \_\_\_\_\_ Birch, Environmental Programs
- \_\_\_\_\_ Mathers, Environmental Programs
- \_\_\_\_\_ Owens, Fire Marshal
- \_\_\_\_\_ Lynch, County Roads
- \_\_\_\_\_ Berdan, County Roads
- \_\_\_\_\_ Wilson, State Highway Admin.
- \_\_\_\_\_ Fritts, State Highway Admin.
- \_\_\_\_\_ Clasing, W & WW, DPW
- \_\_\_\_\_ Knight, 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

June 12, 2024

#### **Eastern Shore Natural Gas – Major Site Plan Review**

Proposed five (5) 100,000-gallon liquefied natural gas storage tanks with ancillary equipment necessary to re-gasify the natural gas for transport to Eastern Shore's existing pipeline system which currently runs along US Route 113. The facility includes liquefied natural gas truck offloading area and turnaround. It also includes impoundment areas, vapor barrier wall, and chain-link security fence installed around the operating area of the facility. A land locked parcel located approximately 1,300 feet west of Route 113, approximately 1,800 feet north of the intersection of Route 113 and Jarvis Road, Tax Map 9, Parcel 47, Tax District 5, A-1 Agricultural District, Eastern Shore Natural Gas, owner/ Morris and Ritchie Associates, surveyor.

**Prepared by:** Kristen M. Tremblay, AICP, Zoning Administrator

**Contact:** [ktremblay@co.worcester.md.us](mailto:ktremblay@co.worcester.md.us) or (410) 632-1200

#### **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
§ZS1-317	Commercial development, industrial development and industrial parks.
§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

1. Please provide a vehicular travelway behind the proposed control building and generator location in accordance with §ZS1-319(c)(5).
2. Please show how parking was calculated on the site plan in accordance with §ZS1-320.
3. Please provide an ADA parking space in accordance with §ZS1-320(d).
4. The gravel travelway around the rear of the containment area will need to be either stabilized with a binding agent and subject to Planning Commission approval, or will need to be of a material that provides a hard and durable surface that precludes or limits particulate air pollution. Concrete, asphalt, tar and chip, brick, and interlocking paving blocks or stones, including those semi-pervious systems that retain space for vegetation are acceptable paving materials. Please see §ZS1-320(f)(1).
5. Please include parking bumpers in accordance with ZS1-320(f)(5).
6. Additionally, the parking areas need to 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. Please see ZS1-320(f)(9).
7. §ZS1-322(g). “Installation of landscaping; installation bond. Landscaping shall be installed in accordance with the approved landscape plan. Installation of the landscaping shall be complete or bonded in the same manner in which other site improvements are

required to be installed or bonded prior to the approval of the subdivision plat or issuance of a zoning certificate or other approval. Prior to the occupancy of the structure or use requiring the landscaping a perpetual landscaping installation and maintenance agreement shall be executed and recorded among the land records of Worcester County to guarantee the planting material's continued viability.”

8. The ‘Transport Area’ is effectively a loading zone. Can you please include the language for ‘loading zone’ on the site plan in accordance with ZS1-321?
9. Please note on site plans that existing vegetation is to be retained.
10. “All commercial or industrial development shall be subject to the provisions of the Worcester County “Design Guidelines and Standards for Commercial Uses.” §ZS1-317(a)(1).
11. Schematic elevations and floor plans drawn to scale for all buildings and structures including but not limited to building height, number of stories, type of construction, finish materials, colors, awnings, roof style and materials, architectural tradition or style, mechanical equipment, and the size and location of any on-building signs. The information provided in the elevations shall be of sufficient detail to assess compliance with the Worcester County “Design Guidelines and Standards for Commercial Uses.” §ZS1-325(e)(T).
12. Plan notes that the proposed Kepler Lane crossing references DOT Crossing Plan Number 516334L for reference. Can you please explain what this means? Is there a safety bar at this particular crossing?

#### **Other Agency Approvals:**

1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs 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.

The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state regulations.

No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the

approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.

**NEXT STEPS:** For a Major Site Plan, please address all comments provided by the TRC and resubmit any changes as needed for the Planning Commission. If approved by the Planning Commission, final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and any associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for ‘final signature approval’ before building/zoning permits will be issued.

**\*Please provide a detailed listing of all site plan changes along with any resubmission.**



# 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 Planner III (JB)

**Subject:** June 12, 2024 - Technical Review Committee Meeting

**Date:** May 30, 2024

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- **Eastern Shore Natural Gas – Minor Site Plan Review**

Proposed five (5) 100,000-gallon liquefied natural gas storage tanks with ancillary equipment necessary to regasify the natural gas for transport to Eastern Shore's existing pipeline system which currently runs along US 113. The facility includes liquefied natural gas truck offloading area and turnaround. It also includes impoundment areas, vapor barrier wall and chain-link security fence installed around the operating area of the facility. Located at approximately 1,300 feet west of Rt. 113 approximately 1,800 feet north of the intersection of Rt. 113 and Jaris Road, Tax Map 9, Parcel 47, Tax District 05, A-1 Agricultural District, Eastern Shore Natural Gas (Charles Howell), owner / Morris & Ritchie Associates, surveyor. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.

**Citizens and Government Working Together**




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

## Memorandum

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**To:** Technical Review Committee

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

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

**Date:** June 3, 2024

**Date of Meeting:** June 12, 2024

**Project:** Eastern Shore Natural Gas

**Location:** Kepler Lane, Tax Map: 9, Parcel: 47

**Owner/Developer:** Eastern Shore Natural Gas

**Architect:** Vista Design, Inc.

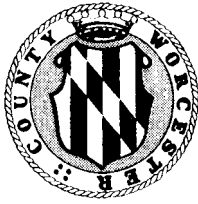
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**This project is subject to the Worcester County Forest Conservation Law.** A Forest Conservation Application and fee have been submitted. A Forest Stand Delineation (FSD) has been submitted and approved. A Forest Conservation Plan (FCP) must be approved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

The net tract area is 20.80 acres is based on the proposed limits of disturbance (LOD). There is 0.15 acres of forest within the net tract area which will be cleared. With an afforestation threshold of 20 percent and conservation threshold of 50 percent, there is a total planting requirement of 4.31 acres. If off-site retention or mitigation bank is used to comply with the Forest Conservation Law, the required afforestation will increase to a 2:1 ratio, or 8.62 acres. Any off-site areas must be within the same watershed as the project property.

**This project is subject to the Worcester County Stormwater Ordinance.** The project has obtained Stormwater concept plan approval. Site Development approval is required before this project proceeds to Planning Commission. Final Plan approval must be received prior to this project receiving signature plan approval.

**Citizens and Government Working Together**



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: Eastern Shore Natural Gas

Date: 6/12/2024

Tax Map: 9 Parcel: 47 Section: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

### **SITE SPECIFIC COMMENTS**

1. Current Codes:       2021 International Building Code  
                              2021 International Energy Conservation Code  
                              2021 International Mechanical Code  
                              2017 National Electric Code
  
2. Wind speed: 113 mph Risk category I; 123 mph Risk category II
  
3. Permit application along with 4 sets sealed construction documents for: Water storage tank and foundation; LPG tank foundation plans, tank specifications and containment wall; Construction plans and specifications for Maintenance building - Control building - Fire water pump building - 20' concrete vapor barrier.
  
4. Soils report.
  
5. A pre-construction meeting will be required before any work starts.
  
6. Worcester County inspections required for all construction. Third party inspection will not be accepted without a Worcester County inspection.

**Please provide your design professional with a copy of these 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  
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: January 17, 2023  
TO: Applicant  
FROM: David M. Bradford, Deputy Director *DMB*  
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.

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.



**From:** [Jeffrey Fritts](#)  
**To:** [Stuart White](#); [Brian M. Soper](#); [Catherine Zirkle](#); [Chris Clasing](#); [Dallas Baker](#); [Daniel Wilson](#); [David M. Bradford](#); [David Mathers](#); [Gary Serman](#); [Janet Davis](#); [Jennifer Keener](#); [Jessica Wilson](#); [Joy Birch](#); [Kevin Lynch](#); [Lisa Lawrence](#); [Mark Gillis](#); [Matt Owens](#); [Paul Miller](#); [Robert Korb Jr.](#); [Robert Mitchell](#); [Tony Fascelli](#)  
**Cc:** [Kristen Tremblay](#)  
**Subject:** RE: TRC materials  
**Date:** Tuesday, May 28, 2024 3:22:58 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

---

Stu,

Manklin Meadows and Gran Prix Amusements will have no negative impact to SHA roadways. Eastern Shore Natural Gas will need to use Kepler Lane for their access to US 113.

Thanks,



[roads.maryland.gov](https://roads.maryland.gov)

**Jeff Fritts**  
Inspector  
Access Management  
410.677.4039 **office**  
443.397.5063 **mobile**  
[Jfritts@mdot.maryland.gov](mailto:Jfritts@mdot.maryland.gov)  
**Maryland Department of Transportation**  
660 West Road, Salisbury, MD  
21801

---

**From:** Stuart White <[swhite@co.worcester.md.us](mailto:swhite@co.worcester.md.us)>  
**Sent:** Thursday, May 16, 2024 9:49 AM  
**To:** Brian M. Soper <[bmsoper@co.worcester.md.us](mailto:bmsoper@co.worcester.md.us)>; Catherine Zirkle <[czirkle@co.worcester.md.us](mailto:czirkle@co.worcester.md.us)>; Chris Clasing <[cclasing@co.worcester.md.us](mailto:cclasing@co.worcester.md.us)>; Dallas Baker <[dbaker@co.worcester.md.us](mailto:dbaker@co.worcester.md.us)>; Daniel Wilson <[DWilson12@mdot.maryland.gov](mailto:DWilson12@mdot.maryland.gov)>; David M. Bradford <[dbradford@co.worcester.md.us](mailto:dbradford@co.worcester.md.us)>; David Mathers <[dmathers@co.worcester.md.us](mailto:dmathers@co.worcester.md.us)>; Gary Serman <[gserman@co.worcester.md.us](mailto:gserman@co.worcester.md.us)>; Janet Davis <[jdavis@co.worcester.md.us](mailto:jdavis@co.worcester.md.us)>; Jeffrey Fritts <[JFritts@mdot.maryland.gov](mailto:JFritts@mdot.maryland.gov)>; Jennifer Keener <[jkkeener@co.worcester.md.us](mailto:jkkeener@co.worcester.md.us)>; Jessica Wilson <[jwilson@co.worcester.md.us](mailto:jwilson@co.worcester.md.us)>; Joy Birch <[jbirch@co.worcester.md.us](mailto:jbirch@co.worcester.md.us)>; Kevin Lynch <[klynch@co.worcester.md.us](mailto:klynch@co.worcester.md.us)>; Lisa Lawrence <[llawrence@co.worcester.md.us](mailto:llawrence@co.worcester.md.us)>; Mark Gillis <[MGillis@mdot.maryland.gov](mailto:MGillis@mdot.maryland.gov)>; Matt Owens <[mowens@co.worcester.md.us](mailto:mowens@co.worcester.md.us)>; Paul Miller <[pmiller@co.worcester.md.us](mailto:pmiller@co.worcester.md.us)>; Robert Korb Jr. <[rkorb@co.worcester.md.us](mailto:rkorb@co.worcester.md.us)>; Robert Mitchell <[bmitchell@co.worcester.md.us](mailto:bmitchell@co.worcester.md.us)>; Tony Fascelli <[tfascelli@co.worcester.md.us](mailto:tfascelli@co.worcester.md.us)>  
**Cc:** Kristen Tremblay <[ktremblay@co.worcester.md.us](mailto:ktremblay@co.worcester.md.us)>  
**Subject:** TRC materials

Good morning,

Attached please find the review materials for next month's TRC meeting. I will be distributing

the hard copies today. Feel free to contact me with any questions.

Thanks,

Stu

Stu White  
DRP Specialist II  
Department of Development, Review, & Permitting  
One West Market Street, Rm. 1201  
Snow Hill, MD 21863  
410-632-1200 x1139  
[swhite@co.worcester.md.us](mailto:swhite@co.worcester.md.us)





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

## Memorandum

---

**To:** Technical Review Committee (TRC) for an April 10, 2024 Meeting

**From:** Environmental Programs Staff

**Subject:** Minor Site Plan Review – ~~Grand Prix Amusements~~ Eastern Shore Natural Gas  
~~TM 9 P 47~~

**Date:** June 7, 2024

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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 \$85 fee for any Technical Review Committee projects submitted on private water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. We would note the existence of a burial area on the property (attached information).
3. We a I think the state will be looking for info for the exemption. Please request a full scope of work for the fire system. Specifically, will there be storage? Will the water storage be drained and refilled at some interval? Will the system and or wells be tested regularly? At what interval? A detailed explanation of how the annual average and average during the month of maximum use quantities were determined is required.
4. Regarding the well permits applied for to serve this facility, we would need an appropriation permit issued by MDE or an exemption. We have notified GTA representatives That:
  - a. The use of water for extinguishing a fire does not require a permit; however, a water appropriation and use permit is required for fire training, and system flushing, maintenance and/or inspection. If the annual average water use for training, flushing, maintenance and/or inspection is less than an annual average of 5,000 gpd, then the project is eligible to file a notice of exemption in

**Citizens and Government Working Together**

lieu of a water appropriation and use permit. If the annual average water use for those purposes is greater than 5,000 gpd, then a water appropriation and use permit is required.

- b. We have requested that GTA apply to MDE for an exemption and supply MDE with the information they require to make a determination on the appropriation permit.
5. A sanitary construction permit will need to be applied for and issued to a Maryland Department of the Environment-licensed firm for installation of the septic system.
6. The septic tank needs to be shown on the site plan, include proposed pump/lift station if that is contemplated as well.
7. Considering the amount of underground infrastructure noted within on this site plan, the location of underground water and sewer infrastructure should be included in those plans.
8. While we acknowledge there will be federal (FERC) and Maryland (PSC) regulatory agency involvement and inspections/reviews in the permitting of the facility and pipeline improvements, we would need plumbing and gas piping plans as they pertain to the control building. That would also extend to the maintenance building if you intend to heat that building with gas appliances and serve with water and sewer.
9. Plumbing Code is the 2021 International Plumbing Code (IPC) Illustrated (National). The Gas Code is the 2021 International Fuel Gas Code (IFGC), for natural gas.

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3  
NEGRO  
CEMETERIES

County WORCESTER

BURIAL SITE DATA FORM

(Pursuant to Section 14-121, Real Property Article, Annotated Code of Md.)  
Effective 10/1/1994  
& Tax-Property Article, Section 2-213

VISIT  
DATE: 3/7/1998

NAME OF SITE (Family, Church, etc) (SEE BELOW)

LOCATION: Election District 5 Tax Map No. 9 Parcel No. 47

Road Name KEPLAR LANE

Directions to Site FROM U.S. 113, N. OF SHOWELL, MD., TURN LEFT ON ROAD TO  
KARY ASPHALT PROPERTY (1/2 MILE S.E. OF BISHOP RD.) AND CONTINUE WEST + N.W.  
ON DIRT ROAD ACROSS THE RAILROAD TRACK APPROX 400' W. OF THE RR TRACK TO  
THE WOODED CEMETERY AREA ON THE RIGHT (NORTH) SIDE OF THE DIRT ROAD.

PROPERTY OWNER (If known) PERDUE FARMS, INC. (LOYAL B. WELLS SURVEY)

Address 2211 YORK RD., STE 300, ONK BROOK, ILL. Zip 60521

DOCUMENTATION OF BURIAL SITE  
Grid No. 20 Md. Grid Coordinates: 1309 East; 219 North

Deed reference R.H.O. 2216; 458 135, 20 AC

Subdivision Name & Plat Record \_\_\_\_\_

Will or Estate Record \_\_\_\_\_

Genealogical Publication ALEXANDRIA DRAFTING CO., 1996  
WORCESTER CO., MD., MAP NO. 3, CEMETERY AREA  
(NO RECORD OF BURIALS FOUND)

PERSON PROVIDING INFORMATION James R. Trader

Address 528-B Alabama Ave., Phone 410-860-2364  
Salisbury, Md. Zip 21801-5765

COPIES TO: \_\_\_\_\_ (SDH MAP NO. 6) SITE RUN-OVER ->

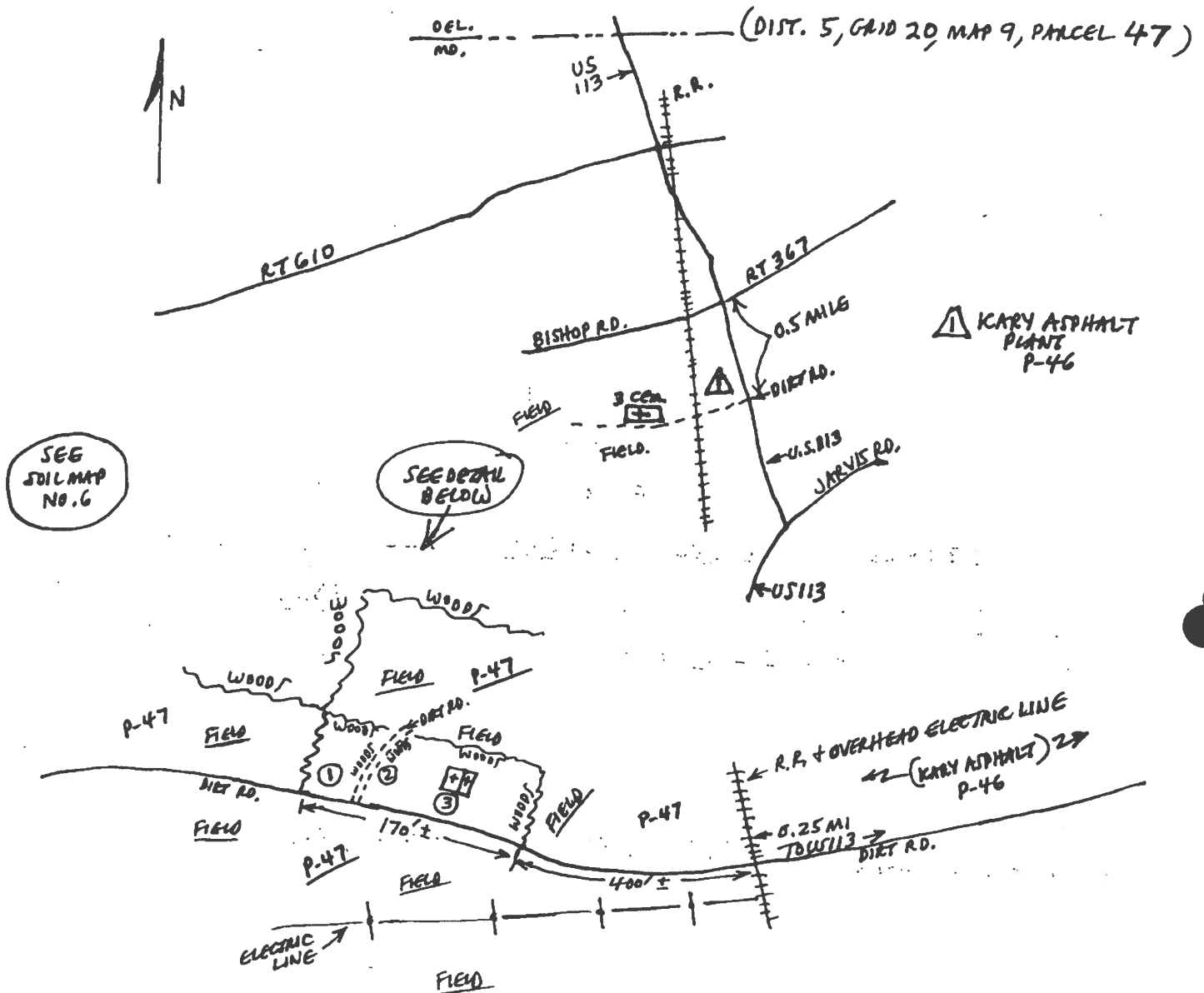
1. County Dept. of Assessments & Taxation
2. Mr. Frank Gonce  
Supervisor, Map Division  
Md. State Dept. of Assessments  
Room 902, 301 West Preston St.  
Baltimore, Md. 21201  
Phone: (410) 225-5765  
① N.W. CEMETERY AREA  
WATERS, TINGLE, MOSEY IAYNE, W, CLAYTON MUMFORD  
② MIDDLE CEMETERY AREA  
POSTLEY, MUMFORD, BROWN, HILLARD, SMITH, JUBILEE  
③ N.E. CEMETERY AREA (2 ABAND, COR. PATT, METR. SUGAR PIPE RAIL) (11 GRAVES)  
BANKS, DUKES, TOWNSEND + UNNAMED GRAVE SITES (7)
3. Planning & Zoning Commission

4. OWNER

10/24/94 (JRT)

### 3 NEGRO CEMETERY AREAS

N. SIDE OF DIRT RD. (KEPKAR LA.), S.E. OF BISHOP RD., S.W. OF US 113  
 400' TO 570' N.W. + S.W. OF R.R. TRACK, IN WOODS AREA - HIGH SANDY RIDGE  
 0.35 MI WEST OF US 113 TO N.W. CEMETERY (1800' ±)  
 R.R. IS 0.25 MI (1320') S.W. OF US 113



#### NOTES:

- ① AREA 1 - IN SLOPING WOODS, SEVERAL HANDMADE MARKERS, FUNERAL DIRECTOR MARKERS (NO NAMES) AT N.W.; FLOWERS
- ② AREA 2 - IN SLOPING WOODS - MARKERS ON RIDGE ON S.E. SIDE OF DIRT RD.
- ③ AREA 3 - MAIN AREA TO N.W., 20' X 30', 50' N. OF DIRT RD., 11 GRAVE STONES, 1 BRICK VAULT COVERED IN AT S.E. END, STONE COR. + STONE POSTS, METAL PIPE SIDE RAILS + TULIP CUP HOLDERS; FLOWERS BLOOMING  
 ADJACENT ENCLOSED AREA AT S.E., 10' X 30', NO MARKERS/NAMES; 7 SITES WITH BRICKS AT EA END OF FRAME

FRAME SITES NEED TO BE CLEARED OF SMALL TREES, BRANCHES, OTHER GROWTH

9-47

Legend

- MHT Preservation Easements
- Incentive Zones
- Map Grids
- USA Topographic Maps
- NAIP Imagery 2015
- NAIP Imagery 2013
- NAIP Imagery 2011
- NAIP Imagery 2009
- NAIP Imagery 2007
- NAIP Imagery 2005
- High Resolution Imagery 2011-2013
- High Resolution Imagery 2010-2011
- Six Inch Imagery 2010-2011
- High Resolution Imagery 2007-2008





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

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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**PROJECT: Eastern Shore Natural Gas**

**TRC #: 20240325**

**LOCATION: Tax Map 9, Parcel 47 – 1800 Feet north of Rt. 113 and Jarvis Road - Bishopville**

**CONTACT: Eastern Shore Natural Gas**

**MEETING DATE: June 12, 2024**

**COMMENTS BY: Robert Korb, Jr.**

**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**

Proposed five 100,000 gallon LNG storage tanks with ancillary equipment necessary to regasify the natural gas for transport to the pipeline system on US 113. The facility includes LNG gas truck offloading area with turnaround. It also includes impoundment areas, vapor barrier wall, and chain link security fence installed around the facility.

### **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, 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. The turning radius shall meet the most restrictive fire apparatus turning radius which is 33 feet inside and 55 feet outside. Approved turnarounds or cul-de-sacs shall be provided on roadways exceeding 150 ft. in length.
2. All fire hydrant locations shall be approved by this office.
3. Tanks, piping and gas systems shall be installed in accordance with appropriate gas codes.
4. A complete set of building plans shall be submitted and approved prior to the start of construction.
5. Training of systems, structures and best practices during emergencies shall be coordinated with the local fire service and hazmat team responsible for mitigating emergencies at this facility.
6. No further comments at this time.

**DRAWING INDEX**

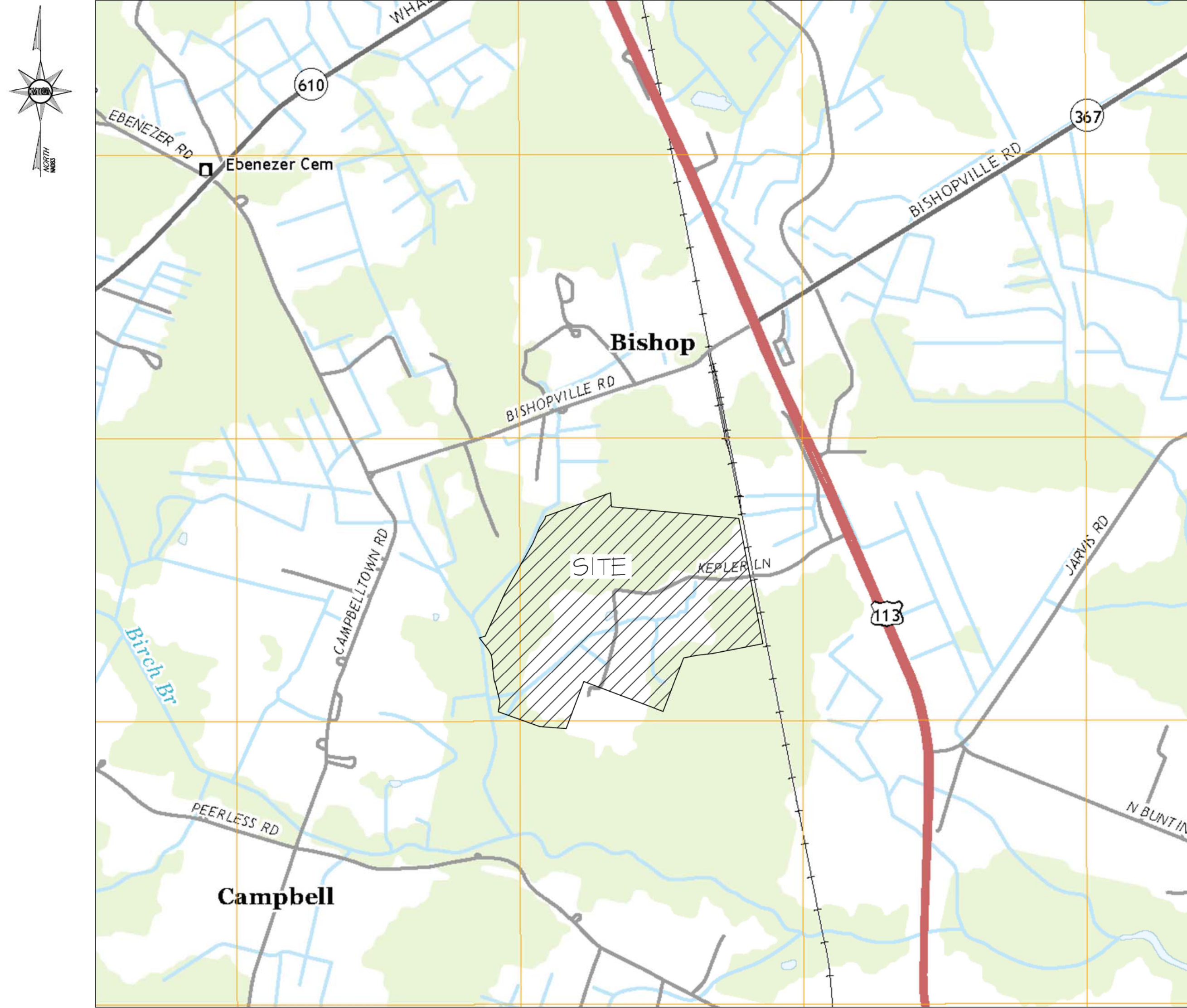
SHEET	TITLE
1	SITE PLAN COVER SHEET
2	EXISTING CONDITIONS PLAN
3	OVERALL SITE PLAN
4-5	SITE PLAN
6	SITE DETAILS
7-8	LIGHTING PLAN

# BISHOPVILLE FACILITY

## MAJOR SITE PLAN

### WORCESTER COUNTY, MARYLAND

### 1ST ELECTION DISTRICT



**VICINITY MAP**  
SCALE: 1"=1,000'

USGS 7.5 MINUTE QUAD MAPS  
SELBYVILLE, DE & MD 2019

**SITE ANALYSIS:**

TAX ID: T.M. 9 GRID 20 PARCEL 47  
(DEED 6674/01)  
PLAT #134/65

OWNER (MAILING ADDRESS): CLINTON N. DAVIDSON & RENE C. DAVIDSON  
10228 BISHOPVILLE ROAD  
BISHOPVILLE, MD 21813

EQUITABLE OWNER / DEVELOPER: EASTERN SHORE NATURAL GAS  
500 ENERGY LANE, SUITE 200  
DOVER, DE, 19901  
CONTACT PERSON: CHARLES HOWELL  
P. 302-213-7265

SITE ADDRESS: R-113 HIGHWAY  
BISHOPVILLE, MD 21813

TAX DISTRICT: #5 (ST. MARTINS)

OWNER: ZONE A-1 AGRICULTURE

EXISTING USE: AGRICULTURAL

**BULK STANDARDS:**  
MINIMUM LOT: 20,000 SF  
MIN. LOT WIDTH: 100 FT.  
FRONT YARD SETBACK: 35 FT.  
SIDE YARD SETBACK: 35 FT.  
REAR YARD SETBACK: 35 FT.

EXISTING SITE AREA: 135.2+ AC.  
AREA WITHIN LIMITS OF DISTURBANCE: 21.2+ AC.  
AREA TO BE VEGETATIVELY STABILIZED: 13.75+ AC.  
AREA TO BECOME IMPERVIOUS: 1.45+ AC.

PROPOSED USE: NATURAL GAS FACILITY

THIS SITE IS LOCATED WITHIN THE ISLE OF WIGHT BAY WATERSHED (021301030691).  
THIS SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM MAP #2404160040H, DATED 07/16/2015.  
THIS SITE IS NOT LOCATED WITHIN A CRITICAL AREA.

SOIL INFORMATION BASED ON USDA / NRCS SOIL SURVEY FOR WORCESTER COUNTY, MD PER WEB SOIL SURVEY APPLICATION (WEBSOILSURVEY.SCGOV.USDA.GOV).

ON-SITE TOPOGRAPHY SHOWN HEREON IS BASED UPON SURVEY DATA OBTAINED THROUGH FIELD RUN TOPOGRAPHIC AND BOUNDARY SURVEY, DATUM NAD 83, NAVD 88, OFF SITE TOPOGRAPHIC DATA WAS OBTAINED THROUGH WORCESTER COUNTY G.I.S. DATABASES.

THIS FACILITY WILL USE THE EXISTING KEPLER LANE FOR ACCESS.

THIS FACILITY DOES NOT PROPOSED ANY LANDSCAPING DUE TO THE EXISTING WOODS ALONG THE PERIMETER WHICH WILL REMAIN, AND TO MINIMIZE MAINTENANCE WITHIN THE FACILITY.

NO COMMERCIAL SIGNS ARE PROPOSED FOR THIS FACILITY AT THIS TIME.

THE STORMWATER MANAGEMENT CONCEPT PLAN FOR THIS PROJECT WAS APPROVED ON APRIL 3, 2024 UNDER PROJECT REFERENCE TM 19 P 47.

A FOREST STAND DELINEATION FOR THIS PROJECT HAS BEEN PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC.

A WETLAND DELINEATION WAS PERFORMED BY GEO-TECHNOLOGY ASSOCIATES, INC. IN OCTOBER 2022.

**STRUCTURES AND EXTERIOR USE AREAS:**

THERE ARE NO EXISTING STRUCTURES ON THIS PROPERTY.

PROPOSED BUILDINGS:

**CONTROL BUILDING**

GROSS FLOOR AREA:	2560 S.F.
STORIES / HEIGHT:	1 STORY / 20-FOOT MAX
TYPE OF CONSTRUCTION:	PRE-ENGINEERED METAL BUILDING
DISTANCE TO PROPERTY LINE:	848'
LITTER RECEPTACLES AT BUILDING:	ANY TRASH WILL BE REMOVED BY OWNERS

**MAINTENANCE BUILDING**

GROSS FLOOR AREA:	600 S.F.
STORIES / HEIGHT:	1 STORY / 20-FOOT MAX
TYPE OF CONSTRUCTION:	PRE-ENGINEERED METAL BUILDING
DISTANCE TO PROPERTY LINE:	735'
LITTER RECEPTACLES AT BUILDING:	ANY TRASH WILL BE REMOVED BY OWNERS

**FIRE WATER PUMP BUILDING**

GROSS FLOOR AREA:	600 S.F.
STORIES / HEIGHT:	1 STORY / 18-FOOT MAX
TYPE OF CONSTRUCTION:	MASONRY BLOCK BUILDING
DISTANCE TO PROPERTY LINE:	906'
LITTER RECEPTACLES AT BUILDING:	ANY TRASH WILL BE REMOVED BY OWNERS

**LEGEND**

	EXISTING RIGHT-OF-WAY		PROPOSED 1' CONTOUR
	EXISTING PROPERTY LINE		PROPOSED 5' CONTOUR
	EXISTING WOODS		PROPOSED LIMIT OF DISTURBANCE
	EXISTING CONCRETE		PROPOSED PAVEMENT
	EXISTING PAVEMENT		PROPOSED WOODS
	EXISTING ROAD CENTERLINE		
	EXISTING OVERHEAD ELECTRIC		
	EXISTING STORM DRAIN		
	EXISTING MINOR CONTOUR		
	EXISTING MAJOR CONTOUR		
	EXISTING WATERS OF THE US		
	EXISTING WETLAND BUFFER		
	EXISTING WETLAND		



**MORRIS & RITCHE ASSOCIATES, INC.**

ENGINEERS, PLANNERS,  
SURVEYORS, AND LANDSCAPE  
ARCHITECTS

111 RUTHAR DRIVE  
NEWARK, DE 19711  
302-326-2200  
302-326-2399 FAX

OWNER/DEVELOPER  
EASTERN SHORE  
NATURAL GAS  
500 ENERGY LANE, SUITE 100  
DOVER, DE 19901

PROJECT ENGINEER  
CHARLES HOWELL

**BISHOPVILLE FACILITY**  
MAJOR SITE PLAN  
KEPLER LANE, BISHOPVILLE,  
MARYLAND, 21813  
1ST ELECTION DISTRICT



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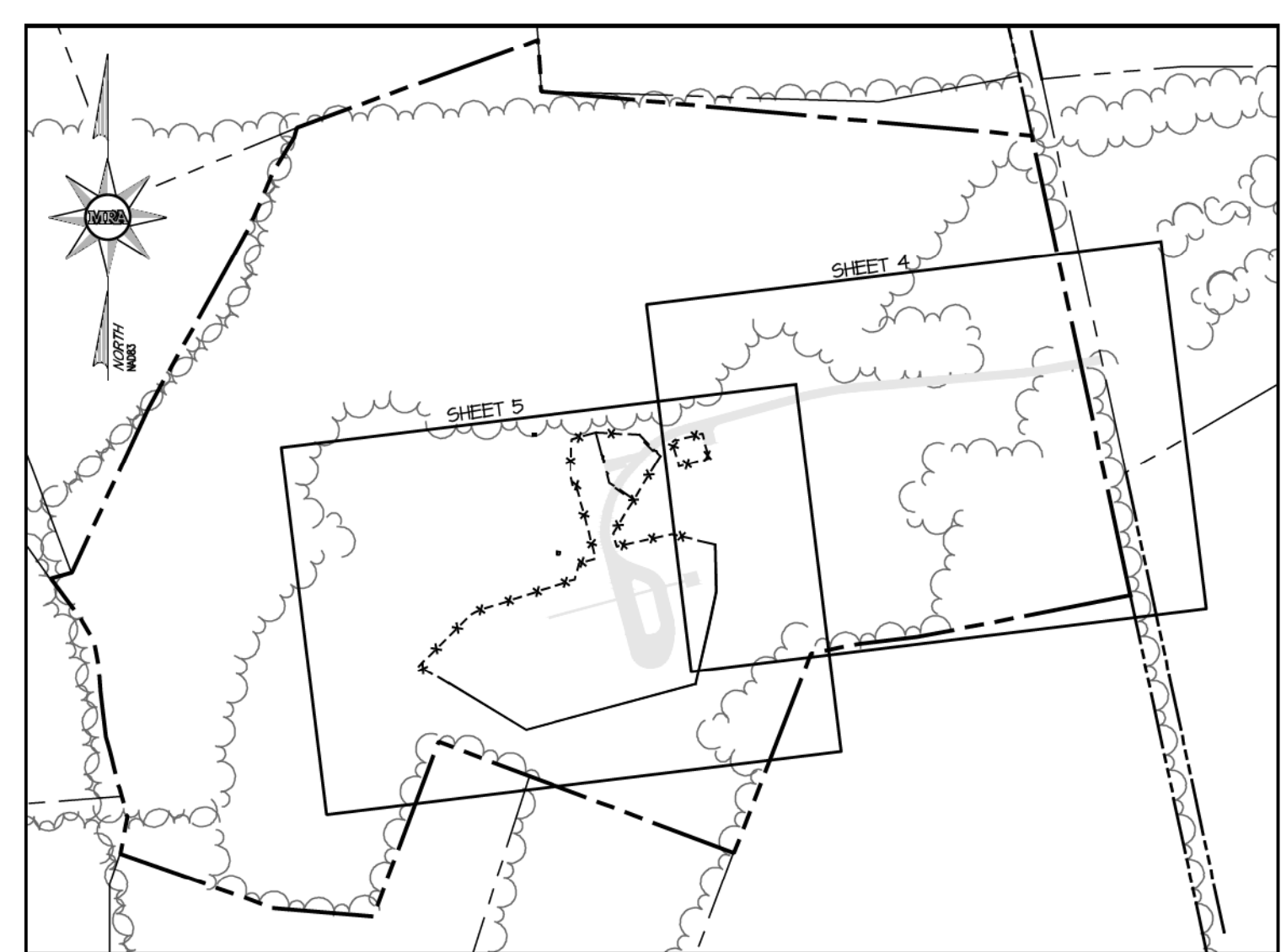
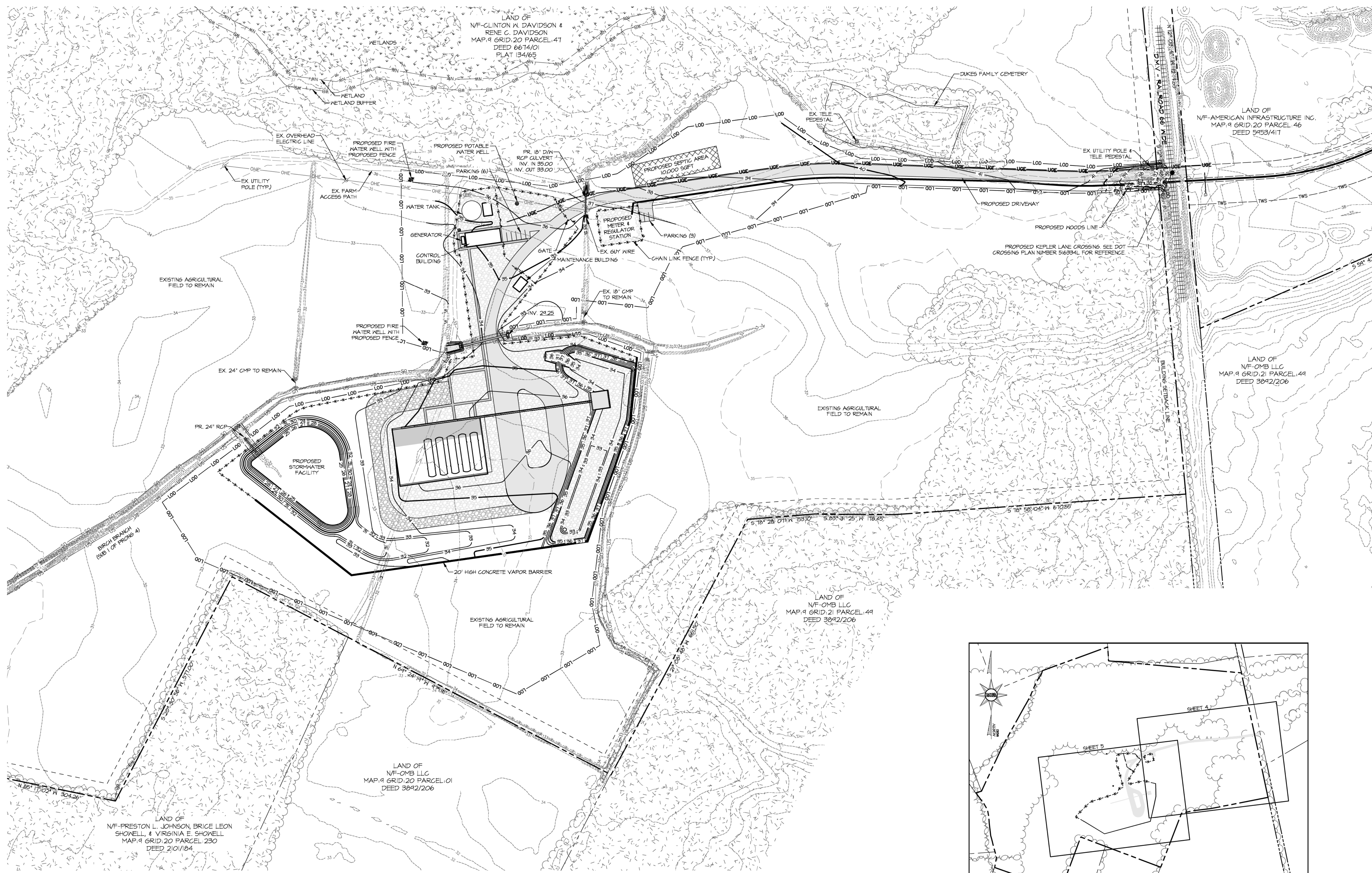
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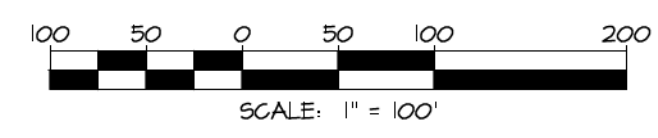
SITE PLAN  
COVER SHEET

SHEET NUMBER





**KEY MAP**  
SCALE: 1" = 500'



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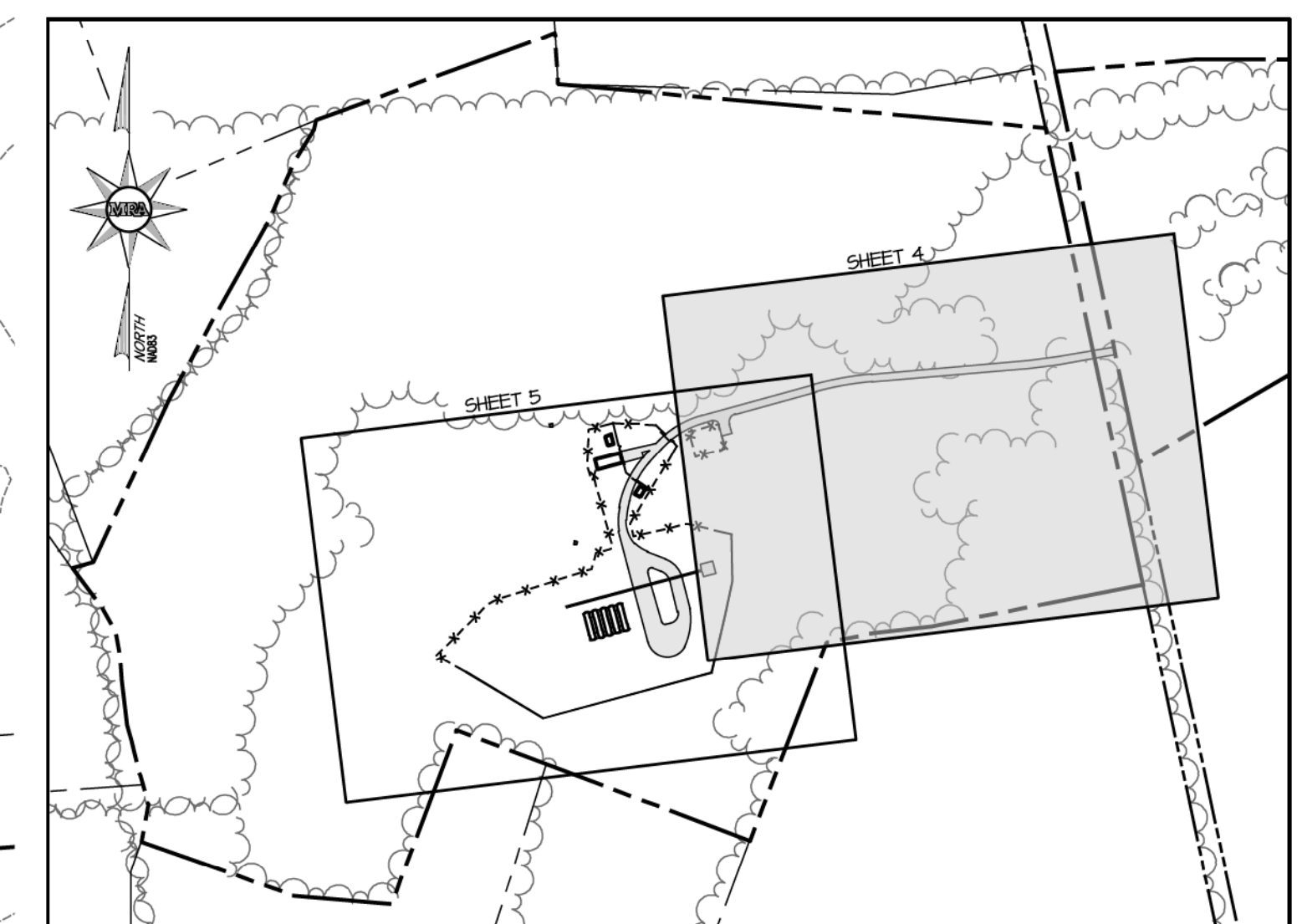


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**OVERALL SITE PLAN**

SHEET NUMBER



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ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

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NEWARK, DE 19711  
302-326-2200  
302-326-2399 FAX

OWNER/DEVELOPER  
EASTERN SHORE NATURAL GAS  
500 ENERGY LANE, SUITE 100  
DOVER, DE 19901

PROJECT ENGINEER  
CHARLES HOWELL

# BISHOPVILLE FACILITY

MAJOR SITE PLAN  
KEPLER LANE, BISHOPVILLE,  
MARYLAND, 21813  
1ST ELECTION DISTRICT

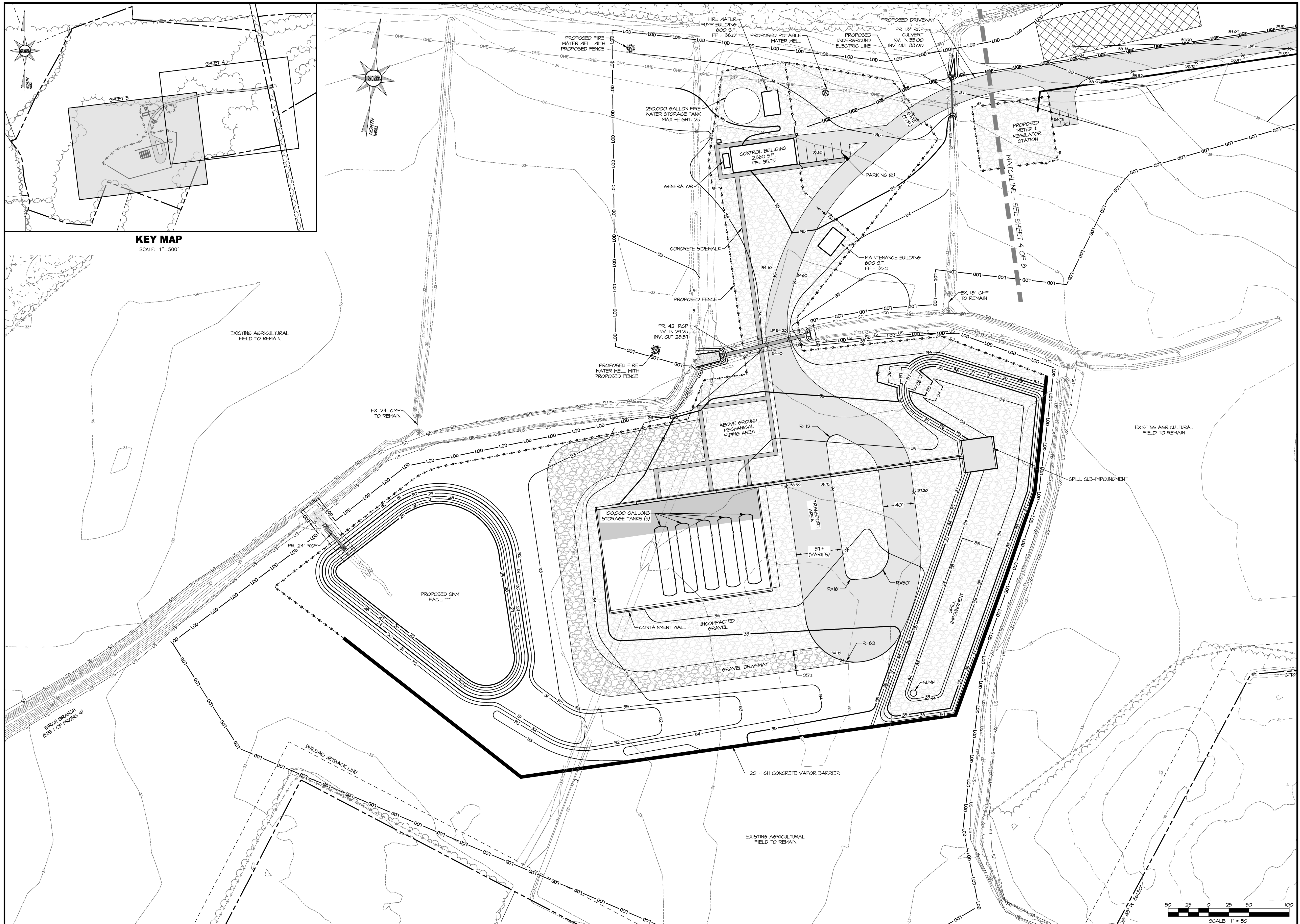


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SHEET TITLE  
SITE PLAN

SHEET NUMBER  
4 OF 8



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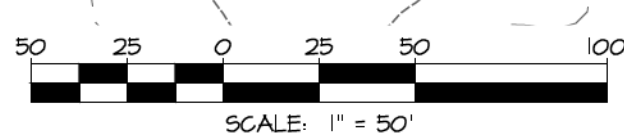


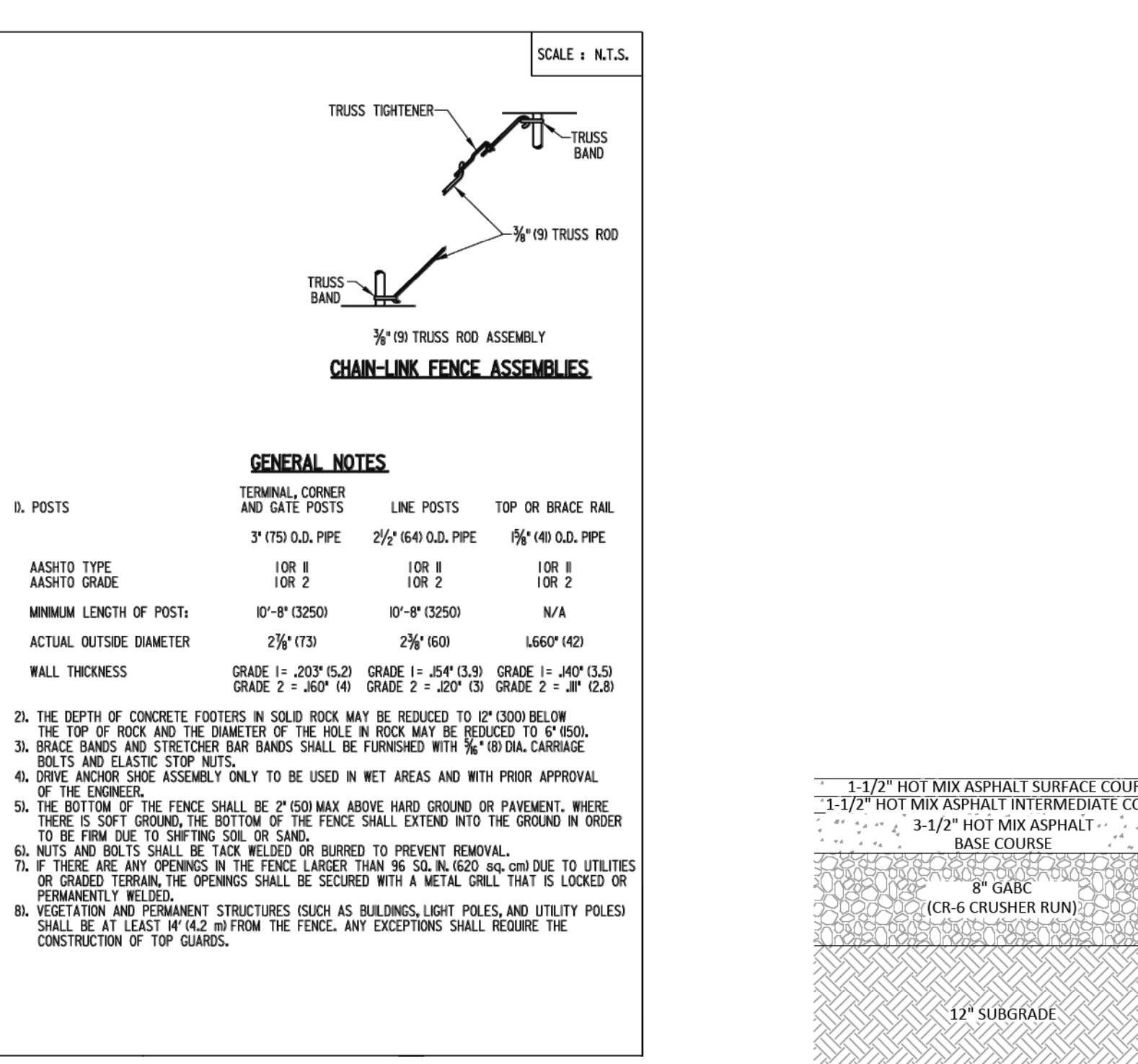
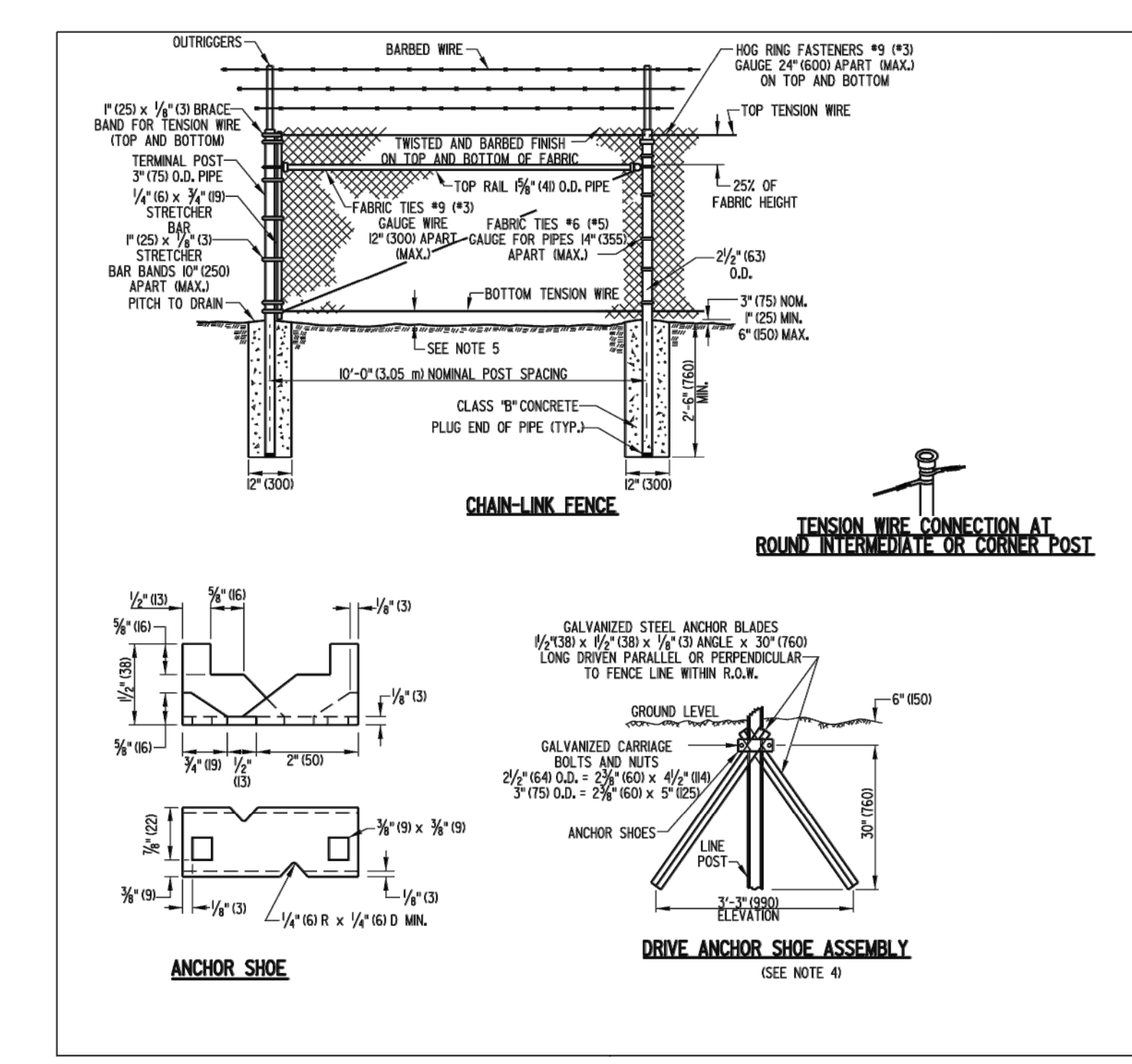
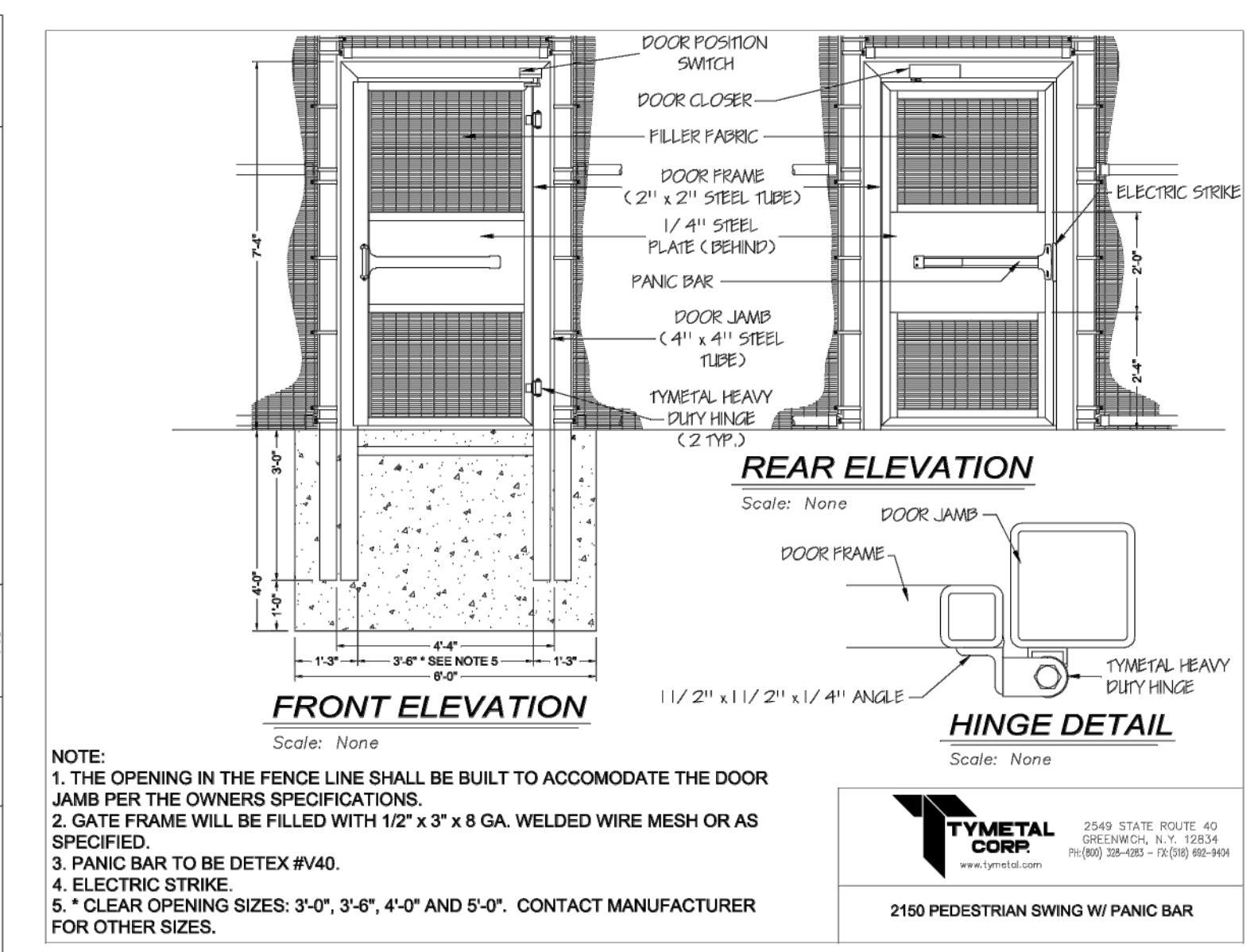
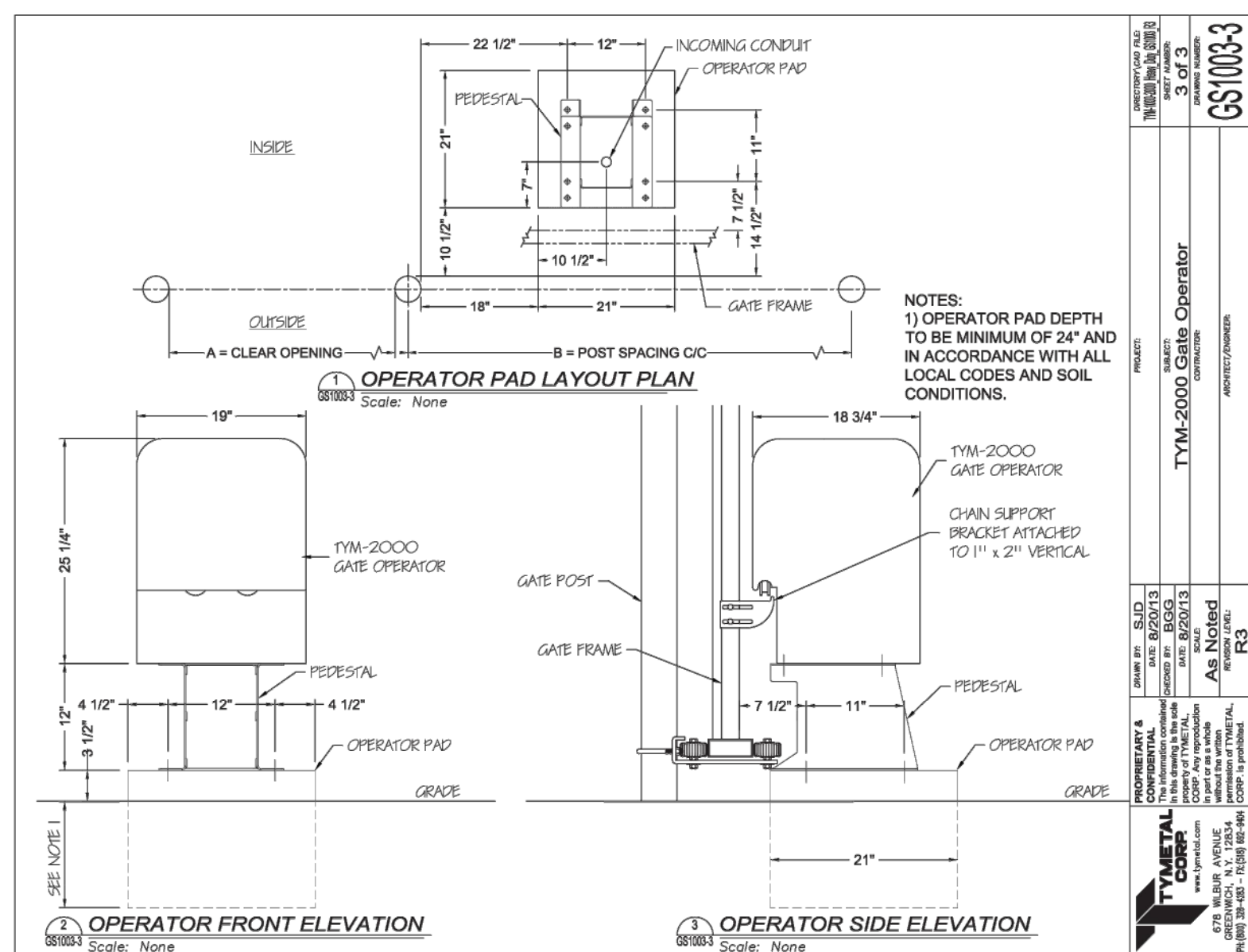
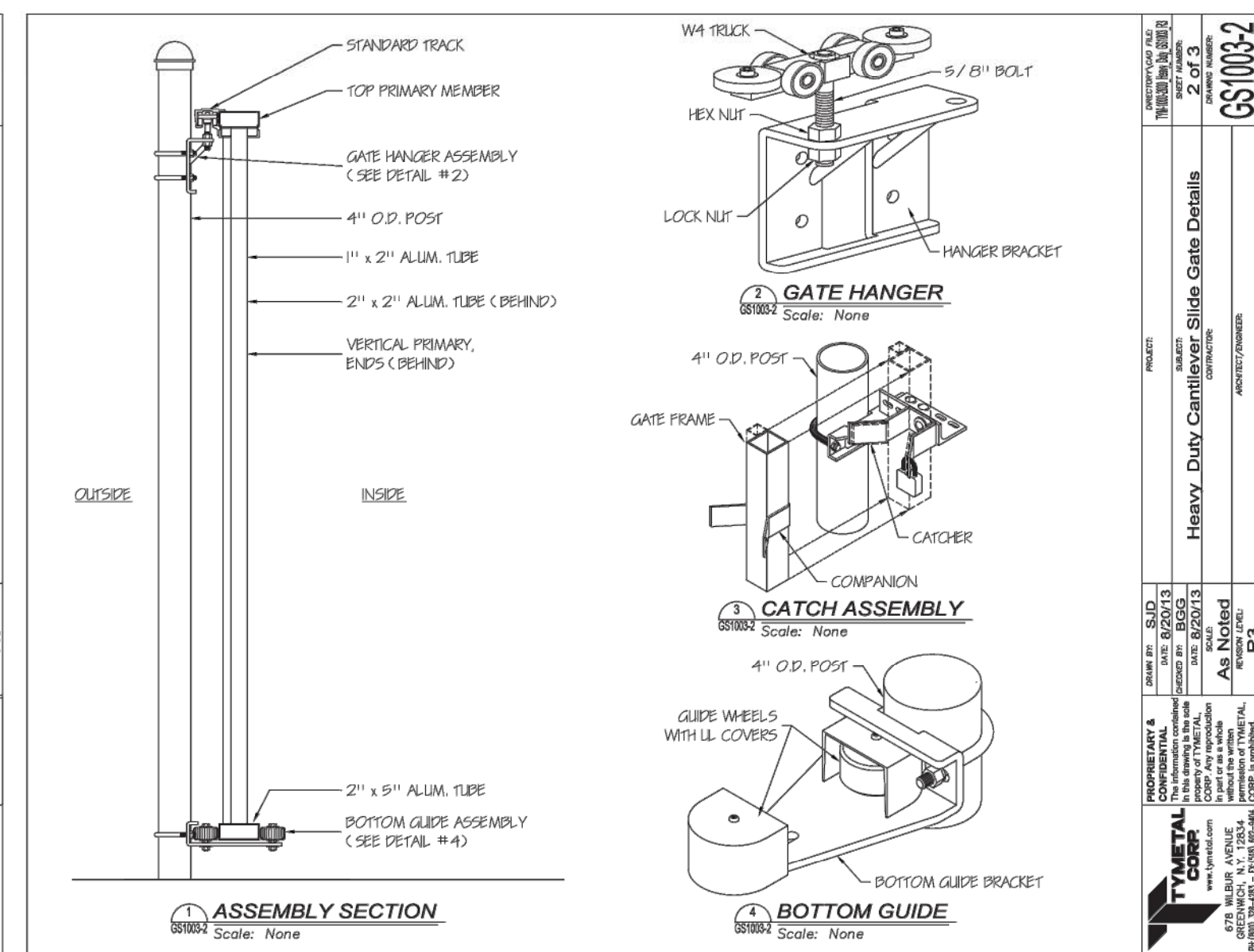
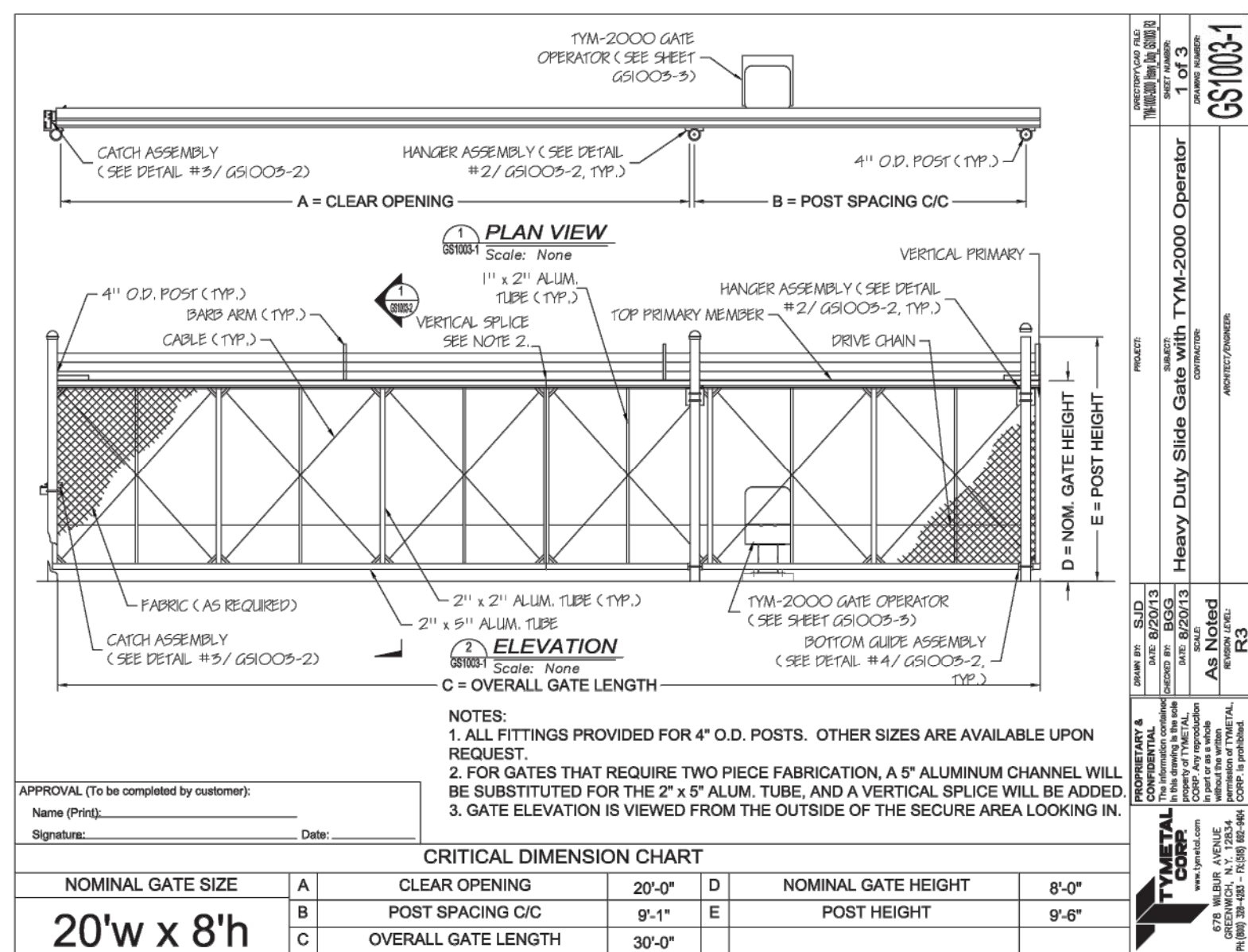
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SITE PLAN

SHEET NUMBER  
5 OF 8







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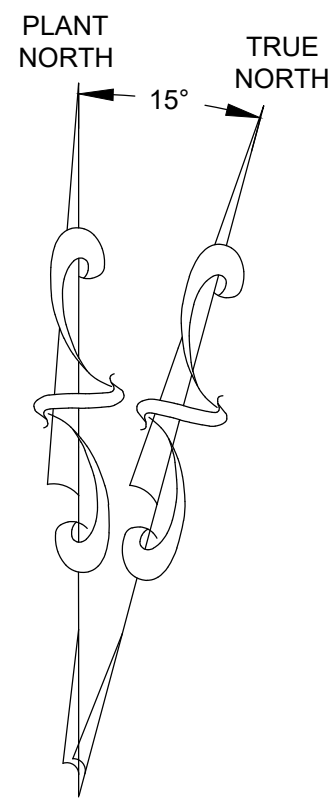


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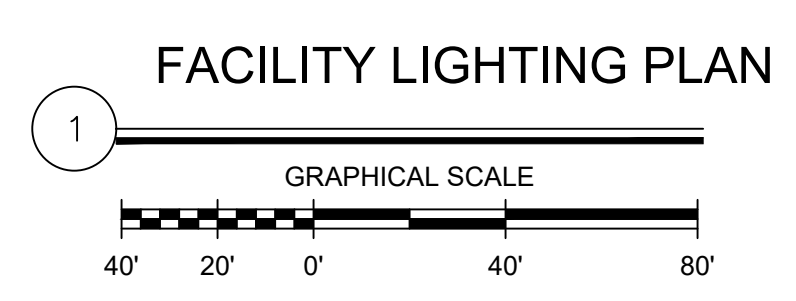
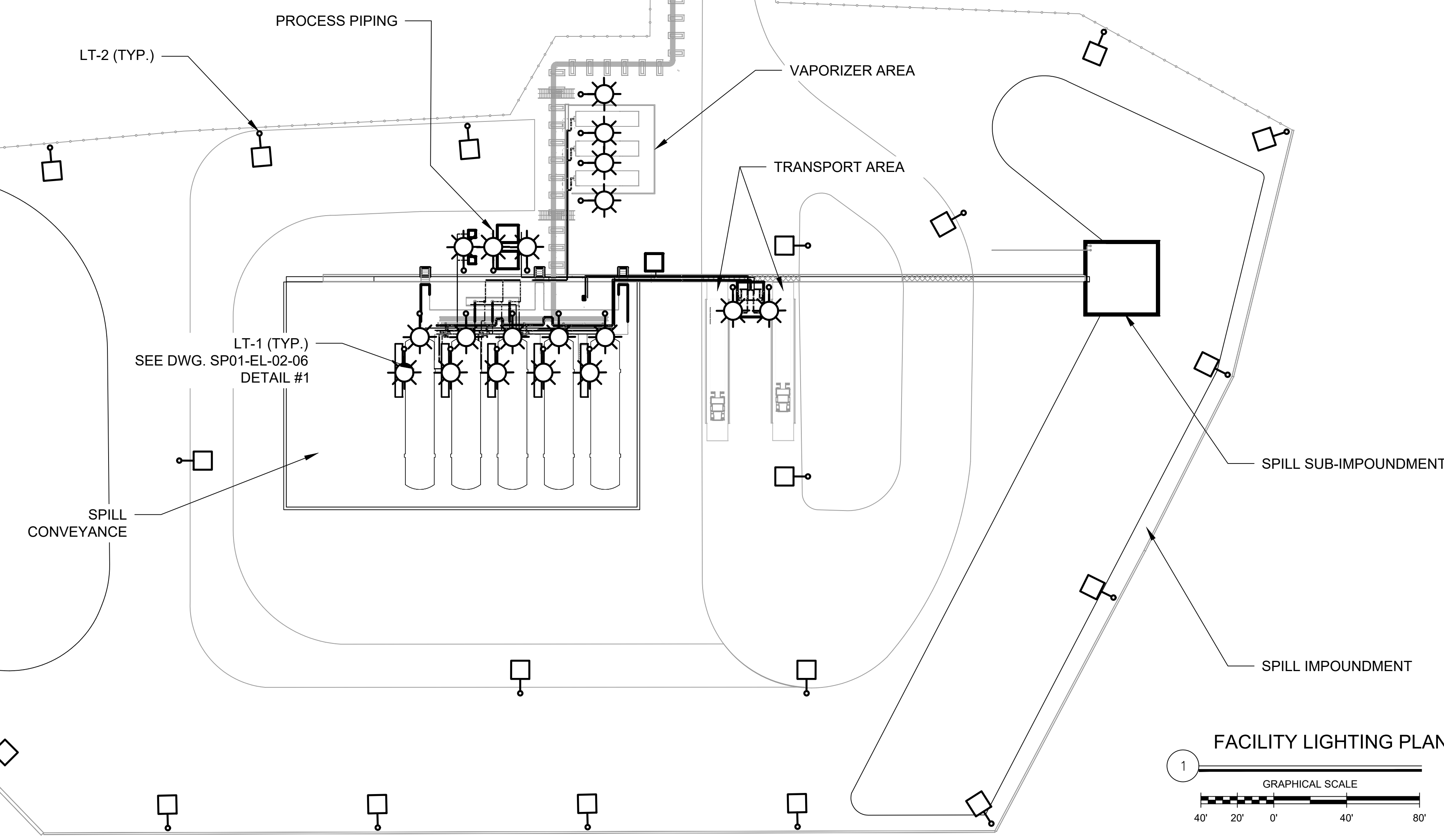
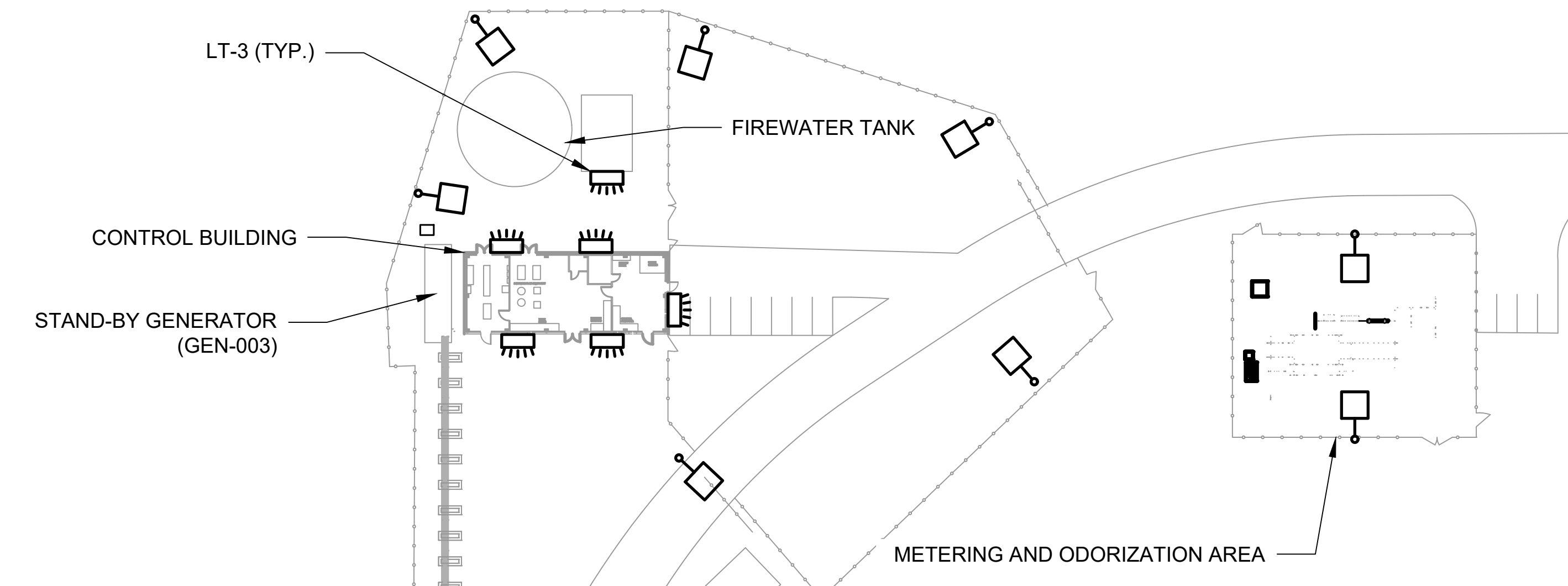
SHEET TITLE: SITE DETAILS

SHEET NUMBER: 6 OF 8



NOTES:

1. FOR LIGHTING FIXTURE SCHEDULE, SEE DWG. SP-01-EL-02-06.
2. FACILITY LIGHT PLAN DESIGNED TO MAINTAIN A MINIMUM OF 0.2 FC WITHIN FACILITY IN ACCORDANCE WITH 10 CFR 193.2911
3. LIGHTING LEVELS IN OUTDOOR PROCESS AREAS SHALL BE 10-15 FC



FACILITY LIGHTING PLAN

FILE: P:\PROJECTS\2024\Worcester Resiliency Upgrade\Bishopville Storage Facility\SP01-EL-08-01.dwg  
 DATE: 05/20/2024  
 USER: JESPER  
 PLOT DATE: 05/20/2024  
 PLOT TIME: 10:00:00 AM  
 PLOT BY: JESPER

WORCESTER RESILIENCY UPGRADE EASTERN SHORE NATURAL GAS COMPANY BISHOPVILLE STORAGE FACILITY		FACILITY LIGHTING PLAN	
PROJECT NUMBER: 5497.01		SHEET NUMBER: SP01-EL-08-01	
DRAWN BY: MRB		DATE: MAY 2024	
DESIGNED BY: MRB		PROJECT MGR: CJF	
REVIEWED BY: CJF		PIC: SPS	
PROGRESS NOT FOR CONSTRUCTION		SANBORN HEAD	
EASTERN SHORE NATURAL GAS		JDS UPDATED FOR MAJOR SITE PLAN SUBMITTAL	
		MRB ISSUED FOR PERC APPLICATION	
		MRB ISSUED FOR CLIENT REVIEW	
		BY	
		NO.	
		DATE	
		DESCRIPTION	
		A 08/02/2023	
		B 08/17/2023	
		C 06/07/2024	



