



*Queen
Anne's
County*

DEPARTMENT OF PLANNING & ZONING

110 Vincit Street, Suite 104

Centreville, MD 21617

Telephone Planning: (410) 758-1255

Fax Planning: (410) 758-2905

Telephone Permits: (410) 758-4088

Fax Permits: (410) 758-3972

County Commissioners:

James J. Moran, At Large

Jack N. Wilson, Jr., District 1

Stephen Wilson, District 2

Philip L. Dumenil, District 3

Christopher M. Corchiarino, District 4

Staff Technical Advisory Committee Combined Staff Report

STAC Meeting Date: Wednesday, January 15, 2020

File Name: Well's Cove II, LLC
File Number: SP-19-10-0042
Owner: Well's Cove II, LLC,
c/o Jason Smucker
Property Address: Well's Cove Rd
Grasonville, MD 21638

General Information:

Map/Block/Parcel: 57/341/2
Parcel Size: 1.715 Acres
Zoning District: WVC
Critical Area Designation: 1.715 Acres

Agent: DMS & Associates
c/o Tom Davis
Post Office Box 80
Centreville, MD 21617

Proposing: Construction of 4 Condominium Units

Requested Action: Concept Plan Approval

Original Site Plan Submitted: October 24, 2019

Revised Subdivision Submitted:
1st STAC Review: January 15, 2020

Staff Comments:

Environmental Health Department (Contact John Nickerson, 410-758-2281) Approved- This Proposal must be serviced by public sewer

Engineering Department (Contact Matt Lucas, 410-758-0925)

Background:

Proposed fourth amendment of third amended major site plan which would remove a previously approved 5th unit and elevator to condominium building #2 that yet remains to be constructed. The site is located at Wells Cove on the south side of Maryland Route 18 and previously existed & development initiated as part of the adjacent Hilton hotel parcel.

SANITARY DISTRICT:

Plan Review Comments:

1. As utilities remain in place for just 4 condos – no modification is necessary.

Plat Review comments: Not applicable.

General:

1. Property owner needs to request a refund of the fifth unit's allocation fees.

STORMWATER MANAGEMENT/ROADS:

Stormwater Management Report Comments:

1. The original, approved SWM plan proposed fulfillment of SWM requirements via reduction of existing site impervious by 20-percent in accordance with Article § 14:4-11. The proposed amended plan reduces impervious area approximately 252 sq. ft. from that which was originally approved, such that compliance with the original stormwater management approval may be maintained. The final stormwater management plan is approved as amended.

Plan Review Comments:

Sheet C-1:

1. The title of the plan set states that this submittal is "Amendment #3", however the narrative submitted states that this is a fourth amendment. Please revise as necessary.

Sheet C-2:

1. There is a cross-hatched square located at the eastern end of the parking lot. What does this represent? Please label accordingly.

Sheet C-3:

1. The cross-hatched square located at the eastern end of the parking lot is on this sheet as well. Please label accordingly.

General Comments:

1. Provide the following documents when submittal is made for final approval & signature:
 - a. Plat and/or plans signed/sealed by engineer or land surveyor.
 - b. Evidence of approval by the Critical Area Commission.
 - c. Completed DPW Checklist for Plan Signature.

2. Copies of final, approved plans shall be delivered as follows:
 - a. Engineering/Roads: 3 full-size plans and 1 CD w/.pdf files of plans
 - b. Sanitary: 1 mylar copy and 3 paper copies
 - c. Owner: 1 CD w/.pdf files and 1 paper copy (minimum)

RECOMMENDATION: Conditional final approval is recommended.

Volunteer Fire Department - As of the date of preparation of this report, no comments were received.

Deputy Fire Marshal (Contact Jeffrey C. Morgan, 410-758-4500 – ext. 1144) This permit is approved subject to the comments being addressed and final field inspections.

APPLICABLE CODE: NFPA 1, NFPA 101, NFPA 13, NFPA 72

COMMENTS:

1. A full building plan for the building shall be submitted for a Fire Marshal review. NFPA 101.
2. A fire sprinkler system is required for the building. NFPA 13.
3. A full fire alarm system may be required for the building. NFPA 72.
4. Separate plans shall be submitted for each of the above mentioned systems.
5. Approved fire department access roads shall be provided for every facility, building, or portion of a building hereafter constructed or relocated. Section 18.2.3.1.1 (NFPA 1).
6. Fire Department Access Roads shall have an unobstructed width of not less than 20ft, and unobstructed vertical clearance of not less than 13ft 6in. Sections 18.2.3.4.1.1, 18.2.3.4.1.2 (NFPA 1).
7. Fire Department Access Road surface shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. Section 18.2.3.4.2 (NFPA 1).
8. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft. from fire department access roads as measured by an approved route around the exterior of the building or facility. Section 18.2.3.2.2 (NFPA 1) When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft. Section 18.2.3.2.2.1 (NFPA 1)
9. Dead-end fire department access roads in excess of 150 ft. in length shall be provided with approved provisions for the fire apparatus to turn around. 18.2.3.4.4 (NFPA 1).

10. There is an 18-foot Fire Access Lane on original site plan between the existing building and proposed building to access the two piers. Please verify that the full 18-foot Fire Access Lane was installed and meets NFPA 1 – Section 18.2.3.4.2. Also, this Fire Access Lane shall be marked by a method approved by the Fire Marshal’s Office to be readily identified for use by Fire Apparatus. If the access road will have a gate there must be a Knox Box or Knox Lock for Fire Department Access.

A Fire review fee of \$100 is requested. Please make your check payable to: Queen Anne’s County Commissioners, forward to: Permit Office 110 Vincit Street, Centreville, MD 21617

Heritage Review (Contact Jean Fabi 410-758-1255) - As of the date of preparation of this report, no comments were received.

Department of Parks (Contact Nancy Scozzari, 410-758-0835, ext. 2506) No comments.

Soil Conservation District (Donna Landis-Smith, 443-988-4178) On Sheet C-2 area shown as “existing pavement to be removed”. If over 5,000 sq. ft. a sediment and erosion permit will need to be obtained prior to disturbance. Plans must be submitted to Dale Foxwell for review and fees must be submitted to the soil conservation office prior to review.

State Highway Administration (Henry Dierker, 410-810-3244) No comments.

Critical Area Commission (Contact Susan Makhoulf, 410-260-3476) The applicant proposes to amend a site plan (#05-05-05-0006-C) to construct a condominium building. The 1.715-acre property is located entirely within the Critical Area on land designated as Intensely Developed Area (IDA) and Modified Buffer Area (MBA). The site plan for this Wells Cove project was previously reviewed and approved in 2006; the applicant is proposing to construct a phase of this project that was included within the 2006 approval.

Based on a review of the submitted information, we have the following comments:

- The project is located in the IDA and therefore 10% stormwater management for phosphorus is required. Please have the applicant provide the original 10% spreadsheet for the project to verify that the LOD of the current project was included in the overall site area for the 10% calculations and, therefore, that the 10% pollutant reduction requirement for the current proposal has been or will be met. If the spreadsheet indicates there is a required pollutant reduction, please have the applicant submit the individual SWM BMP tabs for the project.
- Landscape plantings within the MBA must meet the mitigation requirements found within the Queen Anne’s County Critical Area Program (Chapter 14).

Business Liaison (Contact Jean Fabi, 410-604-2100) No comments.

Land Use Attorney (Contact Christopher F. Drummond, 410-758-0030) No comments other than to note that the landscape plans incorrectly refers to five (5) condominium units rather than four (4).

Planning Department (Contact Brennan Tarleton, 410-758-1255)

S:\STAC\2020 - STAC Report\Wells Coves.doc