

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, April 14, 2021 at 1:00 p.m.

- I. Call to Order

- II. § ZS 1-315 Residential Planned Communities

Sea Oaks Village RPC – Phase 2 (Tax Map 26, Parcel P/O 274)
C-1 Neighborhood Commercial & R-3 Multifamily Residential; Tax District 10

Description: Concept plan approval (establishment of the RPC floating zone) of Phase 2 of Sea Oaks Village, consisting of 76 townhome units and ‘ball courts.’

Location: West side of MD Route 611 (Stephen Decatur Highway), north of Sinepuxent Road.

Owner:	Engineer:
Sea Oaks Village, LLC 841 E. Fort Avenue, Suite 152 Baltimore, MD 21230	Carpenter Engineering, LLC P.O. Box 3460 Ocean City, MD 21843 302-438-6745 Ronnie@carpenterEngineeringLLC.com

- III. Adjourn

Governor Larry Hogan has issued an Executive Order that limits public gatherings to no more than 10 persons in a further effort to reduce the spread of the COVID-19 virus. All in-person meetings have been suspended for the time being.

To facilitate the review of current projects, county staff will be holding a teleconference that will be open to the public during the regularly scheduled meeting time.

Please review the attached page following the agenda that outlines the call number and procedures for the meeting

**Technical Review Committee
Conference Call Directions
April 14, 2021 Meeting**

To members of the public dialing in:

- Call **(410) 632-9400**
- You will be prompted for the conference ID: **03#**
- You will then be prompted for the PIN: **123456#**

At approximately 1:00 PM, the Chair will call the meeting to order, and take roll call of all staff present, using the typical order found on each TRC packet cover sheet. Those persons should also identify any additional staff present with them on the call. We will follow the normal procedure for introduction of the project, identification of each of the applicants on the line, and will go through the review comments by department.

For ease of the discussion, zoning staff has numbered each page in the respective comment packet so that staff and the applicants can first refer to the page number, then the particular comment on that page. Please keep in mind that while everyone should have their site plans open and available, you will need to ensure that your method of conveying the comments is tailored to this new discussion format.

If you are listening in but are not participating in the discussion, please mute the call on your end to avoid disruptions.

For Minor Site Plan Review Projects:

The Technical Review Committee is the approving authority for minor projects. If your project qualifies, you will need to address the staff comments outlined in the packet, and submit plan sets to staff for follow-up review. Final signature approval will follow the normal review and email approval process. Once the revised plans have been approved, the zoning staff will direct you to submit the final copies for signature approval, along with any additional information. You may then proceed to permitting.

For Major Site Plan Review Projects:

The Planning Commission is the approving authority for major projects. If your project qualifies, you will need to address the staff comments outlined in the packet, and submit 10 sets of the plans for review by the Planning Commission. We will continue to adhere to our regular application submittal deadline in the event that the restrictions are lifted or modified, or until other solutions are identified.

TECHNICAL REVIEW COMMITTEE

STAFF PERSON: Kristen M. Tremblay DATE OF MEETING: April 14, 2021

PROJECT: **Sea Oaks Village RPC – Phase 2 (Residential Planned Community (RPC) Site Plan Review)**

Concept plan approval (establishment of the RPC floating zone) of Phase 2 of Sea Oaks Village, consisting of 76 townhome units and ‘ball courts.’ Located at the west side of MD Route 611 (Stephen Decatur Highway), north of Sinepuxent Road. Tax Map 26, Parcel P/O 274, Tax District 10, C-1 Neighborhood Commercial and R-3 Multifamily Residential, Sea Oaks Village, LLC, owner; Carpenter Engineering, LLC, Engineer.

APPLICANT(S) IN ATTENDANCE: _____

TRC MEMBERS IN ATTENDANCE:

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

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Under the terms of ZS 315, this application is considered to be a major residential planned community. This Step I of the proposed Concept Master Plan must be reviewed by the Technical Review Committee prior to submission to the Planning Commission. A subsequent review and approval after a public hearing must also be held by the County Commissioners at a later date. Step II shall follow a similar process before Step III may be conducted (consisting of an implementation plan and subdivision approval).



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>

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICES DIVISION

ZONING DIVISION  
BUILDING DIVISION  
DATA RESEARCH DIVISION

### WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE – Staff Report

April 14, 2021

**Project:** **Sea Oaks Village Residential Planned Community (RPC Overlay Zone) Phase II** – Request for concept plan approval for townhome units and associated ‘ball courts,’ in the ‘Seaside Architectural Style,’ on the west side of Stephen Decatur Highway (MD Route 611), north of Sinepuxent Road, Tax Map 26, Parcel 274, Tax District 10, R-3 Multi-family Residential District and C-1 Neighborhood Commercial District.

**Background:** *Phase I, Step II (Floating Zone Establishment), was approved by the Worcester County Commissioners on November 20, 2018. The Sea Oaks Village (Phase I) Subdivision was recorded with the Clerk of Courts on July 17, 2020. Additionally, a commercial major site plan approval for ‘contractor shops’ (12,000 square feet) and ‘retail’ (11,480 square feet) was approved by the Planning Commission on December 5, 2019. A building permit application has recently been received by the Department.*

**Prepared by:** Kristen M. Tremblay

**Contact:** [ktremblay@co.worcester.md.us](mailto:ktremblay@co.worcester.md.us)

#### **General Procedure:**

1. The Technical Review Committee (TRC) shall meet with the applicants and shall review the residential planned community (RPC) application, including the Step I concept plan and required written statement. The TRC shall, subsequent to the meeting and review, identify areas of concern and issues to be addressed by the Planning Commission. It shall report its findings and recommendations to the applicants and to the Planning Commission in writing in a report known as the "Technical Review Committee Report." The TRC may solicit other agency comments prior to making its report and may require additional information, studies or reports. The TRC shall review the submission and present its report within ninety (90) days after receipt of the applicant's submission of a complete application, unless extended by the Planning Commission.

2. The Planning Commission shall then meet with the applicant to review the submission and the TRC Report and may as a group visit the site of the proposed project. **The Planning Commission shall produce findings based on the items considered under Subsections (k)(2)A1(ix)a through (k)(2)A1(ix)g of the zoning ordinance.** The Planning Commission shall also produce a recommendation to the County Commissioners as to approval or disapproval of the RPC application, which may address the areas identified in the TRC Report and such other areas of concern and such requirements as the Planning Commission may deem necessary and appropriate to advise the County Commissioners. The Planning Commission shall submit its recommendation within ninety (90) days after receipt of the TRC Report, unless extended by the County Commissioners.
3. **The County Commissioners shall consider the application and recommendation and hold a public hearing within ninety (90) days of receipt of the Planning Commission's recommendation, unless extended by the County Commissioners.** The hearing shall have the same procedural formalities as a map amendment as described in section § ZS 1-113(c) of the zoning ordinance. Notice of such public hearing shall be as required in section § ZS 1-114.
4. The County Commissioners shall review the application, TRC Report and Planning Commission's recommendation and shall, following the public hearing, approve or disapprove the application and, if approved, establish the residential planned community floating zone. Failure of the County Commissioners to reach a formal decision to approve or disapprove the application within six (6) months of the public hearing shall constitute a denial of the application. **In granting an approval, the County Commissioners may impose conditions which shall become a part of the approval regulating the RPC.** In addition, the County Commissioners may require independent reports of consultants, at the expense of the developer, prior to Step I concept plan approval.
5. Any RPC approved by the County Commissioners must be unconditionally accepted as approved, in writing, by the applicant requesting such use within ninety (90) days after approval by the County Commissioners. Failure to so accept, in writing, any such residential planned community so approved by the County Commissioners shall be considered a rejection and abandonment by the applicant of the approval, and thereafter any such RPC so approved shall be null and void and of no effect whatsoever. Any transfers of the property shall be subject to the approved plan. Step I concept plan approval by the County Commissioners shall be considered a reclassification and subject to appeal as such.
6. **Step I approval shall automatically expire and terminate unless the Step II approval is obtained within one (1) year from the date of Step I approval.** The County Commissioners may extend the Step I approval for a maximum of one (1) additional year, provided the one (1) year extension is requested not less than sixty (60) days prior to the expiration of the Step I approval and granted prior to expiration as well.
7. Step II master plan approval. Upon completion of Step I, an applicant shall develop and submit to the TRC and the Planning Commission a detailed plan which shall serve as a master plan for the entire project and which shall be in accordance with the Step I approval

\*Any questions relative to the review process should be directed to Kristen M. Tremblay at [ktremblay@co.worcester.md.us](mailto:ktremblay@co.worcester.md.us)

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

|                  |                                                                                |
|------------------|--------------------------------------------------------------------------------|
| § <b>ZS1-209</b> | C-1 Neighborhood Commercial District                                           |
| § <b>ZS1-207</b> | R-3 Multi-Family Residential                                                   |
| § <b>ZS1-305</b> | Lot Requirements Generally                                                     |
| § <b>ZS1-306</b> | Access to Structures                                                           |
| § <b>ZS1-315</b> | Residential Planned Communities                                                |
| § <b>ZS1-326</b> | Classification of Highways                                                     |
| § <b>ZS1-327</b> | Additional Setbacks from Drainage Ditches and Stormwater Management Facilities |

**Major Residential Planned Community Concept Master Plan Corrections Required:**

1. Please note that the Site Plan Approval for the Phase I Commercial contractor shops and retail **will expire on December 5, 2021** if building permits have not yet been obtained. The Department may provide an extension of up to twelve (12) months, however the extension application must be made at least sixty (60) days prior to expiration. A Building Permit Application for the Commercial has been received and is in process.
2. Please provide a slightly more visible, distinct delineation between phases prior to Step II submission.
3. Please note that the Planning Commission will be reviewing the minimum lot area, setbacks, lot width, and road frontage requirements during Step II, if Step I is approved by the County Commissioners. Also, please indicate the maximum heights of all structures proposed at that time.
4. While the number of units is to be addressed more specifically during Step II of the RPC process, if it is going to be presented on the Step I concept master plan, please verify the number of townhome units proposed as provided as there appears to be a discrepancy between the number counted and the number indicated in the notes section.
5. **Common Use Open Space Calculations:**
  - a. A minimum of thirty percent (30%) of the total site acreage must be provided:
    - i. Parcel is 39.98 acres; 12 acres have been provided (equivalent to 30%)
  - b. A minimum of fifty percent (50%) of the required open space (6 acres) must be retained in its natural state and not used to satisfy the requirements for passive or active recreation. No more than fifty percent (50%) of this may be private wetlands.
    - i. Six (6) acres required; 3.76 acres upland provided and not used for passive or active recreation; remainder (17.923 acres) is wetlands (only 2.24 acres may be applied towards this standard). Requirement met.
  - c. A minimum of ten percent (10%) of the required open space must be for *active* recreation (1.2 acre required).
    - i. 1.56 acres of upland is provided for *active* recreation (12.8%). Exceeds ten percent (10%) minimum.

- d. A minimum of twenty percent (20%) of the required open space must be for *passive* recreation (2.4 acres required).
      - i. 2.4 acres of upland is provided for *passive* recreation. Requirement met.
6. Section ZS1-315(d)(2)(B)(5)(iv), requires that all open space and areas for active and passive recreation be dedicated, developed and perpetually protected. Please indicate the mechanism for its long-term protection.
7. Please provide a preliminary capacity and availability analysis of water and wastewater facilities for the proposal to be served by existing public utilities.
8. **Please provide a narrative of the previous Master Plan approval along with an update of construction completed to-date as well as an estimated timeframe for construction of both Phase I and Phase II.**
9. A written narrative **must** be provided which addresses the following (Section §ZS1-315(k)(2)(A)(1)(ix) which may be placed on the site plan or as an attached letter:
  - a. The RPC's conformance with the goals, objectives and recommendations of the Comprehensive Plan, compliance with the zoning regulations and other established development policy guidelines, and with the Comprehensive Plan, zoning regulations, development policy guidelines and annexation policies of any municipality within one (1) mile of the proposed project's boundaries.
  - b. The general location of the site, a description of existing and anticipated land use in the immediate vicinity and the residential planned community's compatibility with those land uses.
  - c. The availability and adequacy of public facilities, services and utilities to meet the needs of the RPC and the long-term implications the project would have on subsequent local development patterns and demand for public facilities and services.
  - d. The consistency of the RPC with the general design standards as contained in Subsections (j)(1) through (j)(5) hereof.
  - e. The relationship of the RPC's proposed construction schedule, including any phasing, and the demand for and timely provision of public facilities, services and utilities necessary to serve the project.
  - f. The capacity of the existing road network to provide suitable vehicular access for the RPC, the appropriateness of any existing or proposed improvements to the transportation network, the adequacy of the pedestrian and bicycle circulation, and the proposed means of connectivity of the project to surrounding residential, commercial and recreational development and uses.
  - g. The relationship of the proposed method of wastewater disposal and provision of potable water service with the goals, objectives and recommendations of the Comprehensive Plan, Comprehensive Water and Sewer Plan, and other established policy guidelines.
10. Phase I:
  - a. Staff would also like to know what is proposed for the northeast portion of the first phase.

**Other Items for Consideration:**

If approval of Step I is granted by the County Commissioners, the following will need to be addressed prior to the submission of any Step II materials:

1. The master plan shall conform to the regulations as set forth in the zoning ordinance and include any details and specifications as may be required by the TRC and the Planning Commission. The master plan shall include, at a minimum, the following:
  - a. An accurate topographic and boundary line survey of the project site, including the survey location of the perimeter of all forested areas, existing significant trees, the one-hundred-year floodplain line, the Critical Area boundary line, where applicable, the tidal and nontidal wetland lines and their buffers, location of important habitat or sensitive areas, and source water and aquifer recharge areas and a location map showing its relationship to surrounding properties.
  - b. Proposed extent of forest clearing, wetland and buffer impacts, Critical Area buffer impacts or variances, and the proposed percentage of impervious area.
  - c. The use, type, size and location of proposed structures, particularly with regard to the provision of mixed uses and clustering.
  - d. The general size, arrangement and location of any lots and proposed building groups.
  - e. The pattern of existing and proposed access points, public and private roads, vehicular travelways, parking, pedestrian and bicycle paths, internal and external circulation and connectivity, particularly to surrounding residential, commercial and recreational development and uses, and the intended design and construction standards.
  - f. The general location, type and size of proposed landscaping.
  - g. The location of existing and proposed water and wastewater facilities, including how and when such facilities are to be provided.
  - h. Architectural drawings, elevations, sketches or models illustrating the general design, character and pedestrian-scale of the proposed structures and a written description of how they relate to the architectural style and landscape design in the existing County towns, villages, and surrounding development.
  - i. The general location of recreational and open space areas and areas reserved or dedicated for public uses, such as schools, community centers, libraries, fire stations and park sites, and any open space to be owned and maintained by a property owners' association. Areas proposed for active and passive recreation shall be shown, along with a description of the facilities and equipment to be provided in these areas.
  - j. The existing topography and drainage pattern and the proposed stormwater management system showing basic topographic changes.
  - k. Statistical data on the total size of the project area, density computations, proposed number of residential units by type, compliance with area limitations and requirements for uses, area in streets, area in parking and parking tabulation and any other similar data pertinent to a comprehensive evaluation of the proposed development.
1. A detailed time schedule for the implementation and construction of the development and, if appropriate, a plan for phasing the construction of the RPC, showing the general geographical coverage of future plats or plans, their approximate sequence of submission, each of which must meet pertinent requirements either on their own or in conjunction with prior phases.



## Worcester County

Department of Environmental Programs  
Environmental Programs Division

### Memorandum

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**To:** Technical Review Committee (TRC) for April 14, 2021 Meeting

**From:** Environmental Programs Staff

**Subject:** Minor Site Plan: Sea Oaks Village RPC – Phase 2; TM 26 P 274

**Date:** April 9, 2021

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Environmental Programs comments are based on the plans submitted. These comments are subject to change every time a change is made to the plans that affect water and/or sewage for this site.

1. Environmental Programs requires a \$60 fee for any Technical Review Committee projects submitted on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. The proposed pool could require an EDU, depending on the treatment unit for the backwash.
3. The proposed construction will require the acquisition of Mystic sanitary sewer capacity. To do that, an application and deposit must be presented to Ms. Michelle Carmean, Enterprise Fund Controller, who will begin the processing for a Mystic Sewer allocation to be reviewed by the County Commissioners for approval.
4. We again note that natural gas main extensions & service conversions are currently completed in this area & gas is available.
5. The Plumbing Code is the 2018 International Plumbing Code (IPC) illustrated.
6. The Gas Code is the International Fuel Gas Code (IFGC), 2018 edition, for natural gas.
7. Plumbing permits, & potentially gas permits, will be required.
8. Please note the source of public water & sewer on the site plan. This would be the Mystic Harbour Sanitary Area.

**Citizens and Government Working Together**

9. All additional water & sewer EDUs will need to be purchased & completely paid for prior to this office giving final approval & signature on the plat.

**Citizens and Government Working Together**

WORCESTER COUNTY GOVERNMENT CENTER 1 WEST MARKET STREET, ROOM 1306 SNOW HILL, MARYLAND 21863  
TEL: 410-632-1220 FAX: 410-632-2012

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

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**TO:** Kristen M. Tremblay, Zoning Administrator  
Development Review and Permitting

**FROM:** John S. Ross, P.E., Deputy Director of Public Works

**DATE:** April 9, 2021

**SUBJECT:** TRC Meeting – April 14, 2021

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**Residential Planned Communities**

**Sea Oaks Village RPC – Phase 2 (Tax Map 26, Parcel P/O 274)**

C-1 Neighborhood Commercial & R-3 Multifamily Residential, Tax District 10

Description: Concept plan approval (establishment of the RPC floating zone) of Phase 2 of Sea Oaks Village, consisting of 76 townhome units and 'ball courts.'

Location: West side of MD Route 611 (Stephen Decatur Highway), north of Sinepuxent Road.

Owner: Sea Oaks Village, LLC  
841 E. Fort Avenue, Suite 152  
Baltimore, MD 21230

Engineer: Carpenter Engineering, LLC  
P.O. Box 3460  
Ocean City, MD 21843

**Comments:**

1. Ensure adequate EDUs are assigned to the project
2. Reserve further comments for final utility design drawings

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



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

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

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

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

**MEMORANDUM**

**TO:** Kristen Tremblay, Zoning Administrator  
**FROM:** Frank J. Adkins, Roads Superintendent (FA)  
**DATE:** April 6, 2021  
**SUBJECT:** TRC Meeting – April 14, 2021

**DIVISIONS**

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

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

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

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

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

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**Section 1-315 Residential Planned Communities**

**A. Sea Oaks Village – Phase 2**

1. All roads to be built to the “Approved Private Road” specifications per Resolution 20-2 as approved by the Worcester County Commissioners.
2. Any structures, drainage easements, drainage ponds, drainage pipes, or utilities inside or outside the right-of-way will not be the responsibility of Worcester County DPW – Roads Division.
3. A road construction bond will need to be posted and in place prior to construction. All road stabilization must meet 95% compaction and require 24 hour notice before paving begins.
4. A geo-tech must be on-site during all phases of road construction. Copies of all written reports from the geo-tech must be submitted to Worcester County DPW – Roads Division on a daily basis and prior to any approvals.
5. A pre-construction meeting is required before construction begins.

cc: John H. Tustin, P.E.

FJA:ll\\wfile2\users\llawrence\TRC\2021\4.14.21



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1003

SNOW HILL, MARYLAND 21863-1194

TEL: 410-632-5666

FAX: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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**PROJECT: Sea Oaks Village - Phase II**  
**LOCATION: Tax Map 26; Parcel 274**  
**CONTACT: Sea Oaks Village, LLC**  
**MEETING DATE: April 14, 2021**

**TRC #: 2021124**

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

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

### Scope of Project

The proposed phase II of Sea Oaks consisting of 76 townhouse lots and “ball courts”.

### General Comments

1. A water supply for fire protection shall be identified indicating the following:
  - a. Water Source
  - b. Engineering study for reliability of water source
  - c. Size (in gallons) of water source
  - d. Replenishment of water supply
  - e. Diameter of in ground pipe
  - f. Number of hydrants
  - g. Location of hydrants
  - h. Roadway width and surface types
  - i. Distance from hydrant to roadway
2. If public water source, approved plans by the public works department.
3. Water source plans must be approved prior to recording of plat.

4. Fire hydrants shall be located within 3 ft. of curb line. Placement of fire hydrants shall be coordinated with this office prior to installation.
5. Obstructions shall not be placed or kept near fire hydrants, fire department inlet connections, or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately visible and accessible.
6. All underground water mains and hydrants **shall be installed, completed, and in service** prior to construction work or as soon as combustible material accumulates, which ever comes first. A stop work order will be issued if fire hydrants are not in service prior to construction work start.
7. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.
8. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

### Specific Comments

1. **A fire hydrant shall be located within 100 feet of fire department connection for sprinkler system.**
2. Multifamily units shall be protected by an automatic sprinkler system. Plans shall be submitted and approved by this office prior to the installation of such system.
3. Provide the appropriate code compliant fire rated separation between units.
4. Complete set of building plans shall be submitted and approved prior to start of construction.
5. No further comments at this time.

March 26, 2021

Ms. Kristen Tremblay, Zoning Administrator  
Department of Developing, Review, and Planning  
Worcester County Government Center  
One West Market Street, Room 1201  
Snow Hill MD 21863

Dear Ms. Tremblay:

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

This site plan proposes the construction of 76 townhome units and associated 'ball courts.' This project is currently undergoing the Commercial Access Permit Review process, in which the District Office is still awaiting the second plan review submission. After having been in contact with Carpenter Engineering LLC., the design engineering group drafting this project, the attached access and pavement marking revisions were agreed upon, which are required to be reflected in the revised plan review submission to the District Office. No work can be initiated in the State right of way until a Commercial Access Permit has been issued through this Office.

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

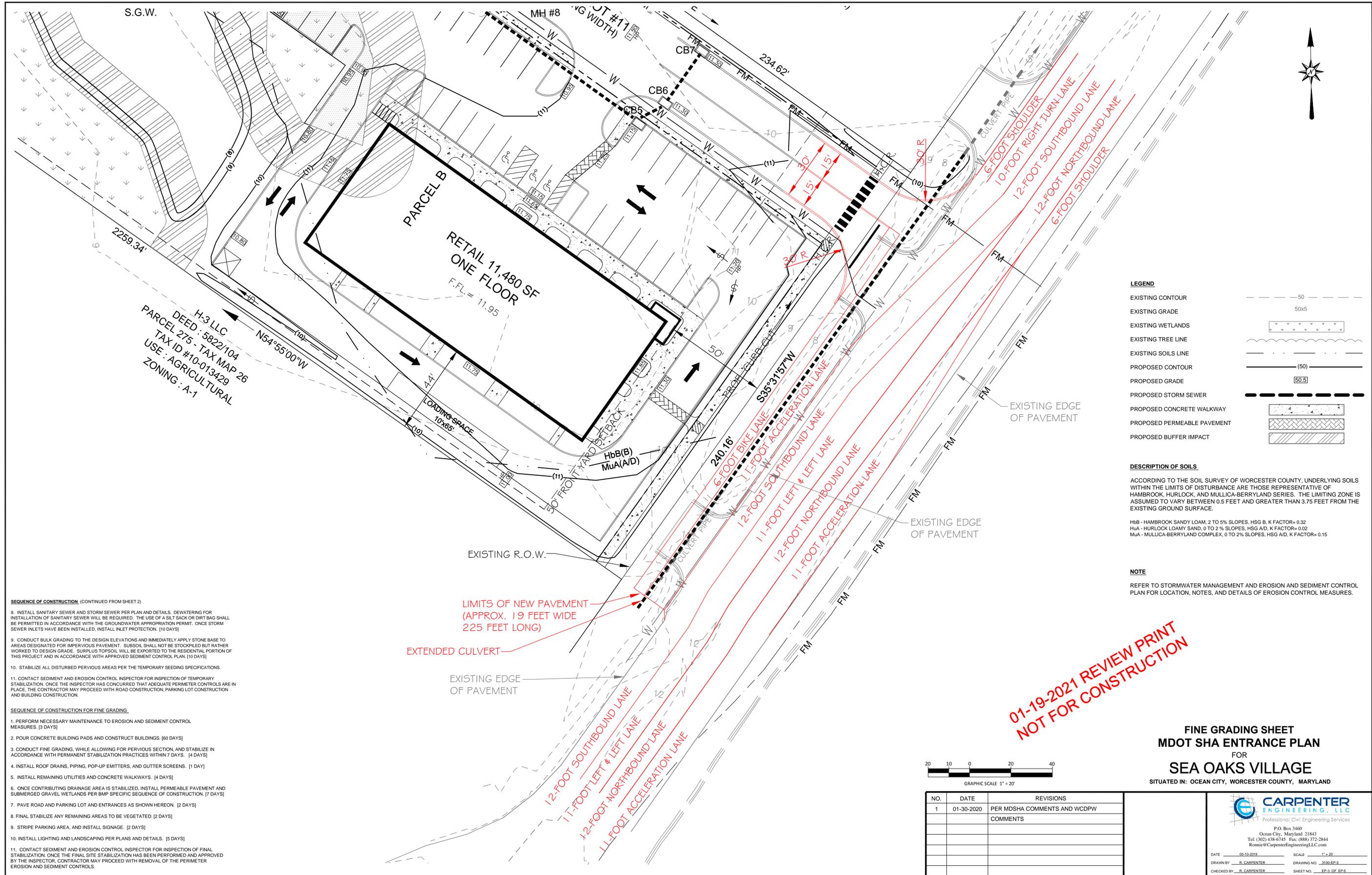
Sincerely,

*Daniel Wilson / for*

James W. Meredith  
District Engineer

Attachment

cc: Mr. Dallas Baker, Assistant District Engineer, D-1 Project Development, MDOT SHA  
Mr. Jeff Fritts, D-1 Access Management Inspector, MDOT SHA  
Mr. Rodney Hubble, Resident Maintenance Engineer, Snow Hill Shop, MDOT SHA  
Mr. Tony Turner, Asst. Resident Maintenance Engineer, Snow Hill Shop, MDOT SHA  
Mr. Daniel Wilson, D-1 Access Management Regional Engineer, MDOT SHA



**LEGEND**

|                             |          |
|-----------------------------|----------|
| EXISTING CONTOUR            | -50      |
| EXISTING GRADE              | 50x5     |
| EXISTING WETLANDS           | [Symbol] |
| EXISTING TREE LINE          | [Symbol] |
| EXISTING SOILS LINE         | [Symbol] |
| PROPOSED CONTOUR            | (50)     |
| PROPOSED GRADE              | [50.5]   |
| PROPOSED STORM SEWER        | [Symbol] |
| PROPOSED CONCRETE WALKWAY   | [Symbol] |
| PROPOSED PERMEABLE PAVEMENT | [Symbol] |
| PROPOSED BUFFER IMPACT      | [Symbol] |

**DESCRIPTION OF SOILS**

ACCORDING TO THE SOIL SURVEY OF WORCESTER COUNTY, UNDERLYING SOILS WITHIN THE LIMITS OF DISTURBANCE ARE THOSE REPRESENTATIVE OF HAMBROOK, HURLOCK, AND MULLICA-BERRYLAND SERIES. THE LIMITING ZONE IS ASSUMED TO VARY BETWEEN 0.5 FEET AND GREATER THAN 3.75 FEET FROM THE EXISTING GROUND SURFACE.

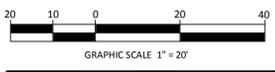
HbB - HAMBROOK SANDY LOAM, 2 TO 5% SLOPES, HSG B, K FACTOR=0.32  
 HuA - HURLOCK LOAMY SAND, 0 TO 2% SLOPES, HSG A/D, K FACTOR=0.02  
 MuA - MULLICA-BERRYLAND COMPLEX, 0 TO 2% SLOPES, HSG A/D, K FACTOR=0.15

**NOTE**

REFER TO STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL PLAN FOR LOCATION, NOTES, AND DETAILS OF EROSION CONTROL MEASURES.

**01-19-2021 REVIEW PRINT  
NOT FOR CONSTRUCTION**

- SEQUENCE OF CONSTRUCTION (CONTINUED FROM SHEET 2)**
- INSTALL SANITARY SEWER AND STORM SEWER PER PLAN AND DETAILS. DEWATERING FOR INSTALLATION OF SANITARY SEWER WILL BE REQUIRED. THE USE OF A SILT BAG OR DIRT BAG SHALL BE PERMITTED IN ACCORDANCE WITH THE GROUNDWATER APPROPRIATION PERMIT. ONCE STORM SEWER INLETS HAVE BEEN INSTALLED, INSTALL INLET PROTECTION. [10 DAYS]
  - CONDUCT BULK GRADING TO THE DESIGN ELEVATIONS AND IMMEDIATELY APPLY STONE BASE TO AREAS DESIGNATED FOR IMPERVIOUS PAVEMENT. SUBSOIL SHALL NOT BE STOCKPILED BUT RATHER WORKED TO DESIGN GRADE. SURPLUS TOPSOIL WILL BE EXPORTED TO THE RESIDENTIAL PORTION OF THIS PROJECT AND IN ACCORDANCE WITH APPROVED SEDIMENT CONTROL PLAN. [10 DAYS]
  - STABILIZE ALL DISTURBED PERVIOUS AREAS PER THE TEMPORARY SEEDING SPECIFICATIONS.
  - CONTACT SEDIMENT AND EROSION CONTROL INSPECTOR FOR INSPECTION OF TEMPORARY STABILIZATION. ONCE THE INSPECTOR HAS CONCURRED THAT ADEQUATE PERIMETER CONTROLS ARE IN PLACE, THE CONTRACTOR MAY PROCEED WITH ROAD CONSTRUCTION, PARKING LOT CONSTRUCTION AND BUILDING CONSTRUCTION.
- SEQUENCE OF CONSTRUCTION FOR FINE GRADING.**
- PERFORM NECESSARY MAINTENANCE TO EROSION AND SEDIMENT CONTROL MEASURES. [3 DAYS]
  - POUR CONCRETE BUILDING PADS AND CONSTRUCT BUILDINGS. [60 DAYS]
  - CONDUCT FINE GRADING, WHILE ALLOWING FOR PERVIOUS SECTION, AND STABILIZE IN ACCORDANCE WITH PERMANENT STABILIZATION PRACTICES WITHIN 7 DAYS. [4 DAYS]
  - INSTALL ROOF DRAINS, PIPING, POP-UP EMITTERS, AND GUTTER SCREENS. [1 DAY]
  - INSTALL REMAINING UTILITIES AND CONCRETE WALKWAYS. [4 DAYS]
  - ONCE CONTRIBUTING DRAINAGE AREA IS STABILIZED, INSTALL PERMEABLE PAVEMENT AND SUBMERGED GRAVEL WETLANDS PER BMP SPECIFIC SEQUENCE OF CONSTRUCTION. [7 DAYS]
  - PAVE ROAD AND PARKING LOT AND ENTRANCES AS SHOWN HEREON. [2 DAYS]
  - FINAL STABILIZE ANY REMAINING AREAS TO BE VEGETATED. [2 DAYS]
  - STRIPE PARKING AREA, AND INSTALL SIGNAGE. [2 DAYS]
  - INSTALL LIGHTING AND LANDSCAPING PER PLANS AND DETAILS. [5 DAYS]
  - CONTACT SEDIMENT AND EROSION CONTROL INSPECTOR FOR INSPECTION OF FINAL STABILIZATION. ONCE THE FINAL SITE STABILIZATION HAS BEEN PERFORMED AND APPROVED BY THE INSPECTOR, CONTRACTOR MAY PROCEED WITH REMOVAL OF THE PERIMETER EROSION AND SEDIMENT CONTROLS.



| NO. | DATE       | REVISIONS                            |
|-----|------------|--------------------------------------|
| 1   | 01-30-2020 | PER MDSA COMMENTS AND WCDPW COMMENTS |
|     |            |                                      |
|     |            |                                      |
|     |            |                                      |
|     |            |                                      |

**FINE GRADING SHEET  
MDOT SHA ENTRANCE PLAN  
FOR  
SEA OAKS VILLAGE  
SITUATED IN: OCEAN CITY, WORCESTER COUNTY, MARYLAND**

**CARPENTER ENGINEERING, LLC**  
 Professional: Civil Engineering Services  
 P.O. Box 3400  
 Ocean City, Maryland 21843  
 Tel: (302) 438-6745 Fax: (888) 372-2844  
 Ronnie@CarpenterEngineeringLLC.com

DATE: 05-10-2019 SCALE: 1" = 20'  
 DRAWN BY: R. CARPENTER DRAWING NO.: 3100.EP.3  
 CHECKED BY: R. CARPENTER SHEET NO.: EP.3 OF EP.5



# Worcester County

Department of Environmental Programs  
Natural Resources Division

## Memorandum

---

**To:** Technical Review Committee

**From:** David Mathers, Natural Resources Planner (DM)

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

**Date:** March 24, 2021

**Date of Meeting:** April 14, 2021

**Project:** Sea Oaks Village RPC – Phase 2

**Location:** Stephen Decatur Highway; Tax Map: 26; Parcel: 274

**Owner/Developer:** Sea Oaks Village, LLC

**Engineer:** Carpenter Engineering, LLC

---

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

**This project is subject to the Worcester County Stormwater Ordinance.** The project has obtained Stormwater Concept Plan approval. Site Development Plan approval must be received prior to this project being reviewed by the Planning Commission. All projects with a limits of disturbance (LOD) over one acre shall be required to file for a General Permit/Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

**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  
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: March 11, 2020  
TO: Applicant  
FROM: Jenelle Gerthoffer, Natural Resources Administrator   
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

.....

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

Additionally, if pervious pavement (i.e. asphalt, concrete) is proposed as a Stormwater Best Management Practice (BMP), an engineer will be required to ensure that this BMP is installed per the approved plan and the correct sequence is detailed on approved plans. Furthermore, all site disturbance must be stabilized prior to beginning the BMP installation process to avoid any contamination or performance issues. If components of the BMP become contaminated, excavation may be required. A detail/schematic must be site specific and reflect how associated sub drains are connected to piping and also illustrate all material being used in subgrade when using this BMP.

If you have any questions, please feel free to contact the Natural Resources Administrator, Jenelle Gerthoffer, at (410) 632-1220, ext. 1147.



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 PROGRAM  
STORMWATER MANAGEMENT  
SEDIMENT AND EROSION CONTROL  
SHORELINE COMMISSION  
AGRICULTURAL PRESERVATION  
ADVISORY BOARD

WELL & SEPTIC  
WATER & SEWER PLANNING  
PLUMBING & GAS  
CRITICAL AREAS/FORESTRY  
COMMUNITY HYGIENE

### MEMORANDUM

DATE: March 24, 2021  
TO: Worcester County Technical Review Committee  
FROM: Joy S. Birch, Natural Resources Specialist III   
RE: April 14, 2021 - Technical Review Committee Meeting

---

Sea Oaks – Request for Concept Plan Approval for Establishment of the RPC Floating Zone of Phase II of Sea Oaks Village, consisting of 76 townhome units and ball courts, West side of MD Route 611 (Stephen Decatur Highway), north of Sinepuxent Road, Tax Map 26, Parcel 27, Lot 3A, Tax District 10, R-3 Multi-Family Residential and C-1 Neighborhood Commercial Districts, Sea Oaks Village, LLC, owner/ R.D. Hand & Associates, Inc., land planner / Carpenter Engineer, LLC, engineer.

**Critical Area:** According to the plan provided dated October 16, 2018 the property and project boundaries are not located within the Atlantic Coastal Bays Critical Area (ACBCA) program; therefore, we have no comments.

#### **Storm Water Management & Erosion and Sediment Control:**

##### **Storm Water Management & Erosion and Sediment Control:**

Final Storm water Approval has been obtained.

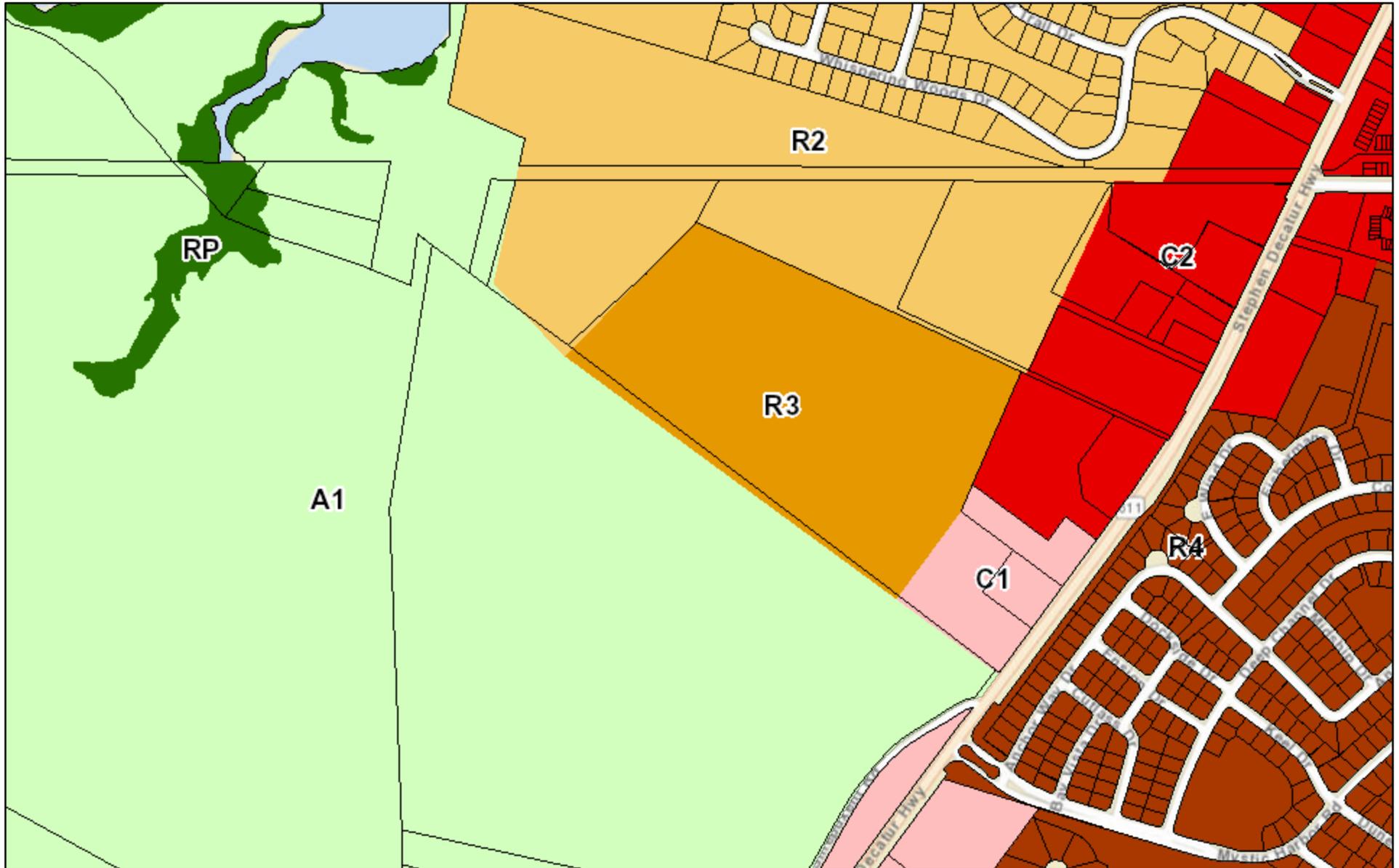
##### **General Provisions:**

- All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.
- All Storm water Management practices shall be designed to meet the requirements of the 2007 Maryland Storm water 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.

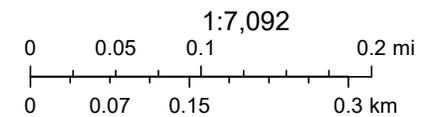
cc: File;  
R. D. Hand & Associates, Inc.;  
Jenelle Gerthoffer, NR Administrator;  
David Bradford, NR Deputy Director.

# Sea Oaks Village RPC



October 17, 2018

- |                   |                          |                           |                               |
|-------------------|--------------------------|---------------------------|-------------------------------|
| Property Lines    | A2 - Agricultural        | E1 - Estate               | R3 - Multi-family Residential |
| Zoning            | CA - Commercial Airport  | R1 - Rural Residential    | R4 - General Residential      |
| A1 - Agricultural | RP - Resource Protection | R2 - Suburban Residential | I1 - Light Industrial         |



The most current PFA data, received from the MD Dept. of Planning via email, 6/2013., U.S. Department of Agriculture, Natural Resources, Sources:

Web AppBuilder for ArcGIS  
 This map is intended for planning purposes only and not for regulatory application.



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

August 4, 2020

R.D. Hand & Associates, Inc.  
12302 Collins Road  
Bishopville, MD 21813

Re: Sea Oaks Village Commercial - Proposed construction of a 12,000 square foot building for contractor shops and an 11,480 square foot retail building, Westerly side of MD Route 611 (Stephen Decatur Highway), north of Sinepuxent Road, Tax Map 26, Parcel 274, Lot 3A, Tax District 10, R-3 Multi-Family Residential District and C-1 Neighborhood Commercial district (RPC Overlay Zone)

Dear Mr. Hand:

This is to confirm that the Worcester County Planning Commission, during its regular business meeting held on Thursday, December 5, 2019, reviewed the site plan for the above referenced project. Based upon its review, the Planning Commission granted site plan approval subject to addressing various comments. The Department reviewed a revised site plan and on behalf of the board, approves the site plan as revised.

This site plan approval shall expire twenty-four (24) months after the date of such approval, on December 5, 2021, unless building permits have been obtained for the construction in accordance herewith. The Department may grant a maximum of three extensions for up to twelve (12) months each based upon the criteria found in §ZS 1-325(g)(5). The extension application must be made at least sixty (60) days prior to the expiration of the site plan approval. The monitoring of the site plan approval period and the request for extensions is the sole responsibility of the property owner/developer, not the Department.

A copy of the approved site plan is enclosed for your records. The approval of this site plan does not constitute a building permit and does not authorize any construction or use of land as shown on the site plan. Once a building/use of land permit is obtained, Planning Commission approval shall authorize construction only in accordance with the approved site plan. Deviation from the approved site plan or

failure to abide by any above-referenced restrictions or conditions shall be considered a violation of the Zoning Code and may result in the issuance of civil infraction.

Upon satisfactory completion of the installation of all required improvements shown on the approved site plan, the developer shall submit to the Department two (2) copies of the completed as-built site plan. Such shall be submitted at least one (1) week prior to the anticipated occupancy of any building for the review and approval by the Department for conformity with the approved site plan and the ordinances and regulations of the County agencies and for verification that the as-built plan accurately represents actual improvements on the site. No building shall be occupied until all requirements and conditions of the site plan approval have been complied with or completion thereof bonded to the County Commissioners in accordance with bonding procedures as may be adopted from time to time by the County Commissioners or otherwise approved for occupancy by the County Planning Commission. Upon satisfactory completion of the required improvements and the submission of an as-built site plan, the Department shall furnish a certificate of approval to the developer covering all required improvements on the site.

Please do not hesitate to contact me with any questions you may have concerning this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer K. Keener". The signature is fluid and cursive, with the first name being the most prominent.

Jennifer K. Keener, AICP  
Deputy Director

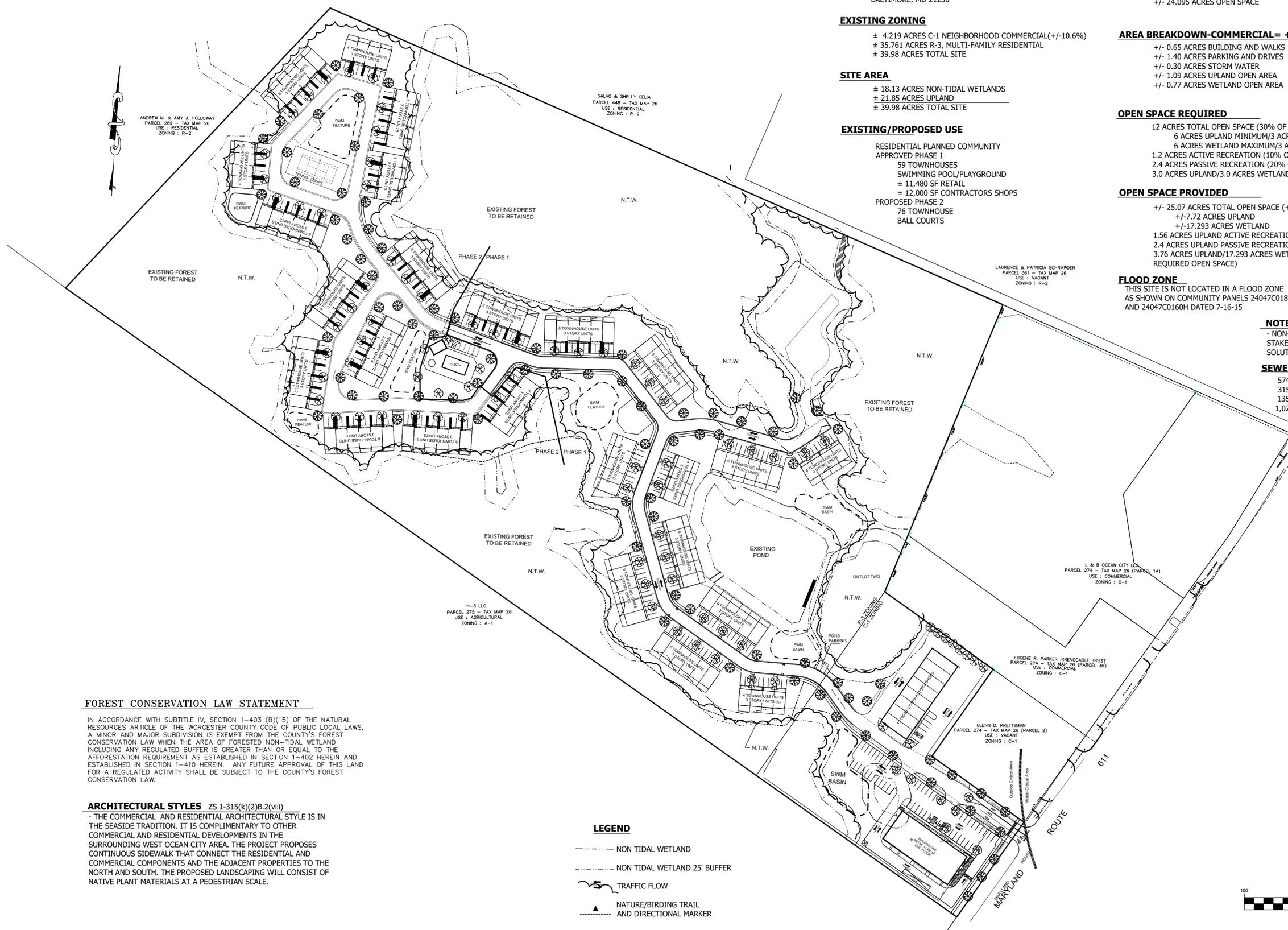
Enclosure

cc: Steve Murphy, owner  
Carpenter Engineering, Inc.  
Fisher Architecture, LLC  
Hugh Cropper, IV, Esquire  
file

# SEA OAKS VILLAGE

## RESIDENTIAL PLANNED COMMUNITY

THE INFORMATION CONTAINED ON THESE PLANS, PLATS OR OTHER DOCUMENTS IS PROVIDED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON, AND IS SUBJECT TO THE CLIENT AND/OR WORK PRODUCT PRIVILEGE. ANY AMENDMENTS, COPYING OR DISTRIBUTION, INCLUDING COMPUTER GENERATED AMENDMENTS, IS STRICTLY PROHIBITED UNLESS AUTHORIZED IN WRITING BY R.D. HAND AND ASSOCIATES, INC.



### SITE DATA

#### PARCEL DESCRIPTION

P/O PARCEL 274, TAX MAP 26  
10th TAX ELECTION DISTRICT  
WEST OCEAN CITY MARYLAND

#### PROPERTY OWNERS

SEA OAKS VILLAGE, LLC  
841 E. FORT AVENUE, SUITE 152  
BALTIMORE, MD 21230

#### EXISTING ZONING

± 4.219 ACRES C-1 NEIGHBORHOOD COMMERCIAL(+/-10.6%)  
± 35.761 ACRES R-3, MULTI-FAMILY RESIDENTIAL  
± 39.98 ACRES TOTAL SITE

#### SITE AREA

± 18.13 ACRES NON-TIDAL WETLANDS  
± 21.85 ACRES UPLAND  
± 39.98 ACRES TOTAL SITE

#### EXISTING/PROPOSED USE

RESIDENTIAL PLANNED COMMUNITY  
APPROVED PHASE 1  
59 TOWNHOUSES  
SWIMMING POOL/PLAYGROUND  
± 11,480 SF RETAIL  
± 12,000 SF CONTRACTORS SHOPS  
PROPOSED PHASE 2  
76 TOWNHOUSE  
BALL COURTS

### RESIDENTIAL DENSITY R-3 AREA ONLY

136 UNITS ON 35.76 ACRES = +/- 3.80 UNITS/ACRE

#### AREA BREAKDOWN-RESIDENTIAL= +/-35.76 ACRES

+/- 4.28 ACRES UNITS AND WALKS  
+/- 4.35 ACRES PARKING AND DRIVES  
+/- 0.085 ACRES UTILITY OUTLOT  
+/- 2.95 OPEN AREA WITHIN LOTS  
+/- 24.095 ACRES OPEN SPACE

#### AREA BREAKDOWN-COMMERCIAL= +/- 4.219 ACRES

+/- 0.65 ACRES BUILDING AND WALKS  
+/- 1.40 ACRES PARKING AND DRIVES  
+/- 0.30 ACRES STORM WATER  
+/- 1.09 ACRES UPLAND OPEN AREA  
+/- 0.77 ACRES WETLAND OPEN AREA

#### OPEN SPACE REQUIRED

12 ACRES TOTAL OPEN SPACE (30% OF TOTAL SITE)  
6 ACRES UPLAND MINIMUM/3 ACRES NATURAL MINIMUM  
6 ACRES WETLAND MAXIMUM/3 ACRES NATURAL MINIMUM  
1.2 ACRES ACTIVE RECREATION (10% OF REQUIRED OPEN SPACE)  
2.4 ACRES PASSIVE RECREATION (20% OF REQUIRED OPEN SPACE)  
3.0 ACRES UPLAND/3.0 ACRES WETLAND- NATURAL OPEN SPACE (50% OF OPEN SPACE)

#### OPEN SPACE PROVIDED

+/- 25.07 ACRES TOTAL OPEN SPACE (+/-62.7% OF TOTAL SITE)  
+/-7.72 ACRES UPLAND  
+/-17.293 ACRES WETLAND  
1.56 ACRES UPLAND ACTIVE RECREATION (+/-12.8% OF REQUIRED OPEN SPACE)  
2.4 ACRES UPLAND PASSIVE RECREATION (+/- 20.0% OF REQUIRED OPEN SPACE)  
3.76 ACRES UPLAND/17.293 ACRES WETLAND - NATURAL OPEN SPACE (+/- 175% OF REQUIRED OPEN SPACE)

#### FLOOD ZONE

THIS SITE IS NOT LOCATED IN A FLOOD ZONE  
AS SHOWN ON COMMUNITY PANELS 24047C0180H  
AND 24047C0160H DATED 7-16-15

#### NOTES

- NON-TIDAL WETLANDS DELINEATED BY RON GATTON IN 2000 AND STAKED OUT AND RECONFIRMED BY COASTAL COMPLIANCE SOLUTIONS LLC IN 2017

#### SEWER FLOW- COMMERCIAL

574 GPD -11,480 SF RETAIL L@ 0.05 GSF  
315 GPD - 10,500 SF CONTRACTORS SHOPS @0.03 GSF  
135 GPD - 1,500 SF OFFICES IN CONTRACTOR SHOPS @ 0.09 GSF  
1,024 GPD/ 300 GPD-EDU = 4 EDU'S

#### RESIDENTIAL SETBACKS

0' SIDE YARD SETBACK  
20' FRONT YARD SETBACK  
15' REAR YARD SETBACK

#### COMMERCIAL SETBACKS

6' SIDE YARD SETBACK  
10' FRONT YARD SETBACK ALONG SEA OAKS DRIVE  
50' FRONT YARD SETBACK ALONG MD. RTE. 611  
15' REAR YARD SETBACK

PROPOSED SEPARATION BETWEEN STRUCTURES = MINIMUM 10'

### FOREST CONSERVATION LAW STATEMENT

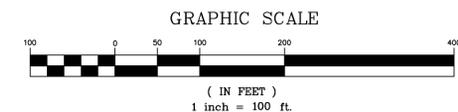
IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403 (B)(15) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, A MINOR AND MAJOR SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW WHEN THE AREA OF FORESTED NON-TIDAL WETLAND INCLUDING ANY REGULATED BUFFER IS GREATER THAN OR EQUAL TO THE AFFORESTATION REQUIREMENT AS ESTABLISHED IN SECTION 1-402 HEREIN AND ESTABLISHED IN SECTION 1-410 HEREIN. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

### ARCHITECTURAL STYLES ZS 1-315(k)(2)B.2(viii)

- THE COMMERCIAL AND RESIDENTIAL ARCHITECTURAL STYLE IS IN THE SEASIDE TRADITION. IT IS COMPLIMENTARY TO OTHER COMMERCIAL AND RESIDENTIAL DEVELOPMENTS IN THE SURROUNDING WEST OCEAN CITY AREA. THE PROJECT PROPOSES CONTINUOUS SIDEWALK THAT CONNECT THE RESIDENTIAL AND COMMERCIAL COMPONENTS AND THE ADJACENT PROPERTIES TO THE NORTH AND SOUTH. THE PROPOSED LANDSCAPING WILL CONSIST OF NATIVE PLANT MATERIALS AT A PEDESTRIAN SCALE.

### LEGEND

- NON TIDAL WETLAND
- NON TIDAL WETLAND 25' BUFFER
- TRAFFIC FLOW
- ▲ NATURE/BIRDING TRAIL AND DIRECTIONAL MARKER



PHASE 2-STEP 1 CONCEPT MASTER PLAN  
SEA OAKS VILLAGE  
WORCESTER COUNTY, MARYLAND

R.D. HAND AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE, SITE PLANNING AND FEASIBILITY  
12302 COLLINS ROAD BISHOPVILLE, MD. 21813 410-352-5623

DATE 3/11/21  
REV. DATE  
DRAWN BY R.D.HAND  
CHK'D BY R.D.HAND  
DRAWING M-1  
SCALE 1"=100'

SHEET  
M-1

# SEA OAKS VILLAGE

## RESIDENTIAL PLANNED COMMUNITY

### SITE DATA

#### PARCEL DESCRIPTION

P/O PARCEL 274, TAX MAP 26  
10th TAX ELECTION DISTRICT  
WEST OCEAN CITY MARYLAND

#### PROPERTY OWNERS

SEA OAKS VILLAGE, LLC  
841 E. FORT AVENUE, SUITE 152  
BALTIMORE, MD 21230

#### EXISTING ZONING

± 4.219 ACRES C-1 NEIGHBORHOOD COMMERCIAL(+/-10.6%)  
± 35.761 ACRES R-3, MULTI-FAMILY RESIDENTIAL  
± 39.98 ACRES TOTAL SITE

#### SITE AREA

± 18.13 ACRES NON-TIDAL WETLANDS  
± 21.85 ACRES UPLAND  
± 39.98 ACRES TOTAL SITE

#### PROPOSED USE

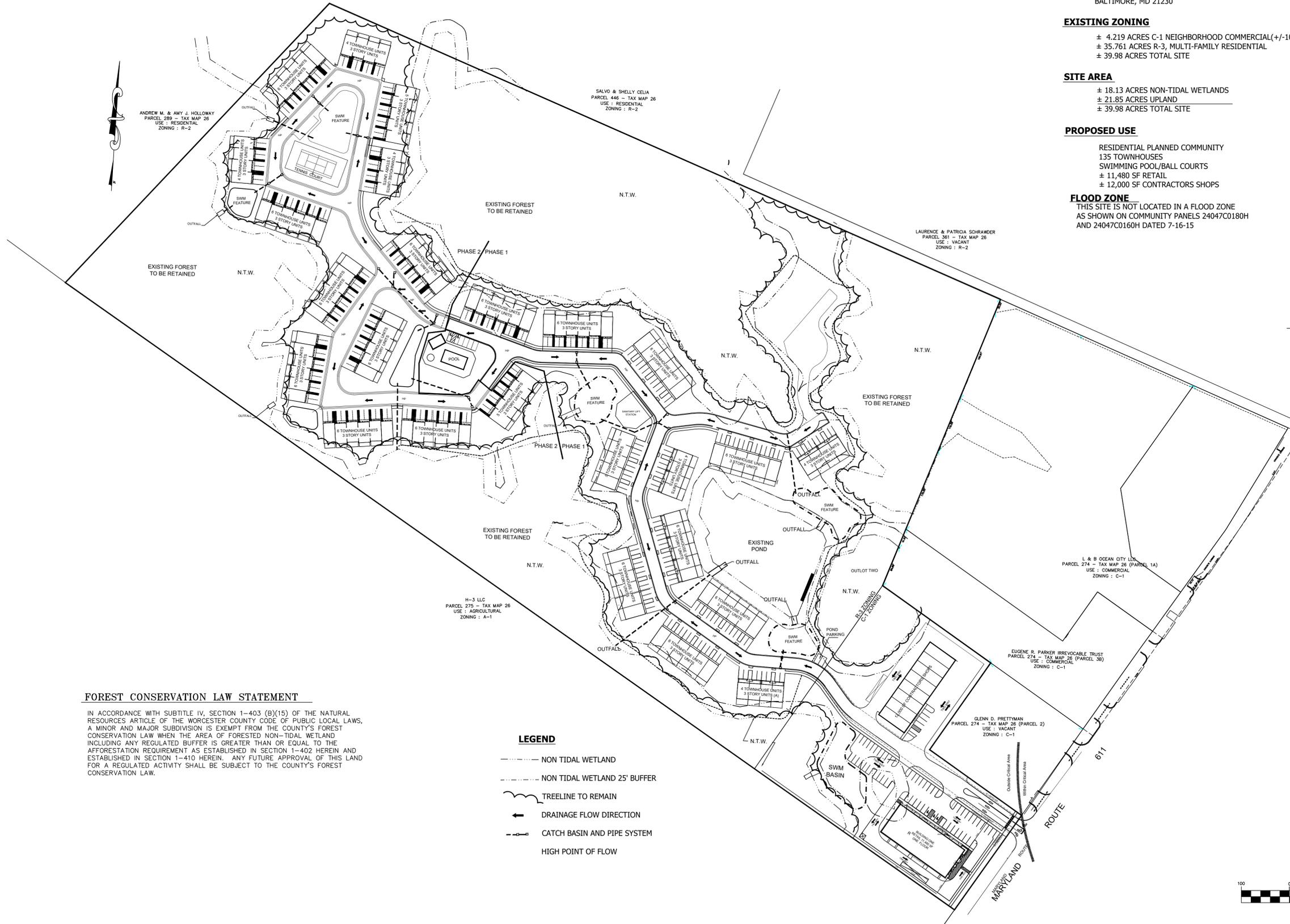
RESIDENTIAL PLANNED COMMUNITY  
135 TOWNHOUSES  
SWIMMING POOL/BALL COURTS  
± 11,480 SF RETAIL  
± 12,000 SF CONTRACTORS SHOPS

#### FLOOD ZONE

THIS SITE IS NOT LOCATED IN A FLOOD ZONE  
AS SHOWN ON COMMUNITY PANELS 24047C0180H  
AND 24047C0160H DATED 7-16-15

### NOTES

- NON-TIDAL WETLANDS DELINEATED BY RON GATTON IN 2000 AND STAKED OUT AND RECONFIRMED BY COASTAL COMPLIANCE SOLUTIONS LLC IN 2017

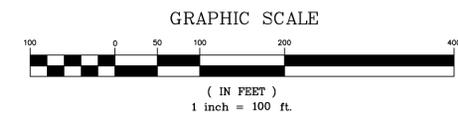


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### LEGEND

- NON TIDAL WETLAND
- NON TIDAL WETLAND 25' BUFFER
- TREELINE TO REMAIN
- ← DRAINAGE FLOW DIRECTION
- CATCH BASIN AND PIPE SYSTEM
- HIGH POINT OF FLOW



**PHASE 2-STEP 1 CONCEPT DRAINAGE PLAN**  
 SEA OAKS VILLAGE  
 WORCESTER COUNTY, MARYLAND

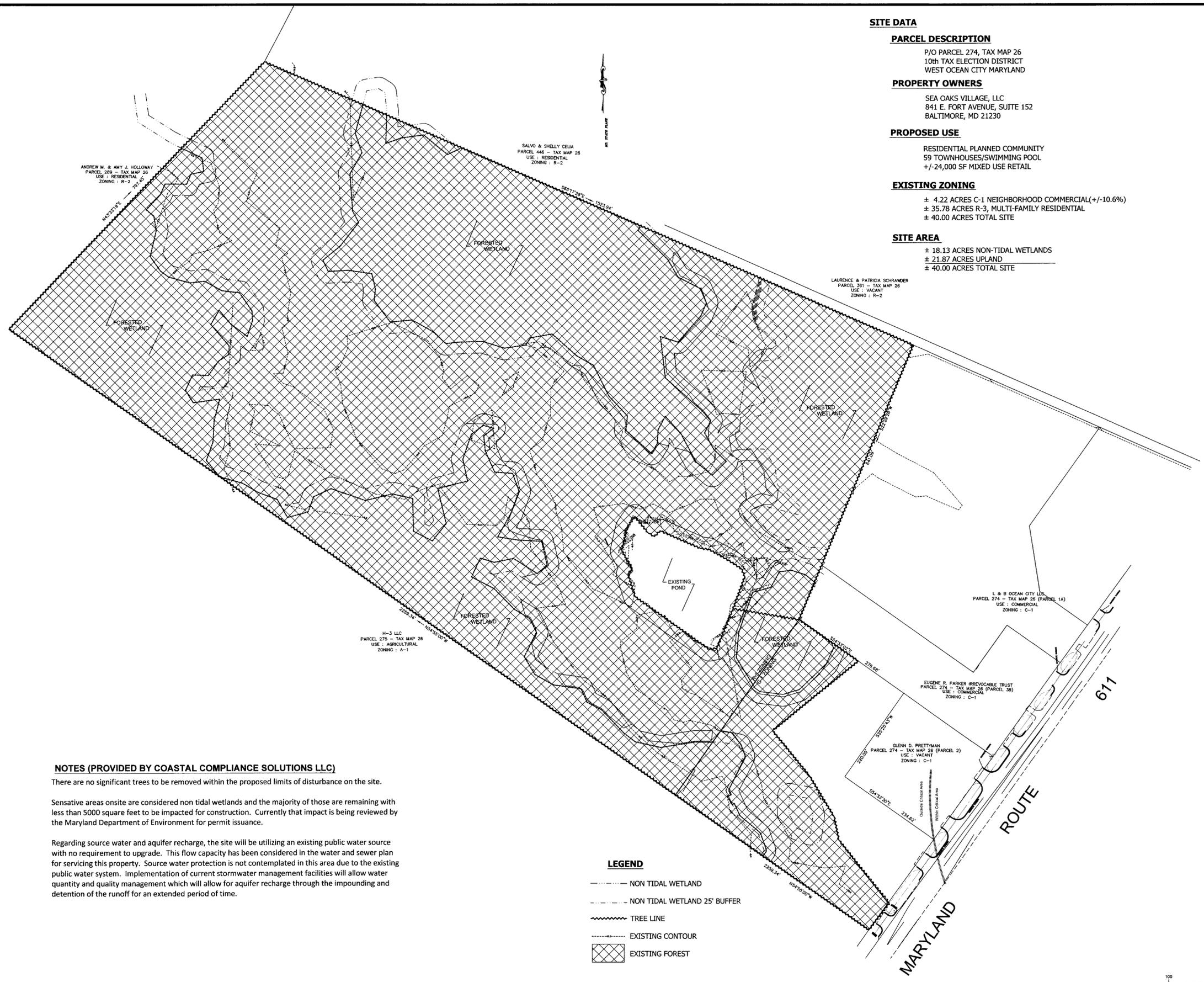
**R.D. HAND AND ASSOCIATES, INC.**  
 LANDSCAPE ARCHITECTURE, SITE PLANNING AND FEASIBILITY  
 12302 COLLINS ROAD BISHOPVILLE, MD. 21813 410-352-5623

DATE 3/11/21  
 REV. DATE  
 DRAW BY R.D.HAND  
 CHK'D BY R.D.HAND  
 DRAWING D-1  
 SCALE 1"=100'

**SHEET**  
**D-1**

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**SITE DATA**

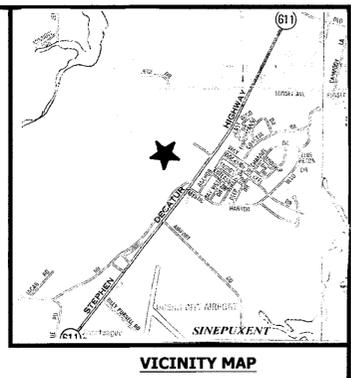
**PARCEL DESCRIPTION**  
 P/O PARCEL 274, TAX MAP 26  
 10th TAX ELECTION DISTRICT  
 WEST OCEAN CITY MARYLAND

**PROPERTY OWNERS**  
 SEA OAKS VILLAGE, LLC  
 841 E. FORT AVENUE, SUITE 152  
 BALTIMORE, MD 21230

**PROPOSED USE**  
 RESIDENTIAL PLANNED COMMUNITY  
 59 TOWNHOUSES/SWIMMING POOL  
 +/-24,000 SF MIXED USE RETAIL

**EXISTING ZONING**  
 ± 4.22 ACRES C-1 NEIGHBORHOOD COMMERCIAL(+/-10.6%)  
 ± 35.78 ACRES R-3, MULTI-FAMILY RESIDENTIAL  
 ± 40.00 ACRES TOTAL SITE

**SITE AREA**  
 ± 18.13 ACRES NON-TIDAL WETLANDS  
 ± 21.87 ACRES UPLAND  
 ± 40.00 ACRES TOTAL SITE



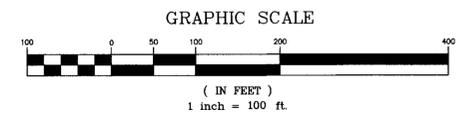
**NOTES (PROVIDED BY COASTAL COMPLIANCE SOLUTIONS LLC)**

There are no significant trees to be removed within the proposed limits of disturbance on the site.

Sensitive areas onsite are considered non tidal wetlands and the majority of those are remaining with less than 5000 square feet to be impacted for construction. Currently that impact is being reviewed by the Maryland Department of Environment for permit issuance.

Regarding source water and aquifer recharge, the site will be utilizing an existing public water source with no requirement to upgrade. This flow capacity has been considered in the water and sewer plan for servicing this property. Source water protection is not contemplated in this area due to the existing public water system. Implementation of current stormwater management facilities will allow water quantity and quality management which will allow for aquifer recharge through the impounding and detention of the runoff for an extended period of time.

- LEGEND**
- NON TIDAL WETLAND
  - NON TIDAL WETLAND 25' BUFFER
  - TREE LINE
  - EXISTING CONTOUR
  - ▨ EXISTING FOREST



**EXISTING CONDITIONS**  
 SEA OAKS VILLAGE  
 WORCESTER COUNTY, MARYLAND

**R.D. HAND AND ASSOCIATES, INC.**  
 LANDSCAPE ARCHITECTURE, SITE PLANNING AND FEASIBILITY  
 12302 COLLINS ROAD BISHOPVILLE, MD. 21013 410-352-5623

DATE: 11/14/18  
 REV. DATE:  
 DRAW BY: J.MAYHUE  
 CHK'D BY: R.D.HAND  
 DRAWING: EC-1  
 SCALE: 1"=100'

**SHEET**  
**EC-1**