

# **WORCESTER COUNTY PLANNING COMMISSION AGENDA**

**Thursday December 1, 2022**

Worcester County Government Center, Room 1102, One West Market St.  
Snow Hill, Maryland 21863

**I. Call to Order (1:00 p.m.)**

**II. Administrative Matters (1:00 p.m. est.)**

A. Review and Approval of Minutes – November 3, 2022

B. Board of Zoning Appeals Agenda – December 8, 2022

C. Technical Review Committee Agenda – December 14, 2022

**III. Seaside Village (1:05 p.m. est.)**

Seaside Village RPC Step II and Step III Phase 2A site plan revisions. Located on the northerly side of Rt. 50 (Ocean Gateway), East of Golf Course Road, Tax Map Parcel 707, Tax District 10, R-3 Multi-Family Residential District, Seaside Venture, LLC, owner / George, Miles, & Burr LLC, engineer.

**IV. Miscellaneous**

**V. Adjournment**

**WORCESTER COUNTY PLANNING COMMISSION  
MEETING MINUTES – November 3, 2022**

**Meeting Date:** November 3, 2022

**Time:** 1:00 P.M.

**Location:** Worcester County Government Office Building, Room 1102

**Attendance:**

**Planning Commission**

Jerry Barbierri, Chair  
Mary Knight, Secretary  
Ken Church  
Marlene Ott  
Betty Smith

**Staff**

Jennifer Keener, Director, DRP  
Gary Pusey, Deputy Director, DRP  
Kristen M. Tremblay, Zoning Administrator  
Stu White, DRP Specialist  
Robert Mitchell, Director, Environmental Programs  
Roscoe Leslie, County Attorney

**I. Call to Order**

**II. Administrative Matters**

**A. Review and approval of minutes, October 6, 2022**

As the first item of business, the Planning Commission reviewed the minutes of the September 1, 2022 meeting.

**A motion was made by Ms. Ott, seconded by Ms. Smith, and carried unanimously.**

**B. Board of Zoning Appeals Agenda, November 10, 2022**

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for October 13, 2022. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Board.

**C. Technical Review Committee Agenda, November 9, 2022**

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for October 12, 2022. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Committee.

**III. Amendment of the Worcester County Comprehensive Plan for Water and Sewerage Systems**

As the next item of business, the Planning Commission reviewed an application for a text amendment to allow for a discharge permit and wastewater and water plant improvements to serve the existing and future expansion of the Riverview Mobile Home Park in

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Bishopville, Maryland. The proposed amendment would only serve the mobile home park in this proposed modification for the park in the *Master Water and Sewerage Plan (The Plan)*. Rauch Engineering submitted the amendment on behalf of the Owner, James Latchum. Robert Mitchell, Director of Environmental Programs presented the staff report to the Planning Commission.

Mr. Mitchell explained that the applicant applied for this amendment to allow for the construction of a wastewater treatment plant for stream discharge and modifications to the existing water treatment plant to serve an expansion of the park up to sixty (60) units. The existing conventional subsurface multi-use septic system would be connected to the proposed wastewater plant, water plant improvements made, and septic would be properly abandoned after the required year-long timeframe for operational testing of the wastewater treatment plant. To allow for the review of such a discharge permit, it is also necessary to modify Section 1.2.2 D (Protection of the Environment) of *The Plan*, and provide amended language that would make it possible for this facility to apply for a discharge permit.

Mr. Mitchell then disclosed that a previously Planning Commission-approved amendment failed at the state level due to necessary text language changes. He explained that the prior amendments for this park were not approved due to language revisions that MDE wanted included in the text amendment. Those changes have been discussed and reviewed in the interim and the revised language is presented in this amendment. Mr. Mitchell then reviewed the history of the Riverview Park, located in Bishopville, which is in *The Plan* as a multi-use septic system serving the residents of the park. Maximum number of trailers was capped at 66, and they have run between 58-63 units in our historical records and have the ability to add the last system connections. Their septic is a single system, with a low pressure-dosed drain field that has the old system as a backup. They have conventional (zero) treatment at the present, and the current system and drain field is an innovative system repair located entirely in the critical area. Mr. Mitchell offered that state funding for pre-treatment (a package plant) that would be required with a system replacement should the existing system fail, is not a guarantee as there are scoring systems involved that are very competitive for these grants. He further explained that the system servicing this mobile home park is the only large multi-use septic system (over 5,000 gpd) that does not have groundwater discharge permit, is located within the critical area, is not adjacent to any sewer planning area, and does not have a more secure state funding source for the addition of treatment (systems located in our state parks).

Mr. Mitchell then provided a summary of the nutrient reductions with this conversation to treatment and the strict permit requirements that would be imposed by the state with this amendment language. The proposed point discharge to the Bishopville Prong requires a net zero total phosphorus load to the Prong due to the impaired status of the waterway. The

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Owner's consultant has indicated that the load must be mitigated to achieve a net-zero TP discharge to the Bishopville Prong and even that small amount needs to be offset through treatment practices within the watershed. The consultant indicates the Owner proposes to achieve a minimum of the required phosphorus removal from naturally generated sources on owner-controlled and owned parcel adjacent to the proposed MHP expansion shown and will demonstrate this to MDE on a subsequent permit application after amendment approval.

The extent the owners and their consultants have explored as alternatives were briefly described by Mr. Mitchell to the Planning Commission members. He indicated that they tried additional onsite testing to expand the septic capability, they explored adjacent properties for spray irrigation, and they looked for sewer plant connections, but have been unable to find or secure these outlets. He finished this point with the observation that there has been a concerted effort over the last couple years by the owners, while also being reviewed by the county, to examine options and confer with state agency staffs any alternatives to a point source discharge for this park.

The actual language was the last part of the amendment reviewed by Mr. Mitchell and he offered that the text additions were significantly more burdensome on the owner than before. These additions were included to protect the environment and ensure the owner and their consultant took into account items that were needed to achieve that net-zero option with mitigation of nutrient inputs as well. The documentation requirements that need to accompany any future discharge permit application, should this amendment be successful, were also reviewed.

The Planning Commission members did have a few comments. Mr. Church asked if this language was reviewed with the state and Mr. Mitchell indicated it had. Follow-up comments from the mobile home owners present in the audience indicated that they did meet with the state on this amendment and they also met with local environmental groups in Worcester County who they said were in favor of this amendment.

Following the discussion, a motion was made by Ms. Knight, seconded by Ms. Ott, to find this application consistent with the *Comprehensive Plan* and recommended that they forward a favorable recommendation to the County Commissioners. The vote was unanimous with only Mr. Wells and Mr. Clayville missing from the meeting.

**IV. Miscellaneous**

As the next item of business, Director Jennifer K. Keener, AICP presented a Request for Proposals (RFP) for the Comprehensive Plan public engagement component, which was approved on Tuesday, November 1 to go out to bid, to the Planning Commission. She asked



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that since the Comprehensive Plan is the Planning Commission's planning document, that it would be greatly appreciated if one member from the Planning Commission would volunteer to be an evaluator to review the bid documents and provide a rating after the bid window has closed at the end of November.

- V. Adjourn** – A motion to adjourn was made by Ms. Knight and seconded by Ms. Ott.

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Mary Knight, Secretary

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Stuart White, DRP Specialist

**NOTICE OF PUBLIC HEARING  
WORCESTER COUNTY  
BOARD OF ZONING APPEALS  
AGENDA**

*THURSDAY DECEMBER 8, 2022*

Pursuant to the provisions of the Worcester County Zoning Ordinance, notice is hereby given that a public hearing will be held in-person before the Board of Zoning Appeals for Worcester County, in the Board Room (Room 1102) on the first floor of the Worcester County Government Center, One West Market Street, Snow Hill, Maryland.

**6:30 p.m.**

**Case No. 22-56**, on the lands of William Harris Jr., requesting an after-the-fact variance to the left side yard setback from 6 feet to 4.32 feet (to encroach 1.68 feet) & an after-the-fact front yard variance from 25 feet to 24.7 feet (to encroach .3 feet) for an existing attached garage, in the R-3 Multi-Family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2), and ZS 1-305 located at 83 Newport Drive, Tax Map 16, Parcel 38, Section 1, Lot 198, Tax District 3, Worcester County, Maryland.

**6:35 p.m.**

**Case No. 22-57**, on the lands of Harry How III, requesting a variance to each side yard setback from 6 feet to 3 feet (to encroach 3 feet each) for a proposed dock in R-3 Multi-Family Residential District pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305, located at 2 Windows Watch Court, Tax Map 16, Parcel 38, Section 1, Lot 365, Tax District 3, Worcester County, Maryland.

**6:40 p.m.**

**Case No. 22-58**, on the application of Hugh Cropper, IV, on the lands of Bruce McConkey, requesting a variance to the front yard setback from 50 feet from the center of the road right of way to 39.27 feet (to encroach 10.73 feet) and a variance to the rear yard setback from 30 feet to 27.61 feet (to encroach 2.39 feet) for a proposed new dwelling in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305, located on Snug Harbor Road, approximately 1,800 feet east of Meadow Lane Tax Map 33, Parcel 346, Lot 79, Tax District 10, Worcester County, Maryland.

**6:45 p.m.**

**Case No. 22-59**, on the lands of Hugh Cropper, IV, requesting a special exception to allow a boundary line adjustment in the RP Resource Protection District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-215(c)(3) & ZS 1-311, the affected properties are 9245 Seahawk Road, Tax Map 25, Parcel 22, and 10625 Assateague Road, Tax Map 25, Parcel 129, Tax District 3, Worcester County, Maryland.

**Administrative Matters**

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE  
AGENDA**

**Wednesday, December 14, 2022 at 1:00 p.m. via teleconference**

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

**I. Call to Order**

**II. § ZS 1-325 Site Plan Review**

**A. Showell Mini Storage – Major Site Plan Review**

Proposed construction of a 60' x 80' (4,800 sq. ft.) pad site for future development and four (4) storage buildings consisting of thirty-six (36) 20' x 50' storage units (36,000 sq. ft. total), with an existing dwelling and accessory structures to be used as an owner/caretaker residence. Located at 11564 Worcester Highway, Tax Map 15, Parcel 122, Tax District 03, C-2 General Commercial District, Green Acres Showell, LLC, owner / Parker and Associates, Inc., engineer.

**III. § ZS 1-315 Residential Planned Communities**

**A. Sea Oaks Village – Preliminary Plat**

Preliminary Plat review of Phase 2 of Sea Oaks Village, consisting of 76 townhome units and active recreation courts. Located on the west side of MD Route 611 (Stephen Decatur Highway), north of Sinepuxent Road on Sea Oaks Lane, Tax Map 26, Parcel 274, Lot 3A, R-3 Multifamily Residential, Tax District 10, Sea Oaks, LLC, owner / Carpenter Engineering, LLC, engineer.

**B. The Refuge at Windmill Creek – Step 1 Concept Plan Review**

Request for Establishment of the RPC Floating Zone – Proposed 90 single-family lot subdivision Located on the northwest side of Beauchamp Road, north of Racetrack Road (MD Route 589), Tax Map 15, Parcels 127 and 259, Tax District 3, R-1 Rural residential and RP Resource Protection Districts, The Refuge at Windmill Creek, LLC, owner/ Carpenter Engineering, LLC, engineer.

**IV. Adjourn**

## WORCESTER COUNTY PLANNING COMMISSION

**MEETING DATE:** December 1, 2022

**PURPOSE:** Site Plan Revision Review

**DEVELOPMENT:** Seaside Village (Previously known as Waters Edge)

**PROJECT:** Seaside Village Major RPC Step II and Step III Phase 2A site plan revisions.

**LOCATION:** Located on the northerly side of Rt. 50 (Ocean Gateway), East of Golf Course Road, Tax Map Parcel 707, Tax District 10.

**ZONING DESIGNATION:** R-3 Multi-Family Residential District.

**BACKGROUND:** The current proposal seeks to finish the remainder of the development (shown as Phase 2A) and is proposed to consist of 16 multi-family residential units. The Department will be combining approvals for both Steps II and III (RPC Step II approval and subsequent Site Plan Approval). Readers should be aware that these processes may occur concurrently, however voting by the Planning Commission must be consecutive for Step II, then Step III as two (2) separate motions.

The original Step I justification plan was approved by the Worcester County Commissioners in 2003. The Step II Master Plan and Step III site plan were subsequently reviewed and approved by the Planning Commission. In 2013, Phase 1 was revised to include fee simple lots for the remaining un-built townhouse units and in 2014 fee simple lots were established around those townhouse units within Phases 2 through 4.

The Planning Commission was provided with Architectural Designs for its review at its May 6, 2021 meeting. The proposed project also went before the Technical Review Committee (TRC) on November 9, 2022 meeting due to the projects expiration for approvals based on Section ZS1- 315(k)(2)(B)(8), as more thoroughly discussed below (see also: <https://ecode360.com/14020804>). A revised site plan was submitted on November 16, 2022 for review by the Planning Commission.

Please note that all of these plans were submitted under the 1992 *Zoning and Subdivision Control Article* and are not subject to the *Worcester County Design Guidelines and Standards for Commercial Uses*.

**CURRENT REQUEST:** Given its general familiarity with the status of the overall project and as the Planning Commission may see in the attached plans, it should be noted that there are nominal changes to the proposed site plan from what was previously approved. Furthermore, much of the development has

already been built out with the exception of Phase 2A. According to the attached letter, dated November 15, 2022, as prepared by George, Miles & Buhr, LLC., the proposed construction will be completed within approximately 12 months on the 16 multi-family dwelling units.

Due to the uniqueness of the situation and in the interest of expediency, the original Step II Technical Review Committee Report (in which the findings remain relevant to this proposal) has been attached to refresh those on the Planning Commission to provide context to members in lieu of a new report. The project is approximately 87% completed; out of a total 139 dwelling units, 121 units have been developed to-date including a marina and community center.

**The proposed changes include:**

- The addition of eight (8) parking spaces including two (2) handicapped spaces to the area between the multi-family structures on the southwest portion of the site in the general vicinity of Golf Course Road and Ocean Gateway;
- A dumpster pad and associated enclosure;
- Adjusted landscaping to account for the new parking spaces;
- A bike rack has been incorporated into the site plan as a voluntary addition;
- Lot coverage has been reduced from the original approval by 3,339 square feet.

The attached narrative (November 15, 2022) provided by George Miles & Buhr, LLC., addresses the seven (7) items as required by the Zoning Ordinance for RPC's (ZS1-315(k)(2)(B)(3)(i-vii). The Planning Commission is encouraged to review the letter and determine if the answers are still in keeping with the spirit of the code and the original approvals as attached. If there are any items it wishes to pay particular attention to or has concerns with, staff suggests that it be discussed at the meeting.

**FOREST CONSERVATION LAW:** This property is subject to the Worcester County Forest Conservation Law. Written confirmation will be required from the Dept. of Environmental Programs Natural Resources Division relative to Forestry requirements prior to the Department granting signature approval.

**CRITICAL AREA LAW:** This property is located within Atlantic Coastal Bays Critical Area (ACBCA) program boundary. This property is designated as Intensely Developed Area (IDA) within Buffer Management Area (BMA) A-15. Written confirmation will be required from the Dept. of Environmental Programs Natural Resources Division relative to Critical Area requirements prior to the Department granting signature approval.

**STORMWATER MANAGEMENT/ SEDIMENT EROSION CONTROL:** This project is subject to the Worcester County Stormwater Ordinance. The project has received Concept Plan Approval. Written confirmation will be required from the Dept. of Environmental Programs Natural Resources Division relative to Stormwater Management requirements prior to the Department granting signature approval.

**WATER SUPPLY AND WASTEWATER SERVICES:** This project would be served by Mystic Harbor Sanitary Service Area for both water and sewer. Please provide written confirmation from the Department of Public Works, Water and Wastewater Division that the appropriate utilities and easements are shown on the plan prior to signature approval.

Written confirmation will be required from the Department of Environmental Programs that their requirements have been met prior to signature approval.

**OWNER:** Seaside Venture, LLC

**ENGINEER:** / George, Miles & Buhr, LLC

**PREPARED BY:** Stuart White, DRP Specialist

■■■■  
ARCHITECTS  
ENGINEERS

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November 15, 2022

Worcester County  
Development, Review and Permitting  
1 West Market Street  
Government Center, Room 1201  
Snow Hill, MD 21863

Attn: Ms. Kristen Tremblay  
Zoning Administrator

Re: Seaside Village RPC Revisions  
Phase 2A Steps II and III  
GMB No.: R200090.00 Task 002

Ms. Tremblay:

We are pleased to submit the previously approved but expired enclosed items for the Planning Commission review of the Seaside Village RPC Phase 2A Step II and III plans and updated narratives at the December 1, 2022, meeting.

The enclosed materials for review are as listed below.

- Ten (10) copies of Seaside Village RPC Step II & III - Revision to Phase 2A. Plan sheets G1.0, C1.1, C2.0, RP-2, C2.2, & L1.0 prepared in accordance with Section ZS 1-319 of the Worcester County Zoning and Subdivision Control Article.
- Narrative documenting compliance with **Section §ZS1-315(k)(2)(B)(3)(i-vii)** as seen on the following pages as 'Residential Planned Community (RPC) Technical Review Committee (TRC) Standards for Findings (TRC Comment #2)

The Site Plan was reviewed by WCDDRP, and comments were issued on 11/7/2022 by email. We offer the following responses to comments:

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

1. Please provide an estimated timeframe for construction of Phase 2A.

***We anticipate construction to be completed within approximately 12 months.***

2. Additionally, please provide a narrative that addresses Section §ZS1-315(k)(2)(B)(3)(i-vii) as seen on the following pages as 'Residential Planned Community (RPC) Technical Review Committee (TRC) Standards for Findings. 'See also here: <https://ecode360.com/14020792>

***See below.***

JAMES H. WILLEY, JR., P.E.  
PETER A. BOZICK, JR., P.E.  
CHARLES M. O'DONNELL, III, P.E.  
A. REGGIE MARINER, JR., P.E.  
JAMES C. HOAGESON, P.E.  
STEPHEN L. MARSH, P.E.  
DAVID A. VANDERBEEK, P.E.  
ROLAND E. HOLLAND, P.E.  
JASON M. LYTLE, P.E.  
CHRIS B. DERBYSHIRE, P.E.  
MORGAN H. HELFRICH, AIA  
KATHERINE J. MCALLISTER, P.E.  
W. MARK GARDOCKY, P.E.  
ANDREW J. LYONS, JR., P.E.

JUDY A. SCHWARTZ, P.E.  
W. BRICE FOXWELL, P.E.

JOHN E. BURNSWORTH, P.E.  
VINCENT A. LUCIANI, P.E.  
AUTUMN J. WILLIS  
CHRISTOPHER J. PFEIFER, P.E.

3. Sheet C2.2 is difficult to read with the combined site plan and stormwater plan. Please provide these items on separate sheets prior to the Planning Commission meeting.

***Sheet C2.3 Site Plan has been added for clarification.***

4. The additional parking spaces shown on Sheet C2.2 should be labeled with the appropriate unit numbers similar to the adjacent parking lot to the east of the proposed units. Further, the applicants are advised that in the event the owners wish to seek 'Short Term Rentals' for these units, the Zoning and Subdivision Control Article requires an additional parking space be designated beyond that required by §ZS1-320. Please see the following link for the code requirements pertaining to Short Term Rentals (§ZS1-351): <https://ecode360.com/35278734>. Also, it should be noted that the requirement for an additional parking space is not applicable for any 'Long Term Rentals.' The submittal package letter dated October 12, 2022, from George Miles & Buhr, LLC (GMB) indicates that the proposed units are intended to be long term rentals.

***The additional parking spaces have been consecutively numbered. The proposed units are intended for long term rentals, therefore additional parking spaces are not required.***

5. Please provide a detail for the dumpster enclosure and for ADA handicapped signage.

***Details for dumpster enclosure and ADA handicapped signage have been added to Sheet C2.3.***

6. Please show the dimensions of the ADA handicapped spaces on the site plan.

***Dimensions of the ADA handicapped spaces have been added to Sheet C2.3.***

7. While a bike rack is not required under the 1992 Zoning Code, it is recommended that one be placed in the vicinity of the multi-family units that generally meets the requirements of ZS1-320(f)(12).  
<https://ecode360.com/14021060>

***A bike rack has been added in the vicinity of Unit 122.***

8. Sheet L1.0 does not show the proposed parking lot and dumpster enclosure. Please amend to align with Sheet C2.2 and others as appropriate.

***Sheet L1.0 has been revised to show the actual size of the units, additional parking, and dumpster enclosure.***



**WCTRC:**

**Standard Comments**

1. Items listed in this review are not required for Technical Review Committee approval.
2. Provide complete code review. List type of construction, use groups, height and area, occupant loads, live, dead and other structural loads.
3. Soils report required at time of building permit application.
4. Compaction reports due at all footings and slab inspections as well as any sitework and structural fill.
5. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
6. Provide information for wind, snow and seismic loads.
7. Special inspections (Third party) required per IBC Chapter 17 for steel, concrete, masonry, wood, prepared fill, foundations and structural observations.
8. Provide plan for owner's special inspection program, list inspections and inspection agencies.
9. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
10. A pre-construction meeting will be required before any work starts.
11. Provide complete accessibility code requirements and details (if applicable).
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation. Design professional in responsible charge shall review and approve all shop drawings.
14. Please provide your design professional with a copy of these comments.

***Comments noted.***

**Site Specific Comments**

1. Current Codes: 2018 International Building Code
  - a. 2018 International Energy Conservation Code
  - b. 2018 International Mechanical Code
  - c. 2017 NEC
  - d. MAC (Maryland Accessibility Code)
  - e. 2010 ADA Standards for Accessible Designs(The Building Code Administration anticipates adoption of the 2021 edition of the International Codes by January of 2023) Local jurisdictions have 12 months to adopt codes.
2. Wind Design: 127MPH (assumed); Risk category II; Exposure "C"
3. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
4. Exterior walls less than ten feet from property line to be one hour rated.
5. First floor units to comply with FHA, ADA and MAC minimum requirements.

***Comments noted.***

**Narrative:**

1. The plans for the development fulfill the goals and objective and comply with the recommendations of the Comprehensive Plan and are compatible with and complement the character and nature of the existing and anticipated development in the vicinity of the proposed development.

***The Seaside Village RPC Step I was approved in 2003. The 'Intensely Developed Areas' (IDA) identifies existing residential and other concentrations of development. The proposed improvements of Phase 2A (Lot 96) of Seaside Village do not significantly modify the original proposed RPC layout which expired in September 2021. This will provide for orderly infill development within the EDAs.***

2. The design of the development will as its first priority protect to the greatest extent feasible existing forested areas and greenways, floodplains, the Critical Area, where applicable, tidal and nontidal wetlands, sensitive areas or special habitats, and source water and aquifer recharge areas.

***Phase 2A of Seaside Village lies within the Buffer Management Area (BMA), but outside existing forested areas, sensitive areas or tidal and nontidal wetlands.***

3. The residential planned community's design lends itself to a clustered, pedestrian scaled development, providing mixed uses where appropriate, and is in keeping with the scale, layout, uses, architectural style and landscape design of existing County towns and villages and blends the natural and build environments.

***The proposed two (2) eight (8)-unit buildings are located within the same footprint as in the originally approved RPC. Sidewalks and bike racks have been provided throughout the project to connect the uses within the development. Architectural Elevations were reviewed and approved by the WCDDRP and Planning Commission on May 6, 2021. A Landscaping Plan is included in the submittal package.***

4. The residential planned community's design minimizes impervious surfaces and the consumption of vacant lands while maximizing open space.

***The footprint of the proposed units is smaller than proposed and approved in 2021, resulting in an impervious area reduction of 3,339 square feet. The open space area for the RPC remains unchanged.***

5. The projects layout and design promote street, trail and sidewalk connectivity within the project and to and through adjoining properties and neighborhoods.

***The RPC has two points of vehicular access, and sidewalks connection interior and adjacent uses.***

6. The types and extent of uses and structures in the project will not adversely affect the future development or value of underdeveloped neighboring areas or the use, maintenance and value of neighboring areas already developed.

***The project lies within the IDA, no impact on neighboring areas is anticipated.***

7. The development will secure for the residents of the County a development which is consistent with the Comprehensive Plan, and which is compatible with and complementary to established development in the County.

***This project is consistent with the policies and recommendations of the Comprehensive Plan and is compatible with and will complement the existing development surrounding it.***

**Worcester County Fire Marshal Comments by Matthew Owens:**

**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 with stand 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.

***Comments noted.***

**Specific Comments**

1. 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.
2. A fire hydrant shall be located within 100 feet of fire department connection for sprinkler 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.

**Comments noted.**

**Worcester County Department of Environmental Programs-Critical Area & SWM Review by Jenelle Gerthoffer:**

1. Please provide the total square footage of the Lot Coverage from the previously approved plan, and if there is an increase or decrease of Lot Coverage in the new plans. The new Lot Coverage square footage is provided on page C 2.2. It should be noted that pervious pavement does not reduce the area of Lot Coverage within the Critical Area as it is still considered Lot Coverage.

***Total Lot Coverage on the previously approved plan was: 17,035 SF.  
Decrease in Lot Coverage is: 3,339 SF. Please see Stormwater Management Data on Sheet C2.2.***

2. Please update sheet L1.0 to reflect the changes shown on Phase 2A.

***Sheet L1.0 has been revised to reflect the changes to Phase 2A.***

3. Update the phasing on page L1.0.

***Phasing on Sheet L1.0 has been updated. Landscaping within the RPC has been installed.***

**Worcester County Department of Environmental Programs-Stormwater/Sediment Erosion Control Plan/Permit by Jenelle Gerthoffer:**

No further Comment

**Noted.**

**Worcester County Department of Public Works by Christopher S. Clasing, P.E.**

1. No comments from the Roads Division at this time.
2. Please clarify intended use of the buildings (condo, townhouse, etc.) as this will impact the meter and service sizing.

***Intended use of the buildings is condominium regime as long-term rentals.***

3. Please submit a revised water and sewer utility plan showing any updates to service locations or sizing.

***See Sheet C2.2.***

**MDOT SHA District 1:**

No Further Comment.

***Noted.***

**Worcester County Department of Environmental Programs by Environmental Programs Staff**

1. Environmental Programs require 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. A plumbing permit will need to be obtained for the interior work and a separate one for the site utility work. Gas permits will be needed as well, if utilized for this project.
3. Plumbing Code is the 2018 International Plumbing Code (IPC).
4. The Gas Code is the International Fuel Gas Code, 2018 Edition.

***Comments acknowledged.***

If you have any questions or concerns, please do not hesitate to call us at (410) 742-3115.

Thank you,



Katja Kalinski  
Project Manager

cc: Seaside Venture, LLC  
Attn: Tim Kamas (w/encls.)

GENERAL NOTES

1. ALL INTERIOR DRIVES, OPEN SPACE, AND PARKING SHALL BE PRIVATE AND MAINTAINED BY THE SEASIDE COMMUNITY ASSOCIATION.
2. NO STRUCTURE SHALL EXCEED FOUR (4) STORIES OR 45’ IN HEIGHT. NO STRUCTURE ABOVE 45’ SHALL BE HABITABLE.
3. ALL ROADWAYS, CARTWAYS, PARKING SPACES, DRIVEWAYS, AND ACCESS SHALL MEET COUNTY STANDARDS.
4. MINIMUM SEPARATION DISTANCE BETWEEN BUILDINGS SHALL BE 10’.
5. AN AUTOMATED SPRINKLER SYSTEM WILL BE PROVIDED FOR WATERING OF THE LANDSCAPING.
6. WATER WILL BE PROVIDED BY MYSTIC HARBOR SERVICE AREA. THE WATER SYSTEM WILL BE OWNED AND MAINTAINED BY WORCESTER COUNTY.
7. SANITARY SEWER SEWER WILL BE PROVIDED BY WEST OCEAN CITY SERVICE AREA. THE SANITARY SEWER SYSTEM WILL BE OWNED AND MAINTAINED BY WORCESTER COUNTY.
8. TRASH REMOVAL WILL BE PROVIDED BY INDIVIDUAL RECEPTACLES FOR EACH UNIT.
9. STORMWATER MANAGEMENT TO BE IN ACCORDANCE WITH WORCESTER COUNTY ZONING AND SUBDIVISION CONTROL ARTICLE SECTION ZS 1–325(e)(3)M. WATER QUALITY VOLUME AND GROUNDWATER RECHARGE STORAGE VOLUME REQUIREMENTS TO BE MET BY STORMWATER BEST MANAGEMENT PRACTICES (BMP’S) AS DETAILED IN THE 2000 MARYLAND STORMWATER DESIGN MANUAL. STORMWATER MANAGEMENT WILL BE PROVIDED BY ONSITE PONDS AND CREATED WETLANDS, AS WELL AS POCKET PONDS LOCATED ON THE PROPERTY TO THE SOUTH. THE STORMWATER MANAGEMENT PLAN FOR PHASES 2–4 INCLUDE SUPPLEMENTAL BMP’S TO MEET THE 2009 MARYLAND STORMWATER MANAGEMENT REGULATIONS AND WERE RE–APPROVED BY THE WORCESTER SOIL CONSERVATION DISTRICT AND WORCESTER COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS ON 10/25/17..
10. ALL EROSION AND SEDIMENT CONTROLS SHOULD COMPLY WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
11. PARKING WILL BE PROVIDED IN ACCORDANCE WITH SECTION ZS 1–308 OF THE WORCESTER COUNTY ZONING AND SUBDIVISION CONTROL ARTICLE.
12. ALL LIGHTING, INCLUDING EXTERIOR LIGHTS, SIGNS, FLOODLIGHTS, PARKING LOT LIGHTING, STREETLIGHTS AND LIGHTING NECESSARY FOR THE SAFETY AND PROTECTION OF PROPERTY SHALL BE DIRECTED, CONTROLLED AND FOCUSED WITHIN THE SITE’S PROPERTY LINES TO MINIMIZE GLARE AND ILLUMINATION OF NEIGHBORING PROPERTIES AND SPECIFICALLY TO DIRECT THE LIGHT AWAY FROM ADJOINING LOTS OR ROADS IN ACCORDANCE WITH THE WORCESTER COUNTY ZONING AND SUBDIVISION CONTROL ARTICLE SECTIONS ZS 1–308 AND ZS 1–332. ALL LIGHTS ARE METAL HALIDE TYPE.
13. ALL SIGNAGE WILL BE IN ACCORDANCE WITH WITH SECTION ZS 1–313 OF THE WORCESTER COUNTY ZONING AND SUBDIVISION CONTROL ARTICLE AND IS SUBJECT TO DEPARTMENT OF DEVELOPMENT, REVIEW, AND PERMITTING REVIEW.
14. ALL ROADWAYS HAVE BEEN BUILT. ALL EXISTING ROADWAYS HAVE BEEN CONVERTED TO "APPROVED PRIVATE ROADS" IN ACCORDANCE WITH ZS 1–123 STANDARDS ISSUED JANUARY 2014.
15. STATE TIDAL WETLANDS ARE LOCATED FROM A SURVEY AS APPROVED BY MARYLAND BOARD OF PUBLIC WORKS (APPROVAL DATE MAY 6, 2004) AND PROTRACTED BY PLAT OF FRANK G. LYNCH, JR. AND ASSOCIATES, INC. (DATED APRIL 16, 2004).
16. PRIVATE TIDAL WETLANDS ARE LOCATED FROM A SURVEY AS APPROVED BY MARYLAND DEPARTMENT OF THE ENVIRONMENT (APPROVAL DATE FEBRUARY 27, 2004) AND PROTRACTED BY PLAT OF FRANK G. LYNCH, JR. AND ASSOCIATES, INC. (DATED FEBRUARY 19, 2004).
17. EXISTING IMPERVIOUS SURFACES ARE PROTRACTED FROM A SITE PLAN BY R.D. HAND AND ASSOCIATES, INC., DATED FEBRUARY 11, 2004, WITH A REVISION DATE OF MARCH 5, 2004. THE PLAN WAS ALSO SEALED BY ROBERT D. HAND (MARYLAND LICENSED LANDSCAPE ARCHITECT), FRANK G. LYNCH, JR. (MARYLAND PROFESSIONAL LAND SURVEYOR), AND JOHN W. SALM (MARYLAND PROFESSIONAL ENGINEER).
18. THE OVERALL SEASIDE VILLAGE RPC DEVELOPMENT DENSITY AND ESTABLISHED SITE DEVELOPMENT REQUIREMENTS ARE UNCHANGED FROM THE ORIGINALLY APPROVED RPC AND CONSTRUCTION PLANS.
19. ALL UTILITIES AND ROADS HAVE BEEN INSTALLED.
20. A REVISED PHASE 1 RPC PLAN ALLOWING UNITS 6–23 AND 32–45 TO BE CONVERTED TO FEE SIMPLE LOTS WAS APPROVED BY WORCESTER COUNTY DRP ON MARCH 27, 2013.  
A REVISED PHASE 2–4 RPC PLAN ALLOWING UNITS 59–121 TO BE CONVERTED TO FEE SIMPLE LOTS WAS APPROVED BY WORCESTER COUNTY DRP ON MARCH 31, 2014.  
LOT 96 WAS RECORDED ON JUNE 2, 2017..
21. PROPERTY OWNERS USE OF OPEN SPACE ON INDIVIDUAL LOTS MUST BE IN ACCORDANCE WITH OVERALL RPC HOMEOWNER DEED RESTRICTIONS. HOMEOWNER’S MUST MAINTAIN UNLIMITED ACCESS EASEMENTS ON INDIVIDUAL LOTS.
22. INDIVIDUAL BUILDINGS WILL BE SUBJECT TO FIRE MARSHAL REVIEW AT BUILDING PERMIT SUBMISSION.
23. BASED ON REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP NO. 24047C0180H, PANEL 180 OF 450, WITH AN EFFECTIVE DATE OF JULY 16, 2015, THIS SITE IS LOCATED WITHIN FLOOD ZONE AE (ELEVATION 5’) AND ZONE “X” AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD.

WORCESTER COUNTY ATLANTIC COASTAL BAYS  
CRITICAL AREA LAW NOTE:

THIS PROPERTY LIES WITHIN THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA. ANY AND ALL PROPOSED DEVELOPMENT ACTIVITY 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 LOCAL LAWS IN EFFECT AT THIS TIME OF THE PROPOSED DEVELOPMENT ACTIVITY.

ZONING DATA

EXISTING ZONING DISTRICT: R–3 (MULTI–FAMILY RESIDENTIAL)  
PROPOSED ZONING: R–3 (MULTI–FAMILY RESIDENTIAL)

NOTE: OVERALL RPC PERIMETER BUILDING SETBACKS ARE IN ACCORDANCE WITH SECTION ZS 1–319 OF THE 1992 WORCESTER COUNTY BUILDING AND SUBDIVISION CONTROL ARTICLE. PLANNING COMMISSION TO ESTABLISH INDIVIDUAL PROPOSED LOT SETBACK REQUIREMENTS IN ACCORDANCE WITH ZS1–319(f).

MAXIMUM BUILDING HEIGHT: 45’ (PER ZS 1–319(g) OF 1992 WORCESTER CO. ZONING AND SUBDIVISION CONTROL ARTICLE)

SEASIDE VILLAGE - RPC  
WORCESTER COUNTY, MARYLAND  
REVISION TO PHASE 2A OF  
SEASIDE VILLAGE STEP II / III RPC PLAN  
GMB File No. R200090

SURVEYOR'S CERTIFICATION

I, HEREBY CERTIFY, THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MARYLAND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE REQUIREMENTS OF SECTION 3–108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1996) AND THE REQUIREMENTS OF THE WORCESTER COUNTY COMMISSIONERS, CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

CHARLES G. DENNIG, JR.  
PROFESSIONAL LAND SURVEYOR  
MD NO. 21305

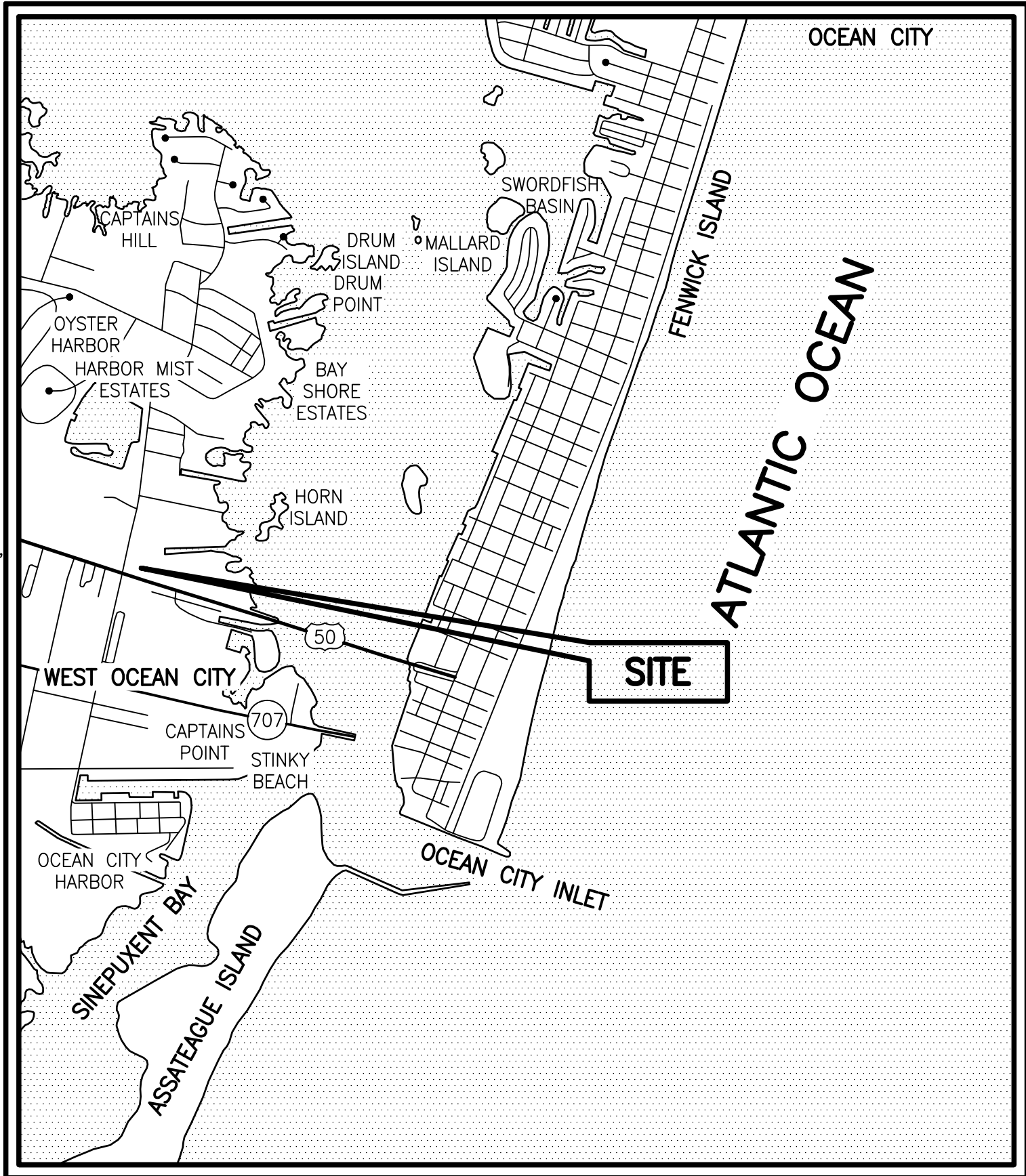
OWNER CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THAT PLANNED IMPROVEMENTS IMPACTING PROPERTY IN MY OWNERSHIP, AS DEPICTED ON THIS PLAN, HAVE BEEN MADE AT MY DIRECTION.

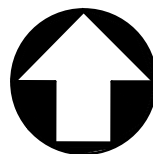
SEASIDE ACQUISITION, LLC REPRESENTATIVE

PLANNING COMMISSION APPROVAL:

PLANNING COMMISSION CHAIRMAN



LOCATION MAP  
SCALE: 1" = 2,000'

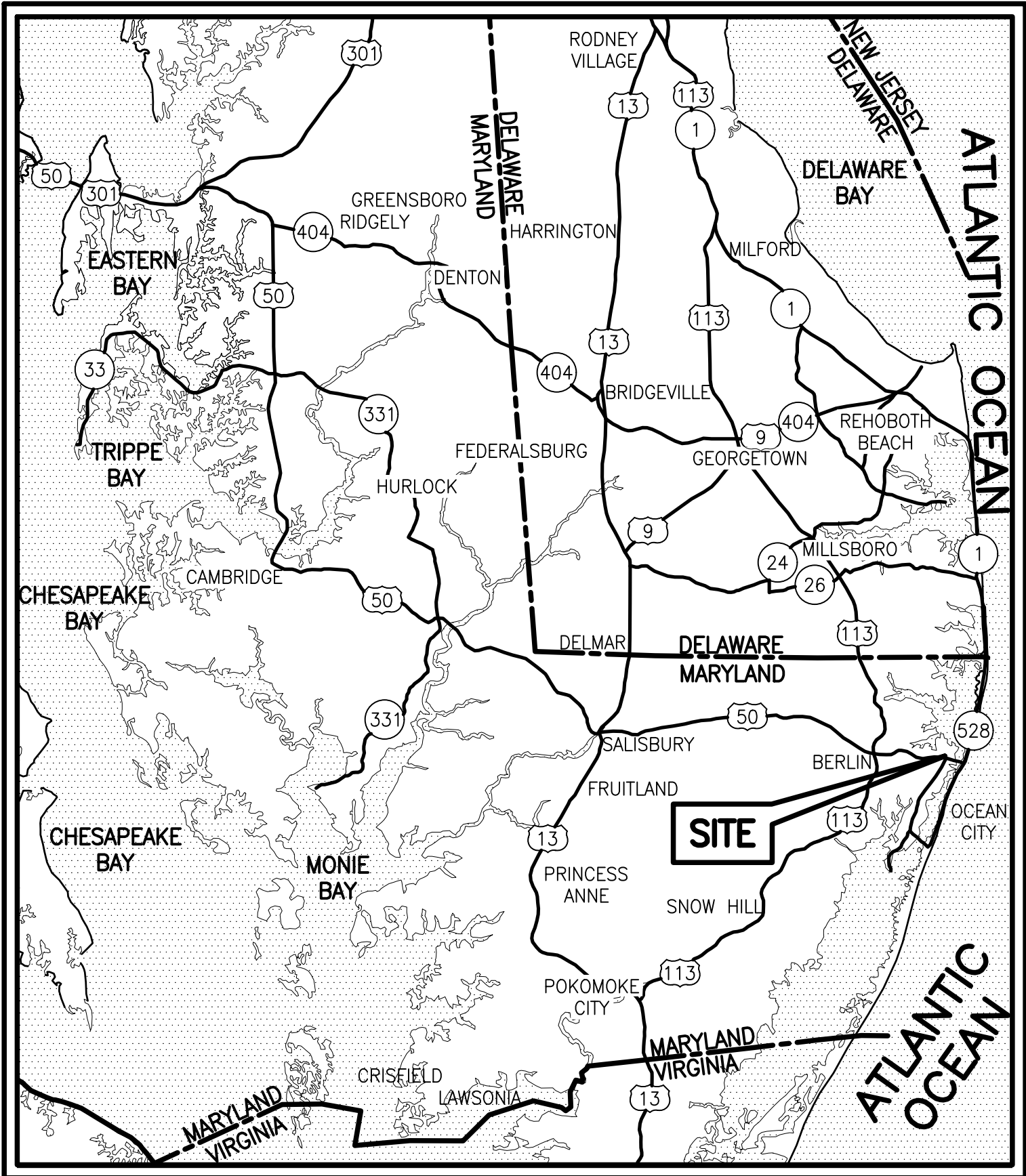
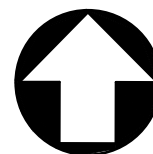


GMB

GEORGE, MILES & BUHR, LLC  
ARCHITECTS & ENGINEERS  
SALISBURY • BALTIMORE • SEAFORD  
206 WEST MAIN STREET  
SALISBURY, MARYLAND 21801  
410–742–3115, FAX 410–548–5790  
www.gmbnet.com

AUGUST 2018  
PREVIOUS REV. SEP. 2018  
(REVISED OCT. 2022)

VICINITY MAP  
SCALE: 1" = 10 MILES



DRAWING LIST

GENERAL

G1.0 COVER SHEET

CIVIL

- C1.1 APPROVED RESIDENTIAL PLANNED COMMUNITY (AS APPROVED JUNE 2005)
- C2.0 APPROVED PROPOSED SITE PLAN (AS APPROVED JUNE 2005,)
- RP–2 PHASE 2A RECORD PLAT (LOT 96– RECORDED 6/2/2017)
- C2.2 REVISED PHASE 2A RPC STORMWATER SITE PLAN
- C2.3 REVISED PHASE 2A SITE PLAN AND DETAILS

LANDSCAPING

L1.0 APPROVED LANDSCAPE PLAN

CONTACT INFORMATION

OWNER:	SEASIDE VENTURE, LLC 57 RANDOLPH ROAD, SUITE 200 SILVER SPRINGS, MD 20904
OWNER CONTACT:	TIM KAMAS (301) 337–9710
DEVELOPER:	SEASIDE VENTURE, LLC 57 RANDOLPH ROAD, SUITE 200 SILVER SPRING, MD 20904
DEVELOPER CONTACT:	TIM KAMAS (301) 337–9710
CIVIL ENGINEER:	GEORGE, MILES & BUHR, LLC 206 WEST MAIN STREET SALISBURY, MD 21801
ENGINEER CONTACT:	DAVID J. ROVANSEK (410) 742–3115
SURVEYOR:	BECKER MORGAN GROUP, INC. 312 WEST MAIN STREET SALISBURY, MD 21801
SURVEYOR CONTACT:	CHARLES G. DENNIG, JR. (410) 546–9100

WORCESTER COUNTY ROADS DIVISION  
FRANK J. ADKINS, SUPERINTENDENT

THE WATER AND/OR SEWER FACILITIES TO BE  
CONSTRUCTED IN ACCORDANCE WITH THESE PLANS  
ARE APPROVED BY WORCESTER COUNTY  
WATER AND WASTEWATER SERVICES

DIRECTOR  
WO. CO. WATER & WASTEWATER SERVICES

THE WATER AND/OR SEWER FACILITIES TO BE  
CONSTRUCTED IN ACCORDANCE WITH THESE PLANS  
ARE APPROVED BY WORCESTER COUNTY  
DEPARTMENT OF PUBLIC WORKS

DIRECTOR  
WO. CO. DEPARTMENT OF PUBLIC WORKS



JUNE 2005  
APPROVED PLANS  
FOR REFERENCE

DATE

REVISIONS

NO.

GMB

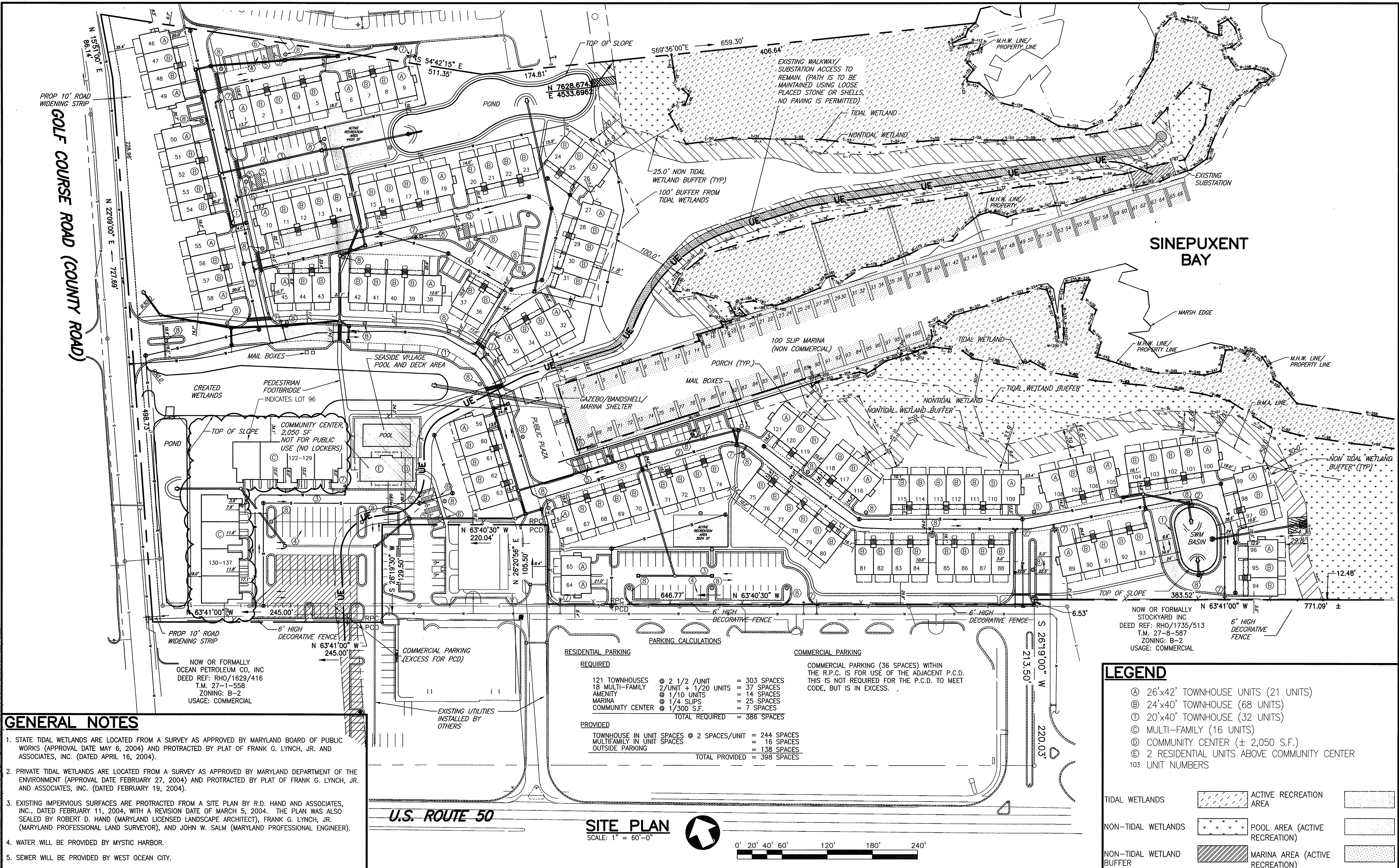
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ARCHITECTS & ENGINEERS  
SAUSBURY • BALTIMORE • LEWES • SEAFORD • YORK  
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SEASIDE VILLAGE  
WORCESTER COUNTY, MARYLAND

*Signature*

APPROVED  
RESIDENTIAL PLANNED  
COMMUNITY

SCALE : 1" = 60'  
DESIGN BY : DWP/RAB  
DRAWN BY : RAB  
CHECKED BY : DWP  
GMB FILE : 2003.108F  
DATE : JUNE 21, 2005  
SHEET NO.  
C1.1



GENERAL NOTES

- STATE TIDAL WETLANDS ARE LOCATED FROM A SURVEY AS APPROVED BY MARYLAND BOARD OF PUBLIC WORKS (APPROVAL DATE MAY 6, 2004) AND PROTRACTED BY PLAT OF FRANK G. LYNCH, JR. AND ASSOCIATES, INC. (DATED APRIL 16, 2004).
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- WATER WILL BE PROVIDED BY MYSTIC HARBOR.
- SEWER WILL BE PROVIDED BY WEST OCEAN CITY.

PARCEL DESCRIPTION

P/O PARCELS 547  
TAX MAP 27  
10TH TAX DISTRICT  
WORCESTER COUNTY, MARYLAND

SITE AREA

± 3.53 ACRES PRIVATE TIDAL WETLANDS  
± 3.20 ACRES NONTIDAL WETLANDS  
± 17.30 ACRES UPLANDS  
± 24.03 ACRES SEASIDE VILLAGE

PROPOSED USE / UNIT BREAKDOWN

100 SLIP PRIVATE MARINA (NON COMMERCIAL)  
TOWNHOUSE UNITS = 121 UNITS  
MULTI-FAMILY UNITS = 18 UNITS  
TOTAL UNITS = 139 UNITS

PROPOSED AREA BREAKDOWN

RESIDENTIAL AREA (70% MAXIMUM)

TOWNHOUSE & MULTI-FAMILY UNITS = ± 5.14 ACRES  
PARKING DRIVES & SIDEWALKS = ± 5.32 ACRES  
TOTAL = ± 10.46 ACRES (43.53%)

COMMERCIAL USE (10% MAXIMUM)

EXCESS PCD PARKING = ± 0.23 ACRES (± 0.96%)

OPEN SPACE (30% MINIMUM)

EXISTING AND CREATED WETLANDS/ PONDS = ± 7.25 ACRES  
UPLANDS = ± 6.63 ACRES  
TOTAL OPEN SPACE PROVIDED = ± 13.88 ACRES  
TOTAL OPEN SPACE REQUIRED = ± 7.05 ACRES  
\*UPLANDS ACCOUNT FOR 94% OF REQUIRED OPEN SPACE.

ACTIVE RECREATION

(MINIMUM 18% OF TOTAL REQUIRED OPEN SPACE)

PRIVATE NON COMMERCIAL MARINA = ± 1.05 ACRES  
SEASIDE VILLAGE POOL AND CLUB HOUSE = ± 0.18 ACRES  
ACTIVE RECREATION = ± 0.17 ACRES  
TOTAL = ± 1.40 ACRES (± 20%)

PASSIVE RECREATION

(MINIMUM 9% OF TOTAL REQUIRED OPEN SPACE)

UPLAND OPEN SPACE MINUS ACTIVE RECREATION = ± 5.23 ACRES (± 74%)

DENSITY

139 UNITS/ 23.50 ACRES = 5.91 UNITS PER ACRE

MINIMUM SETBACKS

- 0' SIDE YARD SETBACK TO THE LINE OF THE WATER'S EDGE R.P.C.
- 5' SETBACK TO THE LINE OF THE PLANNED COMMERCIAL DEVELOPMENT.
- 10' SEPARATION BETWEEN ALL RESIDENTIAL STRUCTURES.
- 35' SETBACK FROM THE PROPERTY LINE ADJACENT TO GOLF COURSE ROAD.
- 10' SETBACK FROM THE POOL DECK TO THE RESIDENTIAL UNITS
- 13' SETBACK FROM UNITS 81, 82, 83, 85 AND 87 TO THE LINE OF THE PLANNED UNIT DEVELOPMENT.
- 2.5' TOWNHOUSE SIDEYARD SETBACK TO ROADWAYS AND STOCKYARD PROPERTY.
- 5' TOWNHOUSE SETBACK TO INTERIOR ROADWAYS
- 3' MULTIFAMILY SETBACK TO INTERIOR ROADWAYS
- 85' SETBACK FROM DECK OF POOL TO PROPERTY LINE

EDU CHART

	EDU'S REQUIRED
RESIDENTIAL UNITS (139)	139
POOL REPLENISHMENT	1
RESERVE	2
TOTAL EDU'S ALLOCATED TO SITE	142
NOTE: PRIVATE/CLOSED COMMUNITY	

LEGEND

- 26'x42' TOWNHOUSE UNITS (21 UNITS)
- 24'x40' TOWNHOUSE (68 UNITS)
- 20'x40' TOWNHOUSE (32 UNITS)
- MULTI-FAMILY (16 UNITS)
- COMMUNITY CENTER (± 2,050 S.F.)
- 2 RESIDENTIAL UNITS ABOVE COMMUNITY CENTER
- 103 UNIT NUMBERS

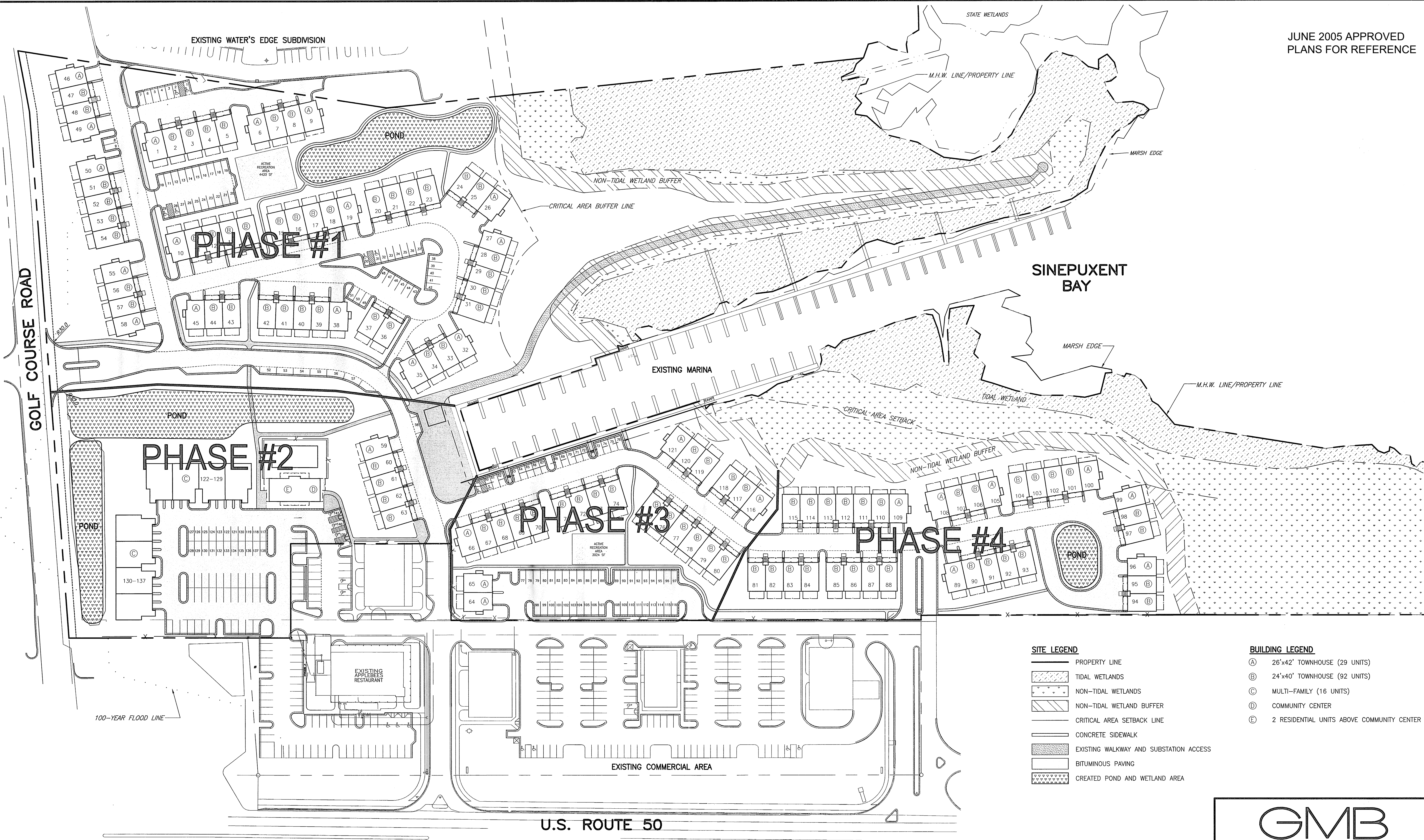
TIDAL WETLANDS	ACTIVE RECREATION AREA
NON-TIDAL WETLANDS	POOL AREA (ACTIVE RECREATION)
NON-TIDAL WETLAND BUFFER	MARINA AREA (ACTIVE RECREATION)

CONSTRUCTION NOTES

- STANDARD CURB (SEE DETAIL ON SHT C6.0)
- TYPICAL ROAD SECTION (SEE DETAIL ON SHT C6.0)
- TYPICAL PARKING LOT PAVEMENT SECTION. (SEE DETAIL ON SHT C6.0). PARKING LOT TO BE STRIPED IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
- 10'x20' PARKING SPACE (TYPICAL)
- HANDICAP PARKING SPACE. (TYPICAL)
- "NO PARKING IN ACCESS AISLE" SIGN (SEE DETAIL ON SHT C6.0)
- FIRE HYDRANT (TYPICAL)
- METAL HALIDE LAMP AND POST (TYPICAL)



JUNE 2005 APPROVED  
PLANS FOR REFERENCE



**SITE LEGEND**

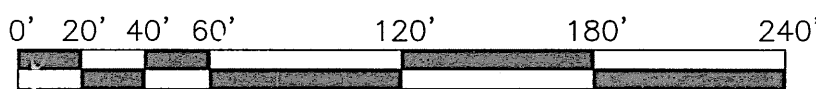
- PROPERTY LINE
- TIDAL WETLANDS
- NON-TIDAL WETLANDS
- NON-TIDAL WETLAND BUFFER
- CRITICAL AREA SETBACK LINE
- CONCRETE SIDEWALK
- EXISTING WALKWAY AND SUBSTATION ACCESS
- BITUMINOUS PAVING
- CREATED POND AND WETLAND AREA

**BUILDING LEGEND**

- (A) 26'x42' TOWNHOUSE (29 UNITS)
- (B) 24'x40' TOWNHOUSE (92 UNITS)
- (C) MULTI-FAMILY (16 UNITS)
- (D) COMMUNITY CENTER
- (E) 2 RESIDENTIAL UNITS ABOVE COMMUNITY CENTER

**PROPOSED SITE PLAN**

SCALE: 1" = 60'



NO.	DATE	REVISIONS

SEASIDE VILLAGE  
WORCESTER COUNTY, MD.

**GMB**  
GEORGE, MILES & BUHR, LLC  
ARCHITECTS & ENGINEERS  
SALISBURY • BALTIMORE • LEWES • SEAFORD • YORK  
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**APPROVED  
PROPOSED SITE PLAN**

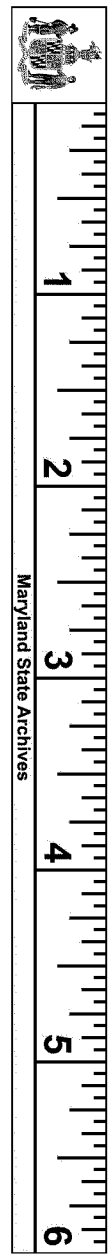
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CHECKED	JK
JOB	2003.108F
DATE	JUNE 21, 2005

SHEET NO.  
**C2.0**

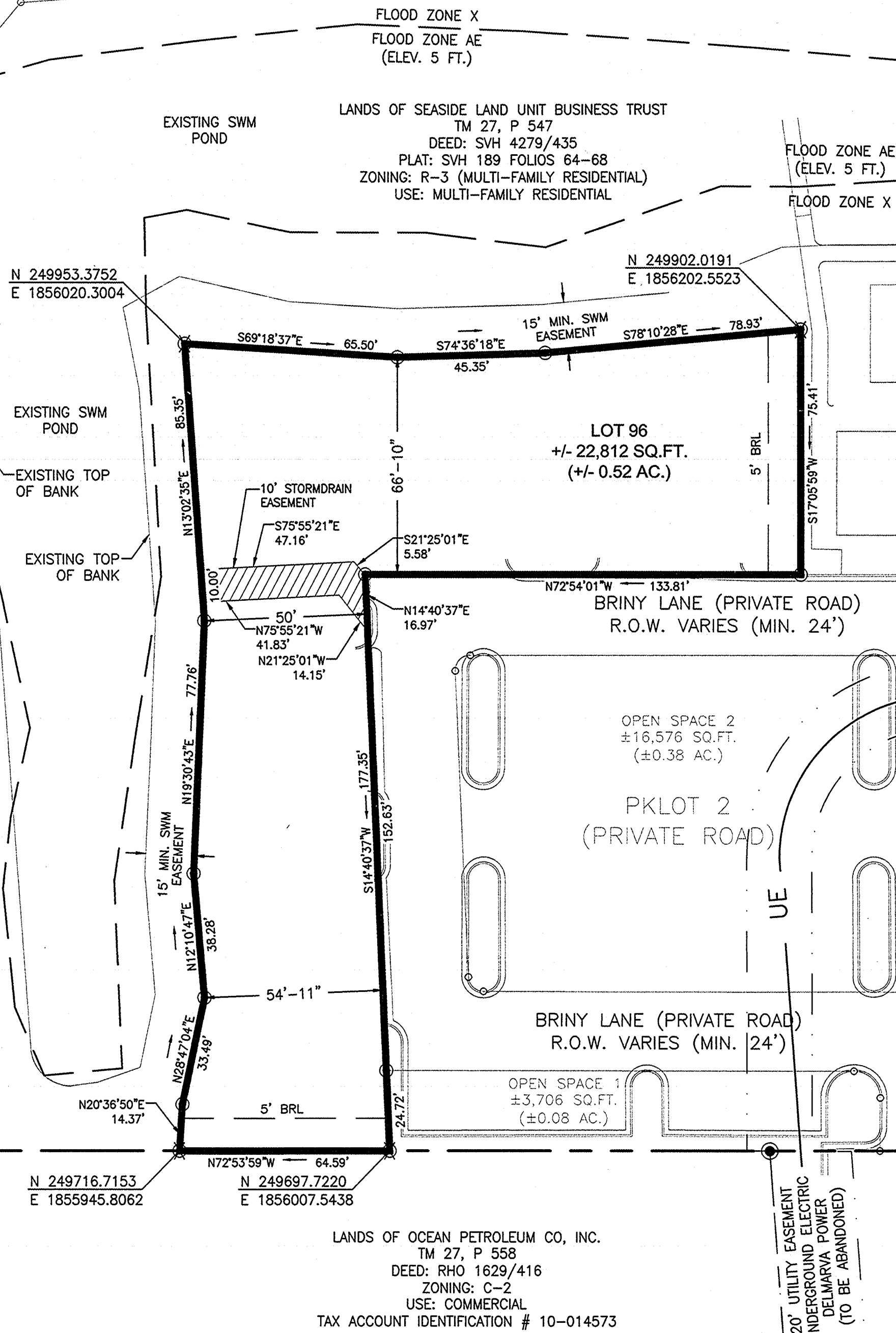


JUN 02 2017

APPROVED -- FOR REFERENCE ONLY



GOLF COURSE ROAD (COUNTY ROAD)  
(RIGHT OF WAY VARIES)



**SITE DATA - PHASE 2A (LOT 96):**

NUMBER OF LOTS: 1  
SUBDIVISION AREA: ±0.52 AC  
BUILDABLE AREA: ±0.48 AC  
OPEN SPACE AREA: 0 AC  
PRIVATE ROAD AREA: 0 AC  
LINEAR FEET OF PRIVATE ROAD FRONTAGE: ±311 LF  
MAX. BUILDING HEIGHT: 45'  
DEPTH OF FRONT YARD: 0'  
DEPTH OF SIDE YARD: 5'  
DEPTH OF REAR YARD: 0'  
PARKING SPACES RESERVED: 16

**GENERAL NOTES**

- WATER WILL BE PROVIDED BY MYSTIC HARBOR.
- SEWER WILL BE PROVIDED BY WEST OCEAN CITY.
- SITE PLAN APPROVAL IS FOR THE SUBDIVISION OF PHASE 2A (LOT 96). FUTURE DEVELOPMENT OF LOT 96 WILL BE SUBJECT TO WORCESTER COUNTY DRP AND PLANNING COMMISSION APPROVAL FOR UP TO EIGHTEEN (18) REMAINING EDU'S. THIS APPROVAL DOES NOT SUPERCEDE ANY PREVIOUS APPROVALS OF THE OVERALL STEP III RPC PLAN.  
ALL OTHER INFRASTRUCTURE WITHIN SEASIDE VILLAGE RPC IS CURRENTLY INSTALLED AND HAS BEEN INSPECTED BY THE RESPECTIVE COUNTY AGENCIES. ALL OTHER CONDITIONS/IMPROVEMENTS WITHIN SEASIDE VILLAGE RPC ARE IN ACCORDANCE WITH THE MASTER PLAN APPROVED BY THE PLANNING COMMISSION ON JUNE 2005.

**EDU CHART - OVERALL RPC**

TOTAL ALLOCATED TO RPC:	142
RESIDENTIAL UNITS PHASE 1-4:	121
POOL REPLENISHMENT:	1
RESERVE:	2
PHASE 2A (LOT 96):	18

LIMITS OF PHASE 2A  
PROPERTY LINE  
PROPOSED LOT LINE  
BUILDING SETBACK LINE  
UTILITY EASEMENT  
FLOOD ZONE LINE

**LEGEND**  
NOT TO SCALE

ELECTRIC BOX  
TRANSFORMER  
TELEPHONE PEDESTAL  
LIGHT POLE  
UTILITY POLE  
STORM DRAIN, INLET, AND STORM DRAIN MANHOLE  
SEWER MANHOLE, CLEANOUT  
WATER VALVE, WATER METER, FIRE HYDRANT  
FOUND PROPERTY CORNER  
PROPERTY CORNER TO BE SET  
FOUND IRON PIPE  
FOUND IRON ROD - DISTURBED  
UNDERGROUND ELECTRIC LINE  
WATER LINE  
SEWER LINE

FILED

2017 JUN -2 AM 9:29

SUSAN R. BRANECKI  
CLERK OF COURT  
W.C. 637

P222452

MSA C2157-9194-2

PRINTS ISSUED FOR:  
RECORDATION

DATE

REVISIONS

NO.

**BECKER  
MORGAN**  
GROUP  
ARCHITECTURE  
ENGINEERING

**GMB**  
GEORGE, MILES & BUHR, LLC  
ARCHITECTS & ENGINEERS  
SALISBURY - BALTIMORE - SEAFORD  
206 WEST MAIN STREET  
SALISBURY, MARYLAND 21801  
410-746-5940  
www.gmbnet.com

SEASIDE VILLAGE RPC  
RECORD PLAT PHASE 2A  
WORCESTER COUNTY, MARYLAND



RECORD PLAT  
PHASE 2A

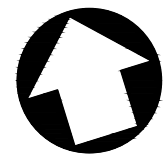
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DESIGN BY : KK  
DRAWN BY : KK  
CHECKED BY : DJR  
GMB FILE : 130122.A0  
DATE : JUNE 2017

SHEET NO.  
**RP-2**

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PLOT CODE  
TOWNHOMES  
0.07 INCHES (20mm)  
PINK-WHITE  
0.07 INCHES (20mm)  
PINK-MAVENA  
0.07 INCHES (20mm)  
PINK-BLUE  
0.07 INCHES (20mm)  
PINK-GREEN  
0.07 INCHES (20mm)  
PINK-YELLOW  
0.07 INCHES (20mm)  
PINK-RED  
0.06 INCHES (15mm)



0 10 20 40 60  
SCALE: 1" = 20'  
MARYLAND STATE GRID, NAD 1983

#### SEASIDE VILLAGE RPC PARKING - OVERALL

SEASIDE VILLAGE RPC PARKING REQUIREMENTS					
UNIT TYPE	CODE REQUIREMENT	UNITS	TOTAL REQUIRED	TOTAL PROVIDED	NOTES
TOWNHOMES	2.5/UNIT	121	302.5(303)	238	FULL RPC, ACCOUNTS FOR 6 PHASE 1 NON-COMPLIANT SPACES
MULTI-FAMILY	2/UNITS + 1/20 UNITS	16	33	12	
AMENITY/POOL	1/10 UNITS	137	14		RPC PERMITTED FOR 139 UNITS
MARINA	1/4 SLIPS	100 SLIPS	25		
COMMUNITY CENTER	1/300 SF	2,100 SF	7		
COMMUNITY PARKING				142	
TOTAL			382	392	

#### ENGINEER'S NOTE

THE GEOTECHNICAL REPORT ISSUED BY HILLIS CARNES AND ASSOCIATES INC. ON SEPTEMBER 11, 2020 INCLUDED BORING LOGS LOCATED WITHIN SEASIDE VILLAGE PHASE 2A IN SOILS MAPPED AS HYDROLOGIC SOIL GROUP D AND B (SOIL CLASSIFICATION: UWB - URBAN LAND - UDORTHENTS AND MPa - MATTAPEX FINE LOAMY SAND) BY THE USDA NRCS SOIL SURVEY FOR WORCESTER COUNTY. EVALUATION OF BORING LOGS AND ASSOCIATED REPORT INDICATES THAT THE SOILS ENCOUNTERED ARE NOT CONSISTENT WITH USDA NRCS MAPPING AND ARE MORE CONSISTENT WITH TYPICAL PROPERTIES FOUND IN HYDROLOGIC SOIL GROUP B SOILS. FURTHERMORE, ALL UNSUITABLE SOILS WERE REMOVED AND APPROXIMATELY THREE(3) TO FOUR(4)-FEET OF FILL HAS BEEN PLACED OVER THE ENTIRE SITE DURING SITE CONSTRUCTION COMPLETED IN 2007. THIS ANALYSIS IS CONSISTENT WITH THE WORCESTER COUNTY GEOLOGIC MAP WHICH INDICATES BARRIER SAND (HOLOCENE - QUATERNARY) CHARACTERIZED BY A FINE TO VERY COARSE GRAIN SIZE SANDS WITH LIGHT COLORS. THEREFORE, WE ARE CONSIDERING THE ENTIRE SITE AS HYDROLOGIC SOILS GROUP B IN THE ASSOCIATED ENVIRONMENTAL SITE DESIGN (ESD) COMPUTATIONS AND CONSIDER THE UNDERLYING SOILS SUITABLE FOR USE OF PERMEABLE PAVEMENT AS AN ESD PRACTICE IN ACCORDANCE WITH SECTION 5.5 OF THE 2009 MDE STORMWATER DESIGN MANUAL.

#### CONSTRUCTION NOTES

- 1 INSTALL SUPER SILT FENCE
- 2 INSTALL SILT FENCE
- 3 END SILT FENCE.
- 4 INSTALL AT GRADE INLET PROTECTION
- 5 REMOVE EXISTING CURB AND GUTTER.
- 6 REMOVE AND RELOCATE EXISTING UTILITIES. COORDINATE WITH UTILITY PROVIDER.
- 7 INSTALL 3" DIAMETER SOLID PVC OVERDRAIN CONNECTION BY CORE DRILL TO EXISTING MANHOLE @INVERT ELEVATION 5.5'. PROVIDE WATER TIGHT CONNECTION.
- 8 INSTALL 3" DIAMETER PERFORATED PVC OVERDRAIN. PROVIDE POSITIVE PIPE DRAINAGE SLOPE (MIN. 0.5%).
- 9 INSTALL CLEANOUT.
- 10 INSTALL PERVIOUS CONCRETE
- 11 INSTALL ADA COMPLIANT PERVIOUS CONCRETE SIDEWALK
- 12 TRANSITION TO AT-GRADE CURB.
- 13 INSTALL AT GRADE CURB MATCH FINISH GRADE AND PROVIDE EXPANSION JOINTS AT EXISTING STRUCTURES IF NECESSARY. PROVIDE SMOOTH TRANSITION TO FINISHED GRADE AND EXISTING GUTTER PAN.
- 14 EXTEND EXISTING CURB TO PROPOSED SIDEWALK.
- 15 INSTALL 6" CURB (TYP.)
- 16 INSTALL DUMPSTER PAD AND ENCLOSURE.
- 17 PROVIDE ADA ACCESSIBLE TRANSITION.
- 18 TAPER CURB REVEAL. PROVIDE NOSE DOWN TO MEET GRADE OF AT-GRADE CURB.
- 19 STAIR LANDING (BY BUILDING CONTRACTOR).
- 20 RELOCATE FIRE HYDRANT.
- 21 REMOVE WATER SERVICE. CAP AT "TEE" PER COUNTY DPW STANDARDS. ALL WATER AND SEWER SYSTEM MODIFICATIONS ARE TO BE COMPLETED UNDER THE SUPERVISION OF WORCESTER COUNTY DPW.
- 24 INSTALL SPLASH BLOCK.
- 25 PROVIDE ADA PARKING AND ACCESS AISLE STRIPING
- 26 PROVIDE ADA PARKING SIGNAGE.
- 27 PROVIDE PARKING LOT STRIPING - 10' X 20' SPACE (TYP.) OF EIGHT(8).
- 28 PROVIDE PARALLEL PARKING STRIPING 10' X 22' SPACE (TYP.) OF FOUR(4).
- 29 INSTALL BITUMINOUS PAVEMENT OVERLAY. MATCH CURB GRADE, EXISTING UTILITY RIM ELEVATION AND FINISHED PAVEMENT GRADE TO PROVIDE POSITIVE DRAINAGE IN INLETS.
- 30 SAW CUT EXISTING CURB AND GUTTER. TRANSITION TO 6" CURB.
- 31 CAP AND ABANDON EXISTING WATER LOCATIONS IN ACCORDANCE WITH WORCESTER COUNTY DPW STANDARDS.
- 32 CAP AND ABANDON EXISTING SANITARY SEWER LOCATIONS IN ACCORDANCE WITH WORCESTER COUNTY DPW STANDARDS.
- 33 SEE MEP PLAN FOR DETAILS.

#### UTILITY CONSTRUCTION NOTES

ALL WATER AND SEWER SYSTEM ALTERATIONS AND MODIFICATIONS ARE TO BE COMPLETED UNDER THE SUPERVISION OF THE WORCESTER COUNTY DEPARTMENT OF PUBLIC WORKS (WCDPW) - OWNER OPERATOR OF THE WATER AND SEWER SYSTEMS. CONTRACTOR TO CONTACT WCDPW PRIOR TO CONSTRUCTION OF (410) 641-5251.

#### GENERAL NOTES

1. SITE PLAN APPROVAL IS FOR PHASE 2A ONLY. THIS SITE PLAN DOES NOT SUPERCEDE ANY PREVIOUS APPROVALS OF THE OVERALL STEP III RPC PLAN. ALL OTHER INFRASTRUCTURE WITHIN SEASIDE VILLAGE RPC IS CURRENTLY INSTALLED AND HAS BEEN INSPECTED BY THE RESPECTIVE COUNTY AGENCIES. ALL OTHER CONDITIONS/IMPROVEMENTS WITHIN SEASIDE VILLAGE RPC ARE IN ACCORDANCE WITH THE MASTER PLAN APPROVED BY THE PLANNING COMMISSION ON JUNE 2005.
2. EXISTING ON SITE VEGETATION HAS BEEN INSTALLED PER APPROVED LANDSCAPING PLAN.
3. PROPOSED SANITARY LATERAL, SANITARY CLEANOUT, WATER SERVICE LOCATION AND METER LOCATION, WILL BE SUBJECT TO WORCESTER COUNTY DPW REVIEW AND APPROVAL.

#### WORCESTER COUNTY ATLANTIC COASTAL BAYS

##### CRITICAL AREA LAW NOTE

THIS PROPERTY LIES WITHIN THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA. ANY AND ALL PROPOSED DEVELOPMENT ACTIVITY 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 IN EFFECT AT THIS TIME OF THE PROPOSED DEVELOPMENT ACTIVITY.

##### WETLAND NOTE

STATE TIDAL WETLANDS ARE LOCATED FROM A SURVEY AS APPROVED BY MARYLAND BOARD OF PUBLIC WORKS (APPROVAL DATE MAY 6, 2004) AND PROTRACTED BY PLAT OF FRANK G. LYNCH, JR. AND ASSOCIATES, INC. (DATED APRIL 16, 2004).

#### STORMWATER MANAGEMENT DATA - PHASE 2A

ORIGINAL RPC ESC/SWM APPROVAL : IMPERVIOUS AREA: 17,035 SF.  
(05/19/2005 AND 7/7/2021)

PROPOSED CONCEPT:

LOT COVERAGE AREA WITHIN LOD: 19,331 SF.  
PERVIOUS CONCRETE: 6,287 SF.  
EFFECTIVE IMPERVIOUS AREA: 13,044 SF.

IMPERVIOUS AREA REDUCTION FROM APPROVED PLAN: 3,339 SF.

LIMIT OF DISTURBANCE AREA: 35,158 SF.

SWM WATER QUALITY ESD, REQUIRED = 1,545 FT<sup>3</sup>  
SWM WATER QUALITY ESD, PROVIDED = 635 FT<sup>3</sup>  
SWM WATER QUALITY ESD, WAIVER REQUESTED = 910 FT<sup>3</sup>

SWM QUANTITY REQUIREMENTS FOR PROPOSED IMPROVEMENTS ARE MET BY DIRECT RUNOFF TO EXISTING POCKET POND D AND THE EXISTING CONSTRUCTED WETLAND WHICH DISCHARGE DIRECTLY TO TIDALLY INFLUENCED WATERS.

#### LEGEND

NOT TO SCALE

EXISTING	
	ELECTRIC BOX
	TRANSFORMER
	TELEPHONE PEDESTAL
	LIGHT POLE
	UTILITY POLE
	STORM DRAIN, INLET, AND STORM DRAIN MANHOLE
	SEWER MANHOLE, CLEANOUT
	WATER VALVE, WATER METER, FIRE HYDRANT
	FOUND PROPERTY CORNER
	PROPERTY CORNER TO BE SET
	FOUND IRON PIPE
	UNDERGROUND ELECTRIC LINE
	WATER LINE
	SEWER LINE
	EXISTING CONTOUR LINE
	PROPERTY LINE
	BUILDING SETBACK LINE
	UTILITY EASEMENT
	FLOOD ZONE LINE
	BITUMINOUS ASPHALT
	STORM DRAIN EASEMENT
	INFILTRATION TEST LOCATION
	SPT BORING LOCATION
	SOIL BOUNDARY & CLASSIFICATION
	EXISTING SPOT ELEVATION
PROPOSED	
	PROPOSED LOT LINE
	LIMIT OF DISTURBANCE
	LOD / SILT FENCE
	LOD / SUPER SILT FENCE
	PERVIOUS CONCRETE (6,287 SF.)
	AT GRADE INLET PROTECTION
	PROPOSED SPOT ELEVATION
	PROPOSED RUNOFF FLOW DIRECTION
	CONCRETE
	CONTOUR
	BITUMINOUS PAVEMENT OVERLAY
	SIGN
	3" WATER

#### SITE DATA - PHASE 2A

NUMBER OF UNITS: 16  
TOTAL LOT AREA: ±0.52 AC  
OPEN SPACE AREA: ±0.08 AC  
PRIVATE ROAD AREA: 0 AC  
LINEAR FEET OF PRIVATE ROAD FRONTAGE: ±311 LF  
MAX. BUILDING HEIGHT: 45'  
SETBACK TO PRIVATE ROADS: 0'  
DEPTH OF FRONT YARD: 0'  
DEPTH OF SIDE YARD: 5'  
DEPTH OF REAR YARD: 5'  
PARKING SPACES RESERVED: 16

#### EDU CHART - OVERALL RPC

TOTAL ALLOCATED TO RPC:	140
RESIDENTIAL UNITS PHASE 1-4:	121
POOL REPLENISHMENT:	1
RESERVE:	2
PHASE 2A	16

PRINTS ISSUED FOR:  
FINAL APPROVAL

DATE

REVISIONS

NO.

**GMB**  
GEORGE, MILES & BUHR, LLC  
ARCHITECTS & ENGINEERS  
SALISBURY • BALTIMORE • SEAFORD  
206 WEST MAIN STREET  
SALISBURY, MARYLAND 21801  
410-742-3115, FAX 410-548-5780  
www.gmbnet.com

SEASIDE VILLAGE RPC  
PHASE 2A  
WORCESTER COUNTY, MARYLAND

#### SITE AND STORMWATER MANAGEMENT PLAN PHASE 2A

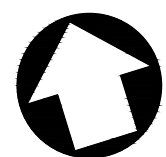
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DESIGN BY: KK  
DRAWN BY: KK  
CHECKED BY: DJR  
GMB FILE: 200090  
DATE: OCT 2022

SHEET NO.  
**C2.2**

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PLOT CODE  
PENK-WHITE  
039 INCHES (102mm)  
PENK-MAVENA  
027 INCHES (70mm)  
PENK-BLUE  
020 INCHES (50mm)  
PENK-GREEN  
010 INCHES (25mm)  
PENK-YELLOW  
007 INCHES (18mm)  
PENK-RED  
006 INCHES (15mm)



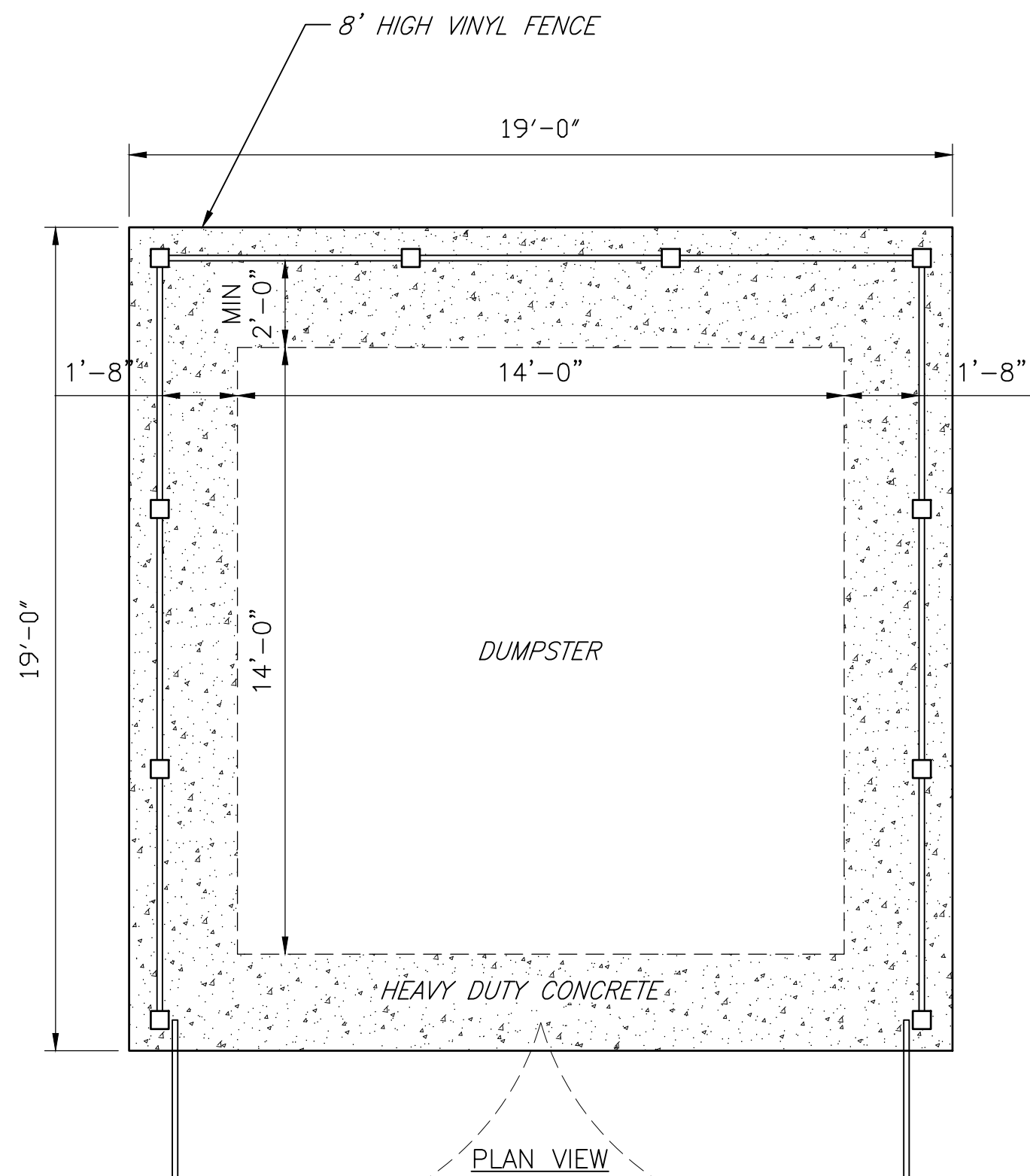
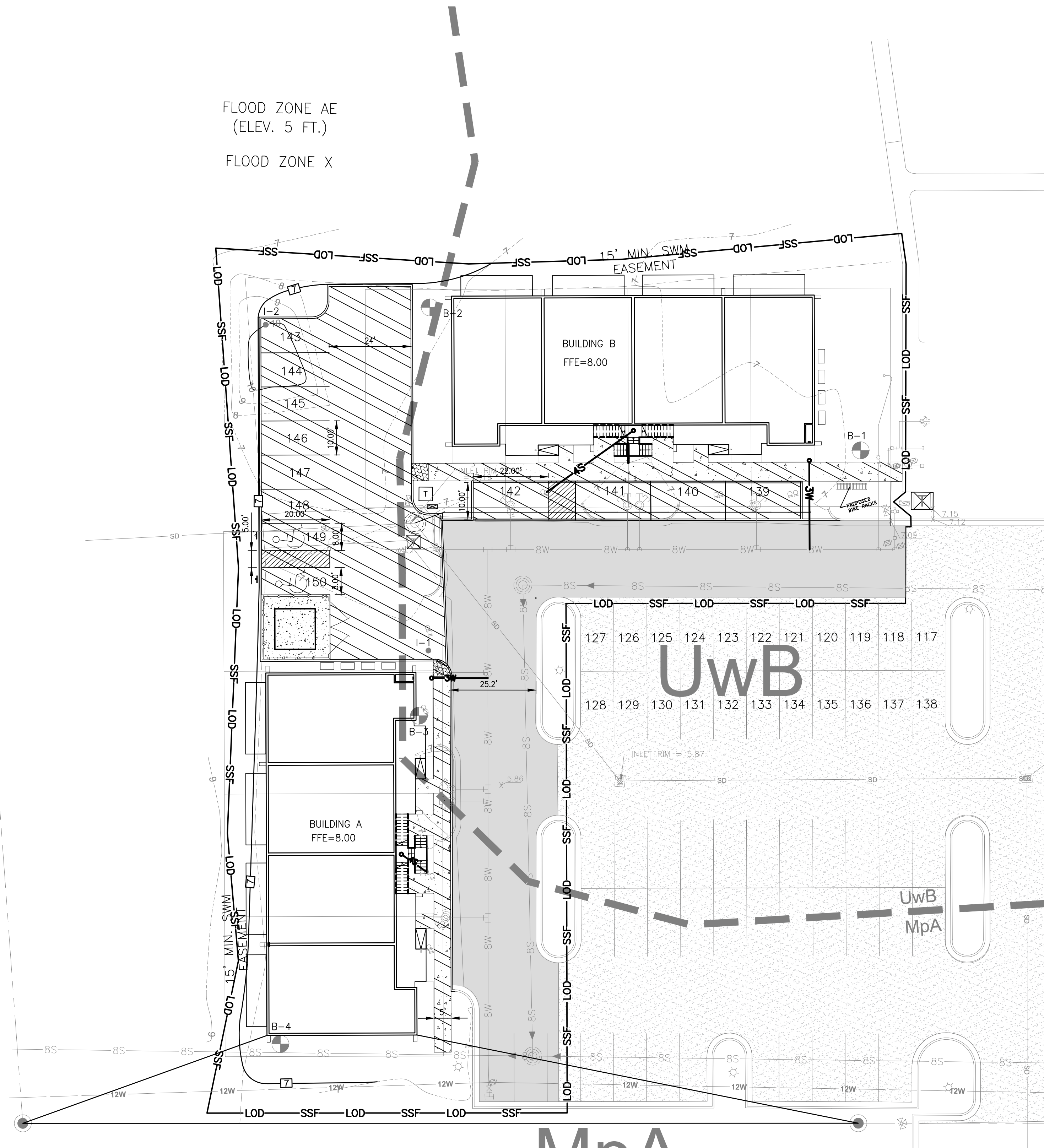
0 10 20 40 60  
SCALE: 1" = 20'  
MARYLAND STATE GRID, NAD 1983

#### SEASIDE VILLAGE RPC PARKING - OVERALL

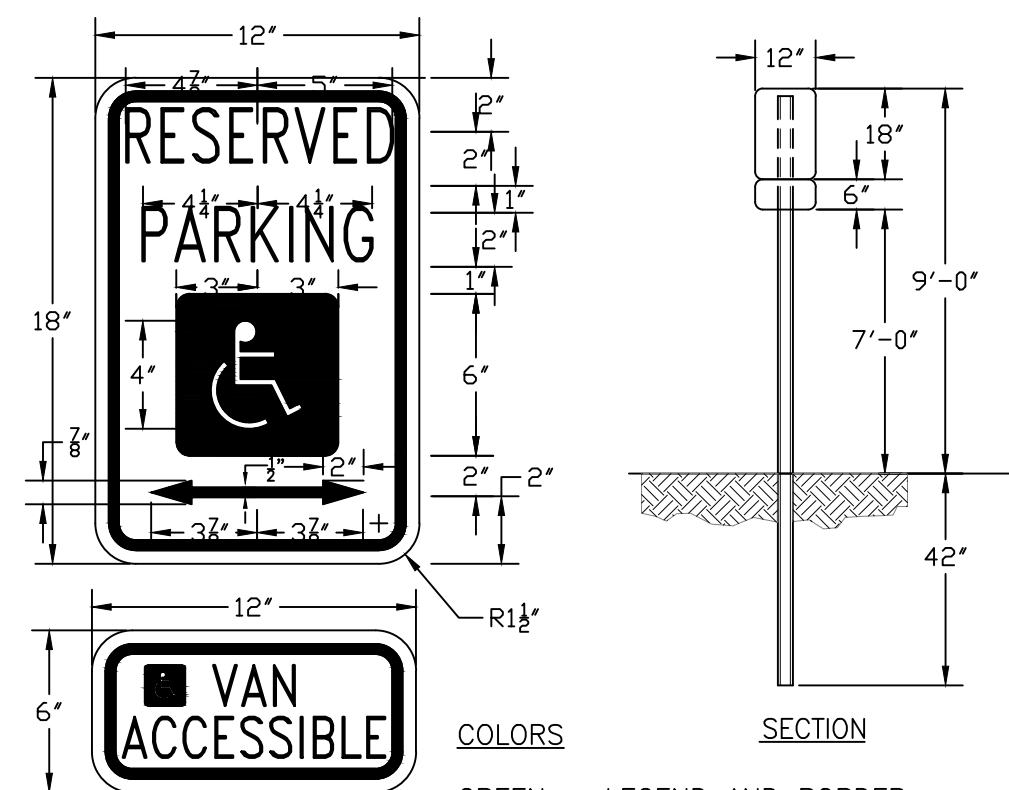
SEASIDE VILLAGE RPC PARKING REQUIREMENTS					
UNIT TYPE	CODE REQUIREMENT	UNITS	TOTAL REQUIRED	TOTAL PROVIDED	NOTES
TOWNHOMES	2.5/UNIT	121	302.5(303)	238	FULL RPC, ACCOUNTS FOR 6 PHASE 1 NON-COMPLIANT SPACES
MULTI-FAMILY	2/UNITS + 1/20 UNITS	16	33	12	
AMENITY/POOL	1/10 UNITS	137	14		RPC PERMITTED FOR 139 UNITS
MARINA	1/4 SLIPS	100 SLIPS	25		
COMMUNITY CENTER	1/300 SF	2,100 SF	7		
COMMUNITY PARKING				142	
TOTAL			382	392	

#### ENGINEER'S NOTE

THE GEOTECHNICAL REPORT ISSUED BY HILLIS' CARNES AND ASSOCIATES INC. ON SEPTEMBER 11, 2020 INCLUDED BORING LOGS LOCATED WITHIN SEASIDE VILLAGE PHASE 2A IN SOILS MAPPED AS HYDROLOGIC SOIL GROUP D AND B (SOIL CLASSIFICATION UWb - URBAN LAND - UDORTHENTS AND MpA - MATTAPEX FINE LOAMY SAND) BY THE USDA NRCS SOIL SURVEY FOR WORCESTER COUNTY. EVALUATION OF BORING LOGS AND ASSOCIATED REPORT INDICATES THAT THE SOILS ENCOUNTERED ARE NOT CONSISTENT WITH USDA NRCS MAPPING AND ARE MORE CONSISTENT WITH TYPICAL PROPERTIES FOUND IN HYDROLOGIC SOIL GROUP B SOILS. FURTHERMORE, ALL UNSUITABLE SOILS WERE REMOVED AND APPROXIMATELY THREE(3) TO FOUR(4)-FEET OF FILL HAS BEEN PLACED OVER THE ENTIRE SITE DURING SITE CONSTRUCTION COMPLETED IN 2007. THIS ANALYSIS IS CONSISTENT WITH THE WORCESTER COUNTY GEOLOGIC MAP WHICH INDICATES BARRIER SAND (HOLOCENE - QUATERNARY) CHARACTERIZED BY A FINE TO VERY COARSE GRAIN SIZE SANDS WITH LIGHT COLORS. THEREFORE, WE ARE CONSIDERING THE ENTIRE SITE AS HYDROLOGIC SOILS GROUP B IN THE ASSOCIATED ENVIRONMENTAL SITE DESIGN (ESD) COMPUTATIONS AND CONSIDER THE UNDERLYING SOILS SUITABLE FOR USE OF PERMEABLE PAVEMENT AS AN ESD PRACTICE IN ACCORDANCE WITH SECTION 5.5 OF THE 2009 MDE STORMWATER DESIGN MANUAL.



#### DUMPSTER ENCLOSURE



#### NOTES

SIGN TO UTILIZE AN ALUMINUM BLANK 6" X 12" X 0.0800" THICK WITH TWO SINGLE POST MOUNTING HOLES.

THE TEXT AND BORDER SHALL BE STANDARD GREEN TO MATCH THAT ON R7-8, AND THE BACKGROUND SHALL BE REFLECTIVE WHITE. TEXT SHALL BE IN 3" CHARACTERS.

VAN ACCESSIBLE SIGN SHALL BE MOUNTED AT EACH VAN ACCESSIBLE SPACE

SIGNS SHALL BE MOUNTED DIRECTLY BELOW THE STANDARD R7-8 RESERVE PARKING FOR HANDICAPPED SIGN. ITS BOTTOM EDGE SHALL BE NO LESS THAN 7 FEET ABOVE GROUND. IF THE SIGN IS PLACED AGAINST A BUILDING, STRUCTURE, OR OTHER LOCATION WHERE VEHICLE OR PEDESTRIAN TRAFFIC IS NOT OBSTRUCTED THE BOTTOM EDGE OF THE SIGN SHALL BE AT LEAST 6 FEET BUT NOT MORE THAN 10 FEET ABOVE GROUND.

#### HANDICAP SIGN DETAIL

NOT TO SCALE

#### LEGEND

NOT TO SCALE

EXISTING	
	ELECTRIC BOX
	TRANSFORMER
	TELEPHONE PEDESTAL
	LIGHT POLE
	UTILITY POLE
	STORM DRAIN, INLET, AND STORM DRAIN MANHOLE
	SEWER MANHOLE, CLEANOUT
	WATER VALVE, WATER METER, FIRE HYDRANT
	FOUND PROPERTY CORNER
	PROPERTY CORNER TO BE SET
	FOUND IRON PIPE
	UNDERGROUND ELECTRIC LINE
	WATER LINE
	SEWER LINE
	EXISTING CONTOUR LINE
	PROPERTY LINE
	BUILDING SETBACK LINE
	UTILITY EASEMENT
	FLOOD ZONE LINE
	BITUMINOUS ASPHALT
	STORM DRAIN EASEMENT
	INFILTRATION TEST LOCATION
	SPT BORING LOCATION
	SOIL BOUNDARY & CLASSIFICATION
	EXISTING SPOT ELEVATION

PROPOSED	
	PROPOSED LOT LINE
	LIMIT OF DISTURBANCE
	LOD / SILT FENCE
	LOD / SUPER SILT FENCE
	PERVIOUS CONCRETE (6,287 SF.)
	AT GRADE INLET PROTECTION
	PROPOSED SPOT ELEVATION
	PROPOSED RUNOFF FLOW DIRECTION
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#### EDU CHART - OVERALL RPC

TOTAL ALLOCATED TO RPC:	140
RESIDENTIAL UNITS PHASE 1-4:	121
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PHASE 2A	16

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SEASIDE VILLAGE RPC  
PHASE 2A  
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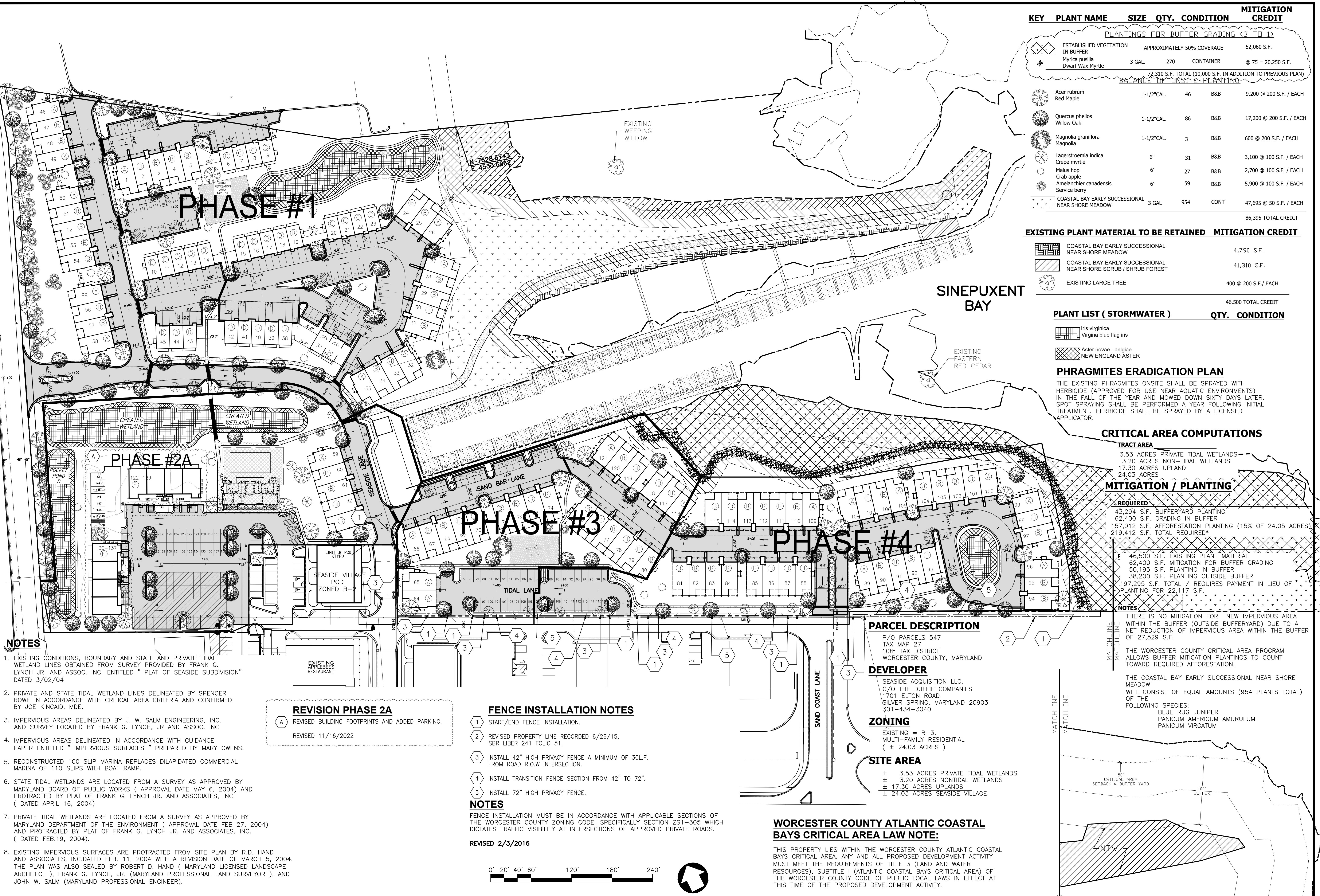
SITE  
PLAN  
PHASE 2A

SCALE: 1" = 20'  
DESIGN BY: KK  
DRAWN BY: KK  
CHECKED BY: DJR  
GNMB FILE: 200090  
DATE: OCT 2022  
SHEET NO.  
**C2.3**

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**TECHNICAL REVIEW COMMITTEE**

**REPORT**

**WATER'S EDGE II RESIDENTIAL PLANNED COMMUNITY**

**STEP II**

June 5, 2001



**OWNERS/APPLICANTS:** Charles Elliott                      John H. Burbage, Jr.  
10121 Golf Course Road        9428 Stephen Decatur  
   Highway  
Ocean City, MD 21842          Berlin, MD 21811

**LOCATION:** Tax Map 27, Part of Parcels 547 and 553 - 13.47 acres bound on the east by the Isle of Wight Bay, on the northerly side of US Rt. 50 and east of Golf Course Road in West Ocean City.

**EXISTING CONDITIONS:**

The 13.47 acre site area is comprised of approximately 1.91 acres of private tidal wetlands, 2.3 acres of nontidal wetlands and 8.65 acres of uplands. Existing structures and land uses on the site include a single-family residence, an inactive warehouse and a limited number of sheds. A marina also exists on the site but is largely unused at the present. There are also parking areas associated with the marina, most of which are surfaced with asphalt or other impervious materials.

**PRIOR APPROVALS:** The County Commissioners approved the establishment of a residential planned community floating zone for the Water's Edge II RPC on the subject property on March 5, 2002 subject to certain conditions. The County Commissioners' resolution approving the establishment of the residential planned community floating zone for the Water's Edge II RPC is attached and cites all conditions. Additionally, the conditions imposed on the project by the County Commissioners are cited on Sheet 2 of 4 of the Step II plans. The Water's Edge II RPC was approved as an addition to the previously approved Water's Edge I RPC, which was approved by the County Commissioners on February 6, 2001. The earlier RPC is located immediately to the north of the subject property now under consideration. The original RPC is 12.4 acres in size, consisting of 1.4 acres of private tidal wetlands, 1.06 acres of nontidal wetlands and 9.94 acres of uplands. It is

approved for development with 2 single-family lots, which are denied access from Golf Course Road and must instead be served from North Avenue, and 42 townhouse units served via a boulevard entrance from Golf Course Road. Open space/recreational uses are provided as well, including a pool and a boardwalk across the tidal wetlands with a community crabbing pier at the easterly end for the multifamily development. Mooring of watercraft is specifically prohibited at this crabbing pier.

**PROPOSED PROJECT:**

The Water's Edge II RPC as shown on both the Step I and the Step II plan is proposed to be a mixed use residential development comprised of 46 townhouse-style multi-family units, a 110 slip marina, harbormaster/bait/tackle shop, and a restaurant. Proposed recreational/open space totals approximately 4.09 of uplands, thus exceeding the 1.93 acres that are required by the RPC regulations, and will be comprised of common lawn areas around the multi-family units. A 110 slip private, noncommercial marina will also be included in the recreational/open space area, as will 4.2 acres of private tidal and nontidal wetlands. A harbor master/bait and tackle shop at the marina will also be provided. A 5,600 square foot restaurant located on the northerly side of US Rt. 50 to the immediate west of the proposed entrance is the primary commercial element of the RPC project. The combined Water's Edge I and II RPC projects would total 25.26 acres in size. This would include 3.31 acres of private tidal wetlands, 3.36 acres of nontidal wetlands and 18.59 acres of uplands. The combined Water's Edge I and II projects will total 90 residential units, with 2 single-family lots and 88 townhouse units, for a proposed total density of 3.47 units per acre and approximately 13.09 acres (51%) of the site devoted to recreational/open space uses.

**THE FINDINGS OF THE TECHNICAL REVIEW COMMITTEE WITH REGARD TO THE ITEMS CITED IN § ZS 1-319(h)(2)E:**

1. **The plans for the development are in general conformance with all elements of the Comprehensive Plan for the county and the character and nature of existing and contemplated development in the vicinity of the proposed development:**

The Technical Review Committee finds that the project site is located within the Commercial Center Land Use Category, as indicated by the Comprehensive Plan's Land Use Map. Additionally, the Technical Review Committee finds that the area immediately to the north of the subject property, and in fact including the original Water's Edge RPC, is within the Suburban Residential Land Use Category. The

Technical Review Committee notes from the County Commissioners' findings of fact and decision relative to Step I of the Water's Edge II RPC that the County Commissioners concluded that the Comprehensive Plan has a broadbrush approach in its mapping which is not property specific whereas zoning maps must be. The County Commissioners concluded that many properties are included within the Commercial Center Land Use Category which are zoned residentially and in fact have been developed for such purposes for many years. The County Commissioners furthermore concluded that placement within a particular land use category by the Comprehensive Plan did not always equate to its comparable zoning classification being the most appropriate for a specific area. Based upon the conclusions and the decision of the County Commissioners in approving the establishment of the Water's Edge II RPC at Step I, the Technical Review Committee found that the RPC under consideration is in general conformance with the Comprehensive Plan. The Technical Review Committee also concludes that the project, given its location in West Ocean City, is compatible with the Comprehensive Plan's development philosophy and the first of seven visions of the 1997 supplement to the Comprehensive Plan. Additionally, the proposed RPC project is an expansion of the previously approved Water's Edge I RPC. This expansion has a similar density and unit types. Likewise, the restaurant proposed to be included in the Water's Edge II RPC is consistent with the commercial development prevalent along the US Rt. corridor in West Ocean City. Based upon its review, the TRC concludes that the Water's Edge II project as shown on the Step II development plans is in general conformance with all elements of the Comprehensive Plan for the county and the character and nature of existing and contemplated development in the vicinity of the proposed development. ***Please note:*** The Technical Review Committee reminds the Planning Commission that for individual structures, there shall be no minimum lot area, setback, bulk, lot width, area or road frontage requirements. Such standards shall be as approved by the Planning Commission in Step II.

2. **The development will preserve unusual topographic or natural features of the land.**

The Technical Review Committee notes that at present the project site of the Water's Edge II RPC is improved with a single-family home, former warehouse, several outbuildings and a marina. It also utilized as an ongoing dredge spoil disposal site for the Shantytown Marina. The site relatively gently slopes to the east. Approximately 2.3 acres of nontidal wetlands and 1.9 acres of private tidal wetlands are located on the site. The TRC notes that the existing marina will be reconstructed and maintenance-dredged as part of the project's development. Upon completion of dredging the dredge spoil disposal site will be permanently abandoned and developed with units. With the exception of reconstruction of existing walkways to the marina, the tidal wetlands will be kept in permanent open space. Based upon its review, the TRC concludes that the most important natural features of the land will be preserved.

3. **The design of the development will best utilize and be compatible with the topography of the land.**



The Technical Review Committee finds that the proposed project clusters dwelling units, provides approximately 39% of its land area as common use open space/recreational areas, and also will permanently preserve in excess of 1.9 acres of private tidal wetlands. The TRC concludes that the project, as an expansion of the Water's Edge I RPC project, will be an infill and transition from the existing residential uses on the north to the commercial development to the south and southwest. The site is at present primarily an open agricultural field. It does not include any established buffer to the tidal wetlands located on the easterly side of the site. However, the County Commissioners in granting Step I approval stipulated that the Water's Edge II project must comply with all critical area laws relative to the Coastal Bays in effect at the time of development as they may apply to the subject site. Buffers adjacent to tidal wetlands will be required as part of the Coastal Bays regulations. The Step II plan indicates that buffers varying in width from 20 feet to 250 feet will be provided in the project and will be comprised of native vegetation, whereas at present there is little or no vegetation adjacent to the wetlands. Furthermore, the project proposes to provide treatment of stormwater in accordance with the enhanced stormwater management criteria adopted by the State of Maryland in 2000. The TRC concludes that the proposed project design will appropriately utilize and be compatible with the site's topography.

**4. The physical characteristics of the development will not adversely affect the future development or value of undeveloped neighboring areas or the use, maintenance and value of neighboring areas already developed:**

The Technical Review Committee finds that the proposed project, as an expansion of the previously approved Water's Edge I RPC project, is an appropriate infill and transition project between the existing single-family development to the north of the project site and the existing and anticipated commercial use to its south. Additionally, commercial development of the property to the south of the project site will require that landscaped screening be installed where adjacent to the project site's R-2 Suburban Residential District zoning classification. Consequently, the TRC concludes that the proposed development will not have an adverse affect on the maintenance and value of either those areas already developed nor on those which remain to be developed in accordance with their existing zoning.

**5. The development will secure for its residents and neighboring residents substantially the same or greater benefits with respect to availability of light, air, open space and street access as would be provided by the application of the appropriate district regulations:**

The Technical Review Committee finds that the proposed project, to consist of 46 townhouse units, a 106 slip noncommercial marina, harbormaster/bait/tackle facility, and a restaurant developed as a residential planned community, is compatible with the multifamily residential development being constructed to the north of the subject site as part of the Water's Edge I development and with the single-family residences to the north of that project. The Water' Edge II RPC will be accessed by an existing signalized entrance at US Rt. 50 and Shantytown Road

and furthermore by connection to Golf Course Road through the Water's Edge I project. The Technical Review Committee concludes that through the provision of open space, use of clustering and limitation on access points, the proposed project does secure for its residents and neighboring residents the same or greater benefits with respect to the availability of light, air, open space and street access as would be provided by the application of the R-2 Suburban Residential District regulations.

**6. The development will secure for its residents and neighboring residents substantially the same or greater protection from fire, health hazards and other dangers as would be provided by the application of the appropriate district regulations:**

The Technical Review Committee finds that the Water's Edge II project, as an expansion of Water's Edge I, will be provided with a potable water system by means of an extension of a water line from the Mystic Harbour water system to the site. According to the applicant's narrative, this line will be of sufficient size to accommodate fire hydrants along the extended length.

**NOTE:** *The County Commissioners' Resolution approving Step I of this RPC, the excerpt from ZS 1-319 relative to Step II of the RPC process, a letter to Phyllis H. Wimbrow from R. D. Hand providing the written narrative relative to Step II, and the comments of the individual members of the Technical Review Committee relative to the Step II plan are attached.*

It should be noted that many comments by various TRC members pertain more to later review stages such as the Step III implementation step, at which time subdivision plats and site plans would be submitted, or to the building/zoning permit stage.

**COMMENTS OF THE TRC THAT MUST BE ADDRESSED PRIOR TO FINAL APPROVAL OF THE STEP II DEVELOPMENT PLAN:**

- 1) Please be reminded that the developer must provide at his expense all necessary road improvements as determined needed by the comprehensive traffic study to manage traffic impacts of the development. Gaining Step II approval prior to the completion of that study in no way negates this requirement. Should that study show that revisions to the design of the RPC as shown on the Step II plan are recommended, revised Step II plans addressing such revisions will be required to be submitted for review by the TRC and Planning Commission.
- 2) The RPC must provide active and passive recreation areas in accordance with ZS 1-319(d)(2)E. The notation on Sheet 2 of 4 states that the active open space requirement for the Water's Edge II project will be met by use of the marina. However, the marina does not meet the definition of "active recreation" contained in ZS 1-103. "Active recreation" is defined by that section as "recreational uses, areas or activities oriented toward potential competition and involving special equipment. Playgrounds, sports fields and courts, swimming pools and golf courses are examples of "active recreation uses " At least 18% of the site must be provided in active recreation that does meet this

definition.

- 3) As presented, the project does not comply with the State's Coastal Bays Critical Area Law. This project is not exempt or grandfathered under this law. At a minimum, given that the area has been designated an Intensely Developed Area by the State Law, the project will have to meet the 10% rule relative to stormwater management and afforestation requirements. To be developed as shown would require the area to be designated as a buffer management area. Even then the project may have to be modified to meet whatever requirements are developed for buffer management areas.
- 4) By condition of the County Commissioners' Step I approval, the County Commissioners reserved the right to review the Step II plans after the Planning Commission.