

RESOLUTION NO. 15 - 28

APPROVED PRIVATE ROAD FOR THE WEST HARBOR VILLAGE
RESIDENTIAL PLANNED COMMUNITY

WHEREAS, the County Commissioners of Worcester County, Maryland received a request from Kathy Clark on behalf of Sovereign III, LLC for approval of a certain proposed "approved private road" in the West Harbor Village Residential Planned Community (RPC), consisting of that portion of Mooring View Lane that extends from Harbor Master Boulevard on the east to Keyser Point Road on the west, all of which is shown on the plan attached hereto and made a part hereof; said West Harbor Village RPC located to the north of MD Route 707 (Old Bridge Road), east of Keyser Point Road, in Worcester County, Maryland; and

WHEREAS, in accordance with the provisions of § Section ZS 1-123 (Approved private roads) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland, the Worcester County Planning Commission reviewed and favorably recommended approval of the proposed "Approved Private Road" at its meeting of September 3, 2015; and


WHEREAS, the County Commissioners reviewed the request at their meeting of October 6, 2015 and considered its relationship to existing and planned public roads of the County; the nature of the area to be served by the road; the desirability or necessity of public access to the areas to be served by the road; whether or not the construction and maintenance of the road is financially feasible; the proposed construction and maintenance standards; and the proposed maintenance plan and find that the use of the Approved Private Road in this situation is warranted.

NOW, THEREFORE, BE IT RESOLVED by the County Commissioners of Worcester County, Maryland that the request for the establishment of an Approved Private Road proposed by Kathy Clark on behalf of Sovereign III, LLC as described herein is hereby approved.

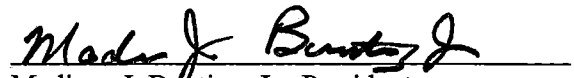
AND, BE IT FURTHER RESOLVED that this Resolution shall take effect upon its passage.

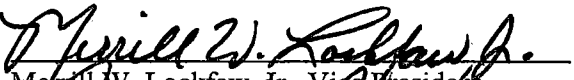
PASSED AND ADOPTED this 6th day of October, 2015.

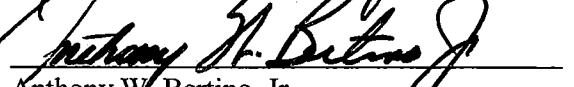
ATTEST:


Harold L. Higgins
Chief Administrative Officer

WORCESTER COUNTY COMMISSIONERS

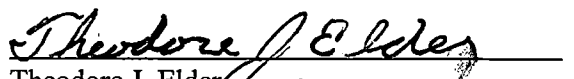

Madison J. Bunting, Jr., President

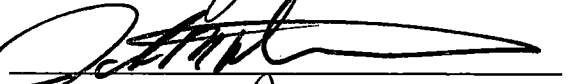

Merrill W. Lockfaw, Jr., Vice President

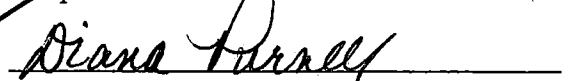

Anthony W. Bertino, Jr.

~~Absent~~

James C. Church


Theodore J. Elder


Joseph M. Mitrecic


Diana Purnell

REQUIRED PARKING (PER ORIGINAL RPC APPROVAL)	
40 UNITS X 2.5 = 100 SPACES	
AMENITY AREA = 83.58 TO SPACES	
TOTAL = 183 SPACES	
20% PARKING REDUCTION REQUESTED	
183 X 0.8 = 146 SPACES - ACTUAL REDUCTION NEEDED = 10%	
PARKING PROVIDED PER THIS PLAN	
EX. MULTI-FAMILY = 37 SPACES	
PROPOSED TOWNHOUSE = 110 SPACES	
AMENITY AREA = 18 SPACES	
TOTAL = 145 SPACES	
REQUIRED PARKING (PER CURRENT CODE)	
EX. MULTI-FAMILY UNITS & PROPOSED TOWNHOUSES = 83 X 2 = 166 SPACES	
AMENITY AREA 150' / 24 UNITS = 63 UNITS = 126 SPACES REQUIRED	
CURRENT REQUIRED PARKING = 126 SPACES	

INTERIOR SETBACKS AND LOT DATA	
MINIMUM LOT WIDTH	34'
MINIMUM LOT AREA	2,617 SF (UNIT 43)
MINIMUM FRONT YARD SETBACK	3' (UNIT 47)
MINIMUM SIDE YARD SETBACK	3' (UNIT 15)
MINIMUM REAR YARD SETBACK	3' (UNIT 45)
MINIMUM LOT WIDTH CALCULATIONS BASED UPON SETBACKS EXTENDED TO PROPERTY LINES	

REQUIRED OPEN SPACE			
TOTAL OPEN SPACE REQUIRED = 30% OF TOTAL SITE AREA (287,113 AC.) = 8,613 ACRES			
ACTIVE OPEN SPACE REQUIRED = 15% OF TOTAL REQUIRED OPEN SPACE = 1,288 AC.			
PASIVE OPEN SPACE REQUIRED = 5% OF TOTAL REQUIRED OPEN SPACE = 639 AC.			
OPEN SPACE SUMMARY			
EXISTING OPEN SPACE PER RECORD PLAT	PASIVE OPEN SPACE	ACTIVE OPEN SPACE	TOTAL
OF WEST HARBOR VILLAGE RECORDING IN S.V.H. 216/3-10	0.46 AC. (20.36 AC. x 0.022)	0.46 AC.	7.68 AC.
PROPOSED OPEN SPACE FOR THIS PLAN	0.52 AC.	0.55 AC.	1.07 AC.
TOTAL	0.98 AC.	1.01 AC.	1.99 AC.

PROPOSED SETBACKS

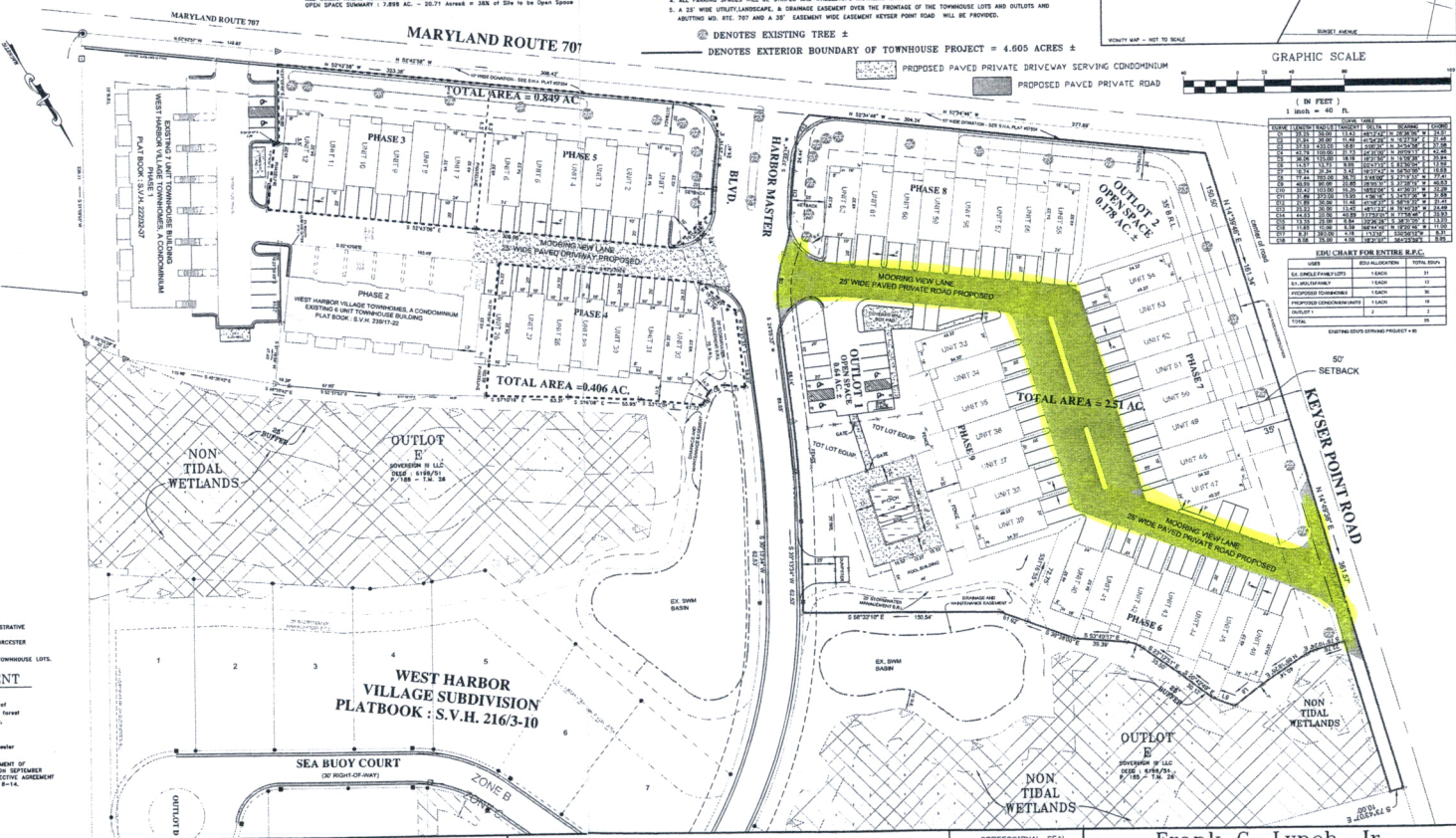
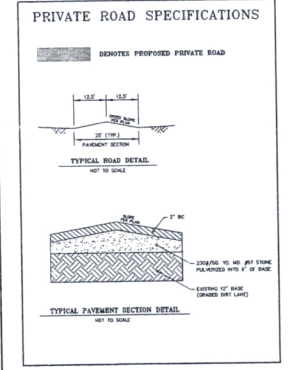
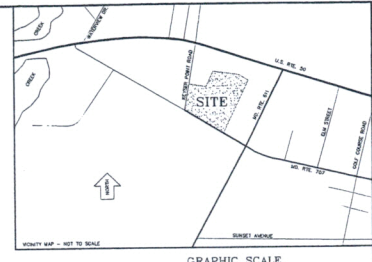
- 0' SIDE YARD SETBACK
- 25' FRONT YARD SETBACK ALONG MD. RTE. 707
- 35' FRONT YARD SETBACK ALONG KEYSER POINT ROAD
- 25' FRONT YARD SETBACK ALONG HARBOR MASTER BLVD.
- FRONT YARD SETBACK ALONG INTERIOR PRIVATE ROADS AND REAR YARD SETBACK - SEE SUBDIVISION PLAN

PROPOSED SEPARATION BETWEEN STRUCTURES = MINIMUM 12'

EXTERIOR LIGHTING = METAL HALIDE

Notes

- PROJECT IS NOT WITH THE ATLANTIC COASTAL BAY CRITICAL AREA.
- STORMWATER MANAGEMENT DESIGN WAS COMPLETED AND SUBSEQUENTLY CONSTRUCTED.
- A 18" WIDE UTILITY EASEMENT OVER ALL TOWNHOUSE LOTS PARALLEL WITH AND WITHIN THE PRIVATE ROADS WILL BE PROVIDED.
- ALL PARKING SPACES WILL BE STRIPPED AND WHOLESTOPS INSTALLED EXCEPT IN FRONT OF GARAGES.
- A 24" WIDE UTILITY/LANDSCAPE & CHANGE EASEMENT OVER THE FRONTAGE OF THE TOWNHOUSE LOTS AND OUTLOTS AND ANYTHING W/O. RTG. 30' AND A 30' EASEMENT W/O. LANDSCAPE EITHER POINT ROAD WILL BE PROVIDED.



EDM CHART FOR ENTIRE P.E.C.

AC. UNITS/PHASE/LOTS	EDM ALLOCATION	TOTAL EDM
EX. MULTI-FAMILY UNITS	1.6000	1.6000
EX. AMENITY AREA	1.8000	3.4000
PROPOSED CONDOMINIUMS	1.6000	5.0000
PROPOSED TOWNHOUSES	1.5100	6.5100
TOTAL	6.5100	6.5100

DATE: 08/18/2015 10:00 AM

FOREST CONSERVATION LAW STATEMENT

This subdivision is subject to the Worcester County Forest Conservation Law. This subdivision is subject to Forest Conservation Plan No. 2000-20, any future amendment of this law for a regulated activity shall be subject to the County Commissioner Law. A forest conservation plan has been approved and is on file with the Department of Planning, Zoning, and Inspection. A Short Term Management Agreement and Periodic Review Agreement - Cadd of Forest Conservation Easement, Worcester County, Massachusetts, shall be recorded simultaneously with this plan in the Land Records of Worcester County, Massachusetts.

A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF PLANNING, ZONING AND INSPECTION. A FOREST CONSERVATION EASEMENT PLAN HAS BEEN RECORDED ON SEPTUAGESIM PLATBOOK 185/200 2ND FLOOR, F.O.D. 216/3-10 AND THE PERPETUAL RESTRICTION AGREEMENT 2000-20 WITH THE CONSERVATION EASEMENT HAS BEEN RECORDED IN LAND ACCT. PAGE 6114.

FOREST CONSERVATION EASEMENT

NON TIDAL WETLANDS

NO.	REVISION	DATE	CHKD	PROJECT
1	ADDRESSED TRC COMMENTS	2-13-2015	FGJ	
2	ENLARGED UNIT 38 TO BE 24' WIDE	4-30-2015	FGJ	
3	ENLARGED UNITS 26 THRU 32 TO BE 24' WIDE & 54'3" LONG	8-17-2015	FGJ	

PHASES 3, 4, & 5 TO BE CONDOMINIUM BALANCE TO BE TOWNHOUSE SUB. REVISED AMENITIES INSIDE OUTLOT 1

WEST HARBOR VILLAGE TOWNHOMES
TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND
PARCEL 185 - TAX MAP 26
TAX ACCT. NO. 755670 AND 755689

REVISED STEP II RESIDENTIAL PLANNED COMMUNITY
ALL LOT 7H 2 AND P/O LOT 7H 1
PLAT 'O' WEST HARBOR VILLAGE - PLAT BOOK : S.V.H. 216/3-10

PROFESSIONAL SEAL

Frank G. Lynch, Jr.
& Associates, Inc.

SURVEYING - LAND PLANNING
10888 BACKTRACK ROAD, BELLEVILLE, MARYLAND 21811
(410) 841-5583 - 841-5772

DESIGNED BY: N/A SURVEYED BY: FILE NO.: 0648-15
DRAWN BY: F.G.L. JR. DATE: 2-11-2015
CHECKED BY: FRANK G. LYNCH SCALE: 1" = 40' SHEET 1 OF 4

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