

GENERAL NOTES

- ALL INTERIOR DRIVES AND PARKING SHALL BE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER ASSOCIATION.
- NO STRUCTURE SHALL EXCEED THREE STORIES OR 45' IN HEIGHT. NO STRUCTURE ABOVE 45' SHALL BE HABITABLE.
- ALL ROADWAYS, CARTWAYS, PARKING SPACES, DRIVEWAYS, AND ACCESS SHALL MEET COUNTY STANDARDS.
- MINIMUM SEPARATION DISTANCE BETWEEN BUILDINGS SHALL BE 10'.
- AN AUTOMATED SPRINKLER SYSTEM WILL BE PROVIDED FOR WATERING OF THE LANDSCAPING.
- WATER WILL BE PROVIDED BY MYSTIC HARBOR. ACCESS EASEMENTS ARE PROVIDED WITHIN PRIVATE ROAD BED AND ON INDIVIDUAL LOTS AS INDICATED.
- SEWER WILL BE PROVIDED BY WEST OCEAN CITY. ACCESS EASEMENTS ARE PROVIDED WITHIN PRIVATE ROAD BED AND ON INDIVIDUAL LOTS AS INDICATED.
- TRASH REMOVAL WILL BE PROVIDED BY INDIVIDUAL RECEPTACLES FOR LOT.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH SECTION ZS 1-308 OF THE WORCESTER COUNTY ZONING AND SUBDIVISION CONTROL ARTICLE.
- 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.
- ALL SIGNAGE WILL BE IN ACCORDANCE 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.
- BUILDING SETBACK RESTRICTIONS WILL BE IN ACCORDANCE WITH SEASIDE VILLAGE RPC APPROVED JUNE 2005 (SEE SHEET C2.0).
- PHASES 2, 3 & 4 ARE UNCHANGED FROM THE ORIGINALLY APPROVED RPC CONSTRUCTION PLANS.
- PROPOSED PROJECT SITE WITHIN FLOOD ZONE A7(EL. 8). INFORMATION OBTAINED FROM FEMA MAPS 2400830105D DATED APRIL 21, 1999.
- ALL WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE HAS BEEN INSTALLED.
- OPEN SPACE AND PRIVATE ROAD BED DELINEATED AND LABELED ON THE PLAT FOR BAY COURT LANE, BOWLINE LANE AND A PORTION OF SEASIDE LANE ARE A SHARED INGRESS/EGRESS ACCESS AND PUBLIC UTILITY EASEMENT.
- THE SEASIDE VILLAGE RPC HOMEOWNER'S ASSOCIATION (HOA) WILL BE RESPONSIBLE FOR ALL IMPROVEMENTS, REPAIR AND MAINTENANCE ASSOCIATED WITH THE ROAD, CURBS, AND OTHER ASSOCIATED STRUCTURES. INDIVIDUAL HOMEOWNERS WILL NOT BE RESPONSIBLE.
- PARKING AREA ADJACENT TO LOTS 6-23 AND 32-45 ARE TO REMAIN POROUS SURFACE IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN APPROVED BY WORCESTER COUNTY DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING.
- THE SUBDIVIDED PARCELS WILL BE SUBJECT TO THE SEASIDE VILLAGE RPC DEED RESOLUTIONS AND COVENANTS WHICH HAVE BEEN PREVIOUSLY SUBMITTED.

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. SUBDIVIDED AREA IS OUTSIDE OF CRITICAL BUFFER.

SITE DATA

CURRENT ZONING: R-3 (MULTI-FAMILY RESIDENTIAL)  
CURRENT USE: 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 WITH ZS 319(f).

MAXIMUM BUILDING HEIGHT: 45'  
BUILDING SETBACKS: FRONT: 10'  
SIDE: 5' (END UNITS)  
REAR: 0'

NOTE: BUILDING HEIGHT IS IN ACCORDANCE WITH SECTION ZS 1-319(g) OF THE 1992 WORCESTER COUNTY ZONING AND SUBDIVISION CONTROL ARTICLE.

TAX MAP: 27  
PARCEL: 707  
DEED REFERENCE: SVH 05803/00086  
TAX DISTRICT: 10  
TAX IDENTIFICATION NUMBER: 410797  
SUBDIVISION AREA: ±2.76 AC  
OPEN SPACE AREA: ±0.35 AC  
PRIVATE ROAD AREA: ±1.22 AC  
LINEAR FEET OF PRIVATE ROAD: ±2,099.09 LF  
OTHER LANDS OF SEASIDE VILLAGE RPC: ±21.62 AC  
AVERAGE LOT SIZE (LOTS 6-23; 32-45): ±1,570.77 SQ.FT.  
NUMBER OF LOTS TO BE SUBDIVIDED: 32 LOTS  
RESIDENTIAL USE AREA: 51,684.67 SQ.FT. (±1.19 A.C.)  
STORMWATER MANAGEMENT AREA: 12,397 SQ.FT. (±0.28 A.C.)

CONTACTS

- OWNER/DEVELOPER: CORONA SEASIDE VILLAGE, LLC.  
C/O RSF PARTNERS  
3232 MCINNEY AVE., SUITE 890  
DALLAS, TEXAS 75204
- CONTACT: JOSH MASTRANGELO  
443-497-3709
- CIVIL: GEORGE, MILES & BUHR, LLC  
206 WEST MAIN STREET  
SALISBURY, MARYLAND 21801
- CONTACT: STEPHEN L. MARSH P.E.  
410-742-3115
- SURVEYOR: FULLER HALL & ASSOCIATES, INC.  
3003 MERRITT MILL DRIVE  
SALISBURY, MARYLAND 21805
- CONTACT: STEVEN W. FULLER  
410-572-8833

SURVEYOR'S CERTIFICATION:

I, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1996) CONCERNING THE MAKING OF THIS PLAT AND SETTING OF MARKERS AS WELL AS ALL OF THE REQUIREMENTS OF THE COUNTY COMMISSIONERS AND ORDINANCES OF THE COUNTY OF WORCESTER, MARYLAND, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

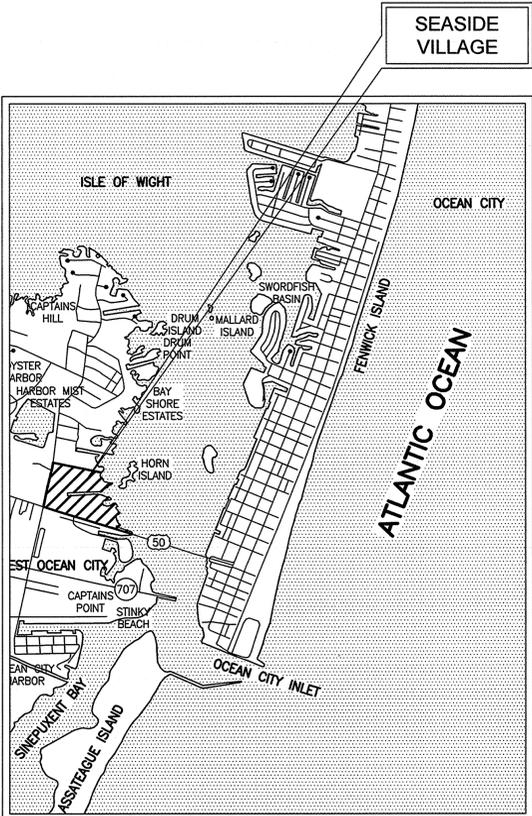
Steven W. Fuller  
STEVEN FULLER  
PROFESSIONAL LAND SURVEYOR  
MD NO. 21118  
EXP. JAN 2014  
8/28/2013  
DATE



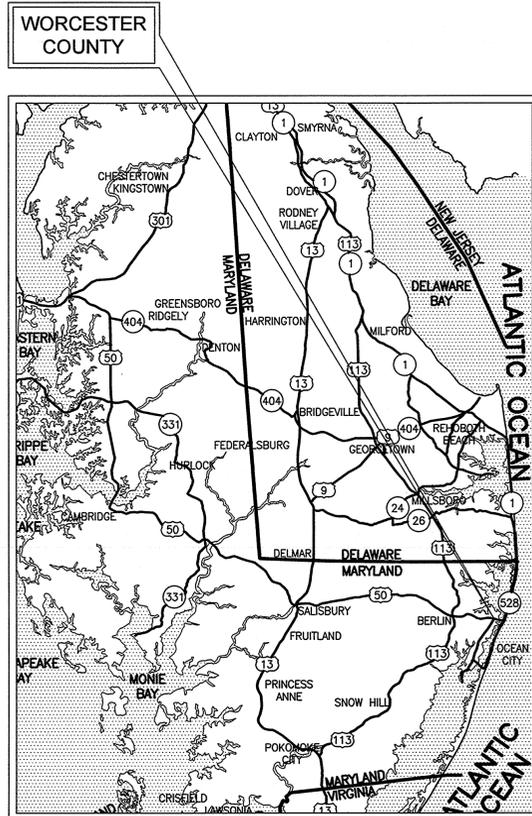
**GMB**  
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JUNE 2013

# SEASIDE VILLAGE - RPC RECORD PLAT - PHASE 1 (LOTS 1 - 32) WORCESTER COUNTY, MARYLAND GMB FILE NO. 120199



LOCATION MAP  
SCALE: 1" = 20 MILES



VICINITY MAP  
SCALE: 1" = 1000'

LIST OF DRAWINGS

RP1	COVER SHEET
RP2	RECORD PLAT PHASE 1
RP3	RECORD PLAT LINE TABLES

PLANNING COMMISSION NOTES

- THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTY OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICABILITY, BUILDABILITY OR SAFETY OF ANY PROPOSED USE AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.
- ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OR SUITABILITY THEREFOR IS BASED UPON STATE AND COUNTY STANDARDS EXISTING AS OF THE DATE OF APPROVAL. SUCH STANDARDS ARE SUBJECT TO CHANGE, AND A BUILDING PERMIT MAY BE DENIED IN THE FUTURE IN THE EVENT THAT CURRENT STANDARDS CANNOT BE MET AS OF THE DATE OF APPLICATION FOR SUCH PERMIT. THE APPROVAL SHOWN HEREON IS NOT SUFFICIENT APPROVAL FOR A BUILDING PERMIT.
- WORCESTER COUNTY DOES NOT GUARANTEE THE DEVELOPMENT OR CONSTRUCTION OF ANY AMENITIES SHOWN ON THIS PLAT. ALL SUCH AMENITIES SHALL BE THE RESPONSIBILITY OF THE OWNER AND DEVELOPER OF THIS SUBDIVISION.
- NON-TIDAL WETLANDS DO NOT EXIST ON THE SITE BEING SUBDIVIDED.
- THE APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICABILITY, BUILDABILITY OR SAFETY OF ANY PROPOSED USE AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.
- ALL SUBDIVISION ROAD RIGHT-OF-WAYS HAVE BEEN DESIGNED AS APPROVED PRIVATE ROADS BY THE WORCESTER COUNTY COMMISSIONERS. (EFFECTIVE FEB. 19, 2013).
- THE RECORD PLAT IS IN ACCORDANCE WITH THE STEP II RPC PLAN APPROVED BY THE PLANNING COMMISSION JANUARY 3, 2013.

PLANNING COMMISSION APPROVAL:

Bradley Claybill  
PLANNING COMMISSION CHAIRMAN  
8/30/2013  
DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAM:

THE SUBDIVIDED LOTS SHOWN HEREON ARE APPROVED AS BEING IN CONFORMANCE WITH THE WORCESTER COUNTY COMPREHENSIVE WATER AND SEWAGE PLAN TO BE SERVED BY EXISTING CENTRAL WATER SUPPLY AND CENTRAL SEWAGE SYSTEMS.

Robert Mitchell  
ROBERT MITCHELL - DIRECTOR  
8/30/13  
DATE

OWNER'S/DEVELOPER'S CERTIFICATION:

I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. I HEREBY AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY STATE OF MARYLAND, DEPARTMENT OF THE ENVIRONMENT, COMPLIANCE INSPECTORS."

George Miles & Buhr  
OWNER/DEVELOPER SIGNATURE  
8-29-2013  
DATE

PRINTS ISSUED FOR:  
RECORDATION

DATE	
REVISIONS	
NO.	

**FH**  
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& ASSOCIATES, INC.  
3003 MERRITT MILL ROAD SALISBURY, MARYLAND 21804  
FAX: 410-541-3070 PHONE: 410-572-8833

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SEASIDE VILLAGE  
WORCESTER COUNTY, MARYLAND

COVER SHEET

SCALE: AS NOTED	SHEET NO.
DESIGN BY: DJR	
DRAWN BY: RFT	
CHECKED BY:	
GMB FILE: 120199	RP1
DATE: JUNE 2013	

P.203144 M&A C2157-8907-1



CD:\Projects\2013\120199 Seaside Village RPC Phase 1\09-18-2013\Drawings\09/18/2013 11:00 AM Robert Thomas  
PLOT-MPLT  
200 INCHES (50mm)  
PLOT-AREA  
200 INCHES (50mm)  
PLOT-SCALE  
200 INCHES (50mm)  
PLOT-ORIENT  
200 INCHES (50mm)  
PLOT-TITLE  
200 INCHES (50mm)  
PLOT-GRID  
200 INCHES (50mm)

8/30/13