

SITE DATA

ENGINEER / SURVEYOR
SOULÉ & ASSOCIATES, P.C.
122 ARLINGTON ROAD
ARLINGTON BUSINESS CENTER
SALISBURY, MD 21811

OWNER / DEVELOPER
MARTHAS LANDING, LLC
CO PERCONTEE INC.
11900 TECH ROAD
SILVER SPRING, MD 20904-1910
ATTN: JOHN GUELSKY

SITE ADDRESS
12217 SUNSET AVENUE
OCEAN CITY, MD 21842

TAX MAP: 27
PARCEL: 0487
LOT: H
DEED REF: 487056
PLAT REF: 15623 & 17311
TAX DISTRICT: 10
TAX ACCOUNT ID NUMBER: 371694
ZONING: R-3
CURRENT LAND USE: COMMERCIAL

PLANNED UNIT DEVELOPMENT APPROVED STEP I PUD AMENDED @ THE WORCESTER CO. COMMISSIONERS MEETING OF MAY 27, 1997 & RECONFIRMED @ MEETING JULY 22, 1997. STEP II APPROVED @ WOR. CO. P.A.Z. ON JULY 11, 1997 STEP II AMENDED APPROVED JULY 1, 2004 FOR LOTS 33 THRU 36.

MARTHA'S LANDING - RESUBDIVISION OF PARCEL H LANDS OF MARTHA'S LANDING, LLC PHASE THREE

WEST OCEAN CITY, MARYLAND THIRD ELECTION DISTRICT WORCESTER COUNTY, MARYLAND

RESIDENTIAL LOTS
FRONT YARD SETBACK= 25'
SIDE YARD SETBACK= 6' (EACH SIDE)
REAR YARD SETBACK= 30'
CRITICAL AREA SETBACK= 25'

COMMERCIAL
FRONT YARD SETBACK= 25'
SIDE YARD SETBACK= 6' (EACH SIDE)
REAR YARD SETBACK / BUFFER MGT. LINE= 30'
CRITICAL AREA SETBACK= 25'

MINIMUM LOT WIDTH FOR BUILDABLE AREA = 50'
MINIMUM LOT AREA = 6,000 SF

BOUNDARY INFORMATION TAKEN FROM PLAT 17311 PREPARED BY SOULÉ & ASSOCIATES PREPARED IN JULY, 2000 AND RECORDED ON 12501.

BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 105 OF 250, COMMUNITY PANEL NO. 240083 0105 D, DATED APRIL 21, 1999, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE A6 (EL. 9.0) AND ZONE A6 (EL. 10.0).

EASEMENTS ARE HEREBY RESERVED ON THIS RECORD PLAT FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF ANY AND ALL UTILITIES AND DRAINAGE AS MAY BE REQUIRED NOW OR IN THE FUTURE.

CENTRAL SEWER PROVIDED BY OFFSITE TWO DIFFERENT WASTEWATER TREATMENT PLANTS, STORAGE, AND SPRAY IRRIGATION FACILITIES OWNED AND OPERATED BY WORCESTER COUNTY. SEE APPROVED STEP II PLAN.

CENTRAL WATER SERVICE PROVIDED BY WORCESTER COUNTY.

STORMWATER MANAGEMENT SHOWN HEREIN WAS PREPARED IN CONFORMANCE WITH APPROVED STEP II PLAN.

SEE DRAWING EX-1.1 OF REVISED STEP III PLANS FOR EXISTING CONDITIONS.
SEE DRAWING 9P-1.1 OF REVISED STEP III PLANS FOR PROPOSED CONDITIONS.

OPEN SPACE
TOTAL AREA OF PUD: 66.83 AC
OPEN SPACE REQUIRED: 20.05 AC (30%) TOTAL PUD
OPEN SPACE PROVIDED: 26.18 AC (39%) TOTAL PUD
- UPLANDS: 10.76 AC
- OPEN WATER: 15.42 AC

NO OPEN SPACE PROVIDED WITHIN RESIDENTIAL LOTS

LOTS 36 THROUGH 41 & REVISED PARCEL H ARE EXCLUSIVELY SUBJECT TO:
THIS PROPERTY LIES WITHIN THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA. IN ACCORDANCE WITH NR 9-101 (6X1)A OF TITLE 3, SUBTITLE 1 (ATLANTIC COASTAL BAYS CRITICAL AREA ORDINANCE) OF WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THE "INITIAL DEVELOPMENT" (AS DEFINED WITHIN THE ABOVE CRITICAL AREA ORDINANCE) OF THIS PUD IS NOT SUBJECT TO THE REQUIREMENTS OF THE CRITICAL AREA LAW. ALL DEVELOPMENT OCCURRING AFTER THE "INITIAL DEVELOPMENT" WILL BE SUBJECT TO ALL PROVISIONS OF THE WORCESTER COUNTY CRITICAL AREA ORDINANCE IN EFFECT AT THE TIME OF THE PROPOSED DEVELOPMENT ACTIVITY.

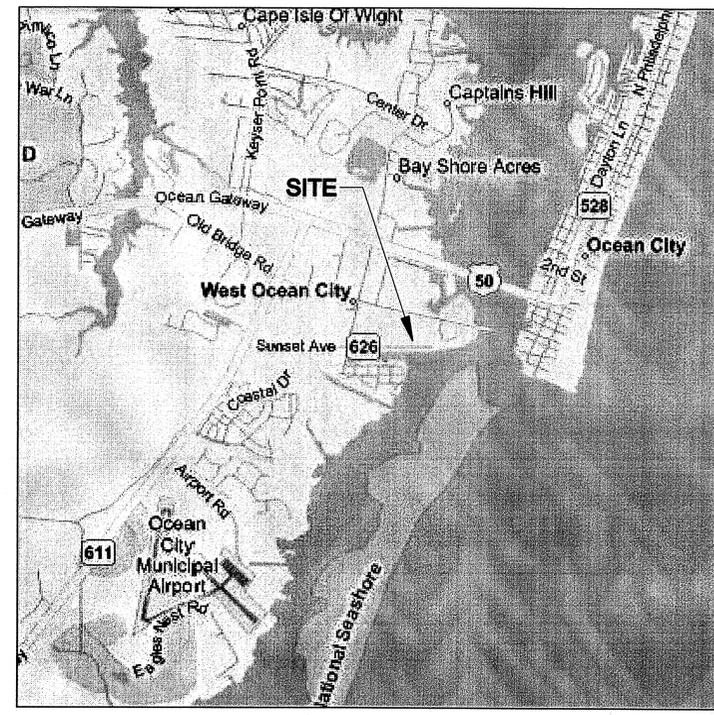
WORCESTER COUNTY FOREST CONSERVATION NOTE:
THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION LAW SINCE THE PROJECT OBTAINED STEP I APPROVAL PRIOR TO THE FOREST CONSERVATION LAW BEING ADOPTED. THE ENTIRE SITE KNOW AS "JOHNS LANDING P.U.D." WAS APPROVED BY THE COUNTY COMMISSIONERS AS A PLANNED UNIT DEVELOPMENT, AND RECEIVED STEP I PRIOR TO DECEMBER 31, 1991.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE THE FOLLOWING: 7 SINGLE FAMILY LOTS WITH DRAINAGE EASEMENTS AND ABANDON AND CREATE A NEW STORMWATER EASEMENT ON PARCEL H.
2. EASEMENTS ARE HEREBY RESERVED ON THIS RECORD PLAT FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF ANY AND ALL UTILITIES AND DRAINAGE AS MAY BE REQUIRED NOW OR IN THE FUTURE.
3. ALL STREETS AND ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION AND THE SAME ARE INTENDED TO BE PUBLIC STREETS, OWNED AND MAINTAINED BY WORCESTER COUNTY.
4. THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY: SUNSET AVENUE EXTENSION. ACCEPTANCE OF SUCH OFFER MAY TAKE PLACE AT ANY TIME BY APPROPRIATE ACT OF THE COUNTY COMMISSIONERS. THE COUNTY COMMISSIONERS ARE IN NO WAY REQUIRED TO ACCEPT SUCH OFFER. THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.
5. THERE ARE NO WETLANDS WITHIN THE PROJECT SITE.

LOTS 36, 37, & 38 HAVE RIPARIAN ACCESS ON WEST OCEAN CITY HARBOR.
LOTS 39, 40 & 41 HAVE BOAT ACCESS AVAILABLE VIA SUNSET MARINA SLIPS.

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 APPLICANT OF THIS SUBDIVISION.



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
TITLE	SHEET No.
RECORD PLAT COVER SHEET	G-1.1
RECORD PLAT	PL-1.1

WORCESTER COUNTY PLANNING AND ZONING COMMISSION

THE GRANT OF A PERMIT OR 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. ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OR SUBFACILITY THEREOF 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 OBTAINED IN THE FUTURE. IN THE EVENT 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.

Brook L. Owens 12/3/2014
WORCESTER COUNTY PLANNING COMMISSION DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR THE CENTRAL WATER SUPPLY AND CENTRAL SEWERAGE SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER & SEWER PLAN PROVIDING FOR CENTRAL SEWERAGE SERVICE AND AS MEETING THE REQUIREMENTS OF SECTION 9-512 OF THE ENVIRONMENTAL CODE OF MARYLAND.

Raymond Lewis 11/20/14
WORCESTER COUNTY, MARYLAND DATE

OWNER'S CERTIFICATION

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER THEREOF. THE REQUIREMENTS OF SECTION 3-106 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1996) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH, TO THE BEST OF THE OWNERS KNOWLEDGE.

PLANS OF CENTRAL WATER & SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND SAID FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

SUNSET AVENUE IS TO BE DEDICATED TO AND MAINTAINED BY WORCESTER COUNTY.

William Bruce Wagner 11/14/14
OWNER SIGNATURE DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 3-106 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1996) CONCERNING THE MAKING OF THIS PLAT AND THE 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, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

William Bruce Wagner 11/14/2014
WILLIAM BRUCE WAGNER, PROPERTY LINE SURVEYOR #470 DATE

SURVEYOR'S STATEMENT

THIS PLAT AND SURVEY WERE PREPARED UNDER MY SUPERVISION TO THE LOCAL STANDARD OF CARE AND SUBSTANTIALLY MEET THE "MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING" AS PROMULGATED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS FOR A RURAL CLASS SURVEY.

WILLIAM BRUCE WAGNER
PROPERTY LINE SURVEYOR
LICENSE NO.: 470
EXPIRATION DATE: 1/03/2015

ISSUED FOR CONSTRUCTION 02/18/2013

SOULÉ & ASSOCIATES, P.C. ENGINEERING / SURVEYING / PLANNING
122 ARLINGTON ROAD
ARLINGTON BUSINESS CENTER
SALISBURY, MD 21811
P: 410-742-7767 F: 410-742-1641

MARTHA'S LANDING - RESUBDIVISION OF PARCEL H LANDS OF MARTHA'S LANDING, LLC PHASE THREE

WORCESTER COUNTY ELECTION DISTRICT No. 3
WORCESTER COUNTY, MARYLAND

OWNER / DEVELOPER
MARTHAS LANDING, LLC
CO PERCONTEE INC.
11900 TECH ROAD
SILVER SPRING, MD 20904
ATTN: Mr. JOHN GUELSKY

DATE	BY	REVISIONS

DATE: NOV. 2014
DRAWN BY: LVH
CHECKED BY: NONE
SCALE: NONE
PROJECT #: 13-076
DRAWING: G-1.1



2/19/15
P.2077A MSA 91257-8849

