

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE  
AGENDA**

**Wednesday, August 11, 2021 at 1:00 p.m.**

**Worcester County Government Center, Room 1102, One West Market Street,  
Snow Hill, Maryland 21863**

**\*\*\*In Person with Call-In Option\*\*\***

Masks are recommended for those whom have not been vaccinated.  
Social distancing is also encouraged.

I. Call to Order

II. Site Plan Review (§ ZS 1-325)

- a. **Martha's Landing Resort, LLC – Construction of a 55' x 119' (6545 sq. ft.) boat service building in an existing asphalt boat storage yard (minor site plan review).**

Located at 12813 Sunset Avenue, approximately 330 feet east of Golf Course Road, Tax Map 27, Parcel 487, Lots D & E, of the Martha's Landing Planned Unit Development in the Tenth Tax District of Worcester County, Maryland. Brian Tinkler, owner; Vista Design, Engineer

III. Adjourn

Under the terms of ZS 325(f)(1), please note that all minor site plans are those in which the square footage of all structural improvements does not exceed 10,000 square feet in area. The Technical Review Committee shall have the authority to forward a minor site plan application to the Planning Commission when it is determined the site plan shall have a broad impact on the County or where otherwise deemed appropriate.

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

**Technical Review Committee  
Conference Call Directions  
August 11, 2021 Meeting**

To members of the public dialing in:

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

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

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

**For Minor Site Plan Review Projects:**

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

**For Major Site Plan Review Projects:**

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



DEPARTMENT OF  
DEVELOPMENT REVIEW AND PERMITTING

## Worcester County

ZONING DIVISION  
BUILDING DIVISION  
DATA RESEARCH DIVISION

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1201  
SNOW HILL, MARYLAND 21863  
TEL: 410.632.1200 / FAX: 410.632.3008  
<http://www.co.worcester.md.us/departments/drp>

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICES DIVISION

### WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

August 11, 2021

**Project:** Martha's Landing Resort, LLC – Construction of a 55' x 119' (6,545 sq. ft.) boat service building in an existing asphalt boat storage yard (minor site plan review). Located at 12813 Sunset Avenue, approximately 330 feet east of Golf Course Road, Tax Map 27, Parcel 487, Lots D & E, of the Martha's Landing Planned Unit Development in the Tenth Tax District of Worcester County, Maryland.

**Prepared by:** Stuart White, DRP Specialist

**Contact:** [swhite@co.worcester.md.us](mailto:swhite@co.worcester.md.us) or (410) 632-1200, extension 1139

#### **General Requirements:**

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
  - a. A complete Building Permit Application along with the initial fee of \$300 made payable to "Worcester County."
  - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan and building elevations (front, rear and sides)). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
  - c. Three (3) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.
3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections' agencies (building, zoning, plumbing, electrical, water, sewage, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

**Other Agency Approvals:**


1. Information relative to the water and wastewater facilities are required to be provided on the plans per §ZS 1-325(e)(3)(O&P). Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.



**Worcester County**  
Department of Environmental Programs  
Natural Resources Division

## Memorandum

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**To:** Worcester County Technical Review Committee  
**From:** Joy S. Birch, Natural Resources Specialist, III   
**Subject:** August 11, 2021 – Technical Review Committee Meeting  
**Date:** August 4, 2021

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Martha's Landing Resort, LLC – Construction of a 55' x 119' (approximately 6545 sq. ft.) boat service building in an existing asphalt boat storage yard. Located at 12813 Sunset Avenue, approximately 330 feet east of Golf Course Road, Tax Map 27, Parcel 487, Lots D & E, of Martha's Landing Planned Unit Development in the Tenth Tax District of Worcester County, Maryland.

**Critical Area:** This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Developed Area (IDA) within Buffer Management Area C-25. Please see following comments:

1. Please provide a Critical Area Review Fee of \$100.00 for the Minor Site Plan.

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

**This project is subject to the Worcester County Stormwater Ordinance.** The project has obtained Concept Plan Approval.

### **General Provisions:**

- All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.

**Citizens and Government Working Together**



- All Stormwater Management practices shall be designed to meet the requirements of the 2007 Maryland Stormwater Management Act.
- All projects over one (1) acre shall be required to file for a General Permit / Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.







**Worcester County**  
Department of Environmental Programs  
Environmental Programs Division

## Memorandum

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**To:** Technical Review Committee (TRC) for August 11, 2021 Meeting

**From:** Environmental Programs Staff

**Subject:** **Minor Site Plan: Martha's Landing Resort, LLC - Tax Map: 21, Parcel: 261, Lots D&E; construction of a 55' x 119' boat service building in an existing asphalt boat storage yard.**

**Date:** August 5, 2021

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

1. Environmental Programs requires a \$60 fee for any Technical Review Committee projects submitted on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. This proposed use will be calculated at 0.04 gallons per square foot (6545 square feet x 0.04 gallons = 261.8 gallons). This proposal would require 1 EDU. Within the EDU chart for this PUD we have unused EDUs assigned to Lot D. One EDU each of water and sewer need to be assigned for this new use and corresponding FCI(Future Capital) charges will apply.
3. Plumbing/gas permits will need to be obtained should this work be required in the construction of this building.
4. The well that is shown on the site plan is actually a fire hydrant. Please change the site plan to say that.

**Citizens and Government Working Together**



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1003

SNOW HILL, MARYLAND 21863-1194

TEL: 410-632-5666

FAX: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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**PROJECT: Martha's Landing Resort – Boat Service Building TRC #: 2021514**

**LOCATION: Tax Map 27; Parcel 487; Lots D & E**

**CONTACT: Brian Tinkler**

**MEETING DATE: August 11, 2021**

**COMMENTS BY: Matthew Owens**

**Chief Deputy Fire Marshal**

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

### Scope of Project

The proposed construction of a 55' by 119' boat service building in an existing asphalt boat storage yard.

### General Comments

1. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.

### Specific Comments

1. Provide the appropriate code compliant fire rated separation between the existing building and the proposed building.
2. The proposed building shall be protected by an automatic suppression system in accordance with NFPA 13, *Standard for the Installation of Sprinkler Systems*.
3. Complete set of building plans shall be submitted and approved prior to start of construction.
4. No further comments at this time.



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

**MEMORANDUM**

DALLAS BAKER JR., P.E.  
DIRECTOR

JOHN S. ROSS, P.E.  
DEPUTY DIRECTOR

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

**TO:** Kristen Tremblay, Zoning Administrator  
**FROM:** Frank J. Adkins, Roads Superintendent  
**DATE:** August 4, 2021  
**SUBJECT:** TRC Meeting – August 11, 2021

FA

**DIVISIONS**

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

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

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

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

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

**Section 1-325 Site Plan Review**

**A. Martha's Landing Resort, LLC – 55' x 119' Boat Service Bldg.**

1. Existing parking issues and concerns:
  - a) Plans state 513 parking spaces and only 459 were counted.
  - b) Vehicles are not using existing parking area, but are utilizing areas that were not created for parking along Sunset Avenue.
  - c) Designated parking areas are being used to store boats and not for vehicle parking.
  - d) Parking of vehicles in non-designated areas are causing sight distance, and safety issues for patrons, pedestrians, and traveling motorists.
  - e) Concerns of overflow parking may become an issue in the County parking lot restricting the public from using the boat ramp efficiently.
  - f) Serious efforts are needed to organize and control existing parking issues.

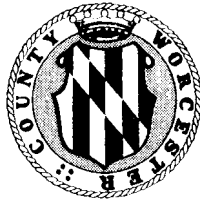
## **Section 1-315 Residential Planned Community Review**

### **A. Triple Crown Estates, LLC – Phase II – 30 Additional Lots**

1. All roads to be built identical to Phase I (RPC WO-100.10).
2. Will require a road construction bond to be in place before construction may begin. Please contact the Roads Division for instructions and documentation.
3. Geo-tech must be on-site at all times during road construction and all reports are to be submitted to the Roads Division on a daily basis.
4. A pre-construction meeting on-site will be required prior to commencement of work.

cc: Dallas Baker, Jr., P.E.

FJA:ll



## WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

Department of Development Review & Permitting  
Worcester County Government Center  
1 W. Market St., Room 1201  
Snow Hill, Maryland 21863  
410-632-1200, Ext. 1151  
pmiller@co.worcester.md.us

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Project: 55' x 119' Boat service building (Martha's Landing Resort LLC)

Date: 8/11/2021

Tax Map: 27      Parcel: 487      Section:      Lot: D & E

### 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 site work and structural fill.
5. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
6. Provide information for wind, snow, floor, roof 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.
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.

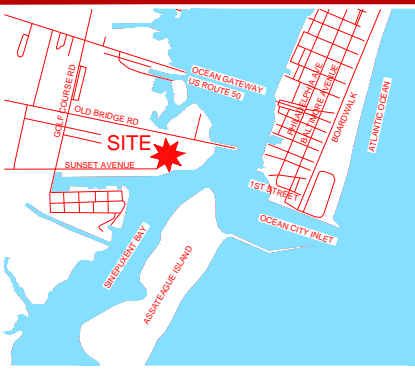
## **Site specific comments**

1. Current Codes:   2018 International Building Code  
                          2018 International Residential Code  
                          2018 International Energy Conservation Code  
                          2018 International Mechanical Code  
                          2017 NEC  
                          Maryland Accessibility Code  
                          2010 Standards for Accessible Designs
2. Building to be sprinkled per 903.2.9.

There is not enough information provided at this time to provide additional comments.

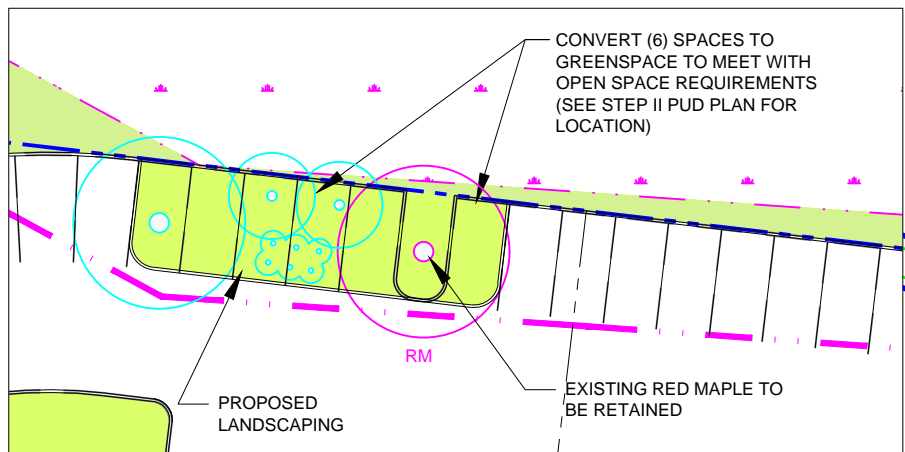






#### NOTES:

- THE INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM THE PROPOSED AMENDED STEP III PUD PREPARED BY SOULE ASSOCIATED DATED NOVEMBER 2013.
- THIS PLAN WAS GENERATED FROM BASE DATA FROM THE ALTA SURVEY PREPARED BY FRANK LYNCH & ASSOCIATES INC. FOR ANN LOCKHART SHOWELL.
- ALL PROPOSED PAVED SURFACES TO BE CURBED.
- THE ENTIRE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN (FEMA MAP 240083 0105 B).
- HANDICAP PARKING AND LOADING ZONE REQUIREMENTS WILL BE MET PER CODE.
- NO STRUCTURE SHALL EXCEED THREE STORIES OR 40' IN HEIGHT UNLESS APPROVED OTHERWISE.
- STEP II APPROVAL DOES NOT INCLUDE APPROVAL OF ANY PARKING CALCULATIONS OR PARTICULAR VEHICULAR CIRCULATION/PARKING LAYOUT. SUCH APPROVAL WILL BE PART OF THE REQUIRED STEP III APPROVALS WHEN SITE PLANS ARE SUBMITTED.
- IN ACCORDANCE WITH CURRENT A.D.A STANDARDS 2% OF PROVIDED PARKING SPACES SHALL BE HANDICAPPED ACCESSABLE - PROPOSED PARKING SPACES TO BE DESIGNATED WITH PAINTED LINES.
- ALL PROPOSED PARKING AREAS AND DRIVES TO BE PAVED WITH ASPHALT AND SHALL HAVE STANDARD WORCESTER COUNTY CONCRETE CURB & GUTTER.
- SEE PLANS PREPARED BY SOULE AND ASSOCIATES FOR DETAILS NOT SHOWN HEREON.



#### NOTES:

- LOTS C, D, AND E ARE TO BE CONSOLIDATED INTO ONE LOT.

# PROPOSED AMENDED STEP III PUD

## OPEN SPACE EXHIBIT

### (SEE PLAT RECORDS)

#### PART OF PARCEL A AND PARCEL B

| GREEN AREA / LOT COVERAGE COMPARISON    |   |   |
|---|---|---|
| EXISTING LOT COVERAGE                   | PROPOSED LOT COVERAGE                   |   |
| AREA WITHIN 25' BUFFER MANAGEMENT AREA  | AREA WITHIN 25' BUFFER MANAGEMENT AREA  | AREA WITHIN 25' BUFFER MANAGEMENT AREA  |
| 9,288 SQ. FT. / 0.21 ACRES              | 9,752 SQ. FT. / 0.22 ACRES              |   |
| AREA OUTSIDE 25' BUFFER MANAGEMENT AREA | AREA OUTSIDE 25' BUFFER MANAGEMENT AREA | AREA OUTSIDE 25' BUFFER MANAGEMENT AREA |
| 23,456 SQ. FT. / 0.68 ACRES             | 30,964 SQ. FT. / 0.71 ACRES             |   |
| EXISTING GREENSPACE                     |   |   |
| PROPOSED GREENSPACE                     |   |   |
| AREA WITHIN 25' BUFFER MANAGEMENT AREA  | AREA WITHIN 25' BUFFER MANAGEMENT AREA  | AREA WITHIN 25' BUFFER MANAGEMENT AREA  |
| 1,047 SQ. FT. / 0.02 ACRES              | 1,954 SQ. FT. / 0.04 ACRES              |   |
| AREA OUTSIDE 25' BUFFER MANAGEMENT AREA | AREA OUTSIDE 25' BUFFER MANAGEMENT AREA | AREA OUTSIDE 25' BUFFER MANAGEMENT AREA |
| 7,940 SQ. FT. / 0.18 ACRES              | 8,407 SQ. FT. / 0.19 ACRES              |   |

#### PARCELS H-1, H-2, & H-3

| GREEN AREA COMPARISON                   |   |   |
|---|---|---|
| EXISTING GREEN SPACE                    | PROPOSED GREEN SPACE                    |   |
| COMMERCIAL                              | COMMERCIAL                              | RESIDENTIAL                             |
| AREA WITHIN 25' BUFFER MANAGEMENT AREA  | AREA WITHIN 25' BUFFER MANAGEMENT AREA  | AREA WITHIN 25' BUFFER MANAGEMENT AREA  |
| 8,516 SQ. FT. / 0.20 ACRES              | 6,087 SQ. FT. / 0.14 ACRES              | 9,092 SQ. FT. / 0.21 ACRES              |
| AREA OUTSIDE 25' BUFFER MANAGEMENT AREA | AREA OUTSIDE 25' BUFFER MANAGEMENT AREA | AREA OUTSIDE 25' BUFFER MANAGEMENT AREA |
| 40,683 SQ. FT. / 0.93 ACRES             | 12,905 SQ. FT. / 0.30 ACRES             | 27,732 SQ. FT. / 0.64 ACRES             |

#### Equivalent Dwelling Units

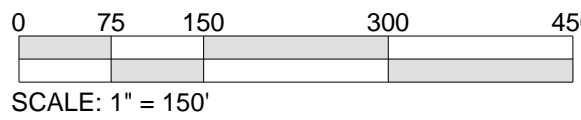
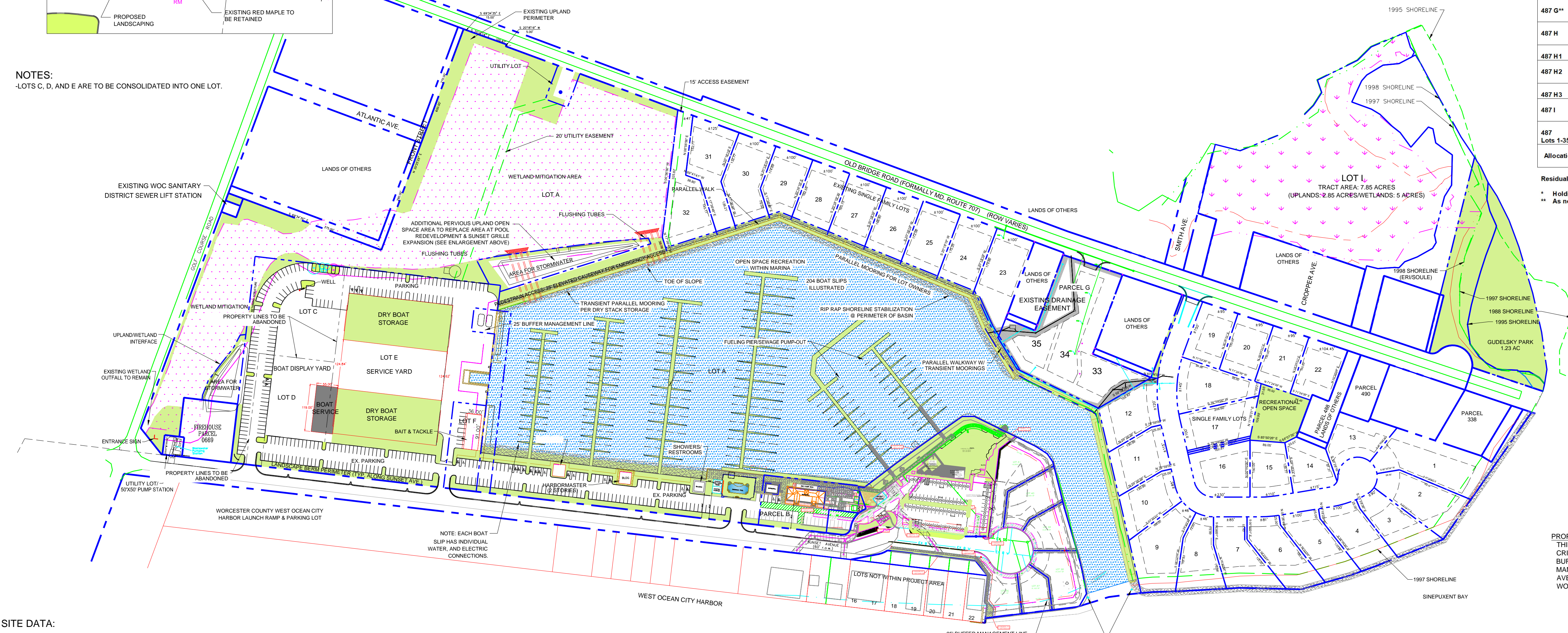
At the time of Planning Commission approval for the amended and revised Step II PUD Master Plan, this chart illustrates EDUs that have been utilized to date in phased construction. EDUs allocated for increased use with new or expanded development and EDUs that have been unused and are available for use by the developer as a residual of the original EDU allocation and approved Plan.

The chart provides a tracking mechanism and acts as a "point in time benchmark," rather than having to go back in time as phased build-out occurs. It represents the total project number of existing and proposed EDUs of water and wastewater service to be provided by the Mystic Harbor and West Ocean City Sanitary Service Districts. Each Mystic Harbor EDU represents 250 gallons per day of wastewater flow and each West Ocean City EDU represents 280 gallons per day of wastewater flow. All water is saved via the Mystic Harbor Sanitary District. At the time of the developments inclusion into Worcester County's Comprehensive Water and Sewer Plan, it was noted that water flows were projected to be 120% of Wastewater flows, or 300 gallons per day.

| Parcel/<br>Lot No.  | General Description<br>Use   | Allocation |             |             |
|---|--|------------|-------------|-------------|
|   |  | S<br>WOC   | S<br>Mystic | W<br>Mystic |
| 487   | Homeowner's Association  | 0          | 0           | 0           |
| 487 A   | Marina slips, staging, pump-outs, laundry, harbormaster, bathhouse, swimming pool (existing)   | 23         | 18          | 27          |
| 487 B   | Teaser's, Sunset Grille and existing 1" & 2" level docks - Proposed expansion to 397 seats @25 gpd/seat<br>Teaser's 10 seats expansion | 0          | 40          | 40          |
| 487 C**   | Yet to be built boat service - Unused allocation   | 0          | 0           | 0           |
| 487 D**   | Yet to be built boat sales - Unused allocation   | 0          | 72*         | 66*         |
| 487 E   | Dry boat storage   | 0          | 0           | 0           |
| 487 F   | Bait, tackle sales, 2 apartments   | 0          | 3           | 3           |
| 487 G**   | Old yacht club - transferred allocation, see S.F.  | 0          | 0           | 0           |
| 487 H   | Old hotel tract (not built) - Parcel to be re-subdivided   |            |             |             |
| 487 H1  | Sunset Avenue extension  | 0          | 0           | 0           |
| 487 H2  | Marina recreation, bathhouse and fitness, swimming pool, additional parking  | 0          | 0           | 0           |
| 487 H3  | Future development in single family lots   | 0          | 7           | 7           |
| 487 I   | Residual acreage north of Old Bridge Road - Unused LOT 36  | 0          | 1           | 1           |
| 487 Lots 1-35   | Single family residential - Existing   | 35         | 0           | 35          |
| Allocation this Amended and Revised Step II Master Development Plan |  | 58         | 142         | 180         |

Residual EDU's available for use by the Developer that are not allocated: 73

- \* Holding unused EDU's on boat sales and service parcels
- \*\* As noted on memo dated 3-28-2011



PROPERTY LOCATION & DESIGNATION:  
THIS PROPERTY IS LOCATED WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA, DESIGNATED INTENSELY DEVELOPED AREA (IDA) WITHIN BUFFER MANAGEMENT GROUP A - 25, WITH A 25 FOOT BUFFER MANAGEMENT AREA. IT IS LOCATED ALONG THE NORTH SIDE OF SUNSET AVENUE ENDING AT THE EASTERLY TERMINUS. IT IS ALSO SHOWN ON WORCESTER COUNTY TAX MAP 27, P/O PARCEL 487, KNOWN AS PARCEL H.

#### AMENITIES

MARINA / POOLS / BATH HOUSE / HARBORMASTER / LAUNDRY / PARALLEL WALKS / PAVILIONS  
(± 21,500 S.F. INCLUDED IN COMMON OPEN SPACE RECREATION)

#### UTILITIES

DEL/MARVA POWER  
VERIZON  
COMCAST  
EASTERN SHORE GAS  
WEST OCEAN CITY SANITARY DISTRICT (SEWAGE)  
MYSTIC HARBOR SANITARY DISTRICT (SEWAGE & WATER)  
SEWAGE FLOWS ARE SPLIT BETWEEN DISTRICTS. SEE COUNTY COMPREHENSIVE SEWER AND WATER PLAN FOR DETAILS

#### LEGEND

UPLAND OPEN SPACE (10.76 ACRES)

(INCLUDES PARCEL H POOL & DECK)

WETLANDS

RIP RAP SHORE STABILIZATION

MARINA/WETLAND OPEN SPACE (15.42 ACRES)

NOTE: THIS FIGURE REPRESENTS ONLY 50% GROSS WETLAND AREA THAT CAN BE COUNTED TOWARD OPEN SPACE.

25' BUFFER MANAGEMENT AREA LINE

#### NOTES:

This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remain the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assigns without the written permission of VDI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

#### NOTES:

This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto apparent.

#### SITE DATA:

OWNER: MARTHAS LANDING, LLC  
11900 TECH ROAD, SILVER SPRING, MARYLAND 20904

#### TAX MAP 27

PARCELS 179, 240, 244, 247, 248, 321, 322, 323, 324, 325, 327, 328, 329, 330, 333, 334, 335, 337, 342, 343, 351, 386, 400, 487, 514, 517, 518, 520, 581, 619

SEE SUBDIVISION PLAT # 173/10 PREPARED BY SOULE & ASSOCIATES, FILED 12/5/01.

#### ZONE R-3

PLANNED UNIT DEVELOPMENT/APPROVED STEP I PUD AMENDED @ THE WORCESTER CO. COMMISSIONERS MEETING OF MAY 27, 1997 & RECONFIRMED @ MEETINGS 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.

#### RESTAURANT SEATING

232 EXISTING SEATS (INCLUDING TEASERS BAR)

160 PROPOSED SEATS (1st & 2nd FLOOR DECK)

392 TOTAL SEATS

#### NOTES:

SEA STRAND INCLUDED WITHIN P.U.D. BUT DELETED FROM CALCULATIONS FOR PURPOSE OF DENSITY & OPEN SPACE

NO DOCK, PIER, OR OTHER WATERFRONT STRUCTURE OTHER THAN RIP-RAP WILL BE PERMITTED AT THE HARBORMARINA ENTRANCE ON LOT 36.

THE ENTIRE SITE IS LOCATED WITHIN THE 100 FOOT CRITICAL AREA BUFFER

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 KNOWN AS "JOHN'S LANDING P.U.D." WAS APPROVED BY THE COUNTY COMMISSIONERS AS A PLANNED UNIT DEVELOPMENT, AND RECEIVED STEP I PRIOR TO DECEMBER 31, 1991.

#### LAND USE:

TOTAL SITE AREA = 66.83 ACRES

EXISTING CONDITIONS: 453.66 ACRES

WETLANDS/MITIGATION 113.17 ACRES

RESIDENTIAL 18.33 ACRES

EXISTING SEA STRAND LOTS 7

EXISTING SINGLE FAMILY LOTS 36

ADDITIONAL SINGLE FAMILY LOTS (FUTURE DEV.)

No. 36,37,38,39,40 & 41 @ 1.69 ACRES 6

ACRES REQUIRED 20.05 (30%)

ACRES PROVIDED

WETSLIPS / MARINA / PARALLEL PIERS 15.42 ACRES

UPLANDS 10.76 ACRES

(39.2%) 26.18 ACRES

DENSITY

DENSITY ALLOWED: 6 UNITS PER ACRE/401 UNITS

DENSITY PROPOSED (RESIDENTIAL): 41 UNITS @ 0.5 UNITS/ACRE

WET BOAT SLIPS 1.72 UNITS/AC.

(RETAIL, RENTAL OR CONDO DEPENDING UPON MARKET)

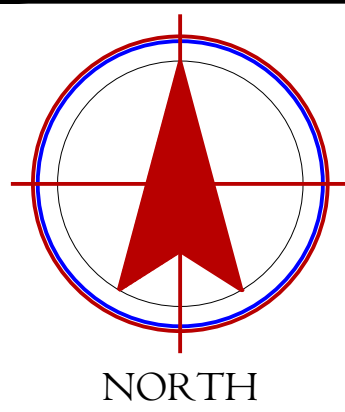
±150-204 SLIPS

504 SPACES @ 2% = 11 REQUIRED HANDICAP SPACES (28 SPACES PROVIDED)

| REQUIRED PARKING CALCULATIONS  |             |               |           |        |
|--|-------------|---------------|-----------|--------|
| USE  | AREA OR No. | STD.          | EMPLOYEES | SPACES |
| MARINA INCLUDES AREAS INCIDENTAL TO MARINA: (HARBORMASTER, LAUNDRY, RESTROOMS/SHOWERS, POOLS, PAVILIONS, BATH HOUSE) | 204 SLIPS   | 1-EA SLIP     | ½ (2)     | 205    |
| BOAT SERVICE (FUTURE DEV.)   | 6,545 S.F.  | 1/150 S.F.    | ½ (4)     | 44     |
| BAIT & TACKLE  | 3,600 S.F.  | 1/150 S.F.    | ½ (2)     | 25     |
| RESTAURANT W/ EXISTING EXTERIOR DECK & TEASERS BAR   | 232 SEATS   | 1/PER 4 SEATS | ½ (24)    | 70     |
| PROPOSED 2nd LEVEL EXTERIOR DECK   | +10 SEATS   |               |           | +3     |
| EXTERIOR DECK  | 160 SEATS   | 1/PER 4 SEATS | ½ (10)    | 45     |
| DRY BOAT STORAGE   | 60,950 S.F. | 1/2,000 S.F.  | ½ (2)     | 32     |
| TOTAL REQUIRED PARKING SPACES  |             |               |           | 424    |

#### PROVIDED PARKING SPACES:

| USE  | SPACES |
|--|--------|
| MARINA (205 PARKING SPACES)  | 210    |
| BOAT SALES AND SERVICE (16,500 SQ.FT.)   | 113    |
| BAIT/TACKLE (3,600 SQ.FT./50% STORAGE)   | 25     |
| DRY BOAT STORAGE (60 UNITS/60,950 SQ.FT.)  | 32     |
| EXISTING RESTAURANT / BAR (3,000 SQ.FT.)   | 70     |
| PROPOSED RESTAURANT / BAR 2nd LEVEL DECK (2,630 SQ.FT.) & RESTAURANT STORAGE AREA (2,675 SQ.FT.) | 51     |
| REQUIRED PUBLIC ACCESS EASEMENT PARKING SPACES   | 3      |
| PARKING OVER REQUIRED AMOUNT   | 11     |
| 504 SPACES @ 2% = 11 REQUIRED HANDICAP SPACES (28 SPACES PROVIDED)                               |        |



#### REVISIONS

#### PROJECT DATA

Project No.: 15-018  
File Name: REVISED PUD II.dwg  
Worcester County, MD  
Date: 04/01/21  
Scale: 1" = 150'

### PROPOSED AMENDED STEP III PUD

### MARTHA'S LANDING SUNSET POINTE SUBDIVISION TAX MAP 27, PARCEL 487

VISTA DESIGN, INC.  
Engineers • Architects • Surveyors • Landscape Architects  
Land Planning Consultants • GIS Services  
26 Worcester Park Road, Suite 210  
Billerica, MA 01821  
Ph: 413-253-8774 • Fax: 413-253-8775 • www.vistadesign.com

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