

WORCESTER COUNTY PLANNING COMMISSION AGENDA
Thursday December 2, 2021

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

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

Thursday, December 2, 2021

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

- II. **Administrative Matters** (1:00 p.m. est.)
 - A. Review and Approval of Minutes – November 4, 2021
 - B. Board of Zoning Appeals Agenda – December 9, 2021
 - C. Technical Review Committee Agenda – December 8, 2021

- III. **Private Road Request (§ ZS 1-123)** (1:05 p/m. est.)
 - A. Buttercup Lane, Shady Side Village RPC, West Ocean City

- IV. **Residential Planned Community (RPC) Amended Setback Request** (1:15 p.m. est.)
 - A. Shady Side Village RPC, Tax Map 26, Parcel 157, southerly side of Old Bridge Road (MD Route 707), east of Ocean Gateway (US Route 50).

- V. **Adjournment** (1:25 p.m. est.)

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – November 4, 2021**

Meeting Date: November 4, 2021

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierri, Chair
Rick Wells, Vice Chair
Marlene Ott, Secretary
Ken Church
Mary Knight

Staff

Jennifer Keener, Director, DRP
Gary Pusey, Deputy Director, DRP
Stu White, DRP Specialist
Bob Mitchell, Director, Environmental Programs
Dave Bradford, Deputy Director, Environmental Pgms.
Jenelle Gerthoffer, Natural Resources Administrator
Joy Birch, Natural Resources Specialist
Roscoe Leslie, County Attorney

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, October 7, 2021

As the first item of business, the Planning Commission reviewed the minutes of the October 7, 2021 meeting.

A motion was made by Ms. Ott, seconded by M. Wells, and carried unanimously to approve the minutes.

B. Board of Zoning Appeals Agenda, November 10, 2021

No hearing scheduled for November.

C. Technical Review Committee Agenda, November 10, 2021

No meeting scheduled for November.

**III. Ayres Creek Family Farm, LLC Atlantic Coastal Bays Critical Area
Amendment/Refinement Request**

- A.** As the next item of business, the Planning Commission reviewed an application associated with the Ayres Creek Family Farm, LLC Atlantic Coastal Bays Critical Area Amendment/Refinement Request to reclassify 8.34 acres of Resource Conservation Area (RCA) to Limited Development Area (LDA). This request is for Tax Map 33, Parcel 80, Lot 1 located at 8219 Stephen Decatur Highway. Planning Commission members previously received a survey of the property, the Critical Area report, and a report by Natural Resources staff.

Mr. Hugh Cropper and Mr. Chris McCabe represented the applicant. Mr. Cropper presented his argument that he believed the property should have been designated as LDA when the Critical

WORCESTER COUNTY PLANNING COMMISSION
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Area maps were first created because the property and area within the Critical Area included a clubhouse that serviced the adjacent golf course use. It was noted that this clubhouse had received all proper permits and its liquor license in 2002. Mr. Cropper referenced NR 3-108(d)(2), which allows for golf courses, but not principal buildings and/or structures, to be permitted in the RCA. Mr. Cropper also stated that some properties are partially located within the Critical Area, including this one and that this lot was originally part of parcel 80, which is also partially located outside the Critical Area. He also cited NR 3-107(a)(3) and mentioned that Lot 1 is less than 20 acres in size, so it could possibly even be considered an Intensely Developed Area (IDA).

Planning Commission member Ken Church asked Mr. Cropper if permits for the clubhouse were approved by Worcester County, to which Mr. Cropper replied yes. Mr. Cropper stated that Ms. Keener had provided him with all past permits associated with the petitioned area.

Following the brief discussion, a motion was made by Ms. Knight, seconded by Mr. Church, to approve the reclassification of the 8.34 acres of Resource Conservation Area to a Limited Development Area and recommended that they forward a favorable recommendation to the County Commissioners. There were five (5) Commission members present at this meeting, and four (4) out of the five (5) supported the recommendation, with one (1) Member against.

IV. Comprehensive Water and Sewerage Plan Amendment

- A. As the next item of business, the Planning Commission reviewed an application associated with the expansion of the Pocomoke City Sewer Planning Area to serve a single property, the Royal Farm store located just south of the Virginia state line in New Church Virginia in the *Master Water and Sewerage Plan (The Plan)*. The Town of Pocomoke City submitted the amendment. Robert Mitchell, Director of Environmental Programs, presented the staff report to the Planning Commission and Jeremy Mason, City Manager for Pocomoke City, was also present and participated in the presentation.

Mr. Mitchell explained that the applicant requests the inclusion of the store's flow, estimated at 2,250 gpd, in the Sewer Planning Area of Pocomoke City. This flow would amount to nine (9) EDUs of flow according to the Town's planning figures. The store will connect to a previously installed line completed in 2010 that serves the Virginia Rest Area Plaza, which is also located in New Church, Virginia, south of this property. That plaza tied into an existing force main that runs south from the corporate limits of Pocomoke City to the Virginia state line. The amendment for that prior connection was approved in 2010 under Worcester County Commissioner Resolution No. 10-11. That amendment also provided for the sewer main widening project that would assist with the delivery of sewage from the southern end of their service area to the plant.

WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – November 4, 2021

Mr. Mitchell further explained that the current onsite septic system serving the property has failed and the option for repair is limited to a connection to public sewer. He noted that the Pocomoke City Wastewater Treatment Plant (WWTP) is already receiving their sewage as part of their septage receiving flow as the store is on a pump-and-haul arrangement at the present time. That use of the current septic system as a holding tank which needs pumping out every few days is a costly expense for the store's owner. The lack of a sufficient septic repair option, a desire on the town's part to avoid a blighted property on a major route into town, and an existing sewer line that runs right in front of the store are just some of the reasons behind the consideration on the town's part to plan for this connection. They would also like to secure a working relationship with the Royal Farms ownership group in hopes of an expansion within town limits for another store in the near future. The corporation will pay all infrastructure, connection, and associated town charges for this sewer hookup. Besides the visitor's center, this is the only location over the Virginia line that the town will support a tie-in to their WWTP. Mr. Mason confirmed Mr. Mitchell's statements and added that they do not want a blighted Rt. 13 commercial corridor and would not consider this connection, save for the fact they are already receiving the septage from the store and the connecting sewer line is already adjacent along the front of the property.

Mr. Mitchell also reviewed a previously approved amendment (SW-2003-06), that approved the corridor of properties south of the town boundary to the Virginia state line. The town has annexed the median of Route 13 to the state line and the area was designated S-1 by the same amendment. This provides adjacency of an S-1 planning area for the subject property requested in this amendment. The transmission line is currently designated as a restricted access line and this amendment requests that designation remain, save for the addition of the subject property.

Mr. Church questioned how this was advantageous if tax revenue from out-of-state companies would not benefit the Town or the County. Mr. Mitchell noted they are already servicing the station right now, as they do treat septage from septic pump-outs delivered from the Town of Chincoteague and much of the northern Eastern Shore of Virginia. It is a revenue item for the Town of Pocomoke. He also added that the elimination of the septic system was in the best interest of the watershed as this was part of the Lower Pocomoke watershed and elimination of the large septic by connection could be credited toward nutrient reduction for the Chesapeake Bay. Mr. Mason confirmed that statement and added that the revenue helps fund the salaries of his WWTP staff and helps with operating costs. Mr. Mason also stated that the oil company behind the Royal Farm store was not defunct and was an abandoned property. Since Royal Farms remodeled their store before the septic failed, they have the added expense of paying for the remodeled store and the costly pump-and-haul arrangement they are currently funding.

Mr. Wells asked if the line was sized for just the store and no other connections. Mr. Mitchell responded that the line was telescoped in size down Rt. 13 to the state line and would only be

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – November 4, 2021**

able to handle a limited number of connections. The line on the Virginia side is to be designated denied access and will only be available to the previous Travel Plaza connection and this property if approved.

Ms. Knight spoke in favor of assisting the Town with their business development efforts. Mr. Mason spoke again of not wanting to have derelict and closed commercial properties in this service corridor and their relationship with Royal Farms that they want to cultivate for additional development within the Town’s corporate limits. Mr. Mitchell finished by noting the corridor’s importance in the Town’s comprehensive plan and the assistance and cooperation of the County in working with the Towns to help their economic development efforts noted in the County’s *Comprehensive Plan*.

Following the discussion, a motion was made by Ms. Knight, seconded by Ms. Ott, and to find this application consistent with the *Comprehensive Plan* and recommended that they forward a favorable recommendation to the County Commissioners. The vote was 3-2 with Commissioners Church and Wells opposed. This vote is treated as a favorable recommendation.

- IV. Adjourn** – A motion to adjourn was made by Ms. Ott and seconded by Mr. Wells. The Planning Commission adjourned at 1:35 P.M.

Jerry Barbierri, Chair

Stuart White, DRP Specialist

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

THURSDAY, DECEMBER 9, 2021

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. 21-73, on the lands of Gerald Brown II, requesting a special exception to construct a single family dwelling in the RP Resource Protection District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-215(c)(1) and ZS 1-305, located on Swan Gut Road, about 751 feet east of Big Mill Road, Tax Map 101, Parcel 52, Tax District 8 of Worcester County, Maryland.

6:35 p.m.

Case No. 21-68, on the lands of Steven & Jennifer McGee, requesting a special exception to construct a single family dwelling in the RP Resource Protection District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-215(c)(1) and ZS 1-305, located at 4620 Nassawango Road, Tax Map 62, Parcel 82, Lot 1, Tax District 7 of Worcester County, Maryland.

6:40 p.m.

Case No. 21-70, on the lands of John Adkins, requesting an after-the-fact variance to the left side yard setback from 20 feet to 16.8 feet (to encroach 3.2 feet), for an existing accessory structure in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-201(b)(5), and ZS 1-305 located at 6435 Whiton Crossing Road, Tax Map 29, Parcel 5, Lot 4A, Tax District 2 of Worcester County, Maryland.

6:45 p.m.

Case No. 21-71, on the application of Steve Woodley, on the lands of Earl Gentry, Jr., requesting a variance to the rear yard setback to 38.74 feet for a proposed replacement dwelling on a non-conforming lot of record, in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-122(c)(1)A.1 and ZS 1-305 located at 12203 Nana's Way Lane, Tax Map 26, Parcel 140, Tax District 10 of Worcester County, Maryland.

6:50 p.m.

Case No. 21-57, on the application of Mark Cropper, on the lands of George Phillips & Tina LaRicci, requesting a variance to the Atlantic Coastal Bays Critical Area Ordinance to exceed the allowable 100 feet tidal wetland crossing by 90 feet for a proposed 3 foot by 190 foot walkway over tidal wetlands, pursuant to Natural Resources Section NR 3-125(b)(1), Zoning Code §§ ZS 1-116(n)(2) & ZS 1-215(d)(4), located at 10648 Piney Island Drive, Tax Map 15, Parcel 218, Block 15, Lot 10, Tax District 5 of Worcester County, Maryland.

6:55 p.m.

Case No. 21-67, on the application of Hugh Cropper and Lisa Sparks, on the lands of Ron and Sara Gorfinkel, requesting a variance to the Atlantic Coastal Bays Critical Area Ordinance to exceed the allowable 100 feet tidal wetland crossing by 10 feet for a proposed 3 foot by 110 foot walkway and a modification to extend a waterfront structure in excess of 125 feet by 266 feet for a proposed pier, mooring poles, PWC lifts, boatlift and platform extending a total of 391 feet channelward, pursuant to Natural Resources Section NR 3- 125(b)(1) and NR 2-102(e)(1), Zoning Code §§ ZS 1-116(n)(2) & ZS 1-215(d)(4), located at 6010 South Point Road, Tax Map 50, Parcel 24, Lot 14, Tax District 10 of Worcester County, Maryland.

ADMINISTRATIVE MATTERS

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

**Wednesday, December 8, 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. **Marlin Market**

Proposed 2,990 square foot addition to an existing 7,000 square foot retail building. Located on the northeasterly intersection of US Route 13 and Sparrow Road, Tax Map 100, Parcels 141, Lot 1, Tax District 1, C-2 General Commercial District, Tarak Patel, owner / George E. Young, P.C. Engineering & Surveying, 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



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

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

DATA RESEARCH DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

PLANNING DIVISION
ZONING DIVISION
ADMINISTRATIVE DIVISION

MEMORANDUM

To: Worcester County Planning Commission
From: Jennifer K. Keener, AICP, Director *JKK*
Date: November 17, 2021
Re: Approved Private Road Request – Buttercup Lane, West Ocean City

The Department has received a request from Keith Iott, PE, RA, on behalf of his client, Kathy Clark to establish an approved private road within the proposed Shady Side Village Residential Planned Community (RPC), Tax Map 26, Parcel 157, to be identified as Buttercup Lane in West Ocean City, Maryland (attached).

The Planning Commission has previously reviewed the project consisting of 37 townhouse units through the Step I Concept plan review on March 5, 2020, and the Step II Master plan review on August 5, 2020. The current proposal indicates that the unit types have been re-designed to include two duplex buildings, resulting in a net decrease in the number of units from 37 to 33 (density of 6.85 units per acre). I find that this is a minor modification to the overall plan, and will request that the County Commissioners also concur with that finding.

During the initial review, the road was proposed to be an internal driveway; however, in order to build it to a standard different than one of the current county road RPC standards, the applicant is requesting approval to build the road to their design as illustrated on Sheet C 201. The road consists of a loop of approximately 860 feet in length with two spurs consisting of 69 feet and 75 feet respectively, with a ribbon curb.

The attached information was provided to the various agencies responsible for review, including the County Roads Division of the Department of Public Works, the Department of Emergency Services, the Worcester County Fire Marshal's Office, and the local fire departments. Comments received are attached. Overall, staff supports the proposal as requested, subject to addressing the comments from the County Roads Superintendent.

Before this request is forwarded to the County Commissioners, the Planning Commission must provide a recommendation, either favorable or unfavorable. As always, I will be available to discuss the matter at your upcoming meeting.

NOTE: If the road is established as an approved private road, the Planning Commission will also need to approve the revised setbacks for the overall development. Attached you will find a separate memo that details this request.



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: Jennifer Kenner, Director DRP
FROM: Kevin Lynch, Roads Superintendent *KAL*
DATE: November 16, 2021
SUBJECT: Shadyside Village RPC

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

.....

I have had the opportunity to review the letter of request, site plan, and road detail in regards the approved private road request for Shadyside Village Residential Planned Community. My comments are as follows:

1. On page C200 under the roadway and sidewalk notes it states that the internal roadway is to be constructed to a newly created RPC standard. Please change to indicate that the roadway will be constructed to an "Approved Private Road" that will need to be approved by the County Commissioners and not turned over to the County.
2. Page C201 lists a ribbon curb detail. This detail is not included in the Road Specifications for Worcester County; therefore, please include this detail in the request for the "Approved Private Road" to the County Commissioners.
3. Page C201 the pavement detail indicates 2" surface course and the roadway cross section shows 1 1/2" surface course. Please correct so both details match.

Should you have any questions, please do not hesitate to contact me.

KL:ll



October 21, 2021

Jennifer Keener
Director
Worcester County DPR
1 West Market Street
Snow Hill, Maryland 21863

Re: Shadyside Planned Residential Community
Tax Map 26, Parcel 157
Worcester County, Maryland
Iott File No. 19-055

Dear Jennifer,

On behalf of the developers of the Shadyside Planned Residential Community, we request that the Worcester County Commissioners approve a non-standard private road for this project. As we have discussed the developers do not feel that the current Approved Private Road as described in the Worcester County Roads design standards will best serve this planned community.

The proposed private road is shown on sheet C200, attached hereto. The road will be a rectangular loop with two spurs that are provided for potential access to adjacent parcels. The loop measures approximately 860 feet in total length and the spurs measure approximately 69 feet and 75 feet.

The proposed private road has a 30 ft. wide wearing surface with mountable curbs on each side. The road will be built in accordance with the construction standards for the approved private road as enumerated in the design standards. The road is not crowned. This site has been designed using ESD practices and crowned roads require piped storm drainage which is generally not consistent with ESD stormwater design.

We respectfully request that this be presented to the County Commissioners as quickly as possible after the appropriate agency reviews.

Thank you in advance for your consideration of this request.

Sincerely,



Keith Iott PE, RA

President
Iott Architecture Engineering, Inc.



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

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ONE WEST MARKET STREET, ROOM 1201
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DATA RESEARCH DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

PLANNING DIVISION
ZONING DIVISION
ADMINISTRATIVE DIVISION

MEMORANDUM

To: Worcester County Planning Commission
From: Jennifer K. Keener, AICP, Director *JKK*
Date: November 17, 2021
Re: Shady Side Village RPC, Step II – revised setbacks

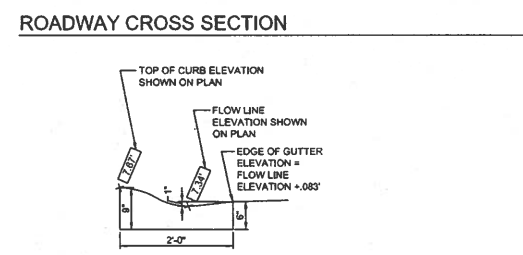
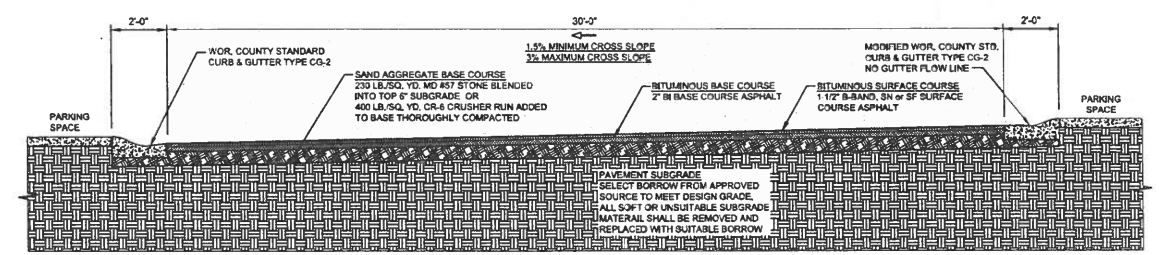
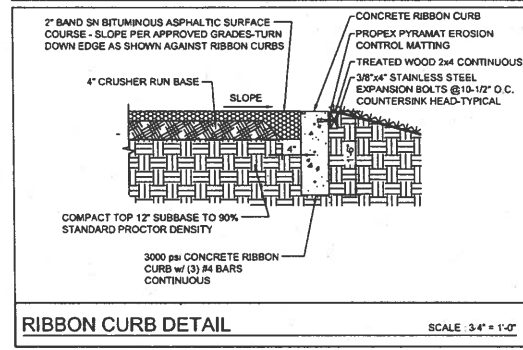
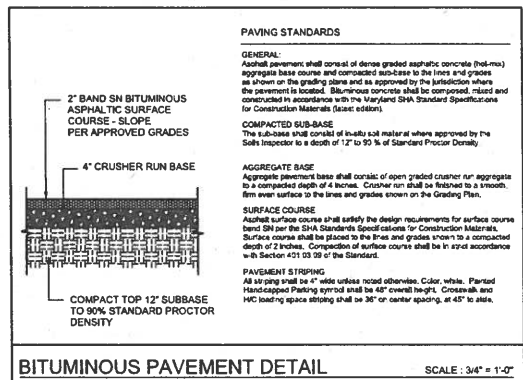
As noted on the previous item for your consideration, the developer for the Shady Side Village Residential Planned Community (RPC), Tax Map 26, Parcel 157, is requesting to establish approved private roads within the proposed development. The Planning Commission has previously reviewed the project for 37 townhouse units through the Step I Concept plan review on March 5, 2020, as well as the Step II Master plan review on August 5, 2020. Since then, the unit types have been re-designed to include two duplex buildings, resulting in a net decrease in the overall number of units from 37 to 33 for a density of 6.85 units per acre.

During the Step II review, the road was proposed to remain an internal driveway; however, in order to build it to a design other than one of the current County Road RPC standards, the applicant is seeking approval to establish an approved private road. If the County Commissioners grant the request for the approved private road, then the road is treated the same as a public road with respect to the various lot requirements, particularly setbacks.

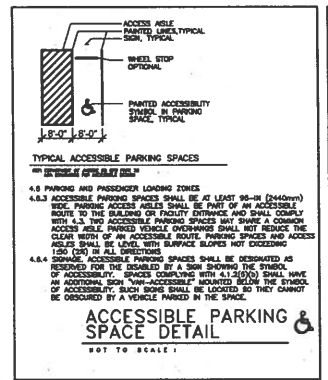
During the Step II review of the Master Plan, the Planning Commission is the approving authority for the required yard setbacks, which were taken from the existing property lines. Therefore, I am requesting that the Planning Commission grant a conditional approval for the revised setbacks from the approved private road as shown on the attached plan, subject to the approval of the approved private road and the determination that the project consists of a minor modification by the County Commissioners, as follows:

- Front yard setback off of MD Route 707: 75 feet
- Side yard setback off of existing property lines: 15 feet
- Rear yard setback off of existing property line: 100 feet
- Front yard setback off of internal road: 22 feet and 5 feet (per survey)
- Lot area: as shown

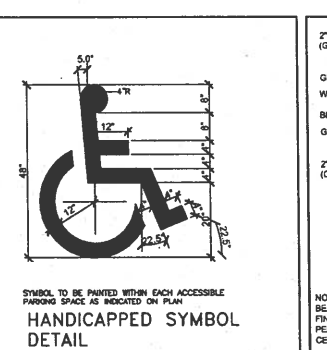
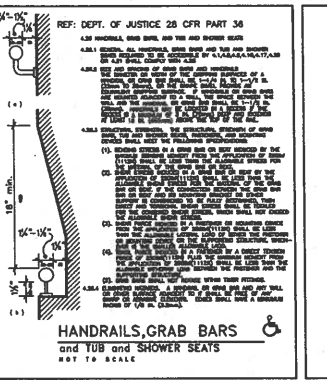
Please note that the features shown on the plan in a light line that appear to be front landings or rear decks and encroach into the setbacks are ground level improvements (8" in height or less) per Keith Iott, PE, RA. Thank you for your consideration. As always, I will be available to discuss the matter at your upcoming meeting.



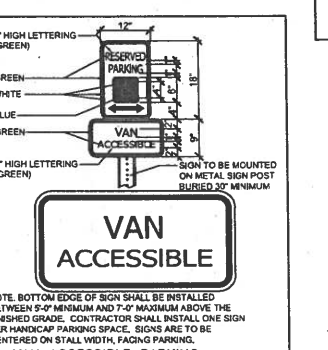
CURB AND GUTTER WITH GUTTER FLOW LINE



ACCESSIBLE PARKING SPACE SIGN DETAIL

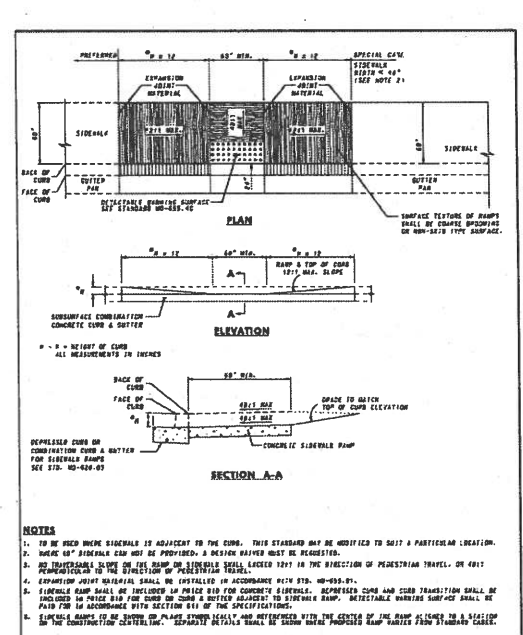


HANDICAPPED SYMBOL DETAIL



VAN ACCESSIBLE SIGN DETAIL

SITE ACCESSIBILITY NOTES AND DETAILS

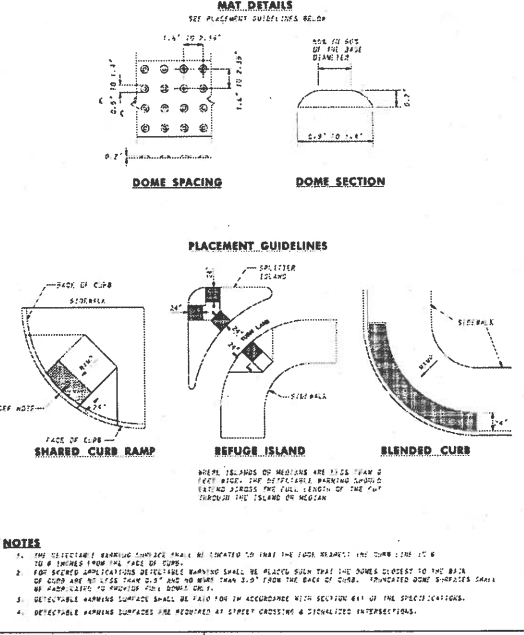


NOTES

- TO BE USED WHERE SIDEWALK IS ADJACENT TO THE CURB. THIS STANDARD MAY BE MODIFIED TO SUIT A PARTICULAR LOCATION. NUMBER OF SIDEWALK CURB MUST BE PROVIDED, A DECISION MUST BE MADE.
- NO SIDEWALK IS TO BE USED ON THE RAMP OR SIDEWALK SHALL LINGER IN THE DIRECTION OF PEDESTRIAN TRAVEL. ON ANY SIDEWALK IS TO BE PROVIDED IN THE DIRECTION OF PEDESTRIAN TRAVEL.
- EXPANSION JOINT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH SQA, MD-655.01.
- SIDEWALK RAMP SHALL BE INSTALLED IN ACCORDANCE WITH SQA, MD-655.01. SIDEWALK CURB AND CURB TRANSITION SHALL BE INSTALLED IN ACCORDANCE WITH SQA, MD-655.01. SIDEWALK RAMP SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 421.03.02 OF THE STANDARD SPECIFICATIONS.
- SLIP-RESISTANT SURFACES SHALL BE PROVIDED WITH THE CENTER OF THE RAMP PLACES IN A LOCATION OF THE SIDEWALK DETAIL. SURFACES SHALL BE TO THE LINE OF THE SIDEWALK DETAIL.

APPROVED: *K.E.S. MULL*
DESIGNER: *K.E.S. MULL*
DATE: 9-18-2001

Maryland Department of Transportation STATE HIGHWAY ADMINISTRATION
 STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
SIDEWALK RAMP PARALLEL
 STANDARD NO. MD 655.12



NOTES

- THE DETECTABLE WARNING SURFACES SHALL BE INSTALLED TO MARK THE CROSSING AND CURB LINE TO BE USED BY PEDESTRIANS.
- THE DETECTABLE WARNING SURFACES SHALL BE PLACED SUCH THAT THE SPACES BETWEEN THE SURFACES ARE NOT LESS THAN 2.0' AND NO MORE THAN 2.5' FROM THE BACK OF CURB. INDICATED DOME SURFACES SHALL BE PLACED TO PROVIDE FOR SLOW TRAFFIC.
- DETECTABLE WARNING SURFACES SHALL BE PLACED IN ACCORDANCE WITH SECTION 421.03.02 OF THE STANDARD SPECIFICATIONS.
- DETECTABLE WARNING SURFACES ARE REQUIRED AT STREET CROSSINGS AND SIGNALIZED INTERSECTIONS.

APPROVED: *K.E.S. MULL*
DESIGNER: *K.E.S. MULL*
DATE: 9-18-2001

Maryland Department of Transportation STATE HIGHWAY ADMINISTRATION
 STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
DETECTABLE WARNING SURFACES
 STANDARD NO. MD 655.40

AMERICANS WITH DISABILITIES ACT (ADA)

The legislation set forth a variety of requirements that affect the construction of new buildings and the alteration of existing buildings. The legislation states that failure to implement "reasonable accommodations" to facilitate the employment of persons with disabilities and ensure accessibility by removing architectural barriers where "readily achievable" will constitute an act of discrimination against people with disabilities and subject the owner to civil action.

Ref: American with Disabilities Act, Public Law 101-336 Uniform Federal Accessibility Standards, FED STD-117-1 Specifications for Making Buildings and Facilities Accessible to, and Usable by, Physically Handicapped People, A117.1

PROVISIONS FOR ACCESSIBILITY

THIS PROJECT CONSISTING OF THE SITE AND BUILDING IMPROVEMENTS AND FACILITIES WITHIN THE BUILDING SHALL MEET AND COMPLY WITH THE REQUIREMENTS OF BARBER FREE ACCESSIBILITY TO AND USABLE BY THE PHYSICALLY HANDICAPPED AND PERSONS WITH DISABILITIES AS INDICATED ON THE DRAWINGS AND/OR AS REQUIRED BY THE HANDICAPPED AND ACCESSIBILITY CODES.

AREAS AND ITEMS SO REQUIRED TO BE ACCESSIBLE AND USABLE SHALL CONFORM TO THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. A117.1 - (LATEST EDITION), "SPECIFICATIONS FOR MAKING BUILDINGS AND FACILITIES ACCESSIBLE TO AND USABLE BY PHYSICALLY HANDICAPPED PEOPLE," THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS AND THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND SHALL BE CLEARLY IDENTIFIED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY FOR THE HANDICAPPED.

REVISIONS	
NO.	DATE

DATE: 9-18-2001
 DOTT PROJ. NO.: 19-085
 DESIGN BY: K
 DRAWN BY: K
 SCALE: AS NOTED
 STAGE: P-2
 DWG. FILE: 12-041 C201

ARCHITECTURE ENGINEERING INCORPORATED

NOTT

310 HARMOND ST. SUITE 100 • SALISBURY, MARYLAND
 (410) 744-7229 • FAX (410) 744-0061

RESIDENTIAL PLANNED COMMUNITY SHADYSIDE VILLAGE
 TAX MAP 26, PARCEL 157
 WORCESTER COUNTY, MARYLAND

SITE PAVING AND ACCESSIBILITY DETAILS

DATE: 9-18-2001
 DOTT PROJ. NO.: 19-085
 DESIGN BY: K
 DRAWN BY: K
 SCALE: AS NOTED
 STAGE: P-2
 DWG. FILE: 12-041 C201

C 201