

RESOLUTION NO. 20 - 2

**RESOLUTION APPROVING A PROPOSAL FOR APPROVED PRIVATE ROADS
FOR SEA OAKS VILLAGE RESIDENTIAL PLANNED COMMUNITY ON
STEPHEN DECATUR HIGHWAY - WORCESTER COUNTY, MARYLAND**

WHEREAS, the County Commissioners of Worcester County, Maryland received a request from Carpenter Engineering, LLC and Sea Oaks Village, LLC for approval of certain private roads and associated construction standards, said road construction standards shown on the plan attached hereto and made a part hereof; said proposed private roads to be located in the Sea Oaks Village Residential Planned Community, on the westerly side of Maryland Route 611, north of Sinepuxent Road, in Worcester County, Maryland; and

WHEREAS, the residential portion of the Sea Oaks Village Residential Planned Community received preliminary subdivision plat approval from the Planning Commission on September 5, 2019 and site plan approval for the commercial portion of the project from the Planning Commission on December 5, 2019; 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 roads known as Sea Oaks Lane and Oak Leaf Lane, proposed by Carpenter Engineering, LLC and Sea Oaks Village, LLC, at its meeting of January 2, 2020; and

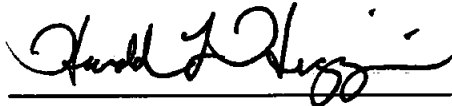
WHEREAS, the County Commissioners reviewed the request at their meeting of January 21, 2020 and considered its relationship to existing and planned public roads of the County; the nature of the area to be served by the roads; the desirability or necessity of public access to the areas to be served by the roads; whether or not the construction and maintenance of the roads is financially feasible; the proposed construction and maintenance standards; and the proposed maintenance plan and find that the use of the Approved Private Roads 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 the approved private roads known as Sea Oaks Lane and Oak Leaf Lane in the Sea Oaks Village Residential Planned Community and associated construction standard proposed by Carpenter Engineering, LLC and Sea Oaks Village, LLC as described herein is hereby approved.

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

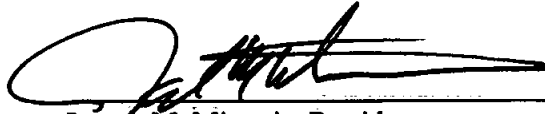
PASSED AND ADOPTED this 21st day of January 2020.

ATTEST:

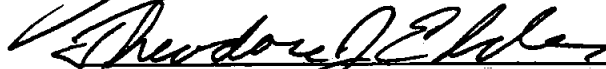


Harold L. Higgins
Chief Administrative Officer

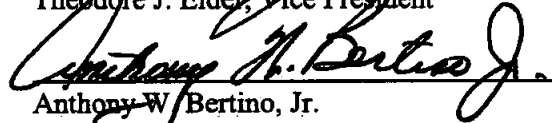
COUNTY COMMISSIONERS OF
WORCESTER COUNTY, MARYLAND



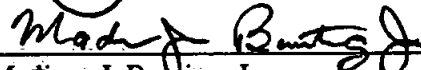
Joseph M. Mitrecic, President



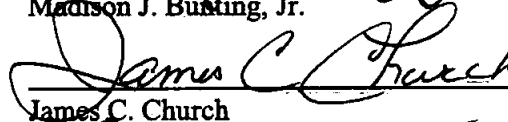
Theodore J. Elder, Vice President



Anthony W. Bertino, Jr.



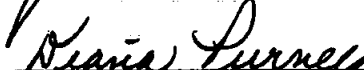
Madison J. Bunting, Jr.



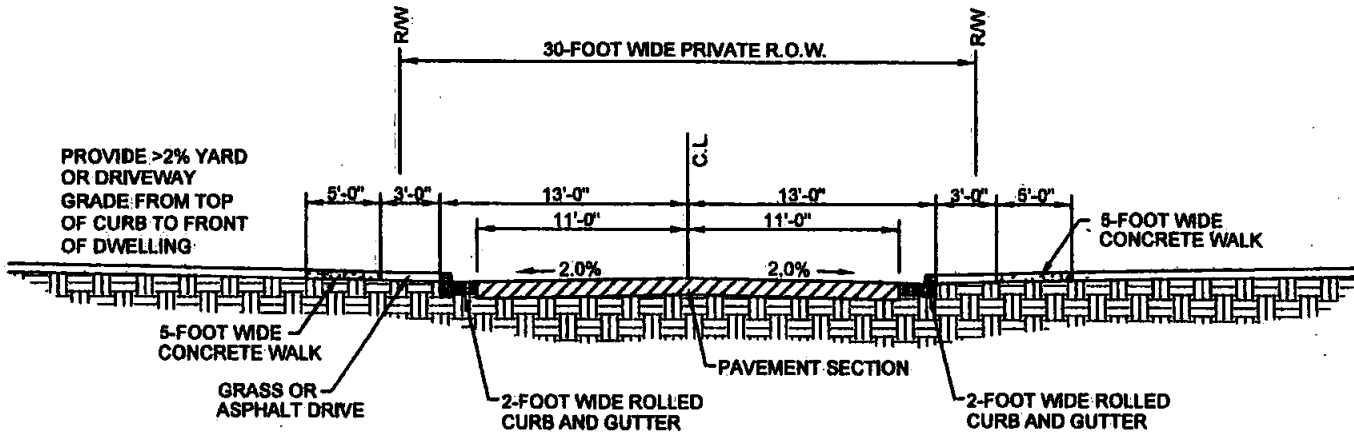
James C. Church



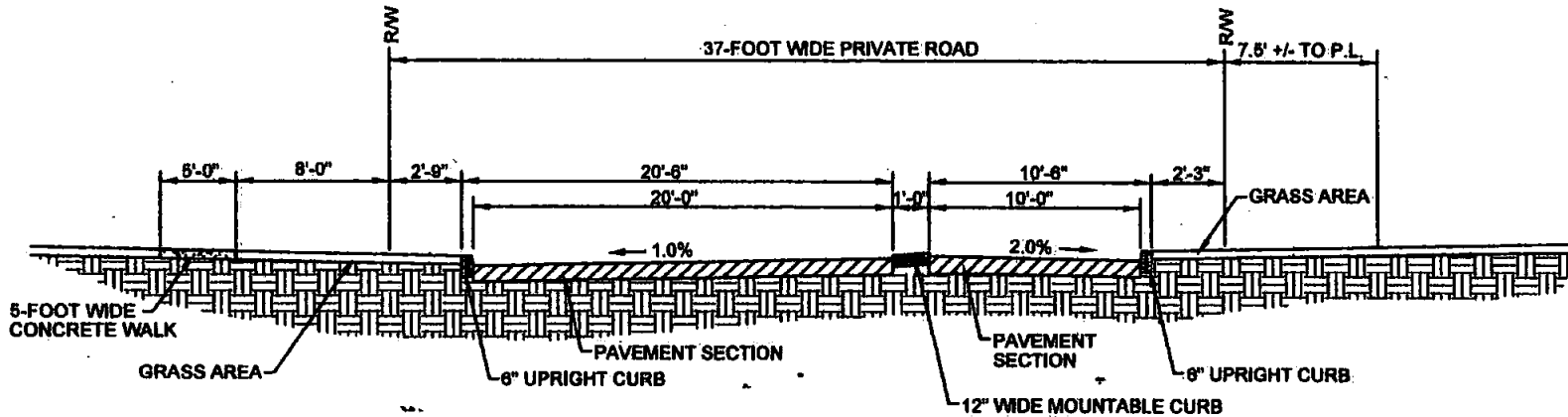
Joshua C. Nordstrom



Diana Purnell



**TYPICAL PRIVATE ROADWAY SECTION DETAIL
(FOR RESIDENTIAL STREETS)**
NOT TO SCALE



**TYPICAL PRIVATE ROADWAY SECTION DETAIL
(FOR COMMERCIAL / RESIDENTIAL ENTRANCE)**
NOT TO SCALE