

AUTUMN GROVE ESTATES

REASSEMBLANCE AND MINOR SUBDIVISION LANDS OF DENNIS AND CYNTHIA NAUGHTON

PURPOSE STATEMENT: SVH 233/14

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE PARCEL 137 AND PARCEL 378, FOR RESUBDIVISION INTO FOUR RESIDENTIAL LOTS, WITH A RESIDUE OF 59 ACRES± TO BE THE REMAINING LANDS OF PARCEL 137.

FOREST CONSERVATION NOTES:

NET TRACT AREA = 75.4 AC±
 AREA OF EXISTING FOREST = 22.01 AC±
 AREA OF PROPOSED CLEARING = 5.69 AC±
 FOREST CONSERVATION, RETENTION AREAS = 16.32 AC±
 TOTAL FOREST CONSERVATION EASEMENT AREAS = 21.85 AC±

**WORCESTER COUNTY FOREST CONSERVATION PROGRAM
FOREST CONSERVATION WORKSHEET**

A. TOTAL TRACT AREA	75.40
B. TIDAL WETLANDS/WATERBODIES	0.74
C. AREA REMAINING IN AG. PRODUC.	0.00
D. NET TRACT AREA	74.66
E. ZONING DISTRICT	A-2
F. AFFORESTATION THRESHOLD	20% -> 14.93
G. REFORESTATION THRESHOLD	25% -> 18.67
H. EXISTING FOREST COVER	22.01
I. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	7.08
J. AREA OF FOREST ABOVE REFORESTATION THRESHOLD	3.35
K. BREAK-EVEN POINT	19.33
L. CLEARING PERMITTED - NO MITIGATION	2.68
M. TOTAL FOREST AREA CLEARED	5.69
N. TOTAL FOREST AREA RETAINED	16.32
P. REFORESTATION FOR CLEARING ABOVE REFORESTATION THRESHOLD	0.84
Q. REFORESTATION FOR CLEARING BELOW REFORESTATION THRESHOLD	4.69
R. CREDIT FOR REFORESTATION ABOVE REFORESTATION THRESHOLD	0.00
S. TOTAL REFORESTATION REQUIRED	5.53
T. TOTAL AFFORESTATION REQUIRED	0.00
U. TOTAL A/REFORESTATION REQUIRED	5.53

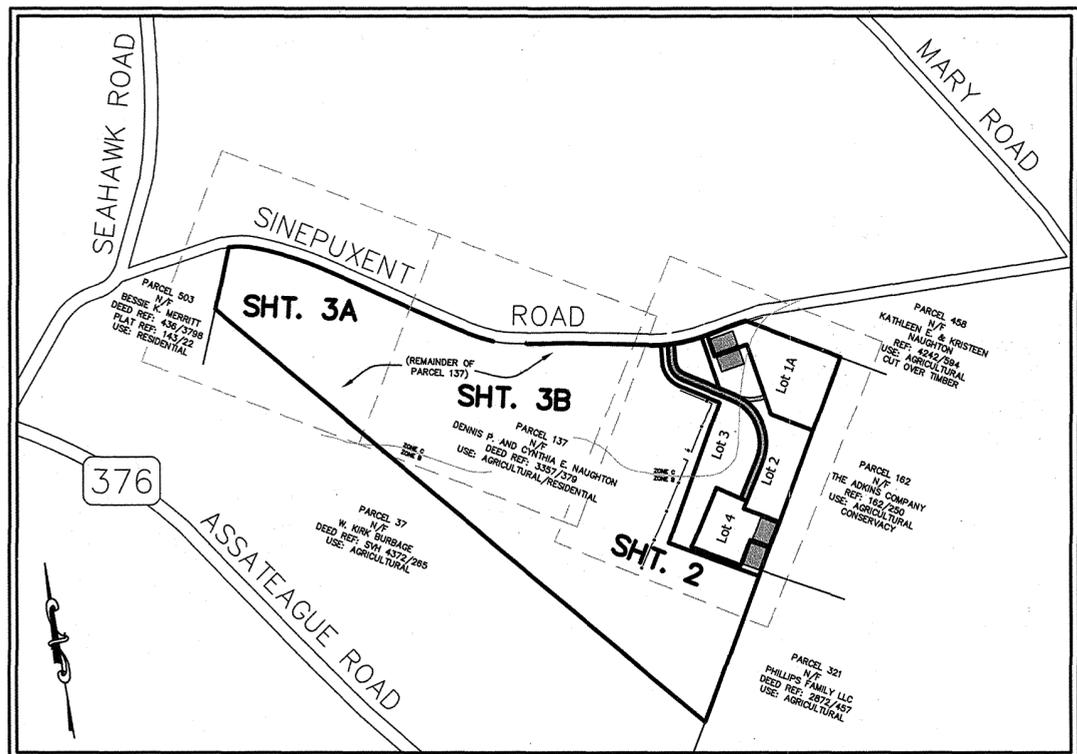


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GENERAL NOTES:

- OWNER/DEVELOPER: DENNIS P. AND CYNTHIA E. NAUGHTON
9907 QUAIL RUN LANE
OCEAN CITY, MARYLAND 21842
- TAX MAP 25, PARCELS 137 & 378, DEED REFERENCE: SVH 3357/379
- TOTAL DEEDED SIZE OF PARCEL: ±75.40 ACRES.
- TOTAL AREA TO BE SUBDIVIDED: ±16.04 ACRES
- APROX. AREA OF REMAINING LANDS= 59.36 AC±
- LOT SIZES:
LOT 1 = 4.28 ACRES±
LOT 2 = 3.82 ACRES±
LOT 3 = 4.76 ACRES±
LOT 4 = 3.18 ACRES±
REMAINING LANDS = 59.36 AC±
- PROPERTY ZONING IS: AGRICULTURAL DISTRICT (A-2)
FRONT = 35'
SIDE = 20' EACH
REAR = 50'
- PROPERTY USE IS: AGRICULTURAL/RESIDENTIAL
- PROPOSED USE OF CREATED LOTS TO BE SINGLE FAMILY RESIDENTIAL.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PROPERTY IS LOCATED WITHIN FLOOD ZONES "B" AND "C" AS PER FIRM COMMUNITY PANEL 240083-0100-B, DATED JUNE 15, 1983.
- APROX. ROAD FRONTAGE OF REMAINING LANDS = 2,359.68 L.F.
- THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200 FEET OF ANY PROPOSED PROPERTY LINE, OTHER THAN THE FENCES AS SHOWN.
- THERE ARE NO STRUCTURES WITHIN 50 FEET OF ANY PROPOSED PROPERTY LINES
- DITCHES SHOWN ARE PRIVATE AND ARE NOT PART OF A PUBLIC DRAINAGE ASSOCIATION. THERE IS NO BUILDING RESTRICTION LINE OR MAINTENANCE EASEMENT ASSOCIATED WITH THE EXISTING DITCHES.

WORCESTER COUNTY ENVIRONMENTAL PROGRAM:

THIS SUBDIVISION IS APPROVED FOR INTERIM WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. THE APPLICANT OR FUTURE OWNER MUST DISCONTINUE USE OF THESE SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM(S) WHEN AVAILABLE. THE DISPOSAL SYSTEMS ARE RESTRICTED TO SAND MOUND DESIGNS MEETING CURRENT ENVIRONMENTAL PROGRAMS STANDARDS. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER (APPROXIMATELY 50 FEET BELOW THE GROUND LEVEL) OR SOME DEEPER CONFINED AQUIFER. FOR EACH DWELLING UNIT, A MINIMUM 10,000 SQUARE FEET, EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS, AND SUCH OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE.

Robert R. S. 12/23/09
 APPROVING AUTHORITY WORCESTER COUNTY DATE

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 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 PLATTING OF THIS SUBDIVISION WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

Don R. Baumgartner 12/16/09
 DON R. BAUMGARTNER DATE
 MARYLAND PROPERTY LINE SURVEYOR No. 601



WORCESTER COUNTY FOREST CONSERVATION LAW NOTE:

THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. 06-45. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY FOREST CONSERVATION LAW. A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING. A SHORT TERM MANAGEMENT AGREEMENT AND PERPETUAL PROTECTION AGREEMENT-DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND, WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.

WORCESTER COUNTY PLANNING 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, BUILD ABILITY, OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS, OR ITS EMPLOYEES.

ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OR SUITABILITY THEREFORE IS BASED UPON STATE AND COUNTY STANDARDS EXISTING AS OF THE DATE OF APPROVALS. SUCH STANDARDS ARE SUBJECT TO CHANGE AND A BUILDING PERMIT MAY BE DENIED IN THE FUTURE IF 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.

Barbara L. Conroy 12/29/09
 PLANNING COMMISSION DATE

OWNERS' CERTIFICATION:

AS LEGAL OWNER OF THIS PROPERTY, I APPROVE OF THIS SUBDIVISION AND DESIRE THAT IT BE RECORDED.

I HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND CONCERNING THE MAKING OF THIS PLAT, THE SETTING OF MARKERS, AND THE EXISTENCE OF PRIOR RECORDED PLATS HAVE BEEN COMPLIED WITH.

THE FOLLOWING STREETS, ROADS, AMENITIES AND IMPROVEMENTS (28,332.1 L.F.) ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. A 10-FOOT WIDE STRIP ACROSS THE FRONT OF PARCEL 137 AND THE ADJOINING ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF SINEPUXENT ROAD. ACCEPTANCE OF SUCH OFFER MAY TAKE PLACE AT ANY TIME BY THE 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.

Dennis P. Naughton 12/16/09
 DENNIS P. NAUGHTON DATE

Cynthia E. Naughton 12-16-09
 CYNTHIA E. NAUGHTON DATE

COVER SHEET

REVISIONS	DATE	BY
1. Update Forest Easement	06/07/09	DRB
2. Rev per review letter 6/23/09	07/07/09	DRB
3. Lot reconfiguration	08/04/09	DRB
4. Agencies final comments	08/10/09	DRB
5. Add FCE ID	09/16/09	DRB
6. Comments dated 12/02/09	12/07/09	DRB

BARRY ISETT & ASSOCIATES, INC.
 Consulting Engineers & Surveyors
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 Berlin, Maryland 21811
 410-629-0883 www.barryisett.com

AUTUMN GROVE ESTATES
 REASSEMBLANCE AND MINOR SUBDIVISION OF THE LANDS OF
 DENNIS P. AND CYNTHIA E. NAUGHTON
 PARCELS 137 AND 378, ASSESSMENT MAP 25
 TAX DISTRICT 3, WORCESTER COUNTY, MARYLAND

DATE:	7/7/2006	DSGN.:	PCK
SCALE:		CHK.:	DRB
DRAWN:	PCK/JMM	APPRD.:	DRB
JOB:	500805.0DZ	P. MGR.:	JMM
DEPT. ID:		SRVC. TSK.:	
FIELD BOOK:		BOOK, PAGE(S):	
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