

STEPHEN A. HALES  
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- General Notes:**
- OWNER: SALT GRASS POINT FARM, LLC  
9428 STEPHEN DECATUR HWY.  
BERLIN, MARYLAND 21811
  - Tax Map 10, Parcel 31  
Tax Map 16, P/O Parcel 1
  - Deed Reference: SVH 4542237  
Plat Reference: RHO 16586-09
  - The purpose of this plat is to consolidate Tax Map 10, Parcel 31 and Tax Map 16, Parcel 1 in order to subdivide Tax Map 10, Parcel 31 and Tax Map 16 P/O Parcel 1 into a 12 lot cluster subdivision. The plat will be recorded in two phases, this plat being Phase 1 (5 lots) of the subdivision.
  - Total Tract Area = 133.515 Acres
  - Current Use: Agricultural
  - Total Number of Lots = 5
  - Open Spaces Area = 32.257 Acres for Section 1  
A WAIVER WAS GRANTED BY THE PLANNING COMMISSION, JUNE 7, 2007, TO REDUCE THE REQUIRED OPEN SPACE IN ACCORDANCE WITH ZS 1-306(b)(6) FROM 50% TO 28.76% AS SHOWN ON THE PRELIMINARY PLAT.
  - Minimum lot width at Front B.R.L. = 100' PER ZS 1-304(2)
  - All Building Envelopes exceed 2,500 S.F.±
  - Existing Zoning: E-1, ESTATE DISTRICT and C-1, CONSERVATION DISTRICT
  - Zoning Setbacks per E-1, ESTATE DISTRICT or as shown: Front: 30' plus 25' from center of road r/w, Side: 8' Rear: 20' 20 feet - side yard setback for the project as a whole.
  - Based upon the Federal Emergency Management Agency, Flood Insurance Rate Map Community-Panel Number 24033 0025 A and 24033 0040 B, Dated Feb. 15, 1979 and June 15, 1983, respectively. This subdivision is located in ZONE A7 (BFE=5) and B.
  - This subdivision is subject to a Declaration of Restrictions to be recorded among the Land Records of Worcester County simultaneously with this plat.
  - The Salt Grass Point Farm Homeowner's Association will be responsible for the maintenance of the open space, recreation areas and stormwater management facilities.
  - Tidal and Non-Tidal Wetlands were delineated by Environmental Resources, Inc.
  - SALT GRASS POINT FARM SUBDIVISION WILL BE SERVED WITH COMMUNITY SEWER FROM THE LIGHTHOUSE SOUND SERVICE AREA, THE WORCESTER COUNTY COMMISSIONERS. APPROVED THE AMENDMENT OF THE WATER/SEWER SERVICE PLAN TO INCLUDE SALT GRASS POINT IN THE LIGHTHOUSE SOUND SEWER SERVICE AREA ON SEPTEMBER 19, 2006.
  - SALT GRASS POINT FARM SUBDIVISION LOTS 1-12 WILL BE SERVED WITH INDIVIDUAL WATER SYSTEMS. A SPECIAL EXCEPTION TO CREATE A MINOR SUBDIVISION WITHIN A C-1, CONSERVATION DISTRICT WAS GRANTED BY THE BOARD OF ZONING APPEALS ON MAY 10, 2007, CASE NO. 106678.
  - THIS SITE IS WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA.  
CRITICAL AREA DESIGNATION: RESOURCE CONSERVATION AREA (RCA)
  - WORCESTER COUNTY CODE NR3-125(b) LIMITS PRIVATE PIERS OR DOCKS TO 100 FEET IN LENGTH OVER TIDAL WETLANDS DUE TO EXTENT OF TIDAL WETLANDS ALONG THE SHORELINE OF THE PROPOSED LOTS, IF FUTURE SHORELINE IMPROVEMENTS ARE CREATED, A SINGLE COMMUNITY PIER SERVING THE CRITICAL AREA LOTS IS RECOMMENDED IN LIEU OF INDIVIDUAL VARIANCE REQUESTS FOR PRIVATE PIERS.
  - THE 100 FOOT CRITICAL AREA BUFFER HAS BEEN EXPANDED TO INCLUDE NON-TIDAL WETLANDS, 25' BUFFERS ADJACENT TO NON-TIDAL WETLANDS, AND 100' BUFFERS FROM BLUE LINE STREAMS WITHIN CRITICAL AREA BOUNDARIES. THE BUFFER SHALL BE DEMARCATED BY SIGNS AS ILLUSTRATED ON THIS PLAT. REMOVAL OF THE SIGNS SHALL BE CONSIDERED A VIOLATION.
  - OUTLOT AREAS WITHIN THE CRITICAL AREA MAY NOT BE USED FOR DEVELOPMENT PURPOSES WITHOUT AN AWARD OF GROWTH ALLOCATION.
  - THERE ARE NO AGRICULTURAL STRUCTURES WITHIN TWO HUNDRED FEET OF THIS SUBDIVISION.
  - LOTS IN THIS SUBDIVISION CONTAIN PORTION OF THE ATLANTIC COASTAL BAYS CRITICAL AREA 100 FOOT BUFFER AND EXPANDED 100 FOOT BUFFER. IT IS DEMARCATED ON SITE WITH SIGNS DEPICTING ITS MOST LANDWARD LOCATION. NO CLEARING OR CUTTING OF VEGETATION, NOR ANY EARTH DISTURBANCE IS PERMITTED WITHOUT EXPRESS WRITTEN AUTHORIZATION FROM THE WORCESTER COUNTY DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING.

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**AREA SUMMARY - TOTALS**

	NON-TIDAL WETLANDS	NON-TIDAL WETLANDS IMPACTS	NON-TIDAL WETLANDS BUFFER IMPACTS	UPLAND	TIDAL WETLANDS	TOTAL AREA
RESIDENTIAL LOTS	7,306 ACRES±	0.00 ACRES±	0.00 ACRES±	37,123 ACRES±	32,798 ACRES±	77,227 ACRES±
OUTLOT A	21,780 ACRES±	0.00 ACRES±	0.00 ACRES±	9,545 ACRES±	0.932 ACRES±	32,257 ACRES±
OUTPARCEL 1	3,235 ACRES±	0.00 ACRES±	0.00 ACRES±	20,798 ACRES±	0.00 ACRES±	24,031 ACRES±
TOTALS	32,322 ACRES±	0.00 ACRES±	0.00 ACRES±	67,463 ACRES±	33,730 ACRES±	133,515 ACRES±

**OUTLOT/OPEN SPACE AREA TABLE**

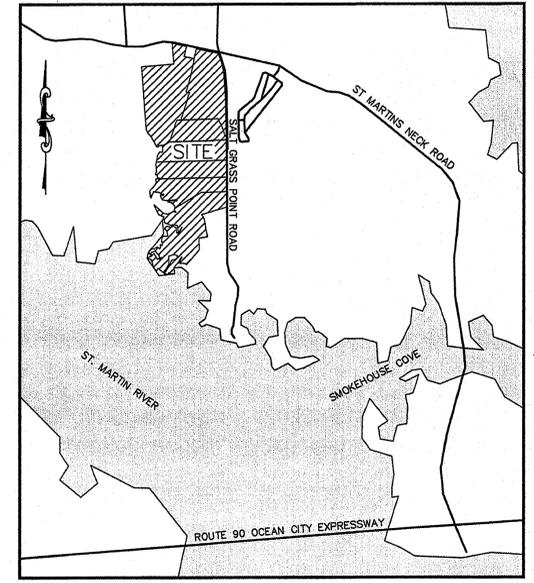
OUTLOT #	UPLAND	NON-TIDAL WETLANDS	PRIVATE TIDAL WETLANDS	TOTAL AREA	PROPOSED USE
A	9,555 ACRES±	21,770 ACRES±	0.932 ACRES±	32,257 ACRES±	PASSIVE & ACTIVE RECREATIONAL OPEN SPACE
B (FUTURE SECTION 2)	3,990 ACRES±	3,090 ACRES±	0.00 ACRES±	7,080 ACRES±	PASSIVE & ACTIVE RECREATIONAL OPEN SPACE
TOTAL	13,545 ACRES±	24,860 ACRES±	0.932 ACRES±	39,337 ACRES±	PASSIVE & ACTIVE RECREATIONAL OPEN SPACE

**OUTPARCEL ONE AREA TABLE**

OUTPARCEL	UPLAND	NON-TIDAL WETLANDS	PRIVATE TIDAL WETLANDS	TOTAL AREA	PROPOSED USE
1	20,788 ACRES±	3,245 ACRES±	0.00 ACRES±	24,031 ACRES±	RESERVED LANDS OF THE DEVELOPERS

**LOT AREA TABLE**

LOT #	UPLAND	NON-TIDAL WETLANDS	PRIVATE TIDAL WETLANDS	BUILDING ENVELOPE	TOTAL LOT AREA
1	4,745 ACRES±	2,564 ACRES±	21,522 ACRES±	2,724 ACRES±	28,831 ACRES±
2	5,669 ACRES±	2,480 ACRES±	5,300 ACRES±	4,520 ACRES±	13,449 ACRES±
3	7,507 ACRES±	1,163 ACRES±	3,027 ACRES±	6,311 ACRES±	11,697 ACRES±
4	9,056 ACRES±	0,830 ACRES±	2,936 ACRES±	7,491 ACRES±	12,822 ACRES±
5	10,146 ACRES±	0,269 ACRES±	0,013 ACRES±	8,231 ACRES±	10,428 ACRES±
TOTALS	37,123 ACRES±	7,306 ACRES±	32,798 ACRES±		77,227 ACRES±



VICINITY MAP  
NOT TO SCALE

**WORCESTER COUNTY PLANNING COMMISSION**

A.) 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.

B.) Any approval by the Department of the Environment of any sewer or water system or suitability therefor 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 denied 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.

D.) 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.

*Robert Z. Phillips*  
 Approving Authority  
 Worcester County Planning Commission  
 Date: 6-24-10

**WORCESTER COUNTY ENVIRONMENTAL PROGRAMS**

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

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SYSTEMS AND A CENTRAL SEWERAGE SYSTEM(S) AND THEIR USE IS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL WATER SYSTEM(S) AND CONNECT TO THE COMMUNITY WATER SYSTEM(S) WHEN AVAILABLE.

*Robert Mitchell, P.S.*  
 Approving Authority  
 Worcester County Environmental Programs  
 Date: 6-24-10

**WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW NOTE:**  
 THIS PROPERTY LIES WITHIN THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA, ANY AND ALL PROPOSED DEVELOPMENT ACTIVITY MUST MEET THE REQUIREMENTS OF TITLE 3 (LAND AND WATER RESOURCES), SUBTITLE 1 (ATLANTIC COASTAL BAYS CRITICAL AREA) OF THE WORCESTER COUNTY CODE OR PUBLIC LOCAL LAWS IN EFFECT AT THE TIME OF THE PROPOSED DEVELOPMENT ACTIVITY.

**WETLAND AND/OR BUFFER RESTRICTIONS**

Pursuant to Wetland License Number 20066711706-NT-2192.

The following conditions were imposed upon the properties described in this plat.

Except as expressly authorized pursuant to any permits or letters of authorization previously obtained from and issued by the Maryland Department of the Environment and/or the U.S. Army Corps of Engineers (Their successors or assigns), neither the permittee, nor any subsequent owner or owners of the property or any portion thereof, shall undertake or cause to be undertaken any of the following within or upon the Wetland or Buffer Area:

- Construct or place buildings, sheds, walkways, roads, signs or other structures on or above the ground within the Wetland or Buffer Areas;
- Dump or place trash, brush, soil waste, or other fill material within the Wetland or Buffer areas, or otherwise use the ground within the Wetland or Buffer areas for disposal of such material;
- Excavate, dredge or remove loam, peat, gravel, soil, rock or other material substance within the Wetland or Buffer areas;
- Remove or destroy trees, shrubs or other vegetation, or any other material substances within the Wetland or Buffer areas in violation of Section 404 of the Clean Water Act and/or the applicable provisions of Maryland Non-Tidal Wetlands Protection Act, or
- Engage in any activities on the Wetland or Buffer areas that would violate and Governmental regulation concerning drainage, flood control, water conservation, erosion control, soil control, or fish or wildlife habitat preservation.

Alteration of vegetation or other substances within the Wetland or Buffer areas as required for routine maintenance of the Wetland or Buffer areas consistent with State and Federal Law is Permissible.

These conditions are imposed and enforced by the U.S. Corps of Engineers and the Maryland Department of the Environment.

Permit Effective Date: APRIL 5, 2007  
 Permit Expiration Date: APRIL 5, 2010

**CRITICAL AREA DENSITY (R.C.A.)**

ALLOWABLE DENSITY = 1 LOT PER 20 ACRES

UPLAND: 47,725 ACRES  
 NON-TIDAL WETLAND: 20,391 ACRES  
 PRIVATE TIDAL WETLAND: 53,790 ACRES  
 TOTAL AREA WITHIN CRITICAL AREA: 101,846 ACRES

AREA WITHIN SECTION 1 WITHIN CRITICAL AREA: 100,000 ACRES  
 AREA WITHIN SECTION 1 OUTSIDE CRITICAL AREA: 9,494 ACRES  
 TOTAL SECTION 1 AREA: 109,494 ACRES

5 LOTS PROPOSED IN SECTION 1 = 1 LOT PER 20 ACRES  
 NO NON-CRITICAL AREA LOTS PROPOSED IN SECTION 1

**OPEN SPACE CALCULATION**

SECTION 1 LOTS: 77,227 ACRES  
 FUTURE LOT DEVELOPMENT AREA: 16,951 ACRES  
 ORIGINAL OPEN SPACE PROVIDED: 39,337 ACRES

TOTAL: 133,515 ACRES  
 77,227 AC. x 39,337 AC. = 32,257 AC. OPEN SPACE REQUIRED FOR SECTION 1  
 94,178 AC.  
 16,951 AC. x 39,337 AC. = 7,080 AC. OPEN SPACE REQUIRED FOR FUTURE DEVELOPMENT  
 94,178 AC.

PLANNING COMMISSION WAIVED OPEN SPACE REQUIREMENTS TO THE FOLLOWING:  
 - TOTAL OPEN SPACE FROM 50% OF TOTAL SITE (466,757 ACRES) TO 28.76% OF TOTAL SITE (438,405 ACRES)  
 - UPLAND OPEN SPACE FROM 50% OF TOTAL OPEN SPACE (433,54 ACRES) TO ± 20% OF TOTAL OPEN SPACE (413.55 ACRES)

**OWNER'S CERTIFICATION**

The subdivision of land as shown on this plat is with free consent and in accordance with the desires of the owners, proprietors, and trustees, if any, thereof. The requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland (latest edition) as far as they relate to the making of this plat and setting of markers have been complied with.

C.) The following streets, roads, widening strips, amenities and improvements (none) are hereby offered for dedication to the County Commissioners for Worcester County. A 10' road widening strip along Salt Grass Point Road AND WILD LIFE ROAD - 1,049 L.F.±  
 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.

*Frank G. Lynch, Jr.*  
 OWNER: SALT GRASS POINT FARM, LLC  
 Date: 6/10/10

**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 (Latest Edition) 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 Subdivisions Within The County Have Been Complied With.

*Frank G. Lynch, Jr.*  
 Frank G. Lynch, Jr.  
 Reg # 10762  
 Date: 6-17-2010



#	REVISION	DATE	CHKD
1	REVISED BOUNDARY BETWEEN OUTLOT A & OUTPARCEL 1	4-13-10	
2	REVISED OPEN SPACE CALCULATIONS	4-14-10	
3	REVISED per Rita's comment letter dated 5-5-2010	5-06-10	

**SECTION ONE**  
**SALT GRASS POINT FARMS SUBDIVISION**  
 TAX MAP 10 - PARCEL 31 TAX MAP 16 - P/O PARCEL  
 1 FIFTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

**COVER SHEET**

DISK: BENC05

**Frank G. Lynch, Jr.**  
**& Associates, Inc.**  
 SURVEYING · LAND PLANNING  
 10535 RACETRACK ROAD · BERLIN, MARYLAND 21811  
 (410) 641-6365 · 641-6778

DESIGNED BY	N/A	SURVEYED BY	CM/SD	FILE NO.:	10123-10
DRAWN BY	B. OVERHOLT	DATE	2-12-10	SHEET 1 OF 10	
CHECKED BY	FRANK G. LYNCH	SCALE	N/A		

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