

FILED
MAY 14 2013
MOR. CO.
STEPHEN V. HALES

WORCESTER COUNTY PLANNING COMMISSION

A. THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTY 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 ENVIRONMENTAL PROGRAMS DIVISION OF ANY POTABLE WATER OR WASTEWATER SYSTEM OR SUITABILITY THEREOF 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 PERMIT.

Frank G. Lynch, Jr. 5/3/2013
WORCESTER COUNTY PLANNING COMMISSION DATE:

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.

THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS: 5' FOOT WIDE STRIP ALONG PORFIN DRIVE ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

OWNER: GAIL JARVIS WHALEY
11816 PORFIN DRIVE
BERLIN, MD 21811
Gail Jarvis Whaley DATE: April 29, 2013

SURVEYOR'S CERTIFICATION

I Herby 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 Commission's Ordinances Of The County Of Worcester, Maryland Regarding The Platting Of Subdivisions Within The County Have Been Complied With.



Frank G. Lynch, Jr. Date: 4-26-2013
Reg # 10782

ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. THE APPLICANT OR ANY 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 OF 10,000 SQ. FT., EXCLUSIVE OF BUILDINGS EASEMENTS, RIGHT-OF-WAYS AND SUCH OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE.) SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATION OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

Robert J. Mitchell, P.S. 5-1-13
APPROVING AUTHORITY DATE:

PROJECT NOTES:

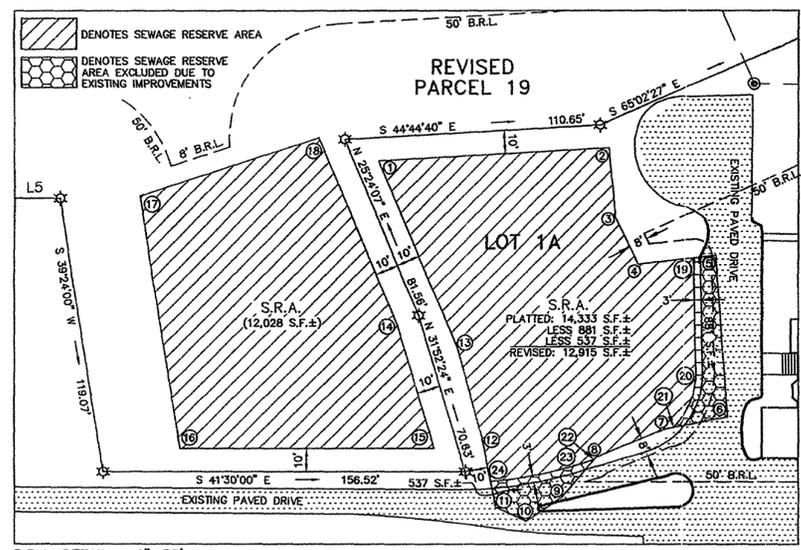
- TAX MAP 42 - PARCEL 19
OWNER: GAIL JARVIS WHALEY
TAX ACCT#: 021057
DEED REF.: SVH 4316/322
- TAX MAP 42 - PARCEL 37 - LOT 1
OWNER: GAIL JARVIS WHALEY
TAX ACCT#: 359813
DEED REF.: SVH 4316/322
- EX. ZONING: E1, ESTATE DISTRICT
ZONING SETBACKS:
FRONT: 50', SIDES: 50', REAR: 50'
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083 0115 C, DATED JUNE 16, 1992, THIS SUBDIVISION IS LOCATED IN ZONE A11 (BFE 9') & V15 (BFE 10').
- IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED ON 8-8-08.
- THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY LINE BETWEEN PARCEL 19 AND LOT 1, PARCEL 37, ADDING 0.593 ACRES FROM PARCEL 19 TO LOT 1 AND ADDING 1.890 ACRES FROM LOT 1 TO PARCEL 19. THE AREAS ARE TO BE ADDED TO AND INCORPORATED WITH THEIR RESPECTIVE PARCEL. THESE AREAS ARE NOT BEING APPROVED AS SEPARATE LOTS. DEEDS AND/OR AMENDED DECLARATIONS MUST BE RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY TO REFLECT THE AMENDMENT TO THE PROPERTY DESCRIPTIONS.
- THIS SUBDIVISION IS LOCATED WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA AND IS DESIGNATED AS LIMITED DEVELOPMENT AREA.
- THERE ARE NO ANIMAL CONTAINMENT STRUCTURES WITHIN 200' OF THIS SUBDIVISION.
- THERE ARE NO DITCHES THAT ARE PART OF A PUBLIC DITCH ASSOCIATION ON THIS PROPERTY.
- ORIGINAL LOT 1 AND PARCEL 19 ARE DEPICTED ON A PLAT ENTITLED "REVISED AND REASSEMBLED LANDS OF PARCEL 19 AND SUBDIVISION OF LOT 1 OF THE LANDS OF LILIAN P. JARVIS" AND RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY IN PLATBOOK RHO 144/69.

BOUNDARY LINE ADJUSTMENT AREA SUMMARY	
PARCEL 19:	2.037 AC.±
LESS AREA ADDED TO LOT 1:	0.593 AC.±
TAX ACCT#: 021057	1.890 AC.±
DEED REF.: SVH 4316/322	3.334 AC.±
REVISED PARCEL 19:	3.334 AC.±
LOT 1:	6.858 AC.±
LESS AREA ADDED TO PARCEL 19:	1.890 AC.±
TAX ACCT#: 359813	0.593 AC.±
DEED REF.: SVH 4316/322	5.561 AC.±
LOT 1A:	5.561 AC.±

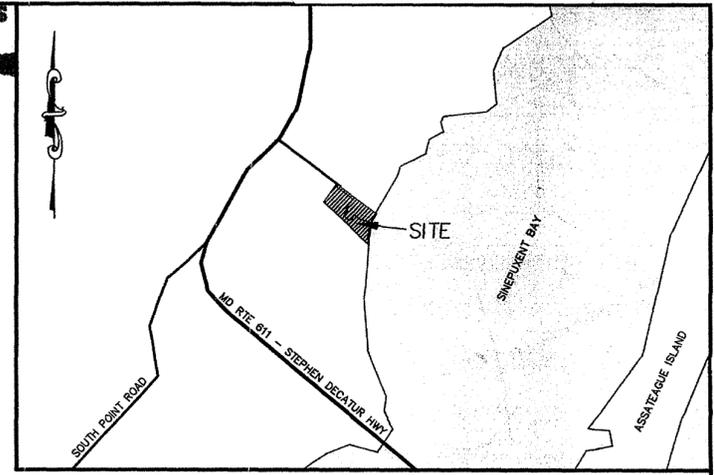
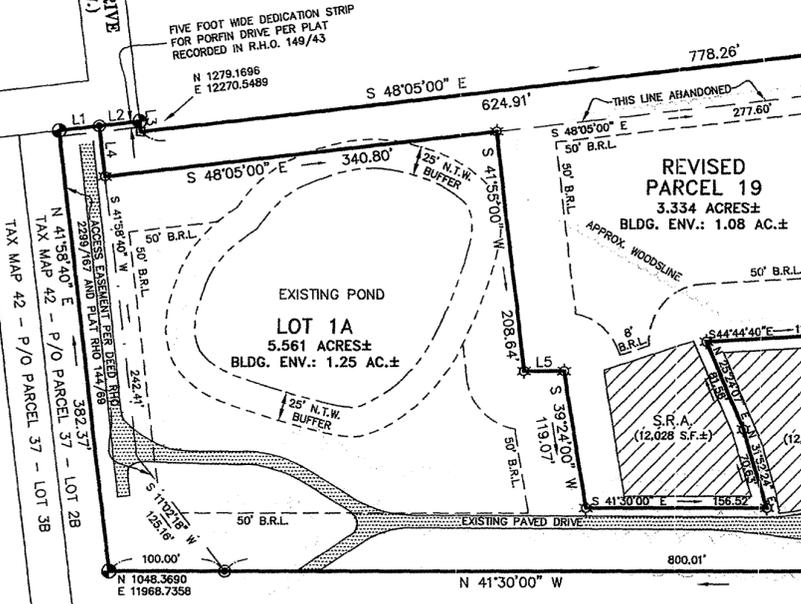
CRITICAL AREA COVERAGE CALCULATIONS	
ALLOWABLE COVERAGE = 15%	
REVISED PARCEL 19: 3.334 AC.±	ALLOWABLE COVERAGE = 3.334 AC. x 0.15 = 0.500 AC.
EX. DOCK: 84 S.F.	
TOTAL EXISTING COVERAGE: 84 S.F.	(0.002 AC.±)
LOT 1A: 5.561 AC.±	ALLOWABLE COVERAGE = 5.561 AC. x 0.15 = 0.834 AC.
EX. PAVED DRIVE: 22,501 S.F.	
EX. DWELLING: 4,692 S.F.	
EX. DECK/STEPS: 800 S.F.	
EX. HVAC ENCLOSURE: 281 S.F.	
EX. CONC. WALK: 601 S.F.	
EX. GRAV. WALK: 956 S.F.	
TOTAL EXISTING COVERAGE: 29,311 S.F.	(0.673 AC.±)

ATLANTIC COASTAL BAYS CRITICAL AREA LAW STATEMENT

This property lies within the Worcester County Atlantic Coastal Bays Critical Area (LDA), and any 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 of Public Local Laws, as from time to time amended, in effect at the time of the proposed development activity.



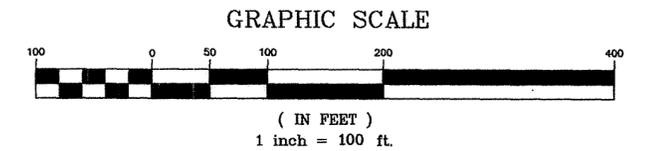
TAX MAP 42 - PARCEL 4
RICK E. & DIANE S. SAVAGE
TAX ACCT#: 021219
DEED REF.: FWH 204/199
ZONED: E1, ESTATE DISTRICT
CURRENT USE: RESIDENTIAL



S.R.A. COORDINATE TABLE			
1	N 774.6236	E	12461.6871
2	N 703.9543	E	12531.9273
3	N 682.3544	E	12511.7252
4	N 661.7685	E	12503.2629
5	N 639.0461	E	12528.3942
6	N 589.0445	E	12479.5271
7	N 606.1086	E	12457.1278
8	N 619.9018	E	12429.1987
9	N 619.7759	E	12406.0493
10	N 624.1621	E	12387.9808
11	N 636.3272	E	12363.7536
12	N 660.8054	E	12400.9812
13	N 697.0965	E	12424.7761
14	N 723.1073	E	12414.9874
15	N 675.0080	E	12385.0794
16	N 757.3930	E	12312.1911
17	N 842.3576	E	12381.9815
18	N 800.7473	E	12451.8571
19	N 845.5436	E	12321.2078
20	N 871.8648	E	12484.5363
21	N 603.5211	E	12460.5244
22	N 619.8920	E	12427.3717
23	N 624.6734	E	12419.7178
24	N 647.3292	E	12390.6527

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 48°05'00" E	35.00
L2	S 48°05'00" E	35.00
L3	S 41°58'40" W	9.00
L4	S 41°58'40" W	44.00
L5	S 41°30'00" E	34.77
L6	S 23°13'40" W	107.65
L7	S 66°46'20" E	6.00
L8	S 16°09'39" W	155.64
L9	S 01°46'41" E	20.58
L10	S 44°01'18" E	13.17
L11	S 05°13'43" E	17.48
L12	S 14°48'21" W	49.60

LEGEND
 □ DENOTES CONC. MON. FOUND
 ● DENOTES IRON ROD FOUND
 ☆ DENOTES IRON ROD SET
 ○ DENOTES UNMARKED CORNER



Frank G. Lynch, Jr. & Associates, Inc.
 SURVEYING · LAND PLANNING
 10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
 (410) 641-5353 · 641-5773

DESIGNED BY	N/A	SURVEYED BY	RT/FGL3	FILE #	10234-13
DRAWN BY	B. OVERHOLT	DATE	4-24-2013	SHEET 1 OF 1	
CHECKED BY	FRANK G. LYNCH	SCALE	1"=100'		

MSA CSM 2157 8880
P199473
C:\Projects\2013\10234-13\dwg\10234-13.dwg, Model, 4/24/2013 1:29:43 PM