

DESCRIPTIONS OF TWO LOTS OF THE HOWARD GIBSON LANDS,  
ROCK HALL, FIFTH DISTRICT, KENT COUNTY, MD.

LOT 1

Beginning for the same at a nail and cap in the paving on the south side of Bayside Avenue, said point being the northwest corner of the herein described lands and a corner for the new County Landing; and running, thence, by and with the south side of Bayside Avenue S 77 30 E - 115.59' to an iron pipe and Lot 2 of this description; thence, by and with Lot 2 S 33 41 30 W - 104.57' to a broken concrete monument and the County Landing lands; thence, by and with said lands N 77 30 W - 100.00' to an iron pipe and N 25 20 E - 100.00' to the place of beginning. Containing in all 10,510 square feet of land, more or less.

LOT 2

Beginning for the same at a buried concrete monument on the south side of Bayside Avenue, said point being the northeast corner of the herein described lands and the northwest corner of the lands of R. Benson Duvall; and running, thence, by and with said Duvall lands S 24 12 15 W - 153.19' to an iron pipe and the lands of the new County Landing; thence, by and with said lands N 77 30 W - 152.03' to an iron pipe and N 28 25 E - 54.60' to a broken concrete monument and Lot 1 of this description; thence, by and with Lot 1 N 33 41 30 E - 104.57' to an iron pipe on the south side of Bayside Avenue; thence, by and with the south side of said road S 77 30 E - 130.33' to the place of beginning. Containing in all 21,441 square feet of land, more or less.

August 13, 2002.

William R. Nuttle.

ENVIRONMENTAL ASSESSMENT OF THE GIBSON SUBDIVISION,  
BAYSIDE AVENUE, ROCK HALL, MD.

The Gibson property consists of 31,950 square feet of land which he wants to divide into two lots of 10,510 square feet and 21,441 square feet . The land lies on the south side of Bayside Avenue, bounded on the east by a residential lot and on the south and west by the new County Landing recently acquired from Pelorus Marina. The land is flat with a uniform elevation of 5'. It is completely covered by mowed grass; there are neither trees or shrubs growing there.

From an environmental standpoint, there is nothing on the site in the way of flora or fauna that will be disturbed by the development of the land. Although the land is solid, any construction would require about a 4' elevation above the existing ground to meet flood plain requirements. Any physical development would require the same recognition of elevation and drainage that would be necessary to build anywhere in Rock Hall.

Unless one feels that any change is a threat to the ecology, it appears to me that the subdivision of this land would in no way be detrimental to the environment.

William R. Nuttle.

#02-91 Crossroads Community, Inc. / Millard Reed - Site Plan - John Plaskon, Executive Director for Crossroads Community has submitted an application requesting site plan approval for an office for their Child/Adolescent and Family Preservation staff at 956 Washington Avenue, north of Chestertown. The "CC" Crossroads Commercial is currently owned by Millard Reed. TAC reviewed the proposal and noted:

General Comments:

- Proposal okay
- Show sign location

#02-88RH Howard Gibson - Subdivision - Mr. Gibson wishes to subdivide his .733 acre parcel located on Bayside Avenue in Rock Hall, creating a 10,510 acre parcel. Property is zoned "R-1" and is in the Intense Development Area of the Chesapeake Bay Critical Area. TAC reviewed plat and noted:

General Comments:

- Meets the minimum density, area, and yard requirements
- Property is not a habitat protection area

Plat:

- Show floodplain elevations and boundaries

Submittals:

- Provide an environmental assessment of the property
- Submit calculations and plan to show a 10% reduction in pre-development pollution loadings as required for IDA properties.

#02-82RH Rock Hall Park Center / Happy Harry's - Subdivision (Final Plat) - Applicants wish to create a 1.68 acre parcel (Happy Harry's) from their 51 acre parcel located on Zeeman Road and Rock Hall Avenue. The property is zoned "MCI". Preliminary approval granted July 10, 2002 by the Rock Hall Planning Commission. TAC noted:

- Refer to previous TAC comments.

There being no further business, the meeting adjourned. The next TAC meeting will be Thursday, August 15, 2002 at 9:30 a.m., in the Second Floor Conference Room, at 400 High Street, Chestertown.

GWO/ec

cc Applicants  
Surveyors

## Kent County Technical Advisory Committee

County Government Center, 400 High Street, Chestertown, MD 21620

410-778-7475 FAX: 410-810-2932

email: [gowings@kentgov.org](mailto:gowings@kentgov.org); [camartin@kentgov.org](mailto:camartin@kentgov.org); or [bcarroll@kentgov.org](mailto:bcarroll@kentgov.org)

# MINUTES

The Kent County Technical Advisory Committee met on Thursday, August 1, 2002, with the following members in attendance: John Kling, Soil Conservation Service; Jim Wright, County Engineer; Gail Owings, Planning Director; and Carla Martin, Community Planner.

## APPLICATIONS AND PLATS REVIEWED

In addition to TAC comments, applicants are also referred to appropriate regulations and agencies.

#01-109 Petroleum Equipment, Inc. - Preliminary Site Plan – The owners have obtained Board of Appeals approval for a variance to place three 60,000 gallon tanks 45 feet from a residential district and gravel loading area 24 feet from a residential district. The property is located on Morgnec Road (Route 291) in the Fourth Election District. Having obtaining a variance, site plan review is now required. The property is zoned "I" Industrial. TAC reviewed the site plan and noted the following:

### Plat:

- Remove MDE from the list of agencies in "General Note #2"
- Under "Phase of Construction" on page 2, change MDE to Department of Planning and Zoning in #1 and #7.
- Under vegetative stabilization note #12 - change Department of Inspections and Permits to Department of Planning and Zoning.
- Add signature block on all pages.
- Chestertown is misspelled on developers certificate
- Need owners certification and dedication
- Add surveyor's signature and seal.

### General Comments:

- Refer to previous TAC Minutes and address any previous comments that have not been addressed.
- Need stormwater and sediment control plan

#02-92 Conrad Langenfelder / James Creveling - Major Subdivision (Lots 5 & 6) - The applicants wish to subdivide their 60.195 acre parcel creating Lot 6, 20.195 acres; Lot 5 40.0 acres. The property is zoned AZD and is located on Browntown Road and Morgnec Road in Second Election District. TAC noted:

### Plat:

- List previous subdivisions
- Add surveyor's seal and signature

### Submittals:

- Submit stormwater.
- Forest conservation forms

### General Comments:

- Refer to State Highway Adm for their comments

A-B - S25° 20' W - 100

B-C S77° 30' E - 100

Intersect { S77° 30' E 97.78  
                   C  
                   N12° 30' E 97.50  
                   D

10 510  
 8667 sq. ft.  
 -----  
 1843

Need 1843

~~AT~~

77.78  
 37.81  
 -----  
 115.59

S77° 30' E - 115.59  
 S33° 41' 30" W - 104.57  
 N77° 30' W - 100  
 N25° 20' E - 100

10,510 sq. ft.

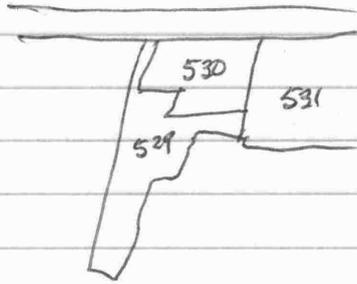
10 004  
 21 947  
 -----

10 510

245.92  
 115.59  
 -----  
 130.33    ±    115.59

MAP 500

June 2002



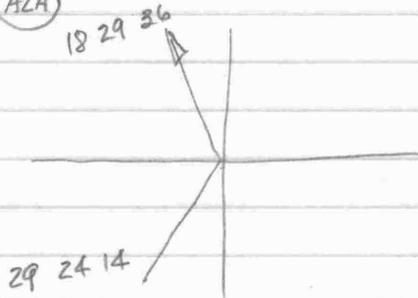
530 Howard E. Gibson      4080 Ellendale Farm Dr.

531 R. Benson Duvall

529 Peloris - now Co. Comm.

50 21 31  
 0 04 46  
 50 16 45

(A2A)

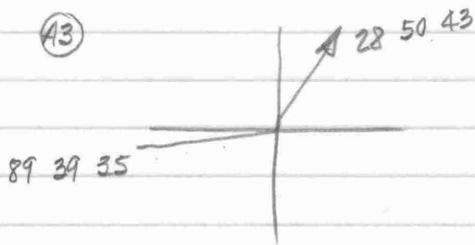


A2A-A2-X14

L132°06'10" - 54.81  
 54.69  
 0.12

55.14  
 54.81  
 0.33

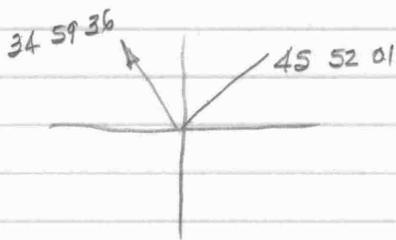
(A3)



A3-A2-X16

L119°11'08" - 10.26  
 10.12  
 0.14

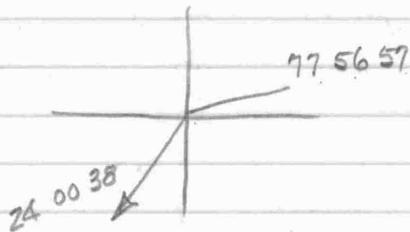
(A4)



A4-A2-X13

R80°51'37" - 19.75  
 18.68  
 1.07

(A5)

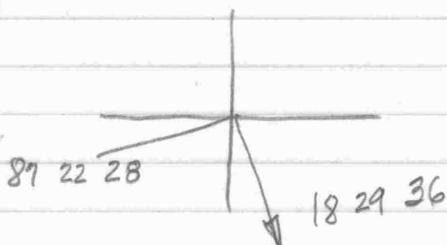


A5-A4-X12

L126°03'04" - 10.78

buried c.m.  
 15' ⊕ rd

(A2)



A2-A2A-X11

R105°52'04" - 16.60

N.E.C  
 19.0' ⊕ rd

May 19, 1999

Carol Gibson

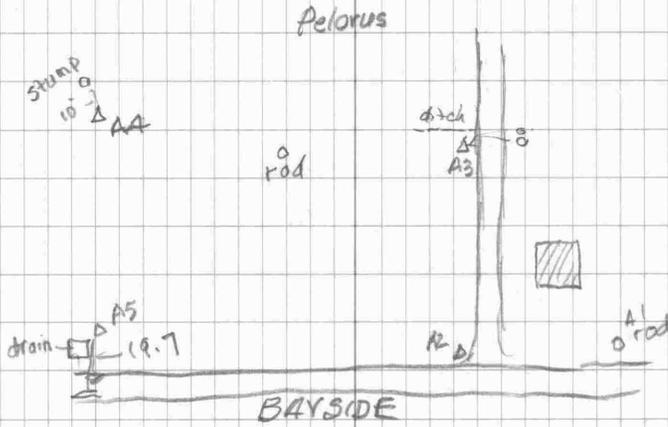
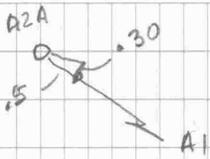
4080 Ellendale Farm Drive

Rock Hall

Parcel 530 in Rock Hall

Howard Gibson  
Bayside Ave.  
Rock Hill

May 28, 1999



NATIONAL PRINTING

NO. 446





MAP 500



528-1 - Pelorus Marina Inc, EHP 265/447 - Parcel 3 Plat EHP2/279  
 -2 J. Daniel Elburn " " 437  
 3 " "

✓ 530 - Howard E. & Carol A. Gibson MLM 132/588

531-1 R. Benson Duvall WHG 60/157

531-2 " " " 62/566

529 Pelorus Marina - EHP 234/15

Gibson - MLM 133/588

Begin CM at cor. Pelorus at SW side Bayside (50')

w/ed 57°03'E - 245.92 to C.M. and Duvall

w/s to Co. Comm - 52°02'15"W - 153.19

Pelorus Parcel 2 starts here  
 w/ Duvall & Co. Comm.  
 52°02'15"W - 149.90 to  
 MHW

w/ Pelorus N 77°30'W - 152.03'

N 28°25'E - 54.60 to C.M.

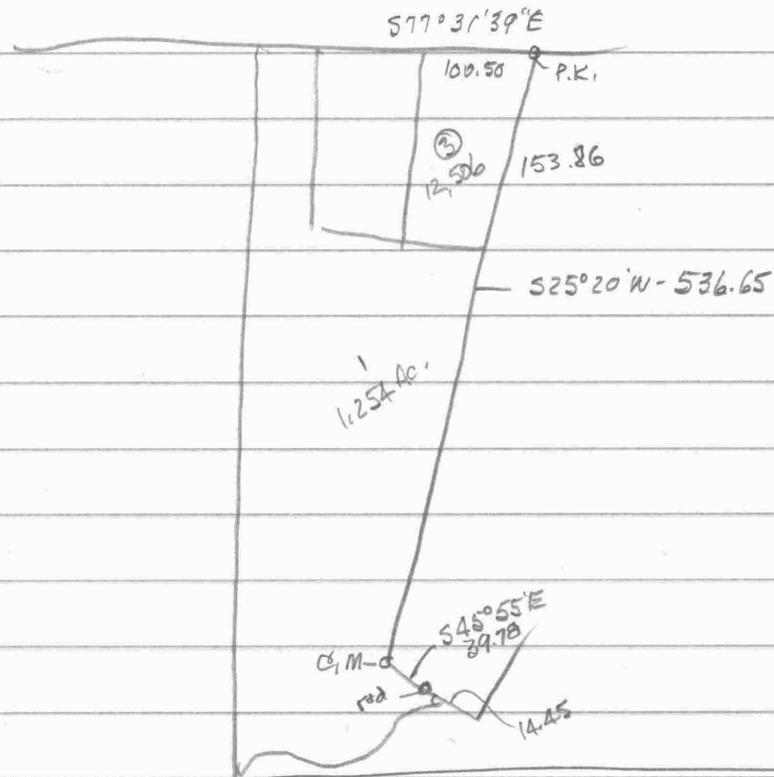
N 77°30'W - 100' to I.P.

N 25°20'E - 100 to Legu

0.738 Ac.

Pelorus - EHP 265/437

See plat EHP 2/279



Pelorus - EHP 234/15

Begin P.K. on line between Crouch and Bullard on S side  
Bayside Ave.

w/ Bay side 577° 30' E - 15.00 to I.P.

S 25° 20' W - 100 to I.P.

577° 30' E - 100 to C.M.

S 28° 25' W - 228.00 to nail at end of bulkhead

w/ bulk ----

N 45° 55' W - 61.82 to I.P.

N 25° 20' E - 536.70 to begin

Parcel 2  
Parcel 3 goes  
around Gibson

CW 0° 27' 50"

CW 0° 23'

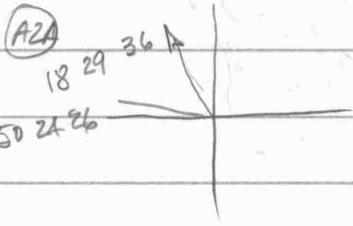
S 77° 31' 39" E - (11) S 77° 08' 38" E S 77° 03' 48" E

S 77° 30" E S 77° 07" E S 77° 02' 10" E

S 25° 20' W - S 25° 43' W S 25° 47' 50" W

S 28° 25' W S 28° 48' W ~~S 28° 15' 50" W~~ S 28° 52' 50" W

S 24° 12' 15" W S 24° 35' 15" W S 24° 46' 04" W



A2A-AZ-X5

L 31° 54' 49" - 0.45

Duvall WH660/157

described with  $\pm$  distances

Duvall - WH662/566 -

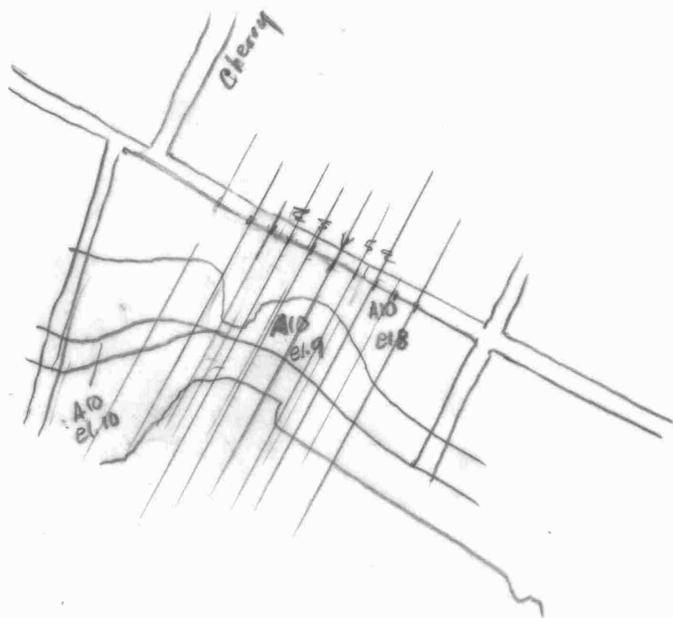
described  $\pm$  distances



	A1	A2	S 79° 00' E	131.57			5000	5000
			L 72° 09' 10"				✓ 4974.90	5129.15
	A2	A3	S 28° 50' 43" W	103.59			- 4884.16	5079.17
			L 119° 29' 30"					
	A2	A2A	S 18° 29' 36" E	119.46			✓ 4861.61	5167.04
			L 135° 59' 30"					
	A2	AA	S 34° 59' 36" E	254.09			✓ 4766.75	5274.87
			L 128° 23' 50"					
	A4	AAA	S 21° 36' 28" W	104.71			✓ 4669.40	5236.31
			R 59° 00' 20"					
	AA	AS	N 24° 00' 38" E	164.18			✓ 4916.72	5341.68
D	A1	A2A	S 50° 21' 31" E	216.92				
	A	B	S 77° 31' 39" E	100.50				
	B	C	S 77° 30" E	15				
	C	D	S 25° 20' W	100				
	D	E	S 77° 30" E	100				
							4863.02	5167.61
D	A	E	S 50° 44' 33" E	216.46				
	A1	X1	S 77° 08' 38" E	100.50				
	X1	X2	S 77° 07" E	15			4974.29	5112.60
	X2	X3	S 77° 07" E	245.92			4919.46	5352.33
D	X3	AAA	S 24° 53' 23" W	275.66	(S 24° 35' 15" W)			
					(AS)			
D	X2	AS	S 75° 53' 35" E	236.20				
D	AS	X3	N 75° 34' 14" E	11.00				
D	A1	AS	S 76° 18' 07" E	351.68				
	X2	X4	S 25° 43' W	100			4884.20	5069.21
D	X4	A2A	S 76° 59' 52" E	100.40				
	X4	X5	S 77° 07" E	100			4861.90	5166.69
D	A2A	X5	N 50° 24' 26" W	0.45				

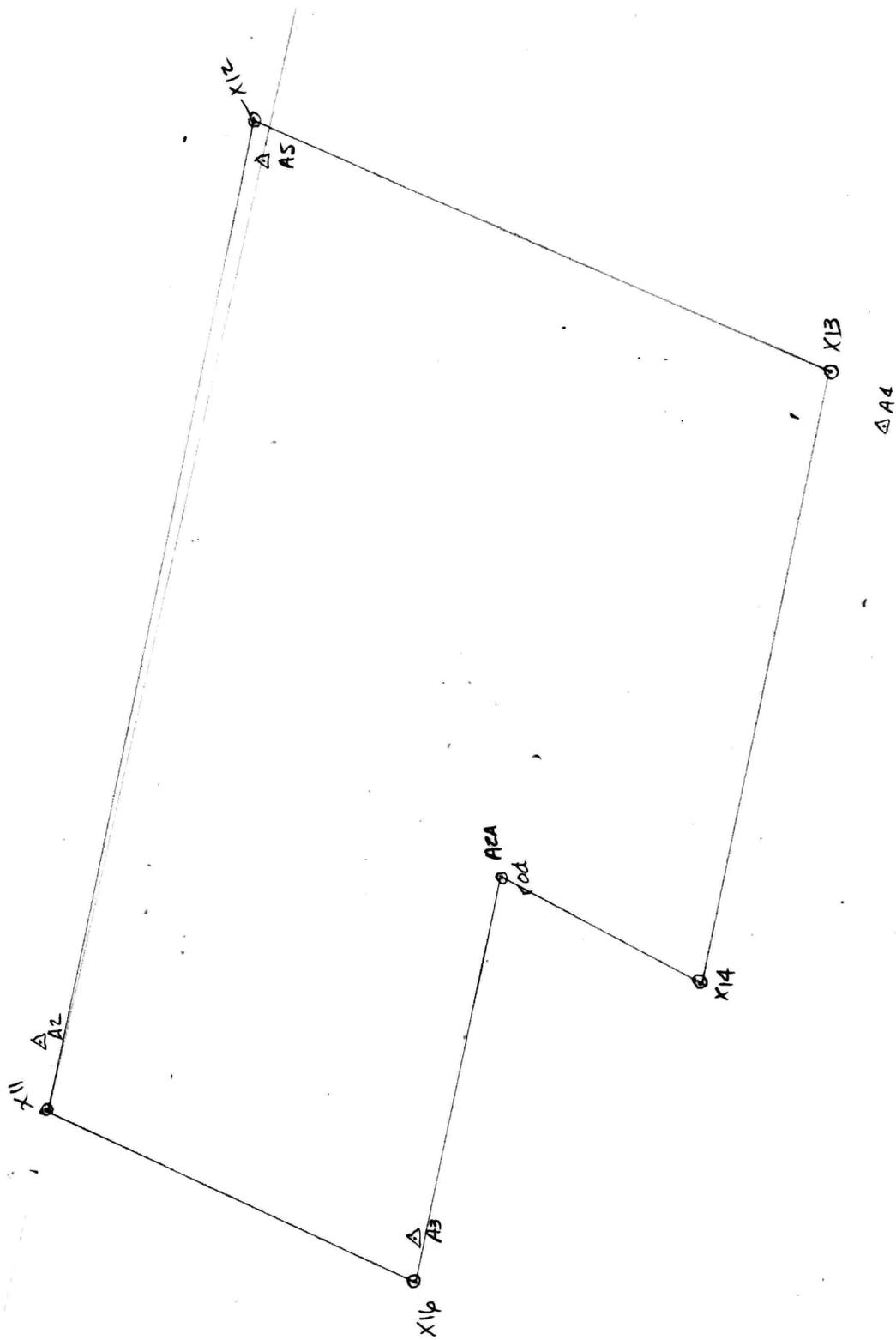
Shift dead

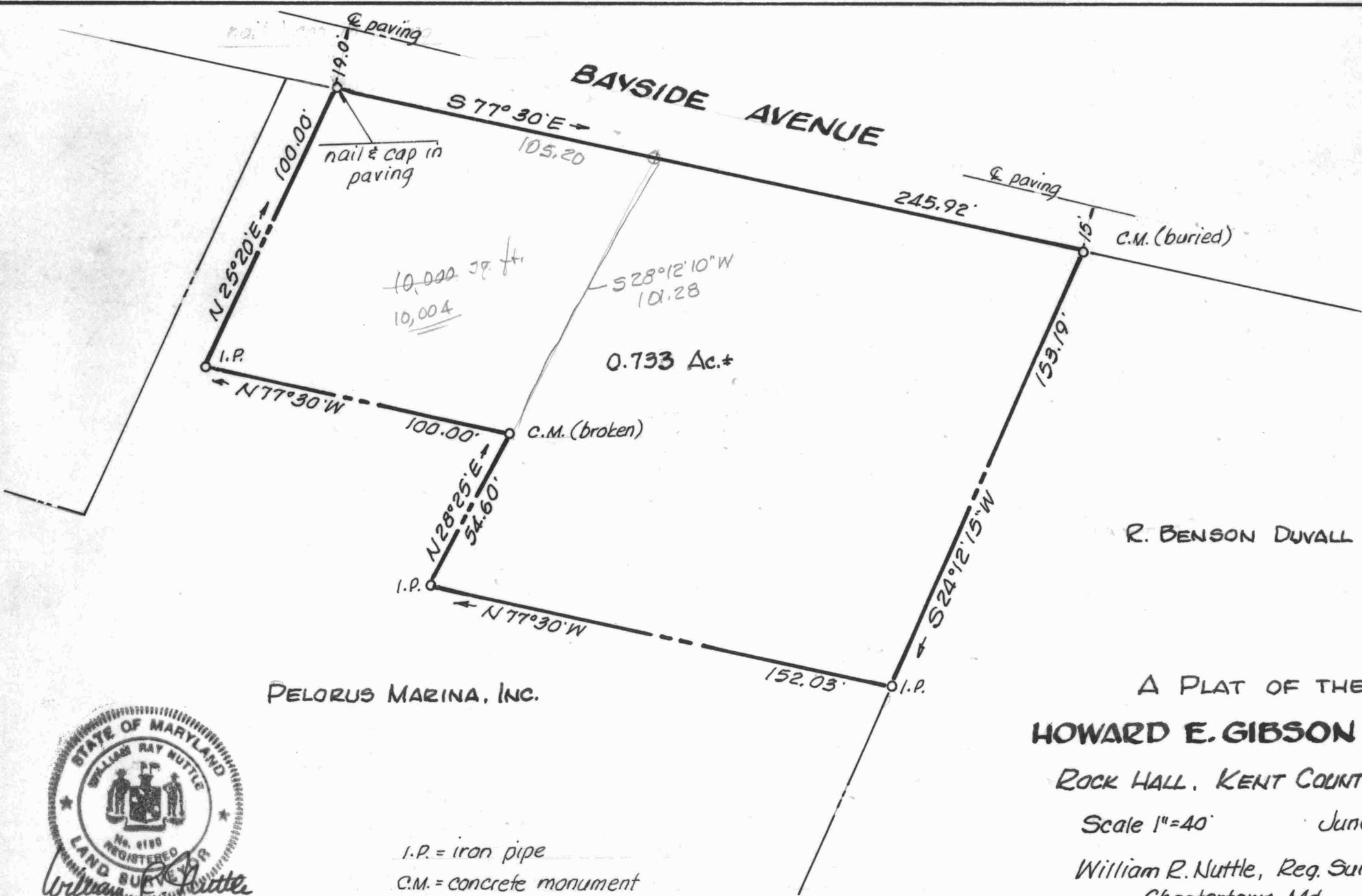
CW 0223  
0° 27' 50"



200  
220  
240

A1  
rod





R. BENSON DUVALL

PELORUS MARINA, INC.

A PLAT OF THE  
**HOWARD E. GIBSON LANDS**

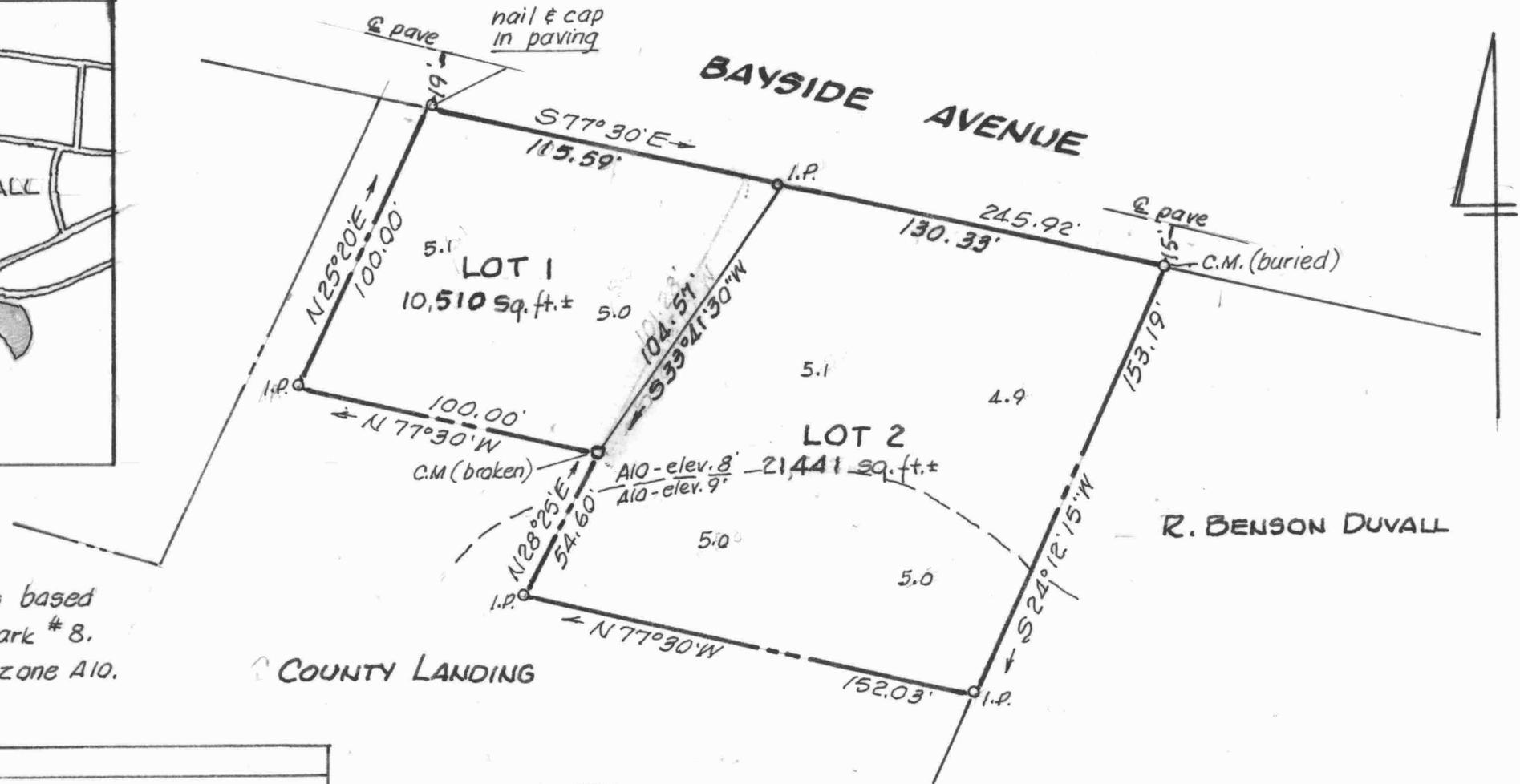
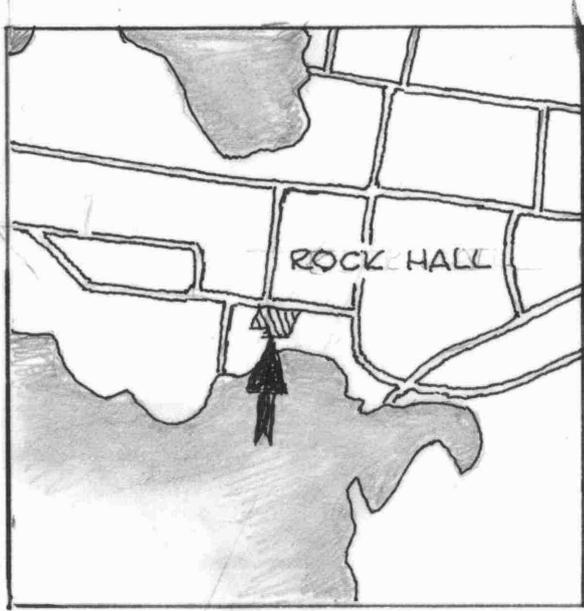
ROCK HALL, KENT COUNTY, MD.

Scale 1"=40' June 1999.

William R. Nuttle, Reg. Surveyor  
Chestertown, Md.



I.P. = iron pipe  
C.M. = concrete monument



Note: Spot elevations based upon Rock Hall benchmark # 8. Both lots are in flood zone A10.

COUNTY LANDING

R. BENSON DUVALL

APPROVED BY:

\_\_\_\_\_  
Chairman, Planning Comm.

\_\_\_\_\_  
Kent County Health Officer

\_\_\_\_\_  
Rock Hall Utilities Comm.

\_\_\_\_\_



I.P. = iron pipe  
C.M. = concrete monument

MINOR SUBDIVISION PLAT  
**HOWARD E. GIBSON LANDS**

Rock Hall, Kent County, Md.

Scale 1"=50' June 2002.

William R. Nuttle, Reg. Surveyor  
Chestertown, Md.