

**MINOR SUBDIVISION**  
 OF THE LANDS OF  
**MUMFORD COUSINS PARTNERSHIP NO. 1**  
 TAX MAP 10, PART OF PARCEL 68  
 BEING THAT PART WHICH LIES ON THE  
 NORTHERLY SIDE OF MUMFORD ROAD  
 FIFTH TAX DISTRICT  
 WORCESTER COUNTY, MARYLAND

**WORCESTER COUNTY PLANNING AND ZONING 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, buildability or safety of any proposed use, and shall create no liability upon the County, its officials or 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 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.

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.

*Bob C. Clift* 6/14/10  
 WORCESTER COUNTY PLANNING COMMISSION DATE

**FOREST CONSERVATION LAW STATEMENT**

THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. 08-32. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING. A PERPETUAL PROTECTIVE AGREEMENT- DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND, WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.

**FOREST CONSERVATION COMPUTATIONS**

ZONED AGRICULTURAL  
 TOTAL TRACT AREA = 27.24 AC.±  
 EXISTING FOREST = 0.0 AC.±  
 AFFORESTATION/REFORESTATION REQUIRED = 5.45 AC.±  
 AFFORESTATION/REFORESTATION PROVIDED = 5.45 AC.±

**CONSTRUCTION PLAN/PROCEDURES**

1. FOREST PROTECTION SIGNS TO BE PLACED AS SHOWN HEREON
2. PERPETUAL PROTECTIVE AGREEMENT AND SHORT TERM MANAGEMENT AGREEMENT TO BE RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY.
3. RECORDATION OF SUBDIVISION PLAT
4. AFFORESTATION AREAS AS SHOWN HEREON TO BE PLANTED WITH SEEDLINGS AND FORESTRY SIGNAGE TO BE INSTALLED DURING SPRING OF 2010.
5. SEEDLINGS TO BE A MIXTURE OF NATIVE TREES OF WORCESTER COUNTY PURCHASED FROM THE MARYLAND STATE FOREST TREE NURSERY.

**CARE AND MAINTENANCE**

1. SEEDLINGS TO BE PLANTED AT A RATE OF 700 PER ACRE.
2. WATERING TO BE PROVIDED BY TRACTOR AND TANK WHEN NECESSARY.
3. SURVIVABILITY REQUIREMENT AT END OF SECOND GROWING SEASON = 55%.
4. SHORT TERM MANAGEMENT AGREEMENT TO COMMENCE AT TIME OF PLANTING.

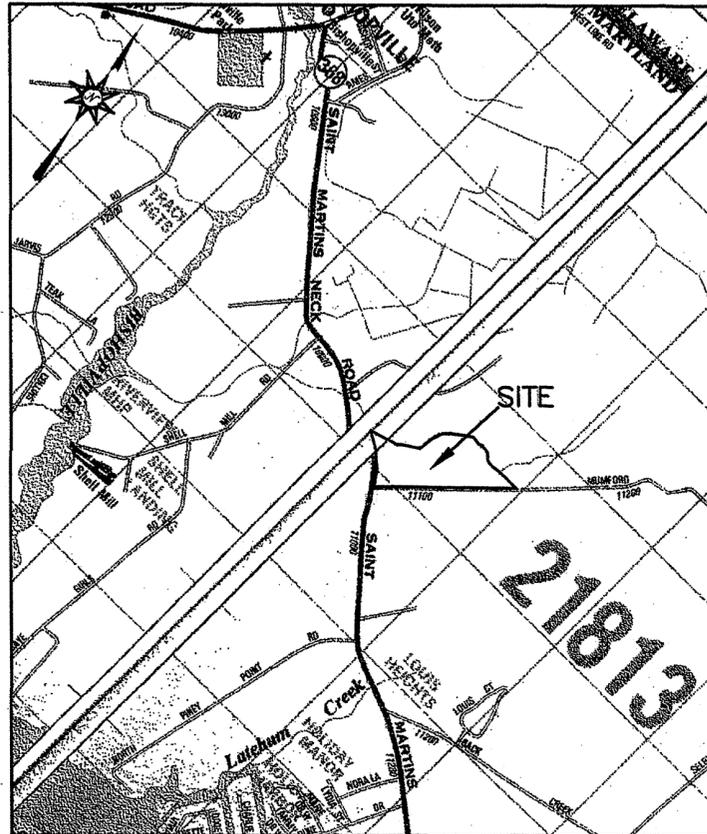
**COST AND BOND AMOUNTS**

1. SEEDLINGS (3,815) AT \$0.40 = \$1,526  
 (NOTE: \$0.40 REPRESENTS THE PRICE PER SEEDLING  
 33.33% TO BE LOBLOLLY PINES (PINUS TAEDA)  
 33.33% TO BE PIN OAK (QUERCUS PALUSTRIS)  
 33.33% TO BE EASTERN RED CEDAR (JUNIPERUS VIRGINIANA)
2. PLANTING LABOR = \$1000.00
3. WATERING COSTS (2 SEASONS) = \$526.00
4. SIGN COST WITH INSTALLATION (9) = \$275.00
5. CONSULTANT MONITORING AND INSPECTIONS = \$600.00

TOTAL = \$3,927.00  
 BOND (200%) = \$7,854.00

FOREST CONSERVATION PLAN PREPARED BY QUALIFIED PROFESSIONAL

*Madison J. Bunting, Jr.*  
 MADISON J. BUNTING, JR.



VICINITY MAP (N.T.S.)

**GENERAL NOTES:**

1. OWNER/DEVELOPER  
 MUMFORD COUSINS PARTNERSHIP NO. 1  
 P.O. BOX 428  
 SELBYVILLE, DELAWARE 19975
2. TAX MAP 10, P/O PARCEL 68
3. DEED REFERENCE: R.H.O. 2216/225
4. PLAT REFERENCE: R.H.O. 140/54
5. EXISTING ZONING A-1  
 ZONING SETBACKS: FRONT = 50' MEASURED FROM THE PROPERTY LINE ON A COLLECTOR HIGHWAY (SAINT MARTINS NECK ROAD) AND 60' MEASURED FROM THE CENTERLINE OF THE ROAD RIGHT-OF-WAY (MUMFORD ROAD).  
 SIDES = 20'  
 REAR = 50'  
 ACCESSORY STRUCTURES REAR YARD SETBACK = 6'
6. TOTAL AREA OF AGRICULTURAL PARCEL 68 LYING ON THE NORTHERLY SIDE OF MUMFORD ROAD = 27.24 AC.
7. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 240083 0025 A, DATED FEBRUARY 15, 1979, THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE C.
8. COORDINATE SYSTEM AND ELEVATIONS ARE BASED ON ASSUMED DATUM (UNLESS OTHERWISE NOTED)
9. THIS SUBDIVISION LIES WITHIN SUB-WATERSHED 2130103 (ISLE OF WIGHT BAY DRAINAGE)
10. THIS SUBDIVISION IS NOT IN THE ATLANTIC COASTAL BAYS CRITICAL AREA.
11. THE PURPOSE OF THIS PLAT IS TO CONVERT THAT PART OF AGRICULTURAL PARCEL 68 LYING ON THE NORTHERLY SIDE OF MUMFORD ROAD INTO FOUR RESIDENTIAL LOTS.
12. A 200' AGRICULTURAL SETBACK HAS BEEN APPLIED TO LOTS 2 AND 3 FROM THE MANURE SHED AND POULTRY HOUSES LOCATED ON TAX MAP 9, PARCEL 254.
13. THERE ARE NO TAX DITCHES LOCATED ON SUBJECT PARCEL.
14. THERE ARE NO STRUCTURES LOCATED WITHIN 50' OF THE NEW LOT LINES.

**ENVIRONMENTAL PROGRAMS**

Lots 1 and 4 are 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 DESIGN 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, rights 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.

Lots 2 and 3 are approved for Interim Individual water supply and sewage systems in accordance with the County Comprehensive Water and Sewer Plan. (For each dwelling unit, a minimum of 10,000 sq. ft., exclusive of buildings, easements, right of ways, and other permanent or physical objects, and shall be provided for the subsurface disposal of sewage.) The applicant or any future owner must discontinue use of these individual systems and connect to the community system when available. Soil evaluations were completed based on existing elevations. Any alterations of elevation or changes in grade are prohibited without prior approval of this office.

6/11/10 *Robert Mitchell R.S.*  
 DATE APPROVING AUTHORITY - WORCESTER COUNTY

**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 (1981) as far as they relate to the making of this plat and the setting of markers have been complied with.

The following streets, roads, widening strips, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County. A 10' wide strip across the front of LOT #'s 1,2, 3,&4 and the adjoining roadways are offered in dedication for the future widening of MUMFORD ROAD. 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

*John L. Meador* 5-16-10  
 MUMFORD COUSINS PARTNERSHIP NO. 1 DATE  
 P.O. BOX 428  
 SELBYVILLE, DELAWARE 19975

**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 (1981) 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.

*Madison J. Bunting, Jr.* PRES. 7/01/2009  
 MADISON J. BUNTING, JR. - PRESIDENT DATE  
 MADISON J. BUNTING, JR. SURVEYOR INC. - LICENSE NO. 20020



SHEET 1 OF 2

MADISON J. BUNTING, JR.  
 SURVEYOR, INC.  
 11616 BACK CREEK ROAD  
 BISHOPVILLE, MARYLAND 21813  
 (410)352-3005 - FAX 352-3014

SCALE:	N/A	DATE:	10/01/2008
DRAWN BY:	G.P.W.6	JOB NO.:	4856EPL

HSA SSU 1257 B427-1

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