

VICINITY MAP - NOT TO SCALE

FOREST CONSERVATION TABLE

TOTAL TRACT AREA	= 66.96 ACRES
AREA OF TIDAL WETLANDS AND EXISTING WATER BODIES	= 0.40 ACRES
AREA TO REMAIN IN AGRICULTURAL PRODUCTION	= 0.00 ACRES
NET TRACT AREA	= 66.56 ACRES
ZONING DISTRICT: <u>A1, AGRICULTURAL DISTRICT</u>	
AFFORESTATION THRESHOLD / ACRES % 20	= 13.31 ACRES
CONSERVATION THRESHOLD / ACRES % 50	= 33.28 ACRES
EXISTING FOREST COVER	= 61.95 ACRES
AREA OF FOREST ABOVE CONSERVATION THRESHOLD	= 28.67 ACRES
BREAK EVEN POINT (AMOUNT OF FOREST TO RETAIN WITH NO MITIGATION)	= 39.01 ACRES
CLEARING PERMITTED WITH NO MITIGATION	= 22.94 ACRES
TOTAL AREA OF FOREST TO BE CLEARED/NOT PROTECTED	= 22.77 ACRES
TOTAL AREA OF FOREST TO BE RETAINED/PROTECTED	= 39.18 ACRES
REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	= 0.00 ACRES
REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	= 0.00 ACRES
CREDIT FOR REFORESTATION ABOVE THE CONSERVATION THRESHOLD	= 0.00 ACRES
TOTAL REFORESTATION REQUIRED	= 0.00 ACRES
TOTAL AFFORESTATION REQUIRED	= 0.00 ACRES
TOTAL AFFORESTATION / REFORESTATION REQUIRED	= 0.00 ACRES

S.R.A. COORDINATES

1	N 7401.3275	E 4717.9122
2	N 7381.0680	E 4522.0062
3	N 7450.3040	E 4707.8473
4	N 7410.0445	E 4511.9413

LINE TABLE

LINE	BEARING	LENGTH
L1	N 35°34'56" E	35.80
L2	N 52°37'59" E	74.50
L3	N 42°37'59" E	293.83
L4	N 40°08'02" E	182.10
L5	N 45°50'51" E	57.48
L6	S 63°22'23" E	196.80
L7	S 64°49'07" E	468.41
L8	S 64°38'39" E	365.74
L9	S 00°33'23" W	138.41
L10	S 06°50'24" E	93.25
L11	S 02°37'48" E	54.49
L12	S 01°35'35" E	83.10
L13	S 27°57'46" E	12.78
L14	S 41°01'11" E	28.83
L15	S 20°28'08" E	37.31
L16	S 07°08'02" E	86.44
L17	S 02°15'56" E	187.45

F.C.E. AREA 1 LINE TABLE

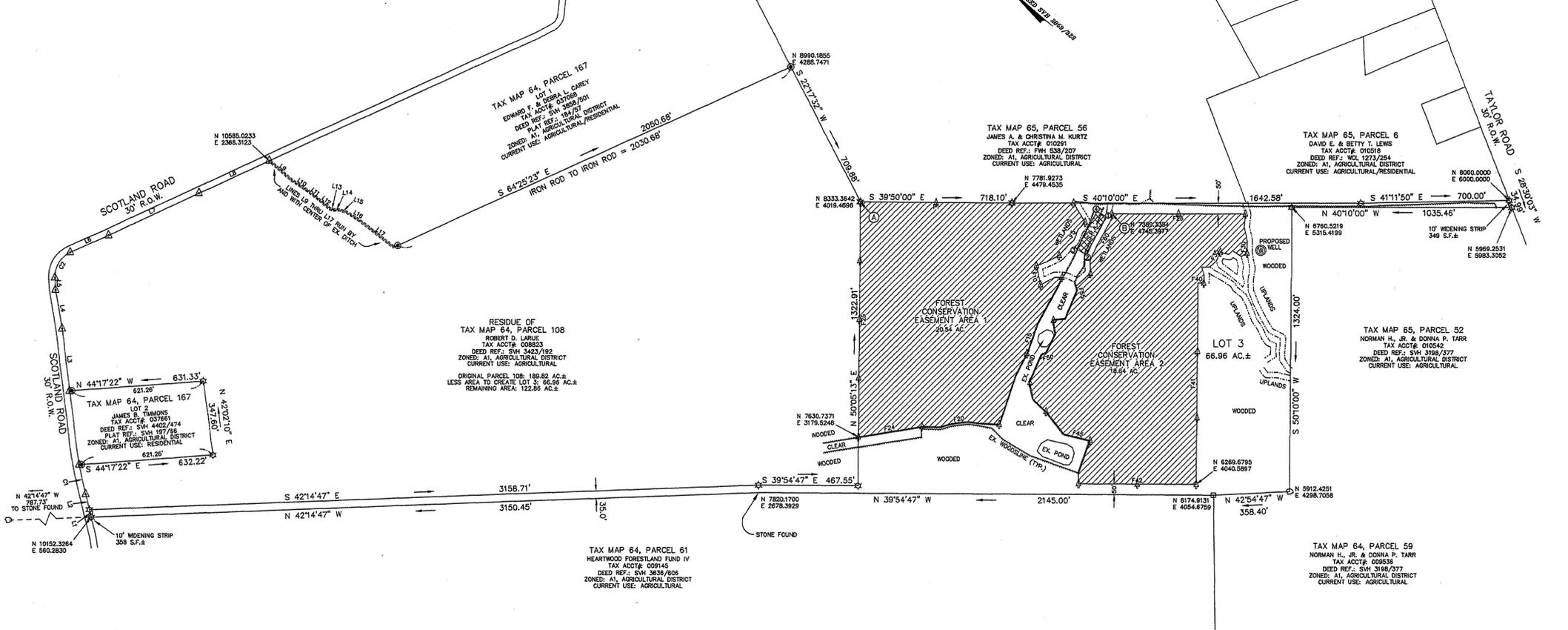
LINE	BEARING	LENGTH
F1	S 39°50'00" E	718.10
F2	S 40°10'00" E	290.21
F3	S 18°38'59" W	105.25
F4	N 85°52'24" W	48.40
F5	S 72°15'57" W	54.80
F6	N 79°56'18" W	28.86
F7	N 87°42'24" W	67.71
F8	N 67°13'57" W	138.41
F9	N 61°22'00" W	50.95
F10	S 36°31'14" W	91.54
F11	S 68°42'15" E	73.42
F12	S 40°03'59" E	34.78
F13	S 73°42'38" W	43.43
F14	N 39°49'45" W	28.00
F15	S 62°33'03" W	145.29
F16	S 77°22'22" W	118.47
F17	S 68°22'35" W	237.75
F18	N 38°18'03" W	99.79
F19	N 33°39'19" W	48.09
F20	N 46°55'30" W	81.29
F21	N 58°08'28" W	51.84
F22	N 39°09'24" W	33.40
F23	N 38°30'45" W	53.55
F24	N 49°22'28" W	304.51
F25	N 50°05'13" E	1085.08

F.C.E. AREA 2 LINE TABLE

LINE	BEARING	LENGTH
F26	S 40°10'00" E	630.56
F27	S 34°30'22" W	1.95
F28	S 56°23'00" W	58.00
F29	S 37°40'03" W	65.78
F30	S 50°42'26" W	58.12
F31	N 69°38'36" W	31.97
F32	N 08°42'25" W	48.03
F33	N 87°17'16" W	24.85
F34	N 24°19'20" W	41.78
F35	S 74°16'59" W	45.18
F36	N 82°02'42" W	41.02
F37	N 42°53'48" W	39.47
F38	S 32°24'37" W	39.18
F39	S 50°05'26" W	37.14
F40	N 39°49'45" W	28.00
F41	S 50°10'15" W	938.64
F42	N 39°54'47" W	555.30
F43	N 50°05'13" E	45.86
F44	N 69°24'24" E	165.06
F45	N 26°26'18" W	127.83
F46	N 11°04'19" E	134.70
F47	N 03°15'17" E	82.84
F48	N 39°22'53" E	78.13
F49	N 73°14'07" E	142.33
F50	S 54°30'42" E	19.45
F51	N 75°44'29" E	100.76
F52	N 40°45'29" E	65.76
F53	S 43°56'04" E	56.18
F54	N 72°46'10" E	145.78
F55	N 34°58'18" E	21.16
F56	S 21°17'59" E	88.02
F57	N 47°58'57" E	57.98
F58	N 74°11'45" E	40.30
F59	N 75°08'56" E	47.19
F60	N 80°04'56" E	76.61
F61	N 79°46'10" E	52.59
F62	N 55°52'57" E	29.42

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT DELTA	BEARING	CHORD	
C1	140.00	1985.00	70.03	47°02'28"	S37°36'10"W	139.97
C2	147.19	120.00	84.46	70°16'47"	S80°59'14"W	138.14

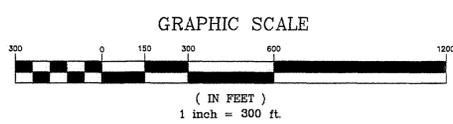


- General Notes:**
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 108 TO CREATE A 66.96 ACRE BUILDABLE LOT AND LEAVING A RESIDUE OF 122.86 ACRES.
 - TAX MAP 64, PARCEL 108
 - OWNER: ROBERT D. LARUE
 - DEED REFERENCE: SVH 3198/377
 - TOTAL TRACT AREA = 189.82 AC.±
 - BUILDING ENVELOPES ARE GREATER THAN 2,500 S.F. ON ALL LOTS CREATED BY THIS PLAT
 - EXISTING ZONING: A1, AGRICULTURAL DISTRICT
 - ZONING SETBACKS: FRONT: 35' OR 60' FROM CENTERLINE OF ROAD R.O.W. SIDES: 20', REAR: 50'
 - CURRENT USE: AGRICULTURAL
 - BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083 0175 C, DATED JUNE 16, 1992, THIS SUBDIVISION IS LOCATED IN ZONE C.
 - THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200 FEET OF THE NEW PROPERTY LINES.
 - THERE ARE NO STRUCTURES WITHIN 50 FEET OF THE NEW PROPERTY LINES.
 - THERE ARE DITCHES THAT ARE PART OF A PUBLIC DRAINAGE ASSOCIATION WITHIN THIS SUBDIVISION.
 - COORDINATES AS SHOWN HEREON ARE IN AN ASSUMED DATUM.
 - This subdivision is subject to a State of Maryland Department of the Environment Water Management Administration Letter of Authorization numbered 201160290/11-NT-2022, effective date March 15, 2011, Expiration Date March 15, 2014. The purpose of this is to temporarily impact 2763 square feet of nontidal wetland (2173 emergent and 590 forested) and 558 square feet of nontidal wetland buffer for the installation of a utility line to transport wastewater for a proposed dwelling.

- DENOTES NON-TIDAL WETLANDS LINE
- DENOTES 25' N.T.W. BUFFER
- DENOTES CONC. MON. FOUND
- DENOTES CONC. MON. FOUND
- ⊙ DENOTES IRON ROD FOUND
- ⊛ DENOTES IRON ROD SET
- △ DENOTES UNMARKED POINT
- ▲ DENOTES FOREST CONSERVATION EASEMENT SIGN (32)
- ▨ DENOTES FOREST CONSERVATION EASEMENT (20.54 AC. + 18.64 AC. = 39.18 AC.)

FOREST CONSERVATION LAW STATEMENT

THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. 11-03. 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 PLANNING, PERMITS, AND INSPECTIONS. 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.



WORCESTER COUNTY 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 SPECIAL 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, 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.

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.

APPROVING AUTHORITY: *Frank G. Lynch, Jr.* DATE: 4/7/2011
 WORCESTER COUNTY PLANNING COMMISSION

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 3-10B 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: A 10' WIDENING STRIP ALONG TAYLOR ROAD (349 S.F.) & A 10' WIDENING STRIP ALONG SCOTLAND ROAD (358 S.F.) 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.

Robert D. Larue by *Shawn L. Coats A/E/C* 4-5-11
 OWNER: ROBERT D. LARUE
 1329 SYCAMORE MILLS RD.
 GLEN MILLS, PA 19342

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE REQUIREMENTS OF SECTION 3-10B 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.

APPROVING AUTHORITY: *Frank G. Lynch, Jr.* DATE: 3-28-2011
 FRANK G. LYNCH, JR.
 REG # 10782

#	REVISION	DATE	CHKD
1	REVISE PER COMMENT LETTER FROM DIANE BAUDRAU DATED 2-14-11.	2-18-11	
2	REVISE PER COMMENT LETTER FROM RITA CAMPBELL DATED 2-16-11.	2-18-11	
3	REDUCE NUMBER OF FOREST SIGNS	3-10-11	
4	LETTER OF AUTHORIZATION DATA AS GENERAL NOTE 15	3-24-11	

TITLE: TAX MAP 64, PARCEL 108 SECOND TAX DISTRICT, WORCESTER COUNTY, MARYLAND

MINOR SUBDIVISION OF THE LANDS OF ROBERT D. LARUE



Frank G. Lynch, Jr. & Associates, Inc.
 SURVEYING & LAND PLANNING
 10585 RACETRACK ROAD · BERLIN, MARYLAND 21811
 (410) 641-5353 · 641-5773

DESIGNED BY: N/A SURVEYED BY: RT/FLS FILE NO.: 10813-11
 DRAWN BY: B. OVERHOLT DATE: 1-28-11
 CHECKED BY: FRANK G. LYNCH SCALE: 1"=300' SHEET 1 OF 1

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