

02/08/2012

NOTES

1. THIS SITE IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SITE IS SUBJECT TO FOREST CONSERVATION PLAN No. 10-19 AND 11-15. THIS SITE HAS BEEN SUBJECT TO A REGULATED ACTIVITY UNDER THE WORCESTER COUNTY FOREST CONSERVATION LAW. AN ON-SITE AND OFF-SITE FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF DEVELOPMENT, REVIEW, & PERMITTING. PLATS DEPICTING THE APPROVED ON-SITE AND OFF-SITE FOREST CONSERVATION EASEMENT AREA, AND PERPETUAL PROTECTIVE AGREEMENTS, DEEDS OF FOREST CONSERVATION EASEMENTS, WORCESTER COUNTY, MARYLAND, SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.
2. THE PURPOSE OF THIS PLAT IS TO ELIMINATE AND ABANDON THE LOT LINES OF LOT 1, WHICH WERE CREATED BY A SUBDIVISION PLAT AND APPROVED AND RECORDED ON OCTOBER 18, 2010 IN PLAT BOOK 235 FOLIO 1.
3. LOT 1 SHALL BE INCORPORATED AND MADE A PART OF THE ORIGINAL PARCEL, AND SHALL NO LONGER EXIST AS A SEPARATE LOT. BY ELIMINATING LOT 1 AND COMBINING IT WITH THE ORIGINAL PARCEL, THE FOREST CONSERVATION EASEMENT ASSOCIATED WITH LOT 1 CAN ALSO BE ABANDONED. ONCE SAID EASEMENT IS ABANDONED, THE PROPOSED SEWAGE RESERVE AREA CAN BE EXPANDED AS SHOWN ON THIS PLAT.
4. SINCE THE PROPERTY OWNERS INTEND ON CONSTRUCTING A SINGLE FAMILY DWELLING ON THIS PROPERTY, AND THE PARCEL IS ZONED A-1, THE FOREST CONSERVATION REQUIREMENTS SHALL BE BASED UPON THE PROPOSED NEW LIMITS OF DISTURBANCE (L.O.D.), RATHER THAN TOTAL TRACT AREA. THE TOTAL L.O.D. IS 2.18 ACES, AND THE AMOUNT OF PROPOSED CLEARING WITHIN THAT L.O.D. IS 1.81 ACES. SINCE THE AMOUNT OF PROPOSED CLEARING EXCEEDS 20,000 SQ.FT. THE PROPERTY OWNER IS REQUIRED TO OBTAIN COMPLIANCE WITH THE FOREST CONSERVATION LAW.
5. BASED ON FOREST CONSERVATION WORKSHEET CALCULATIONS, THE AMOUNT OF REFORESTATION REQUIRED IS 2.36 ACES. A 6.00 AC. FOREST RETENTION AREA IS BEING ESTABLISHED BY VIRTUE OF THIS PLAT. SINCE THE PREVIOUS OWNER OF THIS PROPERTY OBTAINED 2.34 ACES OF OFFSITE FOREST CONSERVATION MITIGATION WHEN LOT 1 WAS CREATED, THAT CREDIT SHALL BE APPLIED TO THIS NEW CONSTRUCTION ACTIVITY. UPON APPROVAL OF THE LOT 1 SUBDIVISION IN 2010, A 50% CREDIT OF 1.17 ACES WAS OBTAINED FROM THE MITIGATION AREA MP-06-04. THEREFORE, AFTER DEDUCTING SAID CREDIT, 1.17 ACES, THE REMAINING AMOUNT OF REFORESTATION/AFFORESTATION REQUIRED IS 1.19 ACES.
6. SINCE THE 6.00 AC. FOREST CONSERVATION EASEMENT (AS SHOWN HEREON) IS LOCATED OUTSIDE THE L.O.D., IT IS CONSIDERED OFF-SITE AND THE AMOUNT OF REFORESTATION NEEDED TO MEET THE REQUIREMENTS IS CALCULATED AT A 2:1 RATIO; 2 x 1.19 EQUALS 2.38 ACES. BY SETTING ASIDE 6.00 ACES OF EXISTING FOREST, THERE IS AN EXCESS AREA OF 3.62 ACES AVAILABLE FOR ANY FUTURE ACTIVITIES SUBJECT TO FOREST CONSERVATION LAW.
7. "PUSEY BRANCH" ALIGNMENT INFORMATION OBTAINED FROM FIELD MEASUREMENTS TAKEN BY BOUNDS LAND SURVEY LLC, AND BY SCALING AN AERIAL PHOTOGRAPH DATED FEBRUARY 1, 2008.
8. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A PLAT FOUND AT S.V.H. 220-75, BY TIDEWATER LAND SURVEYORS, INC., DATED JUNE 21, 2007.
9. THE PROPERTY, TAX MAP 61, PARCEL 47, IN ITS ENTIRETY, IS ENCUMBERED BY A LAND PRESERVATION EASEMENT HELD BY THE STATE OF MARYLAND, DEPARTMENT OF AGRICULTURE, ON BEHALF OF THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, PER A DEED DATED FEBRUARY 10, 2010, FOUND AT S.V.H. 5431-143.
10. ANY EXCESS AREA OF FOREST CONSERVATION EASEMENT ACREAGE NOT ALREADY USED TO OFFSET DEVELOPMENT OF THE BUILDING ENVELOPE UPON THIS PLAT SHALL NOT BE USED TO OFFSET ANY DEVELOPMENT PROJECTS WHICH ARE NOT SITUATED UPON PARCEL 37 OF TAX MAP 61. FUTURE DEVELOPMENT UPON PARCEL 37 OF TAX MAP 61 IS LIMITED TO AGRICULTURAL STRUCTURES AND IMPROVEMENTS.

WORCESTER COUNTY PLANNING & 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 PRACTICALITY, 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 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 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.

Bradley C. Wright 1/9/2012
WORCESTER COUNTY PLANNING COMMISSION DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS 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, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL SYSTEM(S) AND CONNECT TO THE COMMUNITY SYSTEM WHEN AVAILABLE. SOIL EVALUATIONS WERE COMPLETED BASED UPON EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATIONS OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

Robert Mitchell, R.S. 1/6/12
WORCESTER COUNTY ENVIRONMENTAL PROGRAMS DATE

OWNER & SURVEYOR 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 103-B OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (LATEST EDITION), AS FAR AS THEY PERTAIN TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Coard D. Bounds 12/20/11 DATE
COARD D. BOUNDS, PROF. LAND SURVEYOR MD. 21516

Stephen St. Pierre 12-15-11 DATE
STEPHEN ST. PIERRE, OWNER

Kristie St. Pierre 12-15-11 DATE
KRISTIE ST. PIERRE, OWNER



FOREST CONSERVATION TABLE
AREAS LISTED IN +/- ACES.

NET TRACT AREA	
A	TOTAL TRACT AREA (LIMITS OF DISTURBANCE) 2.18
B	DEDUCTIONS 0-
C	NET TRACT AREA 2.18
LAND USE CATEGORY: A.R.A.	
D	AFFORESTATION THRESHOLD (C x 20%) 0.44
E	CONSERVATION THRESHOLD (C x 50%) 1.09
EXISTING FOREST COVER	
F	EX. FOREST COVER WITHIN NET TRACT AREA 1.81
G	AREA OF FOREST ABOVE CONSERVATION THRESHOLD 0.72
BREAK EVEN POINT	
H	BREAK EVEN POINT 1.24
I	FOREST CLEARING PERMITTED W/O MITIGATION 0.57
PROPOSED FOREST CLEARING	
J	TOTAL AREA OF FOREST TO BE CLEARED 1.81
K	TOTAL AREA OF FOREST TO BE RETAINED 0-
PLANTING REQUIREMENTS	
L	REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD 0.18
M	REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD 2.18
N	CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD 0-
O	TOTAL REFORESTATION REQUIRED 2.36
P	TOTAL AFFORESTATION REQUIRED 0-
Q	TOTAL PLANTING REQUIREMENT 2.36

TWO ACRE NON-SUBDIVIDABLE BUILDING ENVELOPE, CREATED PER CRITERIA OF THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, IN A LETTER TO THE OWNERS DATED APRIL 29, 2011.

BUILDING ENVELOPE LINE TABLE

LINE	BEARING	DISTANCE
L1	N 14°56'20" W	136.95
L2	N 58°46'58" E	104.21
L3	S 37°08'29" E	83.13
L4	N 50°22'56" E	90.80
L5	N 38°40'45" E	111.49
L6	N 53°11'55" E	302.28
L7	N 38°08'31" W	192.80
L8	N 51°51'29" E	285.16
L9	S 38°08'31" E	220.00
L10	S 51°51'29" W	285.16
L11	N 38°08'31" W	26.20
L12	S 53°11'55" W	302.17
L13	S 38°40'45" W	111.47
L14	S 50°22'56" W	90.95
L15	S 76°53'12" E	89.28
L16	S 41°47'02" W	110.52
L17	S 81°59'13" W	119.08

SEPTIC RESERVE AREA COORDINATE TABLE
-- ASSUMED ORIGIN --

POINT	NORTHING	EASTING
101	1919.559	5782.985
102	1973.570	5872.107
103	1886.249	6009.854
104	1803.838	5936.212
105	1787.238	5818.289
106	1805.075	5813.530
107	1829.726	5806.953
108	1906.427	5923.234
109	1899.632	5952.404

SEPTIC RESERVE AREA CURVE TABLE

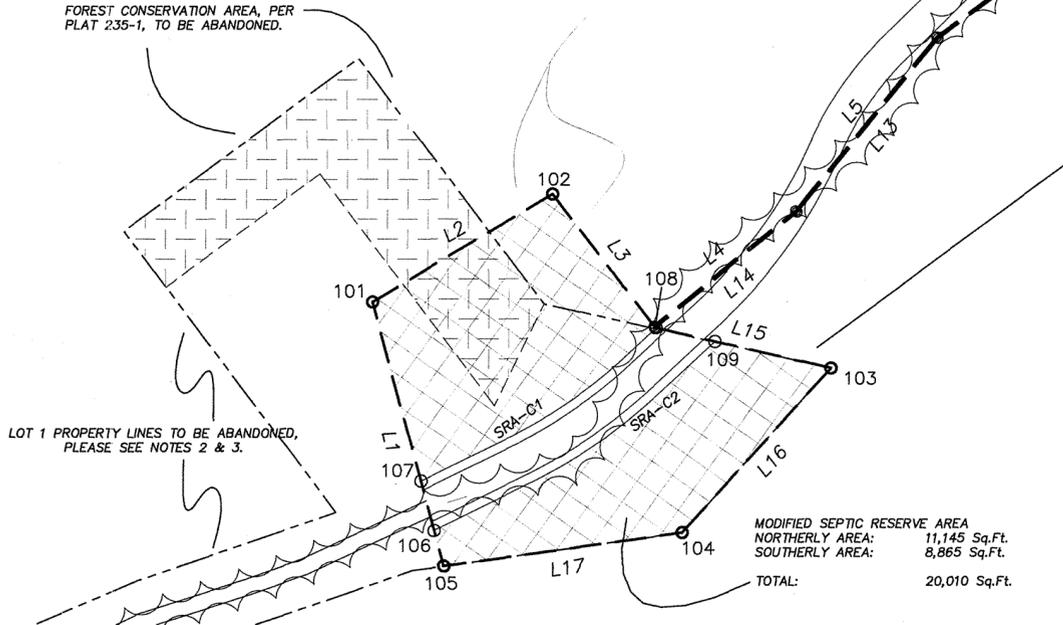
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
SRA-C1	237.50'	70.54'	70.28'	N 55°02'10" E	17°01'02"
SRA-C2	262.50'	77.96'	77.68'	S 55°02'10" W	17°01'02"

LINES OF 2 ACRE BUILDING ENVELOPE

TOTAL AREA OF BUILDING ENVELOPE:
2,000 ACES.
+/- 87,119.1 Sq.Ft.

FOREST CONSERVATION AREA, PER PLAT 235-1, TO BE ABANDONED.

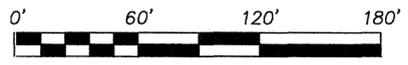
RESIDENTIAL BUILDING AREA AND ASSOCIATED SEPTIC AREA CONNECTED BY A 1.0 FT. WIDE STRIP OF LAND FOR THE PURPOSE OF INSTALLING A FORCE MAIN.



LOT 1 PROPERTY LINES TO BE ABANDONED, PLEASE SEE NOTES 2 & 3.

MODIFIED SEPTIC RESERVE AREA
NORTHERLY AREA: 11,145 Sq.Ft.
SOUTHERLY AREA: 8,865 Sq.Ft.
TOTAL: 20,010 Sq.Ft.

BUILDING ENVELOPE DETAIL



PROPERTY NOTES

1. OWNER INFORMATION:
STEPHEN P. & KRISTIE S. ST. PIERRE
14322 WIGHT STREET
OCEAN CITY, MARYLAND 21842
2. PARCEL INFORMATION:
PREMISES ADDRESS: SAND ROAD
DEED 5597-251
PLATS 235-1 AND 220-75

LEGEND

- IRON PIPE, FOUND
- ⊙ IRON PIPE, TO BE SET
- ▼ MILL STONE, FOUND
- ⊛ MARKED TREE
- PLATTED POINT
- PROPERTY LINES TO BE ABANDONED

PLAT OF BUILDING ENVELOPE,
LOT 1 ABANDONMENT & CONSOLIDATION, AND
AMENDED FOREST CONSERVATION EASEMENT

On Lands Of
STEPHEN & MRS. KRISTIE ST. PIERRE

TAX MAP 61, PARCEL 37 - SEVENTH TAX DISTRICT - WORCESTER COUNTY - MARYLAND

REVISED:	AUGUST 15, 2011	PER WORCESTER CTY. COMMENTS
DRAWN:	JUNE 2011	SCALE: 1" = 60 FT.
SURVEYED:	JUNE 2011	JOB: 036.FC SHEET: 2 OF 2

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