

03/21/2012

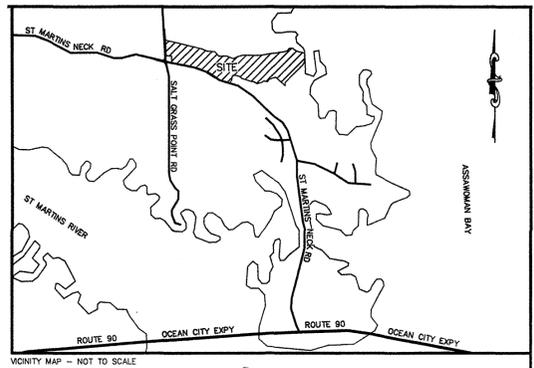
WATERBIRD COLONY REQUIREMENTS

- 1) DURING THE BREEDING SEASON, ALL HUMAN ENTRY INTO ZONE 1 SHOULD BE RESTRICTED TO ONLY THAT ESSENTIAL FOR PROTECTION OF THE COLONY. HUMAN DISTURBANCE OF COLONY SITES THAT RESULTS IN SIGNIFICANT MORTALITY OF EGGS AND OR CHICKS IS CONSIDERED A PROHIBITED ACTIVITY UNDER VARIOUS STATE AND FEDERAL REGULATIONS.
- 2) NO LAND USE CHANGES, INCLUDING DEVELOPMENT OR TIMBER HARVESTING, SHOULD OCCUR IN ZONE 1.
- 3) CONSTRUCTION ACTIVITIES, INCLUDING CLEARING, GRADING, BUILDING ETC., SHOULD NOT OCCUR WITHIN ZONES 1 & 2.
- 4) SELECTIVE TIMBER HARVESTING MAY OCCUR IN ZONE 2, BUT CLEAR CUTTING SHOULD BE AVOIDED.
- 5) NO CONSTRUCTION OR TIMBER HARVESTING ACTIVITIES SHOULD OCCUR WITHIN THE 1/4 MILE PROTECTION AREA DURING THE BREEDING SEASON. THE BREEDING SEASONS VARIES FOR EACH DIFFERENT WATER BIRD SPECIES, BUT IS GENERALLY FROM 15 APRIL THROUGH 15 AUGUST FOR FORESTER'S TERNS, IN ANY GIVEN YEAR.

LOT AREA TABLE (ACRES)				
LOT	NON-TIDAL WETLANDS AREA	UPLANDS AREA	TIDAL WETLANDS AREA	TOTAL AREA
1	12.14	18.71	20.13	50.98
2	7.34	3.33	12.91	23.58
TOTAL	19.48	22.04	33.04	74.56

AREAS SHOWN HEREON DO NOT INCLUDE STATE TIDAL WETLANDS.

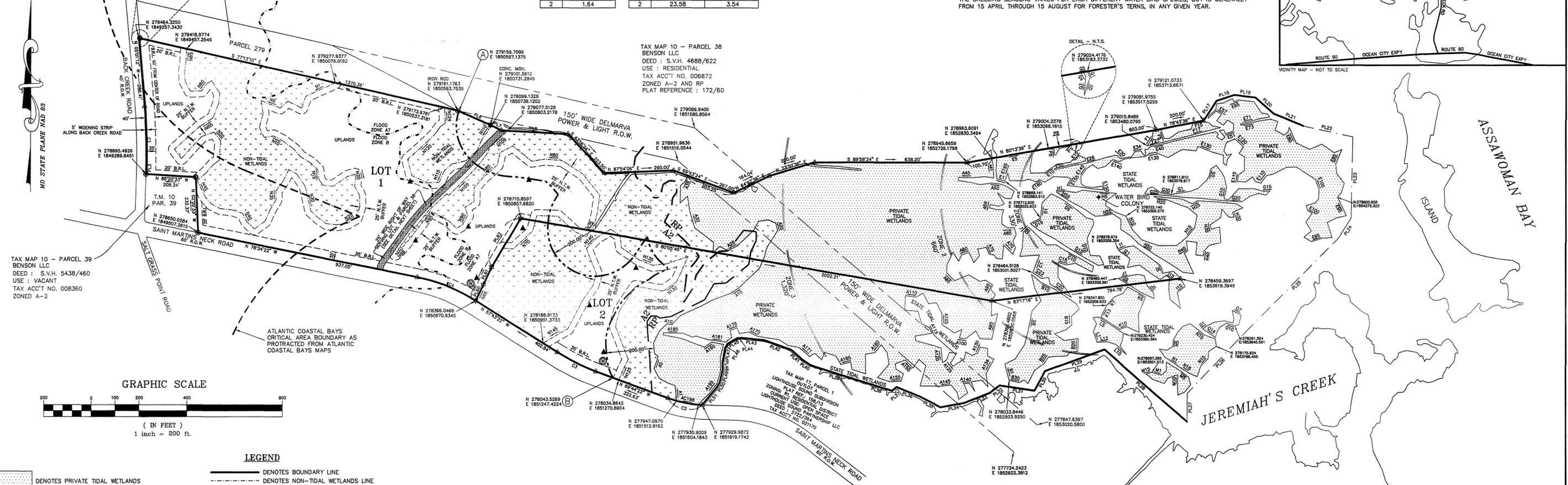
BUILDABLE AREA TABLE			
LOT	BUILDABLE AREA	LOT	LOT COVERAGE ALLOTMENT
1	12.83	1	50.98
2	1.64	2	23.58



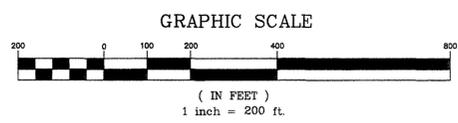
ATLANTIC COASTAL BAYS CRITICAL AREA BOUNDARY AS PROTRACTED FROM ATLANTIC COASTAL BAYS MAPS

TAX MAP 10 - PARCEL 279
DELMARVA POWER AND LIGHT COMPANY
DEED : F.W.H. 619/39
USE : UTILITY
TAX ACCT NO. 017823
ZONED A-2

TAX MAP 10 - PARCEL 38
BENSON LLC
DEED : S.V.H. 4688/622
USE : RESIDENTIAL
TAX ACCT NO. 006872
ZONED A-2 AND RP
PLAT REFERENCE : 172/60



TAX MAP 10 - PARCEL 39
BENSON LLC
DEED : S.V.H. 5438/460
USE : VACANT
TAX ACCT NO. 008360
ZONED A-2



LEGEND

- Denotes Private Tidal Wetlands
- Denotes Non-Tidal Wetlands
- Denotes Expanded Critical Area Buffer
- Denotes Critical Area Buffer
- Denotes Boundary Line
- Denotes Non-Tidal Wetlands Line
- Denotes 25' Non-Tidal Wetlands Buffer
- Denotes 200' Critical Area Buffer
- Denotes Flood Zone Boundary
- Denotes Zoning Boundary
- Denotes Critical Area Boundary
- Denotes Waterbird Colony Protection Zone
- Denotes Iron Rod Found
- Denotes Iron Pipe Found
- Denotes Concrete Monument Found
- Denotes Unmarked Point
- Denotes Iron Rod Set
- Denotes Proposed Well
- Denotes Critical Area Signage

GENERAL NOTES:

1. SUBDIVISION AREA: 74.56 ACRES±
AREA WITHIN CRITICAL AREA: 69.78 ACRES±
2. TAX MAP 10, PARCEL 37
TAX ACCOUNT #: 006899
FIFTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND
3. OWNER: OCEAN EXCHANGE XXI, LLC
658 LIVE OAK DRIVE
MCLEAN, VA 22101
4. DEED REFERENCE: SVH 4777/325
5. EXISTING ZONING: A2, AGRICULTURAL DISTRICT, & RP, RESOURCE PROTECTION DISTRICT
6. PRINCIPAL DWELLING SETBACKS:
ZONING SETBACKS PER ZS 1-202(b)(4):
FRONT: 35' OR 60' FROM CENTER OF ROAD, SIDES: 20', REAR: 50'
7. PROPOSED USE: 2 LOT MINOR SUBDIVISION - CURRENT USE : AGRICULTURAL
8. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 240083 0025 A DATED FEB. 15, 1979, AND 240083 0030 B, DATED JUNE 15, 1983, THIS SUBDIVISION IS LOCATED IN ZONE B AND A7 (B.F.E.=6).
10. EXPANDED BUFFER: THE 200' CRITICAL AREA BUFFER SHALL BE EXPANDED TO INCLUDE CONTIGUOUS NON TIDAL WETLANDS AND THEIR BUFFERS WITHIN THE CRITICAL AREA.
11. BOUNDARY SURVEY AS SHOWN HEREON IS AS PERFORMED BY MADISON J. BUNTING, JR. SURVEYOR, INC.
12. WETLANDS AS SHOWN HEREON AS PER PLAT BY GREGORY WILKINS, SURVEYOR AND AS DELINEATED BY SPENCER ROWE, INC.
13. LOT COVERAGE WILL BE LIMITED TO 15% FOR DEVELOPMENT ON LOTS GREATER THAN ONE ACRE WITHIN THE CRITICAL AREA.
14. THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT MINOR SUBDIVISION.
15. CLEARING WITHIN THE CRITICAL AREA BUFFER AND EXPANDED BUFFER IS PROHIBITED EXCEPT AS PROVIDED BY THE ACBCA LAW.
16. EXISTING GROUND ELEVATION AT STATE TIDAL WETLANDS AND PRIVATE TIDAL WETLANDS DIVISIONAL LINE = 1.2 NGVD 1929
17. PROPOSED WELLS WILL NEED TO HAVE A MINIMUM OF 24-INCH CASINGS ABOVE GRADE WITH WATER TIGHT CAPS BECAUSE THEY WILL BE LOCATED IN A FLOOD PLAIN. MAKE SURE THE WELL IS LOCATED 50' FROM A SEWERAGE PUMP STATION AND/OR FORCE-MAIN UNLESS SPECIAL PROVISIONS HAVE BEEN PROVIDED.
18. NO AGRICULTURAL STRUCTURES EXIST WITHIN TWO HUNDRED FEET OF A PROPERTY LINE.
19. NO PUBLIC DRAINAGE ASSOCIATION DITCHES LIE WITHIN OR ADJACENT TO THIS SUBDIVISION.

WORCESTER COUNTY PLANNING COMMISSION

A. 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.

B. 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.

D. 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.

APPROVING AUTHORITY
WORCESTER COUNTY PLANNING COMMISSION
DATE: 3/20/2012

ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SYSTEMS AND A CENTRAL SEWERAGE SYSTEM FROM LIGHTHOUSE SOUND AND THEIR USE IS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL WATER SYSTEM(S) AND CONNECT TO THE COMMUNITY WATER SYSTEM(S) WHEN AVAILABLE.

APPROVING AUTHORITY
DATE: 2-23-12

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 (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.

FRANK G. LYNCH, JR.
REG # 10782
DATE: 2-15-2012

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.

C. THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS: A 5' WIDE ROAD WIDENING STRIP ALONG BACK CREEK ROAD 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: OCEAN EXCHANGE XXI, LLC
658 LIVE OAK DRIVE
MCLEAN, VA 22101
DATE: 2-17-2012

ATLANTIC COASTAL BAYS CRITICAL AREA LAW STATEMENT

THIS PROPERTY LIES WITHIN THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA RESOURCE CONSERVATION AREA (RCA), ANY AND 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 IN EFFECT AT THE TIME OF THE PROPOSED DEVELOPMENT ACTIVITY.



MINOR SUBDIVISION

JEREMIAH'S CREEK SUBDIVISION

TAX MAP 10, PARCEL 37
FIFTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

Frank G. Lynch, Jr. & Associates, Inc.

SURVEYING · LAND PLANNING
10595 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 641-5353 · 641-5773

DESIGNED BY	N/A	SURVEYED BY	---	FILE NO.:	10708-10
DRAWN BY	B. OVERHOLT	DATE	1-27-2012	SHEET 1 OF 2	
CHECKED BY	FRANK G. LYNCH	SCALE	1"=200'		

MSA ssv 1257 8624-1

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