

09/15/2014

MINOR SUBDIVISION

LANDS OF COASTAL VENTURE PROPERTIES, L.L.C.

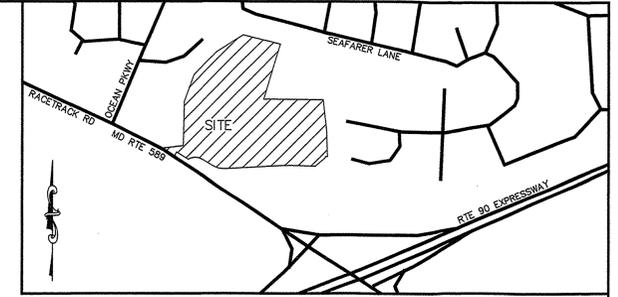
DEED REF.: S.V.H. 5362/284

TAX MAP 16, PARCEL 24

THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND

ACCOUNT #006050

CURRENT USE : VACANT



VICINITY MAP - NOT TO SCALE

SURVEYOR'S CERTIFICATION

I Herby Certify, To The Best Of My Knowledge And Belief, That The Requirements Of Section 5-108 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. 9-09-2014
Date: Reg # 10782

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 5-108 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.

Coastal Venture Properties, LLC 9-9-14
Date:

COASTAL VENTURE PROPERTIES, LLC
P.O. BOX 4322
SALISBURY, MD 21803-0282

ENVIRONMENTAL PROGRAMS

EASEMENTS AS NECESSARY TO PROVIDE SEWER AND WATER WILL BE PROVIDED TO EACH LOT OFFERED FOR SALE. A PLAN DEPICTING SAME WILL BE PROVIDED TO THE ENVIRONMENTAL PROGRAMS DEPARTMENT PRIOR TO THEIR APPROVAL OF ANY FUTURE DEVELOPMENT ON LOTS 2 THRU 5.

THIS SUBDIVISION IS APPROVED AS BEING IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN AND IS TO BE SERVED BY CENTRAL WATER SUPPLY AND CENTRAL SEWERAGE FROM OCEAN PINES WITH ADEQUATE EDUs TO BE PURCHASED FOR EACH LOT TO BE OFFERED FOR SALE. THE PROPOSED LOT 1 CURRENTLY HAS TWO (2) EDUs OF WATER AND SEWER ASSIGNED.

WHEN INDIVIDUAL LOTS ARE CLEARED FOR DEVELOPMENT AN INVESTIGATION TO FIND THE WELLS WILL BE PERFORMED. IF NO WELLS ARE FOUND IN THE CLEARED AREAS, TO THE SATISFACTION OF EP, A BUILDING PERMIT WILL BE ISSUED.

WORCESTER COUNTY FOREST CONSERVATION NOTE

THIS SITE PLAN IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SITE PLAN IS SUBJECT TO FOREST CONSERVATION PLAN NO. W.C.F.C.P. 14-13 ANY 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, IS RECORDED BOOK SVH LIBER 6414, PAGES 337 ET. SEQ. AND THE AMENDED PLAT ENTITLED "AMENDED FOREST CONSERVATION EASEMENT AREA" ON THE LANDS OF COASTAL VENTURES PROPERTIES LLC IS RECORDED IN PLAT BOOK: LIBER SVH 240, FOLIO 37. TOTAL FOREST TO BE RETAINED = 6.67 ACRES

**SITE DATA
PARCEL DESCRIPTION**

TAX MAP 16, PARCEL 24
THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND

PROPERTY OWNERS

COASTAL VENTURES PROPERTIES, L.L.C.
P.O. BOX 4322
SALISBURY, MARYLAND 21803

EXISTING ZONING

C-1, NEIGHBORHOOD COMMERCIAL DISTRICT
SETBACKS : FRONT = 25'
SIDE = 6'
REAR = 20'

SITE AREA

20.83 ACRES ±

WATERSHED

021301 OCEAN COASTAL

SUBWATERSHED

2130103 ISLE OF WIGHT BAY DRAINAGE

GENERAL NOTES

- 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 IN ZONE C
- THE BOUNDARY IS BASED UPON AN ALTA/ACSM LAND TITLE SURVEY ENTITLED "G.C. BURBAGE FAMILY LLC PROPERTY" AS PERFORMED BY FREDERICK WARD ASSOCIATES, INC. DATED 9-16-99.
- COMMUNITY SEWER AND WATER TO BE PROVIDED FROM OCEAN PINES.
- THIS PLAT AMENDS AND SUPERCEDES THE FOREST CONSERVATION EASEMENT PLAT THAT WAS RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY ON JULY 14, 2012 IN PLAT BOOK 237, FOLIO 53. AN AMENDED PERPETUAL PROTECTIVE AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- DITCHES ARE NOT PART OF A PUBLIC DRAINAGE ASSOCIATION.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PARCEL INTO 5 COMMERCIAL LOTS, WITH NO REMAINING LANDS.
- THERE ARE NO ANIMAL CONTAINMENT STRUCTURES WITHIN TWO HUNDRED FEET OF THIS SUBDIVISION.
- UTILITIES SERVING LOTS 2, 4, AND 5 WILL BE FROM THE ROAD FRONTAGE UNLESS FUTURE EASEMENTS ARE PROVIDED ACROSS LOTS 1 AND 3. THE EASEMENTS AS SHOWN ON LOTS 1 AND 3 ARE PRIMARILY FOR SEWER AND WATER BUT ARE NOT LIMITED TO SUCH.

WORCESTER COUNTY PLANNING COMMISSION

- 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.
- ANY APPROVAL BY THE ENVIRONMENTAL PROGRAMS DIVISION OF ANY POTABLE WATER OR WASTEWATER SYSTEM OR SUITABILITY THEREFOR 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.

Brooks L. Clough 9/15/2014
Date:
APPROVING AUTHORITY
WORCESTER COUNTY PLANNING COMMISSION

**FOREST CONSERVATION
EASEMENT**

LINE	LENGTH	BEARING
F1	233.50	N 89°43'50" W
F2	5.17	N 54°03'00" W
F3	33.18	N 86°40'14" W
F4	55.60	N 85°34'30" W
F5	43.41	N 83°04'11" W
F6	10.48	N 86°07'15" W
F7	99.24	N 83°32'02" W
F8	186.32	N 20°02'39" E
F9	105.14	N 45°17'39" E
F10	20.00	N 44°42'21" E
F11	143.01	N 43°17'39" E
F12	262.33	N 57°17'39" E
F13	289.85	S 75°50'06" E
F14	489.16	S 16°53'39" W
F15	203.96	N 89°43'50" W
F16	22.07	N 04°37'20" W
F17	120.00	N 00°47'17" E
F18	192.08	S 89°22'33" E
F19	14.95	S 47°19'29" E
F20	12.24	S 18°47'06" E
F21	19.17	S 03°21'11" E
F22	12.43	S 02°47'44" E
F23	31.04	S 01°13'50" W
F24	56.71	S 04°01'24" W

ADJACENT OWNERS				
LOT NUMBER	OWNER	DEED	ACCOUNT NO.	USE
SECTION 6 - OCEAN PINES PARCEL 43 - TAX MAP 16				
508	FED. NATIONAL MORTGAGE ASSOC.	6383/143	094589	RESIDENTIAL
509	TODD STRAYER	4975/635	076873	RESIDENTIAL
510	AMANDA SPROVVS	5237/240	082466	RESIDENTIAL
511	ANGEL MANCIO	1424/345	055132	RESIDENTIAL
512	DANIEL GHEZZI	5467/113	040836	RESIDENTIAL
513	SHEILA MALDINE	5117/648	040844	RESIDENTIAL
SECTION 7 - OCEAN PINES PARCEL 44 - TAX MAP 16				
199	HARRY DUAN	3986/71	046729	RESIDENTIAL
200	MICHAEL SPARKS	3914/304	081826	RESIDENTIAL
201	RICHARD CPELLO	4787/326	065812	RESIDENTIAL
202	THOMAS MARTIN	2041/78	092798	RESIDENTIAL
203	ROGER CLUISE	2609/19	088103	RESIDENTIAL
204	WAYNE GDVER	4128/471	063070	RESIDENTIAL
205	ARTHUR FLORA	5768/27	087468	RESIDENTIAL
206	LESLIE POPE	866/395	079562	RESIDENTIAL
SECTION 8 - OCEAN PINES PARCEL 45 - TAX MAP 16				
39	JOSEPH LEVITS	2561/187	033563	RESIDENTIAL
40	LDUIS HAYNE	3830/585	081087	RESIDENTIAL
41	PARSHOTAM SETHI	3334/406	070107	RESIDENTIAL
49	ALFRED RUSSELL	296/190	080897	RESIDENTIAL
50	DEBORAH SNYDER	5829/349	048691	RESIDENTIAL
51	CATHERINE GASS	3374/37	063313	RESIDENTIAL

FORESTRY WORKSHEET

TOTAL TRACT AREA*	= 22.55 ACRES
NET TRACT AREA*	= 22.55 ACRES
ZONING DISTRICT	C-1
AFFORESTATION THRESHOLD / ACRES	15% = 3.38 ACRES
CONSERVATION THRESHOLD / ACRES	18% = 3.38 ACRES
EXISTING FOREST COVER	= 19.85 ACRES
AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	= 16.47 ACRES
AREA OF FOREST ABOVE CONSERVATION THRESHOLD	= 16.47 ACRES
BREAK EVEN POINT (AMOUNT OF FOREST TO RETAIN WITH NO MITIGATION)	= 6.67 ACRES
FOREST TO BE RETAINED	= 6.67 ACRES

*INCLUDES 1.72 ACRES IN THE STATE HIGHWAY R.O.W.

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

SURVEYING · LAND PLANNING
10585 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 841-5868 · 841-5773

DESIGNED BY	N/A	SURVEYED BY	BO/FGL3	FILE NO.:	10613-14
DRAWN BY	FGL JR.	DATE	9-08-2014		
CHECKED BY	FRANK G. LYNCH	SCALE	1"=60'	SHEET	1 OF 2

P.206340 MSA 91257-8824-1