

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	13.55	25.00	13.38	N86°23'29"E
C2	69.47	100.00	68.08	S56°17'56"E
C3	27.19	100.00	27.11	S56°39'21"E
C4	27.46	100.00	27.37	S57°29'01"E
C5	166.46	277.00	163.97	N16°21'47"W

**ATLANTIC COASTAL BAYS CRITICAL AREA LAW STATEMENT**

This property lies within the Worcester County Atlantic Coastal Bays Critical Area, 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, as from time to time amended, in effect at the time of the proposed development activity.

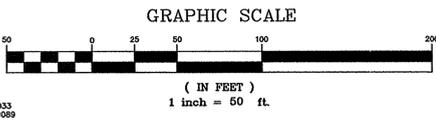
- DENOTES FOREST CONSERVATION EASEMENT NOW ABANDONED AND CURRENTLY A MITIGATION EASEMENT AREA
- DENOTES NEW POSITION OF WOODED FOREST CONSERVATION EASEMENT
- DENOTES REVISED SEWAGE RESERVE AREA
- DENOTES REVISED 22' WIDE INGRESS/EGRESS & UTILITY EASEMENT (0.446 ACRES)
- DENOTES FOREST CONSERVATION TO BE ABANDONED = 1.06 AC.
- DENOTES LOT CORNER
- DENOTES UNMARKED POINT ON F.C.A. BOUNDARY
- DENOTES UTILITY POLE
- B.E. DENOTES BUILDING ENVELOPE
- DENOTES FOREST CONSERVATION EASEMENT SIGN

TAX MAP 22 - PARCEL 414  
 LOT 5A-1  
 FRANKO & CORDANNA SEPTIC  
 TAX ACCT#: 422905  
 DEED REF.: SVH 5631/286  
 FLAT REF.: SVH 186/32  
 ZONED: R2 SUBURBAN RESIDENTIAL DISTRICT  
 CURRENT USE: RESIDENTIAL

TAX MAP 22 - PARCEL 409  
 LOT 1B  
 NADER F. HAMAR, ET AL.  
 TAX ACCT#: 337976  
 DEED REF.: SVH 5762/403  
 FLAT REF.: SVH 236/12  
 ZONED: R2 SUBURBAN RESIDENTIAL DISTRICT  
 CURRENT USE: RESIDENTIAL

**REVISED SUBDIVISION PLAT AND AMENDED FOREST CONSERVATION AREA**

LOT 5A, 5B, & 5C, THE SANCTUARY  
 TENTH TAX DISTRICT  
 WORCESTER COUNTY, MARYLAND



**Forest Conservation Worksheet 2.2**

Net Tract Area		A = 7.83			
A. Total Tract Area					
B. Deductions		B = 0.10			
C. Net Tract Area		C = 7.73			
Land Use Category					
Input the number "1" under the appropriate land use zoning, and limit to only one entry					
ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0
D. Afforestation Threshold ( Net Tract Area x 15% )			D = 1.16		
E. Conservation Threshold ( Net Tract Area x 20% )			E = 1.55		
Existing Forest Cover					
F. Existing Forest Cover within the Net Tract Area			F = 3.35		
G. Area of Forest Above Conservation Threshold			G = 1.80		
Break Even Point					
H. Break Even Point			H = 1.91		
I. Forest Clearing Permitted Without Mitigation			I = 1.44		
Proposed Forest Clearing					
J. Total Area of Forest to be Cleared			J = 1.49		
K. Total Area of Forest to be Retained			K = 1.88		
Planting Requirements					
L. Reforestation for Clearing Above the Conservation Threshold			L = 0.37		
M. Reforestation for Clearing Below the Conservation Threshold			M = 0.00		
N. Credit for Retention above the Conservation Threshold			N = 0.31		
P. Total Reforestation Required			P = 0.06		
Q. Total Afforestation Required			Q = 0.00		
R. Total Planting Requirement			R = 0.06		

COURSE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
E1	28.21		6.44	28°52'40"	N 78°05'56" W	
E2	12.60	25.00	12.47	S 30°32'33" W	66.02	
E3	67.20	103.00	34.85	S 30°32'33" W	66.02	
E4	58.89			N 49°14'01" E	25.47	
E5	25.75	50.00	13.17	29°30'32"	N 34°28'45" E	25.47
E6	193.51			N 19°43'29" E		
E7	271.95	248.00	151.33	82°34'39"	N 11°33'51" W	258.64
E8	43.82			S 42°51'10" W		
E9	31.41	25.00	18.16	71°59'44"	N 78°51'02" W	29.39
E10	67.94	30.00	63.99	129°45'53"	S 49°57'58" E	54.33
E11	81.69			N 42°51'10" W		
E12	79.57			S 56°46'51" E		
E13	43.96	30.00	27.00	83°57'57"	N 84°50'09" W	40.13
E14	95.93			S 42°51'10" E		
E15	295.98	271.00	164.70	62°34'39"	N 11°33'51" W	281.49
E16	193.51			N 19°43'29" E		
E17	37.08	72.00	18.96	29°30'32"	N 34°28'45" E	36.67
E18	58.89			S 49°14'01" W		
E19	52.85	81.00	27.40	37°22'57"	S 30°32'33" W	51.92
E20	126.00	25.00	6.44	28°52'40"	S 02°35'16" E	12.47

LOT 5A S.R.A. COORDINATE TABLE	
1	N 254025.1708 E 1854190.7880
2	N 254039.9458 E 1854251.0031
3	N 254150.0953 E 1854272.5690
4	N 254206.6151 E 1854276.7405
5	N 254196.6694 E 1854324.1370
6	N 254165.2077 E 1854321.8150
7	N 254156.9084 E 1854326.0038
8	N 254084.1633 E 1854292.7510
9	N 254053.2511 E 1854280.0941
10	N 254012.5179 E 1854251.0850
LOT 5B S.R.A. COORDINATE TABLE	
11	N 254719.0621 E 1854176.2858
12	N 254761.4206 E 1854183.6857
13	N 254782.1089 E 1854179.7454
14	N 254854.9254 E 1854195.9602
15	N 254839.2651 E 1854285.6026
16	N 254704.0901 E 1854261.9878
LOT 5C S.R.A. COORDINATE TABLE	
17	N 254710.3093 E 1854297.5892
18	N 254786.1605 E 1854310.8403
19	N 254841.8735 E 1854386.1659
20	N 254832.0667 E 1854392.0447
21	N 254821.9244 E 1854414.4596
22	N 254810.5115 E 1854426.8113
23	N 254764.4376 E 1854417.8292
24	N 254710.6606 E 1854353.6866
25	N 254703.4256 E 1854336.9924

**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: 8-06-2015

**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 THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS A WIDENING STRIP DRIVE 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.

Mark W Clark 9-7-15  
 Kathleen M Clark 9-7-15

**FOREST CONSERVATION LAW STATEMENT**

THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. F3-1 AND F3-2. 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 THE 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.

TAX MAP 22 - PARCEL 363  
 ANGELA M. SHURT  
 TAX ACCT#: 008638  
 DEED REF.: SVH 5918/460  
 FLAT REF.: SVH 186/32  
 ZONED: R2 SUBURBAN RESIDENTIAL DISTRICT  
 CURRENT USE: RESIDENTIAL

LINE	LENGTH	BEARING
F1	27.40	N 09°54'34" E
F2	29.30	N 75°45'50" E
F3	19.26	N 50°39'10" E
F4	33.69	N 24°39'06" E
F5	6.76	N 37°32'33" W
F6	36.52	N 76°28'39" E
F7	22.31	S 32°28'43" E
F8	32.29	S 35°23'15" E
F9	7.93	S 58°38'07" E
F10	9.03	S 16°32'32" W
F11	4.06	S 02°14'56" W
F12	3.96	N 70°52'04" E
F13	22.88	S 58°38'07" E
F14	14.43	N 73°10'23" E
F15	29.98	S 40°35'46" E
F16	26.86	S 77°30'10" E
F17	9.06	S 23°06'10" E
F18	6.71	S 18°31'06" W
F19	17.85	S 10°29'20" W
F20	15.29	S 26°26'47" W
F21	11.82	N 68°44'20" E
F22	32.00	N 49°37'05" W
F23	13.75	S 23°06'10" E
F24	4.00	S 24°39'06" W
F25	30.60	S 50°39'10" W
F26	46.08	S 75°45'50" W
F27	172.46	S 06°08'12" W
F28	30.28	S 15°34'30" W
F29	33.10	S 77°24'12" E
F30	32.53	S 29°02'46" E
F31	46.39	S 04°38'57" E
F32	59.83	S 18°39'32" W
F33	38.74	S 66°27'51" W
F34	33.39	S 76°20'12" W
F35	362.00	N 09°54'34" E

LINE	LENGTH	BEARING
F36	320.01	S 21°55'54" W
F37	128.75	S 72°41'59" E
F38	115.00	S 19°43'29" W
F39	96.67	S 19°43'29" W
F40	35.92	N 46°33'03" W
F41	59.82	N 09°01'25" E
F42	29.98	N 27°19'02" E
F43	45.58	N 30°50'16" E
F44	34.67	N 21°19'22" E
F45	45.20	N 08°28'52" E
F46	35.85	N 23°21'14" E
F47	16.64	N 10°27'27" E
F48	115.35	N 22°15'50" E
F49	14.34	S 68°04'06" E
F50	100.70	S 40°46'04" E
F51	53.45	S 08°50'37" E
F52	69.78	S 02°31'12" W
F53	75.60	S 13°11'04" W
F54	64.44	S 27°10'22" W
F55	23.72	N 62°09'54" W
F56	48.03	N 44°28'47" W
F57	47.81	N 00°59'24" W
F58	64.89	N 17°04'45" E
F59	145.81	N 78°00'56" W
F60	23.38	S 78°22'16" E
F61	70.51	N 14°02'44" E
F62	59.24	S 81°38'44" E
F63	130.12	S 36°52'34" E
F64	9.76	S 16°15'34" W
F65	200.00	N 78°00'56" W
F66	68.01	N 09°54'34" E
F67	27.63	N 72°42'44" E
F68	42.75	N 85°33'20" E
F69	39.93	S 78°22'16" E

**WORCESTER COUNTY ENVIRONMENTAL PROGRAMS**

LOT 5C-1 IS APPROVED WITH EXISTING WATER AND SEWAGE FACILITIES AS SHOWN. THIS DOES NOT INDICATE THAT THE QUALITY OF THESE SYSTEMS HAS BEEN EVALUATED. THE 10,730 SQ. FT. SEWAGE RESERVE AREA MUST REMAIN FREE OF BUILDINGS, EASEMENTS, RESTRICTED TO SPECIAL DESIGNS MEETING CURRENT ENVIRONMENTAL PROGRAMS STANDARDS. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER (APPROX. 50 FEET BELOW THE GROUND LEVEL) OR SOME DEEPER SO CONFINED AQUIFER. (FOR EACH BLDG UNIT, A MIN. OF 10,000 S.F. 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 EX. ELEVATIONS. ANY ALTERATIONS OF ELEVATION OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

LOTS 5A-1 & 5B-1 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 SPECIAL DESIGNS MEETING CURRENT ENVIRONMENTAL PROGRAMS STANDARDS. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER (APPROX. 50 FEET BELOW THE GROUND LEVEL) OR SOME DEEPER SO CONFINED AQUIFER. (FOR EACH BLDG UNIT, A MIN. OF 10,000 S.F. 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 EX. ELEVATIONS. ANY ALTERATIONS OF ELEVATION OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

APPROVING AUTHORITY: **Barbara H. Lewis**, LEWS 11-12-15  
 WORCESTER COUNTY

**WORCESTER COUNTY PLANNING COMMISSION**

A. THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE 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.

APPROVING AUTHORITY: **Marlene E. Ott**, 11/15/2015  
 WORCESTER COUNTY PLANNING COMMISSION

- REFERENCE
- TAX MAP 22, PARCEL 413
  - OWNER: MARK W. & KATHLEEN MARIE CLARK
  - LOT 5A DEED REF.: RHO 2407/277  
 LOT 5B DEED REF.: SVH 3347/442  
 LOT 5C DEED REF.: SVH 5147/429
  - LOT 5A ACCT#: 366054  
 LOT 5B ACCT#: 366052  
 LOT 5C ACCT#: 366070
  - PLAT REF.: RHO 133/2
  - EX. ZONING: R2, SUBURBAN RESIDENTIAL DISTRICT  
 ZONING SETBACKS: FRONT: 50' FROM CENTER OF ROAD R.O.W.  
 SIDES: 8', REAR: 30'
  - BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 240083 and PANEL NO. 24047C0108H DATED JULY 16, 2016, THIS SUBDIVISION IS LOCATED IN ZONE X AND AE (BFE=5).
  - THERE ARE NO ANIMAL CONTAINMENT STRUCTURES WITHIN 200' OF THIS SUBDIVISION.
  - THERE ARE NO DITCHES THAT ARE PART OF A PUBLIC DITCH ASSOCIATION ON THIS PARCEL.
  - THE PURPOSE OF THIS PLAT IS TO REVISE THE LOCATIONS OF THE SEWAGE RESERVE AREAS ON LOTS 5A AND 5C AND TO REVISE THE LOCATION OF THE 22' WIDE INGRESS/EGRESS AND UTILITY EASEMENT AND THE FOREST CONSERVATION EASEMENT.
  - THIS PLAT WILL SUPERSEDE THE ORIGINAL PLAT ENTITLED "THE SANCTUARY" AS RECORDED IN PLAT BOOK: R.H.O. 150/59 AND THE PLAN ENTITLED "FOREST PROTECTION PLAN THE SANCTUARY" AS RECORDED IN PLAT BOOK: R.H.O. 148/66. AN AMENDED P.P.A. WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
  - ATLANTIC COASTAL BAYS CRITICAL AREA: RESOURCE CONSERVATION AREA

**Frank G. Lynch, Jr. & Associates, Inc.**  
 SURVEYING · LAND PLANNING  
 10535 RACETRACK ROAD · BERLIN, MARYLAND 21811  
 (410) 641-5363 · 641-5773

DESIGNED BY	N/A	SURVEYED BY	FGL/JRT	FILE NO.:	6944-14
DRAWN BY	FGL JR.	DATE	8-06-2015	SHEET 1 OF 1	
CHECKED BY	FRANK G. LYNCH	SCALE	1"=50'		

MSA 51257-8924

P213305