

MSA-S-1829-426

—DC 617-99  
SUB

Hastings, Robert  
912A

Judge John C. North, II  
Chairman



Ren Serey  
Executive Director

**STATE OF MARYLAND  
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401  
(410) 260-7516 Fax: (410) 974-5338

December 7, 1999

Mr. Steve Dodd  
Dorchester County Planning & Zoning  
P O Box 107  
Cambridge, MD 21613

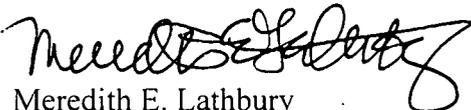
**RE: Robert Hastings Property (#912A) - Subdivision Request**

Dear <sup>Steve</sup> Mr. Dodd:

Thank you for the opportunity to review the above referenced subdivision request. The applicant is seeking a one lot subdivision for a single family residence. This property was previously subdivided and already contains three lots. The property contains 0.99 acres in a designated Limited Development Area (LDA). My understanding is that the lot is vacant and that the applicant will afforest the property with 15% coverage of trees. There are no Buffer issues on the property and I understand that the applicant has obtained a letter from the Maryland Department of Natural Resources Heritage Division that says no rare, threatened and endangered species are present on this property. We do not oppose the subdivision as proposed.

Please include this letter in the record for subdivision. Please notify the Commission in writing of the decision made in this case. If you have any questions regarding this matter, please do not hesitate to contact me at (410) 260-7123.

Sincerely,

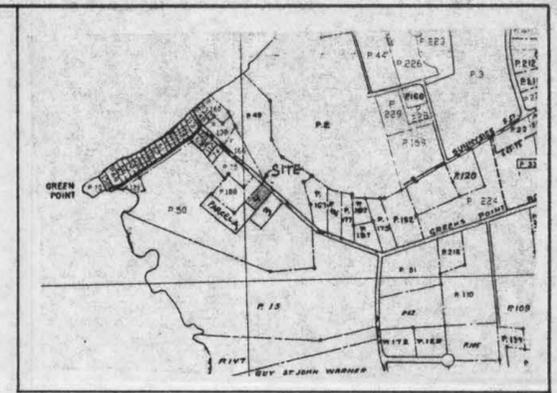


Meredith E. Lathbury  
Natural Resources Planner

MEL/jjd

cc: DC 617-99

Branch Office: 31 Creamery Lane, Easton, MD 21601  
(410) 822-9047 Fax: (410) 820-5093



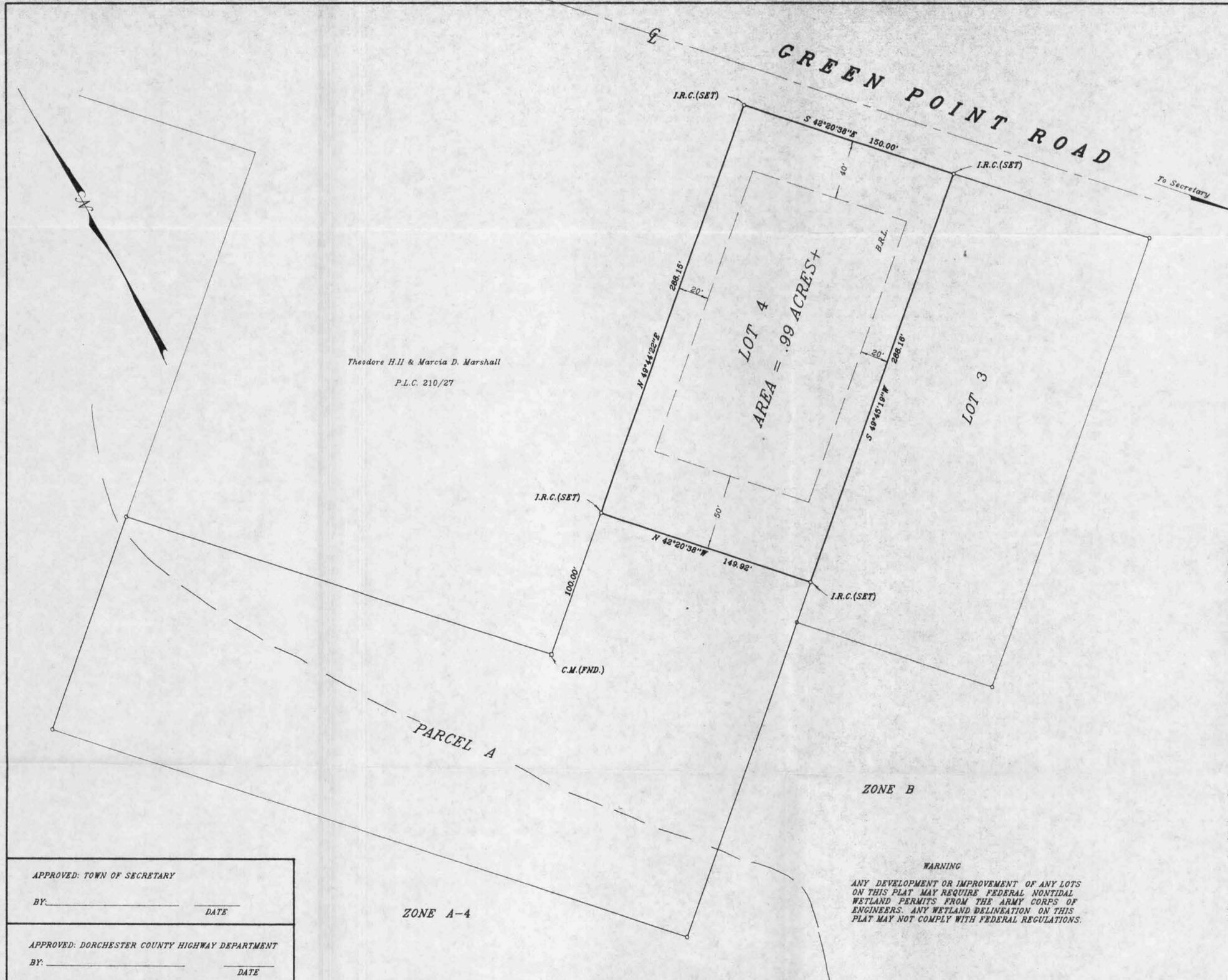
**VICINITY MAP**

**SITE DATA**  
 OWNER & DEVELOPER: ROBERT R. HASTINGS  
 5620 WESLEY ROAD  
 RHODESDALE, MD. 21659  
 DEEDS: M.L.B. 344/634  
 ZONING: R-R  
 TAX MAP: 21; PARCEL 50  
 AREA OF SITE: 5.09 ACRES  
 WATER: INDIVIDUAL ON SITE WELL  
 SEWAGE: TWIN CITIES WASTEWATER TREATMENT PLANT  
 SMALLEST LOT: 0.99 ACRES+  
 NUMBER OF LOTS: 1  
 TAX ACCOUNT NO.: 2-024608  
 ROAD CLASSIFICATION: MINOR COLLECTOR

**GENERAL NOTES**

1. THIS SUBDIVISION LIES IN THE L.D.A. ZONE OR LIMITED DEVELOPMENT AREA.
2. A PORTION OF THIS SUBDIVISION IDENTIFIED AS A-4 ON PLAT, LIES IN THE 100 YEAR FLOOD PLAIN.
3. I, THE UNDERSIGNED, WHOSE NAME APPEARS ON THIS PLAT DO HEREBY CERTIFY AS FOLLOWS:
  - a. THAT THE RETAINED RESIDUE CONTAINS SUFFICIENT AREA TO QUALIFY AS A BUILDING LOT IN THE AREA WHICH IT IS LOCATED.
  - b. THAT ANY BUILDINGS LOCATED ON THE PLATTED LOTS OR ON THE RESIDUE WHICH ARE LOCATED IN THE REQUIRED SETBACK MINIMUMS ARE LOCATED ON THIS PLAT.
  - c. THAT THE CREATION OF THE LOTS DOES NOT CAUSE THE CREATION OF ANY NONCONFORMING PARCEL IN THE SHOWN LOTS OR ON THE RETAINED LANDS.
4. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPOSED PROPERTY LINES EXCEPT AS SHOWN.
5. THERE ARE NO UNDERGROUND UTILITIES OR RIGHTS-OF-WAY ON OR OVER THE PROPERTY SHOWN HEREON BASED ON AVAILABLE DATA.
6. THE COMPREHENSIVE WATER AND SEWER DESIGNATION FOR THIS AREA IS NO PLANNED SERVICE FOR WATER AND S-1 FOR SEWER.
7. THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE DORCHESTER COUNTY FOREST CONSERVATION PROGRAM UNDER SECTION 140-59(4).
8. THERE ARE NO INTERMITTENT OR PERENNIAL STREAMS LOCATED ON THE PROPERTY SHOWN HEREON.
9. THERE ARE NO NONTIDAL WETLANDS LOCATED ON THE PROPERTY SHOWN HEREON BASED ON AVAILABLE DATA AND VISIBLE OBSERVATIONS AT THE SITE.
10. THERE ARE NO ENDANGERED SPECIES LOCATED ON THE PROPERTY SHOWN HEREON BASED ON THE AVAILABLE DATA ON HABITAT OF THREATENED AND ENDANGERED SPECIES AND HABITATS.
11. THERE ARE NO STEEP SLOPES LOCATED ON THE PROPERTY SHOWN HEREON.
12. THERE ARE NO VISIBLE BURIAL SITES LOCATED ON THE PROPERTY AND ACCORDING TO AVAILABLE DATA.
13. PARCEL A SHOWN HEREON IS EXEMPT FROM THE DORCHESTER COUNTY SUBDIVISION REGULATIONS IN ACCORDANCE WITH SECTION 140-4A(2). THIS PARCEL IS NOT APPROVED AS A SEPERATE LOT FOR DEVELOPMENT PURPOSES AND SHALL, HEREINAFTER BE CONSTRUED AS A PORTION OF THE LANDS OF THEODORE H. & MARCIA D. MARSHALL DESCRIBED IN DEED P.L.C. 210/27.
14. EACH LOT IS LIMITED TO A MAXIMUM OF 15% IMPERVIOUS SURFACE.
15. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE OWNER OF LOT 4 MUST AFFOREST 15% OF THE LOT UNDER AN APPROVED AFFORESTATION PLAN.

**WARNING**  
 ANY DEVELOPMENT OR IMPROVEMENT OF ANY LOTS ON THIS PLAT MAY REQUIRE FEDERAL NONTIDAL WETLAND PERMITS FROM THE ARMY CORPS OF ENGINEERS. ANY WETLAND DELINEATION ON THIS PLAT MAY NOT COMPLY WITH FEDERAL REGULATIONS.



Theodore H.H. & Marcia D. Marshall  
 P.L.C. 210/27

APPROVED: TOWN OF SECRETARY  
 BY: \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: DORCHESTER COUNTY HIGHWAY DEPARTMENT  
 BY: \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: DORCHESTER COUNTY PLANNING COMMISSION  
 BY: \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: DEPARTMENT OF NATURAL RESOURCES - FOREST SERVICE  
 BY: \_\_\_\_\_ DATE \_\_\_\_\_

PLANS FOR A CENTRAL SEWAGE SYSTEM HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND SAID FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER'S CERTIFICATE**  
 THIS IS TO CERTIFY THAT I THE OWNER OF THE PROPERTY SHOWN HEREON AGREE TO AND HEREBY ADOPT THIS PLAN OF SUBDIVISION AS SHOWN.

ROBERT R. HASTINGS, JR. \_\_\_\_\_ DATE \_\_\_\_\_

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SYSTEMS AND A CENTRAL SEWERAGE SYSTEM AND THEIR USE IN ACCORDANCE WITH THE DORCHESTER COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL WATER SYSTEMS WHEN THE COMMUNITY SYSTEM BECOMES AVAILABLE.

DORCHESTER COUNTY APPROVING AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT IS A PLAN OF THE LAND CONVEYED TO ROBERT R. HASTINGS (SEE DEED M.L.B. NO. 344 FOLIO 634), THAT MARKERS HAVE BEEN PLACED AS INDICATED AND THAT THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH.

TIMOTHY J. MARSHALL - MD R.P.L.S. NO. 555 \_\_\_\_\_ DATE \_\_\_\_\_

**PLAT SHOWING SUBDIVISION  
 LOT 4**  
 OF PROPERTY BELONGING TO  
**ROBERT R. HASTINGS, JR.**  
 LOCATED IN  
 NO.2 OR EAST NEW MARKET ELECTION DISTRICT  
 DORCHESTER COUNTY, MARYLAND

PLAT REFERENCE: PLAT CAB. 47/211A.

PLANNING & ZONING PLAT NO. \_\_\_\_\_

**TIM MARSHALL & ASSOCIATES, INC.**  
 LAND SURVEYORS & PLANNERS

2114 HORN POINT ROAD  
 CAMBRIDGE, MD 21613

PHONE (410) 228-1919  
 FAX (410) 228-2374

DATE: 10-25-99	DRAWN BY: D.K.L.	JOB NO. 197164
SCALE: 1" = 50'	CHECKED BY: T.J.M.	PLAT NO. H97164