

— AA 300-00
SUB

Morgan Property
00-119

MSA-S-1829-762

LH
Comment
faced
6/12/08



Judge John C. North, II
Chairman

Ren Serey
Executive Director

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

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338

June 12, 2000

Mr. Mark Wedemeyer
Anne Arundel County Department of Planning and Code Enforcement
2664 Riva Road, MS 6303
Annapolis, Maryland 21401

Re: Morgan Property
S 00-067, P 00-119

Dear Mr. Wedemeyer:

Thank you for forwarding the above-referenced lot line revision to this office for review and comment. It appears the proposed transfer of .84 acres should not impact either lot owners' ability to meet the County's Critical Area Program requirements. Therefore, this office has no comment regarding the proposed lot line adjustment.

Thank you for the opportunity to comment. Please feel free to telephone me if you have any questions at (410) 260-3478.

Sincerely,

A handwritten signature in cursive script that reads "Lisa A. Hoerger".

Lisa A. Hoerger
Natural Resources Planner

cc: AA 300-00

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

OWNERS' DEDICATION

CHARLES L. MORGAN AND DALE T. MORGAN, OWNERS OF PARCEL 88, AND RICHARD L. MAY, JR. AND KATHLEEN MAY, OWNERS OF 39, AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKWAYS AND OTHER EASEMENTS, WIDENING STRIPS AND FLOODPLAINS TO PUBLIC USE; SUCH LANDS TO BE DEEDED TO ANNE ARUNDEL COUNTY OR THE STATE HIGHWAY ADMINISTRATION, AS MAY BE APPROPRIATE, ON REQUEST. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES LIENS, MORTGAGES, TRUST, EASEMENTS OR RIGHTS-OF-WAYS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

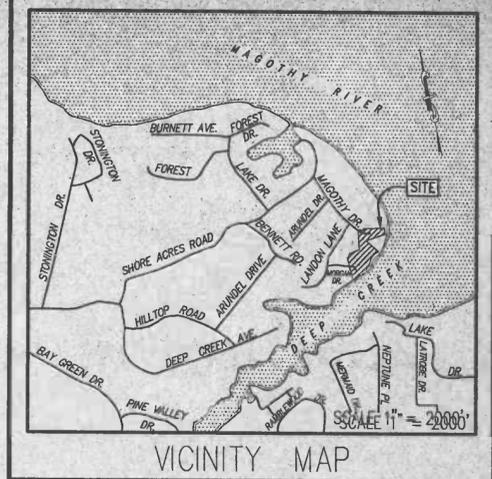
AND ALL PARTIES IN INTEREST THERE TO HAVE HEREUNTO AFFIXED THEIR SIGNATURE INDICATING THEIR ASSENT & WILLINGNESS TO JOIN IN THIS PLAN OF SUBDIVISION.

WITNESS	DATE	CHARLES L. MORGAN, OWNER-PARCEL 88	DATE
WITNESS	DATE	DALE T. MORGAN, OWNER-PARCEL 88	DATE
WITNESS	DATE	RICHARD L. MAY, JR., OWNER-PARCEL 39	DATE
WITNESS	DATE	KATHLEEN A. MAY, OWNER-PARCEL 39	DATE

OWNER CERTIFICATION

I HEREBY CERTIFY THAT IRON PIPES MARKED _____ AND CONCRETE MONUMENTS MARKED _____ WILL BE SET IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ANNE ARUNDEL COUNTY, MARYLAND.

CHARLES L. MORGAN, OWNER-PARCEL 88	DATE
DALE T. MORGAN, OWNER-PARCEL 88	DATE
RICHARD L. MAY, JR., OWNER-PARCEL 39	DATE
KATHLEEN A. MAY, OWNER-PARCEL 39	DATE



***NOTE OF PURPOSE**
THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE BETWEEN PARCELS 39 AND 88.

GENERAL NOTES:

- HOUSE NUMBERS ARE DENOTED AS:
- THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON ANNE ARUNDEL COUNTY GRID SYSTEM (NAD 29).
- THE TWO EXISTING DWELLINGS ON PARCEL 39 WERE DETERMINED TO BE A LAWFUL NON-CONFORMING USE UNDER CASE NUMBER 1997-0230-N.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT REPRESENTS A SURVEY OF THE PROPERTY BY THE SURVEYOR OR PREPARED UNDER THE SURVEYORS DIRECT SUPERVISION; AND THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY VIRGINIA LEE MORGAN BY DEED DATED OCTOBER 17, 1993 TO CHARLES LEE MORGAN AND DALE THOMAS MORGAN AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 6283 FOLIO 141; AND ALL OF THE LANDS CONVEYED BY CHARLES LEE MORGAN BY DEED DATED SEPTEMBER 30, 1997 TO RICHARD L. MAY, JR. AND KATHLEEN A. MAY, AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 8085 FOLIO 203.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS-SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Steven H. Jupitz
STEVEN H. JUPITZ, REG. PROPERTY LINE SURVEYOR #499 5-26-00 DATE

CHARLES L. MORGAN, OWNER-PARCEL 88	DATE
DALE T. MORGAN, OWNER-PARCEL 88	DATE
RICHARD L. MAY, JR., OWNER-PARCEL 39	DATE
KATHLEEN A. MAY, OWNER-PARCEL 39	DATE

STORMWATER MANAGEMENT NOTE:

ALL NEW DEVELOPMENT SHALL PROVIDE STORMWATER MANAGEMENT IN ACCORDANCE WITH BILL 87-94.

SEPTIC AREA NOTE:

THE 10,000 SQUARE FOOT SEPTIC AREA SHALL REMAIN UNENCUMBERED BY BUILDINGS, EASEMENTS, RIGHTS-OF-WAY, AND OTHER PERMANENT OR PHYSICAL OBJECTS.

COASTAL FLOOD PLAIN AND HIGH HAZARD

PARCELS 39 AND 88 ARE AFFECTED BY A COASTAL FLOODPLAIN AND/OR A COASTAL HIGH HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON THE FLOOD INSURANCE RATE MAPS (MAP NO. 240008 0028 C). THE ELEVATION IS 9 FEET THE FIRST FLOOR ELEVATIONS OF ALL STRUCTURES LOCATED WITHIN THESE AREAS OR LOTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 21, TITLE 1 OF THE ANNE ARUNDEL COUNTY CODE.

CRITICAL AREA NOTE:

THIS SITE IS LOCATED ENTIRELY WITHIN THE RCA AND LDA DESIGNATIONS OF THE CRITICAL AREA AND WILL BE SUBJECT TO ALL CRITICAL AREA REQUIREMENTS IN EFFECT AT THE TIME OF GRADING AND/OR BUILDING PERMIT.

OFF-SITE DRAINAGE AND RECREATION FEE NOTE:

OFF-SITE STORM DRAINAGE AND RECREATION FEES OF _____ WERE PAID ON _____ BY CR. NO. _____



CRITICAL AREA TABULATIONS

TOTAL AREA = 4.72 ACRES
RCA = 0.98 ACRES ±
LDA = 3.74 ACRES ±

AREA TABULATIONS:

TOTAL SITE AREA: 205,751 S.F. (4.72 AC.)
EXISTING PARCEL 88: 163,027 S.F., (3.74 AC.)
EXISTING PARCEL 39: 42,724 S.F. (0.98 AC.)
PROP. PARCEL 88: 126,473 S.F. (2.90 AC.)
PROP. PARCEL 39: 79,278 S.F. (1.82 AC.)

ZONING/SETBACK:

ZONING: R-1
SETBACKS:
FRONT = 40 FEET
REAR = 35 FEET
SIDE = 15 FEET, 40 FEET COMBINED

FOR PRIVATE WATER & PRIVATE SEPTIC SYSTEMS

APPROVED : HEALTH DEPARTMENT,
ANNE ARUNDEL COUNTY, MARYLAND

DATE

COUNTY HEALTH OFFICER,
ANNE ARUNDEL COUNTY, MARYLAND

APPROVED : DEPT. OF PLANNING & CODE ENFORCEMENT,
ANNE ARUNDEL COUNTY, MARYLAND

DATE

DENIS D. CANAVAN
DIRECTOR OF PLANNING & CODE ENFORCEMENT
ANNE ARUNDEL COUNTY, MARYLAND

00-119

RECEIVED
MAY 26 2000
PLANNING AND CODE ENFORCEMENT

DRUM, SNELL & ASSOCIATES, LC
CIVIL ENGINEERS-LAND SURVEYORS
209 WEST STREET, SUITE 203
ANNAPOLIS, MARYLAND 21401
410-280-3122

PLAT 2 OF 2
***ADMINISTRATIVE LOT LINE REVISION**
MORGAN PROPERTY

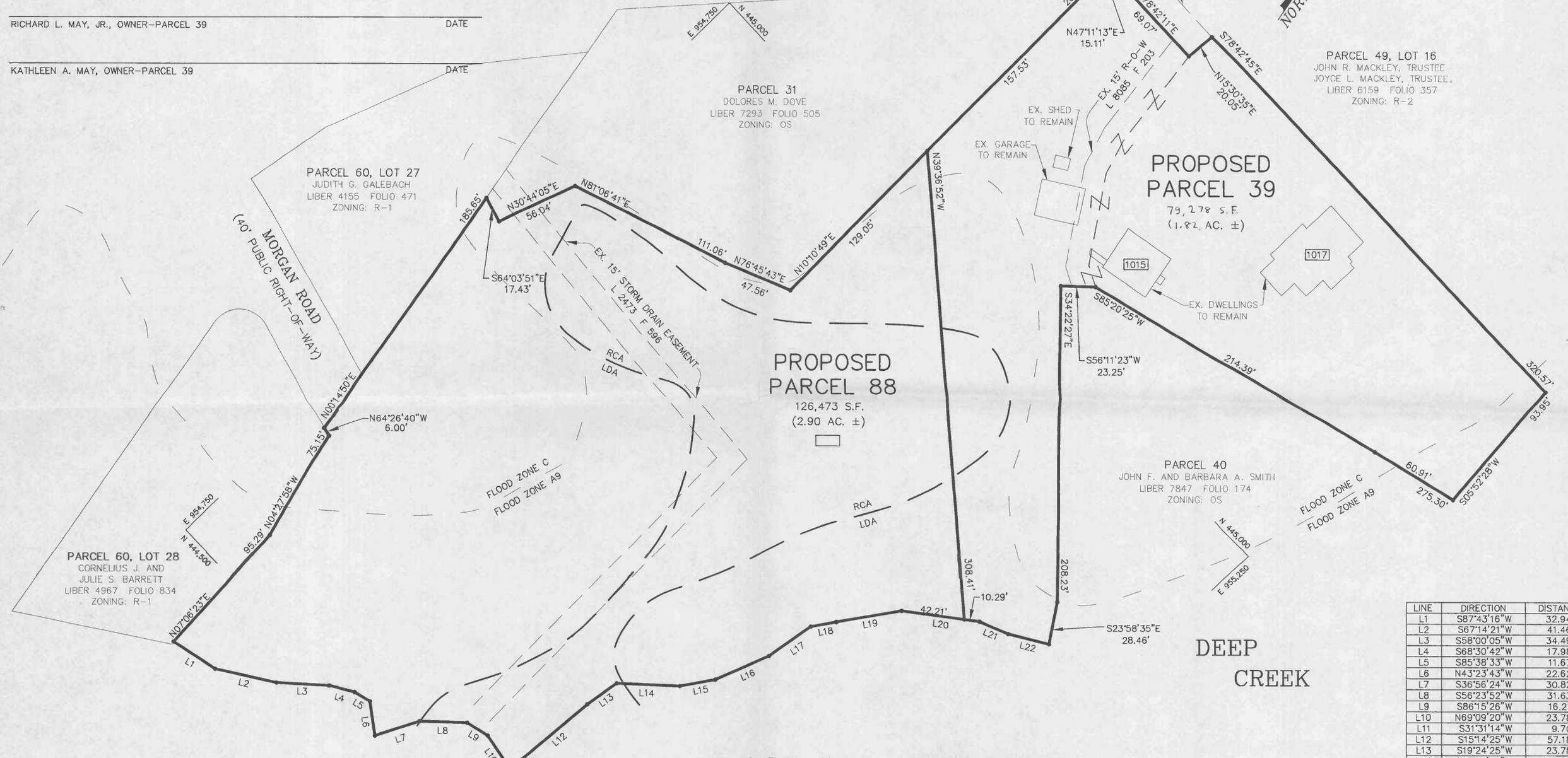
SUBDIVISION NO. _____ PROJECT NO. _____
TAX MAP NO. 33 BLOCK 22 PARCEL NO. 39, 88
SCALE: 1" = 50' DATE: MAY 2000
ZIP CODE: 21012
DISTRICT: 3RD ANNE ARUNDEL COUNTY, MD

SEE PLAT ONE OF TWO FOR OWNER'S DEDICATION,
OWNER'S CERTIFICATE, SURVEYOR'S CERTIFICATE, AND OTHER NOTATIONS.

St. H. Jupitz
STEVEN H. JUPITZ, REG. PROPERTY LINE SURVEYOR #499 DATE 5-26-00
WE ASSENT TO THIS PLAN OF SUBDIVISION



CHARLES L. MORGAN, OWNER-PARCEL 88 DATE _____
DALE T. MORGAN, OWNER-PARCEL 88 DATE _____
RICHARD L. MAY, JR., OWNER-PARCEL 39 DATE _____
KATHLEEN A. MAY, OWNER-PARCEL 39 DATE _____



LINE	DIRECTION	DISTANCE
L1	S87°43'16"W	32.94'
L2	S67°14'21"W	41.46'
L3	S58°00'05"W	34.49'
L4	S68°30'42"W	17.98'
L5	S85°38'33"W	11.67'
L6	N43°23'43"W	22.62'
L7	S36°56'24"W	30.82'
L8	S56°23'52"W	31.63'
L9	S86°15'26"W	16.21'
L10	N69°09'20"W	23.78'
L11	S31°31'14"W	9.70'
L12	S15°14'25"W	57.18'
L13	S19°24'25"W	23.78'
L14	S57°09'46"W	41.93'
L15	S44°41'03"W	24.17'
L16	S31°40'26"W	39.41'
L17	S20°01'35"W	34.09'
L18	S44°41'28"W	17.35'
L19	S45°02'59"W	44.18'
L20	S62°35'43"W	52.51'
L21	S78°07'18"W	20.70'
L22	S68°28'01"W	28.13'

SEPTIC AREA NOTE:
THE 10,000 SQUARE FOOT SEPTIC AREA SHALL REMAIN UNENCUMBERED BY BUILDINGS, EASEMENTS, RIGHTS-OF-WAY, AND OTHER PERMANENT OR PHYSICAL OBJECTS.

FOR PRIVATE WATER & PRIVATE SEPTIC SYSTEMS

APPROVED: HEALTH DEPARTMENT,
ANNE ARUNDEL COUNTY, MARYLAND

DATE _____

COUNTY HEALTH OFFICER,
ANNE ARUNDEL COUNTY, MARYLAND

APPROVED: DEPT. OF PLANNING & CODE ENFORCEMENT,
ANNE ARUNDEL COUNTY, MARYLAND

DATE _____

DENIS D. CANAVAN
DIRECTOR OF PLANNING & CODE ENFORCEMENT,
ANNE ARUNDEL COUNTY, MARYLAND

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