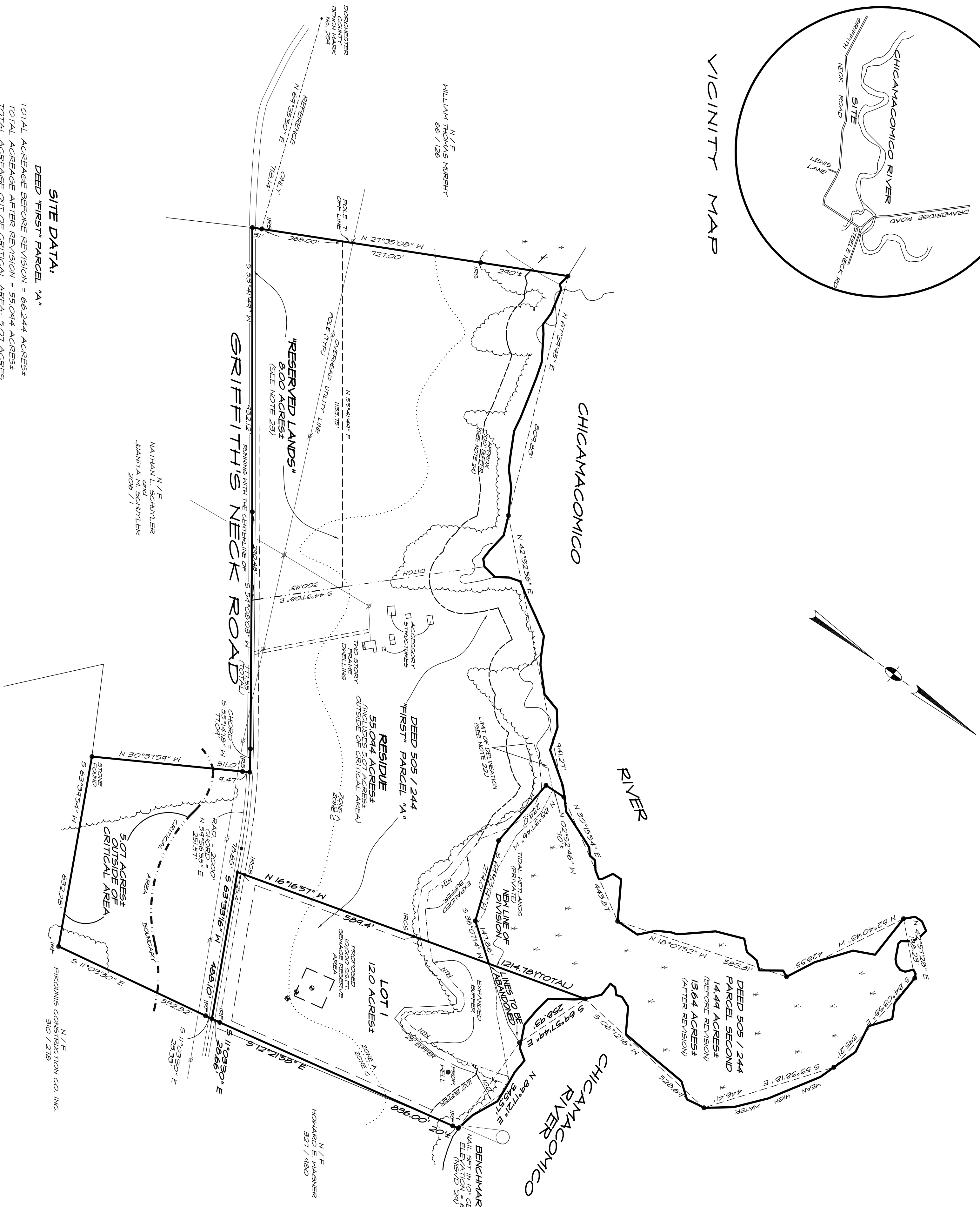


VICINITY MAP



**SITE DATA:**

**DEED FIRST PARCEL 'A'**  
 TOTAL ACREAGE BEFORE REVISION = 66,244 ACRES;  
 TOTAL ACREAGE AFTER REVISION = 55,044 ACRES;  
 TOTAL ACREAGE OUT OF CRITICAL AREA: 5.07 ACRES

**DEED PARCEL 'SECOND'**  
 TOTAL ACREAGE BEFORE REVISION = 14,491 ACRES;  
 TOTAL ACREAGE AFTER REVISION = 13,64 ACRES

**LOT 1**  
 TOTAL ACREAGE LOT 1: 120 ACRES;  
 EXISTING FOREST COVER LOT 1: 2.3 ACRES;  
 INTERVIOUS SURFACE ALLOWANCE: 180 ACRES; 108,400 SQ.FT.

**DEVELOPMENT RIGHTS SUMMARY**

**DEED FIRST PARCEL 'A'**  
 TOTAL DEVELOPMENT RIGHTS ALLOWED = 3  
 EXISTING DEVELOPMENT RIGHTS TRANSFERRED TO LOT 1 = 1  
 TOTAL DEVELOPMENT RIGHTS REMAINING = 1

**DEED PARCEL 'SECOND'**  
 TOTAL DEVELOPMENT RIGHTS ALLOWED = 1  
 EXISTING DEVELOPMENT RIGHTS USED = 0  
 TOTAL DEVELOPMENT RIGHTS REMAINING = 1

**NOTES**

- OWNER/SUBDIVIDER: BARBARA MURPHY HALE  
4044 GRIFFITH NECK ROAD  
CAMBRIDGE, MARYLAND 21613
  - TAX MAP REFERENCE: MAP 14, GRID 14, PARCEL 4
  - TAX ACCOUNT NO.: 11-002102
  - DEED REFERENCE: LIBER 305, FOLIO 244
  - ZONING CLASSIFICATION: RC
  - COMPREHENSIVE WATER AND SEWER PLAN DESIGNATION: NO PLANNED SERVICE
  - ROAD CLASSIFICATION: LOCAL ROAD
  - PROPERTY SHOWN HEREON IS IN FLOODONES '14' AS SHOWN ON FIRM 240026 0375 A, DATED OCTOBER 15, 1981.
  - ANY DEVELOPMENT OR IMPROVEMENT OF ANY LOT SHOWN ON THIS PLAN MAY REQUIRE FEDERAL, NATIONAL, WETLANDS PERMITS FROM THE CORPS OF ENGINEERS OR STATE OF MARYLAND. ANY WETLAND DELINEATION ON THIS PLAN MAY NOT COMPLY WITH FEDERAL OR STATE REGULATIONS.
  - THIS SUBDIVISION IS IN AN AGRICULTURAL AREA AND EACH LOT OWNER, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE NO BASIS FOR REQUISITE AGAINST THE EFFECTS OF NORMAL FARMING OPERATIONS CONDUCTED IN ACCORDANCE WITH GOOD FARMING PRACTICES WHICH MAY CAUSE SOME INTERFERENCE WITH THE USE AND ENJOYMENT OF THE PROPERTY. THESE ASSUMPTIONS ARE MADE WITHOUT LIABILITY TO THE SURVEYOR AND ENJOYMENT OF THE PROPERTY. THESE ASSUMPTIONS ACCEPT THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.
  - THERE ARE NO KNOWN STREAMS, STEEP SLOPES, OR BURIAL SITES ON THE PROPOSED LOT SHOWN HEREON.
  - SITE BORDERS ON AN ANADROMOUS FISH SPAWNING AREA PER PLANNING AND ZONING.
  - THERE HAVE BEEN NO KNOWN SUBDIVISIONS OF THIS PARCEL AFTER MARCH 15, 1972
  - LOT 1 SHOWN HEREON IS BEING CONVERTED ONE DEVELOPMENT RIGHT, ANY REMAINING DEVELOPMENT RIGHTS WILL STAY WITH THE PARENT PARCEL (RESIDUE).
  - ALL KNOWN WELLS WITHIN 100' OF THE NEW LINE OF DIVISION ARE SHOWN HEREON.
- 17. LEGEND:**  
 I.R.C.S. = IRON ROD W/ CAP SET  
 I.R.C.F. = IRON ROD W/ CAP FOUND  
 C.H.E. = CONCRETE MONUMENT FOUND
18. THIS LOT SHALL BE DEVELOPED IN ACCORDANCE WITH THE "GOOD WASTA AND STORM WATER DESIGN MANUAL", ENVIRONMENTALLY SENSITIVE DEVELOPMENT CRITERIA (CHAPTER 5) FOR SENSITIVE DEVELOPMENT SITE PLANNING DEVIATION FROM THESE CRITERIA SHALL REQUIRE APPROVAL FROM THE DORCHESTER COUNTY HIGHWAY DEPARTMENT PRIOR TO ANY DEVELOPMENT ACTIVITIES (SUBDIVISIONS NOT MEETING THIS CRITERIA MUST ADDRESS RAINFALL IN ACCORDANCE WITH THE DORCHESTER COUNTY STORM WATER MANAGEMENT ORDINANCE)
19. ACCORDING TO THE CRITICAL AREA COMMISSION NEW LOTS WITHIN LDA ARE LIMITED TO 18% INTERVIOUS COVER.
20. ANY FOREST CLEARING MAY NEED TO BE APPROVED BY MDNR, CRITICAL AREAS COMMISSION AND/OR OTHER AGENCIES.
21. LOT 1 IS APPROVED FOR A 1'-2" FRENCH DEPTH, 4" TILE INVERT, 61111/1" PERC RATE. THIS SITE WILL REQUIRE A PUMP STATION TO AGRIEVE INVERT.
22. WETLANDS SHOWN WERE DELINEATED BY RON GATTON.
23. AREAS WITHIN THE RESOURCE CONSERVATION AREA SHOWN AS RESERVED LANDS ON THIS PLAN MAY NOT BE FURTHER SUBDIVIDED, BUILT UPON OR IN ANY WAY DEVELOPED SUBJECT TO THE GRANTORS TO PETITION THE PLANNING COMMISSION FOR REVISION OF THE LAND HEREBY RESERVED. IN THE EVENT FURTHER CHANGES IN THE LAW REDUCES ACREAGE NECESSARY TO BE RESERVED.
24. PORTIONS OF THE 100' BUFFER ON THE RESIDUE PARCEL BEYOND THE LIMIT OF WETLAND DELINEATION ARE BASED ON STATE WETLAND INVENTORY MAPS.
25. ACCORDING TO A LETTER DATED JULY 23, 2004 FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES, THIS SITE MAY CONTAIN 15.0N FILE WITH DORCHESTER COUNTY PLANNING AND ZONING.
26. BUFFER MANAGEMENT PLAN RECORDED IN THE LAND RECORDS OF DORCHESTER COUNTY IN FILE 607 / 394.

**APPROVALS**

DORCHESTER COUNTY PLANNING COMMISSION THIS SUBDIVISION IS APPROVED BY THE DORCHESTER COUNTY PLANNING COMMISSION	DATE
DORCHESTER COUNTY APPROVING AUTHORITY	DATE
DORCHESTER COUNTY APPROVING AUTHORITY	DATE
DORCHESTER COUNTY HEALTH DEPARTMENT LOT NO. 1 OF THE PLAN SHOWN HEREON IS APPROVED FOR INDIVIDUAL SEWAGE AND WATER SYSTEMS IN ACCORDANCE WITH MARYLAND DEPARTMENT OF THE ENVIRONMENT COM.MAR 26-04-02. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER.	DATE
DORCHESTER COUNTY APPROVING AUTHORITY	DATE
DORCHESTER COUNTY HIGHWAY DEPARTMENT THIS SUBDIVISION IS APPROVED BY THE DORCHESTER COUNTY HIGHWAY DEPARTMENT	DATE
APPROVING AUTHORITY	DATE
OWNER BARBARA MURPHY HALE	DATE

**SURVEYOR**  
 I CERTIFY THAT THE PLAN SHOWN HEREON WAS PREPARED UNDER MY DIRECTION WITHOUT REVIEW OF AN ABSTRACT OF TITLE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF.

ROBERT M. HIGHERS MARYLAND PROFESSIONAL LAND SURVEYOR #21044 3100 CHANCELLOR POINT ROAD TRAFFE, MARYLAND 21613	DATE
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REVISIONS	
3-22-05	AGENCY COMMENTS
6-13-05	ADDITIONAL AGENCY COMMENTS
7-27-05	CRITICAL AREA COMMISSION COMMENTS

**C & R**  
**Professional Land Surveyors**  
 LLC

BOUNDARY - SUBDIVISIONS - CONSTRUCTION  
 410-819-0333 - FAX 410-476-9957

**SUBDIVISION**  
**LOT 1**  
 ON THE LAND OF  
**BARBARA MURPHY HALE**

IN THE ELEVENTH ELECTION DISTRICT  
 DORCHESTER COUNTY, MARYLAND

DRAWN SAVN	CHECKED RMH
DATE 6-8-04	SCALE 1" = 200'
JOB NO. 03044	

P & Z #1052