

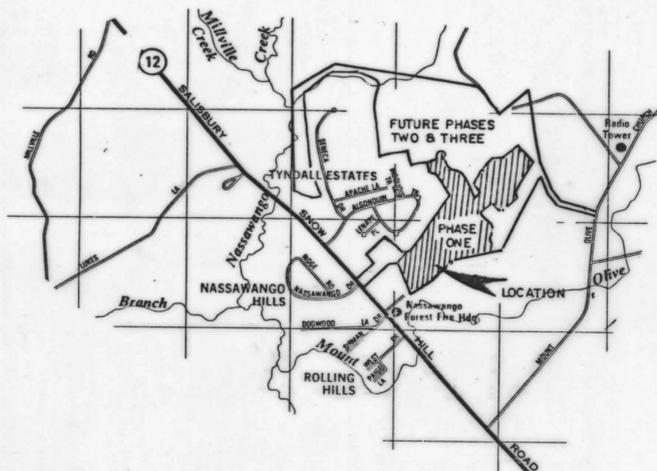
R.H.O. 133/70

✓ RHO 133/70

THE VILLAGE OF NASSAWANGO

SECOND ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

PHASE ONE SITE PLAN



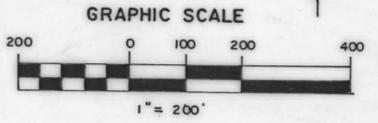
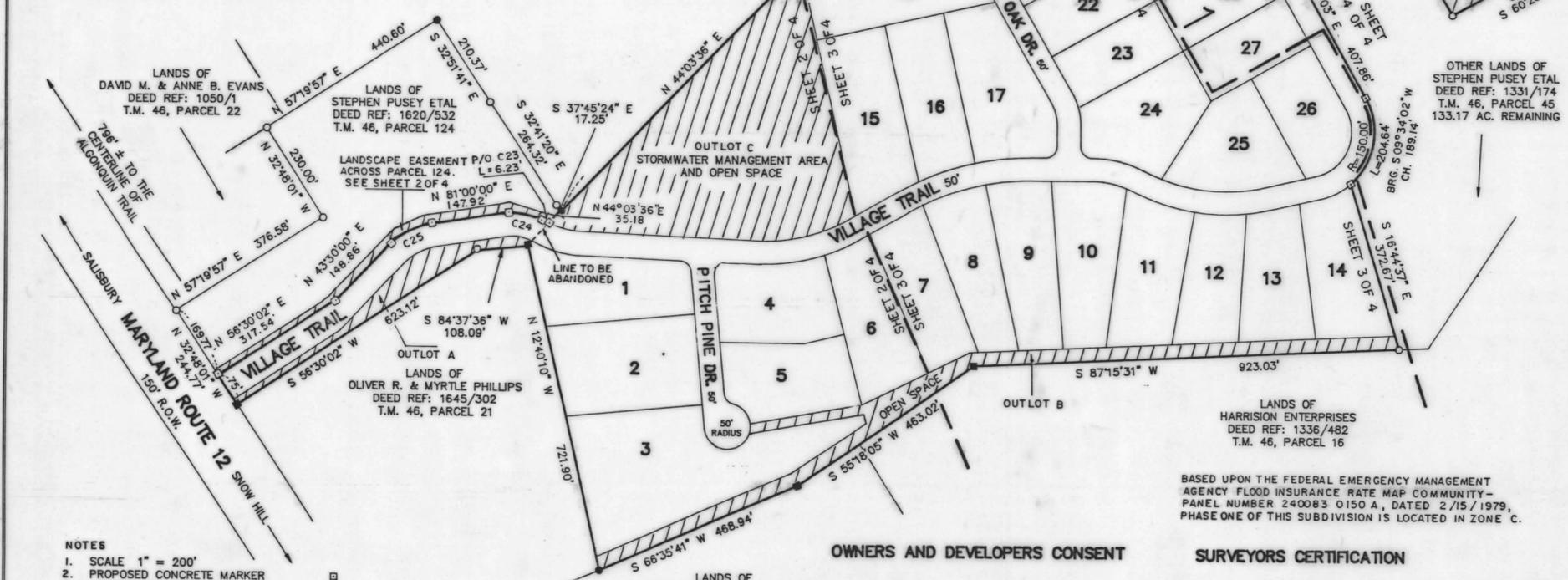
TYNDALL ESTATES SECTION 1-A PLAT BOOK FWH 60/44

NASSAWANGO HILLS SECTION 2 PLAT BOOK FWH 20/39

CH BRG. S74°40'00"E
CH. 50.00'
L = 261.80'
R = 50.00'

OTHER LANDS OF
STEPHEN PUSEY ETAL
DEED REF: 1331/174
T.M. 46, PARCEL 45
133.17 AC. REMAINING

R = 100.00'
L = 107.48'
BRG. S 15°27'30"E
CH. 102.38'



APPROVALS WORCESTER COUNTY PLANNING AND PERMITS

THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A GUARANTEE, REPRESENTATION OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

ANY APPROVAL BY THE WORCESTER COUNTY ENVIRONMENTAL PROGRAMS OF ANY SEWAGE OR WATER SYSTEMS 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 STANDARDS CANNOT BE MET AS OF THE DATE OF APPLICATION FOR SUCH PERMIT.

THE FOLLOWING STREETS, 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

- 1. VILLAGE TRAIL 4,473 LF ±
- 2. PITCH PINE DRIVE 412.29 LF ±
- 3. CROOKED OAK DRIVE 633.71 LF ±

WORCESTER COUNTY DOES NOT GUARANTEE THE DEVELOPMENT OR CONSTRUCTION OF ANY AMENITIES SHOWN ON THIS PLAT. ALL SUCH AMENITIES SHALL BE THE RESPONSIBILITY OF THE OWNER AND DEVELOPER OF THIS SUBDIVISION.

Chuck Hall 8/27/92
PLANNING COMMISSION WORCESTER COUNTY DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER AND SEWAGE SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. FOR EACH BUILDING UNIT, A MINIMUM OF 10,000 SQ. FT., EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS AND OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM WHEN AVAILABLE. SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATION OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

Richard Lewis 8/27/92
APPROVING AUTHORITY WORCESTER COUNTY DATE

OWNERS AND DEVELOPERS CONSENT

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS THEREOF. THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Stephen Pusey 8/4/92
STEPHEN PUSEY DATE

Gary M. Pusey 8/4/92
GARY M. PUSEY DATE

Brenda J. Trader 8/4/92
BRENDA J. TRADER DATE

P.O. BOX 397
DELMAR, DELAWARE 19940

SURVEYORS CERTIFICATION

I, VAUGHN A. WIMBROW, A REGISTERED PROPERTY LINE SURVEYOR FOR THE STATE OF MARYLAND DO CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3-108, OF THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND.

Vaughn A. Wimbrow 8/3/92
VAUGHN A. WIMBROW PLS 243 B DATE

VAUGHN A. WIMBROW & ASSOCIATES
11704 BACK STREET
WHALEYVILLE, MARYLAND 21872

- NOTES
1. SCALE 1" = 200'
 2. PROPOSED CONCRETE MARKER
 3. EXISTING CONCRETE MARKER
 4. PROPOSED IRON PIPE
 5. EXISTING IRON PIPE
 6. TAX MAP 46, PARCEL 45, DEED REF: 1331/174
 7. TAX MAP 45, PARCEL 124, DEED REF: 1620/532
 8. AREA OF PHASE ONE 67.29 AC.
 9. TOTAL OPEN SPACE 25.04 AC.
 10. WETLANDS 9.42 AC.
 11. ACRES IN ROADS 5.53 AC.
 12. WATER & SEWER TO BE SUPPLIED BY PRIVATE ON-SITE INDIVIDUAL SYSTEMS.
 13. ALL ROADS TO BE DEDICATED TO WORCESTER COUNTY AS COUNTY PUBLIC ROADS.
 14. PROPERTY ZONED R-1 (RPC) CURRENT USE: VACANT
 15. WET LANDS IN PHASE ONE
 16. OPEN SPACE

PHASE ONE IN R-1 RPC ZONE

TOTAL ACRES	67.29
NO. LOTS	36
ACRES IN LOTS	36.58
% LAND AREA IN LOTS	54
ACRES IN ROADS	5.53
% OF LAND IN ROADS	8
ACRES OPEN SPACE	25.04
% LAND IN OPEN SPACE	37
OPEN SPACE WETLANDS	9.42
OPEN SPACE UPLANDS	15.62
GROSS DENSITY UNIT/ACRE	0.54

DATE 3/10/92 REVISED 6/2/92 7/10/92 7/29/92

SHEET 1 OF 4

MSA CSU 2157-3494-1

NASSAW-1

