

R.H.O. 138/40

SITE DATA :

- OWNERS : TERESA ANNE RIGGIN
6833 MEADOW BRIDGE ROAD
EDEN, MARYLAND 21622
- SURVEYOR/ENGINEER : ANDREWS, MILLER & ASSOC.
508 MARYLAND AVE.
CAMBRIDGE, MD. 21613
- TAX MAP REFERENCE : TAX MAP 52 BLOCK 6 PARCEL 11
- DEED REFERENCE : 1608/166
- ZONED : A-1
- TOTAL ACREAGE : 2.73 AC.
- TOTAL NUMBER OF LOTS : 2
- WATER SYSTEM : PRIVATE INDIVIDUAL
- SEWAGE SYSTEM : ON-SITE INDIVIDUAL
- BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO.240083 0150 A, DATED FEB. 15, 1979, THIS SUBDIVISION IS LOCATED IN FLOOD ZONE C.
- MINIMUM SETBACK LINES: FRONT 60' FROM CENTERLINE OF ROAD
REAR 50'
SIDE 20'

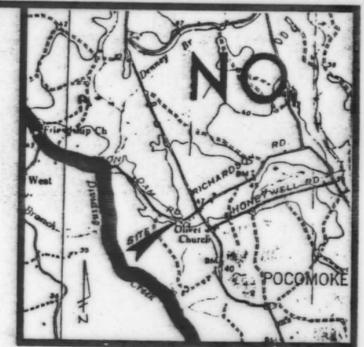
OWNER'S AND DEVELOPER'S CONSENT

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER THEREOF. THE REQUIREMENTS OF SECTION 3-10B 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.

Teresa Anne Riggini 3/31/94
TERESA ANNE RIGGIN DATE

LEGEND

- IRON ROD W/CAP TO BE SET
- BUILDING SETBACK LINE
- PROPOSED WELL



VICINITY MAP

WORCESTER COUNTY PLANNING & PERMITS

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

ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OR SUITABILITY THEREOF IS BASED UPON STATE AND COUNTY STANDARDS AND 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 HERE ON IS NOT SUFFICIENT APPROVAL FOR A BUILDING PERMIT.

THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES, AND IMPROVEMENTS 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.

- A 5' (FIVE FOOT) WIDE STRIP ACROSS THE FRONT OF THE LOTS ON THE SOUTH SIDE OF MEADOW BRIDGE ROAD AND ADJOINING THE PRESENT RIGHT OF WAY LINE OF THE SAID ROAD IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF MEADOW BRIDGE ROAD.

C.D. Hall 3/31/94
PLANNING COMMISSION - WORCESTER COUNTY DATE

BOARD OF ZONING APPEALS ON OCTOBER 20, 1993 GRANTED A SPECIAL EXCEPTION PURSUANT TO SECTION 1-201(c)(11) TO PERMIT A MOBILE HOME TO BE LOCATED ON A SEPARATE LOT AND A VARIANCE TO SECTION 1-201(b)(2) TO PERMIT A REDUCED FRONT YARD SETBACK IN ASSOCIATION WITH THE LOCATION OF AN EXISTING SINGLE-FAMILY DWELLING.

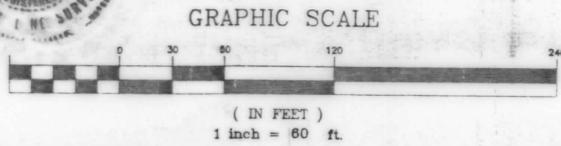
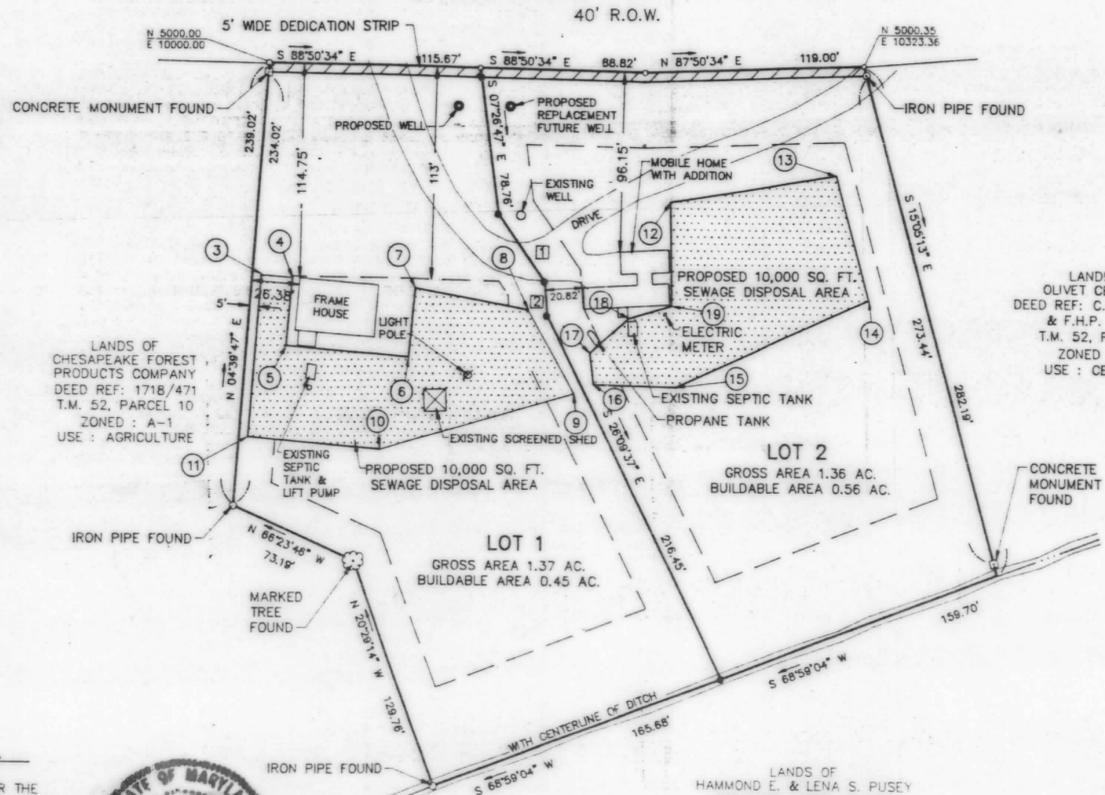
SURVEYORS CERTIFICATION

I, VAUGHN A. WMBROW, 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 3-10B, OF THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND.

Vaughn A. Wmbrow 3/26/94
VAUGHN A. WMBROW DATE
P.L.S. NO. 243-B



MEADOW BRIDGE ROAD



COURSE DATA

NO.	BEARING	DISTANCE
1	S 34°44'22" E	44.14'
2	S 04°02'34" E	18.45'

WORCESTER COUNTY ENVIROMENTAL PROGRAMS

LOT 2 OF THIS SUBDIVISION IS 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. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER (APPROXIMATELY 50 FEET BELOW GROUND LEVEL) OR SOME DEEPER CONFINED AQUIFER. (FOR EACH BUILDING UNIT, A MINIMUM OF 10,000 SQ. FT. 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 EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATIONS OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

LOT 1 OF THIS SUBDIVISION IS 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 SYSTEM IS RESTRICTED TO SPECIAL DESIGNS MEETING CURRENT ENVIRONMENTAL PROGRAMS STANDARDS. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER (APPROXIMATELY 50 FEET BELOW GROUND LEVEL) OR SOME DEEPER CONFINED AQUIFER. (FOR EACH BUILDING UNIT, A MINIMUM OF 10,000 SQ. FT. 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 EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATIONS OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

Rubaine L. P. ... 4/4/94
APPROVING AUTHORITY - WORCESTER COUNTY DATE

COORDINATE SCHEDULE FOR SEWAGE DISPOSAL AREAS

PT. NO.	NORTHING	EASTING
3	4886.58	9995.77
4	4885.17	10013.08
5	4848.25	10009.44
6	4842.16	10077.73
7	4879.50	10081.27
8	4868.25	10142.20
9	4823.34	10167.28
10	4792.33	10062.33
11	4798.90	9988.61
12	4926.65	10218.53
13	4941.57	10308.95
14	4874.90	10326.92
15	4826.97	10222.18
16	4828.05	10177.69
17	4845.06	10175.49
18	4863.50	10196.14
19	4870.74	10219.63

REVISIONS

NO.	DATE	ITEM	BY

SUBDIVISION OF THE LAND OF
TERESA ANNE RIGGIN
7TH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

Andrews, Miller & Assoc., Inc.
CONSULTING ENGINEERS AND SURVEYORS
508 MARYLAND AVENUE • CAMBRIDGE, MD. 21613
PHONE 410-228-7117 • FAX 410-228-2735

DESIGNED BY --- DATE NOVEMBER 16, 1993 SHEET
DRAWN BY J.W.K. SCALE 1" = 60' 1 OF 1
CHECKED BY V.A.W. JOB NO. 93142.20

USA 084 1257-5071