RHO 140/66

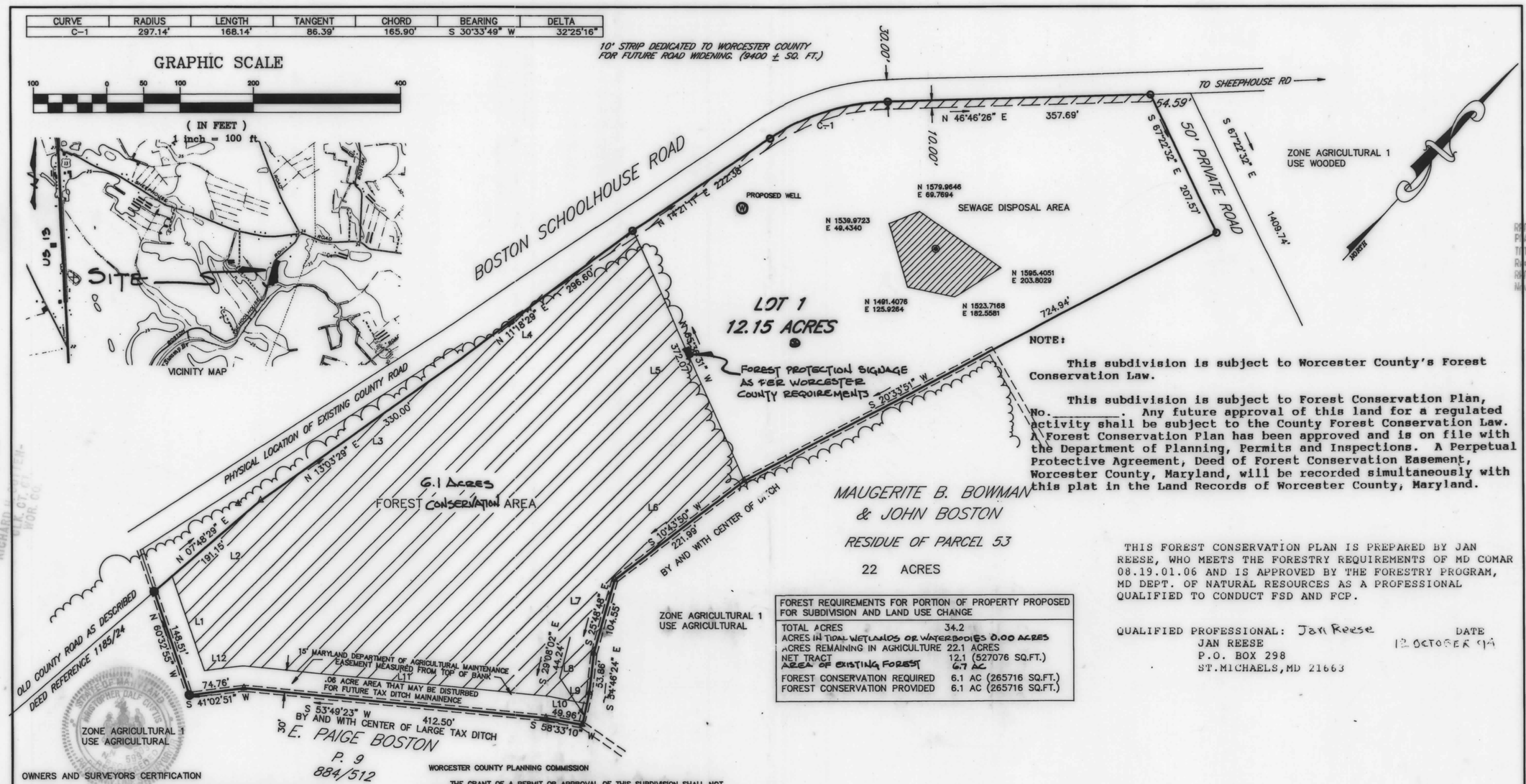
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	297.14'	168.14'	86.39'	165.90'	S 30°33'49" W	32°25'16"

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

VICINITY MAP



NOTE:

This subdivision is subject to Worcester County's Forest Conservation Law.

This subdivision is subject to Forest Conservation Plan, No._____. Any future approval of this land for a regulated activity shall be subject to the County Forest Conservation Law. A Forest Conservation Plan has been approved and is on file with the Department of Planning, Permits and Inspections. A Perpetual Protective Agreement, Deed of Forest Conservation Easement, Worcester County, Maryland, will be recorded simultaneously with this plat in the Land Records of Worcester County, Maryland.

THIS FOREST CONSERVATION PLAN IS PREPARED BY JAN REESE, WHO MEETS THE FORESTRY REQUIREMENTS OF MD COMAR 08.19.01.06 AND IS APPROVED BY THE FORESTRY PROGRAM, MD DEPT. OF NATURAL RESOURCES AS A PROFESSIONAL QUALIFIED TO CONDUCT FSD AND FCP.

QUALIFIED PROFESSIONAL: Jan Reese DATE 12 OCTOBER 94
JAN REESE
P.O. BOX 298
ST.MICHAELS, MD 21663

FOREST REQUIREMENTS FOR PORTION OF PROPERTY PROPOSED FOR SUBDIVISION AND LAND USE CHANGE	
TOTAL ACRES	34.2
ACRES IN TIDAL WETLANDS OR WATERBODIES	0.00 ACRES
ACRES REMAINING IN AGRICULTURE	22.1 ACRES
NET TRACT	12.1 (527076 SQ.FT.)
AREA OF EXISTING FOREST	6.7 AC
FOREST CONSERVATION REQUIRED	6.1 AC (265716 SQ.FT.)
FOREST CONSERVATION PROVIDED	6.1 AC (265716 SQ.FT.)

OWNERS AND SURVEYORS CERTIFICATION

WE CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Chris D. Custis 11/8/94
CHRIS D. CUSTIS, R.P.L.S. NO 599 DATE

John E. Boston 11-8-94
JOHN E. BOSTON DATE

Margurite Bowmann 11-8-94
MARGURITE BOWMANN DATE
WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

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 WHEN AVAILABLE. THE DISPOSAL SYSTEMS ARE RESTRICTED TO SPECIAL DESIGNS MEETING CURRENT ENVIRONMENTAL PROGRAMS STANDARDS. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER (APPROXIMATELY 50' FEET BELOW THE 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 ELEVATION OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

Richard L. Wells RS 11/21/94
APPROVING AUTHORITY WORCESTER COUNTY DATE

WORCESTER COUNTY PLANNING COMMISSION

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 OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, IT'S OFFICIALS OR EMPLOYEES.
ANY APPROVAL BY THE WORCESTER COUNTY ENVIRONMENTAL PROGRAMS OF ANY SEWER OR WATER SYSTEM OF SUITABILITY THEREOF IS BASED UPON STATE REGULATIONS EXISITNG 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 THE DATE OF APPLICATION FOR PERMIT.
THE FOLLOWING ROADS, AMMENITIES, IMPROVEMENTS ARE HEREBY 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 10' WIDE DEDICATION STRIP ALONG BOSTON SCHOOLHOUSE ROAD ACROSS THE FRONT OF LOT 1 AND ADJOINING THE EXISTING ROADWAY IS OFFERED FOR THE FUTURE ROAD WIDENING OF AFORESAID ROAD.

Terry Y. Bunting 11/23/94
CHAIRMAN DATE

BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP COMMUNITY NUMBER 240083 0225 A DATED FEBRUARY 15, 1979 THIS SUBDIVISION IS LOCATED IN ZONE C.

THE CONTIGUOUS BUILDING AREA OF THIS LOT IS GREATER THAN 2500 SQ. FT.

NO ANIMAL CONTAINMENT STRUCTURES LOCATED WITH 200' OF THE PROPERTY.

APPROXIMATE FRONTAGE ON RESIDUE IS 50'.

OWNERS ADDRESS: JOHN E. BOSTON
1408 BOSTON ROAD
POCOMOKE, MD 21851

COURSE AND DISTANCE CHART
FOR FOREST RETENTION AREA

LINE	DIRECTION	DISTANCE
L1	N 60°32'55" W	135.94'
L2	N 07°48'29" E	158.87'
L3	N 13°03'29" E	330.00'
L4	N 11°18'29" E	296.60'
L5	S 65°36'31" E	372.07'
L6	S 10°43'50" W	221.99'
L7	S 25°48'48" E	104.55'
L8	S 34°46'24" E	53.86'
L9	S 29°08'02" E	14.22'
L10	S 58°33'10" W	52.41'
L11	S 53°49'23" W	417.10'
L12	S 41°02'51" W	53.65'

TITLE
MINOR SUBDIVISION OF LANDS OF JOHN E. BOSTON & MARGURITE BOWMANN
FOREST CONSERVATION PLAN AND SUBDIVISION PLAN

COUNTY: WORCESTER	STATE: MD	SCALE 1"= 100'
ELECTION DISTRICT: NO. 01		
TAX MAP: 92	GRID: 11	PARCEL: 53
DEED REF.: 884/512		
PLAT REF: /		
DATE: 03/20/94		

● IRON PIPE FD
○ IRON PIPE SET
■ CONC. MONU FD.
⊡ CONC MONU SET
▲ UNMARKED POINT
= = = DITCH

CHRIS D. CUSTIS P.L.S.
SURVEYING & LAND PLANNING
11775 N. SOMERSET AVENUE
PRINCESS ANNE, MARYLAND
21853
PHONE 1-410-651-2331

FILED
Nov 23 4 26 PM '94
RICHARD W. WILLIAMS
CLK. CT. CT.
WOR. CO.

RECORDING FEE 2.50
PLAT-SUBDIVS 2.50
TOTAL 5.00
Rec#60082 Rcpt#8429
RBT 9681 Blk#1799
Nov 23, 1994 04:27 pm

Maryland State Archives