R.H.O. 143/21

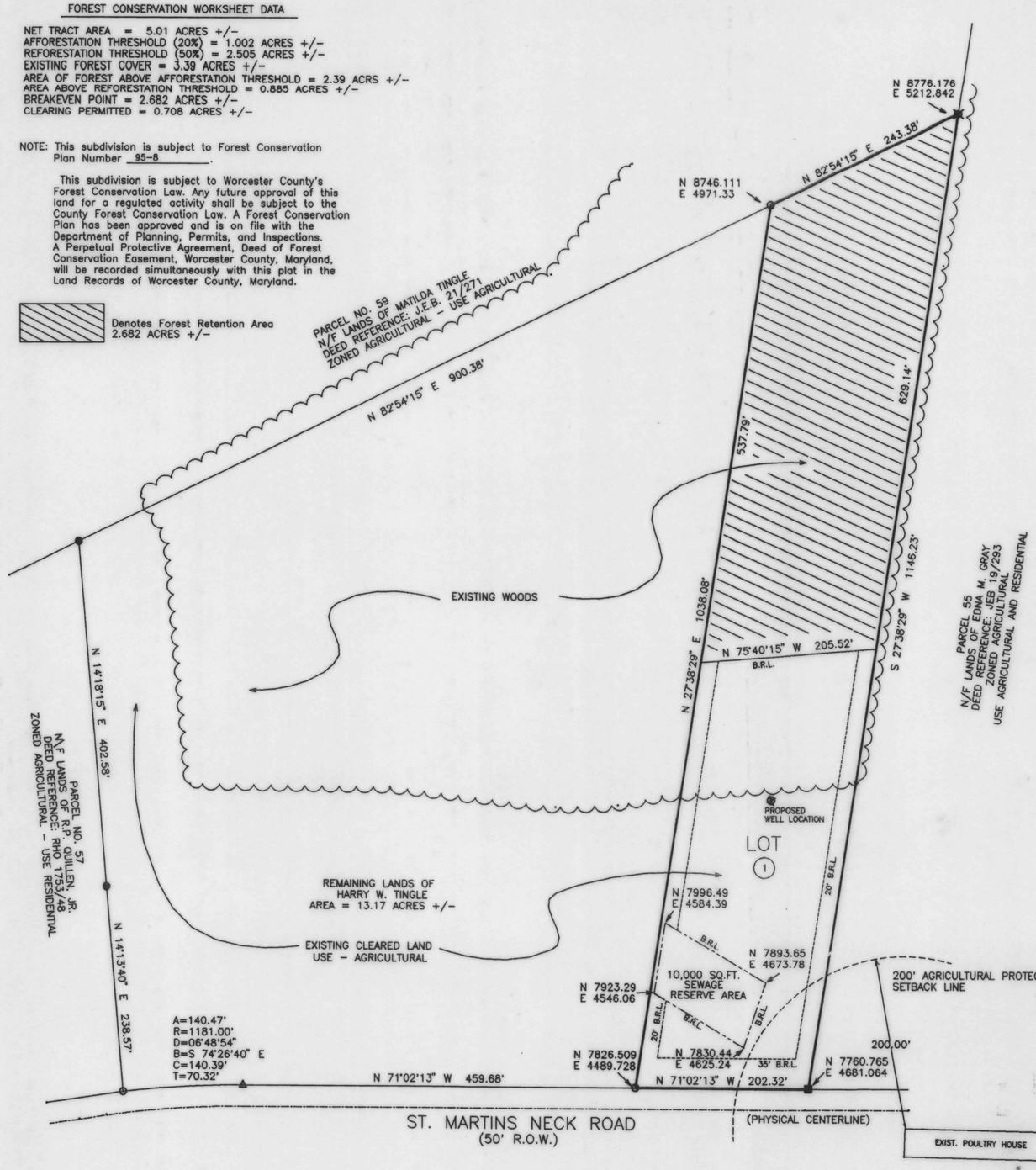
FOREST CONSERVATION WORKSHEET DATA

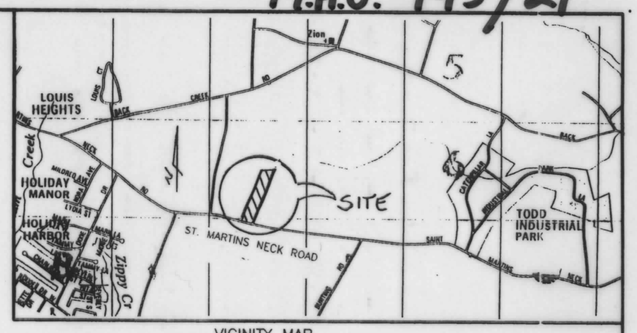
NET TRACT AREA = 5.01 ACRES +/-
AFFORESTATION THRESHOLD (20%) = 1.002 ACRES +/-
REFORESTATION THRESHOLD (50%) = 2.505 ACRES +/-
EXISTING FOREST COVER = 3.39 ACRES +/-
AREA OF FOREST ABOVE AFFORESTATION THRESHOLD = 2.39 ACRS +/-
AREA ABOVE REFORESTATION THRESHOLD = 0.885 ACRES +/-
BREAKEVEN POINT = 2.682 ACRES +/-
CLEARING PERMITTED = 0.708 ACRES +/-

NOTE: This subdivision is subject to Forest Conservation Plan Number 95-8.

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

Denotes Forest Retention Area 2.682 ACRES +/-





VICINITY MAP

WORCESTER COUNTY PLANNING AND ZONING COMMISSION

The grant of a permit or approval of this subdivision shall not constitute a representation, guarantee or warranty of any kind by Worcester County or by any official or employee thereof of the practicability, buildability or safety of 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 therefore 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 current standards cannot be met as of the date of application for such permit. The approval shown hereon is not sufficient approval for a building permit.

Worcester County does not guarantee the developement or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

The following streets, roads, widening strips, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County. A N/A wide strip across the front of Parcel # N/A and the adjoining roadways are offered in dedication for the future widening of N/A. 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.

C D Hall 7/6/95
Worcester County Planning Commission Date

RECORDING FEE 2.50
PLAT-SURRATUTS 2.50
TOTAL 5.00
Rec# 11082 Rept # 14[illegible]
BND 8906 Blk # 15[illegible]
Jul 20, 1995 10:2[illegible] am

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(s) when available. The disposal systems are RESTRICTED TO SPECIAL DESIGNS meeting current Enviromental 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 ft. sq., 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. Nelson 7/6/95
APPROVING AUTHORITY WORCESTER COUNTY Date

LOT ONE - MINOR SUBDIVISION
LANDS OF HARRY W. TINGLE

FIFTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND
TAX MAP 10, P/O PARCEL 56
DEED REFERENCE: F.W.H. 381/ 163-167
LOT AREA = 5.01 ACRES+/-
BUILDABLE AREA = 1.5 ACRES +/-
ZONED AGRICULTURAL
ZONING SETBACKS: FRONT = 35'
SIDES = 20' EACH, REAR = 50'

PER FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083 0025 A, DATED 2/15/1979, THIS SUBDIVISION LIES WITHIN FLOOD ZONE C.

FILED
JUL 20 10 27 AM '95
RICHARD H. OUTTEN
CLK. CT. CT.
WOR. CO.

LEGEND
- DENOTES SET IRON PIPE
- DENOTES FOUND IRON PIPE
- DENOTES FOUND IRON AXLE
- DENOTES FOUND CONCRETE MONUMENT
- DENOTES UNMARKED POINT

OWNER'S CERTIFICATION

The subdivision of land as shown on this plat is with free consent and in accordance with the desires of the owners, proprietors, and trustees, if any, thereof. The requirements of section 3-108 of the Real Property Article of the Annotated Code of Maryland (1981) as far as they relate to the making of this plat and the setting of markers have been complied with.

Harry W. Tingle 7/3/1995
HARRY W. TINGLE Date
11536 ST. MARTINS NECK ROAD
BISHOPVILLE, MARYLAND 21813

SURVEYOR'S CERTIFICATION

I hereby certify, to the best of my knowledge and belief, that the requirements of section 3-108 of the REAL PROPERTY ARTICLE of the Annotated Code of Maryland (1981) concerning the making of this plat and the setting of markers as well as all of the requirements of the County Commissioners and ordinances of the County of Worcester, Maryland regarding the platting of subdivisions within the County have been complied with.

Madison J. Bunting 6/30/1995
Madison J. Bunting, Jr. Date
License No. 365

STATE OF MARYLAND
MADISON JAMES BUNTING, JR.
No. 365
REGISTERED PROPERTY LINE SURVEYOR

0' 100' 200' 300'

MADISON J. BUNTING, JR.
SURVEYOR, INC.
11623 BACK CREEK ROAD
BISHOPVILLE, MARYLAND 21813
(410)641-5718 - FAX 641-6266

SCALE:	1" = 100'	DATE:	6/30/95
DRAWN BY:	M.J.B.	JOB NO.:	RM/95

Maryland State Archives