

RHO 14713

FILED

JUN 7 12 10 PM '96



VICINITY MAP
N.T.S.

LEGEND

- 6.0 DENOTES EXISTING MEAN SEA LEVEL ELEVATION
- DENOTES FOUND IRON ROD
- DENOTES FOUND CONCRETE MONUMENT

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. (FOR EACH BLDG UNIT, A MINIMUM OF 10,000 S.F., 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 H. Outten 5/30/96
 APPROVING AUTHORITY DATE
 WORCESTER COUNTY

OWNER'S CERTIFICATION

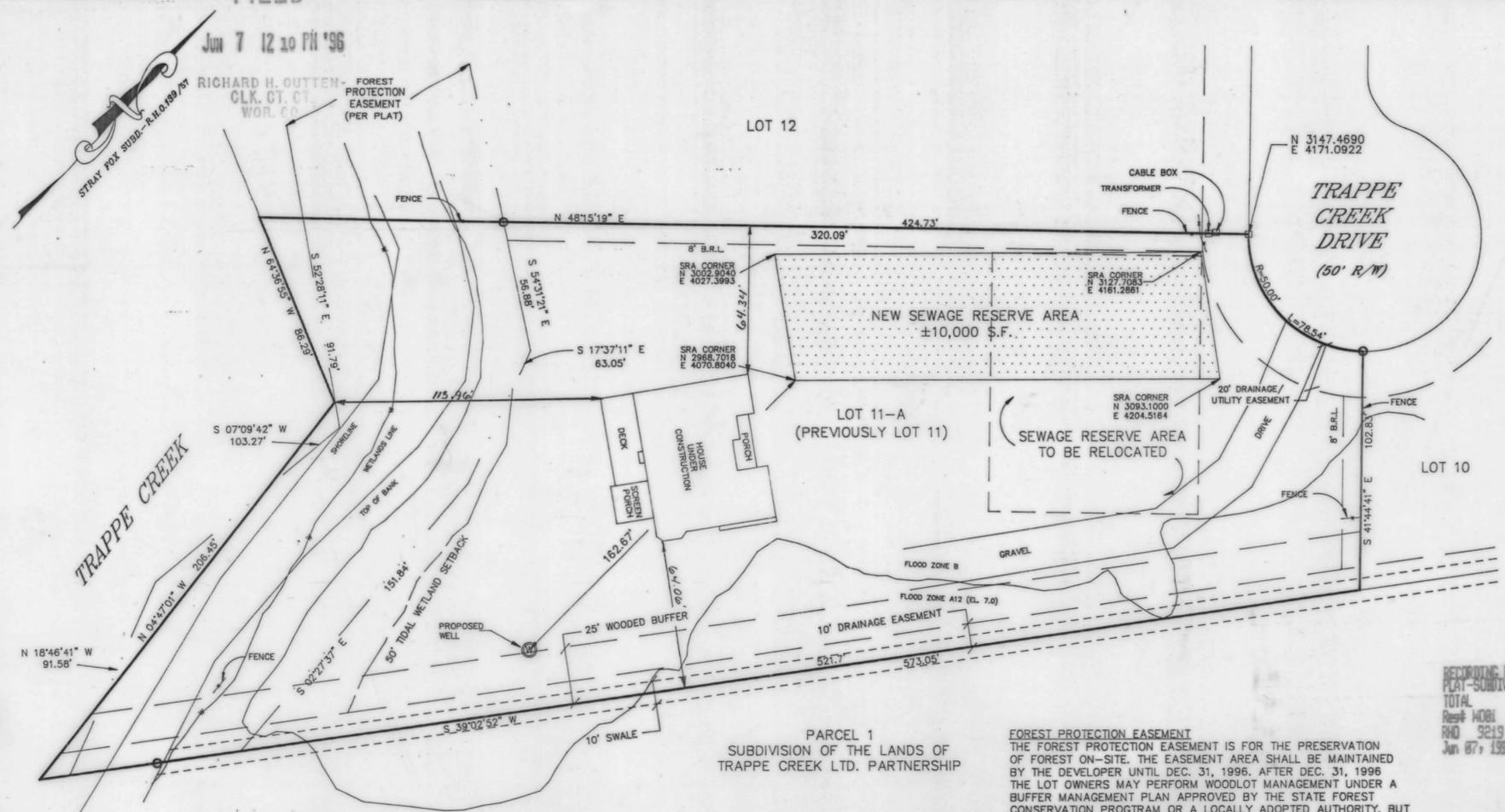
THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY, THEREOF. THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1981) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Gary L. James 5/22/96
 OWNER: GARY L. JAMES DATE:
 11047 TRAPPE CREEK ROAD
 BERLIN, MD 21801

WORCESTER COUNTY PLANNING COMMISSION

- A. 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.
- B. ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OR SUITABILITY THEREFOR 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.
- C. THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS (NONE) 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.

Louis Pagherani 6-6-96
 APPROVING AUTHORITY DATE
 WORCESTER COUNTY PLANNING COMMISSION



PARCEL 1
 SUBDIVISION OF THE LANDS OF
 TRAPPE CREEK LTD. PARTNERSHIP

FOREST PROTECTION EASEMENT
 THE FOREST PROTECTION EASEMENT IS FOR THE PRESERVATION OF FOREST ON-SITE. THE EASEMENT AREA SHALL BE MAINTAINED BY THE DEVELOPER UNTIL DEC. 31, 1996, AFTER DEC. 31, 1996 THE LOT OWNERS MAY PERFORM WOODLOT MANAGEMENT UNDER A BUFFER MANAGEMENT PLAN APPROVED BY THE STATE FOREST CONSERVATION PROGRAM OR A LOCALLY ADOPTED AUTHORITY, BUT CANNOT REMOVE ANY TREES OR PROTECTED SAPLINGS WITHOUT WRITTEN APPROVAL OF THE STATE FOREST CONSERVATION PROGRAM OR A LOCALLY ADOPTED AUTHORITY.

NOTES

- 1) PURPOSE OF THIS RESUBDIVISION IS TO SHOW REVISED SEPTIC RESERVE AREA.
- 2) TAX MAP #32, PARCEL 349, LOT 11
- 3) PLAT REFERENCE: STRAY FOX SUBDIVISION RECORDED R.H.O.139/57-59
- 4) DEED REFERENCE: R.H.O.2229/560
- 5) TOTAL NO. OF LOTS: 1
- 6) LOT AREA: 2.1 ACRES ±
- 7) CURRENT ZONING = E-1
- 8) PLATTED SETBACKS:
 FRONT: 15'
 SIDES: 8'
 REAR: 50' FROM TIDAL WETLAND LINE
- 9) FLOOD ZONES A12 (EL. 7) AND B, PER F.E.M.A. COMMUNITY PANEL NO. 240083 0100 B, DATED JUNE 15, 1983
- 10) MIN. F.F.E. PER DECLARATION OF COVENANTS, ETC.: 10.0 M.L.W. OR 8.4 M.S.L.
- 11) LOCATION OF WETLANDS LINE AND FLOOD ZONE BOUNDARY PROTRACTED FROM STRAY FOX SUBDIVISION PLAT PREPARED BY SOULE & ASSOCIATES, APRIL 1994 AND RCORDED IN R.H.O. 139/57.
- 12) LOT TO HAVE INDIVIDUAL WATER & SEWER
- 13) FOREST CONSERVATION PLAN APPROVED 10/27/93.

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.



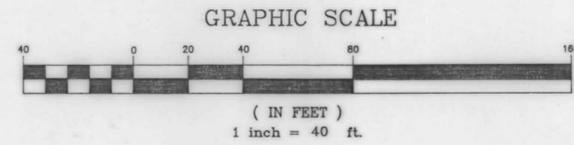
Frank G. Lynch, Jr. 5-27-1996
 FRANK G. LYNCH, JR. DATE:
 REG # 10782

RESUBDIVISION

LOT 11, STRAY FOX SUBDIVISION
 THIRD ELECTION DISTRICT
 WORCESTER COUNTY, MARYLAND

Frank G. Lynch, Jr.
 & Associates, Inc.

SURVEYING · LAND PLANNING
 10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
 (410) 641-5353 · 641-5773



DESIGNED BY	SURVEYED BY D.T.	FILE #6087-95
DRAWN BY G.P.M./H.F.J./D.L.B.	DATE 4/25/96 REV. 5/24/96	SHEET 1 OF 1
CHECKED BY F.G.L.	SCALE 1"=40'	

RECORDING FEE
 PLAT-SUBDIVIS
 TOTAL 5.80
 Res# 1001 Rpt # 1949
 RHO 3213 Bk # 294
 Jun 07, 1996 12:21 pm