

R.H.O. 148/63

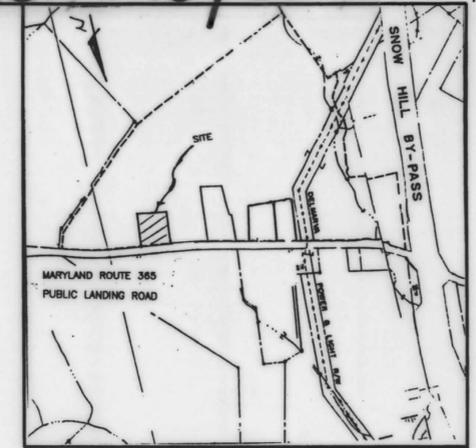
WORCESTER COUNTY PLANNING AND ZONING COMMISSION

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 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.

The following streets, roads, widening strips, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County. A 20' 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 The offer may not be withdrawn without the consent of the County Commissioners.



VICINITY MAP

*She J. Johnson* 10-24-96  
 WORCESTER COUNTY PLANNING COMMISSION DATE

WORCESTER COUNTY FOREST CONSERVATION NOTE 1b

This subdivision is subject to the Worcester County Forest Conservation Law. This subdivision is subject to forest conservation plan No. FCP 96-15. This subdivision has met compliance with the Worcester County Forest Conservation Law. A Worcester County Forest Conservation Fund payment in lieu of required afforestation/reforestation has been received. A forest conservation plan has been approved and is on file with the Department of Planning, Permits and Inspections.

TOTAL TRACT AREA = 3.2133 ACRES  
 ZONING DISTRICT = A-1  
 AFFORESTATION THRESHOLD = .643 ACRES  
 CONSERVATION THRESHOLD = 1.607 ACRES  
 EXISTING FOREST COVER = 3.2133 ACRES  
 BREAK EVEN POINT = 1.928 ACRES  
 PAYMENT IN FUND = \$800.00 X 1.928 ACRES  
 TOTAL PAYMENT = \$1543.00

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.

*Ronald J. Brittingham* 10/22/96  
 Date  
*Mary Jane Brittingham* 10/22/96  
 Date  
 RONALD J. BRITTINGHAM  
 MARY JANE BRITTINGHAM  
 6220 PUBLIC LANDING ROAD  
 SNOW HILL, MARYLAND 21863

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 plotting of subdivisions within the County have been complied with.

*Madison J. Bunting, Jr.* 10/10/96  
 DATE  
 MADISON J. BUNTING, JR.  
 LICENSE NO. 365



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 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 dwelling 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 H. Outten* 10/24/96  
 APPROVING AUTHORITY WORCESTER COUNTY Date

RESUBDIVISION OF LOT 1A  
 CREATING REVISED LOT 1A & LOT 5

LANDS OF  
 RONALD J. BRITTINGHAM &  
 MARY JANE BRITTINGHAM

SECOND ELECTION DISTRICT  
 WORCESTER COUNTY, MARYLAND

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

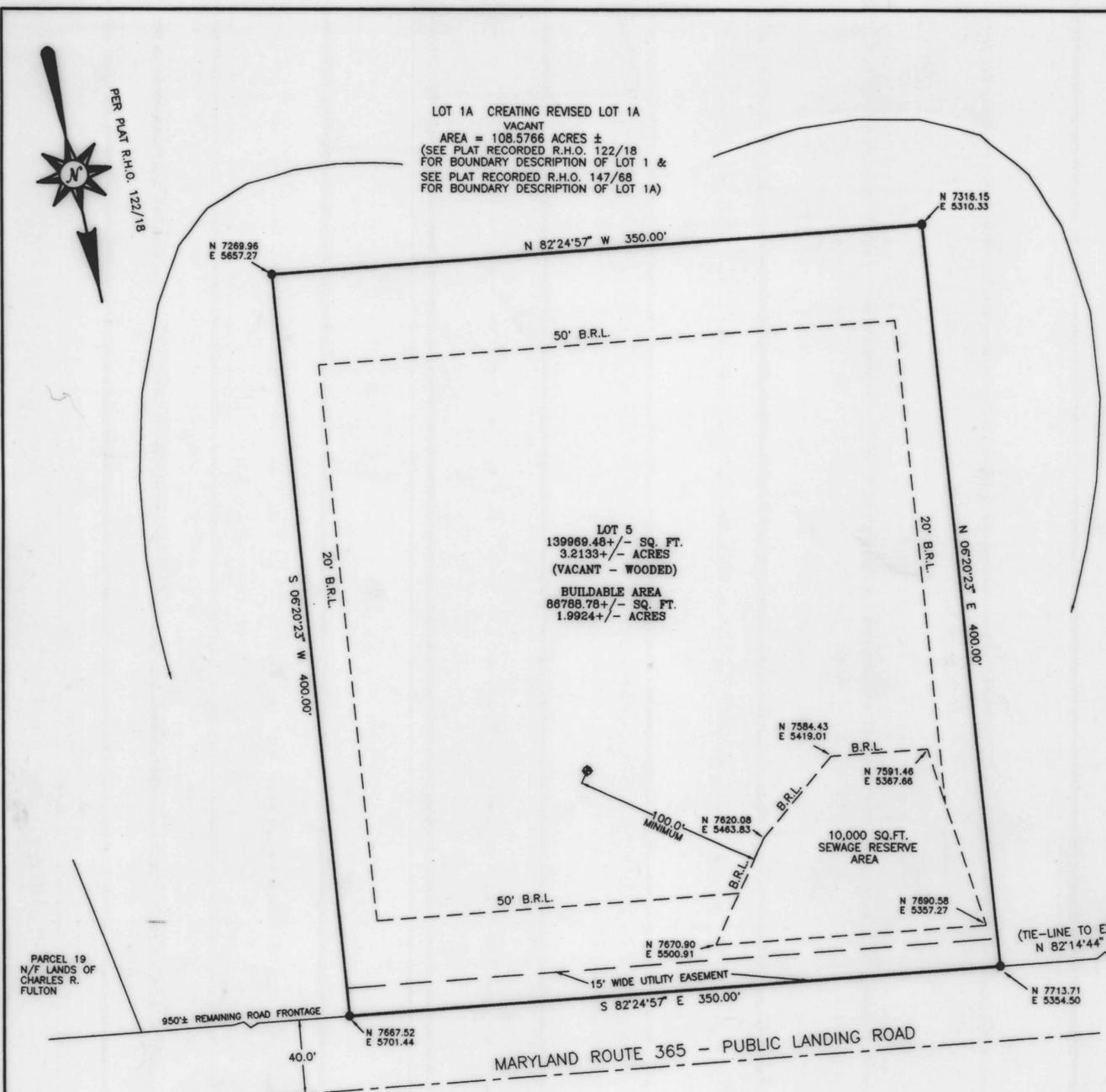
SCALE: 1" = 50' DATE: 8/30/96  
 DRAWN BY: M.J.B. JOB NO.: 1602SUB.DWG

FILED  
 OCT 25 1 54 PM '96  
 RICHARD H. OUTTEN  
 CLK. CT. CL.  
 WOR. CO.



LOT 1A CREATING REVISED LOT 1A  
 VACANT  
 AREA = 108.5766 ACRES ±  
 (SEE PLAT RECORDED R.H.O. 122/18  
 FOR BOUNDARY DESCRIPTION OF LOT 1 &  
 SEE PLAT RECORDED R.H.O. 147/68  
 FOR BOUNDARY DESCRIPTION OF LOT 1A)

LOT 5  
 139969.48+/- SQ. FT.  
 3.2133+/- ACRES  
 (VACANT - WOODED)  
 BUILDABLE AREA  
 88788.78+/- SQ. FT.  
 1.9924+/- ACRES



GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS A RESUBDIVISION OF LOT 1A AS SHOWN ON PLAT ENTITLED "BOUNDARY LINE ADJUSTMENT - LANDS OF RONALD J. BRITTINGHAM & MARY JANE BRITTINGHAM" RECORDED PLAT REFERENCE R.H.O. 147/68, AND ALSO BEING FURTHER DESCRIBED AS BEING PART OF LOT 1 AS SHOWN ON PLAT ENTITLED "MINOR SUBDIVISION PLAT FOR RON BRITTINGHAM" RECORDED PLAT REFERENCE R.H.O. 122/18. THIS PLAT CREATES REVISED LOT 1A AND LOT 5, WHICH CONSTITUTES THE FINAL SUBDIVISION OF PARCEL 156 UNDER CURRENT ZONING REGULATIONS.
2. TAX MAP 64, P/O PARCEL 156
3. DEED REFERENCE: R.H.O. 1512/307
4. ZONED AGRICULTURAL, SETBACKS: FRONT = 50' (COLLECTOR HIGHWAY) SIDES = 20' EACH, REAR = 50'
5. BASED UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083 0175 B, DATED 6/15/1983, THIS SUBDIVISION LIES WITHIN FLOOD ZONE C AND FLOOD ZONE A.
6. THERE ARE NO PRE-EXISTING STRUCTURES INVOLVING THE CONCENTRATED HANDLING OR CONTAINMENT OF ANIMALS OR FOWL LOCATED WITHIN 200' OF ADJOINING PARCELS.
7. THIS PLOT AND SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN AS SHOWN HEREON OR AS SHOWN ON PLATS RECORDED R.H.O. 122/18 AND R.H.O. 147/68.

LEGEND

- These standard symbols will be found in the drawing.
- SET IRON PIPE
  - ◆ PROPOSED WELL LOCATION
- N 7667.52 E 5701.44 COORDINATE POINT, ASSUMED DATUM

