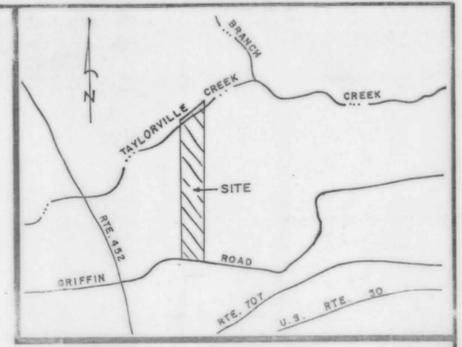
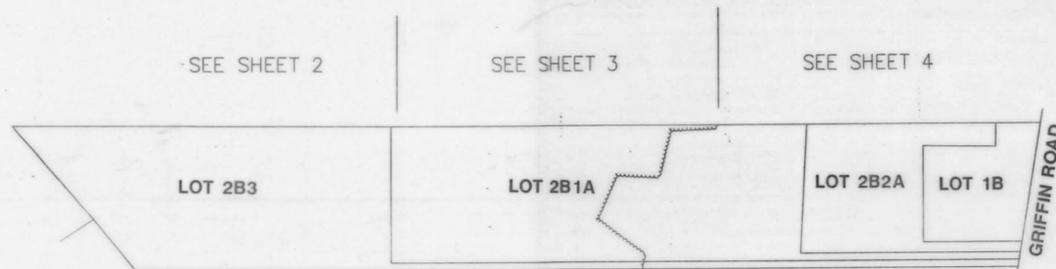


R.H.O. 149/26

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 10' RD WIDENING STRIP ALONG GRIFFIN ROAD IS 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.



VICINITY MAP

Ma J. Fisher 1-2-97
 APPROVING AUTHORITY DATE:
 WORCESTER COUNTY PLANNING COMMISSION

KEY MAP
 TOTAL ACREAGE = 22.58 ACRES

AREA BREAKDOWN

ORIGINAL LOT 2B2 = 3.35 ACRES±
 LESS ADDITION TO 2B1 = 0.07 ACRES±
 LOT 2B2 = 3.28 ACRES±

ORIGINAL LOT 2B1 = 19.23 ACRES±
 ADDITION TO LOT 2B1 FROM LOT 2B2 = 0.07 ACRES±
 LESS LOT 2B3 = 8.81 ACRES±
 LOT 2B1A = 10.49 ACRES±

LOT 2B3 FOREST CONSERVATION NOTE

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(B)(9) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE PARCEL IS BEING CREATED FOR THE PURPOSE OF CONSTRUCTING A DWELLING HOUSE INTENDED FOR THE USE OF THE OWNER OR IMMEDIATE FAMILY MEMBER OF THE OWNER PROVIDED THAT THE ACTIVITY DOES NOT RESULT IN THE CUTTING, CLEARING, OR GRADING OF MORE THAN 40,000 SQUARE FEET OF FOREST; AND IS SUBJECT OF A DECLARATION OF INTENT FILED WITH THE COUNTY. THE DECLARATION OF INTENT-IMMEDIATE FAMILY TRANSFER SHALL REMAIN VALID FOR A PERIOD OF FIVE YEARS FROM THE DATE OF LOCAL AUTHORIZATION. FURTHERMORE, ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

LOT 2B1A FOREST CONSERVATION NOTE

THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. ECA 96-19. 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 THE 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.

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.

K. J. Walsh 12-20-96
 OWNER LOT 2B1A & 2B3: KENNETH J. WALSH DATE:
 10707 GRIFFIN ROAD
 BERLIN, MD. 21811

Kathleen A. Walsh 12/20/96
 OWNER LOT 2B1A & 2B3: KATHLEEN A. WALSH DATE:
 10707 GRIFFIN ROAD
 BERLIN, MD. 21811

Darren D. Davis 12/26/96
 OWNER LOT 2B2A: DARREN DAVIS DATE:
 10709 GRIFFIN ROAD
 BERLIN, MD. 21811

Janet W. Davis 12/26/96
 OWNER LOT 2B2A: JANET DAVIS DATE:
 10709 GRIFFIN ROAD
 BERLIN, MD. 21811

NOTES

- TAX MAP NUMBER 20 PARCEL 110 LOT 2B1
- PRESENT ZONING A-1
- ZONING SETBACKS: FRONT 35'
SIDE 20'
REAR 50'
- PREVIOUS PLAT REFERENCE: R.H.O. 132/58
- TOTAL ACREAGE OF LOTS 2B2A, 2B1A, AND 2B3 = 22.58 ACRES
- ALL LOTS CONTAIN MORE THAN 2,500 S.F. OF BUILDABLE AREA.
- LOT 2B1A HAS AN EXISTING DWELLING, AND LOT 2B3 IS VACANT.
- FLOOD ZONE: C PER FIRM #240083 0025 A DATED 2/15/1979
- NO POULTRY AND HOG HOUSES AND OTHER USES INVOLVING THE CONCENTRATED HANDLING OR CONTAINMENT OF ANIMALS OR FOWL LOCATED WITHIN 200' OF THIS PROPERTY.
- ON AUGUST 08, 1996 A VARIANCE TO REDUCE THE ORDINANCE REQUIRED 35 FOOT ROAD FRONTAGE TO 30 FEET FOR AN EXISTING LOT (LOT 2B2), 20 FEET FOR AN EXISTING LOT (LOT 2B1), AND 20 FEET FOR A PROPOSED LOT (LOT 2B3) PURSUANT TO SECTIONS ZS 1-305(a)(4) AND ZS 1-116(c)(4). CASE No. 46947
- THE PURPOSES OF THIS PLAT ARE AS FOLLOWS:
(A) TO TAKE A FIVE FOOT WIDE STRIP OUT OF THE FLAG PORTION OF LOT 2B2 AND ADD SAME TO LOT 2B1
(B) TO RESUBDIVIDE LOT 2B1 INTO TWO BUILDABLE LOTS
- LOTS 2B1A AND 2B3 ARE SUBJECT TO A DRIVEWAY MAINTENANCE AGREEMENT, TO BE RECORDED IN THE WORCESTER COUNTY LAND RECORDS.

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. 12-4-1996
 FRANK G. LYNCH, JR. DATE:
 REG # 10782

LOT 2B1A WORCESTER COUNTY ENVIROMENTAL PROGRAMS

THIS LOT IS APPROVED WITH EXISTING WATER AND SEWAGE FACILITIES AS SHOWN. THIS DOES NOT INDICATE THAT THE QUALITY OF THESE SYSTEMS HAS BEEN EVALUATED. ALSO ANY FUTURE CHANGES TO THESE SYSTEMS FIRST REQUIRES AND EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS. THIS AREA SHALL REMAIN EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAY, AND ANY OTHER PERMANENT OR PHYSICAL OBJECTS.

LOT 2B3 WORCESTER COUNTY ENVIROMENTAL 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 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.

Brian A. White AD 1/2/97
 APPROVING AUTHORITY DATE:
 WORCESTER COUNTY

PROPOSED RE-SUBDIVISION OF LOT 2B1 AND 2B2 BEING THE LANDS OF KENNETH J. AND KATHLEEN A. WALSH AND THE LANDS OF DARREN AND JANET DAVIS THIRD ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

DISK#318

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

SURVEYING · LAND PLANNING
 10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
 (410) 641-5353 · 641-5773 6381-96D.DWG

DESIGNED BY	SURVEYED BY D. JOHNSON	FILE #6381-96
DRAWN BY H. F. JOHNSON	DATE 6/12/96 REV. 12/03/96	SHEET 1 OF 4
CHECKED BY F. G. LYNCH	SCALE 1"=50'	



FILED
 Jan 13 2 08 PM '97
 RICHARD H. QUITTEN
 CLERK OF CT.
 WOR. CO.

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