

S.V.H. 231/18

STEPHEN V. HALES
 CLK. CT. CL.
 2009 MAY - 7 A.M. 12
 FILED

LOT 1, LOT 2 & LOT 3
 MINOR SUBDIVISION
 OF LANDS OF
 THOMAS S. AYDELOTTE &
 TERRIE L. AYDELOTTE

FOURTH TAX DISTRICT
 WORCESTER COUNTY, MARYLAND
 DATE: 04/15/09



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 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.

L. E. Bunting, Jr. 4/21/09
 L. E. Bunting, Jr. PROP. L.S. #142 Date

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 as far as they relate to the making of this plat and the setting of markers have been complied with.

The following streets, roads, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County. A 10' wide strip across the front of Parcel # 76, and the adjoining roadways is offered in dedication for the future widening of Newark Road and Williams Church Road. 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 The offer may not be withdrawn without consent of the County Commissioners.

Thomas S. Aydelotte 4/21/09
 Thomas S. Aydelotte Date

Terrie L. Aydelotte 4/21/09
 Terrie L. Aydelotte Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:

LOT 1:
 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. The 10,000 sq. ft., sewage reserve area must remain free of buildings, easements, right-of-ways and any other permanent or physical objects and be reserved for future sewage disposal. Also any future changes to these systems first requires an evaluation and permit from Environmental Programs.

LOT 2 & LOT 3:
 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 alternations of elevation or changes in grade are prohibited without prior approval of this office.

[Signature] 4-23-09
 Worcester County - Approving Authority Date:

PURPOSE STATEMENT

The purpose of this plat is to subdivide three residential building lots from the lands of Thomas S. Aydelotte & Terrie L. Aydelotte (Parcel 76), creating Lot 1, Lot 2, & Lot 3.

RECORDING FEE 5.00
 PLAT-SUBDIVISION 5.00
 TOTAL 10.00
 Rec# 1062 Rpt# 68657
 SVH 1067 BLK # 429
 Map 07: 2009 11:16 am

WORCESTER COUNTY PLANNING COMMISSION:

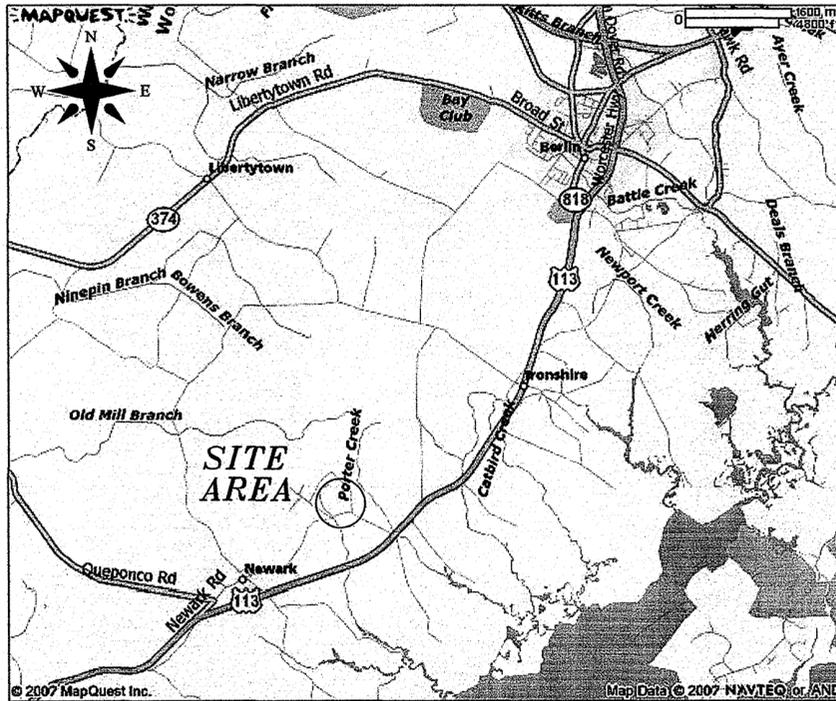
The grant of a permit or approval of this subdivision shall not constitute a representation, guarantee or warranty of any kind by Worcester County or by any official or employee thereof of the practicability, buildability or safety of any proposed use, and shall create no liability upon the County, its 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 approvals. 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 approval 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.

Brod L. O'Neil 4/29/09
 Worcester County Planning Commission Date

WORCESTER COUNTY FOREST CONSERVATION LAW NOTE:

LOT 1:
 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 having an existing dwelling within its boundaries is being created 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 2 & LOT 3:
 This subdivision is subject to the Worcester County Forest Conservation Law. This subdivision is subject to Forest Conservation Plan No. 09-06. 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 Development Review and Permitting. 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.



VICINITY MAP

WORCESTER COUNTY FOREST CONSERVATION PROGRAM FOREST CONSERVATION WORKSHEET LOT 2 & LOT 3	
NET TRACT AREA	
A. TOTAL TRACT AREA	5.30 ACRES
B. DEDUCTIONS	0.00 ACRES
C. NET TRACT AREA	5.30 ACRES
LAND USE CATEGORY: ARA	
D. AFFORESTATION THRESHOLD (NET TRACT AREA X 20%)	1.06 ACRES
E. CONSERVATION THRESHOLD (NET TRACT AREA X 50%)	2.65 ACRES
EXISTING FOREST COVER	
F. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	0.52 ACRES
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0.00 ACRES
BREAK EVEN POINT	
H. BREAK EVEN POINT	0.52 ACRES
I. FOREST CLEARING PERMITTED WITHOUT MITIGATION	0.00 ACRES
PROPOSED FOREST CLEARING	
J. TOTAL AREA OF FOREST TO BE CLEARED	0.00 ACRES
K. TOTAL AREA OF FOREST TO BE RETAINED	0.52 ACRES
PLANTING REQUIREMENTS	
L. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	0.00 ACRES
M. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	0.00 ACRES
N. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD	0.00 ACRES
P. TOTAL REFORESTATION REQUIRED	0.00 ACRES
Q. TOTAL AFFORESTATION REQUIRED	0.54 ACRES
R. TOTAL PLANTING REQUIREMENT	0.54 ACRES

NOTES:

- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE, RATE MAP COMMUNITY-PANEL #240083-0095-C, DATED 06/16/92, THIS SUBDIVISION IS SITUATED IN FLOOD HAZARD ZONE C.
- THERE ARE NO WETLAND AREAS DELINEATED OF OBSERVED WITHIN THESE LOTS.
- THIS PROPERTY IS NOT WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM.
- THIS PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA PROGRAM.
- THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF A NEW PROPERTY LINE, OR ANY OTHER STRUCTURE WITHIN 50' OF A NEW PROPERTY LINE.
- THERE ARE NO PUBLIC DRAINAGE ASSOCIATION DITCHES ADJOINING OR WITHIN THESE LOTS.

OWNERS:

THOMAS S. AYDELOTTE &
 TERRIE L. AYDELOTTE
 # 4354 MARKET STREET
 SNOW HILL, MARYLAND 21863

DEED REFERENCE:

SVH 4963/330
 PARCEL # 76
 TAX MAP # 40

PROPERTY ZONED: A-1

MIN. FRONT YARD 35'
 60' FROM CENTER OF ROAD
 MIN. REAR YARD 50'
 MIN. SIDE YARD 20'

L. E. BUNTING SURVEYS, INC.
 MARYLAND & VIRGINIA
 LAND SURVEYING
 24 BROAD STREET
 BERLIN, MARYLAND 21811
 (410) 641-3313



MSA CSM 2157 8531-1
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