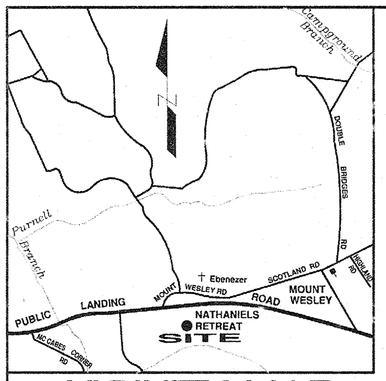
S.V.H. 231/72

SIMPLIFIED FOREST CONSERVATION PLAN

OF THE LANDS OF

BETTY TOWNSEND

TAX MAP 64 GRID 9 PARCEL 38 DEED 666/292
SECOND TAX DISTRICT
WORCESTER COUNTY, MARYLAND



VICINITY MAP
SCALE 1" = 2000'

LEGEND

- ■ – CONCRETE MONUMENT SET
- ⊡ – CONCRETE MONUMENT FOUND
- ● – IRON PIPE W/CAP SET
- ◎ – IRON PIPE FOUND
- ○ – PROPERTY CORNER
- – POWER POLE/UTILITY POLE
- – FOREST PROTECTION SIGN
- – FOREST CONSERVATION EASEMENT AREA
- Ⓦ – PROPOSED WELL
- Ⓦ – EXISTING WELL (APPROX. LOCATION)
- – EXISTING SEPTIC (APPROX. LOCATION)

NOTES:

1) NO ABSTRACT TITLE WAS PROVIDED PRIOR TO THIS SURVEY.
2) THIS SURVEY WAS BASED ON PHYSICAL EVIDENCE AND THE CURRENT PLAT OF RECORD
3) ALL UTILITIES ARE UNDERGROUND OR AS SHOWN ON THIS SURVEY.
4) BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 240083 175C, DATED 6/16/92 THE LOT SHOWN IS LOCATED IN ZONE C.
5) NO WATER OR SEWER WAS LOCATED FOR THIS LOT.
6) ALL OFFSETS ARE TO THE ACTUAL FOUNDATION AND DO NOT INCLUDE OVERHANGS.
7) THE PROPERTY IS ZONED A1.
SETBACKS:
FRONT: 35'/50' MINOR COLLECTOR ROAD
SIDES: 20'
REAR: 50'

WORCESTER COUNTY FOREST CONSERVATION FOR LOT 3

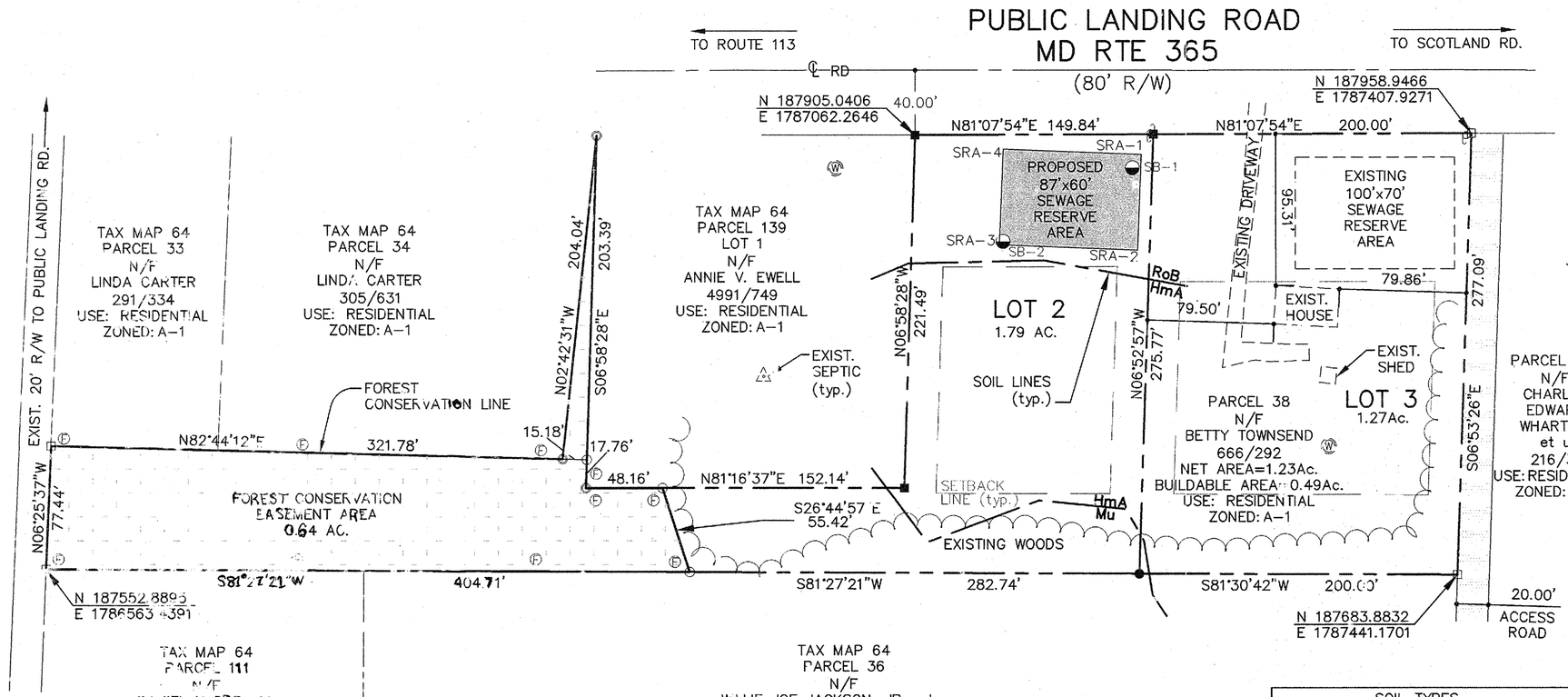
"IN ACCORDANCE WITH SUBTITLE IV, SECTION 1–403(b)(23) OF THE NATURAL RESOURCES ARTICLE OF WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS THIS MINOR SUBDIVISION LOCATED IN THE A–1 AND C–1 ZONING DISTRICTS AS DEFINED IN THE WORCESTER COUNTY ZONING AND SUBDIVISION CONTROL ARTICLE IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE PROPOSED LOT CONTAINED WITHIN ITS BOUNDARIES A BUILDING, STRUCTURE OR USE OF LAND THAT REQUIRED A ZONING OR BUILDING PERMIT AND EXISTED AS OF A LOT PREVIOUSLY SUBDIVIDED AS AN EXEMPTION PURSUANT TO THIS SUBSECTION. FURTHERMORE, ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

MD STATE PLANE COORDS

PARCEL 38 AREA CHART	
LOT 1	1.79Ac.
RESIDUE	1.27Ac.
TOTAL	3.06Ac.

LOT 1 AREA CHART		
TOTAL LOT	78,190sq ft	1.79Ac.
BUILDABLE	15,266sq ft	0.35Ac.

SEWAGE AREA COORDINATE CHART			
POINT	NORTHING	EASTING	ELEVATION
SRA–1	N 842.8148	E 888.0156	100.34
SRA–2	N 783.5411	E 897.3232	98.64
SRA–3	N 770.0450	E 811.3764	97.17
SRA–4	N 829.3187	E 802.0688	99.90
SB–1	N 835.89120	E 883.3709	100.22
SB–2	N 829.3187	E 810.0315	97.41



WORCESTER COUNTY FOREST CONSERVATION PROGRAM FOREST CONSERVATION WORKSHEET		
a. TOTAL TRACT AREA	1.8	
b. TIDAL WETLANDS/WATERBODIES	0.0	
c. AREA REMAINING IN AG. PRODUC.	0.0	
d. NET TRACT AREA	1.8	
e. ZONING DISTRICT	A-1	
f. AFFORESTATION THRESHOLD	20%	0.36
g. REFORESTATION THRESHOLD	50%	0.90
h. EXISTING FOREST COVER	0.0	
i. AFFORESTATION THRESHOLD AREA OF FOREST ABOVE	0.3	
j. REFORESTATION THRESHOLD AREA OF FOREST ABOVE	0.0	
k. BREAK EVEN POINT	0.0	
l. CLEARING PERMITTED - NO MITIGATION	0.0	
m. TOTAL FOREST AREA CLEARED	0.0	
n. TOTAL FOREST AREA RETAINED	0.6	
p. REFORESTATION THRESHOLD REFORESTATION FOR CLEARING ABOVE	0.0	
q. REFORESTATION THRESHOLD REFORESTATION FOR CLEARING BELOW	0.0	
r. REFORESTATION THRESHOLD CREDIT FOR REFORESTATION ABOVE	0.0	
s. TOTAL REFORESTATION REQUIRED	0.0	
t. TOTAL AFFORESTATION REQUIRED	0.0	
u. TOTAL A/REFORESTATION REQUIRED	0.0	

SOIL TYPES	
HmA	HAMMONTON LOAMY SAND
Mu	MULLICA–BERRYLAND COMPLEX
RoB	ROSEDALE LOAMY SAND

STATE OF MARYLAND
GEORGE EDWIN YOUNG, III
No. 10854
REGISTERED PROFESSIONAL LAND SURVEYOR

FILED
STEPHEN V. HALES
CLK.CT.CT.
WOR.CO
23 A 11: 31

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

WORCESTER COUNTY FOREST CONSERVATION

THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW.
THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. 06–25 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 INSPECTION, 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.

SURVEYOR'S CERTIFICATE

I, GEORGE E. YOUNG, III, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO CERTIFY THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF REAL PROPERTY ARTICLE 3–108 OF THE ANNOTATED CODE OF MARYLAND.

6/18/09
DATE

George E. Young, III
Professional Land Surveyor MD.No. 10854
VA.No. 1700
DE.No. 534

12/08/08 ADDRESS
COUNTY COMMENTS

GEY
GEORGE E. YOUNG, III, P.C.
ENGINEERS & SURVEYORS
2317 STOCKTON ROAD
POCOMOKE MARYLAND 21851
PHONE: (410)–957–2149
(410)–632–2434
FAX: (410)–957–2928

SCALE:	1" =60'	REVISIONS:	
DRAWN BY:	SDT	6/26/06, 5/14/09	
DATE DRAWN:	6–16–05	6/17/09	
CADD NAME:	F:\SURV\2005	SHEET 2 OF 2	
JOB # :	05016–A		

P166687 MSA CSU 2157 8554-2