SVH 235/69

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STEPHEN V. HALES
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AREA CHART

ORIGINAL AREA PARCEL 33= 21.63Ac.
AREA SUBTRACTED FOR PARCEL 107= 0.75Ac.
AREA SUBTRACTED FOR PARCEL 120= 1.00Ac.
AREA TO BE SUBDIVIDED PARCEL 33= 19.88Ac.
TOTAL AREA OF PROPOSED AGRICULTURAL LOTS 2-4= 12.40Ac.
REMAINING ACREAGE PARCEL 33= 7.48Ac.

ORIGINAL AREA PARCEL 120= 1.08Ac.
AREA OF ADDITION= 1.00Ac.
REVISED PARCEL 120= 2.08Ac.
0.38Ac. WOODED
1.70Ac. CLEARED
2.08Ac. TOTAL ACRES

ORIGINAL AREA PARCEL 107= 1.74Ac.
AREA OF ADDITION= 0.75Ac.
REVISED PARCEL 107= 2.49Ac.

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 OR 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 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.

PLANNING COMMISSION — DATE 5/24/11

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

LOT 2-4 OF THIS SUBDIVISION OF LANDS ARE APPROVED FOR AGRICULTURAL PURPOSES ONLY. ANY FUTURE APPROVAL FOR WATER AND SEWAGE SYSTEMS TO UTILIZE THIS LAND FOR BUILDING PURPOSES WILL BE SUBJECT TO THE REGULATIONS IN EFFECT AT THAT TIME.
A REVISED PLAT WILL NEED TO BE RECORDED IN THE LAND RECORDS TO MAKE THESE LOTS BUILDABLE ONCE TESTING IS COMPLETED AND APPROVED FOR ONSITE WASTEWATER DISPOSAL.

LOTS 1 & 5 ARE APPROVED WITH EXISTING ON-SITE WATER AND SEWAGE FACILITIES AS SHOWN. THIS DOES NOT INDICATE THAT THE QUALITY OF THESE SYSTEMS HAVE 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 REQUIRE AN EVALUATION AND PERMIT FROM 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.

APPROVING AUTHORITY - WORCESTER COUNTY — DATE 5-18-11

WORCESTER COUNTY FOREST CONSERVATION LAW.

THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO 11-04. 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 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.

WORCESTER COUNTY FOREST CONSERVATION LAW- LOT 5
"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 A-2 OR RP 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 5 CONTAINS WITHIN ITS BOUNDARIES A BUILDING, STRUCTURE OR USE OF LAND THAT REQUIRED A ZONING OR BUILDING PERMIT AND EXISTED AS OF JULY 29, 1994 IF THE SUBDIVISION DOES NOT RESULT IN ANY CUTTING, CLEARING, OR GRADING OF A FOREST; AND IT IS NOT A RE-SUBDIVISION OF A LOT PREVIOUSLY SUBDIVIDED AS AN EXEMPTION PURSUANT TO THIS SUBSECTION. FURTHERMORE, ANY FUTURE APPROVAL OF THIS LOT FOR REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW."

Forest Conservation Worksheet 2.2

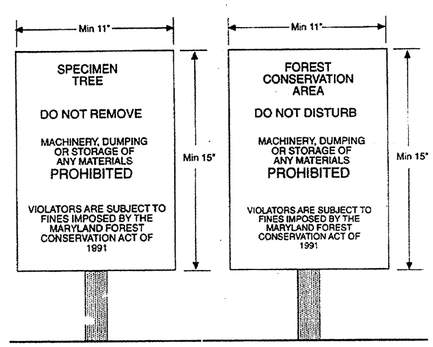
Net Tract Area			
A.	Total Tract Area	A =	12.40
B.	Deductions	B =	0.00
C.	Net Tract Area	C =	12.40
Land Use Category			

Input the number "1" under the appropriate land use zoning, and limit to only one entry

ARA	MDR	IDA	HDR	MPD	CIA
1	0	0	0	0	0

D.	Afforestation Threshold (Net Tract Area x 20%)	D =	2.48
E.	Conservation Threshold (Net Tract Area x 50%)	E =	6.20
Existing Forest Cover			
F.	Existing Forest Cover within the Net Tract Area	F =	5.57
G.	Area of Forest Above Conservation Threshold	G =	0.00
Break Even Point			
H.	Break Even Point	H =	5.57
I.	Forest Clearing Permitted Without Mitigation	I =	0.00
Proposed Forest Clearing			
J.	Total Area of Forest to be Cleared	J =	0.00
K.	Total Area of Forest to be Retained	K =	5.57
Planting Requirements			
L.	Reforestation for Clearing Above the Conservation Threshold	L =	0.00
M.	Reforestation for Clearing Below the Conservation Threshold	M =	0.00
N.	Credit for Retention above the Conservation Threshold	N =	0.00
P.	Total Reforestation Required	P =	0.00
Q.	Total Afforestation Required	Q =	0.00
R.	Total Planting Requirement	R =	0.00

FOREST CONSERVATIONS AREA SIGN DETAIL:



Notes:
1. Bottom of signs to be higher than top of tree protection fence.
2. Signs to be placed approximately 50' feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
3. Attachment of signs to trees is prohibited.

Source: Adapted from Forest Conservation Manual, 1991

Figure C-4

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 0225 A, DATED 2/15/79, THE LOT SHOWN IS LOCATED IN ZONE A.
5) ALL OFFSETS ARE TO THE ACTUAL FOUNDATION AND DO NOT INCLUDE OVERHANGS.
6) ZONING: A-1 (SINGLE FAMILY DWELLING)
SETBACKS: FRONT YARD = 60' FROM CENTER OF ROAD
SIDE YARD = 20'
REAR YARD = 50'
ZONING: A-1 (AGRICULTURAL)
SETBACKS: FRONT YARD = 60' FROM CENTER OF ROAD
SIDE YARD = 20'
REAR YARD = 20'
7) THIS LOT IS IN WATERSHED 2130106.
8) NO AGRICULTURAL STRUCTURES WITHIN 200' OR OTHER STRUCTURE WITHIN 50 FEET OF THIS SUBDIVISION THAT ARE NOT ALREADY SHOWN ON THIS PLAT.
9) IT WILL BECOME NECESSARY TO RECORD A REVISED SUBDIVISION PLAT IF AND WHEN AGRICULTURAL LOTS 2-4 ARE EVER CONVERTED INTO RESIDENTIAL BUILDING LOTS, DENOTING THE APPROVED SEWAGE RESERVE AREA AND WELL LOCATIONS.
10) THE DITCH SHOWN IS A PART OF THE BLACK DAM (TRIBUTARY 1) PUBLIC DRAINAGE ASSOCIATION.

STATE OF MARYLAND — GEORGE EDWIN YOUNG III — REGISTERED PROFESSIONAL LAND SURVEYOR

GEY
GEORGE E. YOUNG, III, P.C.
ENGINEERS & SURVEYORS
1504 MARKET STREET
POCOMOKE MARYLAND 21851
PHONE: (410)-957-2149
(410)-632-2434
(410)-479-0400
FAX: (410)-957-2928

SCALE:	1" = 100'	REVISIONS: 3/31/11 4/20/11
DRAWN BY:	SDT	
DATE DRAWN:	2/2/11	
CADD NAME:	F:\OMASTER	
JOB # :	M11001-A	SHEET 3 OF 3

P187867

MSA CSU 2157 87/7-3

Maryland State Archives