

S.V.H. 236/18

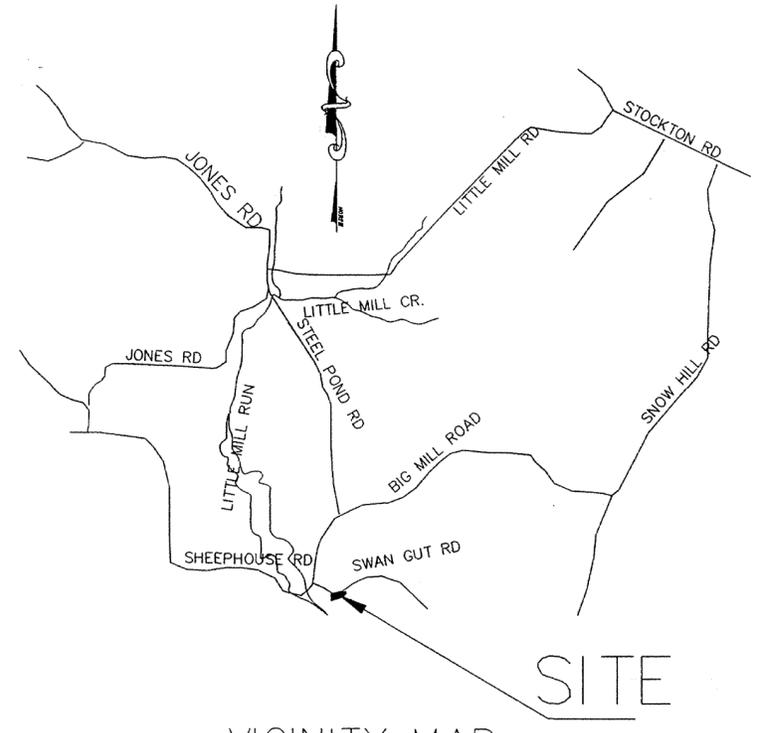
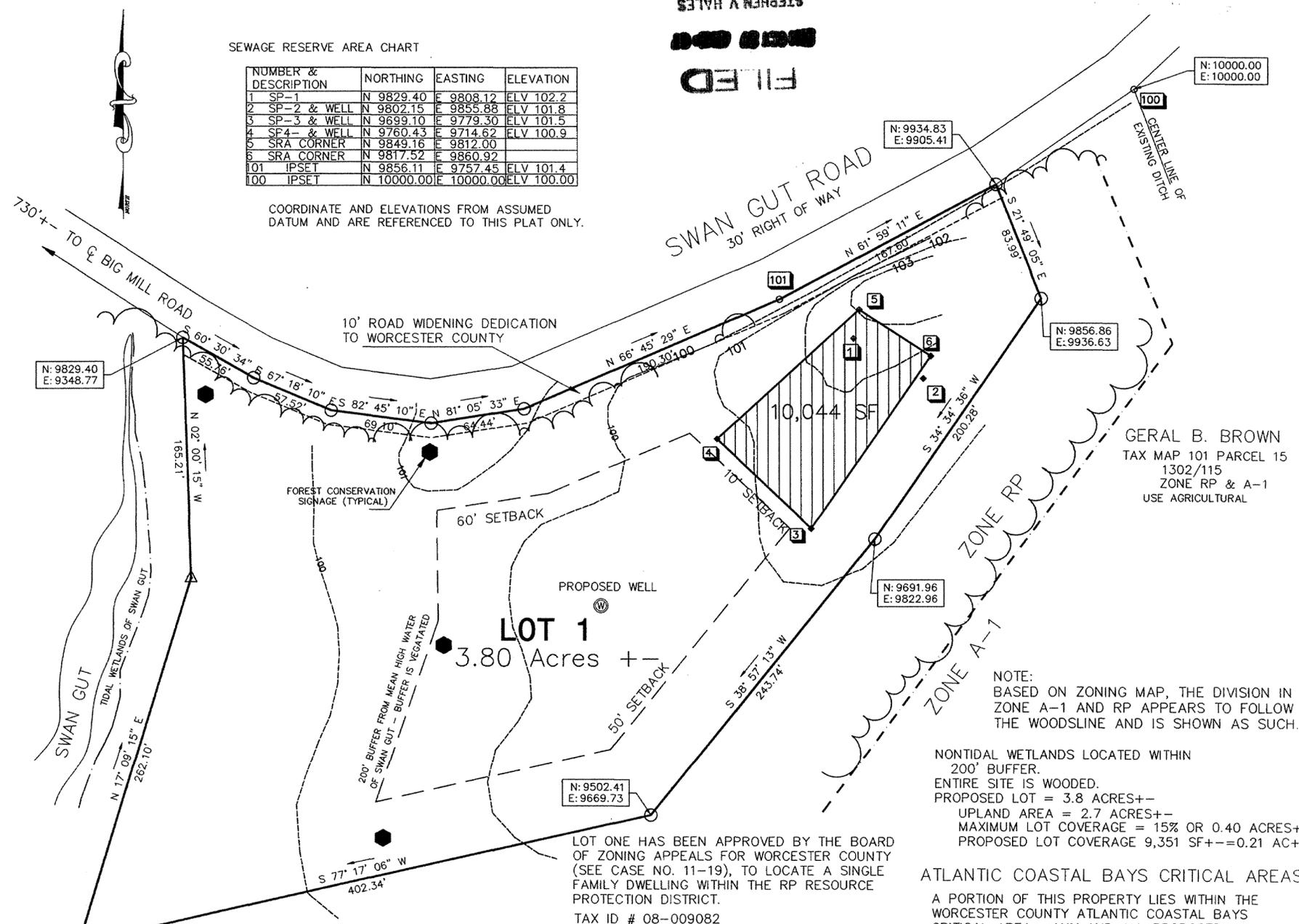
FILED
STEPHEN A. HALES
MOR. CO.
13 OCT 2010

SEWAGE RESERVE AREA CHART

| NUMBER & DESCRIPTION | NORTHING | EASTING | ELEVATION |
|----------------------|------------|------------|------------|
| 1 SP-1 | N 9829.40 | E 9808.12 | ELV 102.2 |
| 2 SP-2 & WELL | N 9802.15 | E 9855.88 | ELV 101.8 |
| 3 SP-3 & WELL | N 9699.10 | E 9779.30 | ELV 101.5 |
| 4 SP-4 & WELL | N 9760.43 | E 9714.62 | ELV 100.9 |
| 5 SRA CORNER | N 9849.16 | E 9812.00 | |
| 6 SRA CORNER | N 9817.52 | E 9860.92 | |
| 101 IPSET | N 9856.11 | E 9757.45 | ELV 101.4 |
| 100 IPSET | N 10000.00 | E 10000.00 | ELV 100.00 |

COORDINATE AND ELEVATIONS FROM ASSUMED DATUM AND ARE REFERENCED TO THIS PLAT ONLY.

Maryland State Archives
1
2
3
4
5
6



VICINITY MAP

GERAL B. BROWN
TAX MAP 101 PARCEL 15
1302/115
ZONE RP & A-1
USE AGRICULTURAL

RECORDING FEE
PLAY-SUBDIVISIONS
TOTAL
Res# NONE
SUN 8192
Oct 27, 2011
11:05 am

NOTE:
TIDAL WETLANDS AND BUFFER DIGITIZED FROM EXISTING DNR MAPS AND SHALL BE FIELD VERIFIED PRIOR TO PERMITTING OR CONSTRUCTION OF ANY STRUCTURE ON SITE.

FOREST CONSERVATION NOTE

PROPERTY IS LOCATED IN ATLANTIC COASTAL BAY CRITICAL AREA - RESOURCE CONSERVATION AREA, AND THEREFORE EXEMPT FROM FOREST CONSERVATION LAW.

DEPARTMENT OF ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE 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 (A MINIMUM OF 50 FEET BELOW THE GROUND LEVEL) OR SOME DEEPER CONFINED AQUIFER. (FOR EACH BUILDING UNIT, A MINIMUM OF 10,000 SQ. FT. EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHTS 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 ELEVATIONS OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL FROM THIS OFFICE.

APPROVING AUTHORITY: *[Signature]* R.S.
DATE: 10-21-11

LOT ONE HAS BEEN APPROVED BY THE BOARD OF ZONING APPEALS FOR WORCESTER COUNTY (SEE CASE NO. 11-19), TO LOCATE A SINGLE FAMILY DWELLING WITHIN THE RP RESOURCE PROTECTION DISTRICT.

TAX ID # 08-009082
OWNER: GERALD B. BROWN
4926 BIG MILL ROAD
STOCKTON, MD 21864-2206

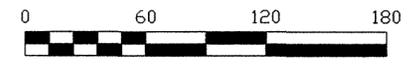
TOTAL AREA: 110+- ACRES
TOTAL AREA OF LOTS: 3.80+- ACRES
TOTAL AREA REMAINING: 106.2+- ACRES
ZONE RP (LOT 1)
SETBACKS FOR SINGLE FAMILY DWELLING
FRONT YD 60' FROM CENTER OF ROAD
SIDE YD 20'
REAR YD 50'

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP, COMMUNITY PANEL NUMBER 240083 0225 A, DATE 02/15/1979, THIS SUBDIVISION IS LOCATED IN FLOOD ZONE C.

CURRENT LAND USE - AGRICULTURAL
PROPOSED LAND USE - RESIDENTIAL
NO TAX DITCHES LOCATED ON LOT 1.
NO NON TIDAL WETLANDS LOCATED ON DEVELOPMENT PAD OF LOT 1
WATERSHED: OCEAN/COASTAL 2130
SUBWATERSHED: CHINCOTEAGUE 2130106

THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF A NEW LOT LINE OR ANY OTHER STRUCTURE WITHIN FIFTY FEET OF A NEW LOT LINE.

BUILDABLE AREA FOR LOT 1 EXCEEDS 10,000 SF+/- OF UPLANDS AREA WITHIN THE ATLANTIC COASTAL BAY CRITICAL AREA-RESOURCE CONSERVATION AREA. APPROXIMATE FRONT FOOTAGE REMAINING, 2900' +/- BASED ON AERIAL AND FIELD LINES.



NOTE:
BASED ON ZONING MAP, THE DIVISION IN ZONE A-1 AND RP APPEARS TO FOLLOW THE WOODSLINE AND IS SHOWN AS SUCH.

NONTIDAL WETLANDS LOCATED WITHIN 200' BUFFER.
ENTIRE SITE IS WOODED.
PROPOSED LOT = 3.8 ACRES+-
UPLAND AREA = 2.7 ACRES+-
MAXIMUM LOT COVERAGE = 15% OR 0.40 ACRES+-
PROPOSED LOT COVERAGE 9,351 SF+/-=0.21 AC+-

ATLANTIC COASTAL BAYS CRITICAL AREAS

A PORTION OF THIS PROPERTY LIES WITHIN THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA. ANY AND ALL PROPOSED DEVELOPMENT ACTIVITIES MUST MEET THE REQUIREMENTS OF TITLE 3 (LAND AND WATER RESOURCES), SUBTITLE 1 (ATLANTIC COASTAL BAYS BAY CRITICAL AREA) OF WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, AS FROM TIME TO TIME AMENDED, IN EFFECT AT THE TIME OF THE PROPOSED DEVELOPMENT ACTIVITIES. DWELLING UNIT DENSITIES ARE LIMITED TO ONE PER TWENTY ACRES. ANY FUTURE SUBDIVISIONS OF THE PARENT PARCEL WILL RESULT IN A CUMULATIVE CALCULATION INCLUDING THE ACREAGE OF THIS LOT.

WORCESTER COUNTY PLANNING COMMISSION

THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE, OF WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICABILITY 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 OF SUITABILITY THEREOF IS BASED UPON STATE REGULATIONS 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 STANDARDS CANNOT BE MET AS THE DATE OF APPLICATION FOR PERMIT, THE APPROVAL SHOWN HEREON IS NOT SUFFICIENT APPROVAL FOR A BUILDING PERMIT.

[Signature]
CHAIRMAN
10/26/11
DATE

OWNERS AND SURVEYORS CERTIFICATION

WE CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND LATEST EDITION, AS FAR AS IT CONCERNS 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 LOT 1 ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF SWAN GUT 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.

[Signature]
CHRIS D. CUSTIS #599 (SURVEYOR)
7/20/11
DATE

[Signature]
GERALD B. BROWN (OWNER)
7/20/11
DATE

| | | | |
|---------------|--------------|-----------------------------------|-----|
| TITLE | | MINOR SUBDIVISION OF THE LANDS OF | |
| | | GERALD B. BROWN | |
| COUNTY | WORCESTER | STATE | MD |
| TAX DISTRICT | 08 | SCALE 1"= | 60' |
| TAX MAP | GRID 101 5 | PARCEL | 15 |
| DEED REF. | 1302/115 | IRON PIPE FD | |
| PLAT REF | / | IRON ROD SET | |
| DATE 12/27/10 | REV 12/28/10 | CONC. MONU FD. | |
| | | CONC MONU TO BE SET | |
| | | UNMARKED POINT | |
| | | FOREST CONSERVATION SIGNAGE | |
| | | MAX SPACING 200' | |

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