

03/20/2012

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO REVISE THE LOCATION, SHAPE, AND SIZE OF THE SEWAGE RESERVE AREA. NO NEW LOT IS BEING CREATED.
2. DEED REFERENCE: S.V.H. 5536-425
PLAT REFERENCE: R.H.O. 126-14
TAX ID NUMBER: 01-034839
OWNER ADDRESS: 415 SILVA ROAD, STOCKTON, MD
3. PER FEMA MAP PANEL 2400-8302-25A, BEARING EFFECTIVE DATE FEBRUARY 15, 1979, THIS PROPERTY LIES WITHIN FLOOD ZONE DESIGNATION C, AREAS OF MINIMAL FLOODING.
4. A PORTION OF THIS PROPERTY LIES WITHIN THE RESOURCE CONSERVATION AREA OF THE ATLANTIC COASTAL BAYS CRITICAL AREA BUFFER. THE LINE DEFINING THE CRITICAL AREA AS SHOWN HEREON WAS DETERMINED BY SCALING MAP(S) BY WORCESTER COUNTY.
5. NO TITLE REPORT WAS OBTAINED OR PROVIDED FOR REVIEW DURING THE PREPARATION FOR THIS SURVEY. BEING SUCH, THIS PLAT SHALL NOT BEAR CERTIFICATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY EASEMENTS, RIGHTS OF WAY, OR ENCUMBRANCES, EXCEPT THOSE SPECIFICALLY SHOWN HEREON. ADDITIONALLY, THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY SUCH RIGHTS OF WAY, EASEMENTS, OR ENCUMBRANCES AS MAY BE DISCLOSED BY A COMPLETE TITLE SEARCH.
6. ELEVATIONS SHOWN HEREON ARE BASED WITHIN AN ASSUMED DATUM.
7. THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200 FEET OR ANY OTHER STRUCTURE NOT OTHERWISE SHOWN WITHIN 50 FEET OF THIS LOT.
8. PER WORCESTER COUNTY ENVIRONMENTAL PROGRAMS, THE CONCRETE PAD SHOWN HEREON WITHIN THE REVISED S.R.A. IS "TO BE REMOVED WHEN THIS AREA IS NEEDED FOR SUB-SURFACE SEWAGE DISPOSAL," AND THE EXISTING SHED LOCATED WITHIN THE REVISED S.R.A. IS "TO BE RELOCATED OR REMOVED PER BP # 12-0068."
9. LOCATION OF EXISTING SEPTIC SYSTEM BASED UPON FIELD LOCATED EVIDENCE AND INFORMATION PROVIDED BY THE WORCESTER COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS.

PLAT OF
SEPTIC RESERVE AREA REVISION
ON LANDS OF
KYLE A. KRABILL & JANA J. WHITE

415 SILVA ROAD, STOCKTON
TAX DISTRICT ONE - LOT 1A, PARCEL 46, TAX MAP 101 - WORCESTER COUNTY, MARYLAND

OWNER & SURVEYOR 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 103-B OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (LATEST EDITION), AS FAR AS THEY PERTAIN TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES, AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS OF WORCESTER COUNTY. A 10' WIDE STRIP ACROSS THE FRONT OF PARCEL 46, LOT 1A, AND THE ADJOINING ROADWAYS ARE OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF SILVA 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 THE CONSENT OF THE COUNTY COMMISSIONERS.

WORCESTER COUNTY PLANNING & ZONING COMMISSION... IS THIS SIGNATURE BLOCK NEEDED?

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 PRACTICALITY, 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 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. 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.

Kyle Krabill 3/20/2012
WORCESTER COUNTY PLANNING COMMISSION DATE

ENVIRONMENTAL 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. THE 10,000 sq.ft. SEWAGE RESERVE AREA MUST REMAIN FREE OF BUILDINGS, EASEMENTS, RIGHTS OF WAY, 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.

Robert S. Stutts R.S. 3-20-12
APPROVING AUTHORITY DATE

FOREST CONSERVATION STATEMENT

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(11) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS PROJECT IS EXEMPT FROM THE WORCESTER COUNTY FOREST CONSERVATION PROGRAM AS IT IS AN ACTIVITY CONDUCTED PURSUANT TO A PRELIMINARY PLAN OF SUBDIVISION, OR A GRADING OR SEDIMENT CONTROL PLAN APPROVED BEFORE JULY 1, 1991, OR A MINOR SUBDIVISION APPLICATION FOR WHICH A WORCESTER COUNTY APPLICATION FOR RESIDENTIAL / COMMERCIAL SITE / SOIL EVALUATION WAS SUBMITTED PRIOR TO JULY 1, 1991.

ATLANTIC COASTAL BAYS CRITICAL AREA

A PORTION OF THIS PROPERTY LIES WITHIN THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA, RESOURCE CONSERVATION AREA (RCA). ANY AND ALL PROPOSED DEVELOPMENT ACTIVITIES MUST MEET THE REQUIREMENTS OF TITLE 3 (LAND AND WATER RESOURCES), SUBTITLE 1 (ATLANTIC COASTAL BAYS CRITICAL AREA) OF THE WORCESTER COUNTY CODE OF PUBLIC LAWS, AS FROM TIME TO TIME AMENDED, IN EFFECT AT THE TIME OF THE PROPOSED DEVELOPMENT ACTIVITIES. INCLUDED AS PART OF THE REQUIREMENTS ARE LIMITS ON "LOT COVERAGE". WITHIN THE RCA, LOT COVERAGE LIMITS ARE CAPPED AT 15% OF THE TOTAL SITE AREA WITHIN THE LANDWARD LIMITS OF THE ATLANTIC COASTAL BAYS CRITICAL AREA.

Kyle Krabill 03-11-2012
MR. KYLE A. KRABILL DATE

Jana White 3/11/12
MS. JANA J. WHITE DATE

Coard D. Bounds 3/11/12
COARD D. BOUNDS, PROF. LAND SURVEYOR DATE
MD. 21516 - LICENSE EXPIRES JULY 15, 2013

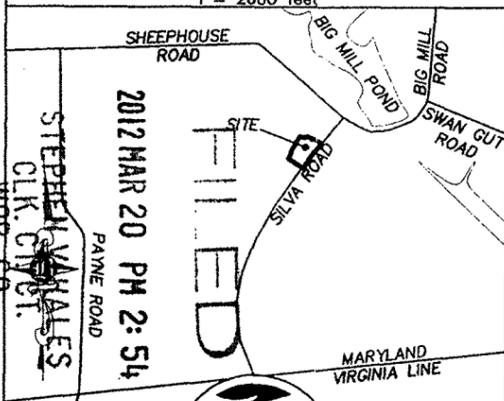
RECORDING FEE 6.00
TOTAL 6.00
Res# MDM1 Res# 10506
SVH 0250 Bk# 4167
Mar 20, 2012 02:55 PM



REVISED:	MARCH 4, 2012	PER WORCESTER COUNTY REVIEW COMMENTS
DRAWN:	FEBRUARY 21, 2011	
SURVEYED:	FEBRUARY 17, 2011	JOB: 073 SHEET: 1 of 2

VICINITY MAP

1" = 2000 feet



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