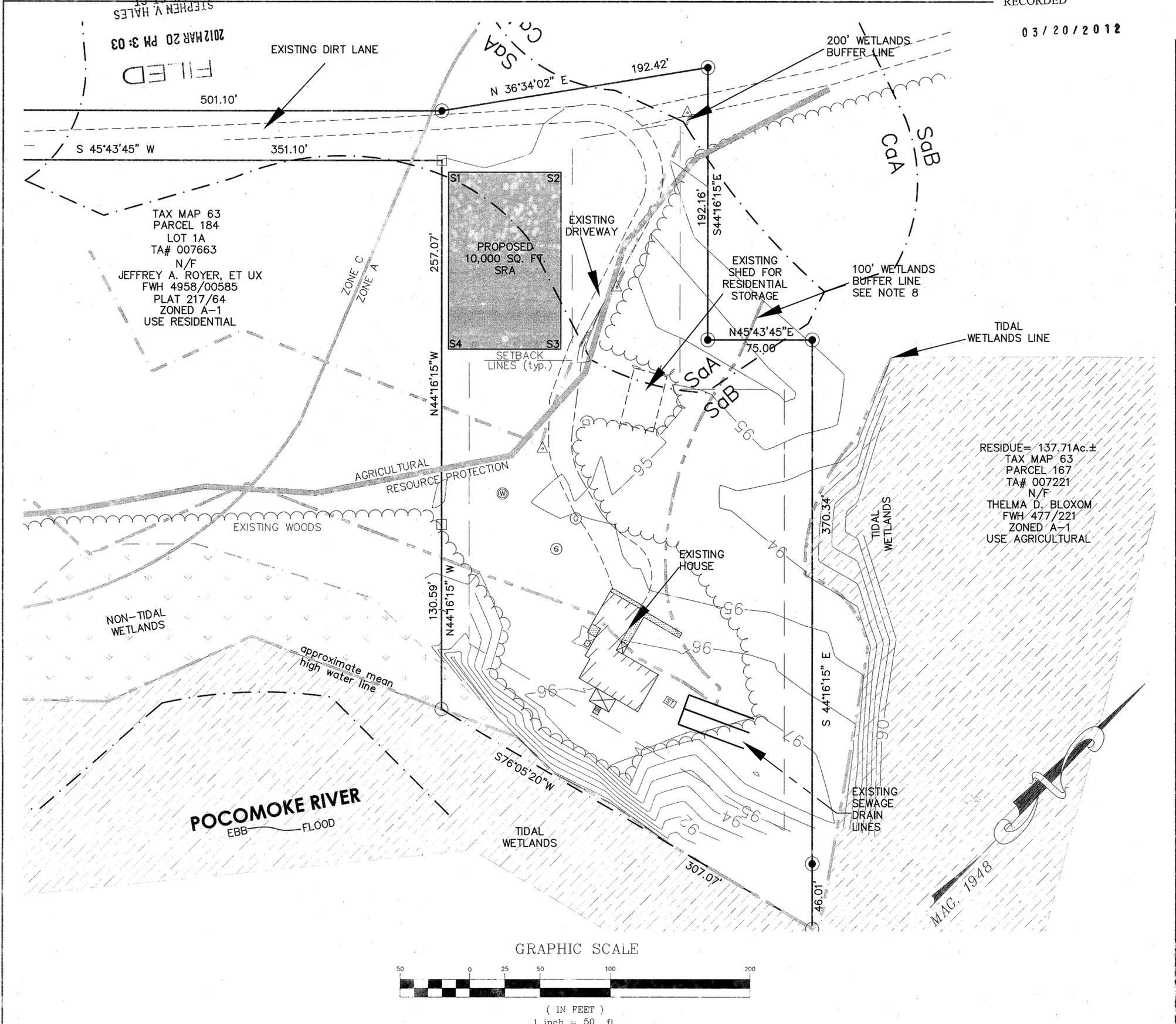


STEPHEN V. HALES
CLK. Ct. Ct.
WDR. CO.

FILED
2012 MAR 20 PM 3:03



TAX MAP 63
PARCEL 184
LOT 1A
TA# 007663
N/F
JEFFREY A. ROYER, ET UX
FWH 4958/00585
PLAT 217/64
ZONED A-1
USE RESIDENTIAL

RESIDUE= 137.71Ac.±
TAX MAP 63
PARCEL 167
TA# 007221
N/F
THELMA D. BLOXOM
FWH 477/221
ZONED A-1
USE AGRICULTURAL

Manland State Archives
1
2
3
4
5
6

WORCESTER COUNTY FOREST CONSERVATION

THIS PROPERTY IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA AND THEREFORE IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS.

WORCESTER COUNTY 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, 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.

Robert Mitchell, R.S. 3/19/12
APPROVING AUTHORITY DATE

CHESAPEAKE BAY CRITICAL AREA LAW

THIS PROPERTY LIES WITHIN THE WORCESTER COUNTY CHESAPEAKE BAY CRITICAL AREA, ANY AND ALL PROPOSED DEVELOPMENT ACTIVITY MUST MEET THE REQUIREMENTS OF TITLE 3(LAND AND WATER RESOURCES), SUBTITLE II (CHESAPEAKE BAY CRITICAL AREA) OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS IN EFFECT AT THE TIME OF PROPOSED DEVELOPMENT ACTIVITY.

THIS PROPERTY LIES WITHIN A RESOURCE CONSERVATION AREA (RCA) OF THE CHESAPEAKE BAY CRITICAL AREA (CRITICAL AREA), THEREBY REQUIRING A MINIMUM ONE DWELLING UNIT PER TWENTY ACRE DENSITY. IN ACCORDANCE WITH NR-3-209 (INTRAFAMILY SUBDIVISIONS) OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, AS MORE THAN SIXTY ACRES OF THIS PROPERTY LIES WITHIN THE CRITICAL AREA, THIS SUBDIVISION IS NOT BOUND BY THE INTRAFAMILY SUBDIVISION REQUIREMENTS OF THE CRITICAL AREA LAW. HOWEVER FOR THE PURPOSES OF THIS SUBDIVISION 14.60 ACRES OF THE APPARENT TRACT (TAX MAP 63 PARCEL 167) IS RESERVED FOR THE ACCOUNTING OF THE MINIMUM 20 ACRE DENSITY REQUIREMENTS WITHIN THE RCA.

A DENSITY ACCOUNTABILITY PLAN IS ON FILE (UNDER TAX MAP 63 PARCEL 167) WITHIN THE WORCESTER COUNTY DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING.

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.

Barb O'Neill 3/20/2012
APPROVING AUTHORITY DATE

W. E. Young, III

GEY
GEORGE E. YOUNG, III, P.C.
ENGINEERS & SURVEYORS
2317 STOCKTON ROAD
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SCALE: 1"=50'
DRAWN BY: W.A.P.
DATE DRAWN: 5/09/11
CADD NAME: f:\OMASTER\11046.DWG

REVISIONS: 6/8/11, 7/1/11
8/23/11, 12/23/11
03/05/12

SHEET 2 OF 2