



OWNERS AND SURVEYORS CERTIFICATE

We certify that the requirements of real property section 3-108 of the annotated code of Maryland, latest edition, and The Town of Snow Hill section 166-33 as far as it concerns the making of this plat and the setting of markers have been complied with. The applicants (elders) of Snow Hill Christian Church as listed below are the legal owners of the subdivision shown on the final plat and that it is made with their consent and that it is desired to record the same.

Mark Shockley 9/15/13 *M. Edwn Shockley* 9-15-13
MARK SHOCKLEY, ELDER DATE M. EDWIN SHOCKLEY, ELDER DATE

Amy Figg 9/15/13 *Mary Nicholson* 9-15-13
AMY FIGG, ELDER DATE MARY NICHOLSON, ELDER DATE

Don R. Baumgartner 9/12/13
DON R. BAUMGARTNER, SURVEYOR DATE

WORCESTER COUNTY HEALTH DEPARTMENT

ALL LOTS APPROVED WITH MUNICIPAL WATER AND SEWAGE.

Robert M. ... R.S. 9/24/13
APPROVING AUTHORITY DATE

SNOW HILL PLANNING COMMISSION

- (a) the grant of a permit or approval of the subdivision shall not constitute a representation, guaranty or warranty of any kind by the town of snow hill or by any official or employee thereof of the practicability or safety of any proposed use and shall create no liability upon the town, its officials or employees.
- (b) all streets, roads, widening strips, amenities and improvements (shown on the plat) are hereby offered for dedication to the mayor and council of snow hill. acceptance of such offer may take place at any time by appropriate act of the mayor and council. the mayor and council are in no way required to accept such offer. the offer may not be withdrawn without the consent of the mayor and council.
- (c) no more than one principal building shall be permitted on any residential lot, and no such lot shall ever be resubdivided so as to produce a lot of less area or width than the minimum required by the applicable zoning regulations in effect from time to time.

[Signature] 9/23/13
CHAIRPERSON DATE

CHESAPEAKE BAY CRITICAL AREA

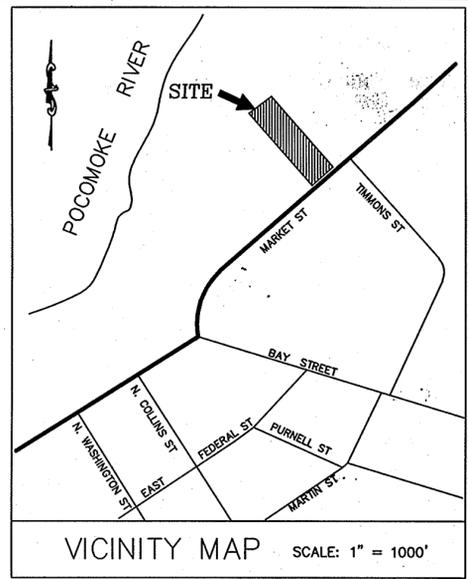
Karen ... Planner 9-23-13
APPROVING AUTHORITY DATE

NOTES

1. ZONED: R-1
2. SETBACKS: 30' FRONT
10' SIDES (25' AGGREGATE)
30' REAR
3. PROPERTY LIES WITH THE CHESAPEAKE BAY CRITICAL AREA (CBCA):
RESOURCE CONSERVATION AREA (RCA)
LIMITED DEVELOPED AREA (LDA)
4. FLOOD MAP: 240086 001 B, FLOOD ZONES C, B, AND A
5. PROPERTY USE:
LOT 1, WILL CONTINUE NON-CONFORMING CEMETERY USE
LOT 2, IS SINGLE FAMILY DWELLING USE
6. ELECTION DISTRICT: 02, TAX MAP 200, PARCEL 31
7. COUNTY: WORCESTER, MARYLAND
8. VERTICAL DATUM: NAVD88 (Scaled from USGS Quad Map)
9. Appeal Case #2013-01, dated June 27, 2013: permitted lot width of 65 feet for a single family residence and special exception for cemetery to continue as non-conforming use.

LEGEND

- = IRON ROD FOUND
- ◐ = IRON ROD W/CAP FOUND
- ◑ = IRON PIPE FOUND
- ◒ = CONCRETE POST FOUND
- = EXISTING TREE LINE
- = OVERHEAD UTILITY LINES
- = UTILITY POLE
- = GUY WIRE
- = BUILDING RESTRICTION LINE
- ⊙ = IRON ROD WITH SURVEYORS I.D. CAP INSCRIBED "PROPERTY MARKER, DON R. BAUMGARTNER PROP. L. S. 601"
- ▨ = EXISTING GRAVE SITE AREA
- = PROPOSED NEW LOT LINES
- = EXISTING PARCEL LINES
- - - = EXISTING CONTOUR



CBCA LOT AREA BREAKDOWN

Lot 1: Area = 135,055 s.f.
Total existing impervious area = 3,450± s.f.
Allowed in LDA: 15% = 20,258 s.f.
2.5% coverage

Existing Forest Cover: 1.72± Ac
Forest Area To Be Cleared: 0.0 Ac.

Lot 2: Area = 14,396 s.f.
Total existing impervious area = 2,010 s.f.
Existing driveway to be removed = (538 s.f.)
Proposed driveway = 628 s.f.
Net = 2,100 s.f.

Allowed in LDA: 15% = 2160 s.f.
14.5% coverage

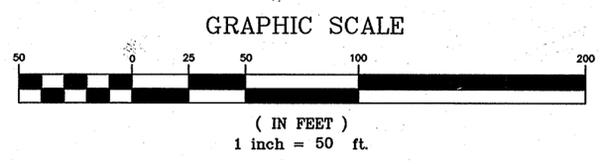
Existing Forest Cover: 0.0 Ac.
Forest Area To Be Cleared: 0.0 Ac.

RECORDING FEE
PLAT-SUBDIVIS
TOTAL
Reel # 8239 Blk # 145
Sht # 247 Date 9/24/13



SUBDIVISION SURVEY
FOR
SNOW HILL CHRISTIAN CHURCH
317 EAST MARKET STREET SNOW HILL, MD 21863

B	DON R. BAUMGARTNER Land Surveyor	JOB NO. 02-003-13	REVISIONS
	P.O. Box 773 Salisbury, MD 21803 Tel: 410-742-0077 Email: Don270@verizon.net	DATE 2/21/2013	4/30/13 Snow Hill Staff Comments
	Maryland: Property Line Surveyor No. 601 Delaware: Professional Land Surveyor No. 553	DEED REF: AS SHOWN	
		PLAT REF: AS SHOWN	
		SCALE: 1"=50'	
	BY: DRB		



FILED
SEP 25 2013
STEPHEN VALES
CLERK, C.C.