



STATEMENT OF PURPOSE
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 1 OF THE JAMES ELLIOTT SUBDIVISION INTO RESIDENTIAL LOT 1A AND LOT 1B (PLAT REFERENCE: FWH 49/ 32)

APPROVAL - WORCESTER COUNTY PLANNING COMMISSION
 THE FOLLOWING STATEMENTS ARE PLACED ON THIS PLAT AS PER SECTION ZS 2-303 (18) OF THE WORCESTER COUNTY SUBDIVISION ARTICLE:
 A. "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 AS TO THE PRACTICABILITY OR SAFETY OF ANY PROPOSED USE AND SHALL CREATE NO WARRANTY OR LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES."
 B. "ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER WATER SUPPLY SYSTEM OR SUITABILITY THEREFOR IS BASED UPON STATE AND COUNTY STANDARDS EXISTING AS OF THE DATE OF APPROVAL. SUCH STANDARDS SUBJECT TO CHANGE, AND A BUILDING PERMIT MAY BE DENIED IN THE FUTURE; IN THE EVENT THAT CURRENT STANDARDS CANNOT BE MET AS OF THE DATE OF APPLICATION FOR SUCH A PERMIT, THE APPROVAL SHOWN HEREON IS NOT SUFFICIENT APPROVAL FOR A BUILDING PERMIT."

Bob L. Clewell
 APPROVING AUTHORITY 9/28/09 DATE

SURVEYOR'S CERTIFICATION

I DO HEREBY ATTEST THAT, TO THE BEST OF MY BELIEF AND KNOWLEDGE, THE REQUIREMENTS OF TITLE 3, SECTION 108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATE CODE OF THE STATE OF MARYLAND (LATEST EDITION) CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS AS WELL AS THE REQUIREMENTS OF THE COUNTY COMMISSIONERS AND THE ORDINANCES OF THE COUNTY OF WORCESTER, MARYLAND REGARDING THE PLATTING OF SUBDIVISIONS HAVE BEEN COMPLIED WITH.

R. Lee Gilliss, Jr.
 R. LEE GILLISS, JR., PLS 10936 9-22-09 DATE



APPROVAL - FOR LOT 1A AND 1B AS TO COMPLIANCE WITH THE WORCESTER COUNTY FOREST CONSERVATION LAW

LOT 1A AND 1B

IN ACCORDANCE WITH SUBTITLE IV, SECTION I-403(B)(23) OF THE WORCESTER COUNTY PUBLIC LAWS (LAND RESOURCES) THE PROPOSED SUBDIVISION AROUND A DWELLING WHICH EXISTED PRIOR TO JULY 29, 1994 WITHIN AN A-1 ZONING DISTRICT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS.

OWNER'S CERTIFICATION

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY, THEREOF. THE REQUIREMENTS OF TITLE 3, SECTION 108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF THE STATE OF MARYLAND (LATEST EDITION) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.
 C. "THE FOLLOWING STREETS, ROADS, AMENITIES AND IMPROVEMENTS 5' WIDENING STRIP ACROSS DALE ROAD AND BELL ROAD ARE HERE OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. 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."

Earl E. Geoghegan 9-22-09 DATE *Gillian A. Geoghegan* 9-22-09 DATE
 EARL E. GEOGHEGAN JR. 11101 DALE ROAD WHALEYVILLE, MD 21872 DEED REFERENCE: SVH 5141/ 553
 GILLIAN A. GEOGHEGAN 11101 DALE ROAD WHALEYVILLE, MD 21872 DEED REFERENCE: SVH 5141/ 553

NOTE:

- CURRENT ZONING OF SITE AND ADJACENT PROPERTIES IS A-1.
 - SET-BACK REQUIREMENTS: FY = 35' FROM R, 60' FROM C OF ROAD RIGHT OF WAY
 SY = 20'
 RY = 50'
 - TOTAL AREA OF DIVIDED PROPERTY IS ± 5.16 ACRES.
- | | |
|-------------------------|--------------|
| TOTAL AREA LOT 1A = | ± 3.08 ACRES |
| BUILDABLE AREA LOT 1A = | ± 2.09 ACRES |
| WIDENING STRIP LOT 1A = | ± 0.09 ACRES |
| TOTAL AREA LOT 1B = | ± 2.08 ACRES |
| BUILDABLE AREA LOT 1B = | ± 1.15 ACRES |
| WIDENING STRIP LOT 1B = | ± 0.04 ACRES |
- NO TAX DITCHES OBSERVED.
 - NO NON-TIDAL WETLANDS OBSERVED.
 - NO AGRICULTURAL WITHIN (200') TWO-HUNDRED FEET NOR ANY OTHER STRUCTURE WITHIN (50') FIFTY FEET OF THE PROPERTY LINE.
 - "BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083-0025-A, DATED FEBRUARY 15, 1979, THIS SUBDIVISION IS LOCATED IN ZONE C."
 - PLAT REFERENCE: FWH 49/ 32
 - BOARD OF ZONING APPEALS CASE NO. 6028 WAS AMENDED ON SEPTEMBER 10, 2009 TO ALLOW THE EXISTING MOBILE HOME ON LOT 1A TO REMAIN ON-SITE.

APPROVAL - WORCESTER COUNTY ENVIRONMENTAL PROGRAM

LOT 1A AND 1B ARE APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE IN COMPLIANCE WITH THE WORCESTER COUNTY COMPREHENSIVE WATER AND SEWER PLAN. THE APPLICANT, OR ANY FUTURE OWNER, MUST DISCONTINUE USE OF THESE SYSTEMS AND CONNECT TO COMMUNITY SYSTEMS AT SUCH TIME AS SYSTEMS BECOME AVAILABLE. DISPOSAL SYSTEMS ARE RESTRICTED TO SPECIAL DESIGNS MEETING CURRENT ENVIRONMENTAL PROGRAM STANDARDS. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER A MINIMUM OF 50 FEET BELOW GROUND LEVEL OR FROM A DEEPER CONFINED AQUIFER. FOR EACH BUILDING UNIT, A MINIMUM OF 10,000 SQUARE FEET, EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHTS-OF-WAY OR ANY OTHER PERMANENT OR PHYSICAL OBJECTS SHALL BE RESERVED FOR THE SUBSURFACE OF SEWAGE. SOIL EVALUATIONS WERE BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS TO ELEVATIONS OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL BY THE WORCESTER COUNTY ENVIRONMENTAL PROGRAM.

Robert Mitchell, R.S.
 APPROVING AUTHORITY 9-25-09 DATE

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 SERVING MARYLAND AND DELAWARE
 10013 CAREY ROAD BERLIN, MD 21811
 VOICE: 410.251.0638 FAX: 410.641.2625

DATE: 8/20/09 DWN BY: RLG/JSW SCALE: 1"=50' JOB #: 09-056

10936 MD

662 DE

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NO.	DATE	DESCRIPTION	BY

MINOR SUBDIVISION PLAT
 "Geoghegan Lots"
 MAP 18, PARCEL 16, TAX DISTRICT 3
 WORCESTER COUNTY, MARYLAND

SHEET
 MSP
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