

GENERAL NOTES

1. ZONING: A-1
2. ZONING SETBACKS: FRONT 60' FROM CENTER OF ROAD (UNLESS OTHERWISE NOTED) SIDES = 20' (UNLESS OTHERWISE NOTED) REAR = 50' (UNLESS OTHERWISE NOTED)
3. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083 0225 A, DATED FEB. 15, 1979. THIS SUBDIVISION IS LOCATED IN ZONE C.
4. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PARENT PARCEL 78 INTO 5 RESIDENTIAL LOTS, WITH NO RESIDUE PARCEL.
5. ALL BUILDING ENVELOPE AREAS LIE WHOLLY WITHIN FLOOD ZONE C.
6. THERE ARE NO ANIMAL CONTAINMENT STRUCTURES ON OR WITHIN 200' OF THIS SUBDIVISION.
7. TAX MAP 93, PARCEL 78 - USE IS AGRICULTURAL.
8. DEED REFERENCE: TAX MAP 93, PARCEL 78 - SVH 3532/126
9. ALL VISIBLE WELLS WITHIN 100' OF SUBDIVISION BOUNDARIES ARE SHOWN HEREON.
10. TOTAL AREA TAX MAP 93 - PARCEL 78 = 80.679 ACRES±
LESS CEMENTARY AREA = 0.068 ACRES±
= 80.611 ACRES±
11. UPON THE DISCOVERY OF THE PRECISE LOCATION OF THE CEMETARY AS LOCATED WITHIN PARCEL 78 - TAX MAP 93, IT WILL BE SUBJECT TO AND GOVERNED BY THE LAWS AS TO THE DEMARCATION, PRESERVATION, AND PROTECTION OF THE GRAVESITES AND A PERPETUAL ACCESS EASEMENT WILL BE PROVIDED TO SERVE IT FROM THE COUNTY ROAD.
12. AN APPROXIMATELY 9.5' WIDE STRIP OF LAND DESCRIBED AS PARCEL 4 ON A DEED AND PLAT AS RECORDED IN J.E.B. 9/69-73 LIES ABUTTING TO AND WESTERLY OF THE COURSE LABELED AS N 67°45'00" E 383.53' ON LOT 5 OF THIS SUBDIVISION. CAROL OVERHOLT REPORTED THAT THIS PARCEL IS OWNED BY HIS PREDECESSORS IN TITLE.

OWNER'S 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 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1981) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS: 10' WIDENING STRIP ALONG SHEEPHOUSE ROAD

ARE HEREBY 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

Carroll L. Overholt 11-8-2009
OWNER: CARROLL L. OVERHOLT
3733 SHEEPHOUSE ROAD
POCOMOKE CITY, MD 21851

Lissa O. Holbrook 11-8-09
OWNER: LISSA O. HOLBROOK
C/O CARROLL L. OVERHOLT
3733 SHEEPHOUSE ROAD
POCOMOKE CITY, MD 21851

Deborah O. Keitt 11/8/09
OWNER: DEBORAH O. KEITT
3751 SHEEPHOUSE ROAD
POCOMOKE CITY, MD 21851

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1981) CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS AS WELL AS ALL OF THE REQUIREMENTS OF THE COUNTY COMMISSIONERS AND ORDINANCES OF THE COUNTY OF WORCESTER, MARYLAND REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

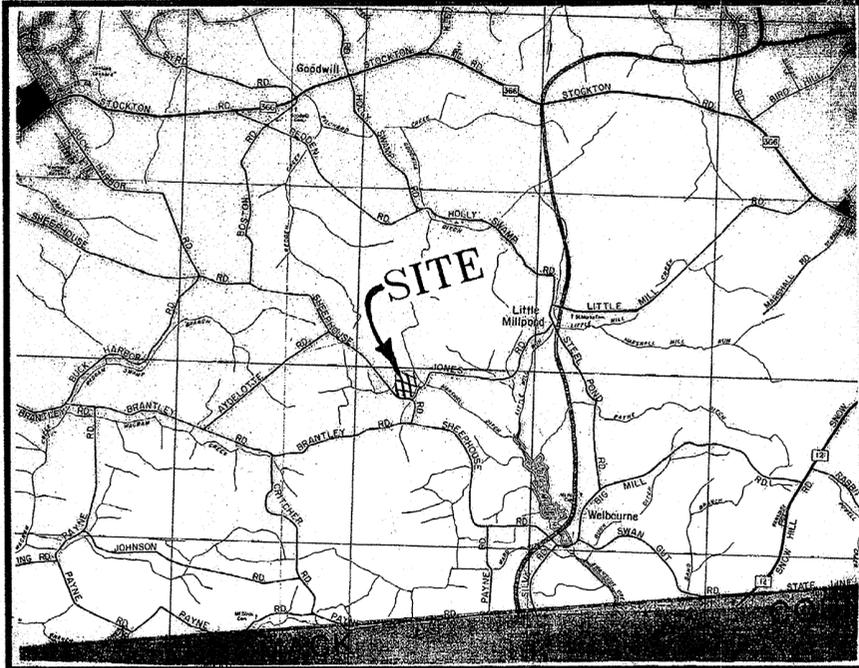
Frank G. Lynch, Jr. 11-09-2009
FRANK G. LYNCH, JR.
REG # 10782 DATE:



WORCESTER COUNTY PLANNING COMMISSION

- 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 OF THE PRACTICABILITY, BUILDABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.
- B. ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OR SUITABILITY THEREOF 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.

Mary Buntz 12/03/2009
APPROVING AUTHORITY DATE:
WORCESTER COUNTY PLANNING COMMISSION



AREA CHART

LOT	BLDG. ENVELOPE	TOTAL AREA
1	1.356 ACRES±	2.411 ACRES±
2	1.245 ACRES±	2.209 ACRES±
3	1.366 ACRES±	2.492 ACRES±
4	15.938 ACRES±	18.782 ACRES±
5	46.675 ACRES±	54.785 ACRES±
TOTAL		80.679 ACRES±

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. THE DISPOSAL SYSTEMS ARE RESTRICTED TO SPECIAL DESIGNS MEETING CURRENT ENVIRONMENTAL PROGRAMS STANDARDS. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER (APPROXIMATELY 50 FEET BELOW THE GROUND LEVEL) OR SOME DEEPER CONFINED AQUIFER. (FOR EACH DWELLING UNIT, A MINIMUM OF 10,000 SQ. FT., EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHT-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 ELEVATION OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

R.S. 11-25-09
APPROVING AUTHORITY DATE:
WORCESTER COUNTY

WORCESTER COUNTY FOREST CONSERVATION NOTES

LOTS 2 & 3
THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. FCP 06-54. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY FOREST CONSERVATION LAW. A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON THE FILE WITH THE DEPARTMENT OF PLANNING, PERMITS, AND INSPECTIONS. A PERPETUAL PROTECTIVE AGREEMENT - DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND, WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.
F.C.A. PROVIDED = 1.88 ACRES±

LOTS 1 & 5
IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(B)(9) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE PARCEL IS BEING CREATED FOR THE PURPOSE OF CONSTRUCTING A DWELLING HOUSE INTENDED FOR THE USE OF THE OWNER OR IMMEDIATE FAMILY MEMBER OF THE OWNER PROVIDED THAT THE ACTIVITY DOES NOT RESULT IN THE CUTTING, CLEARING, OR GRADING OF MORE THAN 40,000 SQUARE FEET OF FOREST; AND IS SUBJECT OF A DECLARATION OF INTENT FILED WITH THE COUNTY. THE DECLARATION OF INTENT-IMMEDIATE FAMILY TRANSFER SHALL REMAIN VALID FOR A PERIOD OF FIVE YEARS FROM THE DATE OF LOCAL AUTHORIZATION. FURTHERMORE, ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

LOT 4
IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403 (B)(23) OF THE NATURAL RESOURCES ARTICLE OF WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS MINOR SUBDIVISION LOCATED IN THE A-1 AND C-1 ZONING DISTRICTS AS DEFINED IN THE WORCESTER COUNTY ZONING AND SUBDIVISION CONTROL ARTICLE IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE PROPOSED LOT CONTAINED WITHIN ITS BOUNDARIES A BUILDING, STRUCTURE OR USE OF LAND THAT REQUIRED A ZONING OR BUILDING PERMIT AND EXISTED AS OF JULY 29, 1994, IF THE SUBDIVISION DOES NOT RESULT IN ANY CUTTING, CLEARING, OR GRADING OF A FOREST; AND IT IS NOT A RESUBDIVISION OF A LOT PREVIOUSLY SUBDIVIDED AS AN EXEMPTION PURSUANT TO THIS SUBSECTION. FURTHERMORE, ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

WORCESTER COUNTY FOREST CONSERVATION PROGRAM FOREST CONSERVATION WORKSHEET		
a.	TOTAL TRACT AREA	4.70
b.	TIDAL WETLANDS/WATERBODIES	N/A
c.	AREA REMAINING IN AG.PRODUC.	N/A
d.	NET TRACT AREA	4.70
e.	ZONING DISTRICT	A-1
f.	AFFORESTATION THRESHOLD	20% 0.94
g.	REFORESTATION THRESHOLD	50% 2.35
h.	EXISTING FOREST COVER	0
k.	BREAK EVEN POINT	0
l.	CLEARING PERMITTED - NO MITIGATION	0
m.	TOTAL FOREST AREA CLEARED	0
n.	TOTAL FOREST AREA RETAINED	0
p.	REFORESTATION FOR CLEARING ABOVE REFORESTATION THRESHOLD	0
q.	REFORESTATION FOR CLEARING BELOW REFORESTATION THRESHOLD	0
r.	CREDIT FOR REFORESTATION ABOVE REFORESTATION THRESHOLD	0
s.	TOTAL REFORESTATION REQUIRED	0
t.	TOTAL AFFORESTATION REQUIRED	0.94
u.	TOTAL A/REFORESTATION REQUIRED	0.94

MINOR SUBDIVISION
LANDS OF
CARROLL L. OVERHOLT, LISSA A. HOLBROOK AND DEBORAH O. KEITT
TAX MAP 93 - PARCEL 78
FIRST TAX DISTRICT, WORCESTER COUNTY, MARYLAND

Frank G. Lynch, Jr. & Associates, Inc.
SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 841-5353 · 841-5773

DESIGNED BY	N/A	SURVEYED BY	DT/RT/BO	FILE #	9844-04
DRAWN BY	R.T. HAMMOND	DATE	05-19-2006 rev. 7-20-09	SHEET 1 OF 5	
CHECKED BY	FRANK G. LYNCH	SCALE	1" = 200'		

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