Filed 10-15-10 S.V.H. 234 /73

LOTS 2, 3, & 4
MINOR SUBDIVISION
OF LANDS OF
THE NOCK FAMILY

PARCEL 5 TAX MAP 86
EIGHTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND

DATE: 04/01/10
JOB NO. 8608SUBD2/10

WORCESTER COUNTY PLANNING COMMISSION:

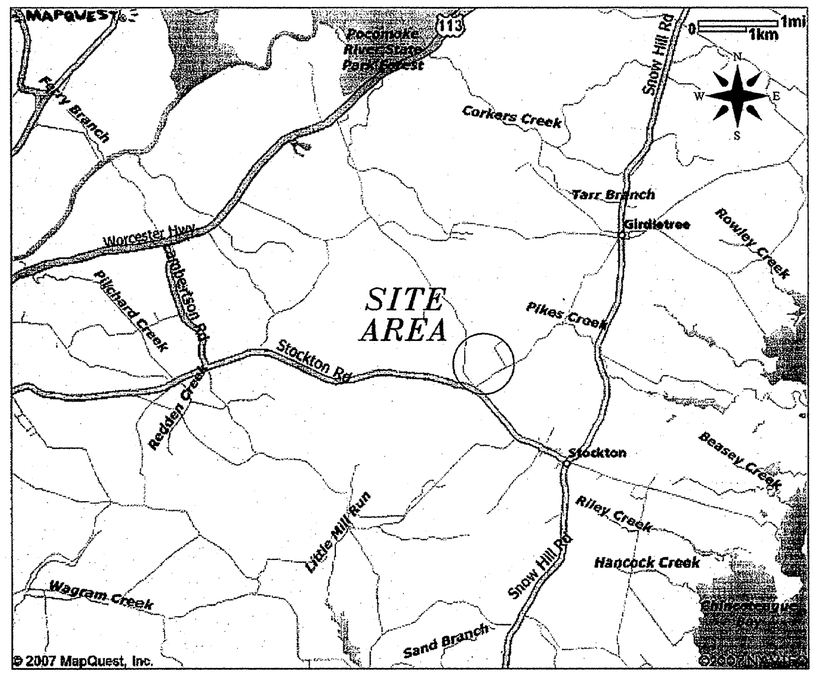
The grant of a permit or approval of this subdivision shall not constitute a representation, guarantee or warranty of any kind by Worcester County or by any official or employee thereof of the practicability, buildability or safety of any proposed use, and shall create no liability upon the County, it's 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 approvals. 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 approval 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.

Brent J. Clayville 10/14/10
Worcester County Planning Commission Date

WORCESTER COUNTY FOREST CONSERVATION LAW NOTE:

This site is subject to the Worcester County Forest Conservation Law. This site is subject to Forest Conservation Plan No. 07–45. This site has been subject to a regulated activity under the Worcester County Forest Conservation Law. This site has met compliance with Worcester County Forest Conservation Law. An off–site Forest Conservation Plan has been approved and is on file the Department of Planning, Permits and Inspections. A plat depicting the approved off–site Forest Conservation Easement Area and a Perpetual Protective Agreement, Deed of Forest Conservation Easement, Worcester County, Maryland has been previously recorded in the Land Records of Worcester County, Maryland.

WORCESTER COUNTY FOREST CONSERVATION PROGRAM FOREST CONSERVATION WORKSHEET ***THE NOCK FAMILY***	
NET TRACT AREA	
A. TOTAL TRACT AREA	8.52 ACRES
B. DEDUCTIONS	0.00 ACRES
C. NET TRACT AREA	8.52 ACRES
LAND USE CATEGORY: ARA	
D. AFFORESTATION THRESHOLD (NET TRACT AREA X 20%)	1.70 ACRES
E. CONSERVATION THRESHOLD (NET TRACT AREA X 50%)	4.26 ACRES
EXISTING FOREST COVER	
F. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	0.00 ACRES
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0.00 ACRES
BREAK EVEN POINT	
H. BREAK EVEN POINT	0.00 ACRES
I. FOREST CLEARING PERMITTED WITHOUT MITIGATION	0.00 ACRES
PROPOSED FOREST CLEARING	
J. TOTAL AREA OF FOREST TO BE CLEARED	0.00 ACRES
K. TOTAL AREA OF FOREST TO BE RETAINED	0.00 ACRES
PLANTING REQUIREMENTS	
L. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	0.00 ACRES
M. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	0.00 ACRES
N. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD	0.00 ACRES
P. TOTAL REFORESTATION REQUIRED	0.00 ACRES
Q. TOTAL AFFORESTATION REQUIRED	1.70 ACRES
R. TOTAL PLANTING REQUIREMENT	1.70 ACRES



VICINITY MAP

STATE OF MARYLAND
LAYTON E. BUNTING, JR.
NO. 142
REGISTERED
PROPERTY LINE SURVEYOR

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 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.

L E Bunting 9/23/10
L. E. Bunting, Jr. PROP. L.S. # 142 Date

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, therefor. The requirements of Section 3–108 of the Real Property Article of the Annotated Code of Maryland as far as they relate to the making of this plat and the setting of markers have been complied with.
The following streets, roads, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County. A 10' wide strip across the front of Parcel #5 and the adjoining roadways is offered in dedication for the future widening of Bird Hill Road and Ward 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 consent of the County Commissioners.

Charles E. Nock Jr. 9-30-10
Charles E. Nock, Jr. Date

Gloria R. Nock 9-30-10
Gloria R. Nock Date

Charles E. Nock III 10-4-10
Charles E. Nock, III Date

Robin M. Nock 10-4-10
Robin M. Nock Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:

This subdivision is approved for interim individual water supply and sewage systems in accordance with the County Comprehensive Water and Sewer Plan. (For each dwelling unit, a minimum of 10,000 sq. ft., exclusive of buildings, easements, right–of–ways and other permanent or physical objects, shall be provided for the subsurface disposal of sewage.) The applicant or any future owner must discontinue use of these individual systems and connect to the community system when available. Soil evaluations were completed based on existing elevations. Any alterations of elevation or changes in grade are prohibited without prior approval of this office.

Robert Kuhl, R.S. 10-7-10
Worcester County – Approving Authority Date:

PURPOSE STATEMENT
The purpose of this plat is to subdivide three residential building lots from lands of The Nock Family (Parcel 5; Tax Map 86), creating Lot 2, Lot 3, & Lot 4. The remaining lands represents the fifth division of the original parcel, as of July 25, 1967, shown as Parcel 5 of Tax Map 86 and located on the north side of Bird Hill Road. Under current zoning and associated regulations, this division is the final division of Parcel 5.

NOTES:

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE, RATE MAP COMMUNITY–PANEL NUMBER 240083–0230–B, DATED 06/15/83, & 240083–0225–A, DATED 02/15/79, THIS PROPERTY IS SITUATED IN ZONE C.

THIS PROPERTY IS SITUATED WITHIN THE POCOMOKE WATERSHED; LOWER POCOMOKE RIVER SUBWATERSHED.

THIS PROPERTY IS NOT WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM.

THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF A NEW PROPERTY LINE, OR ANY OTHER STRUCTURE WITHIN 50' OF A NEW PROPERTY LINE.

OWNER:

CHARLES E. NOCK, JR. &
GLORIA R. NOCK (1/2)
CHARLES E. NOCK, III &
ROBIN M. NOCK (1/2)
4749 OWL HOLLOW LANE
POCOMOKE CITY, MARYLAND 21851

DEED REFERENCE:

SVH 5344/211
PARCEL # 5
TAX MAP # 86

PROPERTY ZONED: A–1

MIN. FRONT YARD 35'
60' FROM CENTER OF ROAD
MIN. REAR YARD 50'
MIN. SIDE YARD 20'

REFERENCE PLAT:

"LOT 1– MINOR SUBDIVISION OF LANDS OF CHARLES E. NOCK"
BY:
L.E.BUNTING SURVEYS, INC.
REV. DATE 06/14/07
PLAT BOOK: SVH 218/75

L. E. BUNTING SURVEYS, INC.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
(410) 641–3313

SHEET: 1 OF 2

MSA SSU 1257 8461-1
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