filed 10-18-10 Liber SVH 235/folio 1

PLANNING COMMISSION

THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARENTEE 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 SYSTEMS OR SUITABLITY THERFORE 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.

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/DEVELOPER.

APPROVING AUTHORITY Brad Z Clayd DATE 10/14/10

WORCESTER COUNTY 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 WONER MUST DISCONTINUE USE OF THESE SYSTEMS AND CONNECT TO THE COMMUNITY STSTEM(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' BELOW THE GROUND LEVEL) OR SOME DEEPER CONFINED ACQUIFER. (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 ELEVATIONS OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

Robert J Mitchell, R.S. 9-28-10
APPROVING AUTHORITY DATE

WORCESTER COUNTY FOREST CONSERVATION

THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. 10-19. THIS SUBDIVISION HAS MET COMPLIANCE WITH THE WORCESTER COUNTY FOREST CONSERVATION LAW, BY SETTING ASIDE A PORTION OF THIS PROPERTY IN A FOREST CONSERVATION EASEMENT AND BY OBTAINING A CREDIT FROM AN OFFSITE FOREST CONSERVATION MITIGATION AREA. A PERPETUAL PROTECTIVE AGREEMENT - DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND FOR THE ON-SITE FOREST CONSERVATION EASEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND. AN OFFSITE FOREST CONSERVATION MITIGATION EASEMENT AREA KNOWN AS MP-06-04 WAS PREVIOUSLY RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND IN PLAT BOOK S.V.H. 215 FOLIO 7. A CERTIFICATE OF UTILIZATION HAS BEEN EXECUTED AND WILL BE RECORDED BETWEEN THE OWNER OF THE MITIGATION AREA AND THE OWNER/DEVELOPER OF THIS PROJECT SO THAT A CREDIT OF 2.34 ACRES OF OFF-SITE MITIGATION IS OBTAINED IN ORDER TO OBTAIN COMPLIANCE WITH THE FOREST CONSERVATION LAW.

Diane Baudran 10-4-10
APPROVING AUTHORITY DATE

CRITICAL AREA NOTE

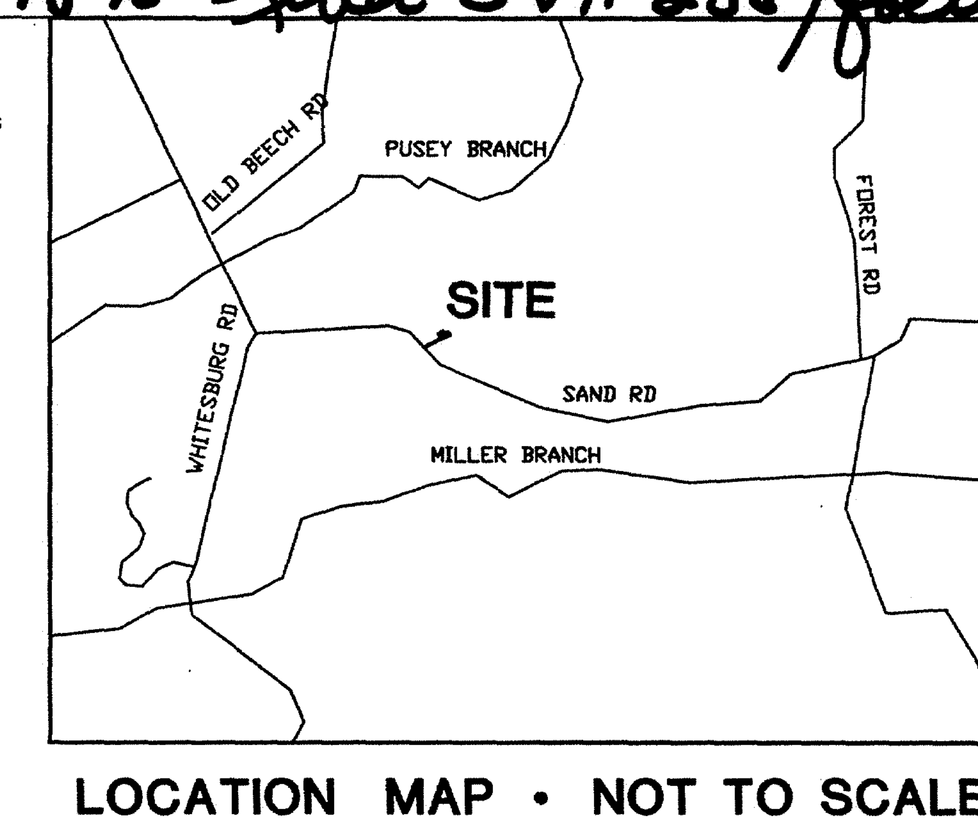
LOT 1 WAS FOUND TO BE OUTSIDE OF THE ATLANTIC COASTAL BAY CRITICAL AREA AND THE CHESAPEAKE BAY CRITICAL AREA.

GENERAL NOTES

1. WORCESTER COUNTY,TAX MAP NO. 61 GRID 4 P. 37 ACCOUNT # 004745
2. DEED REF: 4977/18
3. PLAT REF: SVH 220/75
4. SEVENTH TAX DISTRICT
5. ALL WELLS AND/OR SEPTICS WITHIN 100' ON ADJOINING PROPERTIES ARE SHOWN.
6. BASED UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240083 0150A, DATED 02/15/1979, LOT 1 IS LOCATED IN FLOOD ZONE 'C'
7. OWNER INFORMATION
   HOWARD MALONE
   27050 RIVERSIDE DR. EXT.
   SALISBURY, MD 21801
8. ZONED: A-1, CURRENTLY WOODED.
9. ALL WELLS AND/OR SEPTICS WITHIIN 100' ON ADJOINING PROPERTIES ARE SHOWN.
10. COUNTY SETBACKS FOR A-1 ZONING:
    FRONT - 60' FROM CENTERLINE OF ROAD
    SIDE - 20'
    REAR - 50'
11. THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200'.
12. THERE ARE NO PUBLIC DRAINGAGE ASSOCIATIONS CROSSING LOT 1
13. BUILDABLE AREAS:
    LOT 1 = 12,143 +/- SQ.FT.
14. COORDINATES AND ELEVATIONS BASED ON AN ASSUMED DATUM
15. NO STRUCTURES WITHIN 50' OF NEW LINES
16. THE REMAINING LANDS OF HOWARD G. MALONE HAVE AN EASEMENT DEDICATED TO THE STATE OF MARYLAND FOR MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION.

PLAT PURPOSE:

THE PURPOSE OF THIS PLAT IS TO CREATE A RESIDENTIAL BUILDING LOT, LEAVING 164.6 +/- ACRES (PER ASSESSMENT) REMAINING.



LOCATION MAP • NOT TO SCALE

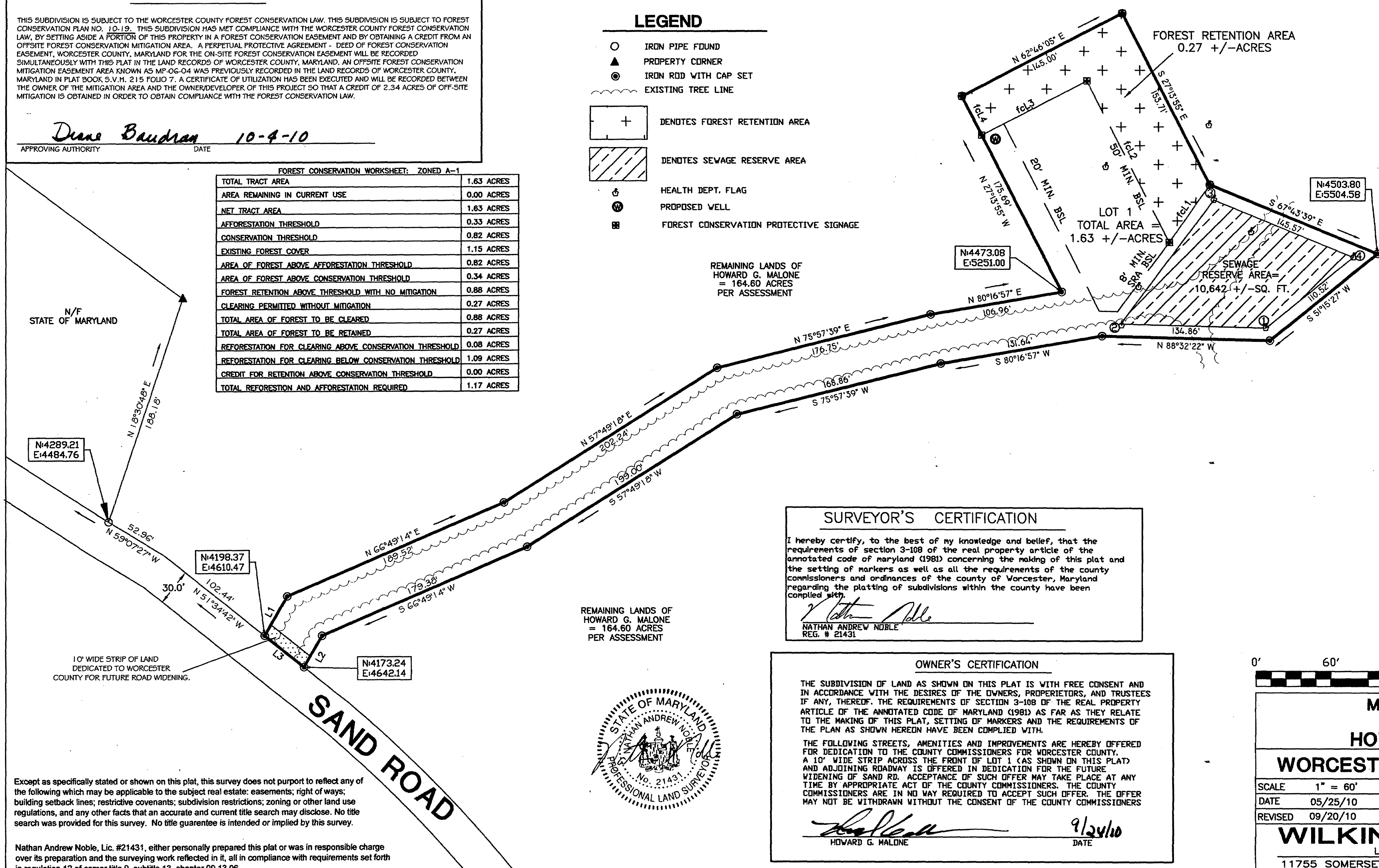
N
W E
S
REF. PLAT 220/75

LEGEND

- IRON PIPE FOUND
- PROPERTY CORNER
- IRON ROD WITH CAP SET
- EXISTING TREE LINE
- DENOTES FOREST RETENTION AREA
- DENOTES SEWAGE RESERVE AREA
- HEALTH DEPT. FLAG
- PROPOSED WELL
- FOREST CONSERVATION PROTECTIVE SIGNAGE

FOREST CONSERVATION WORKSHEET: ZONED A-1

TOTAL TRACT AREA	1.63 ACRES
AREA REMAINING IN CURRENT USE	0.00 ACRES
NET TRACT AREA	1.63 ACRES
AFFORESTATION THRESHOLD	0.33 ACRES
CONSERVATION THRESHOLD	0.82 ACRES
EXISTING FOREST COVER	1.15 ACRES
AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	0.82 ACRES
AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0.34 ACRES
FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	0.88 ACRES
CLEARING PERMITTED WITHOUT MITIGATION	0.27 ACRES
TOTAL AREA OF FOREST TO BE CLEARED	0.88 ACRES
TOTAL AREA OF FOREST TO BE RETAINED	0.27 ACRES
REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	0.08 ACRES
REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	1.09 ACRES
CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0.00 ACRES
TOTAL REFORESTION AND AFFORESTATION REQUIRED	1.17 ACRES



FOREST CONSERVATION LINE TABLE

LINE	BEARING	DISTANCE
fcL1	S 35°01'42" W	56.49'
fcL2	N 27°13'55" W	145.00'
fcL3	S 62°46'05" W	95.00'
fcL4	N 27°13'55" W	35.00'

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 30°04'59" E	36.38'
L2	S 30°04'59" W	28.96'
L3	N 51°34'42" W	40.43'

SEWAGE RESERVE COORDINATES

POINT	NORTHING	EASTING	ELEV.
1	4444.72	5414.97	101.23'
2	4447.70	5298.37	98.69'
3	4546.80	5373.21	99.33'
4	4500.98	5485.08	102.15'

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 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.

Nathan Noble
NATHAN ANDREW NOBLE
REG. # 21431

STATE OF MARYLAND
NATHAN ANDREW NOBLE
No. 21431
PROFESSIONAL LAND SURVEYOR

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, PROPERIETORS, 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, SETTING OF MARKERS AND THE REQUIREMENTS OF THE PLAN AS SHOWN HEREON HAVE BEEN COMPLIED WITH.

THE FOLLOWING STREETS, AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. A 10' WIDE STRIP ACROSS THE FRONT OF LOT 1 (AS SHOWN ON THIS PLAT) AND ADJOINING ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF SAND RD. 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

HOWARD G. MALONE 9/24/10
DATE

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; right of ways; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose. No title search was provided for this survey. No title guarentee is intended or implied by this survey.

Nathan Andrew Noble, Lic. #21431, either personally prepared this plat or was in responsible charge over its preparation and the surveying work reflected in it, all in compliance with requirements set forth in regulation 12 of comar title 9, subtitle 13, chapter 09.13.06.

0' 60' 120' 180'

MINOR SUBDIVISION LANDS OF HOWARD G. MALONE

WORCESTER COUNTY, MARYLAND

SCALE 1" = 60'	SURVEYED NAN	JOB NO. MALONE, JASON
DATE 05/25/10	DRAWN NAN	FIELD BOOK X PAGE X
REVISED 09/20/10	CAD FILE SAND RD. SUB	SHEET 1 OF 1

WILKINS-NOBLE LLC
LAND SURVEYING
11755 SOMERSET AVE.
PRINCESS ANNE, MD 21853
PHONE: 410-621-0321
FAX: 410-621-0320

Maryland State Archives
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