

MARYLAND STATE GRID (NAD 83)

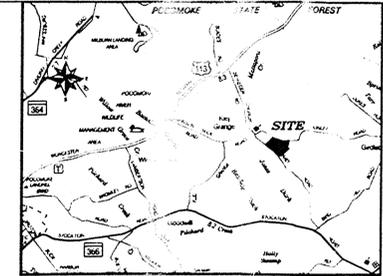
FOREST CONSERVATION TABLE

LINE	BEARING	DISTANCE
L21	S 30°48'12" W	938.98'
L22	N 66°41'32" W	52.58'
L23	S 63°49'48" W	104.27'
L24	N 53°09'30" W	1530.15'
L25	N 44°10'59" E	422.97'
L26	S 60°29'17" E	135.86'
L27	S 66°00'01" E	153.84'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C11	768.17'	205.34'	204.73'	S 66°59'31" E	151°18'56"
C12	3696.91'	241.95'	241.90'	S 77°01'58" E	3°44'59"
C13	1026.47'	309.78'	308.61'	S 73°28'37" E	171°17'29"
C14	727.38'	346.31'	343.04'	S 76°29'37" E	27°16'43"
C15	8635.05'	204.36'	204.36'	N 89°37'29" E	1°21'22"

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	494.19'	12054.57'	2°20'56"	S 61°39'11" E	494.15'
C2	235.63'	831.50'	16°14'12"	S 42°00'38" E	234.84'
C3	210.49'	8645.05'	1°23'42"	S 89°38'39" W	210.48'
C4	341.55'	717.38'	27°16'43"	N 76°29'37" W	338.33'
C5	312.80'	1036.47'	17°17'29"	N 73°28'37" W	311.61'
C6	241.29'	3686.91'	3°44'59"	N 77°01'58" W	241.25'
C7	214.37'	758.17'	16°17'01"	N 68°32'58" W	213.66'
C8	277.93'	8645.05'	1°50'31"	S 88°44'14" E	277.92'
C9	402.31'	8038.85'	2°52'03"	N 88°51'09" E	402.27'
C10	178.40'	362.18'	28°13'18"	N 57°24'39" E	176.60'

LINE	BEARING	DISTANCE
L1	N 51°45'50" W	124.55'
L2	N 66°00'01" W	153.84'
L3	N 80°29'17" W	155.66'
L4	N 88°51'04" E	213.26'
L5	S 47°01'57" E	12.63'
L6	S 51°42'04" W	168.55'
L7	S 52°10'56" W	204.40'
L8	S 49°12'27" W	137.47'
L9	S 51°54'56" W	173.17'
L10	S 46°54'36" W	129.48'
L11	S 46°30'18" W	186.55'
L12	S 46°30'18" W	40.32'
L13	S 49°46'33" W	210.54'
L14	S 49°18'08" W	119.09'
L15	S 43°57'56" W	68.84'
L16	S 15°18'09" W	37.58'
L17	S 73°37'06" W	18.92'
L18	S 68°33'22" W	44.59'
L19	S 64°15'20" W	57.33'
L20	S 58°27'22" W	65.76'



VICINITY MAP SCALE 1" = 1 MILE

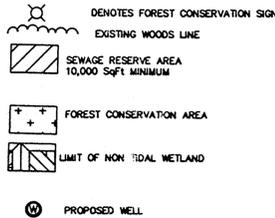
N/F SHIRLEY PILCHARD AND GARY PILCHARD AND JEFFERY PILCHARD TRUSTEES
 MAP 78, PARCEL 34
 ACCOUNT IDENTIFIER # 000689
 DISTRICT # 08, USE-AGRICULTURAL
 DB-1707/245
 ZONE A-1

WORCESTER COUNTY FOREST CONSERVATION LAW

AGRICULTURAL LOT 4: IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(1)(3) IF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LAW SINCE THE SUBDIVISION IS FOR "AGRICULTURAL PURPOSES ONLY". ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.
 LOTS 2 & 3: THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. 15-031. 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 FILE WITH THE DEPARTMENT OF ENVIRONMENTAL PROGRAMS. A PERPETUAL PROTECTIVE AGREEMENT - DEED OF FOREST CONSERVATION CASEMENT, WORCESTER COUNTY, MARYLAND, WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.

WORCESTER COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS SHALL HAVE ACCESS TO THE "AREA OF FOREST CONSERVATION" FOR THE PURPOSE OF INSPECTIONS FOR COMPLIANCE WITH WORCESTER COUNTY'S FOREST CONSERVATION ORDINANCE.

TOTAL TRACT AREA: 67.70 ACRES
 TIDAL AREA: 0.00 ACRES
 NET TRACT AREA: 67.70 ACRES
 EXISTING FOREST AREA: 24.88 ACRES
 AFFORESTATION THRESHOLD: 13.54 ACRES
 CONSERVATION THRESHOLD: 33.85 ACRES
 FOREST AREA TO BE CLEARED: 0 ACRES
 FOREST CONSERVATION REQUIRED: 24.88 ACRES
 BREAK EVEN POINT: 24.88 ACRES
 FOREST CONSERVATION PROVIDED: 24.88 ACRES



PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING PARCEL 108 INTO THREE SEPARATE LOTS

SEWAGE RESERVE AREA # 3

Point	Northing	Easting	Elevation	Description
3019	158440.735	1759579.548	24.50	SP2#1
3020	158305.719	1759496.795	23.80	SP2#2
3021	158584.219	1759560.055	23.80	SP2#3
3022	158519.028	1759643.084	24.70	SP2#4
3023	158437.995	1759582.226	0.00	SRA 1
3024	158505.228	1759495.167	0.00	SRA 2
3025	158586.748	1759558.119	0.00	SRA 3
3026	158519.517	1759645.178	0.00	SRA 4

SEWAGE RESERVE AREA # 2

Point	Northing	Easting	Elevation	Description
3011	158106.782	1759896.992	27.00	SP2#1
3012	158196.358	1759823.414	26.00	SP2#2
3013	158248.933	1759908.236	25.80	SP2#3
3014	158168.020	1759911.034	26.60	SP2#4
3015	158107.777	1759896.898	0.00	SRA 1
3016	158196.358	1759823.414	0.00	SRA 2
3017	158277.988	1759908.331	0.00	SRA 3
3018	158168.992	1759970.735	0.00	SRA 4

SEWAGE RESERVE AREA # 1

Point	Northing	Easting	Elevation	Description
3001	157259.323	1760685.073	0.00	IPF
3002	157259.958	1760486.454	0.00	IPF
3003	157285.487	1760488.051	29.20	SP1#1
3004	157356.464	1760416.085	30.00	SP1#2
3005	157422.306	1760480.304	29.50	SP1#3
3006	157317.423	1760569.619	29.40	SP1#4
3007	157259.710	1760490.114	0.00	SRA 1
3008	157391.220	1760416.528	0.00	SRA 2
3009	157426.893	1760492.926	0.00	SRA 3
3010	157315.841	1760571.604	0.00	SRA 4

OWNER:

JAMES H. BALL
 5596 POWELLVILLE ROAD
 WILLARDS, MD 21874-2570

TOTAL TRACT AREA 112.3+/- ACRES

ZONE A-1
 SETBACKS FOR SINGLE FAMILY DWELLING
 FRONT YD 60' FROM CENTER OF ROAD
 SIDE YD 20'
 REAR YD 50'

NO ANIMAL CONTAINMENT STRUCTURES WITHIN 200 FEET OF PROPERTY

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP, COMMUNITY PANEL NUMBER 24047 C 0375 H 07/16/2015 AND 24047 C 0360 H 07/16/2015, THIS SUBDIVISION IS LOCATED IN FLOOD ZONE X.

CURRENT LAND USE - RESIDENTIAL/AGRICULTURAL/WOODED
 PROPOSED LAND USE - RESIDENTIAL (LOTS 2-3) & AGRICULTURAL
 PROPOSED LAND USE - AGRICULTURAL (LOT 4)

NON-TIDAL WETLANDS LOCATED WITHIN FOREST CONSERVATION AREA
 NO TAX DITCHES LOCATED ON SITE

THIS SUBDIVISION IS SUBJECT TO FCP 15-031
 WATERSHED: POCOMOKE
 SUBWATERSHED: LOWER POCOMOKE RIVER - 02130202

ALL INFORMATION SHOWN HEREON IN REFERENCE TO EXISTING SEPTIC SYSTEMS, SEWAGE RESERVE AREAS, EXISTING WELLS ARE SHOWN BASED ON INFORMATION SUPPLIED BY WORCESTER COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS.

N/F CHARLES OVERHOLT
 MAP 78, PARCEL 108, LOT 1
 ACCOUNT IDENTIFIER # 013411
 DISTRICT # 08, USE-RESEIDENTIAL
 DB- 6165/323
 PB- 194/56
 ZONE A-1

N/F JOHN COMES, ETAL

MAP 78, PARCEL 98
 ACCOUNT IDENTIFIER # 009678
 DISTRICT # 08, USE RESEIDENTIAL
 DB- 6447/430
 PB- 119/54
 ZONE A-1

OWNERS AND SURVEYORS CERTIFICATION

WE CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

CHRIS D. CUSTIS, R.P.L.S. #599 DATE 10/14/15
 JAMES H. BALL DATE 10-15-15

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

AGRICULTURAL LOT 4 IS APPROVED FOR AGRICULTURAL PURPOSES ONLY. ANY FUTURE APPROVAL FOR WATER AND SEWAGE SYSTEMS TO UTILIZE THIS LAND FOR BUILDING PURPOSES WILL BE SUBJECT TO THE REGULATIONS IN EFFECT AT THAT TIME. IN ORDER TO CONVERT SAID LOT(S) TO BUILDABLE STATUS, A REVISED SUBDIVISION PLAT IS REQUIRED TO BE APPROVED AND RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY.

LOTS 2 & 3 ARE APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE 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 (A MINIMUM OF 50 FEET BELOW THE GROUND LEVEL) OR SOME DEEPER CONFINED AQUIFER. (FOR EACH BUILDING UNIT, A MINIMUM OF 10,000 SQ. FT. EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHTS OF WAYS AND SUCH OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE). SOIL EVALUATIONS WERE COMPLETED ON EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATIONS OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL.

APPROVING AUTHORITY - WORCESTER COUNTY DATE 10/29/15

WORCESTER COUNTY PLANNING COMMISSION

THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE, OF WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICABILITY OR SAFETY OF 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 SYSTEM OF SUITABILITY THEREOF IS BASED UPON STATE REGULATIONS 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 STANDARDS CANNOT BE MET AS THE DATE OF APPLICATION FOR PERMIT

THE FOLLOWING ROADS, AMENITIES, IMPROVEMENTS ARE HEREBY FOR DEDICATED TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. ACCEPTANCE OF SUCH PERMIT 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. A 10' WIDE DEDICATION STRIP ALONG WARD ROAD AND A 10' WIDE DEDICATION STRIP ALONG ONLEY ROAD ACROSS THE FRONTS OF AGRICULTURAL PARCELS 1, 2 AND 3 AND ADJACENT TO THE EXISTING ROADWAY IS OFFERED FOR THE FUTURE ROAD WIDENING OF AFORESAID ROADS.

APPROVING AUTHORITY DATE 11/2/15

TITLE: MINOR SUBDIVISION OF THE LANDS OF JAMES H. BALL

COUNTY SOMERSET STATE MD SCALE 1"= 200'

TAX DISTRICT 08

TAX MAP 78 GRID 24 PARCEL 33

DEED REF. 4305/368

PLAT REF AS SHOWN

DATE 08/27/15

IRON PIPE FD
 IRON ROD SET
 CONC. MONU. FD.
 CONC. MONU. TO BE SET
 UNMARKED POINT
 DITCH

410.70.3576
 1145.70.3576
 PRINCESS ANNE, MD 20683
 Surveying, Topography, Engineering, Landmarking, Construction Layout, Tectonics
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 cdcsurveying@gmail.com

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