OWNER/DEVELOPER: ROBERT L. VAN FOSSAN, JR.
4240 CLAYLANDS ROAD
TRAPPE, MARYLAND, 21673
(410)820-4444

SURVEYOR: THOMAS D. LANE
PROPERTY LINE SURVEYOR NO. 340
LANE ENGINEERING, INC.,
408 NORTH WASHINGTON STREET
EASTON, MARYLAND, 21601
(410)822-8003

ZONING CLASSIFICATION: RR
MINIMUM LOT SIZE: 2 ACRES
BUILDING RESTRICTIONS: 50 FOOT FRONT
50 FOOT SIDE
50 FOOT REAR
150 FOOT MARYLAND HIGHWAY NO. 333
100 FOOT MEAN HIGH WATER OR TIDAL WETLANDS

DEVELOPMENT RIGHTS CALCULATIONS
TOTAL AREA IN CRITICAL AREA: 21.340 AC.±
TOTAL NUMBER OF DEVELOPMENT RIGHTS AVAILABLE: 4
TOTAL NUMBER OF DEVELOPMENT USED: 4
TOTAL NUMBER OF DEVELOPMENT RIGHTS REMAINING: 0

TOTAL AREA OF PROPERTY: 21.340 AC.±
TOTAL AREA TO BE SUBDIVIDED: 21.340 AC.±
TOTAL AREA IN LOTS: 21.340 AC.±
AREA IN CRITICAL AREA: 21.340AC.±
TOTAL WOODED AREA OF PROPERTY: 3.82 AC.±(17.9%)
FOREST AREA TO BE CLEARED: 0.0 AC.

I, THOMAS D. LANE HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF LOT LINE ON THE LANDS CONVEYED TO ROBERT L. VAN FOSSAN, JR. BY EDWARD B. FREEMAN AND MILDRED H. FREEMAN BY DEEDS RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY MARYLAND IN LIBER 1010, FOLIO 889, AND LIBER 1010, FOLIO 893; AND THAT ALL MONUMENTS ARE IN PLACE.

3-14-02
THOMAS D. LANE, DATE
PROPERTY LINE SURVEYOR NO. 340
408 NORTH WASHINGTON STREET
EASTON, MARYLAND 21601

THE OWNER OF THE LAND OF WHICH THIS LOT LINE REVISION IS COMPRISED IS ROBERT L. VAN FOSSAN, JR. THIS PLAT WAS PREPARED FOR AND WILL BE RECORDED AT HIS REQUEST.

I, ROBERT L. VAN FOSSAN, JR., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS LOT LINE REVISION.

THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NONTIDAL WETLANDS WHICH HAVE NOT BEEN OFFICIALLY DELINEATED BY THE U.S. ARMY CORPS OF ENGINEERS. THE IDENTIFICATION AND/OR DELINEATION OF JURISDICTIONAL NONTIDAL WETLANDS SHOWN ON THIS APPLICATION IS BASED UPON THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS. AS THE APPLICANT OF THIS DEVELOPMENT PROJECT, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL NONTIDAL WETLANDS DELINEATIONS AND REGULATIONS FOR LANDS IN THE CRITICAL AREA RESTS WITH THE U.S. ARMY CORPS OF ENGINEERS. I ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS DEVELOPMENT PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING PERMITS AND APPROVALS WHICH MAY BE REQUIRED BY THE U.S. ARMY CORPS OF ENGINEERS.

3-14-02
ROBERT L. VAN FOSSAN, JR. DATE

THE OWNER, ROBERT L. VAN FOSSAN, JR. HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 14TH DAY OF March, 2002.

NOTARY PUBLIC

THIS LOT LINE REVISION PLAT HAS BEEN APPROVED BY THE TALBOT COUNTY HEALTH DEPARTMENT.

THE SDA'S AS NOTED HEREON ARE SHOWN ON THE RECORD PLAT FOR "WATERLOO", RECORDED IN THE LAND RECORDS FOR TALBOT COUNTY, MARYLAND IN PLAT BOOK 81, PAGE 15.

Kathleen Kruse 3/15/02
HEALTH OFFICER - TALBOT COUNTY DATE

THIS PLAT REPRESENTS A REVISION OF LOT LINES AND DOES NOT CONSTITUTE ANY NEW BUILDABLE LOTS UNDER THE TERMS OF THE TALBOT COUNTY ZONING ORDINANCE.

Daniel R Cosme 3/15/02
COUNTY PLANNING OFFICER DATE

THE LAND SHOWN HEREON LIES ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

ANY LAND CLEARING, GRADING OR OTHER EARTH DISTURBANCE WITHIN THE UNINCORPORATED AREAS OF TALBOT COUNTY SHALL REQUIRE AN EROSION AND SEDIMENT CONTROL PLAN, APPROVED BY THE TALBOT SOIL CONSERVATION DISTRICT IN ACCORDANCE WITH THE TALBOT COUNTY SOIL EROSION AND SEDIMENT CONTROL ORDINANCE AND THE STATE OF MARYLAND EROSION AND SEDIMENT CONTROL LAW, COMAR 4-103 & 26.09.01.05

BY ACCEPTANCE OF THE DEED TO THIS PROPERTY, EACH LOT OWNER OR THEIR SUCCESSORS OR ASSIGNS, HEREBY ACKNOWLEDGE THAT THEY ARE AWARE THAT THE PROPERTY BORDERS ON PROPERTY UNDER AGRICULTURAL USE AND THAT THE NORMAL FARMING OPERATIONS ON SUCH AGRICULTURAL LAND MAY CAUSE SOME INTERFERENCE WITH THE USE AND ENJOYMENT OF THE PROPERTY, SUCH AS ODOR, DUST, NOISE, AND DRIFT OF HERBICIDES OR CHEMICALS. THE LOT OWNER ACCEPTS THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.

THE LAND SHOWN HEREON IS IN FLOOD ZONES "A4" (EL. 6), & "C" AND IS LOCATED WITHIN THE COASTAL FLOOD PLAIN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR TALBOT COUNTY, MARYLAND. THEREFORE, MANDATORY FLOOD INSURANCE IS REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C. SEE F.E.M.A. MAP NO. 240066 0038 A.

FLOOD PLAIN LEGEND

A - 100 YR. FLOOD ZONE
B - 500 YR. FLOOD ZONE
C - AREA OF MINIMAL FLOODING
THE PROPERTY WOULD BE INUNDATED BY A FLOOD HAVING A ONE-PERCENT CHANCE OF OCCURRENCE IN ANY GIVEN YEAR. THEREFORE, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT ON THE PROPERTY IS SUBJECT TO FEDERAL, STATE, AND LOCAL REGULATIONS.

THIS DEVELOPMENT MAY CONTAIN PROTECTED HABITAT OF THE DELMARVA FOX SQUIRREL (DFS) LISTED AS AN ENDANGERED SPECIES UNDER THE ENDANGERED SPECIES ACT AS AMENDED, UNITED STATES CODE. REGULATIONS DESIGNED TO PROTECT THE DFS AND ITS HABITAT IS ADMINISTERED BY THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE DIVISION. AS THE APPLICANT FOR THIS DEVELOPMENT ACTIVITY, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL DETERMINATIONS CONCERNING THE EFFECT OF THE PROPOSED DEVELOPMENT ON THE DFS AND ITS HABITAT RESTS WITH THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE DIVISION. I ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING ALL PERMITS AND APPROVALS, WHICH MAY BE REQUIRED BY THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE DIVISION.

A UTILITY AND DRAINAGE RIGHT-OF-WAY AND EASEMENT SHALL BE PROVIDED IN AND OVER STRIPS OF LAND FIFTEEN (15) FEET IN WIDTH ALONG THOSE BOUNDARY LINES CONTIGUOUS TO ANY ROAD AND FIFTEEN (15) FEET IN WIDTH (7.5' EACH SIDE) ALONG THE NEW LOT LINES, OR AS SPECIFICALLY INDICATED HEREON.

THESE LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE "2000 MARYLAND STORMWATER DESIGN MANUAL", ENVIRONMENTALLY SENSITIVE DEVELOPMENT CRITERIA (CHAPTER 5 - STORMWATER CREDITS FOR INNOVATIVE SITE PLANNING). DEVIATION FROM THESE CRITERIA SHALL REQUIRE APPROVAL FROM THE TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY DEVELOPMENT ACTIVITIES.

REASONABLE EFFORT WILL BE MADE TO LIMIT CONSTRUCTION IN FOREST HABITAT AREAS TO THE NON-BREEDING SEASON FOR FOREST INTERIOR DWELLING BIRDS, (SEPTEMBER - APRIL). CONSTRUCTION WILL BE DESIGNED TO MINIMIZE FOREST CLEARING AND MAINTAIN A CLOSED CANOPY OVER DRIVEWAYS IF FEASIBLE.

NO NEW ACCESS POINTS SHALL BE ALLOWED ON MARYLAND ROUTE 333. EXISTING LOT 1 AND PROPOSED LOT 2 SHALL HAVE SHARED ACCESS TO MARYLAND ROUTE 333, USING FORD'S LANE, NOW SERVING LOT 1, AS SHOWN HEREON.

PROPOSED LOTS 3 AND 4 SHALL HAVE ACCESS TO MARYLAND ROUTE 333 USING CATALPA POINT ROAD, AS SHOWN HEREON, AND ARE DENIED USE OF THE EXISTING FORD'S LANE.

THE ROAD, DESIGNATED AS FORD'S LANE, SHALL BE PRIVATELY OWNED AND, AS SUCH, THE COUNTY HAS NO RESPONSIBILITY FOR ITS MAINTENANCE OR SAFETY. THE ROAD SHALL BE OWNED BY LOT 2 AND SHALL BE MAINTAINED JOINTLY AND EQUALLY BY THE OWNERS OF LOTS 1 AND 2 SHOWN HEREON. THE OWNER OF LOT 2 SHALL HAVE THE RIGHT TO UTILIZE THE ROAD TO ACCESS/MAINTAIN HIS/HER WATER FRONTAGE AND TO ACCESS A PIER. BUILDING PERMITS FOR LOTS 1 AND 2 SHALL BE RESTRICTED UNTIL THE COUNTY IS IN RECEIPT OF A NOTARIZED CERTIFICATION FROM THE OWNER(S) AND A ROAD CONSTRUCTION CONTRACTOR THAT THE ROAD WAS CONSTRUCTED ACCORDING TO THE REQUIREMENTS OF THE TALBOT COUNTY CODE. SHOULD THE ROAD BE UPGRADED TO COUNTY SPECIFICATIONS FOR PUBLIC ROADS, IN ACCORDANCE WITH THE PROVISIONS OF THE TALBOT COUNTY CODE, THE COUNTY WILL ASSUME OWNERSHIP OF THE ROAD AND RESPONSIBILITY FOR ITS MAINTENANCE, SAFETY AND INSPECTION.

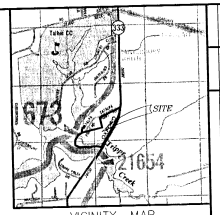
LOT NO. 1 = 4.599 AC.±
LAND IN CRITICAL AREA = 4.599 AC.±
15% IMPERVIOUS ALLOTMENT = 30,049 SQ. FT.
EXISTING IMPERVIOUS AREA = 16,706 SQ.FT.
ALLOWABLE IMPERVIOUS AREA = 13,343 SQ. FT.

LOT NO. 2 = 4.891 AC. ±
LAND IN CRITICAL AREA = 4.891 AC.±
15% IMPERVIOUS ALLOTMENT = 31,957 SQ. FT.
EXISTING IMPERVIOUS AREA = 0 SQ.FT.
ALLOWABLE IMPERVIOUS AREA = 31,957 SQ. FT.

LOT NO. 3 = 6.783 AC.±
LAND IN CRITICAL AREA = 6.783 AC.±
15% IMPERVIOUS ALLOTMENT = 43,320 SQ. FT.
EXISTING IMPERVIOUS AREA = 0 SQ.FT.
ALLOWABLE IMPERVIOUS AREA = 43,320 SQ. FT.

LOT NO. 4 = 5.067 AC.±
LAND IN CRITICAL AREA = 5.067 AC.±
15% IMPERVIOUS ALLOTMENT = 33,108 SQ. FT.
EXISTING IMPERVIOUS AREA = 0 SQ.FT.
ALLOWABLE IMPERVIOUS AREA = 33,108 SQ. FT.

STATE OF MARYLAND
Talbot County, TO WIT: Plat
Recorded in the same Records
of Talbot County, MAS 81/123
Mary Ann Shortall
Mary Ann Shortall, Clerk
Circuit Court for Talbot County



VICINITY MAP
SCALE: 1" = 2000'
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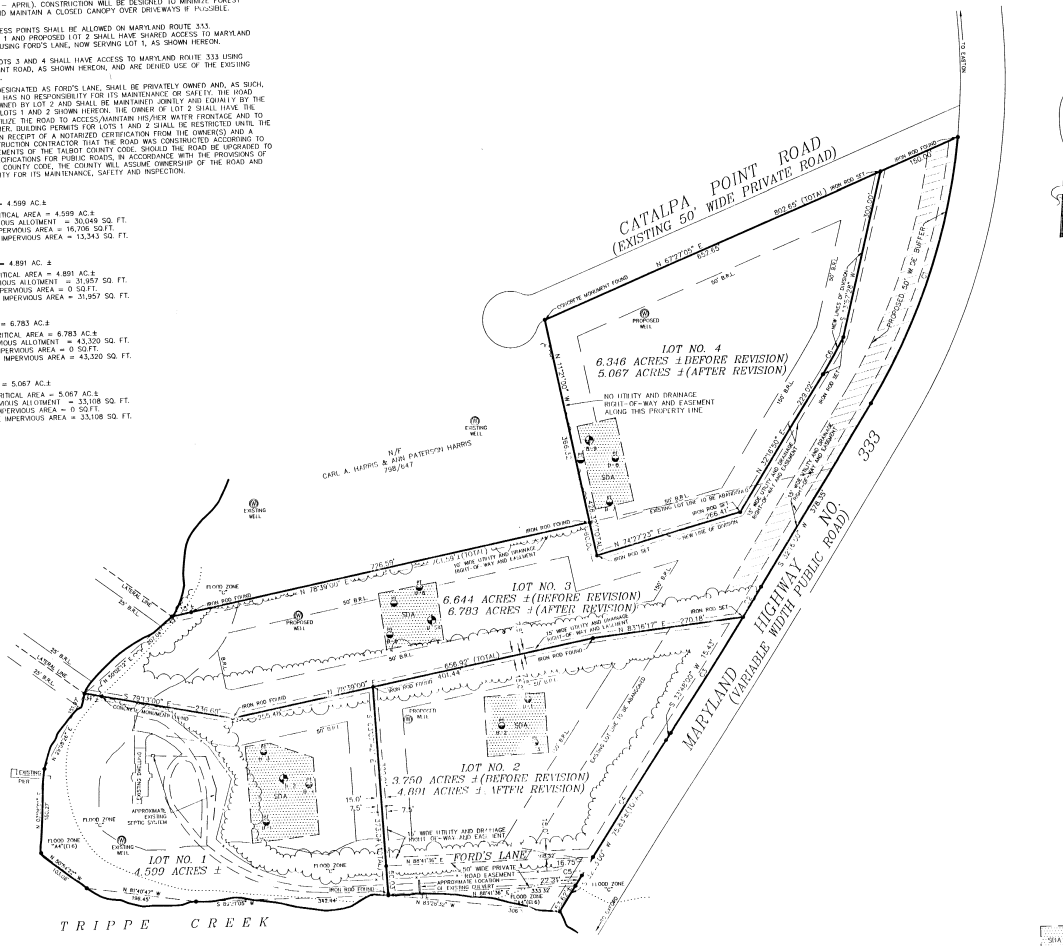

INDICATES SOIL BORING
INDICATES PIEZOMETER
SDA INDICATES SEWAGE DISPOSAL AREA

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

CURVE TABLE

CURVE NO.	RADIUS	LENGTH	CHORD	BEARING
C1	3105.92'	499.02'	494.80'	N. 19°21'14" E.
C2	11419.16'	61.99'	61.99'	N. 32°26'09" E.
C3	11419.16'	242.47'	242.47'	N. 33°15'58" E.
C4	11499.16'	263.15'	263.15'	S. 33°06'41" W.
C5	11499.16'	21.18'	21.18'	S. 32°26'11" W.
C6	11499.92'	74.92'	74.90'	S. 30°08'49" W.

Lane Engineering, Inc.
Civil Engineers - Land Planning - Land Surveyors
408 N. Washington St. Easton, MD 21601 (410) 822-8003 FAX (410) 822-2024
E-mail: mail@lanei.com
15 Washington St. Cambridge, MD 21613 (410) 221-0818 FAX (410) 228-7430
1148 West Water St. Centreville, MD 21617 (410) 758-2095 FAX (410) 758-4452

SEAL

3/15/02 1:29pm

No.	BY	REVISION	DATE
3	MRS	REVISED PER PUBLIC WORKS LETTER DATED 3-13-02	03-14-02
2	MRS	ADDED SEDIMENTATION AND EROSION AND TALBOT HEALTH DEPT.	02-26-02
1	MRS	ADDED SEDIMENTATION AND EROSION AND TALBOT HEALTH DEPT.	02-25-02

DATE 12-21-02
SCALE 1"=100'
JOB NO. 01051
DRAWN BY MRS
CHECKED BY MRS
S:\01051\SP3
APPROVED TDL

PLAT SHOWING REVISION OF LOT LINES
LOTS 2, 3, & 4
"WATERLOO"
IN THE FIRST ELECTION DISTRICT
TALBOT COUNTY, MARYLAND
TAX MAP 48 GRID 3 PARCELS 54, 154, & 171

SHEET No. 1 OF 1
FILE No. A775

MSA SSU1254-3581 | 40754