

PROPERTY OWNER: RODNEY V. R. SPRING
PROPERTY ADDRESS: VILLA ROAD
EASTON, MARYLAND 21601
DEED REFERENCE: 2638/62
PLAT REFERENCE: 81/77

SITE NOTES

ZONING CLASSIFICATION: RC (RESOURCE CONSERVATION DISTRICT)

SETBACKS:	
FRONT--	50'
SIDE--	25'
REAR--	25'
MEAN HIGH WATER--	100'
TIDAL WETLANDS--	100'
SEWAGE DISPOSAL AREA--	20'
MINIMUM LOT WIDTH--	200'
MINIMUM LOT SIZE--	2 ACRES

THE PROPERTY SHOWN HEREON LIES ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE TALBOT COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH TALBOT COUNTY BILL No. 1295, ENACTED AUGUST 12, 2014.

MEAN HIGH WATER WAS NOT ESTABLISHED BY THIS SURVEY. MEAN HIGH WATER IS DEFINED BY ELEVATION REFERENCED TO A TIDAL BENCH MARK. THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EXPANDED BUFFERS ADJACENT TO THE 100' BUFFER AND 100' TIDAL WETLAND BUFFER DUE TO STEEP SLOPES AND/OR HYDRIC SOILS. AN INVESTIGATION FOR THE PRESENCE OF THESE ENVIRONMENTAL FEATURES HAS NOT BEEN COMPLETED AT THIS TIME.

THE TREE LINE SHOWN HEREON WAS TAKEN FROM THE 2016 TALBOT COUNTY AERIALS AND IS APPROXIMATE ONLY.

THE BEARINGS SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS LOYS (NGS CERTIFICATE PENDING) AND LOYF (PID DK7414) COMBINED FACTOR: 0.99995360. THE DISTANCES SHOWN HEREON ARE GROUND BASED.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO LANE ENGINEERING, LLC. THE BUILDING RESTRICTION LINES AS SHOWN HEREON ARE BASED SOLELY ON THE CURRENT TALBOT COUNTY ZONING ORDINANCE APPLICABLE TO THE PROPERTY SHOWN HEREON AND ARE SUBJECT TO CHANGE WITH THE REVISION OF ZONING LAWS. OTHER DOCUMENTS OF RECORD MAY EXIST THAT MAY AFFECT THE SURVEYED PROPERTY REFLECTED HEREON, INCLUDING BUT NOT LIMITED TO EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, PLAT RESTRICTIONS OR ANY OTHER FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH MAY DISCLOSE.

FLOOD DATA

A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X" AND "AE" (EL 5) FLOOD ZONE(S) AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240066, MAP NO. 24041C0186D FOR TALBOT COUNTY, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND
ZONE AE -- 1% ANNUAL CHANCE FLOOD
ZONE X -- AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

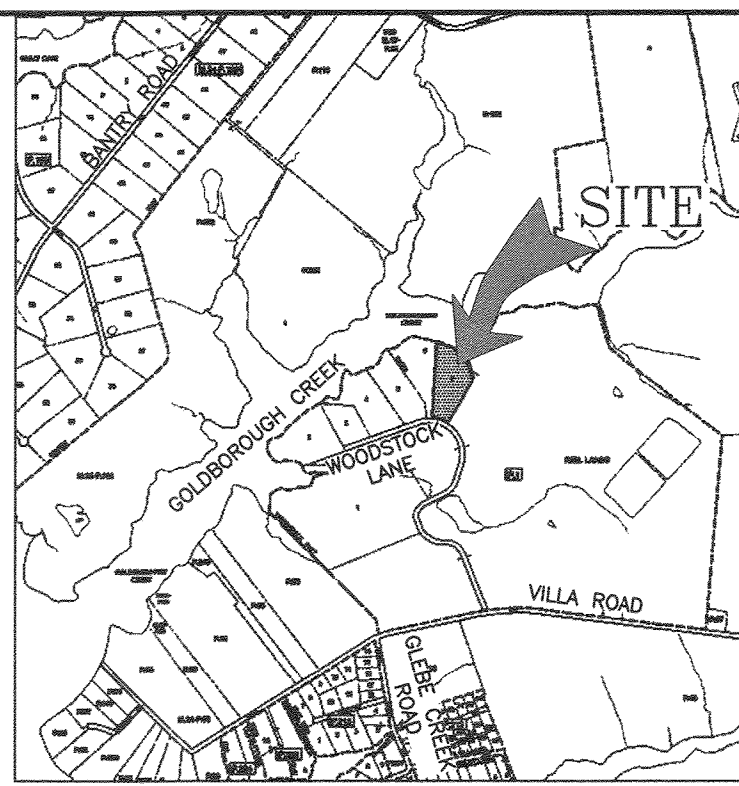
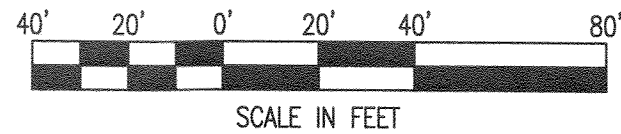
TALBOT COUNTY HEALTH DEPARTMENT

TAX MAP 25 GRID 8 TAX PARCEL 1 LOT 7 IS INITIALLY APPROVED FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. THE SEWAGE DISPOSAL AREA AS SHOWN HEREON IS THE ONLY AREA THAT HAS BEEN EVALUATED. THIS NOTICE DOES NOT SERVE AS A SEWAGE DISPOSAL INSTALLATION PERMIT AND THE PROPERTY OWNER IS NOTIFIED THAT HE MUST STILL APPLY FOR AND OBTAIN A SEWAGE DISPOSAL PERMIT BEFORE DEVELOPING THE PROPERTY. AT THE TIME OF THE PERMIT APPLICATION, THE PROPERTY WILL BE EVALUATED PURSUANT TO COMAR 26.04.02 AND THE ENVIRONMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND, SECTION 9-217, AND ALL OTHER APPLICABLE LAWS AND REGULATIONS. FURTHERMORE, THE TALBOT COUNTY HEALTH DEPARTMENT MAY REQUIRE MORE DETERMINATIVE INFORMATION ABOUT THE PROPERTY INCLUDING ADDITIONAL TESTING AND EVALUATION.

Anna J. Mow
TALBOT COUNTY APPROVING AUTHORITY

12/10/20
DATE

LEGEND	
	APPROXIMATE TREE LINE
	SEWAGE DISPOSAL AREA
	PIEZOMETER
	SOIL BORING LOCATION
	IRON ROD FOUND
	COMPUTED POINT
	PIN FLAG



VICINITY MAP
SCALE: 1" = 2000'

REVISIONS			
No.	DATE	DESCRIPTION	BY

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors

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15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

NOT VALID FOR CONSTRUCTION
UNLESS SIGNED AND DATED HERE:

SEAL

DATE

**SEWAGE DISPOSAL
AREA PLAT**

**LOT 7
WOODSTOCK**

IN THE FIRST ELECTION DISTRICT
TALBOT COUNTY, MARYLAND
TAX MAP 25, GRID 8, PARCEL 1, LOT 7

ISSUED FOR: TCHD REVIEW DATE: 09-29-20 BY: BCE

SHEET No. 1 OF 1	DATE: 09-29-20
SCALE: AS NOTED	JOB No. 190365 FILE No. 2860

NAD 83 (2011)
MD COORDINATE SYSTEM