

WICOMICO COUNTY
DEPARTMENT OF
PUBLIC WORKS

BY: *Walter J. Young*
DATE: 4/25/16

WICOMICO COUNTY
PLANNING AND ZONING

BY: *[Signature]*
DATE: 4-25-16

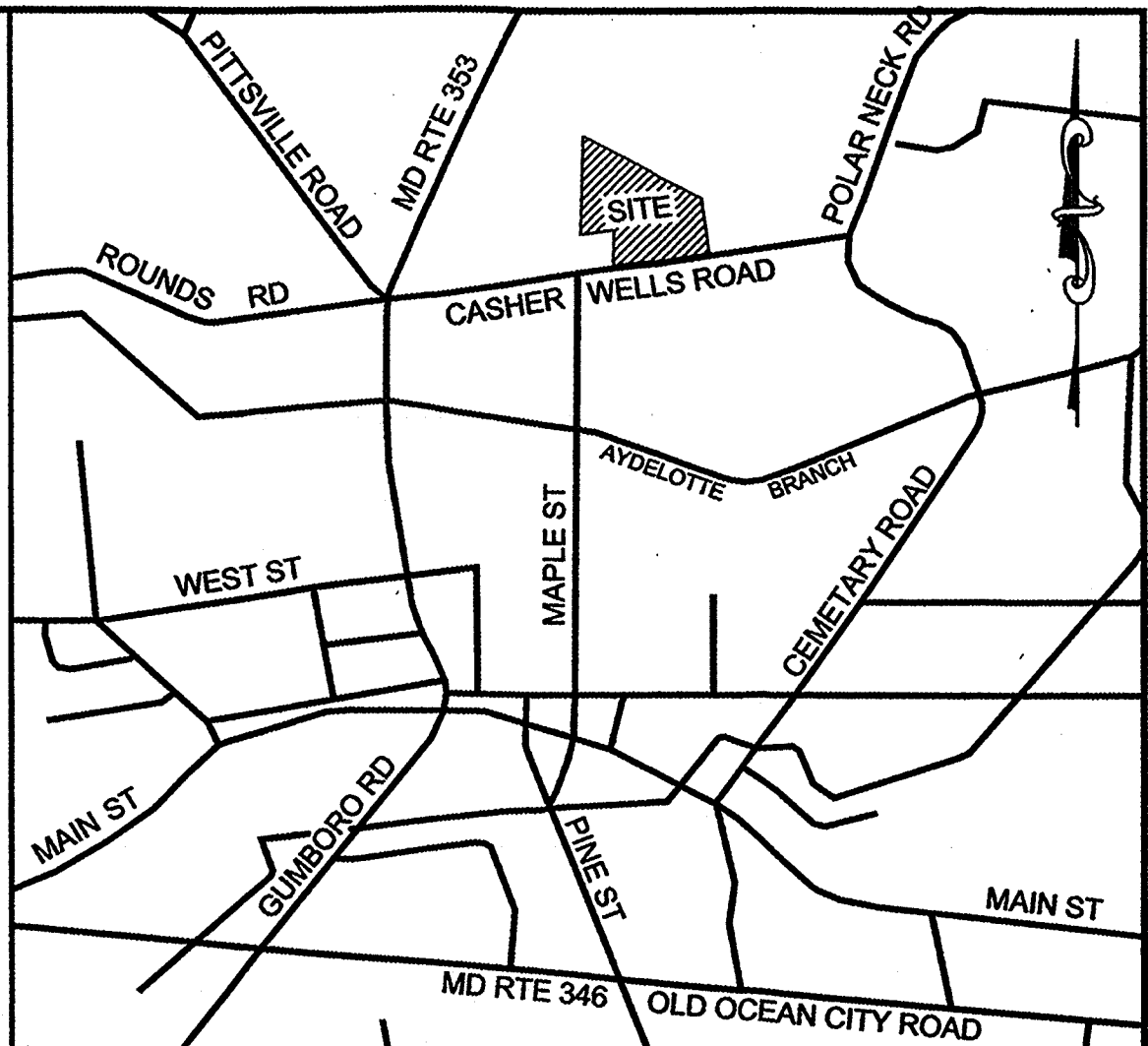
WICOMICO COUNTY
HEALTH DEPARTMENT

THIS SUBDIVISION IS APPROVED FOR INTERIM
INDIVIDUAL WATER AND ON-SITE SEWAGE SYSTEMS
AND THEIR USE IS IN ACCORDANCE WITH THE
WICOMICO COUNTY COMPREHENSIVE WATER AND
SEWERAGE PLAN. EXISTING FACILITIES NOT
EVALUATED FOR THE PURPOSE OF THIS PLAT.

BY: *[Signature]*
DATE: 4/25/16

TOWN OF
PITTSVILLE

BY: *[Signature]*
DATE: April 25, 2016



VICINITY MAP - 1" = 2000'

FOREST CONSERVATION NOTES

1. ANY DISTURBANCE OF LAND, TRANSFER OF OWNERSHIP WITHIN 5 YEARS OF THE RECORDING OF THIS PLAT, OR FUTURE SUBDIVISION ACTIVITY ON THIS PARCEL MAY BE SUBJECT TO THE WICOMICO COUNTY FOREST CONSERVATION ACT AS APPLICABLE. REF. FCA (E# 2016-019)

TAX MAP 300, PARCEL 136
N/F DORIS J. FARLOW, ET AL.
DEED REF.: MSB 1442/112

TAX MAP 300, PARCEL 138
N/F LESTER F. RICHARDSON, ET AL.
DEED REF.: MSB 3789/478

TAX MAP 300, PARCEL 382
N/F B.A.D., LLC
DEED REF.: MSB 2619/744

ORIGINAL PARCEL 382: 9.5007 ACRES±
LESS AREA TO LOT 1: 2.9008 ACRES±
LESS ROAD DEDICATION: 0.2096 ACRES±
REVISED PARCEL 382: 6.3903 ACRES±

TAX MAP 300, PARCEL 384
N/F DOUGLAS & DIANE BOWEN
DEED REF.: MSB 3307/132

TAX MAP 300, PARCEL 383
N/F KATHY HEARN
DEED REF.: MSB 3843/99

TAX MAP 300
PARCEL 381
N/F HELEN B. BOLTON
DEED REF.: MSB 1772/497
PLAT REF.: J.W.T.S. 795/204

- GENERAL NOTES:**
- TAX MAP 300, PARCEL 382
 - ADDRESS: 34676 CASHER WELLS ROAD & 34726 CASHER WELLS ROAD
 - DEED REF.: MSB 2619/744
 - OWNER: B.A.D., L.L.C.
9028 WORCESTER HIGHWAY
BERLIN, MD 21811
 - ZONING: PITTSVILLE: R-1 (RESIDENTIAL DISTRICT), WICOMICO COUNTY: TT (TOWN TRANSITION)
 - PITTSBURG ELECTION DISTRICT
 - FLOOD ZONE X PER FIRM NO. 240078 0145 E
DATED AUG. 17, 2015
 - ALL FUTURE CONSTRUCTION SHALL CONFORM TO THE WICOMICO COUNTY ZONING CODE AND/OR TOWN OF PITTSVILLE ZONING CODE IN EFFECT AT THE TIME OF CONSTRUCTION.
 - APPROVAL FROM THE TOWN OF PITTSVILLE OR WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO COMPLY WITH ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL LAWS.
 - THE FOLLOWING NOTE IS A STANDARD NOTE REQUIRED BY THE TOWN OF PITTSVILLE AND ALSO BY WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS ON ALL SUBDIVISION PLATS: THIS LOT MAY BE SUSCEPTIBLE TO PERIODIC LOCALIZED STORM WATER DRAINAGE PROBLEMS. LOT OWNERS ARE ENCOURAGED TO PREPARE THE SITE AND CONSTRUCT STRUCTURES SO AS TO MINIMIZE THE IMPACT OF THESE STORM WATER PROBLEMS.
 - FINAL PLAT APPROVAL CERTIFIES THAT THE SUBDIVISION HAS BEEN REVIEWED FOR STORM WATER DRAINAGE AFFECTING ONLY STREETS AND PUBLIC AREAS WITHIN ITS OWN BOUNDARIES, NOT INDIVIDUAL LOTS.
 - THIS PROPERTY IS LOCATED WITHIN THE AYDELOTTE PUBLIC DRAINAGE ASSOCIATION WATERSHED AND IS SUBJECT TO THE CONDITIONS, EASEMENTS, AND RESTRICTIONS THEREOF.
 - THE REMAINING LAND, REVISED PARCEL 382, IS NOT APPROVED AT THIS TIME FOR ANY BUILDING CONSTRUCTION REQUIRING WATER SUPPLY AND SEWAGE DISPOSAL. IF THIS PARCEL IS EVER APPROVED BY THE HEALTH DEPARTMENT FOR WATER SUPPLY AND SEWAGE DISPOSAL, A NEW PLAT APPROVED BY THE HEALTH DEPARTMENT, WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS AND THE TOWN OF PITTSVILLE MUST BE RECORDED IN THE LAND RECORDS OF WICOMICO COUNTY.
 - A 15 FOOT WIDE STRIP IS HEREBY DEDICATED TO WICOMICO COUNTY, MARYLAND, FOR ROAD AND UTILITY PURPOSES (AREA = 9,129 S.F.±)
 - COORDINATES AS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM.
 - WITHIN THE AREA DESIGNATED AS "DRAINAGE AND MAINTENANCE EASEMENT", OBJECTS (SUCH AS TREES, SHRUBS, STRUCTURES, FENCES, SIDEWALKS, PAVED DRIVEWAYS, AND/OR UTILITIES) WHICH MAY ACT AS AN OBSTRUCTION TO THE INTENDED USE AND/OR MAINTENANCE OF THIS EASEMENT, SHALL NOT BE PERMITTED.
 - EACH SEWAGE RESERVE AREA SHALL REMAIN EXCLUSIVE OF STRUCTURES, EASEMENTS, RIGHTS-OF-WAY, AND DRIVEWAYS. UTILITIES ARE TO BE LOCATED OUTSIDE OF THE SEWAGE DISPOSAL AREAS.
 - SEWAGE SYSTEM DESIGNS ARE BASED ON UNDISTURBED GRADES WHICH WERE OBSERVED DURING THE LAND EVALUATION PROCESS.
 - ALL FOUNDATIONS MUST BE A MINIMUM OF 10' FROM SEWAGE RESERVE AREAS AND 30' FROM A POTABLE WELL.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21329, EXPIRATION DATE 1/08/2017.

MINOR SUBDIVISION
LANDS OF B.A.D., LLC
TAX MAP 300, PARCEL 382
FOURTH TAX DISTRICT, WICOMICO COUNTY, MARYLAND

RUSSELL T. HAMMOND
Surveying, LLC

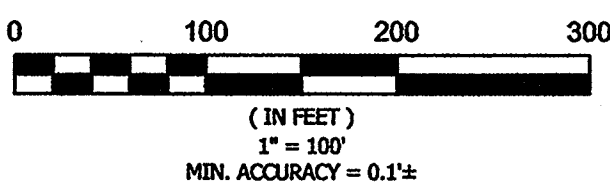
SURVEYING - LAND PLANNING
10310 Hotel Road Bishopville, MD 21813
(410) 352-5674 - (410) 726-8076

DESIGNED BY	N/A	SURVEYED BY	RS/BO	FILE #	2016-1349
DRAWN BY	B. OVERHOLT	DATE	4-22-16		
CHECKED BY	R.T. Hammond	SCALE	1"=100'		
				SHEET 1 OF 1	

SRA COORDINATE TABLE		
1	5260.3259	5364.7134 SRA COR.
2	5259.7281	5448.7113 SRA COR.
3	5169.7304	5448.0707 SRA COR.
4	5170.3282	5364.0729 SRA COR.
5	5159.6078	5519.5995 SRA COR.
6	5248.3362	5526.5556 SRA COR.
7	5246.0075	5556.4651 SRA COR.



- LEGEND:**
- DENOTES CONC. MON. FOUND
 - DENOTES IRON PIPE FOUND
 - ☆ DENOTES IRON ROD SET
 - △ DENOTES UNMARKED POINT
 - ⚡ DENOTES EXISTING UTILITY POLE
 - ⦿ DENOTES EXISTING HYDRANT
 - ⦿ DENOTES EXISTING WATER METER
 - ⦿ DENOTES EXISTING BURIED PROPANE TANK
 - ⦿ DENOTES EXISTING SEPTIC TANK
 - ⦿ DENOTES EXISTING LIFT PUMP



OWNERS AND SURVEYORS CERTIFICATE:

WE CERTIFY THAT THE REQUIREMENTS OF "REAL PROPERTY" SECT. 3-108 OF THE ANNOTATED CODE OF MARYLAND, LATEST ADDITION, CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH TO THE BEST OF OUR KNOWLEDGE.

OWNER: B.A.D., L.L.C. DATE: 4/25/2016

SURVEYOR: RUSSELL T. HAMMOND
PROFESSIONAL LAND SURVEYOR, MD#21329

Wicomico Co.
4-26-2016
MSB CAB 16
Folio 718



P217151

MSA C2332-2912