

ADC PERMITTED USE # BJE080712
VICINITY MAP
SCALE 1" = 1000'

STATE OF MARYLAND
Talbot County, MD
Recorded in the Land Records
of Talbot County
KMD 91/97

REVISED TAX PARCEL 18
EXISTING LOT COVERAGE CALCULATIONS

TOTAL ALLOWABLE COVERAGE = 4,713 SQ.FT.
31,420 SQ. FT. X 15% = 4,713 SQ.FT.

TOTAL EXISTING LOT COVERAGE = 3,495 SQ.FT.

DWELLING = 1,347 SQ.FT.
GARAGE = 329 SQ.FT.
SHED = 168 SQ.FT.
PORCHES = 441 SQ.FT.
STEPS/STOOPS = 27 SQ.FT.
DRIVEWAY = 625 SQ.FT.
GRAVEL ROAD = 558 SQ.FT.

TOTAL REMAINING LOT COVERAGE = 1,218 SQ.FT.

GENERAL NOTES:

- OWNER: JOHN F. SLOAN & ELEANOR W. SLOAN
4940 FAIRBANK ROAD
TILGHMAN, MARYLAND 21671
(202) 431-5171
- ZONING CLASSIFICATION: "VR" (VILLAGE RESIDENTIAL-CRITICAL AREA)
MINIMUM LOT SIZE: 1 ACRE
MINIMUM LOT WIDTH: 100 FT.
BUILDING RESTRICTIONS: FRONT-25'
REAR- 25'
SIDE- 20'
- DEED REFERENCES: 1343 / 571
- IRF DENOTES IRON ROD FOUND
- IRCF DENOTES IRON ROD WITH CAP FOUND
- STNF DENOTES STONE FOUND
- B.R.L. DENOTES BUILDING RESTRICTION LINE
- THE PARCEL SHOWN HEREON IS LOCATED IN AN AREA DESIGNATED AS TIER III-B (WATER QUALITY STRATEGY AREA, WITH OR PLANNED FOR SEWERAGE) IN ACCORDANCE WITH TALBOT COUNTY BILL NO. 1329, EFFECTIVE AS OF AUGUST 6, 2016.
- RECORDATION OF THIS PLAT DOES NOT DEFINE OR SUPPORT THE NONCONFORMING STATUS OF STRUCTURES BELONGING TO ADJOINING LANDS SHOWN HEREON. CERTIFICATION OF NONCONFORMING STATUS SHALL BE OBTAINED PRIOR TO REVIEW OF AN APPLICATION FOR DEVELOPMENT ACTIVITY ON A SITE WITH A NONCONFORMING STRUCTURES OR USE IN ACCORDANCE WITH CHAPTER 190 OF THE TALBOT COUNTY CODE.

CLEARING AND SCD STATEMENT:

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.

AGRICULTURAL STATEMENT:

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 PESTICIDES OR CHEMICALS. THE LOT OWNER ACCEPTS THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.

FLOOD ZONE INFORMATION:

THE PROPERTY SHOWN HEREON IS LOCATED PARTIALLY WITHIN THE 1% ANNUAL CHANCE OF BEING INUNDATED BY FLOOD AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS PANEL NO. 24041C0262D FOR TALBOT COUNTY, MARYLAND. THEREFORE, INSURANCE PURCHASE MAY BE REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C.

FLOODPLAIN LEGEND

AE (EL5) - 1% ANNUAL CHANCE FLOODPLAIN
SHADED X - 0.2% ANNUAL CHANCE FLOODPLAIN
OTHER X - AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

ALL FLOODPLAIN INFORMATION NOTED ON THIS PLAT REFLECTS THE STATUS PER THE FEMA MAP THAT IS EFFECTIVE AT THE TIME THIS PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

STORM WATER MANAGEMENT:

THIS PARCEL SHALL BE DEVELOPED IN ACCORDANCE WITH THE "2000 MARYLAND STORM WATER DESIGN MANUAL", AND THE TALBOT COUNTY STORMWATER MANAGEMENT CODE.

NONTIDAL WETLANDS DISCLAIMER:

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 WETLANDS, AS THE APPLICANT OF THIS DEVELOPMENT PROJECT, WE UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL NONTIDAL WETLAND DELINEATIONS AND REGULATIONS FOR LANDS IN THE CRITICAL AREA RESTS WITH THE U.S. ARMY CORPS OF ENGINEERS. WE ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS DEVELOPMENT PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING PERMITS AND APPROVAL WHICH MAY BE REQUIRED BY THE U.S. ARMY CORPS OF ENGINEERS.

U.S. FISH AND WILDLIFE REVIEW:

THIS DEVELOPMENT MAY CONTAIN THREATENED OR ENDANGERED SPECIES PROTECTED UNDER THE ENDANGERED SPECIES ACT AS AMENDED, THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE ADMINISTRATORS REGULATIONS DESIGNED TO PROTECT THESE THREATENED AND ENDANGERED SPECIES AND THEIR HABITATS. AS THE APPLICANT FOR THIS DEVELOPMENT ACTIVITY, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL DETERMINATIONS CONCERNING THE EFFECT OF THE DEVELOPMENT ON THESE SPECIES AND THEIR HABITAT RESTS WITH THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE. 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 SERVICE.

EXISTING UTILITIES NOTE

A OVERHEAD UTILITY EXISTS ACROSS REVISED TAX PARCEL 18, AS SHOWN ON THIS PLAT. TO SERVICE EXISTING STRUCTURES ON NEIGHBORING TAX PARCELS, THIS UTILITY SHALL NOT BE MODIFIED OR IMPACTED BY DEVELOPMENT OF THE SUBJECT LANDS UNLESS AUTHORIZED BY THE UTILITY OWNER. THE UTILITY OWNER, OR ASSIGNED AGENT, SHALL REMAIN THE RIGHT OF ACCESS TO THESE PROPERTIES, AS NECESSARY FOR THE MAINTENANCE AND/OR REPAIR OF THIS UTILITY.

CRITICAL AREA STATEMENT:

THIS PROPERTY SHOWN HEREON IS LOCATED ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA ON LANDS DESIGNATED LIMITED DEVELOPMENT AREA (LDA).

PURPOSE STATEMENT:

TAX PARCEL 18 IS CURRENTLY COMPRISED OF TWO SEPARATE DEED PARCELS (DEED PARCEL 1 AND DEED PARCEL 2). THE PURPOSE OF THIS PLAT IS TO ABANDON THE PROPERTY LINES BETWEEN DEED PARCELS 1 AND 2, HEREBY CREATING REVISED TAX PARCEL 18.

TALBOT COUNTY DEPARTMENT OF PLANNING & ZONING

THIS PLAT REPRESENTS AN ABANDONMENT OF THE PROPERTY LINES BETWEEN TAX PARCEL 18 DEED PARCELS 1 AND 2 ABANDONING DEED PARCEL 2 ALTOGETHER, CONSOLIDATING THE PROPERTY INTO ONE PARCEL OF LAND (REVISED TAX PARCEL 18) AS PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1343 FOLIO 571 AND DOES NOT CONSTITUTE ANY NEW BUILDABLE LOTS UNDER THE TALBOT COUNTY ZONING ORDINANCE.

[Signature] 8/8/23
DEPARTMENT OF PLANNING DIRECTOR DATE

WATER AND SEWER:

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

[Signature] 8/4/23
TALBOT COUNTY APPROVING AUTHORITY DATE

LAND OWNER STATEMENT:

WE, JOHN F. SLOAN AND ELEANOR W. SLOAN, OWNERS OF REVISED TAX PARCEL 18, SHOWN AND DESCRIBED HEREON, AGREE HEREBY TO THE POSITION OF THE PROPERTY LINES AS ESTABLISHED BY THIS PLAT, AND TO THE POINTS SET IN THE FIELD AS INDICATED HEREON.

[Signature] 7/27/23
JOHN F. SLOAN DATE

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF July 2023

[Signature]
NOTARY
BRENDA G RAMAGE
Notary Public-Maryland
Talbot County
My Commission Expires
October 17, 2023

[Signature] 7-27-23
ELEANOR W. SLOAN DATE

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF July 2023

[Signature]
NOTARY
BRENDA G RAMAGE
Notary Public-Maryland
Talbot County
My Commission Expires
October 17, 2023

SURVEYOR STATEMENT:

I, CHRISTOPHER D. WATERS HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A BOUNDARY LINE REVISION OF THE LANDS CONVEYED BY JOSEPH O'SULLIVAN AND CHERYL O'SULLIVAN TO JOHN F. SLOAN AND ELEANOR W. SLOAN BY DEED DATED JUNE 17, 2005 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1343 FOLIO 571 AND THAT ALL MONUMENTS ARE IN PLACE.

[Signature] 7/14/23
CHRISTOPHER D. WATERS (DAVIS, BOWEN & FRIEDEL, INC.)
REGISTERED PROFESSIONAL LAND SURVEYOR No. 11052
MY CURRENT LICENSE EXPIRES 2-10-25
106 N. WASHINGTON STREET
EASTON, MARYLAND 21601

LEGEND

- EXISTING PROPERTY LINE
- PROPERTY LINE (HEREBY ABANDONED)
- BUILDING RESTRICTION LINES & BUFFERS
- OHU -EXISTING OVERHEAD UTILITY LINE
- EXISTING FLOOD LINE BOUNDARY
- EXISTING RIGHT OF WAY LINE
- EXISTING ROADSIDE DITCH
- ⊙ -EXISTING DRINKING WATER SUPPLY WELL
- UTILITY POLE
- -PROPERTY MARKER (AS NOTED)
- -EXISTING TREES
- ▭ -EXISTING GRAVEL
- ▭ -PAVED AREA

DEVELOPMENT RIGHTS SUMMARY

(PARCEL SIZE AS OF MARCH 22, 2011 IN CRITICAL AREA)

DEVELOPMENT RIGHTS SUMMARY (BEFORE REVISION)

DEED PARCEL 1 OF TAX PARCEL 18:
TOTAL AREA = 16,271 SQ. FT.
DEVELOPMENT RIGHTS PERMITTED= 1
DEVELOPMENT RIGHTS UTILIZED= 1
DEVELOPMENT RIGHTS REMAINING= 0

DEED PARCEL 2 OF TAX PARCEL 18 (HEREBY ABANDONED BY THIS PLAT):

TOTAL AREA = 15,149 SQ. FT.
DEVELOPMENT RIGHTS PERMITTED= 0
DEVELOPMENT RIGHTS UTILIZED= 0
DEVELOPMENT RIGHTS REMAINING= 0

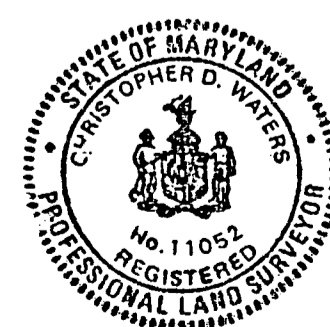
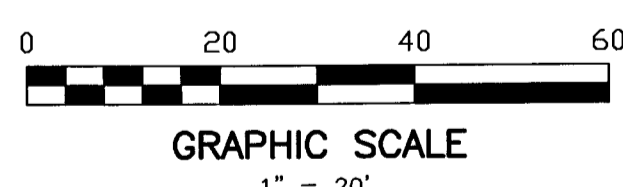
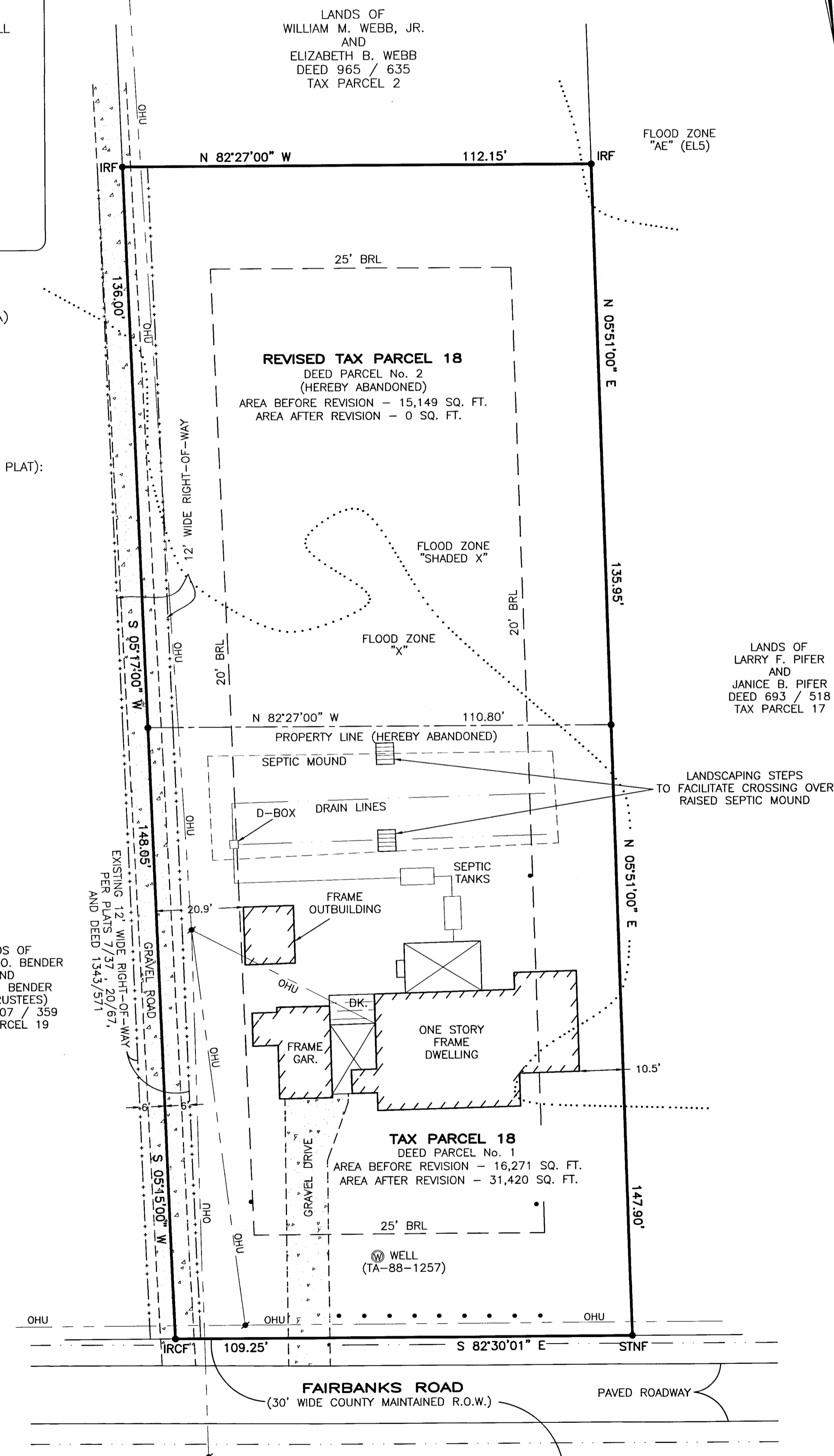
DEVELOPMENT RIGHTS SHOWN HEREON ARE BASED UPON CURRENT REGULATIONS AND MAY BE SUBJECT TO CHANGE BASED ON ZONING ORDINANCE REGULATIONS IN EFFECT AT THE TIME OF DEVELOPMENT

AREA CALCULATIONS - REVISED TAX PARCEL 18, DEED PARCEL 1

AREA BEFORE REVISION - 16,271 SQ. FT.
AREA AFTER REVISION - 31,420 SQ. FT.

AREA CALCULATIONS - REVISED TAX PARCEL 18, DEED PARCEL 2

AREA BEFORE REVISION - 15,149 SQ. FT.
AREA AFTER REVISION - 0 SQ. FT.



REVISIONS
JEM 04/19/23

DAVIS, BOWEN & FRIEDEL, INC. ARCHITECTS ENGINEERS SURVEYORS
EASTON, MARYLAND (410) 376-4744
MILFORD, DELAWARE (302) 424-1441

PLAT SHOWING
LOT LINE ABANDONMENT
ON THE LANDS OF
JOHN F. SLOAN
ELEANOR W. SLOAN
TAX MAP 51, GRID 3, PARCEL 18
IN THE FIFTH ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

Date: 2 / 10 / 23
Scale: 1" = 20'
Dwn.By: DAVE
Proj.No. 3518
Dwg.No.: 1 OF 1

P257533

MSA C2399-15283