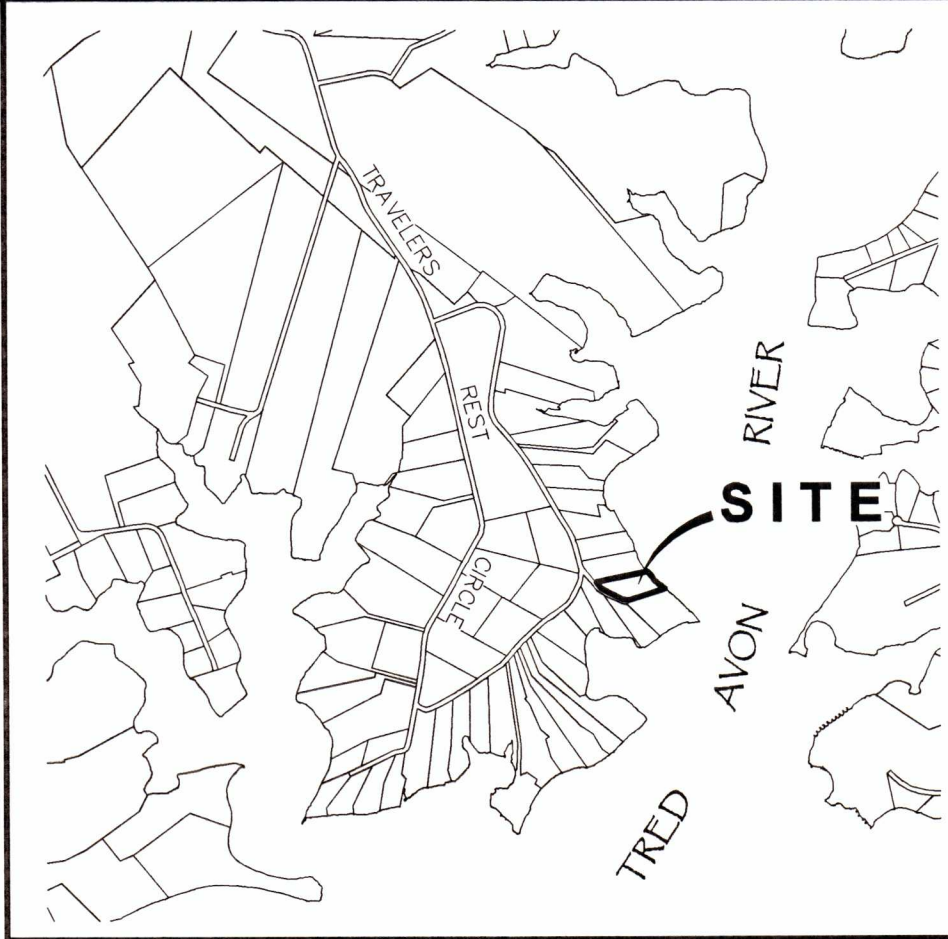




SHORELINE

LINE	BEARING	DISTANCE
L1	S 45°28'23" E	22.96'
L2	S 38°00'15" E	16.51'
L3	S 22°24'50" E	45.56'
L4	S 44°01'45" E	40.92'
L5	S 50°24'28" E	29.92'
L6	S 55°49'02" E	31.81'
L7	S 64°42'55" E	35.34'
L8	S 50°43'01" E	173.99'



VICINITY MAP
SCALE: 1" = 2000'

LEGEND:

- EXISTING GRAVEL SURFACE
- EXISTING BRICK SURFACES
- EXISTING CONCRETE SURFACES
- B.R.L. = BUILDING RESTRICTION LINE
- DRINKING WATER SUPPLY WELL TAG #D0-95-1727
- ZONE "X" = MAPPED FLOOD ZONE LINE & LABEL (typ)
- EDGE OF EX. TREE CANOPY

GENERAL NOTES:

- SITE INFORMATION:
 - OWNER: RONALD J. KOPICKI
DOROTHY A. ASHBY
 - SITE ADDRESS: 27476 TRAVELERS REST COURT
EASTON, MD 21601
 - TAX MAP 41, GRID 12, PARCEL 162, LOT 14
TAX ACCOUNT No.: 01-033344
- DEED REFERENCE: 2266 / 76
PLAT REFERENCE: 3 / 5
- CURRENT ZONING INFORMATION:
 - DISTRICT: RR - RURAL RESIDENTIAL
 - MINIMUM SETBACKS:
 - FRONT 50'
 - SIDE 25'
 - REAR 25'
 - MHW/TIDAL WETLANDS 100' (MIN.)
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD PLAIN ZONES "AE" (EL 7) & ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 24041C0301D FOR TALBOT COUNTY, MARYLAND DATED JULY 20, 2016.
- THE PROPERTY SHOWN HEREON IS LOCATED ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA. (DESIGNATION: LDA)
- THE PROPERTY LINES, MEAN HIGH WATER LINE, BUFFERS AND IMPROVEMENTS SHOWN HEREON ARE PER INFORMATION PROVIDED BY OTHERS AND DO NOT CONSTITUTE A FIELD SURVEY BY FINK, WHITTEN & ASSOCIATES, LLC.

SITE PLAN

SHOWING PROPOSED IMPROVEMENTS TO THE LAND OF

RONALD J. KOPICKI
AND
DOROTHY A. ASHBY

TAX MAP 41, GRID 12, PARCEL 162, LOT 14
IN THE FIRST ELECTION DISTRICT
TALBOT COUNTY, MARYLAND

SEP 13 2019
BYP# 19-383
41-12-162, Lot 14

FINK, WHITTEN & ASSOCIATES, LLC.

LAND SURVEYING LAND PLANNING
ENVIRONMENTAL CONSULTING
PERMITTING

EASTON
410-822-8484
113 E. Dover St., Unit C
Easton, Maryland 21601

CAMBRIDGE
410-228-8885
504 Maryland Avenue
Cambridge, Maryland 21613

www.FINKWHITTEN.com

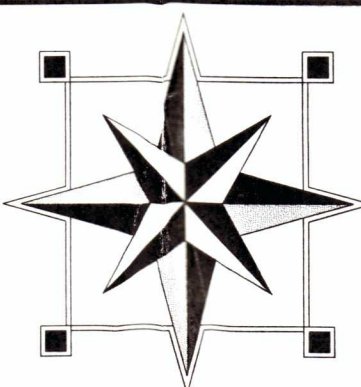
DRAWN
B.L.W.

CHECKED
S.W.W.

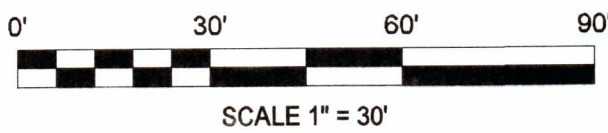
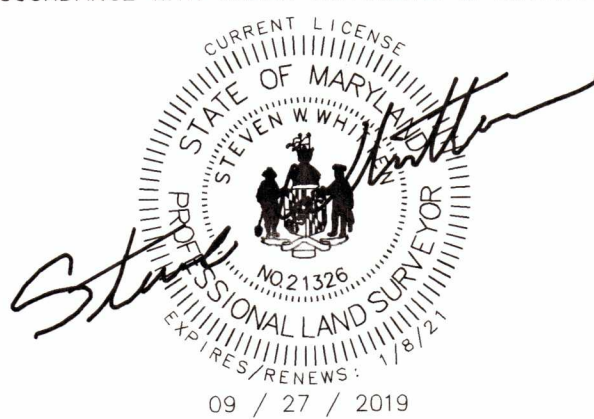
DATE
09 / 17 / 2019

SCALE
AS SHOWN

JOB NO.
T-41-12-162-14



PREPARED UNDER MY DIRECT SUPERVISION IN
ACCORDANCE WITH COMAR 09.13.06.10 & 09.13.06.12



SCALE 1" = 30'

UNDERGROUND UTILITY WARNING:

NO INVESTIGATION AS TO THE EXISTENCE OF ANY UNDERGROUND UTILITIES WAS
CONDUCTED IN THE PREPARATION OF THIS PLAT. IT IS THE RESPONSIBILITY OF THE
OWNER, SUCCESSORS, OR ASSIGNS, AND/OR ANY CONTRACTOR TO COMPLY WITH THE
UNDERGROUND FACILITIES DAMAGE PREVENTION LAW AND THE REQUISITE PERMITS
ARISING THEREFROM.

CRITICAL AREA LOT COVERAGE TABLE - LOT 14		
	AREA (SQ.FT.)	% OF CRITICAL AREA
TOTAL LOT AREA	138521	
AREA WITHIN CRITICAL AREA	138521	100.0%
ALLOWABLE LOT COVERAGE	20778	15.0%
EXISTING LOT COVERAGE		
GRAVEL DRIVEWAY	6013	
DWELLING	4352	
BRICK SURFACES	623	
ACCESSORY SHED	287	
CONCRETE SURFACES	203	
TOTAL EXISTING LOT COVERAGE	11478	8.3%
PROPOSED LOT COVERAGE		
POOL AND POOL PATIO	1536	
POOL EQUIPMENT	25	
TOTAL PROPOSED LOT COVERAGE	1561	1.1%
NET FINAL LOT COVERAGE	13039	9.4%
NET CHANGE IN LOT COVERAGE	1561	
REMAINING LOT COVERAGE ALLOWED	19217	
EXISTING LOT COVERAGE - 100' BUFFER		
TOTAL AREA OF 100' BUFFER	30478	
EXISTING LOT COVERAGE - 100' BUFFER		
PORTION OF DWELLING	304	
BRICK SURFACES	230	
CONCRETE SURFACES	15	
TOTAL EXISTING LOT COVERAGE	549	#DIV/0!