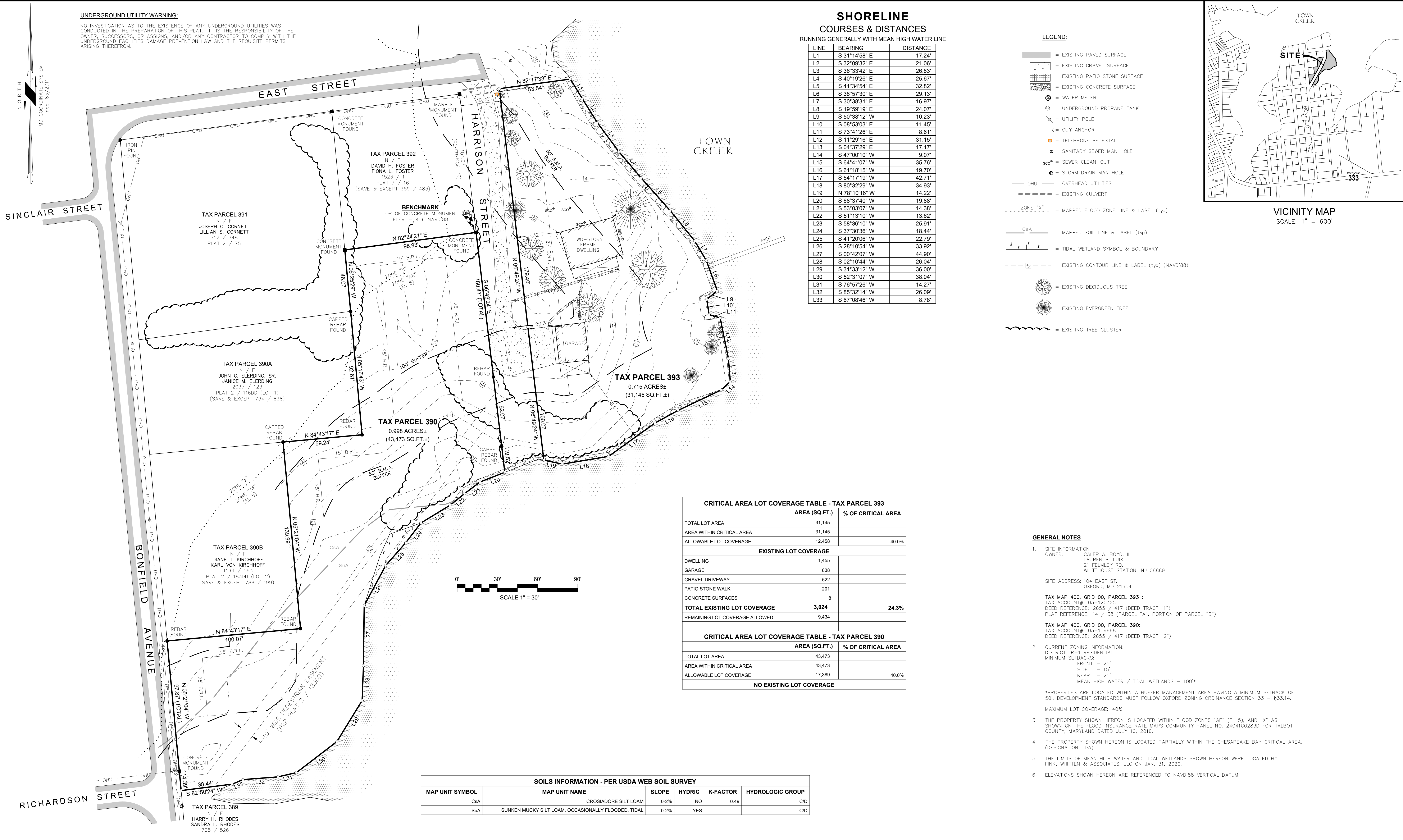




NO INVESTIGATION AS TO THE EXISTENCE OF ANY UNDERGROUND UTILITIES WAS CONDUCTED IN THE PREPARATION OF THIS PLAT. IT IS THE RESPONSIBILITY OF THE OWNER, SUCCESSORS, OR ASSIGNS, AND/OR ANY CONTRACTOR TO COMPLY WITH THE UNDERGROUND FACILITIES DAMAGE PREVENTION LAW AND THE REQUISITE PERMITS ARISING THEREFROM.

TAX PARCEL 391
N / F
JOSEPH C. CORNETT
LILLIAN S. CORNETT
712 / 748
PLAT 2 / 75

TAX PARCEL 390A
N / F
JOHN C. ELERDING, SR.
JANICE M. ELERDING
2037 / 123
PLAT 2 / 116DD (LOT 1)
(SAVE & EXCEPT 734 / 838)

TAX PARCEL 390B
N / F
DIANE T. KIRCHHOFF
KARL VON KIRCHHOFF
1164 / 593
PLAT 2 / 183DD (LOT 2)
SAVE & EXCEPT 788 / 199)

TAX PARCEL 389
N / F
HARRY H. RHODES
SANDRA L. RHODES
705 / 526

TAX PARCEL 392
N / F
DAVID H. FOSTER
FIONA L. FOSTER
1523 / 1
PLAT 7 / 16
E & EXCEPT 359 /

BENCHMARK
CONCRETE MONUMENT
ELEV. = 4.9' NAVD'88
4'21" E
93'

TAX PARCEL 393

PROPOSED
759 SF
DRIVEWAY

PROPOSED DWELLING
1,588 SF (ROOF AREA)

RUNNING GENERALLY WITH MEAN HIGH WATER LINE

L20	S 68°37'40" W	19.88'
L21	S 53°03'07" W	14.38'
L22	S 51°13'10" W	13.62'
L23	S 58°36'10" W	25.91'
L24	S 37°30'36" W	18.44'
L25	S 41°20'06" W	22.79'
L26	S 28°10'54" W	33.92'
L27	S 00°42'07" W	44.90'
L28	S 02°10'44" W	26.04'
L29	S 31°33'12" W	36.00'
L30	S 52°31'07" W	38.04'
L31	S 76°57'26" W	14.27'
L32	S 85°32'14" W	26.09'
L33	S 67°08'46" W	8.78'

 = EXISTING PAVED SURFACE
 = EXISTING GRAVEL SURFACE
 = EXISTING PATIO STONE SURFACE
 = EXISTING CONCRETE SURFACE
 = WATER METER
 = UNDERGROUND PROPANE TANK
 = UTILITY POLE
 = GUY ANCHOR
 = TELEPHONE PEDESTAL
 = SANITARY SEWER MAN HOLE
 = STORM DRAIN MAN HOLE
 = SEWER CLEAN-OUT
 = OVERHEAD UTILITIES
 = EXISTING CULVERT

.....ZONE "X"..... = MAPPED FLOOD ZONE LINE & LABEL (typ)

 CsA = MAPPED SOIL LINE & LABEL (typ)

 = TIDAL WETLAND SYMBOL & BOUNDARY

— — — 5 — — — = EXISTING CONTOUR LINE & LABEL (typ) (NAVD'88)

 = EXISTING DECIDUOUS TREE = EXISTING EVERGREEN TREE = EXISTING TREE CLUSTER

———— LOD ———— = LIMITS OF DISTURBANCE (LOD)

———— SF ———— = SILT FENCE (SF)

5.7 = EXISTING SPOT ELEVATION (NAVD'88)

D/S

1. SITE INFORMATION
OWNER: CALEP A. BOYD, III
LAUREN B. LUIK
21 FELMLEY RD.
WHITEHOUSE STATION, NJ 08889

SITE ADDRESS: 104 EAST ST.
OXFORD, MD 21654

TAX MAP 400, GRID 00, PARCEL 393 :
TAX 1.00014748 07 1.00306

TAX MAP 400, GRID 00, PARCEL 393 :
TAX ACCOUNT#: 03-120325
DEED REFERENCE: 2655 / 417 (DEED TRACT "1")
PLAT REFERENCE: 14 / 38 (PARCEL "A", PORTION OF PARCEL "B")

TAX MAP 400, GRID 00, PARCEL 390:
TAX ACCOUNT#: 03-109968
DEED REFERENCE: 2655 / 417 (DEED TRACT "2")

2. CURRENT ZONING INFORMATION:
DISTRICT: R-1 RESIDENTIAL
MINIMUM SETBACKS:
FRONT - 25'
SIDE - 15'
REAR - 25'
MEAN HIGH WATER / TIDAL WETLANDS - 100'*

*PROPERTIES ARE LOCATED WITHIN A BUFFER MANAGEMENT AREA HAVING A MINIMUM SETBACK OF 50'. DEVELOPMENT STANDARDS MUST FOLLOW OXFORD ZONING ORDINANCE SECTION 33 - §33.14.
MAXIMUM LOT COVERAGE: 40%

3. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONES "AE" (EL 5), AND "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 24041C0283D FOR TALBOT COUNTY, MARYLAND DATED JULY 16, 2016.

4. THE PROPERTY SHOWN HEREON IS LOCATED PARTIALLY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
(DESIGNATION: IDA)

5. THE LIMITS OF MEAN HIGH WATER AND TIDAL WETLANDS SHOWN HEREON WERE LOCATED BY FINK, WHITTEN & ASSOCIATES, LLC ON JAN. 31, 2020.

6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88 VERTICAL DATUM.

SHOWING PROPOSED IMPROVEMENTS TO THE LAND OF

CALEP A. BOYD, III
AND
LAUREN B. LUIK

TAX MAP 400, PARCELS 393 & 390
IN THE TOWN OF OXFORD
TALBOT COUNTY, MARYLAND

FINK, WHITTEN & ASSOCIATES, LLC.

LAND SURVEYING LAND PLANNING
ENVIRONMENTAL CONSULTING
PERMITTING

EASTON	CAMBRIDGE
410-822-8484	410-228-8885
113 E. Dover St., Unit C	504 Maryland Avenue
Easton, Maryland 21601	Cambridge, Maryland 21613

www.FINKWHITTEN.com

DRAWN B.L.W.	CHECKED S.W.W.
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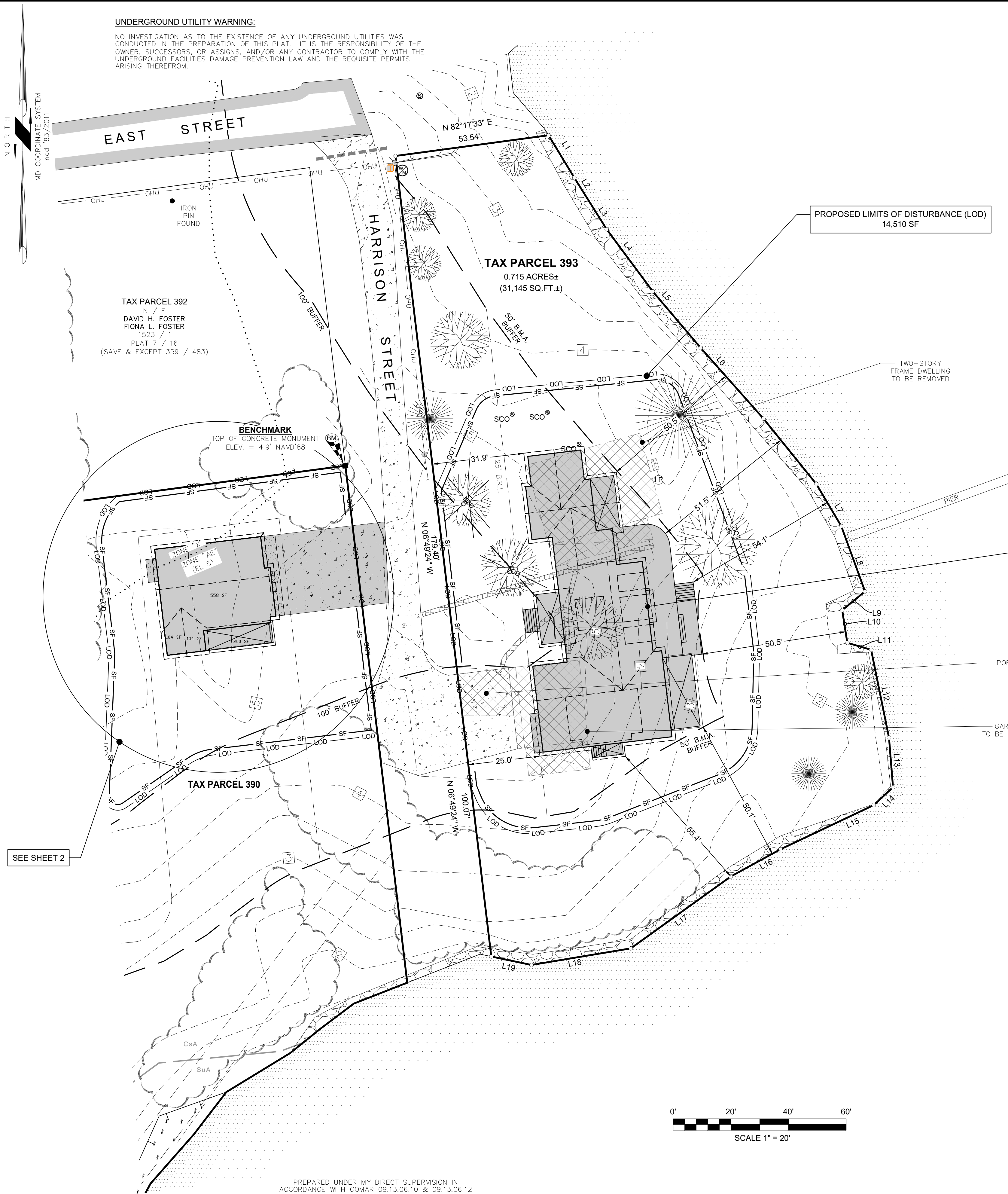
DATE
02 / 03 / 2020

SCALE
1" = 20'

JOB NO.
T-400-00-393

SHEET NO
2 of 3

SOILS INFORMATION - PER USDA WEB SOIL SURVEY					
MAP UNIT SYMBOL	MAP UNIT NAME	SLOPE	HYDRIC	K-FACTOR	HYDROLOGIC GROUP
CsA	CROSIADORE SILT LOAM	0-2%	NO	0.49	C/D
SuA	SUNKEN MUCKY SILT LOAM, OCCASIONALLY FLOODED, TIDAL	0-2%	YES		C/D

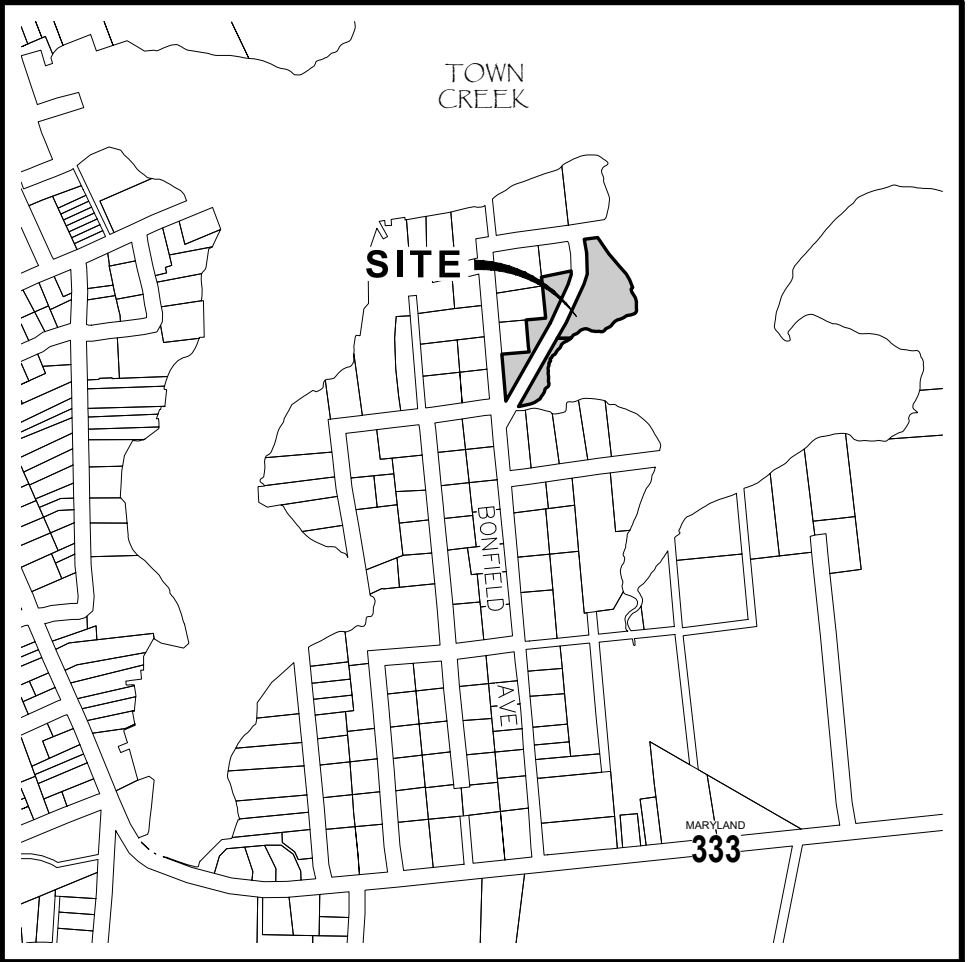


SHORELINE COURSES & DISTANCES

RUNNING GENERALLY WITH MEAN HIGH WATER LINE

LINE	BEARING	DISTANCE
L1	S 31°14'58" E	17.24'
L2	S 32°09'32" E	21.06'
L3	S 36°33'42" E	26.83'
L4	S 40°19'26" E	25.67'
L5	S 41°34'54" E	32.82'
L6	S 38°57'30" E	29.13'
L7	S 30°38'31" E	16.97'
L8	S 19°59'19" E	24.07'
L9	S 50°38'12" W	10.23'
L10	S 08°53'03" E	11.45'
L11	S 73°41'26" E	8.61'
L12	S 11°29'16" E	31.15'
L13	S 04°37'29" E	17.17'
L14	S 47°00'10" W	9.07'
L15	S 64°41'07" W	35.76'
L16	S 61°18'15" W	19.70'
L17	S 54°17'19" W	42.71'
L18	S 80°32'29" W	34.93'
L19	N 78°10'16" W	14.22'

- LEGEND:**
- EXISTING PAVED SURFACE
 - EXISTING GRAVEL SURFACE
 - EXISTING PATIO STONE SURFACE
 - EXISTING CONCRETE SURFACE
 - EXISTING IMPROVEMENTS TO BE REMOVED (TBR)
 - WATER METER
 - UNDERGROUND PROPANE TANK
 - UTILITY POLE
 - GUY ANCHOR
 - TELEPHONE PEDESTAL
 - SANITARY SEWER MAN HOLE
 - SEWER CLEAN-OUT
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 - ZONE "X" = MAPPED FLOOD ZONE LINE & LABEL (typ)
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 - EXISTING DECIDUOUS TREE
 - EXISTING EVERGREEN TREE
 - EXISTING TREE CLUSTER
 - LIMITS OF DISTURBANCE (LOD)
 - SILT FENCE (SF)



VICINITY MAP
SCALE: 1" = 600'

GENERAL NOTES

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MEAN HIGH WATER / TIDAL WETLANDS - 100'

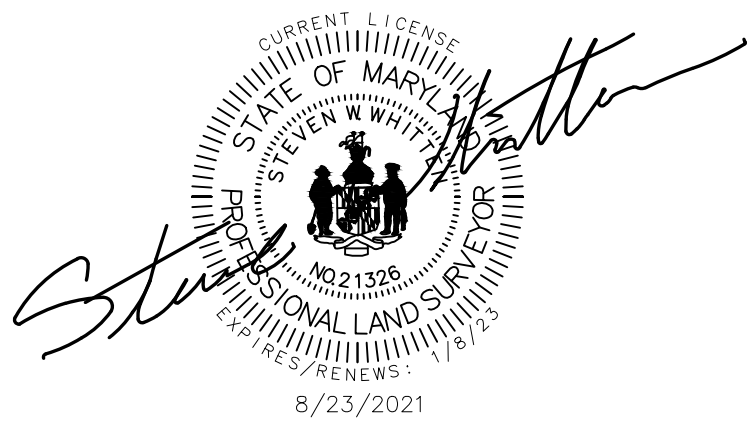
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MAXIMUM LOT COVERAGE: 40%

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- ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88 VERTICAL DATUM.

CRITICAL AREA LOT COVERAGE TABLE - TAX PARCEL 393		
	AREA (SQ.FT.)	% OF CRITICAL AREA
TOTAL LOT AREA	31,145	
AREA WITHIN CRITICAL AREA	31,145	100.0%
ALLOWABLE LOT COVERAGE	12,458	40.0%
EXISTING LOT COVERAGE		
DWELLING	1,455	
GARAGE	838	
GRAVEL DRIVEWAY	522	
PATIO STONE WALK	201	
CONCRETE SURFACES	8	
TOTAL EXISTING LOT COVERAGE	3,024	9.7%
EXISTING LOT COVERAGE TO BE REMOVED		
DWELLING	1,455	
GARAGE	838	
PORTION OF GRAVEL DRIVEWAY	278	
PATIO STONE WALK	201	
CONCRETE SURFACES	8	
TOTAL LOT COVERAGE TO BE REMOVED	2,780	8.9%
PROPOSED LOT COVERAGE		
DWELLING, STEPS, PORCHES	4,218	
REAR DECK (PERVIOUS)	0	
TOTAL PROPOSED LOT COVERAGE	4,218	13.5%
NET FINAL LOT COVERAGE	4,462	14.3%
NET CHANGE IN LOT COVERAGE	1,438	4.6%
REMAINING LOT COVERAGE ALLOWED	7,996	

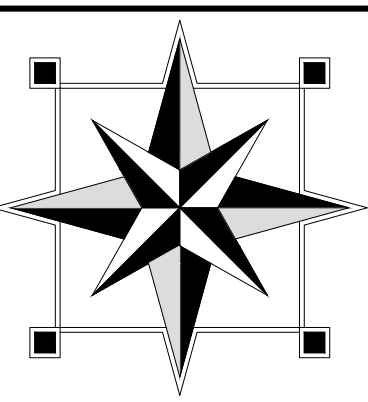
SITE PLAN
SHOWING PROPOSED IMPROVEMENTS TO THE LAND OF
CALEP A. BOYD, III
AND
LAUREN B. LUIK
TAX MAP 400, PARCELS 393 & 390
IN THE TOWN OF OXFORD
TALBOT COUNTY, MARYLAND

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



SOILS INFORMATION - PER USDA WEB SOIL SURVEY					
MAP UNIT SYMBOL	MAP UNIT NAME	SLOPE	HYDRIC	K-FACTOR	HYDROLOGIC GROUP
CsA	CROSIADORE SILT LOAM	0-2%	NO	0.49	C/D
SuA	SUNKEN MUCKY SILT LOAM, OCCASIONALLY FLOODED, TIDAL	0-2%	YES		C/D

DATE	REVISION



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DATE	02 / 03 / 2020
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SHEET NO.	3 of 3