PROPERTY OWNER: JEFFREY D. CHANDLER, CO TRUSTEE DONNA S. MOREA, CO TRUSTEE PROPERTY ADDRESS: PARCEL 42 5852 IRISH CREEK ROAD ROYAL OAK, MD 21662 PROPERTY ADDRESS: PARCEL 51 5850 IRISH CREEK ROAD ROYAL OAK, MD 21662 DEED REFERENCE: 2540/212 PLAT REFERENCE: 5/16 SITE NOTES ZONING CLASSIFICATION: SETBACKS: RR (RURAL RESIDENTIAL) SIDE- 25' REAR- 25' MEAN HIGH WATER— 100'

SEWAGE DISPOSAL AREA- 20'

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

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

THE IMPROVEMENTS SHOWN HEREON WERE TAKEN FROM 2019 TALBOT COUNTY AERIAL IMAGERY AND ARE

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 LOCATION OF THE SEPTIC SYSTEM SHOWN HEREON WAS TAKEN FROM THE BEST AVAILABLE RECORDS PROVIDED BY THE TALBOT COUNTY HEALTH DEPARTMENT AND IS APPROXIMATE ONLY.

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

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", "X" (SHADED), "AE" (EL 5) AND "AE" (EL 6) FLOOD ZONE(S) AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240066, MAP NO. 24041C0279D 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.

ZONES A, AE, AH, AO, AR, A99, V & VE - 1% ANNUAL CHANCE FLOOD ZONE X (SHADED) - 0.2% 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 46, GRID 10, TAX PARCELS 42 & 51, 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

TALBOT COUNTY APPROVING AUTHORITY

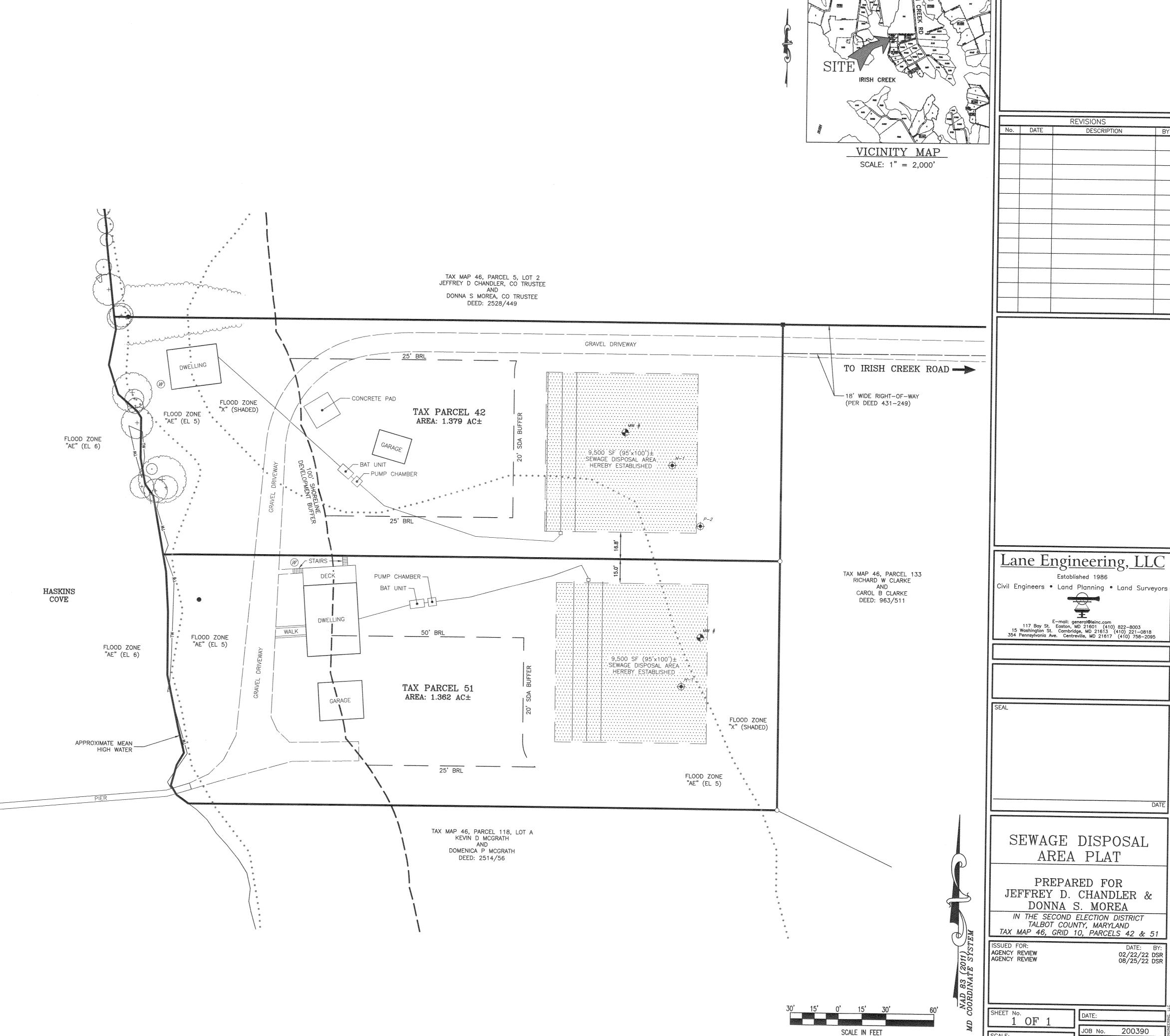
PLAT PURPOSE

THE PURPOSE OF THIS SEWAGE DISPOSAL AREA PLAT IS TO ESTABLISH SEWAGE DISPOSAL AREAS ON PARCEL 42 AND PARCEL 51.

THE SEWAGE DISPOSAL AREAS SHOWN HEREON WERE TAKEN FROM A PLAT PREPARED BY CHRISTOPHER WATERS TITLED "PLAT SHOWING REVISION OF BOUNDARY LINES ON THE LANDS OF JEFFREY D. CHANDLER & DONNA S. MOREA" DATED SEPTEMBER 2011. THE PLAT WAS NEVER RECORDED AND THEREFORE, THE SEWAGE DISPOSAL AREAS WERE NEVER FORMALLY ESTABLISHED.

LEGEND

	CONCRETE MONUMENT FOUND
	IRON ROD FOUND
	COMPUTED POINT
\mathscr{W}	EXISTING DRINKING WATER SUPPLY WEL
	PIEZOMETER/BORING
	MONITORING WELL
* * * * * * * * * * * * * *	FLOOD ZONE BOUNDARY
	TIDAL WETLANDS
. ~~~~~~.	TREE LINE
+	DECIDUOUS TREE
	SEWAGE DISPOSAL AREA HEREBY ESTABLISHED



AS NOTED

JOB No. 200390

02/22/22 DSR 08/25/22 DSR

DESCRIPTION

Established 1986

AREA PLAT

PREPARED FOR

DONNA S. MOREA

TALBOT COUNTY, MARYLAND