

THIS PLAT REPRESENTS A REVISION OF LOT LINES AND DOES NOT CONSTITUTE ANY NEW BUILDABLE LOTS UNDER THE TERMS OF THE TALBOT COUNTY ZONING ORDINANCE.

Jane B. Lowe  
 JANE B. LOWE, OWNER  
 DATE Jan 3, 1991

Daniel R. Cove  
 COUNTY PLANNING OFFICER  
 DATE 12-21-90

ZONING CLASSIFICATION: RC  
 MAXIMUM LOT SIZE: 5 ACRES  
 BUILDING RESTRICTIONS: 50 FOOT FRONT  
 50 FOOT REAR  
 50 FOOT SIDE  
 100 FOOT MHW

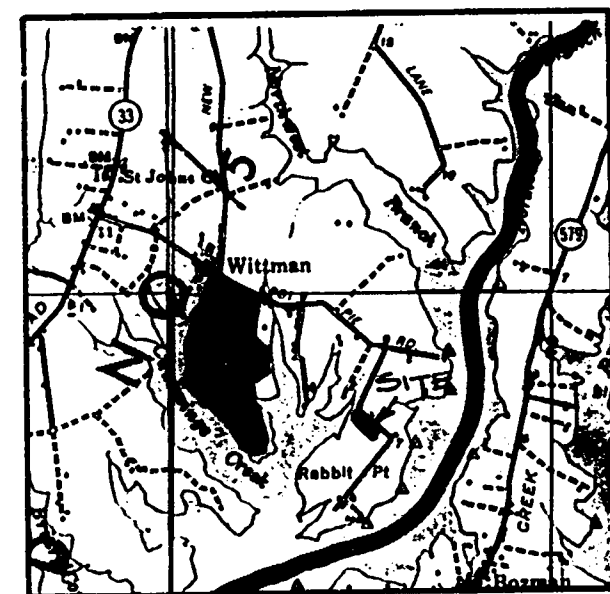
THE LAND SHOWN HEREON IS IN ZONE AS-1S AND IS LOCATED WITHIN THE COASTAL FLOOD PLAIN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR TALBOT COUNTY, MARYLAND. THEREFORE, MANDATORY FLOOD INSURANCE IS REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C. SEE FEHA MAP NO. 24206-0272 A.

FLOOD PLAIN LEGEND  
 A - 100 YR. FLOOD ZONE  
 B - 500 YR. FLOOD ZONE  
 C - AREA OF MINIMAL FLOODING

IF THE PROPERTY IS IN FLOOD ZONE A OR B, THE PROPERTY WOULD BE INUNDATED BY A FLOOD HAVING A ONE-PERCENT CHANCE OF OCCURRENCE IN ANY GIVEN YEAR. THEREFORE, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT ON THE PROPERTY IS SUBJECT TO FEDERAL, STATE AND LOCAL REGULATIONS.

THIS SUBDIVISION MAY CONTAIN WETLANDS REGULATED UNDER COMAR 08.05.04; THE FEDERAL WATER POLLUTION CONTROL ACT, SECTION 404; OR THE RIVER HARBORS ACT, SECTION 10.

ALEXANDER SETH JOHNSTON  
 (338/195)



VICINITY MAP  
 SCALE: 1" = 1 MILE

State of Maryland  
 Talbot County, To Wit:  
 Recorded in the Plat Record  
 of Talbot County, MAS  
PC1/1948B  
*Mary Ann Shortall*  
 Mary Ann Shortall, Clerk

CRITICAL AREAS FORMULA FOR DETERMINING IMPERVIOUS SURFACE ALLOTMENT FOR NEW SUBDIVISIONS

EXISTING CONDITIONS

A. TOTAL LAND AREA TO BE DEVELOPED	130,680.1	SF	
B. 15% IMPERVIOUS ALLOTMENT	19,602.2	SF	15%
C. EXISTING ROAD AREAS	1,987.2	SF	
D. EXISTING IMPERVIOUS AREAS/STRUCTURES		SF	
D.1 dwelling(s)		SF	
D.2 pool/patio/terrace	2,478.0	SF	
D.3 accessory structures		SF	
E. TOTAL EXISTING IMPERVIOUS SURFACE (Total of C & D)	4,465.2	SF	
F. TOTAL ALLOWABLE IMPERVIOUS SURFACE (Total of B minus E)	15,136.8	SF	15%



**Rauch, Walls and Lane, Inc.**  
 Engineers • Design Planning • Surveyors

REC FEE  
 TOTL 2.50  
 9716CASH 5.00  
 02 01991 1-04 P2:32

EASTON • MARYLAND

DATE	SCALE	JOB NO.	APPROVED	REVISION
OCT. 1990	1" = 30'	045808	4874	

PLAT SHOWING  
**LOT LINE REVISION**  
 ON THE LAND OF  
**JANE B. LOWE**  
 FIFTH ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

SHEET NO. 1 of 1  
 FILE NO. 4874