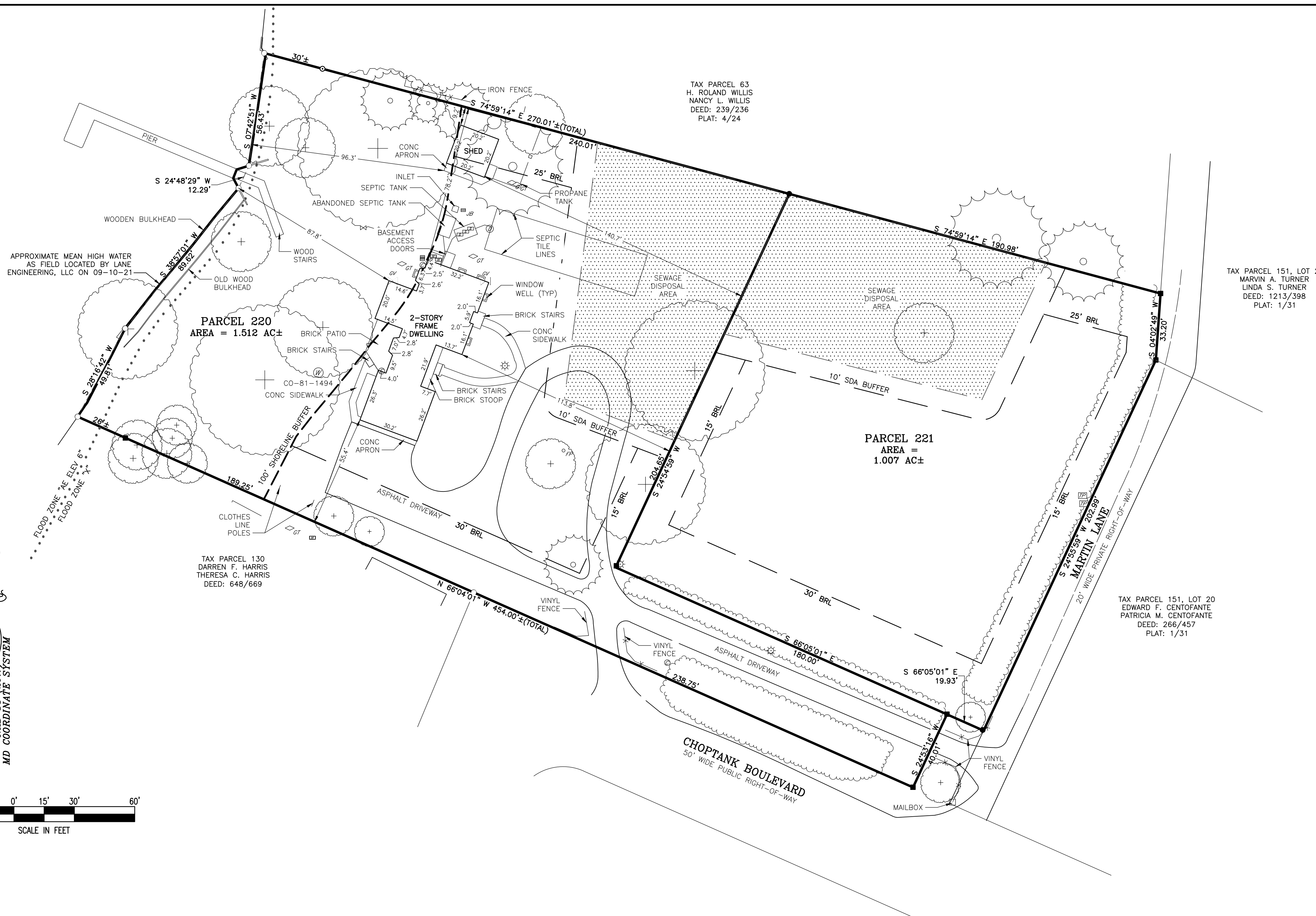
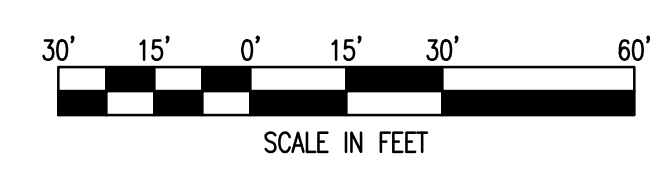


CHOPTANK RIVER



NAD 83 (2011)
MD COORDINATE SYSTEM



LEGEND

- IRON ROD SET
- IRON ROD FOUND
- COMPUTED POINT
- CONCRETE MONUMENT FOUND
- CONIFEROUS TREE
- DECIDUOUS TREE
- FENCE
- STOCKADE FENCE
- GAS SHUTOFF VALVE
- GAS TANK
- LAMP POLE
- SPRINKLER JUNCTION BOX
- SANITARY SEWER CLEAN OUT
- SEPTIC TANK
- SEWAGE DISPOSAL AREA
- STORM DRAIN MANHOLE
- HVAC UNIT
- ELECTRIC METER
- DRINKING WATER SUPPLY WELL
- FLAG POLE
- TELEPHONE PEDESTAL
- APPROXIMATE TREE LINE

PARCEL 220

CRITICAL AREA LOT COVERAGE CALCULATIONS: ENTIRE SITE

TOTAL AREA IN CRITICAL AREA	=	1.512 AC±	OR	65,853 SF
15% LOT COVERAGE THRESHOLD	=	15% OF 1.512 AC±	=	9,878 SF
EXISTING LOT COVERAGE				
SHED	=	408 SF		
CONC APRONS	=	160 SF		
BASEMENT ACCESS DOORS	=	38 SF		
CONC SIDEWALKS AND PADS	=	465 SF		
WINDOW WELLS	=	41 SF		
BRICK STAIRS	=	73 SF		
BRICK PATIO	=	260 SF		
BRICK STOOP	=	82 SF		
2-STORY FRAME DWELLING	=	2,742 SF		
ASPHALT DRIVEWAY	=	7,735 SF		
TOTAL EXISTING LOT COVERAGE	=	12,004 SF	18.2%	
ALLOWABLE LOT COVERAGE REMAINING	=	-2,126 SF		

PARCEL 220

LOT COVERAGE CALCULATIONS: 100' BUFFER

TOTAL AREA IN 100' BUFFER	=	0.496 AC±	OR	21,615 SF
EXISTING LOT COVERAGE				
SHED	=	26 SF		
CONC APRON	=	14 SF		
CONC PAD	=	2 SF		
WINDOW WELL	=	9 SF		
BRICK PATIO	=	45 SF		
2-STORY FRAME DWELLING	=	208 SF		
TOTAL EXISTING LOT COVERAGE	=	304 SF	1.4%	

PARCEL 221

CRITICAL AREA LOT COVERAGE CALCULATIONS: ENTIRE SITE

TOTAL AREA IN CRITICAL AREA	=	1.007 AC±	OR	43,862 SF
15% LOT COVERAGE THRESHOLD	=	15% OF 1.007 AC±	=	6,579 SF
TOTAL EXISTING LOT COVERAGE	=	0 SF		

PREPARED FOR: LEE N. MCMAHAN

PROPERTY OWNER: PARCEL 220 DOROTHY A. BLAZEJAK, TRUSTEE; PARCEL 221 DOROTHY A. BLAZEJAK, TRUSTEE

PROPERTY ADDRESS: 8072 MARTIN LANE DENTON, MD 21629

DEED REFERENCE: 1505/88; 1505/88

PLAT REFERENCE: 4/40; 4/40

SITE NOTES

ZONING CLASSIFICATION: R1 (SINGLE-FAMILY RESIDENTIAL)

CRITICAL AREA DESIGNATION: LDA

SETBACKS: FRONT- 30', SIDE- 15', REAR- 25', MEAN HIGH WATER- 100', SEWAGE DISPOSAL AREA- 10'

THE PROPERTY SHOWN HEREON LIES ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE CAROLINE COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH CAROLINE COUNTY ORDINANCE NO. 2017-1, ENACTED AUGUST 22, 2017.

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 BULKHEAD. THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

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 IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON 09-10-21.

THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT.

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

THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY.

THE PROPERTY IS SUBJECT TO A COMMITMENT FOR TITLE INSURANCE BY THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE, FILE NO. EST-26903-JE, AND SUBJECT TO THE FOLLOWING EXCEPTIONS:

5. SUBJECT TO THE TERMS, CONDITIONS, COVENANTS, LIENS, RESTRICTIONS, OBLIGATIONS AND EASEMENTS SET FORTH IN THE FOLLOWING DOCUMENTS:
 - a. AGREEMENT AND EASEMENT FOR INSTALLATION OF BEST AVAILABLE TECHNOLOGY SYSTEMS WITH BAY RESTORATION FUNDS, DATED JUNE 18, 2009 AND RECORDED AMONG THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER NO. 867, FOLIO 439. (PARCEL 1 ONLY) - **NOT PLOTTABLE**
 6. SUBJECT TO LEGAL OPERATION AND EFFECT OF THE FOLLOWING EASEMENTS AND/OR RIGHTS-OF-WAY, INsofar AS THEY MAY AFFECT SUBJECT PROPERTY:
 - a. RIGHT OF WAY EASEMENT FOR THE BENEFIT OF CHOPTANK ELECTRIC COOPERATIVE, INC. UNDER A GRANT OR AGREEMENT, DATE APRIL 11, 1988 AND RECORDED AMONG THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER NO. 233, FOLIO 547. - **NOT PLOTTABLE**
 - b. RIGHT OF WAY EASEMENT FOR THE BENEFIT OF C. & P. TELEPHONE CO. UNDER A GRANT OF AGREEMENT, DATED NOVEMBER 13, 1938 AND RECORDED AMONG THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER NO. 81, FOLIO 451. - **NOT PLOTTABLE**
 - c. RIGHT OF WAY EASEMENT FOR THE BENEFIT OF CHOPTANK CO-OPERATIVE, INC. UNDER A GRANT OR AGREEMENT, DATED NOVEMBER 10, 1938 AND RECORDED AMONG THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER NO. 100, FOLIO 80. - **NOT PLOTTABLE**

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 FLOOD ZONE "AE ELEV 6" AND FLOOD ZONE "X" ZONES AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240130, MAP NO. 24011C0230D FOR CAROLINE 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.

FLOOD ZONE LEGEND

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

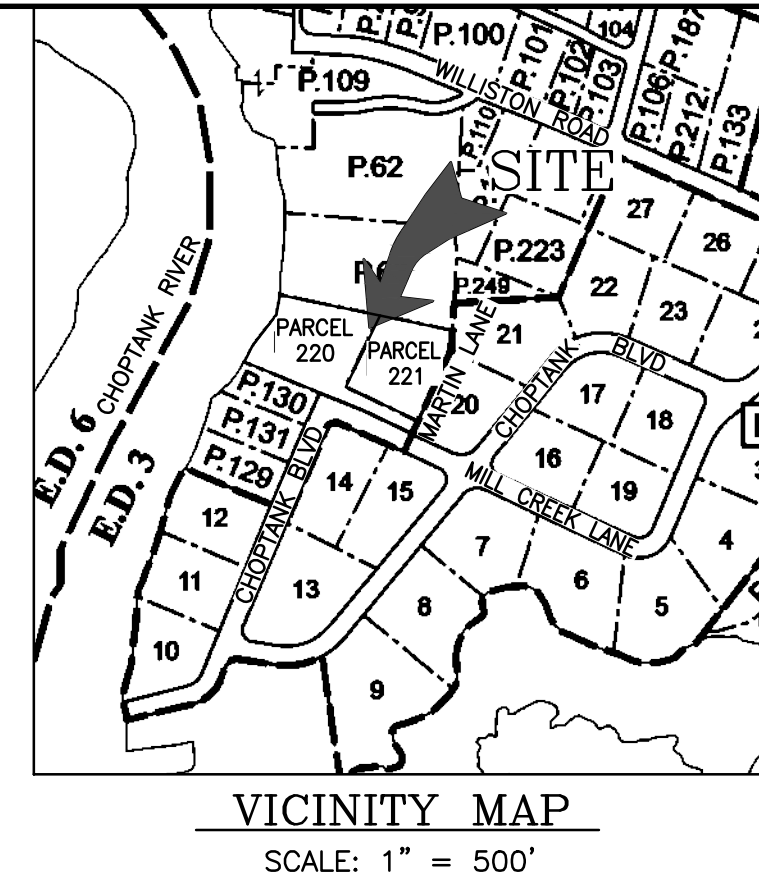
THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION, TO LEE N. MCMAHAN, THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A BOUNDARY SURVEY OF ALL THE LANDS CONVEYED TO DOROTHY A. BLAZEJAK BY DEED DATED JUNE 25, 2021 AND RECORDED AMONG THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER 1505, AT FOLIO 88. THAT IT IS IN ACCORDANCE WITH DEEDS AND/OR PLATS OF RECORD. THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21646, AND, SUBJECT TO THE BIENNIAL RENEWAL, MY CURRENT EXPIRATION DATE IS DECEMBER 27, 2023, AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 & 09.13.06.03 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN HEREON.

Matthew D. Lane
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21646
LANE ENGINEERING, LLC
117 BAY STREET
EASTON, MARYLAND 21601

3/1/2022
DATE



REVISIONS

No.	DATE	DESCRIPTION	BY
1	02-28-22	REVISE SEPTIC TANK LABELS	CGT

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors

117 Bay St., Easton, MD 21601 (410) 822-8003
15 Washington St., Centerville, MD 21613 (410) 221-0818
354 Pennsylvania Ave., Centerville, MD 21617 (410) 758-2095

SEAL
MATTHEW D. LANE
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21646
3/1/2022 DATE

BOUNDARY SURVEY

ON THE LANDS OF
DOROTHY A. BLAZEJAK,
TRUSTEE

IN THE THIRD ELECTION DISTRICT
CAROLINE COUNTY, MARYLAND
TAX MAP 37, GRID 13, PARCEL 221

ISSUED FOR: TO CLIENT APPROVAL

DATE: 09-23-21 CGT

DATE: 03-01-22 CGT

SHEET No. 1 OF 1

SCALE: AS NOTED

DATE: 09-22-21

JOB No. 210454

FILE No. 4850

Date: 03/01/2022 - 2:37pm User: clemey Project: Managarc_LSC Drawing Path: J:\2021\0400\210454\Civil\3D\Draw\Plots\VP\VP-210454.dwg | BNDRY Survey XREF File(s): PAR-BASE-210454/MD-BASE-210454/HS-BASE-210454/RS-BASE-210454