



AFFORESTATION REQUIRED = 2.425 ACRES
AFFORESTATION PROPOSED = 7.318 ACRES
TOTAL FOREST COVER PROPOSED = 13.728 ACRES
LOT 3= 9.409 ACRES x 15% = 1.411 ACRES
EXISTING FOREST COVER IN CRITICAL AREA = 1.816 ACRES
AFFORESTATION REQUIRED = 0.000 ACRES
AFFORESTATION PROPOSED = 1.497 ACRES
TOTAL FOREST COVER PROPOSED = 3.313 ACRES

A CRITICAL AREA BUFFER PLANTING PLAN IS BEING RECORDED ALONG WITH THIS FINAL SUBDIVISION PLAT. THE PLANTING PLAN MAINTENANCE AND MANAGEMENT AGREEMENT HAS BEEN RECORDED IN THE LAND RECORDS OF DORCHESTER COUNTY, MARYLAND IN LIBER 433, FOLIO 251.

NOW OR FORMERLY
THE LANDS OF
RODNEY V. BURBACH
& JOY W. BURBACH
246/506

VARIABLE WIDTH INGRESS
& EGRESS EASEMENT
FOR LOTS 2 & 3 ONLY
(SEE SHARED DRIVEWAY MAINTENANCE
AGREEMENT RECORDED AT LIBER 628
FOLIO 175 IN THE LAND RECORDS OF
DORCHESTER COUNTY)

LOT 1
101.072 TOTAL ACRES
58.898 ACRES IN CRITICAL AREA
42.174 ACRES OUTSIDE CRITICAL AREA

AREAS WITHIN THE RESOURCE CONSERVATION AREA SHOWN AS
RESERVED LANDS ON THIS PLAT MAY NOT BE FURTHER
SUBDIVIDED, BUILT UPON OR IN ANY WAY DEVELOPED SUBJECT
TO THE RIGHT OF THE GRANTORS TO PETITION THE PLANNING
COMMISSION FOR REDUCTION OF THE PLANNING
THE EVENT FURTHER CHANGES OF THE LAND HEREBY RESERVED, IN
NECESSARY TO BE RESERVED.

AREAS WITHIN THE RESOURCE CONSERVATION AREA SHOWN AS
RESERVED LANDS ON THIS PLAT MAY NOT BE FURTHER
SUBDIVIDED, BUILT UPON OR IN ANY WAY DEVELOPED SUBJECT
TO THE RIGHT OF THE GRANTORS TO PETITION THE PLANNING
COMMISSION FOR REDUCTION OF THE PLANNING
THE EVENT FURTHER CHANGES OF THE LAND HEREBY RESERVED, IN
NECESSARY TO BE RESERVED.

NOW OR FORMERLY
THE LANDS OF
JOHN M. RUSSELL, JR.
& MONICA M. RUSSELL, TRUSTEES
386/820

NOW OR FORMERLY
THE LANDS OF
WOODROW W. RUE
& DORIS S. RUE
228/743

LOT 3
SEE PLAT
23/11

NOW OR FORMERLY
THE LANDS OF
WOODROW W. RUE
& DORIS S. RUE
228/743

LOT 2
SEE PLAT
23/11

LOT 1
SEE PLAT
23/11

POINT OF BEGINNING
NORTH = 319,590.25
EAST = 1,550,120.18

MARYLAND STATE GRID NAD83

THIS PLAN IS HEREBY APPROVED BY THE DORCHESTER COUNTY
PLANNING COMMISSION IN ACCORDANCE WITH THE SUBDIVISION
ORDINANCE

[Signature]

3.9.05
DATE

MEAN HIGH WATER
SHOWN HERON

FISHING