

SWM, ACCESS & MAINTENANCE

EASEMENT LINE TABLE

BEARING

S30°27'19"E

N58°59'09"E

S31°00'51"E

S58°59'09"W

N30°27'19"W

FINALIZE THE CREATION OF THE LOT LAYOUT.

TAX MAP 800, GRID 12, PARCEL 542 FOR DEED REFERENCE SEE CMN 4105/245.

5. CURRENT BUILDING SETBACKS: FRONT: 20'

PANEL No. 24015C 0129E, DATED MAY 4, 2015.

THIS SUBDIVISION IS IN COMPLIANCE WITH THE

TEN-YEAR WATER AND SEWERAGE PLAN FOR CECIL

WATER SUPPLY AND SEWERAGE DISPOSAL ARE BOTH SUBJECT TO APPROVAL BY THE MARYLAND STATE DEPT.

APPROVED BY THE TOWN OF PERRYVILLE PLANNING COMMISSION

4. MAXIMUM BUILDING HEIGHT: 40'

PART OF CONTRACT OF SALE.

FIRE SERVICE AREA.

COUNTY (2019).

1. WATER SUPPLY

OF ENVIRONMENT.

2. SEWERAGE DISPOSAL

PURPOSE NOTE

SITE NOTES:

DISTANCE

34.83'

55.38' 35.37'

55.38'

THE PURPOSE OF THIS PLAN IS TO CREATE THE TWO LOTS SHOWN HEREON FOR THE INTENDED SALE TO INDIVIDUAL PROSPECTIVE BUYERS OF THE EXISTING

DUNKIN DONUTS AND ADJACENT VACANT PAD SITES. THE ORIGINAL SITE DESIGN

FOR THE SHOPPING CENTER INCLUDED THESE TWO SITES AND THIS PLAN IS TO

ZONED: TOWN OF PERRYVILLE C2. THE ENTIRE PROPERTY IS ALSO WITHIN

SIDE: 10'

6. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE "X" (AREA

THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA. 8. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THE SURVEYED PROPERTY DURING FIELD LOCATION WORK CONDUCTED IN AUGUST OF 2020.

9. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY McCRONE INC. 10. BLANKET PUBLIC ACCESS & PARKING AGREEMENTS WILL BE GENERATED AS

12. THE LOTS SHOWN HEREON ARE SUBJECT TO A 5' DRAINAGE & UTILITY EASEMENT ALONG ALL SIDE AND REAR PROPERTY LINES.

11. THE SITE SHOWN HEREON IS LOCATED WITHIN THE TOWN OF PERRYVILLE

- TOWN OF PERRYVILLE

- TOWN OF PERRYVILLE

OF MINIMAL FLOODING) PER FLOOD INSURANCE RATE MAP COMMUNITY

THE HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT.

ofessional Certification. I hereby certify that the cuments were prepared or approved by me, and hat I am a duly licensed Property Line Surveyor under the laws of the State of Maryland, License No. 481 , Expiration Date: 1-12-2023

DISTANCE 14.54' 32.39' 22.45' 182.19' 36.17' 24.72' 11.46' 181.72' 6.70'

PARCEL 542

EASEMENT CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	
C2	N76°00'51"W	21.21'	23.56'	15.00'	
C3	S13°59'09"W	21.21'	23.56'	15.00'	

EASEMENT LINE TABLE			
LINE	BEARING	DISTANCE	
L10	N58°59'09"E	28.42'	
L11	N58°59'09"E	28.42'	
L12	S31°00'51"E	55.00'	
L13	S58°59'09"W	26.84'	
L14	N31°00'51"W	55.00'	

STORMWATER MANAGEMENT							
EASEMENT CURVE TABLE							
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS			
C1	N80°21'24"E	20.55'	20.86'	35.05'			

CTODAWAYATED MANACEMENT

STORMWATER MANAGEMENT				
EASEMENT LINE TABLE				
LINE	BEARING	DISTANCE		
L15	N58°59'09"E	14.42'		
L16	N58°44'56"W	41.70'		
L17	N58°59'09"E	22.69'		
L18	S84°47'14"E	16.23'		
L19	S31°00'51"E	19.83'		
L20	S58°59'09 " W	35.51'		

CERTIFICATION IS HEREBY MADE THAT PREPARATION SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AND SUBSEQUENT

CERTIFICATION IS HEREBY MADE THAT TO THE BEST OF OUR KNOWLEDGE THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, CONCERNING THE PREPARATION OF THIS PLAT AND THE SETTING OF

SHOWN ON THIS PLAN, AND THIS SUBDIVISION PLAT

SHEET NO.: 1 OF 1