

PREPARED FOR: ATLANTIC CONCRETE COMPANY
C/O BENJAMIN JONES
PO BOX 321
MILFORD, DELAWARE 19963
(302) 422-8017

TAX MAP 54, PARCEL 302

PROPERTY OWNER: BRIAN K. HAUSE
PO BOX 2493
EASTON, MARYLAND 21601

PROPERTY ADDRESS: 4502 OLD TRAPPE ROAD
TRAPPE, MARYLAND 21673

DEED REFERENCE: 2813/51

PLAT REFERENCE: 3/48EE, 3/49E, 83/298 & 84/111

OWNER'S CERTIFICATE

BENJAMIN JONES, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS SUBDIVISION PLAT.
COMMUNITY WATER AND COMMUNITY SEWER SYSTEMS WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

BENJAMIN JONES, MANAGING MEMBER DATE _____

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY DATE _____

MY COMMISSION EXPIRES _____

TALBOT COUNTY HEALTH DEPARTMENT

TAX PARCEL 302, LOTS 1 AND 2 AS SHOWN HEREON ARE APPROVED FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE AND THEIR USE IS IN ACCORDANCE WITH THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND MARYLAND DEPARTMENT OF ENVIRONMENT REGULATION 26.04.03.

THIS REMAINING LANDS PARCEL IS NOT LEGALLY ESTABLISHED UNDER COMAR 26.0403 AND MAY NOT BE CONSIDERED FOR DEVELOPMENT UNTIL SUCH TIME AS EITHER THE PARCEL CAN BE SERVED BY COMMUNITY SEWER DISPOSAL SYSTEM OR EVALUATION OF THE PARCEL DEMONSTRATES THAT THE PARCEL MEETS THE PROVISIONS SET FORTH IN THE CODE OF MARYLAND REGULATIONS FOR SUBDIVISION OF LAND, IN PLACE AT THE TIME THE PROPOSAL IS SUBMITTED. FURTHERMORE, DEVELOPMENT MUST BE CONSISTENT WITH APPLICABLE STATE AND COUNTY CODES, REGULATIONS AND LAWS, AND THE PARCEL MAY NOT BE SERVED BY NON-CONVENTIONAL MEANS OF ON-SITE SEWAGE DISPOSAL.

TALBOT COUNTY APPROVING AUTHORITY DATE _____

APPROVED: _____ DATE _____

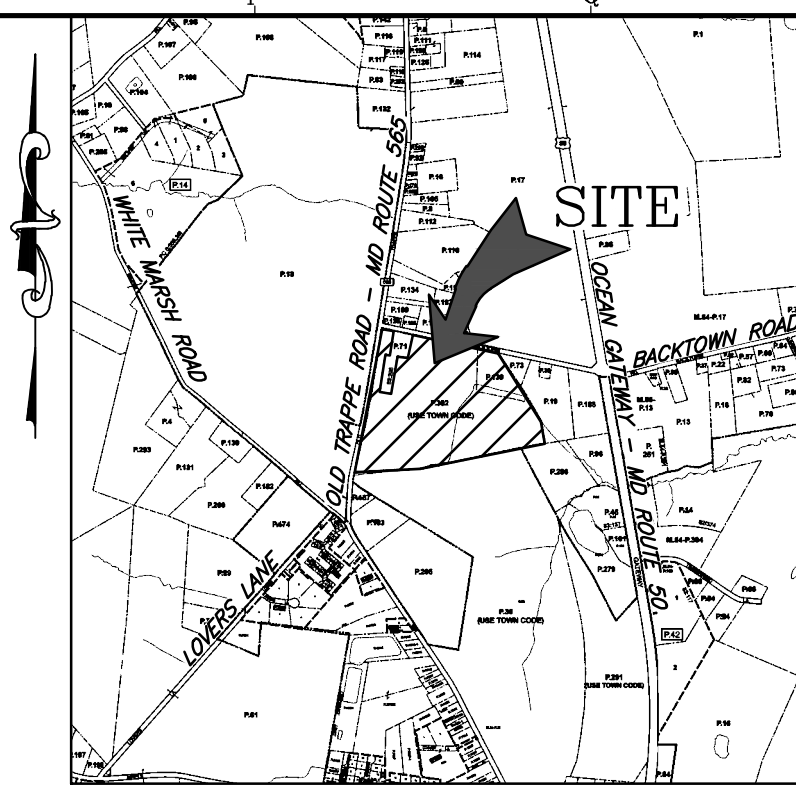
CHAIRMAN OF PLANNING AND ZONING COMMISSION DATE _____

THE TOWN PLANNER DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION, TO BENJAMIN JONES THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION PLAT OF ALL THE LANDS CONVEYED TO BENJAMIN JONES BY DEED DATED _____ AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER _____ AT FOLIO _____ 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 PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 363, AND, SUBJECT TO BIENNIAL RENEWAL, MY CURRENT EXPIRATION DATE IS AUGUST 3, 2027, AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN HEREON.

JEFFERSON EWELL HUBBARD
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION No. 363
LANE ENGINEERING, LLC
117 BAY STREET
EASTON, MARYLAND 21601



VICINITY MAP
SCALE: 1" = 2,000'

SITE NOTES

TOTAL AREA TO BE SUBDIVIDED: 37.860 ACRES±

ZONING CLASSIFICATION: M (INDUSTRIAL)

SETBACKS:

FRONT-	60'
SIDE-	25'
REAR-	60'
NON-TIDAL WETLANDS-	25'
SEWAGE DISPOSAL AREA-	20'
MINIMUM LOT AREA-	1 ACRE
MINIMUM LOT WIDTH-	150'

PLAT PURPOSE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING PARCEL 302 INTO 2 BUILDABLE LOTS, AND TO REVISE THE EXISTING LOT LINE BETWEEN PARCEL 302 AND PARCEL 71.

FLOOD DATA

THE PROPERTY SHOWN HEREON IS NOT 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" FLOOD ZONE AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240108, MAP NOS. 24041003150 AND 24041003200 FOR TOWN OF TRAPPE, 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
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.

FOREST CONSERVATION REQUIREMENTS

THE FOREST CONSERVATION REQUIREMENTS WERE PREVIOUSLY SATISFIED FOR THE ENTIRE PARCEL BY PLACING AN AREA OF EXISTING FOREST UNDER A LONG TERM PROTECTION EASEMENT. SEE FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN FOR THE MINOR DEVELOPMENT PROJECT LOT 1 SUBDIVISION FOR "FOX HALL", PREPARED BY RAUCH, WALLS & LANE, INC., SHEETS 1 AND 2 OF 2, DATED 1/3/95 REVISED THROUGH 4/12/95 (PLAT: 3/48EE & 3/49E) FOR DETAILS.

GENERAL NOTES

THE PROPERTY SHOWN HEREON LIES ENTIRELY OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE TALBOT COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH TALBOT COUNTY BILL NO. 1295, ENACTED AUGUST 12, 2014.

THE CONTOURS SHOWN HEREON WERE DERIVED FROM FIELD RUN TOPOGRAPHY BY LANE ENGINEERING, LLC ON APRIL 22, 2022.

THE INTERMITTENT STREAM SHOWN HEREON WAS TAKEN FROM THE TALBOT COUNTY LAND USE MAP APPLICATION AND IS ALSO SHOWN ON THE U.S.G.S. QUAD MAP "TRAPPE".

THE TREE LINE SHOWN HEREON WAS TAKEN FROM THE 2019 TALBOT COUNTY AERIALS AND IS APPROXIMATE ONLY.

LAND SHOWN UPON THIS EXHIBIT MAY CONTAIN NON-TIDAL WETLANDS REGULATED UNDER COMAR 08.0504; THE FEDERAL WATER POLLUTION ACT SECTION 404; OR THE PROTECTION HARBOR ACT SECTION 10. DEVELOPMENT AND CONSTRUCTION WITHIN WETLANDS ARE SUBJECT TO FEDERAL AND STATE REGULATIONS AND MAY BE PROHIBITED OR RESTRICTED BY SUCH REGULATIONS.

BY ACCEPTANCE OF THE DEED TO THIS PROPERTY, EACH LOT OWNER OR THEIR SUCCESSORS OR ASSIGNS, HEREBY ACKNOWLEDGE THAT THEY ARE AWARE THAT THE PROPERTY BORDERS ON PROPERTY UNDER AGRICULTURAL USE AND THAT THE NORMAL FARMING OPERATIONS ON SUCH AGRICULTURAL LAND MAY CAUSE SOME INTERFERENCE WITH THE USE AND ENJOYMENT OF THE PROPERTY, SUCH AS ODOR, DUST, NOISE, AND DRIFT OF PESTICIDES OR CHEMICALS. THE LOT OWNER ACCEPTS THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.

A UTILITIES DISTRIBUTION RIGHT-OF-WAY AND EASEMENT IS HEREBY DEDICATED TO THE TOWN OF TRAPPE IN AND OVER STRIPS OF LAND TEN (10) FEET IN WIDTH ALONG THOSE BOUNDARY LINES CONTIGUOUS TO ANY STREET OR ALLEY AND FIVE (5) FEET IN WIDTH ON EACH SIDE OF SIDE LOT LINES.

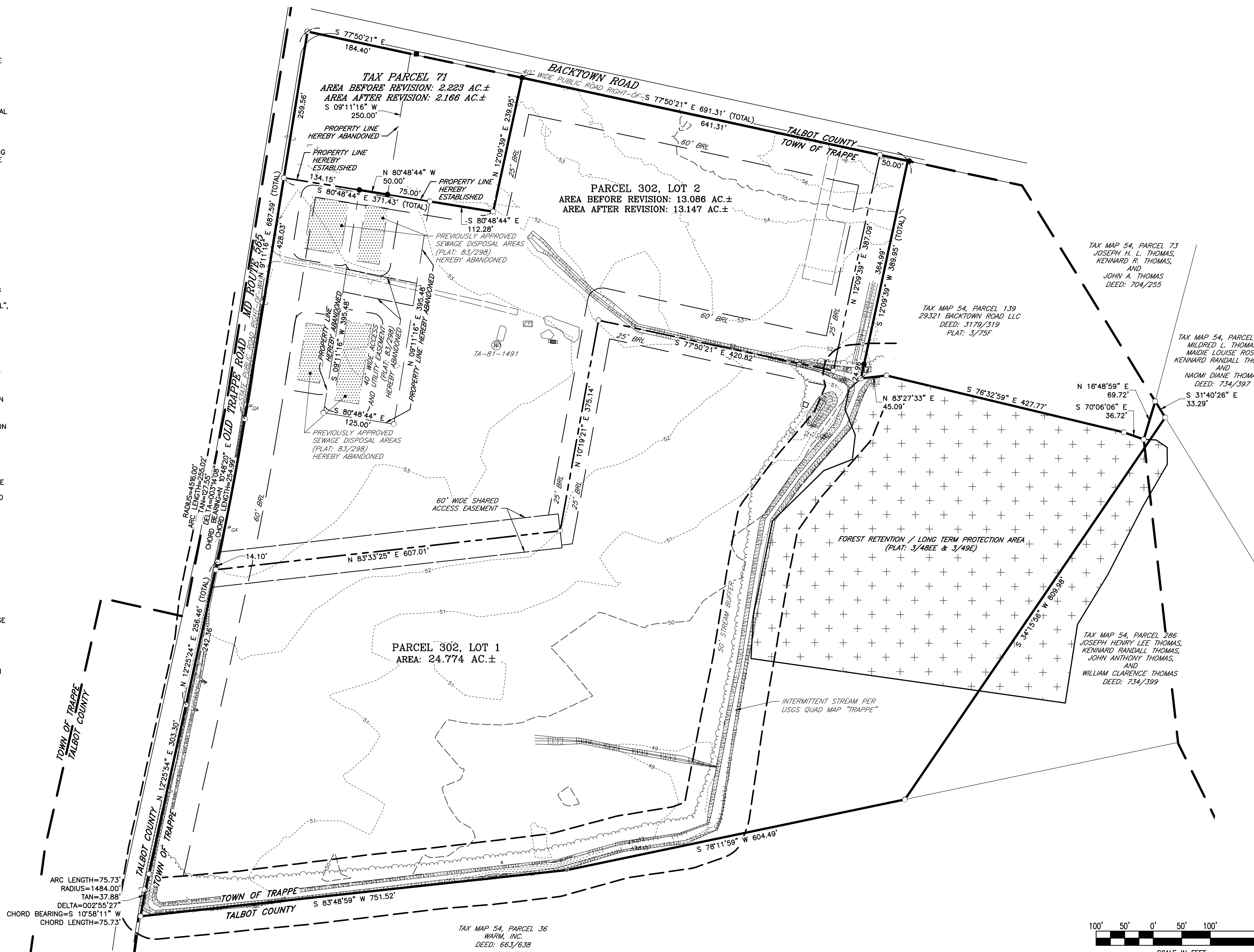
ALL EASEMENTS SHOWN HEREON, UNLESS OTHERWISE LABELED AS "PRIVATE", ARE HEREBY DEDICATED FOR USE BY: (I) THE TOWN OF TRAPPE, (II) UTILITY COMPANIES, (III) SERVICE PROVIDERS, (IV) ANY OTHER PARTIES TO OR FOR WHOM SUCH RIGHTS ARE ESTABLISHED BY INSTRUMENTS RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY.

THE PLANNING AND ZONING COMMISSION MAY WAIVE OR TERMINATE, UPON RESUBDIVISION SUCH UTILITY EASEMENTS WHICH HAVE NOT BEEN ACCEPTED BY USE THEREOF, UPON RECEIVING APPROVAL FROM THE TOWN ENGINEER.

BUILDING PERMITS SHALL BE ISSUED ONLY IF SUFFICIENT CAPACITY IS AVAILABLE IN THE COMMUNITY WATER SUPPLY SYSTEM, SEWERAGE SYSTEM, AND SOLID WASTE ACCEPTANCE FACILITY SERVING THE SUBDIVISION.

LEGEND

- COMPUTED POINT
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- STONE FOUND
- MAJOR CONTOUR
- MINOR CONTOUR
- TOP OF SLOPE
- BOTTOM OF SLOPE
- APPROXIMATE TREE LINE
- FOREST CONSERVATION AREA
- SEWAGE DISPOSAL AREA



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

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PRELIMINARY

MINOR SUBDIVISION AND LOT LINE REVISION
FOR
TAX MAP 54
PARCELS 302 & 71

ISSUED FOR: DATE: BY:
CLIENT REVIEW 05/22/26 BCE
CLIENT REVIEW 05/26/26 BCE
AGENCY REVIEW 06/01/26 BCE

SHEET No. 1 OF 1
JOB No. 260175
SCALE: AS NOTED
FILE No. C004

Date: 06/01/2026 - 11:43:30m User: mcauler Project Manager: BCE
Drawing Path: J:\2026\0100\260175\Civil\3D-260175\Draw\Plots\SK-EXHIBIT-PLTS-260175.dwg | MINOR SUBDIVISION
XREF File(s): SK-BASE-260175\MD-BASE-260175\ASF-BASE-260175\FAR-BASE-260175