

**SITE PLAN: LOT 323, PHASE 4,
THE PARKE AT OCEAN PINES, SECTION 16,
THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND**

**49
CHATHAM**

WORCESTER CO. ZONING REVIEWED
BY **DB**

BIKE PATH
CHATHAM COURT (50' R.O.W.)
924.03
BP 84038
Ima1 P311 S16 L323

Curve Data
R=825.00
L=51.03
Tan=25.52
Δ=3°32'39"

INLET #1
RIM 8.76
INV. 6.52

SFD as a attached garage
front porch & rear sunroom
as built & foundation

location
required

5' UTILITY, DRAINAGE
AND/OR ACCESS EASEMENT
10' BELL ATLANTIC-MD/
CHOPTANK ELECTRIC EASEMENT

WATER METER
& VALVE

LOT 322

PL FROM WOODS LINE
TO EDGE OF PAVEMENT
= LIMITS OF DISTURBANCE

WOODS LINE

25' NON-TIDAL
WETLANDS BUFFER

PROPOSED
1 STORY
DWELLING
F.F.E. 12.02

PL FROM WOODS LINE
TO EDGE OF PAVEMENT
= LIMITS OF DISTURBANCE

LOT 324

FOREST
CONSERVATION
SIGN

OUTLOT YY

NON-TIDAL WETLANDS/
FOREST CONSERVATION AREA

OUTLOT 00

ALL WALL
SETBACKS MUST BE ADDED
TO FINISHED
WALL SURFACE

S. Weisner
9-25-03
DB, SWM
84039 satisfies
10% rule

The applicant, as developer, or any subsequent landowner or permittee, shall notify all potential lot purchasers for those lots containing non-tidal wetlands and wetland buffers, of restricted activities within these wetlands and buffers, by including a description of these restricted activities within their deeds. These deed restrictions as approved by the Water Management Administration, must be recorded for all future sales of these lots or portions thereof, and read as follows.

Except as expressly authorized pursuant to any permits or letters of authorization previously obtained from and issued by the U.S. Army Corps of Engineers and/or Maryland Department of the Environment (or their successors or assigns), neither the Permittee, nor any subsequent owner or owners of the Property or any portion thereof, shall undertake or cause to be undertaken any of the following: within or upon the wetland or buffer areas:

- A. Construct or place buildings, sheds, walkways, roads, signs or other structures on or above the ground with the wetland or buffer areas;
- B. Dump or place trash, brush, soil waste or other fill material within the wetland or buffer areas for disposal of such materials;

- C. Excavate, dredge or remove loam, peat, gravel, soil, rock or other material substance within the wetland or buffer areas;
- D. Remove or destroy trees, shrubs or other vegetation, or any other material substance within the wetland or buffer areas in violation of Section 404 of the Clean Water Act and/or the applicable provisions of the Maryland Non-tidal Wetlands Protection Act, or
- E. Engage in any activities on the wetland or buffer areas that would violate any governmental regulation concerning drainage, flood control, water conservation, erosion control, soil control or fish or wildlife habitat preservation.

Alteration of vegetation or other substances within the wetland or buffer as required for routine maintenance of the wetland or buffer areas consistent with state and federal law is permissible.

REFERENCE
TAX MAP # 21, PART OF PARCEL 311
ZONED: R-3
LOT AREA = 8,217 sq. ft.
BUILDABLE AREA = 4,888 sq. ft.*
* erroneously shown on plot as 4,763 sq. ft.
L.O.D. = ±7,006 sq.ft./ AMOUNT FILL = ±50 c.y.
Based upon review of the Federal Emergency Management Agency Flood Insurance Rate Maps, panel 25 of 250, Community Panel Number 240083 0025 A with an effective date of FEBRUARY 15, 1979, the property depicted on this survey is located within ZONE B.
Site area is designated as "BMA Group A-15" on the Atlantic Coastal Bays Critical Areas Map.
JOB NO. 99-234

NOTES

GRAPHIC SCALE



- Denotes #5 Rebar w/ Cap
- Denotes Property Line
- - - Denotes Building Restriction Line
- · - · - Denotes Easement Line
- · — · — Denotes Existing & Proposed Elevations

CHECKED BY

**SOULÉ
& ASSOCIATES**

ENGINEERING / SURVEYING / PLANNING
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SURVEYED BY _____

DRAWN BY L.V.H.

DATE SEPTEMBER 2003