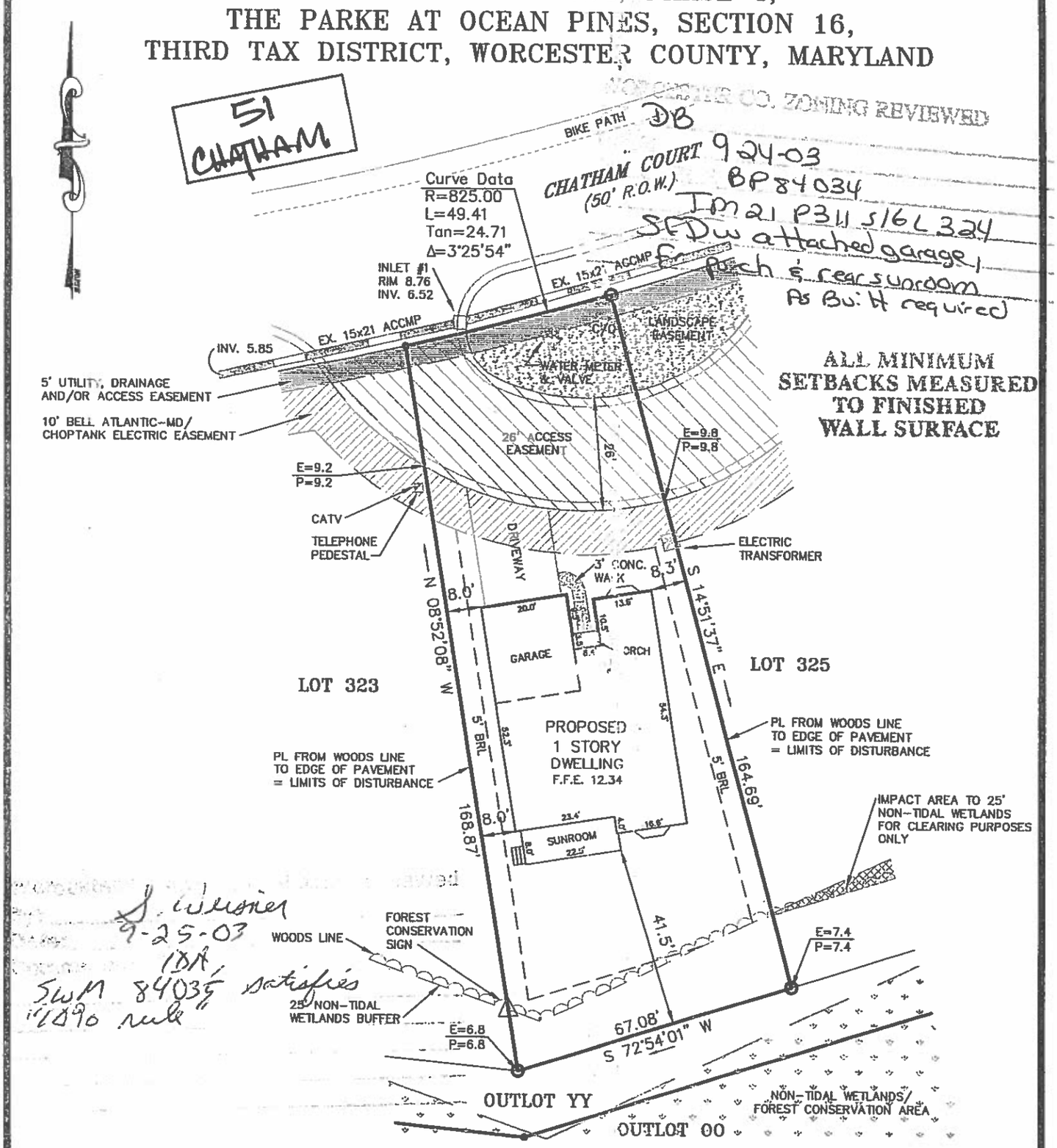
SITE PLAN: LOT 324, PHASE 4, THE PARKE AT OCEAN PINES, SECTION 16, THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND



ALL MINIMUM SETBACKS MEASURED TO FINISHED WALL SURFACE

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, or otherwise use the ground 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 = 9,661 sq. ft.
BUILDABLE AREA = 4,888 sq. ft.*
*erroneously shown on plat as 4,700 sq. ft.
L.O.D. = ±6,609 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
30 0 10 20 30
Scale in Feet

O Denotes #5 Rebar w/ Cap
Denotes Property Line
Denotes Building Restriction Line
Denotes Easement Line
E=7.4 P=7.6 Denotes Exisiting & Proposed Elevations

CHECKED BY

SOULÉ & ASSOCIATES
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SURVEYED BY

DRAWN BY L.V.H.

DATE SEPTEMBER 2003