

**SITE PLAN: LOT 352, PHASE 4,  
THE PARKE AT OCEAN PINES, SECTION 16 OF OCEAN PINES  
THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND**

25' NON-TIDAL  
WETLANDS BUFFER

OUTLOT SS

**60  
CHATHAM**

WOODS LINE

PROPERTY LINE TO  
EDGE OF PAVEMENT  
= LIMITS OF DISTURBANCE

LOT 351

PROPERTY LINE TO  
EDGE OF PAVEMENT  
= LIMITS OF DISTURBANCE

By: *A. C. Lewis*  
Date: *11-17-03*  
Comments: *DR, 5/1/01*  
*84930*  
*various DR's*

ALL MINIMUM  
SETBACKS MEASURED  
TO FINISHED  
WALL SURFACE

WORCESTER CO. ZONING REVIEWED

BY *A. C. Lewis*  
DATE *11/19/03*  
COMMENTS *OP 84929*  
*SFD W/SUNROOM GARAGE*  
*1 m 21' R311 S16 L353*  
*ASSOC. W. SWM/SEC. PLAN*  
*# 84930 NO BOND NO DEVICES*

The applicant, as developer, or any subsequent landowner or permittee, shall notify all potential lot purchasers for these 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 within 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 = 4,511 sq. ft.  
BUILDABLE AREA = 2,480 sq. ft.  
L.O.D. = ±4,000 sq. ft.  
AMOUNT OF 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 ZONES B & A-7 (ELEV. 8). Site area is designated as "BMA Group A-15" on the Atlantic Coastal Bays Critical Areas Map.  
JOB NO. 99-234

**NOTES**

**GRAPHIC SCALE**

20      0      10      20

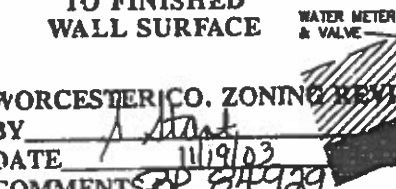
Scale      in      Feet

□ Denotes Concrete Monument  
○ Denotes #5 Rebar w/ Cap  
— Denotes Property Line  
- - - Denotes Building Restriction Line  
- - - Denotes Easement Line  
E=7.4  
P=7.8 Denotes Existing & Proposed Elevations

CHECKED BY \_\_\_\_\_

**SOULÉ & ASSOCIATES**  
ENGINEERING / SURVEYING / PLANNING  
122 ARLINGTON ROAD  
ARLINGTON BUSINESS CENTER  
SALISBURY, MARYLAND 21801  
(410) 742-7707

SURVEYED BY \_\_\_\_\_  
DRAWN BY L.V.H.  
DATE OCTOBER 2003



Curve Data  
R=500.00  
L=12.98  
Tan=6.49  
Δ=1°29'15"