

**SITE PLAN: LOTS 292-293, PHASE 3B,
THE PARKE AT OCEAN PINES, SECTION 16 OF OCEAN PINES,
THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND**

SEE
BELOW

Worcester County Critical Area Reviewed

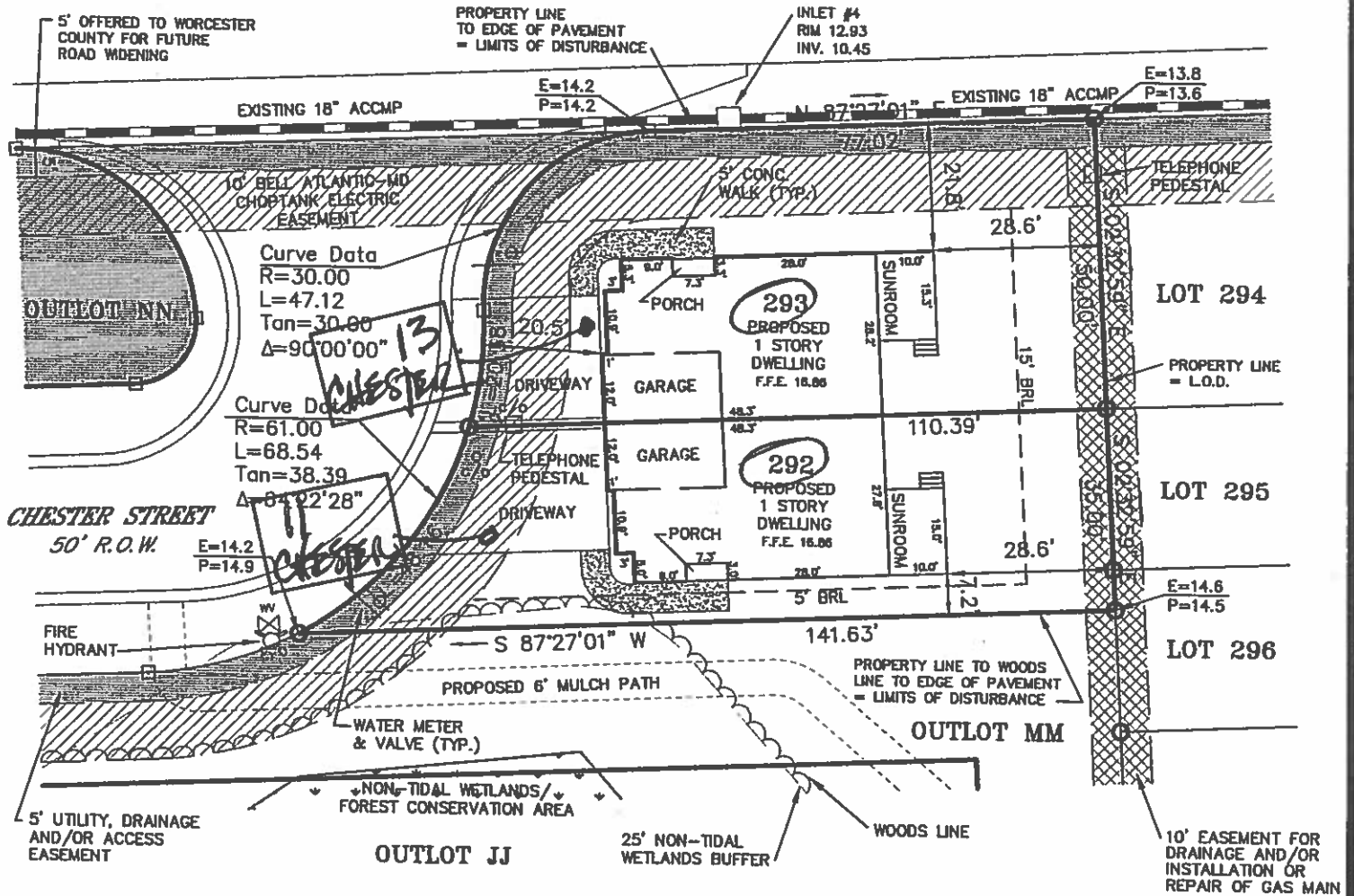
By: S. Wilson

Date: 5-18-04

Comm: DA, SWM
satisfies 10% rule

4/14/04
Lot 292
PP 88058
Pl 2 Family Dwelling w/
garage & sunroom
SWM SEC 88059

MANKLIN CREEK ROAD (EXISTING 40' R.O.W.)



NOTES:
L.O.D = ±9,930 sq. ft.
AMOUNT OF FILL = ±50 c.y.

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 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-5

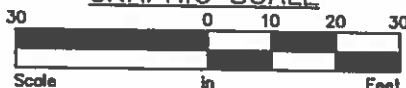
LOT	LOT AREA	BUILDABLE AREA
292	4,262 sq. ft.	3,534 sq. ft.
293	5,180 sq. ft.	2,865 sq. ft.

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

CHECKED BY _____

**SOULÉ
& ASSOCIATES**

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(410) 742-7797

SURVEYED BY _____

DRAWN BY L.V.H.

DATE MARCH 2003