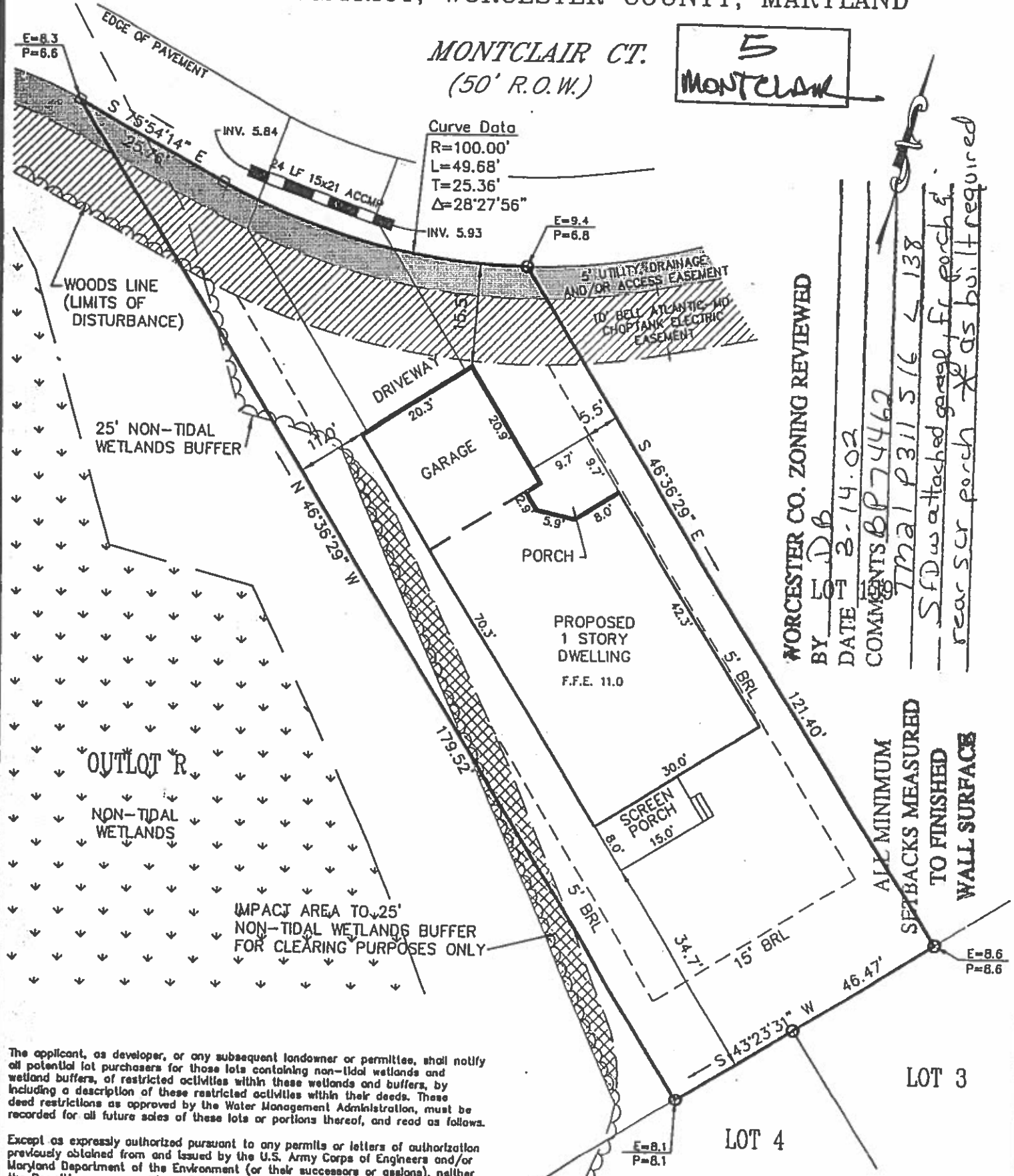


**SITE PLAN: LOT 138, PHASE 2A,  
THE PARKE AT OCEAN PINES, SECTION 16 OF OCEAN PINES  
THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND**

**MONTCLAIR CT.  
(50' R.O.W.)**

**5  
MONTCLAIR**

**Curve Data**  
R=100.00'  
L=49.68'  
T=25.36'  
Δ=28°27'56"



**WORCESTER CO. ZONING REVIEWED**

BY S.D.B.

DATE 3-14-02

COMMENTS BP 74462

Final P 311 516 L 138

S.D.W. attached garage for porch & rear scr porch as built required

**ALL MINIMUM  
SETBACKS MEASURED  
TO FINISHED  
WALL SURFACE**

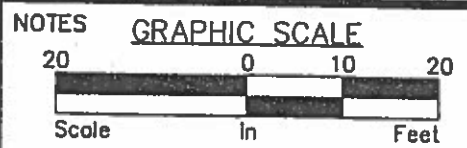
The applicant, as developer, or any subsequent landowner or permittee, shall notify all potential lot purchasers for those lots containing non-tidal wetlands and wetland buffers, of restricted activities within these wetlands and buffers, by including a description of these restricted activities within 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-2  
LOT AREA = 6,736 sq. ft.  
BUILDABLE AREA = 3,754 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 B.



- 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**  
ENGINEERING / SURVEYING / PLANNING  
122 ARLINGTON ROAD  
ARLINGTON BUSINESS CENTER  
SALISBURY, MARYLAND 21801  
(410) 742-7797

SURVEYED BY \_\_\_\_\_  
DRAWN BY L.V.H.  
DATE MARCH 2002

JOB NO. 99-234