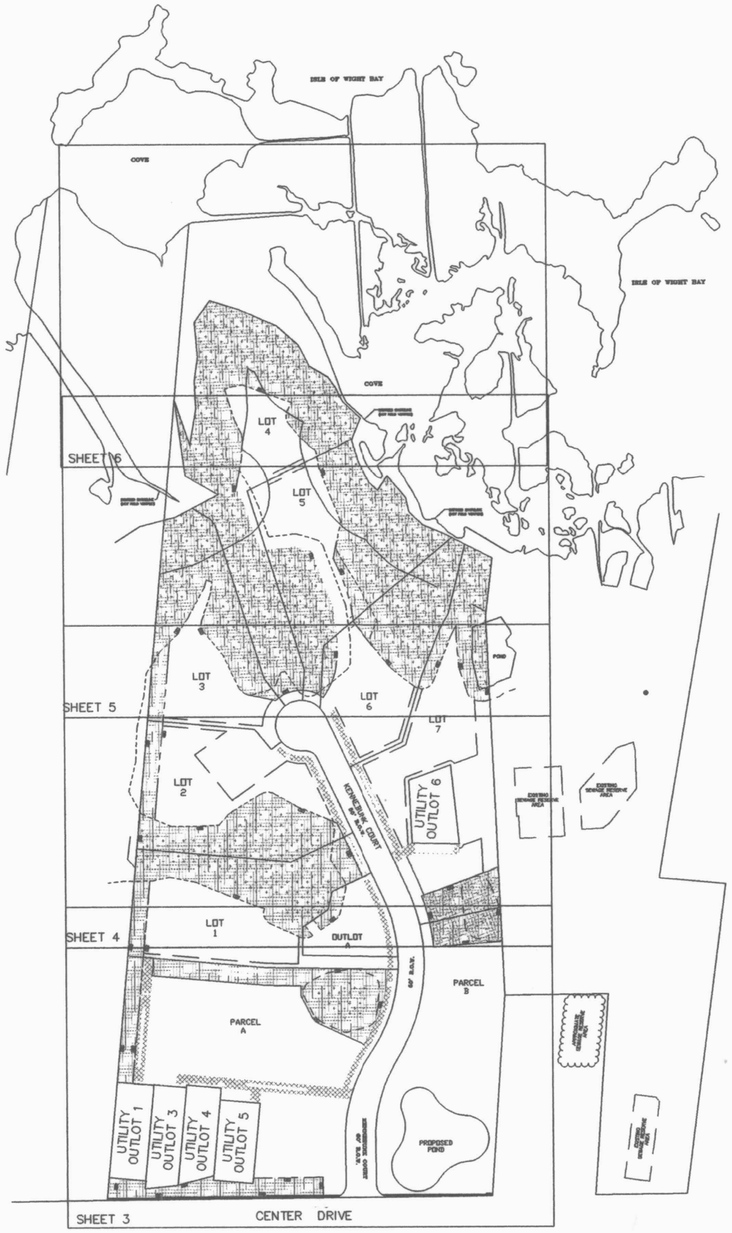
SVH 186/32

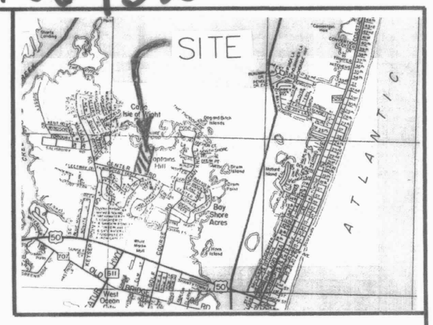
NOTES:

1. TAX MAP 22 PARCEL 410 LOTS 3 & 4
2. DEED REF.: S.V.H. 3146/065 – OWNER : WEST OCEAN CITY DEVELOPMAENT CORPORATION
3. PLAT REF.: RHO 133/2
4. TOTAL TRACT AREA: 32.74 ACRES±
5. THE PURPOSE OF THIS PLAT IS THE RE-SUBDIVISION OF LOTS 3 AND 4 OF THE LANDS OF ROBERT CROPPER INTO THE COVES OF ISLE OF WIGHT LOTS 1 THRU 7
6. TOTAL OF 7 RESIDENTIAL LOTS
7. CURRENT USE: WOODED
8. LINER FOOTAGE OF PUBLIC ROAD = 1,020.92'
9. EXISTING ZONING: R-2
10. ZONING SETBACKS: FRONT 25', SIDES 8', REAR 30'
11. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 240083 0040 B, DATED JUNE 15, 1983, THIS SUBDIVISION IS LOCATED IN ZONE A7 BFE 6' AND ZONE B.
12. PROPOSED WELL LOCATIONS SHOWN ON THE SUBDIVISION PLATS ARE SUGGESTED LOCATIONS, BUT CAN BE RELOCATED AS LONG AS THE 100 FOOT ISOLATION DISTANCE FROM SEWAGE RESERVE AREAS IS MAINTAINED.
13. THE DEVELOPER MUST INSTALL THE FORCE MAINS, PROVIDE "AS BUILTS FOR THEM, AND PERFORM SATISFACTORY WATERTIGHT TEST.
14. THE WETLAND DELINEATION WAS APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AUTHORIZATION NUMBER 200260343/01-NT-2198 ,LETTER OF AUTHORIZATION EFFECTIVE DATE 2-04-2002 AND EXPIRATION DATE 2-04-2005.
15. UTILITY OUT LOTS 1,3, 4,5 & 6 ARE APPROVED AS REMOTE SEWAGE DISPOSAL AREAS ONLY FOR LOTS 1,3, 4,5 & 6 RESPECTIVELY.
16. FEE SIMPLE OWNERSHIP OF EACH OUTLOT SERVED BY A REMOTE SEWAGE DISPOSAL AREA SHALL BE COINCIDENTAL WITH THE OWNERSHIP OF SAID BUILDING LOT AND THE REMOTE SEWAGE DISPOSAL AREA SHALL NOT BE SEVERABLE.
17. THE SEWER EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF SEWER LINES WHICH WILL RUN FROM THE BUILDING LOT TO THE REMOTE SEWAGE DISPOSAL AREAS WHICH IT SERVES.
18. OWNERS OF THE LOTS SERVED BY THE REMOTE SEWAGE DISPOSAL AREAS SHALL BE STRICTLY LIABLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL SEWAGE LINES CONNECTING THE REMOTE SEWAGE DISPOSAL AREAS TO THE LOT AS WELL AS THE DISPOSAL SYSTEM. THE OWNERS OF LOTS 1,3,4,5 AND 6 AND THEIR RESPECTIVE SEWAGE RESERVE AREAS SHOWN AS UTILITY OUTLOTS 1,3,4,5 AND 6 ON THE PLAT WILL BE RESPONSIBLE FOR KEEPING THEIR RESPECTIVE AREAS IN A CLEAN, WELL KEPT CONDITION INCLUDING INCLUDING MOWING THESE AREAS ON A REGULAR BASIS SO THAT THE AREAS ARE KEPT IN A SIMILAR STATE OR CONDITION.
19. THE TOTAL RESIDENTIAL AREA (LOTS ONLY) = 14.347 ACRES ±.
20. NO CLEARING OF THE SEWAGE AREAS CAN OCCUR WITHOUT PRIOR APPROVAL OF ENVIRONMENTAL PROGRAMS DUE TO THE SENSITIVE DESIGN OF THE ON-SITE SEPTIC SYSTEMS. SAND MOUND SITES REQUIRE THAT TREES BE CUT FLUSH AND STUMPS LEFT IN PLACE. NO HEAVY EQUIPMENT IS TO DRIVE OVER S.R.A.'S DURING SITE CLEARING. OUTPARCELS A AND B AND OUTLOT A HAVE NO APPROVALS FOR WATER AND SEWAGE
21. OUTLOT A WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.



KEY MAP
1" = 200'

PER PLAT RECORDED R.H.O. 122/66



VICINITY MAP
N.T.S.

OWNER'S CERTIFICATION

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY, THEREOF. THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (LATEST EDITION) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

C. THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS, A 5' WIDE ROAD WIDENING EASEMENT ALONG THE FRONT OF PARCELS A AND B, AND KENNEBUNK COURT (1,020.9 L.F. ±) CONTAINING 1.3385 ACRES ± ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. ACCEPTANCE OF SUCH OFFER MAY TAKE PLACE AT ANY TIME BY APPROPRIATE ACT OF THE COUNTY COMMISSIONERS. THE COUNTY COMMISSIONERS ARE IN NO WAY REQUIRED TO ACCEPT SUCH OFFER. THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

Mark Clark 11/18/03

PARTNER: MARK CLARK DATE
WEST OCEAN CITY DEVELOPMENT CORP.
12641-220 OCEAN GATEWAY
OCEAN CITY, MD 21842

RECORDING FEE 15.00
PLAT-SUBDIVIS 15.00
TOTAL 30.00
Rec'd MDBE Rec't # 18372
SVH 3470 Blk # 1756
Nov 19, 2003 04:06 PM

FILED
2003 NOV 19 P 4:04
STEPHEN W. HALES
CLK. CIR. CT.
WOR. CO.

WORCESTER COUNTY PLANNING COMMISSION

A. THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICABILITY, BUILD ABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

B. ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OR SUITABILITY THEREFOR IS BASED UPON STATE AND COUNTY STANDARDS EXISTING AS OF THE DATE OF APPROVAL; SUCH STANDARDS ARE SUBJECT TO CHANGE AND A BUILDING PERMIT MAY BE DENIED IN THE FUTURE, IN THE EVENT CURRENT STANDARDS CANNOT BE MET AS OF THE DATE OF APPLICATION FOR SUCH PERMIT. THE APPROVAL SHOWN HEREON IS NOT SUFFICIENT APPROVAL FOR A BUILDING PERMIT.

D. WORCESTER COUNTY DOES NOT GUARANTEE THE DEVELOPMENT OR CONSTRUCTION OF ANY AMENITIES SHOWN ON THIS PLAT. ALL SUCH AMENITIES SHALL BE THE RESPONSIBILITY OF THE OWNER AND DEVELOPER OF THIS SUBDIVISION.

11/19/03

APPROVING AUTHORITY DATE:
WORCESTER COUNTY PLANNING COMMISSION

WORCESTER COUNTY FOREST CONSERVATION

THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO.2002-7. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY FOREST CONSERVATION LAW. A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON THE FILE WITH THE DEPARTMENT OF PLANNING, PERMITS, AND INSPECTIONS. A PERPETUAL PROTECTIVE AGREEMENT – DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND, WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.

P.P.A RECORDED IN S.V.H. 3470/529
FOREST CONSERVATION AREA PLAN RECORDRD IN S.V.H. 178/70-76.

TRACT AREA	= ± 32.74 ACRES
EXISTING TIDAL WETLANDS & WATERS	= ± 8.75 ACRES
NET TRACT AREA	= ± 23.99 ACRES
EXISTING FOREST AREA	= ± 23.99 ACRES
FOREST AREA CLEARED	= ± 15.16 ACRES
TOTAL RETAINED FOREST	= ± 8.83 ACRES

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM(S) WHEN AVAILABLE. THE DISPOSAL SYSTEMS ARE RESTRICTED TO SPECIAL DESIGNS MEETING CURRENT ENVIRONMENTAL PROGRAMS STANDARDS. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER (APPROXIMATELY 50 FEET BELOW THE GROUND LEVEL) OR SOME DEEPER CONFINED AQUIFER. (FOR EACH DWELLING UNIT, A MINIMUM OF 10,000 SQ. FT., EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS AND SUCH OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE).
SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATION OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

Richard L. Colbert 11/19/03

APPROVING AUTHORITY DATE:

STATE OF MARYLAND · FRANK GLENWOOD LYNCH, JR. · NO. 10782 · REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATION

I Hereby Certify, To The Best Of My Knowledge And Belief, That The Requirements Of Section 3-108 Of The Real Property Article Of The Annotated Code Of Maryland (Latest Edition) Concerning The Making Of This Plat And The Setting Of Markers As Well As All Of The Requirements Of The County Commissioners And Ordinances Of The County Of Worcester, Maryland Regarding The Platting Of Subdivisions Within The County Have Been Complied With.

Frank G. Lynch, Jr. 11-17-2003
Reg # 10782 Date:

RECORD PLAT
THE COVES OF ISLE OF WIGHT
TENTH TAX DISTRICT, WORCESTER COUNTY MARYLAND

8428-2.DWG
XREF: 8428BASE.DWG

DISK #

Frank G. Lynch, Jr. & Associates, Inc.
SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 641-5353 · 641-5773

DESIGNED BY	SURVEYED BY	FILE #8428-01
DRAWN BY : F.G.L.JR.	DATE 10-03-2003	SHEET 1 OF 6
CHECKED BY F.G.Lynch	SCALE 1"=200'	

02/12/3/32

MSA SU 2152-6977-1 ps2207

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Maryland State Archives