

RHO 144/40

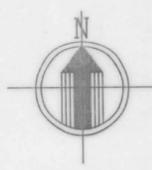
FILED

Nov 22 2 55 PM '95

RICHARD H. CUTTEN, CLERK, CT. CL. WOR. CO.

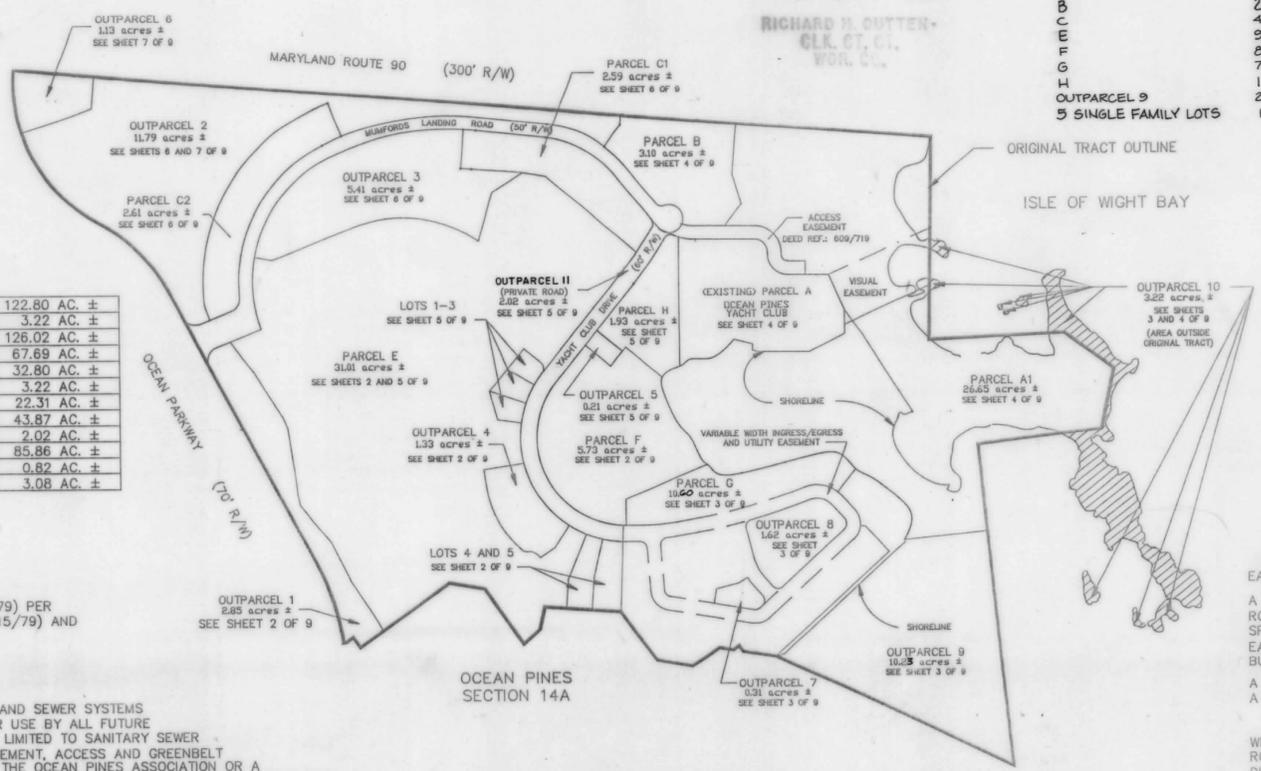
E.D.U. ALLOCATION

PARCEL	NUMBER
A-1	26
B	23
C	40
D	90
E	84
F	76
G	17
H	21
OUTPARCEL 9	1 EACH
5 SINGLE FAMILY LOTS	1 EACH



AREA TABLE

GROSS AREA INSIDE ORIGINAL TRACT OUTLINE	122.80 AC. ±
GROSS AREA OUTSIDE ORIGINAL TRACT OUTLINE	3.22 AC. ±
TOTAL GROSS AREA	126.02 AC. ±
UPLANDS	67.69 AC. ±
WETLANDS INSIDE ORIGINAL TRACT OUTLINE	32.80 AC. ±
WETLANDS OUTSIDE ORIGINAL TRACT OUTLINE	3.22 AC. ±
WATER AREA	22.31 AC. ±
OPEN SPACE	43.87 AC. ±
ROADWAYS	2.02 AC. ±
RESIDENTIAL	85.86 AC. ±
COMMERCIAL	0.82 AC. ±
MUMFORDS LANDING ROAD NORTH	3.08 AC. ±



OUTPARCEL	USE	AREA
1	PASSIVE OPEN SPACE/GREENBELT	2.85 AC. ±
2	PASSIVE OPEN SPACE/GREENBELT	11.79 AC. ±
3	PASSIVE OPEN SPACE/STORMWATER MAN.	5.41 AC. ±
4	PASSIVE OPEN SPACE/STORMWATER MAN.	1.33 AC. ±
5	UTILITY LOT	0.18 AC. ±
6	UTILITY LOT	1.13 AC. ±
7	PARKING	0.31 AC. ±
8	PARKING/STORMWATER MANAGEMENT	1.82 AC. ±
9	PASSIVE OPEN SPACE/COMMERCIAL	10.23 AC. ±
10	PASSIVE OPEN SPACE	3.22 AC. ±
11	PRIVATE ROAD	2.02 AC. ±

NOTES:

- TAX MAP 16, PARCEL 14
- PRESENT ZONING: B-2
- CURRENT USE: VACANT
- FLOOD ZONES B AND A7, ELEV. 6.0 (2/15/79) PER F.E.M.A. MAPS 240083 0025 A (DATED 2/15/79) AND 240083 0040 B (DATED 6/15/83)
- OWNER/DEVELOPER: OCEAN PINES, L.L.C. 11800 SUNRISE VALLEY DRIVE RESTON, VIRGINIA 22091
- PARCELS TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS
- THE PROPOSED UTILITY EASEMENTS ARE FOR USE BY ALL FUTURE UTILITIES (WATER, ELECTRIC, ETC.) AND NOT LIMITED TO SANITARY SEWER
- ROADS, OPEN SPACES, STORMWATER MANAGEMENT, ACCESS AND GREENBELT EASEMENTS WILL HEREBY BE DEDICATED TO THE OCEAN PINES ASSOCIATION OR A TO BE FORMED HOMEOWNER'S ASSOCIATION OR A TO BE FORMED CONDOMINIUM ASSOCIATION
- FLOOD ZONE LOCATION SUPPLIED BY LAWRENCE T. WHITLOCK ASSOCIATES, INC. VIA F.E.M.A. PANELS 240083 0025A AND 240083 0040B (DATED 2/15/79).
- NO BUILDING HEIGHT SHALL EXCEED THAT ALLOWED IN THE WORCESTER CO. ZONING CODE.
- THE U.S. ARMY CORPS OF ENGINEERS VERIFICATION OF THE WETLAND DELINEATION SHOWN HEREON IS VALID FROM FEBRUARY 18, 1993 TO FEBRUARY 18, 1996; SAID DELINEATION INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY.
- PARCEL 14 OF THE ORIGINAL SUBDIVISION IS SUBJECT TO THE OVERLAY PROVISIONS SET FORTH IN THE 589 MASTER LAND USE PLAN AND IS ALSO SUBJECT TO THE TURNOVER AGREEMENT
- THIS SUBDIVISION PART OF AND THEREFORE SUBJECT TO THE MUMFORDS LANDING/ INNERLINKS PLANNED UNIT DEVELOPMENT AS APPROVED (STEP I) BY THE WORCESTER COUNTY COMMISSIONERS ON AUGUST 15, 1989 AND APPROVED (STEP II) BY THE WORCESTER COUNTY PLANNING COMMISSION ON (REVISED) 7/6/95.
- YACHT CLUB DRIVE LINEAR FOOTAGE: 1,389.69 L.F.
- TOTAL NUMBER OF PARCELS AND OUTPARCELS: 19
- PARCEL 14 OF THE ORIGINAL SUBDIVISION DEED REFERENCE: 2147/557
- THE STATE OF MARYLAND HAS RECOGNIZED AND ACKNOWLEDGES THAT UNDER STATE LAW THIS PLAN IS EXEMPT FROM THE STATE'S PERMIT REQUIREMENTS FOR BUFFER IMPACTS.
- AREAS INDICATED AS COMMON OPEN SPACE SHALL BE USED FOR PASSIVE, RECREATIONAL, AND STORMWATER MANAGEMENT PURPOSES. EASEMENTS RUN WITH THIS LAND FOR THE PURPOSE OF PROVIDING AND MAINTAINING APPROVED RECREATIONAL FEATURES, UTILITY IMPROVEMENTS AND STORMWATER MANAGEMENT.
- LOTS 1-5 BUILDING SETBACKS: FRONT: 25', SIDES: 8', REAR: AS SHOWN

FOREST CONSERVATION LAW

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(12) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE PLANNED UNIT DEVELOPMENT FOR WHICH THIS SUBDIVISION IS A PART OF RECEIVED STEP I APPROVAL IN ACCORDANCE WITH THE WORCESTER COUNTY ZONING AND SUBDIVISION CONTROL ARTICLE PRIOR TO DECEMBER 31, 1991. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH THE WORCESTER COUNTY WATER AND SEWERAGE PLAN PROVIDING FOR CENTRAL WATER SUPPLY AND CENTRAL SEWERAGE.

*Richard L. Lynch, Jr.* 11/21/95  
 APPROVING AUTHORITY DATE  
 WORCESTER COUNTY

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 (1981) 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.

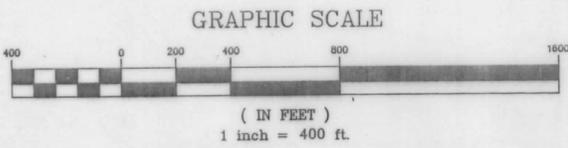
*Frank G. Lynch, Jr.* 11-21-1995  
 FRANK G. LYNCH, JR. DATE:  
 REG # 10782



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 (1981) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Ray F. Smith, Jr.* 11/15/95  
 OWNER: DATE:  
 OCEAN PINES, L.L.C. BY BALFOUR HOLDINGS, INC.  
 MANAGED BY RAY F. SMITH JR., DIVISION PRESIDENT  
 11800 SUNRISE VALLEY DRIVE  
 RESTON, VIRGINIA 22091



KEY SHEET  
 PARCEL PLAT  
 MUMFORDS LANDING SUBDIVISION  
 THIRD ELECTION DISTRICT  
 WORCESTER COUNTY, MARYLAND

EASEMENTS:

A BLANKET EASEMENT FOR SLOPES, DRAINAGE AND UTILITIES EXISTS ALONG EACH ROAD, DRIVE AND PROPERTY LINE FOR A MINIMUM WIDTH OF 10' UNLESS OTHERWISE SPECIFIED OR ALTERED IN THE DESIGN OR RESUBDIVISION OF ANY PARCEL. A BLANKET EASEMENT OF 15' EXISTS ALONG ALL SHORELINES FOR SHORELINE STABILIZATION, MAINTENANCE, BULKHEAD REPLACEMENT AND/OR SLOPE STABILIZATION.

A GREENBELT EASEMENT HAS BEEN CREATED ALONG OCEAN PARKWAY TO SERVE AS A BUFFER BETWEEN DIFFERENT LAND USES AND SHALL REMAIN UNDISTURBED

WITHIN THE VISUAL EASEMENT, NO IMPROVEMENTS MAY BE CONSTRUCTED OTHER THAN ROADS AND ROADWAY IMPROVEMENTS, UTILITIES, LIGHT STANDARDS, PARK BENCHES, DIRECTIONAL SIGNAGE AND OTHER STREET FURNITURE AND PLAY FACILITIES FOR CHILDREN, WHICH PLAY FACILITIES SHALL NOT EXCEED FIVE FEET IN HEIGHT (SEE SHEET 4 OF 7).

WORCESTER COUNTY PLANNING COMMISSION

- 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, BUILDABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.
- 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.
- ALL UTILITY EASEMENTS INCLUDED IN THESE PLATS 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.
- 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, OR OCEAN PINES ASSOCIATION.

*CD Hall* 11/22/95  
 APPROVING AUTHORITY DATE:  
 WORCESTER COUNTY PLANNING COMMISSION

RECORDING FEE 23.50  
 PLAT-SUBDIVISIONS 22.50  
 TOTAL 46.00  
 REG # M081 Rct # 14236  
 RHO 9219 Blk # 1217  
 Nov 22, 1995 02:59 PM

Frank G. Lynch, Jr.  
 & Associates, Inc.

SURVEYING · LAND PLANNING  
 10535 RACETRACK ROAD · BERLIN, MARYLAND 21811  
 (410) 641-5363 · 641-5773

DESIGNED BY	DATE: JULY 21, 1995	FILE # 5938-95
DRAWN BY GPM	REVISED: 11/20/95	SHEET 1 OF 9
CHECKED BY FGL	SCALE: 1"=400'	