

RHO 148/5

HARBOR VILLAGE

FILED
Aug 22 2 23 PM '96
RICHARD H. GUTTEN-
CLK. ST. CT.
WOR. CO.

SECTION 19 - OCEAN PINES

THIRD ELECTION DISTRICT - WORCESTER COUNTY, MARYLAND
TAX MAP 16, PARCEL 15

RECORDING FEE 28.00
PLAT-SUBDIVIS 28.00
TOTAL 46.00
Reg# W081 Rcpt # 215
RHO 9219 Bk # 173
Aug 22 1996 02:18 PM

WORCESTER COUNTY PLANNING AND ZONING COMMISSION

The grant of a permit or approval of this subdivision shall 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.

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.

The following streets, roads, widening strips, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County. A N/A wide strip across the front of Parcel # N/A and the adjoining roadways are offered in dedication for the future widening of N/A. 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 The offer may not be withdrawn without the consent of the County Commissioners.

Louis J. Pappalardo 8-20-96
WORCESTER COUNTY PLANNING COMMISSION DATE

ENVIRONMENTAL PROGRAMS

This subdivision as shown hereon is approved as being in conformance with the Worcester County Comprehensive Water and Sewerage Plan providing for Central Water Supply and Central Sewerage.

Richard H. Guttentag 8/9/96
APPROVING AUTHORITY WORCESTER COUNTY DATE

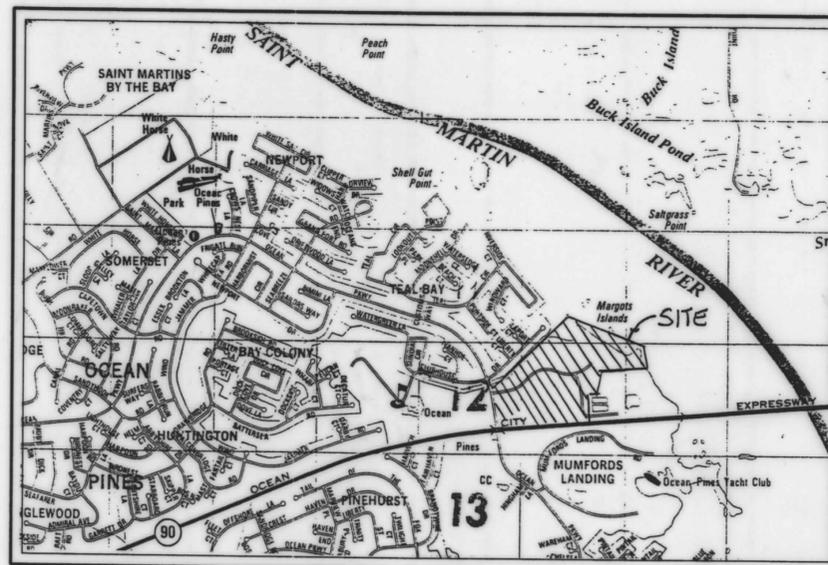
OWNER'S CERTIFICATION

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 the setting of markers have been complied with.

Plans for central water and central sewerage systems have been approved by the Department of Environment and said facilities will be available to all lots for sale.

Charles L. Stutch 7/23/96
POTOMAC PINES, L.L.C.
1568 SPRINGHILL ROAD, SUITE 222
MCLEAN, VIRGINIA 22102 DATE

Severn Savings Bank 7/22/96
LEINHOLDERS CONSENT
SEVERN SAVINGS BANK, FSB DATE



VICINITY MAP

GENERAL NOTES

- DEED REFERENCE : R.H.O. 2192/320
- TOTAL SITE AREA = 58.73 ACRES +/- (SITE IS CURRENTLY VACANT)
TOTAL NUMBER OF LOTS = 68
TOTAL AREA OF LOTS = 19.95 ACRES +/-
- ZONED R-3 (SINGLE FAMILY CLUSTER HOUSING)
- REQUIRED SETBACKS:
FRONT = 15' (OR AS SHOWN)
SIDES = 5' EACH
REAR = 20' (OR 50' FROM BULKHEAD AND SHORELINE)
- ANY DEVELOPMENT (CONSTRUCTION OF BUILDINGS/STRUCTURES, INSTALLATION OF UTILITIES, ECT.) OCCURRING WITHIN THE 100 YEAR FLOODPLAIN IS SUBJECT TO WORCESTER COUNTY'S FLOODPLAIN MANAGEMENT ORDINANCE.
- ALL ROADS WILL BE CONSTRUCTED TO WORCESTER COUNTY STANDARDS, AND DEDICATED TO THE OCEAN PINES ASSOCIATION.
- 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.
- 15' WIDE UTILITY EASEMENTS SHALL BE CONTIGUOUS WITH ALL ROAD R.O.W.'S. 10' OF WHICH IS FOR THE EXCLUSIVE USE OF ELECTRIC, CABLE TV, AND TELEPHONE UTILITIES. (SEE DETAIL THIS SHEET)
- WATER - CENTRAL WATER CONNECTION TO WCWW SYSTEM
WASTEWATER - CENTRAL WASTEWATER SYSTEM CONNECTED TO WCWW SYSTEM.
- STORM WATER MANAGEMENT POND AREAS = 2.92 ACRES +/-.
- STREETS: VILLAGE WAY - 910.0 LINEAR FEET +/-
BOATSWAIN DRIVE - 2,287.0 LINEAR FEET +/-
SKYLINE COURT - 972.0 LINEAR FEET +/-
TOTAL ROADWAY AREA = 5.11 ACRES +/-
TOTAL UPLANDS AREA = 38.13 ACRES +/-
TOTAL NON-TIDAL WETLANDS AREA = 4.69 ACRES +/-
TOTAL TIDAL WETLANDS AREA = 15.91 ACRES +/-
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083-0025 A, DATED FEBRUARY 15, 1979, THIS SUBDIVISION IS LOCATED IN ZONE A-7 (BASE ELEVATION 6.00 M.S.L.) AND ZONE B.
- SEWAGE TREATMENT PLANT EASEMENT AND BUFFER ZONE PLAT REFERENCE: 58/60
- A PLAT OF FOREST CONSERVATION AREA, PLAT REFERENCE: 147/188
- A PERPETUAL PROTECTIVE AGREEMENT AND SHORT TERM MANAGEMENT AGREEMENT/BOND WITH THE COUNTY COMMISSIONERS RELATIVE TO COMPLIANCE WITH THE FOREST CONSERVATION LAW IS RECORDED IN DEED BOOK 2286/441.
- OWNERSHIP OF THE AREA EXTENDING FROM THE PLATTED REAR PROPERTY LINES OF LOTS 1-68 AND OPEN SPACE OUTLOTS TO THE PERIMETER DEEDED PROPERTY LINE OF PARCEL 15, INCLUDING THE ISLANDS SHOWN HEREON, IS TO BE RETAINED BY THE DEVELOPER.
- ON DECEMBER 14, 1995, WORCESTER COUNTY PLANNING COMMISSION GRANTED THE FOLLOWING WAIVERS PURSUANT TO ZS 1-306(b)(6)(C), ZS 2-502(c)(6)(C), ZS 2-502(f), ZS 1-306(b)(6).
- OPEN SPACE: NON-TIDAL = 4.46 ACRES +/-
UPLAND = 8.87 ACRES +/-
TOTAL PROVIDED = 13.33 ACRES +/-

OUTLOT	USE	AREA
A	S.W.M./OPEN SPACE	1.35 ACRES +/-
B	UTILITY LOT	0.10 ACRES +/-
C	S.W.M./OPEN SPACE	0.76 ACRES +/-
D	S.W.M./OPEN SPACE	0.81 ACRES +/-
E	FOREST CONSERVATION/OPEN SPACE	0.94 ACRES +/-
F	FOREST CONSERVATION/OPEN SPACE	0.25 ACRES +/-
G	FOREST CONSERVATION/OPEN SPACE	0.56 ACRES +/-
H	FOREST CONSERVATION/OPEN SPACE	3.01 ACRES +/-
I	FOREST CONSERVATION/OPEN SPACE	6.46 ACRES +/-
J	FOREST CONSERVATION/OPEN SPACE	2.03 ACRES +/-
K	OPEN SPACE	0.40 ACRES +/-
L	SEWAGE TREATMENT PLANT EASEMENT	3.01 ACRES +/-
M	OPEN SPACE	13.99 ACRES +/-

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 plotting of subdivisions within the County have been complied with.

Madison J. Bunting, Jr. 7/17/1996
MADISON J. BUNTING, JR.
LICENSE NO. 365 DATE



DETAIL



MADISON J. BUNTING, JR.
SURVEYOR, INC.
11623 BACK CREEK ROAD
BISHOPVILLE, MARYLAND 21813
(410)641-5718 - FAX 641-6266

SHEET 1 OF 8	SCALE: N/A	DATE: 1/22/1996
DRAWING: \1092\SHEET1	DRAWN BY: M.J.B.	JOB NO.: 1092/95

