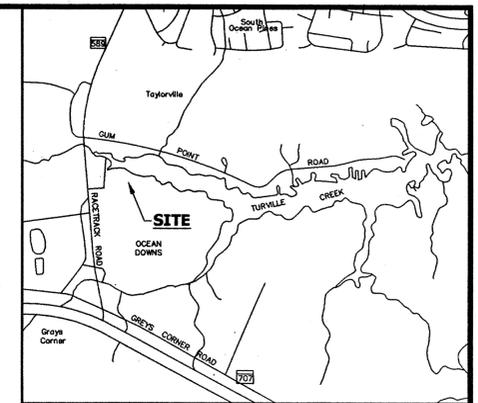


SVH 235/61



VICINITY MAP
SCALE: 1" = 2,000'

MANUAL SIGN ACTIVITY

FILED
2011 MAY -3 A 10 42
STEPHEN A. HALES
CLERK, DISTRICT
MORCO

MARYLAND GRID
COORDINATE SYSTEM
NAD 83/91

N/F
DAVID A EDWARDS, ET.AL.
SVH 3077/591
MAP 21 PARCEL 117

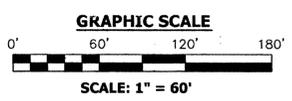
OCEAN DOWNS, LLC
166.557± ACRES
SVH 2942/515
RHO 2398/319
MAP 21 PARCEL 99
ZONED: A-2, C-2 & RP

FOREST
CONSERVATION
EASEMENT #3
2.16± ACRES

MD ROUTE 589 - RACETRACK ROAD
(SEE SHA PLAT NO. SB559)

EASEMENT TO EASTERN SHORE
GAS COMPANY, INC.
RHO 2124454

EXISTING PRACTICE TRACK



GENERAL NOTES:

- TAX MAP 21, PARCEL 99
- DEED REFERENCE: SVH 2942/515 & RHO 2398/319
- CURRENT ZONING: A-2 AGRICULTURAL
- TOTAL TRACT AREA: 166.557± ACRES
- PROPOSED USE: VIDEO LOTTERY TERMINALS / RACETRACK
- THE PURPOSE OF THIS PLAT IS TO SET ASIDE A PORTION OF THIS PROPERTY IN A FOREST CONSERVATION EASEMENT (#3) AND AMEND AN EXISTING FOREST CONSERVATION EASEMENT (#1), CREATED FOR PHASES I & II CONSTRUCTION (4.98 ± ACRES), FOR PHASE III CONSTRUCTION (6.745 ACRES) IN PERPETUITY. THIS AREA WILL BE RESERVED AND MAINTAINED AS A NATURAL HABITAT AREA. IT WILL REMAIN IN A NATURAL STATE AND NEW LAND DISTURBANCE, GRADING OR CLEARING OF THIS AREA WILL NOT BE ALLOWED.
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL 240083 0026A, DATED 02/16/79. THIS PARCEL IS LOCATED IN ZONE AT (BFE=8.0), B & C.
- A LICENSED SURVEYOR EITHER PERSONALLY PREPARED THIS EASEMENT PLAT OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE WORK REFLECTED IN IT. ALL RELATED SURVEY WORK WAS PERFORMED IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE "MINIMUM STANDARDS OF PRACTICE" ESTABLISHED BY THE STATE OF MARYLAND.

FOREST CONSERVATION STATEMENT

THIS SITE IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SITE IS SUBJECT TO FOREST CONSERVATION PLAN NO. 10-24 AND 11-05. THIS SITE HAS MET COMPLIANCE WITH THE WORCESTER COUNTY FOREST CONSERVATION LAW FOR PARKING LOT IMPROVEMENTS AS SHOWN ON PLANS PREPARED BY J. W. SALM ENGINEERING, INC., DATED AUGUST 2010, AND REVISED 02/03/11, BY SETTING ASIDE 1.88 ACRES FOR PHASES I & II AND 2.30 ACRES FOR PHASE III ON PARCEL 99, MAP 21 (2:1 RATIO).

OWNER'S CERTIFICATION

[Signature]
OCEAN DOWNS, LLC. Date: 2/19/11
BY: WILLIAM RICKMAN

FOREST CONSERVATION
LINE TABLE

LINE	BEARING	DISTANCE
L1	N28°40'31"W	61.16'
L2	N04°18'33"W	93.06'
L3	N01°58'26"E	37.84'
L4	N13°17'37"E	52.42'
L5	N36°18'53"E	28.14'
L6	N23°24'52"W	20.26'
L7	N39°14'48"W	20.97'
L8	N72°47'13"E	61.66'
L9	S83°04'40"E	44.82'
L10	S62°52'00"E	52.19'
L10A	S07°34'52"E	6.52'
L10B	S85°37'10"E	28.12'
L11	S49°44'46"E	37.73'
L12	S68°08'21"E	83.32'
L13	S87°50'26"E	45.66'
L14	S74°16'10"E	48.41'
L15	S20°19'30"E	16.55'
L16	S08°26'29"W	83.86'
L17	S06°14'29"E	41.49'
L18	S05°03'35"W	28.85'
L19	S34°57'36"W	20.68'
L20	S45°56'56"W	77.20'
L21	N75°57'13"W	78.37'
L22	S89°35'28"W	43.81'
L23	S75°17'48"W	47.36'
L24	N75°56'50"W	85.52'

FOREST CONSERVATION
CALCULATION

NET SITE AREA	5.74 AC.
ATLANTIC COASTAL CRITICAL AREA	0.00 AC.
OTHER: WATER BODIES	0.00 AC.
NET TRACT AREA	5.74 AC.
EXISTING FOREST	0.00 AC.
AFFORESTATION THRESHOLD (A-2 ZONE) 20%	1.15 AC.
CONSERVATION THRESHOLD (A-2 ZONE) 50%	2.87 AC.
PROPOSED FOREST TO BE CLEARED	0.00 AC.
PROPOSED FOREST TO BE RETAINED	0.00 AC.
REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	0.00 AC.
BREAK EVEN POINT	0.00 AC.
AFFORESTATION REQUIRED TO MEET THRESHOLD	1.15 AC.
TOTAL AFFORESTATION REQUIRED	1.15 AC.
AFFORESTATION PLACED ON PARCEL 99 OUTSIDE OF SITE AREA (CONSIDERED OFF-SITE)	2.30 AC.

FOREST CONSERVATION
TABLE

FOREST CONSERVATION REQUIRED	2.30 AC.
FOREST CONSERVATION PROVIDED:	
ADDITION TO FOREST CONSERVATION EASEMENT #1	0.14 AC.
FOREST CONSERVATION EASEMENT #3	2.16 AC.
TOTAL	2.30 AC.

LEGEND

- PARCEL LINE
- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION SIGN LOCATION (6)

WORCESTER COUNTY ATLANTIC COASTAL
BAY CRITICAL AREA LAW

THIS PROJECT IS EXEMPT FROM THE ATLANTIC COASTAL BAYS CRITICAL AREA LAW AS DEFINED IN SECTION NR 3-101(G)(2) FOR IMPROVEMENTS ASSOCIATED WITH SPECIAL EXCEPTION #51537 TO OPERATE A FAIRGROUND OR RACETRACK IN AN AGRICULTURAL ZONING DISTRICT.

DESIGNED BY: LCS	DRAWN BY: LCS	CHECKED BY:	FOREST CONSERVATION EASEMENT PLAT OCEAN DOWNS, LLC ROUTE 589 - RACETRACK ROAD TAX MAP 21, PARCEL NO. 99 THIRD TAX DISTRICT BERLIN WORCESTER COUNTY MARYLAND J. W. SALM ENGINEERING, INC. P.O. BOX 397, 9842 MAIN STREET, SUITE 3 BERLIN, MD 21811
REVISIONS:			
SCALE: 1" = 60' DATE: 03/17/2011 DRAWING No.: 231-06-001 SHEET No.: 1 of 2			

210859 MA 03 2157 2112-1