

ISLAND RESORT COOPERATIVE CAMPGROUND

WORCESTER COUNTY PLANNING COMMISSION

The grant of a permit or approval of this plat 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 therefore is based upon State and County standards existing as of the date of approvals. 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 approval 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 campground.

Mad. J. Bunting 6/29/2010
Worcester County Planning Commission Date

WORCESTER COUNTY FOREST CONSERVATION LAW NOTE:

This site is subject to the Worcester County Forest Conservation Law. This site is subject to Forest Conservation Plan No. 03-01 & 08-09. This site has been subject to a regulated activity under the Worcester County Forest Conservation Law. Any future approval of this site for a regulated activity shall be subject to Worcester County Forest Conservation Law. A Forest Conservation Plan has been approved and is on file with the Department of Development Review and Permitting. A Perpetual Protective Agreement and Deed of Forest Conservation Easement, Worcester County, Maryland, were recorded in Plat book S.V.H. 221/14 and Plat book S.V.H. 230/33 along with corresponding Perpetual Protective Agreements.

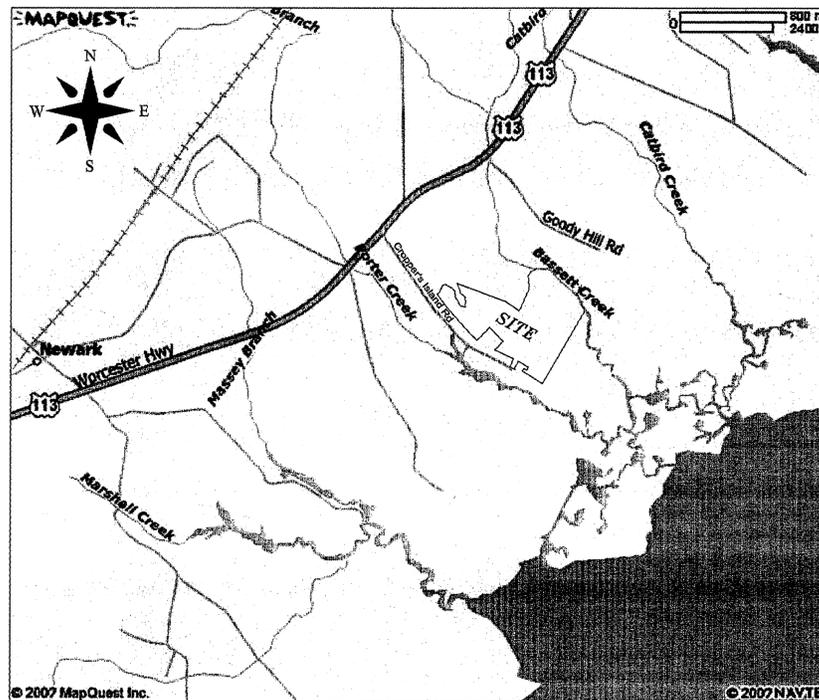
FOREST CONSERVATION EASEMENT NOTES:

- 1) This plat shows an "Existing Limit of Disturbance Line" which is coincidental with the "Forest Conservation Easement Line." The beginning point of the common line starts at Line D9 on sheet 2 and continues through to D87. The legal description of this permanent Forestry Easement line is described with bearings and distances in the table labeled as "Limit of Disturbance Line" on sheet 8.
- 2) The rear portion of Lot C-9, Lot C-10, and Lot C-11 are encumbered with a permanent Forest Conservation Easement Area. The owners of these lots are restricted from any disturbance of the easement area and the use of this conservation area is limited to passive uses such as bird watching, walking, and hiking. All vegetation within this area is protected and is not allowed to be disturbed.
- 3) No clearing, grading, or disturbance of existing vegetation is allowed within the Forest Conservation Easement without authorization from the Worcester County Department of Development Review & Permitting. No structures are allowed within the Forest Conservation Easement Area. Dumping, storage of materials, and site disturbance is prohibited.
- 4) All forest protection signs must remain in place in perpetuity around the Forest Conservation Easement area.

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW NOTE:

This property lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activity must meet the requirements of Title 3 (Land and Water Resources), Subtitle 1 (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Local Laws in effect at the time of the proposed development activity. The existing campground, as defined within the limits of disturbance for Phase 1 on this plat, received site plan approval prior to the adoption of the Atlantic Coastal Bays Critical Area Ordinance; therefore, is subject to the Initial Development Exempt provisions pursuant to NR 3-101(h). Without the award of Growth Allocation, no future expansion to the campground or changes to the approved site plan for the existing campground, including lot coverage, will be allowed within the boundaries of the critical area designated Resource Conservation Area.

FOURTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND
DATE: 06/24/10



VICINITY MAP
(NOT TO SCALE)

OWNERS:

ISLAND RESORT PARK, INC.
9552 CROPPER'S ISLAND ROAD
NEWARK, MARYLAND 21841

DEED REFERENCE:

SVH 5490/330
PARCEL # 93
TAX MAP # 40

**PROPERTY ZONED: A-1
REQUIREMENTS FOR CAMPGROUND USE**

MIN. LOT AREA 25 ACRES
MAX. LOT AREA 150 ACRES
MIN LOT WIDTH 800'
MIN. FRONT YARD 250'
MIN. REAR YARD 100'
MIN. SIDE YARD 100'
MIN. DISTANCE TO R-1 DISTRICT 500'

CAMPSITE SETBACKS

FRONT YARD 10'
REAR YARD 5'
LEFT SIDE YARD 7'
RIGHT SIDE YARD 3'

REFERENCE PLATS:

- 1) "LOT C - SUBDIVISION OF LANDS OF ROBERT K. & JULIA B. EWELL"
BY:
L.E. BUNTING SURVEYS, INC.
MAY 2, 2008
PLAT BOOK: SVH 230/33
- 2) "FOREST CONSERVATION EASEMENT PLAT FOR ISLAND RESORT CAMPGROUND"
BY:
L.E. BUNTING SURVEYS, INC.
AUG. 14, 2007
PLAT BOOK: SVH 221/14

GENERAL NOTES:

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE, RATE MAP COMMUNITY-PANEL NUMBER 240083-0095-C, DATED 6/16/92, THIS PROPERTY IS SITUATED IN FLOOD HAZARD ZONES A-12 (ELEV. 7'), A-12 (ELEV. 8'), B, & C.

LOTS 1 THROUGH 93 ARE FOR RECREATIONAL VEHICLES AND LOTS C-1 THROUGH C-17 ARE FOR CABINS, FOR A TOTAL OF 110 CAMPSITES.

THE NON-TIDAL WETLAND AREAS SHOWN ON THIS PLAT WERE DELINEATED BY RONALD GATTON, ENVIRONMENTAL CONSULTANT.

THIS PROPERTY IS SUBJECT TO A RIGHT OF WAY RESERVED UNTO THE EWELL FAMILY OVER AND ACROSS THE ROADWAYS OF THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF INGRESS AND EGRESS TO OTHER LANDS OF EWELL.

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 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 cooperatives within the County have been complied with.

L. E. Bunting, Jr. 6/25/10
L. E. Bunting, Jr. PROP. Date

OWNER'S CERTIFICATION

The cooperative campground shown on this plat is with free consent and in accordance with the desires of the owners, proprietors, and trustees, if any, hereof. The requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland 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 sewerage systems have been approved by the Department of the Environment and said facilities will be available to all lots offered for sale.

Robert K. Ewell 6-28-10
Robert K. Ewell Date

Julia B. Ewell 6/28/10
Julia B. Ewell Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:

The campground 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. Approval of the plat is predicated upon the use of a shared sewage disposal system and water supply system approved in County Commissioner Resolution 10-24.

Robert Mitchell, A.S. 6/30/10
Worcester County - Approving Authority Date

PURPOSE STATEMENT

The purpose of this plat is to change an existing campground into a cooperative campground.

WORCESTER COUNTY BOARD OF ZONING APPEALS

PROPERTY HISTORY:

- 03/14/02
Board of Zoning Appeals Case No. 65727- Request a special exception to locate a rental campground in an A-1 Agricultural District.
Granted with following conditions:
1) No sale of borrow material shall be made by the applicant to 3rd parties;
2) The surface mine shall not be active while the campground is open to the public;
3) The surface mine shall only be allowed for the applicant's own personal use.
- 04/08/03
Circuit Court for Worcester County Case No. 23-C-02-000606 AA- Thomas Kloetzli, et al vs. Robert Ewell, et al
Decision of the Board of Zoning Appeals Affirmed
- 01/16/08
Board of Zoning Appeals Case No. 105968- Request a special exception to expand an existing rental campground, and a variance to reduce the ordinance prescribed setback between a rental campground and a Residential District from one thousand feet to five hundred feet.
Granted with following conditions:
1) The expansion shall not exceed 72 new campsites;
2) The applicant shall obtain all necessary and proper permits as required;
3) The applicant shall plant native shrubs and plant species in the area of the 72 new campsites.

L. E. BUNTING SURVEYS, INC.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
(410) 641-3313

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