

**WORCESTER COUNTY FOREST CONSERVATION NOTE**

THIS SITE PLAN IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SITE PLAN IS SUBJECT TO FOREST CONSERVATION PLAN NO. W.C.F.C.P.12-29 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 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.

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-414(d) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS PROJECT WILL MEET A PORTION OF MITIGATION FOR REFORESTATION THROUGH THE OFFSITE RETENTION OF EXISTING FOREST AT A 2 TO 1 RATIO (0.2 ACRES). THE OFFSITE LOCATION IS TAX MAP 32 PARCEL 339.

**SITE DATA**

**PARCEL DESCRIPTION**

TAX MAP 25, PARCELS 80 & 81  
WORCESTER COUNTY, MARYLAND  
TAX ID# 03-017567 & 03-017559

**PROPERTY OWNERS**

OCEANS EXCHANGE II  
C/O BRUCE ROGERS  
1915 N Salisbury Blvd.  
Salisbury, MD 21801  
410-548-4600

**EXISTING ZONING**

C-2, GENERAL BUSINESS  
SETBACKS: FRONT = 100'  
SIDE = 6'  
REAR = 20'

**SITE AREA**

± 73,580 S.F. / 1.69 ACRES

**PROPOSED USE**

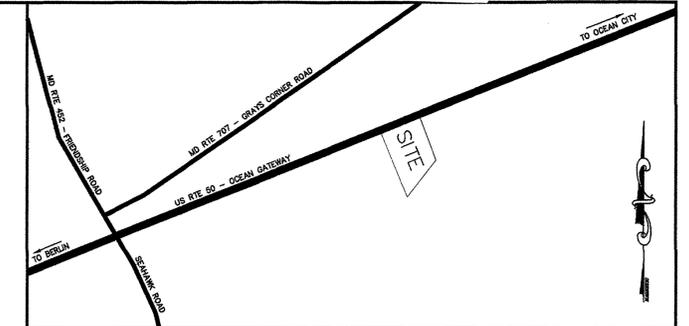
± 9,840 S.F. RETAIL\*  
A MAXIMUM OF 2,600 SF OF  
THE BUILDING CAN BE  
UTILIZED AS OFFICE

**FLOOD PLAIN**

THIS SITE IS LOCATED IN FLOOD ZONE  
C PER FEMA COMMUNITY PANEL  
240083 0100 B DATED 6/15/83

**WETLANDS**

THERE ARE NO WETLANDS ON SITE



VENNET MAP  
NOT TO SCALE

**SURVEYOR'S CERTIFICATION**

I Herby 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. 12-17-12  
Reg # 10782 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 (latest edition) as far as they relate to the making of this plat and setting of markers have been complied with.

OCEANS EXCHANGE II, LLC  
C/O BRUCE ROGERS  
1915 N Salisbury Blvd.  
Salisbury, MD 21801  
410-548-4600  
12-17-12 Date:

**FORESTRY WORKSHEET**

TOTAL TRACT AREA	= 1.69 ACRES
NET TRACT AREA	= 1.69 ACRES
ZONING DISTRICT	C2
AFFORESTATION THRESHOLD / ACRES	15 % = .25 ACRES = .25 ACRES
CONSERVATION THRESHOLD / ACRES	15 % = .25 ACRES = .25 ACRES
EXISTING FOREST COVER	= .50 ACRES
AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	= .24 ACRES
AREA OF FOREST ABOVE CONSERVATION THRESHOLD	= .24 ACRES
BREAK EVEN POINT (AMOUNT OF FOREST TO RETAIN WITH NO MITIGATION)	= .31 ACRES
CLEARING PERMITTED WITH NO MITIGATION	= .19 ACRES
TOTAL AREA OF FOREST TO BE CLEARED	= .26 ACRES
TOTAL AREA OF FOREST TO BE RETAINED	= .24 ACRES
REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	= .06 ACRES
REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	= .04 ACRES
CREDIT FOR REFORESTATION ABOVE THE CONSERVATION THRESHOLD	= 0 ACRES
TOTAL REFORESTATION REQUIRED	= .1 ACRES
TOTAL AFFORESTATION REQUIRED	= 0 ACRES
TOTAL AFFORESTATION / REFORESTATION REQUIRED	= .1 ACRES

LINE TABLE

LINE	BEARING	LENGTH
L1	N 23°42'17" W	34.96
L2	N 42°43'35" E	109.92
L3	N 58°57'04" E	22.11
L4	N 21°46'38" W	7.69
L5	N 32°09'06" W	5.78
L6	N 37°18'31" W	9.52
L7	N 67°09'34" E	79.66
L8	S 21°16'31" E	27.12
L9	S 38°06'22" W	92.22
L10	S 38°06'22" W	98.99

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	33.04	695.31	16.53	2°43'23"	N88°11'22"W	33.04

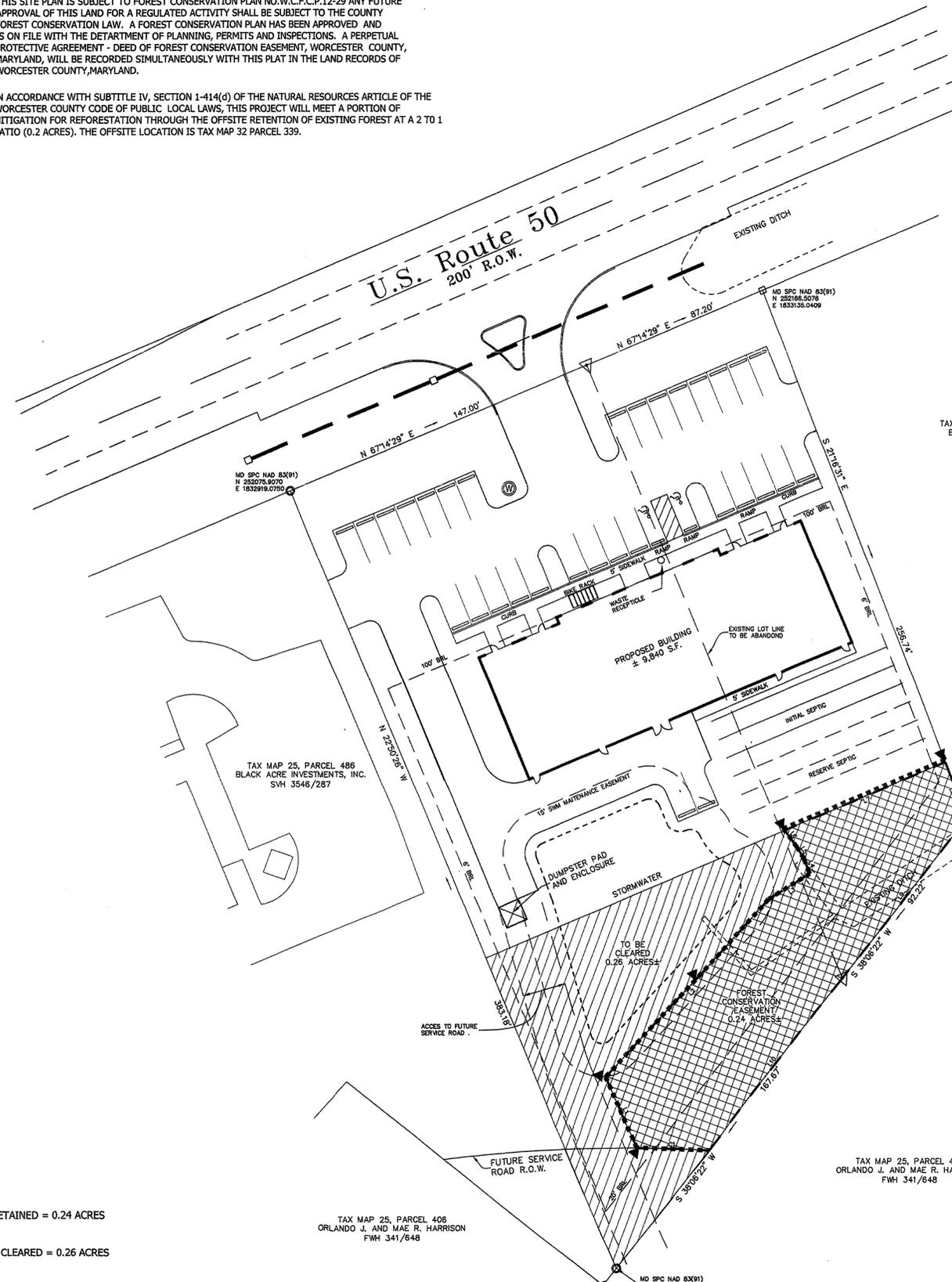
**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft.

**LEGEND**

- EXISTING FOREST TO BE RETAINED = 0.24 ACRES
- FOREST PERMITTED TO BE CLEARED = 0.26 ACRES
- PROPOSED FOREST CONSERVATION SIGN
- FOREST PROTECTION/SILT FENCE



THE INFORMATION CONTAINED ON THESE PLANS, INCLUDING BUT NOT LIMITED TO, THE EXCLUSIONS, USE OF THE CLIENT NAMED HEREIN, AND IS SUBJECT TO THE CLIENT AND/OR WORK PRODUCT PRIVILEGE. ANY AMENDMENTS, CORRECTIONS OR DISTRIBUTION, INCLUDING COMPUTER GENERATED, IS STRICTLY PROHIBITED UNLESS AUTHORIZED IN WRITING BY FRANK G. LYNCH JR. AND ASSOCIATES, INC.

**FOREST CONSERVATION  
EASEMENT PLAT**

LANDS OF OCEAN EXCHANGE II, LLC  
DEED REF.: SVH 5135/150  
TAX MAP 25, PARCELS 80 & 81  
THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND

**Frank G. Lynch, Jr.**  
& Associates, Inc. DISK: BENC07

SURVEYING · LAND PLANNING  
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811  
(410) 641-6363 · 641-6773

DESIGNED BY	N/A	SURVEYED BY	BO/FGL3	FILE NO.:	9509-12
DRAWN BY	B. OVERHOLT	DATE	12-7-12	SHEET 1 OF 1	
CHECKED BY	FRANK G. LYNCH	SCALE	1"=30'		

MSA SSU 1257 8698