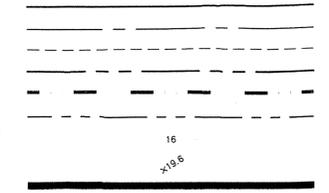
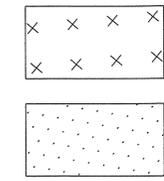


LEGEND:
1 / 13 / 2015



- LOT LINE
- CENTERLINE ROAD
- NON-TIDAL WETLANDS LINE
- NON-TIDAL WETLANDS BUFFER LINE
- CRITICAL AREA LINE
- FOREST CONSERVATION LINE
- EXISTING CONTOUR WITH ELEVATION
- EXISTING SPOT ELEVATION
- LOT C BOUNDARY LINE
- EXISTING WOODS LINE
- EXISTING FOREST CONSERVATION EASEMENT AREAS
- EXISTING NON-TIDAL WETLANDS
- PROPOSED WOODSLINE



SITE DATA

1. EXISTING PROPERTY INFORMATION

TAX MAP	40
GRID	18
PARCEL	93
DISTRICT	4
TAX ID #	001354
ZONING	A-1
AREA (acres)	365.47
USE	AGRICULTURAL
DEED	539175 & 299/642
PLAT NO.	230033

2. TOTAL SITE AREA
365.47 acres

3. OWNER INFORMATION
ROBERT K. & JULIA EWELL
9552 CROPPER ISLAND ROAD
NEWARK, MD 21841
PHONE: 410-521-6591

4. PROPOSED USE
32 LOT CAMPGROUND ADDITION

5. 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'

6. CAMPSITE SETBACKS

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

7. FLOOD INSURANCE RATE MAP

THE DISTURBED AREA OF THIS PROPERTY IS SITUATED IN FLOOD HAZARD ZONES B AND C AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR WORCESTER COUNTY, MARYLAND COMMUNITY PANEL No. 240083 0095 C, DATED JUNE 16, 1992.
*ZONE C - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

8. EXISTING SOILS CONDITION

SOILS SHOWN HEREON PER USDA WEB SOIL SURVEY MAP FOR WORCESTER COUNTY, MARYLAND.
THE SOILS OF THIS SITE ARE:

FaA	Fallsington sandy loam, 0 to 2% slopes
HbB	Hambrook sandy loam, 2 to 5% slopes
WdA	Woodstown sandy loam, 0 to 2% slopes
UzB	Udorthents, loamy, 0 to 5% slopes
RuB	Runclint loamy sand, 2 to 5% slopes
LO	Longmarsh & Indiantown soils, frequently flooded

9. WETLANDS

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

10. EXISTING FOREST

THERE IS EXISTING DENSE TREES AREA WITHIN THIS PROJECT

11. WATER AND SEWER SERVICE

PRIVATE CENTRALIZED WATER & SEWER

12. EXISTING UTILITIES

THE EXISTING UTILITIES SHOWN ARE GIVEN AS AN AID TO THE CONTRACTOR. SOULE & ASSOCIATES MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE CONTRACTOR SHALL PERFORM TEST PITTING AS NECESSARY TO DETERMINE UTILITY LOCATIONS TO HIS SATISFACTION.

13. RIGHT-OF-WAY

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.

14. DRAINAGE AREA

SITE IS LOCATED WITHIN THE NEWPORT BAY DRAINAGE AREA (2130105).

15. DISTURBED AREA

±547,444 SQ. FT. = ±12.57 ACRES

16. AMOUNT OF FILL

±500 C.Y.

17. ROAD FRONTAGE

PARCEL 93 = ±170'

18. OPEN SPACE PROVISIONS

TOTAL AREA LOT C = 149.363 ACRES
TOTAL OPEN SPACE PROVIDED = 57.05 ACRES
OPEN SPACE PERCENTAGE = 38.2%

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 SVH 221/14 and Plat book SVH 230/33 along with corresponding Perpetual Protective Agreements.

FOREST CONSERVATION EASEMENT NOTES:

- 1) 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.
- 2) 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.

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.

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

ENGINEERING / SURVEYING / PLANNING
SOULE & ASSOCIATES, P.C.
172 ARLINGTON ROAD
ARLINGTON BUSINESS CENTER
SALISBURY, MARYLAND 21801
(410) 742-7797

REVISIONS	Date	Issued for

GENERAL INFORMATION
EXPANSION OF COOPERATIVE CAMPGROUND
LANDS OF ROBERT K. & JULIA B. EWELL
FORTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND



SURVEYOR'S STATEMENT
THIS PLAT AND SURVEY WERE PREPARED UNDER MY SUPERVISION, TO THE LOCAL STANDARD OF CARE, AND SUBSTANTIALLY MEET THE "MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING" AS PROMULGATED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS FOR A RURAL CLASS SURVEY.
WILLIAM BRUCE WAGNER
PROPERTY LINE SURVEYOR
LICENSE NO.: 470
EXPIRATION DATE: 1/03/2015

Designed By
Drawn By LWH
Date OCTOBER 2013
Job No. 12-158
Drawing File No. 12-12-58-BASE.dwg
Sheet No.

Date Plotted: 7/21/2014
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MSA 1252-8858-2
Pa08030

3/12/14