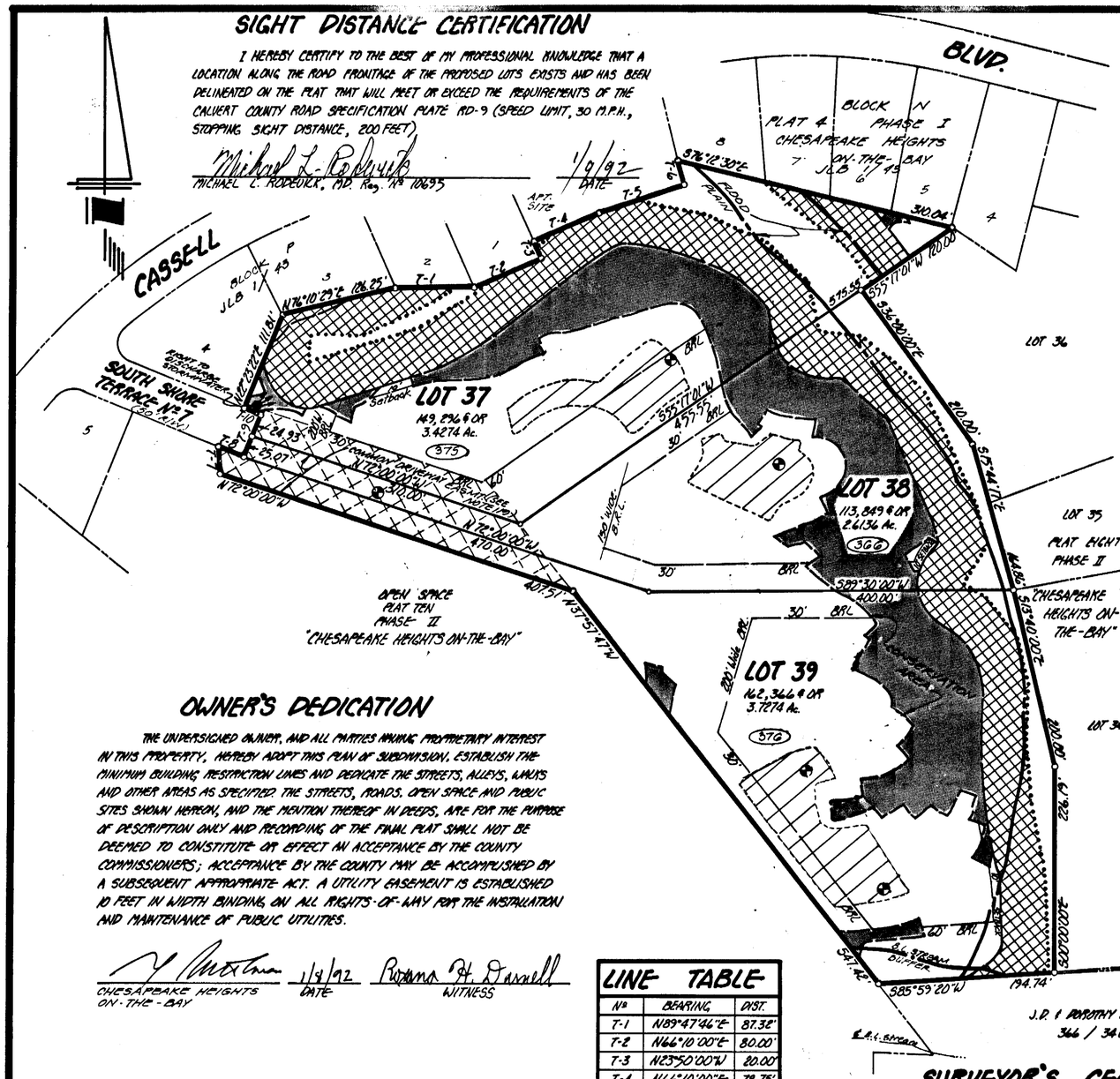
SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THAT A LOCATION ALONG THE ROAD FRONTAGE OF THE PROPOSED LOTS EXISTS AND HAS BEEN DELINEATED ON THE PLAT THAT WILL MEET OR EXCEED THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-9 (SPEED LIMIT, 30 M.P.H., STOPPING SIGHT DISTANCE, 200 FEET)

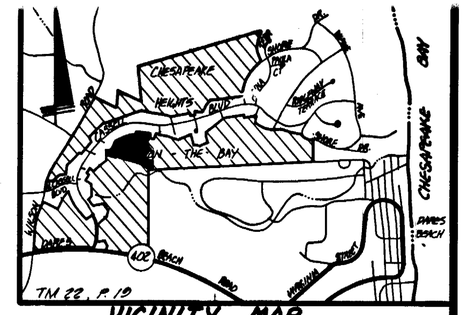
Michael L. Rodewick — 1/9/92

MICHAEL L. RODEWICK, MD. Reg. Nº 10695 — DATE



LEGEND

- PERC TEST
- HOUSE NUMBERS
- 10,000 S.F. SEPTIC RECOVERY AREA
- CONSERVATION AREAS - 25% OR GREATER SLOPES
- BLUE LINE STREAM BUFFER
- 100 YEAR FLOOD PLAIN LIMITS
- NON-TIDAL WETLANDS
- 50' BUFFER ZONE



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. ALL UTILITIES, INCLUDING GAS, ELECTRIC AND COMMUNICATIONS, SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSIONS STATEWIDE RULES OF JUNE 14, 1968.
2. A PERPETUAL EASEMENT IS PROVIDED FOR THE WIDENING, FUTURE WIDENING AND/OR CONSTRUCTION AND MAINTENANCE OF THE AREAS ADJACENT TO THE RIGHT OF WAY LINES OF THE PUBLIC ROADWAYS SHOWN HEREON IN ACCORDANCE WITH THE RD-7 TYPICAL ROAD SECTION PER THE CALVERT COUNTY ROADS ORDINANCE AND DESIGN STANDARDS AS CURRENTLY AMENDED AND IN EFFECT AT THE TIME OF APPROVAL FOR RECORDATION OF THIS PLAT. THIS EASEMENT SHALL INCLUDE ALL STORM DRAINAGE STRUCTURES AND APPURTENANCES, EXCAVATION AND CONSTRUCTION OF DRIVEWAY ENTRANCES AND APPROACH ROADS, STREET INTERSECTIONS, GUTTERS, SWALES, DITCHES, PIPES, SIGHT DISTANCE TRIANGLES AND ANY OTHER CONSTRUCTION APPLICABLE TO SAID WIDENING, CONSTRUCTION AND MAINTENANCE, ALL AS SHOWN ON THIS PLAT OF SUBDIVISION.
3. METAL PIPES AND/OR CONCRETE MONUMENTS MARKED "AD SUR 48" HAVE BEEN SET AT ALL CORNERS OUTSIDE OF CONSTRUCTION AREAS. CORNERS WITHIN CONSTRUCTION AREAS WILL BE SET PRIOR TO RELEASE OF THE GRADING BOND AND CERTIFIED BY A REGISTERED LAND SURVEYOR TO THE PLANNING DIRECTOR PER ARTICLE 8.2 OF THE CALVERT COUNTY SUBDIVION REGULATIONS BEFORE TRANSFER AND ISSUANCE OF BUILDING PERMITS IN ACCORD- AND WITH ARTICLE 4.2 OF SAID REGULATIONS.
4. LOTS SHOWN HEREON SHALL NOT BE RESUBDIVIDED TO CREATE ADDITIONAL LOTS.
5. TOTAL PLATTED AREA: 9.7684 Acres; TOTAL LOT AREA: 9.7684 Acres.
6. CONSERVATION AREAS - EXISTING GROUND AT 25% OR GREATER SLOPES: THERE WILL BE NO BUILDING CONSTRUCTION WITHIN THESE AREAS WITHOUT PRIOR WRITTEN APPROVAL FROM THE PLANNING COMMISSION AND REVIEW BY THE APPROPRIATE COUNTY AGENCIES.
7. THE RECREATION AREAS, SHOWN ON PLATS 5 AND 10 ARE DEDICATED AS OPEN SPACE FOR RECREATION AND CONSERVATION PURPOSES; AND FOR THE USE OF ALL LOT OWNERS WITHIN "CHESAPEAKE HEIGHTS ON-THE-BAY" SUBDIVISION.
8. ALL LOTS SHALL BE RESTRICTED TO INTERIOR SUBDIVISION STREET ACCESS.
9. ALL LOTS SHOWN HEREON ARE EXEMPT OF STORMWATER MANAGEMENT PER SECTION 3.3(e) OF THE CALVERT COUNTY STORMWATER MANAGEMENT ORDINANCE.
10. BUILDING RESTRICTION LINES (B.R.L.): FRONT - 60'; REAR - 60'; SIDES - 30'.
11. ZONING: RURAL.
12. THE ISSUANCE OF COUNTY PERMITS OR APPROVALS IS A LOCAL PROCESS AND DOES NOT IMPLY THE SUBDIVISION APPLICANT, HIS SUCCESSORS, HEIRS OR ASSIGNS HAS MET STATE AND FEDERAL REQUIREMENTS FOR WETLANDS UNDER COMAR 08.05.04; THE FEDERAL WATER POLUTION ACT, SECTION 404, OR THE RIVERS AND HARBORS ACT, SECTION 10.
13. A MINIMUM BUFFER ZONE OF 50 FEET OF UNDISTURBED, NATURAL VEGETATION SHALL BE MAINTAINED FROM THE EDGE OF THE WETLANDS LANDWARD.
14. CONSERVATION AREAS WHICH COINCIDE WITH THE BUFFER ZONE ARE NOT SHOWN.
15. THE OPEN SPACE CREATED BY THIS SUBDIVISION, SHOWN ON PLATS 4, 6, 7 & 10 OF CHESAPEAKE HEIGHTS ON-THE-BAY:
    (I) ARE DESIGNED IN SUCH A FASHION AS TO RETAIN PRODUCTIVE USE OF THE BETTER FARMLAND/FORESTLAND OR TO PRESERVE A UNIQUE NATURAL OR CULTURAL FEATURE;
    (II) MAY BE DEEDED TO A PROPERTY OWNERS' ASSOCIATION, SOLD OR OTHERWISE CONVEYED IN WHOLE BUT NOT IN PART;
    (III) CAN NOT BE USED AS BUILDING SITES FOR RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT. STRUCTURES ACCESSORY TO ON-SITE FARMING, FORESTRY AND SUBDIVISION RECREATIONAL PURPOSES ARE PERMITTED.
16. FLOOD PLAIN AREA: USES RESTRICTED TO THOSE PERMITTED IN THE FLOOD PLAIN DISTRICT. NO RESIDENTIAL CONSTRUCTION WILL BE PERMITTED WITHIN THIS AREA.
17. A MINIMUM OF 50 FEET UNDISTURBED VEGETATED BUFFER IS CREATED FROM THE EDGE OF "BLUE LINE STREAM", PLUS 4 FEET FOR EVERY 1% OF SLOPE, OR TO THE TOP OF THE SLOPE, WHICHEVER IS CLOSER.
18. AN EASEMENT IS PROVIDED FOR STORM DRAIN CONSTRUCTION AND GRADING OF AT LEAST A 2 TO 1 SLOPE FROM THE FINISHED GRADE OF THE PROPOSED DRIVEWAYS TO LOTS 37, 38 AND 39. THE FOLLOWING LOTS ARE SUBJECT TO SAID EASEMENT: LOTS 37 THRU 39 AND OPEN SPACE, PLAT TEN.
19. LOTS 37, 38 & 39 SHALL SHARE A COMMON DRIVEWAY AND SUBJECT TO COMMON DRIVEWAY EASEMENT SHOWN HEREON.

OWNER'S DEDICATION

THE UNDERSIGNED OWNER, AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACE AND PUBLIC SITES SHOWN HEREON, AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS; ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT. A UTILITY EASEMENT IS ESTABLISHED 10 FEET IN WIDTH BINDING ON ALL RIGHTS-OF-WAY FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

CHESAPEAKE HEIGHTS ON-THE-BAY — 1/9/92 DATE — Roxanne H. Darnell WITNESS

LINE TABLE		
Nº	BEARING	DIST.
T-1	N89°47'46"E	87.38'
T-2	N66°10'00"E	80.00'
T-3	N23°50'00"W	20.00'
T-4	N66°10'00"E	78.75'
T-5	N71°09'22"E	98.18'
T-6	N13°53'15"W	28.01'
T-7	N04°30'46"W	30.00'
T-8	S67°36'38"E	30.00'
T-9	N22°23'22"E	50.00'
T-10	N67°36'38"W	20.00'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO CHESAPEAKE HEIGHTS ON-THE-BAY, INC., A MARYLAND CORPORATION, FROM HARRY B. WOLF, JR., RECEIVER OF AND FOR FIRST COLONY SAVINGS & LOAN ASSOCIATION, INC., BY DEED DATED NOVEMBER 2, 1967 AND RECORDED IN LIBER JLB 95 AT FOLIO 220 AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND (SECOND ELECTION DISTRICT).

PERMANENT MONUMENTS AND METAL PIPES HAVE BEEN SET, EXCEPT AS NOTED (SEE NOTE 3), AS REQUIRED BY ARTICLE XIII, CALVERT COUNTY SUBDIVISION REGULATIONS AND SECTION 3-108, REAL PROPERTY VOLUME OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED.

FRANCIS B. COLLINSON, MD. Reg. P.L.S. Nº 10104 — 1/9/92 DATE

STATE OF MARYLAND — FRANCIS B. COLLINSON — NO. 10104 — REGISTERED PROFESSIONAL LAND SURVEYOR

HEALTH CERTIFICATE

THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE ABOVE LOTS ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. THE DESIGNATED SEPTIC RECOVERY AREAS ARE APPROVED BY THE CALVERT COUNTY HEALTH DEPARTMENT FOR SEWAGE DISPOSAL PURPOSES. THE APPROVED LOT INCLUDES AN APPROVED AREA OF AT LEAST 10,000 S.F. FOR SEWAGE DISPOSAL PURPOSES AS REQUIRED BY CURRENT MARYLAND STATE HEALTH DEPARTMENT LAW. IMPROVEMENTS OF ANY NATURE, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF OTHER UTILITY LINES IN THIS AREA, MAY RENDER THE LOT(S) UNDEVELOPABLE. TO DETERMINE THE EXACT AREA OF THE LOT APPROVED FOR SUCH PURPOSES, ONE SHOULD CONTACT THE CALVERT COUNTY HEALTH DEPARTMENT, OFFICE OF ENVIRONMENTAL HEALTH.

HEALTH DEPARTMENT: 1-20-92 DATE — HEALTH OFFICER

DIRECTOR - ENVIRONMENTAL HEALTH — SANITARIAN

APPROVED FOR RECORDING BY THE PLANNING COMMISSION:

FRANK M. CORN[illegible] SECRETARY, PLANNING COMMISSION — 2-20-92 DATE

OWNER/DEVELOPER:
CHESAPEAKE HEIGHTS ON-THE-BAY, INC.
% MAX MITTLEMAN
655 MADISON AVENUE
NEW YORK, NEW YORK 10021
(212) 755-2268

Examined for Record Feb 20 1992 at 2:20 o'clock P.M. Same day recorded in Liber J. B. E. No. 4 Folio 029 ONE of the PLAT RECORDS of CALVERT CO. & EXAMINED PER

Audrey B. Evans, Clerk

PLAT NINE
~PHASE II~
CHESAPEAKE HEIGHTS ON-THE-BAY
SECOND DISTRICT
CALVERT COUNTY, MARYLAND

SCALE: 1" = 100' — JANUARY, 1992

ADVANCED SURVEYS, INC.
3695 HALLOWING POINT ROAD • SUITE 4
PRINCE FREDERICK, MARYLAND 20678
(301) 535-4681 (301) 855-1120

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