

CA 102-05 Holland Cliff Shores,  
SUB  Lot 7

MSA-5-1829-4838

Robert L. Ehrlich, Jr.  
Governor

Michael S. Steele  
Lt. Governor



Martin G. Madden  
Chairman

Ren Serey  
Executive Director

STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401  
(410) 260-3460 Fax: (410) 974-5338  
[www.dnr.state.md.us/criticalarea/](http://www.dnr.state.md.us/criticalarea/)

February 18, 2005

Ms. Olivia Vidotto  
Calvert County Department of Planning and Zoning  
150 Main Street  
Prince Frederick, Maryland 20678

Re: SD-98-35R Holland Cliff Shores Major Subdivision-revised

Dear Ms. Vidotto:

Thank you for providing information on the above referenced revised major subdivision proposal. It is my understanding that the current site plan is being submitted for review because the original subdivision was never recorded and preliminary plat approval has subsequently expired.

Given that the applicant was granted a variance to locate the septic area on steep slopes in May of 2000, this office has no further comments regarding the subdivision of this property. However, please note that this office has not yet received notice of an evaluation of the property by the Department of Natural Resources (DNR) for the presence of rare, threatened, and endangered species. If present, the applicant must address the recommendations by DNR for the protection of these species. This evaluation must be provided prior to recordation of the subdivision.

Thank you for the opportunity to provide comments for this major subdivision request. Please include this letter as part of the record for this subdivision. Please contact me at (410) 260-3482 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Kerrie Gallo".

Kerrie L. Gallo  
Natural Resource Planner  
CA 118-00

Cc: Paula Proctor (Calvert County)

Robert L. Ehrlich, Jr.  
Governor



Michael S. Steele  
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December 22, 2004

Ms. Olivia Vidotto  
Calvert County Department of Planning and Zoning  
150 Main Street  
Prince Frederick, Maryland 20678

Re: SD-98-35R Holland Cliff Shores Major Subdivision

Dear Ms. Vidotto:

Thank you for providing information on the above referenced major subdivision and intrafamily transfer request. The applicant is proposing to subdivide a 7.811-acre property to create two Critical Area lots. The property is located within a Limited Development Area (LDA). The existing Lot 7 is currently developed.

Based on the information provided, we have the following comments regarding this major subdivision proposal.

- 1) It appears as though the existing dwelling on Lot 7 has been expanded since the site plan and variance request that this office reviewed in April of 2000. In reviewing the current site plan, it appears that the existing dwelling now expands across the lot lines between Lot 7 and the "reserved area". In that regard, we call your attention to the Maryland Court of Appeals case, Friends of the Ridge v. BG&E [352 MD.645(1999)]. This case establishes the "doctrine of merger" in Maryland. As discussed in Friends of the Ridge, when a landowner utilizes contiguous lots for a single structure, the platted lot lines remain in place for title purposes, but by operation of law, a single parcel emerges for zoning purposes. From the information provided, it appears that there is currently one existing 7.811-acre grandfathered lot.
- 2) The subdivision is proposed as an intrafamily transfer. The intrafamily transfer provisions within the Critical Area apply only to the Resource Conservation Area (RCA). We recognize that the Calvert County Zoning Ordinance includes family conveyance provisions for underlying non-Critical Area zoning which may be applicable to this lot. However, this office does not consider the Critical Area intrafamily transfer provisions to be pertinent to this property, as the lot is located within the LDA.

- 3) It appears that the proposed lot will require a variance to steep slopes in order to develop the sewage disposal area. While a variance was granted for this same proposal in May of 2000, it is my understanding that an approved variance expires after a two-year period when construction has not commenced. Based on this information, it appears a new variance request will be required.
- 4) Newly created, non-grandfathered lots within the Critical Area are required to comply with current Critical Area standards for development as outlined in the Calvert County Zoning Ordinance and in COMAR 27.01. In addition, the Calvert County Zoning Ordinance defines a "buildable lot" as one which meets the size, dimensions, and other requirements of the County Ordinance. Given that the proposed Lot 7A cannot be developed in compliance with current development standards, and would require a variance to disturb steep slopes, this office contends that the applicant is proposing to create a non-buildable lot within the Critical Area. By virtue of creating a non-buildable lot, the applicant's need for a variance is self-imposed. As contested in a previous variance request on this property, this office would not support a variance which is the result of a self-imposed hardship.
- 5) The applicant must obtain an evaluation of the property by the Department of Natural Resources (DNR) for the presence of rare, threatened, and endangered species. If present, the applicant must address the recommendations by DNR for the protection of these species. This office has not received an evaluation from DNR for this subdivision.

Thank you for the opportunity to provide comments for this major subdivision request. Based on our review of the proposed development, this office has outstanding concerns regarding whether this tract can be properly and legally subdivided under Critical Area laws. Please include this letter as part of the record for this subdivision. Please contact me at (410) 260-3482 if you have any questions.

Sincerely,



Kerrie L. Gallo  
Natural Resource Planner

CA118-00

Cc: Roxana Whitt (Calvert County)  
Dave Brownlee (Calvert County)

7. Total acreage of property within the Critical Area  
IDA \_\_\_\_\_ LDA 7.811 Ac. RCA \_\_\_\_\_

8. Total acreage being disturbed within the Critical Area 0.5 Ac.

**SUBDIVISION**

9. Number of lots to be created in the Critical Area 2
10. Number of dwelling units to be created in the Critical Area 1
11. Minimum lot size in the Critical Area 1.531 Ac.
12. Maximum lot size in the Critical Area 6.217 Ac.
13. Average lot size in the Critical Area 3.9 Ac.
14. Linear length of waterfront in feet of original parcel 570'±
15. Is this an intrafamily transfer?  Yes  No
16. If a subdivision, is cluster development being used?  Yes  No  
If yes, how many acres of open space will be created by the clustering?
17. If a subdivision, how many acres of recreation area will be provided? N/A

**GROWTH ALLOCATION** N/A

18. Is use of the growth allocation necessary  Yes  No
19. How many acres of growth allocation are you requesting?
20. Are all non-water dependent uses more than 300 feet from the water?  Yes  No

**STAFF USE ONLY**

21. Number of acres of growth allocation approved \_\_\_\_\_

**WETLANDS**

22. Identify wetlands (tidal and non-tidal rivers, bays, streams, marshlands, swamps, bogs, etc.), hydric soils and highly erodible soils on plat.
23. Is site adjacent to or does it include within its boundary any tidal waters or wetlands or non-tidal streams that are tributaries to tidalwaters?  Yes  No

If yes, identify wetland buffer on plat according to section 8-2.03A (Floodplain), 8-2.05A, C and D ( Wetlands) of the Zoning Ordinance.

24. Is site adjacent to or does it include within its boundary any non-tidal waters or wetlands?  Yes  No

If yes, identify wetland buffer on plat according to section 8-2.05D (Wetland Buffer)

25. Is any disturbance to the buffer proposed?  Yes  No

If yes, then either a Buffer Management Permit or a variance may be necessary

### FOREST LAND / BUFFER

26. Is site within a Buffer Exempt area?  Yes  No

If yes, what is the shortest distance between mean high water and any existing structure on adjacent lots or parcels? \_\_\_\_\_

27. Is the following shown on plat?  Yes  No

Identify vegetated areas (marshes, forests) on plat.

- a. How many acres of site are covered by forest? 6.0 Ac.
- b. How many acres of forest are proposed for clearing? 0.5 Ac.
- c. How many acres of forest will be replanted on site? 0 (LDA and RCA only).

A maximum of 30% of the forest can be removed though replantings and/or Fees-in-Lieu shall be required.

28. 15% or greater of the site covered with forest?  Yes  No

(LDA & RCA only) 15% of the site shall be maintained or planted in trees and this fact shall be recorded with the record plat. How many acres will be replanted? 0

29. Does the site have slopes greater than or equal to 15%  Yes  No

(LDA & RCA only) Slopes greater than or equal to 15% shall be shaded on the plat and development shall be prohibited in these areas (section 8-2.07 Steep Slopes)



# Subdivision Application

Calvert County, Maryland  
Department of Planning and Zoning  
150 Main Street

Prince Frederick, MD 20678

Phone: (410)535-2348 or (301)855-1243 TDD: (410)535-6355

Fax: (410)414-3092 Email: pz@co.cal.md.us

Notice! Separate applications must be filed with the following agencies if applicable to the subdivision. Other agency permits may be necessary:

- Environmental Health for drainfield percolation tests
- State and Federal wetland permits for developments involving wetlands
- State Highway Administration for access permits on state roads

Note: All information must be completed if applicable. Incomplete applications/forms/checklists, plans, etc. will result in the entire submittal package being returned to the engineer.

## PROJECT INFORMATION

Project Name: RESUBDIVISION OF LOT 7 + RESERVE AREA HOLLAND CLIFF SHORES

Planning and Zoning Case No: SP98-35 (Assigned by P & Z at concept plan review)

Type of Subdivision:  Residential  Commercial  Industrial  Mixed Use

Subdivision Type:  Major [  minor (Major subdivisions involve more than 5 lots or a public road)

Utilities:  Public Sewer  Septic System  Public Water  Well

FOR RUR, R-1, R-2 ZONE:

Maximum # of Conventional Lots: 3 ÷ 4 = 1 new base density

TDR Conventional Lots \_\_\_\_\_ + Transfer Zone Lots (if permitted) = 0 Total lots requiring TDR's

Total Lots Proposed: 2 (1 + 2 total)

TOWN CENTER – (see Town Center Chart) Maximum Density of \_\_\_\_\_ units per acre

Proposed Density \_\_\_\_\_ = \_\_\_\_\_ units per acre Number of TDR's required: \_\_\_\_\_

Mandatory clustering per Articles  2-10.01.E or  5-2.01 Optional Clustered subdivision  yes  no

Average Lot Size: \_\_\_\_\_ Total Acreage 7.81 Ac. - Wetland acreage 0.25 = 7.56 Ac. acreage to calculate density

1. Total Acreage in Lots: 7.747 Ac.

2. Total Acreage in Open Space\*: 0 Total open space provided: \_\_\_\_\_ (items 3,4,6)  
(\*not counting RW or private lanes or rec area)

3. Total Acreage in R/W & Widening Strips: 0.064 Ac.

4. Total Acreage in Private Lanes: 0

5. Total Acreage in Recreation Area: 0

6. Total Acreage in Residue (if any): 0

**Total Acreage:** 7.811 Ac. (items 1-6 should equal this amount)

Multi-Family Subdivision Information (if applicable):

If subdivision involves multi-family units provide the number of units and the density. To obtain the density divide the total number units by the acreage involved with each unit type):

Townhouses: \_\_\_\_\_ (Density \_\_\_\_\_ units per acre)

Apartments: \_\_\_\_\_ (Density \_\_\_\_\_ units per acre)

Duplexes: \_\_\_\_\_ (Density \_\_\_\_\_ units per acre)



**R.A. Barrett  
& Associates, Inc.**

ENGINEERS • SURVEYORS • LAND PLANNERS

100 Jibsail Drive, Suite 103, Prince Frederick, MD 20678 ♦ 410-257-2255 ♦ 301-855-5554 ♦ Fax: 410-257-3782 ♦ E-Mail: rbarrett@olg.com

January 31, 2005

Olivia Vidotto  
Calvert County Dept. of Planning and Zoning  
150 Main Street  
Prince Frederick, MD 20678

RE: SD 98-35R Holland Cliff Shores Major Subdivision

Attn. Olivia:

In response to the Critical Area Comments from Kerrie L. Gallo dated December 22, 2004. Comment #1, the existing dwelling as shown on the preliminary plan was constructed under the appropriate permits and variances, this should not be an issue. → not true

Comment #2, the lot being created uses family conveyance to comply with Calvert County's revised Zoning Ordinance. Within the Critical Area Family Conveyance is not necessary to achieve the required density, in the LDA zone the density ranges from one unit per five acres up to four units per acre. ✓

Comment #3, the approved variance allowing for the construction of the septic recovery area within the 15% slopes is a variance not a special exception (attached hereto) this variance is approved for the life of the property, there is no expiration date on this document. Also in response to Comment #4 this is not necessary. -why?

is this true? ←

Please feel free to contact me directly if you have any questions or comments regarding these issues.

Sincerely,

  
Chris Mooney

**RECEIVED**

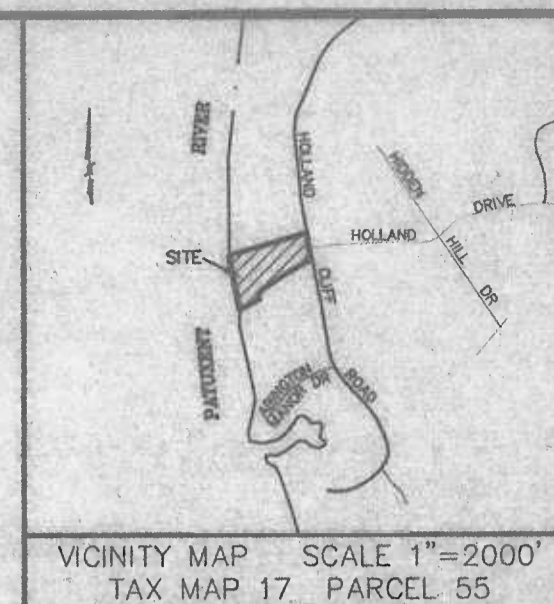
FEB 5 2005

**CHESAPEAKE BAY  
CRITICAL AREA COMMISSION**



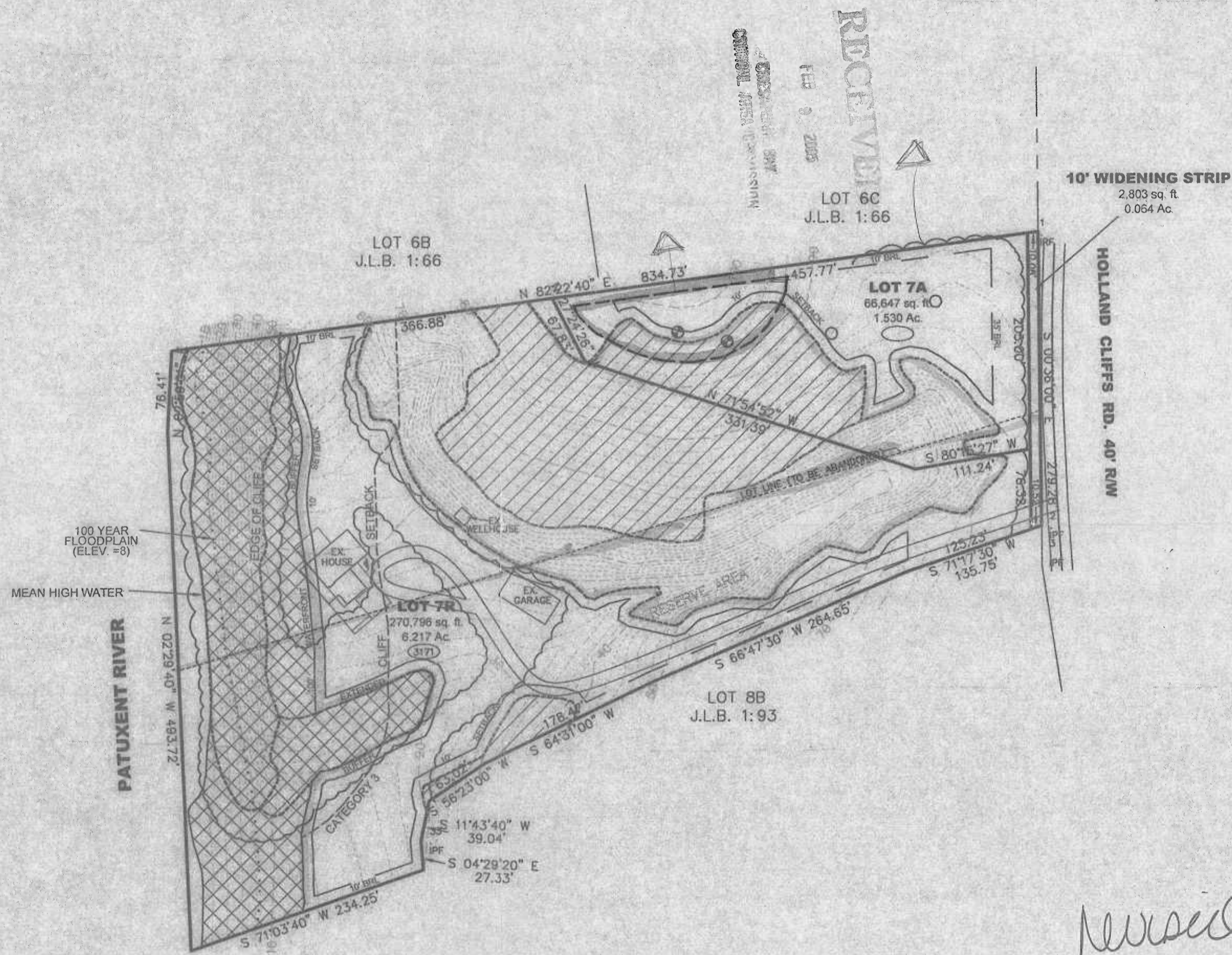
- 1.) Deed Reference : B.J.S. 1072/001 JULY 15, 1998
- 2.) There are 100 Year Flood Plains on this site as per FEMA Panel # 240011-0011B.
- 3.) Number of Conventional Lots = 1
- 4.) Number of Family Conveyance Lots Proposed = 1
- 5.) Total Number of Lots = 2
- 6.) Number of TDR's Required = 0
- 7.) Average Lot Size = 3.875 Acres
- 8.) Minimum Lot Size = 1.53 Acres
- 9.) Forested Area = 6.0 Acres
- 10.) Exempt from Forest Conservation requirements as per Section 8-3.02.B
- 11.) Building Restriction Lines :  
Front = 35', Side = 10', Rear = 50'
- 12.) This subdivision within the Critical Area and is designated LDA
- 13.) Cutting and clearing of trees and the removal of existing natural vegetation, including understory trees, shrubs, and ground cover within the Critical Area Buffer is prohibited unless approved on a building, grading or buffer cutting permit.
- 14.) The total allowable impervious surface for the entire site is 51,037 Sq. Ft., or 1.172 Ac., Lot 7A = 9,997 Sq. Ft., Lot 7R = 40,619 Sq. Ft., Widening Strip = 420 Sq. Ft.
- 15.) There is no clearing required for this subdivision, this will be addressed on a lot by lot basis at the time of building permit.
- 16.) Total Lot Area = 7.747 Ac.  
Widening Strip = 0.064 Ac.  
Total = 7.811 Ac.

OWNERS/APPLICANTS:  
Casper E. Bradbury Jr.  
& Kimberly P. Bradbury  
3171 Holland Cliffs Road  
Huntingtown, Md. 20639



VICINITY MAP SCALE 1"=2000'  
TAX MAP 17 PARCEL 55

- LEGEND
- Denotes assigned house number
  - Denotes conservation areas (including slopes of 15% or greater)
  - Denotes conservation areas (including slopes of 25% or greater)
  - Denotes Limit Of 100 Year Flood Plain
  - Denotes Building Restriction Lines
  - Denotes 100' Waterfront Buffer and Extended Buffer



*Newsail*  
*Comments due 2/02*

HEALTH OFFICER'S CERTIFICATION

This subdivision satisfies the requirements of the Maryland Department Of The Environment regulation 26.04.03 allowing for individual water systems and individual sewerage systems in the subdivision of land serving single family dwellings only, and it is in conformance with the current county water and sewerage plan for water planning category W7 and sewerage planning category S7.

This Health Department approval certifies that the Lots shown hereon are in consonance with pertinent Health Department Laws and Regulations as of the approval date, however, this approval is subject to changes in such laws and regulations. Changes in topography or site designations may void this approval. The designated parcel area is the only parcel area approved by the Calvert County Health Department for sewerage disposal purposes. The approved lot includes an approved area of at least 10,000 s.f. for sewerage disposal purposes as required by current Maryland Department of the Environment Law. Improvements of any nature, including but not limited to the installation of other utility lines in this area, may render the lot undevelopable. To determine exact area of the lot approved for such purposes, you should contact the Calvert County Health Department, Office of Environmental Health.

HEALTH DEPARTMENT	
Date	_____
Health Officer	_____
Dir. Env. Health	_____
Sanitarian	_____



**R. A. BARRETT**  
**& ASSOCIATES, INC.**  
ENGINEERS & SURVEYORS  
100 JIBSAIL DR., SUITE 103  
PRINCE FREDERICK, MD 20678  
410-257-2255 301-855-5554 FAX: 410-257-3782

PLANNING AND ZONING CASE NO.: SD 98-35

PRELIMINARY PLAN  
RESUBDIVISION OF LOT 7  
& RESERVE AREA  
**HOLLAND CLIFF SHORES**  
SECTION ONE  
SITUATED IN HUNTINGTOWN, MARYLAND  
SECOND ELECTION DISTRICT, CALVERT COUNTY, MARYLAND

DATE	01/31/05
SCALE	1"=100'
DRAWN BY	C.J.M.
DRAWING #	CC2006PRE
FILE #	CC2006
JOB #	06193

**NOTES:**

- A perpetual easement is provided for the widening, future widening and/or construction and maintenance of the area adjacent to the right-of-way lines of the public roadways shown hereon in accordance with the RD-4, typical road sections per the Calvert County Road 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, swale ditches, berm ditches, flumes and any other construction applicable to said widening, all as shown on the plat of subdivision.
- This plat prepared without benefit of a title report.
- The conservation areas shown hereon include, but are not limited to, improperly drained soils, adverse soil formations, steep slopes (15% or greater) and erodible soils. A minimum 10' setback must be provided adjacent to the conservation areas. These land areas may not be developed unless the developer receives approval of the Planning Commission with the recommendations from the appropriate County agencies.
- As per Section 8-1.01.C the 100' Critical Area buffer is planted in natural vegetation and shall remain in natural vegetation in perpetuity, the cutting of this vegetation is not allowed unless approved permits are obtained.
- 100 year Flood Plain Areas exist within this plat of subdivision as per F.E.M.A. Map 240011 0011B.
- No residential construction shall be permitted within the 100 year flood plain area.
- "Cutting or clearing of trees and the removal of existing natural vegetation, including trees, shrubs and ground cover within the Critical Area Buffer is prohibited unless approval on a building, grading or buffer cutting permit."
- The developer/contractor shall notify the Historic District Commission if during construction, any archaeological artifacts are discovered on site.
- All houses shall be located so that the front of one house does not face the rear of another house.
- This site has a new base density of one lot. Lot 7B shall be designated as the new base density lot, and Lot 7A shall be created under the Family Conveyance provisions of the Zoning Ordinance (Article 5-1.02.B.4).
- The deed for Lot 7A shall contain a covenant stating that the lot is subject to the provisions of Article 5-1.02.B.4 of the Calvert County Zoning Ordinance. Lot 7A may not be conveyed subsequently to any person other than a family member of lineal descent or ascent, unless five (5) Transfer Development Rights (TDR's) are applied and recorded by deed, prior to transfer. This provision shall be in effect for seven years after the lot is recorded.
- Per Article 7-1.05.F.2 of the Zoning Ordinance, since the 7.811 acre site has a maximum permitted density of 5 lots or less, then those lots shall be exempt from the Adequate Public Facilities Requirements.
- Per Article 5-2.01.A.5.a.i.v.(b) of the Zoning Ordinance, front roadway buffers are not required in the R-1 zone fronting Holland Cliff Road. Therefore Lots 7A and 7B are exempt from meeting the front roadway buffer requirements.
- Stormwater management for Lot 7A is to be addressed at time of building permit.
- The house & improvements existing within the Category 3 Cliff Setback & 100' Critical Area Buffer were previously approved by the Board Of Appeals. They are Non-Conforming and any modifications to the improvements shall Require BOA approvals.
- Any future reforestation will be placed in the 100' Critical Area Buffer, & 100' Critical Area Buffer were previously approved by the Board Of Appeals.
- Total Lot Area = 7.747 Acres  
Widening Strip = 0.064 Acres  
Total Platted Area = 7.811 Acres

**LDA CRITICAL AREA NOTES**

- Total Forested Area = 6.00 Acres  
Total Forested Area to be cleared = 0.00 acres
- Per Section 8-1.03.G of the Zoning Ordinance, for stormwater runoff, man-caused impervious areas shall be limited to 15% of the subdivision to be developed. The total allowable man-caused impervious area for the parcel is 50,617 SqFt (Total). The impervious area may be increased to 25% per individual lot as long as the total impervious area for the parcel does not exceed 15%.
- Impervious Surface existing to remain on Lot 7B:  
Driveway: Gravel  
House & Outbuildings: 6,350 sq. ft. ±
- Total Impervious surface allowed:  
50,617 sq.ft. allowed for Lots 7A & 7B (15% of the total site)
- Impervious surface area by Lot:  
Lot 7A: 16,662 sq.ft. (25%)  
Lot 7B: 33,955 sq.ft. (12.5%)

Received for Record 3/10 2006  
at 9:09 o'clock a.m. Same day  
recorded in Liber KPS No. 2  
Folio 418 ONE OF THE PLAT  
RECORDS & EXAMINER

*Randy P. Smith*

**FAMILY CONVEYANCE AFFIDAVIT**

We, Casper E. Bradbury, Jr. & Kimberly P. Bradbury the owners of the property as listed in Liber B.J.S. 1072, Folio 001, do hereby assign the lot being created known as: Lot 7A Holland Cliff Shores to our son Casper E. Bradbury, III.

11-30-05 *C. Bradbury* *Casper E. Bradbury, Jr.*  
Date Witness Casper E. Bradbury, Jr.  
11-30-05 *C. Bradbury* *Kimberly P. Bradbury*  
Date Witness Kimberly P. Bradbury  
11-30-05 *C. Bradbury* *Casper E. Bradbury, III*  
Date Witness Casper E. Bradbury, III

**HEALTH OFFICER'S CERTIFICATION**

This subdivision satisfies the requirements of the Maryland Department Of The Environment regulation 26.04.03 allowing for individual water systems and individual sewerage systems in the subdivision of land serving single family dwellings only, and it is in conformance with the current county water and sewerage plan for water planning category W7 and sewerage planning category S7.

This Health Department approval certifies that the Lots shown hereon 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. Changes in topography or site designations may void this approval. The designated perc area is the only perc area 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 Department of the Environment Law. Improvements of any nature, including but not limited to the installation of other utility lines in this area, may render the lot undevelopable. To determine exact area of the lot approved for such purposes, you should contact the Calvert County Health Department, Office of Environmental Health.

HEALTH DEPARTMENT  
Date 12/8/05  
*Daniel C. Ryan, M.D.*  
Health Officer  
*Paul S. McFadden*  
Dir. Env. Health  
*Ben Longworth*  
Sanitarian

Approved For Recording By The Planning Commission  
MAR 09 2006  
Date  
Gregory A. Bowen, Secretary, Planning Commission

STATE OF MARYLAND  
Randy Alan Barrett  
No. 11001  
REGISTERED  
PROFESSIONAL LAND SURVEYOR  
*Randy Alan Barrett*  
Randy Alan Barrett  
Prof. L.S. No. 11001  
Date 11-3-05

**R. A. BARRETT & ASSOCIATES, INC.**  
ENGINEERS & SURVEYORS  
100 JIBSAIL DR., SUITE 103  
PRINCE FREDERICK, MD 20678  
410-257-2255 301-855-5554 FAX: 410-257-3782

FINAL PLAT  
FAMILY CONVEYANCE RESUBDIVISION OF LOT 7 & RESERVE AREA INTO LOTS 7A & 7B  
**HOLLAND CLIFF SHORES**  
SECTION ONE  
SITUATED IN HUNTINGTOWN, MARYLAND  
SECOND ELECTION DISTRICT, CALVERT COUNTY, MARYLAND

DATE 11/03/05  
SCALE 1"=100'  
DRAWN BY C.J.M.  
DRAWING # CC2006 7R-7A  
FILE # CC2006  
JOB # 06193

**COORDINATES**

No.	NORTH	EAST
1	8536.5061	10899.2601
2	8331.5174	10901.4068
3	8255.2032	10902.2060
4	8110.7438	10540.3597

**SIGHT DISTANCE CERTIFICATION**

I hereby certify that the driveway entrance locations exist along the lot frontages that meet or exceed the stopping sight distance requirements of the Calvert County Road Ordinance.

11-3-05 *Randy A. Barrett*  
Date Randy A. Barrett

VICINITY MAP SCALE 1"=2000'  
TAX MAP 17 PARCEL 55

TAX I.D.: 02-092662

**LEGEND**

- Denotes assigned house number
- ▨ Denotes conservation areas (including slopes of 15% or greater)
- Denotes conservation areas (including slopes of 25% or greater)
- ⋯ Denotes Limit Of 100 Year Flood Plain
- BRL Denotes Building Restriction Lines
- ▩ Denotes 100' Waterfront Buffer and Extended Buffer

**SURVEYOR'S CERTIFICATE**

I hereby certify that the plan shown herein is correct: that it is a subdivision of part of the land conveyed by Carol J. Norfolk & Kenneth A. Simon, Jr. to Casper E. Bradbury, Jr. & Kimberly P. Bradbury by deed dated July 15, 1998 and recorded among the land records of Calvert County, Maryland in Liber B.J.S. 1072 at Folio 001. Permanent monuments and metal rods have been set as required by Article VII, Calvert County Subdivision Regulations and Article 21, 3-108, Annotated Code of Maryland. This survey is classified as a Suburban Survey in accordance with the State of Maryland Minimum Standards of Practice, Table 09.13.06.03A, Classifications of Surveys.

11-3-05 *Randy A. Barrett*  
Date Randy A. Barrett

**RECEIVED**

MAR 27 2006

**OWNERS CERTIFICATE**

We, the undersigned owners and all parties having proprietary interest in this property hereby adopt this plan of subdivision, establish the building restriction lines and dedicate the streets, alleys, walks, and other areas as specified. The streets, roads, open spaces 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.

11-30-05 *C. Bradbury* *Casper E. Bradbury, Jr.*  
Date Witness Casper E. Bradbury, Jr.  
11-30-05 *C. Bradbury* *Kimberly P. Bradbury*  
Date Witness Kimberly P. Bradbury

PLANNING AND ZONING CASE NO.: SD 98-35R