

CA 363-05 Engh Family Ltd.
Bldg. ~~54676~~ Permit 54676

MSA-S-1829-4861

Comments 6/28/85 KED

Comments 10/11/85 KED



Robert L. Ehrlich, Jr.
Governor



Martin G. Madden
Chairman

Michael S. Steele
Lt. Governor

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/

October 11, 2005

Mr. John Swartz
Calvert County Department of Planning and Zoning
150 Main Street
Prince Frederick, Maryland 20678

Re: MDS 95-12 and AP 54676 & 54677
Engh Property

Dear Mr. Swartz:

Thank you for providing information on the above referenced building and grading permit request. The applicant is requesting a building a grading permit in order to construct a dwelling and accessory barn structure. The property is a designated Resource Conservation Area (RCA) and is currently undeveloped.

In response to our concerns regarding the previous site plan submitted, it appears that the applicant has decreased the size of the proposed dwelling, enabling the proposed limits of disturbance to remain outside of the Habitat Protection Area (HPA). It is my understanding that the building envelope on the site plan is currently characterized as open lawn area and not forested as shown on the site plan. In addition, it is my understanding that all outstanding violations on this property have been, or are in the process of, being satisfactorily mitigated in coordination with County staff. Based on this information, we have no further comments regarding the applicant's request for a building and grading permit.

Thank you for the opportunity to provide comments. If you have any questions, please call me at 410-260-3482.

Sincerely,

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

Kerrie L. Gallo
Natural Resource Planner
CA363-05



Robert L. Ehrlich, Jr.
Governor



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June 28, 2005

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

Re: MDS 95-12 and AP 54676 & 54677
Engh Property

Dear Ms. Munnikhuysen:

Thank you for providing information on the above referenced replatting request and building and grading permit requests. The applicant is requesting to replat a Habitat Protection Area (HPA) in order to construct a dwelling and accessory barn structure. The property is a designated Resource Conservation Area (RCA) and is currently undeveloped.

Based on the information provided, this office opposes the applicant's request to replat the existing HPA on the property. It is my understanding that the property has been identified as containing suitable Forest Interior Dwelling Bird (FIDS) habitat. In general, FIDS have been identified as a species in need of conservation in Maryland, and have therefore been afforded protection within the Critical Area as outlined within the County's Zoning Ordinance and Critical Area Program. The presence of the FIDS HPA on the applicant's property has been determined by the Department of Natural Resources (DNR), and is implemented as a protection zone within the County's Critical Area. Unless the County, in conjunction with DNR, determines that an error was made in assigning this designation to the applicant's property, we recommend that the County deny the applicant's request to replat the HPA.

In addition, our records indicate that this property was the site of a former Critical Area FIDS clearing violation (reference AP#46273). It is unclear to this date whether the outstanding violation on this property has been mitigated for. The last correspondence this office received regarding this violation is dated August 13, 2004. This correspondence indicates that the County was pursuing the violation and in the process of evaluating the appropriate enforcement actions (see attachment).

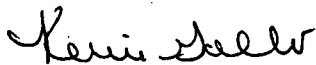
Based on this information, we recommend that the County first determine the status of the outstanding FIDS violation on the property. This office does not support the issuance of any building or grading permits where an outstanding violation exists. Should the County determine

Robin Munnikhuysen
Engh property
June 28, 2005
Page 2

that the outstanding FIDS violation has been rectified, a site plan for the proposed development activities should be required which demonstrates the relationship between the existing HPA on the property and all proposed development activities, and which addresses all necessary mitigation measures for any proposed impacts to the HPA.

Thank you for the opportunity to provide comments. Please forward a copy of any revised requests for a building or grading permit which may be received by the County for this property. If you have any questions, please call me at 410-260-3482.

Sincerely,



Kerrie L. Gallo
Natural Resource Planner
CA363-05

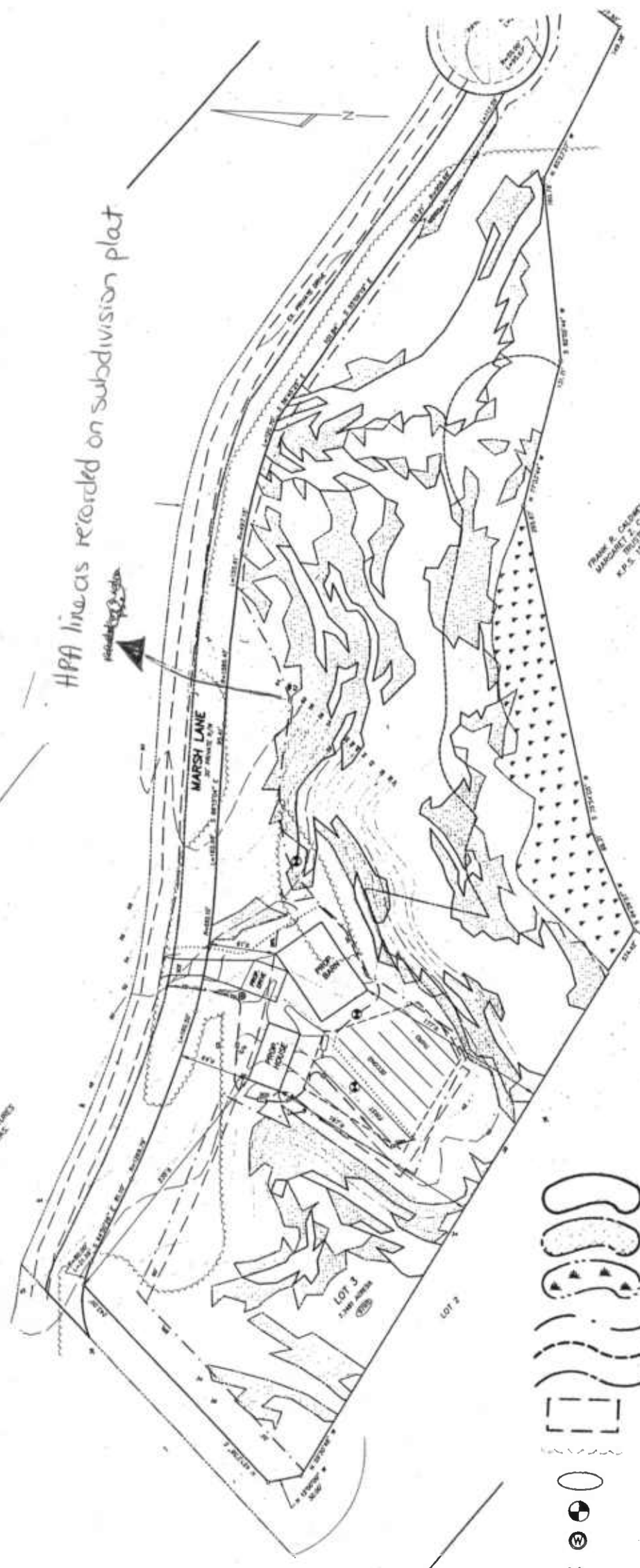
CC: Dave Brownlee, Calvert County
Katharine McCarthy, DNR

HPA lines as recorded on subdivision plat

EXISTING STRUCTURES
ACTING AREAS

FRANK R. CALDWELL, JR.
Mason & Surveyor
P.O. Box 1524 • 332

BUILDING
LOT
ENC
FIR
SUBD



- 25% SLOPES OR GREATER
- 15% TO 25% SLOPES (CRITICAL AREA)
- NON-TIDAL WETLANDS
- HABITAT PROTECTION AREA
- 50' NON-TIDAL WETLANDS BUFFER
- EXTENDED WATERFRONT BUFFER
- 10,000 SQ. FT. SEPTIC RECOVERY AREA
- EXISTING TREELINE
- ASSIGNED HOUSE NUMBER
- PERCOLATION TEST
- PROPOSED WELL
- STOCKPILE AREA
- STABILIZED CONSTRUCTION ENTRANCE
- STONE OUTLET STRUCTURE

Memorandum

Date: June 30, 2005

To: Aimee Dailey, Critical Area Planner
Calvert Co. DPZ

From: Lori Byrne, Environmental Review Coordinator
DNR-WHS

RE: Engh Property, Habitat Protection Area

The Wildlife and Heritage Service has determined that there are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated. As a result, we have no specific comments or requirements pertaining to protection measures at this time. This statement should not be interpreted however as meaning that rare, threatened or endangered species are not in fact present. If appropriate habitat is available, certain species could be present without documentation because adequate surveys have not been conducted.

Our analysis of the information provided also suggests that the forested area on the project site contains Forest Interior Dwelling Bird habitat. Populations of many Forest Interior Dwelling Bird species (FIDS) are declining in Maryland and throughout the eastern United States. The conservation of this habitat is mandated within the Critical Area and must be addressed by the project plan. Specifically, if FIDS habitat is present, the following guidelines should be incorporated into the project plan:

1. Restrict development to nonforested areas.
2. If forest loss or disturbance is unavoidable, concentrate or restrict development to the following areas:
 - a. the perimeter of the forest (i.e., within 300 feet of existing forest edge)
 - b. thin strips of upland forest less than 300 feet wide
 - c. small, isolated forests less than 50 acres in size
 - d. portions of the forest with low quality FIDS habitat, (i.e., areas that are already heavily fragmented, relatively young, exhibit low structural diversity, etc.)
3. Maximize the amount of forest "interior" (forest area >300 feet from the forest edge) within each forest tract (i.e., minimize the forest edge:area ratio). Circular forest tracts are ideal and square tracts are better than rectangular or long, linear forests.
4. Minimize forest isolation. Generally, forests that are adjacent, close to, or connected to other forests provide higher quality FIDS habitat than more isolated forests.
5. Limit forest removal to the "footprint" of houses and to that which is necessary for the placement of roads and driveways.
6. Minimize the number and length of driveways and roads.

RECEIVED

SEP 27 2005

CRITICAL AREA COMMISSION

7. Roads and driveways should be as narrow and as short as possible; preferably less than 25 and 15 feet, respectively
8. Maintain forest canopy closure over roads and driveways.
9. Maintain forest habitat up to the edges of roads and driveways; do not create or maintain mowed grassy berms.
10. Maintain or create wildlife corridors.
11. Do not remove or disturb forest habitat during April-August, the breeding season for most FIDS. This seasonal restriction may be expanded to February-August if certain early nesting FIDS (e.g., Barred Owl) are present.
12. Landscape homes with native trees, shrubs and other plants and/or encourage homeowners to do so.
13. Encourage homeowners to keep pet cats indoors or, if taken outside, kept on a leash or inside a fenced area.
14. In forested areas reserved from development, promote the development of a diverse forest understory by removing livestock from forested areas and controlling white-tailed deer populations. Do not mow the forest understory or remove woody debris and snags.
15. Afforestation efforts should target a) riparian or streamside areas that lack woody vegetative buffers, b) forested riparian areas less than 300 feet wide, and c) gaps or peninsulas of nonforested habitat within or adjacent to existing FIDS habitat.

The Critical Area Commission's document "A Guide to the Conservation of Forest Interior Dwelling Birds in the Chesapeake Bay Critical Area" provides details on development standards and information about mitigation for projects where impacts to FIDS habitat cannot be totally avoided. Mitigation plantings for impacts to FIDS habitat may be required under the local government's Critical Area Program. The amount of mitigation required is generally based in whether or not the guidelines listed above are followed.

While we understand that there are proposed impacts to the steep slopes and other sensitive environmental features on this property, we do not typically comment on such plans unless there are RT&E species known for the area. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

ER# 2005.1161.ct
Cc: K. McCarthy, WHS
R. Esslinger, CAC

INFORMATION STATEMENT

30' X 60' TWO STORY HOUSE
ON BASEMENT

FIRST FLOOR ELEVATION: 45.5
BASEMENT ELEVATION: 36.5

50' X 75' BARN
BARN ELEVATION: 46.5

LOT AREA: 7,3481 ACRES ±
DISTURBED AREA: 20,040 SQ. FT. ±
IMPERVIOUS AREA: 7,394 SQ. FT. ± (2%)
FORESTED AREA: 6.53 ACRES ±
FORESTED AREA TBR: 16,880 SQ. FT. ± (6%)

OWNER: ENGH FAMILY LTD. PARTNERSHIP
DEED: A.B.E. 592 @ 181
TAX I.D.#: 01-240692

SOILS MAP #39
SOIL TYPE: **SqB2** SASSAFRAS LOAMY FINE SAND,
2 TO 5 PERCENT SLOPES,
MODERATELY ERODED
ShC3 SASSAFRAS FINE SANDY LOAM,
5 TO 10 PERCENT SLOPES,
SEVERELY ERODED
ErE ERODED LAND, STEEP

THIS LOT IS IN THE CRITICAL AREA.

STORMWATER MANAGEMENT WAS ADDRESSED
AT TIME OF SUBDIVISION.

CONTACT "MISS UTILITY" AT 1-800-257-7777 AT LEAST
48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

DECKS AND OTHER STRUCTURES NOT SHOWN DO NOT
HAVE ZONING APPROVAL FOR CONSTRUCTION.

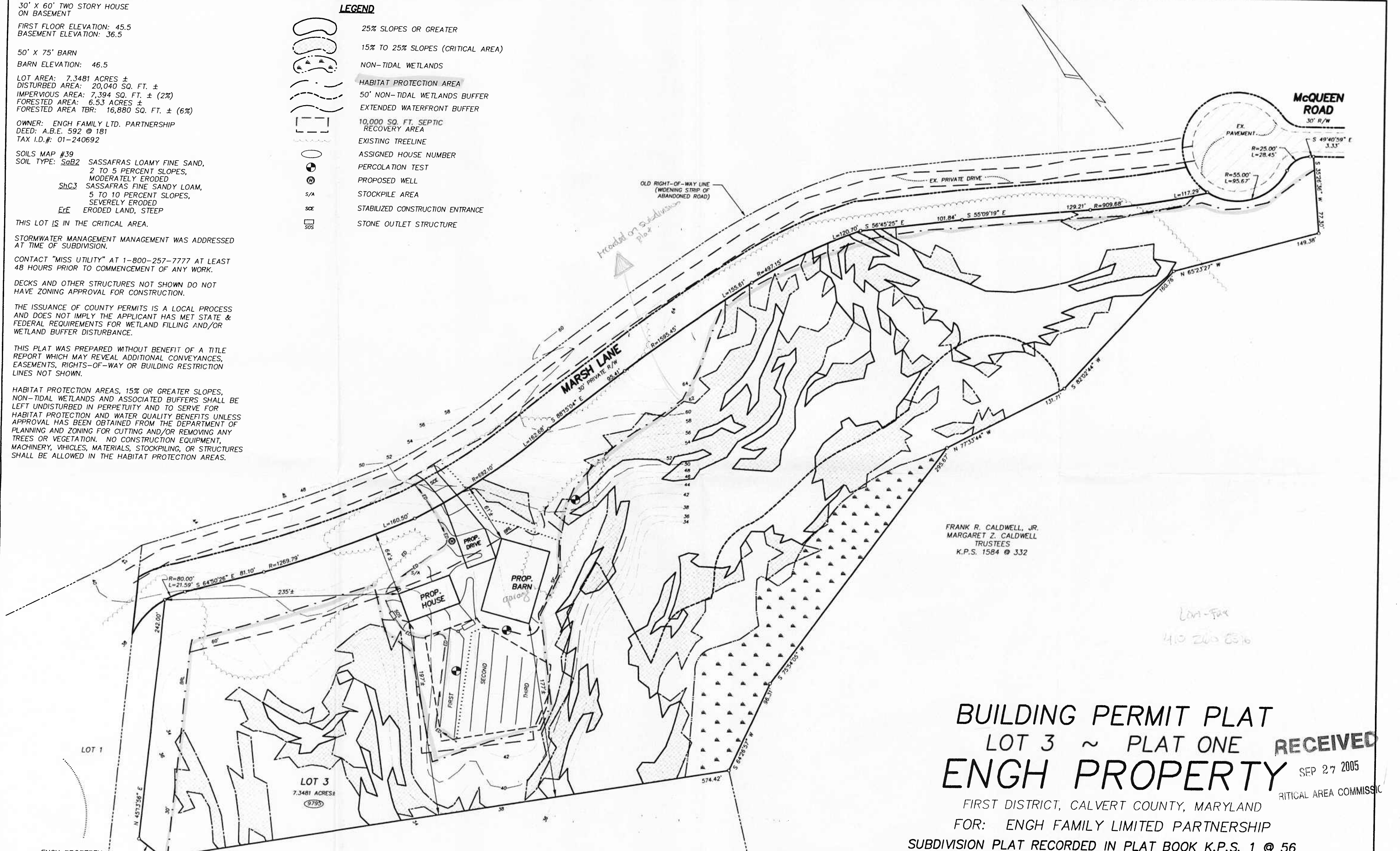
THE ISSUANCE OF COUNTY PERMITS IS A LOCAL PROCESS
AND DOES NOT IMPLY THE APPLICANT HAS MET STATE &
FEDERAL REQUIREMENTS FOR WETLAND FILLING AND/OR
WETLAND BUFFER DISTURBANCE.

THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE
REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES,
EASEMENTS, RIGHTS-OF-WAY OR BUILDING RESTRICTION
LINES NOT SHOWN.

HABITAT PROTECTION AREAS, 15% OR GREATER SLOPES,
NON-TIDAL WETLANDS AND ASSOCIATED BUFFERS SHALL BE
LEFT UNDISTURBED IN PERPETUITY AND TO SERVE FOR
HABITAT PROTECTION AND WATER QUALITY BENEFITS UNLESS
APPROVAL HAS BEEN OBTAINED FROM THE DEPARTMENT OF
PLANNING AND ZONING FOR CUTTING AND/OR REMOVING ANY
TREES OR VEGETATION. NO CONSTRUCTION EQUIPMENT,
MACHINERY, VEHICLES, MATERIALS, STOCKPILING, OR STRUCTURES
SHALL BE ALLOWED IN THE HABITAT PROTECTION AREAS.

LEGEND

- 25% SLOPES OR GREATER
- 15% TO 25% SLOPES (CRITICAL AREA)
- NON-TIDAL WETLANDS
- HABITAT PROTECTION AREA
- 50' NON-TIDAL WETLANDS BUFFER
- EXTENDED WATERFRONT BUFFER
- 10,000 SQ. FT. SEPTIC RECOVERY AREA
- EXISTING TREELINE
- ASSIGNED HOUSE NUMBER
- PERCOLATION TEST
- PROPOSED WELL
- STOCKPILE AREA
- STABILIZED CONSTRUCTION ENTRANCE
- STONE OUTLET STRUCTURE



FRANK R. CALDWELL, JR.
MARGARET Z. CALDWELL
TRUSTEES
K.P.S. 1584 @ 332

LOI-Fax
410 260 8316

BUILDING PERMIT PLAT
LOT 3 ~ PLAT ONE RECEIVED
ENGH PROPERTY SEP 27 2005
CRITICAL AREA COMMISS

FIRST DISTRICT, CALVERT COUNTY, MARYLAND
FOR: ENGH FAMILY LIMITED PARTNERSHIP
SUBDIVISION PLAT RECORDED IN PLAT BOOK K.P.S. 1 @ 56

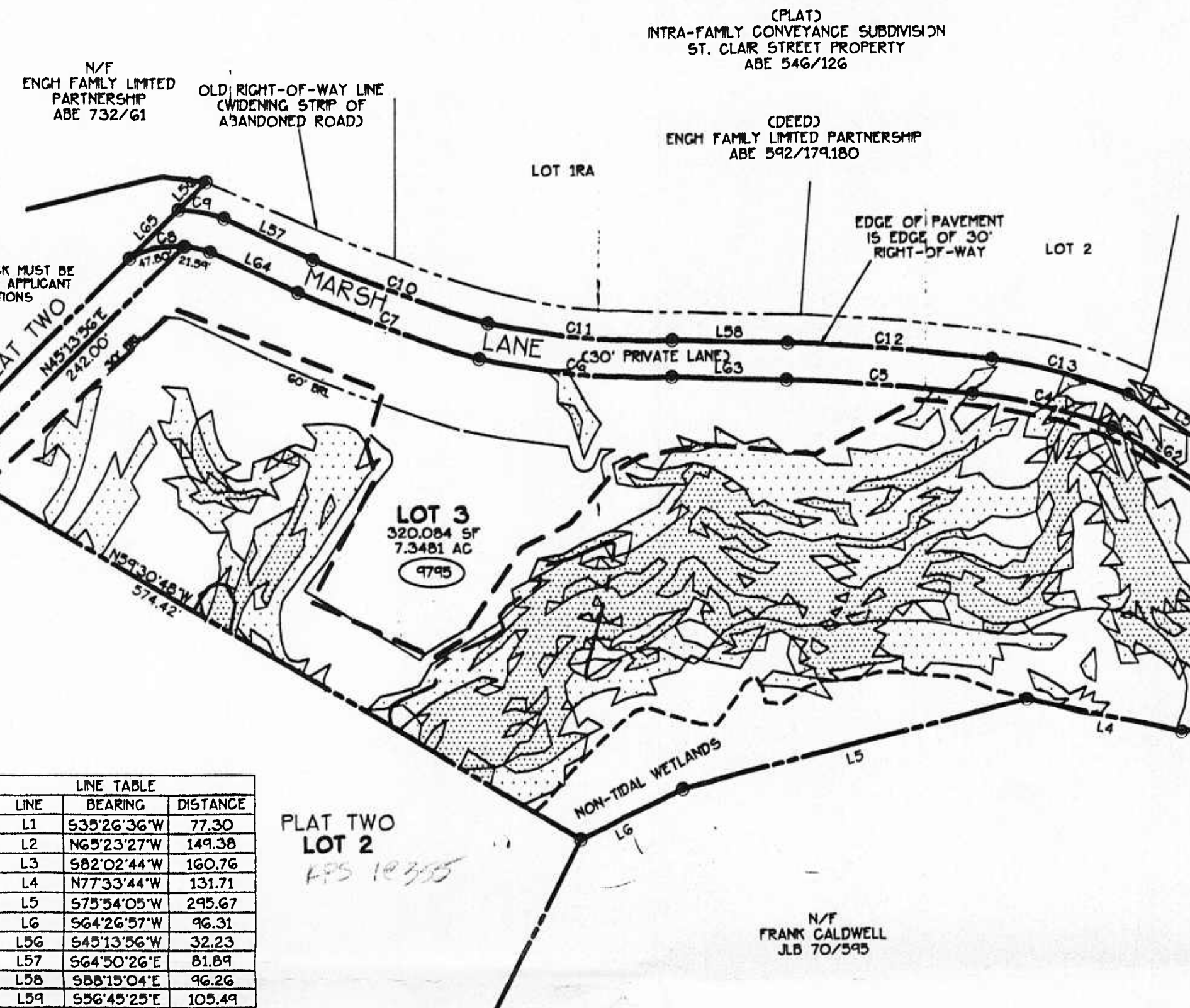


COLLINSON, OLIFF & ASSOCIATES, INC.
Surveyors • Engineers
Land Planners
288 MERRIMAC COURT
PRINCE FREDERICK, MARYLAND 20678
410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE	3-23-05	SCALE	1" = 60'
JOB NO.	1-8376	DRAWN BY	RCJ
FLDR REF.	TM 39 G 14	APPROVED	JLT
DATE	9-1-05	REVISION	HSE BARN LOC

GENERAL NOTES

- ALL UTILITIES INCLUDING GAS, ELECTRIC, AND COMMUNICATIONS, SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION STATEWIDE RULES OF JUNE 14, 1968.
- 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 THE RELEASE OF THE GRADING BOND AND CERTIFIED BY A REGISTERED LAND SURVEYOR TO THE PLANNING DIRECTOR PER ARTICLE 6.2 OF THE CALVERT COUNTY SUBDIVISION REGULATIONS BEFORE TRANSFER AND ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH ARTICLE 4.2 OF SAID REGULATIONS.
- CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO, IMPROPERLY DRAINED SOILS, ADVERSE SOIL FORMATIONS, STEEP SLOPES (25% OR GREATER, 15% OR GREATER INSIDE THE CRITICAL AREA) AND ERODIBLE SOILS UNLESS OTHERWISE APPROVED BY THE ENVIRONMENTAL PLANNER. A MINIMUM 10' SETBACK MUST BE PROVIDED FROM THE CONSERVATION AREA. CONSERVATION AREAS MAY NOT BE DEVELOPED UNLESS THE APPLICANT RECEIVES APPROVAL FROM THE BOARD OF APPEALS AND THE PLANNING COMMISSION, WITH RECOMMENDATIONS FROM THE APPROPRIATE COUNTY AGENCIES.
- BUILDING RESTRICTION LINES (B.R.L.): FRONT: 200' WIDTH OR 60'; REAR: 60'; SIDE: 30'.
- THE FLOOD PLAN AREA SHOWN HEREON IS APPROXIMATELY AS SHOWN ON FEMA/FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 240011-0029-B, ZONE C AND A7.
- THIS PLAT PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- TOTAL LOT AREA: 20.4785 AC.
PRIVATE LANE: 0.8036 AC +/-
TOTAL PLATTED AREA: 21.2821 AC +/-
AVERAGE LOT SIZE: 6.83 AC +/-
MINIMUM LOT SIZE: 6.0523 AC +/-
- ALL PROPOSED LOTS SHOWN ARE EXEMPT FROM STORMWATER MANAGEMENT PER SECTION 3.3a OF THE CALVERT COUNTY STORMWATER MANAGEMENT ORDINANCE.
- PROPOSED ACCESS BY A VARIABLE WIDTH PRIVATE LANE (MINIMUM WIDTH 30') WITH A 16' GRAVEL OR CR-G SURFACE. ACCESS OVER THE PRIVATE LANE SHALL BE SUBJECT TO A LOT OWNER SHARED MAINTENANCE AGREEMENT WITH ITS CONSTRUCTION SUBJECT TO A PUBLIC WORKS AGREEMENT.
- THE DEED FOR LOT 2 AND LOT 3 SHALL CONTAIN A COVENANT STATING THE LOT IS CREATED SUBJECT TO THE PROVISIONS OF SECTION 4-9.08 OF THE CALVERT COUNTY ZONING ORDINANCE.
- THE 100' AND EXTENDED WATERFRONT BUFFER AREAS ARE TO BE LEFT UNDISTURBED IN PERPETUITY AND TO SERVE FOR WATER QUALITY BENEFITS.
- THE NON-TIDAL WETLAND BUFFER AREAS ARE TO BE LEFT UNDISTURBED IN PERPETUITY AND TO SERVE FOR WATER QUALITY BENEFITS.
- THIS SITE HAS BEEN DETERMINED TO BE A PART OF FOREST INTERIOR DWELLING BIRD HABITAT. A HABITAT PROTECTION PLAN IS ON FILE WITH THE CALVERT COUNTY DEPARTMENT OF PLANNING.
- PREVIOUS AREA SUMMARY**
PREVIOUS AREA ALLOWED = 14.73 AC = 15% = 2.96 AC
PRIVATE LANE: 0.34 AC
LOT 1: 0.47 AC
LOT 2: 0.16 AC
LOT 3: 0.11 AC
TOTAL: 1.13 AC
- THE FOLLOWING MEASURES SHALL BE TAKEN TO CONSERVE FDS HABITAT:
1. CLEARING ON LOTS 2 + 3 INCLUDING UNDERSTORY AND GROUND VEGETATION SHALL BE LIMITED TO THE FOOTPRINT OF THE HOUSE AND DRIVEWAY PLUS NO MORE THAN 0.25 ACRES PER LOT IMMEDIATELY SURROUNDING THE HOUSE.
LOT 1 - EXISTING (2.68 AC)
LOT 2 - 0.16 + 0.25 = 0.41 AC
LOT 3 - 0.11 + 0.25 = 0.36 AC
2. CLEARING FOR DRIVEWAYS SHALL BE DONE PURSUANT TO THE FOLLOWING PROVISIONS:
A. FOREST CANOPY SHALL BE MAINTAINED OVER DRIVEWAY.
B. NATIVE FOREST VEGETATION SHALL BE MAINTAINED TO THE DRIVEWAY GRADING. NO MOWED GRASSY BERMS SHALL BE CREATED.
C. DRIVEWAY WIDTH SHALL NOT EXCEED 12 FEET.
3. SEPTIC RECOVERY AREAS SHALL PROVIDE THE REMOVAL OF FOREST AND SHALL MAINTAIN FOREST CANOPY CLOSURE AND MATURE VEGETATION.
- MARSH LANE SHALL BE PRIVATE, NON-COUNTY OWNED AND MAINTAINED AND SHALL NOT BE PETITIONABLE IN PERPETUITY TO THE COUNTY OWNERSHIP OR COUNTY MAINTENANCE. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING FOR THE CONSTRUCTION AND THE LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE, INCLUDING SNOW REMOVAL AND REPAIRS AS WELL AS OTHER IMPROVEMENTS AND ROAD SERVICE NORMALLY PROVIDED BY THE COUNTY.
- PARCEL 123 IS ALSO LOCATED WITHIN THE CRITICAL AREA OVERLAY DISTRICT, RCA ZONE AND THEREFORE, IS SUBJECT TO THE PROVISIONS OF SECTION 4-9 OF THE ZONING ORDINANCE. PER SECTION 4-9.08, THE SITE MAY BE DIVIDED UP TO 3 LOTS, TWO OF WHICH MUST BE DESIGNATED AS INTRA-FAMILY TRANSFER. THIS PROVISION SUPERSEDES THE DENSITY PERMITTED UNDER ARTICLE FIVE OF THE ZONING ORDINANCE.
- ARTICLE FIVE (AND AS OF 4/20/99), PARCEL 123 WOULD HAVE HAD A MAXIMUM CONVENTIONAL DENSITY OF 7 LOTS (3-1-ACRE AND TWO 3-ACRE LOT EXCEPTIONS AND TWO 5-ACRE BASE DENSITY LOTS) 50% REDUCTION, THE 7 LOTS EQUATE TO 4 NEW BASE DENSITY LOTS AND 3 CONVENTIONAL LOTS WITH THE USE OF TRANSFER DEVELOPMENT RIGHTS (TDR'S). THEREFORE, LOTS 1 - 3 SHALL BE CONSIDERED THREE OF THE FOUR NEW BASE DENSITY LOTS, WHICH DO NOT REQUIRE THE USE OF TDR'S.
- LOTS 1 - 3 USE THE THREE LOT EXEMPTIONS PERMITTED UNDER THE ADEQUATE PUBLIC FACILITIES ORDINANCE (APFO).
- AT A MINIMUM, BUILDINGS SHALL BE ARRANGED SO AS TO AVOID FACING THE FRONT OF ONE HOUSE ONTO THE REAR OF ANOTHER.
- THE DEVELOPER/CONTRACTOR SHALL NOTIFY THE HISTORIC DISTRICT COMMISSION, IF DURING CONSTRUCTION ANY ARCHEOLOGICAL ARTIFACTS ARE DISCOVERED ON-SITE.
- WITHIN FARM COMMUNITIES, FARMING PRACTICES THAT MAY CONFLICT WITH RESIDENTIAL USE ACTIVITIES WILL BE OCCURRING ON ADJACENT LANDS AND ARE PERMITTED BY RIGHT.
- A WAIVER OF THE FRONT ROADWAY BUFFER REQUIREMENT HAS BEEN GRANTED FOR LOT 3 (THE ONLY LOT WITH FRONTAGE ON AN EXISTING PUBLIC RIGHT-OF-WAY).
- THE NON-TIDAL WETLANDS AND ASSOCIATED BUFFER AREAS ARE TO BE LEFT UNDISTURBED IN PERPETUITY AND ARE TO SERVE FOR WATER QUALITY BENEFITS.
- THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS UNDER SECTION 5-7.02 OF THE ZONING ORDINANCE.
- HABITAT PROTECTION AREAS SHALL BE LEFT UNDISTURBED IN PERPETUITY AND TO SERVE FOR HABITAT PROTECTION AND WATER QUALITY BENEFITS UNLESS APPROVAL HAS BEEN OBTAINED FROM THE DEPARTMENT OF PLANNING AND ZONING FOR CUTTING AND/OR REMOVING ANY TREES OR VEGETATION. NO CONSTRUCTION EQUIPMENT, MACHINERY, VEHICLES, MATERIALS, STOCKPILING OR STRUCTURES SHALL BE ALLOWED IN THE HABITAT PROTECTION AREAS.
- NO KNOWN TIDAL WETLANDS ARE LOCATED ON LOT 3.



LINE	BEARING	DISTANCE
L1	S35°26'36"W	77.30
L2	N65°23'27"W	149.38
L3	S82°02'44"W	160.76
L4	N77°33'44"W	131.71
L5	S75°54'05"W	295.67
L6	S64°26'57"W	96.31
L5G	S45°13'56"W	32.23
L57	S64°50'26"E	81.89
L58	S88°15'04"E	96.26
L59	S56°45'25"E	103.49
L60	S55°09'19"E	129.63
L61	N55°09'19"W	129.21
L62	N56°45'25"W	101.84
L63	N88°15'04"W	95.41
L64	N64°50'26"W	81.10
L65	N45°13'56"E	57.64
L66	S49°40'59"E	3.33

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHD BRG	CHD LENGTH
C1	25.00	28.45	65°12'09"	15.99	N82°31'32"W	26.94
C2	59.00	129.91	134°55'14"	132.52	S47°40'00"E	101.60
C3	909.68	117.29	07°23'14"	58.73	S58°50'57"E	117.21
C4	497.15	120.70	13°54'36"	60.63	N76°11'32"W	120.40
C5	1595.45	155.61	05°35'18"	77.87	N85°27'25"W	155.55
C6	692.10	162.68	13°28'04"	81.72	S84°44'01"E	162.31
C7	1269.79	160.50	07°14'31"	80.36	S70°18'38"E	160.39
C8	80.00	69.39	49°41'44"	37.05	S85°01'27"W	67.23
C9	110.00	38.51	20°03'38"	19.46	S79°22'46"E	38.32
C10	1239.79	155.15	07°10'13"	77.68	S70°17'49"E	155.05
C11	662.10	155.41	13°26'54"	78.06	S84°48'56"E	155.05
C12	1625.45	171.10	06°01'53"	85.63	S85°14'07"E	171.02
C13	527.15	118.48	12°32'41"	59.49	S75°18'52"E	118.24
C14	879.68	99.19	06°27'37"	49.65	S58°23'08"E	99.13

OWNER'S DEDICATION

WE 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 REGARDING 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 PINNING ON ALL RIGHTS-OF-WAY FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 6096. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER. WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 8-109, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MATTERS OF THIS PLAT AND THE SETTING OF MARKERS/HAVE BEEN MET.

ENGH FAMILY LIMITED PARTNERSHIP
 OWNER
 ENGH FAMILY LIMITED PARTNERSHIP
 10750 SAW PIT COVE ROAD
 LUSBY, MARYLAND 20657

HEALTH CERTIFICATE

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. CHANGES IN TOPOGRAPHY OR SITE DESIGNATION MAY VOID THIS APPROVAL. THE DESIGNATED PERG AREA IS THE ONLY PERG AREA APPROVED BY THE CALVERT COUNTY HEALTH DEPARTMENT FOR SEWERAGE DISPOSAL PURPOSES. THE APPROVED LOT INCLUDES AN APPROVED AREA OF AT LEAST 10,000 SQUARE FEET 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 SHALL CONTACT THE CALVERT COUNTY HEALTH DEPARTMENT OF ENVIRONMENTAL HEALTH.

HEALTH DEPARTMENT
 7-30-01
 DATE
 HEALTH OFFICER
 James P. Heikman, Director Environmental Health
 APPROVED FOR RECORDING BY THE PLANNING COMMISSION
 FRANK A. JAKLITSCH, SECRETARY, PLANNING COMMISSION
 DATE

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-45 (SPEED LIMIT 50 MPH, STOPPING SIGHT DISTANCE, 200 FEET).

Francis Dagby Collinson
 DATE: 7-27-01

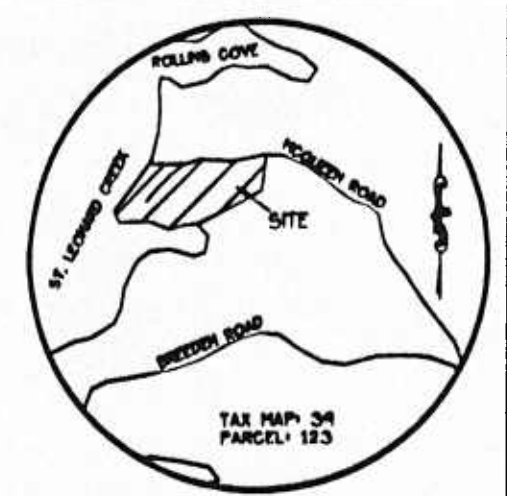
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY CHARLES A. ENGH TO THE ENGH FAMILY LIMITED PARTNERSHIP BY DEED DATED 02/14/92 AND RECORDED IN LIBER ABE 592 AT FOLIO 118 AMONG THE LAND RECORDS OF CALVERT COUNTY MARYLAND.

Francis Dagby Collinson
 DATE: 7-27-01

(PLAT)
 INTRA-FAMILY CONVEYANCE SUBDIVISION
 ST. CLAR STREET PROPERTY
 ABE 546/126

(DEED)
 ENGH FAMILY LIMITED PARTNERSHIP
 ABE 592/179180



N/T
 KIRK SWAN
 ABE 322/808

LEGEND

- HOUSE NUMBERS
- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- 10' SETBACK FROM CONSERVATION AREA
- LIMIT OF FLOOD PLAN
- 50' NON-TIDAL WETLANDS BUFFER
- 100' WATERFRONT BUFFER
- EXTENDED WATERFRONT BUFFER
- NON-TIDAL WETLANDS
- TIDAL WETLANDS
- 25% SLOPES OR GREATER
- 15% TO 25% SLOPES (CRITICAL AREA)
- HABITAT PROTECTION AREA
- OLD RIGHT-OF-WAY LINE (WIDENING STRIP OF ABANDONED ROAD)

PLANNING AND ZONING CASE# MSD 95-12
 FINAL PLAT OF SUBDIVISION
 PLAT ONE
 LOT 3

ENGH PROPERTY

FIRST ELECTION DISTRICT
 CALVERT COUNTY, MARYLAND
 SCALE: 1" = 100' OCTOBER 2000



CORPORATE HEADQUARTERS
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 PRINCE FREDERICK, MD. 20678
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