

CA 133-06 Bannisters Rest  
SUB 05-15

MSA-S-1829-5621

Comments  
3/21/86 Keds

Comments  
9/27/9 PBT

**Hurley, Roby**

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**From:** Hurley, Roby  
**Sent:** Tuesday, January 27, 2009 1:52 PM  
**To:** Olivia Vidotto (vidottog@co.cal.md.us)  
**Subject:** Bannister's Rest

Dear Olivia, Thank you for the project notification for the above subject Final Plan. We note that there are no impacts to the Critical Area and that the stormwater management has been removed from the RCA. Thank you for the submittal.

Roby Hurley  
Natural Resources Planner  
410/260-3468

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/)

March 20, 2006

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

Re: SD-05-15-Bannisters Rest  
(Tax Map 44, Parcel 269)

Dear Ms. Vidotto:

Thank you for providing information on the above referenced subdivision. The applicant is proposing to create a five-lot subdivision on a 12.089-acre property. A portion of the property lies within a designated Resource Conservation Area (RCA) and is currently undeveloped.

Based on the information provided, it is my understanding that there are no development activities planned within the Critical Area portion of the site. Therefore, we generally have no comments regarding the applicant's subdivision proposal. Please note that the Department of Natural Resources (DNR) has identified the site as containing Forest Interior Dwelling Bird (FIDs) habitat. Should any clearing occur within the Critical Area portion of the site, the applicant would be required to submit a habitat protection plan addressing guidelines for protection of the species and detailing the appropriate mitigation requirements.

Thank you for the opportunity to provide comments for this subdivision request. 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  
CA133-06

**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 W6 AND SEWERAGE PLANNING CATEGORY S6.

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 SQUARE FEET 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 THE EXACT AREA OF THE LOT APPROVED FOR SUCH PURPOSES, YOU SHALL CONTACT THE CALVERT COUNTY HEALTH DEPARTMENT, OFFICE OF ENVIRONMENTAL HEALTH.

HEALTH DEPARTMENT
DATE
HEALTH OFFICER
DIRECTOR OF ENVIRONMENTAL HEALTH
SANITARIAN

**SIGHT DISTANCE CERTIFICATION**

I HEREBY CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LOTS SHOWN HEREON THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-9.

DATE \_\_\_\_\_ REGISTERED SURVEYOR \_\_\_\_\_

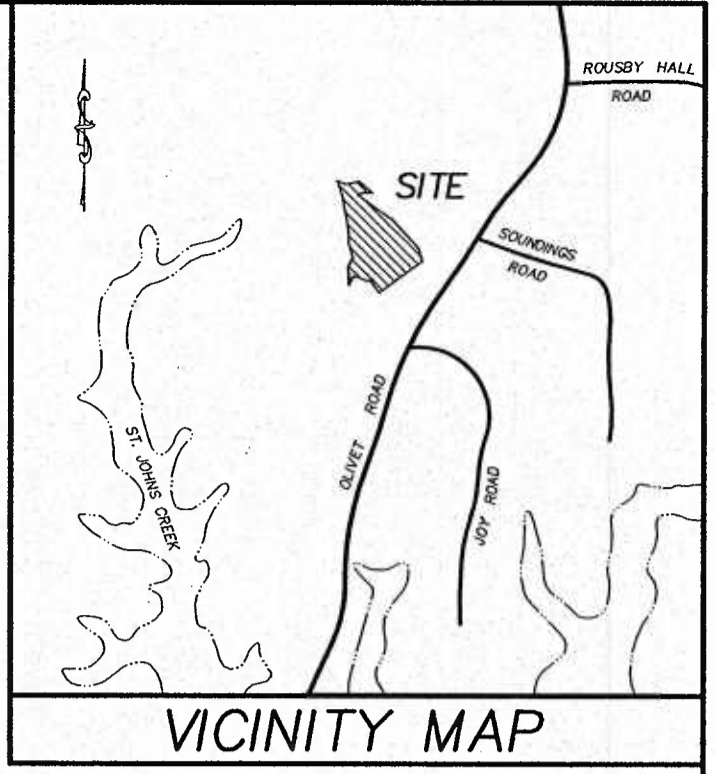
LOT AND AREA TABULATION	
NO. OF CONVENTIONAL LOTS	2
NO. OF TDR LOTS	3
TOTAL NO. OF NEW LOTS	5
TOTAL NO. OF REVISED LOTS	0
NO. OF APPO EXEMPT LOTS (PER 7-1.05.F.2.b)	5
TOTAL AREA OF NEW LOTS	11,488 AC±
TOTAL AREA OF PUBLIC RIGHT-OF-WAYS	0,598 AC±
TOTAL AREA SHOWN ON THIS PLAT	12,086 AC±

FOREST RETENTION AREA TABULATION	
FOREST RETENTION AREA REQUIRED	3.3 AC±
FOREST RETENTION AREA PROVIDED	3.5 AC±

\* AN ADDITIONAL 0.2 ACRES OF FRA IS PROVIDED TO MEET REQUIREMENTS FOR PADISTA ACRES SUBDIVISION (SD 05-14A)

**LEGEND**

- CONSERVATION AREA
- 100 YEAR FLOOD PLAIN
- LIMIT OF 50' WETLAND BUFFER
- FOREST RETENTION AREA LINE
- NON-TIDAL WETLANDS
- BUILDING RESTRICTION LINE
- 10' STREET TREE EASEMENT
- IRON ROD SET UNLESS OTHERWISE NOTED
- ASSIGNED HOUSE NUMBER
- STORMWATER MANAGEMENT EASEMENT
- STORMWATER MANAGEMENT ACCESS EASEMENT
- STORM DRAINAGE EASEMENT
- RIGHT TO DISCHARGE



**VICINITY MAP**

TAX MAP 44 PARCEL 269  
SCALE: 1" = 2000'  
TAX ID NO. 01 000632

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY JAMES E. BANNISTER AND NINA D. BANNISTER, HIS WIFE, TO F & L DEVELOPMENT, LTD. BY DEED DATED JANUARY 30, 2004 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. 2107 AT FOLIO 18.

PERMANENT MONUMENTS AND METAL RODS OR PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE 7-1.08.E OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

DATE \_\_\_\_\_ REGISTERED SURVEYOR \_\_\_\_\_

**OWNER'S CERTIFICATION**

WE, THE UNDERSIGNED OWNERS 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 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 TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS 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. 60316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

NO FURTHER SUBDIVISION OF THE 12,086 ACRES SHOWN HEREON SHALL BE PERMITTED IN PERPETUITY AS SET FORTH UNDER ARTICLE 7-1.05.F.2.b OF THE CALVERT COUNTY ZONING ORDINANCE.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE \_\_\_\_\_ WITNESS \_\_\_\_\_ OWNER: F & L DEVELOPMENT, LTD.  
565 KEITH LANE, UNIT 105  
OWINGS, MD 20736

APPROVED FOR RECORDING  
FOR THE PLANNING COMMISSION

DATE \_\_\_\_\_ DAVID K. HUMPHREYS, SECRETARY

**NOTES**

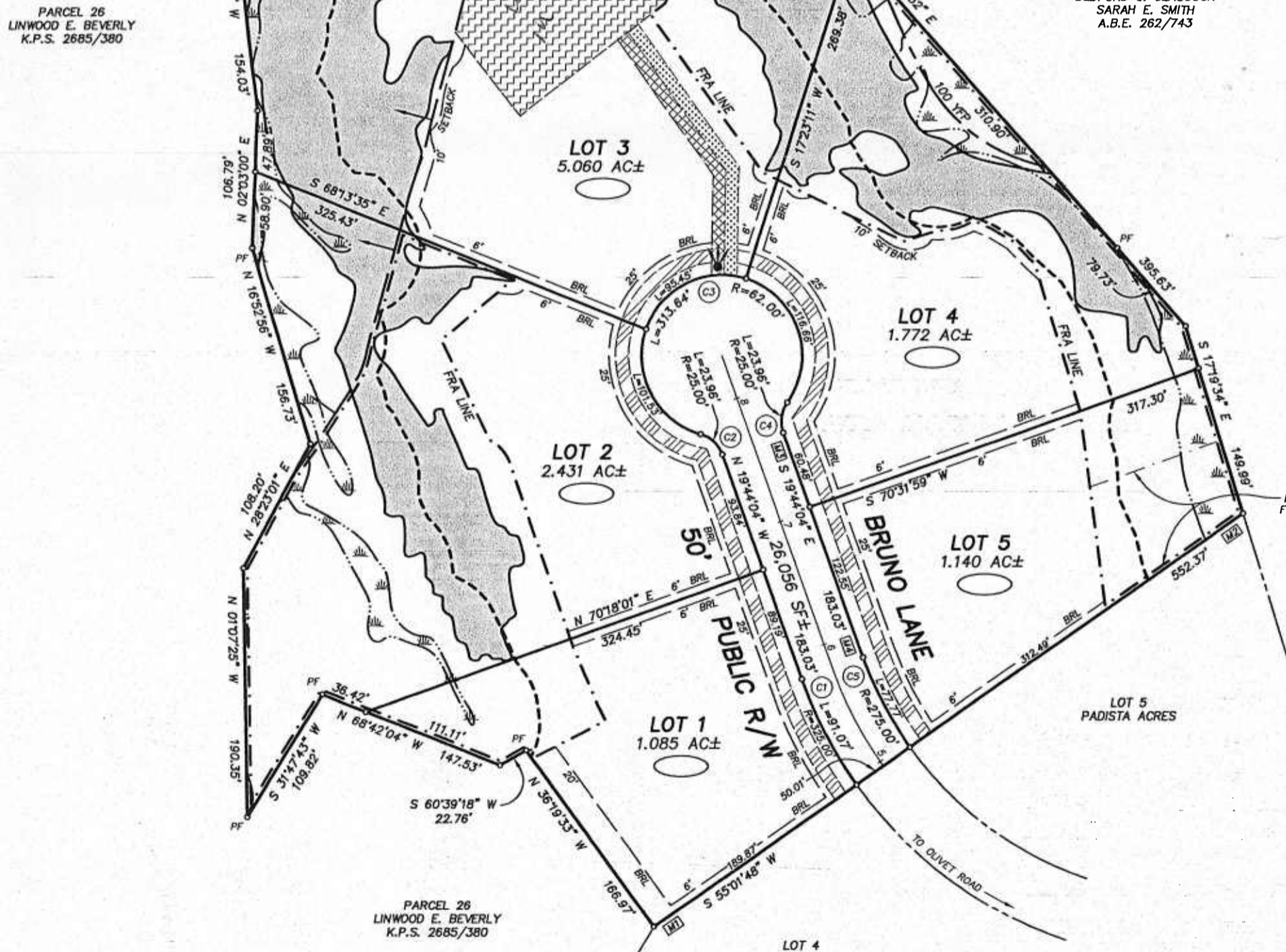
- This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance. Disconnection of Rooftop Runoff shall be verified at the time of building permit application.
- Conservation Areas: These land areas include, but are not limited to, improperly drained soils, adverse soil formations, steep slopes (25% or greater in the Critical Area) and erodible soils. A minimum 10' setback must be provided adjacent to the conservation area. These land areas shall not be developed unless it cannot be avoided and the applicant develops adequate methods to solve the problems created by disturbing unsuitable land conditions and these methods receive the approval of the Planning Commission, with recommendations from the appropriate County agencies.
- A minimum buffer zone of 50 feet of undisturbed natural vegetation shall be maintained from the boundaries of the non-tidal wetlands landward. The wetlands and associated buffers shall remain undisturbed in perpetuity and to serve for water quality benefits.
- 100 Year Flood Plain: Uses restricted to those permitted in the Flood Plain District. No residential construction permitted within the 100 year flood plain.
- Forest Retention Areas are to be left undisturbed unless appropriate approvals or permits have been obtained for removal of trees and/or understory vegetation. Timber harvests may occur within Forest Retention Areas with these required approvals or permits. Otherwise, no equipment, machinery, vehicles, materials, stockpiling, structures, building restriction lines or septic areas are allowed within Forest Retention Areas. The total Forest Retention Area required for this subdivision is 3.3 acres±. The total Forest Retention Area provided hereon is 3.5 acres±. The additional 0.2 acres is provided to meet requirements for Padista Acres subdivision (SD 05-14A).
- Forest protection measures are to be in place and inspected by the Environmental Planner on each lot prior to issuance of any building or grading permits on the lot. Staking, flagging and posting signs shall mark the boundary of the FRA. All protective measures shall be maintained throughout the project.
- All lots within this subdivision are restricted to interior street (Bruno Lane) access.
- If archaeological materials are discovered during site work, the contractor or developer shall contact the HDC office at the Department of Planning and Zoning immediately, so that the materials may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County.
- At a minimum, buildings shall be arranged to avoid facing the front of a house onto the rear of another.
- This subdivision is exempt from the requirements of the Adequate Public Facilities Ordinance per Article 7-1.05.F.2.b of the Calvert County Zoning Ordinance as the applicant is voluntarily restricting the maximum number of lots to no more than five.
- This plot was prepared without benefit of a title report.
- As part of the road construction, street trees shall be planted along both sides of the interior subdivision street.
- Improvement plans and bond estimates are on file at the Department of Planning and Zoning for the required street trees. All landscape plantings shall be in accordance with the Calvert County Rural Design Manual. Bonding for the required plantings shall be posted with the Public Works Agreement.
- The new base density for this site is one unit per four acres which equates to two lots after subtraction of non-tidal wetland areas. The maximum conventional density is one unit per two acres which equates to five lots; two new base density lots and three additional conventional lots with the use of Transferred Development Rights for each lot above the new base density of two lots.
- This subdivision is approved for five lots, two new base density lots and three additional conventional lots with the use of five Transferred Development Rights (TDR's) for each of the three lots above the new base density for a total of 15 TDR's. See Development Option Agreement recorded in Liber K.P.S. \_\_\_\_\_ at Folio \_\_\_\_\_.
- 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 herein in accordance with the RD-4 typical road section 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, swales, ditches, berm ditches, flumes and any other construction applicable to said widening, all as shown on the plat of subdivision.
- Lots 2 and 3 shall comply with Maryland's Critical Area regulations for the RCA zone and Article 8-1 of the Calvert County Zoning Ordinance. No development or disturbance shall be permitted within the RCA portions of the lots. Stormwater management facilities must be located outside of the Critical Area.
- Site development of Lots 1 through 5 shall comply to the extent possible, with the review and approval of the Environmental Planner, with the conditions set forth in the Maryland Department of Natural Resources' letter dated March 16, 2006.
- All permits for this subdivision are subject to the execution of a Public Works Agreement for the roadway proposed with Padista Acres subdivision (SD 05-14A).

PARCEL 26  
LINWOOD E. BEVERLY  
K.P.S. 2685/380

PARCEL 23  
BOARD OF EDUCATION  
OF CALVERT COUNTY  
A.B.E. 636/354

PARCEL 472  
EASTERN METHODIST CHURCH  
A.W.R. 14/252

PARCEL 271  
BEDFORD C. GLASCOCK  
SARAH E. SMITH  
A.B.E. 262/743



ADDITIONAL 0.2 ACRES OF FRA PROVIDED TO MEET REQUIREMENTS FOR PADISTA ACRES - SEE NOTE 5

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING
C1	91.07'	325.00'	16°03'16"	45.83'	N 27°45'42" W
C2	23.96'	25.00'	54°55'14"	12.99'	N 47°11'41" W
C3	313.64'	62.00'	289°50'26"	43.54'	N 70°15'56" E
C4	23.96'	25.00'	54°55'14"	12.99'	S 07°43'33" W
C5	77.77'	275.00'	16°12'12"	39.15'	S 27°50'10" E

COORDINATES		
NO.	NORTH	EAST
M1	249292.85	1472904.42
M2	249609.44	1473357.06
M3	249671.16	1473002.89
M4	249498.88	1473064.80

**FINAL PLAT**  
LOTS 1 THROUGH 5 AND BRUNO LANE  
**BANNISTER'S REST**  
LOCATED IN LUSBY  
FIRST DISTRICT, CALVERT COUNTY, MARYLAND  
PLANNING AND ZONING CASE NO. SD 05-15

**COLLINSON, OLIFF & ASSOCIATES, INC.**  
Surveyors • Engineers  
Land Planners  
110 MAIN STREET  
PRINCE FREDERICK, MARYLAND 20678  
410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE	AUG. 2008	SCALE	1" = 100'
JOB NO.	1-7836	DRAWN BY	SH
FLDR REF.	BANNISTER'S REST	APPROVED	JSO
DATE		REVISION	

DATE \_\_\_\_\_