

Revised comments

Per 02/2/01

60/62/76 stream moor

BBH

Comments 12/6/10

BBH

Comments 2/25/11 BBH

MSA.S.1829-5663

2.47 ac
FC = 23.6% Exist

Steep slopes
DNR - 12 Hr
Access Pds/LC Res A + DLA - Res DWs
No excess LC
BMP

Judge John C. North, II
Chairman



Ren Serey
Executive Director

**STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338

December 3, 2001

Dean Wilkerson
R.A. Barrett & Associates, Inc.
3140 West Ward Road, Suite 208
Dunkirk, Maryland 20754

Re: Flag Harbor Yacht Haven Subdivision

Dear Mr. Wilkerson:

Thank you for providing additional information about the proposed subdivision. The property (consisting of parcels ABE 298/888 and ABE 264/658) is designated LDA and is currently developed with a marina and facilities. The entire property is within the Critical Area.

The following is a summary of the site development specifications for this project. The applicant is requesting a variance to subdivide a 10.6-acre property into four lots, of varying size, and two residue parcels. Each of the four lots will be developed with a single family home and services. Lot 1 will also accommodate a mound-type septic system for the 0.48 acre residue parcel. We understand that some of the existing marina facilities (gravel parking areas, tennis courts, outbuildings) will be removed from the property prior to redevelopment.

Based on our phone discussion of 11/30/01, we request the following additional information to complete our evaluation of the site plans.

- 1) The revised site plans must show the entire property.
- 2) The revised site plans must include calculations of forested area, impervious area, and disturbed area for the entire property.
- 3) The 100-foot Buffer must be shown on the site plans. The Buffer must be expanded to include steep slopes contiguous to the Buffer.
- 4) The 100-foot Buffer must be expanded to include the stream located on the eastern boundary of the property.
- 5) Disturbances associated with the removal of existing marina facilities will need to be quantified and a landscape management plan developed to mitigate for these disturbances. Disturbed areas should be re-vegetated, preferably with native plants, shrubs or trees.
- 6) If not established, fifteen percent of the property must be afforested.
- 7) It appears that existing storm water management structures may need to be improved or redesigned to accommodate redevelopment of this site. The outfall for the existing storm water drainage system must be shown on the revised site plans.

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093

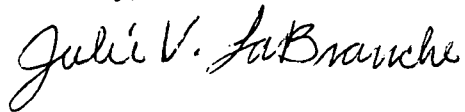
TTY For The Deaf:
Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

Dean Wilkerson
Flag Harbor Yacht Haven Subdivision
Page 2

- 8) Please provide a description of the future development planned for the 4.43 acre residue parcel.

A copy of the revised site plans should be sent to this office and to the Calvert County, Department of Planning and Zoning. Please contact me at (410) 260-3475, if you need further assistance.

Sincerely,



Julie V. LaBranche
Natural Resources Planner

cc: Olivia Vidotto, Calvert County Planning and Zoning (MSD 00-10)

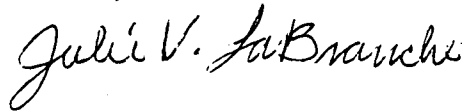
CA 614-01

Dean Wilkerson
Flag Harbor Yacht Haven Subdivision
Page 2

8) Please provide a description of the future development planned for the 4.43 acre residue parcel.

A copy of the revised site plans should be sent to this office and to the Calvert County, Department of Planning and Zoning. Please contact me at (410) 260-3475, if you need further assistance.

Sincerely,



Julie V. LaBranche
Natural Resources Planner

cc: Olivia Vidotto, Calvert County Planning and Zoning (MSD 00-10)

CA ~~614-01~~
615-01

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/

August 14, 2006

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

Re: MSD-00-10A-32 Flag Harbor-Revised
(Tax Map 32, Parcel 64)

Dear Ms. Vidotto:

This letter is in response to the revised preliminary subdivision plat send to this office by R.A. Barrett and Associates, dated June 5, 2006. In regard to the revised plat and accompanying information, we have the following comments:

- 1) While the point-by-point response provided by the applicant continuously refers to an existing condition and proposed condition plat, this office received only a revised plat labeled as "preliminary plan." The plat received does not contain any indication of proposed dwelling footprints, proposed impervious surface area limits per lot and/or parcel, nor existing impervious surface area proposed to be removed. Previous plat submittals received by this office contained such information. However, without this information on the revised plat, it is not possible to assess that our previous concerns have been addressed.
- 2) The applicant refers to a previous approval from Commission staff from May of 2002. While this office did review and provide comments at that time, it is my understanding that the previous preliminary approval has expired, creating the need for a new review. As a part of the new review process, there remain unresolved issues of concern.
- 3) The 100-foot Buffer in the area of the tributary stream still appears inaccurate in several locations. Please note that the Critical Area Criteria require the 100-foot Buffer to be drawn from the landward edge of tributary streams, not from the mean high water line as indicated by the applicant.
- 4) While it is not possible to assess whether the impervious surface area information on Outlot A and Residue A has been corrected given the lack of impervious surface area information provided on the plat, we note that the impervious surface area limitations stated within the State Critical Area law, as well as within County law, apply to all lots or parcels created as part of a subdivision, not

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Olivia Vidotto
SD 00-10A-32
August 14, 2006
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only to those lots designated as buildable at the time of subdivision. Therefore, the applicant's response to our previous concern regarding compliance on Outlot A and Residue A does not appear accurate.

- 5) Please have the applicant label any impervious surface area to be removed on future plats. The use of shading to demonstrate these area would allow for a clearer idea of what exists and what will be removed.
- 6) The applicants have provided a copy of a letter from the Department of Natural Resources (DNR) which is dated December 31, 2001, stating that there are no known rare, threatened, or endangered species present on the site. We note that the DNR requires that an evaluation of the property for the presence of RTE species be less than three years old in order to be valid. Therefore, it does not appear that a valid evaluation of the property currently exists.

Thank you for the opportunity to provide comments for this revised minor subdivision request. Please have the applicant provide a revised site plan along with a description of how each of the above concerns has been addressed. Please contact me at (410) 260-3482 if you have any questions.

Sincerely,



Kerrie L. Gallo
Natural Resource Planner
CA615-01

Judge John C. North, II
Chairman



Ren Serey
Executive Director

STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338

February 20, 2002

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

Re: Minor Subdivision MSD 00-10, Flag Harbor

Dear Ms. Vidotto:

Thank you for providing information on the above referenced subdivision application. The applicant is requesting to subdivide two parcels, consisting of 10.5 acres, into four additional residential lots and two residue parcels. The property is designated a Limited Development Area (LDA) and is currently developed with a marina and facilities. The entire property is within the Critical Area.

This office received revised site plans from R.A. Barrett & Associates on February 8, 2002 for the proposed Flag Harbor subdivision. The site plans were revised based on comments by Commission staff in a letter of December 3, 2001, forwarded to R.A. Barrett & Associates and Calvert County, Department of Planning and Zoning. We have the comments regarding the revised site plans.

- 1) A 100-foot Buffer must be established from the tributary stream located on the eastern boundary of the property.
- 2) The 100-foot Buffer must be expanded for contiguous steep slopes (greater than 15 percent), following the Buffer expansion criteria in the local Critical Area regulations. It appears that most of the 100-foot Buffer on the property will need to be expanded due to the prevalence of steep slopes adjacent to Calvert Beach Run and the 100-foot Buffer required for the tributary stream.
- 3) The proposed development on Lots 1, 2, 3 and 4 must be relocated outside of the expanded Buffer. Disturbance to the expanded Buffer is prohibited without a variance. This office would not support such a variance.
- 4) Mitigation, at a ratio of 1:1, must be provided for clearing outside of the expanded Buffer.
- 5) Storm water management will be required on Lots 1, 2, 3 and 4, given that development will result in greater than 5,000 square feet of disturbance. What type (s) of storm water management methods will be utilized to provide water quality treatment? Will the existing drainage collection pipe and outfall on Lot 4 be utilized for storm water management?

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093

Olivia Vidotto
Minor Subdivision MSD 00-10, Flag Harbor
February 20, 2002
Page 2

- 6) The proposed development on Lot 2 could be relocated westward to minimize grading and maintain the water quality benefits of the natural drainage swale.
- 7) Base on information provided, it appears that the existing impervious surface coverage on the property is approximately 40 percent, which creates a nonconforming condition. Subdivision of the property will create two nonconforming residue parcels, exceeding the maximum allowable impervious surface limits of 15 percent. Residue Parcel A will have 29 percent impervious surface coverage. Residue Parcel B will have 49 percent impervious surface coverage, exceeding the existing non-conforming condition.
- 8) Overall, the subdivision will have 27 percent impervious surface coverage. In order to comply with the local Critical Area regulations and accommodate the desired development, the applicant should investigate reduction of impervious surface coverage on the proposed lots and residue parcels, and the current configuration and number of lots proposed.

Thank you for the opportunity to provide comments. Please include this letter in your file and submit it as part of the record for this subdivision. Also, please notify the Commission in writing of the decision made in this case.

Sincerely,



Julie V. LaBranche
Natural Resources Planner

cc: Dean Wilkinson, R.A. Barrett & Associates

CA ~~614-01~~
615-01

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

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/

September 30, 2009

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

Re: Flag Harbor-Revised
(Tax Map 32, Parcel 64)

Dear Ms. Vidotto:

Thank you for providing information on the above referenced revised subdivision. The only information received was a Lot Coverage Plan. The applicant is proposing to create four new building lots, three outlots, and one residue parcel on a 10.50-acre property. The property is located within a Limited Development Area (LDA) and is currently developed with parking areas, a pool, tennis courts, marina and a condominium building. This letter is subsequent to numerous letters from Critical Area Commission Staff Planners.

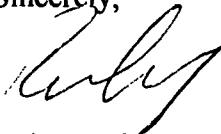
Based on the limited information provided, we have the following comments regarding the plat and subdivision proposal:

- 1) Regarding lot coverage, it is not clear if access roads are counted for Residue A and Outlot A. Lot coverage breakout is not provided for the proposed residential lots so it is unclear if driveways are included in the lot coverage accounting for each lot. While the subdivision meets the lot coverage requirements, this office is concerned that the creation of new subdivisions at the 15% limit will inevitably require variances in the future. Realistically, the reasonable use of the residential lots, residue lot or outlot will require additional lot coverage that has not been reserved. This office will not support variances for lots that were created after the County's Critical Area program went into effect.
- 2) Steep slopes on the site are not identified and discussed. Earlier correspondence on this subject revealed that steep slopes do in fact exist however there is the possibility that they are man made. This subject needs to be addressed on the plan.

- 3) The 100-foot Buffer is identified and targeted for forest establishment, however no details such as species size and mix, planting schedule, maintenance and bonding are provided. A buffer management plan needs to be provided which includes the aforementioned details.
- 4) A current letter from the Department of Natural Resources (DNR) Natural Heritage needs to be provided. We note that the DNR requires that an evaluation of the property for the presence of RTE species be less than three years old in order to be valid. Therefore, it does not appear that a valid evaluation of the property currently exists.

Thank you for the opportunity to provide comments for this subdivision request. Please have the applicant provide a revised site plan along with a description of how each of the above concerns has been addressed. Please contact me at (410) 260-3468 if you have any questions.

Sincerely,



Roby Hurley
Natural Resource Planner
CA529-06

CA 529-06

Hurley, Roby

From: Hurley, Roby
Sent: Monday, December 07, 2009 11:47 AM
To: 'Vidotto, Olivia G.'
Cc: 'Brownlee, David C.'
Subject: Flag Harbor

Dear Olivia, Following review of the letter (10/23/09) and plans from Dean Wilkinson and a phone conversation today, I am satisfied that all the requirements of the County's Program have been fulfilled. Thank you for this project notification.

Roby Hurley
Natural Resources Planner
410/260-3468

F A S 569

NOTES:

1. A 10' 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, per the Calvert County Road Ordinance and Design Standards as currently amended and in effect at the time of approval for the 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, berms, flumes and any other construction applicable to said widening, all as shown on the plat of subdivision.

2. This subdivision is subject to meeting the requirements of the Calvert County Zoning Ordinance in effect on April 26, 2006.

3. This site is located in the Critical Area LDA Zone and is zoned Marine Commercial (MC). The Calvert County Zoning Ordinance Article 5-1.02.A.2 stipulates that for residential density in the MC District the maximum number of lots (density) shall be the same as it is for the R-1/R-2 Districts. The site is located outside the one-mile radius of any Town Center, therefore the conventional density is one unit per four acres. With 10.757 Acres, the site has a conventional density of 2 lots; (10.5 (net acres outside of stream and/or wetland area) / 4 = 2.6, rounded down to 2). The density may be increased up to a maximum of one unit per two acres with the use of Transfer Development Rights (TDR's) for each additional lot above the conventional density (of 2 lots). The maximum conventional density for the 10.5 acres equates to 5 lots (2 conventional density lots and 3 Transfer Zone (TZ) lots with the use of TDR's). Subsequent to the recording of this plat the Residue of Parcel 64 will consist of two non-contiguous areas; Buildable Residue 'A' and the 'Common Elements' area located adjacent to Outlot 'A' recorded in the Plat Records at A.B.E. 1:243.

4. This plat of subdivision proposes the creation of 4 residential lots (Lots 1 - 4); two conventional density lots and two additional Transfer Zone (TZ) lots. Five Transferable Development Rights (TDR's) are required for the creation of each of the two (TZ) lots, for a total of 10 TDR's. The 10 TDR's required for this plat were acquired under the Development Option Agreement recorded among the Land Records Of Calvert County, Maryland in Liber K.P.S. 3593 at Folio 285.

5. As both the 1.74 acre parcel and Parcel 64 were parcels of record before February 23, 1988, both parcels are permitted three residential lot exemptions from meeting the requirements of the Adequate Public Facilities Ordinance (APFO), for a total of six APFO Lot exemptions. Lots 1-4 use four of the six exemptions permitted under the APFO.

6. Buildable (marine commercial only) Residue 'A' of Parcel 64 is deemed buildable for those uses permitted within the Marine Commercial Zone, under Article 3 of the Zoning Ordinance, with the exception that no further residential development shall be permitted without a separate subdivision approval from the Calvert County Planning Commission or its designee.

7. Parcel 64 (the 'Common Elements' and the 'Commercial Condominium Unit') is platted in the Plat Records at A.B.E. 1:243. An existing building extends over the common boundary line between the 'Common Elements' and the 'Commercial Condominium Unit'. The common boundary line between Outlot 'A' and 'Common Elements' is to be abandoned by this plat and Outlot 'A' shall be added and conveyed to the 'Common Elements' area in order to eliminate the existing non-conforming situation.

8. Per Article 5-22.A.2.a, septic fields (primary and backup-up) must be located within the boundaries of the lot that it serves. Lot 4 consists of two non-contiguous areas; a 1.341 Acre buildable - area and a 0.164 Acre area. The 0.164 Acre area, designated as part of, '(P/O) Lot 4 serves to provide for the location of the required secondary (replacement) septic system for the buildable portion of Lot 4. Therefore the 0.164 Acre 'P/O' Lot 4 area may not be subsequently out-conveyed from the 1.341 Acre portion of Lot 4, or used for any other purpose than septic recovery area, unless the property owner obtains prior written approval of the Calvert County Dept. of Environmental Health and the Calvert County Planning Commission or its designee. A 10' Force Main Sewer Easement is provided hereon adjacent to Valley Drive for the installation and maintenance of the septic force main between the two areas.

9. Per Article 5-22.A.2.a, septic fields (primary and backup-up) must be located within the boundaries of the lot that it serves. Outlot 'A' consists of two non-contiguous areas; a 0.501 Acre area containing the existing buildings and pool facility and a 0.217 Acre area. The 0.217 Acre area, designated as part of, '(P/O) Outlot 'A' serves to provide for the location of the required primary and first replacement septic system for the existing buildings and pool facility sited on Outlot 'A'. Therefore the 0.217 Acre '(P/O) Outlot 'A' area may not be subsequently out-conveyed from the 0.501 Acre portion of Outlot 'A', or used for any other purpose than septic recovery area, unless the property owner obtains prior written approval of the Calvert County Dept. of Environmental Health and the Calvert County Planning Commission or its designee. A 10' Force Main Sewer Easement is provided hereon adjacent to Flag Harbor Boulevard for the installation and maintenance of the septic force main between the two areas.

10. The Mound Septic System Compaction Avoidance Areas shown hereon are established to prohibit vehicular traffic during and after construction of the mound septic system. The septic mound areas and the Mound Septic System Compaction Avoidance Areas are to be staked in the field by a licensed surveyor prior to construction.

11. The minimum Lot area, setbacks and minimum lot widths shall be established as per Article 5-2.01 and are provided hereon. Per Article 5-1.02B.6.b the lots shown hereon have a minimum width of 50' at the water, and the house location are sited such that it satisfies Article 5-1.02.A. No private piers are permitted within this subdivision. Setbacks for Buildable Residue Parcel 'A' shall be established with site plan and/or building permit application approval that is required for further site development.

12. The houses and/or structures shall be located so that the front of one house and/or structure avoids facing the rear of another house and/or structure.

13. If archaeological materials are discovered during site work, the contractor and/or developer shall cease work and contact the Dept. of Planning & Zoning's Historic Preservation Planner; immediately, so that the materials may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County.

14. Lot 1 shall share the existing entrance and driveway off of Flag Harbor Blvd. with Outlot 'A' and the adjoining 'Common Element' Area. The dimensions of the shared driveway shown hereon shall remain unchanged by the abandonment of the lot line. Should the 'Common Element' Area be further developed, the existing driveway may have to be upgraded to meet County Road standards. Lots 2 and 3 shall utilize a shared driveway as shown hereon. The driveway on Lot 4 shall be constructed outside of the storm drain easement.

15. Lots 1-4 and Buildable Residue 'A' are subject to meeting the requirements of the Critical Area regulations as part of any subsequent building permit and/or site plan review and approvals.

16. The conservation areas shown hereon include, but are not limited to, improperly drained soils, adverse soil formations, steep slopes (15% or greater in the Critical Area) and erodible soils unless otherwise approved by the Environmental Planner. 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 recommendations from the appropriate county agencies.

17. The applicant has obtained approval from the Environmental Planner for the disturbance of the areas of 'man-made and/or pocket' steep slopes shown hereon. No disturbance of the 'man-made and/or pocket' steep slopes are permitted until after the review and approval of a grading permit application.

18. There are no Non-Tidal Wetlands, 100-Year Floodplains, or associated buffers within this plat of subdivision. "No residential construction will be permitted within 100-Year Floodplain areas."

19. In April 2010 the Critical Area Commission and the Calvert County Board of County Commissioners approved a Comprehensive Update which designated part of Buildable Residue 'A' as a Special Buffer Management Area (SBMA) as shown hereon and depicted in the legend.

20. Stormwater Management shall be addressed at the time of Building Permit Application for each individual lot.

21. This plat was prepared without the benefit of a Title Report.

22. See Plat Two for, Critical Area Notes, Existing & Proposed Forest Cover Table, Existing & Proposed Lot Coverage Table and Plat Chart.

TRANSFER DEVELOPMENT RIGHT OWNERS CERTIFICATE

As to ownership of the Transferable Development Rights recorded in Liber K.P.S. 3593 at Folio 285. I hereby certify that these rights are being applied to this plat of subdivision.

Date Witness Thomas L. Hance

SIGHT DISTANCE CERTIFICATION

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

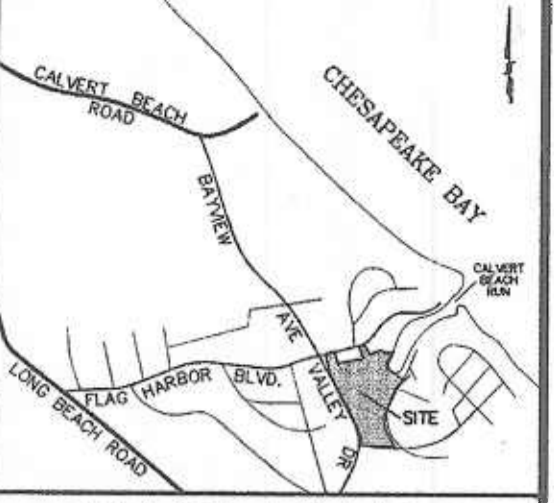
5-5-11 Randy A. Barrett Date Randy A. Barrett

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Rows C1 through C11.

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows L1 through L7.

STORM DRAIN LINE TABLE with columns: LINE, LENGTH, BEARING. Rows L8 through L34.

FORCE MAIN LINE TABLE with columns: LINE, LENGTH, BEARING. Rows L35 through L44.



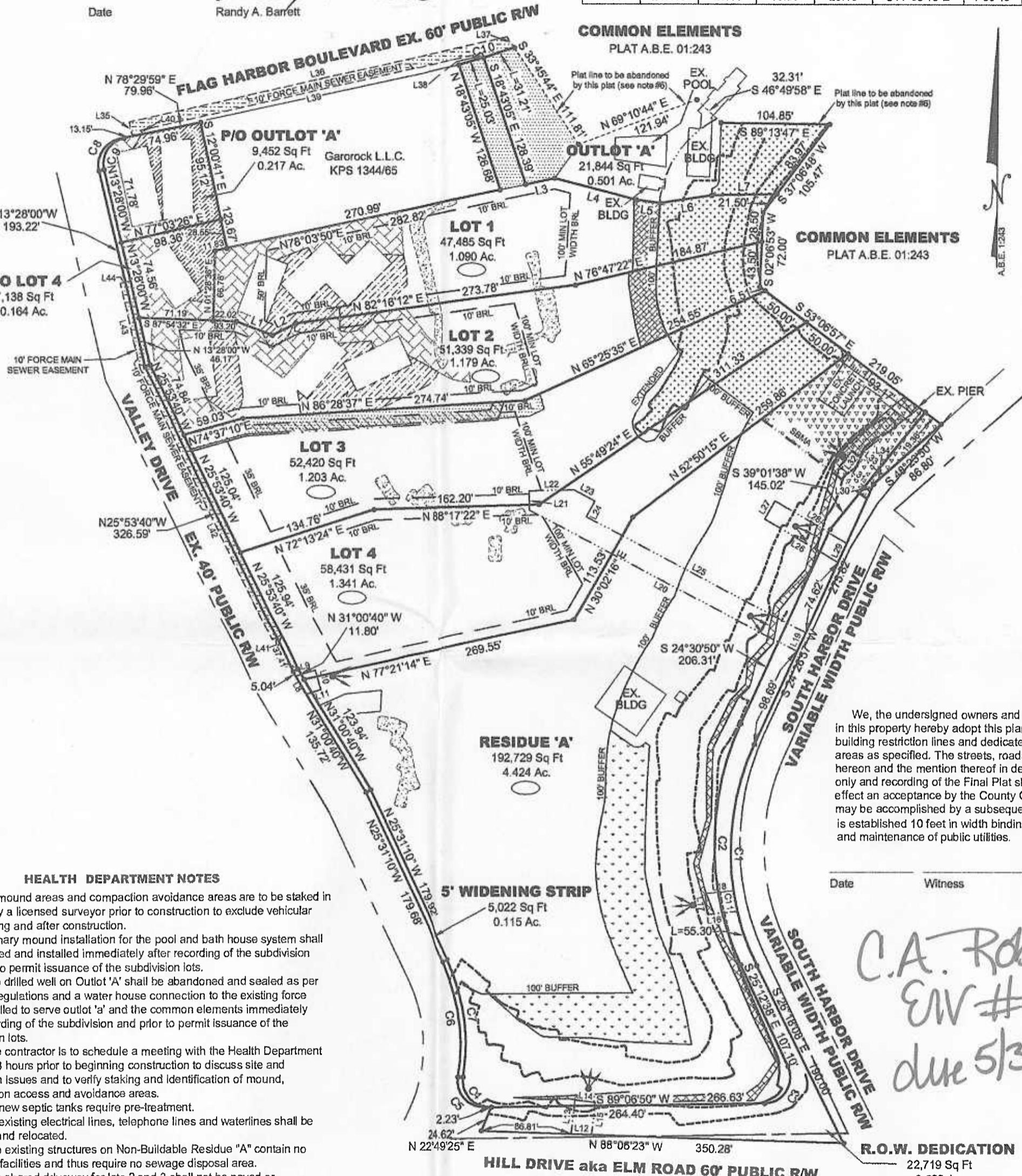
VICINITY MAP SCALE 1"=2000' TAX MAP 32 PARCEL 64

TAX ID# 01-040944 (P. 64)

TAX ID# 01-159607 (No Parcel #)

LEGEND

- Denotes assigned Premise Address
Denotes Waters Of The U.S.
Denotes conservation areas
Denotes 'mon-mode' and/or isolated pocket conservation area to be removed
Denotes Storm Drainage Easement
Denotes Right To Discharge
Denotes Building Restriction Line
Denotes shared driveway access & maintenance easement
Denotes Waterline/Waterhouse Connection Easement
Denotes Area Within the 100' Buffer to be Planted
Denotes Grass and Ground Cover within the 100' Buffer to remain
Denotes Area Outside the 100' Buffer to be planted
Denotes Critical Area Special Buffer Management Area (SBMA)
Denotes Mound Septic System Construction Easement
Denotes Mound Septic System Compaction Avoidance Area
Denotes Force Main Sewer Sewer Easement



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 10 feet in width binding on all rights-of-way for the installation and maintenance of public utilities.

Date Witness Thomas L. Hance Flag Harbor Limited Partnership

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 Harry B. Trueman & W. Kay Foreman to Flag Harbor Limited Partnership by deed dated May 19, 1983 and recorded among the land records of Calvert County, Maryland in Liber A.B.E. 298 at Folio 888, and being part of the land conveyed by Raymond T. Handy, Sole Acting Trustee to Flag Harbor Limited Partnership by deed dated August 12, 1980 and recorded among the land records of Calvert County, Maryland in Liber A.B.E. 264 at Folio 658. Permanent monuments and metal rods have been set as required by Article 7-1.08, Calvert County Subdivision Regulations and Section 3-108 of the Real Property Article of the Annotated Code of Maryland. This survey is in accordance with the state of Maryland Minimum Standards of Practice, Article 09.13.06.03.

5-5-11 Randy A. Barrett Date Randy A. Barrett

PLANNING AND ZONING CASE NO.: MSD 00-10B-32

HEALTH DEPARTMENT NOTES

- 1.) All mound areas and compaction avoidance areas are to be staked in the field by a licensed surveyor prior to construction to exclude vehicular traffic during and after construction.
2.) Primary mound installation for the pool and bath house system shall be permitted and installed immediately after recording of the subdivision and prior to permit issuance of the subdivision lots.
3.) The drilled well on Outlot 'A' shall be abandoned and sealed as per COMAR regulations and a water house connection to the existing force main installed to serve outlot 'a' and the common elements immediately after recording of the subdivision and prior to permit issuance of the subdivision lots.
4.) The contractor is to schedule a meeting with the Health Department at least 48 hours prior to beginning construction to discuss site and installation issues and to verify staking and identification of mound, construction access and avoidance areas.
5.) All new septic tanks require pre-treatment.
6.) All existing electrical lines, telephone lines and waterlines shall be removed and relocated.
7.) The existing structures on Non-Buildable Residue 'A' contain no bathroom facilities and thus require no sewage disposal area.
8.) The shared driveway for lots 2 and 3 shall not be paved or compacted to minimize the impact on mound function.
9.) Water Category is W-1.
10.) All crossings of sewage force mains by water house connections in the force main easements shall be such that the water line crosses a minimum of 12 inches above the sewage force main.

HEALTH OFFICER'S CERTIFICATION

This subdivision satisfies the requirements of the Maryland Department Of The Environment regulation 26.04.03 allowing for community 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 W1 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 per area is the only per 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.

Approved For Recording By The Planning Commission Date Yolanda A. Hipski Secretary, Planning Commission

OWNER/DEVELOPER Flag Harbor Limited Partnership P.O. Box 149 St. Leonard Md. 20685



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 PLAT ONE RESIDENTIAL LOTS 1 - 4, OUTLOT 'A' & BUILDABLE (MARINE COMMERCIAL ONLY) RESIDUE 'A' FLAG HARBOR YACHT HAVEN LOCATED ON FLAG HARBOR BLVD AND VALLEY DRIVE 1ST ELECTION DISTRICT, CALVERT COUNTY, MARYLAND

Table with columns: DATE (5/3/11), SCALE (1"=100'), DRAWN BY (D.J.W.), DRAWING # (CC2106 P-1), FILE # (CC2106/RP), JOB # (01346)

HEALTH DEPARTMENT RECEIVED MAY 25 2011 Dir. Env. Health CRITICAL AREA COMMISSION Chesapeake & Atlantic Coastal Bays

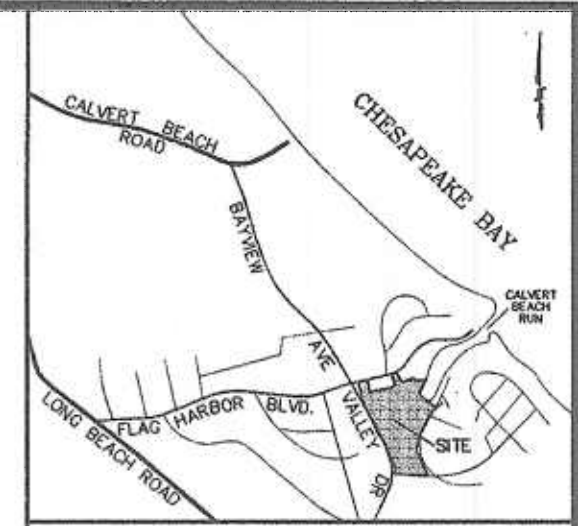
COORDINATES table with columns: No., NORTH, EAST. Rows 1 through 4.

EXISTING & PROPOSED FOREST COVER TABLE							
LOT #	LOT SIZE IN SQUARE FEET	EXISTING FOREST COVER	EXISTING FOREST TO BE REMOVED	PROPOSED PLANTING WITHIN 100' BUFFER	PROPOSED PLANTING OUTSIDE 100' BUFFER	TOTAL FOREST COVER TO REMAIN	% OF PROPOSED FOREST COVER
LOT 1	47,485 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.	5,570 Sq. Ft.	1,554 Sq. Ft.	7,124 Sq. Ft.	15.0 %
LOT 2	51,339 Sq. Ft.	695 Sq. Ft.	695 Sq. Ft.	5,893 Sq. Ft.	1,820 Sq. Ft.	7,713 Sq. Ft.	15.0 %
LOT 3	52,420 Sq. Ft.	12,802 Sq. Ft.	10,918 Sq. Ft.	7,690 Sq. Ft.	0 Sq. Ft.	9,574 Sq. Ft.	18.3 %
LOT 4 & P/O LOT 4	65,569 Sq. Ft.	17,828 Sq. Ft.	8,477 Sq. Ft.	5,413 Sq. Ft.	0 Sq. Ft.	14,764 Sq. Ft.	22.5 %
OUTLOT 'A' & P/O 'A'	31,296 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.	5,545 Sq. Ft.	0 Sq. Ft.	5,545 Sq. Ft.	17.7 %
RESIDUE 'A'	192,729 Sq. Ft.	63,509 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.	63,509 Sq. Ft.	32.9 %
5' WID. STRIP	5,022 Sq. Ft.	1,796 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.	1,796 Sq. Ft.	35.8 %
R.O.W. DED.	22,719 Sq. Ft.	4,895 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.	4,895 Sq. Ft.	21.5 %
TOTAL	488,579 Sq. Ft.	101,525 Sq. Ft.	14,395 Sq. Ft.	30,111 Sq. Ft.	3,374 Sq. Ft.	114,920 Sq. Ft.	24.5 %

CRITICAL AREA NOTES:

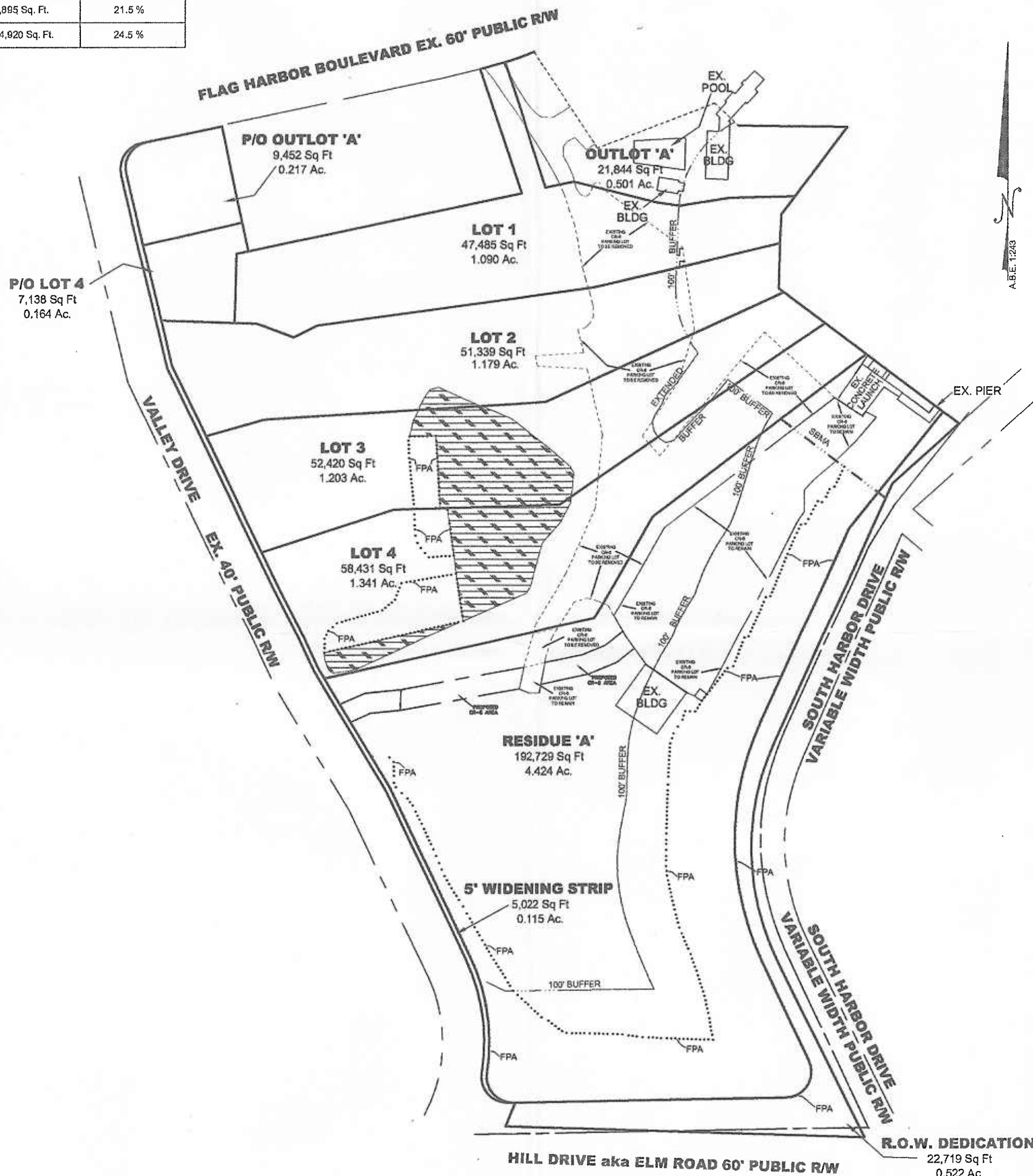
- The 100' Critical Area Buffer is a no-cut, no-clear area in perpetuity.
- As per Article 8-1.04.G.3 of the Calvert County Zoning Ordinance, a permit is required for the cutting and clearing of trees in forests and developed woodland areas within the LDA. Clearing limits shall be as stated in the Forest Cover Table with replacement required on an equal area basis (1:1). No changes to clearing limits will be approved by the Department of Planning and Zoning.
- Lot coverage shall be as stated in the Lot Coverage Table. Changes to the allotted Lot Coverage shall not be permitted without the approval of the Planning Commission or its designee, and may require a revision to the recorded Final Plats for this subdivision. A grading permit is required for the removal of any existing lot coverage as shown on the Final Plat. The removal of existing lot coverage on Buildable Residue 'A', to bring Lots 1-4 and Outlot 'A' into compliance with the Critical Area requirements, must be completed prior to the issuance of any building permits on those Lots/Outlots.
- The Forest Preservation Areas (including planting areas) shall remain undisturbed for water quality benefits and to provide habitat for wildlife. No clearing or removal shall be allowed in the Forest Preservation Area, unless a Habitat Protection Plan is developed and approved by the Department of Planning and Zoning and a grading permit or grading exemption is also approved. Revisions to the Forest Preservation Areas may also require revisions to the recorded plats.
- The required Buffer Management Plan and associated bond for the plantings shall comply with the requirements as set forth in Article 8-1.04 (Note: clearing outside the buffer is at 1:1). The Buffer Management Plan must be approved and a bond for the plantings shall be posted with the Department of Planning and Zoning prior to final plat approval. The buffer plantings required on Outlot 'A' must also be addressed prior to recording of the final plats.

EXISTING & PROPOSED LOT COVERAGE TABLE					
LOT #	LOT SIZE IN SQUARE FEET	EXISTING LOT COVERAGE	PROPOSED LOT COVERAGE	TOTAL LOT COVERAGE	% OF LOT COVERAGE
LOT 1	47,485 Sq. Ft.	CR-6 TO BE REMOVED	5,146 Sq. Ft.	5,146 Sq. Ft.	10.84 %
LOT 2	51,339 Sq. Ft.	CR-6 TO BE REMOVED	4,570 Sq. Ft.	4,570 Sq. Ft.	8.90 %
LOT 3	52,420 Sq. Ft.	CR-6 TO BE REMOVED	6,375 Sq. Ft.	6,375 Sq. Ft.	12.16 %
LOT 4 & P/O LOT 4	65,569 Sq. Ft.	CR-6 TO BE REMOVED	6,149 Sq. Ft.	6,149 Sq. Ft.	9.38 %
OUTLOT 'A' & P/O 'A'	31,296 Sq. Ft.	9,031 Sq. Ft.	0 Sq. Ft.	9,031 Sq. Ft.	28.86 %
RESIDUE 'A'	192,729 Sq. Ft.	33,158 Sq. Ft.	4,171 Sq. Ft.	37,329 Sq. Ft.	19.37 %
5' WID. STRIP	5,022 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.	0.00 %
R.O.W. DED.	22,719 Sq. Ft.	1,634 Sq. Ft.	0 Sq. Ft.	1,634 Sq. Ft.	7.19 %
TOTAL	488,579 Sq. Ft.	43,823 Sq. Ft.	26,411 Sq. Ft.	70,234 Sq. Ft.	14.99 %



VICINITY MAP SCALE 1"=2000'
 TAX MAP 32 PARCEL 64
 TAX ID# 01-040944 (P. 64)
 TAX ID# 01-159607 (No Parcel #)

- Denotes Existing CR-6 Parking Lot to Remain
- Denotes Existing CR-6 Parking Lot to be Removed
- Denotes proposed CR-6 Area
- Denotes Existing Forest Area to be removed
- Denotes limit of Forest Preservation Area

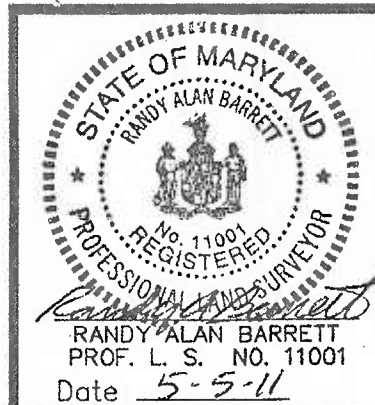


PLAT CHART	
NUMBER OF LOTS SHOWN ON THIS PLAT	
NO. OF CONVENTIONAL LOTS:	2
NO. OF TDR LOTS:	2
NO. OF RECEIVING AREA LOTS:	0
NO. OF FAMILY CONVEYANCE LOTS:	0
TOTAL NO. OF NEW LOTS:	4
TOTAL NO. OF REVISED LOTS:	0
ACREAGE TABULATIONS FOR THIS PLAT	
ACREAGE OF ALL NEW LOTS:	4.977 Ac.+
ACREAGE OF ALL REVISED LOTS:	0.000 Ac.+
ACREAGE OF ALL OPEN SPACE:	0.000 Ac.+
ACREAGE OF ALL RECREATION AREA:	0.000 Ac.+
ACREAGE OF ALL PUBLIC RIGHTS-OF-WAY:	0.000 Ac.+
ACREAGE OF ALL PRIVATE LANES:	0.000 Ac.+
ACREAGE OF ALL WIDENING STRIPS:	0.115 Ac.+
ACREAGE OF ALL OUTLOTS:	0.718 Ac.+
ACREAGE OF ALL RIGHT OF WAY DEDICATIONS:	0.522 Ac.+
ACREAGE OF ALL RESIDUE (RESIDUE 'A'):	4.424 Ac.+
TOTAL ACREAGE SHOWN ON THIS PLAT:	10.757 Ac.+
OPEN SPACE INFORMATION FOR THIS PLAT	
TYPE OF OPEN SPACE #1 (N/A)	N/A
ACREAGE OF OPEN SPACE TYPE #1	
APFO INFORMATION FOR THIS PLAT	
NUMBER OF APFO EXEMPT LOTS	4 OF 6

Approved For Recording By The Planning Commission
 Date _____ Yolanda A. Hipski Secretary, Planning Commission

OWNER/DEVELOPER
 Flag Harbor Limited Partnership
 P.O. Box 149
 St. Leonard Md. 20685

PLANNING AND ZONING CASE NO.: MSD 00-10B-32



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

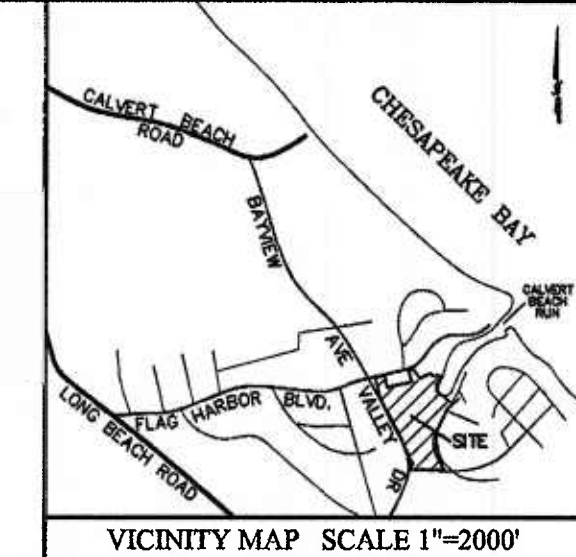
FINAL PLAT
 PLAT TWO
 LOT COVERAGE / FOREST COVER PLAN, LOT COVERAGE TABLE, FOREST COVER TABLE & PLAT CHART
FLAG HARBOR YACHT HAVEN
 LOCATED ON FLAG HARBOR BLVD AND VALLEY DRIVE
 1ST ELECTION DISTRICT, CALVERT COUNTY, MARYLAND

DATE 5/3/11
 SCALE 1"=100'
 DRAWN BY D.J.W.
 DRAWING # CC2106 P-1
 FILE # CC2106/RP
 JOB # 01346

EXISTING & PROPOSED FOREST COVER TABLE. Table with columns: LOT #, LOT SIZE IN SQUARE FEET, EXISTING FOREST COVER, PROPOSED FOREST COVER TO BE REMOVED, PROPOSED PLANTING WITHIN 100' BUFFER, PROPOSED PLANTING OUTSIDE 100' BUFFER, TOTAL FOREST COVER TO REMAIN, % OF PROPOSED FOREST COVER.

OUTLOT 'A' LANDSCAPE SCHEDULE (5,545 SqFt PLANTING AREA). Table with columns: SYMBOL, QUANTITY, BOTANICAL NAME, COMMON NAME, SIZE, ROOT PREPARATION, SPACING, CREDIT.

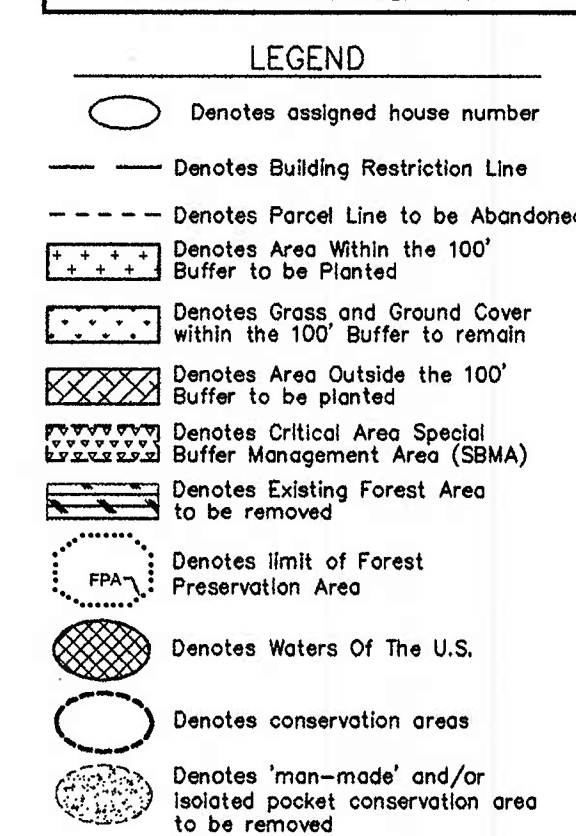
LOT 3 LANDSCAPE SCHEDULE (7,490 SqFt PLANTING AREA). Table with columns: SYMBOL, QUANTITY, BOTANICAL NAME, COMMON NAME, SIZE, ROOT PREPARATION, SPACING, CREDIT.



SIGNATURE: DATE: PRINTED NAME: DATE: BY MY/OUR SIGNATURE ABOVE, I/WE AM/ARE THE PARTY RESPONSIBLE FOR THE PROPOSED BUFFER ESTABLISHMENT AND FOR THE SURVIVAL OF THE PLANTINGS

LOT 1 LANDSCAPE SCHEDULE (7,713 SqFt PLANTING AREA). Table with columns: SYMBOL, QUANTITY, BOTANICAL NAME, COMMON NAME, SIZE, ROOT PREPARATION, SPACING, CREDIT.

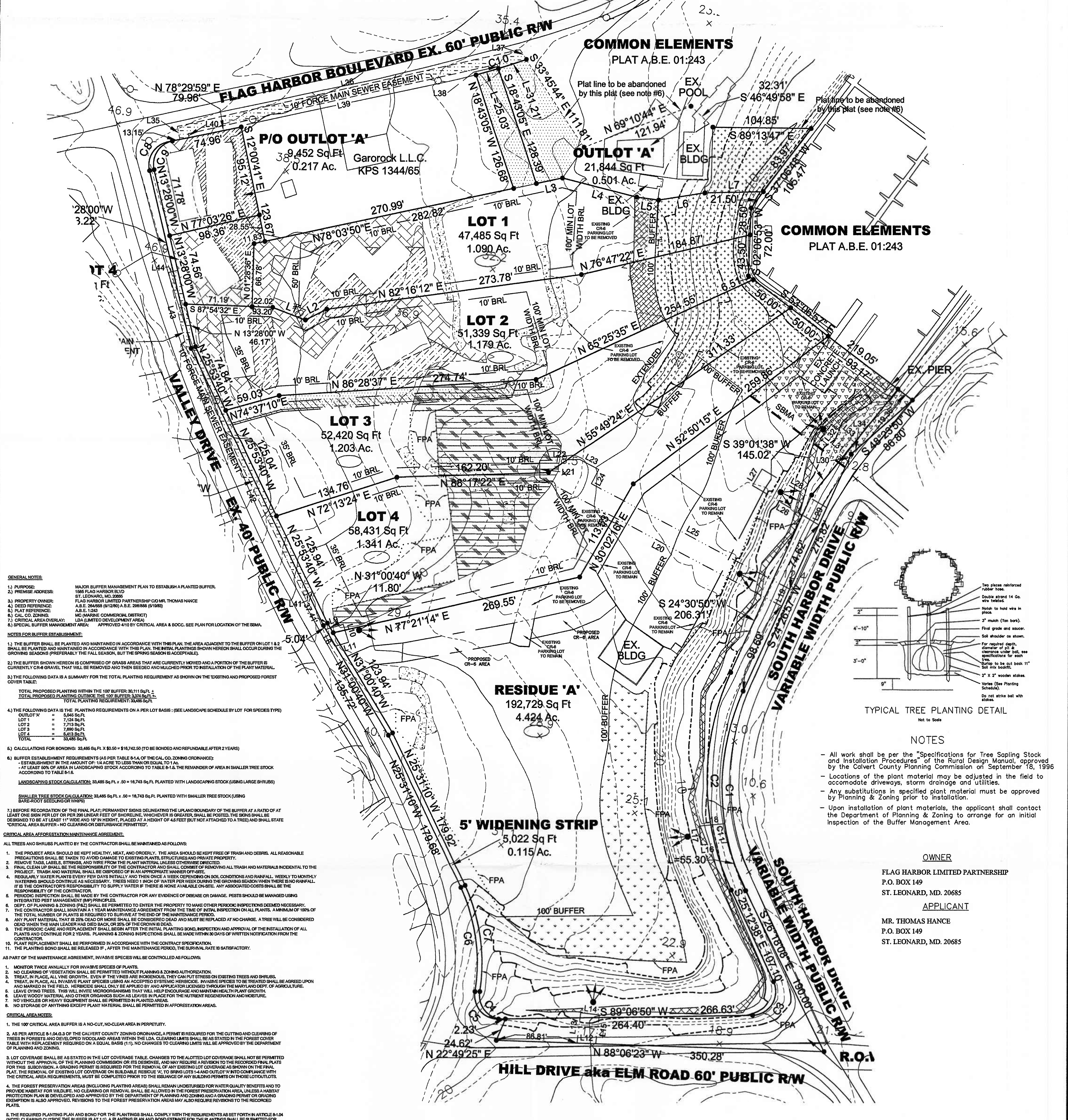
LOT 4 LANDSCAPE SCHEDULE (5,413 SqFt PLANTING AREA). Table with columns: SYMBOL, QUANTITY, BOTANICAL NAME, COMMON NAME, SIZE, ROOT PREPARATION, SPACING, CREDIT.



BY MY/OUR SIGNATURE ABOVE, I/WE AM/ARE THE PARTY RESPONSIBLE FOR THE PROPOSED BUFFER ESTABLISHMENT AND FOR THE SURVIVAL OF THE PLANTINGS

LOT 2 LANDSCAPE SCHEDULE (7,713 SqFt PLANTING AREA). Table with columns: SYMBOL, QUANTITY, BOTANICAL NAME, COMMON NAME, SIZE, ROOT PREPARATION, SPACING, CREDIT.

TOTAL SITE LANDSCAPE SCHEDULE (33,485 SqFt TOTAL PLANTING AREA). Table with columns: SYMBOL, QUANTITY, BOTANICAL NAME, COMMON NAME, SIZE, ROOT PREPARATION, SPACING, CREDIT.



GENERAL NOTES: 1) PURPOSE: MAJOR BUFFER MANAGEMENT PLAN TO ESTABLISH A PLANTED BUFFER... 2) PREMISE ADDRESS: 1585 FLAG HARBOR BLVD, ST. LEONARD, MD 20688... 3) PROPERTY OWNER: FLAG HARBOR LIMITED PARTNERSHIP CO. MR. THOMAS HANCE... 4) DEED REFERENCE: A.B.E. 264559 (01/27/80) A.B.E. 298388 (01/28/80)... 5) PLAT REFERENCE: N.A. 117181... 6) CAL. CO. ZONING: MD (MARINE COMMERCIAL DISTRICT)... 7) CRITICAL AREA OVERLAY: LDA (LIMITED DEVELOPMENT AREA)... 8) SPECIAL BUFFER MANAGEMENT AREA: APPROVED #10 BY CRITICAL AREA & BOCC. SEE PLAN FOR LOCATION OF THE SBMA.

NOTES FOR BUFFER ESTABLISHMENT: 1) THE BUFFER SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN... 2) THE BUFFER SHOWN HEREIN IS COMPRISE OF GRASS AREAS THAT ARE CURRENTLY MOVED AND A PORTION OF THE BUFFER IS CURRENTLY CR-4 GRAVEL THAT WILL BE REMOVED AND THEN SEEDED AND MULCHED PRIOR TO INSTALLATION OF THE PLANT MATERIAL... 3) THE FOLLOWING DATA IS A SUMMARY FOR THE TOTAL PLANTING REQUIREMENT AS SHOWN ON THE EXISTING AND PROPOSED FOREST COVER TABLE:

TOTAL PROPOSED PLANTING WITHIN THE 100' BUFFER:	30,111 SqFt ±
TOTAL PROPOSED PLANTING OUTSIDE THE 100' BUFFER:	3,374 SqFt ±
TOTAL PLANTING REQUIREMENT:	33,485 SqFt ±

4) THE FOLLOWING DATA IS THE PLANTING REQUIREMENTS ON A PER LOT BASIS: (SEE LANDSCAPE SCHEDULE BY LOT FOR SPECIES TYPE)

OUTLOT 'A'	5,545 SqFt
LOT 1	7,713 SqFt
LOT 2	7,713 SqFt
LOT 3	7,490 SqFt
LOT 4	5,413 SqFt
TOTAL	33,485 SqFt

5) CALCULATIONS FOR BONDING: 33,485 Sq Ft x \$0.50 = \$16,742.50 (TO BE BONDED AND REFUNDABLE AFTER 2 YEARS)

6) BUFFER ESTABLISHMENT REQUIREMENTS (AS PER TABLE B.1.4 OF THE CAL. CO. ZONING ORDINANCES):

- ESTABLISHMENT IN THE AMOUNT OF 1/4 ACRE TO LESS THAN ONE (1) ACRE
- AT LEAST 50% OF AREA IN LANDSCAPING STOCK ACCORDING TO TABLE B.1.4. THE REMAINDER OF AREA IN SMALLER TREE STOCK ACCORDING TO TABLE B.1.6.

LANDSCAPING STOCK CALCULATION: 30,485 Sq Ft x .50 = 15,242 Sq Ft PLANTED WITH LANDSCAPING STOCK (USING LARGE SHRUBS) BARE-ROOT SEEDLING OR WHIPS

SMALLER TREE STOCK CALCULATION: 3,000 Sq Ft x .50 = 1,500 Sq Ft PLANTED WITH SMALLER TREE STOCK (USING BARE-ROOT SEEDLING OR WHIPS)

7) BEFORE RECORDECTION OF THE FINAL PLAT, PERMANENT BOUNDS DELINEATING THE UP/LAND BOUNDARY OF THE BUFFER AT A RATIO OF AT LEAST ONE INCH PER FOOT OF 200 LINEAR FEET OF BOUNDARY, WHICHEVER IS GREATER, SHALL BE SET INTO THE FOREST COVER DESIGNED TO BE AT LEAST 1" WIDE AND 18" IN HEIGHT, PLACED AT A HEIGHT OF 48 FEET (BUT NOT ATTACHED TO A TREE) AND SHALL STATE CRITICAL AREA BUFFER - NO CLEARING OR DISTURBANCE PERMITTED.

CRITICAL AREA AFFORRESTATION MAINTENANCE AGREEMENT:

ALL TREES AND SHRUBS PLANTED BY THE CONTRACTOR SHALL BE MAINTAINED AS FOLLOWS:

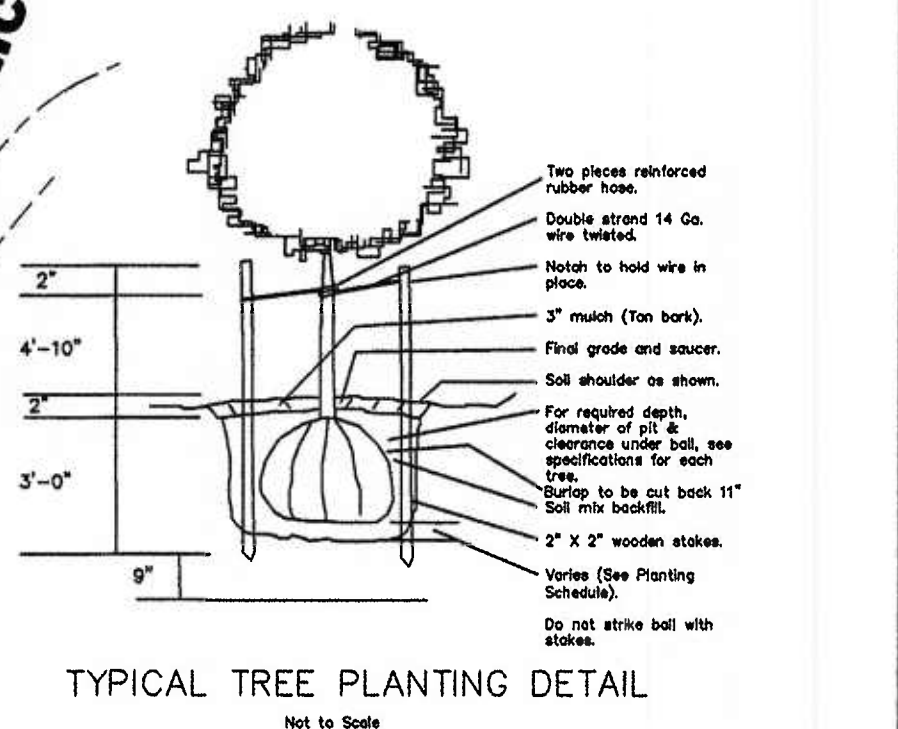
1. THE PROJECT AREA SHOULD BE KEPT HEALTHY, NEAT, AND ORDERLY. THE AREA SHOULD BE KEPT FREE OF TRASH AND DEBRIS. ALL REASONABLE PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING PLANTS, STRUCTURES AND PRIVATE PROPERTY.
2. REMOVE TAGS, LABELS, STAKES, AND WIRE FROM THE PLANT MATERIAL, UNLESS OTHERWISE DIRECTED.
3. FINAL CLEAN UP SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONSIST OF REMOVING ALL TRASH AND MATERIALS INCIDENTAL TO THE PROJECT. TRASH AND MATERIAL SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER OFF-SITE.
4. REGULARLY WATER PLANTS EVERY FIFTH DAY AND THEN ONCE A WEEK DURING THE GROWING SEASON WHEN THERE IS NO RAINFALL. WATERING SHOULD CONTINUE AS NECESSARY. TREES NEED 1 INCH OF WATER PER WEEK DURING THE GROWING SEASON WHEN THERE IS NO RAINFALL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUPPLY WATER IF THERE IS NONE AVAILABLE ON-SITE. ANY ASSOCIATED COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. PERIODIC INSPECTION SHALL BE MADE BY THE CONTRACTOR FOR ANY EVIDENCE OF DISEASE OR DAMAGE. PESTS SHOULD BE MANAGED USING INTEGRATED PEST MANAGEMENT (IPM) PRINCIPLES.
6. DEPT. OF PLANNING & ZONING IS PERMITTED TO ENTER THE PROPERTY TO MAKE OTHER PERIODIC INSPECTIONS DEEMED NECESSARY.
7. THE CONTRACTOR SHALL MAINTAIN A 1 YEAR MAINTENANCE AGREEMENT FROM THE TIME OF INITIAL INSPECTION ON ALL PLANTS. A MINIMUM OF 100% OF THE TOTAL NUMBER OF PLANTS IS REQUIRED TO SURVIVE AT THE END OF THE MAINTENANCE PERIOD.
8. ANY PLANT MATERIAL THAT IS 20% DEAD OR MORE SHALL BE CONSIDERED DEAD AND MUST BE REPLACED AT NO CHARGE. A TREE WILL BE CONSIDERED DEAD WHEN THE MAJOR BRANCHES DIE, OR THE TRUNK IS DEAD OR CRACKED.
9. THE PERIODIC CARE AND REPLACEMENT SHALL BEGIN AFTER THE INITIAL PLANTING BOND, INSPECTION AND APPROVAL OF THE INSTALLATION OF ALL PLANTS AND CONTINUE FOR 2 YEARS. PLANNING & ZONING INSPECTIONS SHALL BE MADE WITHIN 30 DAYS OF WRITTEN NOTIFICATION FROM THE CONTRACTOR.
10. PLANTING BOND SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.
11. THE PLANTING BOND SHALL BE RELEASED BY THE MAINTENANCE PERIOD, THE SURVIVAL RATE IS SATISFACTORY.

AS PART OF THE MAINTENANCE AGREEMENT, INVASIVE SPECIES WILL BE CONTROLLED AS FOLLOWS:

1. MONITOR TWICE ANNUALLY FOR INVASIVE SPECIES OF PLANTS.
2. NO CLEARING OF VEGETATION SHALL BE PERMITTED WITHOUT PLANNING & ZONING AUTHORIZATION.
3. TREAT, IN PLACE, ALL INVASIVE SPECIES OF PLANTS AND SHRUBS.
4. TREAT, IN PLACE, ALL INVASIVE PLANT SPECIES USING AN ACCEPTED SYSTEMIC HERBICIDE. INVASIVE SPECIES TO BE TREATED SHALL BE AGREED UPON AND MARKED IN THE FIELD. HERBICIDE SHALL ONLY BE APPLIED TO AND APPLICATED USING THE MARYLAND DEPT. OF AGRICULTURE.
5. LEAVE DYING TREES. THIS WILL INVITE MICROORGANISMS THAT WILL HELP ENCOURAGE AND MAINTAIN HEALTHY PLANT GROWTH.
6. LEAVE WOODY MATERIAL AND OTHER ORGANISMS SUCH AS LEAVES IN PLACE FOR THE NUTRIENT REGISTRATION AND MOISTURE.
7. NO VEHICLES OR HEAVY EQUIPMENT SHALL BE PERMITTED IN PLANTED AREAS.
8. NO STORAGE OF ANYTHING EXCEPT PLANT MATERIAL SHALL BE PERMITTED IN AFFORRESTATION AREAS.

CRITICAL AREA NOTES:

1. THE 100' CRITICAL AREA BUFFER IS A NO-CUT, NO-CLEAR AREA IN PERPETUITY.
2. AS PER ARTICLE B.1.04.4.3 OF THE CALVERT COUNTY ZONING ORDINANCE, A PERMIT IS REQUIRED FOR THE CUTTING AND CLEARING OF TREES IN FORESTED AND DEVELOPED WOODLAND AREAS WITHIN THE LDA. CLEARING SHALL BE AS STATED IN THE FOREST COVER TABLE WITH REPLACEMENT REQUIRED ON AN EQUAL BASIS (1:1). NO CHANGES TO CLEARING LIMITS WILL BE APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
3. LOT COVERAGE SHALL BE AS STATED IN THE LOT COVERAGE TABLE. CHANGES TO THE ALLOTTED LOT COVERAGE SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE PLANNING COMMISSION OR ITS DESIGNEE, AND MAY REQUIRE A REVISION TO THE RECORDED FINAL PLAT FOR THIS SUBDIVISION. A PERMIT FOR THE REMOVAL OF ANY DISTRICT LOT COVERAGE AS SHOWN ON THE FINAL PLAT, THE REMOVAL OF EXISTING LOT COVERAGE ON BUILDABLE RESIDUE 'A', TO BRING LOTS 1-4 AND OUTLOT 'A' INTO COMPLIANCE WITH THE CRITICAL AREA REQUIREMENTS, MUST BE COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS ON THOSE LOTS/OUTLOTS.
4. THE FOREST PRESERVATION AREAS (INCLUDING PLANTING AREAS) SHALL REMAIN UNDEVELOPED FOR WATERSHED BENEFIT AND TO PROVIDE HABITAT FOR WILDLIFE. A BOND FOR THE FOREST PRESERVATION AREAS UNDER AGRICULTURE OR FOREST PRESERVATION PROTECTION PLAN IS DEVELOPED AND APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING AND A GRASSING PERMIT OR GRASSING EXEMPTION IS ALSO APPROVED. REVISIONS TO THE FOREST PRESERVATION AREAS MAY ALSO REQUIRE REVISIONS TO THE RECORDED PLATS.
5. THE REQUIRED PLANTING PLAN AND BOND FOR THE PLANTINGS SHALL COMPLY WITH THE REQUIREMENTS AS SET FORTH IN ARTICLE B.1.04.4.3 OF THE CALVERT COUNTY ZONING ORDINANCE. THE PLANTING PLAN AND BOND ESTABLISHING THE PLANTINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CRITICAL AREA ENVIRONMENTAL PLANNER WITH THE APPLICATION OF THE BUILDING AND/OR GRASSING PERMIT FOR EACH OF THE LOTS SHOWN HEREON. A BOND FOR THE PLANTINGS SHALL BE POSTED WITH THE DEPARTMENT OF PLANNING AND ZONING PRIOR TO FINAL PLAT APPROVAL. THE BUFFER PLANTINGS REQUIRED ON OUTLOT 'A' MUST ALSO BE ADDRESSED PRIOR TO RECORDECTION OF THE FINAL PLATS.



NOTES: - All work shall be per the "Specifications for Tree Sapling Stock and Installation Procedures" of the Rural Design Manual, approved by the Calvert County Planning Commission of September 18, 1996... - Locations of the plant material may be adjusted in the field to accommodate driveways, storm drainage and utilities... - Any substitutions in specified plant material must be approved by Planning & Zoning prior to installation... - Upon installation of plant materials, the applicant shall contact the Department of Planning & Zoning to arrange for an initial inspection of the Buffer Management Area.

OWNER: FLAG HARBOR LIMITED PARTNERSHIP, P.O. BOX 149, ST. LEONARD, MD, 20685

APPLICANT: MR. THOMAS HANCE, P.O. BOX 149, ST. LEONARD, MD, 20685

DATE: 1/31/11 SCALE: 1" = 50' DRAWN BY: DJW DRAWING #: CC2106 FILE #: CC2106 JOB #: 01346

DATE: 5/3/11 REVISION: 2/28/11 Critical

AREA COMMENTS:

STATE OF MARYLAND DEPARTMENT OF PLANNING AND ZONING

BUFFER MANAGEMENT PLAN

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

MAJOR BUFFER MANAGEMENT PLAN FLAG HARBOR YACHT HAVEN (LOTS 1 - 4, OUTLOTS A - C, RESIDUE A) 1st DISTRICT, CALVERT COUNTY, MARYLAND

PLANNING AND ZONING CASE NUMBER MSD 00-10A

SHEET 1 OF 1

Date: 5-5-11