

CA 412-07  
SUB

Bowlby, Lawrence  
98-44

51829-6486.

LC 7/27/07

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/](http://www.dnr.state.md.us/criticalarea/)

July 26, 2007

Ms. Olivia Vidotto  
Calvert Co Planning & Zoning  
150 Main Street  
Prince Frederick, MD

RE: Subdivision Review – Lawrence Bowlby, Lot 3 Resubdivision, TM 38A, P 83

Dear Ms. Vidotto:

Thank you for providing information on the above referenced subdivision. The applicant proposes to resubdivide an existing 4.773 lot into a total of five (5) lots. The property is designated LDA and currently contains one dwelling and two accessory structures. Commission staff have the following comments:

1. The impervious surface table and note #14 are not entirely correct. Because Lot 3-R is over one (1) acre in size, it is limited to 15% impervious surface limit regardless of the fact that the subdivision overall is compliant as shown. The flexibility to increase impervious to 25% is available for only lots less than one (1) acre. Therefore, the impervious limit for Lot 3-R is 11,278 square feet.
2. While note #13 indicates 0.53 acres is forested within the Critical Area and that 0.23 acres will be planted, it is not shown graphically on the plat. We recommend that it be shown both to notify future lot buyers and as a means of enforcement should any clearing occur.

Provided the above issues are addressed, it appears that the subdivision can be made to be consistent with the County's Critical Area Program. If you have any questions or concerns regarding these comments, please contact me at (410) 260-3477.

Sincerely,

A handwritten signature in cursive script that reads "Lee Anne Chandler".

Lee Anne Chandler  
Science Advisor

cc: CA412-07

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY MONZEL L. SUOER AND AMBER J. SUOER, HIS WIFE, TO PETER BRATIC BY DEED DATED JULY 14, 1998 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER B.J.S. 1071 AT FOLIO 43 AND ALL OF THE LAND CONVEYED BY PETER BRATIC TO PETER BRATIC, TRUSTEE OF THE PETER BRATIC TRUST, BY DEED DATED FEBRUARY 4, 2000 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. 1244 AT FOLIO 305.

PERMANENT MONUMENTS AND METAL PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE VIII, CALVERT COUNTY SUBDIVISION REGULATIONS AND ARTICLE 21, 3-108, ANNOTATED CODE OF MARYLAND.

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

**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 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:                       | _____ |

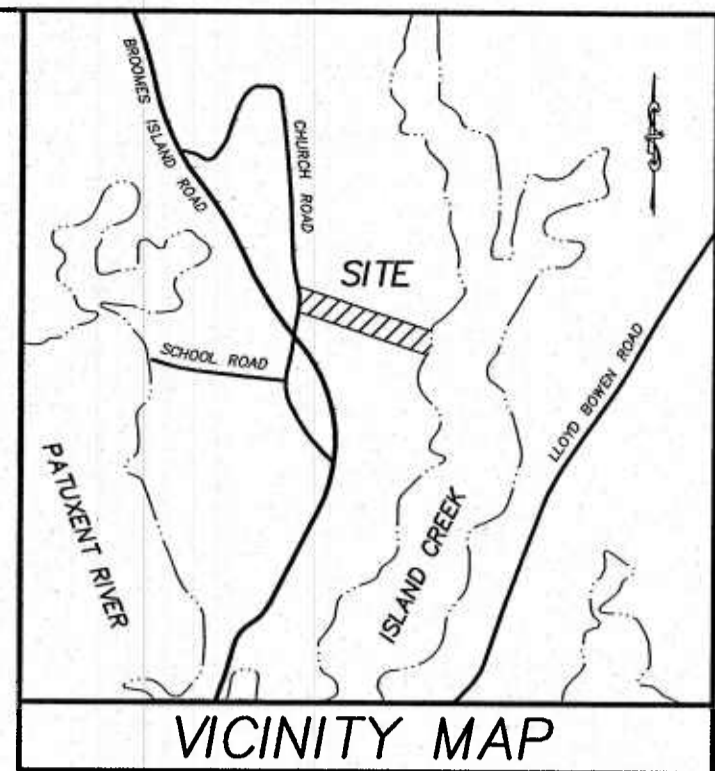
APPROVED FOR RECORDING  
FOR THE PLANNING COMMISSION

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

**SIGHT DISTANCE CERTIFICATION**

I HEREBY CERTIFY THAT THE SIGHT DISTANCE AT THE ACCESS OF MIRACLE LANE ONTO CHURCH ROAD MEETS OR EXCEEDS THE AASHTO SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED LIMIT. I FURTHER 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 RO-9.

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



TAX MAP 38A PARCEL 83  
SCALE: 1" = 2000'  
TAX ID NO. 01 199951

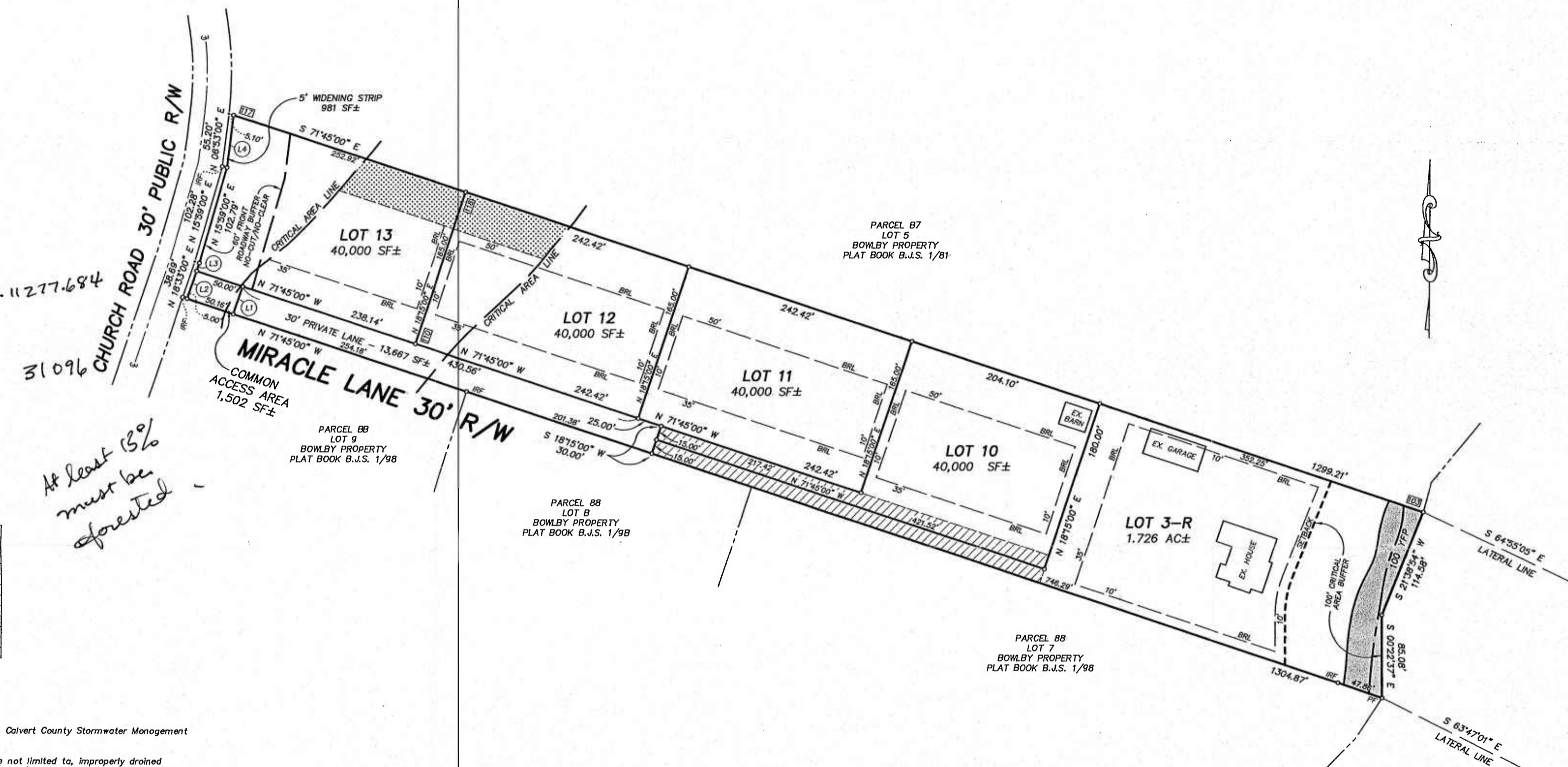
| LOT            | ALLOWED IMPERVIOUS SURFACE AREA |
|----------------|---------------------------------|
| LOT 3-R        | 14,209 SF                       |
| LOT 10         | 4,985 SF                        |
| LOT 11         | 4,985 SF                        |
| LOT 12         | 2,000 SF                        |
| LOT 13         | 0 SF                            |
| WIDENING STRIP | 90 SF                           |
| PRIVATE LANE   | 3,983 SF                        |
| COMMON ACCESS  | 934 SF                          |

| LOT            | ALLOWED CLEARING |
|----------------|------------------|
| LOT 3-R        | NO CLEARING      |
| LOT 10         | NO CLEARING      |
| LOT 11         | NO CLEARING      |
| LOT 12         | NO CLEARING      |
| LOT 13         | NO CLEARING      |
| WIDENING STRIP | NO CLEARING      |
| PRIVATE LANE   | NO CLEARING      |
| COMMON ACCESS  | NO CLEARING      |

|                                     |           |
|-------------------------------------|-----------|
| TOTAL NO. OF NEW LOTS               | 4         |
| TOTAL NO. OF REVISED LOTS           | 1         |
| APFO EXEMPT LOTS                    | 3         |
| TOTAL AREA OF NEW LOTS              | 3.673 AC± |
| TOTAL AREA OF REVISED LOTS          | 1.726 AC± |
| TOTAL AREA OF WIDENING STRIP        | 0.023 AC± |
| TOTAL AREA OF COMMON ACCESS AREA    | 0.034 AC± |
| TOTAL AREA OF PRIVATE LANE          | 0.314 AC± |
| TOTAL AREA SHOWN ON THIS PLAT       | 5.770 AC± |
| TOTAL AREA WITHIN CRITICAL AREA     | 4.773 AC± |
| TOTAL AREA OUTSIDE OF CRITICAL AREA | 0.997 AC± |

**NOTES**

- This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance.
- Conservation Areas: These land areas include, but are not limited to, improperly drained soils, adverse soil formations, steep slopes (15% or greater) and eradible soils. A minimum 10' setback must be provided adjacent to the conservation area. These land areas shall not be developed unless the developer receives the approval of the Planning Commission with the recommendations from the appropriate County agencies.
- There are no wetlands within the plotted area shown hereon. The 100' Non-disturbance Vegetated Buffer shown hereon is from the shoreline of Island Creek. The buffer shall remain undisturbed in perpetuity and to serve for water quality benefits per Maryland's Critical Area Regulations and the Calvert County Zoning Ordinance.
- 100 Year Flood Plain: Uses restricted to those permitted in the Flood Plain District. No residential construction permitted within the 100 year flood plain.
- The developer/contractor shall notify the Historic District Commission in the event that any archaeological remains are discovered during the grading or excavating of the property.
- At a minimum, buildings shall be arranged to avoid facing the front of a house onto the rear of another.
- Lots 3-R, 10 and 11 use three of three lot exemptions permitted under the Adequate Public Facilities Ordinance (APFO). Lots 12 and 13 are subject to the APFO.
- This plot was prepared without benefit of a title report.
- Lots 3-R and 10 through 13 shall be served by a common entrance into Church Road located within the Common Access Area shown hereon. The entrance shall be paved to conform to Calvert County Standard RD-14A, or as otherwise approved by the Department of Public Works.
- Miracle Lane shall be private, non-County owned and maintained and shall not be petitionable to the County for County ownership or for County maintenance. The lot owners shall be responsible for providing for road maintenance including snow removal and repairs as well as other improvements and road services normally provided by the County.
- Lots 3-R and 10 through 13 are restricted to interior road access.
- This subdivision shall comply with Maryland's Critical Area regulations for the LDA zone and the Calvert County Zoning Ordinance. Critical Area buffers shall remain in natural vegetation in perpetuity and the cutting of natural vegetation in the buffer is not allowed unless approved on a buffer cutting permit, building permit or grading permit.
- Total forested area within the Critical Area portion of this property is 0.53 acres. With the planting of 0.23 acres within the 60' Front Roadway Buffer, the Critical Area requirement of 15% forested area will be met. Subsequently, no clearing of trees is permitted within the Critical Area.
- The amount of allowed impervious area is 25% for each lot as long as the subdivision as a whole does not exceed 15% for the Critical Area portion of the property (see Section 8-1.03.G.1.f of the Calvert County Zoning Ordinance. See table above for allowed impervious surface areas for Lots 3-R and 10 through 13.
- The 60' Front Roadway Buffer shown hereon shall be planted in accordance with the Rural Open Space Manual. Subsequent to planting, it shall be deemed a no-cut/no-clear area. A planting plan and bond estimate has been approved for the buffer and is on file with the Department of Planning and Zoning. A bond for the required plantings shall be posted with the Department of Planning and Zoning prior to the issuance of the building permits for Lot 13.
- The afforestation area shown hereon shall be planted to meet the 15% forested area requirement for the portion of the property lying outside of the Critical Area. A planting plan and bond estimate has been approved for the afforestation area and is on file with the Department of Planning and Zoning. A bond for the required plantings shall be posted with the Department of Planning and Zoning prior to the issuance of the building permits for Lots 12 and 13.



11277-684  
At least 15% must be forested

**LEGEND**

- LIMIT OF CRITICAL AREA NON-DISTURBANCE VEGETATED BUFFER
- BRL BUILDING RESTRICTION LINE
- CONSERVATION AREA
- 100 YFP 100 YEAR FLOOD PLAIN
- SHARED DRIVEWAY EASEMENT
- IRON ROD SET UNLESS OTHERWISE NOTED
- AFFORESTATION AREA (0.2 AC±)

Check subdivision history

**OWNER'S CERTIFICATION**

WE, THE UNDESIGNED 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.

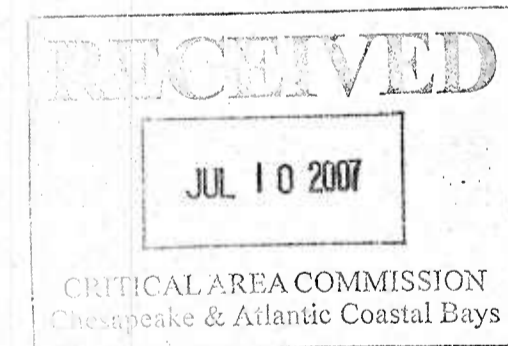
WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE \_\_\_\_\_ WITNESS \_\_\_\_\_ OWNER: PETER BRATIC  
8310 CHURCH ROAD  
BROOMES ISLAND, MD 20615

| NO. | NORTH      | EAST       |
|-----|------------|------------|
| 103 | 10106.4982 | 10042.2696 |
| 110 | 10275.6998 | 9001.7776  |
| 117 | 10511.7659 | 8813.2565  |
| 118 | 10432.5619 | 9053.4502  |

| CURVE | BEARING       | DISTANCE |
|-------|---------------|----------|
| L1    | S 18°15'00" W | 30.00'   |
| L2    | N 18°33'00" E | 30.00'   |
| L3    | N 18°33'00" E | 8.78'    |
| L4    | N 06°33'00" E | 54.59'   |

**FINAL PLAT**  
RESUBDIVISION OF LOT 3 INTO  
LOT 3-R AND LOTS 10 THROUGH 13  
**THE BOWLBY PROPERTY**  
LOCATED IN BROOMES ISLAND  
FIRST DISTRICT, CALVERT COUNTY, MARYLAND  
PLANNING AND ZONING CASE NO. SD 98-44



**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      | SCALE     |
|-----------|-----------|
| JUNE 2007 | 1" = 100' |
| JOB NO.   | DRAWN BY  |
| 1-4780    | SH        |
| FLDR REF. | APPROVED  |
| TM38A P2  | JSO       |
| DATE      | REVISION  |
|           |           |
|           |           |
|           |           |
|           |           |

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