

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/

May 24, 2010

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

Re: MSD-06-38-29 Cedar Wind
(Tax Map 29, Parcel 10)

Dear Ms. Vidotto:

Thank you for providing information on the above referenced final minor subdivision. Within the Critical Area, the applicant is proposing to create 3 building lots, on a 41.38 acre parcel. Cedar Wind is being proposed as a subdivision containing two intra-family transfer lots and one conventional subdivision lot. The property is located within a Resource Conservation Area (RCA) and is currently developed with one residence.

Based on the information provided, we have the following comments regarding the preliminary plan proposal.

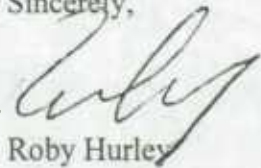
- 1) In reference to wetlands and density calculations, the tidal wetlands need to be deducted from the gross acreage if they are State-owned. In making this determination, the applicant may provide a field delineation of State vs. private owned wetland areas or deduct the entire acreage of all tidal wetlands from the property's acreage. It appears that wetlands were deducted from the site but not from within the Critical Area portion of the site.
- 2) On Plat One, Intra-family Transfer Lots, the number of Family Conveyance Lots on the center tables shows zero and the number of conventional lots as 3. This should be 2 and 1 respectively.
- 3) While Plats One and Three contain notes correctly describing all Critical Area development rights as extinguished by virtue of the proposed subdivision, the labeling of the portion of Residue within the Critical Area as buildable is confusing and misleading. Please clarify on the plats that the portion of the residue parcel within the Critical Area is non-buildable.
- 3) The recently enacted State Buffer regulations and Calvert County's Article 8-1 require a Buffer Management Plan (BMP) as part of a subdivision approval. If some of the lots will remain in agricultural use, COA can use language that we recently worked on for subdivisions such as Broomes Estates. Regardless, a BMP is required and must include all requirements for a Major Buffer Management plan including but not limited to:

Ms. Vidotto
May 24, 2010
Page Two

- a. Prior to recordation, the Buffer shall be fully forested based on the requirement of COMAR 27.01.09.01-2. The BMP must show the areas of establishment and describe the proposed species, number, size and whether nursery stock and/or natural regeneration is proposed.
- b. Prior to recordation of a final subdivision, permanent signage identifying and delineating the Buffer must be posted.
- c. Prior to recordation of the final subdivision plat, the BMP must include a landscape schedule with anticipated planting dates (COMAR 27.01.09.01-3.J.2.b.)
- d. Prior to recordation of the final subdivision plat, the BMP must include evidence of financial surety that adequately covers planting and survivability requirements (COMAR 27.01.09.01-3.J.2.d.)
- e. Prior to recordation of the final subdivision plat, the BMP must include the signature of the party responsible for the proposed establishment and for the survival of the plantings (COMAR 27.01.09.01-3.J.2.h.).
- f. Since lot 1 is currently developed, the Buffer regulations require that the Buffer be established based on the amount of lot coverage. Please provide calculations showing that that requirement has been met.

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 Resources Planner

RH/jjd

CA 387-08

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STATE OF MARYLAND
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August 7, 2008

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

Re: MSD-06-38-20 Cedar Wind
(Tax Map 29, Parcel 10)

Dear Ms. Vidotto:

Thank you for providing information on the above referenced revised minor subdivision. Within the Critical Area, the applicant is proposing to create 3 building lots, on a 41.38 acre parcel. Cedar Wind is being proposed as a subdivision containing intra-family transfer and conventional subdivision lots. The property is located within a Resource Conservation Area (RCA) and is currently developed with at least one residence.

Based on the information provided, we have the following comments regarding the preliminary plan proposal.

- Letter address*
- 1) There is no identification or description of "Tract 1" leaving one to believe that this could be a 4 lot Critical Area subdivision which is in conflict with both the County Ordinance and State regulations. Please provide subdivision history for both Parcel 53 and Tract 1.
 - 2) Formerly a new subdivision within the Critical Area, RCA must comply with the impervious surface area limits within the State Law and Calvert County Ordinance 8-1.04G.1.f. As you are aware the Legislature has replaced impervious surfaces with lot coverage limits. During an interim period a combination of impervious surfaces from your current regulations can apply as long as lot coverage accounting is provided. The following explanation summarizes the interim period requirements. Section 8, Ch. 119, 2008 Laws of Maryland at 765, contains provisions in regard to the lot coverage requirements of Natural Resources Article §8-1808.3 which may be applicable to this subdivision. Under these provisions, a development project whose initial application for development that satisfies all local requirements is filed by October 1, 2008 and whose development plan is approved (recorded) by July 1, 2010 may utilize Calvert County's approved impervious surface area limitations in effect prior to July 1, 2008 provided that;
 - a) The approved development plan remains valid in accordance with Calvert County's procedures and requirements; and
 - b) By July 1, 2010, the applicant prepares a detailed lot coverage plan drawn to scale and showing the amounts of impervious surface area, partially pervious area, and developed pervious surface area in the development project.

TTY for the Deaf

Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

In addition to (a) and (b) above, Section 8, Ch. 119, 2008 Laws of Maryland at 765 requires the lot coverage plan to be approved by Calvert County and implemented in accordance with the approved lot coverage plan. Should the applicant intend to develop this subdivision in accordance with the County's impervious surface area limitations, please indicate that intent and ensure that the applicant is aware of the requirements of Chapter 119 of the 2008 Laws of Maryland for proceeding as such.

- 3) Section 8-1.04G.1. of the County Code requires identification and location of environmental and natural features. Also, the applicant is required to obtain an evaluation of the property by the Department of Natural Resources' Wildlife and Heritage Service (WHS) for the presence of rare, threatened, or endangered species. If present, the applicant will be required to address recommendations for protection of the species within the context of a habitat protection plan. We would appreciate a copy of the WHS letter once received.
- 4) In reference to wetlands and density calculations, the tidal wetlands need to be deducted from the gross acreage if they are State-owned. In making this determination, the applicant may provide a field delineation of State vs. private owned wetland areas or deduct the entire acreage of all tidal wetlands from the property's acreage.
- 5) Should any Buffers convert from agriculture to any other use, afforestation is required as per the County's Ordinance 8-1.08D.3.d.vi. A Buffer Management Plan should be provided at that time, and the plat should be revised to include a note referencing this requirement.
- 6) While the structures within the Buffer on proposed lot one appear to be legally non conforming in regard to their location, the boundaries of lot one must be large enough to insure that the building envelope can accommodate any future redevelopment outside of the 100 ft. Buffer.

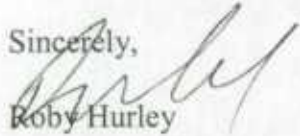
1 & 2
going to days later

There is no identification of which lots are intrafamily transfer lots. As required by the County's Code 8-1.05.H.3, "An intrafamily transfer lot may only be created for an immediate family member(s) and that family member(s) shall be identified on the subdivision preliminary and final plats." Please have the applicant provide this information for the proposed intrafamily transfer lots on the plat and plans. Based on the intrafamily transfers provisions in the State Law and County Code, the property is restricted from any future subdivision potential. For clarity and tracking purposes, please provide a Development Rights Summary table on the plat describing the assignment of development rights on the parcel. The Summary should include a signature block for the family members and also a statement that this subdivision fulfills all possible development rights for this parcel.

- 8) Please be advised that Chapter 119, 2008 Laws of Maryland (formerly House Bill 1253) requires a 200 ft. Buffer from tidal waters and wetlands for subdivisions in the RCA. There is an interim relief period for this regulation that this subdivision may qualify for and I provide the following explanation. If an application for subdivision is submitted before July 1, 2008 and legally recorded by July 1, 2010 then the 200 ft. Buffer does not apply. It is important that the review time line for this subdivision is monitored and recordation be completed by July 1, 2010.
- 9) Please provide a statement that addresses evaluation of highly erodible and hydric soils.

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.

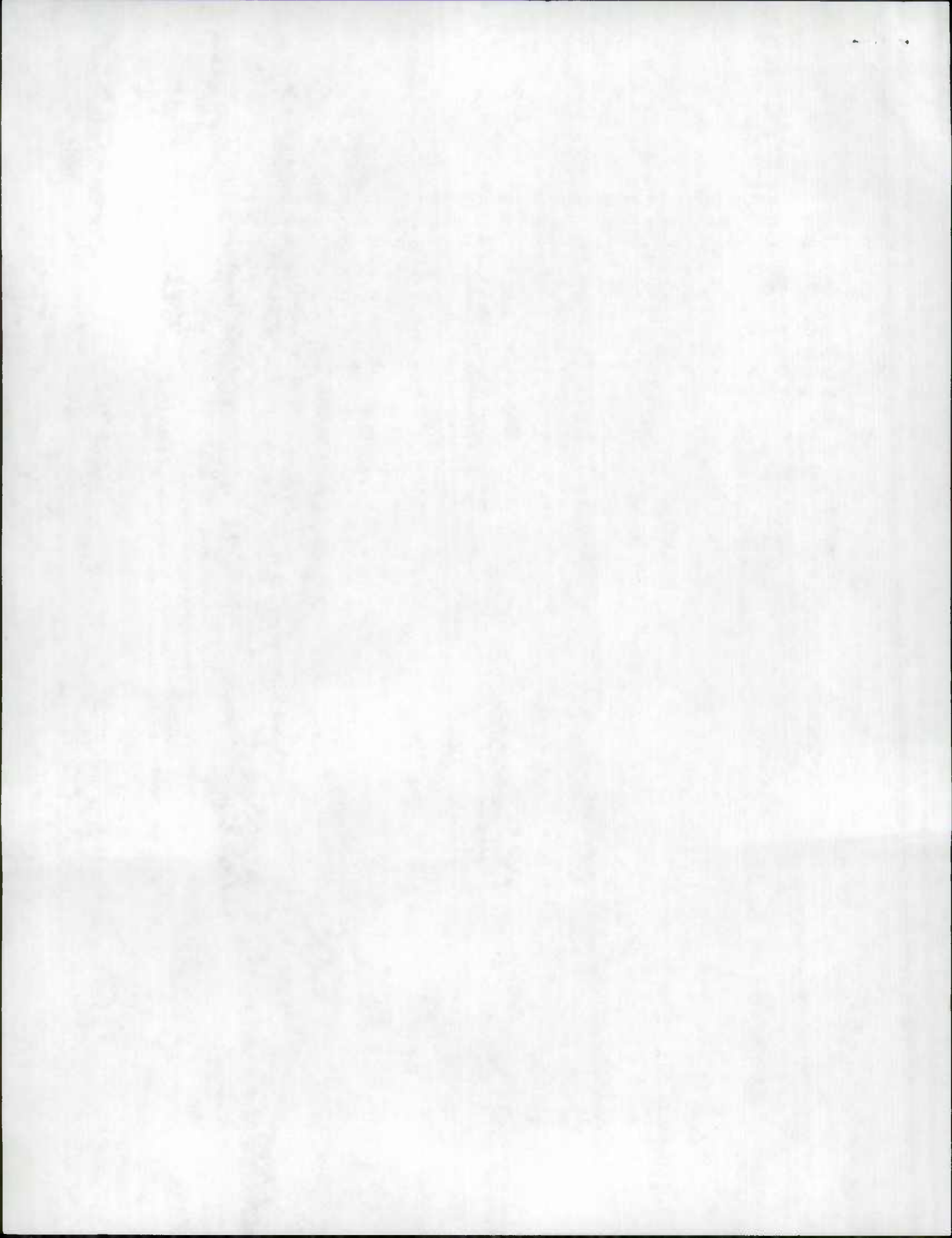
Sincerely,

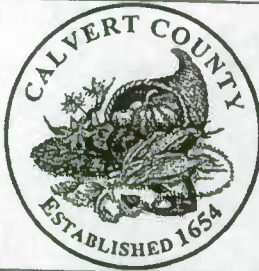


Roby Hurley

Natural Resource Planner

CA 387-08





Subdivision Application

Calvert County, Maryland
 Department of Planning and Zoning
 150 Main Street, Prince Frederick, MD 20678
 Phone: (410)535-2348 or (301)855-1243 TDD: (410) 535-6355
 Fax: (410)414-3092 Email: pz@co.cal.md.us

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

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

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

PROJECT INFORMATION

Project Name: CEDAE WIND

Type of Subdivision: Residential Commercial Industrial Mixed Use Institutional

Subdivision Type: Major Minor (Major subdivisions are defined as: (1) When the total number of residential lots derived from the Parent Tract (as of June 29, 1967) is six or more. (2) Any division of non-residential land for development purposes and/or the creation of any new public rights-of-way.)

Utilities: Public Sewer Septic System Public Water Well

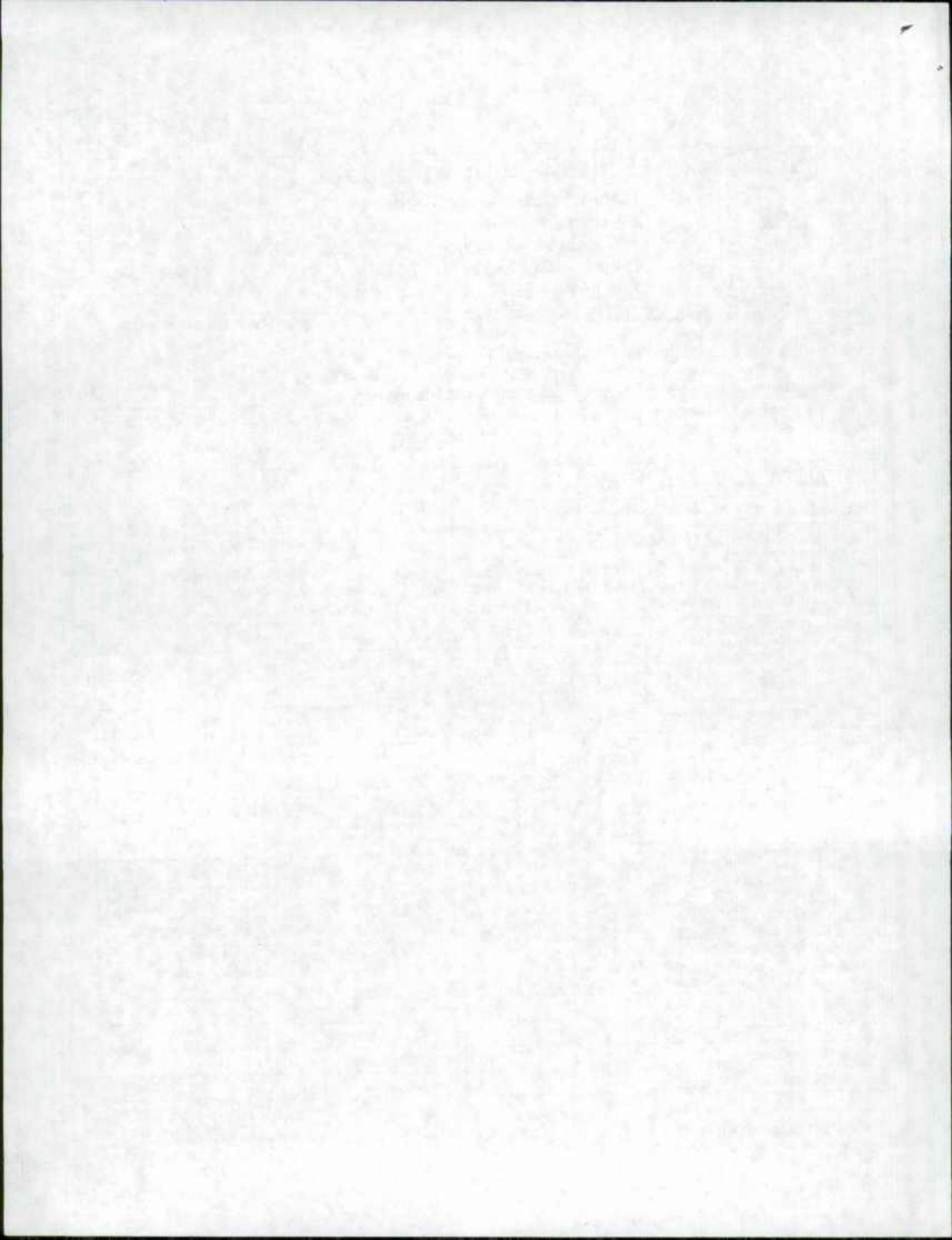
Mandatory clustering per Section 5-2.01 yes no Clustered subdivision yes no

# of Exception Lots: <u>0</u>	Total Parcel Acreage: <u>86.97</u>	Average Lot Size: <u>3.15</u>
# of Conventional Lots: <u>2</u>	Wetlands Acreage: <u>9.8</u>	Total Area in Lots: <u>12.6</u>
# of Family Conveyance Lots: <u>2</u>	Net Acreage: <u>71.17</u>	Total Open Space* Acreage: <u>0</u>
# of TDR Lots: <u>0</u>		Public R/W Acreage: <u>0</u>
# of Receiving Area Lots: <u>0</u>		Private R/W Acreage: <u>1.41</u>
TOTAL LOTS PROPOSED: <u>4</u>		Widening Strip Acreage: <u>0.11</u>
		Recreation Area Acreage: <u>0</u>
		Residue Acreage: <u>72.85</u>
	Total Platted Area: <u>86.97</u>	

Multi-Family Subdivision Information (if applicable). If subdivision involves multi-family units, provide the number of units and the density. To obtain the density, divide the total number of units by the acreage involved with each unit type):

# of Townhouses: _____	Density (units per acre): _____
# of Apartments: _____	Density (units per acre): _____
# of Duplexes: _____	Density (units per acre): _____
# of Condominiums: _____	Density (units per acre): _____

* Total acreage in open space shall include open space committed from previous cluster subdivisions, but shall not include lots or rights-of-way (see Section 5-2.01.C.2 of the Zoning Ordinance).



PROPERTY INFORMATION MSD 06-38-29 CEDAR WIND

Location (Postal Area / City): Select from List PRINCE FREDERICK

Zoning District: Select from List FFD & RCA
 If within a Town Center, specify sub-district of the Town Center: _____
 Acreage within the Town Center: _____

Is any portion of the property within the one-mile radius of a Town Center, as defined in Z.O. Section 2-10.02.C?
 Yes No
 If within the one-mile radius, indicate acreage: _____

Road Frontage(s): 1,997' ± ON SHERIDAN POINT ROAD

Road Type: State County Private

Election District: 2 Community Planning District: 11

Is Subdivision within Critical Area?: Yes No

If so, which district? IDA LDA LDA3 RCA Acreage in Critical Area: 41.38 A.C.T.

Parcel Information (parcels included in the subdivision):

Tax Map No.	Parcel No.	Tax ID No.	Lot (if any)	Block (if any)	Section (if any)
<u>29</u>	<u>10</u>	<u>02-002108</u>	---	---	---
---	---	---	---	---	---
---	---	---	---	---	---

Current or Past Applications¹ (if any):

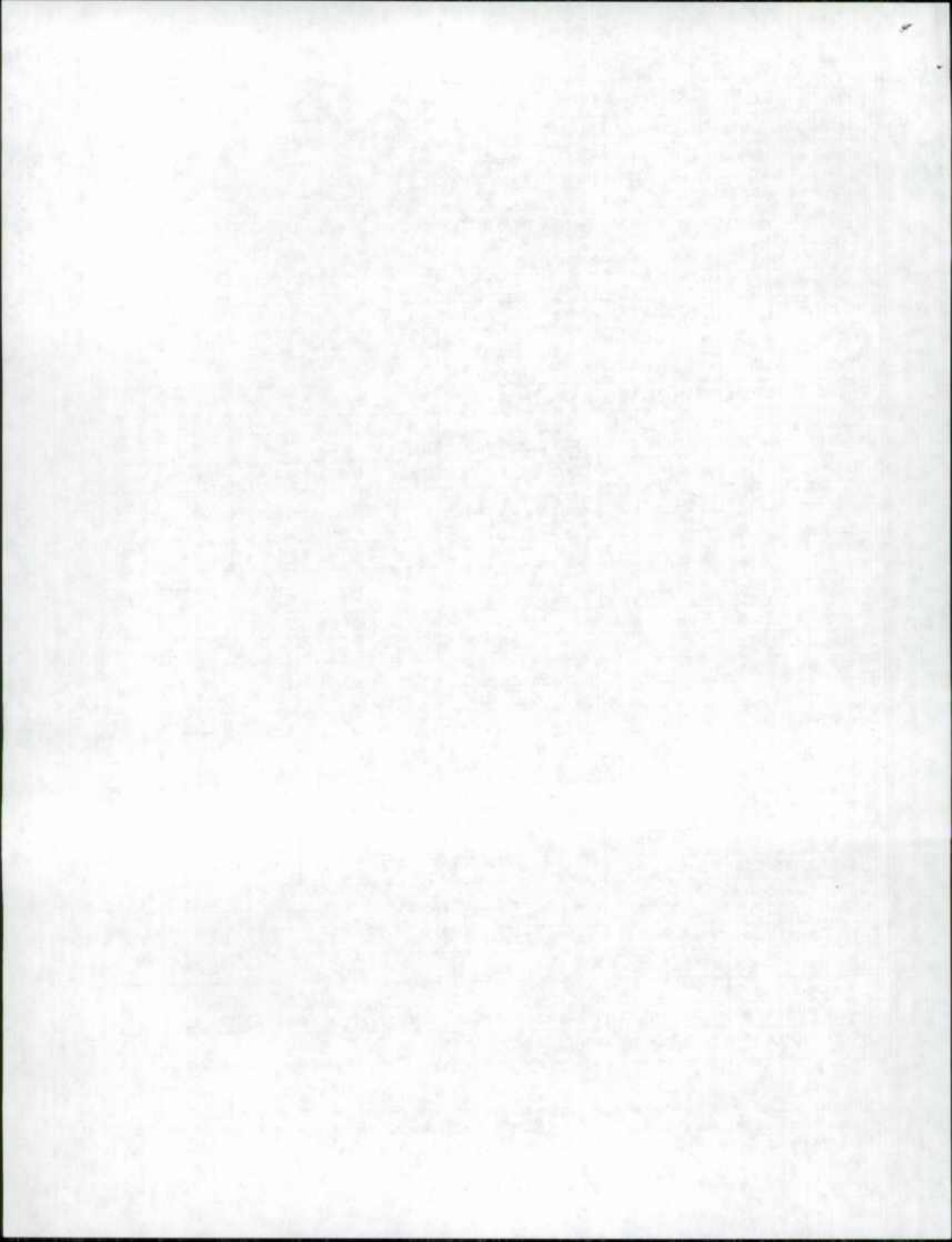
Application Type	Case #	Resolution #	Action Date
<input type="checkbox"/> Rezoning	---	---	---
<input type="checkbox"/> Board of Appeals	---	---	---
<input type="checkbox"/> Subdivision	---	---	---
<input type="checkbox"/> Transfer Zone	---	---	---
<input checked="" type="checkbox"/> Agricultural Preservation District	<u>83-A</u>	---	---
<input type="checkbox"/> Historic District	---	---	---
<input type="checkbox"/> Historic Sites Survey	---	---	---
<input type="checkbox"/> Site Plan Review	---	---	---
<input type="checkbox"/> Replatting	---	---	---
<input type="checkbox"/> Building or Grading Permit	---	---	---
<input type="checkbox"/> Other (specify):	---	---	---

Family Conveyance – Check any & all boxes if applicable:

<input type="checkbox"/> For access & rights-of-way*
<input type="checkbox"/> For creation of lots*
<input checked="" type="checkbox"/> Intra-family for forest conservation requirements (Declaration of Intent required with final plat)
<input checked="" type="checkbox"/> Intra-family transfer for critical area requirements*

¹ This shall include all applications, including those that may currently be pending. If, during the subdivision review process, other types of applications are submitted, this application shall be amended accordingly.

* Requires Family Conveyance Affidavit with preliminary plan application submittal.



OWNER AUTHORIZATION MSD 06-38-29 CEDAR WIND

I/We the undersigned and the owners of the property described above do hereby submit this application for subdivision and authorize the agent(s) listed below to act on my/our behalf. I/We also grant any review agencies and/or board members permission to conduct site visits to the subject property. *(If there are more than two owners, please attach a supplemental signature form.)*

Owner's corporation (if any): _____		
Print or type First Name: <u>WANDA T.</u>	Last Name: <u>CLANCY (KING)</u>	
Signature: <u>Wanda J. Clancy King</u>	Date: <u>6/20/08</u>	
Print or type First Name: _____	Last Name: _____	
Signature: _____	Date: _____	
Address: <u>P.O. Box 189</u>	Phone: <u>410-535-3279</u>	
City: <u>BARSTOW</u>	State: <u>MD</u>	Zip Code: <u>20610</u>
Phone: <u>410-535-3279</u>	Fax: _____	Email: _____

APPLICANT INFORMATION & AUTHORIZATION (if different than owner)

I/We the undersigned do hereby submit this application for subdivision and authorize the agent listed below to act on my/our behalf. *(If there are more than two applicants, please attach a supplemental signature form.)*

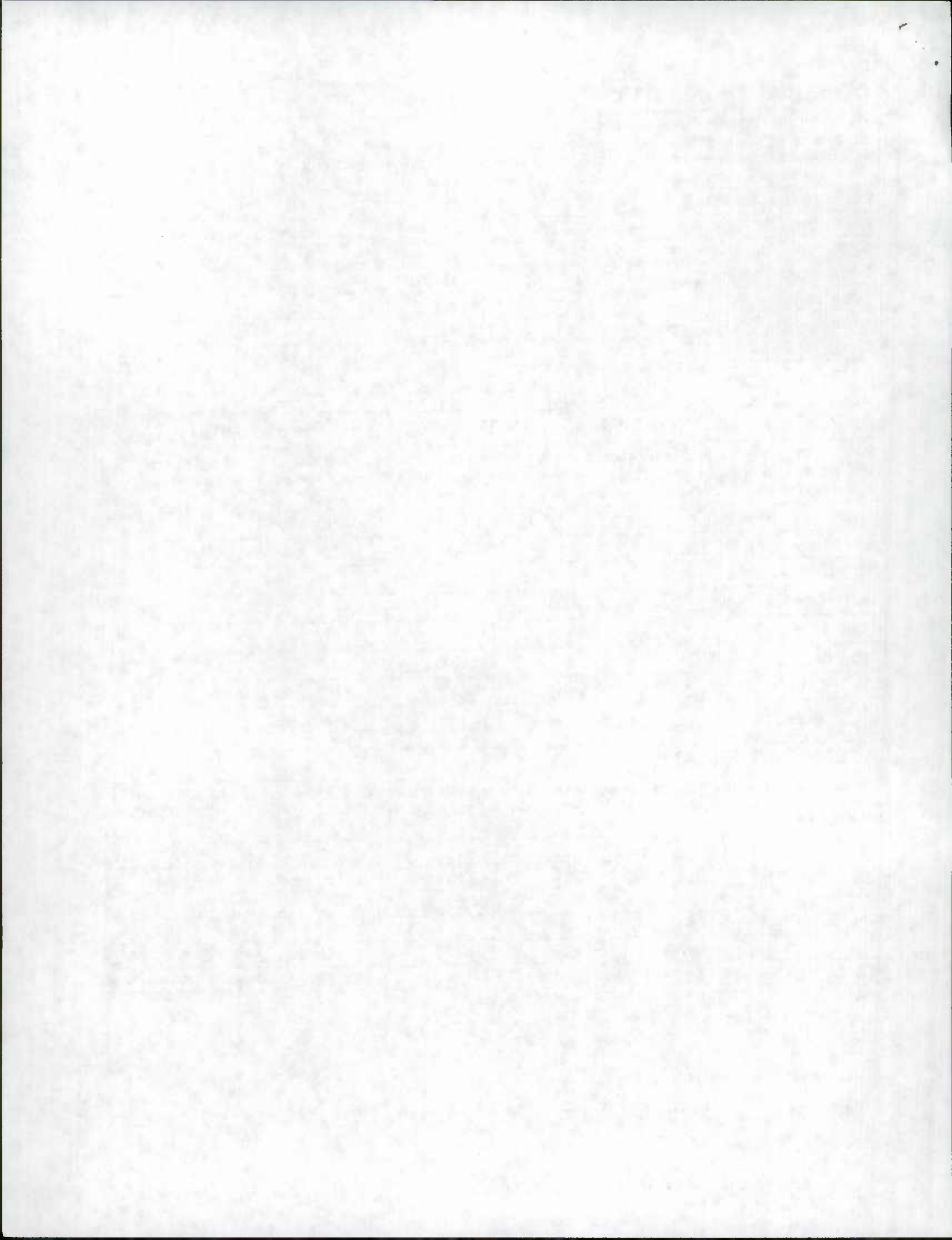
Applicant's corporation (if any): _____		
Print or type First Name: _____	Last Name: _____	
Signature: _____	Date: _____	
Print or type First Name: _____	Last Name: _____	
Signature: _____	Date: _____	
Address: _____	Phone: _____	
City: _____	State: _____	Zip Code: _____
Phone: _____	Fax: _____	Email: _____

AGENT CERTIFICATION

I certify that the information, attachments and plans submitted herewith are true and correct to the best of my knowledge and ability. I file this application and will act on behalf of the owner(s) and applicant(s) listed above.

Agent's corporation (if any): <u>C.O.A. INC.</u>		
Print or type First Name: <u>JEFF</u>	Last Name: <u>TEWELL</u>	
Signature: <u>Jeff Jewell</u>	Date: <u>6-25-08</u>	
Address: <u>P.O. Box 2209</u>		
City: <u>PRINCE FREDERICK</u>	State: <u>MD</u>	Zip Code: <u>20678</u>
Phone: <u>410-535-3101</u>	Fax: <u>410-535-3103</u>	Email: <u>JTEWELL@COAINC.COM</u>

Agent Notes:



Calvert County Critical Area Form

If your property is located within the Critical area (land within 1,000 feet of the mean high water line of the Chesapeake Bay, Patuxent River, or their tributaries, or the landward boundary of tidal wetlands or heads of tide), please complete the following information. Supplying this information is required and will greatly expedite the processing time of your permit.

Date: 6-25-08 Tax ID #: 02-002108

Tax Map #	Parcel #	Block #	Lot #	Section
2A	10			

Project Name/Location: CEDAR WIND
Address: 5710 SHERIDAN POINT RD PRINCE FRED. MD 20678

Applicant's Information:

Last Name: <u>CLANCHY</u>	First Name: <u>WANDA</u>
Phone: <u>410-535-3279</u>	Email:
Address: <u>P.O. Box 189 BARSTOW MD 20610</u>	

Agent's Information:

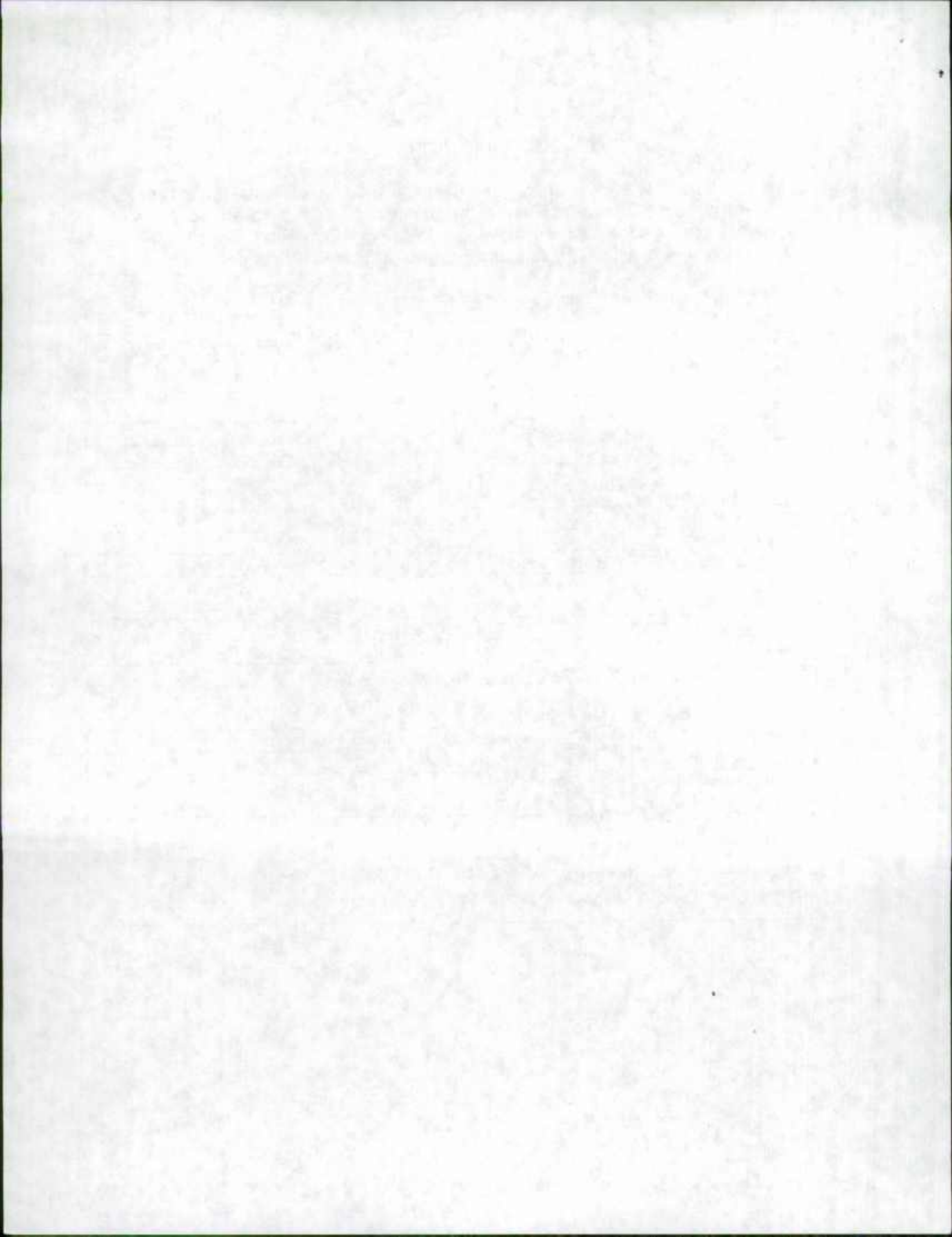
Last Name: <u>TEWELL</u>	First Name: <u>JEFF</u>
Phone: <u>410-535-3101</u>	Email: <u>JTEWELL@COAWC.COM</u>
Address: <u>P.O. Box 2209 PR. FRED. MD 20678</u>	

Application Type (check all that apply):

Building Permit	<input type="checkbox"/>	Grading Exemption	<input type="checkbox"/>	Variance	<input type="checkbox"/>
Buffer Cutting Permit	<input type="checkbox"/>	Grading Permit	<input type="checkbox"/>	Other	<input type="checkbox"/>
Buffer Management Plan	<input type="checkbox"/>	Site Plan	<input type="checkbox"/>	Specify:	
Clearing Outside of Buffer	<input type="checkbox"/>	Subdivision	<input checked="" type="checkbox"/>		

Describe Proposed Project:

4 LOT MINOR SUBDIVISION (RESIDENTIAL)
3 LOTS IN CRITICAL AREA.



Site Information (Check box if applicable)

Intrafamily Transfer Lot (Minor Subdivisions Only)	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Residential - new build	<input type="checkbox"/>
Lot Created Prior to 12-13-88	<input type="checkbox"/>	Industrial	<input type="checkbox"/>	Residential – Addition, Accessory Structure, etc	<input type="checkbox"/>
Growth Allocation	<input type="checkbox"/>	Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
Buffer Exemption Area	<input type="checkbox"/>	Mixed Use	<input type="checkbox"/>	Water-Dependant Facility	<input type="checkbox"/>
Variance Required	<input type="checkbox"/>	Recreational	<input type="checkbox"/>	Other	<input type="checkbox"/>

Critical Area Zoning District:	Acres	or Square Feet
Critical Area Overlay: - IDA		
- LDA		
- RCA	41.38	
Total Area:	41.38	

Forest and Impervious Surface Coverage:	In Buffer (sq ft)	Outside Buffer (sq ft)
Existing Forest/Woodland/Trees	1.81	9.49
Created Forest/Woodland/Trees	0	0
Removed Forest/Woodland/Trees	0	0
Total Forest/Woodland/Trees to Remain	1.81	9.49
Total Forest/Woodland/Trees to be Planted	0	0
Existing Impervious Surface	0.05	0.78
New Impervious Surface	0	0
Removed Impervious Surface	0	0
Total Impervious Surface	0.05	0.78

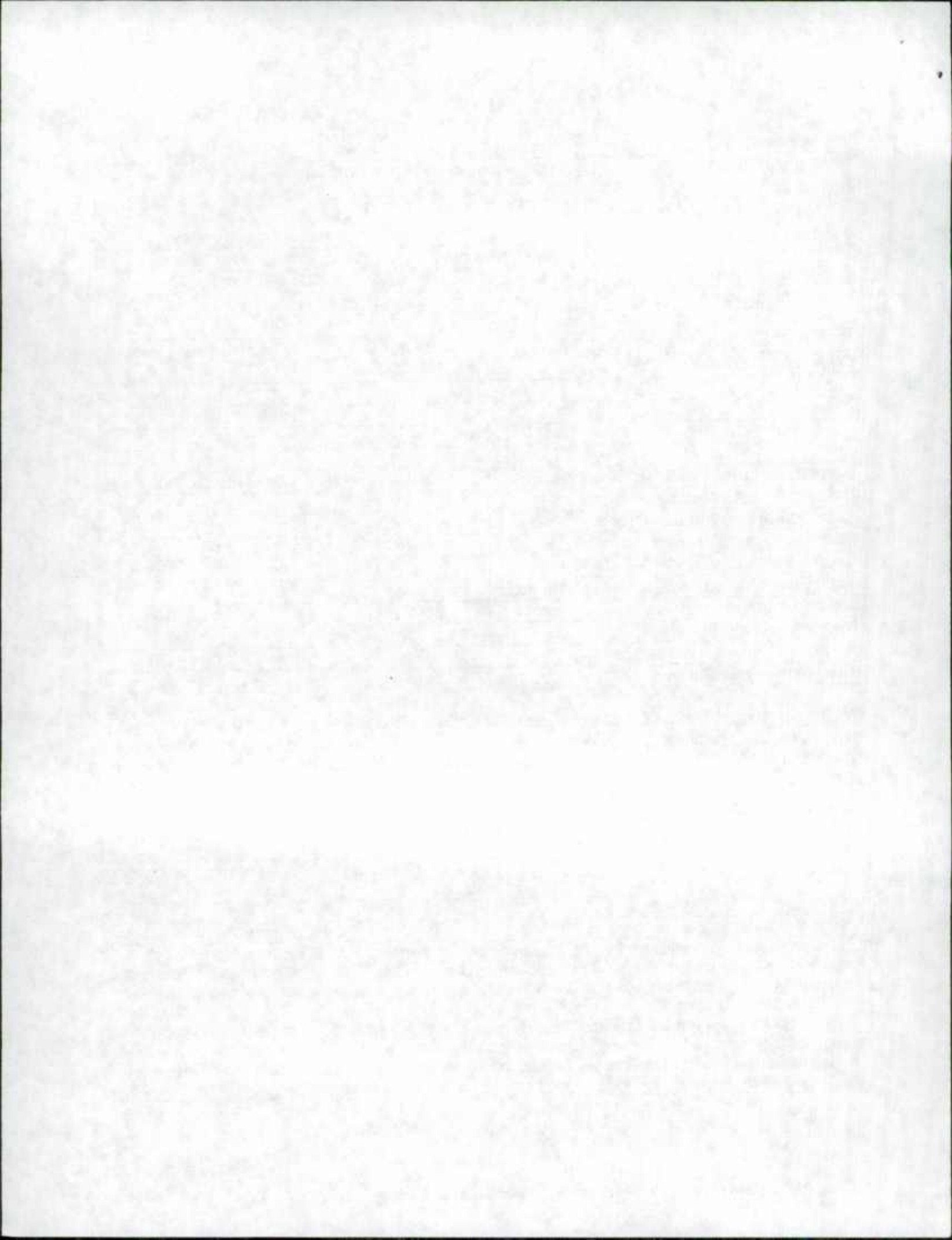
Trees and/or shrubs must cover or be established to cover 15% of the lot or parcel area. Impervious Surface limits are as given in Section 8-1.04.G.1.f of the Zoning Ordinance including Table 8-1.01 repeated below. Impervious areas are surfaces through which water cannot penetrate such as houses, garages, decks, sheds, pools, driveways, and walkways.

Table 8-1.1 Impervious Surface Limitations

Lot/Parcel Size (in square feet)	Impervious Surface Limit
0 – 8,000	25% of parcel plus 500 square feet*
8,001 – 21,780	31.25% of parcel*
21,781 – 36,300	5,445 square feet*
Greater than or equal to 36,301	15% of parcel

*(i) the property owner shall perform mitigation as per Section 8-1.04.G.3 for the square feet of impervious surface added above 15 percent of the parcel or shall use Best Management Practices approved by the Department of Public Works to offset potential adverse water quality impacts from the new impervious surfaces, or

*(ii) if paragraph (i) is not feasible, the property owner may pay a fee-in-lieu of performing the on-site mitigation equal to \$0.80 multiplied by the area in square feet of the new impervious surface that exceeds 15 percent of the parcel. All fees-in-lieu collected under this Section will be placed in the Critical Area fees-in-lieu fund to support projects that improve water quality.



If the property has an IDA designation, then Section 8-1.03 of the Zoning Ordinance needs to be addressed. The 10% reduction in pollution requirements must be met.

Attach a plat showing structures, water dependent facilities (piers, revetments, etc.), impervious surfaces, waterways, streams, wetlands, forest protection areas and areas to be planted. In general, clearing or cutting of existing vegetation (not lawns) requires mitigation.

Variations are required for any proposed activity that would not be allowed by the Zoning Ordinance such as building non-water-dependent structures in the 100 ft or extended Critical Area Buffer, Building on slope > 15%, or exceeding the clearing or impervious surface limits.

Addition information required for water dependent structures is given below.

The scaled drawings/plats submitted with the building permit application must include the following:

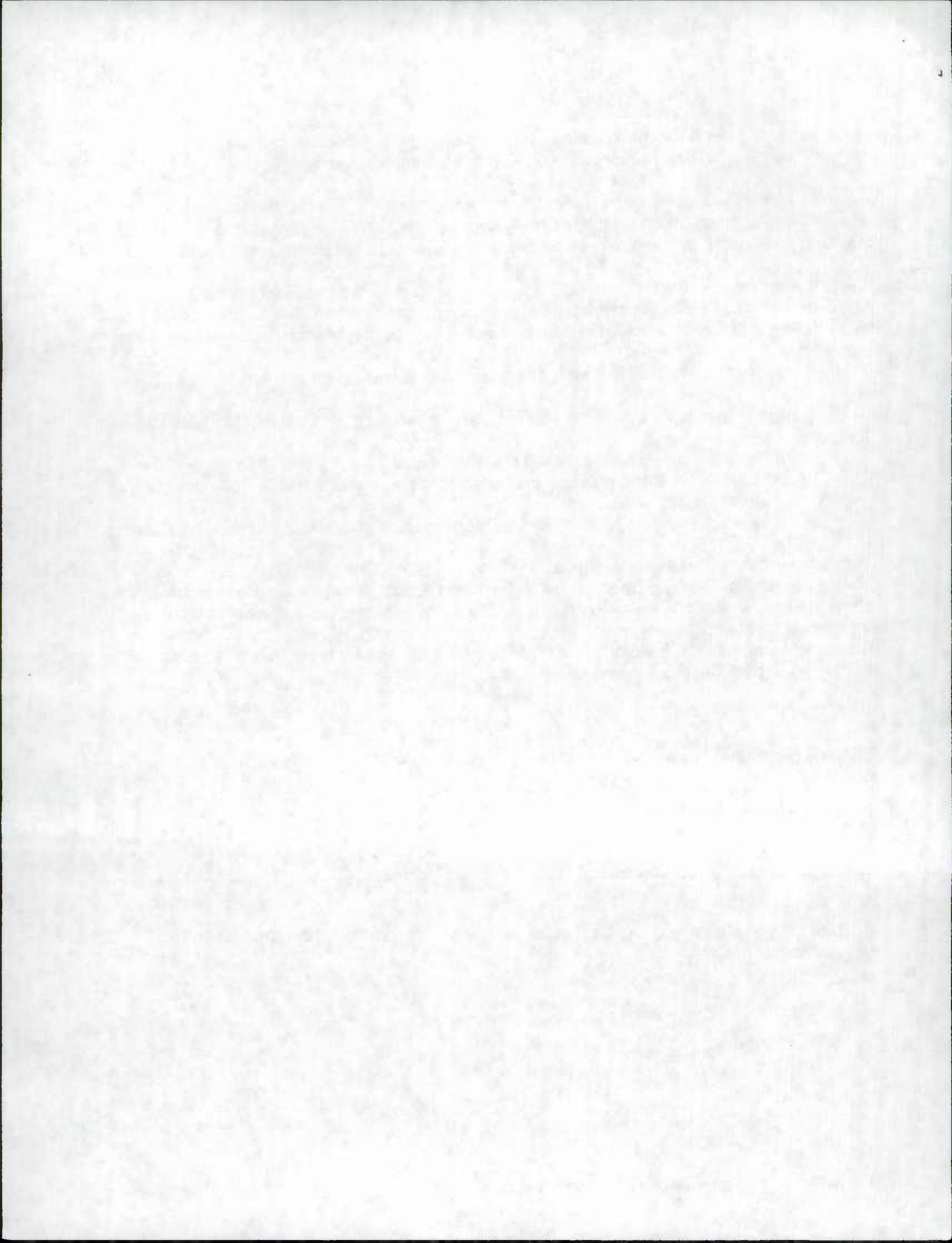
- A. Existing and proposed water dependent facilities,
- B. Lateral lines and adjacent property shorelines (must stay 25ft from each lateral line) and
- C. Harbor line if applicable (See Harbor Line Map in Office of Planning and Zoning).

Proposed activities below mean high water, in tidal or nontidal wetlands, or within 25' of a wetland require review and approval from Maryland Department of the Environment, the Army Corp of Engineers and Calvert County. A copy of all federal and state permits or letters of exemption must accompany permit applications to the County. For all proposed water dependent structures, a building permit is required. If the activity requires ground disturbance in the 100 ft. buffer, a grading permit is required.

I hereby certify that I have the authority to make this application and the information given is correct.

Date: 6-25-08	Signature (property owner or authorized agent): 
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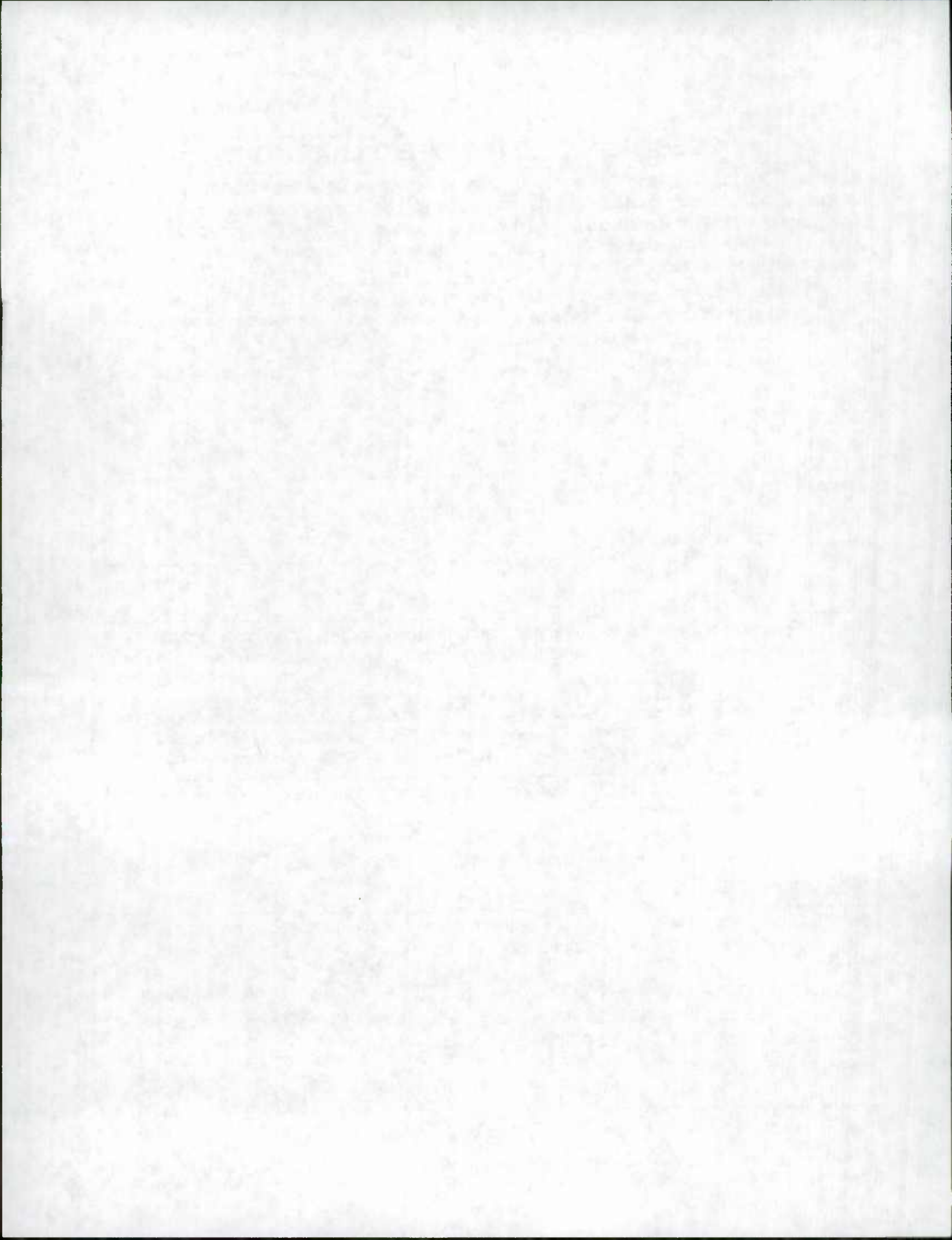
See the Calvert County Zoning Ordinance (Article 8-1) for additional information and requirements.



SUBDIVISION LETTER OF EXPLANATION

Sections 5-2.01.D & E of the Calvert County Zoning Ordinance allow the Planning Commission to, "modify those provisions designated with an asterisk (*) to the minimum extent needed to resolve conflicts between individual provisions of this Ordinance or to address unique site constraints." The purpose of this form is to explain any modifications or waivers being requested.

1.	Reduction / waiver request for any of the following (please list with an explanation and justification): wetlands report, wetlands buffer, and/or stormwater management. <i>PER CONCEPT MEETING, SWM CAN BE ADDRESSED AT TIME OF BP. WETLAND DELINEATION WAIVER APPROVED (ATTACHED)</i>
2.	Focal Point: <div style="text-align: center;"><i>N/A</i></div>
3.	Recreation Requirements: <div style="text-align: center;"><i>N/A</i></div>
	Recreation Proposed: <div style="text-align: center;"><i>N/A</i></div>
4.	Fencing and/or Buffer Requirement (list all adjacent parcels by tax map and parcel number that are in an Agricultural Preservation District or assessed as an agricultural use: <i>ALL ADJOWING PROPERTIES ASSESSED AS RESIDENTIAL EXCEPT PARCEL OWNED BY DAVID WATSON. THE PORTION OF OUR PROPERTY WHICH ADJOINS THE WATSON PROPERTY IS ZONED APD WITH NO RESIDENTIAL USE PROPOSED.</i>
5.	List all structures, barns, houses, etc. that exist, note if any are 50 years or older, and specify retention or removal: <i>NUMEROUS OUTBUILDINGS OF UNKNOWN AGE SHOWN ON PLAN. ALL ARE PROPOSED TO REMAIN.</i>
6.	Other comments/explanation for issues not listed above that need to be brought to the attention of any review agencies: <div style="text-align: center;"><i>SEE ATTACHED MEMO TO DEPT. OF PUBLIC WORKS REGARDING PRIVATE LANE AND WIDENING STRIP.</i></div>



**Collinson, Oliff &
Associates, Inc.**

PO Box 2209
Prince Frederick, MD 20678
Phone: 410-535-3101 • 301-855-1599
Fax: 410-535-3103

Memo

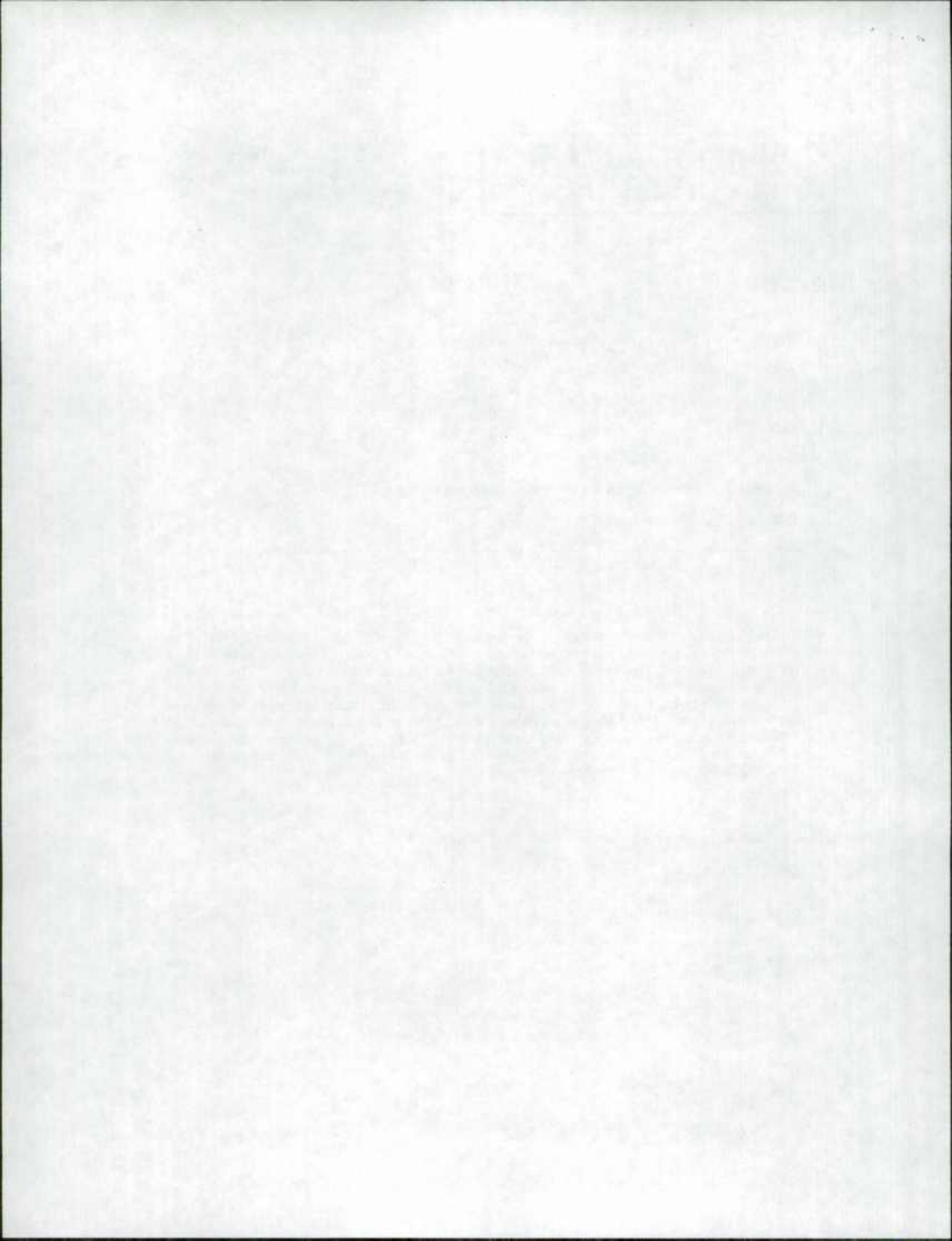
To: Roby Hurley, Natural Resources Planner
Attn:
From: Jeff Tewell L.S. *JT*
CC:
Date: 06-14-10
Project: Cedar Wind Subdivision - Calvert County # MSD 06-38-29
Re: Your comments dated 05\24\10

Hi Roby,

The purpose of this memo is to address the first item from your comments referenced above. The Critical Area portion of the subject property contains 41.38 acres. Of that, 8.02 acres are wetlands (2.14 non-tidal & 5.88 tidal). This leaves 33.36 acres within the RCA for density purposes. Under Calvert County regulations, this equates to 1 conventional density lot and 2 Critical Area Intra-Family Transfer Lots. According to the Tidal Wetlands Act, "State wetlands include all the open water and vegetated wetlands below mean high water, and are owned by the State of Maryland. Private wetlands include all tidal wetlands above the mean high water line and are in private ownership". All the wetland areas on this property are above the mean high water elevation for this area which is around 0.5' elevation per NAVD '88, which is the elevation datum we are on.

Thanks & let me know if you have any questions or need additional information.

Jeff.



COLLINSON, OLIFF & ASSOCIATES, INC.

SURVEYORS • ENGINEERS • LAND PLANNERS

P.O. Box 2209 • Prince Frederick, Maryland 20678
410-535-3101 • 301-855-1599 • FAX 410-535-3103

September 9, 2008

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

Re: Cedar Wind MSD 06-38-29

*Robey -
Comments on
OK please
by 10/9*



Dear Ms. Vidotto,

This letter is in response to the comments provided by Roby Hurley from the State of Maryland Critical Area Commission dated August 7, 2008 regarding the above referenced minor subdivision. I have outlined below a response to his request for additional information:

1) Both tract 1 and parcel 53 as shown on the subdivision preliminary plan are shown as adjoiners and are not part of the proposed subdivision. Tract 1 was created by deed J.L.B. 73 @ 267 dated April 28, 1965 and contains 2.08 acres. Parcel 53 was created by deed J.L.B. 97 @ 173 dated December 27, 1967 and contains 1.82 acres. I have attached copies of both deeds for your review.

I hope this information is helpful and should you require any additional information, please do not hesitate to call with any questions or concerns.

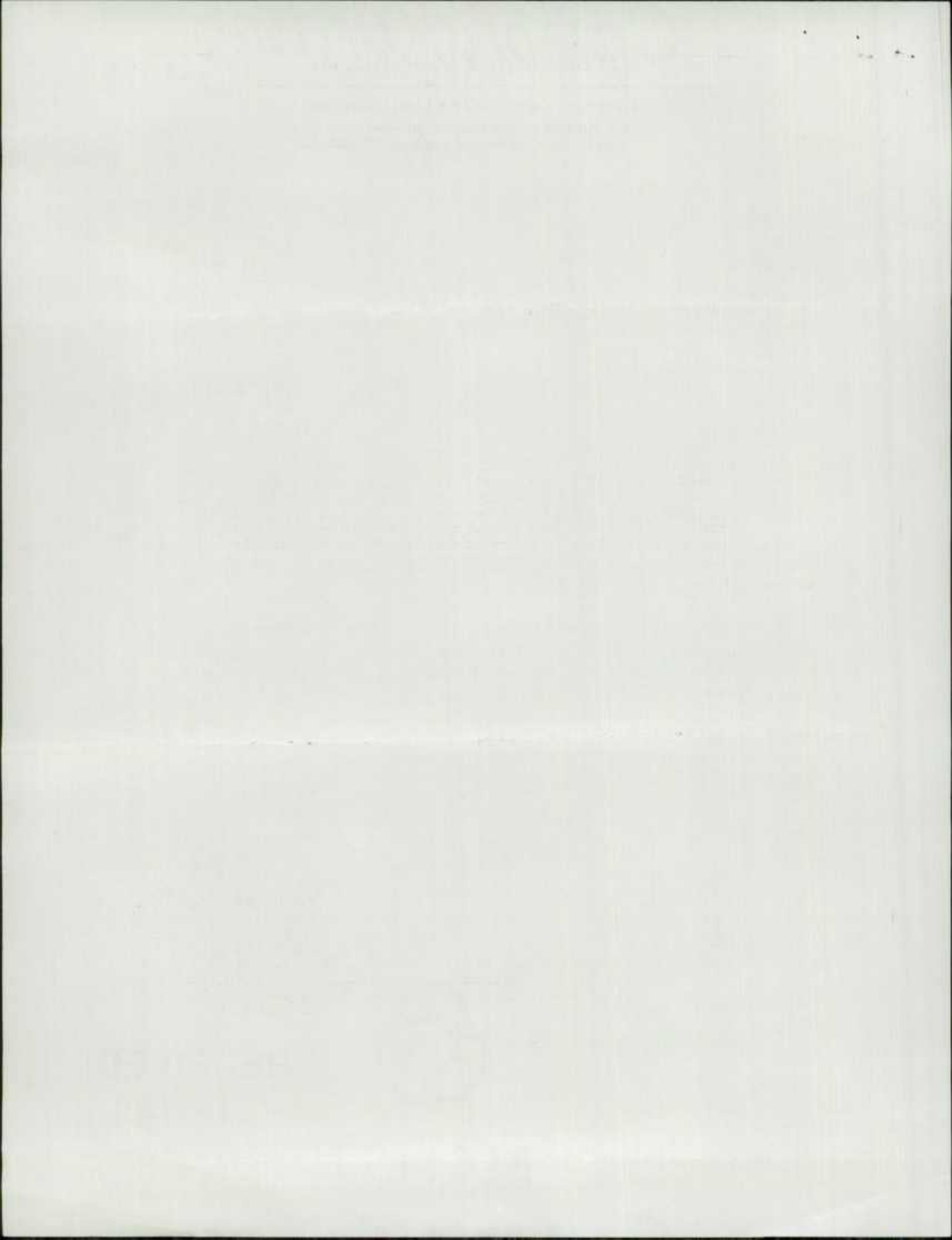
Sincerely,

Jeffrey L. Tewell
L.S. 21270

RECEIVED

SEP 29 2008

CRITICAL AREA COMMISSION



**Collinson, Oliff &
Associates, Inc.**

PO Box 2209
Prince Frederick, MD 20678
Phone: 410-535-3101 • 301-855-1599
Fax: 410-535-3103
Email: jtewell@coainc.com

Memo

To: Calvert County Dept of Public Works

Attr: Mr. Ronald R. Clark, Engineering Bureau Chief

From: Jeff Tewell L.S. 21270 JT

CC:

Date: 6/25/2008

Project: MSD 06-38-29 Cedar Wind

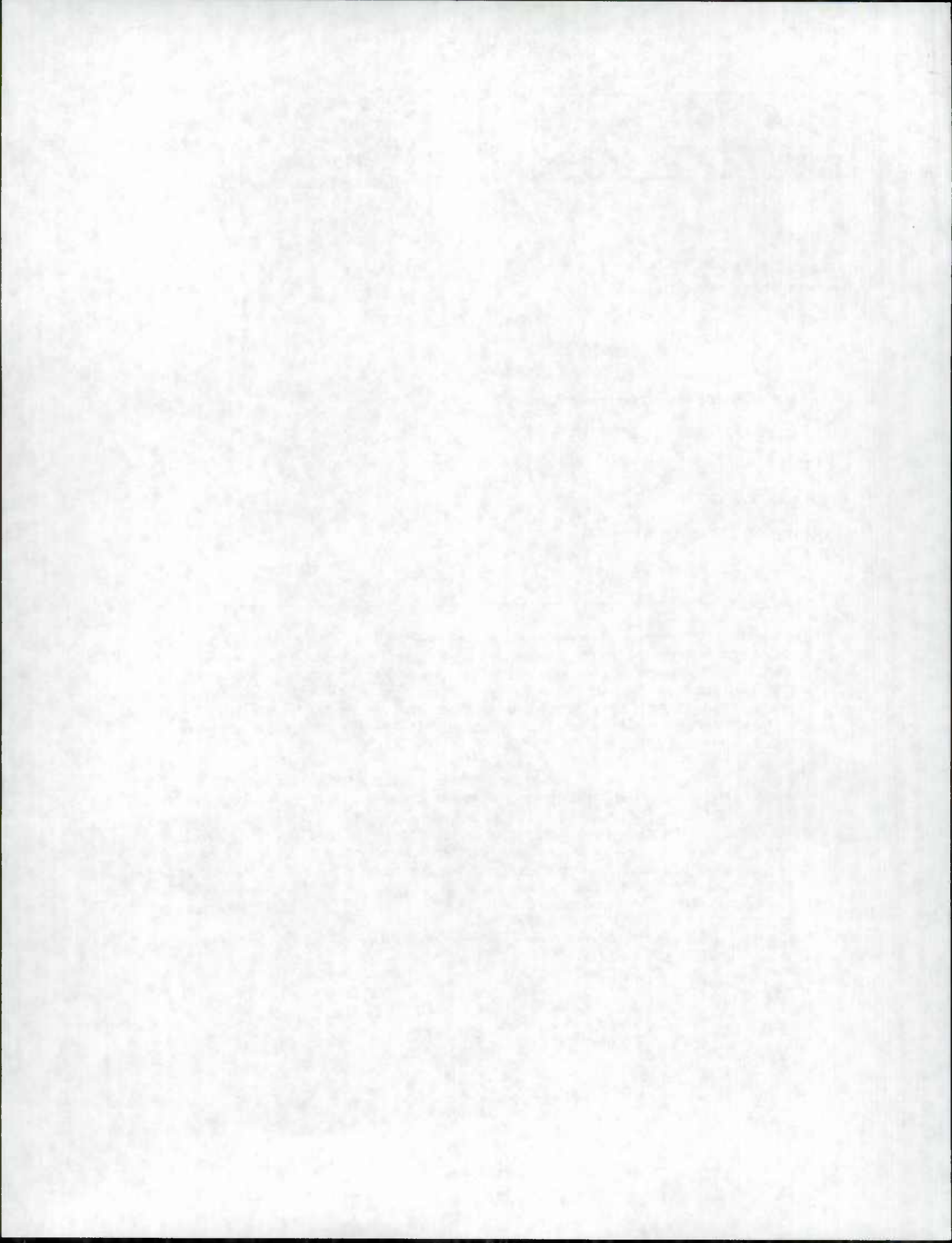
Re: Private Lane and widening strip

The purpose of this memo is to request a waiver from providing a 10' widening strip along the entire road frontage of the property due to the fact that the property is located in the State Agricultural Preservation Program and the only areas exempt from the program are those where the private lane and lot 4 are proposed. We have shown a 10' widening strip on the preliminary plan in those areas. Sheridan Point Road ends just west of this property and most of the properties served by Sheridan Point Road there have very limited development potential. The need for any future widening does not appear to be necessary.

We would also like to request a variance to the maximum length of a private lane from 400' to what is shown on the preliminary plan and a waiver from increasing the existing 11' wide paved driveway to private lane standards. The property is essentially a Family Conveyance subdivision as the proposed lots are intended to be conveyed to the owner's children and are located within the RCA Critical Area zone as well as the State Agricultural Preservation Program as indicated above. One of the lots contains an existing dwelling. The road will continue to be maintained by the owners. The least amount of disturbance to these sensitive areas seems to be in harmony with the intent of the Critical Area Program and the Agricultural Preservation District.

Please feel free to perform a site visit to review and thank you for your consideration of this request.

Jeff



ok to file
8/13/08

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor
John R. Griffin, Secretary
Eric Schwaab, Deputy Secretary

August 6, 2008

Ms. Olivia Vidotto
Calvert County DPZ
150 Main Street
Prince Frederick, MD 20678

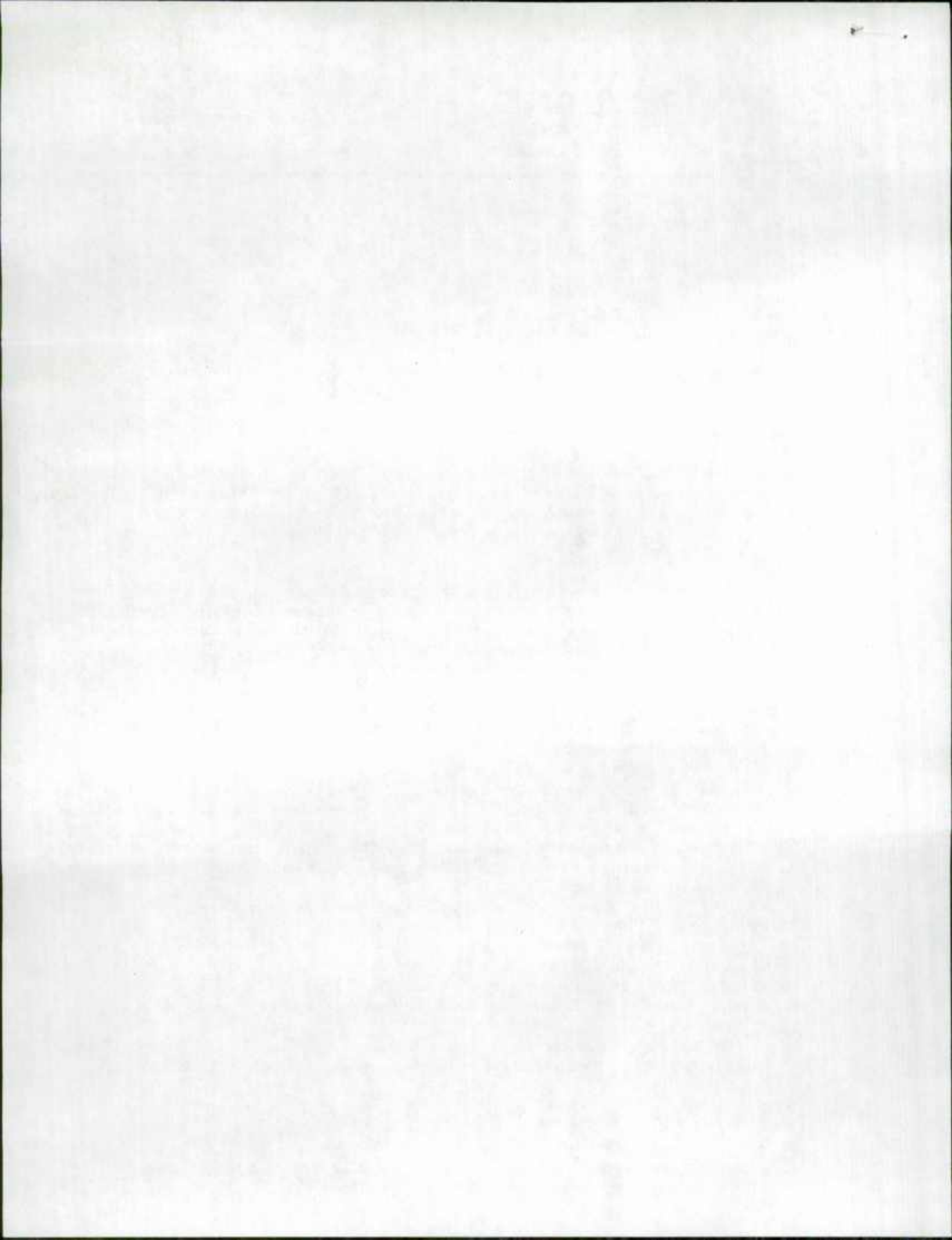
RE: Environmental Review for MSD-06-38-29, Cedar Wind Project, Sheridan Point Road, Tax Map 29, Parcel 10, Calvert County, Maryland.

Dear Ms. Vidotto:

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. 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 Chesapeake Bay 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.
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.



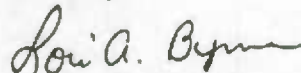
11. Do not remove or disturb forest habitat during April-August, the breeding season for most FIDS. This seasonal restriction may be expanded to February-August if certain early nesting FIDS (e.g., Barred Owl) are present.
12. Landscape homes with native trees, shrubs and other plants and/or encourage 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 the guidelines listed above are followed.

We would also like to point out that the open waters that are adjacent to or part of the site are known historic waterfowl concentration areas. If there is to be any construction of water-dependent facilities please contact Larry Hindman of the WHS Service at (410) 221-8838 for further technical assistance regarding waterfowl. Please note that the utilization of state funds, or the need to obtain a state-authorized permit, may warrant additional evaluations that could lead to protection or survey recommendations by the Wildlife and Heritage Service.

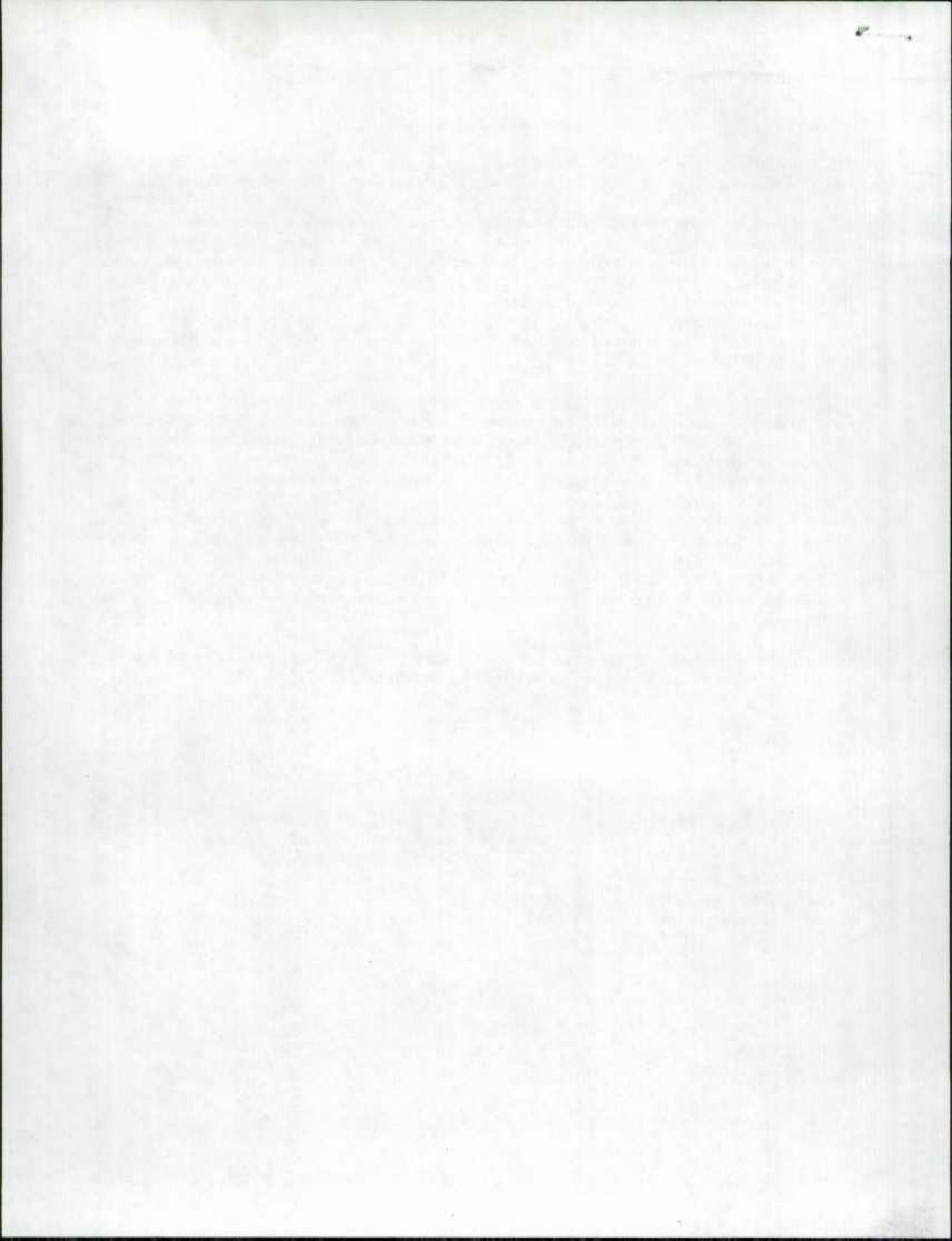
Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

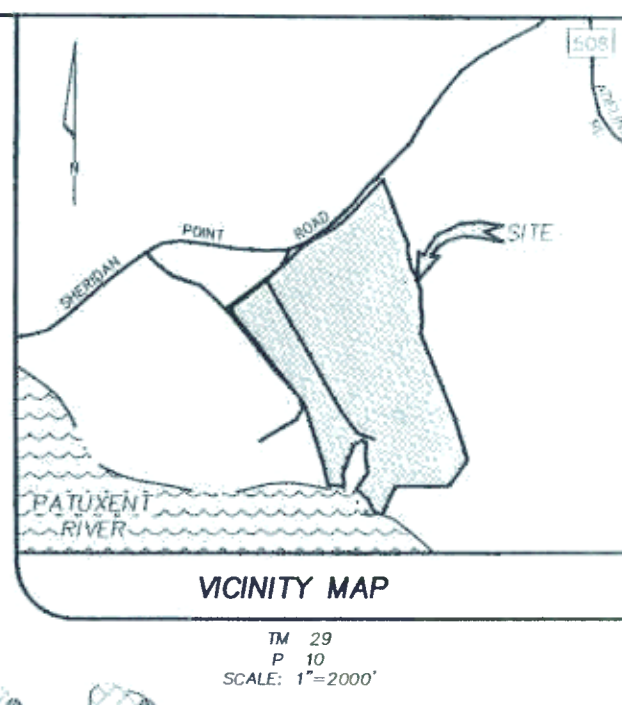
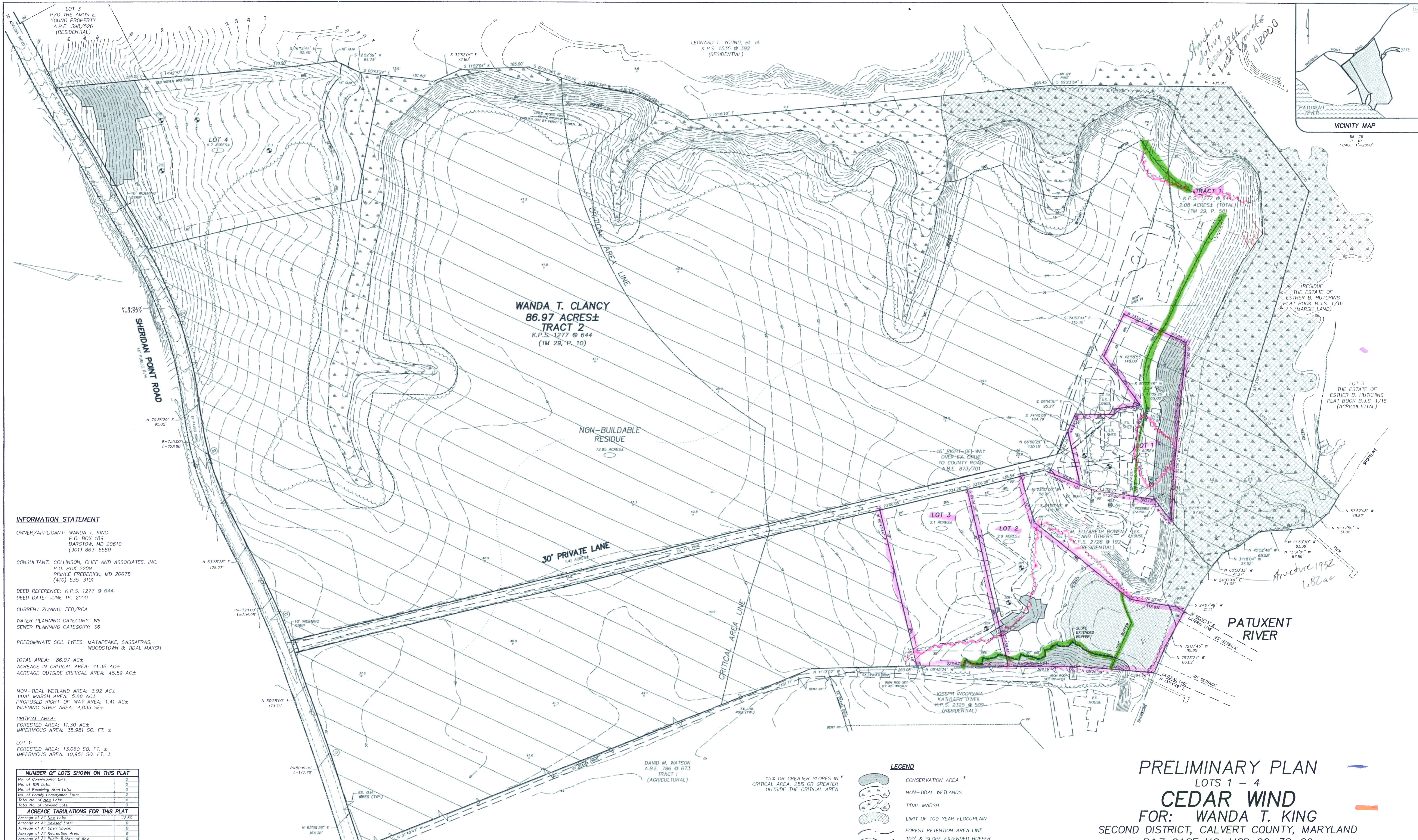
Sincerely,



Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER# 2008.1352.ct
Cc: L. Hindman, DNR
K. Schmidt, CAC





WANDA T. CLANCY
86.97 ACRES±
TRACT 2
 K.P.S. 1277 @ 644
 (TM 29, P. 10)

TRACT 1
 K.P.S. 1277 @ 644
 2.08 ACRES± (TOTAL)
 (TM 29, P. 10)

RESIDUE OF THE ESTATE OF ESTHER B. HUTCHINS PLAT BOOK B.J.S. 1/16 (MARSH LAND)

LOT 5 THE ESTATE OF ESTHER B. HUTCHINS PLAT BOOK B.J.S. 1/16 (AGRICULTURAL)

INFORMATION STATEMENT

OWNER/APPLICANT: WANDA T. KING
 P.O. BOX 189
 BARSTOW, MD 20610
 (301) 863-6560

CONSULTANT: COLLINSON, OLIFF AND ASSOCIATES, INC.
 P.O. BOX 2209
 PRINCE FREDERICK, MD 20678
 (410) 535-3101

DEED REFERENCE: K.P.S. 1277 @ 644
 DEED DATE: JUNE 16, 2000

CURRENT ZONING: FFD/RCA

WATER PLANNING CATEGORY: W6
 SEWER PLANNING CATEGORY: S6

PREDOMINANT SOIL TYPES: MATAPEAKE, SASSAFRAS, WOODSTOWN & TIDAL MARSH

TOTAL AREA: 86.97 AC±
 ACREAGE IN CRITICAL AREA: 41.38 AC±
 ACREAGE OUTSIDE CRITICAL AREA: 45.59 AC±

NON-TIDAL WETLAND AREA: 3.92 AC±
 TIDAL MARSH AREA: 5.89 AC±
 PROPOSED RIGHT-OF-WAY AREA: 1.41 AC±
 WIDENING STRIP AREA: 4,835 SF±

CRITICAL AREA:
 FORESTED AREA: 11.30 AC±
 IMPERVIOUS AREA: 35,981 SQ. FT. ±

LOT 1:
 FORESTED AREA: 13,060 SQ. FT. ±
 IMPERVIOUS AREA: 10,951 SQ. FT. ±

NUMBER OF LOTS SHOWN ON THIS PLAT	
No. of Conventional Lots:	2
No. of TOR Lots:	0
No. of Receiving Area Lots:	0
No. of Family Conveyance Lots:	2
Total No. of New Lots:	4
Total No. of Revised Lots:	0

ACREAGE TABULATIONS FOR THIS PLAT	
Acres of All New Lots:	12.80
Acres of All Revised Lots:	0
Acres of All Open Space:	0
Acres of All Recreation Area:	0
Acres of All Public Rights-of-Way:	0
Acres of All Private Lanes:	1.41
Acres of All Widening Strips:	0.11
Acres of All Outlots:	0
Acres of All Residue:	72.05
Total Acres Shown on This Plat:	86.97

OPEN SPACE INFORMATION FOR THIS PLAT	
Type of Open Space #1 (eg. Form Reserve, Woodland Reserve, etc.):	N/A
Type of Open Space #2 (eg. Form Reserve, Woodland Reserve, etc.):	N/A
Type of Open Space #3 (eg. Form Reserve, Woodland Reserve, etc.):	N/A
Type of Open Space #4 (eg. Form Reserve, Woodland Reserve, etc.):	N/A

APFD INFORMATION FOR THIS PLAT	
As required by Planning Commission	
Lots 1 thru 4 are exempt from APFD	

NOTES

- TOPOGRAPHY SHOWN HEREON TAKEN FROM AN AERIAL SURVEY BY POTOMAC AERIAL SURVEYS IN FEBRUARY 2001. DATUM IS NCGVD 1988 WITH A 2' CONTOUR INTERVAL.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE CALVERT COUNTY STORMWATER MANAGEMENT ORDINANCE.

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 COMMERCIAL USES ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W6 AND SEWERAGE PLANNING CATEGORY S6.

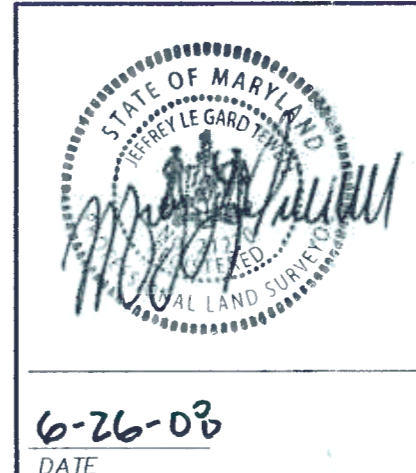
THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE. HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OF SITE DESIGNATIONS MAY VOID THIS APPROVAL. 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 UNDESIRABLE 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:	SANTARIAN

LEGEND

	CONSERVATION AREA *
	NON-TIDAL WETLANDS
	TIDAL MARSH
	LIMIT OF 100 YEAR FLOODPLAIN
	FOREST RETENTION AREA LINE
	100' & SLOPE EXTENDED BUFFER
	LIMIT OF 50' VEGETATED BUFFER
	CRITICAL AREA LINE
	AREA WITHIN AGRICULTURAL PRESERVATION DISTRICT 83-4 (A.B.E. 323 @ 865) 72.02 ACRES
	10,000 SQ. FT. SEPTIC RECOVERY AREA
	EXISTING TREE LINE
	ASSIGNED HOUSE NUMBER
	PERCOLATION TEST
	IRON ROD FOUND
	PIPE FOUND

PRELIMINARY PLAN
 LOTS 1 - 4
CEDAR WIND
 FOR: WANDA T. KING
 SECOND DISTRICT, CALVERT COUNTY, MARYLAND
 P&Z CASE NO. MSD 06-38-29



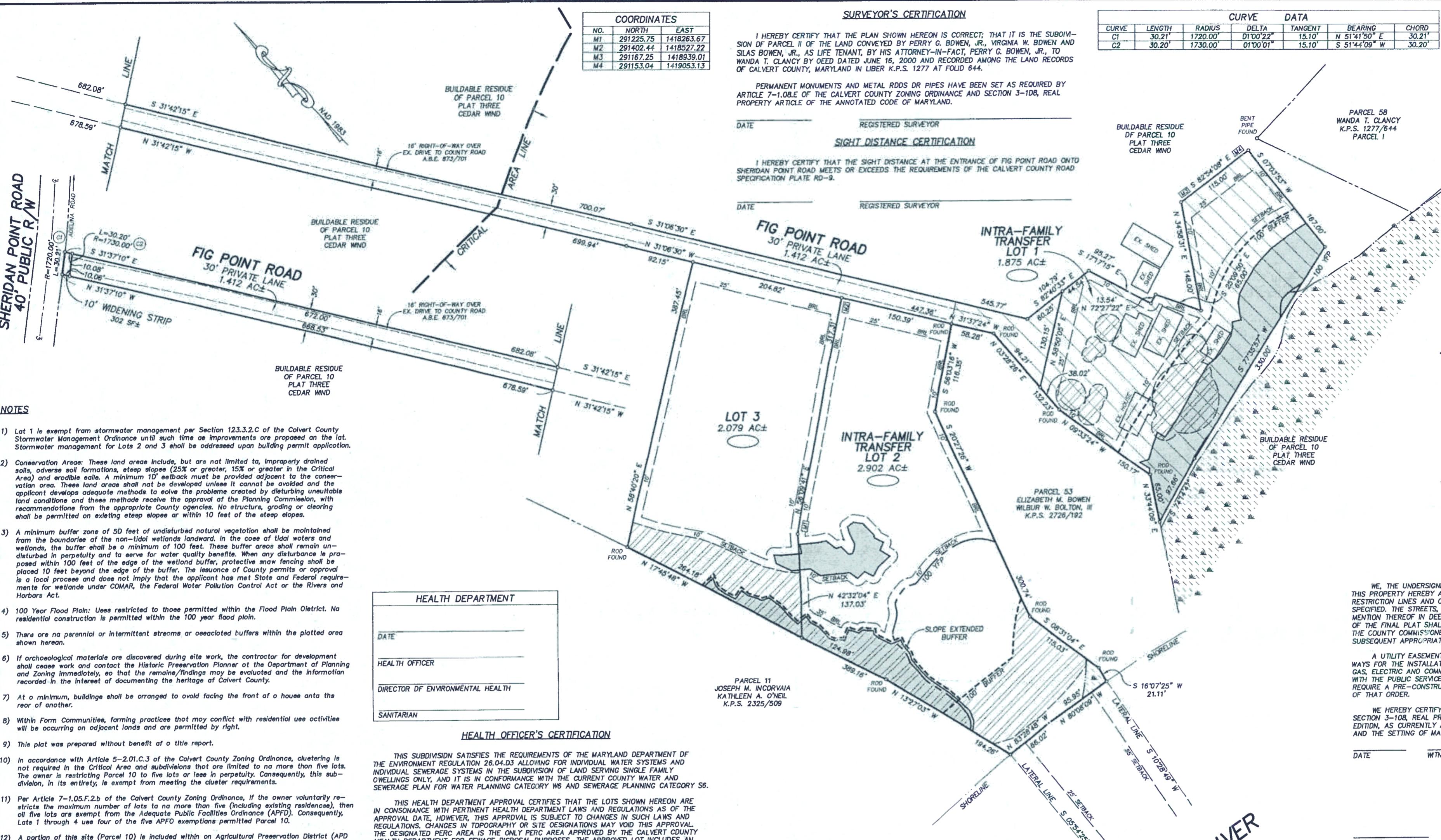
COLLINSON, OLIFF & ASSOCIATES, INC.
 Surveyors • Engineers
 Land Planners

RECEIVED

110 MAIN STREET
 PRINCE FREDERICK, MARYLAND
 410-535-3101 • 301-855-1599 • FAX 410-535-3103

JUN 30 2008

DATE	REVISION	SCALE
JUNE 2008		1" = 100'
1-9239		
APPROVED: JLT		



- NOTES**
- Lot 1 is exempt from stormwater management per Section 123.3.2.C of the Calvert County Stormwater Management Ordinance until such time as improvements are proposed on the lot. Stormwater management for Lots 2 and 3 shall be addressed upon building permit application.
 - Conservation Area: These land areas include, but are not limited to, improperly drained soils, adverse soil formations, steep slopes (25% or greater, 15% 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 unutilized land conditions and these methods receive the approval of the Planning Commission, with recommendations from the appropriate County agencies. No structure, grading or clearing shall be permitted on existing steep slopes or within 10 feet of the steep slopes.
 - A minimum buffer zone of 50 feet of undisturbed natural vegetation shall be maintained from the boundaries of the non-tidal wetlands landward. In the case of tidal wetlands and wetlands, the buffer shall be a minimum of 100 feet. These buffer areas shall remain undisturbed in perpetuity and to serve for water quality benefits. When any disturbance is proposed within 100 feet of the edge of the wetland buffer, protective snow fencing shall be placed 10 feet beyond the edge of the buffer. The issuance of County permits or approval is a local process and does not imply that the applicant has met State and Federal requirements for wetlands under COMAR, the Federal Water Pollution Control Act or the Rivers and Harbors Act.
 - 100 Year Flood Plain: Uses restricted to those permitted within the Flood Plain District. No residential construction is permitted within the 100 year flood plain.
 - There are no perennial or intermittent streams or associated buffers within the platted area shown hereon.
 - If archaeological materials are discovered during site work, the contractor for development shall cease work and contact the Historic Preservation Planner at the Department of Planning and Zoning immediately, so that the remains/findings 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.
 - Within Form Communities, farming practices that may conflict with residential use activities will be occurring on adjacent lands and are permitted by right.
 - This plat was prepared without benefit of a title report.
 - In accordance with Article 5-2.01.C.3 of the Calvert County Zoning Ordinance, clustering is not required in the Critical Area and subdivisions that are limited to no more than five lots. The owner is restricting Parcel 10 to five lots or less in perpetuity. Consequently, this subdivision, in its entirety, is exempt from meeting the cluster requirements.
 - Per Article 7-1.05.F.2.b of the Calvert County Zoning Ordinance, if the owner voluntarily restricts the maximum number of lots to no more than five (including existing residences), then all five lots are exempt from the Adequate Public Facilities Ordinance (APFO). Consequently, Lots 1 through 4 use four of the five APFO exemptions permitted Parcel 10.
 - A portion of this site (Parcel 10) is included within an Agricultural Preservation District (APD 83-D4). The APD was recorded on July 22, 1983 (A.B.E. 302/400). The District Agreement with the Maryland Agricultural Land Preservation Foundation (MALPF) was recorded on August 4, 1983 (A.B.E. 303/132) and the easement to MALPF (MALPF Case 04-83-02B) was recorded on August 27, 1984 (A.B.E. 323/885). Subsequently, MALPF approved the boundary for the APD as shown on a boundary survey recorded in Plat Book K.P.S. 1762. Consequently, Lots 2 through 4 and Fig Point Road are outside of the APD and are not subject to the MALPF easement. The Calvert County Agricultural Preservation Advisory Board (APAB) approved the creation of Lot 1 around the existing house on August 3, 2009 and MALPF approved its creation on October 23, 2009, subject to the execution of a formal Release and Agreement prior to recordation of this plat.
 - Parcel 10 includes 45.59 acres in the FFD (outside of the Critical Area), less 1.77 acres of wetlands for a net tract area of 43.82 acres. Parcel 10 carries a full set of lot sized exceptions (three 1-acre and one 3-acre lot exceptions) giving it a conventional density of three lots (outside of the Critical Area) as determined under Article 5-1.02.D of the Calvert County Zoning Ordinance. Lot 4 is the first of the three conventional lots permitted within the FFD portion of the site (outside of the Critical Area). Any further subdivision of Parcel 10 outside of the Critical Area shall require both APAB and MALPF approval.
 - A portion of Parcel 10 (41.38 acres) is located within the Critical Area, Resource Conservation District (RCA). Per Article 8-1.05.H.2.b of the Calvert County Zoning Ordinance, parcels which contain 12 acres or more, but less than 60 acres within the RCA, may be divided into three lots (one conventional and two intra-family transfer lots). Intra-family Transfer Lots 1 & 2 and Lot 3 are the three lots permitted within the Critical Area portion of Parcel 10.
 - Following this subdivision, Parcel 10 has no remaining density within the Critical Area portion of the site and one conventional density lot remaining within the FFD portion of the site, as the applicant has voluntarily restricted the total number of lots that may be created from the parcel to five. Consequently, the residue of Parcel 10 is deemed "buildable" provided the applicant receives approval from MALPF and APAB with regard to the location and intended use and/or disposition of the house prior to issuance of a building permit. The issuance of a building permit for the residue of Parcel 10 shall be considered the fifth and final density increment.
 - Intra-family Transfer Lots 1 and 2 may only be created for immediate family members. The deeds for Intra-Family Transfer Lots 1 & 2 shall identify the family members to receive the lots and contain a covenant that specifies the lots are subject to the provisions of Article 8.05.H.3.0-a of the Calvert County Zoning Ordinance. An Intra-family Transfer lot may not be subsequently conveyed to any person other than an immediate family member, except as provided under Article 8-1.05.H.4 and the number of Intra-family Transfer lots shall be limited to one per family member.
 - Lots 1 through 3 use the three 1-acre lot (sized) exceptions and Lot 4 uses one of the two 3-acre lot (sized) exceptions permitted the Parcel 10 parent tract.
 - Neither the individual lots, nor the total acreage within the Critical Area portion of the subdivision, may exceed the 15% impervious surface (or lot coverage) threshold, whichever applies.
 - The lateral lines shown hereon are in accordance with Article 9-5.01 of the Calvert County Zoning Ordinance.
 - Should any buffers convert from agriculture to any other use, afforestation is required per Article 8-1.08.D.3.d.v of the Calvert County Zoning Ordinance.
 - The 100' Critical Area Buffer has been expanded hereon to include contiguous steep slopes (15% or greater).

COORDINATES

NO.	NORTH	EAST
M1	291225.75	1418263.67
M2	291402.44	1418527.22
M3	291167.25	1418939.01
M4	291153.04	1419053.13

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF PARCEL 10 OF THE LAND CONVEYED BY PERRY G. BOWEN, JR., VIRGINIA W. BOWEN AND SILEAS BOWEN, JR., AS LIFE TENANT, BY HIS ATTORNEY-IN-FACT, PERRY G. BOWEN, JR., TO WANDA T. CLANCY BY DEED DATED JUNE 16, 2000 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. 1277 AT FOLD 644.

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 _____

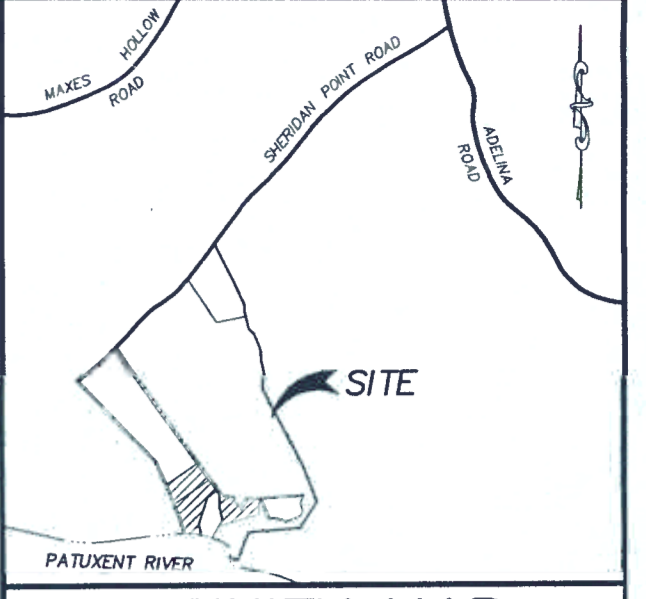
SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT THE SIGHT DISTANCE AT THE ENTRANCE OF FIG POINT ROAD ONTO SHERIDAN POINT ROAD MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-9.

DATE _____ REGISTERED SURVEYOR _____

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	30.21'	1720.00'	D1'00'22"	15.10'	N 51°41'50" E	30.21'
C2	30.20'	1730.00'	D1'00'01"	15.10'	S 51°44'09" W	30.20'



- LEGEND**
- LIMIT OF CRITICAL AREA NON-DISTURBANCE VEGETATED BUFFER
 - BUILDING RESTRICTION LINE
 - ASSIGNED PREMISE ADDRESS
 - CONSERVATION AREA
 - NON-TIDAL WETLANDS
 - TIDAL WETLANDS
 - 100 YEAR FLOOD PLAIN
 - FOREST PROTECTION AREA
 - AGRICULTURAL PRESERVATION DISTRICT

HEALTH DEPARTMENT

DATE _____

HEALTH OFFICER _____

DIRECTOR OF ENVIRONMENTAL HEALTH _____

SANITARIAN _____

HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.D3 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 LAWS AND REGULATIONS OF ANY NATURE, INCLUDING, BUT NOT LIMITED TO THE INSTALLATION OF OTHER UTILITY LINES IN THIS AREA, MAY REMOVE 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.

CRITICAL AREA INTRA-FAMILY CONVEYANCE AFFIDAVIT

I, WANDA T. CLANCY KING, THE OWNER OF THE PROPERTY SHOWN HEREON, DO HEREBY ASSIGN THE LOT BEING CREATED AS INTRA-FAMILY TRANSFER LOT 1, CEDAR WIND, TO MICHELLE BANDY, DAUGHTER, AND THE LOT BEING CREATED AS INTRA FAMILY TRANSFER LOT 2, CEDAR WIND, TO CHRISTINE BLOCKSIDE, DAUGHTER.

DATE _____ WITNESS _____ OWNER: WANDA T. CLANCY KING _____

SITE AREA TABLE

AREA	ACREAGE	NON-TIDAL WETLANDS	TIDAL WETLANDS
RCA	41.38 AC±	2.75 AC±	5.87 AC±
FFD	45.59 AC±	1.77 AC±	16,960 SF±
APD	72.02 AC±	3.67 AC±	3.86 AC±

CRITICAL AREA LOT COVERAGE LIMITS TABLE

LOT	AREA WITHIN CRITICAL AREA	EXISTING LOT COVERAGE AREA	ALLOWED LOT COVERAGE AREA (15%)
LOT 1	1.88 AC±	10,819 SF±	12,251 SF±
LOT 2	2.90 AC±	0 SF±	16,960 SF±
LOT 3	2.08 AC±	0 SF±	13,583 SF±

CRITICAL AREA ALLOWED CLEARING TABLE

LOT	AREA WITHIN C.A.	EXISTING FOREST	ALLOWED CLEARING
LOT 1	1.88 AC±	13,060 SF±	459 SF± (4%)
LOT 2	2.90 AC±	1.81 AC±	23,675 SF± (30%)
LOT 3	2.08 AC±	13,599 SF±	0 SF±

FOREST PROTECTION AREA TABLE

LOT	LOT AREA	REQUIRED FOREST	AREA IN FPA
LOT 1	1.88 AC±	12,251 SF± (15%)	12,801 SF± (15%)
LOT 2	2.90 AC±	18,960 SF± (15%)	24,320 SF± (28%)
LOT 3	2.08 AC±	13,583 SF± (15%)	13,599 SF± (15%)

NUMBER OF LOTS SHOWN ON THIS PLAT

NO. OF CONVENTIONAL LOTS	3
NO. OF TDR LOTS	0
NO. OF RECEIVING AREA LOTS	0
NO. OF FAMILY CONVEYANCE LOTS	0
TOTAL NO. OF NEW LOTS	3
TOTAL NO. OF REVISED LOTS	0

ACREAGE TABULATIONS FOR THIS PLAT

ACREAGE OF NEW LOTS	8.856 AC±
ACREAGE OF REVISED LOTS	0 AC±
ACREAGE OF OPEN SPACE	0 AC±
ACREAGE OF RECREATION AREA	0 AC±
ACREAGE OF PUBLIC RIGHT-OF-WAYS	0 AC±
ACREAGE OF PRIVATE LANES	1.412 AC±
ACREAGE OF WIDENING STRIPS	0.007 AC±
ACREAGE OF OUTLOTS	0 AC±
ACREAGE OF REVERTIBLE PARCELS	0 AC±
ACREAGE OF RESIDUE	0 AC±
TOTAL ACREAGE SHOWN ON THIS PLAT	8.275 AC±

APFO INFORMATION FOR THIS PLAT

APFO EXEMPT LOTS ON THIS PLAT	3
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PLAT ONE
INTRA-FAMILY TRANSFER LOTS 1 & 2, LOT 3
AND FIG POINT ROAD
CEDAR WIND
LOCATED IN PRINCE FREDERICK
SECOND DISTRICT, CALVERT COUNTY, MARYLAND
PLANNING AND ZONING CASE NO. MSD 06-38-29

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

RECEIVED
CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

DATE: APRIL 2010
SCALE: 1" = 100'
JOB NO.: 1-9239
DRAWN BY: SH
FLDR REF.: APPROVED
DATE OF REVISION: MAY 04 2010

NOTES

- Stormwater management for Lot 4 shall be addressed upon building permit application.
- Conservation Areas: These land areas include, but are not limited to, improperly drained ealle, adverse soil formations, steep slopes (25% or greater) and erodible ealle. 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. No structure, grading or clearing shall be permitted on existing steep slopes or within 10 feet of the steep slopes.
- A minimum buffer zone of 50 feet of undisturbed natural vegetation shall be maintained from the boundaries of the non-tidal wetlands landward. These buffer areas shall remain undisturbed in perpetuity and to eerve for water quality benefits. When any disturbance is proposed within 100 feet of the edge of the wetland buffer, protective snow fencing shall be placed 10 feet beyond the edge of the buffer. The issuance of County permits or approval is a local process and does not imply that the applicant has met State and Federal requirements for wetlands under COMAR, the Federal Water Pollution Control Act or the Rivers and Harbors Act.
- 100 Year Flood Plain: Uses restricted to those permitted within the Flood Plain District. No residential construction is permitted within the 100 year flood plain.
- There are no perennial or intermittent streams or associated buffers within the platted area shown hereon.
- If archaeological materials are discovered during site work, the contractor for development shall cease work and contact the Historic Preservation Planner at the Department of Planning and Zoning immediately, so that the remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County.
- At a minimum, buildings shall be srranged to avoid facing the front of a house onto the rear of another.
- Within Farm Communities, farming practices that may conflict with residential use activities will be occurring on adjacent lands and are permitted by right.
- This plot was prepared without benefit of a title report.
- In accordance with Article 5-2.01.C.3 of the Calvert County Zoning Ordinance, clustering is not required in the Critical Area and subdivisions that are limited to no more than five lots. The owner is restricting Parcel 10 to five lots or less in perpetuity. Consequently, this subdivision, in its entirety, is exempt from meeting the cluster requirements.
- Per Article 7-1.05.F.2.b of the Calvert County Zoning Ordinance, if the owner voluntarily restricts the maximum number of lots to no more than five (including existing residences), then all five lots are exempt from the Adequate Public Facilities Ordinance (APFO). Consequently, Lots 1 through 4 use four of the five APFO exemptions permitted Parcel 10.
- A portion of this site (Parcel 10) is included within an Agricultural Preservation District (APO 83-04). The APO was recorded on July 22, 1983 (A.B.E. 302/400). The District Agreement with the Maryland Agricultural Land Preservation Foundation (MALPF) was recorded on August 4, 1983 (A.B.E. 303/132) and the agreement to MALPF (MALPF Case 04-83-028) was recorded on August 27, 1984 (A.B.E. 323/865). Subsequently, MALPF approved the boundary for the APO as shown on a boundary survey recorded in Plot Book K.P.S. 1/162. Consequently, Lots 2 through 4 and Fig Point Road are outside of the APO and are not subject to the MALPF agreement. The Calvert County Agricultural Preservation Advisory Board (APAB) approved the creation of Lot 1 around the existing house on August 3, 2009 and MALPF approved its creation on October 23, 2009, subject to the execution of a formal Release and Agreement prior to recordation of this plat.
- Parcel 10 includes 45.59 acres in the FFD (outside of the Critical Area), less 1.77 acres of wetlands for a net tract area of 43.82 acres. Parcel 10 carries a full set of lot sized exceptions (three 1-acre and two 3-acre lot exceptions) giving it a conventional density of three lots (outside of the Critical Area) as determined under Article 5-1.02.D of the Calvert County Zoning Ordinance. Lot 4 is the first of the three conventional lots permitted within the FFD portion of the site (outside of the Critical Area). Any further subdivision of Parcel 10 outside of the Critical Area shall require both APAB and MALPF approval.
- A portion of Parcel 10 (41.38 acres±) is located within the Critical Area, Resource Conservation District (RCA). Per Article 8-1.05.H.2.b of the Calvert County Zoning Ordinance, parcels which contain 12 acres or more, but less than 80 acres within the RCA, may be divided into three lots (one conventional and two intra-family transfer lots). Intra-family Transfer Lots 1 & 2 and Lot 3 are the three lots permitted within the Critical Area portion of Parcel 10.
- Following this subdivision, Parcel 10 has no remaining density within the Critical Area portion of the site and one conventional density lot remaining within the FFD portion of the site, so the applicant has voluntarily restricted the total number of lots that may be created from the parcel to five. Consequently, the residue of Parcel 10 is deemed "buildable" provided the applicant receives approval from MALPF and APAB with regard to the location and intended use and/or disposition of the house prior to issuance of a building permit. The issuance of a building permit for the residue of Parcel 10 shall be considered the fifth and final density increment.
- Lot 4 is subject to the terms of the Declaration of Intent for the Intra-family Transfer exemption of the Forest Conservation Program and may not be transferred to a person other than a family member for a period of five years from the recording date of the lot, except as specified in that agreement. Clearing of forest is limited to 30,000 square feet. A copy of the notarized Declaration of Intent can be found in the subdivision file MSD 06-38-29 at the Calvert County Department of Planning and Zoning.
- Lots 1 through 3 use the three 1-acre lot (sized) exceptions and Lot 4 uses one of the two 3-acre lot (sized) exceptions permitted the Parcel 10 parent tract.

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, BINING 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 3-10B, 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: WANDA T. CLANCY KING
P.O. BOX 189
BARSTOW, MD 20610

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 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 UTILITIES 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	_____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS THE SUBDIVISION OF PARCEL 10 OF THE LAND CONVEYED BY PERRY G. BOWEN, JR., VIRGINIA W. BOWEN AND SILAS BOWEN, JR., AS LIFE TENANT, BY HIS ATTORNEY-IN-FACT, PERRY G. BOWEN, JR., TO WANDA T. CLANCY BY DEED DATED JUNE 16, 2000 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. 1277 AT FOLIO 644.

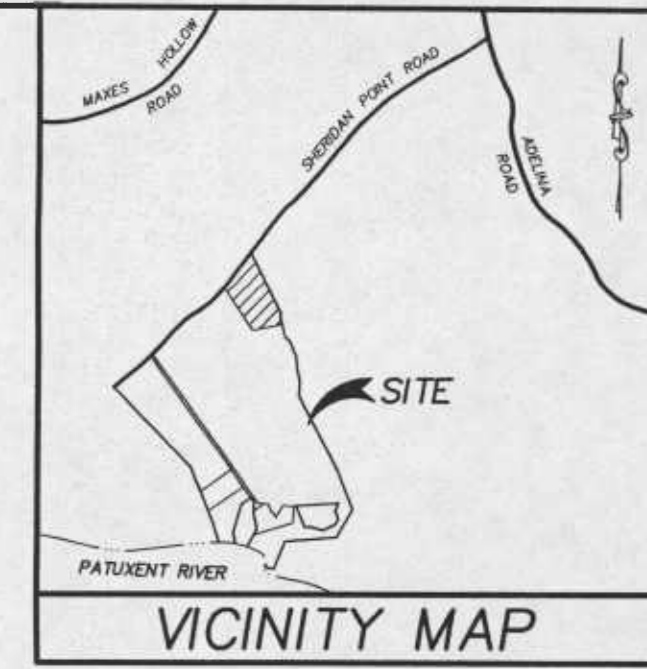
PERMANENT MONUMENTS AND METAL RODS OR PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE 7-1.08E OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-10B, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

DATE _____ REGISTERED SURVEYOR _____

SIGHT DISTANCE CERTIFICATION

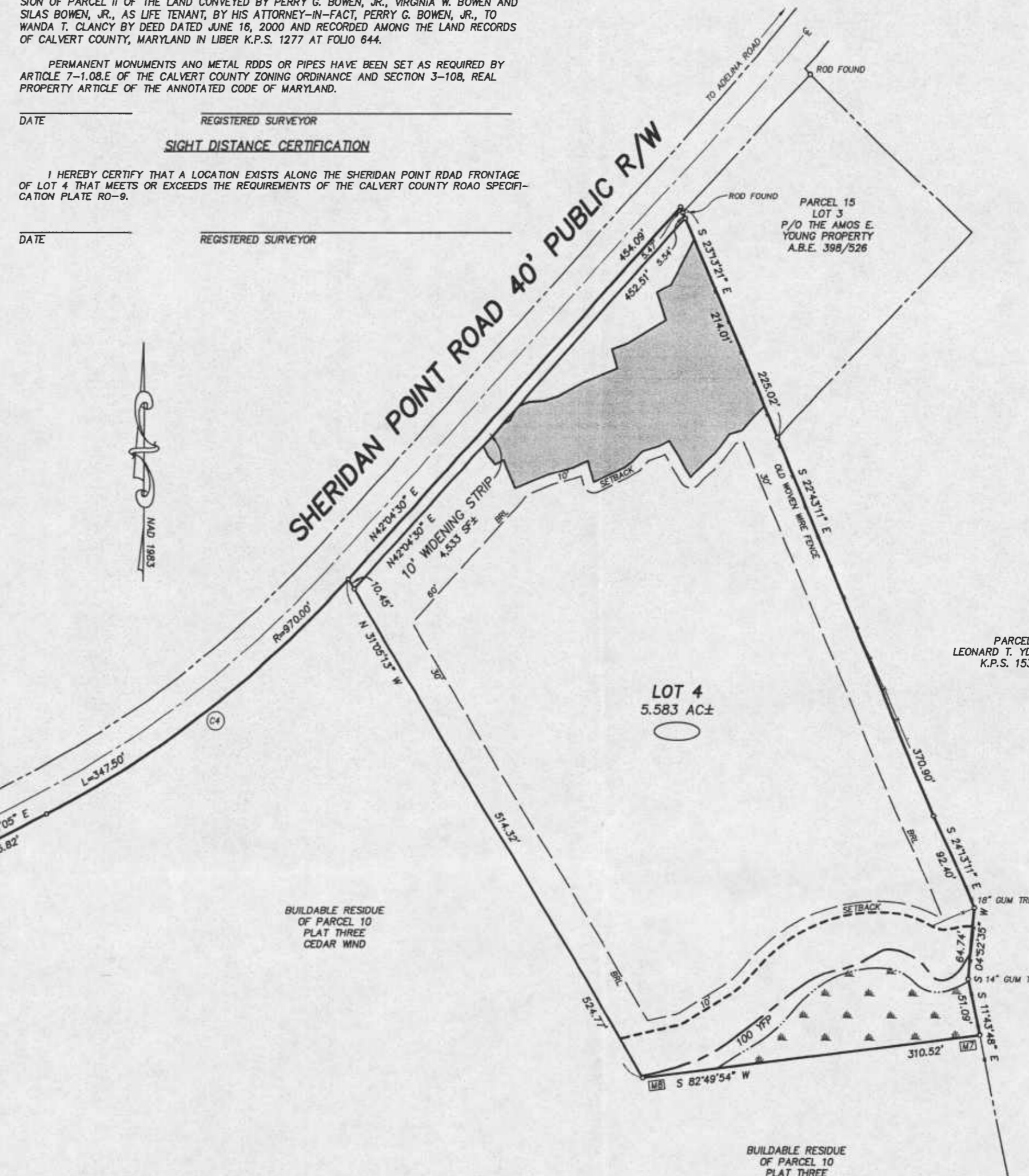
I HEREBY CERTIFY THAT A LOCATION EXISTS ALONG THE SHERIDAN POINT ROAD FRONTAGE OF LOT 4 THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-9.

DATE _____ REGISTERED SURVEYOR _____



TAX MAP 29, PARCEL 10
SCALE: 1" = 2000'
TAX ID NO. 02 002108

COORDINATES		
NO.	NORTH	EAST
M5	292531.26	1417249.85
M6	292627.45	1417382.99
M7	293058.40	1418044.39
M8	293020.65	1418736.30



LEGEND

- LIMIT OF NON-DISTURBANCE VEGETATED BUFFER
- BUILDING RESTRICTION LINE
- ASSIGNED PREMISE ADDRESS
- CONSERVATION AREA
- ▨ NON-TIDAL WETLANDS
- 100 YFP 100 YEAR FLOOD PLAIN

SITE AREA TABLE

AREA	ACREAGE	NON-TIDAL WETLANDS	TIDAL WETLANDS
RCA	41.38 AC±	2.15 AC±	5.87 AC±
FFD	45.59 AC±	1.77 AC±	0 AC±
APD	72.02 AC±	3.87 AC±	3.86 AC±

NUMBER OF LOTS SHOWN ON THIS PLAT

NO. OF CONVENTIONAL LOTS	1
NO. OF TDR LOTS	0
NO. OF RECEIVING AREA LOTS	0
NO. OF FAMILY CONVEYANCE LOTS	0
TOTAL NO. OF NEW LOTS	1
TOTAL NO. OF REVISED LOTS	0

ACREAGE TABULATIONS FOR THIS PLAT

ACREAGE OF NEW LOTS	5.583 AC±
ACREAGE OF REVISED LOTS	0 AC±
ACREAGE OF OPEN SPACE	0 AC±
ACREAGE OF RECREATION AREA	0 AC±
ACREAGE OF PUBLIC RIGHT-OF-WAYS	0 AC±
ACREAGE OF PRIVATE LANES	0 AC±
ACREAGE OF WIDENING STRIPS	0.104 AC±
ACREAGE OF OUTLOTS	0 AC±
ACREAGE OF REVERTIBLE PARCELS	0 AC±
ACREAGE OF RESIDUE	0 AC±
TOTAL ACREAGE SHOWN ON THIS PLAT	5.687 AC±

APFO INFORMATION FOR THIS PLAT

APFO EXEMPT LOTS ON THIS PLAT	1
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CURVE DATA						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	147.76'	5000.00'	01°41'36"	73.89'	N 53°18'24" E	147.76'
C2	204.95'	1720.00'	08°49'58"	102.60'	N 49°02'47" E	204.83'
C3	223.60'	755.00'	16°58'08"	112.62'	N 54°07'02" E	222.78'
C4	347.50'	970.00'	20°31'34"	176.63'	N 52°20'17" E	346.65'

PLAT TWO
LOT 4
CEDAR WIND

LOCATED IN PRINCE FREDERICK
SECOND DISTRICT, CALVERT COUNTY, MARYLAND
PLANNING AND ZONING CASE NO. MSD 06-38-29



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

RECEIVED

MAY 04 2010

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

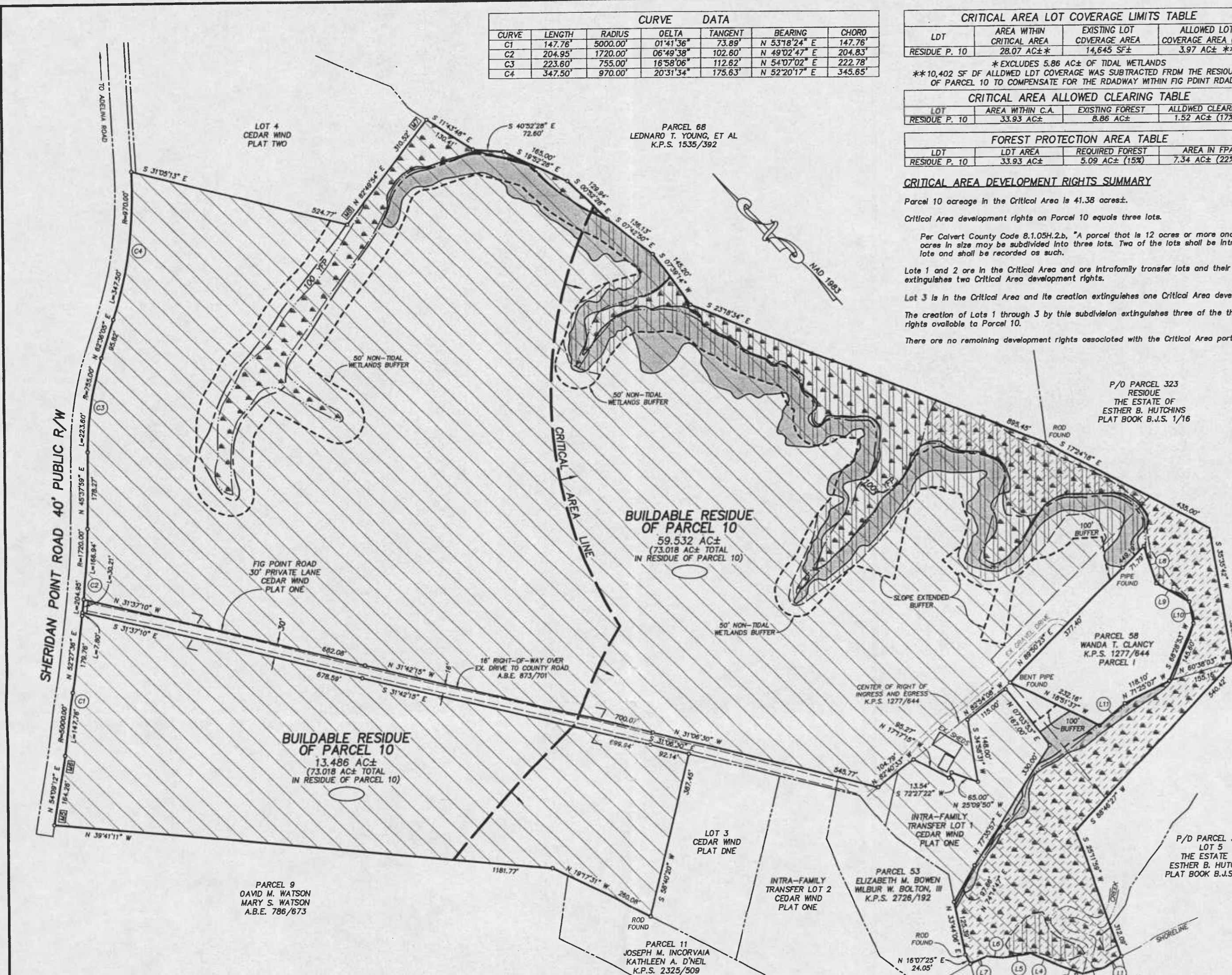
DATE	APRIL 2010	SCALE	1" = 100'
JOB NO.	1-9239	DRAWN BY	SH
FLDR REF.		APPROVED	
CEDAR WIND		DATE	
REVISION			

DATE _____

DATE _____

CAROLYN V. SUNDERLAND, ACTING SECRETARY

APPROVED FOR RECORDING
FOR THE PLANNING COMMISSION



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 SEWERAGE DISPOSAL PURPOSES. THE APPROVED LDT 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 LDT UNDEVELOPABLE. TO DETERMINE THE EXACT AREA OF THE LDT 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	_____

VICINITY MAP

TAX MAP 29 PARCEL 10
SCALE: 1" = 2000'
TAX ID NO. 02 002108

COORDINATES		
NO.	NORTH	EAST
M5	292631.26	1417249.85
M6	292627.45	1417382.99
M7	293059.40	1419044.39
M8	293020.65	1418736.30

LEGEND

- 50' NON-TIDAL WETLANDS BUFFER
- BUILDING RESTRICTION LINE
- ASSIGNED PREMISE ADDRESS
- CONSERVATION AREA
- NON-TIDAL WETLANDS
- TIDAL WETLANDS
- 100 YEAR FLOOD PLAIN
- AGRICULTURAL PRESERVATION DISTRICT
- FOREST PROTECTION AREA

P/O PARCEL 323 RESIDUE THE ESTATE OF ESTHER B. HUTCHINS PLAT BOOK B.J.S. 1/16

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. 80316. 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: WANDA T. CLANCY KING
P.O. BOX 189
BARSTOWN, MD 20610

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF PARCEL 10 OF THE LAND CONVEYED BY PERRY G. BOWEN, JR., VIRGINIA W. BOWEN AND SILAS BOWEN, JR., AS LIFE TENANT, BY HIS ATTORNEY-IN-FACT, PERRY G. BOWEN, JR., TO WANDA T. CLANCY BY DEED DATED JUNE 16, 2000 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. 1277 AT FDUID 644.

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 _____

SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT A LOCATION EXISTS ALONG THE SHERIDAN POINT ROAD FRONTAGE OF THE RESIDUE OF PARCEL 10 THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE R0-8.

DATE _____ REGISTERED SURVEYOR _____

APPROVED FOR RECORDING FOR THE PLANNING COMMISSION

DATE _____ CAROLYN V. SUNDERLAND, ACTING SECRETARY _____

- ### NOTES
- Stormwater management for the buildable residue of Parcel 10 shall be addressed upon 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, 15% 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. No structure, grading or clearing shall be permitted on existing steep slopes or within 10 feet of the steep slopes.
 - A minimum buffer zone of 50 feet of undisturbed natural vegetation shall be maintained from the boundaries of the non-tidal wetlands and, in the case of tidal waters and wetlands, the buffer shall be a minimum of 100 feet. These buffer areas shall remain undisturbed in perpetuity and to serve for water quality benefits. When any disturbance is proposed within 100 feet of the edge of the wetland buffer, protective snow fencing shall be placed 10 feet beyond the edge of the buffer. The issuance of County permits or approval is a local process and does not imply that the applicant has met State and Federal requirements for wetlands under COMAR, the Federal Water Pollution Control Act or the Rivers and Harbors Act.
 - 100 Year Flood Plain: Uses restricted to those permitted within the Flood Plain District. No residential construction is permitted within the 100 year flood plain.
 - There are no perennial or intermittent stream buffers within the plotted area shown hereon.
 - If archeological materials are discovered during site work, the contractor for development shall cease work and contact the Historic Preservation Planner at the Department of Planning and Zoning immediately, so that the remains/findings 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.
 - Within Farm Communities, farming practices that may conflict with residential use activities will be occurring on adjacent lands and are permitted by right.
 - This plat was prepared without benefit of a title report.
 - In accordance with Article 5-2.01.C.3 of the Calvert County Zoning Ordinance, clustering is not required in the Critical Area and subdivisions that are limited to no more than five lots. The owner is restricting Parcel 10 to five lots or less in perpetuity. Consequently, this subdivision, in its entirety, is exempt from meeting the cluster requirements.
 - Per Article 7-1.05.F.2.b of the Calvert County Zoning Ordinance, if the owner voluntarily restricts the maximum number of lots to no more than five (including existing residences), then all five lots are exempt from the Adequate Public Facilities Ordinance (APFD). Consequently, Lots 1 through 4 use four of the five APFD exemptions permitted Parcel 10.

- A portion of this site (Parcel 10) is included within an Agricultural Preservation District (APD 83-04). The APD was recorded on July 22, 1983 (A.B.E. 302/400). The District Agreement with the Maryland Agricultural Land Preservation Foundation (MALPF) was recorded on August 4, 1983 (A.B.E. 303/132) and the easement to MALPF (MALPF Case 04-83-02B) was recorded on August 27, 1984 (A.B.E. 323/865). Subsequently, MALPF approved the boundary for the APD as shown on a boundary survey recorded in Plat Book K.P.S. 1/162. Consequently, Lots 2 through 4 and Fig Point Road are outside of the APD and are not subject to the MALPF easement. The Calvert County Agricultural Preservation Advisory Board (APAB) approved the creation of Lot 1 around the existing house on August 3, 2009 and MALPF approved its creation on October 23, 2009, subject to the execution of a formal Release and Agreement prior to recordation of this plat.
- Parcel 10 includes 45.59 acres in the FFD (outside of the Critical Area), less 1.77 acres of wetlands for a net tract area of 43.82 acres. Parcel 10 carries a full set of lot sized exceptions (three 1-acre and two 3-acre lot exceptions) giving it a conventional density of three lots (outside of the Critical Area) as determined under Article 5-1.02.D of the Calvert County Zoning Ordinance. Lot 4 is the first of the three conventional lots permitted within the FFD portion of the site (outside of the Critical Area). Any further subdivision of Parcel 10 outside of the Critical Area shall require both APAB and MALPF approval.
- A portion of Parcel 10 (41.38 acres±) is located within the Critical Area, Resource Conservation District (RCA). Per Article 8-1.05.H.2.b of the Calvert County Zoning Ordinance, parcels which contain 12 acres or more, but less than 80 acres within the RCA, may be divided into three lots (one conventional and two intra-family transfer lots). Intra-family Transfer Lots 1 & 2 and Lot 3 are the three lots permitted within the Critical Area portion of Parcel 10.
- Following this subdivision, Parcel 10 has no remaining density within the Critical Area portion of the site and one conventional density lot remaining within the FFD portion of the site, so the applicant has voluntarily restricted the total number of lots that may be created from the parcel to five. Consequently, the residue of Parcel 10 is deemed "buildable" provided the applicant receives approval from MALPF and APAB with regard to the location and intended use and/or disposition of the house prior to issuance of a building permit. The issuance of a building permit for the residue of Parcel 10 shall be considered the fifth and final density increment.
- Lots 1 through 3 use the three 1-acre lot (sized) exceptions and Lot 4 uses one of the two 3-acre lot (sized) exceptions permitted the Parcel 10 parent tract.
- Neither the individual lots, nor the total acreage within the Critical Area portion of the subdivision, may exceed the 15% impervious surface (or lot coverage) threshold, whichever applies.
- Should any buffers convert from agriculture to any other use, offsetment is required per Article 8-1.08.D.3.d.vi of the Calvert County Zoning Ordinance.
- The 100' Critical Area Buffer has been expanded hereon to include contiguous steep slopes (15% or greater).

COURSE	BEARING	DISTANCE
L1	N 75°57'32" W	49.82'
L2	N 59°33'14" W	51.88'
L3	N 25°30'54" W	63.36'
L4	N 21°31'25" W	67.86'
L5	N 53°33'12" W	65.58'
L6	N 30°18'28" W	37.52'
L7	N 68°50'57" W	41.24'
L8	S 27°12'53" W	93.93'
L9	S 15°48'47" E	89.41'
L10	S 34°04'53" W	51.86'
L11	N 84°44'27" W	79.30'

AREA	ACREAGE	NON-TIDAL WETLANDS	TIDAL WETLANDS
RCA	41.38 AC±	2.15 AC±	5.87 AC±
FFD	45.59 AC±	1.77 AC±	0 AC±
APFD	72.02 AC±	3.67 AC±	3.86 AC±

NO. OF CONVENTIONAL LOTS	NO. OF TIDAL LOTS	NO. OF RECEIVING AREA LOTS	NO. OF FAMILY CONVEYANCE LOTS	TOTAL NO. OF NEW LOTS	TOTAL NO. OF REVISED LOTS
0	0	0	0	0	0

ACREAGE OF NEW LOTS	ACREAGE OF REVISED LOTS	ACREAGE OF OPEN SPACE	ACREAGE OF RECREATION AREA	ACREAGE OF PUBLIC RIGHT-OF-WAYS	ACREAGE OF PRIVATE LANES	ACREAGE OF WIDENING STRIPS	ACREAGE OF OUTLOTS	ACREAGE OF REVERTIBLE PARCELS	ACREAGE OF RESIDUE	TOTAL ACREAGE SHOWN ON THIS PLAT
0 AC±	0 AC±	0 AC±	0 AC±	0 AC±	0 AC±	0 AC±	0 AC±	0 AC±	73.018 AC±	73.018 AC±

APFD EXEMPTIONS ON THIS PLAT	NO.
APFD EXEMPTIONS ON THIS PLAT	4

COLINA

DATE _____

PLAT THREE

BUILDABLE RESIDUE OF PARCEL 10

CEDAR WIND

LOCATED IN PRINCE FREDERICK
SECOND DISTRICT, CALVERT COUNTY, MARYLAND
PLANNING AND ZONING CASE NO. MSD 06-38-29

DATE APRIL 2010 SCALE 1" = 200'
JOB NO. 1-9239 DRAWN BY SH
FLOOR REF. APPROVED
CEAR WIND
DATE REVISION
MAY 04 2010

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

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