

**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/)

February 6, 2014

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

**Re: MSD – 08-11-29 Starkey Farm**  
**(Tax Map 29, Parcel 104)**

Dear Ms. Vidotto:

Thank you for providing information on the above referenced minor subdivision. The applicant has submitted a final plat for approval. The applicant proposes to create two lots and one residue parcel on a 50.5 acre property as part of an intra-family transfer. One lot (Lot 2) and a portion of the residue parcel are located within the Resource Conservation Area (RCA). Lot 2 is currently developed with one residence.

Based on the information provided, it appears that the applicant has met all of the previous comments from the Critical Area Commission staff. Therefore, we have no additional comments at this time. We note that any future development on this property is still subject to the County's Critical Area requirements.

Thank you for the opportunity to provide comments. If you have any questions please feel free to contact me directly at 410-260-3468.

Sincerely,

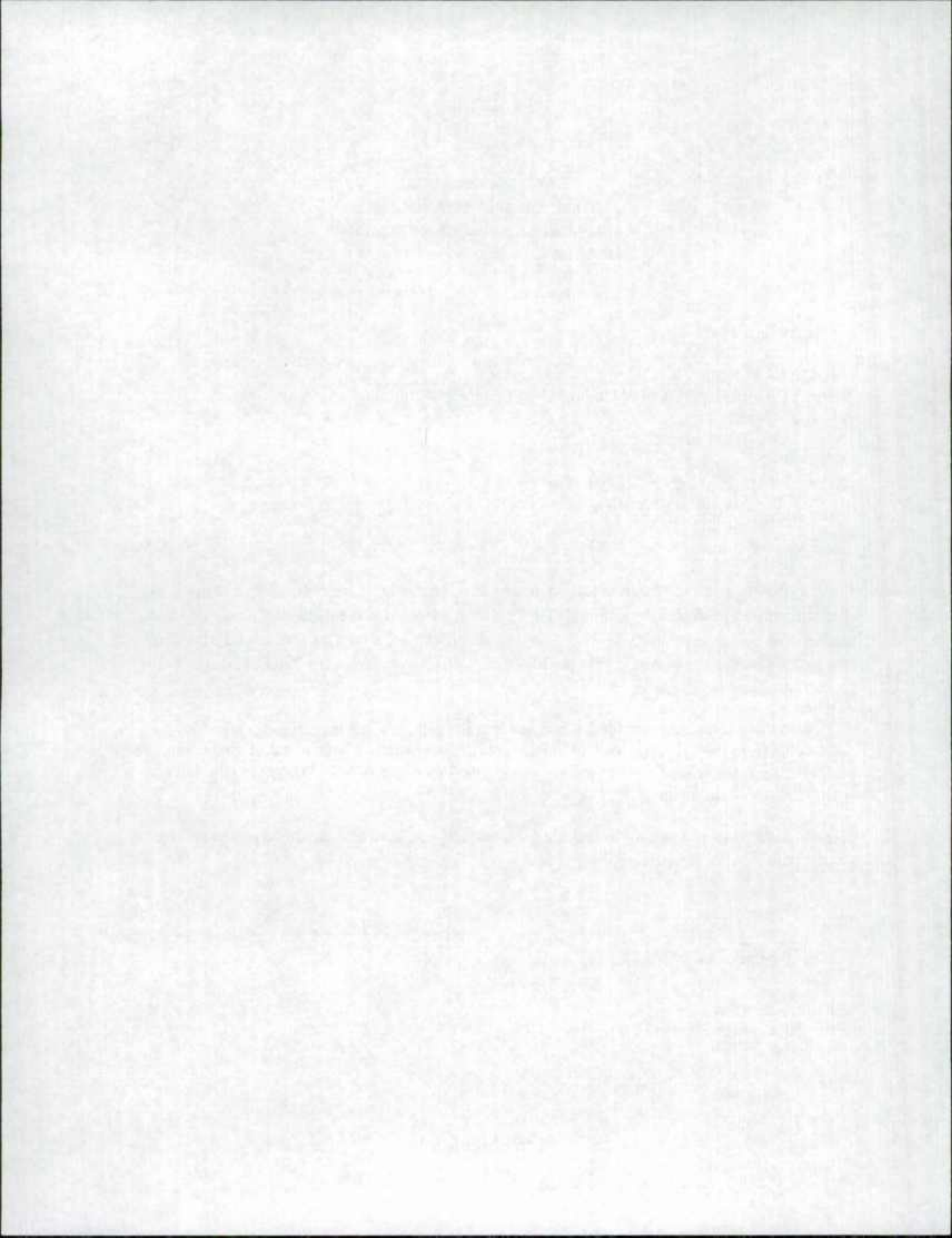
A handwritten signature in cursive script that reads "Jennifer Anderson".

Jennifer Anderson  
Natural Resources Planner

cc: Mr. John Swartz, Calvert County  
CA 388-08

TTY for the Deaf

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



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July 15, 2008  
Ms. Olivia Vidotto  
Calvert County Department of Planning and Zoning  
150 Main Street  
Prince Frederick, Maryland 20678

Re: MSD-08-11-29 Starkey Farm  
(Tax Map 29, Parcel 104)

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 2 new building lots, and one residue parcel on a 50.5 acre property. Lot 3 is proposed as an intra-family transfer 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) 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.

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.

- 2) Section 8-1.04G.1. requires identification and location of environmental and natural features. In addition, Section 7-1.07B.j. of the County's subdivision regulations, states that the Planning Commission may require an environmental impact statement for subdivisions over 50 ac. Please clarify whether this is required. 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.
- 3) In reference to wetlands and density calculations, it is unclear if the pond area is being counted in the 50.5 acres. The wetland needs to be deducted from the gross acreage. Also identification of non tidal wetlands in the Critical Area should be included.
- 4) We note that proposed lot #3 does not contain water frontage and may therefore be restricted from riparian access. Should the Buffer to the west of lot 3 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..
- 5) We recommend that the proposed boundaries for Lot 4 be expanded to create a larger lot so that any future development which proposes to raze and rebuild the existing structure could be adequately accommodated outside of the Buffer.
- 6) It appears that the applicant has identified only Lot 3 in the Critical Area as an intrafamily transfer lot. 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 and that family member shall be identified on the subdivision preliminary and final plats." Please have the applicant provide this information for the proposed intrafamily transfer lot on the plat and plans. Based on the intrafamily transfers provisions in the State Law and County Code, the property is restricted in future development potential to one additional intrafamily lot. For clarity and tracking purposes, please provide a Development Rights Summary table on the plat describing the assignment of development rights on the parcel.
- 7) On lot 4 there is a rectangle that could be perceived as another proposed building setback area but is most likely a sewerage reserve area. That area should be identified.
- 8) The 16' intrafamily right of way shown on the plat must be removed from the 100-foot Buffer.
- 9) We note that the plat shows an existing gravel driveway which appears to cross a notidal wetland and expanded 100-foot Buffer. If this road is proposed to be upgraded and enlarged, it appears that a variance would be necessary. Please clarify the intent for future development of this roadway.

- 10) 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.
- 11) Prior to preliminary subdivision approval, the applicant should provide a revised plat which includes an inset showing the proposed development inside of the Critical Area at a scale no larger than 1 inch equals 100-feet. At the current scale, it is not possible to assess whether the Buffer has been properly expanded for steep slopes or highly erodible soils.
- 12) It appears that several structures exist within the limits of the Critical Area that have not been labeled or identified. Please label them in future submittals and indicate whether additional dwelling units currently exist on the property.

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.

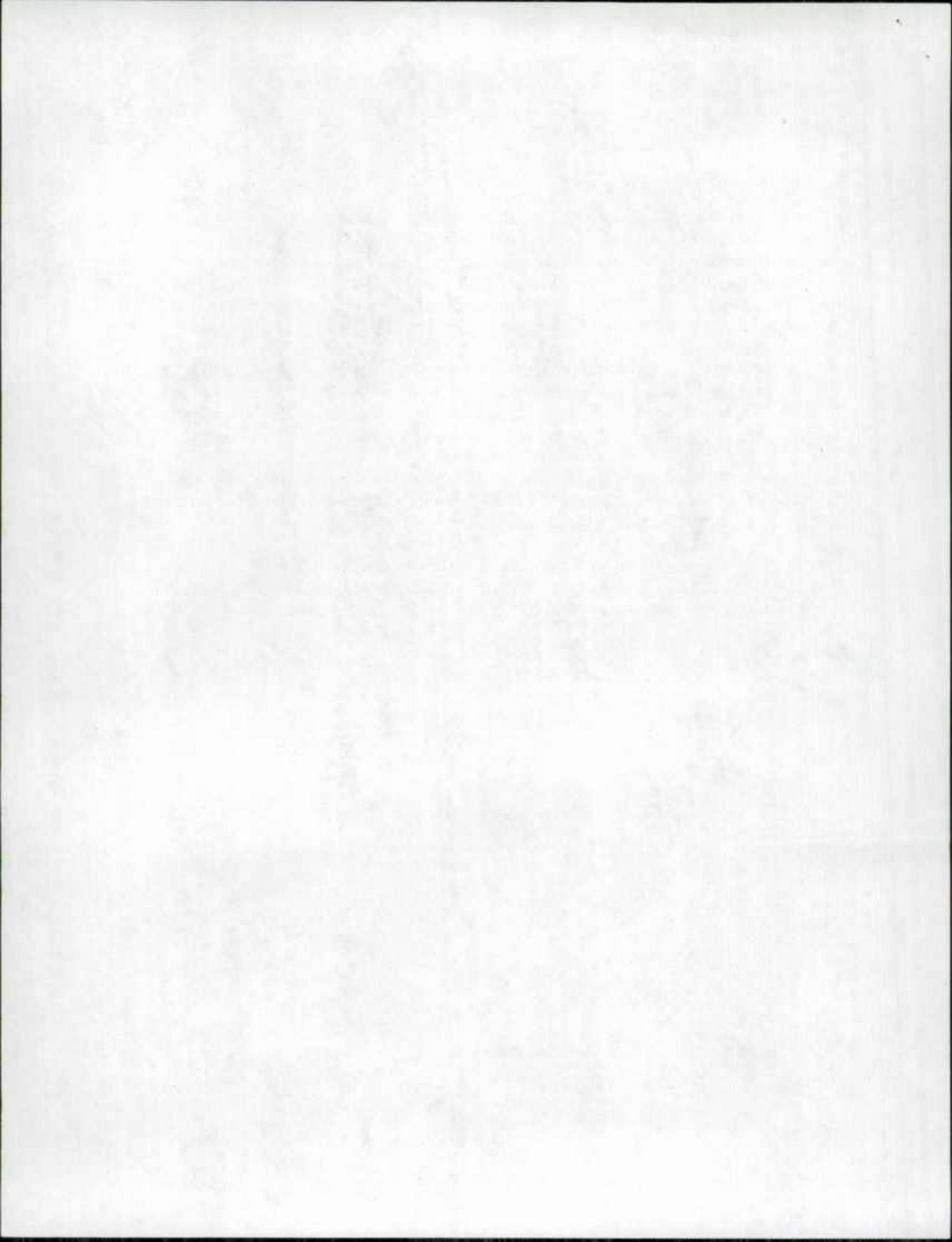
Sincerely,



Roby Hurley

Natural Resource Planner

CA 388-08



388-08

COLLINSON, OLIFF & ASSOCIATES, INC.

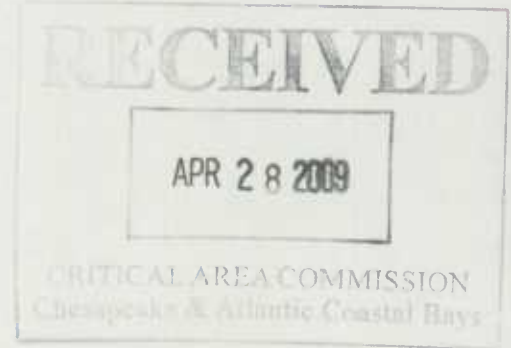
*SURVEYORS • ENGINEERS • LAND PLANNERS*

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

April 27, 2009

Mr. Roby Hurley  
Natural Resources Planner  
State of Maryland  
Critical Area Commission  
1804 West Street, Suite 100  
Annapolis, Md. 21401

Re: MSD 08-11-29



Dear Mr. Hurley:

We have reviewed your letter addressed to Ms. Olivia Vidotto dated June 15, 2008 and offer the following point by point response to the 12 comments.

1. See Lot Coverage Table added to the attached supplemental plan.
2. We have not been required to provide an environmental impact statement. DNR Wildlife and Heritage Service was included on Planning and Zoning's distribution list.
3. The pond area is included in the 50.5 acres. The information statement on the plan shows the total area within the Critical Area as 50.5 acres with 10.1 acres of wetlands (this includes the pond) for a net area of 40.4 acres.
4. This area is intended to remain in agriculture.
5. This property is located within a State Agricultural Preservation District limiting the size of the lot to no more than 2 acres. All current development is located outside the 100' buffer and redevelopment of the lot would have to be located outside of the buffer. If recorded by July 1, 2010 the buffer will remain at 100'.
6. Lots 3 & 4 are being created by 20 acre density within the RCA. The Family Conveyance designation is based on Article 7-1.06.J of the Calvert County Zoning Ordinance allowing lots to be served by a private road.
7. This is the 10,000 s.f. sewage disposal area and has been labeled as such on the supplemental plan.
8. The 16' "Family Conveyance R/W" has been located outside of the 100' buffer with the exception of the first 80' +/- where it follows an existing gravel drive through an opening in the trees. Relocation of the road will require the removal of trees which we would prefer not to do.
9. There are no proposed upgrades to the roadway.
10. We acknowledge the requirement of recordation by July 1, 2010.

Compton's

1911





11. A supplemental plan showing the Critical Area portion of the property at 1" = 100' is attached.
12. The existing structures have been labeled on the supplemental plan. There are no additional dwelling units.

I trust these responses are adequate. Please let me know if you need additional information.

Sincerely,

  
John S. Oliff, L.S.

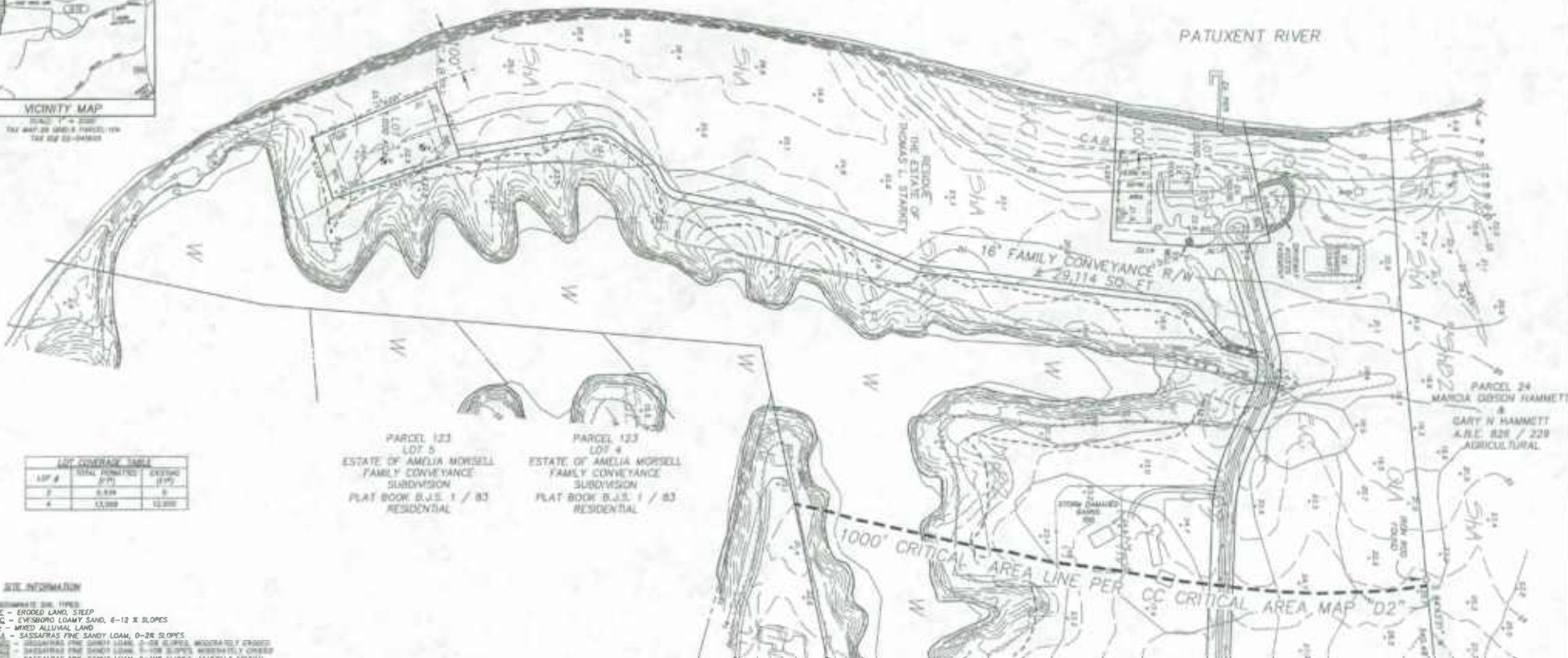
C: Olivia Vidotto, P&Z

Enc.

18.0.2.4



**VICINITY MAP**  
SCALE: 1" = 200'  
TAX MAP 20 080 0 PARCELS 114  
TAX MAP 02 04000



LOT COVERAGE TABLE		
LOT #	TOTAL PERMITTED ACRES (PT)	EXISTING ACRES
1	5.99	0
2	5.99	10.00

PARCEL 123 LOT 5  
ESTATE OF AMELIA MORSELL  
FAMILY CONVEYANCE  
SUBDIVISION  
PLAT BOOK B.L.S. 1 / 83  
RESIDENTIAL

PARCEL 123 LOT 4  
ESTATE OF AMELIA MORSELL  
FAMILY CONVEYANCE  
SUBDIVISION  
PLAT BOOK B.L.S. 1 / 83  
RESIDENTIAL

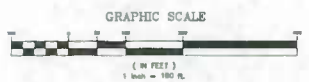
**SITE INFORMATION**

**SOILS**  
E2 - ERODED LAND, STEEP  
EQ - EYEBORO LOAMY SAND, 6-12 X SLOPES  
M2 - MIXED ALLUVIAL LAND  
S2A - SASSAPARA FINE SANDY LOAM, 0-28 SLOPES  
S2B - SASSAPARA FINE SANDY LOAM, 0-28 SLOPES, MODERATELY ERODED  
S2C - SASSAPARA FINE SANDY LOAM, 0-28 SLOPES, MODERATELY ERODED  
S2D - SASSAPARA FINE SANDY LOAM, 0-28 SLOPES, SEVERELY ERODED  
S2E - SASSAPARA & WESTPHALIA SOILS, STEEP  
W2A - WESTPHALIA FINE SANDY LOAM, 6-12X SLOPES, SEVERELY ERODED  
W2B - WESTPHALIA FINE SANDY LOAM, 12-20X SLOPES, SEVERELY ERODED

**TOTAL AREA OF PARCEL: ± 228.7 ACRES**  
**TOTAL AREA IN RCA OVERLAY: ± 50.5 ACRES**  
**ESTIMATED AREA OF WETLANDS IN RCA OVERLAY: ± 10.1 ACRES**  
**NET ACREAGE IN RCA OVERLAY: ± 40.4 ACRES**  
**TOTAL AREA IN PFD (OUTSIDE CRITICAL AREA): ± 178.2 ACRES**  
**ESTIMATED AREA OF WETLANDS IN PFD: ± 13.8 ACRES**  
**NET ACREAGE IN PFD: ± 162.8 ACRES**  
**TOTAL PLATTED AREA: ± 10.99 ACRES**  
**LOT AREA: ± 5.00 ACRES**  
**PRIVATE RIGHTS-OF-WAY: ± 3.98 ACRES**  
**AVERAGE LOT SIZE: ± 1.25 ACRES**  
**MINIMUM LOT SIZE: ± 1.00 ACRES**  
**TOTAL NUMBER OF LOTS: 4**  
 3 (FAMILY CONVEYANCE)  
 1 (CONVENTIONAL)  
 (LOTS 3 & 4 ARE LOCATED WITHIN THE RCA AND ARE CREATED USING 20 ACRE DENSITY)

- NOTES**
- THE PURPOSE OF THIS SUPPLEMENT TO THE PRELIMINARY PLAN IS TO SHOW THE PORTION OF THE SITE WITHIN THE 1000' CRITICAL AREA LINE AT 1" = 100' SCALE PER THE REQUEST OF CRITICAL AREA COMMISSION REVIEW STAFF.
  - TOPOGRAPHY SHOWN HEREON TAKEN FROM 2003 CALVERT COUNTY AERIAL TOPOGRAPHY, CONTOUR INTERVAL IS 2'.
  - THE NON-TIDAL WETLANDS SHOWN HEREON WERE PARTIALLY DELINEATED BY MCCARTHY & ASSOCIATES, INC. AND FIELD LOCATED BY C.O.A., INC. IN JUNE 2004 (SEE WETLAND REPORT ON FILE WITH DEPARTMENT OF PLANNING & ZONING).
  - THIS PROPERTY IS WITHIN A STATE AGRICULTURAL PRESERVATION DISTRICT (APD) #04-02-04-04.

- LEGEND**
- FAILED PERC TEST LOCATION
  - PASSED PERC TEST LOCATION
  - BUILDING RESTRICTION LINE
  - 10,000 SQ. FT. SEPTIC RECOVERY AREA
  - CONSERVATION AREA
  - NON-TIDAL WETLANDS
  - WATERS OF THE U.S.
  - - - - - LIMIT OF 50' NON-DISTURBANCE VEGETATED BUFFER
  - - - - - LIMIT OF 100' CRITICAL AREA BUFFER (C.A.B.)
  - - - - - LIMIT OF 1000' CRITICAL AREA LINE (RCA ZONE BOUNDARY)

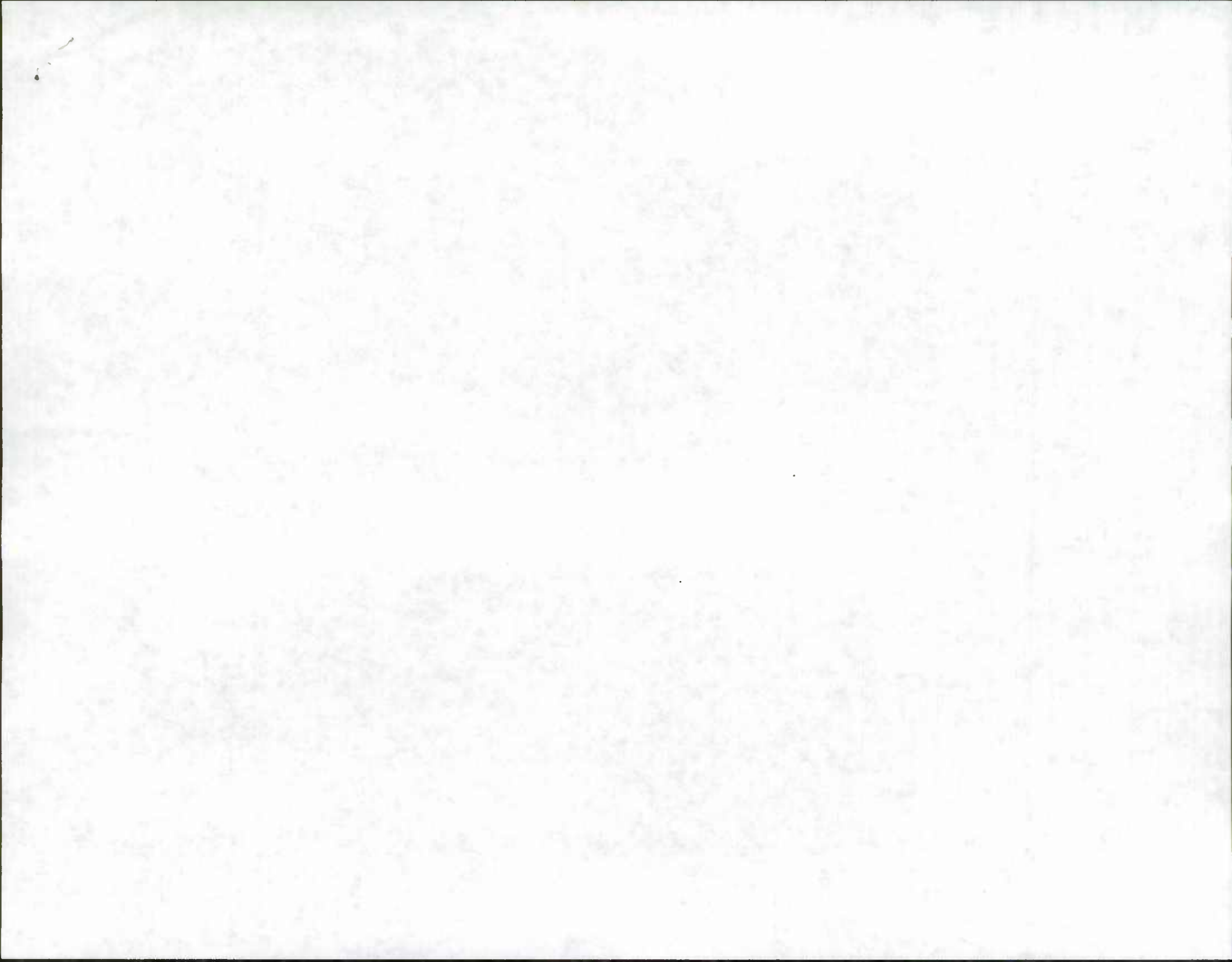


**CRITICAL AREA SUPPLEMENT TO  
PRELIMINARY PLAN  
FAMILY CONVEYANCE LOTS 1 THROUGH 3  
& LOT 4  
STARKEY FARM  
LOCATED IN PRINCE FREDERICK  
SECOND DISTRICT, CALVERT COUNTY, MARYLAND  
PLANNING AND ZONING CASE NO. MSD 08-11-29**

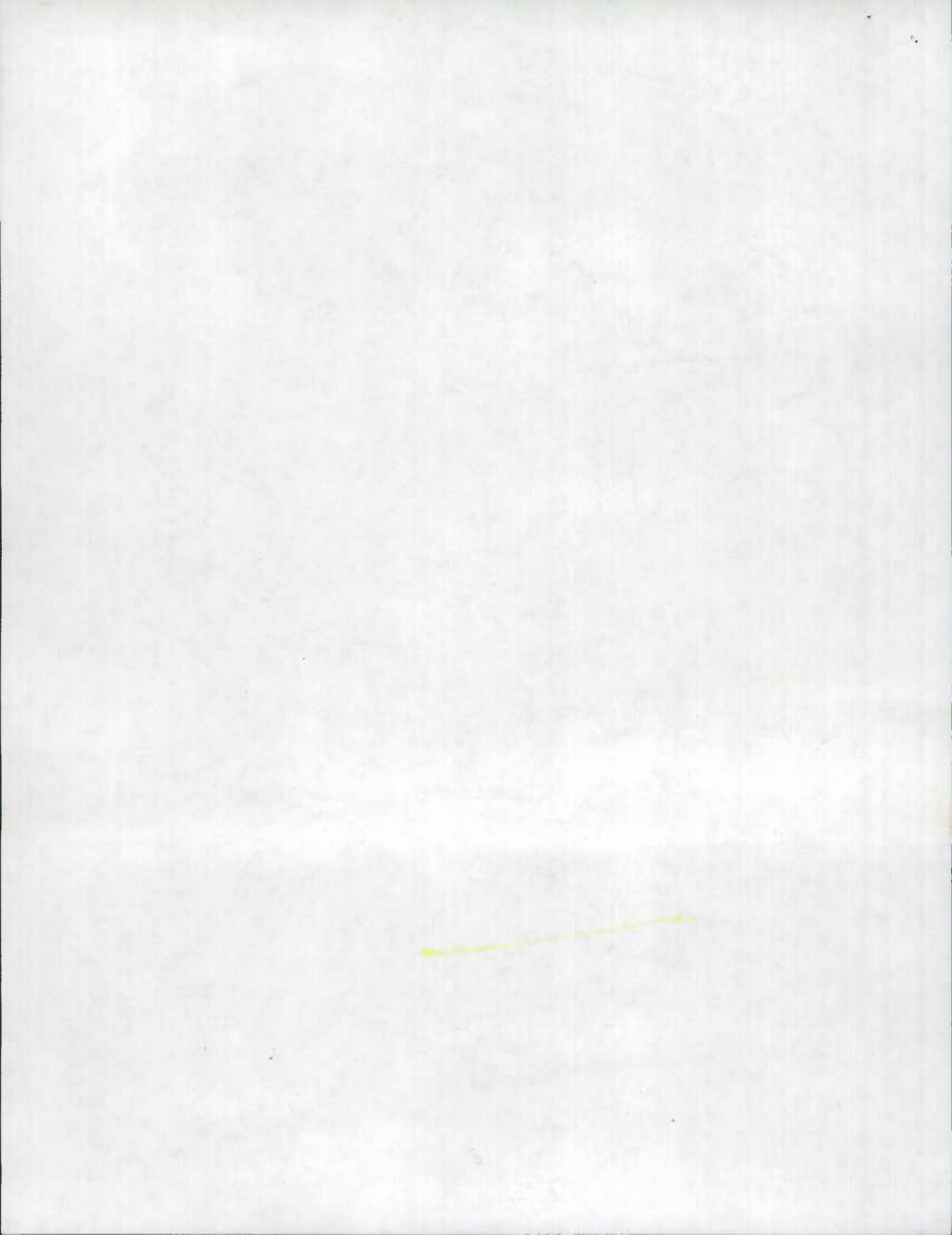


**COA**  
**COLLINSON, OLIFF & ASSOCIATES, INC.**  
Surveyors • Engineers  
Land Planners  
110 MAIN STREET  
PRINCE FREDERICK, MARYLAND 20679  
410-535-3101 • 301-883-1881 • FAX 410-535-3103

DATE	SCALE
FEB 2008	1" = 100'
DESIGNED BY	DESIGNED BY
1-9477	JAL
APPROVED	APPROVED
JSD	JSD
SHEET	REFERENCE







**LEGEND**

- NON-TIDAL WETLANDS
- BRL BUILDING RESTRICTION LINE
- LIMIT OF 50' NON-DISTURBANCE VEGETATED BUFFER
- LIMIT OF 1000' CRITICAL AREA LINE (RCA ZONE BOUNDARY)
- CONSERVATION AREA
- ASSIGNED PREMISE ADDRESS

**SIGHT DISTANCE CERTIFICATION**

I HEREBY CERTIFY THAT THE LOCATIONS OF THE PROPOSED DRIVEWAYS MEETS OR EXCEEDS SIGHT DISTANCE CRITERIA AS ESTABLISHED IN THE CALVERT COUNTY ROAD ORDINANCE.

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

PARCEL 24  
MARGA GIBSON HAMMETT &  
GARY N HAMMETT  
A.B.E. 826 / 229

**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 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 \_\_\_\_\_

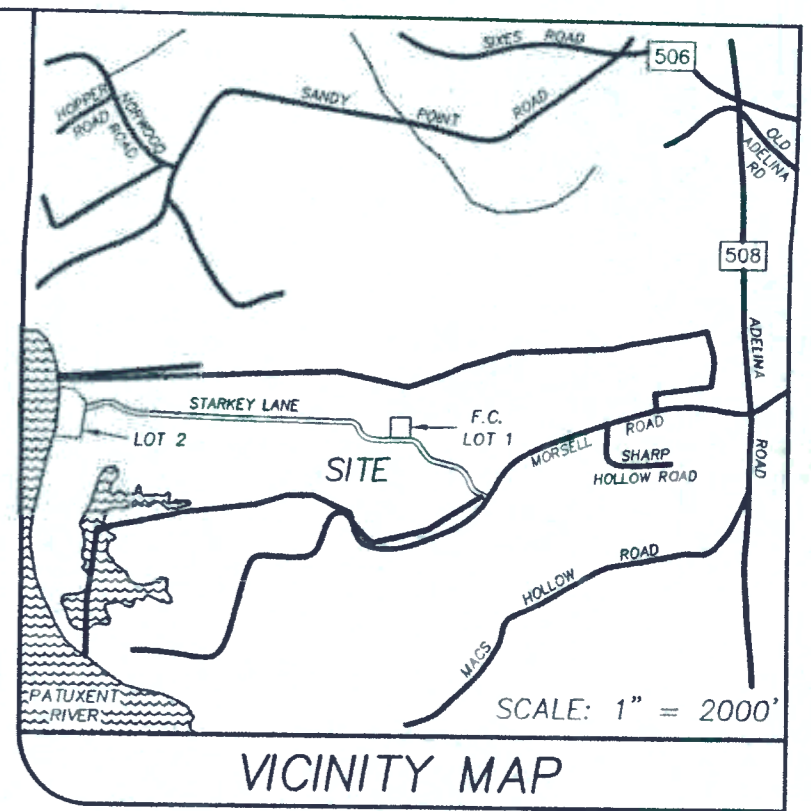
HEALTH OFFICER \_\_\_\_\_

DIRECTOR OF ENVIRONMENTAL HEALTH

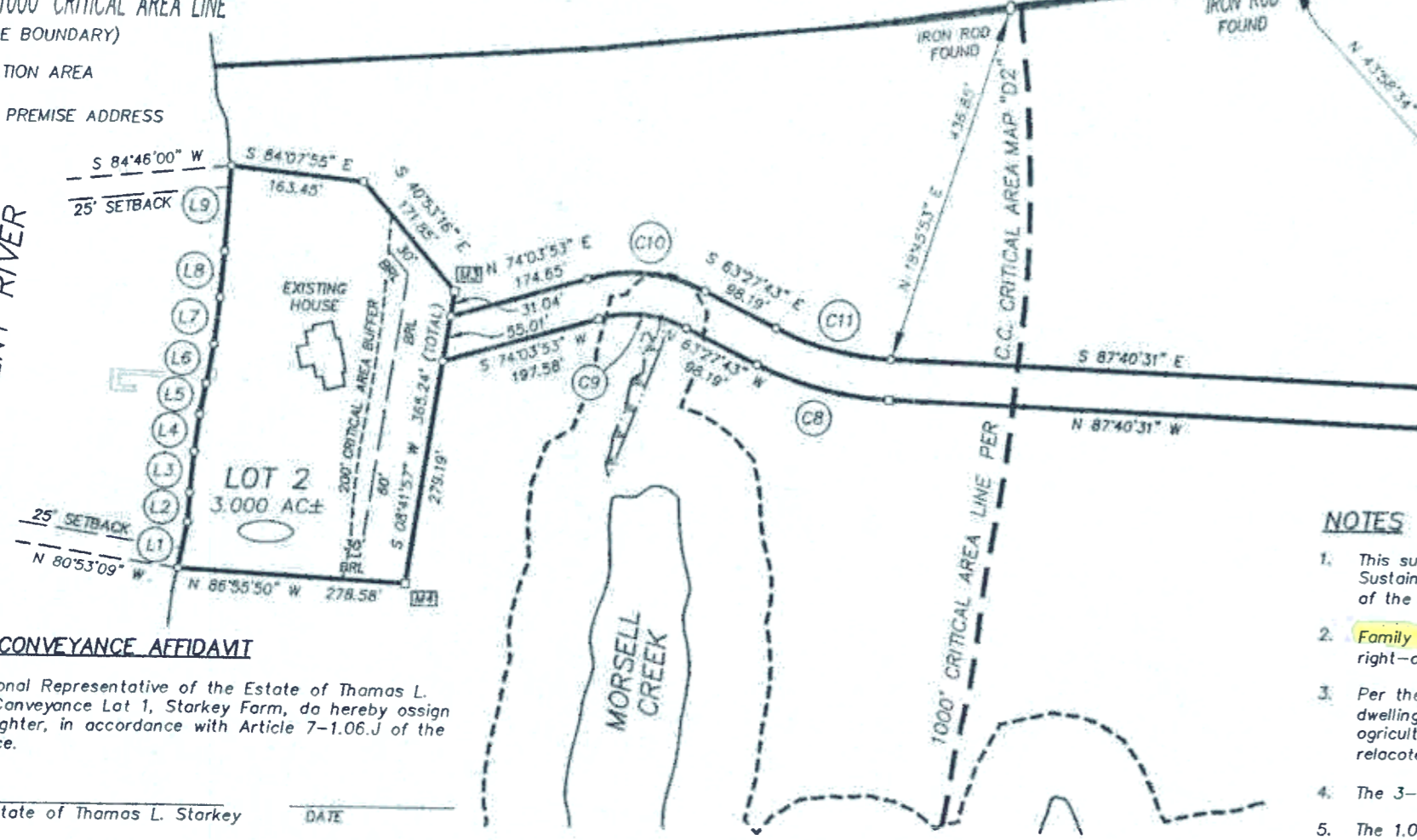
SANITARIAN \_\_\_\_\_

**COORDINATES**

NO.	NORTH	EAST
M1	298410.805	1417079.720
M2	298410.805	1416872.292
M3	298745.041	1413705.533
M4	298384.004	1413650.291



TAX MAP: 29 GRID: 6 PARCEL: 104  
TAX ID NO. 02-045605



**FAMILY CONVEYANCE AFFIDAVIT**

I, Susan S. Starkey, Personal Representative of the Estate of Thomas L. Starkey, the owner of Family Conveyance Lot 1, Starkey Farm, do hereby assign Lot 1 to Anno E. Starkey, daughter, in accordance with Article 7-1.06.J of the Calvert County Zoning Ordinance.

Susan S. Starkey, P.R. for Estate of Thomas L. Starkey \_\_\_\_\_ DATE \_\_\_\_\_

NOTARY SIGNATURE AND SEAL \_\_\_\_\_ DATE \_\_\_\_\_

**NOTES**

- This subdivision was accepted for review on June 6, 2008, and therefore is not subject to the MD State Sustainable Growth and Agricultural Preservation Act of 2012, effective October 1, 2012, but it must meet all of the requirements of the Calvert County Zoning Ordinance (CCZO) as amended on May 4, 2012.
- Family Conveyance Lot 1 (the first of three Family Conveyance lots permitted) and the Family Conveyance right-of-way/access easement, are subject to the requirements of CCZO, Article 7-1.06.J.1-1.3.
- Per the relocation and release agreement recorded in Liber K.P.S. of Folio \_\_\_\_\_ at Folio \_\_\_\_\_ the middle dwelling/tenant house shall be demolished and physically removed from the land and reclaimed for agricultural purposes within 90 days after recordation of said Agreement and may never be re-built or relocated anywhere on the property (Residue of Parcel 104).
- The 3-acre lot (Lot 2) will only have one development right associated with it in perpetuity.
- The 1.0 acre pre-existing dwelling right located and used for the creation of Lot 2 may never be used to further subdivide or construct another dwelling on lands subject to the MALPF Easement, or transferred to another property in the future.
- Parcel 104 is subject to a Easement recorded in the Calvert County Land Records in Liber A.B.E. 322 at Folio 350 and Liber A.B.E. 391 at Folio 157, for land and agricultural preservation purposes under the Maryland Agricultural Land Preservation Foundation (MALPF) of the Department of Agriculture, File Number 04-02-84-04e, Thomas & James Starkey. The Corresponding Calvert County Agricultural Preservation Advisory Board (APAB) File Number is APD 84-03. On March 26, 2013, via letter dated March 27, 2013, MALPF approved the release of 1.0 acre as approved by the APAB for the creation of Lot 1. On May 28, 2013, via letter dated May 31, 2013, MALPF approved the release of 3.0 acres as approved by the APAB for creation of Lot 2.
- Parcel 104 contains 50.5 acres located within the Critical Area, Resource Conservation District (RCA), less 10.1 acres of wetlands for a net area of 40.4 acres. Per Article 5-1.03.C of the CCZO, the 40.4 acres is eligible for the creation of two (2) lots, of which Lot 2 is the first.
- Parcel 104 contains 176.2 acres in the Farm and Forest District (FFD) outside of the Critical Area, less 13.6 acres of wetlands for a net tract area of 162.6 acres. Parcel 104 carries no lot sized exceptions from the 1967 parent tract. Therefore, the 162.6 acres has a conventional density of 8 lots based on Article 5-1.02.D of the CCZO of which, Family Conveyance Lot 1 is the first. The number of lots permitted within the MALPF easement may not supersede the maximum density permitted within the FFD and the RCA zones.
- Per Calvert County Zoning Ordinance (CCZO), Article 5-2.01.C.3.a, use of a cluster design is not required within Agricultural Preservation Districts (APD) from which Transfer Development Rights (TDR's) have been sold. The recording of the MALPF Easement serves as the instrument to permanently preserve Parcel 104 for agricultural purposes in lieu of Calvert County's APD/TDR program.
- The 222.73 AC± Residue of Parcel 104 is deemed "Non-Buildable" for further residential purposes until such time that a separate subdivision application has received final plot approval from the Calvert County Planning Commission or its designee.
- Family Conveyance Lot 1 and Lot 2 shall use the first and second of the three (3) Adequate Public Facilities (APFO) lot exemptions permitted Parcel 104, unless the CCZO is subsequently amended to increase the number of lots that may be exempted from the APFO from any one parcel of record.
- The private Family Conveyance right-of-way/Access Easement shall remain private, non-County owned and maintained, and shall not be petitionable for acceptance into the County road system or for County ownership or maintenance.
- Access to Family Conveyance Lot 1, Lot 2 and the Residue of Parcel 104 is restricted to the private Family Conveyance right-of-way/access easement.
- A deed for the Family Conveyance right-of-way/access easement and the Maintenance Agreement shall be recorded to benefit of the property owners, their heirs, successors and/or assigns served by the common driveway with the plat of subdivision.
- Within Farm Communities, farming practices that may conflict with residential use activities will be occurring on adjacent lands and are permitted by right.
- The property owners shall make all contractors aware it is likely that archaeological and historic resources will be encountered during site preparation of this project. If archaeological resources are discovered during any non-agricultural site work, the property owner and/or contractor shall cease work and contact the Historic Preservation Planner of the Department of Community Planning and Building immediately, so that the resources may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County.

- As it is located within the Critical Area, Lot 2 is exempt from meeting the Forest Conservation Requirements as set forth in CCZO, Article 8-3.02.B.
- The Residue of Parcel 104 is exempt from meeting Forest Conservation Requirements under CCZO, Article 8-3.02.D for agricultural activities.
- Family Conveyance Lot 1 shall be subject to the terms of a notarized Declaration of Intent for the Intrafamily Transfer Exemption on file at the Department of Community Planning and Building in Subdivision Case No. MSD 08-11-29. Family Conveyance Lot 1 may not be transferred to a person other than a family member (child of owner) for a period of five years from the recording date of the lot, except as specified by the agreement. Clearing of any existing forest on the lot is limited to 20,000 square feet.
- Additional plantings within the 200' Critical Area Buffer will not have to be established on Lot 2 as part of this subdivision. Any development, subsequent to this subdivision, on Lot 2 will require compliance with all of the Critical Area regulations, including establishment of plantings within the 200' buffer and mitigation if required. The existing and established buffer shall remain perpetually forested for habitat and water quality benefits.
- The existing vegetation within the 200' buffer shall remain to serve for water quality benefits and may not be removed without the issuance of permits from the Department of Community Planning and Building.
- Disturbance of steep slopes is not allowed; unless, it cannot be avoided and the applicant develops adequate methods to solve the problems created by disturbing the unsuitable land conditions, and these methods receive the approval of the Planning Commission, and/or other applicable authority, and with recommendations from the appropriate County agencies.
- No structures, grading or clearing shall be permitted on existing slopes (25% or greater and 15% or greater within the critical area), or within 10' of the steep slopes.
- Streams and stream buffers are to be left undisturbed in perpetuity and to serve for water quality benefits.
- No structures, grading and/or clearing shall be permitted either on slopes of 25% or greater, or on highly erodible or hydric soils within 100' of a perennial or intermittent stream.
- All wetlands and associated buffers shall remain undisturbed in perpetuity and to serve for water quality benefits as per the CCZO. When any disturbance is proposed within 100' 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.
- Agricultural activities are permitted in the Critical Area Buffer subject to CCZO, Article/Section 8-1.08.D.3.f.i.-vi.
- Any work proposed in tidal wetlands will require authorization from the MDE Tidal Wetlands Division and the US Army Corps of Engineers.
- Per FEMA FIRM Panel 24009C0160F dated 12-16-11, no 100 year-floodplain areas are present on this site.
- Stormwater Management shall be addressed for Lot 1 at time of Building Permit Application. Lot 2 is currently exempt from Stormwater Management per Section 123.3.2.C until such time as improvements are proposed on the lot.
- The Family Conveyance driveway shall be constructed to a width of 12' as per Section 6.2.B of the Calvert County Road Ordinance.

**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	1
TOTAL NO. OF NEW LOTS	2
TOTAL NO. OF REVISED LOTS	0

**ACREAGE TABULATIONS FOR THIS PLAT**

ACREAGE OF NEW LOTS	4 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 RIGHT-OF-WAYS	0 AC±
ACREAGE OF WIDENING STRIPS	0 AC±
ACREAGE OF OUTPARCELS	0 AC±
ACREAGE OF REVERTIBLE PARCELS	0 AC±
ACREAGE OF NON-BUILDABLE RESIDUE	222.73 AC±
TOTAL ACREAGE SHOWN ON THIS PLAT	226.73 AC±

**APFO INFORMATION FOR THIS PLAT**

NO. OF APFO EXEMPT LOTS ON THIS PLAT	2
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**VEGETATIVE CANOPY COVERAGE TABLE**

LOT #	TOTAL REQUIRED (F%)	EXISTING (F%)
2	19,602 (15%)	18,933 (15.25%)

**LOT COVERAGE TABLE**

LOT #	TOTAL PERMITTED (F%)	EXISTING (F%)
2	19,602 (15%)	16,849 (12.7%)

**COURSES AND DISTANCES**

COURSE	BEARING	DISTANCE
L1	N 11°15'25" E	57.92'
L2	N 02°54'06" E	37.26'
L3	N 05°13'44" E	50.86'
L4	N 07°34'14" E	46.70'
L5	N 10°11'22" E	38.69'
L6	N 09°36'03" E	49.46'
L7	N 06°40'00" E	57.01'
L8	N 05°38'35" E	55.68'
L9	N 03°59'25" E	103.15'

**CURVE DATA**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	50.42'	735.12'	03°55'47"	25.22'	S 31°45'45" W	50.41'
C2	114.45'	150.00'	43°42'55"	60.17'	N 43°41'58" W	111.69'
C3	188.97'	200.00'	54°06'31"	102.14'	N 48°53'46" W	181.93'
C4	84.19'	125.00'	38°35'22"	43.76'	N 56°39'20" W	82.61'
C5	68.90'	75.00'	52°39'22"	37.10'	N 63°40'49" W	66.51'
C6	204.93'	175.00'	67°05'40"	116.04'	N 50°37'17" W	193.42'
C7	93.80'	75.00'	71°39'35"	54.15'	N 52°54'14" W	87.81'
C8	169.04'	400.00'	24°12'48"	85.80'	N 75°34'07" W	167.79'
C9	111.19'	150.00'	42°28'24"	58.29'	N 84°41'55" W	109.67'
C10	148.26'	200.00'	42°28'24"	72.72'	S 84°41'55" E	144.89'
C11	147.91'	350.00'	24°12'48"	75.05'	S 75°34'07" E	146.81'
C12	156.34'	125.00'	71°39'37"	90.25'	S 52°54'14" E	146.34'
C13	146.38'	125.00'	67°05'43"	82.88'	S 50°37'17" E	138.16'
C14	114.84'	125.00'	52°38'22"	61.83'	S 63°40'49" E	110.84'
C15	50.51'	75.00'	38°35'23"	26.26'	S 56°39'20" E	49.56'
C16	236.09'	250.00'	54°06'31"	127.68'	S 48°53'46" E	227.42'
C17	76.30'	100.00'	43°42'55"	40.11'	S 43°41'58" E	74.46'

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY AMELIA B.T. MORSELL AND SALLIE M. WILTON TO THOMAS L. STARKEY AND JAMES H. STARKEY, III, BY DEED DATED OCTOBER 3, 1977 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER J.L.B. 222/544.

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.

REGISTERED SURVEYOR: JOHN S. CLIFF \_\_\_\_\_ DATE \_\_\_\_\_

**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: SUSAN S. STARKEY, P.R. FOR ESTATE OF THOMAS L. STARKEY

DATE \_\_\_\_\_ WITNESS \_\_\_\_\_ OWNER: JAMES H. STARKEY, III

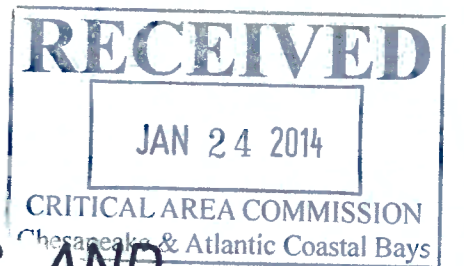
APPROVED FOR RECORDING FOR THE PLANNING COMMISSION

YOLANDA A. HIPSKI, SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**FINAL PLAT STARKEY FARM**

**FAMILY CONVEYANCE LOT 1, LOT 2 AND "NON-BUILDABLE" RESIDUE OF PARCEL 104**

SITUATED IN PRINCE FREDERICK SECOND DISTRICT, CALVERT COUNTY, MARYLAND SUBDIVISION CASE NO. MSD 08-11-29



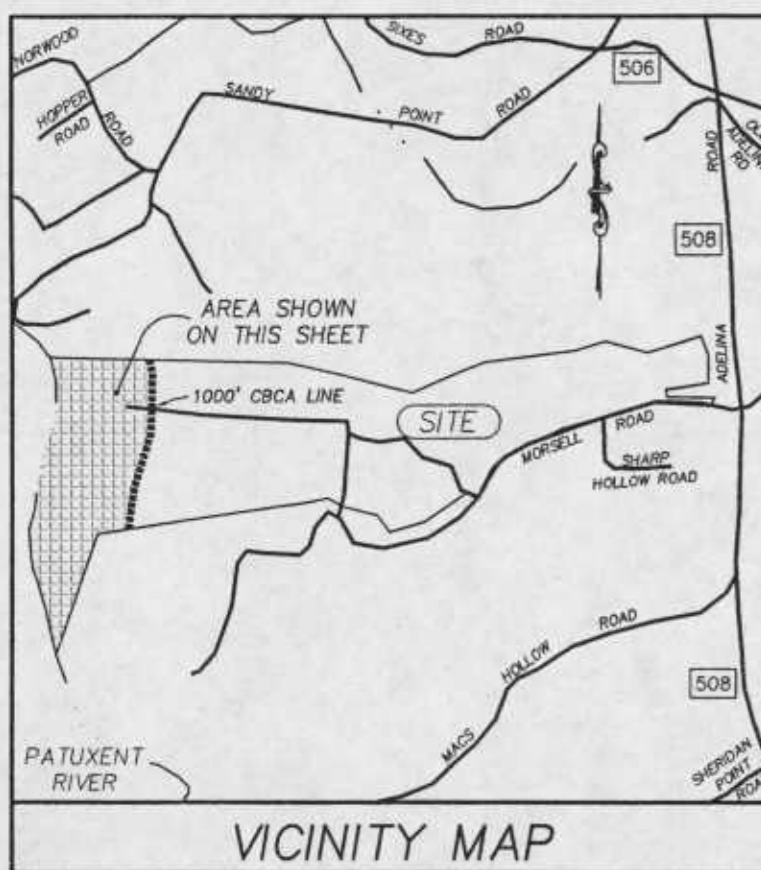
**COLLISON, OLIFF & ASSOCIATES, INC.**

Surveyors • Engineers  
Land Planners

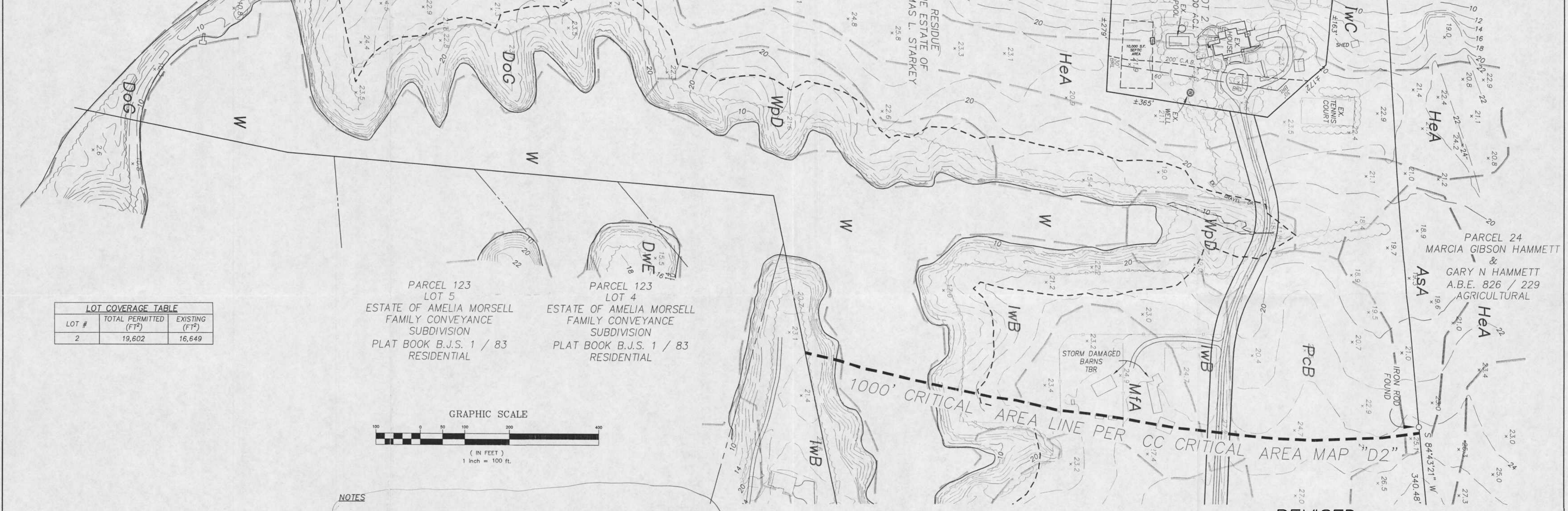
110 MAIN STREET  
PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE	SCALE
	1" = 200'
JOB NO.	DRAWN BY
1-9477	WC
FLDR REF.	APPROVED
TM 29 OR 611	JSO
DATE	REVISION



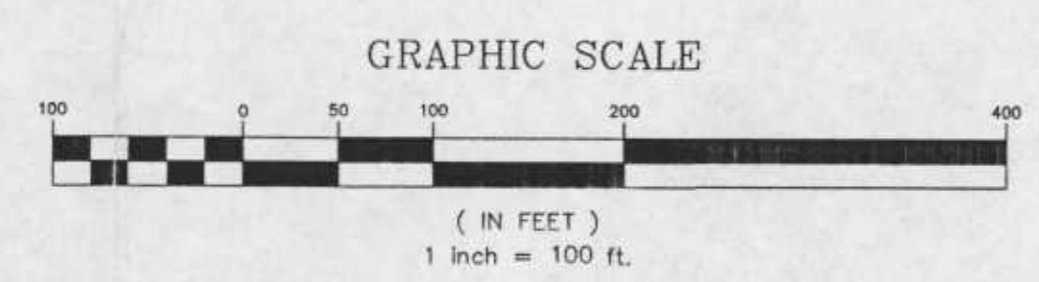
**VICINITY MAP**  
 SCALE: 1" = 2000'  
 TAX MAP: 29 GRID: 6 PARCEL: 104  
 TAX ID# 02-045605



LOT COVERAGE TABLE		
LOT #	TOTAL PERMITTED (FT <sup>2</sup> )	EXISTING (FT <sup>2</sup> )
2	19,602	16,649

PARCEL 123 LOT 5  
 ESTATE OF AMELIA MORSELL FAMILY CONVEYANCE SUBDIVISION  
 PLAT BOOK B.J.S. 1 / 83 RESIDENTIAL

PARCEL 123 LOT 4  
 ESTATE OF AMELIA MORSELL FAMILY CONVEYANCE SUBDIVISION  
 PLAT BOOK B.J.S. 1 / 83 RESIDENTIAL



**NOTES**

1. THE PURPOSE OF THIS SUPPLEMENT TO THE PRELIMINARY PLAN IS TO SHOW THE PORTION OF THE SITE WITHIN THE 1000' CRITICAL AREA LINE AT 1" = 100' SCALE PER THE REQUEST OF CRITICAL AREA COMMISSION REVIEW STAFF.
2. TOPOGRAPHY SHOWN HEREON TAKEN FROM 2003 CALVERT COUNTY AERIAL TOPOGRAPHY. CONTOUR INTERVAL IS 2'.
3. THE NON-TIDAL WETLANDS SHOWN HEREON WERE PARTIALLY DELINEATED BY MCCARTHY & ASSOCIATES, INC. AND FIELD LOCATED BY C.O.A., INC. IN JUNE 2008 (SEE WETLAND REPORT ON FILE WITH DEPARTMENT OF PLANNING & ZONING).
4. THIS PROPERTY IS WITHIN A STATE AGRICULTURAL PRESERVATION DISTRICT (APD) #04-02-84-04.
5. THE RESIDUE AREA LOCATED WITHIN THE CRITICAL AREA SHALL BE SUBJECT TO BUFFER ESTABLISHMENT PROVISIONS IF CONVERTED FROM AGRICULTURAL USE.

**PREDOMINATE SOIL TYPES**

- |   |  |
|---|--|
| AsA ANNESSEX SILT LOAM<br>0 TO 2% SLOPES            | IaB INGLESIDE LOAMY SAND<br>2 TO 5% SLOPES                       |
| DdE DODON AND MARR SOILS<br>15 TO 25% SLOPES        | IwB INGLESIDE-WOODSTOWN COMPLEX<br>2 TO 5% SLOPES                |
| DdG DODON AND MARR SOILS<br>25 TO 80% SLOPES        | IwC INGLESIDE-WOODSTOWN COMPLEX<br>5 TO 10% SLOPES               |
| DeA DODON-CROSIADORE COMPLEX<br>0 TO 2% SLOPES      | IwD INGLESIDE-WOODSTOWN COMPLEX<br>10 TO 15% SLOPES              |
| DmC DODON-MARR COMPLEX<br>5 TO 10% SLOPES           | MaB MARR-DODON COMPLEX<br>2 TO 5% SLOPES                         |
| DmD DODON-MARR COMPLEX<br>10 TO 15% SLOPES          | MfA MATAPEAKE-DODON COMPLEX<br>0 TO 2% SLOPES                    |
| DdG DOWNER-DODON COMPLEX<br>25 TO 80% SLOPES        | PcB PICCOWAXEN LOAM<br>2 TO 5% SLOPES                            |
| DwE DOWNER-WOODSTOWN COMPLEX<br>15 TO 20% SLOPES    | W WATER  |
| CwC GALESTOWN-WOODSTOWN COMPLEX<br>5 TO 10% SLOPES  | WdA WOODSTOWN SANDY LOAM<br>0 TO 2% SLOPES                       |
| GwD GALESTOWN-WOODSTOWN COMPLEX<br>10 TO 15% SLOPES | WdB WOODSTOWN SANDY LOAM<br>2 TO 5% SLOPES                       |
| HeA HAMBROOK-WOODSTOWN COMPLEX<br>0 TO 2% SLOPES    | WpD WOODSTOWN-PICCOWAXEN COMPLEX<br>5 TO 15% SLOPES              |
|   | ZbA ZEKIAH AND ISSUE SOILS<br>0 TO 2% SLOPES, FREQUENTLY FLOODED |

**LEGEND**

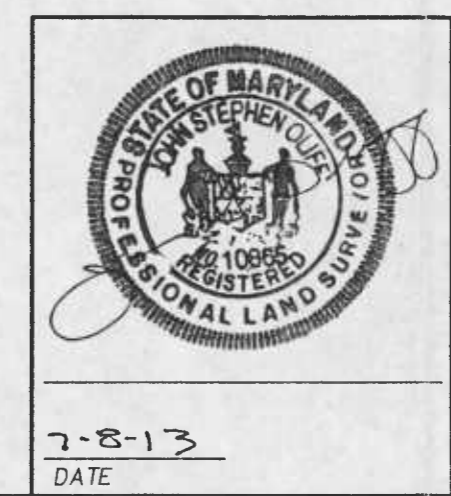
- PASSED PERC TEST LOCATION
- BUILDING RESTRICTION LINE
- 10,000 SQ. FT. SEPTIC RECOVERY AREA
- CONSERVATION AREA
- NON-TIDAL WETLANDS
- WATERS OF THE U.S.
- LIMIT OF 50' NON-DISTURBANCE VEGETATED BUFFER
- LIMIT OF 100' CRITICAL AREA BUFFER (C.A.B.)
- LIMIT OF 1000' CRITICAL AREA LINE (RCA ZONE BOUNDARY)

**SITE INFORMATION**

TOTAL AREA OF PARCEL: ± 226.7 ACRES  
 TOTAL AREA IN RCA OVERLAY: ± 50.5 ACRES  
 ESTIMATED AREA OF WETLANDS IN RCA OVERLAY: ± 10.1 ACRES  
 NET ACREAGE IN RCA OVERLAY: ± 40.4 ACRES  
 TOTAL AREA IN FFD (OUTSIDE CRITICAL AREA): ± 176.2 ACRES  
 ESTIMATED AREA OF WETLANDS IN FFD: ± 13.6 ACRES  
 NET ACREAGE IN FFD: ± 162.6 ACRES  
 TOTAL PLATTED AREA: ± 9.30 ACRES  
 LOT AREA: ± 4.00 ACRES  
 PRIVATE RIGHTS-OF WAY: ± 5.30 ACRES  
 AVERAGE LOT SIZE: ± 2.00 ACRES  
 MINIMUM LOT SIZE: ± 1.00 ACRES  
 TOTAL NUMBER OF LOTS: 2  
 1 (FAMILY CONVEYANCE)  
 1 (CONVENTIONAL)

(LOT 2 IS LOCATED WITHIN THE RCA AND IS CREATED USING 20 ACRE DENSITY)  
 EXISTING CANOPY WITHIN LOT 2 IS 24,996 S.F. (19.1%)

**REVISED  
 CRITICAL AREA SUPPLEMENT TO  
 PRELIMINARY PLAN  
 FAMILY CONVEYANCE LOT 1  
 & LOT 2  
 STARKEY FARM  
 LOCATED IN PRINCE FREDERICK  
 SECOND DISTRICT, CALVERT COUNTY, MARYLAND  
 PLANNING AND ZONING CASE NO. MSD 08-11-29**



**COLINSON, 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: FEB 2009	SCALE: 1" = 100'
JOB #: 1-9477	DRAWN BY: JAL
FLOOR REF: TAX MAP: 29 GRID: 12	APPROVED: JUSO
DATE: 9-18-12	REVISION: REMOVE LOT & 16' FAM. CONV. R/W
DATE: 12-3-12	CRITICAL AREA BUFFER
DATE: 7-1-13	LOT ACREAGE