

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/

April 13, 2009

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

Re: MSD-89-49A-21 William Bowen Estate
(Tax Map 21, Parcel 354)

Dear Ms. Vidotto:

Thank you for providing information on the above referenced minor subdivision. Within the Critical Area, the applicant is proposing to create 1 lot of 20.42 acres. The entire parcel including land outside of the Critical Area is 35.47 acres. The property is located within a Resource Conservation Area (RCA,) is currently undeveloped and is identified as lot 3 on the site plan. Most of my comments are a repeat of my October 27, 2008 letter. It appears that little new information has been provided.

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

- 1) 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." It is unclear whether the applicant is proposing to utilize the intrafamily transfer provisions within the RCA to create Lot 3. However, if applicable, please have the applicant provide the information required for a proposed intrafamily transfer lot on the plat and plans.
- 2) If an intrafamily transfer is proposed within the RCA, please note that a minimum of 7 upland acres are needed. After deduction of wetlands is calculated, it is unclear that enough acreage is available to meet the minimum requirement. General Note #25 may be attempting to address this requirement but its intent is unclear.
- 3) We recognize the general concept behind Note #25. However, please note that any areas of State-owned wetlands present on the property cannot be included within the boundaries of a new privately-owned lot. Without performing a wetland delineation, it is unclear how the County will verify that State-owned wetlands are not present. Also, while we acknowledge the labeling of an unplatted residue parcel within the RCA, please specify how this remaining piece of RCA land will be owned, tracked, and reviewed to ensure consistency with the restrictions for RCA lands without being platted. The concern is creation of a non conforming (less than 20 ac.) lot.

- Is this in the wrong file?
KG
6/1/09

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 578-08

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October 27, 2008

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

Re: MSD-89-49A-21 William Bowen Estate
(Tax Map 21, Parcel 354)

Dear Ms. Vidotto:

Thank you for providing information on the above referenced intrafamily transfer minor subdivision. Within the Critical Area, the applicant is proposing to create 1 lot of 31.23 acres. The entire parcel including land outside of the Critical Area is 48.8 acres. The property is located within a Resource Conservation Area (RCA,) is currently undeveloped and is identified as lot 4 on the site plan.

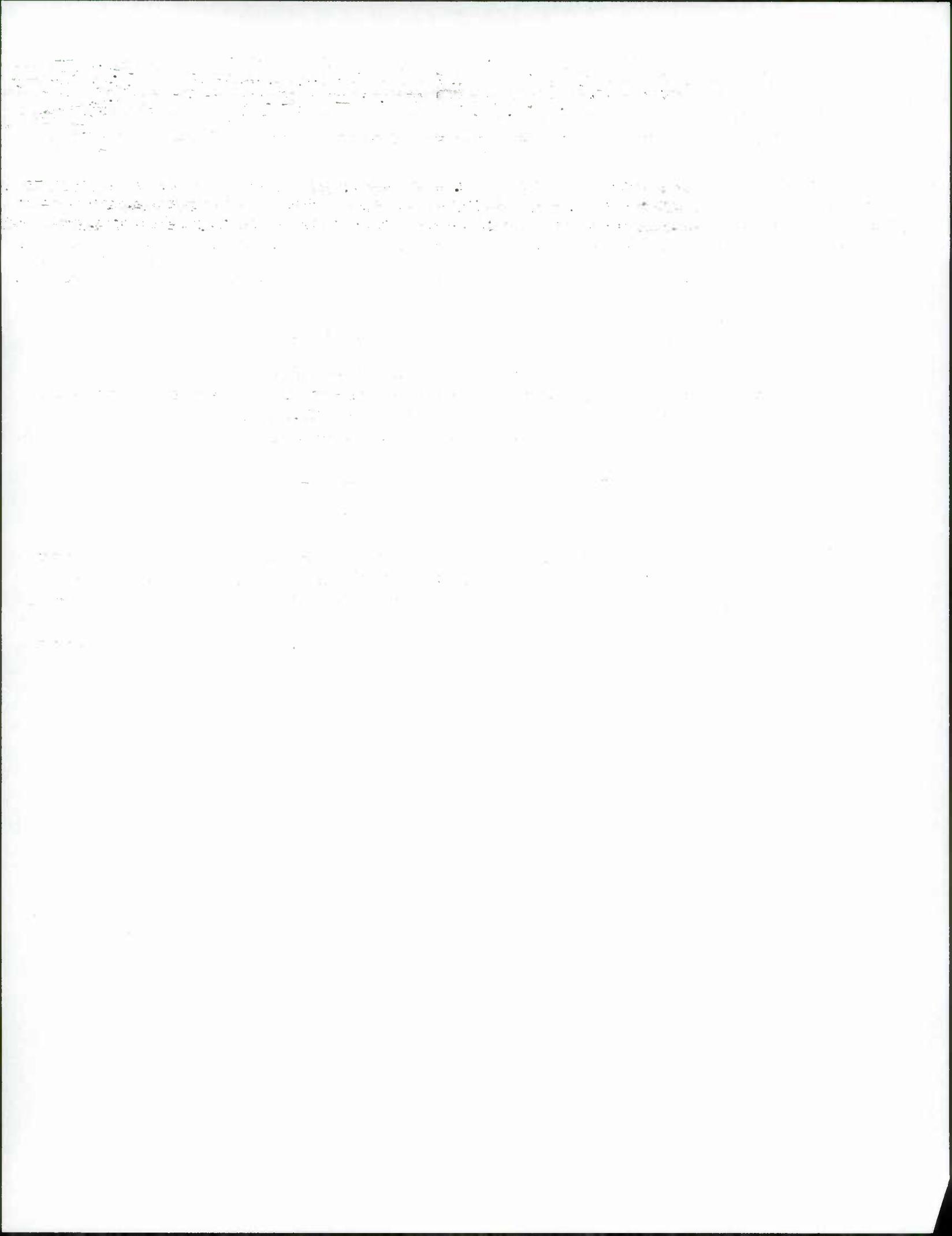
Based on the information provided, we have the following comments regarding the preliminary plan proposal.

- 1) There is not a home site or sewage recovery area proposed in the Critical Area.
- 2) An existing farm road exists on the site in the Critical Area.
- 3) 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.
- 4) A minimum of 7 upland acres are needed for an intrafamily transfer. After deduction of wetlands is calculated it is unclear that enough acreage is available to meet the minimum requirement.

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 578-08



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: 3/19/2008

Tax ID #: 2-087065

Tax Map #	Parcel #	Block #	Lot #	Section
21	354			

Project Name/Location: *WILLIAM BOWEN ESTATE*
Address: *410 M. F. BOWEN ROAD HUNTINGTOWN MD 20639*

Applicant's Information:

Last Name: <i>BOWEN</i>	First Name: <i>FRANKLIN</i>
Phone: <i>410-326-4090</i>	Email:
Address: <i>PO BOX 224 SOLOMONS MARYLAND 20688</i>	

Agent's Information:

Last Name: <i>Collinson</i>	First Name: <i>Scott</i>
Phone: <i>410-286-9712</i>	Email: <i>scollinson@advancedsurveysinc.com</i>
Address: <i>Advanced Surveys Inc. 3140 W. Ward Rd. Suite 103 Dunkirk MD 20754</i>	

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:

create 1 lot for single family detached dwellings, lot is 48 acres and all proposed development outside the 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	31.23	
Total Area:	31.23	

Forest and Impervious Surface Coverage:	In Buffer (sq ft)	Outside Buffer (sq ft)
Existing Forest/Woodland/Trees	576,500	31,100
Created Forest/Woodland/Trees	0	0
Removed Forest/Woodland/Trees	0	0
Total Forest/Woodland/Trees to Remain	576,500	31,100
Total Forest/Woodland/Trees to be Planted	0	0
Existing Impervious Surface	0	0
New Impervious Surface	0	0
Removed Impervious Surface	0	0
Total Impervious Surface	0	0

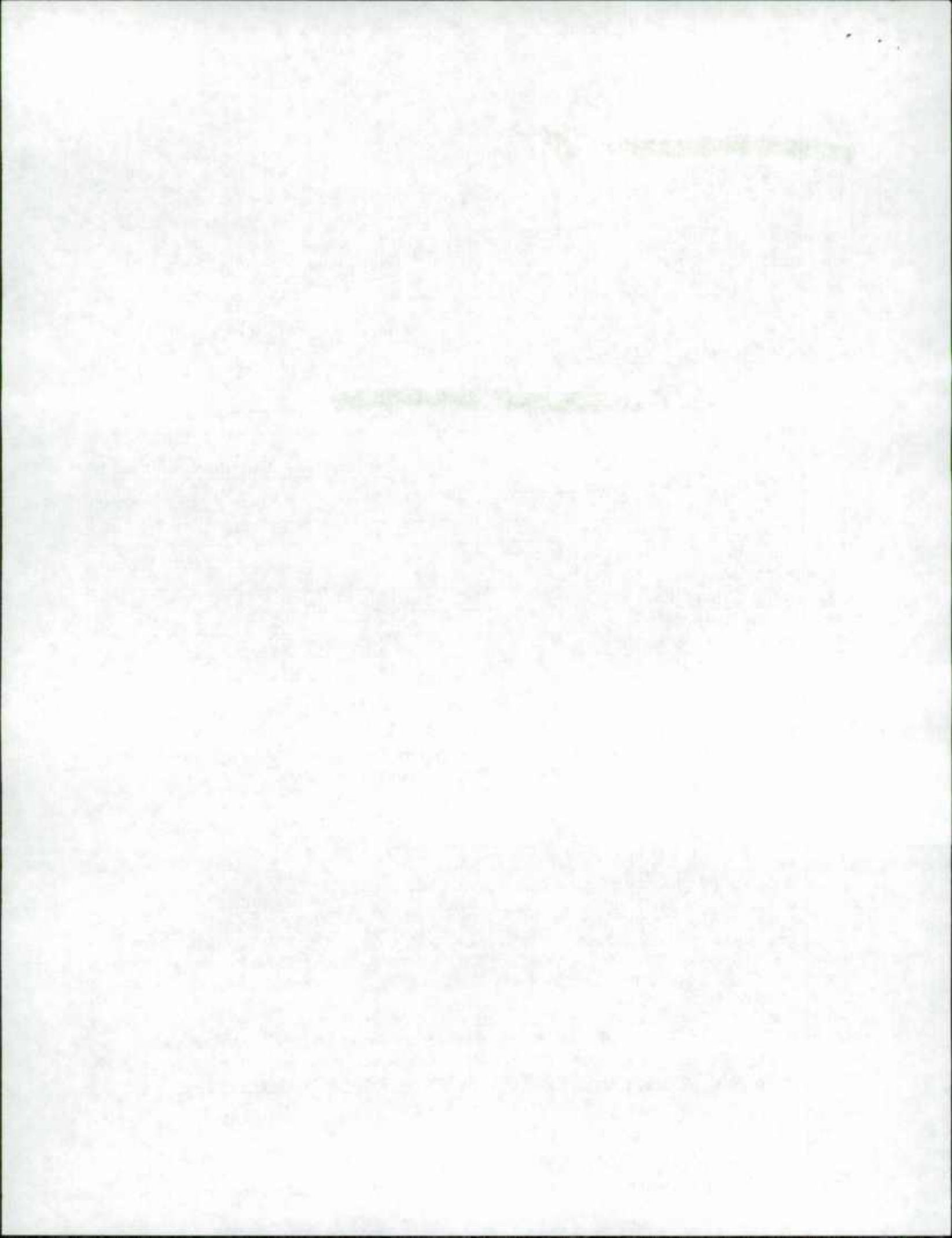
Trees and/or shrubs must cover or be established to cover 15% of the lot or parcel area. Impervious Surface limits are as given in Section 8-1.04.G.1.f of the Zoning Ordinance including Table 8-1.01 repeated below. Impervious areas are surfaces through which water cannot penetrate such as houses, garages,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

Variances 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:

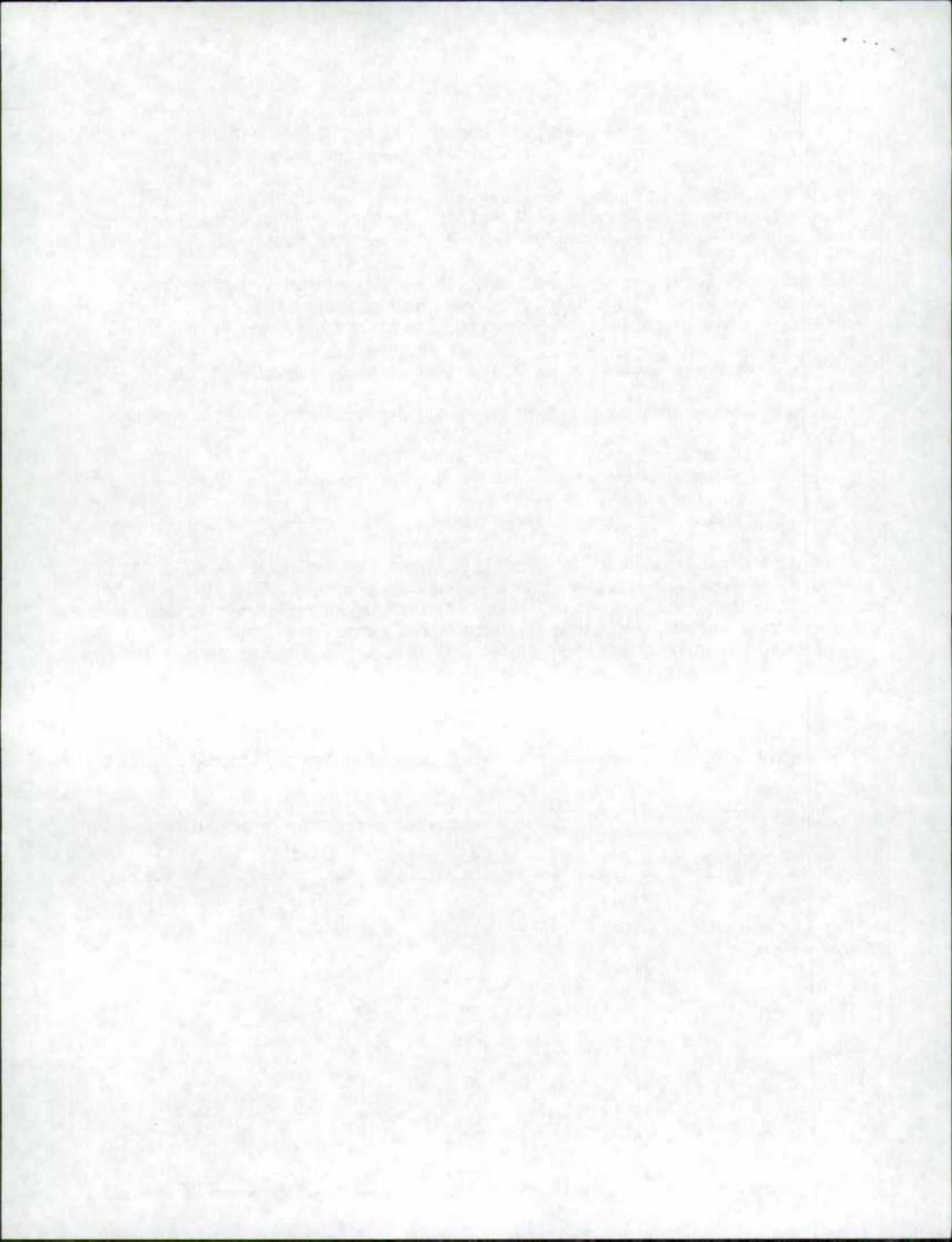
- A. Existing and proposed water dependent facilities,
- B. Lateral lines and adjacent property shorelines (must stay 25ft from each lateral line) and
- C. Harbor line if applicable (See Harbor Line Map in Office of Planning and Zoning).

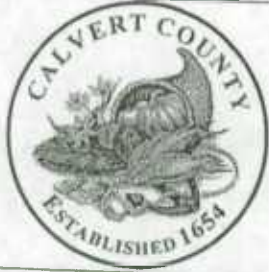
Proposed activities below mean high water, in tidal or nontidal wetlands, or within 25' of a wetland require review and approval from Maryland Department of the Environment, the Army Corp of Engineers and Calvert County. A copy of all federal and state permits or letters of exemption must accompany permit 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: 7/2/08	Signature (property owner or authorized agent):  AGENT
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See the Calvert County Zoning Ordinance (Article 8-1) for additional information and requirements.





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: WILLIAM H. BOWEN ESTATE

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

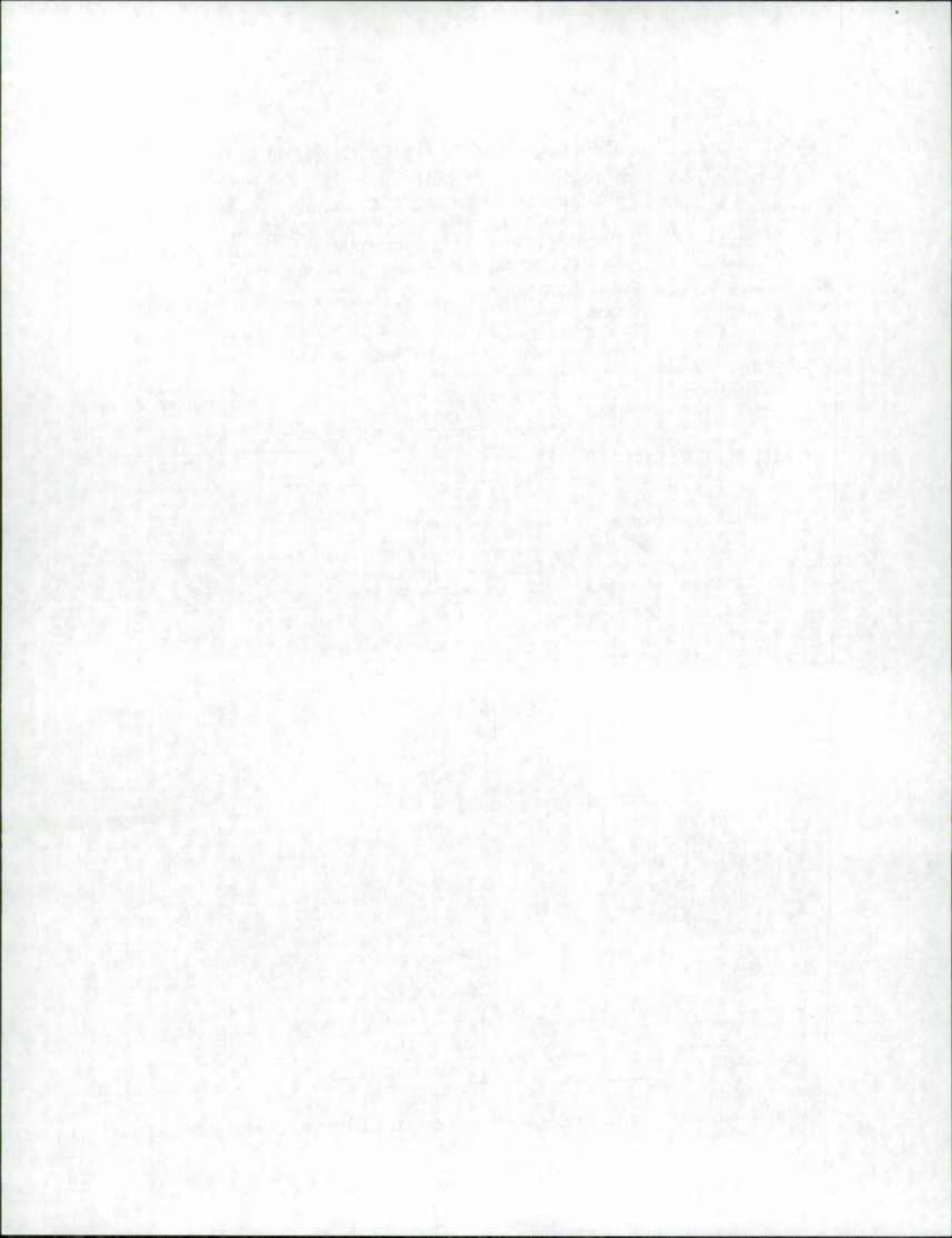
Mandatory clustering per Section 5-2.01 yes no Clustered subdivision yes no

# of Exception Lots: <u>3</u>	Total Parcel Acreage: <u>143.79</u>	Average Lot Size: <u>33.21</u>
# of Conventional Lots: _____	Wetlands Acreage: <u>34.20</u>	Total Area in Lots: <u>99.62</u>
# of Family Conveyance Lots: _____	Net Acreage: <u>109.59</u>	Total Open Space* Acreage: _____
# of TDR Lots: _____		Public R/W Acreage: _____
# of Receiving Area Lots: _____		Private R/W Acreage: <u>0.35</u>
TOTAL LOTS PROPOSED: <u>3</u>		Widening Strip Acreage: _____
		Recreation Area Acreage: _____
		Residue Acreage: _____
		Total Platted Area: <u>99.97</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

Location (Postal Area / City): Huntingtown 20639

Zoning District: FFD Farm Forest District

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): M. F. BOWEN ROAD

Road Type: State County Private

Election District: 2ND

Community Planning District: 2

Is Subdivision within Critical Area?: Yes No

If so, which district? IDA LDA LDA3 RCA Acreage in Critical Area: 31.23

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>21</u>	<u>355</u>	<u>2-087057</u>	_____	_____	_____
<u>21</u>	<u>354</u>	<u>2-087065</u>	_____	_____	_____
<u>21</u>	<u>21</u>	<u>2-002426</u>	_____	_____	_____
<u>21</u>	<u>351</u>	<u>2-087103</u>	_____	_____	_____

Current or Past Applications¹ (if any):

Application Type	Case #	Resolution #	Action Date
<input type="checkbox"/> Rezoning	_____	_____	_____
<input type="checkbox"/> Board of Appeals	_____	_____	_____
<input checked="" type="checkbox"/> Subdivision	<u>MSD89-49</u>	_____	_____
<input type="checkbox"/> Transfer Zone	_____	_____	_____
<input checked="" type="checkbox"/> Agricultural Preservation District	_____	<u>295-249</u>	<u>2/24/1983</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:

For access & rights-of-way*

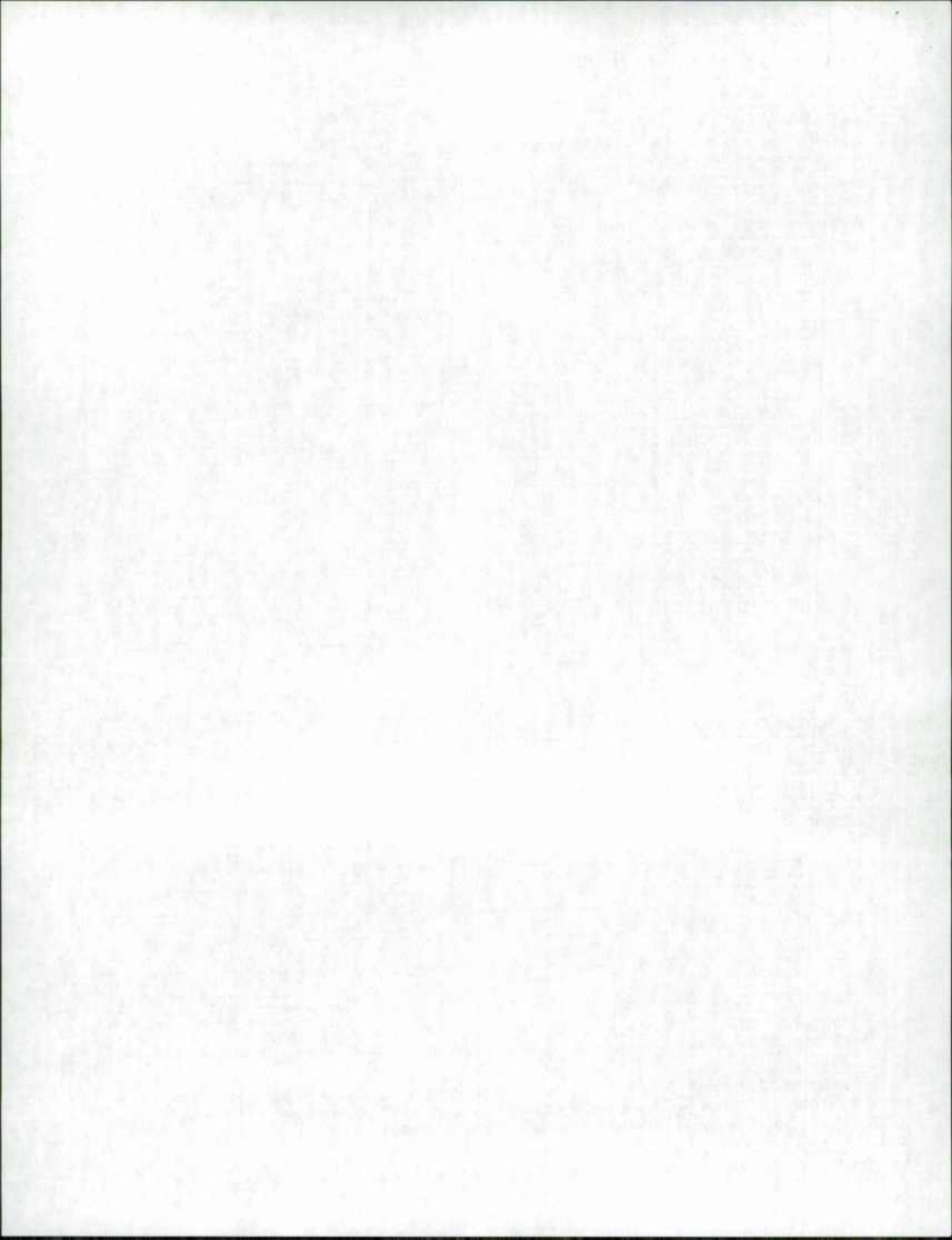
For creation of lots*

Intra-family for forest conservation requirements (Declaration of Intent required with final plat)

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

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: SHARON

Last Name: WELLS

Signature: Sharon Wells

Date: 9-3-08

Print or type First Name: _____

Last Name: _____

Signature: 4280

Date: _____

Address: 3640 HUNTING CREEK ROAD

Phone: 410-535-0679

City: HUNTINGTOWN

State: MARYLAND

Zip Code: 20639

Phone: 410-535-0679

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): ADVANCED SURVEYS

Print or type First Name: Scott

Last Name: Collinson

Signature: Scott Collinson

Date: 2/21/08

Address: 3140 WEST WARD ROAD SUITE 103

City: DUNKIRK

State: MD

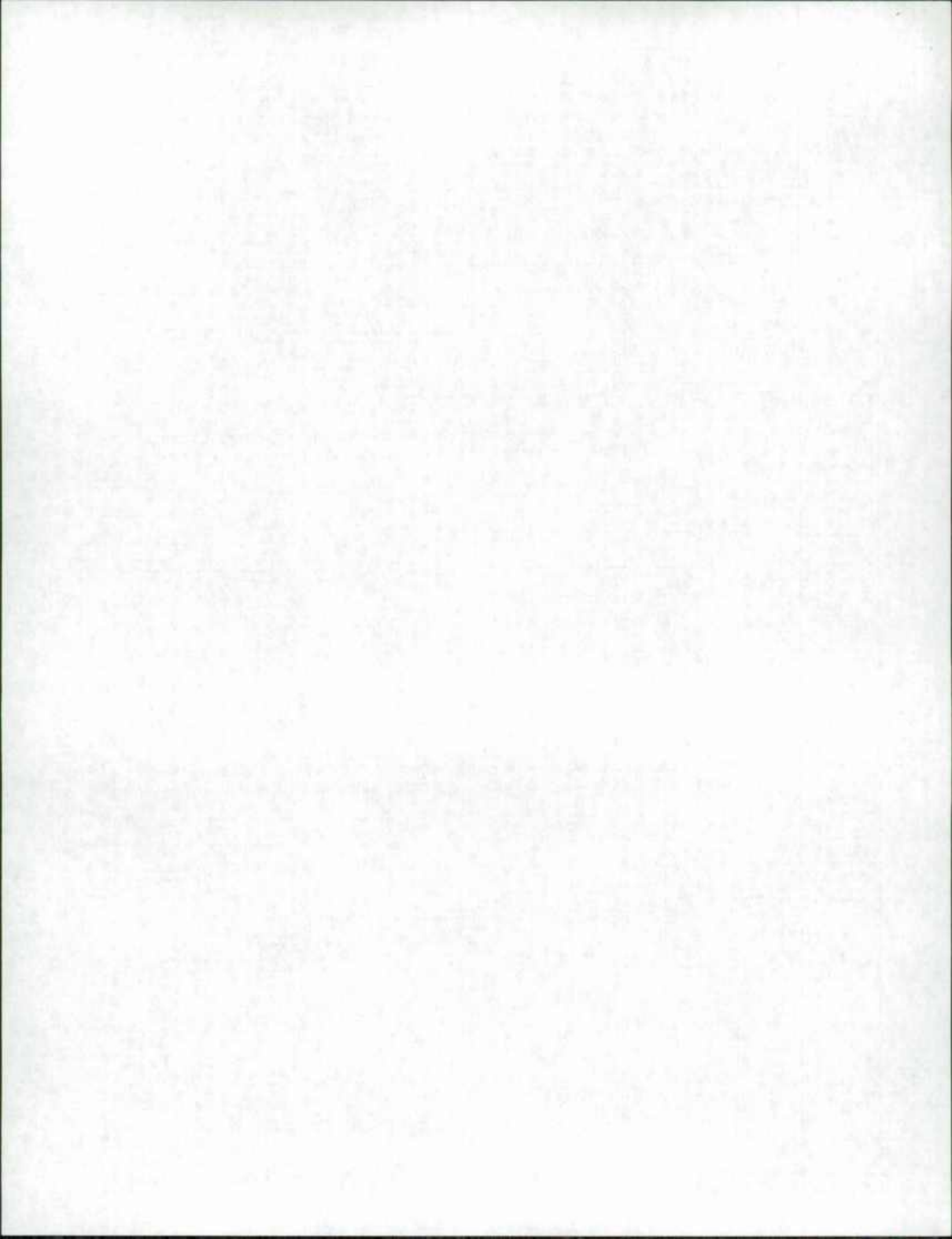
Zip Code: 20754

Phone: 410-286-9712

Fax: 410-286-9716

Email: info@advancedsurveysinc.com


Agent Notes:

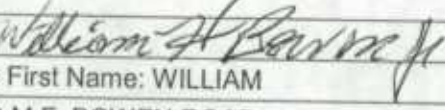


SUPPLEMENTAL SIGNATURE FORM

Please indicate in the space below with which type of application this supplemental signature form is being submitted (e.g., subdivision application, family conveyance, site plan review).

Type of Application:

Signature: 		Date: <u>9-2-08</u>
Print or Type First Name: FRANKLIN	M.I.:	Last Name: BOWEN
Address: PO BOX 224		Phone:
City: SOLOMONS	State: MD	Zip Code: 20688
Phone: 410-326-4090	Fax:	Email:

Signature: 		Date: <u>9-2-08</u>
Print or Type First Name: WILLIAM	M.I.: H JR.	Last Name: BOWEN
Address: 370 M.F. BOWEN ROAD		Phone:
City: HUNTINGTOWN	State: MD	Zip Code: 20639
Phone:	Fax:	Email:

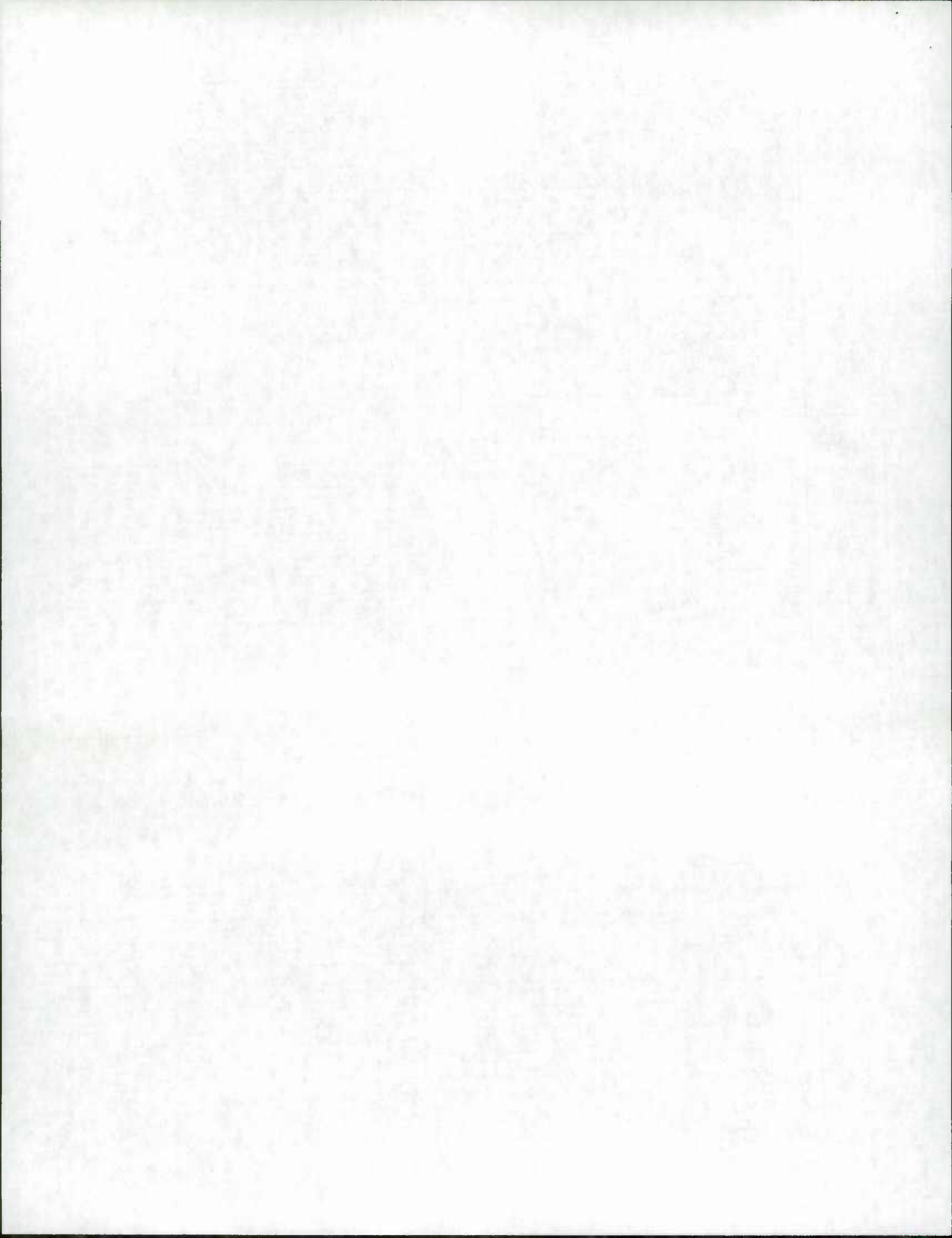
Signature:		Date:
Print or Type First Name: WILLIAM	M.I.: H	Last Name: BOWEN
Address:		Phone:
City:	State:	Zip Code:
Phone:	Fax:	Email:

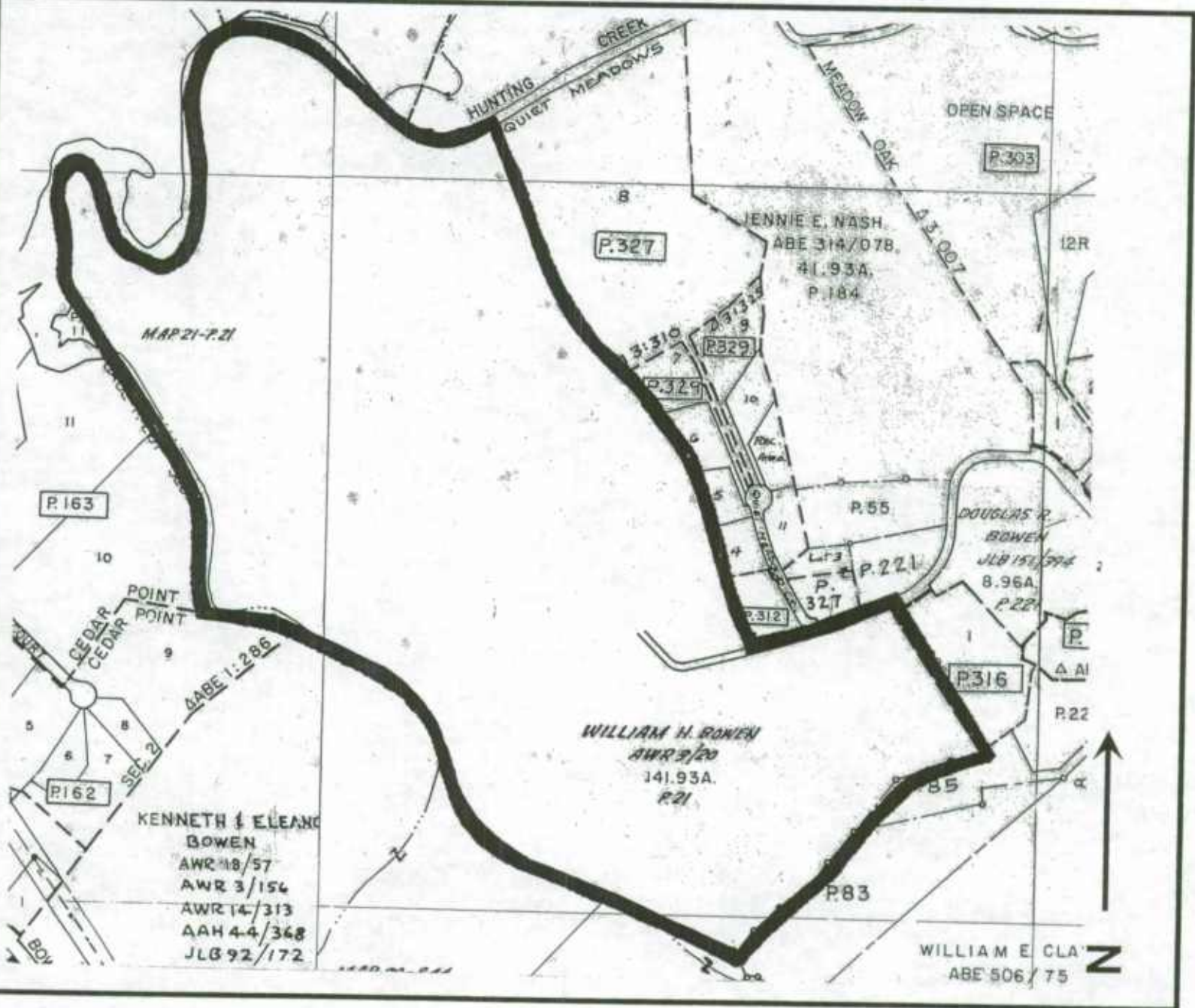
Signature:		Date:
Print or Type First Name: IRVINE	M.I.: C	Last Name: BOWEN
Address:		Phone:
City:	State:	Zip Code:
Phone:	Fax:	Email:

Signature:		Date:
Print or Type First Name:	M.I.:	Last Name:
Address:		Phone:
City:	State:	Zip Code:
Phone:	Fax:	Email:

Signature:		Date:
Print or Type First Name:	M.I.:	Last Name:
Address:		Phone:
City:	State:	Zip Code:
Phone:	Fax:	Email:

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Print or Type First Name:	M.I.:	Last Name:
Address:		Phone:
City:	State:	Zip Code:
Phone:	Fax:	Email:





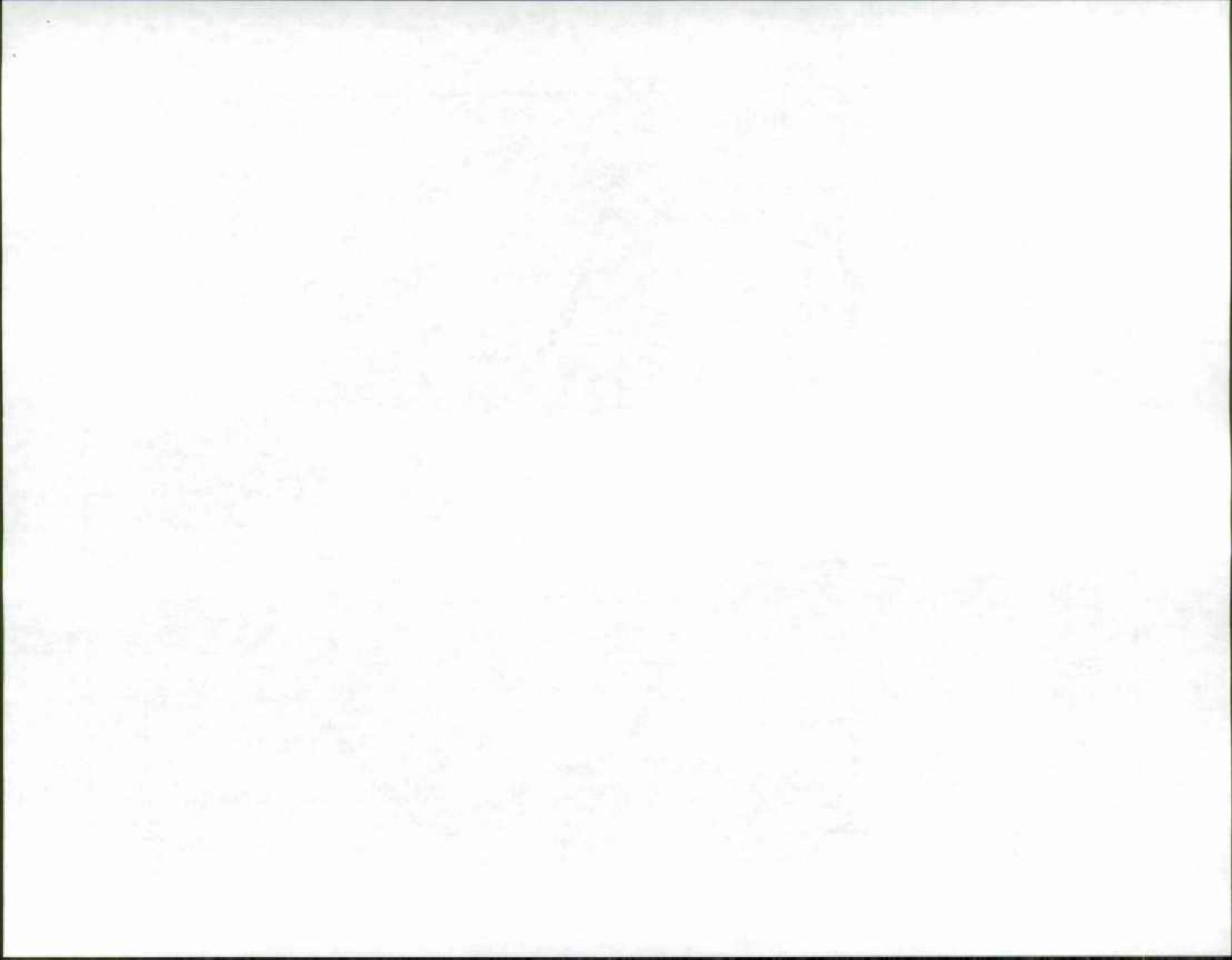
Tax Map 21 Parcel 21

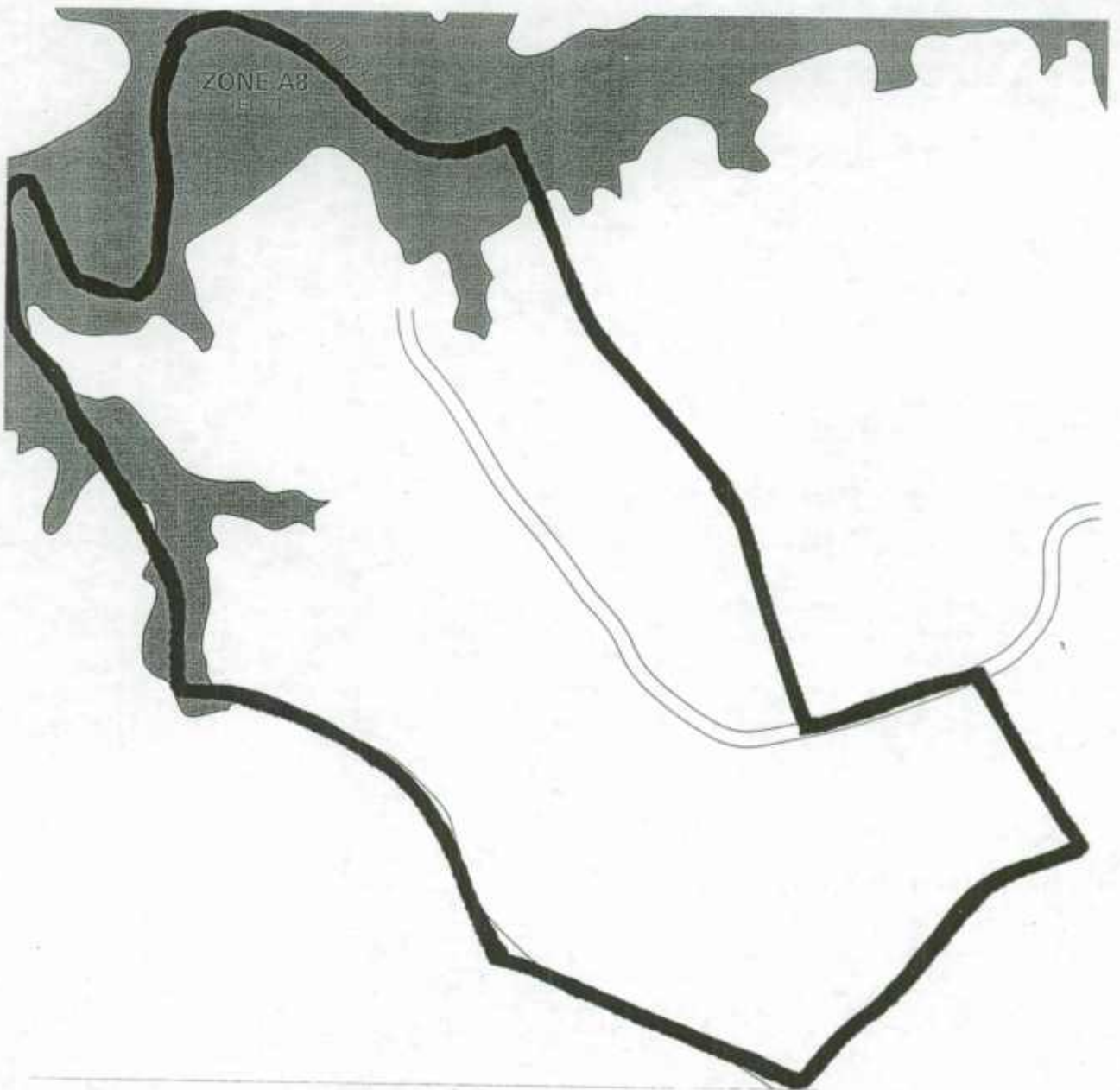
William H. Bowen Property

Scale: 1" = 600'

January 2008

ADVANCED SURVEYS, INC.





FEMA Map

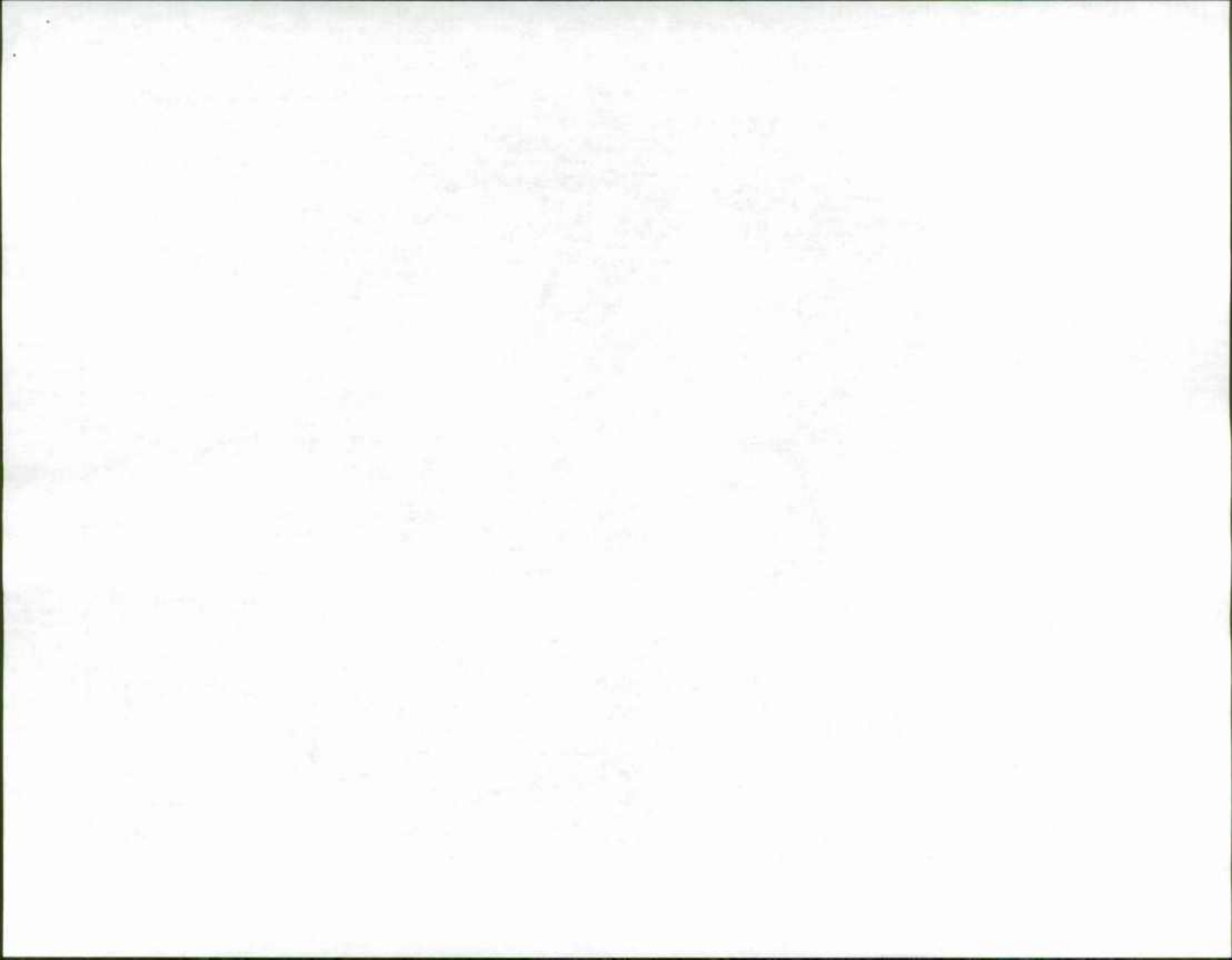
240011 0015B

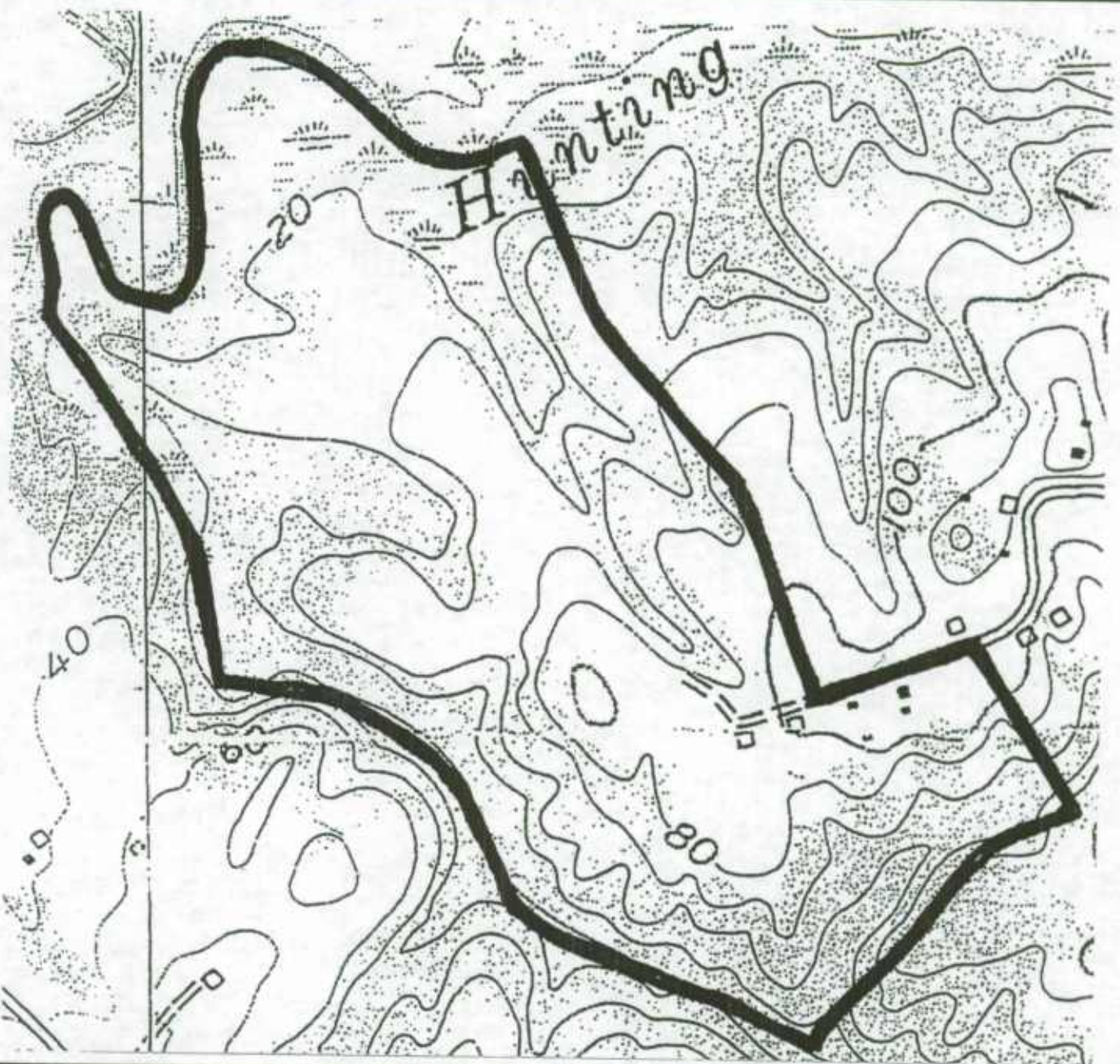
William H. Bowen Property

Scale: 1" = 600'

January 2008

ADVANCED SURVEYS, INC.





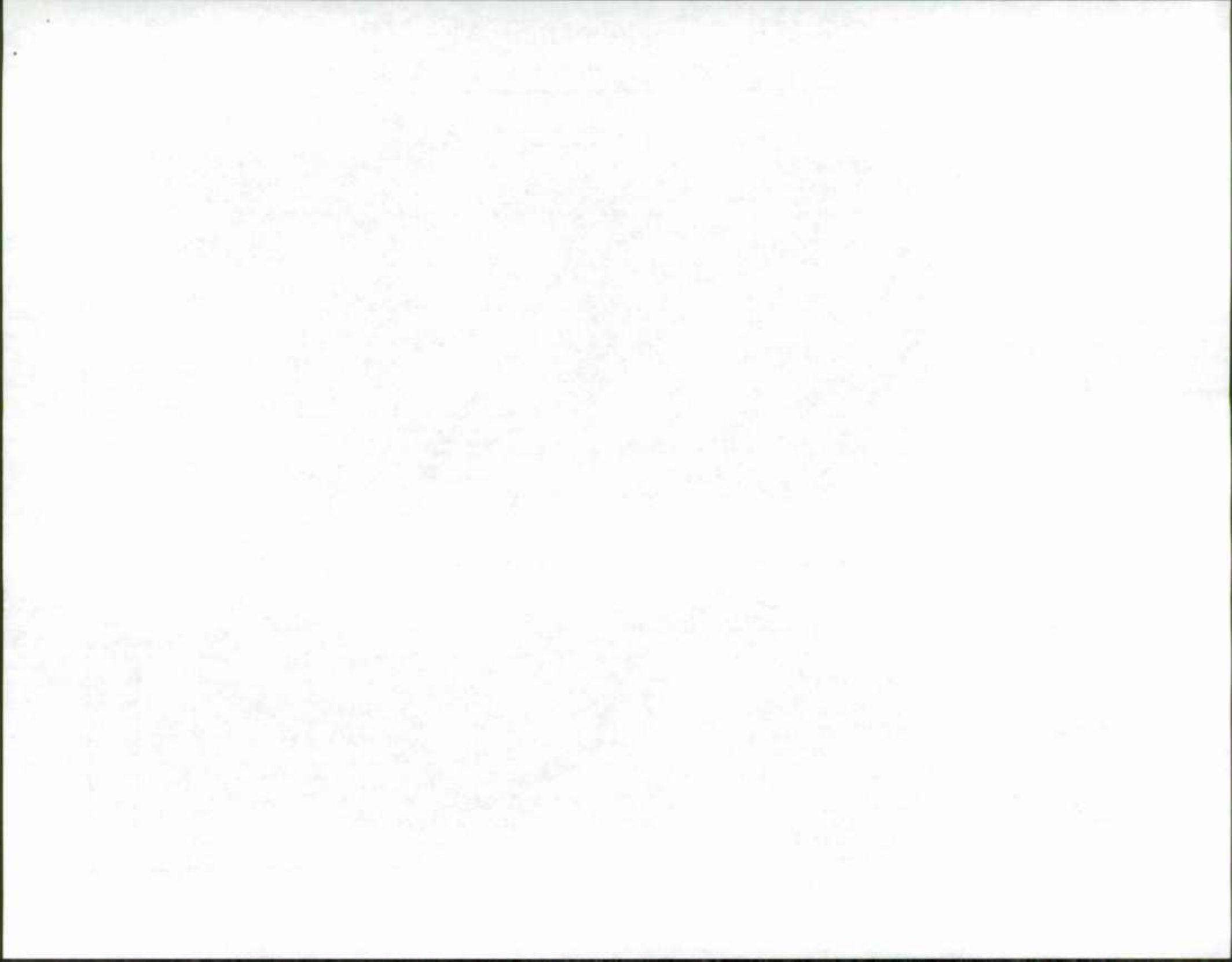
U.S.G.S. MAP

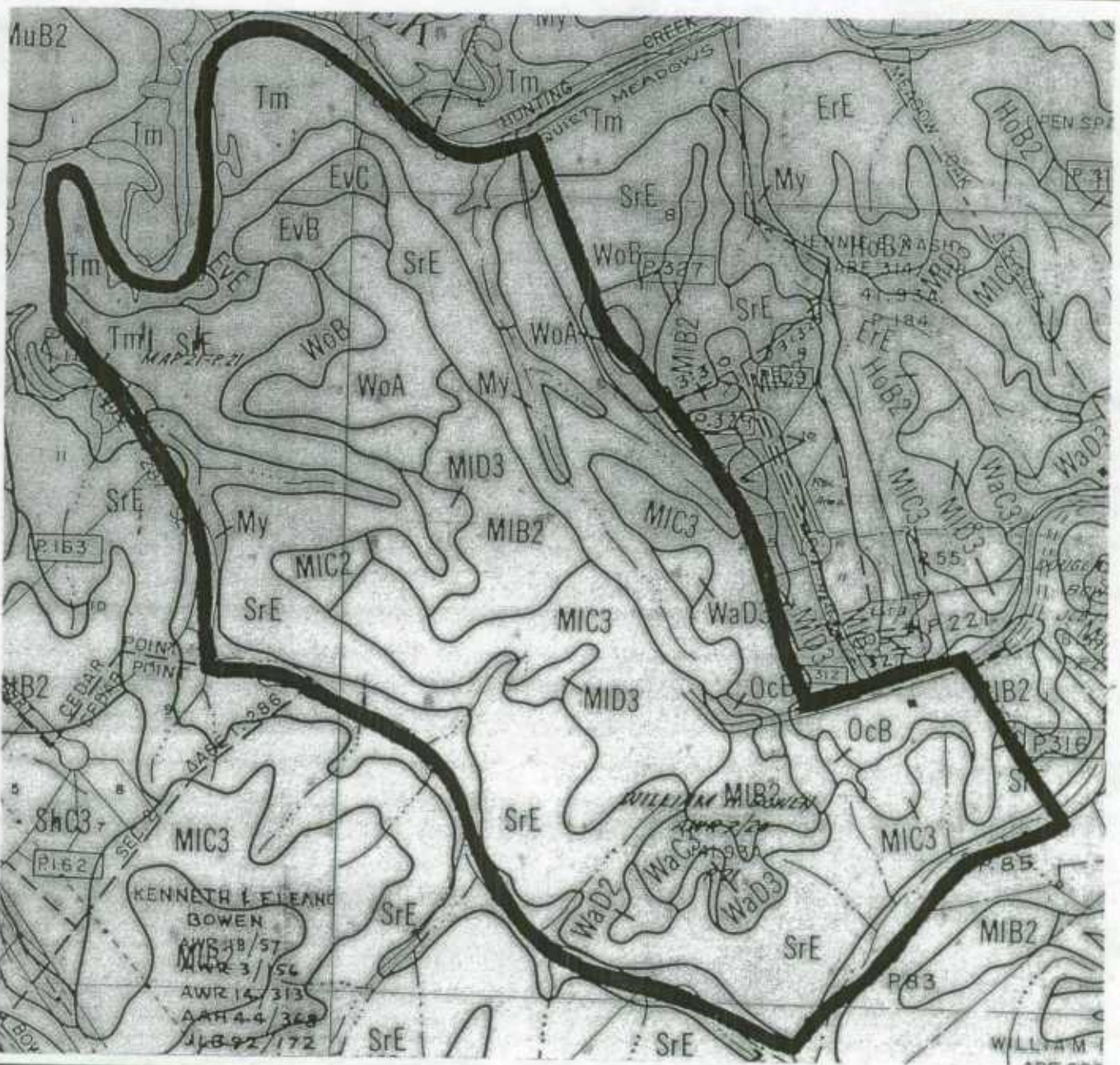
William H. Bowen Property

Scale: 1" = 600'

January 2008

ADVANCED SURVEYS, INC.





Soils Map

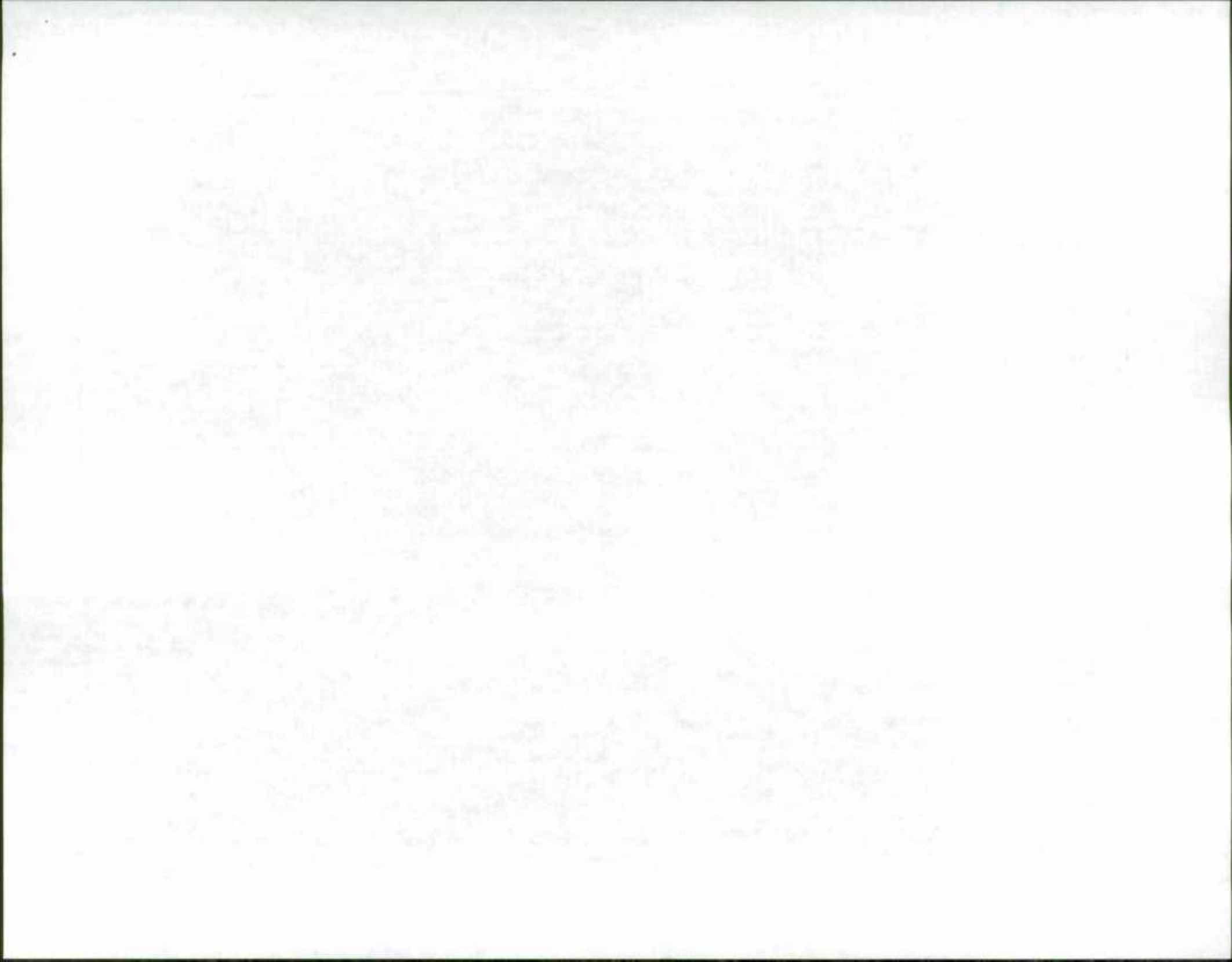
William H. Bowen Property

Scale: 1" = 600'

January 2008

ADVANCED SURVEYS, INC.

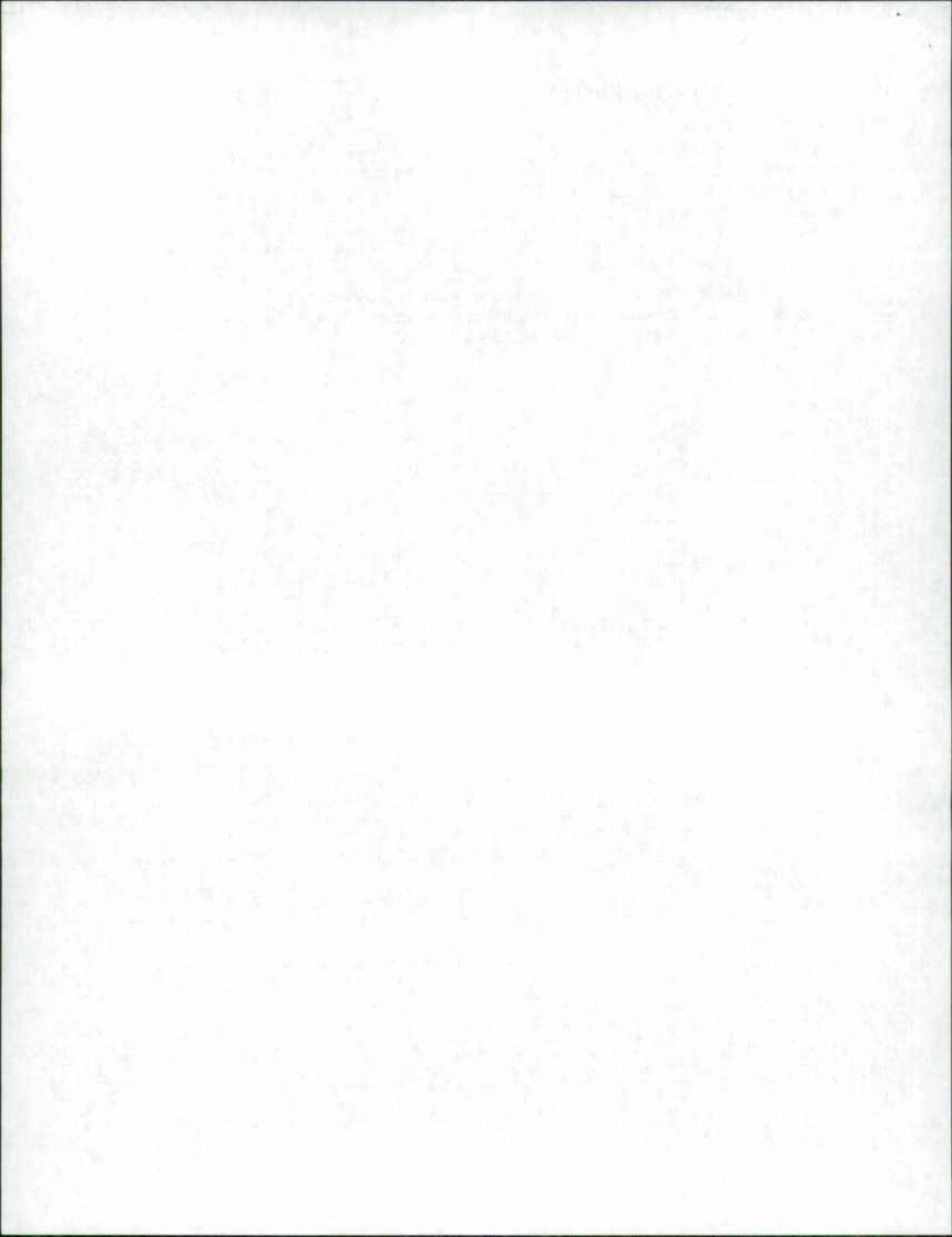
KENNETH E. BOWEN
 MIB2 18/57
 MIB2 3/54
 AW2 16/313
 AWH 4.4/368
 WLB 92/172

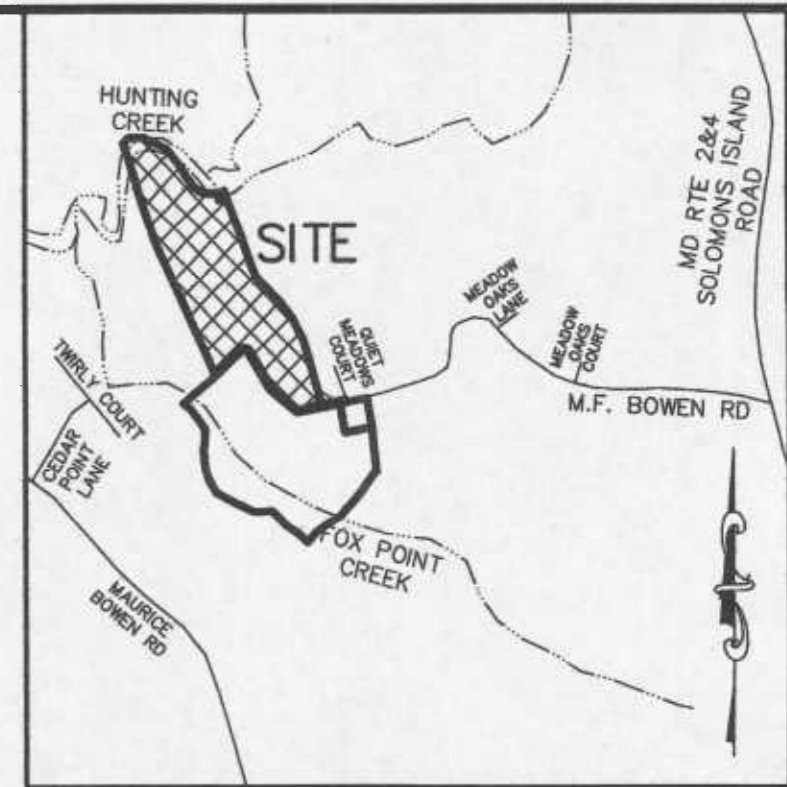
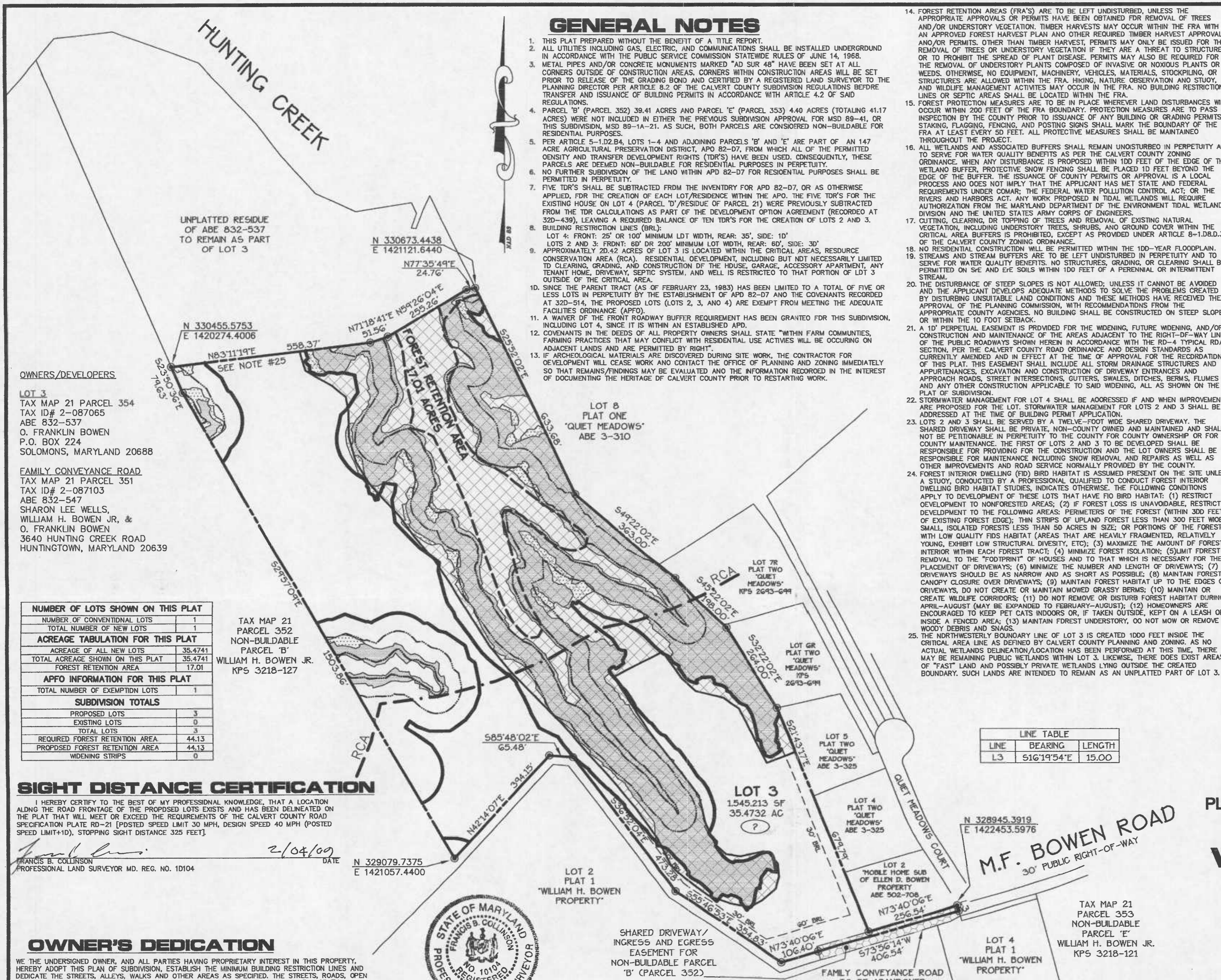


SUBDIVISION LETTER OF EXPLANATION

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.
	Wetlands: per environmental planner, an assumed wetlands line created 4' above possible wetlands and used to create extended buffer; Forest Stand Delineation: Proposed house sites are in cleared area
2.	Focal Point: N/A
3.	Recreation Requirements: N/A
	Recreation Proposed: N/A
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:
	N/A
5.	List all structures, barns, houses, etc. that exist, note if any are 50 years or older, and specify retention or removal:
	A total of eleven structures (one house, seven sheds, three barns, and one silo). Structures over 50 years old: house, the barns, and some of the sheds. All of the existing structures are to remain.
6.	Other comments/explanation for issues not listed above that need to be brought to the attention of any review agencies:





VICINITY MAP
 SCALE: 1" = 2000'
 TAX MAP 21
 PARCELS 21, 351, 354, 355

GENERAL NOTES

- THIS PLAT PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- ALL UTILITIES INCLUDING GAS, ELECTRIC, AND COMMUNICATIONS SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION STATEWIDE RULES OF JUNE 14, 1986.
- METAL PIPES AND/OR CONCRETE MONUMENTS MARKED "AD SUR 48" HAVE BEEN SET AT ALL CORNERS OUTSIDE OF CONSTRUCTION AREAS. CORNERS WITHIN CONSTRUCTION AREAS WILL BE SET PRIOR TO RELEASE OF THE GRADING BOND AND CERTIFIED BY A REGISTERED LAND SURVEYOR TO THE PLANNING DIRECTOR PER ARTICLE 8.2 OF THE CALVERT COUNTY SUBDIVISION REGULATIONS BEFORE TRANSFER AND ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH ARTICLE 4.2 OF SAID REGULATIONS.
- PARCEL 'B' (PARCEL 352) 39.41 ACRES AND PARCEL 'E' (PARCEL 353) 4.40 ACRES (TOTALING 41.17 ACRES) WERE NOT INCLUDED IN EITHER THE PREVIOUS SUBDIVISION APPROVAL FOR MSD 89-41, OR THIS SUBDIVISION, MSD 89-1A-21. AS SUCH, BOTH PARCELS ARE CONSIDERED NON-BUILDABLE FOR RESIDENTIAL PURPOSES.
- PER ARTICLE 5-1.02.84, LOTS 1-4 AND ADJOINING PARCELS 'B' AND 'E' ARE PART OF AN 147 ACRE AGRICULTURAL PRESERVATION DISTRICT, APO 82-07, FROM WHICH ALL OF THE PERMITTED DENSITY AND TRANSFER DEVELOPMENT RIGHTS (TDR'S) HAVE BEEN USED. CONSEQUENTLY, THESE PARCELS ARE DEEMED NON-BUILDABLE FOR RESIDENTIAL PURPOSES IN PERPETUITY.
- NO FURTHER SUBDIVISION OF THE LAND WITHIN APO 82-07 FOR RESIDENTIAL PURPOSES SHALL BE PERMITTED IN PERPETUITY.
- FIVE TDR'S SHALL BE SUBTRACTED FROM THE INVENTORY FOR APO 82-07, OR AS OTHERWISE APPLIED, FOR THE CREATION OF EACH LOT/RESIDENCE WITHIN THE APO. THE FIVE TDR'S FOR THE EXISTING HOUSE ON LOT 4 (PARCEL 'D'/RESIDUE OF PARCEL 21) WERE PREVIOUSLY SUBTRACTED FROM THE TDR CALCULATIONS AS PART OF THE DEVELOPMENT OPTION AGREEMENT (RECORDED AT 322-439), LEAVING A REQUIRED BALANCE OF TEN TDR'S FOR THE CREATION OF LOTS 2 AND 3.
- BUILDING RESTRICTION LINES (BRL):
 LOT 4: FRONT: 25' OR 100' MINIMUM LOT WIDTH, REAR: 35', SIDE: 10'
 LOTS 2 AND 3: FRONT: 60' DR 200' MINIMUM LOT WIDTH, REAR: 60', SIDE: 30'
- APPROXIMATELY 20.42 ACRES OF LOT 3 IS LOCATED WITHIN THE CRITICAL AREAS, RESOURCE CONSERVATION AREA (RCA), RESIDENTIAL DEVELOPMENT, INCLUDING BUT NOT NECESSARILY LIMITED TO CLEARING, GRADING, AND CONSTRUCTION OF THE HOUSE, GARAGE, ACCESSORY APARTMENT, ANY TENANT HOME, DRIVEWAY, SEPTIC SYSTEM, AND WELL IS RESTRICTED TO THAT PORTION OF LOT 3 OUTSIDE OF THE CRITICAL AREA.
- SINCE THE PARENT TRACT (AS OF FEBRUARY 23, 1983) HAS BEEN LIMITED TO A TOTAL OF FIVE OR LESS LOTS IN PERPETUITY BY THE ESTABLISHMENT OF APO 82-07 AND THE COVENANTS RECORDED AT 320-514, THE PROPOSED LOTS (LOTS 2, 3, AND 4) ARE EXEMPT FROM MEETING THE ADEQUATE FACILITIES ORDINANCE (AFPO).
- A WAIVER OF THE FRONT ROADWAY BUFFER REQUIREMENT HAS BEEN GRANTED FOR THIS SUBDIVISION, INCLUDING LOT 4, SINCE IT IS WITHIN AN ESTABLISHED APO.
- COVENANTS IN THE DEEDS OF ALL PROPERTY OWNERS SHALL STATE "WITHIN FARM COMMUNITIES, FARMING PRACTICES THAT MAY CONFLICT WITH RESIDENTIAL USE ACTIVITIES WILL BE OCCURRING ON ADJACENT LANDS AND ARE PERMITTED BY RIGHT".
- IF ARCHAEOLOGICAL MATERIALS ARE DISCOVERED DURING SITE WORK, THE CONTRACTOR FOR DEVELOPMENT WILL CEASE WORK AND CONTACT THE OFFICE OF PLANNING AND ZONING IMMEDIATELY SO THAT REMAINS/FINDINGS MAY BE EVALUATED AND THE INFORMATION RECORDED IN THE INTEREST OF DOCUMENTING THE HERITAGE OF CALVERT COUNTY PRIOR TO RESTARTING WORK.

- FOREST RETENTION AREAS (FRA'S) ARE TO BE LEFT UNDISTURBED, UNLESS THE APPROPRIATE APPROVALS OR PERMITS HAVE BEEN OBTAINED FOR REMOVAL OF TREES AND/OR UNDERSTORY VEGETATION. TIMBER HARVESTS MAY OCCUR WITHIN THE FRA WITH AN APPROVED FOREST HARVEST PLAN AND OTHER REQUIRED TIMBER HARVEST APPROVALS AND/OR PERMITS. OTHER THAN TIMBER HARVEST, PERMITS MAY ONLY BE ISSUED FOR THE REMOVAL OF TREES OR UNDERSTORY VEGETATION IF THEY ARE A THREAT TO STRUCTURES OR TO PROHIBIT THE SPREAD OF PLANT DISEASE. PERMITS MAY ALSO BE REQUIRED FOR THE REMOVAL OF UNDERSTORY PLANTS COMPOSED OF INVASIVE OR NOXIOUS PLANTS OR WEEDS. OTHERWISE, NO EQUIPMENT, MACHINERY, CHAINS, MATERIALS, STOCKPILING, OR STRUCTURES ARE ALLOWED WITHIN THE FRA. HIKING, NATURE OBSERVATION AND STUDY, AND WILDLIFE MANAGEMENT ACTIVITIES MAY OCCUR IN THE FRA. NO BUILDING RESTRICTION LINES OR SEPTIC AREAS SHALL BE LOCATED WITHIN THE FRA.
- ALL WETLANDS AND ASSOCIATED BUFFERS SHALL REMAIN UNDISTURBED IN PERPETUITY AND TO SERVE FOR WATER QUALITY BENEFITS AS PER THE CALVERT COUNTY ZONING ORDINANCE. WHEN ANY DISTURBANCE IS PROPOSED WITHIN 100 FEET OF THE EDGE OF THE WETLAND BUFFER, PROTECTIVE NET 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 UNDER COMAR: THE FEDERAL WATER POLLUTION CONTROL ACT; OR THE RIVERS AND HARBORS ACT. ANY WORK PROPOSED IN TIDAL WETLANDS WILL REQUIRE AUTHORIZATION FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT TIDAL WETLANDS DIVISION AND THE UNITED STATES ARMY CORPS OF ENGINEERS.
- CUTTING, CLEARING, OR TOPPING OF TREES AND REMOVAL OF EXISTING NATURAL VEGETATION, INCLUDING UNDERSTORY TREES, SHRUBS, AND GROUND COVER WITHIN THE CRITICAL AREA BUFFERS IS PROHIBITED, EXCEPT AS PROVIDED UNDER ARTICLE 8-1.08.D.3 OF THE CALVERT COUNTY ZONING ORDINANCE.
- NO RESIDENTIAL CONSTRUCTION WILL BE PERMITTED WITHIN THE 100-YEAR FLOODPLAIN.
- STREAMS AND STREAM BUFFERS ARE TO BE LEFT UNDISTURBED IN PERPETUITY AND TO SERVE FOR WATER QUALITY BENEFITS. NO STRUCTURES, GRADING, OR CLEARING SHALL BE PERMITTED ON SIE AND EIE SOILS WITHIN 100 FEET OF A PERENNIAL OR INTERMITTENT STREAM.
- THE 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 UNSUITABLE LAND CONDITIONS AND THESE METHODS HAVE RECEIVED THE APPROVAL OF THE PLANNING COMMISSION, WITH RECOMMENDATIONS FROM THE APPROPRIATE COUNTY AGENCIES. NO BUILDING SHALL BE CONSTRUCTED ON STEEP SLOPES OR WITHIN THE 10 FOOT SETBACK.
- A 10' PERPETUAL EASEMENT IS PROVIDED FOR THE WIDENING, FUTURE WIDENING, AND/OR CONSTRUCTION AND MAINTENANCE OF THE AREAS ADJACENT TO THE RIGHT-OF-WAY LINES OF THE PUBLIC ROADWAYS SHOWN HEREIN IN ACCORDANCE WITH THE RD-4 TYPICAL ROAD SECTION, PER THE CALVERT COUNTY ROAD ORDINANCE AND DESIGN STANDARDS AS CURRENTLY AMENDED AND IN EFFECT AT THE TIME OF APPROVAL FOR THE RECONSTRUCTION OF THIS PLAT. THIS EASEMENT SHALL INCLUDE ALL STORM DRAINAGE STRUCTURES AND APPURTENANCES, EXCAVATION AND CONSTRUCTION OF DRIVEWAY ENTRANCES AND APPROACH ROADS, STREET INTERSECTIONS, GUTTERS, SWALES, DITCHES, BERMS, FLUMES AND ANY OTHER CONSTRUCTION APPLICABLE TO SAID WIDENING, ALL AS SHOWN ON THE PLAT OF SUBDIVISION.
- STORMWATER MANAGEMENT FOR LOT 4 SHALL BE ADDRESSED IF AND WHEN IMPROVEMENTS ARE PROPOSED FOR THE LOT. STORMWATER MANAGEMENT FOR LOTS 2 AND 3 SHALL BE ADDRESSED AT THE TIME OF BUILDING PERMIT APPLICATION.
- LOTS 2 AND 3 SHALL BE SERVED BY A TWELVE-FOOT WIDE SHARED DRIVEWAY. THE SHARED DRIVEWAY SHALL BE PRIVATE, NON-COUNTY OWNED AND MAINTAINED AND SHALL NOT BE PETITIONABLE IN PERPETUITY TO THE COUNTY FOR COUNTY OWNERSHIP OR FOR COUNTY MAINTENANCE. THE FIRST OF LOTS 2 AND 3 TO BE DEVELOPED SHALL BE RESPONSIBLE FOR PROVIDING FOR THE CONSTRUCTION AND THE LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE INCLUDING SNOW REMOVAL AND REPAIRS AS WELL AS OTHER IMPROVEMENTS AND ROAD SERVICE NORMALLY PROVIDED BY THE COUNTY.
- FOREST INTERIOR DWELLING (FID) BIRD HABITAT IS ASSUMED PRESENT ON THE SITE UNLESS A STUDY, CONDUCTED BY A PROFESSIONAL QUALIFIED TO CONDUCT FOREST INTERIOR DWELLING BIRD HABITAT STUDIES, INDICATES OTHERWISE. THE FOLLOWING CONDITIONS APPLY TO DEVELOPMENT OF THESE LOTS THAT HAVE FID BIRD HABITAT: (1) RESTRICT DEVELOPMENT TO UNFORESTED AREAS; (2) IF FOREST LOSS IS UNAVOIDABLE, RESTRICT DEVELOPMENT TO THE FOLLOWING AREAS: PERIMETERS OF THE FOREST (WITHIN 300 FEET OF EXISTING FOREST EDGE); THIN STRIPS OF UPLAND FOREST LESS THAN 300 FEET WIDE; SMALL, ISOLATED FORESTS LESS THAN 50 ACRES IN SIZE; OR PORTIONS OF THE FOREST WITH LOW QUALITY FID HABITAT (AREAS THAT ARE HEAVILY FRAGMENTED, RELATIVELY YOUNG, EXHIBIT LOW STRUCTURAL DIVERSITY, ETC.); (3) MAXIMIZE THE AMOUNT OF FOREST REMOVAL WITHIN EACH PLOT TRACT; (4) MINIMIZE FOREST ISOLATION; (5) LIMIT FOREST REMOVAL TO THE "FOOTPRINT" OF HOUSES AND TO THAT WHICH IS NECESSARY FOR THE PLACEMENT OF DRIVEWAYS; (6) MINIMIZE THE NUMBER AND LENGTH OF DRIVEWAYS; (7) DRIVEWAYS SHOULD BE AS NARROW AND AS SHORT AS POSSIBLE; (8) MAINTAIN FOREST CANOPY CLOSURE OVER DRIVEWAYS; (9) MAINTAIN FOREST HABITAT UP TO THE EDGES OF 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 (MAY BE EXPANDED TO FEBRUARY-AUGUST); (12) HOMEOWNERS ARE ENCOURAGED TO KEEP PET CATS INDOORS OR, IF TAKEN OUTSIDE, KEPT ON A LEASH OR INSIDE A FENCED AREA; (13) MAINTAIN FOREST UNDERSTORY, DO NOT MOW OR REMOVE WOODY DEBRIS AND SNAGS.
- THE NORTHWESTERLY BOUNDARY LINE OF LOT 3 IS CREATED 1000 FEET INSIDE THE CRITICAL AREA LINE AS DEFINED BY CALVERT COUNTY PLANNING AND ZONING. AS NO ACTUAL WETLANDS Delineation LOCATION HAS BEEN DETERMINED AT THIS TIME, THERE MAY BE REMAINING PUBLIC WETLANDS WITHIN LOT 3. LIKEWISE, THERE DOES EXIST AREAS OF "FAST" LAND AND POSSIBLY PRIVATE WETLANDS LYING OUTSIDE THE CREATED BOUNDARY. SUCH LANDS ARE INTENDED TO REMAIN AS AN UNPLATTED PART OF LOT 3.

OWNERS/DEVELOPERS
 LOT 3
 TAX MAP 21 PARCEL 354
 TAX ID# 2-087065
 ABE 832-537
 O. FRANKLIN BOWEN
 P.O. BOX 224
 SOLOMONS, MARYLAND 20688

FAMILY CONVEYANCE ROAD
 TAX MAP 21 PARCEL 351
 TAX ID# 2-087103
 ABE 832-547
 SHARON LEE WELLS,
 WILLIAM H. BOWEN JR. &
 O. FRANKLIN BOWEN
 3640 HUNTING CREEK ROAD
 HUNTINGTOWN, MARYLAND 20639

NUMBER OF LOTS SHOWN ON THIS PLAT	
NUMBER OF CONVENTIONAL LOTS	1
TOTAL NUMBER OF NEW LOTS	1
ACREAGE TABULATION FOR THIS PLAT	
ACREAGE OF ALL NEW LOTS	35.4741
TOTAL ACREAGE SHOWN ON THIS PLAT	35.4741
FOREST RETENTION AREA	17.01
APFO INFORMATION FOR THIS PLAT	
TOTAL NUMBER OF EXEMPTION LOTS	1
SUBDIVISION TOTALS	
PROPOSED LOTS	3
EXISTING LOTS	0
TOTAL LOTS	3
REQUIRED FOREST RETENTION AREA	44.3
PROPOSED FOREST RETENTION AREA	44.13
WIDENING STRIPS	0

TAX MAP 21
 PARCEL 352
 NON-BUILDABLE
 PARCEL 'B'
 WILLIAM H. BOWEN JR.
 KPS 3218-127

SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT A LOCATION ALONG THE ROAD FRONTAGE OF THE PROPOSED LOTS EXISTS AND HAS BEEN DELINEATED ON THE PLAT THAT WILL MEET OR EXCEED THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-21 [POSTED SPEED LIMIT 30 MPH, DESIGN SPEED 40 MPH (POSTED SPEED LIMIT+10), STOPPING SIGHT DISTANCE 325 FEET].
 FRANCIS B. COLLINSON
 PROFESSIONAL LAND SURVEYOR MD. REG. NO. 1D104
 2/04/09 DATE

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNER, 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 SPACE AND PUBLIC SITES SHOWN HEREON, AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS; ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED 10 FEET IN WIDTH BINDING ON ALL RIGHTS-OF-WAY FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. 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 3-10B, 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.

SHARON LEE WELLS	DATE	WITNESS
O. FRANKLIN BOWEN	DATE	WITNESS
ESTATE OF WILLIAM H. BOWEN	DATE	WITNESS
WILLIAM H. BOWEN JR.	DATE	WITNESS



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY WILLIAM H. BOWEN AND IRVINE C. BOWEN TO O. FRANKLIN BOWEN BY DEED DATED NOVEMBER 1, 1995 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY IN LIBER ABE 832 AT FOLIO 537; AND PART OF THE LAND CONVEYED BY WILLIAM H. BOWEN AND IRVINE C. BOWEN TO SHARON LEE WELLS, WILLIAM H. BOWEN, JR., AND O. FRANKLIN BOWEN BY DEED DATED NOVEMBER 1, 1995 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY IN LIBER ABE 832 AT FOLIO 547.

PERMANENT MONUMENTS AND METAL PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE 7-108.E OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-10B OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
 FRANCIS B. COLLINSON
 PROFESSIONAL LAND SURVEYOR MD. REG. NO. 1D104
 2/04/09 DATE

HEALTH CERTIFICATE

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26-D4-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 W7 AND SEWERAGE PLANNING CATEGORY S7.
 THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATION 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 LOT INCLUDES AN APPROVED AREA OF AT LEAST 10,000 SQUARE FEET FOR SEWERAGE DISPOSAL PURPOSES AS REQUIRED BY CURRENT MARYLAND DEPARTMENT OF THE ENVIRONMENT LAW. IMPROVEMENTS OF ANY NATURE, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF OTHER UTILITY LINES IN THIS AREA, MAY RENDER THE LOT UNDEVELOPABLE. TO DETERMINE EXACT AREA OF THE LOT APPROVED FOR SUCH PURPOSES, YOU SHALL CONTACT THE CALVERT COUNTY HEALTH DEPARTMENT OF ENVIRONMENTAL HEALTH.

HEALTH DEPARTMENT
 DATE: APR 3 2009 HEALTH OFFICER: [Signature]
 APPROVED FOR RECORDING BY THE PLANNING COMMISSION
 DAVID K. HUMPHREYS, SECRETARY, PLANNING COMMISSION

PLANNING AND ZONING CASE #MSD 89-49A-21
 LOT 3
 PLAT 2
WILLIAM H. BOWEN PROPERTY
 LOCATED IN HUNTINGTOWN
 SECOND ELECTION DISTRICT
 CALVERT COUNTY, MARYLAND
 SCALE: 1" = 200' JANUARY 2009



Established 1975
 3140 WEST WARD ROAD SUITE 103
 DUNKIRK, MARYLAND 20754
 410-286-9712 1-800-235-4681
 FAX: 410-286-9716

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GENERAL NOTES

- THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- ALL UTILITIES INCLUDING GAS, ELECTRIC, AND COMMUNICATIONS SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION STATEWIDE RULES OF JUNE 14, 1968.
- METAL PIPES AND/OR CONCRETE MONUMENTS MARKED "AO SUR 48" HAVE BEEN SET AT ALL CORNERS OUTSIDE OF CONSTRUCTION AREAS. CORNERS WITHIN CONSTRUCTION AREAS WILL BE SET PRIOR TO RELEASE OF THE GRADING BOND AND CERTIFIED BY A REGISTERED LAND SURVEYOR TO THE PLANNING DIRECTOR PER ARTICLE 8.2 OF THE CALVERT COUNTY SUBDIVISION REGULATIONS BEFORE TRANSFER AND ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH ARTICLE 4.2 OF SAID REGULATIONS.
- PARCEL 'B' (PARCEL 352) 39.41 ACRES AND PARCEL 'E' (PARCEL 353) 4.40 ACRES (TOTALING 41.17 ACRES) WERE NOT INCLUDED IN EITHER THE PREVIOUS SUBDIVISION APPROVAL FOR MSD 89-41, OR THIS SUBDIVISION, MSD 89-1A-21. AS SUCH, BOTH PARCELS ARE CONSIDERED NON-BUILDABLE FOR RESIDENTIAL PURPOSES.
- PER ARTICLE 5-1.02B4, LOTS 1-4 AND ADJOINING PARCELS 'B' AND 'E' ARE PART OF AN 147 ACRE AGRICULTURAL PRESERVATION DISTRICT, APO 82-07, FROM WHICH ALL OF THE PERMITTED DENSITY AND TRANSFER DEVELOPMENT RIGHTS (TDR'S) HAVE BEEN USED. CONSEQUENTLY, THESE PARCELS ARE DEEMED NON-BUILDABLE FOR RESIDENTIAL PURPOSES IN PERPETUITY.
- NO FURTHER SUBDIVISION OF THE LAND WITHIN APO 82-07 FOR RESIDENTIAL PURPOSES SHALL BE PERMITTED IN PERPETUITY.
- FIVE TDR'S SHALL BE SUBTRACTED FROM THE INVENTORY FOR APO 82-07, OR AS OTHERWISE APPLIED, FOR THE CREATION OF EACH LOT/RESIDENCE WITHIN THE APO. THE FIVE TDR'S FOR THE EXISTING HOUSE ON LOT 4 (PARCEL 'D'/RESIDUE OF PARCEL 21) WERE PREVIOUSLY SUBTRACTED FROM THE TDR CALCULATIONS AS PART OF THE DEVELOPMENT OPTION AGREEMENT (RECORDED AT 32D-439), LEAVING A REQUIRED BALANCE OF TEN TDR'S FOR THE CREATION OF LOTS 2 AND 3.
- BUILDING RESTRICTION LINES (BRL):
LOT 4: FRONT: 25' OR 100' MINIMUM LOT WIDTH, REAR: 35', SIDE: 10'
LOTS 2 AND 3: FRONT: 60' OR 200' MINIMUM LOT WIDTH, REAR: 60', SIDE: 30'
- SINCE THE PARENT TRACT (AS OF FEBRUARY 23, 1983) HAS BEEN LIMITED TO A TOTAL OF FIVE OR LESS LOTS IN PERPETUITY BY THE ESTABLISHMENT OF APO 82-07 AND THE COVENANTS RECORDED AT 32D-514, THE PROPOSED LOTS (LOTS 2, 3, AND 4) ARE EXEMPT FROM MEETING THE ADEQUATE FACILITIES DRAINAGE (AFD) REQUIREMENT.
- A WAIVER OF THE FRONT ROADWAY BUFFER REQUIREMENT HAS BEEN GRANTED FOR THIS SUBDIVISION, INCLUDING LOT 4, SINCE IT IS WITHIN AN ESTABLISHED APO.
- COVENANTS IN THE DEEDS OF ALL PROPERTY OWNERS SHALL STATE "WITHIN FARM COMMUNITIES, FARMING PRACTICES THAT MAY OCCUR WITHIN RESIDENTIAL USE ACTIVITIES WILL BE OCCURRING ON ADJACENT LANDS AND ARE PERMITTED BY RIGHT".
- IF ARCHEOLOGICAL MATERIALS ARE DISCOVERED DURING SITE WORK, THE CONTRACTOR FOR DEVELOPMENT WILL CEASE WORK AND CONTACT THE OFFICE OF PLANNING AND ZONING IMMEDIATELY SO THAT REMAINS/FINDINGS MAY BE EVALUATED AND THE INFORMATION RECORDED IN THE INTEREST OF DOCUMENTING THE HERITAGE OF CALVERT COUNTY PRIOR TO RESTARTING WORK.
- FOREST RETENTION AREAS (FRA'S) ARE TO BE LEFT UNDISTURBED, UNLESS THE APPROPRIATE APPROVALS OR PERMITS HAVE BEEN OBTAINED FOR REMOVAL OF TREES AND/OR UNDERSTORY VEGETATION. TIMBER HARVESTS MAY OCCUR WITHIN THE FRA WITH AN APPROVED FOREST HARVEST PLAN AND OTHER REQUIRED TIMBER HARVEST APPROVALS AND/OR PERMITS. OTHER THAN TIMBER HARVEST, PERMITS MAY ONLY BE ISSUED FOR THE REMOVAL OF TREES OR UNDERSTORY VEGETATION IF THEY ARE A THREAT TO STRUCTURES OR TO PROHIBIT THE SPREAD OF PLANT DISEASE. PERMITS MAY ALSO BE REQUIRED FOR THE REMOVAL OF UNDERSTORY PLANTS COMPOSED OF INVASIVE OR NOXIOUS PLANTS OR WEEDS. OTHERWISE, NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS, STOCKPILING, OR STRUCTURES ARE ALLOWED WITHIN THE FRA. HIKING, NATURE OBSERVATION AND STUDY, AND WILDLIFE MANAGEMENT ACTIVITIES MAY OCCUR IN THE FRA. NO BUILDING RESTRICTION LINES OR SEPTIC AREAS SHALL BE LOCATED WITHIN THE FRA.
- FOREST PROTECTION MEASURES ARE TO BE IN PLACE WHENEVER LAND DISTURBANCES WILL OCCUR WITHIN 200 FEET OF THE FRA BOUNDARY. PROTECTION MEASURES ARE TO PASS INSPECTION BY THE COUNTY PRIOR TO ISSUANCE OF ANY BUILDING OR GRADING PERMITS. STAKING, FLAGGING, FENCING, AND POSTING SIGNS SHALL MARK THE BOUNDARY OF THE FRA AT LEAST EVERY 50 FEET. ALL PROTECTIVE MEASURES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
- ALL WETLANDS AND ASSOCIATED BUFFERS SHALL REMAIN UNDISTURBED IN PERPETUITY AND TO SERVE FOR WATER QUALITY BENEFITS AS PER THE CALVERT COUNTY ZONING ORDINANCE. WHEN ANY DISTURBANCE IS PROPOSED WITHIN 100 FEET OF THE EDGE OF THE WETLAND BUFFER, PROTECTIVE SNOW FENCING SHALL BE PLACED TO 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 UNDER COMAR; THE FEDERAL WATER POLLUTION CONTROL ACT; OR THE RIVERS AND HARBOURS ACT. ANY WORK PROPOSED IN TIDAL WETLANDS WILL REQUIRE AUTHORIZATION FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT TIDAL WETLANDS DIVISION AND THE UNITED STATES ARMY CORPS OF ENGINEERS.
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- NO RESIDENTIAL CONSTRUCTION WILL BE PERMITTED WITHIN THE 100-YEAR FLOODPLAIN.
- STREAMS AND STREAM BUFFERS ARE TO BE LEFT UNDISTURBED IN PERPETUITY AND TO SERVE FOR WATER QUALITY BENEFITS. NO STRUCTURES, GRADING, OR CLEARING SHALL BE PERMITTED ON SLOPE AND EIE SOILS WITHIN 100 FEET OF A PERENNIAL OR INTERMITTENT STREAM.
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- STORMWATER MANAGEMENT FOR LOT 4 SHALL BE ADDRESSED IF AND WHEN IMPROVEMENTS ARE PROPOSED FOR THE LOT. STORMWATER MANAGEMENT FOR LOTS 2 AND 3 SHALL BE ADDRESSED AT THE TIME OF BUILDING PERMIT APPLICATION.
- LOTS 2 AND 3 SHALL BE SERVED BY A TWELVE-FOOT WIDE SHARED DRIVEWAY. THE SHARED DRIVEWAY SHALL BE PRIVATE, NON-COUNTY OWNED AND MAINTAINED AND SHALL NOT BE PETITIONABLE IN PERPETUITY TO THE COUNTY FOR COUNTY OWNERSHIP OR FOR COUNTY MAINTENANCE. THE FIRST OF LOTS 2 AND 3 TO BE DEVELOPED SHALL BE RESPONSIBLE FOR PROVIDING FOR THE CONSTRUCTION AND THE LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE INCLUDING SNOW REMOVAL AND REPAIRS AS WELL AS OTHER IMPROVEMENTS AND ROAD SERVICE NORMALLY PROVIDED BY THE COUNTY.
- FOREST INTERIOR DWELLING (FID) BIRD HABITAT IS ASSUMED PRESENT ON THE SITE UNLESS A STUDY, CONDUCTED BY A PROFESSIONAL QUALIFIED TO CONDUCT FOREST INTERIOR DWELLING BIRD HABITAT STUDIES, INDICATES OTHERWISE. THE FOLLOWING CONDITIONS APPLY TO DEVELOPMENT OF THESE LOTS THAT HAVE FID BIRD HABITAT: (1) RESTRICT DEVELOPMENT TO NONFORESTED AREAS; (2) IF FOREST LOSS IS UNAVOIDABLE, RESTRICT DEVELOPMENT TO THE FOLLOWING AREAS: PERIMETERS OF THE FOREST (WITHIN 300 FEET OF EXISTING FOREST EDGES); THIN STRIPS OF UPLAND FOREST LESS THAN 300 FEET WIDE; SMALL, ISOLATED FORESTS LESS THAN 50 ACRES IN SIZE; OR PORTIONS OF THE FOREST WITH LOW QUALITY FIDS HABITAT (AREAS THAT ARE HEAVILY FRAGMENTED, RELATIVELY YOUNG, EXHIBIT LOW STRUCTURAL DIVERSITY, ETC.); (3) MAXIMIZE THE AMOUNT OF FOREST INTERIOR WITHIN EACH FOREST TRACT; (4) MINIMIZE FOREST ISOLATION; (5) LIMIT FOREST REMOVAL TO THE "FOOTPRINT" OF HOUSES AND TO THAT WHICH IS NECESSARY FOR THE PLACEMENT OF DRIVEWAYS; (6) MINIMIZE THE NUMBER AND LENGTH OF DRIVEWAYS; (7) DRIVEWAYS SHOULD BE AS NARROW AND AS SHORT AS POSSIBLE; (8) MAINTAIN FOREST CANOPY CLOSURE OVER DRIVEWAYS; (9) MAINTAIN FOREST HABITAT UP TO THE EDGES OF 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 (MAY BE EXPANDED TO FEBRUARY-AUGUST); (12) HOMEOWNERS ARE ENCOURAGED TO KEEP PET CATS INDOORS DR, IF TAKEN OUTSIDE, KEPT ON A LEASH OR INSIDE A FENCED AREA; (13) MAINTAIN FOREST UNDERSTORY, DO NOT MOW OR REMOVE WOODY DEBRIS AND SNAGS.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	1490.28	5.99	0°13'49"	2.99	N73°33'12"E	5.99
C2	1505.28	5.62	0°12'50"	2.81	N73°33'41"E	5.62

LINE TABLE		
LINE	BEARING	LENGTH
L2	S16°19'54"E	15.00
L4	S16°19'54"E	15.00
L5	S58°58'14"W	31.91
L6	S73°40'06"W	38.08

NUMBER OF LOTS SHOWN ON THIS PLAT	
NUMBER OF CONVENTIONAL LOTS	2
TOTAL NUMBER OF NEW LOTS	2
ACREAGE TABULATION FOR THIS PLAT	
ACREAGE OF ALL NEW LOTS	50.9802
ACREAGE OF ALL WIDENING STRIPS	0.0755
TOTAL ACREAGE SHOWN ON THIS PLAT	51.0557
FOREST RETENTION AREA	27.12
APFO INFORMATION FOR THIS PLAT	
TOTAL NUMBER OF EXEMPTION LOTS	2
SUBDIVISION TOTALS	
PROPOSED LOTS	3
EXISTING LOTS	0
TOTAL LOTS	3
REQUIRED FOREST RETENTION AREA	44.13
PROPOSED FOREST RETENTION AREA	44.13
WIDENING STRIPS	0.0755



LEGEND

- BOUNDARY LINE
- - - BUILDING RESTRICTION LINE
- - - APPROXIMATE 100 YEAR FLOOD PLAIN
- - - APPROXIMATE WETLANDS
- - - APPROXIMATE WETLANDS BUFFER
- ~ ~ ~ STREAM
- - - STREAM BUFFER
- - - CRITICAL AREA BOUNDARY
- - - EXTENDED CRITICAL AREA BUFFER
- - - LOT LINE TO BE ABANDONED
- [Pattern] SHARED DRIVEWAY/INGRESS AND EGRESS EASEMENT
- [Pattern] SLOPES 25% OR GREATER
- [Pattern] PROPOSED FOREST RETENTION AREA
- PREMISE ADDRESS

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNER, 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 SPACE AND PUBLIC SITES SHOWN HEREON, AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS; ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED 10 FEET IN WIDTH BOUNDING ON ALL RIGHTS-OF-WAY FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATIONS 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 PLAN AND THE SETTING OF MARKERS HAVE BEEN MET.

SHARON LEE WELLS	DATE	WITNESS
O. FRANKLIN BOWEN	DATE	WITNESS
ESTATE OF WILLIAM H. BOWEN	DATE	WITNESS
WILLIAM H. BOWEN JR.	DATE	WITNESS

SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT A LOCATION ALONG THE ROAD FRONTAGE OF THE PROPOSED LOTS EXISTS AND HAS BEEN DELINEATED ON THE PLAN THAT WILL MEET OR EXCEED THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-21 [POSTED SPEED LIMIT 30 MPH, DESIGN SPEED 40 MPH (PDSTED SPEED LIMIT+10), STOPPING SIGHT DISTANCE 325 FEET].

Francis B. Collinson
PROFESSIONAL LAND SURVEYOR MD. REG. NO. 10104

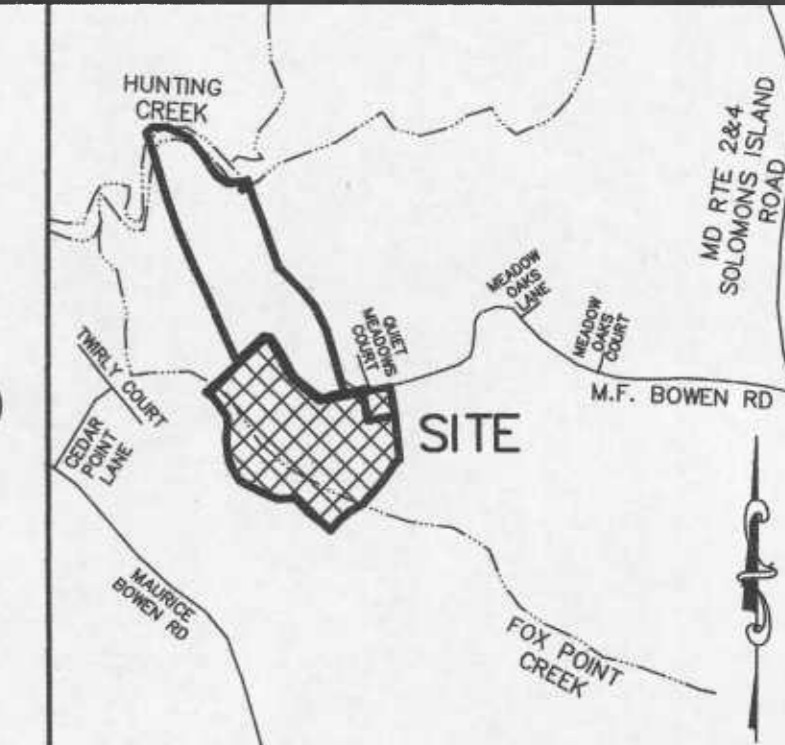
2/04/09
DATE

HEALTH CERTIFICATE

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.D.03 ALLOWING FOR INDIVIDUAL WATER SYSTEMS AND INDIVIDUAL SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W7 AND SEWERAGE PLANNING CATEGORY S7.

THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATION 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 LOT INCLUDES AN APPROVED AREA OF AT LEAST 10,000 SQUARE FEET FOR SEWERAGE 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, WILL RENDER THE LOT UNDEVELOPABLE. TO DETERMINE EXACT AREA OF THE LOT APPROVED FOR SUCH PURPOSES, YOU SHALL CONTACT THE CALVERT COUNTY HEALTH DEPARTMENT OF ENVIRONMENTAL HEALTH.

HEALTH DEPARTMENT	DATE	HEALTH OFFICER
PAUL S. McFADEN, DIRECTOR ENVIRONMENTAL HEALTH	SANTARIAN	DATE
APPROVED FOR RECORDING BY THE PLANNING COMMISSION		
DAVID K. HUMPHREYS, SECRETARY, PLANNING COMMISSION		



VICINITY MAP
SCALE: 1" = 2000'
TAX MAP 21
PARCELS 21, 351, 354, 355

- OWNERS/DEVELOPERS**
- LOT 2
TAX MAP 21 PARCEL 355
TAX ID# 2-087057
ABE 832-542
SHARON LEE WELLS
3640 HUNTING CREEK ROAD
HUNTINGTOWN, MARYLAND 20639
 - LOT 4
TAX MAP 21 PARCEL 21
TAX ID# 2-002426
ABE 832-557
ESTATE OF WILLIAM H. BOWEN
C/O SHARON WELLS
4280 HUNTING CREEK ROAD
HUNTINGTOWN, MARYLAND 20639
PROPERTY ADDRESS:
410 M.F. BOWEN ROAD
HUNTINGTOWN, MARYLAND 20639

FAMILY CONVEYANCE ROAD
TAX MAP 21 PARCEL 351
TAX ID# 2-087103
ABE 832-547
SHARON LEE WELLS,
WILLIAM H. BOWEN JR. &
O. FRANKLIN BOWEN
3640 HUNTING CREEK ROAD
HUNTINGTOWN, MARYLAND 20639

**PLANNING AND ZONING CASE #MSD 89-49A-21
LOTS 2 AND 4
PLAT 1**

**WILLIAM H. BOWEN
PROPERTY**

LOCATED IN HUNTINGTOWN
SECOND ELECTION DISTRICT
CALVERT COUNTY, MARYLAND
SCALE: 1" = 200' JANUARY 2009



Established 1975
3140 WEST WARD ROAD SUITE 103
DUNKIRK, MARYLAND 20754
410-286-9712 1-800-235-4681
FAX: 410-286-9716

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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY WILLIAM H. BOWEN AND IRVINE C. BOWEN TO SHARON LEE WELLS BY DEED DATED NOVEMBER 1, 1995 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY IN LIBER ABE 832 AT FOLIO 542; BY WILLIAM H. BOWEN AND IRVINE C. BOWEN TO WILLIAM H. BOWEN AND IRVINE C. BOWEN BY DEED DATED NOVEMBER 1, 1995 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY IN LIBER ABE 832 AT FOLIO 557; AND PART OF THE LAND CONVEYED BY WILLIAM H. BOWEN AND IRVINE C. BOWEN TO SHARON LEE WELLS, WILLIAM H. BOWEN, JR., AND O. FRANKLIN BOWEN BY DEED DATED NOVEMBER 1, 1995 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY IN LIBER ABE 832 AT FOLIO 547.

PERMANENT MONUMENTS AND METAL PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE 7-108.E OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-10B OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

Francis B. Collinson
PROFESSIONAL LAND SURVEYOR MD. REG. NO. 10104
2/04/09
DATE