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. 60316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

OPEN SPACE CREATED BY THIS SUBDIVISION SHALL NOT BE USED AS BUILDING SITES FOR RESIDENTIAL USE, COMMERCIAL OR INDUSTRIAL DEVELOPMENT.

SECTION 3-10B, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MARING OF THIS PLAT ROBERT BRENNAN, EXECUTIVE DIRECTOR, MARYLAND ECONOMIC

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF PART OF THE LAND CONVEYED BY GORDON R. HIPPLE BY GEORGE R. SPARLING, HIS ATTORNEY—IN—FACT, TO THE MARYLAND ECONOMIC DEVELOPMENT CORPORATION BY DEED DATED DECEMBER 20, 2000 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S.

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

5.16.06 DATE

Scott 5 Dich PLS #533

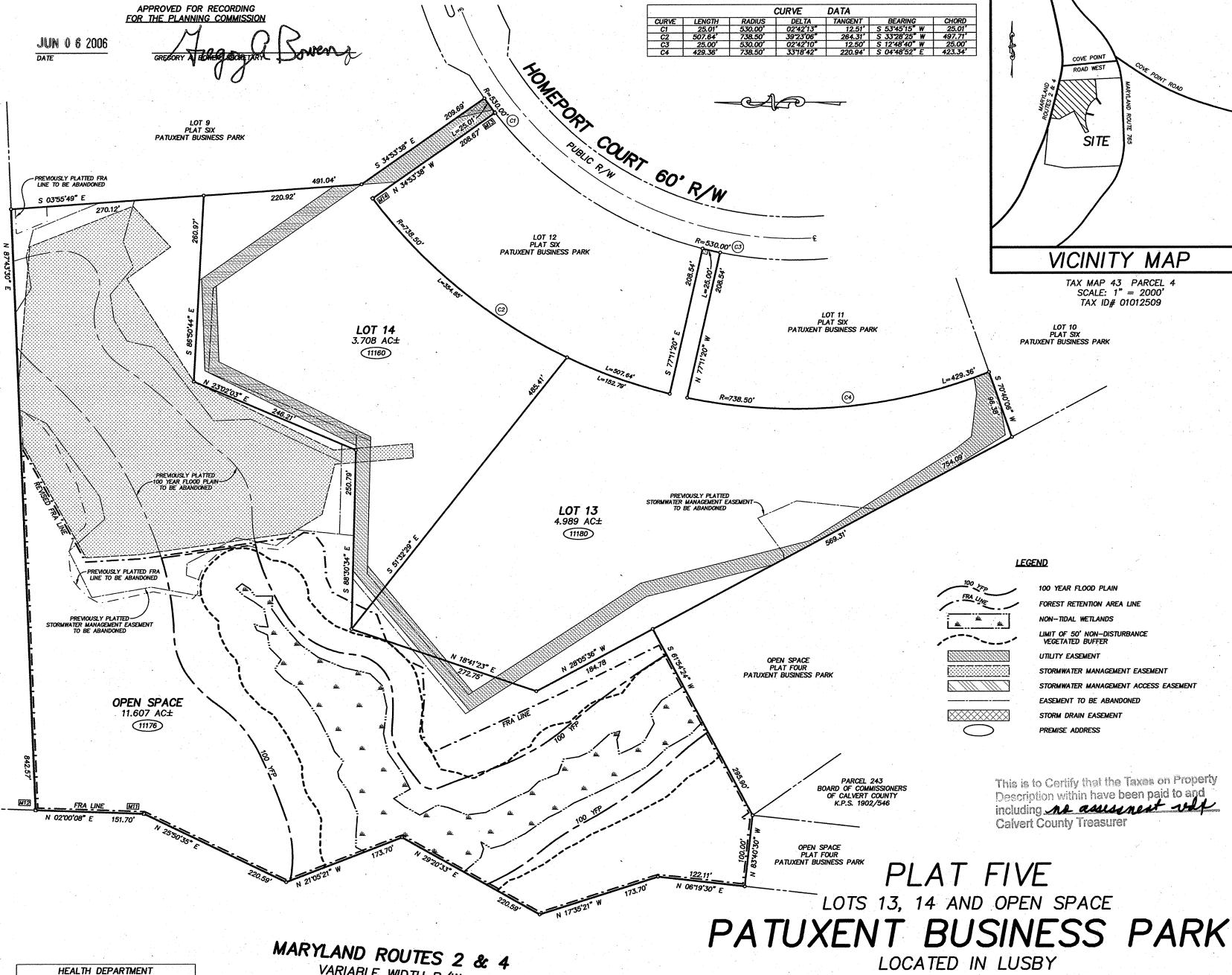
SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LOTS SHOWN HEREON THAT MEETS OR EXCEEDS THE AASHTO SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED LIMIT.

& EXAMINED FER

Received for Record.....at.....3:51.... o'clock ... recorded in Liber KPS No. <u>501.</u> ..ONE of the PLAT RECORDS of GALVERT CO.

- The purpose of this plat is to record Lots 13, 14 and a portion of the Open Space of Patuxent Business Park as well as revise the configuration of the Stormwater Management Easement, Stormwater Management Access Easement, Utility Easements, Forest Retention Area and 100 Year Flood Plain. The right—of—ways and easements shown hereon were previously recorded on Plats One and Two of Patuxent Business Park recorded in Plat Book K.P.S. 2 at Plats 308 and 309.
- 2) This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance. Water quality and groundwater recharge volumes shall be provided as part of the individual site developments at the time of site plan review and approval, to ensure proper capture and sizing of the water quality measures.
- Disturbance to steep slope areas shall be avoided, unless adequate methods are proposed to solve the problems created by the unstable land conditions and these methods are approved by the Planning Commission (or its designee) upon recommendation of, but not limited too, the Department of Planning and Zoning, County Engineer and Soil Conservation.
- A minimum buffer zone of 50 feet of undisturbed natural vegetation shall be maintained from the boundaries of the wetlands landward. The wetlands and associated buffers shall remain undisturbed in perpetuity and to serve for water quality benefits. Only those activities allowed under Article 8-2.07 are permitted within these areas
- 5) 100 Year Flood Plain: Uses restricted to those permitted in the Flood Plain District. No new uction is permitted within the 100 Year Flood Plain.
- Forest Retention Areas are to be left undisturbed unless appropriate approvals or permits have been obtained for removal of trees and/or understory vegetation. Timber harvests may occur within Forest Retention Areas with these required approvals or permits. Otherwise, no equipment, machinery, vehicles, materials, stockpiling or structures are allowed within Forest Retention Areas. The total Forest Retention Area required for this subdivision is 28.3 acres±. The total Forest Retention Area currently platted (Plats Three through Six) for this subdivision is 17.2 acres±. The total Forest Retention Area shown hereon is 7.7 acres±.
- 7) The remaining forest retention area requirements shall be addressed with the development of each individual lot. Each lot will be responsible for a percentage of the remaining 11.1 acres of forest retention equal to the percentage of the area of the lot as it relates to the 83.317 acre residue (excluding open space see table hereon). As part of the site plan review and approval process, the final plats must be replatted to show the additional Forest Retention Area.
- 8) Forest protection measures are to be in place and inspected on each lot prior to issuance of any building or grading permits for that lot. Staking, flagging and posting signs shall mark the boundaries of the Forest Retention Area. All protective measures shall be maintained
- 9) All lots within this subdivision are restricted to interior street access.
- The developer/contractor shall notify the Historic District Commission in the event that any archaeological remains are discovered during the grading or excavating of the property.
- This plat was prepared without benefit of a title report.
- Development of the lots shown hereon shall require site plan review and approval by the Planning Commission or its designee, prior to issuance of building permits. Site developme shall comply with all applicable provisions of the Calvert County Zoning Ordinance.
- Site development shall comply with the recorded Amendment to the Lusby Development Agreement dated January 7, 2005 and recorded in the Calvert County Land Records on January 12, 2005 in Liber K.P.S. 2380 at Folio 39.
- All driveways shall be a minimum of 150 feet from intersections. The locations of entrances for individual lots shall be subject to the approval of the Department of Public Works.
- Side and rear building restriction lines shall be per Section 6-1.01 of the Calvert County
- Total area shown hereon is 20.304 acres±. Total lot area shown hereon is 8.697 acres±



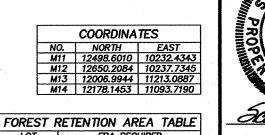
VARIABLE WIDTH R/W

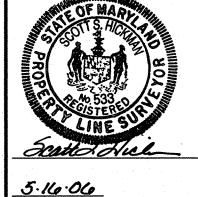
SHA PLATS 47152 & 47967

HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR COMMUNITY WATER SYSTEMS AND COMMUNITY 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 WI AND SEWERAGE PLANNING CATEGORY SI.

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.





COLLINSON, OLIFF & ASSOCIATES, INC. Surveyors • Engineers

FIRST DISTRICT, CALVERT COUNTY, MARYLAND

PLANNING AND ZONING CASE NO. SD 03-28

Land Planners 110 MAIN STREET

PRINCE FREDERICK, MARYLAND 20678 410-535-3101 • 301-855-1599 • FAX 410-535-3103

1" = 100' MAY 2006 JOB NO. DRAWN BY 1-6263 SH FLDR REF. **APPROVED** JSO DATE REVISION 05/02/06 FRA TABLE & NOTES

SCALE

P125857

MSA SSU 1239 2674

ROAD WEST

VICINITY MAP

TAX MAP 43 PARCEL 4 SCALE: 1" = 2000' TAX ID# 01012509

LOT 10 PLAT SIX