



TM 46A
PARCELS 20 & 21
SCALE: 1"=2000'
TAX ID: 01-017462
01-007211

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO COMBINE PARCELS 20 & 21, TAX MAP 46A, TO CREATE PARCEL 21-R. THIS REPLAT WAS PREPARED IN CONJUNCTION WITH A SITE PLAN FOR PROPOSED DEVELOPMENT (CSPR-142842/SPR-143147) AND IS SUBJECT TO ANY CONDITIONS AND REQUIREMENTS OF THE SITE PLAN APPROVAL.
2. THESE LOTS WERE ORIGINALLY RECORDED IN LIBER JLB 64 FOLIO 597 (PARCEL 20) AND LIBER SS 7 FOLIO 268 (PARCEL 21).
3. THE ACREAGE INDICATED HEREON IS COMPUTED BASED ON BEARINGS AND DISTANCES TAKEN FROM DEED KPS 6310 @ 499. NO RESURVEY OF THESE LOTS AT THIS TIME.
4. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
5. THIS PLAT IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY AS DEFINED BY COMAR REGULATIONS.
6. THIS PLAT IS A "SPECIAL PURPOSE SURVEY" PER SECTION 09.13.06.10 OF COMAR REGULATIONS.
7. PARCEL 21-R IS SUBJECT TO CRITICAL AREA INTENSELY DEVELOPED AREA (IDA) REQUIREMENTS.
8. OWNER: SUNSET TERRACE SOLOMONS, LLC
A4045 ADELINA RD
PRINCE FREDRICK, MD
9. PRIOR TO THE ISSUANCE OF A GRADING PERMIT FOR PARCEL 21-R, STORMWATER MANAGEMENT AND OVER-LOT GRADING SHALL BE PROVIDED IN ACCORDANCE WITH THE CALVERT COUNTY ROAD AND SITE DEVELOPMENT ORDINANCE (CCRSO), THE CALVERT COUNTY STORMWATER MANAGEMENT ORDINANCE (CCSWMO) AND THE CALVERT COUNTY CONSTRUCTION STANDARDS FOR ROADS, STREETS AND INCIDENTAL STRUCTURES (CCCS).
10. THE SUBJECT PROPERTY OF THE PLATTING HAS NOT BEEN REVIEWED FOR BUILDING PURPOSES IN ACCORDANCE WITH THE CALVERT COUNTY ZONING ORDINANCE; SUCH A DETERMINING WILL BE MADE AS PART OF THE BUILDING PERMIT APPLICATION PROCESS.
11. THE REPLATTING TO COMBINE PARCELS 20 & 21 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS, PROPRIETORS, MORTGAGEES, OR TRUSTEES. FURTHERMORE, THE OWNERS (THE GRANTORS) GRANT THE COMMISSIONERS OF CALVERT COUNTY AND THEIR OFFICERS, AGENTS, EMPLOYEES, CONTRACTORS, AND SUBCONTRACTORS, A PERPETUAL EASEMENT ACROSS THE SUBJECT PROPERTY TO ACCESS AND INSPECT, AND, IF NECESSARY, MAINTAIN, REPAIR, CONSTRUCT OR RECONSTRUCT STORMWATER MANAGEMENT FACILITIES, STRUCTURES, AND DEVICES ON PARCEL 21-R.
12. PER ARTICLE 6 SECTION 12.02 OF THE SOLOMONS TOWN CENTER ZONING ORDINANCE ALL BUILDINGS MUST BE CONSTRUCTED TO THE FRONT BUILD TO LINE OF 20 AND SHALL HAVE A FRONT PORCH THAT IS A MINIMUM OF 8 FEET AND A MAXIMUM OF 14 FEET IN DEPTH.
13. PROPERTY LINES ADJOINING THE TIDEWATER INVESTMENT GROUP, LLC PROPERTY ARE PER THE DEED OF AGREEMENT RECORDED IN LIBER K.P.S. 1188 AT FOLIO 528.
14. 5' SETBACK FROM CRITICAL AREA BUFFER APPROVED BY ZONING OFFICER ON NOVEMBER 3, 2023.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A REPLATTING OF THE LAND CONVEYED BY PAR LIMITED PARTNERSHIP TO SUNSET TERRACE SOLOMONS, LLC BY DEED DATED JUNE 29, 2022 AND RECORDED IN LIBER KPS 6310 AT FOLIO 499, CALVERT COUNTY, MARYLAND.

2-28-2025
DATE

JEFFREY A. TENNELL
REGISTERED SURVEYOR No 21270
LICENSE EXPIRATION DATE 6-19-25

OWNER'S CERTIFICATION

THE UNDERSIGNED OWNER AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF REPLATTING, A UTILITY EASEMENT IS ESTABLISHED 10 FEET IN WIDTH BINDING OF ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ANY AMENITIES.

2/27/25
DATE

WITNESS
OWNER: RICHARD J. COLEMAN, JR.
MANAGING MEMBER
SUNSET TERRACE SOLOMONS, LLC

APPROVED FOR RECORDING FOR THE PLANNING COMMISSION

MAR 13 2025
DATE

TAMARA BLAKE-WALLACE
PLANNING COMMISSION SECRETARY/ADMINISTRATOR

HEALTH OFFICER'S CERTIFICATION

THIS REPLATTING SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.02 ALLOWING FOR THE CONSTRUCTION OF COMMUNITY WATER SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS FOR HOMES AND OTHER ESTABLISHMENTS, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W1 AND SEWERAGE PLANNING CATEGORY S1.

HEALTH DEPARTMENT	
DATE	3/10/2025
HEALTH OFFICER	Theresa Renee Ma...
DIRECTOR OF ENVIRONMENTAL HEALTH	Monika...
SANITARIAN	

Received for Record... 3/13/25
at 1239 o'clock... M. Same day
recorded in Liber KPS No. 6
Folio 945
RECORDS of CALVERT CO.
& EXAMINED PER
Garry P. Smith

REPLATTING TO COMBINE
PARCELS 20 & 21
TO CREATE PARCEL 21-R
THE PROPERTY OF
SUNSET TERRACE SOLOMONS, LLC
LOCATED IN SOLOMONS
FIRST DISTRICT, CALVERT COUNTY, MARYLAND
FOR: SUNSET TERRACE SOLOMONS, LLC
REPL-142964

LEGEND

- LIMIT OF 100 YEAR FLOODPLAIN ZONE AE EL=5.0
- 30' CRITICAL AREA BUFFER
- PARCEL LINE TO BE ABANDONED
- 10' PUBLIC UTILITY EASEMENT
- PREMISE ADDRESS
- SEE NOTE 14

This is to Certify that the Taxes on Property Description within have been paid to and including 2451 p.d
Calvert County Treasurer

LOT COVERAGE & FORESTED AREA			
ALLOWABLE COVERAGE	EX. COVERAGE	EX. FOREST	FOREST REQ.
NA IDA	0 SQ. FT.	0 SQ. FT.	2,778 SQ. FT.

PER SOLOMONS TOWN CENTER ORDINANCE

DLLR CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland License No. 21270; Expiration Date: 06/19/25



COA BARRETT
ENGINEERS | ENVIRONMENTAL SURVEYORS | LAND PLANNERS
410.257.2255 | 410.535.3101 | WWW.COABARRETT.COM

DATE	SCALE
NOV. 2023	1" = 30'
JOB NO.	DRAWN BY
1-13997	BAW
FLDR REF.	APPROVED
TM 46A P. 20 & 21	JLT
DATE	REVISION