



**NOTES**

- The lots shown herein are subject to the Calvert County Stormwater Management Ordinance.
- 100 Year Flood Plain: Lines restricted to those permitted in the Flood Plain District.
- Forest Retention Areas are to be left undisturbed in perpetuity unless approval has been obtained from the Department of Planning and Zoning for cutting and/or removal of any trees or vegetation. No construction equipment, machinery, vehicles, materials, stockpiling or structures shall be allowed within the Forest Retention Area. Forest Retention Area shown herein is 4.2 acres.
- A perpetual easement is provided for the widening, future widening and/or reconstruction and maintenance of the area adjacent to the right-of-way line of Sherry Lane shown herein in accordance with the MD-8 (Typical) road section per the Calvert County Road Ordinance and Design Standards as currently amended and in effect at the time of approval for this plan. This easement shall include all storm drainage structures and appurtenances, overcrossing and construction of driveway entrances and approach roads, street intersections, gutters, curbs, ditches, berm ditches, fences and any other construction applicable to said widening, as shown on the plan of subdivision.
- A minimum buffer zone of 80 feet of undisturbed natural vegetation shall be maintained from all streams and non-tidal wetlands. The minimum and associated buffer shall remain undisturbed in perpetuity and to serve for water quality benefits.
- All lot corners, bands in line, etc. have been marked with other iron rods or concrete monuments with the following embossed identification "C.O.A.1188", unless otherwise noted.
- This plan was prepared without the benefit of a title report.
- All lots within this subdivision are restricted to interior subdivision street access.
- Street addresses shall be assigned by planning & zoning at time of building permit applications.
- The developer/contractor shall notify the Historic District Commission in the event that any archaeological remains are discovered during the grading or construction of the property.
- Conservation Areas: These land areas include, but are not limited to, improperly drained soils, adverse soil formations, steep slopes (35% or greater) and erodible soils. These land areas shall not be developed unless the developer reaches the approval of the Planning Commission with the recommendations from the appropriate County agencies.
- Total area shown herein is 16.465 acres.  
Total lot area shown herein is 14.544 acres.  
Total Right-of-Way area shown herein is 6.888 acres.
- Setbacks and Building Restriction Lines shall adhere to Section 3-101 of the Prince Frederick Zoning Ordinance (Page 7). Setbacks from adjacent parcels shall equal the average height of the building (outside of the roof) or 30 feet, whichever is greater.
- Lots 4-7 are subject to the terms and conditions previously recorded at A.B.E. 887/888.
- Per Condition 4, Section 1 of the Preliminary Plan approved for SD 97-19, improvements, including but not necessarily limited to landscaping, sidewalks and lighting shall be provided in accordance with Section 3-101 of the Prince Frederick Zoning Ordinance. The required improvements shall be addressed with Site Plan review and approval. Funding of the improvements shall be paid with the Public Works Agreement. Maintenance of the improvements, including those constructed within the road Right-of-Way, shall be the responsibility of the property owners. A Maintenance Agreement shall be executed with the Public Works Agreement.
- For Section 3-101 (Page 8) of the Prince Frederick Zoning Ordinance, a forested edge is required along Maryland Routes 2 & 4 on Lots 1 and 7. The forested edge is a naturally vegetated buffer that is designated as a no-cut/no-clear area. If however, clearing cannot be avoided, the buffer shall be replanted with selected reforestation procedures upon approval of the Planning Commission. Siteline planting is permitted to provide filtered views.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND OWNED BY BECCA STUART PARRAN AND CHARLES SOMERSET PARRAN TO WESTLAKE NORTH LLC, BY DEED DATED MAY 8, 1998 AND RECORDED IN LIBER ABE 887 AT PAGE 888, CALVERT COUNTY.

PERMANENT MONUMENTS AND METAL PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE VII, CALVERT COUNTY SUBDIVISION REGULATIONS AND ARTICLE 31, 3-106, ANNOTATED CODE OF MARYLAND.

6-20-00  
DATE

APPROVED FOR RECORDING  
FOR THE PLANNING COMMISSION

8-10-00  
DATE

**SIGHT DISTANCE CERTIFICATION**

I HEREBY CERTIFY THAT THE SIGHT DISTANCE AT THE ENTRANCE OF SHERRY LANE ONTO MARYLAND ROUTE 2 & 4 MEETS OR EXCEEDS THE AASHTO SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED LIMIT. I FURTHER CERTIFY THAT LOCATIONS EXIST ALONG THE FRONTAGE OF THE LOTS SHOWN HEREON THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-8.

6-20-00  
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 PLAN 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, ENDING 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. 80318. 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 3-106, 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.

6-20-00  
DATE

**HEALTH OFFICER'S CERTIFICATION**

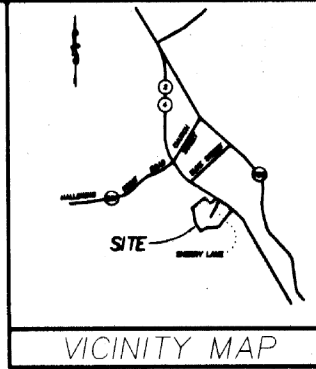
THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERMITS HEALTH DEPARTMENT LANS AND REGULATIONS AS OF THE APPROVAL DATE. HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL. NO INDIVIDUAL BUILDING PERMITS SHALL BE ISSUED UNTIL SEWER ALLOCATIONS HAVE BEEN APPROVED BY THE CALVERT COUNTY WATER AND SEWER DIVISION.

WATER CATEGORY: M-1, SEWER CATEGORY: S-1

HEALTH DEPARTMENT  
July 12, 2000  
David L. Brown, M.D.  
HEALTH OFFICER  
DIRECTOR OF ENVIRONMENTAL HEALTH  
Paul S. McFadden  
SANITARIAN

PRINCE FREDERICK MOTOR COMPANY  
ABE 382/341

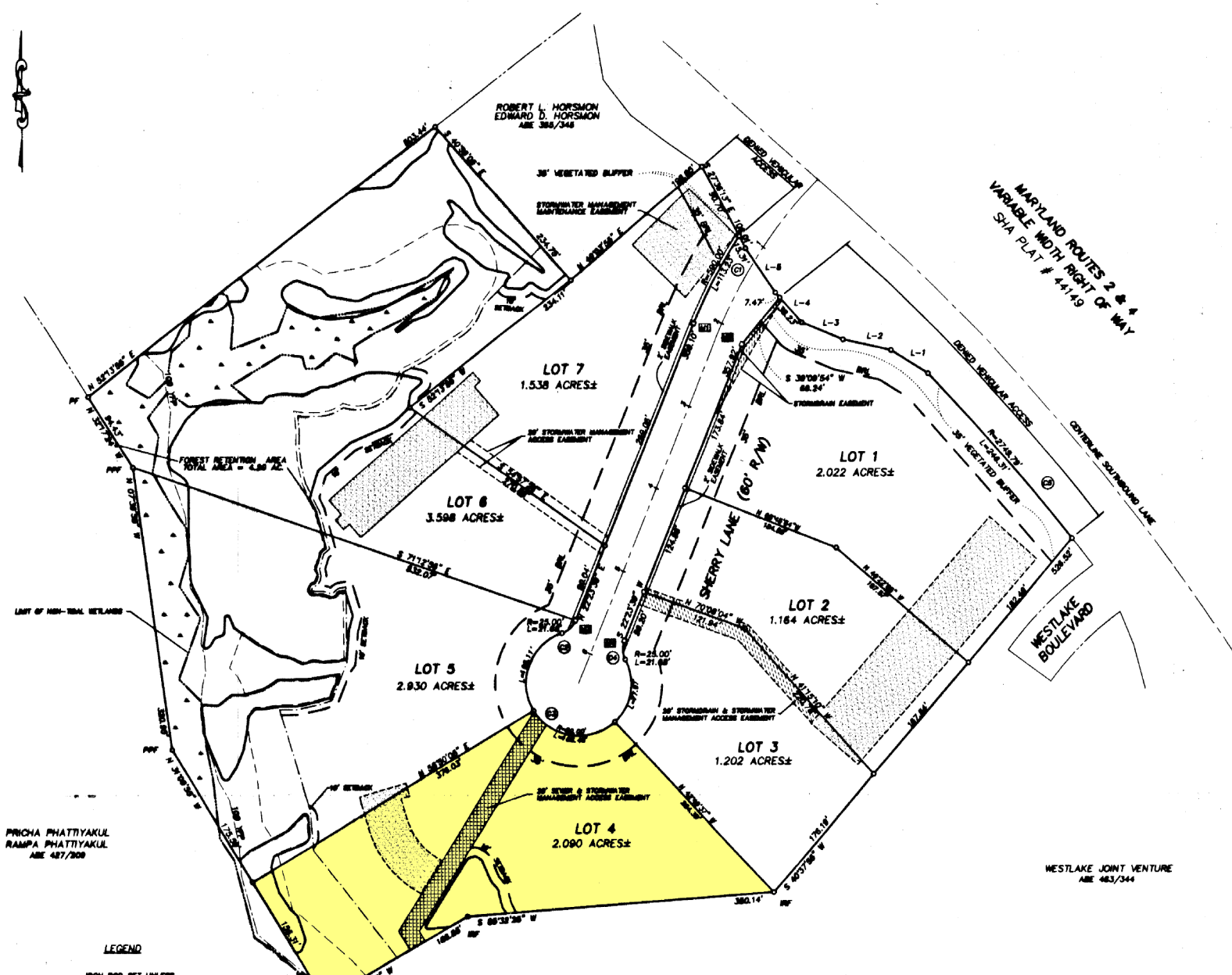
CURVE DATA						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	113.23'	880.00'	105°38'36"	58.78'	N 27°53'31" E	113.00'
C2	20.50'	25.00'	49°07'57"	11.57'	S 47°10'21" W	21.00'
C3	28.50'	80.00'	27°21'34"	30.84'	N 87°36'21" W	27.85'
C4	21.60'	25.00'	48°40'47"	11.37'	N 82°26'43" W	21.00'
C5	246.31'	2748.71'	88°07'28"	123.24'	S 41°15'10" E	246.21'



TAX MAP 24, GRID 22, PARCEL 40  
SCALE 1" = 2000'

COORDINATES		
NO.	BEARING	DISTANCE
M1	108°42'04"	10274.2781
M2	108°43'00"	10269.3018
M3	108°35'28"	10137.4853
M4	108°12'58"	10185.8454

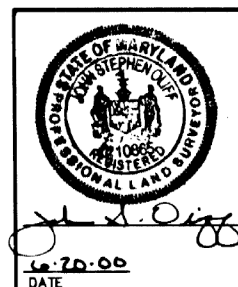
LINE TABLE		
NO.	BEARING	DISTANCE
L-1	S 88°23'11" E	48.30'
L-2	S 77°24'58" E	58.20'
L-3	S 87°13'57" E	50.42'
L-4	S 41°01'12" E	48.70'
L-5	S 43°38'58" E	61.61'



- LEGEND**
- IRON ROD SET UNLESS OTHERWISE NOTED
  - CONCRETE MONUMENT
  - FOREST RETENTION AREA LINE
  - CONSERVATION EASEMENT
  - NON-TIDAL WETLANDS
  - LIMIT OF NON-DISTURBANCE VEGETATED BUFFER
  - 100 YEAR FLOOD PLAN
  - STORMWATER EASEMENT
  - SEWER EASEMENT

Submitted for Record August 11, 2000  
at 2:49 p.m. same day  
File 223  
RECORDS OF CALVERT CO.  
& EXAMINED FOR  
Gentry P. Smith

**WESTLAKE NORTH - SECTION TWO**  
**WESTLAKE NORTH COMMERCIAL SUBDIVISION**  
LOTS 1 THRU 7  
PRINCE FREDRICK TOWN CENTER  
SECOND DISTRICT, CALVERT COUNTY, MARYLAND  
PLANNING AND ZONING CASE NO. SD 97-19



**COA**  
COLLINSON, OLIFF & ASSOCIATES, INC.  
Surveyors • Engineers  
Land Planners  
288 MERRIMAC COURT  
PRINCE FREDERICK, MARYLAND 20678  
410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE	REVISION
3-24-00	SCALE 1" = 100'
1-2616	DRAWN BY TOM G.
	APPROVED JSO

MSA SSU R39-2188