

APPROVED FOR RECORDING
FOR THE PLANNING COMMISSION

JUL 22 1999
DATE

FRANK A. JAKLITSCH, SECRETARY

CURVE DATA						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	47.85'	5744.58'	00°28'38"	23.92'	N 78°21'06" E	47.85'
C2	48.17'	5783.58'	00°28'38"	24.09'	S 78°21'06" W	48.17'

COORDINATES		
NO.	NORTH	EAST
AA	6712.1483	3908.7903
BB	6766.4289	4177.7576
CC	6499.0429	4203.0781
DD	6429.7251	3876.9682

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.

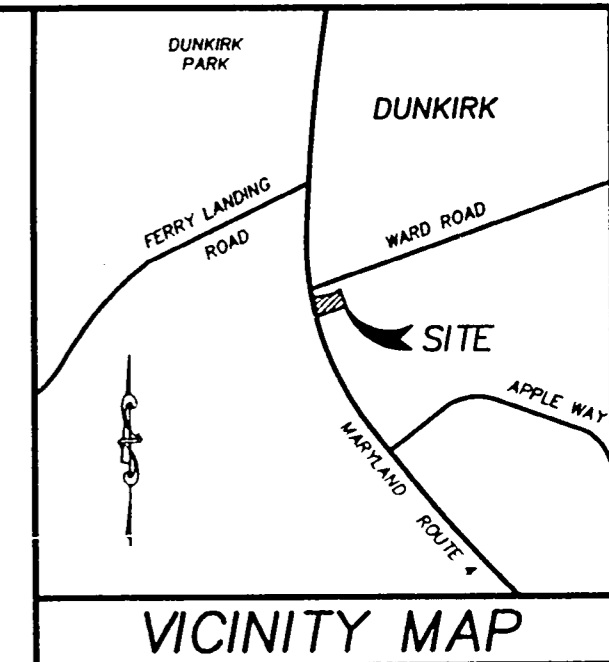
A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60318. THE TELEPHONE 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.

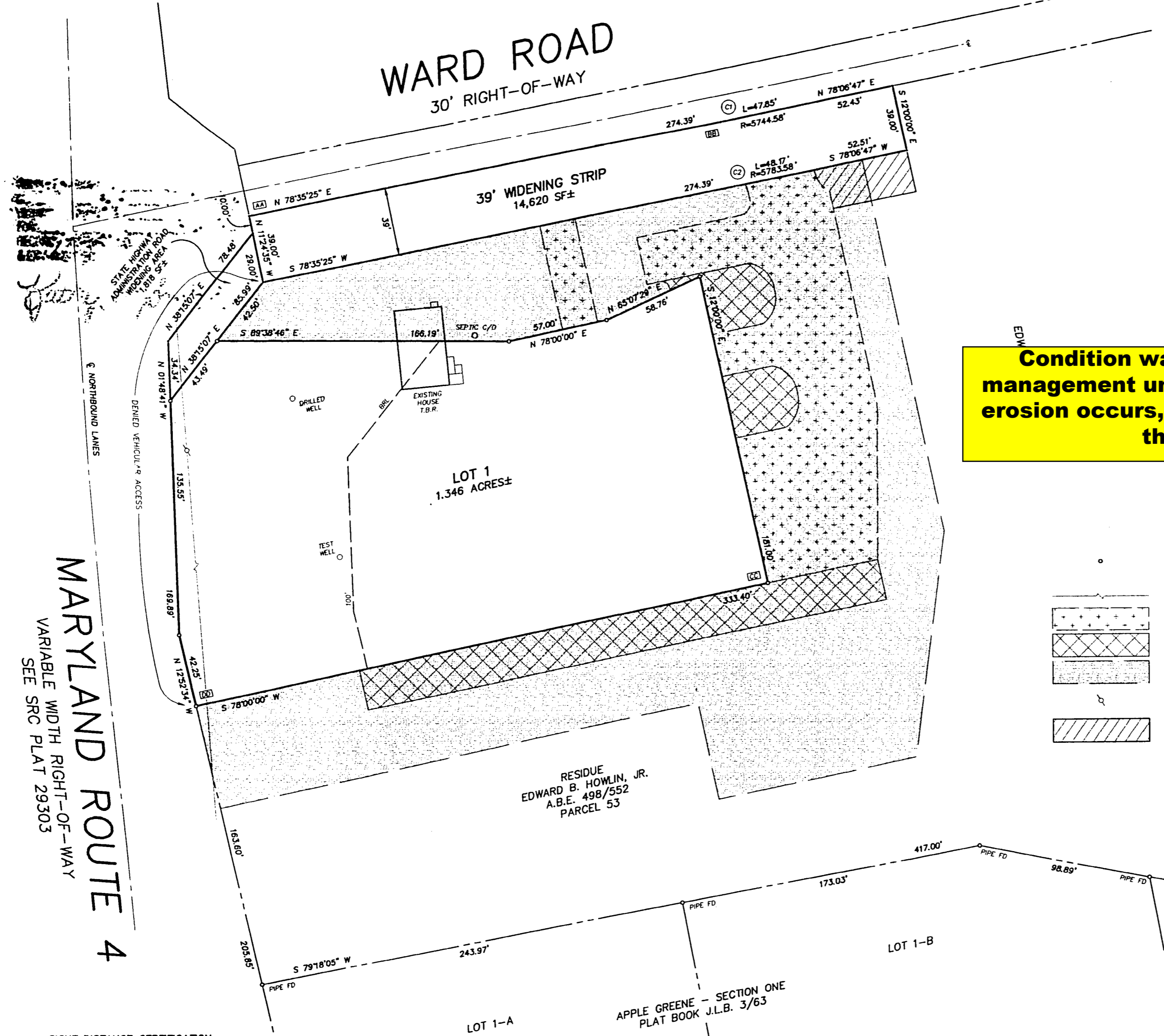
7-16-99
DATE

Anna D. Glan
WITNESS

Edward B. Howlin, Jr.
OWNER: EDWARD B. HOWLIN, JR.



TAX MAP 6 P/O PARCEL 53
TAX ID #03138305
SCALE 1" = 2000'



Condition waiving stormwater management unless stream channel erosion occurs, which appears to be the case.

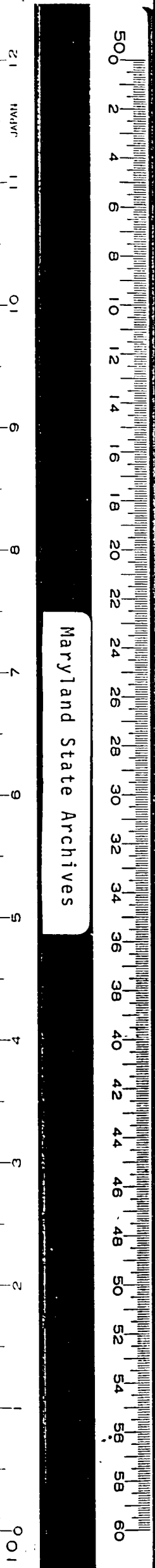
NOTES

- Development upon Lot 1 shall be subject to site plan review and approval.
- The street address for Lot 1 shall be assigned by the Department of Planning and Zoning with the issuance of a building permit.
- The existing entrances off of Maryland Route 4 and Ward Road shall be closed as part of the site development of Lot 1.
- There are no Conservation Areas within Lot 1, the widening strips or easements shown hereon.
- There are no non-tidal wetlands within Lot 1, the widening strips or easements shown hereon.
- Forest conservation requirements for Lot 1 have been met with the purchase of transferred development rights. See agreement recorded in Liber K.P.S. 1184 at Folio 186.
- There is no 100 Year Flood Plain within Lot 1, the widening strips or easements shown hereon.
- 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.
- Road improvements and the determination of whether a traffic impact study is required will be made at the time of site plan review and approval.
- Final entrance locations (for Lot 1 and the residue) will be approved with the site plan submittal.
- A variance from providing stormwater management for Lot 1 until such time that the commercial site on the residue is fully developed has been granted subject to the payment of a variance fee and conditioned upon the applicant demonstrating that there will be no stream erosion due to the releasing of unmanaged runoff. If necessary, a permanent erosion control practice will be designed and implemented to reduce stream erosion.
- Should overhead primary utility lines have to be relocated, it shall be at the applicant's expense.
- Side and rear building restriction lines are 30' which may be reduced to 0' if emergency vehicle access and maintenance are properly addressed and if the adjoining property has a compatible use.
- The Access Easement shown hereon is to provide ingress to and egress from the parking facilities serving Lot 1.
- The Parking Easement shown hereon is to provide for those portions of the parking facilities serving Lot 1 which are on the residue.
- The Temporary Grading and Construction Easement is to allow for grading and construction of improvements on Lot 1 and within the Access and Parking Easements shown hereon.
- The Fire Suppression Tank Easement is to allow for the installation and maintenance of the 10,000 gallon underground fire suppression tank.
- All access to Lot 1 shall be via Ward Road.
- Total area shown hereon is 1.723 acres.
Total lot area shown hereon is 1.346 acres.
Total widening strip area shown hereon is 16,438 square feet.

LEGEND

- IRON ROD SET UNLESS OTHERWISE NOTED
- OVERHEAD UTILITY LINES
- ACCESS EASEMENT
- PARKING EASEMENT
- TEMPORARY GRADING AND CONSTRUCTION EASEMENT
- UTILITY POLE
- FIRE SUPPRESSION TANK EASEMENT

MARYLAND ROUTE 4
VARIABLE WIDTH RIGHT-OF-WAY
SEE SRC PLAT 29303



Maryland State Archives

FINAL PLAT
LOT 1
THE CENTER AT DUNKIRK
THIRD DISTRICT, CALVERT COUNTY, MARYLAND
PLANNING AND ZONING CASE NO. SD 95-19A

SIGHT DISTANCE CERTIFICATION
I HEREBY CERTIFY THAT THE SIGHT DISTANCE ALONG THE WARD ROAD FRONTAGE OF THE ACCESS EASEMENT SHOWN HEREON MEETS OR EXCEEDS THE AASHTO SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED LIMIT.
7-17-99
Scott S. Helman P.E. #533
REGISTERED SURVEYOR

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 SOUTHERN MEMORIAL GARDENS, INC. TO EDWARD B. HOWLIN, JR. BY DEED DATED NOVEMBER 10, 1989 AND RECORDED IN LIBER A.B.E. 498 AT FOLIO 552, CALVERT COUNTY.

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 MARYLAND.
7-17-99
Scott S. Helman P.E. #533
REGISTERED SURVEYOR

HEALTH DEPARTMENT
7-19-99
David E. Rogers M.D.
HEALTH OFFICER
Paul S. McFadden
DIRECTOR OF ENVIRONMENTAL HEALTH
SANITARIAN

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 COMMERCIAL USES 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 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.

STATE OF MARYLAND
SCOTT S. HELMAN
REGISTERED
PROPERTY LINE SURVEYOR
7-17-99
DATE



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
MARCH '99	1" = 50'
JOB NO. 1-4395	DRAWN BY SH
FLDR REF. TM6 G3 P53	APPROVED SH
DATE	REVISION