

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	256.62	470.00	3117.00	131.60	S 71°30'36" W	253.44
C2	23.83	25.00	5437.24	12.91	N 65°32'12" W	22.94
C3	219.97	70.00	18002.40	179974.01	S 51°45'10" W	140.00

APPROVED FOR RECORDING  
FOR THE PLANNING COMMISSION

JUN 06 2006

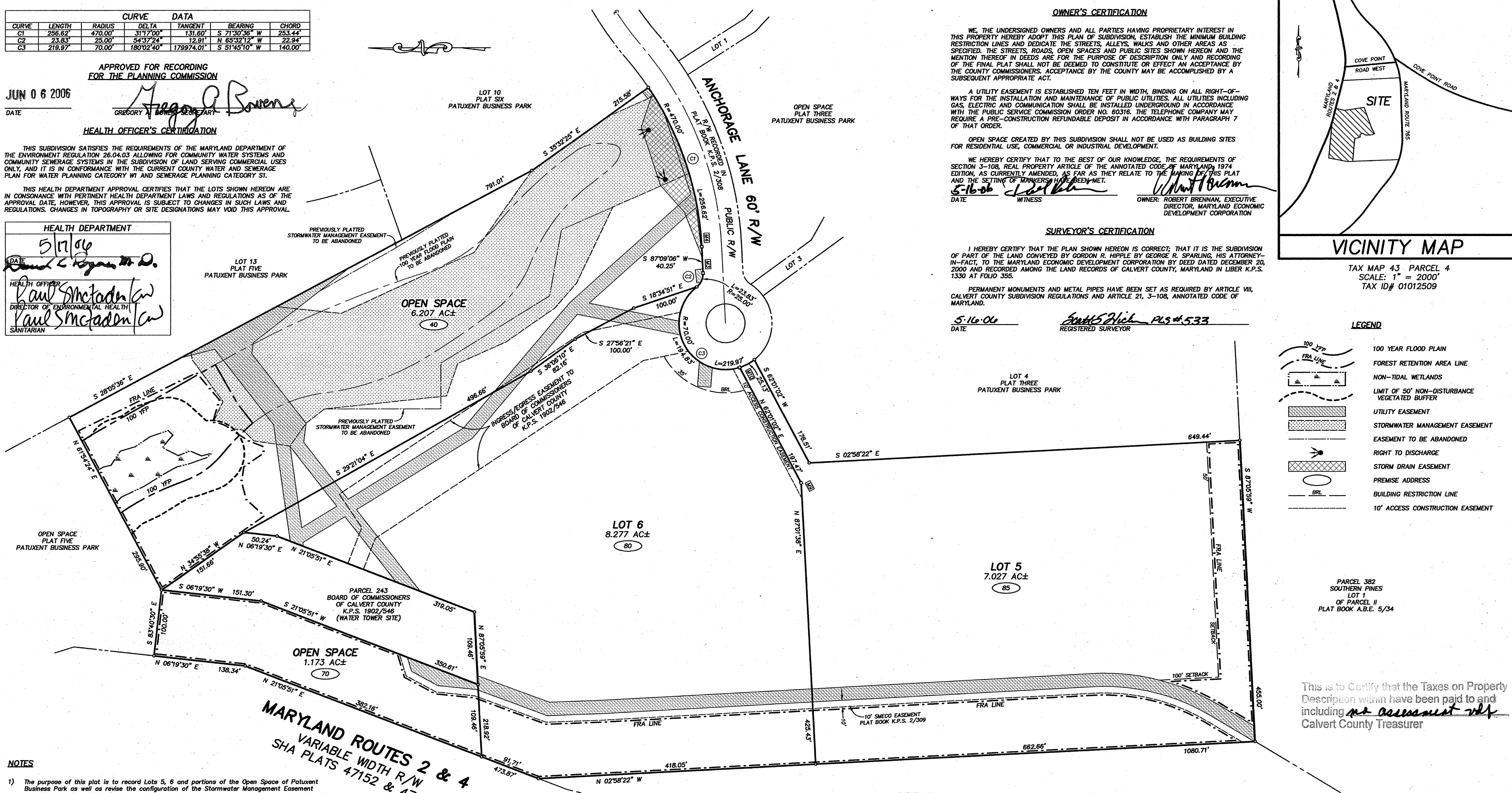
DATE \_\_\_\_\_  
GREGORY A. BOWEN, SECRETARY

HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 28.04.03 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 W1 AND SEWERAGE PLANNING CATEGORY S1.

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.

HEALTH DEPARTMENT  
DATE 5/17/06  
HEALTH OFFICER  
Paul Smetaden  
DIRECTOR OF ENVIRONMENTAL HEALTH  
SANITARIAN



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.

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.

DATE 5-16-06 WITNESS \_\_\_\_\_ OWNER: ROBERT BREWSTER, EXECUTIVE DIRECTOR, MARYLAND ECONOMIC DEVELOPMENT CORPORATION

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. 1330 AT FOLIO 355.

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.

DATE 5-16-06 SURVEYOR: Scott S. Dick, PLS # 533 REGISTERED SURVEYOR

VICINITY MAP

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

LEGEND

- 100' FRA LINE
- 100 YEAR FLOOD PLAIN
- FOREST RETENTION AREA LINE
- NON-TIDAL WETLANDS
- LIMIT OF 50' NON-DISTURBANCE VEGETATED BUFFER
- UTILITY EASEMENT
- STORMWATER MANAGEMENT EASEMENT
- EASEMENT TO BE ABANDONED
- RIGHT TO DISCHARGE
- STORM DRAIN EASEMENT
- PREMISE ADDRESS
- BUILDING RESTRICTION LINE
- 10' ACCESS CONSTRUCTION EASEMENT

PARCEL 382  
SOUTHERN PINES  
LOT 1  
OF PARCEL II  
PLAT BOOK A.B.E. 5/34

This is to Certify that the Taxes on Property Description within have been paid to and including ~~no assessment ref~~ Calvert County Treasurer

NOTES

- The purpose of this plat is to record Lots 5, 6 and portions of the Open Space of Patuxent Business Park as well as revise the configuration of the Stormwater Management Easement and 100 Year Flood Plain. The right-of-way 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.
- 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 to, 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.
- 100 Year Flood Plain: Uses restricted to those permitted in the Flood Plain District. No new construction 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 understorey 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 4.9 acres.
- 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.
- 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 throughout the project.
- 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.

MARYLAND ROUTES 2 & 4  
VARIABLE WIDTH R/W  
SHA PLATS 47152 & 47967

SIGHT DISTANCE CERTIFICATION

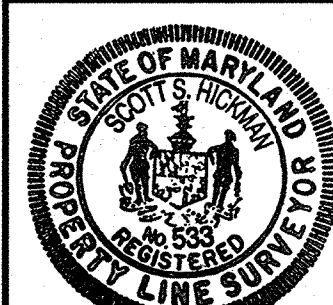
I HEREBY CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LOTS SHOWN HEREON THAT MEETS OR EXCEEDS THE AASHTO SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED LIMIT.

DATE 5-16-06 SURVEYOR: Scott S. Dick, PLS # 533 REGISTERED SURVEYOR

Received for Record 6-7 2006  
at 3:51 o'clock P.M. Same day  
recorded in Liber KPS No. 500  
Folio 500 ONE OF THE PLAT  
RECORDS OF CALVERT CO.  
& EXAMINED PER  
Gentry P. Smith

COORDINATES		
NO.	NORTH	EAST
M3	10831.4887	10707.3943
M4	10833.4888	10747.5963
M5	10833.7439	10390.4492
M10	10776.3966	10564.8334

FOREST RETENTION AREA TABLE	
LOT	FRA REQUIRED
5	1.278 AC±
6	1.505 AC±



DATE 5-16-06

PLAT FOUR  
LOTS 5, 6 AND OPEN SPACE  
PATUXENT BUSINESS PARK  
LOCATED IN LUSBY  
FIRST DISTRICT, CALVERT COUNTY, MARYLAND  
PLANNING AND ZONING CASE NO. SD 03-28



COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers  
Land Planners

110 MAIN STREET  
PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

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

Plats 500 MSA SSW 1239 2673