

NOTES:

- MSD 2020-0108 is subject to the MD State Sustainable Growth and Agricultural Preservation Act of 2012. Per the County's adopted Growth Tier Map, Parcel 479 is in the Farm and Forest District (FFD) and in Tier IV, that restricts development to a minor subdivision only (seven or less lots as of October 1, 2012) in perpetuity.
- Per CCZO, Article 5-1.02.D.2., the density within the FFD zone is calculated based on the net density (gross tract area minus any existing wetlands). The parcel is 65.72 acres with 0.21 acres of assumed non-tidal wetlands, leaving 65.51 net acres for calculating density. $65.51 \div 20 = 3.275$ (density reduction) = 0.75 rounds to 1 conventional lot. The density may be increased with the use of Transfer Development Rights, 5 per additional lot. The density for Transfer Zone within FFD is 1 unit per 10 acres. The net acreage of $65.51 \div 10 = 6.55$ - 1 conventional lot = 5 TDR lots permitted. The proposed subdivision is for 1 conventional lot and 1 TDR lot, using 22.93 acres to support the TDR lot. For calculating the density for the subdivision, a total of 22.93 acres is being used which allows one conventional lot and one additional lot with the use of 5 Transfer Development Rights (TDR's) leaving a 42.79-acre non-buildable residue for residential purposes. Any additional lots would be Transfer Zone lots and will require 5 Transfer Development Rights per lot.
- Per CCZO, Article 5-2.01.C.2.a, for a clustered subdivision, building must be on no more than 20% of the site. The subdivision parcel will consist of 22.93 acres which will require a minimum of 4.5 acres for development and 18.34 acres of open space. The proposed plan has 4.11 acres (below the maximum area allowed) for development and 18.82 acres of open space (above the minimum open space required).
- Per CCZO, Article 5-2.01.D.5.b.1., front roadway buffers shall be required on property that is designated as FFD fronting a public road. Chippingwood Drive is a public right-of-way but considered an internal subdivision street, therefore a front roadway buffer is not required.
- Covenants shall be included in all subsequent deeds for Lots 1 & 2 stating that, "Within Farm Communities, farming practices that may conflict with residential use activities will be occurring on adjacent lands and are permitted by right".
- Per Article 7-1.05.F.1.a, the first three lots to be created for residential purposes from any parcel of record as of the date of this amendment (as of February 23, 1988) shall be exempt from the Adequate Public Facilities Ordinance. As Willow Oaks subdivision has been recorded after this date and consists of more than three lots, Lots 1 & 2 are subject to the Adequate Public Facilities Ordinance. Adequacy will be determined prior to recordation of the final plat.
- Per CCZO, Article 7-1.07.C.9., the 10 ft. general PUE established by the Owner's Certificate and also shown on the Final Plat, along the frontage of Lots 1 & 2 adjacent to existing Winding Oak Way, 50' Public Right of Way.
- The setbacks, building restriction lines (BRLs) and minimum lot widths shall comply with Article 5-1.07, Table 5-1.07 of the Zoning Ordinance, which requires a 25' front, 10' side, 35' rear BRL's and 100' minimum lot widths. The minimum lot area for FFD non cluster is three acres unless clustering. This subdivision is a clustered subdivision which allows a minimum lot size of one acre.
- If archeological materials are discovered during site work, contractor for development will cease work and contact the Office of Planning and Zoning immediately so that remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restarting work.
- Article 5-2.01.D.5.b.ii, states "If a naturally vegetated buffer does not exist, the applicant shall plant a 100 foot wide vegetated buffer with plantings as approved by the Planning Commission or its designee." The Front Roadway Buffer is not required as Chippingwood Dr. and Winding Oak Way are considered internal subdivision streets.
- Per CCZO, Article 5-2.01.E.5., The Open Space shown hereon is designated as "Conservation" Open Space. The ownership/disposition of the Open Space is intended to be owned privately as per CCZO Article 5-2.01.E.5.c. The Open Space may not be further subdivided into smaller parcels than shown hereon. A deed of Conservation Easement for the Open Space will be executed to the benefit of the Calvert County Board of County Commissioners and shall be submitted for recordation with the Final Plat.
- At a minimum, buildings shall be arranged to avoid facing the front of a house onto the rear of another.
- Steep slopes (25% or greater) are present on-site. A minimum 10' setback is provided adjacent to the steep slopes.
 - Disturbance of steep slopes is not allowed; unless, it cannot be avoided and the applicant develops adequate methods to solve the problems created by disturbing unsuitable land conditions and these methods are received the approval of the Planning Commission, with recommendations from the appropriate County agencies.
 - No structure, grading or clearing shall be permitted on existing steep slopes or within 10' of the steep slopes.
- A request for a waiver from the requirements of Article 8-2.05.C (Wetland Delineation) on this property was granted by the Zoning Officer on July 15, 2019.
- Non-tidal wetland areas are assumed to be located on or near the site. A minimum 50' undisturbed natural vegetation buffer must also be maintained from the boundaries of the wetlands landward.
 - All wetlands and associated buffers shall remain undisturbed in perpetuity and to serve for water quality benefits as per the Calvert County Zoning Ordinance.
 - When any disturbance is proposed within 100' of the edge of the wetland buffer, protective snow fencing shall be placed 10' feet beyond the edge of the buffer.
 - The issuance of County permits or approval is a local process and does not imply that the applicant has met State and Federal requirements for wetlands under COMAR, the Federal Water Pollution Control Act; or the Rivers and Harbors Act.
- Streams (perennial and/or intermittent) are located on-site. A minimum 50 ft. buffer, plus four feet for every one percent of slope (15% or greater) or to the top of the steep slopes; whichever is nearer to the stream, shall also be established. In addition, a minimum 10 ft. setback shall be maintained from the stream buffer.
 - Streams and stream buffers are to be left undisturbed in perpetuity and to serve for water quality benefits.
 - No structure, grading or clearing shall be permitted on soils on moderate to highly erodible or hydric soils within 100 ft. of a perennial or intermittent stream. (CCZO, Article 8-2.04.C., and Article 8-2.06).
- Property is located in Zone 'X' (Area of Minimal Flood Hazard) as per FEMA/FIRM Map Panel number 24009C0185G dated 11/19/2014. No residential construction will be permitted within the 100-year floodplain." (CCZO, Article 8-2.03).
- Any impacts to the wetlands, streams, and associated 50 foot wetland and stream buffers must meet criteria for approval in the Zoning Ordinance, Section 8-2.05 and 8-2.06
- Any disturbance in the Maryland State Expanded nontidal wetland buffer will require prior authorization from the Maryland Department of the Environment per COMAR 26.23.02.01.
- Any proposed development outside of the Critical Area on steep slopes equal to or greater than 25 percent within 100 feet of a stream, or on hydric and/or highly erodible soils must meet conditions in Section 8-2.04.
- When any disturbance is proposed within 100' of the edge of the wetland buffer, protective snow fencing shall be placed at the Limits of Disturbance (LOD) where it comes within 50 feet of the buffer.
- A 10' building setback shall be maintained from the edge of the wetland buffer.
- This project is subject to the Forest Conservation Act. Per CCZO, Article 8-3; A minimum 10' setback is required adjacent to all Forest Retention Areas. (FRAs). "FRAs are to be left undisturbed, unless the appropriate approvals or permits have been obtained for removal of trees and/or understory vegetation. Timber harvests may occur within the FRA with the required approvals and/or permits. Otherwise, no equipment, machinery, vehicles, materials, stockpiling or structures are allowed within the FRA. No building restriction lines or septic areas shall be located within the FRA. Hiking, natural observation and study, and wildlife management activities may occur in the FRA and 2) Forest protection measures are to be in place wherever land disturbance will occur within 200' of the FRA boundary. Protection measures are to pass inspection by the County prior to issuance of any building or grading permits. Staking, flagging, fencing and posting signs shall mark the boundary of the FRA at least every 50'. All protective measures shall be maintained throughout the project. This plat removes 0.43 Acres of FRA previously recorded on Plat K.P.S. 2:304 and 2:305. All previously platted FRA established on those two plats are not revised by the recordation of this plat.
- The source of the environmental features shown hereon are from Calvert County GIS and supplemental field surveys.
- Lot 1 is restricted to access via Chippingwood Drive. Lot 2 is restricted to access via Winding Oak Way.
- The Concept Stormwater Management Study has been approved by this department. In accordance with the CCSSMO and the MSDM, a site development stormwater study for the project has been approved prior to final approval of the subdivision in order that easements necessary may be shown on the plat. Final stormwater design for the Lots 1 & 2 may be done at time of building permit application.
- The platting or dedication of Lots 1, 2 and Open Space "A" is with the free consent and in accordance with the desire of the undersigned owners, proprietors, mortgages, or trustees. Furthermore, the undersigned (the "Grantors") grant the Commissioners of Calvert County and their officers, agents, employees, contractors, and subcontractors, a perpetual easement across the subdivided land to access and inspect, and, if necessary, maintain, repair, construct, or reconstruct stormwater management facilities, structures, and devices within this subdivision.
- A 10' perpetual easement is provided for the widening, future widening, and/or construction and maintenance of the areas adjacent to the right-of-way lines of the public roadways shown hereon in accordance with the RD-7 typical section, per the Calvert County Road and Site Development Ordinance and Calvert County Construction Standards as currently amended and in effect at the time of approval for the recordation of this plat. This easement shall include all storm drainage structures and appurtenances, excavation and construction of driveway entrances and approach roads, street intersections, gutters, swales, ditches, berms, flumes and any other construction applicable to said widening, all as shown on the plat of subdivision.
- Conservation/Forest Reserve Open Space Area 'B' and the Cemetery Parcel was previously recorded among the Plat Records of Calvert County on plat Liber K.P.S. 2 at Folio 304 & 305. All notes, conditions and easements previously recorded are still applicable with the exception of any changes by this Replatting.
- This plat was prepared without the benefit of a Title Report.
- The perc test information is available at the Calvert County Health Department.
- This plat is not a boundary survey and does not meet the minimum standards for a boundary survey as defined by COMAR regulations.
- This plat is a "special purpose survey" per Section 09.13.06.10 of COMAR Regulations.
- The Board of County Commissioners of Calvert County approved Text Amendment Case No. 22-03 on November 29, 2022 as recorded in K.P.S. 691469 of the County Commissioners Ordinances and Resolution for the amendment to the CCZO to allow for certain cemetery accessory uses in the FFD as special conditions such that a funeral home shall be accessory to an existing public cemetery and that a crematorium shall be accessory to a funeral home.

Randolph B. Horton, member
 Randolph B. Horton, Member, Hortons Memorial Gardens, LLC

TRANSFER DEVELOPMENT RIGHT (TDR's) INFORMATION

Number of Transfer Zone Lots Requiring TDR's	= 1
Number of Transfer Development Rights Required	= 5
Recording Numbers Of The Development Rights	= K.P.S. 6374/203 (2.5 TDRs)
Recording Numbers Of The Development Rights	= K.P.S. 6374/206 (10.5 TDRs)
Recording Numbers Of The Development Rights	= K.P.S. 1794/029 (1 TDR)
Recording Numbers Of The Development Rights	= K.P.S. 1514/508 (1 TDR)

TRANSFER DEVELOPMENT RIGHT OWNERS CERTIFICATE

As to the ownership of the Transferable Development Rights recorded in Liber K.P.S. 6374 at Folio 203, I hereby certify that 2.5 of the 2.5 TDR's are being applied to this plat of subdivision.

2/13/23 DATE *Marschall* WITNESS *Kirk Swain, MBE* KIRK SWAIN, MEMBER CHESAPEAKE MEMORIAL GARDENS, LLC

TRANSFER DEVELOPMENT RIGHT OWNERS CERTIFICATE

As to the ownership of the Transferable Development Rights recorded in Liber K.P.S. 6374 at Folio 206, I hereby certify that .5 of the 5 TDR's are being applied to this plat of subdivision.

2/13/23 DATE *Marschall* WITNESS *Kirk Swain, MBE* KIRK SWAIN, MEMBER CHESAPEAKE MEMORIAL GARDENS, LLC

TRANSFER DEVELOPMENT RIGHT OWNERS CERTIFICATE

As to the ownership of the Transferable Development Rights recorded in Liber K.P.S. 1794 at Folio 029, I hereby certify that 1 of the 6 TDR's are being applied to this plat of subdivision.

2/15/23 DATE *Paul E. Monger* WITNESS *Paul E. Monger* PAUL E. MONGER

TRANSFER DEVELOPMENT RIGHT OWNERS CERTIFICATE

As to the ownership of the Transferable Development Rights recorded in Liber K.P.S. 1514 at Folio 508, I hereby certify that 1 of the 38 TDR's are being applied to this plat of subdivision.

2/15/23 DATE *Paul E. Monger* WITNESS *Paul E. Monger* PAUL E. MONGER

COORDINATES

No.	NORTH	EAST
1	951502.26	152400.23
2	951325.97	152590.57
3	951175.39	152439.51
4	950869.62	152503.66

NUMBER OF LOTS SHOWN ON THIS PLAT

NO. OF CONVENTIONAL LOTS:	1
NO. OF TDR LOTS:	1
NO. OF RECEIVING AREA LOTS:	0
NO. OF FAMILY CONVEYANCE LOTS:	0
TOTAL NO. OF NEW LOTS:	2
TOTAL NO. OF REVISED LOTS:	0

ACREAGE TABULATIONS FOR THIS PLAT

ACREAGE OF ALL NEW LOTS:	4.11 Ac.
ACREAGE OF ALL REVISED LOTS:	0.000 Ac.
ACREAGE OF ALL NEW OPEN SPACE:	18.82 Ac.
ACREAGE OF ALL RECREATION AREA:	0.000 Ac.
ACREAGE OF ALL PUBLIC RIGHTS-OF-WAY:	0.000 Ac.
ACREAGE OF ALL PRIVATE LANES:	0.000 Ac.
ACREAGE OF ALL WIDENING STRIPS:	0.000 Ac.
ACREAGE OF ALL OUTLOTS:	0.000 Ac.
ACREAGE OF ALL RESIDUE (REVISED CEMETERY PARCEL)	42.79 Ac.
TOTAL ACREAGE SHOWN ON THIS PLAT:	65.72 Ac.

OPEN SPACE INFORMATION FOR THIS PLAT

TYPE OF OPEN SPACE "A" (CONSERVATION)	18.82 Ac.
ACREAGE OF OPEN SPACE TYPE #1	

APFO INFORMATION FOR THIS PLAT

NUMBER OF APFO EXEMPT LOTS	0
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VICINITY MAP SCALE 1"=2000'
TAX MAP: 31; PARCEL: 479

TAX I.D.: 01-004859

LEGEND

- Denotes Non-Tidal Wetlands (Per Plat KPS 2:304)
- Denotes 50' Non-Tidal Wetlands Buffer (Per Plat KPS 2:304)
- Denotes 100' Expanded Non-Tidal Wetlands Buffer (As per P&Z Policy Statement dated October 13, 2021)
- Denotes conservation Areas 15% - 25% Slopes adjacent to Non-Tidal Wetlands Established Hereon
- Denotes conservation Areas 25% and greater Slopes adjacent to Non-Tidal Wetlands Established Hereon
- Denotes Building Restriction Line
- Denotes limit of Existing Forest Retention Area
- Denotes Existing Forest Retention Area to be Removed Hereon (0.43 Acres)
- Denotes Forest Retention Area to be Added Hereon (0.43 Acres)
- Denotes 10' Utility Easement
- Denotes Property Addresses

Received for Record... *March 17, 2023*
 at 12:02 o'clock P.M. Same day
 recorded in Liber KPS No. *6*
 Folio *300* ONE of the PLAT
 RECORDS of CALVERT CO.
 & EXAMINED PER

Bath P. Smith

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown herein is correct; that it is a subdivision of all of the land conveyed by Chesapeake Highlands Memorial Gardens, LLC to Hortons Memorial Gardens, LLC by deed dated October 8, 2019 and recorded among the land records of Calvert County, Maryland in Liber K.P.S. 5509 at Folio 377. Permanent monuments and metal rods have been set as required by Article 7-1.08, Calvert County Zoning Ordinance and Section 3-108 of the Real Property Article of the Annotated Code of Maryland. I further certify that I was in "RESPONSIBLE CHARGE" for the creation of this plat, as defined in the Code of Maryland Regulations (COMAR) (09.13.06.12).

2/13/23 Date *Dean Jeffrey Wilkinson* DEAN JEFFREY WILKINSON Maryland Professional Land Surveyor #21975

OWNER'S CERTIFICATE

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 10 feet in width binding on all rights-of-way for the installation and maintenance of public utilities.

2/13/23 Date *Randolph B. Horton* Witness *Randolph B. Horton, member* Hortons Memorial Gardens, LLC Randolph B. Horton, Member

Final Plat Case No.: MSDFP-138352
 Preliminary Case No.: MSD-2020-0108
 Concept Case No.: CMSD-2019-075

SIGHT DISTANCE CERTIFICATION

I hereby certify that the proposed driveway entrance locations for Lot 1 & Lot 2 exist along the lot frontages that meet or exceed the sight distance criteria as established in the Calvert County Road Ordinance.

2/13/23 Date *Dean Jeffrey Wilkinson* DEAN JEFFREY WILKINSON Maryland Professional Land Surveyor #21975

This is to Certify that the Taxes on Property Description within have been paid to and including *22893d 9-8-22* Calvert County Treasurer

NOTE
 SEE SHEET 2 & 3 FOR THE PLATTED AREA, LINE & CURVE TABLES, AND COORDINATE INFORMATION.

PLANNING COMMISSION APPROVED FOR RECORDING

MAR 17, 2023 Date *Tamara Blake-Wallace* Tamara Blake-Wallace Planning Commission Secretary/Administrator

OWNER/APPLICANT:
 HORTONS MEMORIAL GARDENS LLC
 c/o Randolph B. Horton, Member
 600 Kennedy Street NW
 Washington, DC 20011
 Phone: (410) 257-0544
 randolf600@verizon.net

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 single family dwellings only, and it is in conformance with the current county water and sewerage plan for water planning category W6 and sewerage planning category S6.

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. 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 s.f. 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 exact area of the lot approved for such purposes, you should contact the Calvert County Health Department, Office of Environmental Health.

HEALTH DEPARTMENT
 Date *3/8/2023*
Lawrence Colarney
 Health Officer
 Dir. Env. Health
Matthew
 Sanitarian

DATE	REVISION
09/24/2021	REVISED AS PER COUNTY COMMENTS DATED 8/17/21
11/16/2021	REVISED AS PER CHECKPRINT #2 COMMENTS DATED 10/26/21
12/15/2022	REVISED TDR OWNER AND RECORDING REFERENCES
2/30/2022	REVISED AS PER CHECKPRINT #4 COMMENTS DATED 12/22/22
1/6/2023	REVISED AS PER CHECKPRINT #5 COMMENTS DATED 1/6/23
2/2/2023	REVISED NOTE #2 & ADDED NOTE #35 AS PER P&Z EMAIL

DEAN JEFFREY WILKINSON
 MARYLAND PROFESSIONAL LAND SURVEYOR #21975
 EXPIRATION DATE: 12/18/2023
 DATE: *2/13/23*

BARRETT & ASSOCIATES
 ENGINEERS • SURVEYORS • LAND PLANNERS

100 JIBSAIL DRIVE SUITE 103
 PRINCE FREDERICK, MD 20678
 (410) 257-2255 rabarrett@rabarrett.com

FINAL PLAT
 TAX MAP: 31; PARCEL: 479

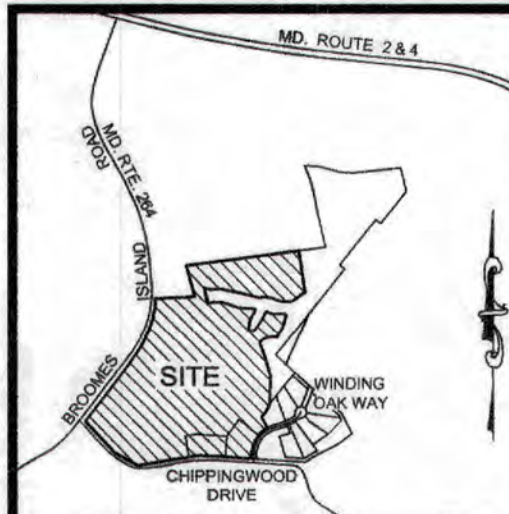
WILLOW OAKS SUBDIVISION & REPLATTING OF THE HORTONS MEMORIAL GARDENS PROPERTY

LOTS 1, 2 & OPEN SPACE 'A' - SECTION 2

LOCATED AT THE INTERSECTION OF MD. ROUTE 264 (BROOMES ISLAND ROAD) AND CHIPPINGWOOD DRIVE IN PORT REPUBLIC, MD - 1st ELECTION DISTRICT, CALVERT COUNTY, MARYLAND

DATE	JULY, 2021
SCALE	AS SHOWN
DRAWN BY	DSM
DRAWING #	SURVEY.RP
FILE #	CC2385
JOB #	20180

SHEET 1 OF 3



VICINITY MAP SCALE 1"=2000'
TAX MAP: 31; PARCEL: 479

TAX I.D.: 01-004859
Records of Calvert Co. & Examined Per
at 12:00 o'clock on March 20, 2023
in the same day
Folio 377
ONE of the PLAT

Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	42.69'	S13° 44' 39"W	L21	430.66'	N47° 16' 48"E	L41	265.80'	N78° 09' 06"W
L2	35.94'	S57° 47' 46"W	L22	65.00'	N42° 43' 12"W	L42	109.81'	S88° 57' 54"W
L3	506.79'	N78° 09' 06"W	L23	600.00'	S47° 16' 48"W	L43	524.94'	S88° 57' 54"W
L4	634.75'	S88° 57' 54"W	L24	85.00'	S42° 43' 12"E	L44	144.74'	S18° 09' 33"W
L5	280.66'	N55° 08' 46"W	L25	607.19'	N47° 16' 48"E	L45	82.99'	S78° 17' 02"W
L6	439.13'	N34° 59' 16"W	L26	569.10'	N32° 35' 41"E	L46	108.79'	S22° 38' 55"W
L7	852.05'	N45° 29' 31"E	L27	127.69'	N38° 49' 52"W	L47	73.02'	S18° 28' 28"W
L8	399.99'	N85° 00' 27"W	L28	35.00'	N51° 10' 06"E	L48	33.42'	S50° 00' 31"E
L9	330.70'	S7° 21' 12"E	L29	374.44'	S47° 57' 08"W	L49	38.42'	N34° 39' 19"E
L10	1462.00'	N89° 03' 20"W	L30	20.39'	N13° 42' 28"E	L50	43.69'	S87° 03' 17"E
L11	33.10'	S8° 17' 28"E	L31	83.52'	N37° 16' 09"E	L51	68.44'	N69° 55' 44"E
L12	263.39'	S4° 44' 24"E	L32	69.61'	N48° 08' 57"E	L52	27.21'	S88° 21' 01"E
L13	219.26'	S3° 05' 39"E	L33	123.43'	N21° 07' 38"W	L53	20.26'	S56° 30' 28"E
L14	209.41'	S6° 43' 53"E	L34	221.21'	N1° 02' 06"W	L54	44.58'	S22° 27' 02"E
L15	150.04'	N13° 33' 14"W	L35	112.57'	N88° 57' 54"E	L55	39.25'	S33° 46' 20"E
L16	122.24'	N80° 11' 39"W	L36	312.43'	S78° 09' 06"E	L56	30.73'	S42° 56' 41"E
L17	277.57'	N67° 36' 16"W	L37	213.30'	N44° 54' 28"E	L57	31.30'	S78° 16' 37"E
L18	109.46'	N77° 39' 10"W	L38	259.44'	S42° 48' 13"E	L58	31.38'	N59° 07' 53"E
L19	609.58'	N87° 11' 08"W	L39	216.26'	S11° 50' 54"W	L59	36.24'	N26° 05' 59"E
L20	245.81'	N5° 46' 39"W	L40	240.99'	N78° 09' 06"W	L60	41.82'	N0° 47' 51"W

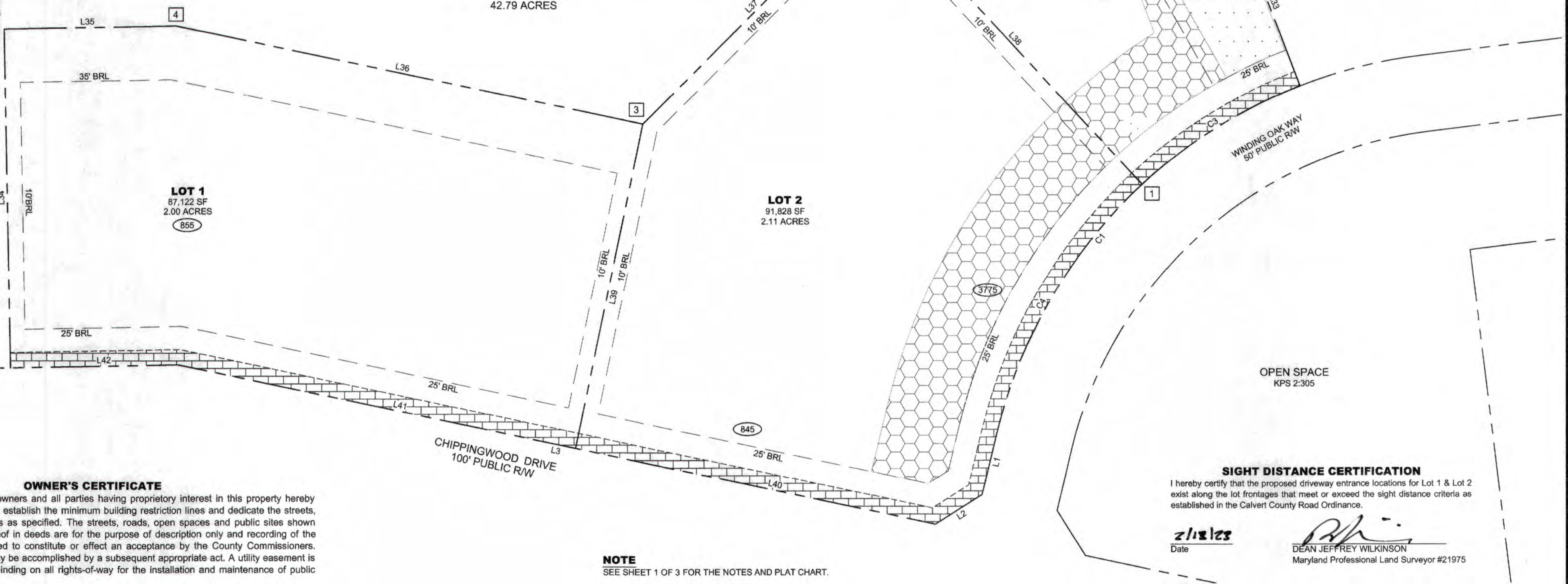
- LEGEND**
- Denotes Non-Tidal Wetlands (Per Plat KPS 2:304)
 - Denotes 50' Non-Tidal Wetlands Buffer (Per Plat KPS 2:304)
 - Denotes 100' Expanded Non-Tidal Wetlands Buffer (As per P&Z Policy Statement dated October 13, 2021)
 - Denotes conservation Areas 15% - 25% Slopes adjacent to Non-Tidal Wetlands Established Hereon
 - Denotes conservation Areas 25% and greater Slopes adjacent to Non-Tidal Wetlands Established Hereon
 - BRL Denotes Building Restriction Line
 - Denotes limit of Existing Forest Retention Area
 - Denotes Existing Forest Retention Area to be Removed Hereon (0.43 Acres)
 - Denotes Forest Retention Area to be Added Hereon (0.43 Acres)
 - Denotes 10' Utility Easement
 - 855 Denotes Property Addresses

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown herein is correct: that it is a subdivision of all of the land conveyed by Chesapeake Highlands Memorial Gardens, LLC to Hortons Memorial Gardens, LLC by deed dated October 8, 2019 and recorded among the land records of Calvert County, Maryland in Liber K.P.S. 5509 at Folio 377. Permanent monuments and metal rods have been set as required by Article 7-1.08, Calvert County Zoning Ordinance and Section 3-108 of the Real Property Article of the Annotated Code of Maryland. I further certify that I was in "RESPONSIBLE CHARGE" for the creation of this plat, as defined in the Code of Maryland Regulations (COMAR) (09.13.06.12).

Date 2/18/23
DEAN JEFFREY WILKINSON
Maryland Professional Land Surveyor #21975

REVISED CEMETERY PARCEL
1,863,950 SF
42.79 ACRES



OWNER'S CERTIFICATE

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 10 feet in width binding on all rights-of-way for the installation and maintenance of public utilities.

Date 2/18/23 Witness Randolph B. Horton
Hortons Memorial Gardens, LLC
Randolph B. Horton, Member

SIGHT DISTANCE CERTIFICATION

I hereby certify that the proposed driveway entrance locations for Lot 1 & Lot 2 exist along the lot frontages that meet or exceed the sight distance criteria as established in the Calvert County Road Ordinance.

Date 2/18/23
DEAN JEFFREY WILKINSON
Maryland Professional Land Surveyor #21975

NOTE
SEE SHEET 1 OF 3 FOR THE NOTES AND PLAT CHART.

PLANNING COMMISSION APPROVED FOR RECORDING

MAR 17 2023
Date 2/18/23
Tamara Blake-Wallace
Planning Commission Secretary/Administrator

This is to Certify that the Taxes on Property Description within have been paid to and including 22557d 9-8-22 Final Plat Case No.: MSDFP-138352
Calvert County Treasurer Preliminary Case No.: MSD-2020-0108
Concept Case No.: CMSD-2019-075

SHEET 2 OF 3

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 single family dwellings only, and it is in conformance with the current county water and sewerage plan for water planning category W6 and sewerage planning category S6.

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. The designated perc area is the only perc area approved by the Calvert County Health Department for sewerage disposal purposes. The approved lot includes an approved area of at least 10,000 s.f. for sewerage 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 exact area of the lot approved for such purposes, you should contact the Calvert County Health Department, Office of Environmental Health.

Date 3/8/2023
Health Officer Matthew Aldridge
Dir. Env. Health Matthew Aldridge
Sanitarian

DATE	REVISION
08/24/2021	REVISED AS PER COUNTY COMMENTS DATED 8/17/21
11/16/2021	REVISED AS PER CHECKPRINT #2 COMMENTS DATED 10/26/21
12/5/2022	REVISED FOR OWNER AND RECORDING REFERENCES
2/23/2023	REVISED AS PER CHECKPRINT #4 COMMENTS DATED 12/22/22

DEAN JEFFREY WILKINSON
MARYLAND PROFESSIONAL LAND SURVEYOR #21975
EXPIRATION DATE: 12/18/2023
DATE: 2/18/23

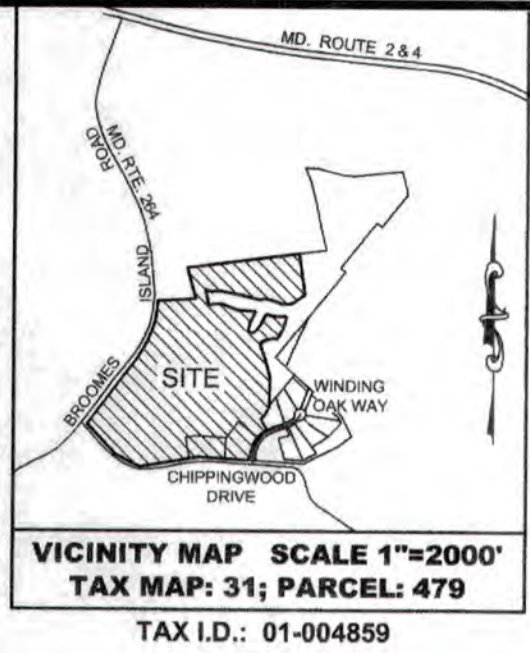
BARRETT & ASSOCIATES
ENGINEERS • SURVEYORS • LAND PLANNERS
100 JIBSAIL DRIVE SUITE 103
PRINCE FREDERICK, MD 20678
(410) 257-2255 rabarratt@rabarratt.com

FINAL PLAT
TAX MAP: 31; PARCEL: 479
WILLOW OAKS SUBDIVISION & REPLATTING OF THE HORTONS MEMORIAL GARDENS PROPERTY
LOTS 1, 2 & OPEN SPACE 'A' - SECTION 2
LOCATED AT THE INTERSECTION OF MD. ROUTE 264 (BROOMES ISLAND ROAD) AND CHIPPINGWOOD DRIVE IN PORT REPUBLIC, MD - 1st ELECTION DISTRICT, CALVERT COUNTY, MARYLAND

DATE
JULY, 2021
SCALE
1" = 50'
DRAWN BY
DSM
DRAWING #
\SURVEY\RP
FILE #
CC2385
JOB #
20180

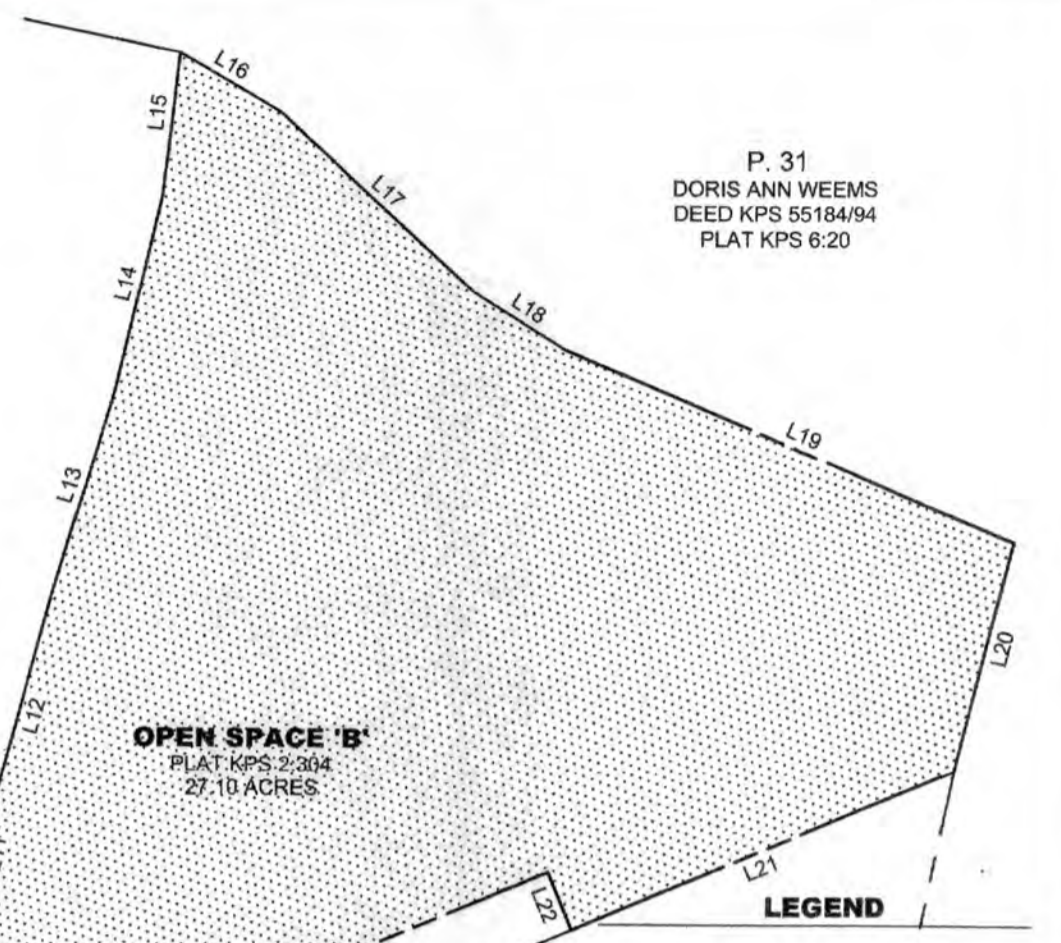
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	42.89'	S13° 44' 39"W	L21	430.86'	N47° 16' 48"E	L41	265.80'	N78° 09' 06"W
L2	35.94'	S57° 47' 46"W	L22	65.00'	N42° 43' 12"W	L42	109.81'	S88° 57' 54"W
L3	506.79'	N78° 09' 06"W	L23	600.00'	S47° 16' 48"W	L43	524.94'	S88° 57' 54"W
L4	634.75'	S88° 57' 54"W	L24	65.00'	S42° 43' 12"E	L44	144.74'	S18° 09' 33"W
L5	280.86'	N55° 06' 46"W	L25	607.19'	N47° 16' 48"E	L45	82.99'	S78° 17' 02"W
L6	439.13'	N34° 59' 16"W	L26	569.10'	N32° 35' 41"E	L46	106.79'	S22° 38' 55"W
L7	852.05'	N45° 29' 31"E	L27	127.69'	N38° 49' 52"W	L47	73.02'	S18° 28' 26"W
L8	399.99'	N85° 00' 27"W	L28	35.00'	N51° 10' 08"E	L48	33.42'	S50° 00' 31"E
L9	330.70'	S7° 21' 12"E	L29	374.44'	S47° 57' 08"W	L49	38.42'	N34° 39' 19"E
L10	1462.00'	N89° 03' 20"W	L30	20.39'	N13° 42' 28"E	L50	43.69'	S87° 03' 17"E
L11	33.10'	S8° 17' 26"E	L31	83.52'	N37° 16' 09"E	L51	68.44'	N68° 55' 44"E
L12	283.39'	S4° 44' 24"E	L32	69.61'	N48° 08' 57"E	L52	27.21'	S88° 21' 01"E
L13	219.26'	S3° 05' 39"E	L33	123.43'	N21° 07' 38"W	L53	20.26'	S56° 30' 28"E
L14	209.41'	S6° 43' 53"E	L34	221.21'	N1° 02' 06"W	L54	44.58'	S22° 27' 02"E
L15	150.04'	N13° 33' 14"W	L35	112.57'	N88° 57' 54"E	L55	39.25'	S33° 46' 20"E
L16	122.24'	N80° 11' 39"W	L36	312.43'	S78° 09' 06"E	L56	30.73'	S42° 56' 41"E
L17	277.57'	N67° 38' 16"W	L37	213.30'	N44° 54' 28"E	L57	31.30'	S78° 16' 37"E
L18	109.46'	N77° 39' 10"W	L38	259.44'	S42° 48' 13"E	L58	31.38'	N59° 07' 53"E
L19	509.58'	N87° 11' 06"W	L39	216.26'	S11° 50' 54"W	L59	36.24'	N28° 05' 59"E
L20	245.81'	N5° 46' 39"W	L40	240.99'	N78° 09' 06"W	L60	41.82'	N0° 47' 51"W

Line #	Length	Direction
L161	21.16'	S63° 43' 23"E
L162	39.31'	N86° 35' 42"E
L163	29.78'	N83° 21' 54"E
L164	46.55'	N70° 08' 13"E
L165	31.84'	N36° 53' 21"E
L166	40.24'	N11° 03' 15"W
L167	134.13'	N11° 54' 10"W
L168	169.11'	N7° 26' 04"W
L169	295.77'	N9° 08' 49"E

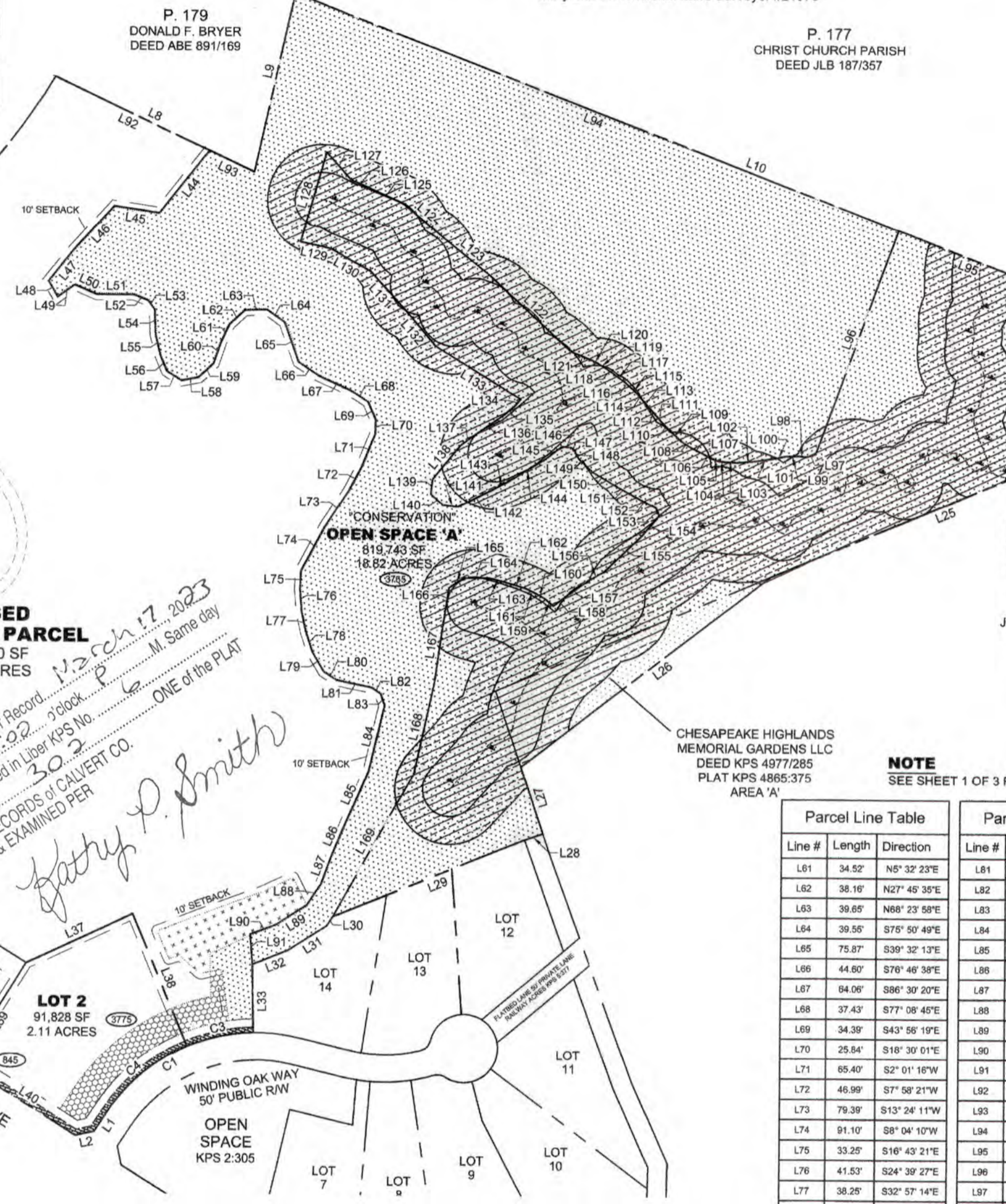


SURVEYOR'S CERTIFICATE
 I hereby certify that the plan shown herein is correct; that it is a subdivision of all of the land conveyed by Chesapeake Highlands Memorial Gardens, LLC to Hortons Memorial Gardens, LLC by deed dated October 8, 2019 and recorded among the land records of Calvert County, Maryland in Liber K.P.S. 5509 at Folio 377. Permanent monuments and metal rods have been set as required by Article 7-1.08, Calvert County Zoning Ordinance and Section 3-108 of the Real Property Article of the Annotated Code of Maryland. I further certify that I was in "RESPONSIBLE CHARGE" for the creation of this plat, as defined in the Code of Maryland Regulations (COMAR) (09.13.06.12).

Date: 2/13/23
 DEAN JEFFREY WILKINSON
 Maryland Professional Land Surveyor #21975



P. 31
 DORIS ANN WEEMS
 DEED KPS 55184/94
 PLAT KPS 6:20



This is to Certify that the Taxes on Property
 Description within have been paid to and including 22 Sept 9-8-22
 Calvert County Treasurer
 JAMES A. GRYSKEWICZ
 DEED KPS 5854/473
 LOT 1
 RAILWAY ACRES
 PLAT KPS 5:378

NOTE
 SEE SHEET 1 OF 3 FOR THE NOTES AND PLAT CHART.

Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L61	34.52'	N5° 32' 23"E	L81	66.25'	N81° 30' 48"E	L101	34.45'	N61° 26' 59"E	L121	41.85'	S87° 59' 23"E	L141	26.91'	S75° 51' 43"W
L62	38.16'	N27° 45' 35"E	L82	19.38'	S74° 51' 35"E	L102	31.15'	N65° 41' 07"E	L122	201.46'	S67° 28' 40"E	L142	72.06'	S43° 30' 45"W
L63	39.65'	N68° 23' 58"E	L83	22.25'	S39° 15' 23"E	L103	20.91'	N71° 54' 19"E	L123	105.32'	S71° 29' 23"E	L143	34.78'	S41° 42' 17"W
L64	39.55'	S75° 50' 49"E	L84	122.18'	S6° 50' 28"E	L104	13.78'	N77° 20' 02"E	L124	100.07'	S70° 10' 04"E	L144	75.10'	S38° 36' 48"W
L65	75.87'	S39° 32' 13"E	L85	106.18'	S3° 29' 56"W	L105	14.18'	N89° 56' 36"E	L125	69.74'	S85° 16' 16"E	L145	37.04'	S32° 16' 14"W
L66	44.80'	S78° 46' 38"E	L86	57.54'	S3° 03' 39"W	L106	20.55'	S81° 51' 55"E	L126	32.38'	S86° 39' 57"E	L146	18.32'	S75° 41' 58"W
L67	84.06'	S86° 30' 20"E	L87	57.15'	S0° 11' 27"W	L107	21.99'	S84° 13' 22"E	L127	66.68'	S62° 36' 42"E	L147	6.94'	N64° 07' 07"W
L68	37.43'	S77° 08' 45"E	L88	46.84'	S13° 42' 28"W	L108	19.71'	S77° 31' 41"E	L128	169.65'	N4° 03' 24"W	L148	15.93'	N46° 43' 02"W
L69	34.39'	S43° 56' 19"E	L89	67.44'	S37° 17' 52"W	L109	26.88'	S67° 05' 12"E	L129	56.79'	S81° 35' 53"W	L149	34.84'	N66° 22' 21"W
L70	25.84'	S18° 30' 01"E	L90	49.05'	S49° 21' 33"W	L110	22.08'	S65° 05' 31"E	L130	53.48'	N80° 53' 56"W	L150	40.91'	N79° 46' 19"W
L71	85.40'	S2° 01' 16"W	L91	54.75'	S24° 32' 01"E	L111	16.45'	S62° 21' 55"E	L131	86.16'	N62° 19' 37"W	L151	45.18'	N80° 21' 06"W
L72	46.99'	S7° 58' 21"W	L92	309.56'	S85° 00' 27"E	L112	19.48'	S61° 12' 51"E	L132	92.26'	N60° 33' 49"W	L152	46.85'	N82° 18' 48"W
L73	79.39'	S13° 24' 11"W	L93	90.43'	S85° 00' 27"E	L113	19.22'	S60° 19' 46"E	L133	182.27'	N78° 38' 15"W	L153	15.59'	N42° 36' 05"W
L74	91.10'	S8° 04' 10"W	L94	1177.12'	S89° 03' 20"E	L114	13.30'	S61° 37' 50"E	L134	15.04'	N20° 50' 25"E	L154	46.43'	N19° 25' 25"E
L75	33.25'	S16° 43' 21"E	L95	284.88'	S89° 03' 20"E	L115	18.45'	S65° 41' 32"E	L135	26.97'	N29° 19' 13"E	L155	94.42'	N26° 03' 17"E
L76	41.53'	S24° 39' 27"E	L96	430.25'	N0° 00' 00"W	L116	14.49'	S70° 30' 14"E	L136	66.67'	N36° 05' 05"E	L156	40.45'	N39° 30' 08"E
L77	38.25'	S32° 57' 14"E	L97	16.96'	N53° 59' 11"E	L117	23.54'	S74° 01' 16"E	L137	29.40'	N32° 50' 54"E	L157	45.92'	N35° 08' 43"E
L78	38.21'	S38° 31' 05"E	L98	14.77'	N74° 30' 51"E	L118	16.39'	S75° 50' 39"E	L138	79.04'	N19° 36' 30"E	L158	26.47'	N31° 40' 02"E
L79	39.35'	S51° 07' 53"E	L99	22.31'	N69° 40' 12"E	L119	18.44'	S78° 23' 49"E	L139	26.88'	N14° 02' 47"W	L159	21.77'	S70° 28' 55"E
L80	27.48'	S77° 09' 32"E	L100	24.54'	N58° 57' 21"E	L120	13.29'	S83° 19' 48"E	L140	30.48'	N68° 01' 28"W	L160	16.70'	S80° 41' 30"E

SIGHT DISTANCE CERTIFICATION
 I hereby certify that the proposed driveway entrance locations for Lot 1 & Lot 2 exist along the lot frontages that meet or exceed the sight distance criteria as established in the Calvert County Road Ordinance.

Date: 2/13/23
 DEAN JEFFREY WILKINSON
 Maryland Professional Land Surveyor #21975

OWNER'S CERTIFICATE
 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 10 feet in width binding on all rights-of-way for the installation and maintenance of public utilities.

Date: 2/13/23
 Witness: [Signature]
 [Signature] member
 Hortons Memorial Gardens, LLC
 Randolph B. Horton, Member

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 single family dwellings only, and it is in conformance with the current county water and sewerage plan for water planning category W6 and sewerage planning category S6.

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. The designated perc area is the only perc area approved by the Calvert County Health Department for sewerage disposal purposes. The approved lot includes an approved area of at least 10,000 s.f. for sewerage 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 exact area of the lot approved for such purposes, you should contact the Calvert County Health Department, Office of Environmental Health.

Date: 3/8/2023
 Health Officer: [Signature]
 Dir. Env. Health: [Signature]
 Sanitarian: [Signature]

DATE	REVISION
08/24/2021	REVISED AS PER COUNTY COMMENTS DATED 8/17/21
11/16/2021	REVISED AS PER CHECKPRINT #2 COMMENTS DATED 10/29/21
12/5/2022	REVISED FOR OWNER AND RECORDING REFERENCES
12/30/2022	REVISED AS PER CHECKPRINT #4 COMMENTS DATED 12/22/22

PLANNING COMMISSION APPROVED FOR RECORDING
 MAR 17, 2023
 [Signature]
 Tamara Blake-Wallace
 Planning Commission Secretary/Administrator

STATE OF MARYLAND
 DEAN JEFFREY WILKINSON
 MARYLAND PROFESSIONAL LAND SURVEYOR #21975
 EXPIRATION DATE: 12/18/2023
 DATE: 2/13/23

BARRETT & ASSOCIATES
 ENGINEERS • SURVEYORS • LAND PLANNERS
 100 JIBSAIL DRIVE SUITE 103
 PRINCE FREDERICK, MD 20678
 (410) 257-2255 rabarrett@rabarrett.com

FINAL PLAT
 TAX MAP: 31; PARCEL: 479
WILLOW OAKS SUBDIVISION & REPLATTING OF THE HORTONS MEMORIAL GARDENS PROPERTY
 LOTS 1, 2 & OPEN SPACE 'A' - SECTION 2
 LOCATED AT THE INTERSECTION OF MD. ROUTE 264 (BROOKES ISLAND ROAD) AND CHIPPINGWOOD DRIVE IN PORT RICHMOND, MD - 1st ELECTION DISTRICT, CALVERT COUNTY, MARYLAND

DATE: JULY, 2021
 SCALE: 1" = 200'
 DRAWN BY: DSM
 DRAWING #: [Blank]
 FILE #: [Blank]
 JOB #: 20180