

QC 615-99
SUB

Jordan, John
07-99-093c

USA_S_1829_554

~~AMZ~~ 12/14/99 ~~AMZ~~

AMZ 3/28/00

Judge John C. North, II
Chairman



Ren Serey
Executive Director

STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401
(410) 974-2426 Fax: (410) 974-5338

March 28, 2000

Ms. Tanya Krista Maenhardt
Department of Planning and Zoning
Queen Anne's County
107 N. Liberty Street
Centreville, Maryland 21617

RE: John T. Jordan - Large Lot Minor Subdivision
07-99-093-c Revision #1

Dear Ms. ~~Krista~~ Maenhardt. *Tanya*

Thank you for considering our previous comments and for the opportunity to review the above referenced revision to the large lot minor subdivision. We support the subdivision as proposed with the condition that the 100-foot Buffer remain forested.

If you have any questions concerning these comments, please call me at (410)260-7019.

Sincerely,

Susan M. Zankel

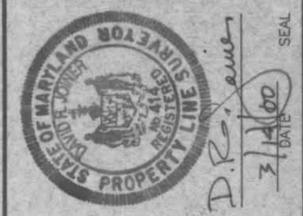
Susan M. Zankel
Natural Resources Planner

cc: QC 615-99

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093

TTY FOR DEAF ANNAPOLIS-974-2609 D.C. METRO-586-0450





McCRONE
 ENGINEERING & ENVIRONMENTAL SCIENCES
 LAND PLANNING & SURVEYING & CONSTRUCTION SERVICES
 207 NORTH LIBERTY STREET
 SUITE 100
 CENTREVILLE, MARYLAND
 (410) 758-2237

SCALE	1"=50'
DATE	NOV. 1999
JOB NO.	D1900191
FOLDER REF.	229
DESIGNED BY	KIRBY
APPROVED BY	KIRBY
JOINED BY	JOINER
REVISION	
DATE	2/2000
REVIEWER	
COMMENTS	

MINOR SUBDIVISION
 OF THE LANDS OF
JOHN T. JORDAN
 SEVENTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
 PREPARED FOR: JOHN T. JORDAN
 SHEET NO. — 2 OF 2
 CADD FILE — 99191-2

LEGEND

- DENOTES COMPUTED POINT UNLESS OTHERWISE SPECIFIED
- DENOTES EDGE OF WOODS
- MA --- DENOTES SOILS LIMIT AND TYPE
- DENOTES LIMIT OF TIDAL WETLANDS
- DENOTES LIMIT OF 100 YEAR FLOODPLAIN
- IRS DENOTES IRON ROD SET
- R/W DENOTES RIGHT OF WAY
- N/F DENOTES NOW OR FORMERLY
- BRL DENOTES BUILDING RESTRICTION LINE
- DENOTES 10,000 S.F. SEWAGE RESERVE AREA
- DENOTES AREA OF PROPOSED CLEARING
- DENOTES AREA TO BE PLANTED WITH SEEDLINGS FOR THE MITIGATION OF AREA PROPOSED TO BE CLEARED ON ILOT 2

CRITICAL AREA FOREST REQUIREMENTS

AREA IN CRITICAL AREA	=	3,005 AC.±
15% OF CRITICAL AREA	=	0.451 AC.±
TOTAL EXISTING FOREST	=	1,788 AC.±
% OF EXISTING FOREST	=	58%
AFFORESTATION REQUIRED	=	NO AFFORESTATION REQUIRED

SHORE BUFFER FOREST REQUIREMENTS

TOTAL AREA IN SHORE BUFFER	=	1,416 AC.±
50% OF SHORE BUFFER	=	0,708 AC.±
TOTAL FOREST IN SHORE BUFFER	=	0,824 AC.±
% OF FOREST IN SHORE BUFFER	=	58%
AFFORESTATION REQUIRED	=	NO AFFORESTATION REQUIRED

CRITICAL AREA AFFORESTATION REQUIREMENTS

CRITICAL AREA	=	3,005 AC.±
BASE SITE AREA	=	3,005 AC.±
EXISTING FOREST COVER IN CRITICAL AREA	=	1,788 AC.±
FOREST CLEARING ALLOWED @ 1:1	=	0.358 AC.±
FOREST CLEARING PROPOSED (LOT 2 - PAD)	=	0.103 AC.±
FOREST CLEARING PROPOSED (LOT 2 - SRA)	=	0.210 AC.±
FOREST CLEARING PROPOSED (LOT 2 - TOTAL)	=	0.313 AC.±
MITIGATION REQUIRED	=	0.313 AC.±
MITIGATION PROPOSED	=	0.313 AC.±

SITE STATISTICS

GROSS AREA	=	3,005 AC.±
BASE SITE AREA	=	3,005 AC.±
CRITICAL AREA (LDA)	=	3,005 AC.±
UPLAND AREA	=	0,000 AC.±
NC-1 (NEIGHBORHOOD CONSERVATION)	=	1,000 AC.±
MINIMUM LOT SIZE	=	1-8
FLOOD PLAN STATUS	=	0,409 AC.±
AREA IN FLOODPLAIN	=	3
NUMBER OF LOTS ALLOWED (with TDR's)	=	2
NUMBER OF PROPOSED LOTS	=	0,000 AC.±
OPEN SPACE PROVIDED	=	0,000 AC.±

OWNER

JOHN T. JORDAN
 907 DEEP LANDING ROAD
 CHESTERTOWN, MARYLAND 21620

SURVEYOR

McCRONE, INC.
 207 N. LIBERTY STREET
 SUITE 100
 CENTREVILLE, MARYLAND 21617

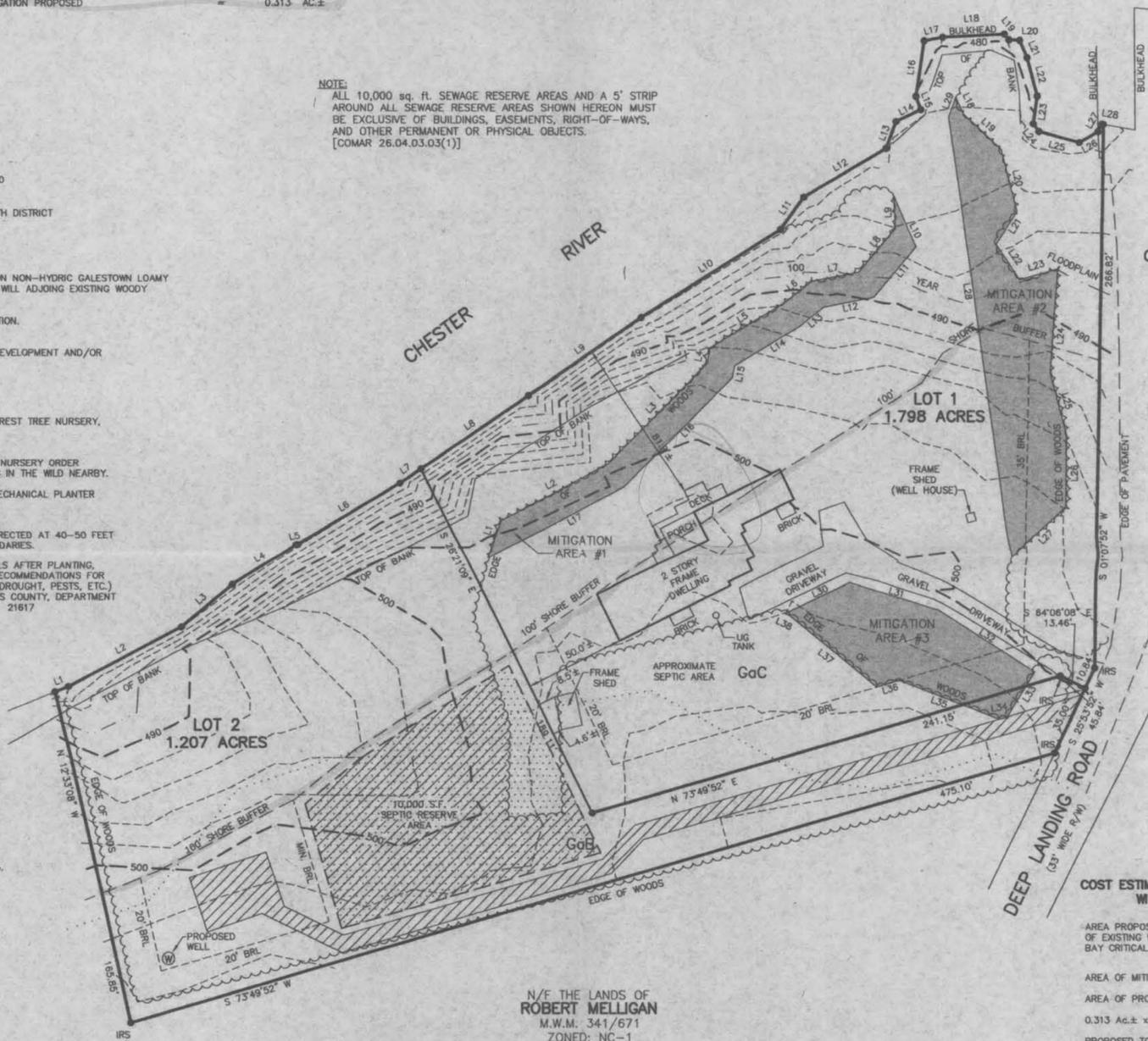
AFFORESTATION PLANTING PLAN

- PROPERTY OF:** JOHN JORDAN
 907 DEEP LANDING ROAD
 CHESTERTOWN, MARYLAND 21620
- AFFORESTATION SITE LOCATION:** QUEEN ANNE'S COUNTY, SEVENTH DISTRICT
 WEST SIDE OF DEEP LANDING ROAD AT THE TERMINUS OF DEEP LANDING ROAD AND COUNTY LANDING
 TAX MAP: 5
 PARCEL: 3
 BLOCK: 3
 ADC MAP: 2, BLOCK: B6
- AFFORESTATION AREA ASSESSMENT:** 0.313 ACRES OF LEVEL TO GENTLY SLOPED LAWN ON NON-HYDRIC GALESTOWN LOAMY SOIL (GcC) IN THE DEVELOPED EASTERN PORTION OF THE PROPERTY. PLANTINGS WILL ADJOIN EXISTING WOODY VEGETATION AND OVER HALF WILL BE WITHIN THE 100 FEET SHORE BUFFER.
- PRE-PLANTING:** THE EXISTING LAWN CAN BE PLANTED DIRECTLY WITHOUT ANY PREPARATION.
- PLANTING SCHEDULE:** WITHIN ONE YEAR, OR TWO GROWING SEASONS AFTER COMPLETION OF DEVELOPMENT AND/OR APPROVAL OF THE SUBDIVISION.
- MATERIAL:** BALLED AND BURLAPED 4'-6" TALL WHIP TREES.
- SOURCE:** MD. DEPARTMENT OF NATURAL RESOURCES, JOHN S. AYTON, STATE FOREST TREE NURSERY, PRESTON, MD.
- STOCK:** 22 TREES: 100% VIRGINIA PINES OR OTHER NATIVE SPECIES
 ANY RECOMMENDED SPECIES OR PORTION NOT AVAILABLE AT TIME OF NURSERY ORDER WILL BE REPLACED WITH AVAILABLE, SIMILAR, SPECIES FOUND GROWING IN THE WILD NEARBY.
- METHOD:** APPROXIMATELY 20 FEET SPACING BETWEEN TREES PLANTED WITH A MECHANICAL PLANTER OR MANUALLY.
- POST-PLANTING:** "PROTECTED FOREST AREA" SIGNS BOLTED ON STEEL FENCE POSTS ERECTED AT 40-50 FEET INTERVALS FACING OUTWARD ALONG THE AFFORESTATION AREA BOUNDARIES.
- INSPECTIONS:** AFFORESTATION MUST BE INSPECTED AT 12 AND 24 MONTH INTERVALS AFTER PLANTING, AND A WRITTEN REPORT ADDRESSING STATUS OF THE TREES AND RECOMMENDATIONS FOR CORRECTING ANY NOTABLE EXISTING MORTALITY (DAMAGE, DISEASE, DROUGHT, PESTS, ETC.) FILED WITH THE FOREST CONSERVATION COORDINATOR, QUEEN ANNE'S COUNTY, DEPARTMENT OF PLANNING & ZONING, 107 N. LIBERTY STREET, CENTREVILLE, MD. 21617.
- ESTIMATED COST:** SEE COST ESTIMATE

NOTES:

- PROPERTY LINE INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD RUN SURVEY BY McCRONE, INC. IN OCTOBER 1999.
- FOREST COVER AND IMPROVEMENTS SHOWN HEREON HAVE BEEN FIELD LOCATED BY McCRONE, INC. IN OCTOBER 1999.
- SOIL TYPES AND CONFIGURATIONS WERE TAKEN FROM THE U.S. DEPARTMENT OF AGRICULTURE, S.C.S., 1986 SOIL SURVEY OF QUEEN ANNE'S COUNTY, MARYLAND SHEET No. 1
- NONTIDAL WETLANDS WERE TAKEN FROM THE U.S. DEPARTMENT OF THE INTERIOR FWS 1981 NATIONAL WETLAND INVENTORY MAP NO. 3.
- THE 100 YEAR FLOOD PLAIN WAS TAKEN FROM THE F.I.R.M. COMMUNITY PANEL No. 240054 0002 B, EFFECTIVE DATE: SEPT. 28, 1984.
- THE ENTIRE PARCEL IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION LDA
- THE PROPERTY IS REFERENCED BY TAX MAP 5, BLOCK 3, PARCEL 3.
- FOR DEED REFERENCE SEE: M.W.M. 350/330
- THIS SUBDIVISION PLAT WAS PREPARED WITHOUT THE BENEFIT OF A REVIEW OF AN ABSTRACT OF TITLE.
- EXISTING LAND USE - RESIDENTIAL
- PROPOSED LAND USE - RESIDENTIAL
- EXISTING ZONING - NC-1 (NEIGHBORHOOD CONSERVATION)
- NONTIDAL WETLANDS AND THEIR 25' BUFFERS SHOWN HEREON MAY NOT BE ALTERED, DISTURBED, OR FILLED WITHOUT PERMITS FROM THE ARMY CORP OF ENGINEERS AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL AGENCIES.
- PRIOR TO THE CUTTING OR CLEARING OF ANY FOREST OR WOODLANDS WITHIN THE CRITICAL AREA SHOWN HEREON AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT OF SEDIMENT CONTROL PERMIT WITHIN THE CRITICAL AREA RESOURCE CONSERVATION AREA (RCA), COMPLIANCE IS REQUIRED WITH THE FOLLOWING SECTIONS OF THE 1996 QUEEN ANNE'S COUNTY CODE: 18-1-093, 14-136(a)(3) AND 14-154(b).
- CONTOURS SHOWN HEREON ARE FIELD RUN BY McCRONE IN AUGUST, 1999. VERTICAL DATUM BASED ON ASSUMED DATUM.
- ALL ENTRANCES/DRIVEWAYS MUST BE CLEARLY LABELED WITH HOUSE NUMBERS TO AVOID CONFUSION FOR EMERGENCY RESPONSE VEHICLES.
- THERE ARE NO HISTORIC SITES ON THIS PROPERTY.
- THE QUEEN ANNE'S COUNTY DEPARTMENT OF PLANNING AND ZONING, 1995 QUEEN ANNE'S COUNTY, NATURAL RESOURCE MAP, CHESAPEAKE BAY PROGRAM, LIVING RESOURCES SUBCOMMITTEE, 1991, HABITAT REQUIREMENTS FOR CHESAPEAKE BAY LIVING RESOURCES; AND THE UNIVERSITY OF MARYLAND, NATURAL RESOURCES INSTITUTE, 1973, THE CHESAPEAKE BAY IN MARYLAND: AN ATLAS OF NATURAL RESOURCES ALL INDICATE ANADROMOUS SPECIES OF FISH MAY SPAWN IN UPPER PORTIONS OF CHESTER RIVER IN VICINITY OF THIS PROPERTY.
- THE QUEEN ANNE'S COUNTY DEPARTMENT OF PLANNING AND ZONING, 1995 QUEEN ANNE'S COUNTY, NATURAL RESOURCE MAP, AND THE UNIVERSITY OF MARYLAND, NATURAL RESOURCES INSTITUTE, 1973, THE CHESAPEAKE BAY IN MARYLAND: AN ATLAS OF NATURAL RESOURCES SHOW UPPER CHESTER RIVER MARSHES IN THE AREA OF THE PROPERTY IS AN HISTORIC WATERFOWL STAGING AREA.

NOTE:
 ALL 10,000 sq. ft. SEWAGE RESERVE AREAS AND A 5' STRIP AROUND ALL SEWAGE RESERVE AREAS SHOWN HEREON MUST BE EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS, AND OTHER PERMANENT OR PHYSICAL OBJECTS.
 [COMAR 26.04.03.03(1)]



N/F THE LANDS OF
ROBERT MELLIGAN
 M.W.M. 341/671
 ZONED: NC-1
 USE: AGRICULTURE

APPROXIMATE MEAN HIGH WATER COUSES AND DISTANCES

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 68°17'51" E	7.03'	L15	N 20°03'47" W	6.93'
L2	N 62°24'43" E	62.64'	L16	N 08°24'38" E	27.30'
L3	N 50°30'22" E	32.59'	L17	N 79°18'35" E	9.32'
L4	N 57°12'34" E	36.94'	L18	N 87°03'28" E	30.67'
L5	N 78°30'03" E	0.84'	L19	S 39°10'49" E	3.56'
L6	N 58°51'56" E	58.95'	L20	S 88°19'23" E	5.36'
L7	N 55°47'19" E	12.62'	L21	S 23°18'38" E	9.23'
L8	N 55°47'19" E	64.04'	L22	S 14°39'25" E	19.32'
L9	N 56°05'11" E	67.70'	L23	S 08°32'24" W	13.68'
L10	N 57°59'01" E	81.11'	L24	S 37°14'07" E	4.68'
L11	N 35°52'18" E	19.42'	L25	S 74°53'05" E	20.73'
L12	N 59°32'43" E	47.16'	L26	N 60°05'46" E	10.77'
L13	N 20°49'00" E	14.14'	L27	N 29°02'27" E	4.22'
L14	N 65°03'39" E	13.52'	L28	S 80°04'39" E	0.70'

MITIGATION AREA #1

LINE	BEARING	DISTANCE
L1	S 19°42'16" W	20.16'
L2	N 62°12'59" E	59.90'
L3	N 45°01'17" E	69.30'
L4	N 11°46'37" E	7.85'
L5	N 59°12'12" E	42.52'
L6	N 51°51'49" E	17.11'
L7	S 79°00'16" W	23.50'
L8	S 40°24'38" W	28.32'
L9	S 03°33'12" E	15.90'
L10	N 24°04'06" W	27.32'
L11	N 40°24'38" E	32.76'
L12	N 79°00'16" E	24.98'
L13	N 51°51'49" E	14.69'
L14	N 59°12'12" E	37.41'
L15	N 11°46'37" E	5.93'
L16	N 45°01'17" E	75.43'
L17	N 62°12'59" E	76.82'

AREA = 0.082 AC.±

MITIGATION AREA #2

LINE	BEARING	DISTANCE
L18	N 24°29'17" W	8.96'
L19	N 47°04'01" W	25.38'
L20	N 14°11'18" W	31.37'
L21	N 32°38'20" E	19.01'
L22	N 33°42'36" W	20.78'
L23	S 73°56'16" W	18.67'
L24	N 04°19'30" E	50.93'
L25	N 15°03'28" W	30.83'
L26	N 00°30'43" E	35.86'
L27	N 47°22'01" E	37.24'
L28	S 07°59'38" E	217.71'
L29	S 20°33'30" W	10.41'

AREA = 0.140 AC.±

MITIGATION AREA #3

LINE	BEARING	DISTANCE
L30	S 64°44'41" W	35.36'
L31	N 73°02'52" W	45.88'
L32	N 57°32'10" W	56.21'
L33	N 32°07'32" E	28.23'
L34	N 81°34'28" E	3.94'
L35	N 09°14'28" E	52.82'
L36	N 73°09'56" E	11.55'
L37	S 50°50'31" E	55.00'
L38	S 63°54'02" E	2.61'

AREA = 0.091 AC.±

COST ESTIMATE FOR MITIGATION FOR CLEARING WOODLANDS WITHIN THE CHESAPEAKE BAY CRITICAL AREA

AREA PROPOSED FOR MITIGATION FOR CLEARING OF EXISTING WOODLANDS WITHIN THE CHESAPEAKE BAY CRITICAL AREA:
 AREA OF MITIGATION AT 1:1:
 AREA OF PROPOSED MITIGATION ON SITE:
 0.313 AC.± x 70 TREES/AC = 21.91 OR 22 4'-6" HIGH CONTAINER GROWN TREES
 PROPOSED TO BE PLANTED WITHIN THE MITIGATION AREA ARE THE FOLLOWING TREES:
 22 PINUS VIRGINIANAUS VIRGINIA PINE 4'-6" HIGH, CONT. @ \$11.00 EA. \$242.00

APPROXIMATE WHOLESALE COST OF PLANTS.....\$242.00
 P&Z SELECTED MULTIPLIER.....3
 APPROXIMATE IN-PLACE COST.....\$726.00

LETTER OF CREDIT: 726.00 x 1.10 = \$798.60

Judge John C. North, II
Chairman



Ren Serey
Executive Director

STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401
(410) 260-7516 Fax: (410) 974-5338

December 13, 1999

Ms. Tanya Krista Maenhardt
Department of Planning and Zoning
Queen Anne's County
107 N. Liberty Street
Centreville, Maryland 21617

RE: John T. Jordan - Large Lot Minor Subdivision
07-99-093-c

Dear Ms. Krista Maenhardt:

Thank you for the opportunity to review the above referenced large lot minor subdivision. The 3.005 acre lot is in the Limited Development Area (LDA). The applicant proposes to create one single new lot of 1.207 acres from the remaining lands. A large portion of the area of the new lot is within the 100-foot no disturbance Buffer. The subdivision raises concerns as proposed because it appears that with the creation of this new lot, development could not occur without a variance. The state criteria and Queen Anne's County Critical Area program clearly prohibit new development in the Buffer, including sewage disposal systems.

14-151. Buffer standards and requirements

- (a) New development activities, including clearing of existing natural vegetation, erection of structures, construction of new roads, parking areas, or other impervious surfaces, and the placement of sewage disposal systems, are not permitted in the Buffer except as provided in the buffer Exemption section of this subtitle.

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