

Comment
6/23/05

also comments
JRE/dm

MSA-S-1829-4916

CR 400-05
SUB

Collins Point Subdivisor

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

August 30, 2005

Ms. Betsy Krempasky
Caroline County Planning and Codes Administration
Health and Public Service Building
403 South 7th Street, Suite 210
Denton, Maryland 21629

RE: Collins Point Subdivision
Adams Landing Road

Dear Ms. Krempasky:

I have received the revised plans for the Collins Point subdivision. The applicant has provided additional information as requested in my June 23, 2005 letter, and I have the following comments.

1. It is my understanding that the County has accepted fees in lieu to address the afforestation requirement.
2. The impervious surface figures for the individual lots and overall subdivision are correct.
3. The County should verify that there will be no impacts to the State-listed endangered Rough Rushgrass referenced in Lori Byrne's March 4, 2004 Department of Natural Resources letter.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Dawnn McCleary".
Dawnn McCleary
Planner

cc: Mr. Sean Callahan
CR 400-05

Robert L. Ehrlich, Jr.
Governor



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June 23, 2005

Ms. Betsy Krempasky
Caroline County Planning and
Codes Administration
Health & Public Service Building
403 South 7th Street, Suite 210
Denton, Maryland 21629

RE: Collins Point Subdivision
Adams Landing Road

Dear Ms. Krempasky:

This office has received the Collins Point Subdivision proposal. The entire site is 57.54 acres with 56.067 acres in the Limited Development Area. I have the following comments:

1. Please specify on the site plan how much forest clearing will occur. Currently, 0.388 acres of mitigation is shown, but it appears clearing will be greater.
2. Please provide the impervious surface limits for each lot. We recommend this be provided in a chart on the plat.
3. The subdivision plan indicates areas of wetlands on the site; however, it is not clear if the wetlands are tidal or nontidal. It is also not clear how the wetlands were identified and delineated. For Critical Area purposes, field verification should be used to identify tidal and nontidal wetlands. A field delineation may also be required to determine the exact boundaries of wetlands and to distinguish between State and private tidal wetlands. Documentation of the field delineation should be submitted with the plan and should describe the methodology used to determine the wetland boundary and to determine if the wetlands are State or private. State tidal wetlands cannot be included within the boundaries of any privately owned lot or parcel and cannot be used for density calculations or to meet the performance standards for development within the Critical Area.

Continued, Page Two
Collins Point Subdivision
June 23, 2005

The Critical Area Commission is currently working with the Maryland Department of the Environment and the Board of Public Works' Wetlands Administrator to analyze this issue and cooperatively identify a strategy that will best provide for the protection and conservation of the State's wetland resources. In the interim, the Commission will be requesting that if applicants are including areas of private tidal wetlands within lot boundaries, they provide a description and field data information outlining how the wetland delineation and State and private wetland acreage determination were performed. We hope this interim measure will ensure that State wetlands are not illegally used to generate density and may provide insight as to the most efficient and appropriate methodology for delineating and identifying State and private tidal wetlands.

4. A letter from Department of Natural Resources, Heritage Division must be obtained before any approvals are granted, verifying that there are no impacts to rare, threatened, or endangered species. Please provide us with a copy of the letter.
5. Please identify the structures shown on Lot 26 note on the plat if they are to remain.
6. Please provide information on soils.

We will have additional comments once we receive the above information. We will have additional comments once we receive the above information. If there are any questions, please feel free to call me at (410) 260-3483.

Sincerely,



Dawnn McCleary

Natural Resources Planner

cc: Sean Callahan
Regina Esslinger
CR 400-05

Lane Engineering, Inc.

Established 1986

Civil Engineers • Land Planning • Land Surveyors

15 Washington Street
Cambridge, Maryland 21613
Tel 410-221-0818
Fax 410-476-9942

117 Bay Street
P.O. Box 1767
Easton, Maryland 21601
Tel 410-822-8003
Fax 410-822-2024

114B West Water Street
Centreville, Maryland 21617
Tel 410-758-2095
Fax 410-758-4422

August 4, 2005

Critical Areas Commission
C/O Dawn McCleary
1804 West Street, Suite 100
Annapolis, Md. 21401

RECEIVED

AUG 8 2005

RE: Collins Point Subdivision – Adams Landing Road

CRITICAL AREA COMMISSIC

Dear Dawn,

Please find this point buy point response to your letter dated June 23, 2005:

1. Per the Final Plat clearing is defined as 3.7 acres for lot clearing and .40 for road clearing. This equates to 20,000 square feet per wooded lot (as confirmed to be a reasonable number with Bay Watershed Forester for Caroline County). This estimate for tree clearing is higher than will actually be cleared as the trees are larger trees spaced generally far apart which allows driveways etc to meander around large trees as opposed to wholesale clearing of driveway and house pads. Caroline County is reluctant to allow on site afforestation as policing afforestation areas on individual lots has presented enforcement problems. A fee in lieu of on site afforestation to replace those trees removed for roads and house pads has been paid to the County to be used by Caroline County for afforestation in the Critical Area. Tree clearing proposed is 13% of the site. This is significantly less than 20% permitted by Caroline County Critical Area Program. The site retains 48% forest cover in the Critical Area.]??
2. Please find and impervious coverage table for the site. Each lot has been allocated a certain amount of impervious coverage. A total of 8.41 acres of impervious surfaces are permitted based on the acreage of the site in the Critical Area. Impervious surfaces for the new county road are 1.32 acres. This leaves 7.09 acres available for on lot impervious surface allocation. The table provided here will be attached to the deed covenants or plat as the allocable impervious surfaces on each lot.
3. The Army Corps of Engineers has been on site to confirm the limits of wetlands on the property. The original acreage of the tract was 58.10 acres. The acreage of the site after the boundary survey is 57.54 acres. The acreage lost was that area of state tidal wetlands (mostly lily pad mud flat that was not included in the acreage of the property). The edge of the red maple and ash wais held as the property line.



This site is Limited Development Area and therefore the acreage of the site does not affect density or performance standards for the project.

4. A heritage letter is attached.
5. The structures on lot 26 are to remain.
6. The following soils exist at the site:
 - GaA – Galestown – very sandy nonhydric, 0-2% slopes
 - WoB2 – silty sand – nohydric, 2-5% slopes
 - GsA Galestown – very sandy nonhydric, 0-2% slopes
 - GsE Galestown – very sandy nonhydric, 15-30% slopes
 - GsF Galestown – very sandy nonhydric, 30-60% slopes
 - Tm – Tidal marsh

Please note that setback have been adjusted to allow for increased setbacks due to steep slopes.

I would be very happy to meet with you and go over any other questions you have. Time is of the essence.

Thank you for all of your help with this project.

Sincerely,

Lane Engineering, Inc.


Sean Callahan
Project Manager

cc: Caroline County Planning and Zoning
Preston Walls

COLLINS POINT SUBDIVISION

TOTAL ALLOWABLE IMPERVIOUS AREA IN THE CRITICAL AREA=
 ROAD IMPERVIOUS AREA =
 REMAINING ALLOWABLE IMPERVIOUS AREA =

8.410 ACRES
 1.318 ACRES
 7.092 ACRES
 308,930 SF
 12.958 %

% ALLOWED PER LOT OR PARCEL =

PARCEL LOT	TOTAL AREA	ALLOWABLE IMPERVIOUS AREA
	ACRES	SF
2	8.258	29,950
1	1.003	7,000
2	0.929	7,000
3	1.313	7,411
4	1.262	7,123
5	1.030	7,000
6	0.839	7,000
7	0.837	7,000
8	2.510	14,167
9	1.673	9,443
10	3.983	22,481
11	1.550	8,749
12	2.329	13,146
13	1.324	7,473
14	1.155	7,000
15	1.203	7,000
16	1.152	7,000
17	1.035	7,000
18	1.035	7,000
19	1.035	7,000
20	1.135	7,000
21	0.990	7,000
22	1.336	7,541
23	1.046	7,000
24	1.227	7,000
25	1.316	7,428
26	3.054	17,238
27	3.884	21,922
28	5.290	29,858
TOTAL	54.733	308,930



Robert L. Ehrlich, Jr.
Governor

C. Ronald Franks
Secretary

Michael S. Steele
Lt. Governor

Maryland Department of Natural Resources

Tawes State Office Building
580 Taylor Avenue
Annapolis, Maryland 21401

W. P. Jensen
Deputy Secretary

March 4, 2004

Ms. Elizabeth Fink
Lane Engineering, Inc.
P.O. Box 1767
Easton, MD 21601

RE: Environmental Review for Land of Jo Ann Collins, Adams Landing Road, Denton, Caroline County, Maryland.

Dear Ms. Fink:

The Wildlife and Heritage Service has determined that there are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated. As a result, we have no specific comments or requirements pertaining to protection measures at this time. This statement should not be interpreted however as meaning that rare, threatened or endangered species are not in fact present. If appropriate habitat is available, certain species could be present without documentation because adequate surveys have not been conducted. It is also important to note that the utilization of state funds, or the need to obtain a state authorized permit may warrant additional evaluations that could lead to protection or survey recommendations by the Wildlife and Heritage Service. If this project falls into one of these categories, please contact us for further coordination.

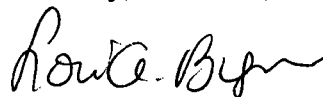
We would also like to bring to your attention that Wildlife and Heritage Service's Natural Heritage database does indicate that there is a recent record for state-listed endangered Rough Rushgrass (*Sporobolus clandestinus*) known to occur within the vicinity of the project site. This species could potentially occur on the project site itself, especially in areas of appropriate habitat. Habitat for Rough Rushgrass is described as: Dry sand (Tatnall 1946); open woodlands and roadsides (Radford et al 1968); dry sandy meadows, glades and woods edges, rocky prairies (MDNHP).

The population of native plants mentioned here has declined historically and we encourage efforts that help to conserve it across the state. If you would like technical assistance regarding the conservation of this important species, please contact us.

Page 2
March 4, 2004

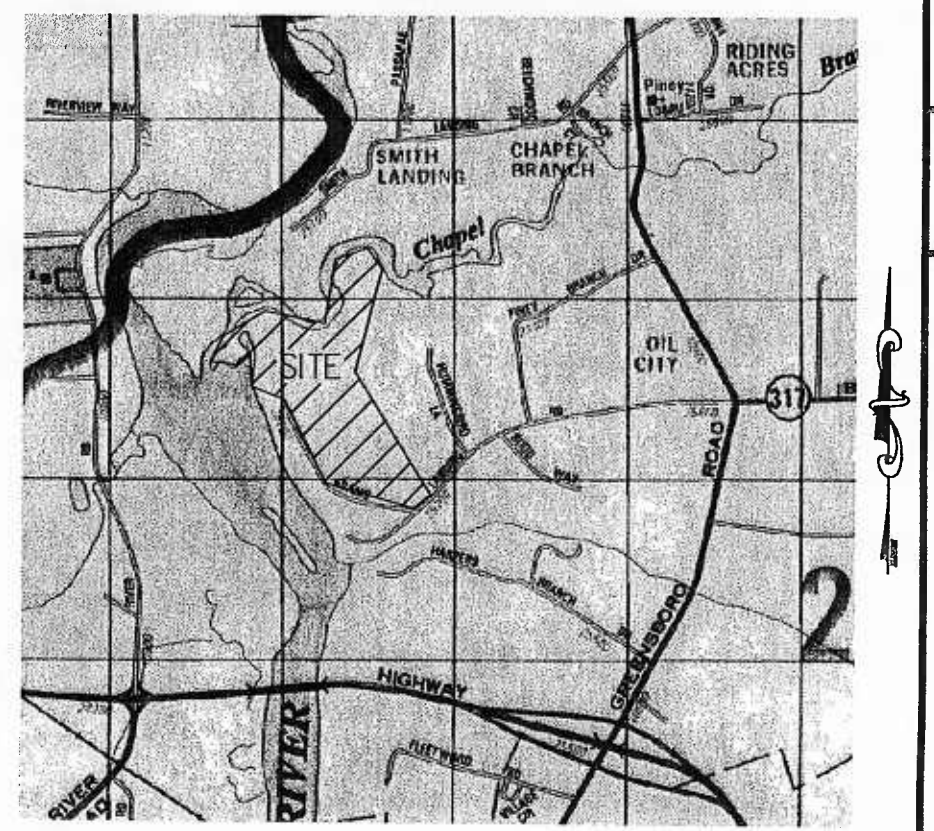
Thank you for providing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,



Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER# 2004.0112.cn
Cc: S.A. Smith, DNR
R. Esslinger, CAC



VICINITY MAP
SCALE: 1" = 2000'
Copyright of the ADC Map People
Permitted Use No. 20992180

I, THOMAS O. LANE, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM JO ANN COLLINS TO COLLINS POINT, LLC BY DEED DATED MARCH 24, 2004, AND RECORDED AMONG THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER 287, FOLIO 108. THAT ALL MONUMENTS ARE IN PLACE.

Thomas O. Lane 2/27/05
THOMAS O. LANE
PROPERTY LINE SURVEYOR NO. 310
LANE ENGINEERING, INC.
117 BAY STREET
EASTON, MARYLAND 21601

I, COLLINS POINT, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS REVISION OF BOUNDARY LINES AND SUBDIVISION.
Director 10-1-05
COLLINS POINT, LLC DATE
THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 1st DAY OF June, 2005.

APPROVED: *Robert J. ...*
CAROLINE COUNTY APPROVING AUTHORITY
DATE: 6/9/05

APPROVED: *[Signature]*
CAROLINE COUNTY ZONING ADMIN.
DATE: 7/25/05

APPROVED: *[Signature]*
COUNTY ENGINEER
DATE: []

APPROVED: *[Signature]*
PLANNING COMMISSION
DATE: []

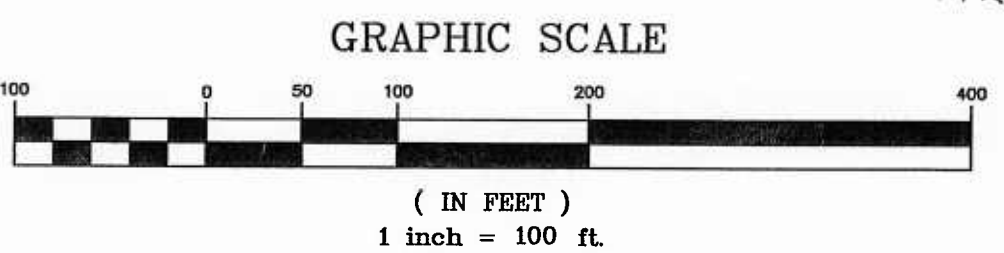
MINOR SUBDIVISION RIGHTS USED ON ORIGINAL PARCEL - 4
MAJOR SUBDIVISION RIGHTS USED - 28

NOTICES:
THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPOSED LINES OTHER THAN THOSE SHOWN.
THE LAND SHOWN HEREON IS FLOOD ZONES "A6" (EL. 6) "B" & "C" LOCATED WITHIN THE COASTAL FLOOD PLAN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR CAROLINE COUNTY, MARYLAND. SEE FEMA MAP NO. 24015D 0165 B, DATED OCTOBER 15, 1980.
THIS SUBDIVISION IS IN AN AGRICULTURAL AREA AND EACH LOT OWNER, ITS SUCCESSOR OR ASSIGNS, SHALL HAVE NO BASIS FOR RECOURSE AGAINST THE AFFECTS OF ANY NORMAL FARMING, HUNTING, FORESTRY & AQUACULTURE OPERATIONS CONDUCTED IN ACCORDANCE WITH GOOD HUSBANDRY PRACTICES WHICH MAY CAUSE SOME INTERFERENCE WITH THE USE AND ENJOYMENT OF THE PROPERTY. THESE EFFECTS INCLUDE, BUT ARE NOT LIMITED TO, NOISE, ODORS, VIBRATION, AERIAL SPRAYING, FUMES, DUST, OR CLARE. THE LOT OWNER SHALL ACCEPT THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.
THE MAJORITY OF THE LAND SHOWN HEREON LIES WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
TIDAL/NONTIDAL WETLANDS MAY EXIST ON THIS PROPERTY. IT IS THE RESPONSIBILITY OF THE LANDOWNER AND/OR DEVELOPER TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, AND PERMITS FOR WETLANDS.
LOTS 2, 3 & 8 ARE DENIED DIRECT ACCESS TO ADAMS LANDING ROAD.

PARCEL	TOTAL ACRES	PERMITTED IMPERVIOUS AREA SF
LOT 1	1.003	6,554
LOT 2	0.929	10,117
LOT 3	1.313	8,278
LOT 4	1.282	8,246
LOT 5	1.024	6,700
LOT 6	0.839	5,137
LOT 7	0.837	5,115
LOT 8	2.510	16,400
LOT 9	1.873	10,931
LOT 10	3.983	19,100
LOT 11	1.550	10,138
LOT 12	2.329	15,219
LOT 13	1.324	8,661
LOT 14	1.155	7,547
LOT 15	1.203	7,860
LOT 16	1.035	6,763
LOT 17	1.035	6,763
LOT 18	1.035	6,763
LOT 19	1.035	6,763
LOT 20	1.135	7,416
LOT 21	0.990	10,781
LOT 22	1.336	8,729
LOT 23	1.046	6,858
LOT 24	1.227	8,017
LOT 25	1.316	8,599
LOT 26	3.054	19,409
LOT 27	3.884	19,100
LOT 28	2.731	38,530
TOTAL	24.731	328,520

LINE NO.	BEARING	LENGTH
S1	N 01°36'53" W	141.15'
S2	N 08°51'09" E	83.10'
S3	N 22°24'21" E	28.28'
S4	N 18°29'31" E	105.48'
S5	N 01°56'21" E	57.71'
S6	N 17°06'28" W	46.83'
S7	N 22°32'00" W	114.03'
S8	N 13°56'17" E	54.04'
S9	N 01°48'39" E	65.16'
S10	N 10°12'42" W	75.81'
S11	N 20°58'48" E	52.28'
S12	N 72°13'08" E	70.15'
S13	N 85°22'02" W	141.70'
S14	N 68°58'51" W	129.41'
S15	N 48°58'31" W	150.08'
S16	N 70°12'11" W	53.45'
S17	N 81°27'45" W	121.09'
S18	N 79°44'33" E	63.08'
S19	N 72°44'15" E	58.23'
S20	N 59°42'27" E	95.62'
S21	N 35°22'31" E	39.23'
S22	N 39°10'26" E	83.62'
S23	N 11°25'36" W	17.85'
S24	N 02°20'24" E	28.05'
S25	N 28°42'08" E	27.73'
S26	N 54°23'55" E	22.72'
S27	N 60°30'50" E	50.09'
S28	N 23°20'10" E	28.15'
S29	N 00°00'45" W	49.95'
S30	N 19°36'20" W	75.41'
S31	N 19°56'36" W	128.93'
S32	N 06°32'50" E	61.82'
S33	N 26°17'59" E	41.68'
S34	N 54°08'20" E	45.84'
S35	N 11°13'58" E	61.16'
S36	N 43°07'59" E	54.67'
S37	N 25°14'19" E	78.05'
S38	N 06°39'43" W	66.80'
S39	N 07°29'26" W	57.25'
S40	N 35°09'45" E	56.69'
S41	N 87°08'30" E	27.96'
S42	N 37°47'38" W	54.69'
S43	N 11°32'30" W	41.29'
S44	N 32°46'30" W	23.21'
S45	N 50°52'28" W	97.21'
S46	N 58°26'12" W	53.47'
S47	N 07°30'03" W	49.34'
S48	N 34°10'54" W	26.00'
S49	N 46°29'30" W	79.65'
S50	N 51°36'39" W	118.60'

CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	475.00'	199.66'	N 37°47'39" W	198.19'
C2	475.00'	91.26'	N 55°20'21" W	91.11'
C3	37.00'	28.77'	N 47°31'26" W	28.05'
C4	50.00'	21.00'	N 57°45'59" W	20.85'
C5	50.00'	28.04'	N 02°28'40" W	27.07'
C6	50.00'	46.31'	N 71°22'46" E	44.67'
C7	50.00'	46.72'	N 55°18'54" W	45.04'
C8	50.00'	41.75'	N 04°37'18" W	40.55'
C9	37.00'	28.77'	N 45°50'33" W	28.05'
C10	30.00'	24.38'	N 05°52'25" E	23.72'
C11	50.00'	93.00'	N 35°52'25" E	80.16'
C12	50.00'	26.18'	N 75°50'33" W	25.88'
C13	50.00'	26.18'	N 45°50'33" W	25.88'
C14	50.00'	93.00'	N 22°28'28" E	80.16'
C15	30.00'	24.38'	N 52°28'28" E	23.72'
C16	525.00'	178.47'	N 51°26'47" W	175.64'
C17	525.00'	129.87'	N 34°43'49" W	125.64'
C18	525.00'	17.33'	N 26°41'53" W	17.33'
C19	425.00'	106.72'	N 18°33'31" W	106.44'
C20	425.00'	144.06'	N 01°39'14" W	143.38'



Lane Engineering, Inc.
Civil Engineers - Land Planning - Land Surveyors

DATE: 5/12/04
SCALE: 1" = 100'
JOB NO.: 04-0011
DRAWN BY: R.DEAN
CHECKED BY: R.W.M.
DWC NAME: 04-0011SFP1
APPROVED: [Signature]
TDL

FINAL PLAT
MAJOR SUBDIVISION
OF
"COLLINS POINT SUBDIVISION"
IN THE THIRD ELECTION DISTRICT
CAROLINE COUNTY, MARYLAND
GRID 9 PARCEL 45

TAX RECEIVED
AUG 2 2005
CRITICAL AREA COMMISSION

NO.	BY	DATE	REVISION
6	J.S.C.	8/1/05	
5	R.DEAN	5-29-05	
4	R.DEAN	3-31-05	
3	R.W.M.	12-27-04	
2	R.DEAN	11-18-04	
1	R.DEAN	10-13-04	

SHEET No. 1 OF 1
FILE No. B493