

QC 350-05  
SUB

Bay Forest  
05-05-05-0007

MSA-S-1829-5107

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/](http://www.dnr.state.md.us/criticalarea/)

August 23, 2006

Ms. Helen Spinelli, Planner  
Department of Planning and Zoning  
Queen Anne's County  
160 Coursevall Drive  
Centreville, MD 21617

RE: File SSP #05-05-05-0007 – Project: Walters Properties Revision #4

Dear Ms. Spinelli:

Pursuant to your request, I have reviewed the documents related to the proposal to construct a single family cluster subdivision consisting of 41 townhomes and 127 single family lots plus a "donation parcel" and five open space lots.

Previous comments have addressed the need for an "emergency access easement" separating the areas noted as "Critical Area Conservation Easement" # 2 and 3. The road will cross a portion of the site designated as a Resource Conservation Area (RCA). Most of the previous comments were addressed with this submission. The following items continue to be outstanding:

**GENERAL COMMENTS:**

1. It is understood that the details on the Critical Area Forest Conservation Easements will be addressed at preliminary.
2. Queen Anne's County Code § 14:1-38.E.(c) will require mitigation for any clearing of trees with a diameter at breast height (DBH) greater than four inches must be accomplished at a ratio of 1:1. This mitigation should be FIDS quality habitat creation. A licensed forester should be retained to review the surveyed area of the proposed clearing for the access road to determine the required mitigation requirements due to any required clearing. Minor road adjustments should be considered in order to maintain the maximum amount of canopy within the forested area.

3. Please provide a mitigation planting plan for review with the next submittal including the proposed native vegetation plantings proposed along the access easement.

Thank you for the opportunity to comment on this sketch plan. If you have any questions or concerns, please contact me directly at (410) 260-3476.

Best regards,



Chris Clark  
Natural Resources Planner

cc: QC350-05

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/](http://www.dnr.state.md.us/criticalarea/)

July 10, 2006

Ms. Helen Spinelli, Planner  
Department of Planning and Zoning  
Queen Anne's County  
160 Coursevall Drive  
Centreville, MD 21617

**VIA EMAIL, FACSIMILE & US MAIL**

RE: File SSP #05-05-05-0007 – Project: Walters Properties Revision #3

Dear Ms. Spinelli:

Pursuant to your request, I have reviewed the documents related to the proposal to construct a single family cluster subdivision consisting of 41 townhomes and 127 single family lots plus a "donation parcel" and five open space lots.

Previous submission of this site plan did not include any development activities within the Critical Area. The most recent submittal indicates the presence of an "emergency access easement" separating the areas noted as "Critical Area Conservation Easement" # 2 and 3. The road will cross a portion of the site designated as a Resource Conservation Area (RCA). Typically, a road would not be permitted in the RCA serving development outside the RCA. Since the road is serving a public safety service, the Commission would not oppose the construction of the road through the Critical Area provided the following comments are addressed:

**GENERAL COMMENTS:**

1. A letter from the DNR Wildlife and Heritage Service indicates the area where the emergency access road will be located is prime Forest Interior Dwelling Bird Species habitat (FIDS). Heritage provided the applicant with several recommendations related to the preservation of FIDS habitat. Presented with the possibility of an emergency access road within the Critical Area the applicant must address FIDS protection and conservation.
  - The road should be as narrow as possible; preferably less than 25 feet. It is noted on the plan that the road appears to be 20 feet in width but

the clearing will be 40 feet. Is it possible to limit the extent of clearing to 25 feet total?

- As much canopy closure over the emergency access road should be preserved as possible.
  - Maintain forest habitat up to the edge of the road; do not create or maintain mowed grassy berms.
2. Please provide road details. The road will need consist of materials creating the least impact necessary to serve fire apparatus. Grass block pavers may be an acceptable material.
  3. Please discuss how the road will be access restricted. The road may not at anytime serve the general public and must be restricted in such a manner that would prohibit this use.
  4. Please provide details on the Critical Area Forest Conservation Easements noted on the site plan.
  5. It appears the applicant will be within the impervious limits for the RCA portion of the site.
  6. Queen Anne's County Code § 14:1-38.E.(c) will require mitigation for any clearing of trees with a diameter at breast height (DBH) greater than four inches must be accomplished at a ratio of 1:1. This mitigation should be FIDS quality habitat creation.

Thank you for the opportunity to comment on this sketch plan. If you have any questions or concerns, please contact me directly at (410) 260-3476.

Best regards,



Chris Clark  
Natural Resources Planner

cc: QC350-05

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/](http://www.dnr.state.md.us/criticalarea/)

May 11, 2006

Ms. Helen Spinelli, Planner  
Department of Planning and Zoning  
Queen Anne's County  
160 Coursevall Drive  
Centreville, MD 21617

RE: File SSP #05-05-05-0007 – Project: Walters Properties

Dear Ms. Spinelli:

Pursuant to your request, I have reviewed the documents related to the proposal to construct a single family cluster subdivision consisting of 41 townhomes and 127 single family lots plus a "donation parcel" and five open space lots.

According to the plat submitted and the narratives from the offices of Ronald W. Johnson Associates, Inc. and Pace Design, LLC the project is now entirely outside of the Critical Area.

Understanding that this is a sketch plan approval and the fact that some lots are barely outside the mapped Critical Area line, this office would like to see any future renditions of the project. It may be appropriate to provide signage and/or notice to future property owners on the parcels bordering the Critical Area and any forest conservation easements in order to prevent any future violations.

Thank you for the opportunity to comment on this concept plan. If you have any questions or concerns, please contact me directly at (410) 260-3476.

Best regards,

A handwritten signature in black ink, appearing to read "Chris Clark".

Chris Clark  
Natural Resources Planner

cc: QC350-05

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/](http://www.dnr.state.md.us/criticalarea/)

March 20, 2006

Ms. Helen Spinelli, Planner  
Department of Planning and Zoning  
Queen Anne's County  
160 Coursevall Drive  
Centreville, MD 21617

RE: File SSP #05-05-05-0007 – Project: Walters Properties

Dear Ms. Spinelli:

Pursuant to your request, I have reviewed the documents related to the proposal to construct a single family cluster subdivision consisting of 41 townhomes and 127 single family lots plus a "donation parcel" and five open space lots.

According to the plat submitted and the narratives from the offices of Ronald W. Johnson Associates, Inc. and Pace Design, LLC the project is now entirely outside of the Critical Area.

Understanding that this is a sketch plan approval and the fact that some lots are barely outside the mapped Critical Area line, this office would like to see any future renditions of the project.

Thank you for the opportunity to comment on this concept plan. If you have any questions or concerns, please contact me directly at (410) 260-3476.

Best regards,

A handwritten signature in black ink, appearing to read "Chris Clark".

Chris Clark  
Natural Resources Planner

cc: QC350-05

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/](http://www.dnr.state.md.us/criticalarea/)

June 8, 2005

Mr. Steve Cohoon  
Queen Anne's County  
160 Coursevall Drive  
Centreville, MD 21617

RE: Sketch Plan, Bay Forest  
SSP#05-05-05-0007c, Walters Properties, LLC

Dear Mr. Cohoon:

Thank you for providing information on the above referenced sketch plan. The applicant proposes to subdivide an existing parcel into 138 single-family lots, 30 townhouse lots and one large lot. The site is partially within the Critical Area. Commission staff has reviewed the information provided and we have the following comments:

1. The Critical Area line does not match the line that appears on the County's map in our office.
2. Though the sketch plan and the cover letter seem to indicate that portions of the Critical Area are designated LDA, with the remainder being RCA, the maps in our office show the entire property's Critical Area as RCA. Growth allocation will be needed for this project as proposed.
3. Notwithstanding the above, all Critical Area lots, including the townhouse lots, are subject to a 25% impervious surface limit and the entire Critical Area on site is subject to a 15% impervious limit. The townhouse lots currently exceed the 25% limit. Again, growth allocation will be needed for this project as proposed.
4. It is extremely likely that the forest on this site is habitat for Forest Interior Dwelling birds (FIDs). Conservation of this habitat is required. Please submit a Habitat Protection Plan. The Commission issued a guidance paper for FIDs habitat conservation in June 2000. Habitat protection measures proposed on this site must either follow the guidelines or provide an equivalent level of conservation.



Mr. Steve Cohoon  
June 8, 2005  
Page 2 of 2

5. Please submit a copy of the response letter from the Department of Natural Resources when it is received. Also provide a copy of any correspondence from the US Fish and Wildlife Service related to the Delmarva Fox Squirrel survey.
6. Please provide a copy of the drawing referenced in the letter from the Corps of Engineers dated December 04, 2002. The JD is otherwise incomplete.

Commission staff would like to visit the site with County staff. Please contact me to arrange a site visit prior to the next submittal. If you have any questions or concerns, please contact me at (410) 260-3477.

Sincerely,



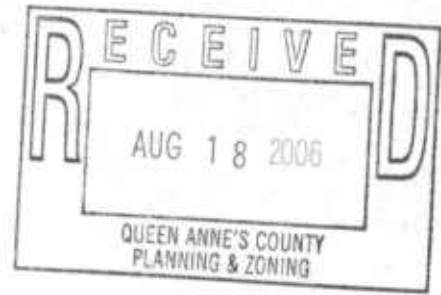
LeeAnne Chandler  
Natural Resources Planner

cc: QC 350-05



August 18, 2006

Ms. Helen Spinelli, Land Use Planner IV  
Queen Anne's County Department of Planning and Zoning  
160 Coursevall Drive  
Centreville, MD 21617



RE: Sayer's Choice (formerly Bay Forest)  
Walters Properties, LLC  
Maps 58 & 65: Blocks 21 & 4: Parcels 201, 45, & 46  
Subdivision Sketch Plan #05-05-05-0007-C

Dear Ms. Spinelli;

The following are responses to the comments received as a result of the July 19, 2006 STAC meeting regarding the above-referenced subdivision. Please note the subdivision name change at the request of Ms. Spinelli.

**In response to the comments from the Department of Environmental Health:**

- 1. This proposal must be served by public sewer and by public water.***

This subdivision will be served by public water and sewer.

**In response to the comments from the Department of Public Works SANITARY DISTRICT:**

- 1. Site holds one dwelling sewer allocation and zero water allocation. Project will require 42,000 gpd of capacity for 168 dwellings. Cost at 2006 rates would be \$818,300 for sewer and \$588,000 for water. Rates increase annually.***

Cost for 42,000 gpd of capacity for 168 units will be provided at the current rate when necessary.

- 2. Developer should presume a maximum build-out rate of 42 units per calendar year judging from recent similar allocation grants of this magnitude.***

The Developer presumes a maximum build-out rate of 42 units per calendar year.

- 3. Water and sewer study provided is largely accurate. This is not to construe that the mitigation offered may be all that is necessary.***

Further mitigation shall be provided if necessary.

4. *Project will need Comprehensive Water and Sewerage Plan project and map amendment. Refer to appendix 3 of the Plan for hearing dates.*

Developer will apply for Comprehensive Water and Sewerage Plan project and map amendment upon Sketch Approval.

5. *Upgrades to the vacuum collection station and adjacent pump station should be anticipated, Budget \$250,000.*

Upgrades to the existing vacuum collection station and adjacent pump station will be provided as necessary. Developer has budgeted an amount of \$250,000.

6. *Upgrades to the existing vacuum collection main to 8 inch in Perry Corner Road will be required.*

Upgrades to the existing vacuum collection main to 8" in Perry's Corner Road will be provided.

7. *Water must be extended from Main Street along Perry's Corner Road.*

Water will be extended from Main Street along Perry's Corner Road.

8. *Provide 6-inch sewer stub from development into Lot 1.*

A 15' utility easement has been provided near Lot 43 to connect the 6" sewer to Lot #1.

9. *Need PWA*

A PWA will be submitted at Final.

10. *Need estimate, surety, and fee.*

Estimate, surety, and fee will be submitted at Final.

**In response to the comments from the Department of Public Works regarding STORMWATER MANAGEMENT:**

*Previous comments have been addressed. Additional comments will be provided when preliminary design plans are submitted*

No response necessary.

**In response to the comments from the Department of Public Works regarding ROADS:**

*No new comments at this time. Additional comments will be provided when preliminary design plans are submitted.*

No response necessary.

**In response to the comments from the Department of Parks and Recreation:**

1. *Please identify an off-site location proposed for forest mitigation and provide legal documents for review and approval prior to Preliminary approval.*

An off-site location for forest mitigation and legal documents will be provided at Preliminary.

2. *Applicant's recognition of the proposed impact fee for recreation currently under consideration by the QAC Commissioners is acknowledged. Thank you.*

No response necessary.

**In response to the comments from the Soil Conservation District:**

*No construction drawings pertaining to sediment and erosion.*

No response necessary.

**In response to the comments from the Critical Area Commission:**

1. *A letter from the DNR Wildlife and Heritage Service indicates that the area where the emergency access road will be located is prime Forest Interior Dwelling Bird Species habitat (FIDS). Heritage provided the applicant with several recommendations related to the preservation of FIDS habitat. Presented with the possibility of an emergency access road within the Critical Area the applicant must address FIDS protection and Conservation.*

- *The road should be as narrow as possible; preferably less than 25 feet. It is noted on the plan that the road appears to be 20 feet in width but the clearing will be 40 feet. Is it possible to limit the extent of clearing to 25 feet total?*

The emergency access easement will be 25 feet wide with a 20 feet "grasscrete" roadway. Clearing will be a maximum of 25 feet (width of the easement).

- *As much canopy closure over the emergency access road should be preserved as possible.*

The canopy will only be cleared to a height of 14 feet to all emergency equipment access.

- *Maintain forest habitat up to the edge of the road; do not create or maintain grassy berms.*

Low native plantings will identify the access on both sides of the entire length of the easement. The goal of the plantings is to provide visibility during snowfall.

2. *Please provide road details. The road will need consist of materials creating the least impact necessary to serve fire apparatus.*

A detail of the "grasscrete" pavers is shown on sheet 2 of the plans and page 21 of the Comprehensive Design Guidelines.

- 3. Please discuss how the road will be access restricted. The road may not at anytime serve the general public and must be restricted in such a manner that would prohibit this use.***

Bollards will be used to restrict access to the emergency road. "Traffic Guard Round Post Twist In" (Model RP3501) bollards are proposed. These bollards are not padlocked and twist in and out for easy removal and access for emergency vehicles. See detail on sheet 2 of the plans and page 21 of the Comprehensive Design Guidelines.

- 4. Please provide details on the Critical Area Forest Conservation Easements noted on the site plan.***

Details and locations for the Critical Area mitigation easements shall be provided at preliminary.

- 5. It appears the applicant will be within the impervious limits for the RCA portion of the site.***

This emergency access road is within the impervious limits for the RCA portion of the Critical Area.

- 6. Queen Anne's County Code §14:1-38.E.(c) will require mitigation for any clearing of trees with a diameter at breast height (DBH) greater than four inches must be accomplished at a ration of 1:1. This mitigation should be FIDS quality habitat creation.***

Mitigation for critical area clearing shall be provided at 1:1 for greater than 4" DBH.

**In response to the comments from the State Highway Administration.**

***No Comment. Project is on a County road.***

No response necessary.

**In response to the comments from Christopher F. Drummond.**

***No comments, though it would be preferable for the applicant to figure out how to provide for a second entrance.***

A 25' emergency access easement has been provided adjacent to Lot 62 through to Perry's Corner Road.

**In response to the comments from the Department of Planning and Zoning:**

- 1. It is suggested that the proposed name of the subdivision be reviewed in light of the historic underpinnings of the property and possibly identify the name with a longtime property owner.***

The name of the community has been changed to Sayer's Choice.

- 2. Page 4 refers to "single family" planned residential development. Duplexes in the Queen Ann's County code are considered multifamily dwellings, please correct the reference.***

The text has been changed to "a combination of single family and multifamily dwellings".

3. *On page 5 it refers to the "highest standards of quality and design through distinct control of architecture standards, covenants and restrictions." How is this to be achieved?*

At the time of preliminary subdivision the applicant will further develop a design manual (the "Comprehensive Design Guidelines for Sayer's Choice") which will depict architecture styles for dwellings, exterior construction materials and on lot landscaping requirements. A declaration of covenants and restrictions shall be prepared, approved by Staff and the Planning Commission Attorney, which will implement the design manual by requiring compliance for any construction in the community, as well as providing the developer and the association with enforcement authority.

4. *Also on page 5, please refer to the open space as deed restricted that is as permanent as it legally can be achieved.*

The open space is referred to as deed restricted open space.

5. *Page 6 needs to refer to Grasonville as a growth area not a proposed growth area.*

Grasonville is referred to as a growth area.

6. *Please verify the name of the park adjoining the project.*

The adjoining park name has been verified and is Grasonville Park.

7. *Also on page 6 it would be appropriate to refer to what exists to the south and east of the property since it refers to the north and east.*

Reference has been made to the south and east of the property.

8. *On page 7 please remove the heading regional community since it does not apply. Also it would be useful to explain why this map is in the guidelines and it appears to represent the site in the growth area and it therefore should be labeled as such.*

Regional Community has been removed from all sheets. An explanation of the growth area map has been provided.

9. *The scale of the map on 8, especially the legend, is hard to read, please adjust if possible.*

Legend and scale have been adjusted as best as possible.

10. *On page 8 the parcel lines could be darker and please remove the name "regional community" on all applicable plans since there is no designation in Queen Anne's County Planning for Regional Community.*

Regional Community has been removed from all plans.

- 11. The zoning created for the Grasonville Plan and is GPRN and should be on Sheet 10 where appropriate.**

GPRN is shown on the plan where appropriate.

- 12. On Page 11 when referring to the additional 25' buffer it should state for a total of 50 feet where possible.**

It is stated that a total 50 foot buffer will be provided where possible.

- 13. Please do not use acronyms so on Sheet 11 replace, RTA, LDA and RCA with the appropriate phrase.**

Acronyms have been replaced with appropriate phrases.

- 14. The existing Critical Area Overlay Map on page 12 is very hard to decipher, please correct.**

The plan has been deleted from the document.

- 15. The issue of single family and multifamily terminology as addressed previously in these comments should be applied to page 13. Also please state that water and sewer is proposed since it has not been approved.**

Single family and multifamily terminology has been revised. It is stated that water and sewer is proposed for the community.

- 16. Page 13 would be enhanced with better contrast and adding the uses surrounding the project.**

The image has been enhanced with better contrast and adding surrounding uses around the community.

- 17. On page 14 please identify the Critical Area RCA as such.**

The Critical Area RCA has been identified.

- 18. On the trail system page 15 please give more detail concerning community connections such as street crossings for Perry Corner Road to the Environmental Center and identify the southern end of the trail as future connection. The detailed information would helpful for the Grasonville Park connection as well and any offsite improvements.**

Additional detail has been provided on the trail system and community connections. Detail information about the connection to Grasonville Park has been provided.

**19. On page 16 please show the lots and give more detail in terms of what is in a pocket park and what is going to be available in the Townhome Park.**

Lots have been shown on the plan and additional information on the pocket parks has been provided.

**20. It would be useful to have the acreages on page 18**

Acreages have been added to the plans.

**21. Please remove page 19 unless the applicant is proposing to provide the infrastructure including water, sewer and road upgrades and if Lot 1 is going to be developed as part of the proposed Bay Forest Development.**

Page 19 has been removed.

**22. Please identify all the photographs in the guidelines with captions as to where they are located.**

All photographs have been identified with their location.

**23. It does not appear that the proposed structures are compatible in terms of height and material with the existing community; please revise renderings to be more in-sync with the community.**


Renderings have been revised to be more in-sync with the surrounding community.

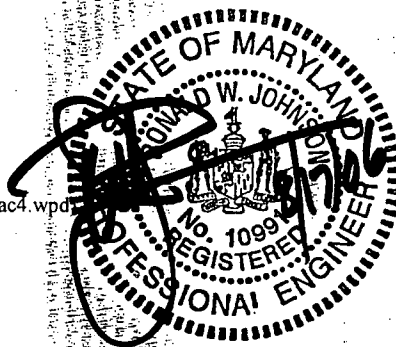
**24. A pattern book will be required depicting the actual locations of the different home styles. This can be accomplished at major subdivision.**

At the time of major subdivision the applicant will further develop a design manual (the "Comprehensive Design Guideline for Sayer's Choice" which will depict architecture styles for dwellings, exterior construction materials and landscaping requirements'.

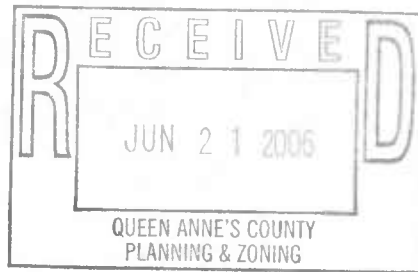
The responses contained herein and plans attached address your comments and are submitted for 25-day review. If you have any questions, please feel free to contact this office at your convenience.

Sincerely,

  
Ronald W. Johnson, PE  
(2006wltr)\corresp\doc&letters\2006stac4.wpd







June 21, 2006

Ms. Helen Spinelli, Land Use Planner IV  
Queen Anne's County Department of Planning and Zoning  
160 Coursevall Drive  
Centreville, MD 21617

RE: Bay Forest  
Walters Properties, LLC  
Maps 58 & 65: Blocks 21 & 4: Parcels 201, 45, & 46  
Subdivision Sketch Plan #05-05-05-0007-C

Dear Ms. Spinelli;

The following are responses to the comments received as a result of the June 7, 2006 STAC meeting regarding the above-referenced subdivision.

***In response to the comments from the Department of Environmental Health:***

This subdivision will be served by public water and sewer.

***In response to the comments from the Department of Public Works SANITARY DISTRICT:***

1. Cost for 42,000 gpd of capacity for 168 units will be provided at the current rate when necessary.
2. The Developer presumes a maximum build-out rate of 42 units per calendar year.
3. Further mitigation shall be provided if necessary.
4. Developer will apply for Comprehensive Water and Sewerage Plan project and map amendment upon Sketch Approval.
5. Upgrades to the existing vacuum collection station and adjacent pump station will be provided as necessary. Developer has budgeted an amount of \$250,000.
6. Upgrades to the existing vacuum collection main to 8" in Perry's Corner Road will be provided.
7. Water will be extended from Main Street along Perry's Corner Road.
8. A 15' utility easement has been provided near Lot 43 to connect the 6" sewer to Lot #1.
9. A PWA will be submitted at Final.
10. Estimate, surety, and fee will be submitted at Final.

***In response to the comments from the Department of Public Works regarding STORMWATER MANAGEMENT:***

No response necessary.

***In response to the comments from the Department of Public Works regarding ROADS:***

1. Lot 140 has been relocated next to Lot 139.
2. HOA Covenants shall include language to maintain a contract for community-wide curbside garbage collection to be disposed at the Mid-Shore Regional Landfill.
3. Upgrades to Perry's Corner Road shall be provided at Preliminary.

***In response to the comments from the Department of Parks and Recreation:***

1. An off-site location for forest mitigation will be provided at Preliminary.
2. No response necessary.

***In response to the comments from the Department of Soil Conservation District:***

No response necessary.

***In response to the comments from the Department of Critical Area Commission:***

No response necessary.

***In response to the comments from the State Highway Administration,***

No response necessary.

***In response to the comments from the Christopher F. Drummond,***

An emergency access easement has been provided near Lot 62 to Perry's Corner Road.

***In response to the comments from the Department of Planning and Zoning,***

1. A Fiscal Impact Study is included with this submittal.
2. The street section will be enhanced with sidewalk, a grass or landscaped edge, and street trees. Streetscape consistency will be achieved by coordinating fence types, trees and other landscaping. Street lighting will be designed to meet the Queen Anne's County residential lighting standards. Light fixtures will be enhanced to compliment the Bay Forest Community. Townhomes per the Comprehensive Design Guide ("Pattern Book") will be a maximum 36 feet in height consistent with adjoining communities.
3. Plat #7 has been created, at your request, to clearly show traffic circulation, pedestrian linkages, and community access. The trail system is also shown in the Comprehensive Design Guidelines ("Pattern Book").
4. A phasing plan will be provided at Preliminary.
5. The Comprehensive Design Guide (Pattern Book) describes the architectural setting of Grasonville and the styles available in the Bay Forest Community.
6. An updated APFS will be submitted with the Preliminary Subdivision Application.
7. All references to "work force" or "affordable" housing have been removed. Lot #1 has been labeled as "area of future development".
8. The Statement of Purpose and Intent has been revised.

Bay Forest  
June 21, 2006  
Page 3

9. A 40' emergency access easement has been provided.
10. The zoning and uses have been noted on all plats for adjacent parcels.
11. The existing water line had been provided on the plans.
12. The existing features plan has been revised to show the area of clearing.
13. No response necessary.

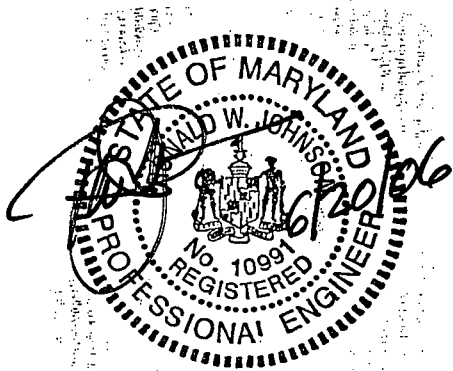
Hopefully the responses contained herein adequately address your comments and will now allow for Sketch Plan approval for this project. If you have any questions, please feel free to contact this office at your convenience.

Sincerely,



Denise Erlandson

(2006wltr\corresp\doc&letters\2006stac3.wpd)





May 3, 2006

Ms. Helen Spinelli, Land Use Planner IV  
Queen Anne's County Department of Planning and Zoning  
160 Coursevall Drive  
Centreville, MD 21617

RE: Bay Forest  
Walters Properties, LLC  
Maps 58 & 65: Blocks 21 & 4: Parcels 201, 45, & 46  
Subdivision Sketch Plan #05-05-05-0007-C

Dear Ms. Spinelli;

The following are responses to the comments received as a result of the April 19, 2006 STAC meeting regarding the above-referenced subdivision. A proffer had been offered to the Grasonville Fire Department through Lacrosse Homes on April 12, 2004. The Fire Department has not yet responded.

***In response to the comments from the Department of Environmental Health:***

No response necessary, recommended approval.

***In response to the comments from the Department of Public Works regarding SANITARY DISTRICT:***

1. Cost for 42,000 gpd of capacity for 168 units will be provided at the current rate when necessary.
2. The Developer presumes a maximum build-out rate of 42 units per calendar year.
3. Further mitigation shall be provided if necessary.
4. Developer will apply for Comprehensive Water and Sewerage Plan project and map amendment upon Sketch Approval.
5. Upgrades to the existing vacuum collection station and adjacent pump station will be provided as necessary.
6. Upgrades to the existing vacuum collection main to 8" in Perry's Corner Road will be provided.
7. Water will be extended from Main Street along Perry's Corner Road.
8. A 6" sewer stub has been provided from the Development into Lot #1.
9. A PWA will be submitted at Final.
10. Estimate, surety, and fee will be submitted at Final.

***In response to the comments from the Department of Public Works regarding STORMWATER MANAGEMENT:***

1. An analysis of downstream flooding will be provided at Preliminary.

***In response to the comments from the Department of Public Works regarding ROADS:***

1. Upgrades to Perry's Corner Road shall be provided along that section of road which directly abuts this subdivision and is located outside of the Critical Area. These improvements include a 20' Right-of-Way widening dedication and accel/decel lanes. Additional improvements due to utility construction will be provided as required. More detailed plans will be provided at Preliminary.
2. Road geometry has been added to the 100' scale planviews. Minimum curve radius used is 300'.
3. Intersections of Roads D & A, and Roads B & E have been revised to be greater than 70 degrees.
4. The proposed loop turnaround has been revised to have a turning radius of 50-feet. The loop road will be one-way.

***In response to the comments from the Department of Parks and Recreation:***

1. Please refer to the attached letter from Stevens and Associates, LLC to Ms. Helen Spinelli dated May 3, 2006.

***In response to the comments from the Department of Soil Conservation District:***

No response necessary, approved.

***In response to the comments from the Department of Critical Area Commission:***

No response necessary, development is outside of the Critical Area.

***In response to the comments from the State Highway Administration,***

No response necessary, Sketch Plan Approval

***In response to the comments from the Christopher F. Drummond,***

No response necessary, Sketch Plan Approval.

***In response to the comments from the Heritage Department,***

No comments received.

***In response to the comments from the Department of Planning and Zoning,***

1. Please refer to the attached letter from Stevens and Associates, LLC to Ms. Helen Spinelli dated May 3, 2006.
2. Developer will coordinate a field meeting with the Department of Planning and Zoning, the Department of Public Works, Parks and Recreation, and Critical Area sometime within the upcoming weeks.
3. The opportunity for a second ingress/egress to Perry's Corner Road is limited because the developer does not own or control the property which runs along Perry Corner Road and

separates Bay Forest from Perry Corner Road. Additionally, the developer has gone to significant efforts to protect resources on the site and avoid any development in the Critical Area. A secondary access in the location discussed by Staff would likely have to be located in the Critical Area Resource Conservation Area. The developer will, nonetheless, cooperate with the County so as not to foreclose the possibility of a secondary ingress/egress to Bay Forest, at some time in the future.

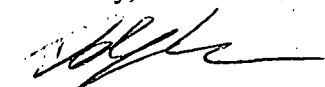
4. A Critical Area Environmental Assessment Report was provided with the first submittal. A plat note regarding streams has been added to the plans as per discussions at STAC meeting.
5. A letter addressing all issues of Section 18:1-30E, dated May 3, 2006 from Cindy Todd of Pace Design, is included with this submittal.
6. Adjacent right-of-way widths had been provided on the 100' scale planviews. They have been added to the 200' scale plans.
7. Distinction has been given to the LDA portion of the Critical Area.
8. The revision blocks have been updated.
9. The wetland buffers shown as 50' are in response to previous County comments.
10. There is an intermittent stream on site. A 50' buffer has been provided. A plat note pertaining to such has been added to the plans.
11. Lot #1 is now labeled as "Area for Future Development". Provisions for the donation of the land have been outlined in separate documents included with this submittal.
12. All references to Suburban Residential zoning have been removed from the plans.
13. Note #11 regarding Lot #1 has been removed from the plans. Provisions for the donation of the land have been outlined in separate documents included with this submittal.
14. Critical area reforestation is required. This reforestation will need to be planted off-site as the Critical Area land on-site is existing forest.
15. The Determination of Site capacity pertaining to the Critical Area has been revised.
16. The vicinity map has been revised to show the edge of water.
17. The title block has been updated to read 7<sup>th</sup> "election" district.
18. As per the Queen Annes County Survey Department, there are no existing county monuments in the area of this site. State Highway control points were used. The site is on NAD 1983 for horizontal control, and NGVG 1929 for vertical control. The proposed monument locations shall be shown when provided by DPW.
19. All linetypes have been reviewed and plans and legends updated.
20. The existing water main has been added in Gravel Run Road.
21. Please refer to the attached letter from Stevens and Associates, LLC to Ms. Helen Spinelli dated May 3, 2006.
22. Adjacent Zoning lines have been added to the plans.
23. All townhome lots are to be individually owned. A note has been added to the plat in the General Notes.
24. The acreages of the open space lots have been added to the planviews.
25. The existing wetlands on site had been flagged by McCarthy and Associates and field located by Ronald Johnson Associates, Inc. The existing intermittent stream was taken from Queen Annes

County Soils Map #32. The existing woodlands and contours are taken from an aerial survey by Potomac Aerial Surveys, Fredrick, MD.

26. A JD has been provided with the previous submittal. As noted at STAC, the wording on the plat is reiterating that which is stated on the JD.
27. A separate "Existing Features Plan" is included showing the forest clearing area.
28. Pedestrian circulation has been provided by sidewalks along the proposed roads and a 5' mulch/oyster bed trail connecting the site to the County Park. This is more fully addressed in the attached letter by Cindy Todd of Pace Design dated May 3, 2006.
29. A note has been added to the General Notes indicating there are no existing structures on site.
30. Full color renderings will be provided at Planning Commission.
31. No further requests, other than that which are stated in the "Purpose and Intent Statement" on sheet 1 of the plans, are being made.
32. Please refer to the attached letter from Stevens and Associates, LLC to Ms. Helen Spinelli dated May 3, 2006.
33. Although the subdivision consists mainly of curved roads, they do create a feeling of a "grid system" as far as there are five roadways which create one "cross" intersection, six "tee" intersections, and one loop road. No cul-de-sacs are proposed.
34. The JD had been submitted with the previous submittal. See comment 26.
35. The intermittent stream is shown on the plans. See comment 10.
36. The existing parcels are shown on the "Existing Features" plan. The Tax Map has also been clarified.
37. The acreages of the open space lots have been added to the planviews. See comment 24.
38. Please refer to the attached letter from Stevens and Associates, LLC to Ms. Helen Spinelli dated May 3, 2006.
39.
  - a. Please refer to the attached letter dated May 3, 2006 from Cindy Todd of Pace Design in reference to master planning for the neighborhood.
  - b. Please refer to the attached letter from Stevens and Associates, LLC to Ms. Helen Spinelli dated May 3, 2006.
  - c. Bay Forest will be providing on site MPDU's in accordance with County's requirements. The Applicant has met with the Director of Community Development to discuss the implementation of the MPDU provisions. The MPDU's will be interspersed throughout the town home product.

Hopefully the responses contained herein adequately address your comments and you can now recommend Sketch Plan approval for this project. If you have any questions, please feel free to contact this office at your convenience.

Sincerely,



Denise Erlandson

(2006wltr\corresp\doc&letters\2006stac2.wpd)





March 15, 2006

Ms. Helen Spinelli, Land Use Planner IV  
Queen Anne's County Department of Planning and Zoning  
160 Coursevall Drive  
Centreville, MD 21617

RE: Bay Forest  
Walters Properties, LLC  
Maps 58 & 65: Blocks 21 & 4: Parcels 201, 45, & 46  
Subdivision Sketch Plan #05-05-05-0007

Dear Ms. Spinelli;

The following are responses to the comments received as a result of the June 15, 2005 STAC meeting regarding the above-referenced subdivision. Please note the layout has been changed due to Agencies' comments.

***In response to the comments from the Department of Environmental Health:***

No response necessary, site is served by public water and sewer.

***In response to the comments from the Department of Public Works regarding SANITARY DISTRICT:***

1. An application to the Sanitary Commission shall be submitted upon approval of Sketch Plan.
2. The Bay Forest Subdivision has been placed in the Master Water and Sewer Plan and designated as S3/W3. A request will be made to change to S2/W2.
3. We are anticipating upgrades to the vacuum collection station and adjacent pump station.
4. Upgrades to the existing vacuum collection main in Perry's Corner Road will be provided where necessary and will be addressed at Preliminary Plan.
5. Water will be extended from Main Street along Perry's Corner Road.
6. A Public Works Agreement will be executed at final.
7. Estimate, surety, and inspection fee will be provided at final.



***In response to the comments from the Department of Public Works regarding STORMWATER MANAGEMENT:***

1. Detailed SWM plans and computations complying with the County SWM Ordinance and MDE SWM Design Manual will be required at Preliminary Plan Submittal. The report will address potential downstream flooding for the 10-year storm.
2. The F.I.R.M. map shows Zone A (elevation 7) on site associated with elevations 9 through 14 of the flown topography. However, there is no development planned in these areas, and therefore does not mandate a change.
3. Estimate, surety, inspection fee, MIA and SWM completion form will be provided prior to final approval.

***In response to the comments from the Department of Public Works regarding ROADS:***

1. Topography has been provided by Potomac Aerial Surveys, Fredrick, Maryland. Vertical datum is based on NAVD88, and coordinates are based on NAD83. Concrete benchmarks will be provided along the proposed Right-of-Ways as required. A note has been added to the General Notes regarding benchmarks.
2. A second entrance is not possible at this time since Parcel 30, which is not owned by the developer and is in the critical area, divides this project from Perry Corner Road. This plan has been revised to move all disturbance to outside of the Critical Area. The original townhome location, which prompted this comment, has been relocated outside the critical area to be more centrally located within the development. The developer has also decreased the number of units from the original submission.
3. The subdivision has been re-designed. The median will not block any lots.
4. The subdivision has been re-designed. There is only one cul-de-sac proposed.
5. The subdivision has been re-designed. The cul-de-sac near previous Lots 136-139 has been eliminated. A connection to Melvin Road is not proposed due to the wetland disturbance which would be required.
6. Upgrades to Perry's Corner Road shall be provided along that section of road which directly abuts this subdivision and is located outside of the Critical Area. These improvements include a 20' Right-of-Way widening dedication and accel/decel lanes. Additional improvements due to utility construction will be provided as required.
7. The proposed boulevard entrance has been widened to 24' travel lanes, although the standard detail requires only 22' travel lanes.
8. The current Type IV Local Road Section detail has been utilized.
9. Estimate, Surety, inspection fee and draft deed of dedication will be provided before Final approval.

***In response to the comments from the Department of Parks and Recreation:***

1. The open space areas will be established as parklands and will include trail connections to the adjacent park and other properties.
2. The developer will provide off site reforestation area at Preliminary Plan.

3. A note has been added to the plans stating that no clearing/filling of any non-tidal wetland areas, forested areas, etc. shall be conducted on any lot without proper permits. This note will also be added to the Plat and HOA documents.
4. A typical Lacrosse Homes footprint has been added to the single family lot detail.
5. Each Lot, including townhouse lots, shall have two off street parking spaces. Additional parking in the townhouse location is temporary parking for guests only.

***In response to the comments from the Department of Soil Conservation District:***

A formal submittal will be sent directly to the Soil Conservation District at Preliminary Plan.

***In response to the comments from the Department of Critical Area Commission:***

1. The Critical Area line has been revised to match Map 65 on file at the Queen Anne's County Department of Planning and Zoning.
2. The development has been relocated outside the Critical Area and the proper land use classification has been shown.
3. The development has been relocated outside the Critical Area.
4. The development has been relocated outside the Critical Area. Additionally, development located outside of the Critical Area is tightly clustered to minimize forest disturbance, therefore a Habitat Protection Plan is not required.
5. A copy of the letter from the US Fish and Wildlife Service is included with this submittal. A copy of the letter from the Department of Natural Resources will be forwarded to your office upon receipt.
6. A copy of the drawing referenced in the JD is attached with this submittal.

***In response to the comments from the State Highway Administration,***

No response necessary, Sketch Plan Approval

***In response to the comments from the Christopher F. Drummond,***

No response necessary, Sketch Plan Approval.

***In response to the comments from the Finance Department,***

No comments received.

***In response to the comments from the Board of Education,***

No comments received.

***In response to the comments from the Department of Planning and Zoning,***

1. The Plans have been referred to as Sketch Plan.
2. Bay Forest has submitted both an original and updated APFS. The Updated APFS was submitted for schools addressing the increase in capacity at the Kent Island High School resulting from the programmed construction of a new middle school on Kent Island. While the

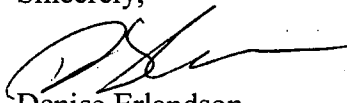
TRC never responded to the Updated APFS, the county staff agreed with the conclusion of adequacy of facilities and agreed to process the Sketch Plan. (See attached email dated May 24, 2005 from Joseph Stevens, Esq. to Steve Cohoon and Mark Keeley)

3. A "purpose and intent statement" has been added to sheet 1 of the Sketch Plans.
4. Any requests being made with this submittal have been added to the Purpose and Intent Statement.
5. Requests have been noted and identified in accordance with 8:1-143 of the Queen Anne's County Land Use Development Code.
6. Adjacent property owners have been notified.
7. Plan has been submitted at 1" = 100' scale.
8. A north arrow has been placed on the Vicinity Map.
9. Location and right-of-way widths have been shown for all surrounding roads.
10. Entrance access width has been labeled.
11. A second entrance is not possible at this time since Parcel 30, which is not owned by the developer and is in the critical area, divides this project from Perry Corner Road. This plan has been revised to move all disturbance to outside of the Critical Area. The original townhome location, which prompted this comment, has been relocated outside the critical area to be more centrally located within the development. The developer has also decreased the number of units from the original submission.
12. All appropriate buffers have been shown and labeled.
13. Information regarding this community neighborhood is included with this submission in accordance with 18:1-38 of the Queen Anne's County Land Use Development Code.
14. The note has been added to sheet 1 of the sketch plans.
15. A note pertaining to how water and wastewater is to be handled on site has been added to the plans.
16. Required setbacks for all lots have been added to the plan.
17. The Legend has been revised to show all linetypes, including BMP's.
18. Contours have been added to the plan.
19. All proposed right-of-way widths have been labeled.
20. A grid system roadway has been provided. There is only one cul-de-sac proposed.
21. The December, 2002 JD is included with this submittal.
22. There are no streams on site. A 50' buffer has been provided along the larger wetland.
23. The development has been relocated outside the Critical Area. Additionally, development located outside of the Critical Area is tightly clustered to minimize forest disturbance, therefore a Habitat Protection Plan is not required.
24. The Site Statistics have been revised to include the requested information.
25. The existing parcel numbers have been added to the plans.
26. The open space acreages for Lots 2, 3, 4, and 5 are included in the Site Statistics.
27. "Forest Conservation Plan" has been removed from the drawing title.
28. The Parking Calculations have been revised.

29. The drawing scale has been provided in the title block.
30. Lot 1 (as more fully described on the plat) will be dedicated to either the County Housing Authority or an acceptable not-for-profit provider of work force housing. This commitment is above and beyond (not in lieu of) the affordable housing component (MPDU) contained within Bay Forest. Assurances will come in the form of deed restrictions which will accompany any dedication of Lot 1.
31. a. Please see attached letter titled "Design Guideline" dated 14 March 2006 from Cindy Todd in reference to master planning for the neighborhood.  
b. We are currently evaluating potential locations for mandatory parkland dedication.  
c. Bay Forest will be providing on site MPDU's in accordance with County's requirements. The Applicant has met with the Director of Community Development to discuss the implementation of the MPDU provisions. The MPDU's will be interspersed throughout the town home product.
32. The subdivision has been re-designed to provide larger wetland buffers, eliminate any wetland crossings, and remove lots from the critical area which will allow for more resource protection and preservation of the natural environment.

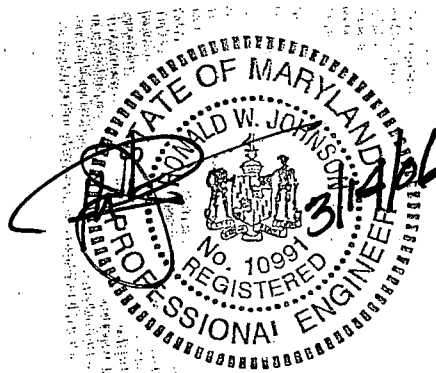
Hopefully the responses contained herein adequately address your comments and you can now recommend Sketch Plan approval for this project. If you have any questions, please feel free to contact this office at your convenience.

Sincerely,



Denise Erlandson

(2006wltr\corresp\doc&letters\2006stac1.wpd)



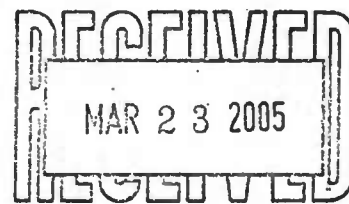
2004



REPLY TO ATTENTION OF

DEPARTMENT OF THE ARMY  
BALTIMORE DISTRICT, U.S. ARMY CORPS OF ENGINEERS  
P.O. BOX 1715  
BALTIMORE, MD 21203-1715

DEC 04 2002



Operations Division

Pulte Home Corporation  
c/o McCarthy & Associates, Inc.  
Mr. Mike Klebasko  
14458 Old Mill Road, Suite 201  
Upper Marlboro, Maryland 20772

Post-it® Fax Note	7671	Date	3/23/05	# of pages	3
To	Denise E.	From	MIKE K.		
Co./Dept.	RWT	Co.			
Phone #	Phone #		301-627-7505		
Fax #	Fax #		410-841-5124		

Dear Mr. Fitzgerald:

This is in reference to your letter dated June 10, 2002, regarding application CENAB-OP-RMS (PULTE HOME CORP/PERRY CORNER RD (WALTERS PROPERTY/JD) 02-64783-13, requesting a jurisdictional determination (JD) and verification of the delineation of Waters of the United States, including jurisdictional wetlands adjacent to Cabin Creek, on your property Tax Map 58, Parcel 85, Grasonville, Queen Anne's County, Maryland.

Field inspections were conducted on June 17 and July 1, 2002. These inspections indicated that the delineation of Waters of the United States, including jurisdictional wetlands, on the enclosed drawing dated May 22, 2002, is accurate. Those areas indicated as Waters of the United States, including non-tidal wetlands are regulated by this office pursuant to Section 404 of the Clean Water Act. Enclosed is a document that outlines the basis of our determination of jurisdiction over these areas.

Please note that on March 28, 2000, an administrative appeals process was established for JDs. Enclosed is a JD appeals form that can be used if you believe the JD you received warrants further review. You may accept this JD, submit new information seeking reconsideration of the JD or appeal the JD. If you accept the JD, you do not need to notify the Corps. A JD will be reconsidered if you submit new information or data to the Baltimore District Engineer (DE) within 60 days from the date of this letter. If you decide to appeal the approved JD, please submit the attached form within 60 days from the date of this letter to our Regulatory Appeals Review Officer at the following address:

James W. Haggerty  
Regulatory Appeals Review Officer  
North Atlantic Division, US Army Corps of Engineers  
Fort Hamilton Military Community  
General Lee Avenue, Bldg 301  
Brooklyn, NY 11252-6700



-2-

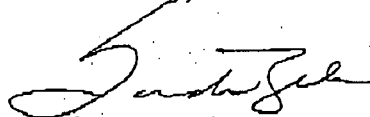
If we do not hear from you within 60 days, we will consider this JD accepted by you. This approved JD is valid for five years from the date of issuance unless new information warrants a revision before the expiration date.

You are reminded that any grading or filling of Waters of the United States, including jurisdictional wetlands, is subject to Department of the Army authorization. State and local authorizations may also be required to conduct activities in the locations. In addition, the Interstate Land Sales Full Disclosure Act may require that prospective buyers be made aware, by the seller, of the Federal authority over any Waters of the United States, including jurisdictional wetlands, being purchased.

This delineation has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in this request. This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA (United States Department of Agriculture) program participants, or anticipate participation in USDA programs, you should request a certified wetland delineation from the local office of the Natural Resources Conservation Service prior to starting work.

A copy of this JD letter has been forwarded to the Maryland Department of the Environment. If you have any questions concerning this matter, please call Rod Schwarm, of this office, at 410-820-8550.

Sincerely,



Sandra A. Zelen  
Enforcement Program Manager

Enclosure

-3-

## BASIS OF JURISDICTIONAL DETERMINATION

Applicant: Fulte Home Corporation  
File No.: 200264783-13

Date: October 28, 2002

1. The jurisdictional determination outlined in the attached letter was based on the following:

A. There are no Waters of the United States present at the site.  
Does not meet any of the items listed below

B. The Waters of the United States present at the site are currently used, or were used in the past, or may be susceptible to use in interstate of foreign commerce. This includes waters which are subject to the ebb and flow of the tide.

C. The Waters of the United States at the site are interstate waters, including interstate wetlands.

D. The Waters of the United States at the site are other waters such as intrastate lakes, rivers, streams (including intermittent streams, mudflats, sand flats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes or natural ponds containing a nexus to interstate commerce).

The nexus to interstate commerce consists of:

- recreational or other purposes
- fish or shellfish
- industrial or commercial purpose
- habitat for migratory birds or game birds or wildlife
- commercial saleable timber products
- sand, gravel, oil, gas or other commodities of commerce
- other

E. The Waters of the United States present at the site contain impoundments of waters otherwise defined as Waters of the United States

F. The Waters of the United States present at the site are part of a tributary system to waters identified in B-E above.

G. The Waters of the United States present at the site are part of the territorial seas.

H. There are wetlands present at the site which are adjacent to waters identified in B-G above.

2. The lateral extent of the Waters of the United States, including wetlands at the site identified on the accompanying map was based on one or more of the following:

A. The presence of wetlands has been determined by the U.S. Army Corps of Engineers 1987 Wetlands Delineation Manual and guidance supporting the manual.

B. Ordinary high water mark, mean high water mark, high tide line, mean high tide line.



Rod Schwarm, PWS Project Manager



## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Chesapeake Bay Field Office  
177 Admiral Cochrane Drive  
Annapolis, MD 21401

August 8, 2005



Ms. Gabrielle S. Myers  
Environmental Scientist  
Geo-Technology Associates, Inc.  
3445-A Box Hill Corporate Center Drive  
Abingdon, Maryland 21009

RE: *Bay Forest – Grasonville, Queen Anne's County, MD*

Dear Ms. Myers:

This responds to your letter, dated May 5, 2005, requesting information on the presence of species which are federally listed or proposed for listing as endangered or threatened within the above referenced project area. We have reviewed the information you enclosed and are providing comments in accordance with section 7 of the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*).

The federally endangered Delmarva fox squirrel (*Sciurus niger cinereus*; DFS) may be present in the vicinity of the above referenced project area. This species occupies mature pine and hardwood forests, both bottomland and upland, with a relatively open understory. However, according to our records, your project area was trapped for DFS in April and October of 2002 and this trapping effort did not find any DFS to be using this particular site. We consider negative trapping data to be accurate for approximately 3-5 years after trapping. At this date we believe the 2002 data to still be accurate as there have not been new reports of DFS in the immediate area. Therefore we do not consider DFS to occur on this particular site.

Except for occasional transient individuals, no other federally proposed or listed endangered or threatened species are known to exist within the project impact area. Should project plans change, or if additional information on the distribution of listed or proposed species becomes available, this determination may be reconsidered.

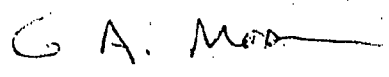
This response relates only to federally-protected threatened and endangered species under our jurisdiction. For information on the presence of other rare species, the Maryland Wildlife and Heritage Division should be contacted.



An additional concern of the Service is wetlands protection. Federal and state partners of the Chesapeake Bay Program have adopted an interim goal of no overall net loss of the Basin's remaining wetlands, and the long term goal of increasing the quality and quantity of the Basin's wetlands resource base. Because of this policy and the functions and values wetlands perform, the Service recommends avoiding wetland impacts. All wetlands within the project area should be identified, and if construction in wetlands is proposed, the U.S. Army Corps of Engineers, Baltimore District, should be contacted for permit requirements. They can be reached at (410) 962-3670.

We appreciate the opportunity to provide information relative to fish and wildlife issues, and thank you for your interest in these resources. If you have any questions or need further assistance, please contact Andy Moser at (410) 573-4537.

Sincerely,



Mary J. Ratnaswamy, Ph.D.  
Program Supervisor, Threatened and Endangered Species

cc: Lori Byrne, Maryland Wildlife and Heritage Division, Annapolis, MD



Robert L. Ehrlich, Jr., Governor

Michael S. Steele, Lt. Governor

C. Ronald Franks, Secretary

May 1, 2006

Ms. Gabrielle S. Myers  
Geo-Technology Associates, Inc.  
3445-A Box Hill Corporate Center Drive  
Abingdon, MD 21009

**RE: Environmental Review for Bay Forest – Grasonville, Route 18/Main Street, Queen Anne's County, Maryland.**

Dear Ms. Myers:

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. 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.

While this project site falls into habitat previously identified as supporting the federally and state listed Delmarva Fox Squirrel, we concur with the US Fish and Wildlife Service's determination (letter dated August 8, 2005) that this site does not currently support this species, as demonstrated by negative results in 2002 trapping studies. Therefore the WHS has no comments regarding this species, for this project as currently proposed.

We would like to bring to your attention that our analysis of the information provided also suggests that the forested area on the project site contains Forest Interior Dwelling Bird habitat. Populations of many Forest Interior Dwelling Bird species (FIDS) are declining in Maryland and throughout the eastern United States. The conservation of this habitat is mandated within the Critical Area and must be addressed by the project plan. Specifically, if FIDS habitat is present, the following guidelines should be incorporated into the project plan:

1. Restrict development to nonforested areas.
2. If forest loss or disturbance is unavoidable, concentrate or restrict development to the following areas:
  - a. the perimeter of the forest (i.e., within 300 feet of existing forest edge)
  - b. thin strips of upland forest less than 300 feet wide
  - c. small, isolated forests less than 50 acres in size

Tawes State Office Building • 580 Taylor Avenue • Annapolis, Maryland 21401

410.260.8DNR or toll free in Maryland 877.620.8DNR • www.dnr.maryland.gov • TTY users call via Maryland Relay

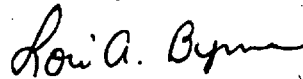
- d. portions of the forest with low quality FIDS habitat, (i.e., areas that are already heavily fragmented, relatively young, exhibit low structural diversity, etc.)
3. Maximize the amount of forest "interior" (forest area >300 feet from the forest edge) within each forest tract (i.e., minimize the forest edge:area ratio). Circular forest tracts are ideal and square tracts are better than rectangular or long, linear forests.
4. Minimize forest isolation. Generally, forests that are adjacent, close to, or connected to other forests provide higher quality FIDS habitat than more isolated forests.
5. Limit forest removal to the "footprint" of houses and to that which is necessary for the placement of roads and driveways.
6. Minimize the number and length of driveways and roads.
7. Roads and driveways should be as narrow and as short as possible; preferably less than 25 and 15 feet, respectively
8. Maintain forest canopy closure over roads and driveways.
9. Maintain forest habitat up to the edges of roads and driveways; do not create or maintain mowed grassy berms.
10. Maintain or create wildlife corridors.
11. Do not remove or disturb forest habitat during April-August, the breeding season for most FIDS. This seasonal restriction may be expanded to February-August if certain early nesting FIDS (e.g., Barred Owl) are present.
12. Landscape homes with native trees, shrubs and other plants and/or encourage homeowners to do so.
13. Encourage homeowners to keep pet cats indoors or, if taken outside, kept on a leash or inside a fenced area.
14. In forested areas reserved from development, promote the development of a diverse forest understory by removing livestock from forested areas and controlling white-tailed deer populations. Do not mow the forest understory or remove woody debris and snags.
15. Afforestation efforts should target a) riparian or streamside areas that lack woody vegetative buffers, b) forested riparian areas less than 300 feet wide, and c) gaps or peninsulas of nonforested habitat within or adjacent to existing FIDS habitat.

The Critical Area Commission's document "A Guide to the Conservation of Forest Interior Dwelling Birds in the Chesapeake Bay Critical Area" provides details on development standards and information about mitigation for projects where impacts to FIDS habitat cannot be totally avoided. Mitigation plantings for impacts to FIDS habitat may be required under the local government's Critical Area Program. The amount of mitigation required is generally based in whether or not the guidelines listed above are followed.

Page 3  
May 1, 2006

Thank you for allowing 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 #2006.0634.qa  
Cc: G. Therres, WHS  
M. Ratnaswamy, USFWS  
R. Esslinger CAC



# SAYER'S CHOICE

## SKETCH PLAN

RECEIVED  
AUG 18 2006  
PLANNING & ZONING

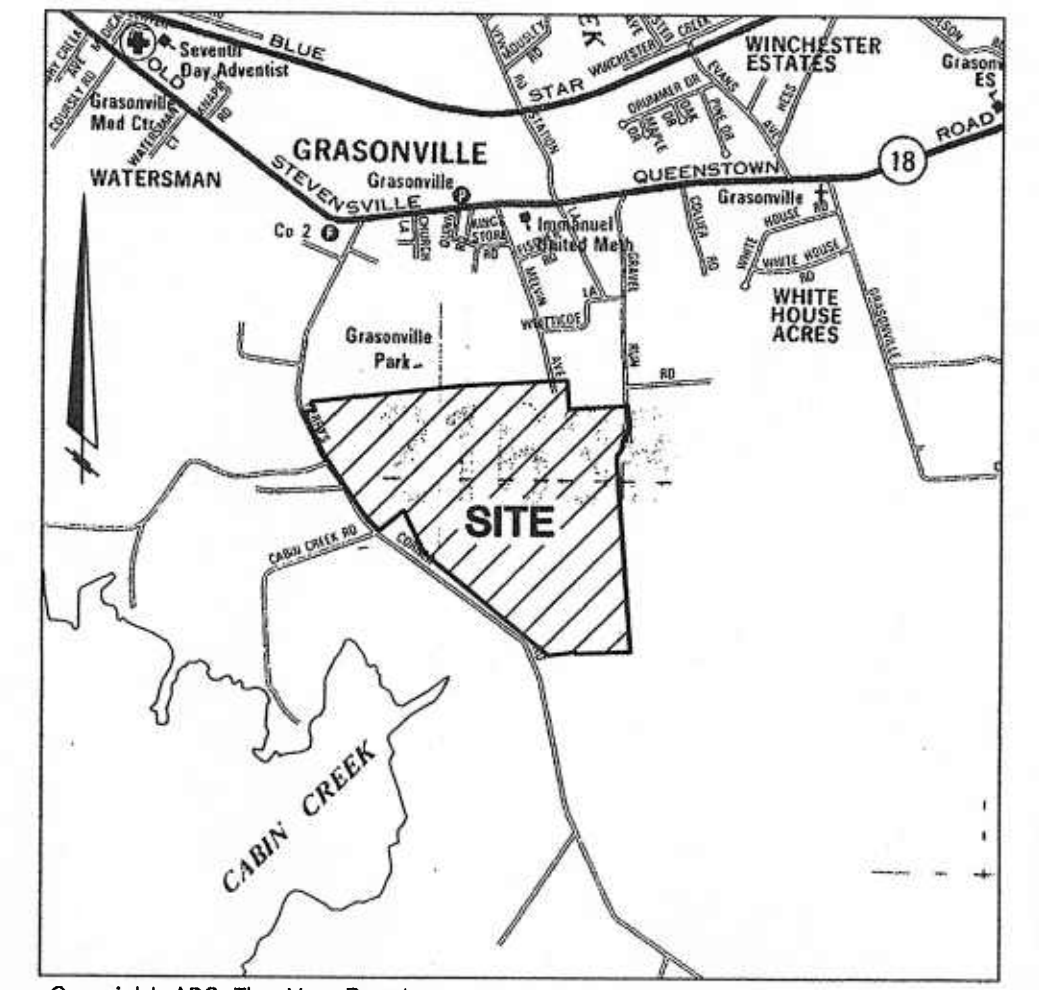


**OWNER:**  
WALTERS PROPERTIES, LLC  
P.O. BOX 151  
GRASONVILLE, MD 21638

**CONTRACT PURCHASER/  
DEVELOPER:**



165 LOG CANOE CIRCLE, STE. B  
STEVENSVILLE, MD 21666  
410-604-3701



Copyright ADG The Map People  
Permitting Use #20301635  
**VICINITY MAP**  
SCALE: 1" = 2000'

### ZONING

GPRN (GRASONVILLE PLANNED NEIGHBORHOOD DISTRICT)

**CLUSTER SETBACKS:**  
MINIMUM LOT SIZE: 7,500 S.F.  
FRONT: 15'  
SIDE: 5'  
REAR: 25'  
SIDE STREET: 15'  
MIN. WIDTH AT B.R.L.: 60'  
MIN. FRONTAGE: 35'  
MAX. HEIGHT: 40'

**TOWNHOUSE SETBACKS:**  
MINIMUM LOT SIZE: 2,400 S.F.  
FRONT: 15'  
REAR: 15'  
MIN. WIDTH AT B.R.L.: 15'  
MAXIMUM HEIGHT: 42'

**OPEN SPACE BUFFERS:**  
FRONT: 25'  
SIDE: 25'  
REAR: 25'

### SKETCH PLAN NOTE

PLANNING COMMISSION APPROVAL OF THIS CONCEPT PLAN SHALL NOT CONSTITUTE AN APPROVAL OF THE PROPOSAL OR A FINDING BY THE PLANNING COMMISSION THAT PROVISIONS OF THIS TITLE OR OTHER REQUIREMENTS OF THE COUNTY CODE HAVE BEEN SATISFIED. APPROVAL OF THIS CONCEPT PLAN ONLY GRANTS PERMISSION FOR THE APPLICANT TO PURSUE ADDITIONAL APPROVALS FROM THE PLANNING COMMISSION, THE SANITARY COMMISSION, AND OTHER INTERESTED AGENCIES.

### PURPOSE AND INTENT STATEMENT

THE PURPOSE OF THIS PLAN IS TO:

- REQUEST SKETCH PLAN APPROVAL.

THE SAYER'S CHOICE DEVELOPMENT HAS BEEN DESIGNED TO ACHIEVE THE OBJECTIVES OF THE GRASONVILLE PLANNED RESIDENTIAL NEIGHBORHOOD DEVELOPMENT (GPRN) AS DESIGNATED IN THE GRASONVILLE COMMUNITY PLAN - 20 OCTOBER 1998 AS "PLANNED NEIGHBORHOOD DEVELOPMENT. THE INTENT OF THE SAYER'S CHOICE DEVELOPMENT IS TO PROVIDE FOR A SINGLE FAMILY PLANNED RESIDENTIAL DEVELOPMENT THAT PROVIDES AN ENVIRONMENTALLY SENSITIVE DESIGN, ARCHITECTURAL INTEGRATION TO ENSURE A UNIFIED AND COHERENT PLAN OF DEVELOPMENT, AND FUNCTIONAL COMMUNITY OPEN SPACE AND RECREATION AREAS.

THE SITE IS PARTIALLY CONTAINED WITHIN THE LDA AND RCA PORTIONS OF THE CRITICAL AREA. THERE WILL BE NO DEVELOPMENT WITHIN THE CRITICAL AREA, EXCEPT A 25' WIDE EMERGENCY ACCESS EASEMENT.

THE SAYER'S CHOICE SUBDIVISION CONSISTS OF 127 SINGLE FAMILY DETACHED HOMES WITH A MINIMUM LOT SIZE OF 7,500 S.F., AND 41 TOWNHOMES WITH A MINIMUM LOT SIZE OF 2,400 S.F. SEVENTEEN (17) OF THE TOWNHOMES WILL MEET THE MODERATELY PRICED HOUSING COMMUNITY (MPDU) REQUIREMENT. THESE LOTS WILL BE INTERSPERSED THROUGHOUT THE TOWNHOME LOTS.

FIVE PUBLIC ROADS WILL BE CREATED WITHIN THE SUBDIVISION ALONG WITH A 20' WIDENING DEDICATION TO PERRY'S CORNER ROAD. IMPROVEMENTS TO PERRY'S CORNER ROAD WILL BE PROVIDED TO THOSE AREAS OUTSIDE THE CRITICAL AREA.

- TO REQUEST A MAP AMENDMENT TO THE COMPREHENSIVE WATER AND SEWERAGE PLAN FOR A CHANGE IN WATER DESIGNATION FROM W-3 TO W-2 SERVICE AREA AND A CHANGE IN SEWER DESIGNATION FROM S-3 TO S-2 SERVICE AREA.

### WATER AND WASTEWATER NOTE

THE SAYER'S CHOICE SUBDIVISION WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER. THIS SITE IS CURRENTLY DESIGNATED AS S3/W3 IN THE MASTER WATER AND SEWER PLAN. A REQUEST WILL BE MADE FOR AN AMENDMENT TO S2/W2.

WATER WILL BE PROVIDED WITH AN EXTENSION OF THE GRASONVILLE WATER SYSTEM. THE 12' MAIN IN GRAVEL RUN ROAD WILL BE EXTENDED TO PERRY'S CORNER ROAD THROUGH THE SITE.

SEWER WILL BE PROVIDED BY AN EXTENSION OF THE EXISTING COLLECTION SYSTEM WHICH FLOWS THROUGH A SERIES OF VACUUM PIPING TO THE EXISTING CENTRAL VACUUM STATION LOCATED AT GRASONVILLE PARK.

### INDEX TO SHEETS

SHT.	PLAN DESCRIPTION
1	TITLE SHEET: NOTES/CONCEPTS/SITE DATA/SECTIONS
2	200' SCALE OVERALL PLANVIEW/INDEX MAP, DETAILS
3	200' EXISTING FEATURES PLANVIEW
4	100' SCALE PLANVIEW A, NOTES, & DETAILS
5	100' SCALE PLANVIEW B, NOTES, & DETAILS
6	100' SCALE PLANVIEW C, NOTES, & DETAILS
7	PROPOSED TRAIL SYSTEM PLAN

### SKETCH PLAN: TITLE SHEET

### BASE SITE AREA - OUTSIDE CRITICAL AREA

GROSS SITE AREA = 144.62 AC.  
NON-COITIGUOUS LAND = 0 AC.  
LAND IN OTHER ZONING DISTRICTS = 0 AC.  
LAND IN CHESAPEAKE BAY CRITICAL AREA = 28.53 AC.  
BASE SITE AREA = 116.09 AC.

### RESOURCE PROTECTION LAND

RESOURCE/SENSITIVE AREAS PRESENT	RESOURCE PROTECTION RATIO	ACRES IN RESOURCE LAND	RESOURCE PROTECTION LAND
100-YR FLOODPLAIN	1.00	9.17 AC.	9.17 AC.
NON-TIDAL WETLANDS	1.00	22.68 AC.	22.68 AC.
STREAMS/BUFFERS	0.80	0.96 AC.	0.77 AC.
STEEP SLOPES	1.00	0 AC.	0 AC.
WOODLANDS	0.60	83.28 AC.	49.97 AC.
TOTAL		116.09 AC.	82.59 AC.

### DETERMINATION OF SITE CAPACITY

TOTAL RESOURCE PROTECTION LAND = 82.59 AC.  
BASE SITE AREA = 116.09 AC.  
DISTRICT OPEN SPACE RATIO = 0.25  
MINIMUM REQUIRED OPEN SPACE = 29.02 AC.

BASE SITE AREA = 116.09 AC.  
MINIMUM REQUIRED OPEN SPACE = 29.02 AC.  
NET BUILDABLE SITE AREA = 87.07 AC.

BASE SITE AREA = 116.09 AC.  
GROSS DENSITY FACTOR (GD) = 3.5 D.U./AC.  
NUMBER OF DWELLING UNITS = 406 UNITS  
(round off to lowest whole number)

### BASE SITE AREA - INSIDE CRITICAL AREA

GROSS SITE AREA = 144.62 AC.  
NON-COITIGUOUS LAND = 0 AC.  
LAND IN OTHER ZONING DISTRICTS = 0 AC.  
LAND OUTSIDE CHESAPEAKE BAY CRITICAL AREA = 116.09 AC.  
BASE SITE AREA = 28.53 AC.

### RESOURCE PROTECTION LAND

RESOURCE/SENSITIVE AREAS PRESENT	RESOURCE PROTECTION RATIO	ACRES IN RESOURCE LAND	RESOURCE PROTECTION LAND
100-YR FLOODPLAIN	1.00	0 AC.	0 AC.
NON-TIDAL WETLANDS	1.00	4.03 AC.	4.03 AC.
STREAMS/BUFFERS	0.80	0 AC.	0 AC.
STEEP SLOPES	1.00	0 AC.	0 AC.
WOODLANDS	0.80	24.50 AC.	14.73 AC.
TOTAL		28.53 AC.	14.73 AC.

### DETERMINATION OF SITE CAPACITY

TOTAL RESOURCE PROTECTION LAND = 18.73 AC.  
BASE SITE AREA = 28.53 AC.  
DISTRICT OPEN SPACE RATIO = 0.25  
MINIMUM REQUIRED OPEN SPACE = 7.13 AC.

BASE SITE AREA = 28.53 AC.  
MINIMUM REQUIRED OPEN SPACE = 7.13 AC.  
NET BUILDABLE SITE AREA = 21.40 AC.

BASE SITE AREA = 28.53 AC.  
GROSS DENSITY FACTOR (GD) = 3.5 D.U./AC.  
NUMBER OF DWELLING UNITS = 99 UNITS  
(round off to lowest whole number)

NO CRITICAL AREA TDR'S OR INTRAFAMILY TRANSFERS UTILIZED THEREFORE:  
NUMBER OF DWELLING UNITS ALLOWED = 1 UNIT  
1 UNIT/20 ACRES=28.53 AC./20 = 1.43

### CRITICAL AREA CALCULATIONS

TOTAL SITE AREA INSIDE THE CRITICAL AREA = 28.53 AC.  
TOTAL AREA INSIDE THE LDA DESIGNATION = 0.44 AC.  
TOTAL AREA INSIDE THE RCA DESIGNATION = 28.09 AC.  
TOTAL LOTS INSIDE THE CRITICAL AREA = 0  
TOTAL IMPERVIOUS ALLOWED WITHIN THE C.A. = (15%) 4.21 AC.  
TOTAL IMPERVIOUS AREA WITHIN CRITICAL AREA = 0 AC.

### PARKING CALCULATIONS

TOTAL NUMBER OF TOWNHOUSE UNITS = 41 UNITS  
TOTAL NUMBER OF PARKING REQUIRED = 82 SPACES  
(2 SPACES PER UNIT)  
TOTAL NUMBER OF SPACES PROVIDED = 82 SPACES  
(ALL LOTS HAVE 2 OFF-STREET PARKING SPACES)

### FOREST CALCULATIONS

TOTAL FORESTED LAND = 144.62 AC.  
TOTAL FOREST OUTSIDE THE CRITICAL AREA = 116.09 AC.  
TOTAL FOREST WITHIN THE CRITICAL AREA = 28.53 AC.

TOTAL CLEARING OUTSIDE THE CRITICAL AREA = 42.24 AC.  
TOTAL CONSERVATION REQUIRED = 21.38 AC.  
TOTAL CONSERVATION PROVIDED = 44.86 AC.  
FOREST CONSERVATION AREA #1 = 0.50 AC.  
FOREST CONSERVATION AREA #2 = 23.88 AC.  
FOREST CONSERVATION AREA #3 = 14.78 AC.  
FOREST CONSERVATION AREA #4 = 5.70 AC.  
TOTAL REFORESTATION REQUIRED = 0 AC.  
TOTAL REFORESTATION PROVIDED = 0 AC.

TOTAL CLEARING INSIDE THE CRITICAL AREA = 0.40 AC.  
TOTAL CONSERVATION REQUIRED (85%) = 24.25 AC.  
TOTAL CONSERVATION PROVIDED = 27.46 AC.  
C.A. FOREST CONSERVATION AREA #1 = 8.72 AC.  
C.A. FOREST CONSERVATION AREA #2 = 9.34 AC.  
C.A. FOREST CONSERVATION AREA #3 = 9.40 AC.  
TOTAL REFORESTATION REQUIRED = 0.60 AC.  
TOTAL REFORESTATION PROVIDED = 0.60 AC.  
(LOCATION TO BE PROVIDED AT PRELIMINARY)

### SITE STATISTICS

GROSS SITE AREA = 144.62 AC.  
BASE SITE AREA OUTSIDE THE CRITICAL AREA = 116.09 AC.  
BASE SITE AREA INSIDE THE CRITICAL AREA = 28.53 AC.

TOTAL AREA WITHIN LDA DESIGNATION = 28.09 AC.  
TOTAL AREA WITHIN LDA DESIGNATION = 0.44 AC.  
TOTAL AREA WITHIN THE 10-YEAR FLOOD PLAIN = 9.17 AC.  
TOTAL PERMITTED NET BUILDABLE = 108.47 AC.  
PROPOSED NET BUILDABLE = 62.33 AC.

TOTAL LARGE LOT AREA (LOT #1) = 28.47 AC.  
TOTAL CLUSTER LOT AREA (LOTS #6-#173) = 25.97 AC.  
TOTAL PUBLIC RIGHT-OF-WAY = 7.89 AC.  
TOTAL RIGHT-OF-WAY WIDENING (PERRY'S CORNER ROAD) = 0.67 AC.

AREA WITHIN THE CRITICAL AREA = 0.07 AC.  
AREA OUTSIDE THE CRITICAL AREA = 0.39 AC.  
TOTAL ROAD A = 1.43 AC.  
TOTAL ROAD B = 3.82 AC.  
TOTAL ROAD C = 1.27 AC.  
TOTAL ROAD D = 0.35 AC.  
TOTAL ROAD E = 0.35 AC.

MAXIMUM NUMBER OF LOTS ALLOWED = 406  
TOTAL LOTS ALLOWED OUTSIDE THE CRITICAL AREA = 406  
TOTAL NUMBER OF LOTS WITHIN THE CRITICAL AREA = 1  
TOTAL NUMBER OF LOTS PROPOSED = 173  
TOTAL LOTS OUTSIDE THE CRITICAL AREA = 173  
TOTAL LOTS INSIDE THE CRITICAL AREA = 0  
TOTAL NUMBER OF LARGE LOTS PROPOSED (LOT #1) = 1  
TOTAL NUMBER OF CLUSTER LOTS PROPOSED (LOTS #6-#173) = 168  
TOTAL NUMBER OF SINGLE FAMILY DETACHED HOUSES = 127  
TOTAL NUMBER OF TOWNHOMES = 41(24.4% OF CLUSTER LOTS)

TOTAL OPEN SPACE REQUIRED = (25%)36.16 AC.  
OPEN SPACE REQUIRED INSIDE CRITICAL AREA = 7.13 AC.  
OPEN SPACE REQUIRED OUTSIDE CRITICAL AREA = 29.02 AC.  
TOTAL OPEN SPACE PROVIDED = (57%)82.29 AC.

TOTAL AREA OF LOT #2 = 78.71 AC.  
TOTAL AREA INSIDE THE CRITICAL AREA = 28.07 AC.  
TOTAL AREA WITHIN LDA = 0.37 AC.  
TOTAL AREA WITHIN RCA = 27.70 AC.

TOTAL AREA OF LOT #3 = 1.66 AC.  
TOTAL AREA OF LOT #4 = 1.68 AC.  
TOTAL AREA OF LOT #5 = 0.18 AC.  
TOTAL EMERGENCY ACCESS EASEMENT AREA = 0.38 AC.

TOTAL AREA ON-SITE = 0.36 AC.  
TOTAL AREA OUTSIDE C.A. = 0.04 AC.  
TOTAL AREA INSIDE C.A. (RCA) = 0.32 AC.  
TOTAL AREA WITHIN PARCEL 30 = 0.02 AC.  
(INSIDE THE RCA CRITICAL AREA)

TOTAL ACTIVE RECREATIONAL OPEN SPACE REQUIRED: (10% OF REQUIRED OPEN SPACE) = 3.62 AC.  
TOTAL ACTIVE RECREATIONAL OPEN SPACE PROVIDED: (LOTS #3, #4, #5, AND P/O LOT #2) = (10%)3.77 AC.

TOTAL EX. FOREST = 144.62 AC.  
TOTAL AREA WITHIN RESOURCE PROTECTION = 101.32 AC.  
TOTAL AREA WITHIN BUFFERYARD = 1.95 AC.  
TOTAL NON-TIDAL WETLAND AREA = 26.71 AC.

NON-TIDAL WETLAND #1 = 0.84 AC.  
(INSIDE CRITICAL AREA)  
NON-TIDAL WETLAND #2 = 0.93 AC.  
INSIDE CRITICAL AREA = 0.84 AC.  
OUTSIDE CRITICAL AREA = 0.09 AC.  
NON-TIDAL WETLAND #3 = 20.56 AC.  
(OUTSIDE CRITICAL AREA)

NON-TIDAL WETLAND #4 = 0.50 AC.  
(OUTSIDE CRITICAL AREA)  
NON-TIDAL WETLAND #5 = 0.67 AC.  
INSIDE CRITICAL AREA = 0.43 AC.  
OUTSIDE CRITICAL AREA = 0.24 AC.

NON-TIDAL WETLAND #6 = 0.40 AC.  
(OUTSIDE CRITICAL AREA)  
NON-TIDAL WETLAND #7 = 0.33 AC.  
(OUTSIDE CRITICAL AREA)

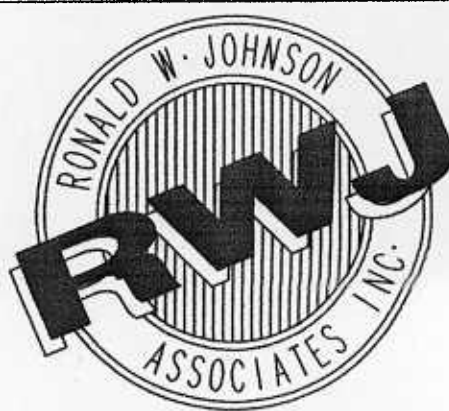
NON-TIDAL WETLAND #8 = 1.27 AC.  
INSIDE CRITICAL AREA = 0.71 AC.  
OUTSIDE CRITICAL AREA = 0.56 AC.

NON-TIDAL WETLAND #9 = 1.02 AC.  
(INSIDE CRITICAL AREA)  
NON-TIDAL WETLAND #10 = 0.36 AC.  
(INSIDE CRITICAL AREA)

TAX MAP	BLK	PARCEL	NAME OF SUBDIVISION OR PROPERTY OWNER	DEED REF.	TAX ACCT. NUMBER	EX. ZONING	USE	MAILING ADDRESS
58	21	29	THE WILDFOWL TRUST OF NORTH AMERICA, INC.	SM/617/1250	05-017912	CS	EXEMPT	P.O. BOX 519, GRASONVILLE, MD 21638
58	22	275	COUNTY COMMISSIONERS OF QUEEN ANNES COUNTY	MMW/373/873	05-018358	SI	EXEMPT COMMERCIAL/VACANT	107 N. LIBERTY ST., CENTREVILLE, MD 21617
58	22	494	COUNTY COMMISSIONERS OF QUEEN ANNES COUNTY	TSP/36/407	05-022673	SI	EXEMPT COMMERCIAL/VACANT	107 N. LIBERTY ST., CENTREVILLE, MD 21617
58	22	522	JOHN R. JR., & JOSEPH ANDREW	MMW/452/876	05-002044	GPRN	RESIDENTIAL/VACANT	7850 PEA NECK RD, SAINT MICHAELS, MD 21663
58	22	572	PARKLANDS SUBDIVISION LOT #1 - COUNTY COMMISSIONERS OF QUEEN ANNES COUNTY	SM/1073/722	05-009227	GPRN	EXEMPT OPEN SPACE	107 N. LIBERTY ST., CENTREVILLE, MD 21617
58	22	808	BONNIE LEE DOWNS	MMW/442/792	05-043085	SI	RESIDENTIAL/VACANT	132 DANFORD DR., ELKTON, MD 21921
58A	21	196	ERIC HUMMEL	SM/898/386	05-004675	NC-8	RESIDENTIAL	710 DIXON DR., STEVENSVILLE, MD 21666
58A	21	198	MARY V. LITTLE	TSP/21/430	05-010748	NC-8	RESIDENTIAL	323 PERRY'S CORNER RD, GRASONVILLE, MD 21638
58A	21	199	TYWANDA S. BROOKS	SM/917/234	05-019052	NC-8	RESIDENTIAL	401 PERRY'S CORNER RD, GRASONVILLE, MD 21638
58A	21	200	THOMAS RYLAND BALDERSON	SM/1415/442	05-000300	NC-8	RESIDENTIAL	403 PERRY'S CORNER RD., GRASONVILLE, MD 21638
58A	22	242	ALICE M. & SHAMIKA N. FITCHETT	SM/707/398	05-005833	NC-20T	RESIDENTIAL	423 MELVYN AVE., GRASONVILLE, MD 21638
58A	21	555	MINNIE JONES	SM/657/902	05-011159	GPRN	RESIDENTIAL	128 MALONE LN, GRASONVILLE, MD 21638
58A	21	621	COUNTY COMMISSIONERS OF QUEEN ANNES COUNTY	CWC/775/414	05-023149	GPRN	EXEMPT OPEN SPACE/PARK	107 N. LIBERTY ST., CENTREVILLE, MD 21617
65	3	2	JACQUELINE H. CASTLE	SM/1358/315	05-004128	NC-20	RESIDENTIAL	608 PERRY'S CORNER RD, GRASONVILLE, MD 21638
65	17	5	ARTHUR H. KUDNER, JR.	CWC/20/154	05-010225	CS	RESIDENTIAL/AG.	300 TALISMAN FARM, GRASONVILLE, MD 21638
65	3	16	JACQUELINE H. & ROY A. CASTLE	CWC/58/226	05-010462	NC-20	RESIDENTIAL	608 PERRY'S CORNER RD, GRASONVILLE, MD 21638
65	3	22	VIRGINIA C. HOXTER, LIFE TENANT & JAMES E. HOXTER, SR.	SM/594/486	05-008689	NC-20	RESIDENTIAL	PO BOX 55, GRASONVILLE, MD 21638
65	3	23	LAUREN LANA HAMMOND	SM/693/388	05-002524	NC-20	RESIDENTIAL	600 PERRY'S CORNER RD, GRASONVILLE, MD 21638
65	3	24	KEVIN E. & ELLEN N. BRANNON	SM/1379/705	05-008468	NC-20	RESIDENTIAL	604 PERRY'S CORNER RD, GRASONVILLE, MD 21638
65	3	26	WILMER L., JR. & RUTH C. THOMPSON	MMW/221/145	05-017343	NC-20	RESIDENTIAL	703 PERRY'S CORNER RD, GRASONVILLE, MD 21638
65	4	27	GREGORY W. & KATHY T. LANTZ	MMW/262/163	05-009022	NC-20	RESIDENTIAL	709 PERRY'S CORNER RD, GRASONVILLE, MD 21638
65	4	28	JAS H. & MAUD SEWARD	TSP/67/58	05-015006	NC-20	RESIDENTIAL	713 PERRY'S CORNER RD, GRASONVILLE, MD 21638
65	4	30	ROSE THELMA LANE	MMW/278/763	05-010306	NC-20	RESIDENTIAL/VACANT	P.O. BOX 143, CRUMPTON, MD 21628
65	4	46	WALTER PROPERTIES, LLC	SM/742/249	05-009707	GPRN	RESIDENTIAL/VACANT	PO BOX 151, GRASONVILLE, MD 21638
65	3	62	J EDW & PATRICIA HOXTER	TSP/64/30	05-008697	NC-20	RESIDENTIAL	PO BOX 55, GRASONVILLE, MD 21638

### GENERAL NOTES

- FOR CURRENT DEED REFERENCE TO SUBJECT PROPERTY, SEE SM742/249.
- PROPERTY LINE INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY BY RONALD W. JOHNSON ASSOC., INC.
- FOREST COVER AND CONTOURS ARE TAKEN FROM AN AERIAL SURVEY BY POTOMAC AERIAL SURVEYS, CO., FREDRICK, MD.
- THIS SITE IS LOCATED IN THE GRASONVILLE PLANNED NEIGHBORHOOD DISTRICT (GPRN).
- CURRENT USE - VACANT LAND (WOODED).
- THERE ARE NO EXISTING STRUCTURES ON SITE.
- THIS SITE IS PARTIALLY LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA, DESIGNATION RCA AND LDA.
- THIS SITE IS PARTIALLY LOCATED WITHIN "ZONE A8" AND "ZONE B" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 240054047B. THERE IS A 100-YEAR FLOODPLAIN ON SITE.
- NON-TIDAL WETLANDS SHOWN HEREON ARE BASED ON A FIELD SURVEY BY RONALD W. JOHNSON ASSOC., INC. ALL REQUIRED PERMITS MUST BE OBTAINED FROM MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR ANY PROPOSED DISTURBANCE TO NON-TIDAL WETLANDS OR THEIR BUFFERS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- THE INTERMITTENT STREAM SHOWN HEREON IS TAKEN FROM QUEEN ANNE'S COUNTY SOIL SURVEY MAP NO. 32. A FIFTY FOOT (50') BUFFER HAS BEEN ESTABLISHED. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION IN THE STREAM BUFFER EXCEPT AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- SOIL TYPES AND CONFIGURATIONS SHOWN HEREON ARE TAKEN FROM QUEEN ANNE'S COUNTY SOIL SURVEY MAP NO. 32.
- PUBLIC SEWER AND PUBLIC WATER WILL BE UTILIZED FOR THE PROPOSED DEVELOPMENT.
- LOT #1 WILL REMAIN AVAILABLE FOR FUTURE DEVELOPMENT.
- ALL TOWNHOUSE LOTS SHALL BE INDIVIDUALLY OWNED.
- THE BAY FOREST HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE RECREATIONAL AMENITIES AND THE OPEN SPACE LOTS #2, #3, #4, & #5.
- A MINIMUM OF 10 PERMANENT CONCRETE BENCHMARKS SHALL BE PROVIDED ALONG THE PROPOSED RIGHT-OF-WAY.
- NO CLEARING/FILLING OF ANY NON-TIDAL WETLAND AREAS, FORESTED AREAS, ETC. SHALL BE CONDUCTED ON ANY LOT WITHOUT PROPER PERMITS.



## Ronald W. Johnson Associates, Inc.

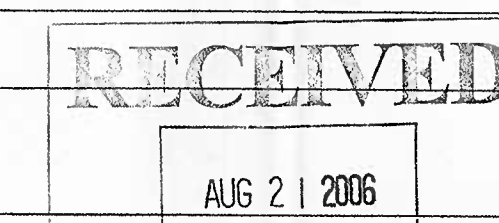
Consulting Engineers, Land Planners, Surveyors

2661 Riva Road Building 400, Suite 420 Annapolis, MD 21401  
410.841.5221 410.266.6612 Fax 410.841.5124



NO.	REVISION	DATE	BY
1	INITIAL SUBMITTAL	5/18/05	DCE
2	RESPONSE TO 6/15/05 STAC REVIEW	3/15/06	DCE
3	RESPONSE TO 4/19/06 STAC REVIEW	5/3/06	DCE
4	RESPONSE TO 6/7/06 STAC REVIEW	6/21/06	DCE
5	RESPONSE TO 7/19/06 STAC REVIEW	8/18/06	DCE

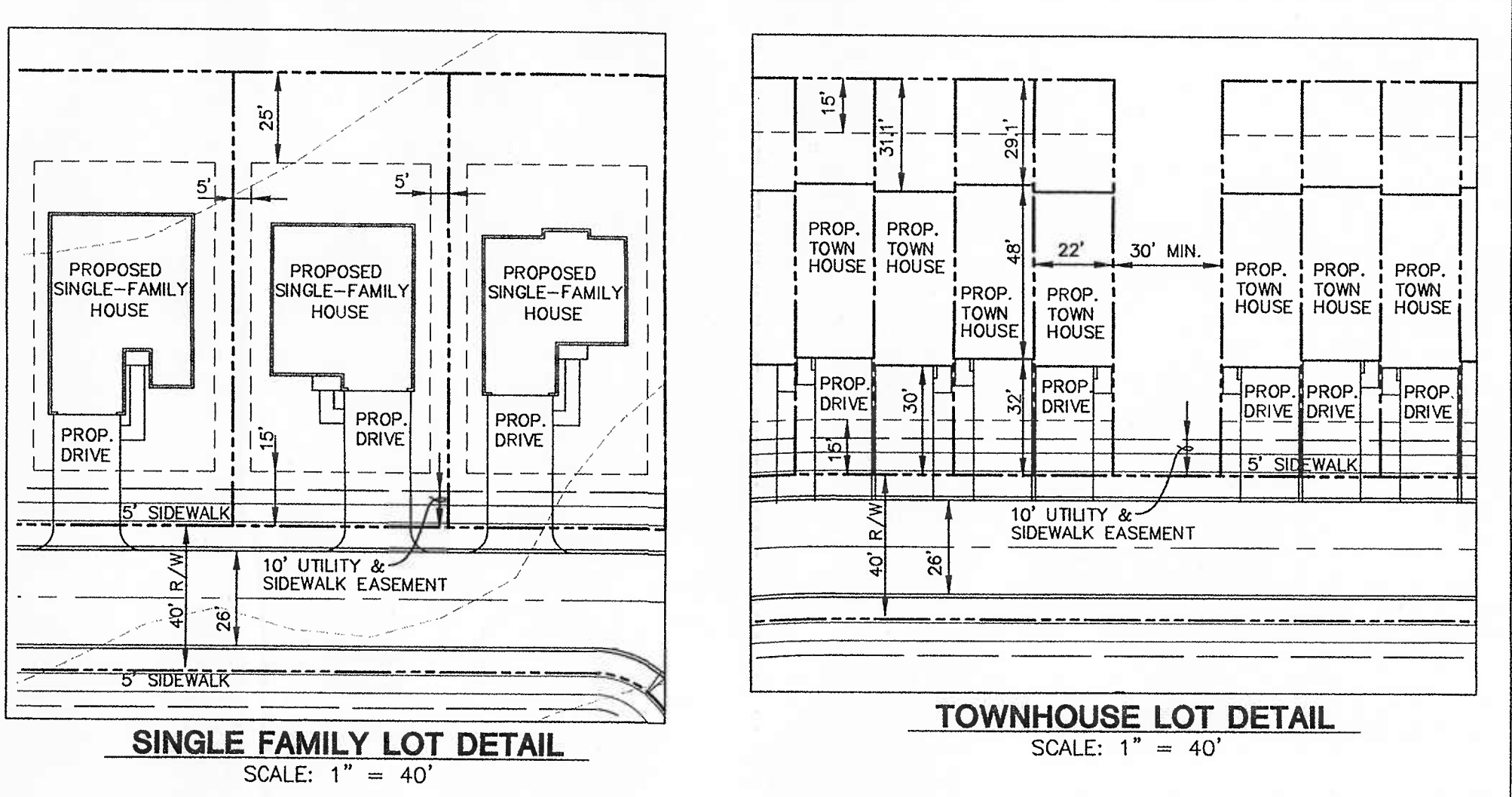
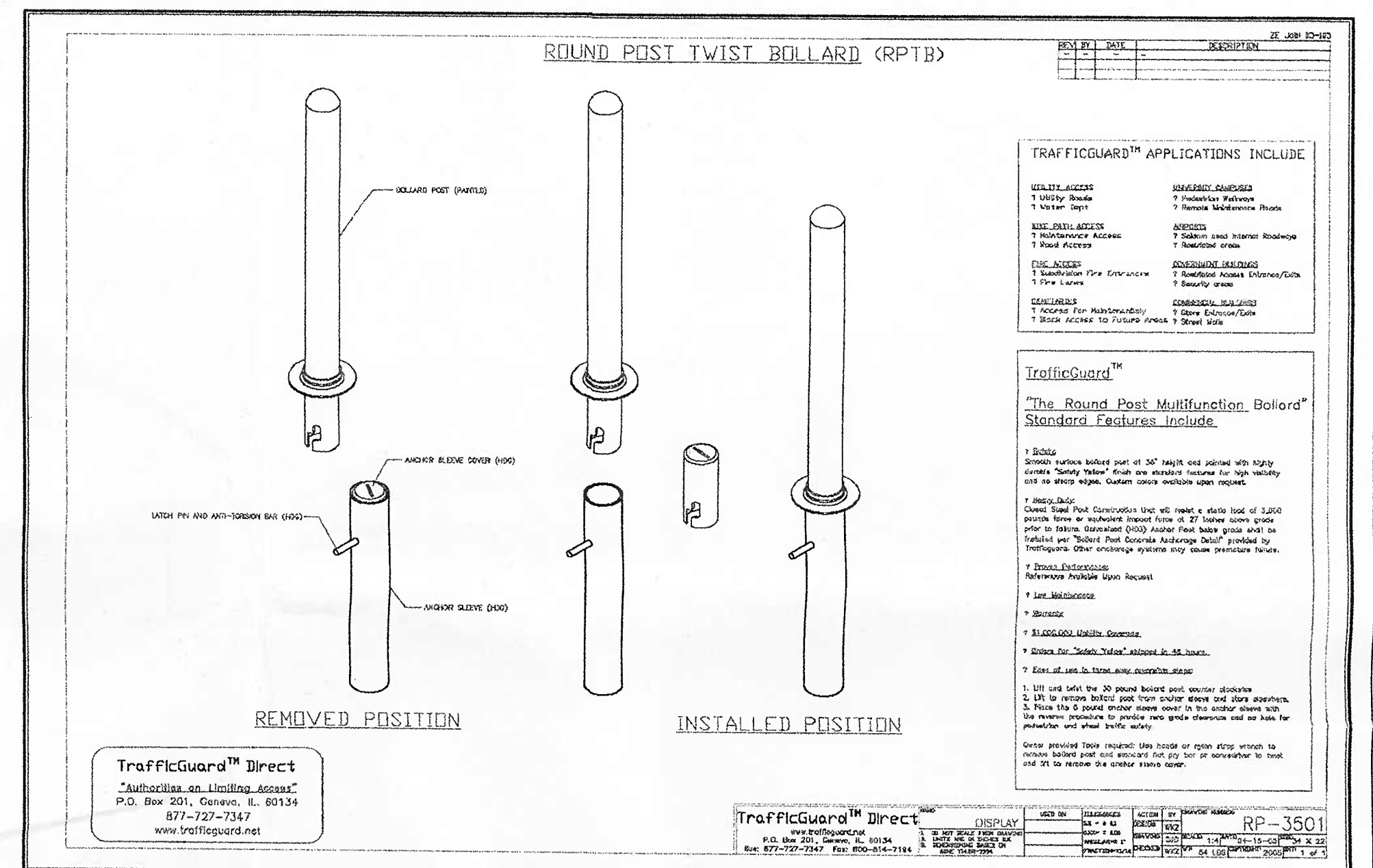
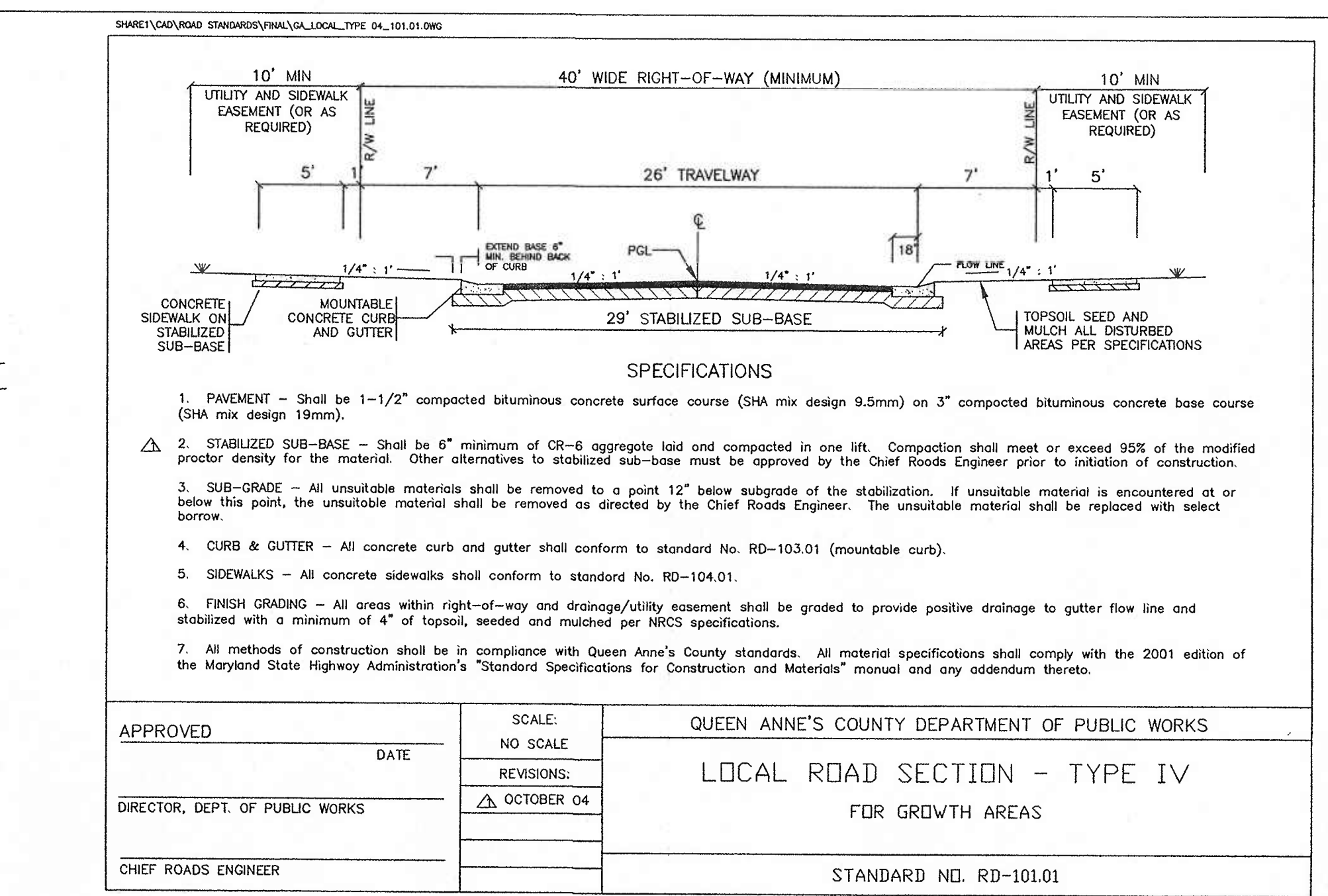
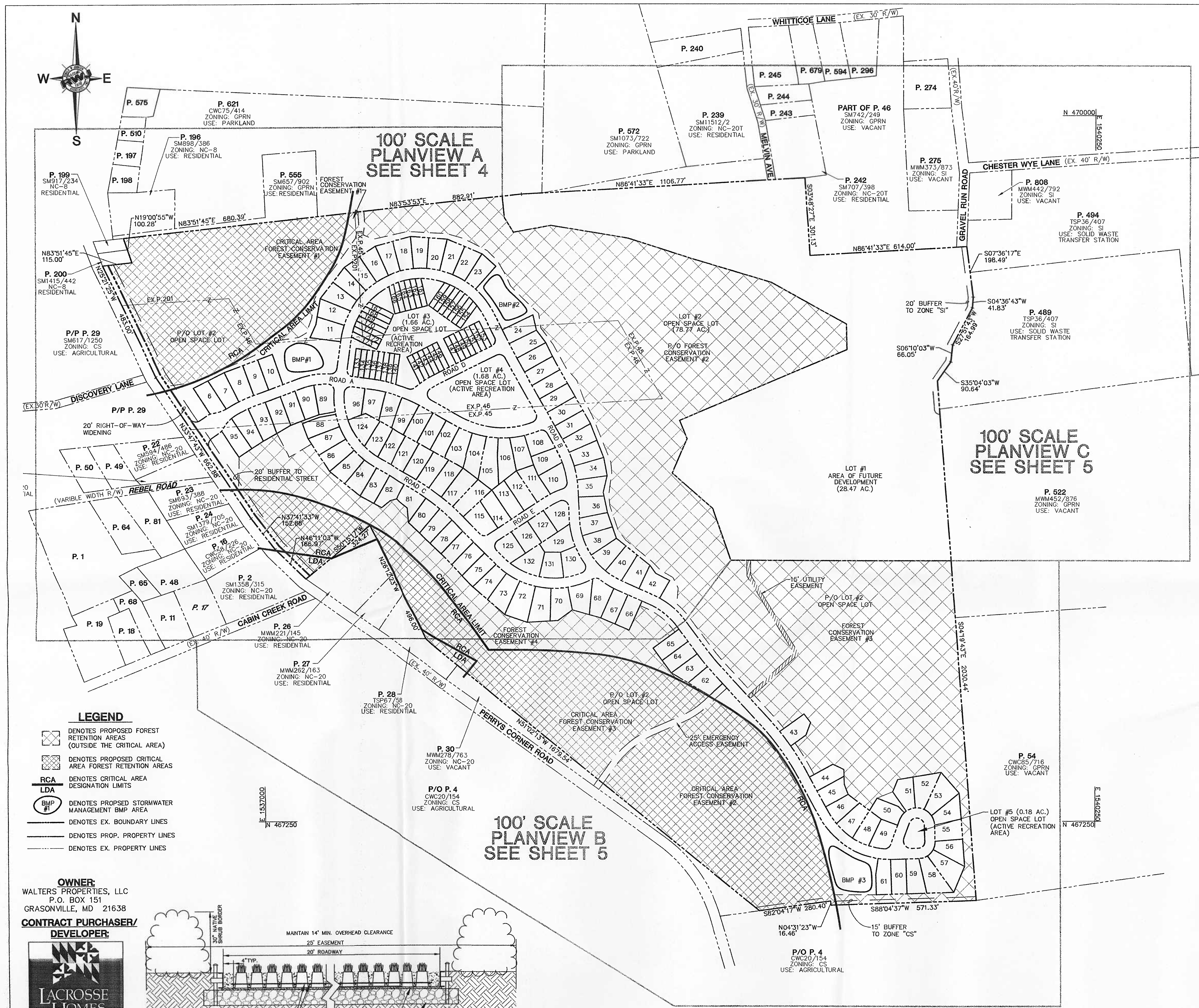
### QUEEN ANNE'S COUNTY DEPARTMENT OF PLANNING AND ZONING



DRAWN BY	DCE	SCALE	AS SHOWN
CHECKED BY	RWJ	SHEET	1 OF 7
DATE	AUGUST, 2006	RWJNO.	2006

A RESIDENTIAL SUBDIVISION  
**SAYER'S CHOICE**  
GRASONVILLE, MD.  
TAX MAP 58; BLOCK 21; P.201  
TAX MAP 65; BLOCK 4; P.5 45 & 46  
SM 742/249  
7TH ELECTION DISTRICT QUEEN AN

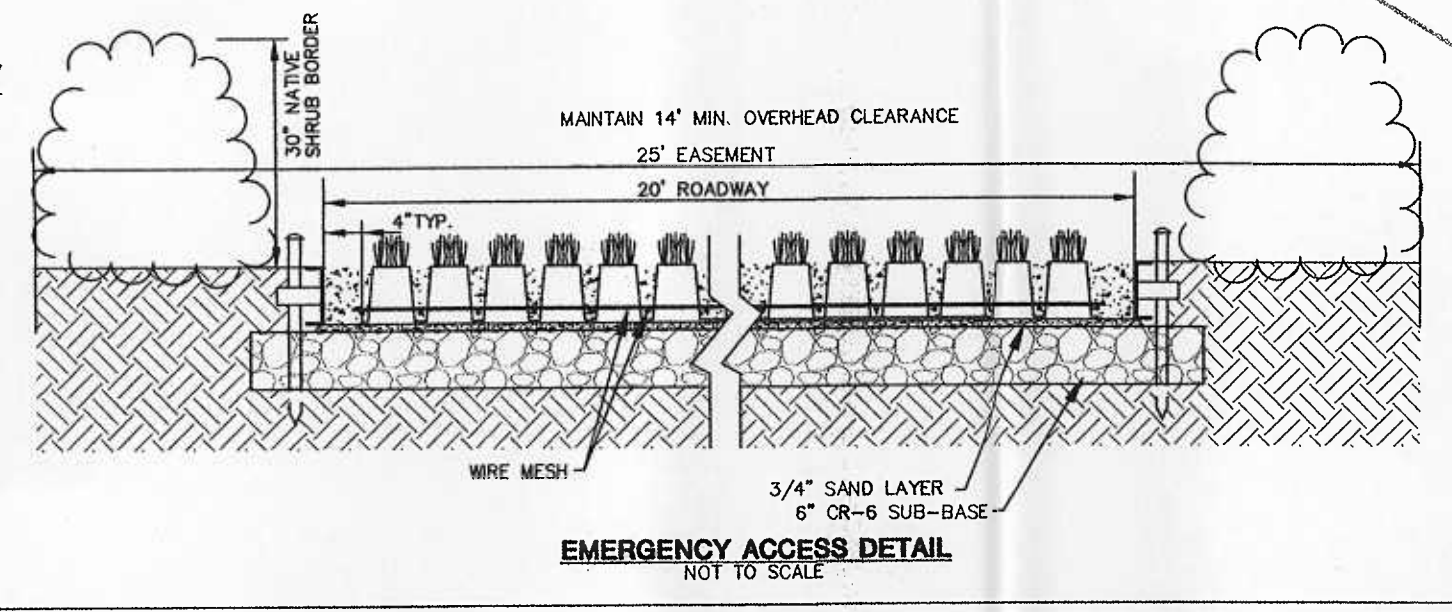




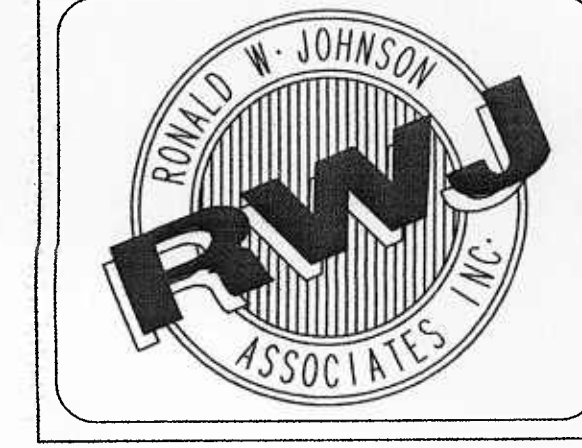
- LEGEND**
- DENOTES PROPOSED FOREST RETENTION AREAS (OUTSIDE THE CRITICAL AREA)
  - DENOTES PROPOSED CRITICAL AREA FOREST RETENTION AREAS
  - DENOTES CRITICAL AREA DESIGNATION LIMITS
  - DENOTES PROPOSED STORMWATER MANAGEMENT BMP AREA
  - DENOTES EX. BOUNDARY LINES
  - DENOTES PROP. PROPERTY LINES
  - DENOTES EX. PROPERTY LINES

**OWNER:**  
WALTERS PROPERTIES, LLC  
P.O. BOX 151  
GRASONVILLE, MD 21638

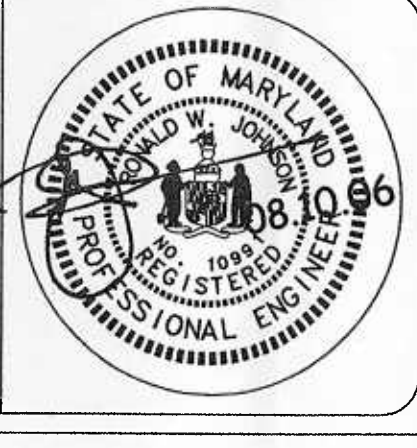
**CONTRACT PURCHASER/DEVELOPER:**  
  
6 CHESTER PLAZA  
CHESTER, MD 21619  
1-800-732-9122



**INDEX MAP/OVERALL DEVELOPMENT PLANVIEW**  
SCALE: 1" = 200'



**Ronald W. Johnson Associates, Inc.**  
Consulting Engineers, Land Planners, Surveyors  
2661 Riva Road Building 400, Suite 420 Annapolis, MD 21401  
410.841.5221 410.266.6612 Fax 410.841.5124



**QUEEN ANNE'S COUNTY DEPARTMENT OF PLANNING AND ZONING**

**RECEIVED**  
AUG 21 2006

**CRITICAL AREA COMMISSION**  
Chesapeake & Atlantic Coastal Bays

DRAWN BY	DCE	SCALE	AS SHOWN
CHECKED BY	RWJ	SHEET	2 OF 7
DATE	AUGUST, 2006	RWJNO.	2006

A RESIDENTIAL SUBDIVISION  
**SAYERS CHOICE**  
GRASONVILLE, MD.  
TAX MAP 58; BLOCK 21; P.201  
TAX MAP 65; BLOCK 4; P.'S 45 & 46  
S.M. 742/249  
7TH ELECTION DISTRICT QUEEN ANNE'S CO., MD







