

QC 540-05
SUB

Morris, Brian
07-05-08-0001

MSA-S-1829-5125

80/6/18 28

11/1/05

Martin O'Malley
Governor



Anthony G. Brown
Lt. Governor

Margaret G. McHale
Chair

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/

October 15, 2007

Jennifer Jackson-Rhodes
Queen Anne's County
Department of Land Use, Growth Management and Environment
160 Coursevall Drive
Centerville, MD 21617

Re: 07-05-08-0001-C, Morris Subdivision

Dear Ms. Jackson-Rhodes:

Thank you for providing resubmitted information on the above referenced subdivision. The applicant proposes to divide an existing lot that is partially in the Limited Development Area (LDA) into two lots. Please see my comments below.

1. Queen Anne's County Code §14:1-38.D(2) (Site Development Standards) requires that site development shall be designed to assure that Habitat Protection Areas are not adversely affected. The July 27, 2005 Environmental Assessment submitted for this proposal does not adequately address the habitat concerns laid out in the DNR Wildlife and Heritage Service letter of September 30, 2005. The applicant must submit documentation that habitat concerns have been adequately addressed, as described in the letter. The letter states that measures to protect Delmarva fox squirrel habitat may be warranted on this site. Any Delmarva fox squirrel habitat related concerns of the US Fish and Wildlife Service for development on this site must be met. Additionally an assessment, including description of methods used, must be submitted stating whether habitat for the species listed in the DNR letter is present. If the habitat is determined to be present the applicant must submit documentation that the proposal will meet the requirements of DNR and USFWS for protecting habitat of these species. Please have the applicant address §14:1-38.D(2) as described above.
2. The wetland delineation for non-tidal wetlands must be confirmed by MDE or the US Army Corps. Please have applicant contact either the Corps or MDE to arrange a

confirmation of the non-tidal wetland delineation and submit documentation that the wetland locations have been approved by either of those agencies.

3. The Critical Area Buffer must be shown on the plan to include the extent of any contiguous non-tidal wetlands. The line on proposed Lot 2 that represents the Critical Area Buffer must include the extent of the non-tidal wetland that is contiguous to the 100-foot Buffer. Please have the applicant revise the line to include the extent of the contiguous non-tidal wetland on Lot 2.

Thank you for the opportunity to comment. Please contact me if you have any questions at (410) 260-3479.

Sincerely,



Marshall Johnson
Natural Resources Planner

cc: QC 540-05

MINOR SUBDIVISION ON THE LANDS OF JEFFREY BRIAN MORRIS

PROPERTY OWNER:
JEFFREY BRIAN MORRIS
1226 OLD MADISON ROAD
MADISON, MARYLAND, 21648

PROPERTY ADDRESS:
320 RINGS END ROAD
MILLINGTON, MARYLAND, 21651

LARGE LOT SUBDIVISION:

NO. OF LOTS PERMITTED: 7
NO. OF PROPOSED LOTS: 2
GROSS SITE AREA: 15.212 AC.±
AREA OF LOT 1: 8.020 AC.±
AREA OF LOT 2: 7.192 AC.±

ZONING DISTRICT = NC-2
RESIDENTIAL USE

BUILDING RESTRICTION LINE:

FRONT: 35 FEET
SIDE: 20 FEET
REAR: 50 FEET
MINIMUM LOT SIZE: 2 ACRE
MINIMUM LOT FRONTAGE: 35 FEET
MINIMUM LOT WIDTH: 150 FEET

CRITICAL AREA IMPERVIOUS CALCULATIONS:

LOT 1 CRITICAL AREA: 8.020 AC.± 349,351 SQ. FT.)
IMPERVIOUS AREA ALLOWED = 52,403 SQ. FT. (15% OF 349,351)
EXISTING IMPERVIOUS AREA = 0 SQ. FT.
PROPOSED IMPERVIOUS AREA = 0 SQ. FT.
TOTAL = 0 SQ. FT.
ALLOWABLE IMPERVIOUS AREA REMAINING = 52,403 SQ. FT.

LOT 2 CRITICAL AREA: 7.192 AC.± 313,284 SQ. FT.)
IMPERVIOUS AREA ALLOWED = 46,993 SQ. FT. (15% OF 313,284)
EXISTING IMPERVIOUS AREA = 0 SQ. FT.
PROPOSED IMPERVIOUS AREA = 0 SQ. FT.
TOTAL = 0 SQ. FT.
ALLOWABLE IMPERVIOUS AREA REMAINING = 46,993 SQ. FT.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REGISTERED MARYLAND PROPERTY LINE SURVEYOR No. 363, HAS SURVEYED AND SUBDIVIDED THE PROPERTY AS DESCRIBED AND SHOWN ON THE ANNEXED PLAT AND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THAT SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL LOTS MEET THE REQUIREMENTS OF THE QUEEN ANNE'S COUNTY ZONING ORDINANCE IN REGARD TO LOT AREA, WIDTH AND BUILDABLE AREA.

THIS PLAT HAS BEEN PREPARED BY THE LICENSEE EITHER PERSONALLY OR UNDER HIS DIRECTION AND SUPERVISION AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION .12 OF THE MARYLAND MINIMUM STANDARDS FOR SURVEYORS.

I FURTHER CERTIFY THAT THIS SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

AS WITNESS MY HAND AND SEAL THIS 18 DAY OF September, 2007.

Jeffrey E. Hubbard
JEFFERSON EWELL HUBBARD
LANE ENGINEERING, LLC.
114-B WEST WATER STREET
CENTREVILLE, MARYLAND, 21617

DEPARTMENT OF LAND USE, GROWTH MANAGEMENT & ENVIRONMENT CERTIFICATE

THIS IS TO VERIFY THAT THE ANNEXED PLAN OF SUBDIVISION WAS APPROVED BY THE QUEEN ANNE'S COUNTY DEPARTMENT OF LAND USE, GROWTH MANAGEMENT & ENVIRONMENT ON THE _____ DAY OF _____, 2007.

J. STEVEN COHON, CHIEF OF LAND USE AND ZONING
SUBDIVISION #07-05-08-001-C

PUBLIC WORKS CERTIFICATE

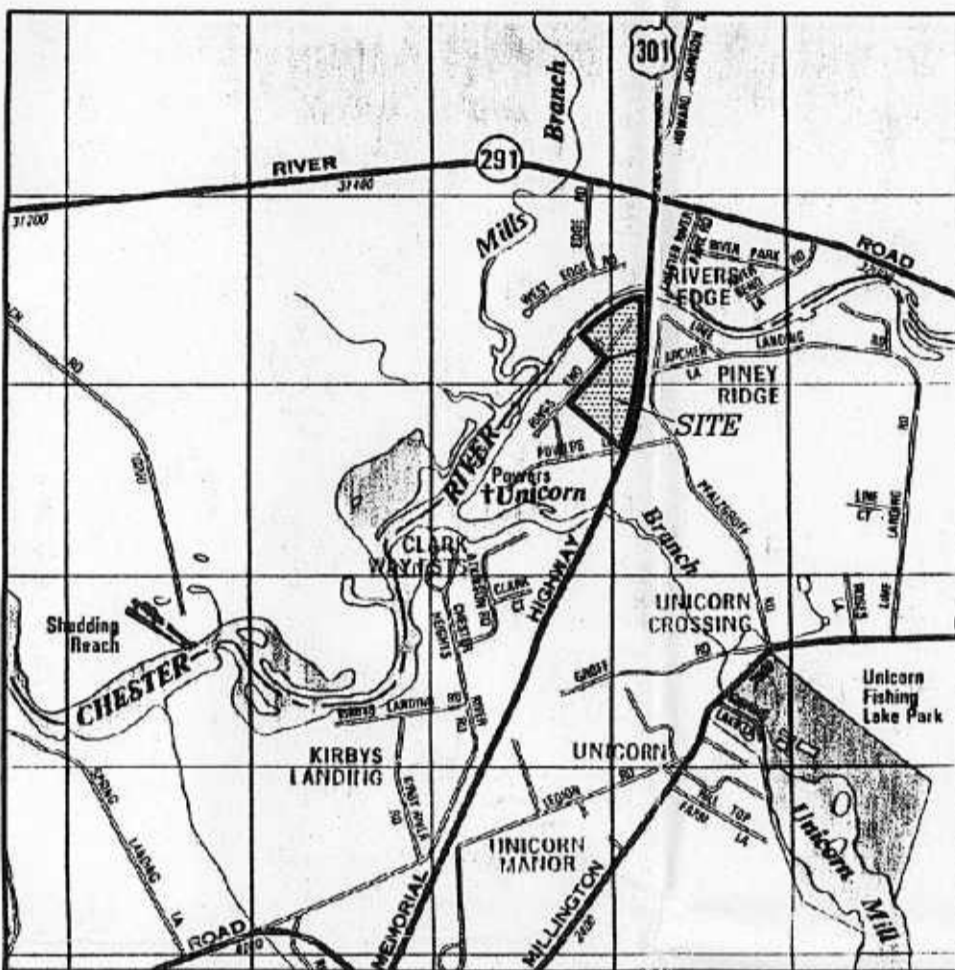
THIS IS TO VERIFY THAT THE ANNEXED PLAN OF SUBDIVISION WAS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF QUEEN ANNE'S COUNTY ON THE _____ DAY OF _____, 2007.

JOHN SCARBOROUGH

ENVIRONMENTAL HEALTH CERTIFICATE

THIS IS TO VERIFY THAT THE ANNEXED PLAN OF SUBDIVISION WAS APPROVED BY THE ENVIRONMENTAL HEALTH DEPARTMENT OF QUEEN ANNE'S COUNTY ON THE _____ DAY OF _____, 2007.

JOHN NICKERSON



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

FINANCE OFFICER'S CERTIFICATE

THE FINANCE OFFICER OF QUEEN ANNE'S COUNTY HEREBY CERTIFIES THAT THERE ARE NO DELINQUENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THE ANNEXED PLAT AND THAT I HAVE RECEIVED ALL FEES AND TAXES ASSESSED AGAINST SUCH LAND. AS WITNESS MY SIGNATURE, THIS _____ DAY OF _____, 2007.

COUNTY FINANCE OFFICER

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED ARE THE OWNER OF THE LAND DESCRIBED IN THE SUBDIVISION PLAT AND THAT I HAVE CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES SET FORTH HEREIN. I ALSO CERTIFY TO THE BEST OF MY KNOWLEDGE THAT ALL RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS OR COVENANTS HAVE BEEN INDICATED ON THE ANNEXED PLAT. I HEREBY ACKNOWLEDGE AND ADOPT THE SAME AS MY ACT THIS _____ DAY OF _____, 2007.

JEFFREY BRIAN MORRIS

DATE

UNIFORM ACKNOWLEDGMENT ACT

STATE OF _____ COUNTY OF _____

ON THIS _____ DAY OF _____, 2007, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JEFFREY BRIAN MORRIS, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HERE UNTO SET MY HAND AND SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

RIGHT TO FARM STATEMENT:

THERE SHALL BE NO BASIS, UNDER THIS ORDINANCE, FOR RECOURSE AGAINST THE EFFECTS OF ANY NORMAL FARMING OPERATIONS CONDUCTED IN ACCORDANCE WITH STANDARD AND ACCEPTABLE BEST MANAGEMENT PRACTICES. NORMAL AGRICULTURAL AFFECTS INCLUDE, BUT ARE NOT LIMITED TO, NOISE, ODOR, VIBRATION, FUMES, DUST, SPRAY DRIFT OR GLARE.

PURPOSE AND INTENT STATEMENT:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING TAX PARCEL 96 (15.212 AC±) TO CREATE TWO LOTS, LOT 1 (8.020 AC±) AND LOT 2 (7.192 AC±), USING THE LARGE LOT SUBDIVISION TECHNIQUE.

NOTES:

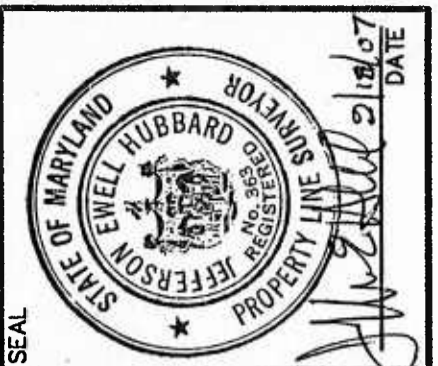
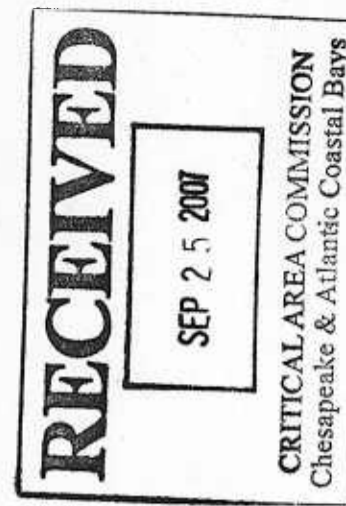
- DEED: S.M. 1353/232
- THE OUTLINE BOUNDARY OF THE LANDS SHOWN HEREON HAVE BEEN ESTABLISHED FROM A PLAT PREPARED BY J.R. McCORNE, INC., DATED MAY 1979.
- ZONED NC-2, RESIDENTIAL USE
- SOIL TYPES SHOWN HEREON HAVE BEEN SCALED FROM THE QUEEN ANNE'S COUNTY SOILS MAP 2 OF 47.
- STORMWATER MANAGEMENT MUST BE ADDRESSED WITH ANY BUILDING PERMIT APPLICATIONS FOR LOTS 1 AND 2.
- THE ENTIRE SITE IS LOCATED WITHIN THE CRITICAL AREA (LDA).
- THE LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE "A9" & FLOOD ZONE "C" AS PER FIRM COMMUNITY-PANEL NUMBER 240054 0004 B, EFFECTIVE DATE SEPTEMBER 28, 1984.
- LOTS 1 & 2 TO BE SERVED BY PRIVATE SEWER AND WATER.
- THERE ARE NO MAPPED STREAMS LOCATED ON SITE BASED ON THE U.S.G.S. QUAD MAP OF MILLINGTON, MD.
- THE NONTIDAL WETLANDS SHOWN ON THIS PLAT WERE DELINIATED AND FIELD LOCATED BY LANE ENGINEERING, LLC.
- THE TIDAL WETLANDS SHOWN HEREON HAVE BEEN SCALED FROM THE 1972 MARYLAND DEPARTMENT OF NATURAL RESOURCES WETLANDS MAP NO. QA-108.
- THERE ARE NO KNOWN HISTORIC SITES TO BE IMPACTED ON THE PROPERTY SHOWN HEREON.
- NO ABSTRACT OF TITLE, TITLE COMMITMENT NOR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO LANE ENGINEERING, LLC. OTHER DOCUMENTS OF RECORD MAY EXIST THAT MAY AFFECT THE SURVEYED PROPERTY REFLECTED HEREON, INCLUDING BUT NOT LIMITED TO EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, PLAT RESTRICTIONS OR ANY OTHER FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE EXISTING WOOD LINES SHOWN ON SITE WERE FIELD SURVEY LOCATED BY LANE ENGINEERING, LLC.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO FIRM DATUM, COMMUNITY-PANEL NUMBER 240054 0004 B, RM 20.
- PER SECTION 18:1-127(E), THE PROPOSED SUBDIVISION DOES NOT CREATE ANY NON-CONFORMING LOTS.
- AFTER THIS PLAT IS FINALLY APPROVED AND RECORDED, ANY PRIOR SIZE OR CONFIGURATION OF ALL OR ANY PART OF THE LAND SHOWN ON THIS PLAT, OR THE PRIOR STATUS OF ANY SUCH LAND AS A "LOT" UNDER ANY LAND USE & DEVELOPMENT REGULATIONS, IS SUPERSEDED BY THE SIZE AND CONFIGURATION OF THE LOTS SHOWN ON THIS PLAT
- PROPOSED DRIVEWAYS SHOULD BE CONSTRUCTED IN ACCORDANCE WITH QUEEN ANNE'S COUNTY STANDARD DETAIL NO. 105.02. ENTRANCE PERMITS SHOULD BE OBTAINED FROM THE QUEEN ANNE'S COUNTY ROADS DIVISION AT 410-758-0920 PRIOR TO CONSTRUCTION OF ANY TEMPORARY OR PERMANENT ENTRANCES WITHIN THE COUNTY RIGHT-OF-WAY.
- STEEP SLOPES GREATER THAN 15% ARE SHOWN. STEEP SLOPES CONTIGUOUS TO 100' SHORE BUFFER INCLUDED WITHIN SHORE BUFFER EXPANSION. NONCONTIGUOUS STEEP SLOPES ARE EXCLUDED FROM BUILDABLE AREA. GRADING PERMIT REQUIRED FOR ANY DRIVEWAY ACCESS OVER STEEP SLOPES.
- NO LAND DISTURBANCE SHALL BE PERMITTED BETWEEN MARCH 1 AND MAY 15 IN AREAS OF THE BUFFER ADJACENT TO ANADROMOUS FISH SPAWNING STREAMS.
- TOTAL AREA OF NONTIDAL WETLANDS ON PARCEL 96 IS 4.29 AC±. NO DISTURBANCE PROPOSED.

CRITICAL AREA FOREST CONSERVATION:

15 PERCENT OF EXISTING WOODLANDS TO BE PLACED UNDER FOREST CONSERVATION EASEMENT AS SHOWN. MAXIMUM AREA FOR CLEARING IS 20 PERCENT OF EXISTING WOODLANDS. ANY EXISTING TREE OVER 4" DBH TO BE REMOVED IS TO BE REPLACED ON 1:1 BASIS WITH MINIMUM 4'-6" HEIGHT NATIVE SPECIES. ANY PROPOSED CLEARING WITHIN THE 100' SHORELINE DEVELOPMENT BUFFER IS SUBJECT TO AN APPROVED BUFFER MANAGEMENT PLAN.

LOT ACCESS:

RINGS END ROAD IS AN EXISTING PRIVATE ROAD RIGHT-OF-WAY SERVING ACCESS TO 9 EXISTING PARCELS INCLUDING PARCEL 96 LOT 2 REPRESENTS THE 10th PROPERTY TO BE PROVIDED ACCESS TO RINGS END ROAD. A 4' WIDE ROAD WIDENING EASEMENT IS PROVIDED ALONG FRONTAGE OF PARCEL 96. NO OTHER ROAD IMPROVEMENTS ARE REQUIRED PER THE QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS.



Lane Engineering, LLC

Civil Engineers - Land Planning - Land Surveyors



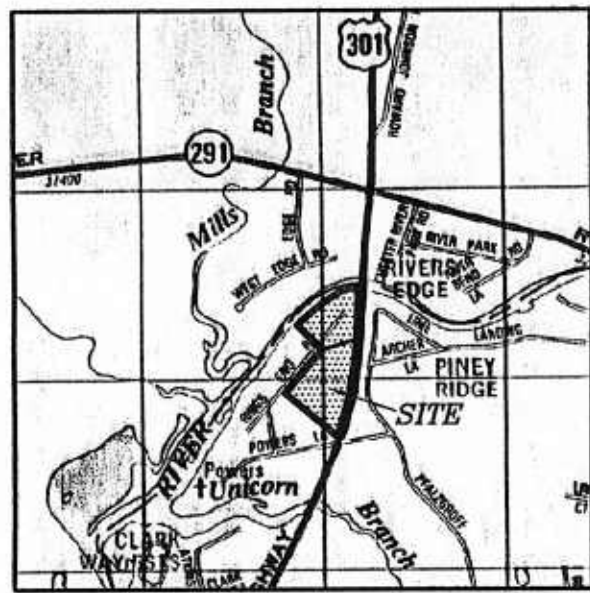
E-mail: mail@laneinc.com
117 Bay St. Eeeton, MD 21601 (410) 822-8003 FAX (410) 822-2024
15 Washington St. Cambridge, MD 21613 (410) 221-0818 FAX (410) 476-9942
114B West Water St. Centerville, MD 21617 (410) 758-2095 FAX (410) 758-4422

DATE	9/10/07
SCALE	
JOB NO.	050505
DRAWN BY	R.DEAN
DWG. NAME	050505SPP
APPROVED	T.D.L.

PLAT SHOWING LARGE LOT SUBDIVISION
ON THE LANDS OF
JEFFREY BRIAN MORRIS
IN THE SEVENTH ELECTION DISTRICT,
QUEEN ANNE'S COUNTY, MARYLAND
TAX MAP 1 GRID 18 PARCEL 96

SHEET No. 1 OF 2
File No. B934

NO.	1	DATE	9-11-07	PER COMMENT LETTER DATED 8/15/07	W.R.D.	HUB
				REVISION	BY	APPROVED BY

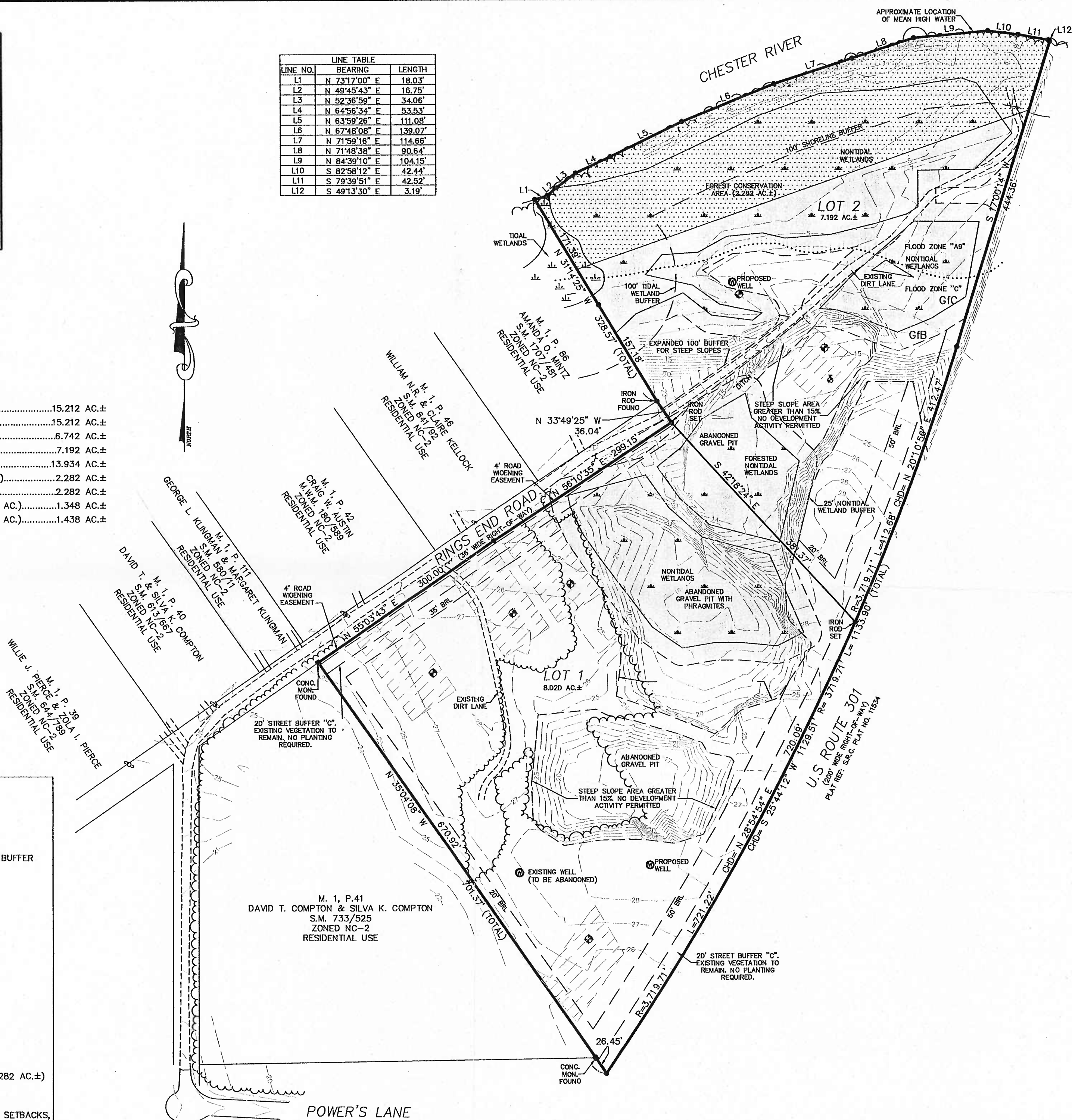


VICINITY MAP
SCALE 1" = 2000'
Copyright of the ADC Map People
Permitted Use No. 20992180

LINE NO.	BEARING	LENGTH
L1	N 73°17'00" E	18.03'
L2	N 49°45'43" E	16.75'
L3	N 52°36'59" E	34.06'
L4	N 64°56'34" E	53.53'
L5	N 63°59'26" E	111.08'
L6	N 67°48'08" E	139.07'
L7	N 71°59'16" E	114.66'
L8	N 71°48'38" E	90.64'
L9	N 84°39'10" E	104.15'
L10	S 82°58'12" E	42.44'
L11	S 79°39'51" E	42.52'
L12	S 49°13'30" E	3.19'

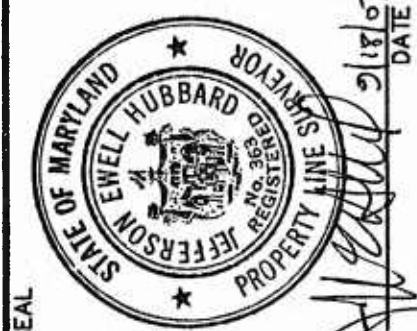
CRITICAL AREA FOREST CALCULATIONS:

TOTAL SITE AREA.....	15.212 AC.±
AREA IN CRITICAL AREA (LDA).....	15.212 AC.±
EXISTING FOREST ON LOT 1.....	6.742 AC.±
EXISTING FOREST ON LOT 2.....	7.192 AC.±
TOTAL AREA IN EXISTING FOREST.....	13.934 AC.±
FOREST CONSERVATION AREA REQUIRED (15% of 15.212 AC.±).....	2.282 AC.±
FOREST CONSERVATION AREA PROVIDED ON LOT.....	2.282 AC.±
MAXIMUM PERMITTED FOREST CLEARING LOT 1 (20% of 6.742 AC.).....	1.348 AC.±
MAXIMUM PERMITTED FOREST CLEARING LOT 2 (20% of 7.192 AC.).....	1.438 AC.±



LEGEND

- INDICATES EXISTING FOREST
- INDICATES NONTIDAL WETLANDS WITH A 25' BUFFER
- INDICATES TIDAL WETLANDS
- INDICATES FLOOD ZONE AS MAPPED
- INDICATES SOILS AS MAPPED
- INDICATES SEWAGE RESERVE AREA
- INDICATES FOREST CONSERVATION AREA (2.282 AC.±)
- INDICATES BUILDING RESTRICTION LINES FOR SETBACKS, NONTIDAL WETLANDS AND STEEP SLOPES



Lane Engineering, LLC
Civil Engineers - Land Planning - Land Surveyors



E-mail: mail@lane.com
117 Bay St. Easton, MD 21601 (410) 822-8003 FAX (410) 822-2024
15 Washington St. Cambridge, MD 21613 (410) 221-0818 FAX (410) 476-9942
114B West Water St. Centreville, MD 21617 (410) 758-2095 FAX (410) 758-4422

DATE	31 OCT 06
SCALE	1"=100'
JOB NO.	050505
DRAWN BY	S.M.C.
DWG. NAME	050505PPP
APPROVED	B.F.G.

PLAT SHOWING LARGE LOT SUBDIVISION
ON THE LANDS OF
JEFFREY BRIAN MORRIS
IN THE SEVENTH ELECTION DISTRICT,
QUEEN ANNE'S COUNTY, MARYLAND
TAX MAP 1 GRID 18 PARCEL 96

SHEET No.
2 OF 2
FILE No. B934

NO.	DATE	REVISION	W.R.O. BY	HUB APPROVED BY
1	9-11-07	PER COMMENT LETTER DATED 8/15/07		

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

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

January 13, 2006

U. S. Army Corps of Engineers
c/o Rod Schwarm
218 North Washington Street
Easton, MD 21601

RE: Jurisdictional Determination Request
320 Rings End Road, Millington, MD
Queen Anne's County Tax Map 1, Grid 18, Parcel 96
Previously submitted JD request dated July 18, 2005

Dear Rod:

Enclosed please find a revised Jurisdictional Determination plat showing an expanded area for review. A copy of the previously submitted Jurisdictional Determination plat is enclosed. Please review revised plat for issuance of a Jurisdictional Determination.

Also enclosed are additional wetland data forms and photos from a site visit in September, 2005.

Call should you need anything further.

Sincerely,
Lane Engineering, Inc.


Marsha Usilton
Project Manager

ENC.

RECEIVED

MAR 30 2006

CRITICAL AREA COMMISSION



VICINITY MAP
SCALE 1" = 2000'
Copyright of the ADC Map People
Permitted Use No. 20092180

LINE NO.	BEARING	LENGTH
L1	N 71°17'00" E	18.07
L2	N 48°45'43" E	18.72
L3	N 52°28'59" E	24.02
L4	N 84°26'34" E	53.57
L5	N 83°26'28" E	111.06
L6	N 87°48'09" E	126.07
L7	N 71°29'11" E	116.88
L8	N 71°42'30" E	80.84
L9	N 84°28'10" E	104.15
L10	S 82°58'12" E	42.44
L11	S 78°28'51" E	42.52
L12	S 49°13'30" E	31.19

LEGEND

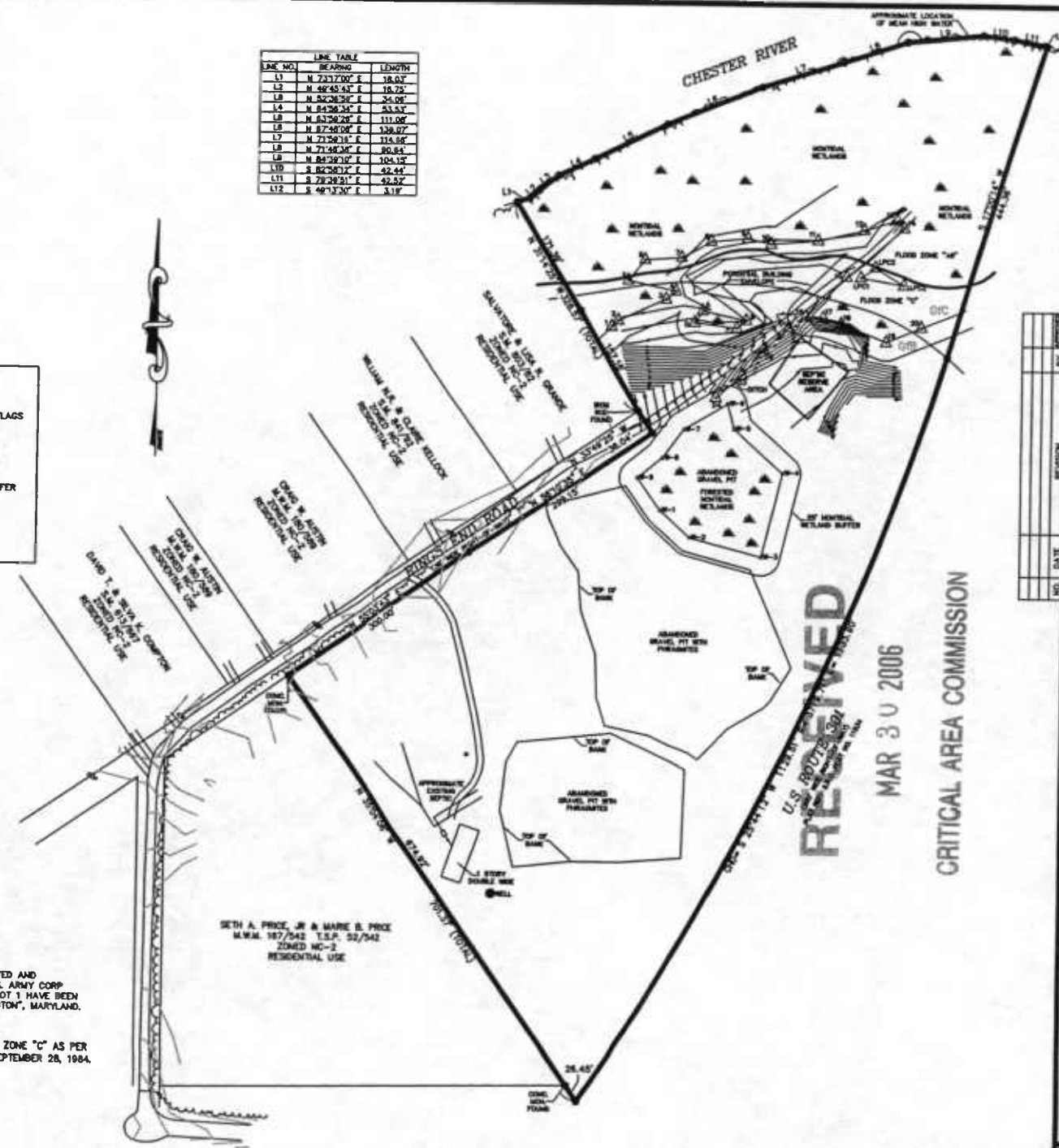
- INDICATES FIELD LOCATED NONTIDAL WETLAND FLAGS
- INDICATES EXISTING FOREST
- INDICATES NONTIDAL WETLANDS WITH A 25' BUFFER
- INDICATES FLAGS LOCATED ON 10/6/05

SITE STATISTICS

OWNER: JEFFREY BRIAN MORRIS
320 RINGS END ROAD
MILLINGTON, MARYLAND 21651
TOTAL AREA = 15.212 AC.±

NOTES:

- FOR DEED REFERENCE SEE, S.M. 1353/232
- SOIL TYPES = CFB & CFC
PER QUEEN ANNE'S COUNTY SOILS MAP 2 OF 47.
- THE NONTIDAL WETLANDS SHOWN AROUND LOT 2 HAVE BEEN DELINEATED AND FIELD LOCATED BY LANE ENGINEERING, INC. AND ARE SUBJECT TO U.S. ARMY CORP OF ENGINEERS CONFORMATION. THE NONTIDAL WETLANDS SHOWN ON LOT 1 HAVE BEEN SCALED FROM THE NATIONAL WETLANDS INVENTORY MAP FOR "MILLINGTON", MARYLAND.
- SITE IS LOCATED WITHIN THE CRITICAL AREA (LDA).
- THE LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE "AF" & FLOOD ZONE "C" AS PER FIRM COMMUNITY-PANEL NUMBER 240054 0004 B, EFFECTIVE DATE SEPTEMBER 28, 1984.



SETH A. PRICE, JR & MARIE B. PRICE
M.W.M. 187/542 T.S.P. 52/542
ZONED RC-2
RESIDENTIAL USE

RECEIVED
 MAR 30 2006
 CRITICAL AREA COMMISSION

NO.	DATE	REVISION	BY	APP'D

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

117 Bay St. Easton, MD 21601 (410) 823-0003 FAX (410) 823-2024
15 Washington St. Cambridge, MD 21613 (410) 221-0818 FAX (410) 476-0943
1148 West North St. Cambridge, MD 21617 (410) 758-2085 FAX (410) 758-1427

DATE: 2-11-06
SCALE: 1"=100'
JOB NO.: 00000
DRAWN BY: B. LANE
CHECKED BY: B. LANE
DATE: 02/08/06
PROJECT: 000000000
APPROVED: [Signature]
J.S.C.

JURISDICTIONAL DETERMINATION
ON THE LANDS OF
JEFFREY BRIAN MORRIS
IN THE SEVENTH ELECTION DISTRICT,
QUEEN ANNE'S COUNTY, MARYLAND
TAX MAP 1 GRID 18 PARCEL 96

SHEET No.
1 OF 1
FILE No. B934

WETLAND DATA FORM
WETLAND DELINEATION

APPLICANT Borris

DATE Sept 2005

PROJECT NAME

COUNTY QA PLOT

VEGETATION - SPECIES (3 DOMINATE SPECIES IN EACH LAYER)

TREES

HERBS

Sweet gum FM
Red maple FM
F. Birch FM

SAPPLINGS/SHRUBS

WOODY VINES

% OF SPECIES: OBL, FACW, AND/OR FAC: 100 %
HYDROPHYTIC VEGETATION: YES X NO BASIS

SOIL

SERIES AND PHASE: 10A 6/1 ON HYDRIC SOILS LIST YES: NO: X
MOTTLED: YES X NO MOTTLE COLOR: BAR
MATRIX COLOR GLEYED: YES X NO
OTHER INDICATORS: HYDRIC SOILS: YES X NO
BASIS: ex created gravel pit

HYDROLOGY

INUNDATED: YES X NO DEPTH OF STANDING WATER
SATURATED SOILS: YES X NO DEPTH TO SATURATED SOIL
OTHER INDICATORS:
WETLAND HYDROLOGY: YES X NO BASIS:
ATYPICAL SITUATION: YES NO X
OTHER INDICATORS: hemispherical
CIRCUMSTANCES? YES NO NORMAL
WETLAND DETERMINATION: WETLAND X NONWETLAND

COMMENTS: Abandoned gravel pit

DETERMINED BY: Special Wetland

WETLAND DATA FORM

WETLAND DELINEATION

APPLICANT Adonis

DATE Sept 2005

PROJECT NAME

COUNTY CA PLOT

VEGETATION - SPECIES (3 DOMINATE SPECIES IN EACH LAYER)

TREES

Beech
Hickory
Tulip poplar

HERBS

SAPPLINGS/SHRUBS

d. waxy stick

WOODY VINES

% OF SPECIES: OBL, FACW, AND/OR FAC: 0 %
HYDROPHYTIC VEGETATION: YES ___ NO X BASIS

SOIL

SERIES AND PHASE: 10x6/6 ON HYDRIC SOILS LIST YES: ___ NO: X
MOTTLED: YES ___ NO X MOTTLE COLOR:
MATRIX COLOR ___ GLEYED: YES X NO ___
OTHER INDICATORS: ___ HYDRIC SOILS: YES ___ NO X
BASIS: galesford smcp

HYDROLOGY

INUNDATED: YES ___ NO X DEPTH OF STANDING WATER
SATURATED SOILS: YES ___ NO X DEPTH TO SATURATED SOIL
OTHER INDICATORS:
WETLAND HYDROLOGY: YES ___ NO X BASIS:
ATYPICAL SITUATION: YES ___ NO X
OTHER INDICATORS: _____ NORMAL
CIRCUMSTANCES? YES ___ NO ___
WETLAND DETERMINATION: WETLAND ___ NONWETLAND X

COMMENTS: Upland woods near town/double arch

DETERMINED BY: J.S. Callahan

**PERPETUAL PROTECTIVE AGREEMENT
DEED OF FOREST CONSERVATION EASEMENT
QUEEN ANNE'S COUNTY, MARYLAND**

DRAFT

THIS DEED OF FOREST CONSERVATION EASEMENT is made this _____ day of _____, 2007, by and between JEFFREY BRIAN MORRIS, hereinafter called the "Grantor", and COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND, a body politic and corporate of the State of Maryland, hereinafter called "County".

RECITALS

WHEREAS, Grantor is the owner of a certain parcel of land situate in the Seventh Election District of Queen Anne's County, Maryland which was conveyed to the Grantor by Nicholas J. Dipietro by deed dated January 14, 2005, and recorded among the Land Records of Queen Anne's County, Maryland in Liber S.M. 1353, Folio 232; and

WHEREAS, Grantor has elected to engage in a regulated activity, as defined by the Chesapeake Bay Critical Area Act, Chapter 14, on said property, and have applied to the Queen Anne's County Department of Lane Use, Growth Management & Environment for approval of the regulated activity, and which approval has been given and;

WHEREAS, as a condition of aforesaid approval, Grantors have submitted and the County has approved the Forest Conservation Plan (#07-05-08-0001-C) (the "Plan"), which sets forth the requirements for forest retention in an area located on the aforesaid property and designated on the approved final subdivision plat, site development plan, or grading permit, as the Protected Critical Area Conservation Area(s) and more particularly described on Exhibit A, attached hereto and made a part hereof. Said Plan is incorporated into and made a part of this Deed of Easement by reference; and

WHEREAS, the Final Forest Conservation Plan, and the Critical Area Forest Conservation Act require the establishment of a forest conservation easement in, on, over and through the Protected Forest Area(s), to ensure the permanent protection, management, and inspection of said area.

GRANT AND AGREEMENTS

NOW, THEREFORE, for and in consideration of the foregoing, the covenants and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Grantor does hereby grant and convey unto County Commissioners of Queen Anne's County, Maryland, a body politic and corporate of the Sate of Maryland, its successors and assigns, a forest conservation, management and access easement, of the nature and character and to the extent hereinafter set forth, in, on, over, through and across the aforesaid Protected Forest Area(s) (as described in Exhibit A). Grantors further establish, create and declare the

restrictions herein set forth in favor and for the benefit of the County, its successors and assigns.

2. Except as specifically provided in Paragraph 3(C) and 4 herein, Grantor covenants with the County to refrain from destroying, damaging or removing anything of nature which grows there now, or hereafter without approval of the County as to the manner, form, extent and any other aspects of the removal whatsoever, it being the express intention of the parties hereto that Grantor shall comply with the final forest conservation plan approved under Chapter 14 Critical Area Forest Conservation Act and that the easement area shall be preserved in a manner, which protects the forest thereon, existing or to be established.

3. Grantor hereby relinquishes the right to use or develop the Protected Forest Area(s) for any purpose whatsoever, except for the following uses:

A. Planting, maintenance, and protection of the Protected Forest Area(s) in accordance with the terms and conditions of the Plan and the Forest Planting and Maintenance Agreement;

B. Passive recreational activities (as defined in Chapter 14, Chesapeake Bay Critical Area Act) which are consistent with and do not interfere with forest conservation and management or cause harm to forest management resources, including walking, hiking, and bird watching;

C. Forest conservation and management practices, including harvesting of trees in accordance with a written agreement with the State Department of Natural Resources; provided substantial provisions are made for replacement of harvested trees.

4. Grantor may engage in limited clearing of the forest understory, such as may be necessary to allow a walking or hiking trail for foot traffic only; and may allow the removal of dead or dying trees, and noxious plants or weeds.

5. All rights reserved by or not prohibited to Grantor shall be exercised so as to prevent or minimize damage to the forest and trees, streams and water quality, plant and wildlife habitats, and the natural topographic character of the easement area.

6. The County, or its duly authorized representatives, shall have the right, at reasonable hours, to enter the Protected Forest Area(s) for the sole purpose of inspecting the forest conservation area to determine whether the Grantor is complying with the terms, covenants, conditions, limitations and restrictions herein contained.

7. No failure on the part of the County to enforce and covenant or provision hereof shall discharge or invalidate such covenant or any other covenant, condition, or provision hereof or affect the right of the County to enforce the same in the event of a subsequent breach or default.

8. Upon any breach of the terms of this Deed of Easement the County may exercise any or all of the remedies provided in the Subpart 7. Queen Anne's County Code, *Land Use and*

Development Enforcement and Penalties, including, but not limited to the institution of an action in equity to enjoin, by temporary or permanent injunction, such breach; to require the restoration of the forest to its condition prior to such breach, and such other legal action as may be necessary to ensure compliance with this Deed of easement and the covenants, conditions, limitations and restrictions herein contained. If Grantor is found to have breached any of its obligations under this Deed of Easement, Grantor shall reimburse the County for any costs or expenses incurred, including the consultant's fees, court costs, reasonable attorney's fees, and any administrative and overhead costs.

9. Interpretation of this agreement shall be the sole province of the County, and County may issue interpretations hereof upon the request of the Grantor or at the County's discretion.

10. This Deed of Easement does not grant the public, in general, any right of access or any right to the use of the easement area, or any other portion of the property. This easement extends only to those areas designated as the Protected Forest Area(s) and necessary access thereto.

11. The Grantor further covenants and agrees that the easements, rights of way, covenants and agreements contained herein shall run with the Protected Forest Area and all portions thereof and shall bind the Grantor and his heirs, personal representatives, successors and assigns and shall bind all present and subsequent owners of the property identified herein.

12. Grantor agrees to make specific reference to this Deed of Easement in a separate paragraph of any subsequent sales contract, mortgage, deed, lease or other legal instrument by which any interest in the Protected Forest Area(s) is conveyed.

13. This Deed of Easement shall be binding upon the personal representatives, heirs, successors and assigns of the parties hereto.

TO HAVE AND TO HOLD the said easement unto the Commissioners of Queen Anne's County, Maryland, a body politic and corporate in the State of Maryland, its successors and assigns, forever, for the uses and purposes herein before described.

AND the said Grantor covenants that he has not done nor suffered to be done anything to encumber the property, easement, and or rights hereby conveyed and that they will execute such other and further assurances of the same as may be necessary and requisite.

AS WITNESS my hand and seal the day and year first above written.

WITNESS:

GRANTOR:

Jeffrey Brian Morris

STATE OF MARYLAND, _____ COUNTY, TO WIT:

I HEREBY CERTIFY that on this _____ of _____, 2007, before me, the subscriber, a Notary Public, in and for the state and county aforesaid, personally appeared JEFFREY BRIAN MORRIS, Grantor, who executed the foregoing instrument in my presence and acknowledged the same as his deed and act, and further made oath in due form of law that the matters and facts contained therein are true and correct to the best of his knowledge, information and belief.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires:

Approved as to legal sufficiency.

Attorney
Queen Anne's County
Planning Commission

Date

Forest Conservation Easement
Exhibit A

The Forest Conservation Easement shall be all that tract or parcel lying and being in the Seventh Election District of Queen Anne's County, State of Maryland, and being more particularly described as that 2.282-acre area designated as "forest conservation area" on a plat entitled "Large Lot Minor Subdivision of the lands of Jeffrey Brian Morris", made by Lane Engineering, LLC, dated October 31, 2006, and intended to be recorded among the Plat Records of Queen Anne's County, Maryland immediately following the execution of this agreement.

**CHESAPEAKE BAY CRITICAL AREA
ENVIRONMENTAL ASSESSMENT**

F O R

LANDS OF JEFFREY BRIAN MORRIS

Minor Subdivision

**PREPARED BY: LANE ENGINEERING, LLC.
114-B WEST WATER STREET
CENTREVILLE, MD 21617**

REVISED September 18, 2007

July 27, 2005

JOB 050505

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SECTION SIX	Ten Percent Pollutant Reduction
SECTION SEVEN	Amount and Type of Wetlands
SECTION EIGHT	Soil Types, Steep Slopes & Topography
SECTION NINE	Sewer & Water Service
SECTION TEN	Impervious Surfaces
ATTACHMENTS	Heritage Letter

SECTION ONE

Statutory Requirements: The Queen Anne's County Code requires that Technical Plans be prepared in accordance with Chapter 14 ENVIRONMENTAL PROTECTION for any development or subdivision proposed within the Critical Areas. The purpose of these technical plans is to assist Queen Anne's County in assessing and evaluating potential impacts from the proposed subdivision of a parcel of land in Queen Anne's County that requires site plan or subdivision approval. These technical plans have been prepared in accordance with the guidelines for content as set forth in the Critical Area Zoning Code.

Project Summary: The owner, Jeffrey Brian Morris, proposes to subdivide Parcel 96 into two (2) residential lots containing 15.212 acres of land within the critical area. This development is to be completed in conformance with the regulations in the Queen Anne's County Zoning Code.

As noted on Queen Anne's County Resource Map No. 1, Development Area Designation, the Critical Area portion of the site is zoned as LDA, Limited Development Area. The County Zoning is NC-2.

Project Location: The project site is located in the Seventh Election District, Queen Anne's County Maryland. It can be found on Tax Map 1, Grid 18, Parcel 96. The subject site is located within the Critical Area associated with Chester River.

Project & Site Description: Currently, the Critical Area LDA portion of the site is improved with an existing gravel driveway. The majority of the site is wooded and appears to have been extensively mined for gravel in the past. The site also contains steep slopes associated with the mining and the shoreline. The site also contains tidal and non-tidal wetlands.

SECTION TWO

Planting & Forest Management / Amount & Type of Forest Cover

Currently the site has 13.934 acres of forest cover. Fifteen (15) percent of the site area is proposed for Forest Conservation along the shoreline.

SECTION THREE

Habitat Protection Plan

Request has been made to the State of Maryland Department of Natural Resources for any records of rare, threatened or endangered plant or animal communities on the property or in the immediate vicinity of the proposed development. The Maryland Department of Natural Resources Wildlife and Heritage Service has determined there are no State or Federal records of rare, threatened or endangered species within the boundaries of the project site as delineated. (see attached letter)

SECTION FOUR

Cooperators / Farm Plan / Existing Agricultural Activities on Site

There is no agricultural activity occurring at the site and none is proposed.

SECTION FIVE

Shoreline Erosion Plan / Natural Park Management Plan

No development is proposed in the shoreline vicinity of the site. The site is not proposed for a natural park and Queen Anne's County has proposed no park plans.

SECTION SIX

Ten Percent Pollutant Reduction

The site is designated as Limited development Area (LDA). The 10 percent pollutant reduction rule does not apply.

SECTION SEVEN

Amount and Type of Wetlands

A tidal and nontidal wetland investigation has been performed on the subject property. The nontidal wetlands shown have been delineated and field located by Lane Engineering, LLC. Tidal wetlands shown were located from the 1972 State Wetland Map No. QA-98 and confirmed by Lane Engineering, LLC. No disturbance to nontidal or tidal wetlands is proposed.

SECTION EIGHT

Soil types, Steep Slopes & Topography

There are two (2) soil types mapped for this site. The soil types are GfC (Galestown-Fort Mott loamy sands, 5-10% slopes) and GfB (Galestown-Fort Mott loamy sands, 0-

5% slopes). The site contains steep slopes greater than 15 percent associated with the shoreline and past gravel mining operations. Steep slopes adjacent to shore buffer require expansion of the shore buffer as shown. Steep slopes associated with past mining operations are also shown to be protected from development disturbance.

SECTION NINE

Existing and Proposed Sewer and Water Service

Proposed lots will be served by private water & septic systems.

SECTION TEN

Existing and Proposed Impervious Surfaces

There are no existing impervious surfaces on the site. Proposed impervious surfaces will be limited to fifteen (15) percent of the site.

SUMMARY

The site has been previously disturbed by past mining operations. Total impervious cover with the addition of the proposed lot will not exceed 15 percent of the total site area and 15 percent Forest Conservation is proposed. No non-tidal wetlands or their associated buffers will be disturbed. No steep slopes are proposed to be disturbed and no development is proposed within the 100-year floodplain. Given these circumstances, we believe that there will be no adverse environmental impact resulting from the proposed lot on the site.



Robert L. Ehrlich, Jr., Governor

Michael S. Steele, Lt. Governor

C. Ronald Franks, Secretary

September 30, 2005

Ms. Marsha Usilton
Lane Engineering, Inc.
114 West Water Street
Centreville, MD 21617

**RE: Environmental Review for Lands of Jeffrey Brian Morris, 320 Rings End Road,,
Millington, Tax Map 1, Parcel 96, Job #050505 File B934, Queen Anne's County,
Maryland.**

Dear Ms. Usilton:

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. Please note however that the utilization of state funds, the need to obtain a state-authorized permit, or changes to the plan might warrant additional evaluations that could lead to protection or survey recommendations by the Wildlife and Heritage Service. Please contact us again for further coordination if this project falls into one of those categories.

We would also like to point out that our initial evaluation of this project should not be interpreted as meaning that it is not possible for rare, threatened or endangered species to be present. Certain species could be present without documentation because adequate surveys may not have been conducted in the past. Although we are not requiring any surveys, we would like to bring to your attention that Wildlife and Heritage Service's Natural Heritage database records do indicate that the species listed below are known to occur within the vicinity of the project site. If the appropriate habitat is present for these species they could potentially occur on the project site itself. Since populations of these native plants have declined historically we would encourage efforts to help conserve them across the state. Feel free to contact us if you would like technical assistance regarding the conservation of these important species. They are:

<u>Scientific Name</u>	<u>Common Name</u>	<u>State Status</u>
<i>Desmodium pauciflorum</i>	Few-flowered Tick-trefoil	Endangered
<i>Carex lacustris</i>	Lake-bank Sedge	Threatened

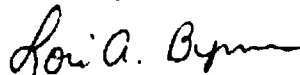
Page 2
September 30, 2005

In addition, there is a record for the Eastern Lampmussel (*Lampsilis radiata*), a species with Uncertain state status in Maryland, known to occur within the vicinity of the project site, in the Chester River. Freshwater mussels require fish hosts for part of their life cycle and are filter feeders, therefore maintaining water quality is crucial to their existence. We would encourage the strict adherence to all appropriate best management practices (BMPs) during all phases of construction on this site, in order to reduce the likelihood of adverse impacts to this and other aquatic species.

Though there are no known occurrences of endangered Delmarva fox squirrels on the property, your project may need federal approval because the property is within the range of this endangered species. The Delmarva fox squirrel is listed by the federal government as endangered and as such protection for this species comes under federal jurisdiction as well. Federal requirements may differ from ours. To avoid any violations of the federal Endangered Species Act during your project implementation we suggest you consult with Mary Ratnaswamy, U.S. Fish & Wildlife Service, 177 Admiral Cochrane Drive, Annapolis, MD 21401.

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 #2005.1671.qa
Cc: S.A. Smith, DNR
M. Ratnaswamy, USFWS
R. Esslinger, CAC

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 19, 2005

Ms. Tanya Krista-Maenhardt
Queen Anne's County
160 Coursevall Drive
Centreville, MD 21617

RE: Sliding Scale Subdivision, Brian Morris
File #07-05-08-0001-C

Dear Ms. Krista-Meanhardt:

Thank you for providing information on the above referenced subdivision. The applicant proposes to divide a 15.212-acre property into two lots. The application indicates the property is designated LDA and is waterfront to the Chester River. It currently contains a double-wide structure. Commission staff has reviewed the information provided and we have the following comments:

1. Please provide a copy of the response letter from the Heritage Division at the Department of Natural Resources when it is received.
2. The section of the Environmental Assessment Report pertaining to wetlands indicates that an on-site wetland delineation has been performed on the property. However, it also states that the wetlands on Lot 1 have been scaled from the NWI maps. This does not make sense. The site plan should show the surveyed boundaries of field delineated wetlands on the entire property. Also, a more complete description of the wetlands on the property is needed. The description should include types of vegetation present.
3. Fifteen percent Forest Conservation is not appropriate. While it is true that a site in the LDA is required to be at least 15% forested, there are also strict limitations on clearing existing forest when a property is already forested. See §14:1-38(D)(6) of the County's Critical Area ordinance. Any clearing that takes place must be mitigated on at least a 1:1 ratio. Additionally, the balance of the forest is required to be placed under an easement to be recorded (§14:1-38(D)(6)(b)(1)).

Ms. Tanya Krista-Maenhardt

August 19, 2005

Page 2 of 2

4. There are extensive steep slopes on proposed Lot 2. Areas with a slope of 15% or greater should be delineated on the plan. Additional topographical information is needed on proposed Lot 1 as well. It is not clear that proposed Lot 2 would be buildable without a variance. This office would not support such a variance request.

Thank you for the opportunity to comment on this proposal. If you have any questions or concerns, please contact me at (410) 260-3477.

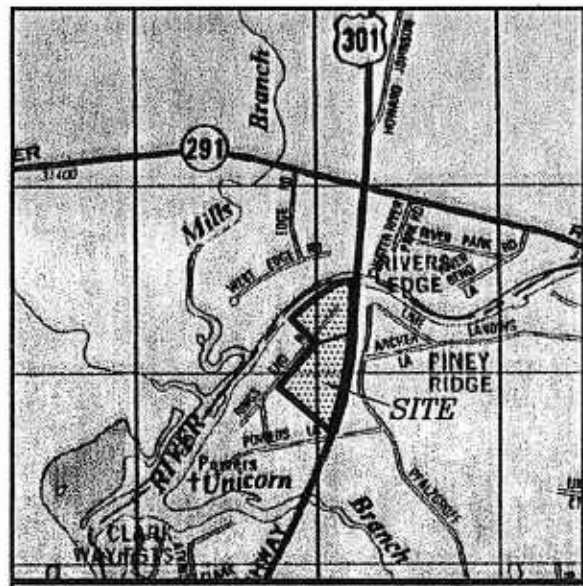
Sincerely,



LeeAnne Chandler

Science Advisor

cc: QC540-05



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

SITE STATISTICS
OWNER/DEVELOPER: JEFFREY BRIAN MORRIS
32D RINGS END ROAD
MILLINGTON, MARYLAND 21651

GROSS AREA (PRIOR TO SUBDIVISION) = 15.212 AC.±
AREA OF PROPOSED LOT 1 = 9.260 AC.±
AREA OF PROPOSED LOT 2 = 5.952 AC.±

ZONING DISTRICT = NC-2
RESIDENTIAL USE

NUMBER OF LOTS = 1

TOTAL NUMBER OF SLIDING SCALE LOTS PERMITTED IS (1) ONE.

TOTAL NUMBER OF SLIDING SCALE LOTS REMAINING AFTER APPROVAL IS (0) ZERO.

REQUIRED BUILDING RESTRICTION LINES (B.R.L.)

	REQUIRED	PROVIDED
FRONT YARD	35 FT.	35 FT.
SIDE YARD	20 FT.	20 FT.
REAR YARD	50 FT.	50 FT.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT I HAVE CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES SET FORTH HEREIN. I ALSO CERTIFY TO THE BEST OF MY KNOWLEDGE THAT ALL RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS OR COVENANTS HAVE BEEN INDICATED ON THE ANNEXED PLAT. I HEREBY ACKNOWLEDGE AND ADOPT THE SAME AS MY ACT THIS _____ DAY OF _____, 2005.

JEFFREY BRIAN MORRIS _____ DATE _____

UNIFORM ACKNOWLEDGMENT ACT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2005, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JEFFREY BRIAN MORRIS, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HERE UNTO SET MY HAND AND SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

RIGHT TO FARM STATEMENT

THERE SHALL BE NO BASIS, UNDER THIS ORDINANCE, FOR RECOURSE AGAINST THE EFFECTS OF ANY NORMAL FARMING OPERATIONS CONDUCTED IN ACCORDANCE WITH STANDARD AND ACCEPTABLE BEST MANAGEMENT PRACTICES. NORMAL AGRICULTURAL EFFECTS INCLUDE, BUT ARE NOT LIMITED TO, NOISE, ODDOR, VIBRATION, FUMES, DUST, SPRAY DRIFT OR GLARE.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REGISTERED MARYLAND LAND SURVEYOR No. 148, HAS SURVEYED AND SUBDIVIDED THE PROPERTY AS DESCRIBED AND SHOWN ON THE ANNEXED PLAT AND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THAT SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL LOTS MEET THE REQUIREMENTS OF THE QUEEN ANNE'S COUNTY ZONING ORDINANCE IN REGARD TO LOT AREA, WIDTH AND BUILDABLE AREA.

I FURTHER CERTIFY THAT THIS SUBDIVISION IS NOT SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

AS WITNESS MY HAND AND SEAL THIS 19TH DAY OF JULY, 2005.

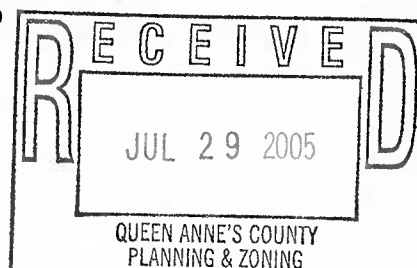
Ronald K. Schrader
RONALD K. SCHRADER
LANE ENGINEERING, INC.
114-B WEST WATER STREET
CENTREVILLE, MARYLAND, 21617

FINANCE OFFICER'S CERTIFICATE

THE FINANCE OFFICER OF QUEEN ANNE'S COUNTY HEREBY CERTIFIES THAT THERE ARE NO DELINQUENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THE ANNEXED PLAT AND THAT I HAVE RECEIVED ALL FEES AND TAXES ASSESSED AGAINST SUCH LAND.

AS WITNESS MY SIGNATURE, THIS _____ DAY OF _____, 2005.

COUNTY FINANCE OFFICER _____



PUBLIC WORKS CERTIFICATE

THIS IS TO VERIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF QUEEN ANNE'S COUNTY ON THE _____ DAY OF _____, 2005.

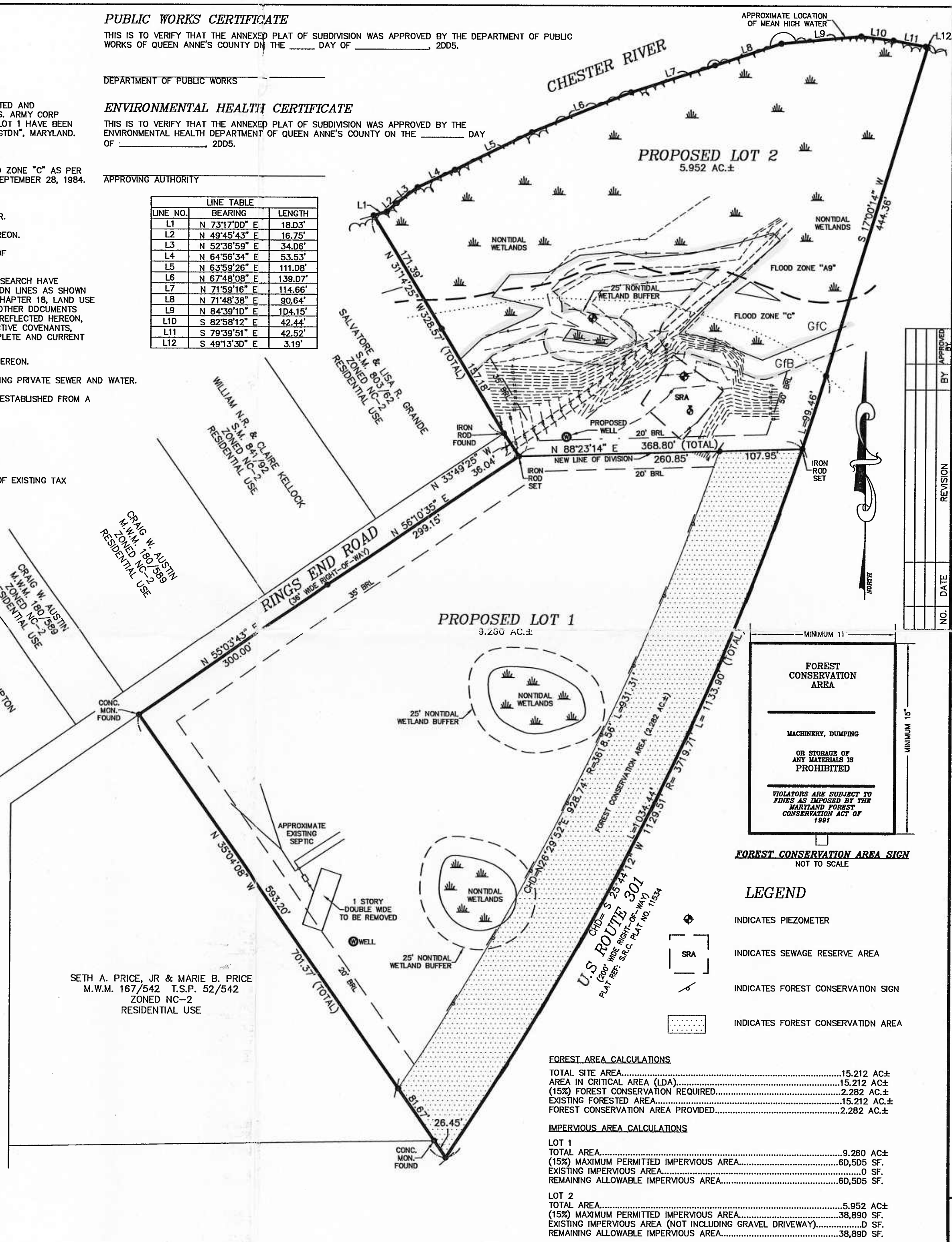
DEPARTMENT OF PUBLIC WORKS _____

ENVIRONMENTAL HEALTH CERTIFICATE

THIS IS TO VERIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE ENVIRONMENTAL HEALTH DEPARTMENT OF QUEEN ANNE'S COUNTY ON THE _____ DAY OF _____, 2005.

APPROVING AUTHORITY _____

LINE NO.	BEARING	LENGTH
L1	N 73°17'00" E	18.03'
L2	N 49°45'43" E	16.75'
L3	N 52°36'59" E	34.06'
L4	N 64°56'34" E	53.53'
L5	N 63°59'26" E	111.08'
L6	N 67°48'08" E	139.07'
L7	N 71°59'16" E	114.66'
L8	N 71°48'38" E	90.64'
L9	N 84°39'10" E	104.15'
L10	S 82°58'12" E	42.44'
L11	S 79°39'51" E	42.52'
L12	S 49°13'30" E	3.19'



FOREST AREA CALCULATIONS

TOTAL SITE AREA	15.212 AC.±
AREA IN CRITICAL AREA (LDA)	15.212 AC.±
(15%) FOREST CONSERVATION REQUIRED	2.282 AC.±
EXISTING FORESTED AREA	15.212 AC.±
FOREST CONSERVATION AREA PROVIDED	2.282 AC.±

IMPERVIOUS AREA CALCULATIONS

LOT 1 TOTAL AREA	9.260 AC.±
(15%) MAXIMUM PERMITTED IMPERVIOUS AREA	60,505 SF.
EXISTING IMPERVIOUS AREA	0 SF.
REMAINING ALLOWABLE IMPERVIOUS AREA	60,505 SF.
LOT 2 TOTAL AREA	5.952 AC.±
(15%) MAXIMUM PERMITTED IMPERVIOUS AREA	38,890 SF.
EXISTING IMPERVIOUS AREA (NOT INCLUDING GRAVEL DRIVEWAY)	0 SF.
REMAINING ALLOWABLE IMPERVIOUS AREA	38,890 SF.

DATE: 7/19/05

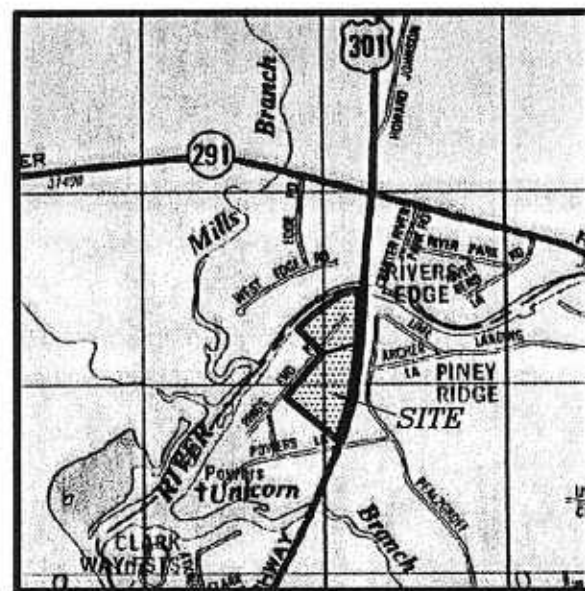
Lane Engineering, Inc.
Civil Engineers - Land Planning - Land Surveyors

E-mail: lane@lane.com
117 Bay St. Easton, MD 21601 (410) 822-8003 FAX (410) 822-2024
15 Washington St. Cambridge, MD 21613 (410) 221-0818 FAX (410) 476-9942
114B West Water St. Centreville, MD 21617 (410) 758-2095 FAX (410) 758-4422

SLIDING SCALE SUBDIVISION
OF THE LANDS OF
JEFFREY BRIAN MORRIS
IN THE SEVENTH ELECTION DISTRICT,
QUEEN ANNE'S COUNTY, MARYLAND

TAX MAP 1 GRID 18 PARCEL 96

SHEET No. 1 OF 1
FILE No. B934



VICINITY MAP
SCALE 1" = 2000'
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Permitted Use No. 20992180

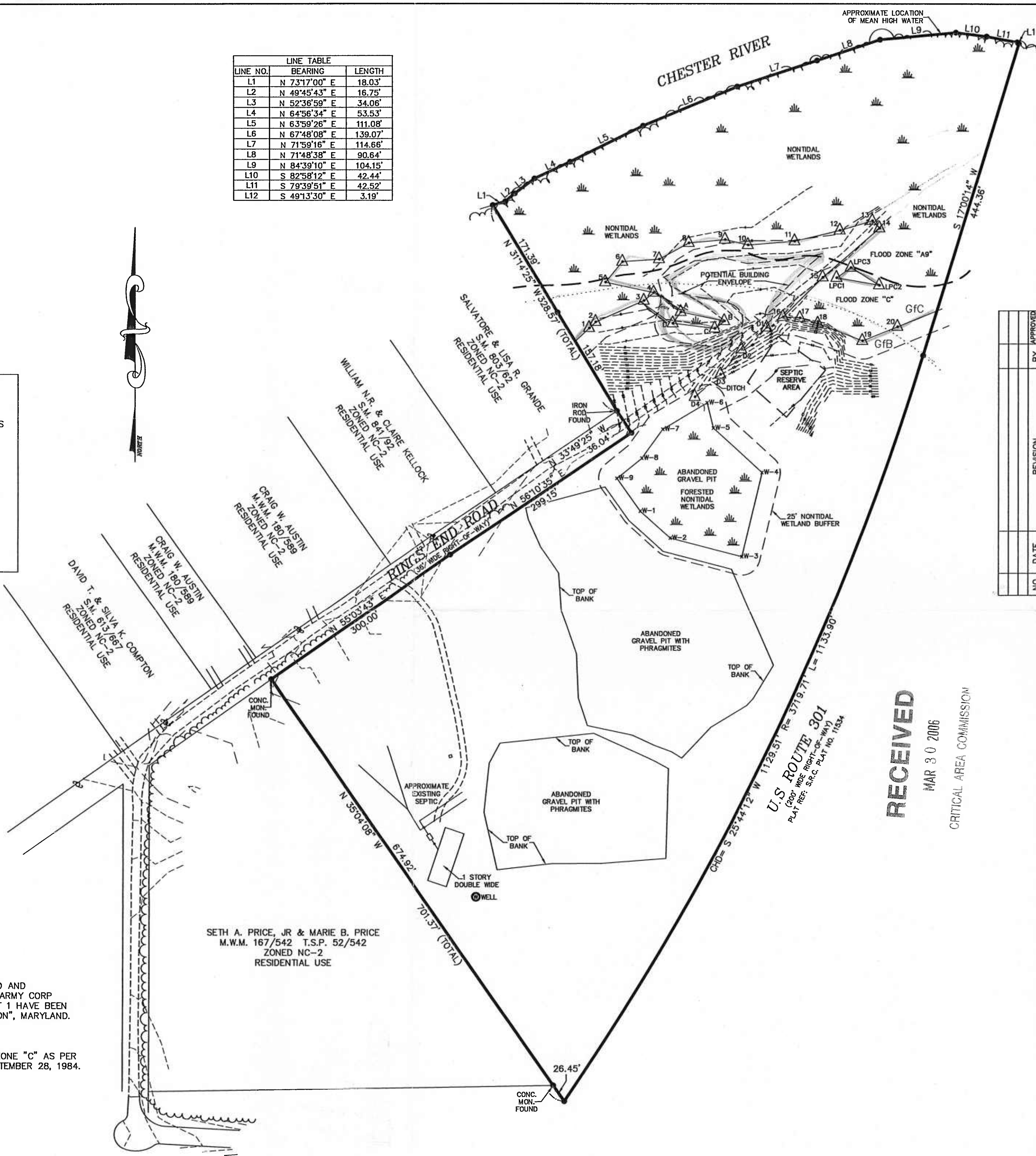
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L6	N 67°48'08" E	139.07'
L7	N 71°59'16" E	114.66'
L8	N 71°48'38" E	90.64'
L9	N 84°39'10" E	104.15'
L10	S 82°58'12" E	42.44'
L11	S 79°39'51" E	42.52'
L12	S 49°13'30" E	3.19'

LEGEND

- INDICATES FIELD LOCATED NONTIDAL WETLAND FLAGS
- INDICATES EXISTING FOREST
- INDICATES NONTIDAL WETLANDS WITH A 25' BUFFER
- xw-5 INDICATES FLAGS LOCATED ON 10/6/05

SITE STATISTICS
OWNER: JEFFREY BRIAN MORRIS
320 RINGS END ROAD
MILLINGTON, MARYLAND 21651
TOTAL AREA = 15.212 AC.±

- NOTES:**
- FOR DEED REFERENCE SEE, S.M. 1353/232
 - SOIL TYPES = GfB & GfC
PER QUEEN ANNE'S COUNTY SOILS MAP 2 OF 47.
 - THE NONTIDAL WETLANDS SHOWN AROUND LOT 2 HAVE BEEN DELINEATED AND FIELD LOCATED BY LANE ENGINEERING, INC. AND ARE SUBJECT TO U.S. ARMY CORP OF ENGINEERS CONFORMATION. THE NONTIDAL WETLANDS SHOWN ON LOT 1 HAVE BEEN SCALED FROM THE NATIONAL WETLANDS INVENTORY MAP FOR "MILLINGTON", MARYLAND.
 - SITE IS LOCATED WITHIN THE CRITICAL AREA (LDA).
 - THE LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE "A9" & FLOOD ZONE "C" AS PER FIRM COMMUNITY-PANEL NUMBER 240054 0004 B, EFFECTIVE DATE SEPTEMBER 28, 1984.



NO.	DATE	REVISION	BY	APPROVED

SEAL

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

E-mail: mail@leinc.com
117 Boy St. Easton, MD 21601 (410) 822-8003 FAX (410) 822-2024
15 Washington St. Cambridge, MD 21613 (410) 221-0818 FAX (410) 476-9942
1148 West Water St. Centreville, MD 21617 (410) 758-2095 FAX (410) 758-4422

DATE	7-11-05
SCALE	1"=100'
JOB NO.	050505
DRAWN BY	R.DEAN
DWG. NAME	050505JD
APPROVED	J.S.C.

RECEIVED
MAR 30 2006
CRITICAL AREA COMMISSION

JURISDICTIONAL DETERMINATION
ON THE LANDS OF
JEFFREY BRIAN MORRIS
IN THE SEVENTH ELECTION DISTRICT,
QUEEN ANNE'S COUNTY, MARYLAND

TAX MAP 1 GRID 18 PARCEL 96

SHEET No.
1 OF 1

FILE No. B934