

QC 562-06 Lacrosse Homes
SUB. 05-06-08-0018c

MSA. S. 1829-5934

CC. 9/7/06
NK 8/28/09

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/

June 3, 2010

Ms. Sandra Carter
Queen Anne's County
Department of Land Use, Growth Management,
and Environment
160 Coursevall Drive
Centreville, MD 21617

Re: Lacrosse Homes, 500 Chester River Beach
#05-06-08-0018-C

Dear Ms. Carter:

Thank you for providing the most recent subdivision plat and Major Buffer Management Plan for the above referenced project for review and comment. The subject property is 1.049 acres and is located entirely within the Limited Development Area (LDA) of the Chesapeake Bay Critical Area. The applicant is proposing to subdivide the property into two lots. Based on the information submitted I have the following remaining comments:

1. The Buffer Management Plan must include a proposed planting date, which should occur before construction or sale of the lot. I recommend the planting date be the first available planting season after approval of the site plan, or this fall.
2. The applicant is requesting 5,503 square feet of credit for the planting of eighteen 300 square foot credit clusters (5,400 square feet). Please have the applicant plant one additional 1-inch caliper canopy tree and two additional herbaceous perennials to fully meet the establishment requirement for this project.
3. The applicant should replace the proposed Nannyberry understory trees with an alternative native to the Coastal Plan such as Hackberry, American Holly, or Eastern Redbud trees.

Ms. Sandra Carter

June 3, 2010

Page 2 of 2

Thank you for the opportunity to provide comment. If you have questions regarding this project, please call (410) 260-3479.

Sincerely,

A handwritten signature in cursive script that reads "Kate Charbonneau".

Kate Charbonneau
Regional Program Chief
QC 562-06

cc: Mr. Frank Hall, Queen Anne's County
Mr. Tom Davis, DMS & Associates

Martin O'Malley
Governor

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Lt. Governor



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April 5, 2010

Ms. Sandra Carter
Queen Anne's County
Department of Land Use, Growth Management
and Environment
160 Coursevall Drive
Centreville, MD 21617

Re: Lacrosse Homes Subdivision, 500 Chester River Road
#05-06-08-0018-C

Dear Ms. Carter:

Thank you for providing the most recent subdivision plat, utility plan, and Buffer Management Plan of the above referenced file for review and comment. Based on the information provided, I have the following remaining comments:

1. In accordance with HB 1253, now Chapter 119 of the 2008 Laws of Maryland, in December of 2008, Queen Anne's County provided the Critical Area Commission with documentation of County practices regarding impervious surface calculations. Included in this letter is a table illustrating impervious ratios for development wishing to utilize impervious standards prior to the implementation of uniform lot coverage calculations. The note on the plat lists gravel driveways, pervious pavers, and wooden decks as being excluded from impervious calculations. According to the letter from Queen Anne's County and subsequent table, only wooden decks constructed with gaps and pervious pavers that are used in sand to constitute a patio are considered 100% pervious. The note on the plat should be amended to reflect these requirements or the structures should be incorporated into the Critical Area Lot Coverage Calculations. The Queen Anne's County letter and table have been attached to this letter.
2. On March 8, 2010 regulations regarding Buffer establishment and Buffer Management Plans went into effect. Included in these regulations is COMAR 27.01.01.03 which requires, notwithstanding any provision in a local law or ordinance, that all of the requirements of the subsequent regulations shall be applied by a local jurisdiction as the minimum standard sufficient to meet the goals of the Critical Area Program. This

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regulation also provides that where there is a conflict between a local program and a state regulation, the stricter shall apply. Therefore, the applicant's contention that a Buffer Management Plan must only satisfy the requirements of the current County Code is incorrect. The State regulations, as expounded upon below, are the standard this project is required to meet. If the County wishes to utilize features of their existing program as it relates to Buffer Establishment, Mitigation, or Planting Standards, those features must be presented to the Critical Area Commission and formally approved as alternatives to the State regulations.

3. COMAR 27.01.09.01-1 requires the Buffer be fully established with the approval of a new subdivision that includes a buffer to tidal waters, a tidal wetland, or a tributary stream. COMAR 27.01.09.01-2 details the planting standards which must be utilized when creating a Buffer Management Plan to establish the Buffer. Specifically, 27.01.09.01-2.B below outlines how a Buffer Management Plan shall be developed in order to comply with the regulations.

B. As applicable to a site, a local jurisdiction shall require that a buffer management plan in accordance with Regulation .01-3 of this chapter satisfy the planting and mitigation standards of this regulation and satisfy the buffer establishment standards required under Regulation .01-1 of this chapter so as to:

- (1) Prohibit the installation or cultivation of new lawn or turf on-site in the buffer;*
- (2) Ensure the planting of native species in compliance with the amounts specified under §§C, G, and H of this regulation;*
- (3) Ensure coverage of the buffer with mulch or ground cover or both until buffer plantings are established;*
- (4) Ensure planting is evenly distributed throughout the entire buffer; and*
- (5) Provide optimum habitat and water quality benefits.*

The BMP shows a view corridor in the middle of each lot. These view corridors must be eliminated and the Buffer fully established as described above.

4. COMAR 27.01.09.01-2.H details the landscape and stocking standards that must be utilized for Buffer Establishment on this project. On the subject property, the Buffer comprises 0.62 acres of the site. Under the regulations, the Buffer may be established using 50% landscaping stock, outlined in COMAR 27.01.09.01-2.I and the remainder may be established using the alternative stocking standards as outlined in COMAR 27.01.09.01-2.K. Special attention should be paid to COMAR 27.01.09.01-2.L which states that a local jurisdiction may not authorize a variance to the planting and mitigation standards.

April 5, 2010

Lacrosse Homes – 500 Chester River Beach

Page 3 of 3

5. COMAR 27.01.09.01-3 details the requirements of a Buffer Management Plan under the new regulations. Because the establishment required is greater than 5,000 square feet, the applicant must complete a Major Buffer Management Plan, detailed in COMAR 27.01.09.01-3.J, the requirements of which include a plan that shows the limits of disturbance, a landscape schedule including the species type, quantity, and size, a maintenance plan, a long-term protection plan, and an inspection agreement. The Buffer Management Plan submitted with the application is not sufficient to meet these requirements. The applicant must resubmit a Buffer Management Plan which complies with all the requirements articulated in the regulations.

Thank you for the opportunity to provide comment. If you have questions, please contact me at (410) 260-3479.

Sincerely,



L. Turcan Hockaday
Natural Resources Planner
QC 562-06

enclosure

Cc: Mr. Frank Hall, Queen Anne's County
Mr. Tom Davis, DMS & Associates

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

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October 27, 2009

Ms. Sandra Carter
Queen Anne's County Land Use,
Growth Management and Environment
160 Coursevall Drive
Centreville, MD 21617

Re: File #05-06-08-0018-C; Revision #4
Lacrosse Homes – 500 Chester River Beach

Dear Ms. Carter:

Thank you for providing the most recent subdivision plat, utility plan, and Buffer Management Plan of the above referenced file for review and comment. Based on the information provided I have the following remaining comments.

1. In order to utilize the impervious surface grandfathering provisions, the subdivision plat must be recorded by July 1, 2010 and include a detailed lot coverage plan for each lot. The lot coverage plan must be drawn to scale and show all developed areas the percentage of imperviousness assigned to each developed area per Queen Anne's County's approved impervious surface area limitations that were in effect prior to July 1, 2008. The subsequent development of each lot must be in accordance with this lot coverage plan.
2. The subdivision plat does not indicate whether the remaining area of the subdivision retains a building right. Given this area is nearly entirely encumbered by the Buffer, expanded Buffer and nontidal wetlands the plat should specifically restrict this area from becoming a buildable lot in the future.
3. I have the following comments regarding the proposed Buffer Management Plan:
 - a. The Buffer Management Plan correctly includes 2:1 mitigation for the disturbance to the Buffer. However, the mitigation is shown on the adjacent lot and not on the lots which will be disturbed by this proposal. This is not acceptable as there is sufficient opportunity available on site to locate the mitigation on Lots 1 and 2.

Please have the applicant submit a revised Buffer Management Plan and revised plat showing the mitigation located on Lots 1 and 2.

- b. Given the low amount of mitigation required, I would recommend larger stock plantings. Based on the proposed Buffer regulations I would recommend the following size and credit:

Vegetation Type	Minimum Size Eligible for Credit	Maximum Credit Allowed (square feet)	Maximum Percent of Credit
Canopy tree	2 inch caliper and 8 feet high	200	Not applicable
Canopy tree	1 inch caliper and 6 feet high	100	Not applicable
Understory tree	1 inch caliper and 6 feet high	75	Not applicable
Large shrub	1 gallon and 4 feet high	50	30
Small shrub	1 gallon and 18 inches high	25	20
Herbaceous perennial*	1 quart	2	10
Planting Cluster 1*	1 canopy tree; and 3 large shrubs or 6 small shrubs of sizes listed above	300	Not applicable
Planting Cluster 2*	2 understory trees; and 3 large shrubs or 6 small shrubs of sizes listed above	350	Not applicable

Recently, the Commission approved regulations (see attachment) regarding Buffer establishment that require an applicant to provide a Buffer Management Plan at the time of subdivision (COMAR 27.01.09.01-03.C) and include specific requirements for planting. Those regulations clarify that a proposed subdivision, such as this one, must fully establish the Buffer in natural vegetation that includes native trees, shrubs, and groundcover. This is in conformance with the definition of 'natural vegetation' found in COMAR 27.01.01 which states natural vegetation means those plant communities that develop in the absence of human activities. The applicant's contention that the existing lawn on the property is natural vegetation is not correct and is not sufficient to meet the planting standards contained in the proposed Buffer regulations.

Under COMAR 27.03.01.02(C) please provide a copy of the final subdivision package prior to recordation. Thank you for the opportunity to provide comments. If you have any questions, please contact me at (410) 260-3475.

Sincerely,



Kate Charbonneau
Regional Program Chief
QC562-06

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

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August 25, 2009

Mr. Frank Hall
Queen Anne's County
Department of Land Use, Growth Management
and Environment
160 Coursevall Drive
Centreville, Maryland 21617

**Re: 05-06-08-0018-C, 500 Chester River Beach
Lacrosse Homes**

Dear Mr. Hall:

Thank you for providing information on the above referenced project. The applicant proposes to create a two lot subdivision. The property is 1.049 acres in size and is designated as a Limited Developed Area (LDA) and a Buffer Exemption Area (BEA) into three lots. The parcel is currently developed with an existing lot, which will be removed. There is currently no forest coverage on the site.

Based on the information provided, I have the following comments:

1. The property contains hydric soils and nontidal wetlands that are contiguous to the Buffer. The 100-foot Buffer must be expanded to include these features, as required by the Queen Anne's County Code §14:1-52. In particular, it appears that a portion of the nontidal wetlands area may be impacted by the proposed building enveloped on Lot 1. The County Planning Commission must determine whether expansion is necessary. If the County Planning Commission determines that such expansion is necessary, please have the applicant revise the plan to show the Critical Area Buffer expanded to the upland limit of the adjacent wetland, hydric soils, soils with hydric properties and highly erodible soils within the Critical Area. We note that impacts to the expanded Buffer are prohibited.
2. County Land Use and Development Code §18:1-64 (Site Development Standards, Wetlands) requires that a wetland jurisdictional determination shall be made when there are hydric soils present. As requested in previous letters, please have the applicant

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provide this office with a copy of the jurisdictional determination. This is necessary to confirm, among other things, whether the proposed land division will result in developable lots. This office opposes approval of lots that require a variance.

3. As stated in Marshall Johnson's letter from September 7, 2007, Queen Anne's County Code §14:1-38.D (6)(a) states that the location of the afforested area shall be designed to protect habitats or to provide continuity with forested areas on adjacent sites. The afforestation area shown on the submitted plan should be relocated to provide continuity between planted areas on the new lots. In this case the habitat to be protected is located in the creek. In order to comply with this regulation, the afforestation plantings must be located in the Critical Area Buffer, across the width of the lots to promote a vegetated buffer between the development envelopes and the creek. It is acceptable to locate the new trees near the outer property lines, and the other plantings across the center of the lots, as long as the plantings meet in the center to provide continuity. Please have the applicant revise the afforestation plan.
4. The applicant must receive an updated letter from the Department of Natural Resources Wildlife and Heritage Division (WHS) evaluating the property for any rare, threatened, or endangered species location onsite, as the latest letter on file is from 2006. The applicant must submit a letter that is less than two years old. In addition, please have the applicant provide information on the measures proposed to minimize impacts, if any, to the DelMarva Fox Squirrel habitat located onsite. If impacts are proposed, a habitat protection plan and environmental assessment will be required, as stated in Queen Anne's County Code §14:1-33.
5. Please have the applicant change all references of impervious surface to "lot coverage." Lot coverage is defined as the percentage of a total lot or parcel that is:
 - Occupied by a structure, accessory structure, parking area, driveway, walkway, or roadway; or
 - Covered with a paver, walkway gravel, stone shell, impermeable decking, a paver, permeable pavement, or any other manmade material
6. Please have the applicant provide the amount of existing and proposed lot coverage located onsite.
7. The applicant must establish both the 100-foot and Expanded Buffer in three-tier vegetation, as found in COMAR 27.01.09.01. Please have the applicant submit a revised Buffer Management Plan that shows these areas established in natural vegetation.
8. It appears that the applicant is using the proposed mitigation for wetlands disturbance to meet afforestation requirements onsite, which is not permitted. However, the applicant may use the Buffer establishment plantings, as mentioned in the previous comment, to

meet afforestation requirements.

9. On the site plan, Note 11 should be revised to state the following: "..., are not permitted in the **100-foot Buffer and expanded Buffer.**"

Thank you for the opportunity to comment on this subdivision request. Please call me if you have any questions at (410) 260-3483.

Sincerely,



Nick Kelly

Natural Resources Planner

cc: QC 562-06

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
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September 7, 2007

Ms. Jean Fabi
Queen Anne's County
Department of Planning and Zoning
160 Coursevall Drive
Centerville, MD 21617

**Re: 05-06-08-0018-C, 500 Chester River Beach
Lacrosse Homes**

Dear Ms. Fabi:

Thank you for providing information on the above referenced project. The applicant proposes to subdivide this property located in the Limited Developed Area (LDA) into three lots. Please see my comments below.

1. Queen Anne's County Code Title 14:53.C (Specific Provisions for Buffer Exempted Areas. Applicability) "applies only to new development or redevelopment within 100 feet of tidal waters, tidal wetlands and tributary streams on lots of record as of December 1, 1985..." The proposed subdivision will create three new lots as of the date the plat is recorded and will therefore no longer comply with the date for grandfathered lots of record. Under the current County Critical Area Program, the Buffer Exemption section will no longer apply to the proposed lots. As a result, any proposed development on the lots will be required to meet all applicable requirements of the Critical Area LDA, including the 100' Buffer. The Shoreline Buffer line shown on the submitted plan should be labeled as Critical Area Buffer and must be drawn 100 feet landward of the mean high water line. Please have the applicant correct the label and location of the Critical Area Buffer line.
2. The plans and materials submitted indicate that there are hydric soils and a nontidal wetland on the site. The Critical Area Buffer shown on the plans should be expanded for environmental features contiguous to the Critical Area Buffer, as required by County Code Section 14:1-52. The County Planning Commission must determine whether expansion is necessary. If the County Planning Commission determines that such expansion is necessary, please have the applicant revise the plan to show the Critical

Area Buffer expanded to the upland limit of the adjacent wetland, hydric soils, soils with hydric properties and highly erodible soils within the Critical Area.

3. New development activity, including removal of the existing house, or any of the work related to the Wetland License No. 07-0606 or WMA #06-NT-2007 is not permitted in the Critical Area Buffer unless a variance for Buffer impacts has been approved and mitigation has been provided. This office opposes approval of lots that require a variance.
4. If the Critical Area Buffer is expanded to the limits of the non-tidal wetland, no impacts to the non-tidal wetland are permitted unless a variance for Buffer impacts has been approved and mitigation has been provided. The MDE June 14, 2006 WMA #06-NT-2007 letter does not describe the extent of the non-tidal wetland impacts approved. The shaded area shown on the plan is labeled as authorized for wetland impacts; however no documentation has been provided regarding the type and extent of impact to the wetland that has received approval. Unless acceptable documentation is submitted, the plan should be revised to remove that label and shading.
3. Wetland License No. 07-0606 from MDE for the Board of Public Works and MDSPGP-32006-66940-13 permitted a 6-foot long timber bulkhead across the entrance of the 5-foot wide by 47-foot long by 3-foot deep drainage canal with backfill, and a 12-foot long timber bulkhead across the end of a 12-foot wide by 11-foot long boat ramp with backfill and to construct a grassed swale adjacent – all as depicted on the plans approved under those documents. These proposed impacts to the Critical Area Buffer must be depicted on the plans (or submitted as a separate project for review by the County for compliance with applicable regulations).
4. In relation to the comment above, Condition A of Wetland License No. 07-0606 explains that its authorization does not constitute authorization for any disturbance in the Critical Area Buffer. It further explains that the Critical Area Buffer disturbance associated with this work requires prior written approval, before commencement of any land disturbing activity, in the form of a Buffer Management Plan. Please have the applicant submit a Buffer Management plan for approved prior to final plat approval. The Buffer Management Plan must include the following:
 - Show the correct location of the 100-foot Buffer (see comments above)
 - Show proposed limits of disturbance for development activity
 - Show building envelopes that will contain all future structures and impervious surfaces for the lots
 - Calculate the number of plants required based on the corrected Buffer area, and using 1 tree and 3 shrubs per 400 square feet as the ratio to establish the Buffer in natural vegetation
 - State the plant numbers by species, spacing and stock size/type

- Only native plants should be used
- The Buffer area plantings should be in clusters of 1 tree and 3 shrubs per 400 square foot area, using an irregular pattern to provide structural variety amenable to wildlife habitat

Prior to final plat approval, the County should require that the applicant subdividing the property provide assurance for installing the Buffer plantings. Please note that the 15% afforestation requirement can also be met by these Buffer plantings.

5. Queen Anne's County Code § 14:1-38.D (6)(a) states that the location of the afforested area shall be designed to protect habitats or to provide continuity with forested areas on adjacent sites. The afforestation area shown on the submitted plan should be relocated to provide continuity between planted areas on the new lots. In this case the habitat to be protected is located in the creek. In order to comply with this regulation, the afforestation plantings must be located in the Critical Area Buffer, across the width of the lots to promote a vegetated buffer between the development envelopes and the creek. It is acceptable to locate the new trees near the outer property lines, and the other plantings across the center of the lots, as long as the plantings meet in the center to provide continuity. Please have the applicant revise the afforestation plan.
6. Documentation must be submitted that the applicant's proposal addressed the requirements of the DNR Wildlife and Heritage Services for sensitive species. Please have the applicant document how any such requirements have been met.
7. The plans and materials submitted show that there are hydric soils on the site. County Land Use and Development Code Section 18:1-64 (Site Development Standards, Wetlands), requires that a wetlands jurisdictional determination shall be made when there are hydric soils present. As requested in the previous letter from this office, please provide the jurisdictional determination. This is necessary to confirm, among other things, whether the proposed land division will result in developable lots. This office opposes approval of lots that require a variance.

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

Sincerely,



Marshall Johnson
Natural Resources Planner

cc: QC 562-06



*Queen
Anne's
County*

County Commissioners:

Eric S. Wargotz, M.D., Countywide
Courtney M. Billups, District 1
Paul L. Gunther, District 2
Gene M. Ransom III, District 3
Carol R. Fordonski, District 4

Lisa
**DEPARTMENT OF LAND USE, GROWTH
MANAGEMENT & ENVIRONMENT**

160 Coursevall Drive
Centreville, MD 21617

Telephone Community Planning: (410) 758-1255
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Telephone Land Use: (410) 758-1255
Fax Land Use: (410) 758-2905
Telephone Permits: (410) 758-4088
Fax Permits: (410) 758-3972

December 15, 2008

Margaret G. McHale, Chair
Critical Area Commission
1804 West Street, Suite 100
Annapolis, MD 21401

Re: House Bill 1293 – Impervious/Pervious Practices & Procedures

Dear Chairperson McHale:

In response to your letter dated November 24, 2008, the Queen Anne's County Department of Land Use, Growth Management and the Environment (LGE) offers the following table as the requested written list of pervious/impervious practices prior to July 1, 2008.

As part of the procedures to determine impervious percentages, the Permit Technicians require an applicant for a building permit to complete a "Checklist for New Construction in the Critical Area". A copy of the checklist is attached for your reference.

Please share this table and the attached checklist with Commission staff for their review.

Sincerely,

Steve Cohoon, Chief
Land Use & Zoning

Attached: Checklist for New Construction in the Critical Area

**CRITICAL AREA BUFFER PLANTING AND 2-YEAR MAINTENANCE AGREEMENT
QUEEN ANNE'S COUNTY, MARYLAND**

This Critical Area Buffer Planting and Maintenance Agreement ("Agreement"), made this _____ day of _____, 2010, hereinafter referred to as "Responsible Party" and the County Commissioners of Queen Anne's county, hereinafter referred to as "County".

Witnesseth:

WHEREAS, the Responsible Party has elected to engage in a regulated activity within the Critical Area Buffer as defined by Critical Area Commission for the Chesapeake and Atlantic Coastal Bays, Title 27, Subtitle 01, Chapter 09, Habitat Protection Areas in the Critical Area, effective March 8, 2010, an certain property being known as 500 Chester River Beach Road, located in the Fifth Election District, of Queen Anne's County, Maryland (hereinafter referred to as "Site") and more particularly described and shown in the deed from Ann Taylor to Lacrosse Homes, Inc., a Maryland corporation recorded May 17, 2005, in the Land Records of Queen Anne's County, Maryland, in Liber S.M. 1398, folio 329.

WHEREAS, pursuant to the provisions of Title 27, Critical Area Commission For The Chesapeake and Atlantic Coastal Bays, Subtitle 01, Chapter 09, of the Annotated Code of Maryland, the Responsible Party has submitted to the County as approved a Major Buffer Management Plan (the "Plan"), which is hereby made a part of this Agreement and which provides for the afforestation and/or mitigation required as a condition of approval of Responsible Party's regulated activity; and

WHEREAS, the Responsible Party is prepared to plant and thereafter to maintain, manage and monitor for a minimum of two complete growing seasons the required in accordance with the Plan, the mandates of Title 27, Subtitle 01, Chapter 09 of the Annotated Code of Maryland, and the terms of this Agreement; and

WHEREAS, pursuant to the provision of Title 27, Critical Area Commission For The Chesapeake and Atlantic Coastal Bays, Subtitle 01, Chapter 09, and the terms of this Agreement, the Responsible Party has delivered to the County acceptable security, in the form of a cash deposit, which guarantees the timely and satisfactory accomplishment of the Responsible Party's requirements under the Plan, State Law, and the terms of this Agreement.

NOW, therefore, in consideration of the foregoing premises and the mutual covenants and agreements hereinafter expressed, the parties hereto agree as follows:

- Applicant Planting and Maintenance:
 - Applicant hereby covenants and agrees, as it's sole cost and expense, to provide, plant, maintain, manage, monitor and protect the plantings and to preserve the Buffer areas as required by the Title 27, Critical Area Commission For The Chesapeake and Atlantic Coastal Bays, Subtitle 01, Chapter 09, of the Annotated Code of Maryland, and the Plan in a manner which ensures the protection and satisfactory establishment of the planted material, including reinforcement planting, if survival rates fall below the standard set forth in Title 27. (These obligations of the Responsible Party are collectively referred to as the "Work".)
 - The Responsible Party shall complete the plantings in a timely manner, in accordance with the Plan, and shall monitor and maintain said plantings for a minimum period of two (2) years after the date of certification by Queen Anne's County, that all required afforestation and/or mitigation plantings have been installed as required, provided that the two (2) year period may be extended at the County's discretion in the event replacement plantings are required to ensure the required survival rate.
- The Buffer Area. The area designated for afforestation and/or mitigation shall be designated on the Plan.
- Commencement of the Work. Responsible Party agrees that the Work shall not begin until notice has been provided of the starting date to the Queen Anne's County Department of Land Use, Growth Management & Environment, at 160 Coursevall Drive, Centerville, MD 21617.
- Completion of Afforestation. Responsibility Party shall notify the Queen Anne's County Department of Land Use, Growth Management & Environment when plantings required by the Plan have been installed and the appropriate protective measures have been put in place for the Protected Buffer Area.
- Protection and Maintenance. After the completion of the planting, the Responsible Party shall perform all tasks necessary to maintain and protect the Buffer in accordance with Title 27, Critical Area Commission For the Chesapeake and Atlantic Coastal Bays, Subtitle 01, Chapter 09, of the County, the Plan and the terms of this Agreement. The protection and maintenance hereunder shall be as delineated in the Plan and include, but not limited to:
 - Plant species native to the physiographic region of the County and compatible with the existing site;
 - Water, mulch, prune and replace damaged or dead plant materials, controlling competing vegetation, and protecting plants from disease, pests and mechanical injury during the initial planting and throughout the two year maintenance period as necessary;
 - Provide protective devices such as fencing, interpretive signs as necessary to prevent the destruction or degradation of the planting site.
- Inspection. The county shall inspect the protected Buffer to the extent it deems necessary during the period of this Agreement to ensure that the Work is being performed in accordance with the requirement of this Agreement. The Responsible Party hereby grants permission to the County to enter onto the property at any time to conduct said inspections.
- Security. The Responsible Party shall provide to the County financial evidence assuring adequate coverage of the total cost of plants and the cost of covering the work beginning with installation and following through the maintenance period to the end of the two year period and Final Approval is granted.
- Final approval and Release of Security. After the second complete growing season following the County's acceptance of the completion of Buffer plantings, or any extension thereof, the Responsible Party may request that the County approve the Buffer that has been established, maintained and protected in accordance with the Plan and Title 27, and release the Responsible Party's cash deposit or posted surety.
- General Provision. Failure to comply with the terms of this Agreement and Plan shall subject the Responsible Party to the penalties provided in Title 27, Critical Area Commission for the Chesapeake and Atlantic Coastal Bays, Subtitle 01, Chapter 09, of the Annotated Code of Maryland, including but not limited to the right to forfeiture of the posted security.

IN WITNESS WHEREOF, the Responsible Party has executed this Agreement under their respective hands and seals as of the day and year first above written.

APPROVED AND AGREED TO:
Responsible Party

LEGEND

- PROPOSED FOREST PROTECTION SIGN
- APPROXIMATE LIMITS OF EXISTING TREE CANOPY COVERAGE
- DENOTES 1492 SQ. FT. TO BE DISTURBED AREA WITHIN BUFFER AND MITIGATED PER TITLE 27.01.09.01-2.C
- DENOTES 3,838 SQ. FT. AREA OF NON-TIDAL WETLANDS BUFFER PERMITTED TO BE DISTURBED. SEE MDE LETTER OF AUTHORIZATION #20061445/06-NI-2007
- DENOTES PROTECTED FORESTED AREA AREA = 0.157 AC.± (PER CRITICAL AREA 15% LDA FOREST REQUIREMENT)
- DEPICTS PROPOSED BUILDING ENVELOPE
- DEPICTS PROPOSED 20' WIDE SHARED ACCESS EASEMENT
- DEPICTS PROPOSED 20' WIDE PUBLIC DRAINAGE EASEMENT
- DEPICTS 0.620 AC. (27,007 SQ. FT.) OF 100' BUFFER REQUIRED TO BE AFFORESTED PER CHAPTER 14.1, PART 6, ARTICLE XI OF THE COUNTY CODE AND TITLE 27.01.09.01-1.(1) OF THE CRITICAL AREA COMMISSION.

BUFFER ESTABLISHMENT/MITIGATION CALCULATIONS

This site is required to establish a forested 100-foot Shore Buffer in accordance with Section 27.01.09.01-1.A.(1) of Title 27 of the Critical Area Commission.

GROSS SITE AREA = 1.049 acres ± (45,686 sq. ft. ±)
 AREA IN CRITICAL AREA = 1.049 acres ± (45,686 sq. ft. ±)
 AREA OF SHORE BUFFER = 0.620 acres ±
 (Includes wetlands and county drainage easement)

NOTE: Area of Queen Anne's Co. drainage easement (approx. 2100 sq. ft.) is included in 0.620 ac. of shore buffer and has not been excluded from the calculations establishing the number of tree and shrubs to be placed in the buffer, however, the easement area is not proposed to be planted with trees due to possible future disturbance to maintain offsite drainage passing through subject property.
 AREA OF AFFORESTATION PROVIDED IN CRITICAL 100' BUFFER = 0.620 acres ±

ESTABLISHMENT OF FORESTED 100' CRITICAL AREA BUFFER:

CHAPTER 18-1-67.D OF THE COUNTY CODE SUBJECTS NEW DEVELOPMENT THAT REQUIRES SUBDIVISION OR SITE PLAN APPROVAL TO BUFFER MANAGEMENT PERFORMANCE STANDARDS ESTABLISHED IN CHAPTER 14.1, PART 6, ARTICLE XI OF THE COUNTY CODE.

CRITICAL AREA BUFFER SUBJECT TO AFFORESTATION: = 27,007 SQ. FT. (0.62 AC.)

CONVERSION OF SQUARE FEET TO NUMBER OF REQUIRED TREES
 In accordance with Section 27.01.09.01-2.H, the establishment of a forested shore buffer of 1/4 acre to less than 1 acre requires 50% of area in landscape stock according to subsection 1, and 50% to subsection K of Critical Area regulation Title 27, Subtitle 01.
 TREE PLANTING OPTIONS SELECTED IN ACCORDANCE WITH CRITICAL AREA COMMISSION TITLE 27.01.09.01-2.1 & K:

- 13,504 SQ. FT. (50% OF 27,007 SQ. FT.) PER SUBSECTION 27.01.09.01-2.1:
- 500 HERBACEOUS PERENNIALS (1 QL) @ 2 SQ. FT. PER PLANT: (1000 SQ. FT. CREDIT)
- 16.35 PLANTING CLUSTER #1 @ 300 SQ. FT. CREDIT PER CLUSTER: (5805 SQ. FT. CREDIT)
- 16.35 x 1 = 16.35 OR 16 CANOPY TREES
- 16.35 x 3 = 55.05 OR 35 LARGE SHRUBS
- 16.35 x 6 = 110.10 OR 110 SMALL SHRUBS; AND 11" 5000 Reduction
- 20 PLANTING CLUSTER #2 @ 350 SQ. FT. CREDIT PER CLUSTER: (7,000 SQ. FT. CREDIT)
- 20 x 2 = 40 UNDERSTORY TREES
- 20 x 3 = 60 LARGE SHRUBS
- 20 x 6 = 120 SMALL SHRUBS

13,503 SQ. FT. (0.310 AC.) (50% OF 27,007 SQ. FT.) PER SUBSECTION 27.01.09.01-2.K:
 0.310 AC. x 450 = 139.49 OR 140 1/2"-1" CAL. CONTAINER GROWN TREES

TREES ARE TO BE PLANTED 7' ON CENTER IN GROUPS OF 4 AND 8 OF INDIVIDUAL SPECIES. SHRUBS ARE TO BE PLANTED 3'-5' ON CENTER AND DISBURSED AMONG THE TREES IN INDIVIDUAL SPECIE GROUPS OF 5, 10, AND 20. THE HERBACEOUS PERENNIALS ARE TO PLACED ALONG THE SHORELINE AT 2' ON CENTER.

NOTE: THE NUMBER OF PLANTS REQUIRED ON THIS PLAN WITHIN THE 100' WIDE SHORE BUFFER TO ADDRESS CRITICAL AREA BUFFER AFFORESTATION IS: 500 HERBACEOUS PERENNIALS, 16 CANOPY TREES, 40 UNDERSTORY TREES, 115 LARGE SHRUBS, 230 SMALL SHRUBS, AND 140 CONTAINER GROWN TREES. ALL OF THE REQUIRED NUMBER OF PLANTS ARE PROVIDED WITHIN THE 100' WIDE BUFFER TO MEET AFFORESTATION REQUIREMENTS.

MITIGATION FOR DISTURBANCE WITHIN THE 100' CRITICAL AREA BUFFER:

IN ACCORDANCE WITH CHAPTER 14 OF THE COUNTY CODE AND TITLE 27.01.09.01-2.C OF THE CRITICAL AREA COMMISSION, ANY DISTURBANCE OR CONSTRUCTION WITHIN THE CRITICAL AREA BUFFER WILL BE REQUIRED TO PROVIDE A BUFFER MANAGEMENT PLAN AND PROVIDE MITIGATION TO OFFSET THE PROPOSED DISTURBANCE. PLANT NUMBERS ARE CALCULATED USING CRITICAL AREAS' TITLE 27.01.09.01-2.H & I:

AREA OF PROPOSED BUFFER DISTURBANCE: 1,492 SQ. FT.
 NUMBER OF TREES TO BE CLEARED/REMOVED: 0
 MITIGATION RATIO FOR SHORE EROSION CONTROL: 2:1
 AREA UPON WHICH REQUIRED MITIGATION PLANTINGS ARE BASED: 2,984 SQ. FT. (0.069 AC.)

CONVERSION OF SQUARE FEET TO NUMBER OF REQUIRED TREES
 In accordance with Section 27.01.09.01-2.H mitigation of an area less than 1/4 acre is to be provided landscaping stock according to subsection 1 of Critical Area regulation Title 27, subtitle 01.
 TREE PLANTING OPTION SELECTED IN ACCORDANCE WITH CRITICAL AREA COMMISSION TITLE 27.01.09.01-2.1:

- 5 PLANTING CLUSTER #1 @ 300 SQ. FT. CREDIT PER CLUSTER: (1,500 SQ. FT. CREDIT)
- 5 x 1 = 5 CANOPY TREE
- 5 x 3 = 15 LARGE SHRUBS
- 5 x 6 = 30 SMALL SHRUBS; AND
- 4.24 PLANTING CLUSTERS #2 @ 350 SQ. FT. CREDIT PER CLUSTER: (1,484 SQ. FT. CREDIT)
- 4.24 x 2 = 8.48 OR 8 UNDERSTORY TREES
- 4.24 x 3 = 12.72 OR 13 LARGE SHRUBS
- 4.24 x 6 = 25.44 OR 25 SMALL SHRUBS

TREES ARE TO BE PLANTED 7' ON CENTER IN GROUPS OF 4- AND 8 OF INDIVIDUAL SPECIES. SHRUBS ARE TO BE PLANTED 3'-5' ON CENTER AND DISBURSED AMONG THE TREES IN INDIVIDUAL SPECIE GROUPS OF 5, 10, AND 20.

NOTE: THE NUMBER OF MITIGATION PLANTS REQUIRED ON THIS PLAN TO ADDRESS CRITICAL AREA MITIGATION REGULATIONS IS: 5 CANOPY TREES, 8 UNDERSTORY TREES, 28 LARGE SHRUBS, AND 55 SMALL SHRUBS FOR A CREDIT OF 2,984 SQ. FT. (0.069 AC.) OF MITIGATION AREA. ALL OF THE REQUIRED NUMBER OF PLANTS ARE PROVIDED WITHIN THE BUFFER AREA.

NOTE SEE SHEET 2 FOR PLANTING PLAN, DETAILS AND SPECIFICATIONS

RECEIVED
 MAY 24 2010
 CRITICAL AREA COMMISSION
 Chesapeake & Atlantic Coastal Bays
 QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS
 QUEEN ANNE'S SOIL CONSERVATION DISTRICT

PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE No. _____ EXPIRATION DATE: _____

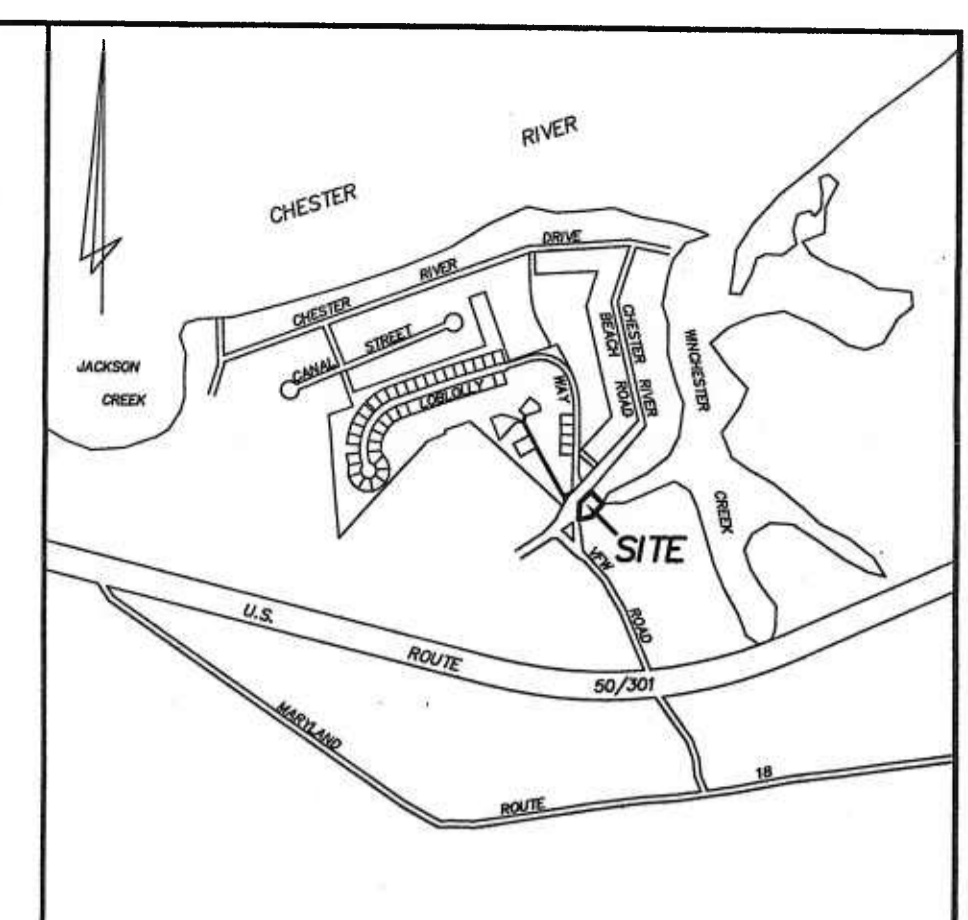
DATE _____ SEAL _____

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
 ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
 P.O. BOX 80
 CENTREVILLE, MARYLAND 21617
 PHONE : 1-443-262-9130
 FAX : 1-443-262-9148

DATE	REVISION
10-14-09	PER LICENSE COMMENTS OF 10-14-09
3-23-10	PER LICENSE COMMENTS OF 10-28-09
5-13-10	PER LICENSE COMMENTS OF 04-09-10

MAJOR BUFFER MANAGEMENT PLAN
 ON LOT 1, BLOCK "A"
CHESTER RIVER BEACH
 TAX MAP - 55, GRID - 9, PARCEL - 568
 FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
 PREPARED FOR: LACROSSE HOMES, INC.

DATE	SCALE
MAY '09	1"=20'
JOB No. 2005075	DRAWN BY C.C.J.
FOLDER Ref. 58-2005075	DESIGNED BY C.C.J.
SHEET No. 1 OF 2	
CADD FILE 05075-CA-Mitrev	



VICINITY MAP
 SCALE 1" = 2000'
 LANDS N/F OF
TIMOTHY L. SUMMEY, et ux
 S.M. 979/478
 ZONED - NC-8
 CURRENT USE - RESIDENTIAL

EXISTING DWELLING TO BE REMOVED AND AREA AFFORESTED WITH BUFFER PLANTINGS. SEE SHEET 2 OF FOR PLANTING.
 CRITICAL AREA BUFFER TO BE AFFORESTED PER TITLE 27.01.09.01-1A.(1). SEE SHEET 2 OF FOR PLANTING PLAN

MEAN HIGH WATER LINE COURSES AND DISTANCES

LINE	BEARING	DISTANCE
1	S 09°43'14" W	11.60'
2	S 56°16'38" W	20.58'
3	S 55°25'44" W	45.64'
4	S 56°59'32" W	18.93'
5	S 81°11'59" W	4.98'
6	S 23°32'48" W	4.79'
7	S 21°40'26" W	15.52'
8	S 20°01'33" W	10.21'
9	S 31°55'08" W	19.22'
10	S 31°24'48" W	19.70'
11	S 24°40'17" W	24.63'
12	S 43°09'25" W	6.58'

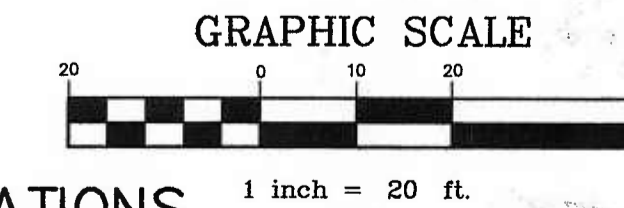
98 sq. ft. OF EXISTING TIDAL WETLANDS TO BE FILLED AND AFFORESTED WITH BUFFER PLANTINGS (SEE WETLANDS LICENSE NO. 06-0606)
 1492 sq. ft. OF EXISTING BUFFER PROPOSED TO BE DISTURBED FOR CREATION AND MAINTENANCE OF PROPOSED DRAINAGE DITCH. AREA TO BE MITIGATED WITH PLANTINGS AT A RATE OF 2:1 PRESCRIBED BY TITLE 27.01.09.01-2.C. SEE BUFFER ESTABLISHMENT/MITIGATION CALCULATIONS ON THIS SHEET FOR PLANT NUMBERS AND SIZES REQUIRED.

CRITICAL AREA BUFFER TO BE AFFORESTED PER TITLE 27.01.09.01-1A.(1). SEE SHEET 2 OF FOR PLANTING PLAN

OWNER/DEVELOPER:
 LACROSSE HOMES, INC.
 P. O. BOX 1118
 STEVENSVILLE, MARYLAND 21666
 PHONE No. 1-410-604-3701

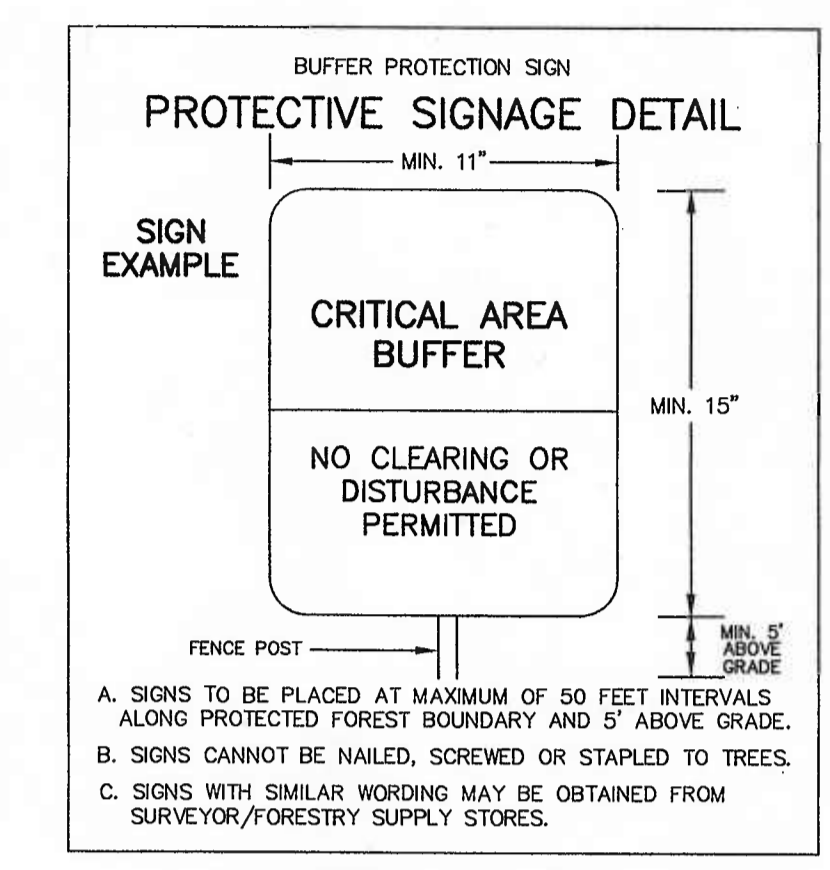
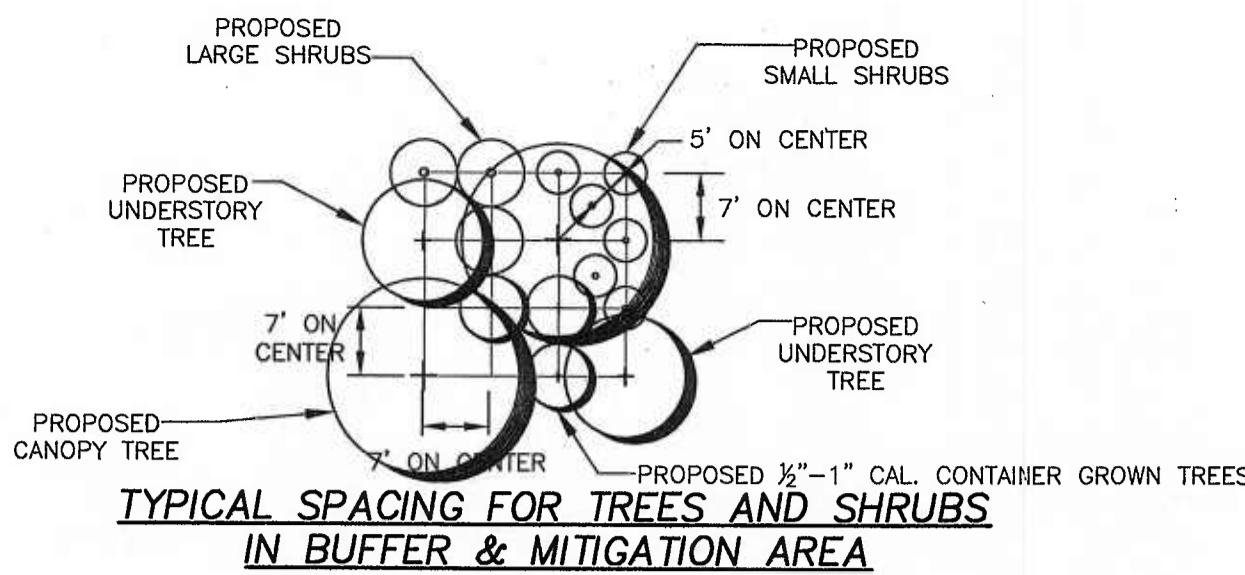
SURVEYOR:
 McCrone, Inc.
 207 N. LIBERTY STREET
 CENTREVILLE, MARYLAND 21617
 PHONE No. 410-758-2237

ENGINEER:
 D.M.S. & ASSOCIATES, LLC
 207 N. LIBERTY STREET
 CENTREVILLE, MARYLAND 21617
 PHONE No. 443-262-9130



LANDSCAPE SCHEDULE FOR SHORE BUFFER AFFORESTATION & MITIGATION

SYMBOL KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CONTAINER	SPACING	
CANOPY TREES :							
LARGE CANOPY TREES	ACER NEGUNDO	Box Elder	4	2"-2.5" CAL., 8' HIGH	B&B	7' ON CENTER	
	ACER NEGUNDO	Box Elder	10	1/2"-1" CAL.	CONTAINER	7' ON CENTER	
	ACER RUBRUM	Red Maple	4	2"-2.5" CAL., 8' HIGH	B&B	7' ON CENTER	
	ACER RUBRUM	Red Maple	10	1/2"-1" CAL.	CONTAINER	7' ON CENTER	
	CELTIS OCCIDENTALIS	Hackberry	10	1/2"-1" CAL.	CONTAINER	7' ON CENTER	
	NYSSA SYLVATICA	Black Gum	4	2"-2.5" CAL., 8' HIGH	B&B	7' ON CENTER	
	NYSSA SYLVATICA	Black Gum	10	1/2"-1" CAL.	CONTAINER	7' ON CENTER	
	PLATANUS OCCIDENTALIS	Sycamore	4	2"-2.5" CAL., 8' HIGH	B&B	7' ON CENTER	
	PLATANUS OCCIDENTALIS	Sycamore	10	1/2"-1" CAL.	CONTAINER	7' ON CENTER	
	QUERCUS BICOLOR	Swamp White Oak	3	2"-2.5" CAL., 8' HIGH	B&B	7' ON CENTER	
	QUERCUS BICOLOR	Swamp White Oak	10	1/2"-1" CAL.	CONTAINER	7' ON CENTER	
	QUERCUS PHELLOS	Willow Oak	4	2"-2.5" CAL., 8' HIGH	B&B	7' ON CENTER	
QUERCUS PHELLOS	Willow Oak	10	1/2"-1" CAL.	CONTAINER	7' ON CENTER		
QUERCUS PALUSTRIS	Pin Oak	10	1/2"-1" CAL.	CONTAINER	7' ON CENTER		
UNDERSTORY TREES :							
UNDERSTORY TREES	AMELANCHIER CANADENSIS	Serviceberry	9	1"-1.5" CAL. 6' HIGH	B&B	7' ON CENTER	
	AMELANCHIER CANADENSIS	Serviceberry	15	1/2"-1" CAL.	CONTAINER	7' ON CENTER	
	BETULA NIGRA	Heritage Birch	10	1"-1.5" CAL. 6' HIGH	B&B	7' ON CENTER	
	BETULA NIGRA	Heritage Birch	15	1/2"-1" CAL.	CONTAINER	7' ON CENTER	
	CARPINUS CAROLINIANA	American Hornbeam	10	1"-1.5" CAL. 6' HIGH	B&B	7' ON CENTER	
	CARPINUS CAROLINIANA	American Hornbeam	10	1/2"-1" CAL.	CONTAINER	7' ON CENTER	
	MAGNOLIA VIRGINIANA	Sweetbay Magnolia	10	1"-1.5" CAL. 6' HIGH	B&B	7' ON CENTER	
	MAGNOLIA VIRGINIANA	Sweetbay Magnolia	10	1/2"-1" CAL.	CONTAINER	7' ON CENTER	
	VIORNIUM LENTAGO	Nannyberry	9	1"-1.5" CAL. 6' HIGH	B&B	7' ON CENTER	
	VIORNIUM LENTAGO	Nannyberry	10	1/2"-1" CAL.	CONTAINER	7' ON CENTER	
LARGE SHRUBS :							
LARGE SHRUBS	ARONIA ARBUTIFOLIA	Red Chokeberry	34	1 GALLON, 4" HIGH	CONTAINER	5'-6" ON CENTER	
	CEPHALANTHUS OCCIDENTALIS	Shrub Dogwood	19	1 GALLON, 4" HIGH	CONTAINER	5'-6" ON CENTER	
	CORNUS AMOMUM	Silky dogwood	5	1 GALLON, 4" HIGH	CONTAINER	5'-6" ON CENTER	
	CORNUS RACEMOSA	Graystem dogwood	10	1 GALLON, 4" HIGH	CONTAINER	5'-6" ON CENTER	
	ITEA VIRGINICA	Virginia sweetspire	15	1 GALLON, 4" HIGH	CONTAINER	5'-6" ON CENTER	
	LINDERA BENZON	Common Spicebush	20	1 GALLON, 4" HIGH	CONTAINER	5'-6" ON CENTER	
	MYRICA CERIFERA	Wax Myrtle	20	1 GALLON, 4" HIGH	CONTAINER	5'-6" ON CENTER	
	MYRICA PENNSYLVANICA	Boysberry	20	1 GALLON, 4" HIGH	CONTAINER	5'-6" ON CENTER	
	SMALL SHRUBS :						
	SMALL SHRUBS	ARONIA MELANOCARPA	Red Chokeberry	60	1 GALLON, 18" HIGH	CONTAINER	5'-4" ON CENTER
		CLETHRA ALNIFOLIA	Sweet Pepperbush	45	1 GALLON, 18" HIGH	CONTAINER	5'-4" ON CENTER
		ILEX GLABRA	Inkberry Holly	40	1 GALLON, 18" HIGH	CONTAINER	5'-4" ON CENTER
ILEX VERTICILLATA		Winterberry Holly	45	1 GALLON, 18" HIGH	CONTAINER	5'-4" ON CENTER	
ROSE PALUSTRIS		Swamp Rose	30	1 GALLON, 18" HIGH	CONTAINER	5'-4" ON CENTER	
SAMBUCUS CANADENSIS		Elderberry	30	1 GALLON, 18" HIGH	CONTAINER	5'-4" ON CENTER	
VACCINIUM CORYMBOSUM		Highbush Blueberry	35	1 GALLON, 18" HIGH	CONTAINER	5'-4" ON CENTER	
HERBACEOUS PERENNIAL:							
PANICUM VIRGATUM		Switchgrass	500	1 QUART	CONTAINER	2' ON CENTER	



CRITICAL AREA FOREST PROTECTION SIGNS

PLANTING SPECIFICATIONS

A. MATERIALS
 (1) PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. THEY SHALL HAVE BEEN ROOT PRUNED WITHIN THE LAST TWO YEARS.
 THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, PEST, EGGS OR LARVAE, AND SHALL HAVE A HEALTHY, DEVELOPED ROOT SYSTEM.
 TREES AND SHRUBS SHALL NOT BE PRUNED BEFORE DELIVERY. ALL PLANTS WITH A DAMAGED OR BROKEN LEADER OR MULTIPLE LEADERS, ABRASIONS ON THE BARK, SUNSCALD, DISFIGURING KNOTS OR FRESH CUTS OVER 1 1/2" WILL BE REJECTED.

(2) PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, PEST, EGGS OR LARVAE, AND SHALL HAVE A HEALTHY, DEVELOPED ROOT SYSTEM.
 TREES AND SHRUBS SHALL NOT BE PRUNED BEFORE DELIVERY. ALL PLANTS WITH A DAMAGED OR BROKEN LEADER OR MULTIPLE LEADERS, ABRASIONS ON THE BARK, SUNSCALD, DISFIGURING KNOTS OR FRESH CUTS OVER 1 1/2" WILL BE REJECTED.

(3) TOPSOIL SHALL BE FERTILE, FRABLE AND TYPICAL OF THE LOCALITY. IT SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS AND SHALL NOT BE DELIVERED IN A FROZEN OR MUDDY CONDITION. COMPACTED SOILS THAT ARE NOT RESTORED TO A REASONABLE PLANTING SOIL SHALL BE REMOVED AND REPLACED WITH FRABLE NATIVE SOILS.
 (4) STAKING MATERIALS: CUY WIRE SHALL BE PLIABLE 12 GAUGE GALVANIZED TWISTED TWO STRAND WIRE. HOSE SHALL BE A SUITABLE LENGTH OF TWO-PLY, REINFORCED BLACK RUBBER HOSE 3/4" INCH IN DIAMETER. STAKES SHALL CONFORM TO THE DETAIL ON THIS SHEET.
 (5) MULCH: MULCH SHALL BE ORGANIC COBBLE SHREDED HARDWOOD BARK FREE OF HERBICIDES, LARGE CHUNKS AND WEEDS AND SEED AND AGED A MINIMUM OF 6 MONTHS.

B. APPLICABLE SPECIFICATIONS AND STANDARDS:
 (1) "STANDARDIZED PLANT NAMES," LATEST EDITION AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
 (2) "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, AMERICAN ASSOCIATION OF NURSERMEN.

C. DIGGING AND HANDLING OF PLANT MATERIALS:
 (1) IMMEDIATELY BEFORE DIGGING, SPRAY ALL EVERGREEN OR DECIDUOUS PLANT MATERIAL IN FULL LEAF WITH ANTI-DESICCANT, APPLYING AN ADEQUATE FILM OVER TRUNKS, BRANCHES, TWIGS, AND/OR FOLIAGE.
 (2) DIG BALL AND BURLAP (B&B) PLANTS WITH FIRM NATURAL BALLS OF EARTH OF DIAMETER NOT LESS THAN THAT RECOMMENDED BY AMERICAN STANDARD FOR NURSERY STOCK, AND IF SUFFICIENT DEPTH TO INCLUDE THE FIBRUS AND FEEDING ROOTS. PLANTS MOVED WITH A BALL WILL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATIONS.

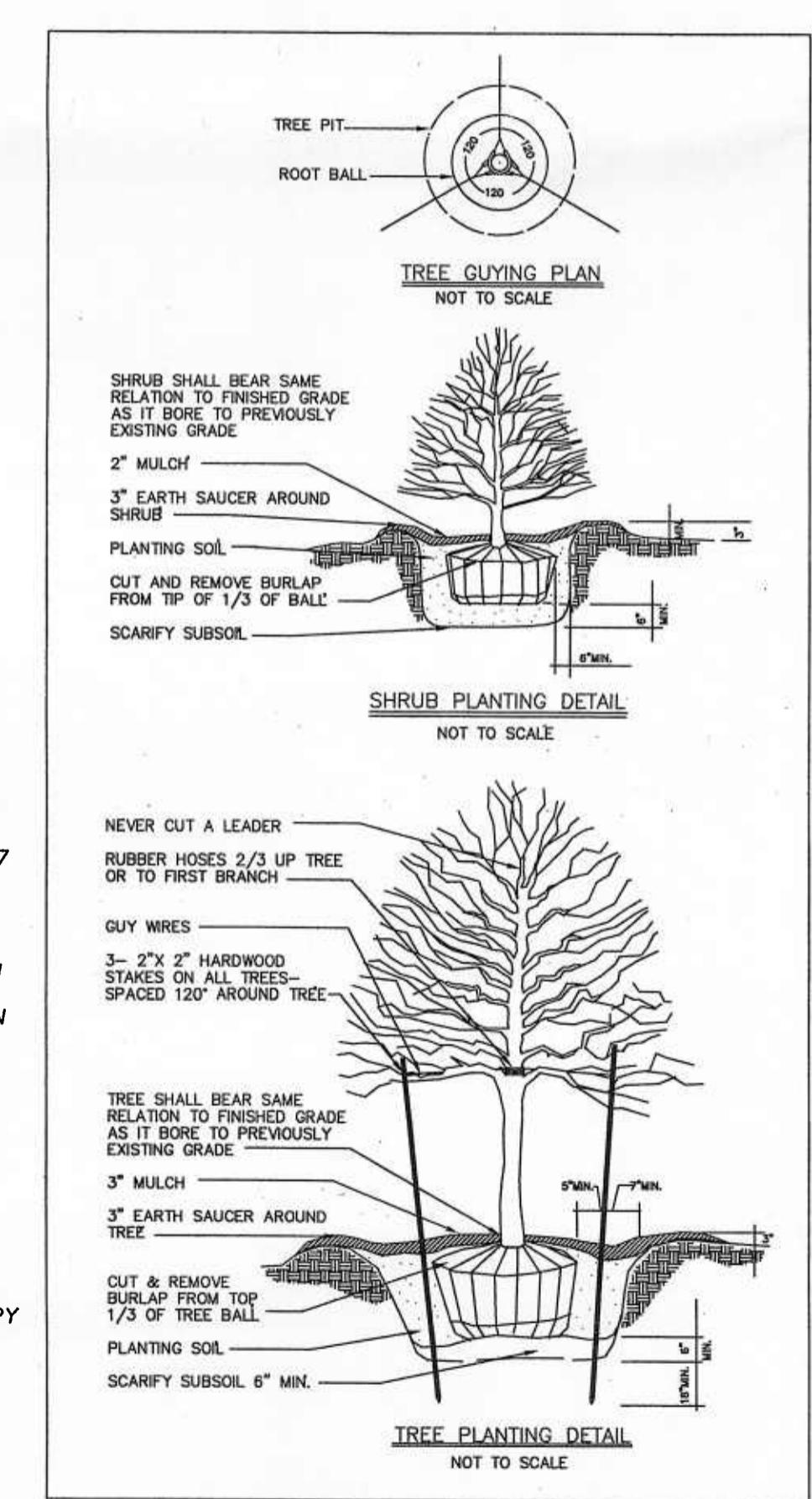
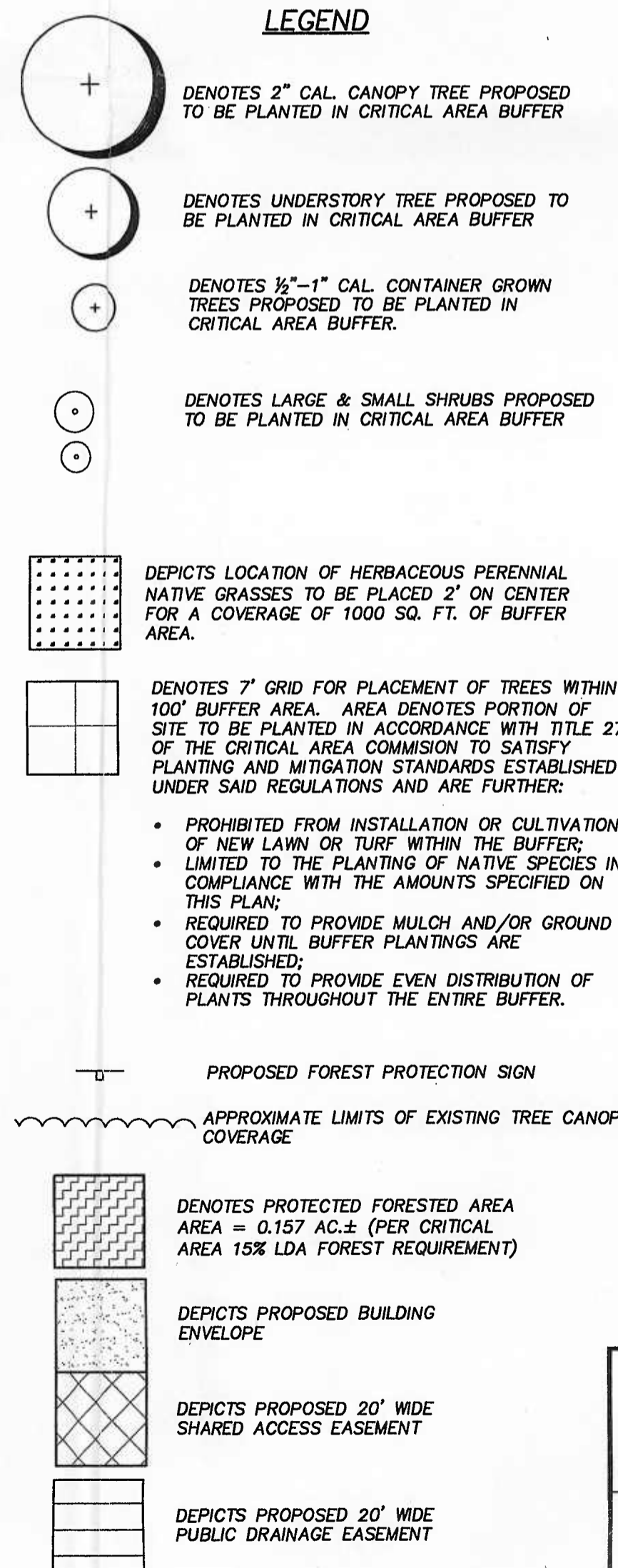
D. EXCAVATION OF PLANTING AREAS:
 STAKE OUT ON THE GROUND LOCATIONS FOR PLANTS AND OUTLINES OF AREA TO BE PLANTED AND OBTAIN APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER BEFORE EXCAVATION IS BEGUN. CONTRACTOR IS TO CAUTIOUSLY TEST FIT AREAS WHERE UNDERGROUND UTILITIES (ELECTRIC, GAS, CABLE, COMMUNICATIONS LINES, WATER LINES, SEWER, ROOF LEADERS, STORM DRAIN PIPE, ETC.) ARE SUSPECTED TO EXIST AND WHERE PROPOSED TO BE PLACED ACCORDING TO PLAN TO AVOID ANY DAMAGE OR DISRUPTION TO SERVICES. DO NOT PLACE PLANTS DIRECTLY OVER ANY EXISTING UNDERGROUND UTILITIES. OFFSET A REASONABLE AND PRACTICAL DISTANCE TO AVOID ANY IMMINENT OR FUTURE CONFLICT.

E. PLANTING OPERATIONS:
 DO NOT MIX OR PLACE SOILS AND SOIL AMENDMENTS IN FROZEN, WET OR MUDDY CONDITION. SUSPEND SOIL SPREADING, GRADING AND TILLING OPERATIONS DURING PERIODS OF EXCESS SOIL MOISTURE UNTIL MOISTURE CONTENT REACHES ACCEPTABLE LEVELS TO ATTAIN THE REQUIRED RESULTS. UNIFORMLY MOISTEN EXCESSIVELY DRY SOIL THAT IS NOT MOISTURABLE AND TOO DUSTY.
 SET PLANTS AT SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. USE PLANTING SOIL TO BACKFILL APPROXIMATELY 2/3 FULL WATER THOROUGHLY BEFORE INSTALLING REMAINDER OF THE PLANTING SOIL TO TOP OF PIT, ELIMINATING ALL AIR POCKETS.
 SET PLANTS PLUMB AND BRACE RIGIDLY IN POSITION UNTIL THE PLANTING SOIL HAS BEEN STAMPED SOLIDLY AROUND THE BALL AND ROOTS. CUT ROPES OR STRINGS FROM TOP OF BALL AFTER PLANT HAS BEEN SET. LEAVE BURLAP OR CLOTH WRAPPING INTACT AROUND BALLS. TURN UNDES AND BURY PORTIONS OF BURLAP AT TOP OF BALL.

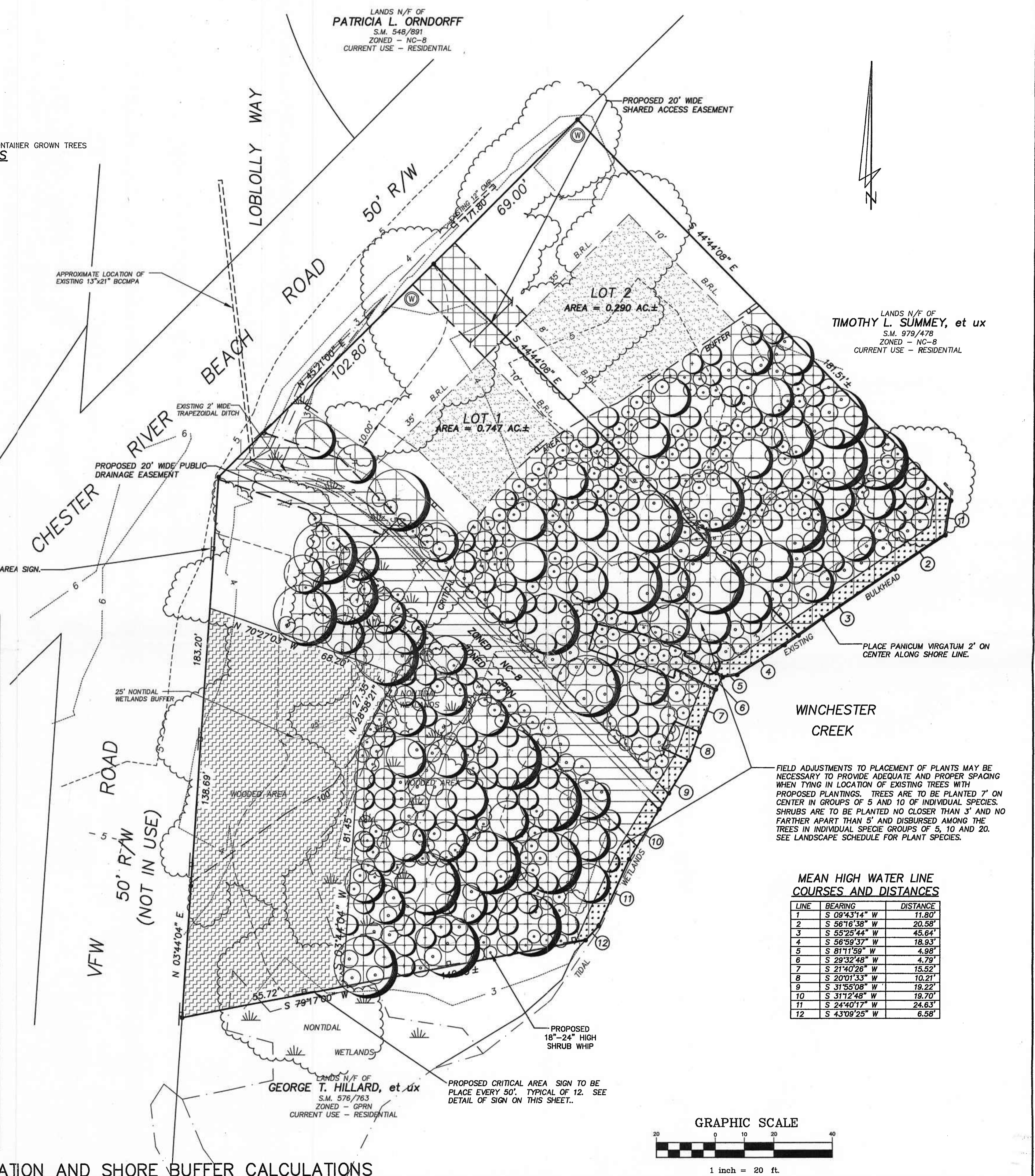
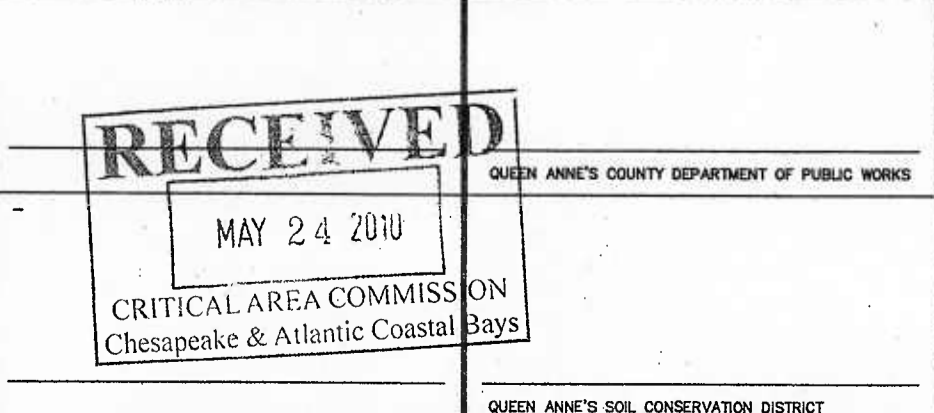
PROTECT PLANTS AT ALL TIMES FROM SUN OR DRYING WINDS. PLANTS THAT CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE KEPT IN THE SHADE, WELL PROTECTED WITH SOIL, WET MOSS OR OTHER ACCEPTABLE MATERIAL AND SHALL BE KEPT WELL WATERED.
 PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY. PLANTS NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL ONLY.
 MULCH ALL PITS AND BEDS WITH A ONE INCH LAYER OF BARKMULCH IMMEDIATELY AFTER PLANTING AND MORE INTO THE TOP THREE INCHES OF THE PLANTING SOIL TO WORKED BEDS ADD MULCH TO A DEPTH OF 3". FORM A 3" EARTH SAUCER AROUND EACH PLANT. PROVIDE A 4" DIAMETER MULCH CIRCLE AROUND THE BASE OF ALL TREES. IN NO INSTANCE IS MULCH TO BE PILED AGAINST THE BASE OF TREE AND SHRUB TRUNKS. MULCH AREAS AROUND BASE OF EACH PLANT, IN PLANTED AREAS AND AROUND THE PERIMETERS OF BUILDINGS. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.

F. STAKING AND PRUNING:
 STAKING SHALL BE COMPLETED IMMEDIATELY AFTER PLANTING. PLANTS SHALL STAND PLUMB AFTER STAKING. STAKES AND CUY WIRE SHALL BE OF THE SIZE AND MATERIAL SPECIFIED ABOVE AND POSITIONED AS SHOWN ON THE ACCOMPANYING PLANTING DETAIL. THEY SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD AND DISPOSED OF OFF SITE BY THE CONTRACTOR.
 REMOVE ALL DEAD WOOD, SUCKERS, OR BROKEN BRANCHES AND PRESERVE THE NATURAL CHARACTER OF THE PLANT.

H. GUARANTEE:
 ALL PLANT MATERIALS SHALL BE GUARANTEED FOR TWO (2) FULL YEARS FROM THE DATE THAT THE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETE. PLANT MATERIAL NOT FOUND TO BE IN A HEALTHY, VIGOROUS CONDITION AT THE BEGINNING OF THE SECOND GROWING SEASON IS TO BE REPLACED.



NOTE: SEE SHEET 1 FOR MITIGATION AND SHORE BUFFER CALCULATIONS



DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
 ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
 P.O. BOX 80
 CENTREVILLE, MARYLAND 21617
 PHONE: 1-443-262-9130
 FAX: 1-443-262-9148

MAJOR BUFFER MANAGEMENT PLAN
 ON LOT 1, BLOCK "A"
CHESTER RIVER BEACH
 TAX MAP - 55, GRID - 9, PARCEL - 568
 FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
 PREPARED FOR: LACROSSE HOMES, INC.

DATE	REVISION	DATE	SCALE
10-14-09	PER LUGME COMMENTS	MAY '09	1"=20'
3-23-10	PER LUGME COMMENTS	JOB No.	DRAWN BY
5-13-10	PER LUGME COMMENTS	2005075	CCJ
		FOLDER Ref.	DESIGNED BY
		58-2005075	CCJ
		SHEET No. - 2 OF 2	
		05075-CA-Mit2rev	
		CADD FILE	

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REGISTERED MARYLAND SURVEYOR NO. _____ 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 SITUATED WITHIN FIVE HUNDRED (500) FEET OF A WATER COURSE SERVING AS A TRIBUTARY AREA OF 640 ACRES OR MORE.

AS WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 20__.

REGISTERED MARYLAND SURVEYOR
MICHAEL A. SCOTT, INC.
207 MAPLE AVENUE
CHESTERTOWN, MD. 21620

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT I/WE HAS/HAVE CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES SET FORTH HEREIN. I/WE ALSO CERTIFY TO THE BEST OF MY/OUR KNOWLEDGE THAT ALL RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS OR COVENANTS HAVE BEEN INDICATED ON THE ANNEXED PLAT. I/WE HEREBY ACKNOWLEDGE AND ADOPT THE SAME AS MY/OUR ACT THE ____ DAY OF _____, 20__.

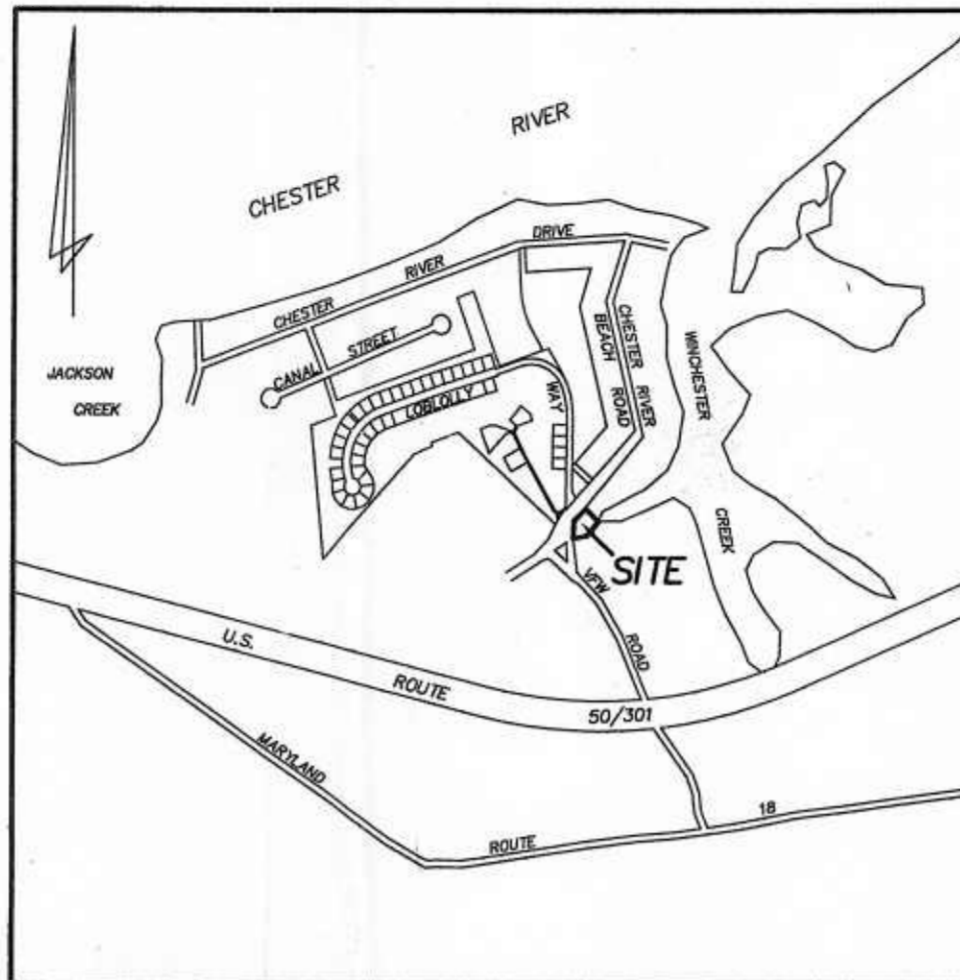
LINDSAY DIXON - LACROSSE HOMES, INC

UNIFORM ACKNOWLEDGMENT ACT

STATE OF _____
COUNTY OF _____
ON THIS ____ DAY OF _____, 20__, BEFORE
ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC



VICINITY MAP

SCALE 1" = 2000'

TABLE OF CONTENTS

SHEET 1	-	TITLE SHEET
SHEET 2	-	MINOR SUBDIVISION

PURPOSE AND INTENT STATEMENT:

THE PURPOSE OF THIS MINOR SUBDIVISION PLAN IS TO CREATE TWO (2) LOTS UTILIZING THE LARGE LOT TECHNIQUE.

OWNER/DEVELOPER

LACROSSE HOMES, INC.
P.O. BOX 1118
STEVENSVILLE, MARYLAND 21666
PHONE NO. 1-410-604-3701

SURVEYOR

MICHAEL A. SCOTT, INC.
207 MAPLE AVENUE
CHESTERTOWN, MARYLAND 21620
PHONE NO. 1-410-778-2310

COUNTY FINANCE OFFICE

THE COLLECTOR OF TAXES FOR 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 WITNESSED BY MY SIGNATURE THIS ____ DAY OF _____, 20__.

QUEEN ANNE'S COUNTY FINANCE OFFICE

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 _____, 20__.

JOHN SCARBOROUGH

DEPARTMENT OF ENVIRONMENTAL HEALTH CERTIFICATE

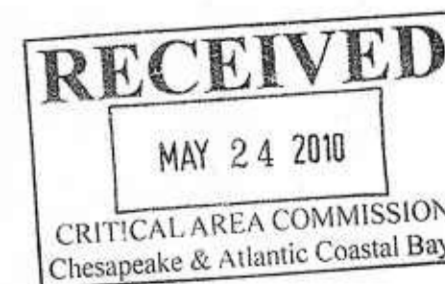
THIS IS TO VERIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH OF QUEEN ANNE'S COUNTY ON THE ____ DAY OF _____, 20__.

JOHN NICKERSON

DEPARTMENT OF LAND USE, GROWTH MANAGEMENT AND ENVIRONMENT CERTIFICATE

THIS IS TO VERIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE QUEEN ANNE'S COUNTY DEPARTMENT OF LAND USE, GROWTH MANAGEMENT AND ENVIRONMENT ON THE ____ DAY OF _____, 20__.

J. STEVEN COHOON, CHIEF OF LAND USE AND ZONING
MINOR SITE PLAN #05-06-08-0018C



MINOR SUBDIVISION #05-06-08-0018C

	<p>DAVIS, MOORE, SHEARON & ASSOCIATES, LLC P.O. BOX 80 CENTREVILLE, MARYLAND 21617</p>	DATE	REVISION	<p>MINOR SUBDIVISION OF LOT 1, BLOCK "A" CHESTER RIVER BEACH TAX MAP - 58, GRID - 9, PARCEL - 568 FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND PREPARED FOR : LACROSSE HOMES, INC.</p>	DATE	SCALE
		10-6-06	PER COMMENTS		AUG. '06	AS SHOWN
<p>MICHAEL A. SCOTT INC. 207 MAPLE AVENUE CHESTERTOWN, MD 21620 (410)778-2310</p>		11-28-07	REVISED LOTS	<p>JOB No. 2005075 DRAWN BY J. MOORE</p>	<p>FOLDER Ref. 58-2005075 DESIGNED BY</p>	<p>SHEET No. - 1 OF 2 CADD FILE - 05075-1</p>
		8-3-09	PER COMMENTS			
		10-14-09	PER LUGME COMMENTS OF 8-24-09			
		3-23-10	PER LUGME COMMENTS OF 10-28-09			
		5-13-10	PER LUGME COMMENTS OF 4-9-10			

SITE STATISTICS

GROSS SITE AREA	= 1.049 acres ± (45,686 sq. ft.±)
CRITICAL AREA	= 1.049 acres ± (45,686 sq. ft.±)
GPRN ZONE	= 0.428 acres ± (18,640 sq. ft.±)
NC-8 ZONE	= 0.621 acres ± (27,046 sq. ft.±)
AREA WITHIN ANY FLOODPLAIN	= 1.049 acres ± (45,686 sq. ft.±)
AREA IN BUFFERYARDS	= 0.000 acres ±
NUMBER OF DWELLING UNITS PERMITTED	= 3 du's (3.5 du/ac. X 1.037 Ac.)
NUMBER OF DWELLING UNITS (EXISTING)	= 1 du's
NUMBER OF DWELLING UNITS (TO BE REMOVED)	= 1 du's
NUMBER OF DWELLING UNITS (PROPOSED)	= 2 du's
TOTAL NUMBER OF DWELLING UNITS	= 2 du's
EXISTING RESOURCES	
AREA OF NONTIDAL WETLANDS	= 0.099 acres ±
AREA OF SHORE BUFFER (INCLUDES WETLANDS)	= 0.620 acres ±
CRITICAL AREA FOREST DATA	
AREA OF SITE (CRITICAL)	= 1.049 acres ±
AFFORESTATION AREA REQUIRED (15%)	= 0.157 acres ±
AREA OF WOODLANDS (INCLUDING WETLANDS)	= 0.000 acres ±
PERCENTAGE OF WOODLANDS ON SITE	= 0.0%
PROPOSED AFFORESTATION	= 0.157 acres ±

CRITICAL AREA LOT COVERAGE CALCULATIONS

GROSS AREA	= 1.049 AC.± (45,686 sq. ft.±)
CRITICAL AREA	= 1.049 AC.± (45,686 sq. ft.±)
15% OF CRITICAL AREA = ALLOWED LOT COVERAGE	= 0.157 AC.± (6,853 sq. ft.±)
PERMITTED LOT COVERAGE - LOT 1	= 0.078 AC.± (3,426 sq. ft.±)
EXISTING LOT COVERAGE - LOT 1	= 0.000 AC.± (0 sq. ft.±)
PROPOSED LOT COVERAGE - LOT 1	= 0.078 AC.± (3,426 sq. ft.±)
PERMITTED LOT COVERAGE - LOT 2	= 0.078 AC.± (3,427 sq. ft.±)
EXISTING LOT COVERAGE - LOT 2	= 0.030 AC.± (1,305 sq. ft.±)
EXISTING LOT COVERAGE TO BE REMOVED - LOT 2	= 0.030 AC.± (1,305 sq. ft.±)
PROPOSED LOT COVERAGE - LOT 2	= 0.078 AC.± (3,427 sq. ft.±)

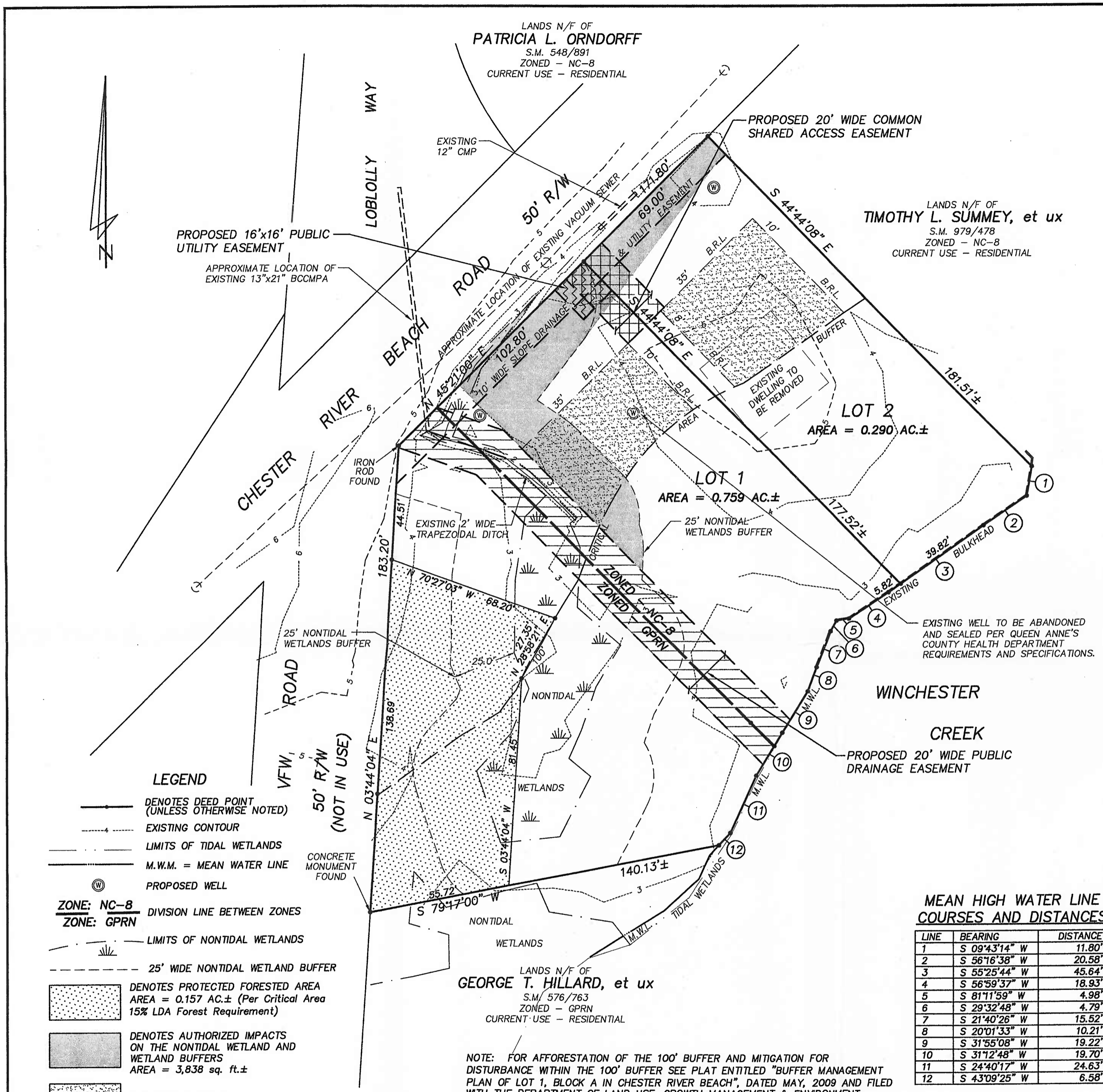
NOTE: LOT COVERAGE PERMITTED ON LOTS 1 AND 2 WILL NOT INCLUDE GRAVEL DRIVEWAYS, PERVIOUS PAVERS, OR WOODEN DECKS AS THIS PROJECT IS GRANDFATHERED UNDER THE OLD CRITICAL AREAS REGULATIONS FOR LOT COVERAGES AND NOT THE CURRENT CRITICAL AREAS REGULATIONS FOR LOT COVERAGE EFFECTIVE OCTOBER 1, 2010.

SITE NOTES

- FOR DEED REFERENCE, SEE S.M. 1398/329. THE PHYSICAL ADDRESS OF THIS SITE IS 500 CHESTER RIVER BEACH ROAD AND PRIOR TO THIS PLAT OF MINOR SUBDIVISION THIS PROPERTY IS IDENTIFIED AS LOT 1, BLOCK A OF PARCEL 568 ON TAX MAP 56.
- CURRENT ZONING: NC-8 - NEIGHBORHOOD CONSERVATION
GPRN - GRASONVILLE PLANNED RESIDENTIAL NEIGHBORHOOD
- SITE IS ENTIRELY LOCATED WITHIN THE CRITICAL AREA. THE SUBJECT SITE IS WITHIN AN AREA MAPPED BUFFER EXEMPT; HOWEVER, IN ACCORDANCE WITH SECTION 14:1-53, THE SUBDIVISION OF THIS PROPERTY PRECLUDES IT FROM PROVISIONS OF THE BUFFER EXEMPT PROVISIONS.
- THE SUBJECT PROPERTY APPEARS TO EXIST WITHIN ZONE "A8" AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 240054 0047 B. ALL STRUCTURES SHOULD MEET REQUIREMENTS OF QUEEN ANNE'S COUNTY FLOODPLAIN ORDINANCE AND BE ADDRESSED AT THE BUILDING PERMIT APPLICATION STAGE. THE MINIMUM REQUIRED FIRST FLOOR ELEVATION FOR DWELLINGS ON LOT 1 AND LOT 2 IS 8.00' BASED ON F.I.R.M. DATUM.
- PROPERTY LINE INFORMATION AND CONTOURS SHOWN HEREON ARE THE RESULT OF A FIELD RUN SURVEY BY MICHAEL A. SCOTT, INC. IN AUGUST, 2006, AND REFERENCE THE BEARINGS AND DISTANCES ESTABLISHED BY THE ORIGINAL SUBDIVISION PLAT OF CHESTER RIVER BEACH RECORDED IN PLAT BOOK 23, PAGE 5. ELEVATIONS SHOWN HEREON ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (1929) REFERENCE MARKER #189 WHICH IS A NAIL (NGVD ELEVATION=4.83) IN POWER POLE #58 LOCATED ON THE WEST SIDE OF STONEY BAR BLUFF ROAD AT CHESTER RIVER ROAD.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF REVIEW OF AN ABSTRACT OF TITLE. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RIGHTS-OF-WAY OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT A CURRENT AND ACCURATE TITLE SEARCH MAY DISCLOSE.
- NONTIDAL WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY ENVIRONMENTAL REGULATIONS CONSULTANT, INC. AND FIELD LOCATED BY MICHAEL A. SCOTT, INC. IN OCTOBER, 2005.
- SOILS ONSITE CONSIST OF "HR" HURLOCK SANDY LOAM AS SCALED FROM SOILS SURVEY OF QUEEN ANNE'S COUNTY, MAP No. 37.
- PUBLIC SEWER AND PRIVATE WELLS WILL BE UTILIZED FOR SEWAGE DISPOSAL AND POTABLE WATER SUPPLY.
- STORMWATER MANAGEMENT WILL BE ADDRESSED AT THE TIME OF THE BUILDING PERMIT.
- ACCESS TO THE PROPOSED LOTS WILL BE FROM THE COUNTY PORTION OF CHESTER RIVER BEACH ROAD. DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH COUNTY STANDARD DETAIL (No. 105.02). ENTRANCE PERMITS SHOULD BE OBTAINED FROM THE COUNTY ROADS DIVISION PRIOR TO CONSTRUCTION OF ANY TEMPORARY OR PERMANENT ENTRANCES WITHIN THE COUNTY RIGHT-OF-WAY.
- IN ACCORDANCE WITH SECTION 14:1-51.A., NEW DEVELOPMENT ACTIVITIES, INCLUDING CLEARING OF EXISTING NATURAL VEGETATION, ERECTION OF STRUCTURES, CONSTRUCTION OF NEW ROADS, PARKING AREAS OR OTHER IMPERVIOUS SURFACES AND THE PLACEMENT OF SEWAGE DISPOSAL SYSTEMS, ARE NOT PERMITTED IN THE BUFFER NOR THE EXPANDED BUFFER.
- IN ACCORDANCE WITH SECTION 14:1-38.E.5, "LOT COVERAGE" (AS DEFINED BY CRITICAL AREAS COMMISSION) SHALL BE LIMITED TO 15% OF THE GROSS SITE AREA.
- FOR ADDITIONAL INFORMATION REGARDING THE SEDIMENT AND EROSION CONTROL, SANITARY SEWER CONNECTIONS AND DRAINAGE INFORMATION AND EASEMENT SEE THE "UTILITY AND DRAINAGE PLANS" PREPARED IN CONJUNCTION WITH THIS MINOR SUBDIVISION.

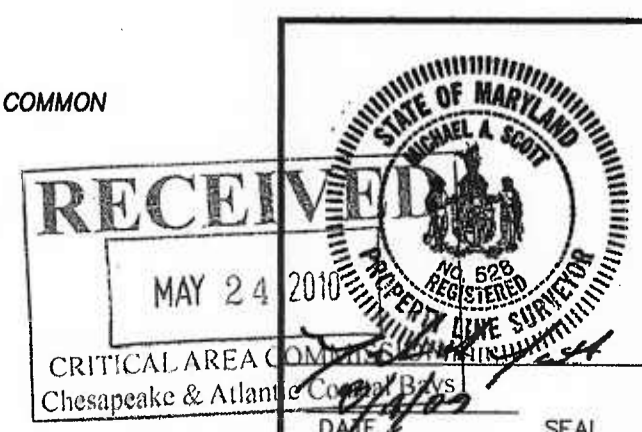
MEAN HIGH WATER LINE COURSES AND DISTANCES

LINE	BEARING	DISTANCE
1	S 09°43'14" W	11.80'
2	S 56°16'38" W	20.58'
3	S 55°25'44" W	45.64'
4	S 56°59'37" W	18.93'
5	S 81°11'59" W	4.98'
6	S 29°32'48" W	4.79'
7	S 21°40'26" W	15.52'
8	S 20°01'33" W	10.21'
9	S 31°55'08" W	19.22'
10	S 31°12'48" W	19.70'
11	S 24°40'17" W	24.63'
12	S 43°09'25" W	6.58'



LEGEND

- DENOTES DEED POINT (UNLESS OTHERWISE NOTED)
- - - EXISTING CONTOUR
- LIMITS OF TIDAL WETLANDS
- M.W.M. = MEAN WATER LINE
- ⊙ PROPOSED WELL
- DIVISION LINE BETWEEN ZONES
- LIMITS OF NONTIDAL WETLANDS
- 25' WIDE NONTIDAL WETLAND BUFFER
- DENOTES PROTECTED FORESTED AREA AREA = 0.157 AC.± (Per Critical Area 15% LDA Forest Requirement)
- DENOTES AUTHORIZED IMPACTS ON THE NONTIDAL WETLAND AND WETLAND BUFFERS AREA = 3,838 sq. ft.±
- DEPICTS PROPOSED BUILDING ENVELOPE
- DEPICTS PROPOSED 20' WIDE COMMON SHARED ACCESS EASEMENT
- DEPICTS PROPOSED 20' WIDE PUBLIC DRAINAGE EASEMENT
- DEPICTS PROPOSED 16'x16' PUBLIC UTILITY EASEMENT



DAMS, MOORE, SHEARON & ASSOCIATES, LLC
P.O. BOX 80
CENTREVILLE, MARYLAND 21617

MICHAEL A. SCOTT INC.
207 MAPLE AVENUE CHESTERTOWN, MD 21620 (410)778-2310

DATE	REVISION
10-6-06	PER COMMENTS
11-28-07	REVISED LOTS
1-29-07	REVISED PL
8-3-09	PER COMMENTS
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3-23-10	PER LUGME COMMENTS OF 10-28-09
5-13-10	PER LUGME COMMENTS OF 4-9-10

MINOR SUBDIVISION
OF LOT 1, BLOCK "A",
CHESTER RIVER BEACH
TAX MAP - 58, GRID - 9, PARCEL - 568
FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
PREPARED FOR : LACROSSE HOMES, INC.

DATE	SCALE
AUG. '06	1" = 30'
JOB No. 2005075	DRAWN BY J. MOORE
FOLDER Ref. 58-2005075	DESIGNED BY
SHEET No. - 2 OF 2	
CADD FILE - 05075-2	