

Comments
4/2/07 KS

Comments
6/8/07 KS

Comments
8/2/07 KS

Comments
3/4/08 KS

S1829-6517

4/16

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 17, 2008

Mr. Tony DiGiacomo
Cecil County Office of Planning and Zoning
County Administration Building
200 Chesapeake Boulevard, Suite 2300
Elkton, Maryland 21921

**Re: Final Major Subdivision
Lands of Herschell B. Claggett**

Dear Mr. DiGiacomo:

Thank you for submitting the above referenced final subdivision plat for review and comment. The parcel is 209.279 acres in size, with 78.2 acres located within the Critical Area and designated Resource Conservation Area (RCA).

Based on the information provided, we have no additional comments on this proposal.

Thank you again for providing information on this final subdivision plat. If you have any questions, please contact me at (410) 260-3483.

Sincerely,

A handwritten signature in cursive script that reads "Nick Kelly".

Nick Kelly
Natural Resource Planner
cc: CE 163-07

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

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1804 West Street, Suite 100, Annapolis, Maryland 21401

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June 12, 2008

Mr. Tony DiGiacomo
Cecil County Office of Planning and Zoning
County Administration Building
200 Chesapeake Boulevard, Suite 2300
Elkton, Maryland 21921

Re: Final Major Subdivision
Lands of Herschell B. Claggett

Dear Mr. DiGiacomo:

Thank you for submitting the above referenced final subdivision plat for review and comment. As you are aware, the action taken by the Critical Area Commission on October 11, 2007 applies to the Habitat Protection Area provisions of the Cecil County Zoning Ordinance. Specifically, the Planning Commission may not approve any final subdivision plat in a Habitat Protection Area because the decision will be null and void per Natural Resources Article Section 8-1809(1)(3). Accordingly, I would recommend that the Planning Commission postpone this matter until the County has successfully resolved the sanction.

Thank you for your attention. If you have any questions, please contact me at (410) 260-3475.

Sincerely,

Kate Schmidt

Kate Schmidt
Regional Program Chief

CE479-04

TTY for the Deaf

Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
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April 18, 2008

Mr. Tony DiGiacomo
Cecil County Office of Planning and Zoning
County Administration Building
200 Chesapeake Boulevard, Suite 2300
Elkton, MD 21921

Re: Preliminary Major Subdivision
Lands of Herchell B. Claggett

Dear Mr. DiGiacomo:

Thank you for resubmitting the above referenced subdivision for review and comment. The applicant received concept plat approval on August 20, 2007. The proposal is for a 3-lot subdivision of a 209.3 acre parcel, of which 78.2 acres are within the Resource Conservation Area (RCA). I last reviewed the proposal on March 4, 2008. Based on the information submitted it would appear my previous comments have been addressed. I have no additional comments at this time.

Thank you for the opportunity to provide comments. Please provide this office with a copy of the final approved plat. If you have any questions, please contact me at 410-260-3475.

Sincerely,

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

Kate Schmidt
Natural Resource Planner

CE163-07

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

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March 4, 2008

Mr. Tony DiGiacomo
Cecil County Department of Planning and Zoning
200 Chesapeake Blvd., Suite 2300
Elkton, MD 21921

Re: Preliminary Major Subdivision & Forest Conservation Plan
Herschell B. Claggett

Dear Mr. DiGiacomo:

Thank you for submitting the above referenced subdivision for review and comment. The applicant received concept plat approval on August 20, 2007. The proposal is for a 3-lot subdivision of a 209.3 acre parcel, of which 78.2 acres are within the Resource Conservation Area (RCA). I last reviewed the proposal on August 21, 2007. My remaining comments are below:

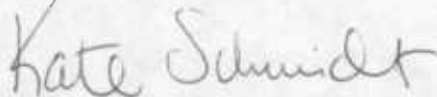
- ✓ 1. As I stressed in my previous communications, Sheet #1 of the plat should contain a note referencing Section 193.3 of the Cecil County Zoning limiting the density of the RCA to one dwelling unit per twenty acres. Therefore, based on the proposed plan for three lots and three dwelling units, no additional subdivision or dwelling units may occur.
- ✓ 2. The 110-foot Buffer applies to tidal waters, edge of tidal wetlands and tributary streams. Tributary streams include both intermittent and perennial streams per Section 196 and the definitions within the Cecil County Zoning Ordinance. It is not clear whether a 110-foot Buffer for tributary streams was properly applied within the plat based on the note included on Sheet #4. Sheet #4 should be revised to state a 110-foot Buffer is shown from the edge of tidal waters, tidal wetlands and tributary streams and the plat adjusted as necessary.
- ✓ 3. Tributary streams may be identified on USGS topographical maps, but should be shown on the plat regardless if they are present in the field.
- ✓ 4. In the case of contiguous steep slopes of 15% or greater, the 110-foot Buffer should be expanded four feet for every one percent of slope, or to the top of the slope, whichever is

greater. Given the scale of the plat it is difficult to establish whether the Buffer was properly expanded in all places. I recommend the applicant submit a close-up of the Buffer expansion to ensure the calculations were made correctly.

- ✓ 5. The review by the Department of Natural Resources Wildlife and Heritage Division determined Forest Interior Dwelling Species (FIDS) habitat may be present on site. Notes #8 on Sheet 6 should be revised to correctly state the requirements of development within FIDS habitat. A note should be added to the plat stating that any proposed development activity must comply with the Habitat Protection Provisions of the Cecil County Code and the FIDS mitigation requirements outlined in the CAC guidance document A Guide to the Conservation of Forest Interior Dwelling Birds in the Chesapeake Bay Critical Area.
- ✓ 6. Aerial imagery of Lot 6 indicates there is some open area on the lot near the barn, however the tree line does not exactly match what is indicated on the plat. The applicant should be aware, that any clearing of trees in this area must be mitigated under the FIDS Guidance and are considered part of the forest canopy.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3475.

Sincerely,



Kate Schmidt
Natural Resource Planner

CE163-07

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

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August 21, 2007

Mr. Anthony DiGiacomo
Cecil County Department of Planning and Zoning
129 East Main Street
Elkton, MD 21921

Re: Clagget/Corrin 3-Lot Subdivision
Glebe Road, Earleville

Dear Mr. DiGiacomo:

Thank you for providing information regarding the above referenced subdivision. The applicant is seeking to subdivide a 209.3 acre parcel, of which 78.2 acres is within the Resource Conservation Area (RCA). Based on the information provided I have the following comments:

1. Please add a plat note stating that Section 193.3 of the Cecil County Zoning Ordinance permits one (1) dwelling unit per twenty (20) acres for a total of 3 development rights in the Resource Conservation Area and no further subdivision may occur in the Critical Area.
2. Please add a plat note stating that any proposed development activity must comply with the Habitat Protection Provisions of the Cecil County Zoning Code, including FIDS forest mitigation for any proposed future forest clearing.
3. Please add a plat note stating that disturbance to slopes greater than 15%, the 110-Buffer and expanded Buffer, the 25-foot nontidal wetland buffer, and nontidal wetlands is prohibited.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3475.

Sincerely,

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

Kate Schmidt
Natural Resource Planner

CE163-07

Herschell B. Claggett, Sr., Concept Plat, Aug. '07 Planning Commission, Glebe Rd., 1st Election District (TAZ#950, CT#301)

This proposal was found to be in compliance with §3.8 of the Subdivision Regulations regarding public notification signs.¹

With regard to the posting of plats on the County's website, notice is hereby given the jpg file submissions can be only 11 inches, maximum, in any direction. Adherence to that requirement will enable the County to better serve the public.

Zoning: SAR, RCA

Density: The SAR zone permits a maximum base density of 1 du/ 20 ac. This Concept Plat proposes 3 lots² on 209.3 acres, for a proposed density of 1/69.77.

This plat is laid out in the fashion of a Preliminary-Final Plat, complete with signature block. §2.0 of the Subdivision Regulations allows for a combined Preliminary-Final Plat if there are from 1 to 5 lots.

However, §4.0.1 of the Subdivision Regulations allows for the elimination of a Concept Plat **only** for projects with fewer than 10 lots and 25 acres. ~~With 209.3 acres, this project does not meet that test, and this must be considered a Concept Plat.~~

78.2 acres are in the Critical Area's RCA designation, which also carries a density of 1/20. The proposed RCA density is 1/26.07.

~~A 110' tidal wetland and tidal waters buffer shall be established in natural vegetation. This buffer shall be expanded to include contiguous sensitive areas featuring hydric soils, highly erodible soils on slopes greater than 15%, or areas of impact including streams, wetlands, or other aquatic environments.~~

No development is permitted in the tidal wetlands and tidal waters buffer, **including septic systems, impervious surfaces, parking areas, roads, or structures.** ~~No more than 20% of the forest or developed woodland may be removed, and no more than 15% of the surface area can be converted to impervious surface in the RCA. In the critical area, no structure shall exceed 35' in height.~~

~~Any tree removal within a public right-of-way requires approval from the Maryland Department of Natural Resources.~~

A **boundary line survey** must be done in conjunction with the preparation of the Preliminary Plat for density calculation purposes.

Dwellings or impervious surfaces shall not occur on slopes with a grade of 25% or more covering a contiguous area of 10,000 ft² or more. ~~On slopes between 15 and 25%, good engineering practices shall be used to ensure sediment and erosion control and slope stabilization before, during and after disturbance activities.~~³

¹ This project was submitted for April '07 TAC review under the name "Lands of Dana S. Corrin." It had to be withdrawn because of failure to comply with §3.8 of the Subdivision Regulations.

² Minor Subdivision #3682, Pegasus Farms LLC (m52, p487) was approved on 5/31/07; thus, there currently exists no more minor subdivision potential.

³ The Cecil County Subdivision Regulations define steep slopes as "15 percent or greater incline." The Cecil County Zoning Ordinance defines steep slopes as consisting of a grade of 25% or more covering a contiguous area of 10,000 ft² or more. The Cecil County Forest Conservation Regulations define steep slopes as "areas with slopes greater than 25 percent slope."

Herschell B. Claggett, Sr., Concept Plat, Aug. '07 Planning Commission, Glebe Rd., 1st Election District (TAZ#950, CT#301)

Slopes greater than 25% must be again shown on the Preliminary Plat.

A 110' perennial stream buffer is required from all perennial streams present. ~~Is a "blue line stream" the same as a perennial stream? The buffer shall be expanded to include contiguous areas of hydric soils, highly erodible soils, and soils on slopes greater than 15% —to a maximum distance of 160'.~~

A 25' buffer is required around all non-tidal wetlands and intermittent streams present. ~~Permits are required from the (US Army) Corps of Engineers and MDE for all non-tidal wetland and stream impacts prior to recordation.~~ A Jurisdictional Determination (JD) must be done prior to preliminary plat review by the Planning Commission.⁴

The habitats of rare, threatened, and endangered species must be avoided. This subdivision shall be subject to the habitat protection criteria of the County's Critical Area Program.

~~No common open space is required. No landscaping of the development envelope is required and no sidewalks are recommended in the SAR zone.~~

~~The adjacent properties' zoning has been shown.⁵~~

~~A Bufferyard Standard A will be required adjacent to any adjoining property on which an agricultural operation is occurring.~~

~~Where feasible, the natural vegetative equivalent may be used to satisfy any bufferyard requirements.~~

~~Any tree removal within a public right of way requires approval from the Maryland Department of Natural Resources.~~

As of 8/13/07, an FSD had been submitted but remained deficient. The FSD must be approved prior to Planning Commission review of the Concept Plat.⁶ An environmental assessment has been submitted in accordance with §200.1.

~~The Preliminary Forest Conservation Plan (PFCP) must be approved prior to Planning Commission review of the Preliminary Plat (§6.2.B(1), Cecil County Forest Conservation Regulations).~~

~~The final Forest Conservation Plan (FCP) and Landscape Plan must be approved prior to Planning Commission review of the Final Plat (§6.3.B(1)(a), Cecil County Forest Conservation Regulations).~~

~~A Landscape Agreement must be executed prior to recordation.~~

~~Deed restrictions for the long-term protection of the Forest Retention/Afforestation Areas (FRAs) must be recorded and noted on the plat prior to recordation, with the metes and bounds description of the FRA being shown on the Final and Record Plats.~~

~~Variance application #3312 has been approved.~~

⁴ Per the Planning Commission's policy, established on 3/20/95 and revised on 1/16/96, so long as the wetlands are in the common open space or the forest retention area or the large lot, a JD need not be done.

⁵ Per §187.2, the Planning Commission may require bufferyards to separate different zoning districts from one another.

⁶ Per §5.1.C, Cecil County Forest Conservation Regulations.

Herschell B. Claggett, Sr., Concept Plat, Aug. '07 Planning Commission, Glebe Rd., 1st Election District (TAZ#950, CT#301)

A Mini-road Maintenance Association for maintenance of the mini road must be established prior to recordation.

~~For subdivisions proposed on property contiguous to operating farms, notice shall be provided on the plat that an agricultural operation is being conducted on a contiguous property and said agricultural operation is protected from nuisance claims provided the conditions of Article I, § 4 are being complied with.~~

School information:	<u>Elementary</u>	<u>Middle</u>	<u>High School</u>
	Cecilton	Bo Manor	Bo Manor
FTE	306	513	717
Capacity	295	-----1244-----	
% Utilization	104%	99%	99%

RECOMMENDATION:

DISAPPROVAL, with the recommendation that the plat be resubmitted once the FSD/Conceptual EA has been approved.

APPROVAL, conditioned on:

- ~~1) The boundary line survey being completed prior to the TAC's review of the Preliminary Plat;~~
- ~~2) The JD being completed prior to the Planning Commission's review of the Preliminary Plat;~~
- ~~3) —~~

CONCEPT PLAT REQUIRED INFORMATION:

- (a) Concept plats will be submitted on paper and shall be clear and legible. Illegible plats will be discarded and the subdivider notified. Incomplete concept plats will not be accepted by OPZ. Incomplete concept plats will be returned to the subdivider within 15 days of submission for completion and resubmission by the subdivider at a later date.
- (b) A vicinity map indicating the location of the property with respect to surrounding property and streets. Show all property owned according to the tax maps if only a part of the property is to be developed.
- (c) In the event that a record subdivision adjoins the property to be developed, the subdivision should be indicated by dashed lines.
- (d) Title information:
 1. Proposed name
 2. Scale of Plat
 3. Date
- (e) Name and address of owner or person representing owner who is responsible for preparation of the plat.
- (f) North point.
- (g) Boundary of proposed subdivision. This can be a deed plot.
- (h) Location, widths, and names of all streets and/or alleys on or adjoining the subdivision; this should include plats which have preliminary approval as well as those recorded but unimproved and all existing easements. (to be indicated by dashed lines).
- (i) Location of existing utilities on or within 200 ft of the parcel.
- (j) The layout of all proposed and existing lots with appropriate dimensions and minimum area.
- (k) The approximate location and area of all property proposed to be reserved to public use or to be reserved for use by all property owners in the subdivision, also the purposes of any proposed easements.
- (l) Zoning classification of tract.
- (m) ~~In the case of multi-family projects (apartments, townhouses, etc.) the following additional items shall be shown:~~
 - ~~1. Approximate location of buildings.~~
 - ~~2. Total number of units in each building.~~
 - ~~3. Total number of off-street parking spaces and the space to unit ratio.~~
- (n) **General location and areal extent of the following when the subdivision is proposed in the Cecil County Critical Area:**
 1. Tidal and non-tidal wetlands;
 2. Streams (perennial and intermittent);
 3. Areas of steep slopes, highly erodible and other soils with development constraints;
 4. Shore and stream Buffer (110-foot minimum);
 5. Natural resource protection areas, Habitat Protection Areas, forests and developed woodlands on or in the vicinity of the proposed subdivision;
 6. The Critical Area Boundary and the applicable land management classification(s), i.e. Intensely Developed Area (IDA), Limited Developed Area (LDA), or Resource Conservation Area (RCA);
 7. Computation of the amount of acres in the Critical Area District; and
 8. The location and extent of existing an/or [sic] proposed shore erosion abatement approaches.
- (o) Additional information as required by the Forest Conservation Regulations and/or the Forest Conservation Technical Manual.

Martin O'Malley
Governor



Anthony G. Brown
Lt. Governor

Margaret G. McHale
Chairman

Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401

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www.dnr.state.md.us/criticalarea/

June 5, 2007

Mr. Anthony DiGiacomo
Cecil County Department of Planning and Zoning
129 East Main Street
Elkton, MD 21921

Re: Clagget/Corrin 3-Lot Subdivision
Glebe Road, Earleville

Dear Mr. DiGiacomo:

Thank you for providing information regarding the above referenced subdivision. The applicant is seeking to subdivide a 209.3 acre parcel, of which 78.2 acres is within the Resource Conservation Area (RCA). Based on the information provided I have the following comments:

1. A plat note should be added stating that per Section 193.3 of the Cecil County Zoning Ordinance, residential density may not exceed one (1) unit per twenty (20) acres, excluding State tidal wetlands. Therefore, permitted density within the Critical Area portion of the site is 3 dwelling units provided there is a minimum of 60 acres in the upland.
2. The plat indicates there are areas of private wetlands included within the boundary of the property. In order to include private wetlands within the gross site acreage for Critical Area calculation purposes, the applicant must provide documentation as to how this determination was made.
3. The review by the Department of Natural Resources Wildlife and Heritage Division determined Forest Interior Dwelling Species (FIDS) habitat may be present on site. It also appears the plat will require clearing of forested areas in the Critical Area on Lots 4 and 6. A note should be added to the plat stating that any proposed development activity must comply with the Habitat Protection Provisions of the Cecil County Code and the FIDS mitigation requirements outlined in the CAC guidance document A Guide to the Conservation of Forest Interior Dwelling Birds in the Chesapeake Bay Critical Area.

This office strongly recommends the County limit the proposed FIDS impacts by reducing forest clearing wherever possible and by limiting clearing to the first 300-feet of edge habitat. Additionally, given the potentially large mitigation requirement future property owners may need to provide (especially on Lot 6), we recommend mitigation be calculated prior to final subdivision and if possible, satisfied by the current applicant. It appears that FIDS mitigation

TTY for the Deaf

Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

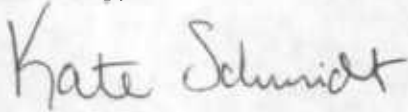


could be satisfied on site on Lots 4 and 5. Please have the applicant complete the FIDS worksheet found within the guidance manual referenced above.

4. Additional Critical Area notes and information that should be provided include the amount of existing forest coverage, areas of proposed forest clearing, existing impervious surface, and the impervious surface limit per each lot.
5. The expanded 110-foot Buffer for steep slopes should be expanded four feet for every percent of slope or to the top of slope as shown. It is not necessary for Critical Area requirements to extend the expanded 110-foot Buffer beyond the Critical Area 1000-foot Boundary.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3475.

Sincerely,

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

Kate Schmidt
Natural Resource Planner
CE163-07



STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 West Street, Suite 100, Annapolis, Maryland 21401
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www.dnr.state.md.us/criticalarea

April 2, 2007

Ms. Adriene Stiffler
Cecil County Department of Planning and Zoning
129 East Main Street
Elkton, MD 21921

Re: Clagget/Corrin 3-Lot Subdivision
Glebe Road, Earleville

Dear Ms. Stiffler:

Thank you for providing information regarding the above referenced subdivision. The applicant is seeking to subdivide a 209.3 acre parcel, of which 78.2 acres within the Resource Conservation Area (RCA). Based on the information provided I have the following comments:

1. The plat indicates there are areas of private wetlands included within the boundary of the property. In order to include private wetlands within the gross site acreage for Critical Area calculation purposes, the applicant must provide documentation as to how this determination was made.
2. A plat note should be added stating that per Section 193.3 of the Cecil County Zoning Ordinance, residential density may not exceed one (1) unit per twenty (20) acres, excluding State tidal wetlands. Therefore, permitted density within the Critical Area portion of the site is 3 dwelling units provided there is a minimum of 60 acres in the upland.
3. It appears from aerial imagery that buildings already exist within the Critical Area portion of the site. The number of existing dwelling units within the Critical Area should be provided as the applicant may not exceed the construction of three dwelling units within the Critical Area.
4. Additional Critical Area notes and information that should be provided include the amount of existing forest coverage, areas of proposed forest clearing, existing impervious surface, and the impervious surface limit per each lot.
5. The proposed subdivision must be forwarded for review and comment by Department of Natural Resources Wildlife and Heritage Division. Any determinations and recommendations must be noted on the plat prior to recordation.

FIDS

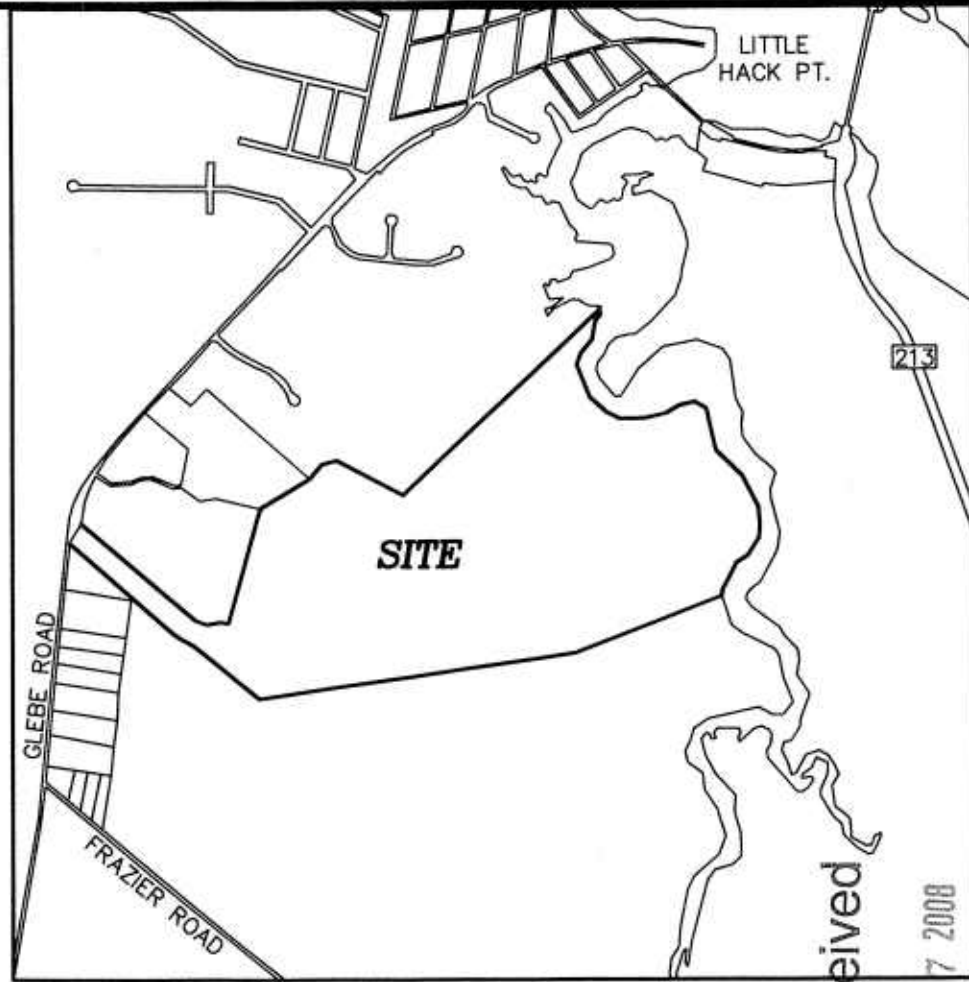
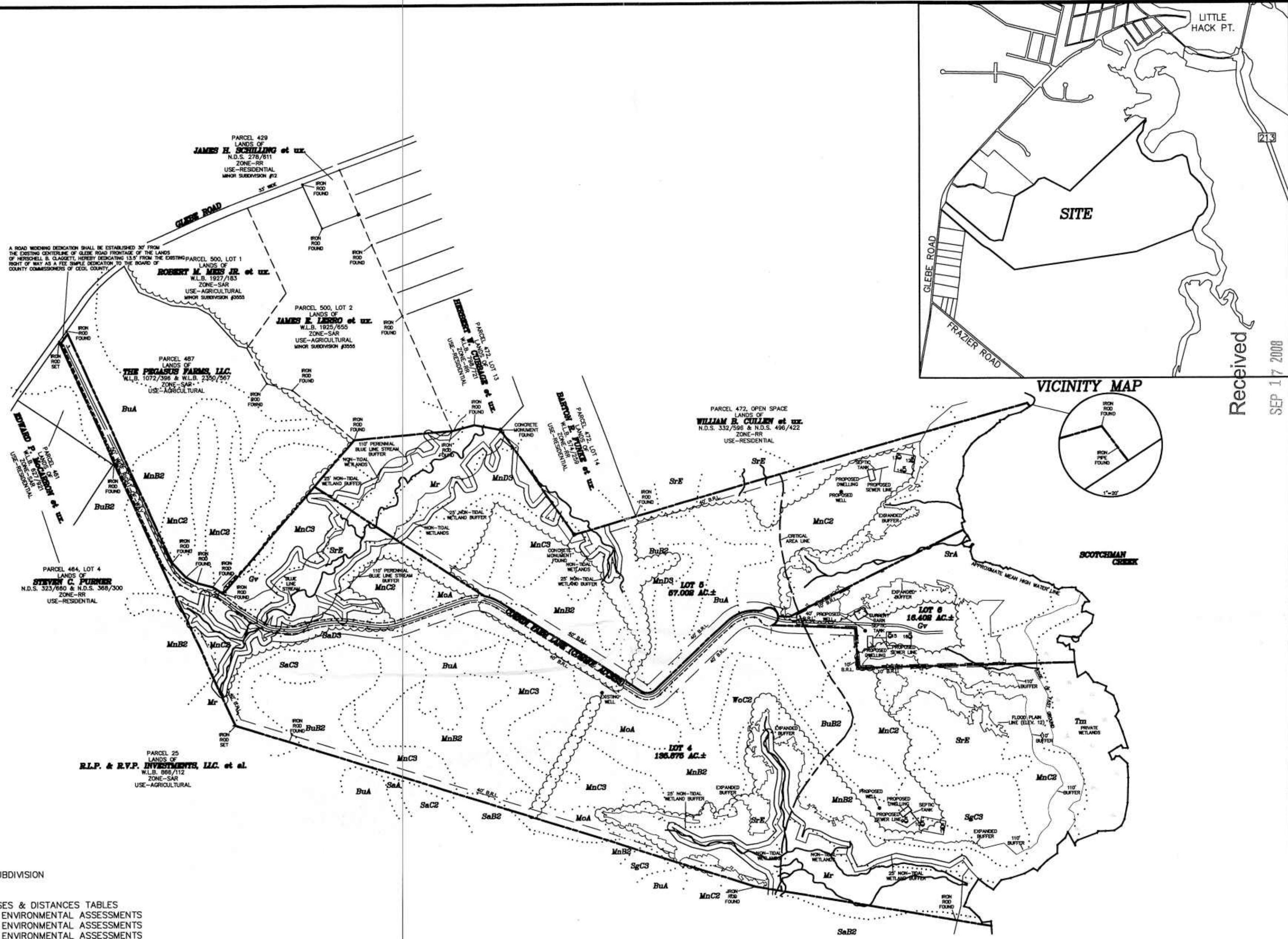
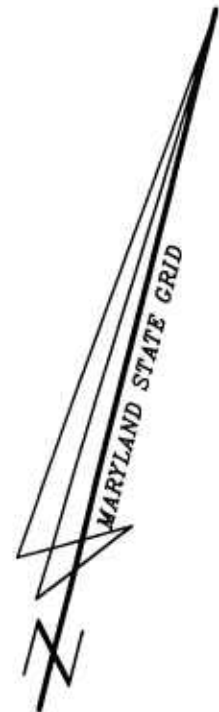
Thank you for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3475.

Sincerely,

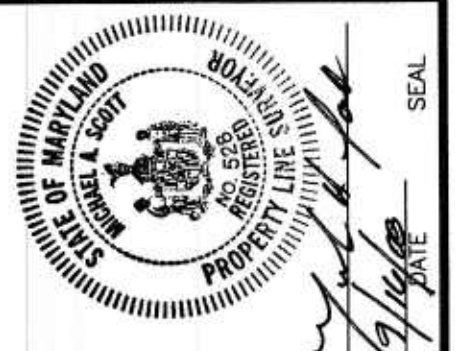
A handwritten signature in cursive script that reads "Kate Schmidt". The signature is written in dark ink and is positioned above the typed name.

Kate Schmidt
Natural Resource Planner
CE163-07

Cc: Mr. Anthony DiGiacomo



Received
SEP 17 2008



Cecil County Office
of Planning & Zoning

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

SCALE	1"=400'
DATE	7-14-08
JOB NO.	4689
FOLDER REF	CE-533
DATE	7-16-08
REVISION	PER TAC COMMENTS 7-8-08

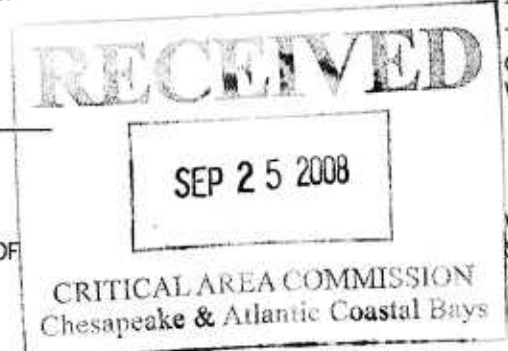
FINAL MAJOR SUBDIVISION
OF THE LANDS OF
HERSCHELL B. CLAGGETT SR.
(CORRIN FARM)
FIRST ELECTION DISTRICT, CECIL COUNTY, MARYLAND
TAX MAP 52, GRID 14, PARCEL 16

- INDEX**
- SHEET 1 OF 9 INDEX SHEET SHOWING ENTIRE SUBDIVISION
 - SHEET 2 OF 9 FINAL MAJOR SUBDIVISION
 - SHEET 3 OF 9 FINAL MAJOR SUBDIVISION
 - SHEET 4 OF 9 FINAL MAJOR SUBDIVISION COURSES & DISTANCES TABLES
 - SHEET 5 OF 9 FINAL FOREST CONSERVATION & ENVIRONMENTAL ASSESSMENTS
 - SHEET 6 OF 9 FINAL FOREST CONSERVATION & ENVIRONMENTAL ASSESSMENTS
 - SHEET 7 OF 9 FINAL FOREST CONSERVATION & ENVIRONMENTAL ASSESSMENTS
 - SHEET 8 OF 9 FINAL FOREST CONSERVATION & ENVIRONMENTAL ASSESSMENTS
 - SHEET 9 OF 9 FINAL FOREST CONSERVATION & ENVIRONMENTAL ASSESSMENTS

APPROVED: _____ CECIL COUNTY PLANNING & ZONING
DIRECTOR _____ DATE _____

APPROVED: _____ CECIL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH
DIRECTOR _____ DATE _____

APPROVED: _____ CECIL COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR OR SENIOR ENGINEER _____ DATE _____



OWNER'S CERTIFICATE

CERTIFICATION IS HEREBY MADE THAT TO THE BEST OF MY KNOWLEDGE THE REQUIREMENTS OF THE SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, CONCERNING THE PREPARATION OF THIS PLAN AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

_____ HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THIS SUBDIVISION PLAT (THEREOF) WAS MADE AT MY DISCRETION.

LAND OWNER _____ DATE _____

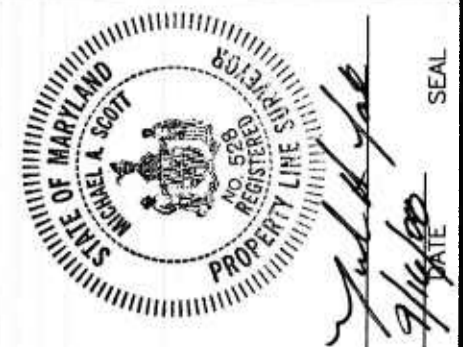
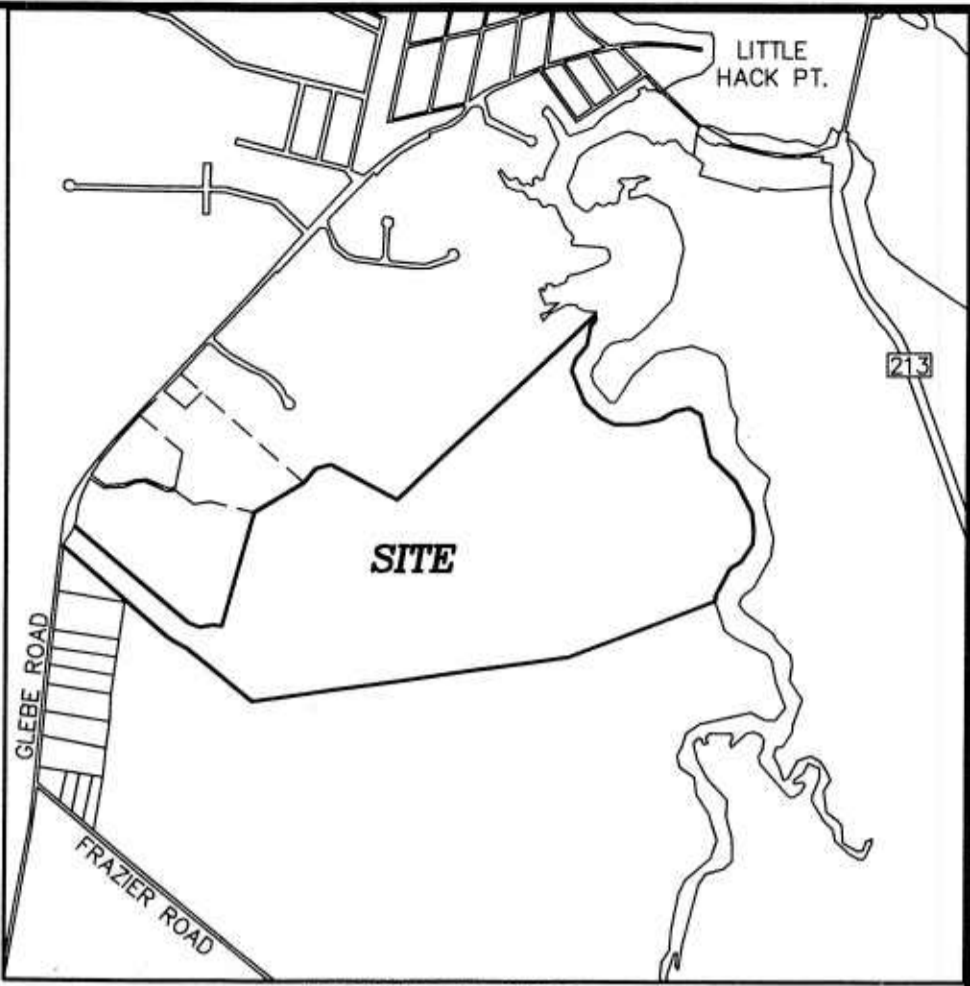
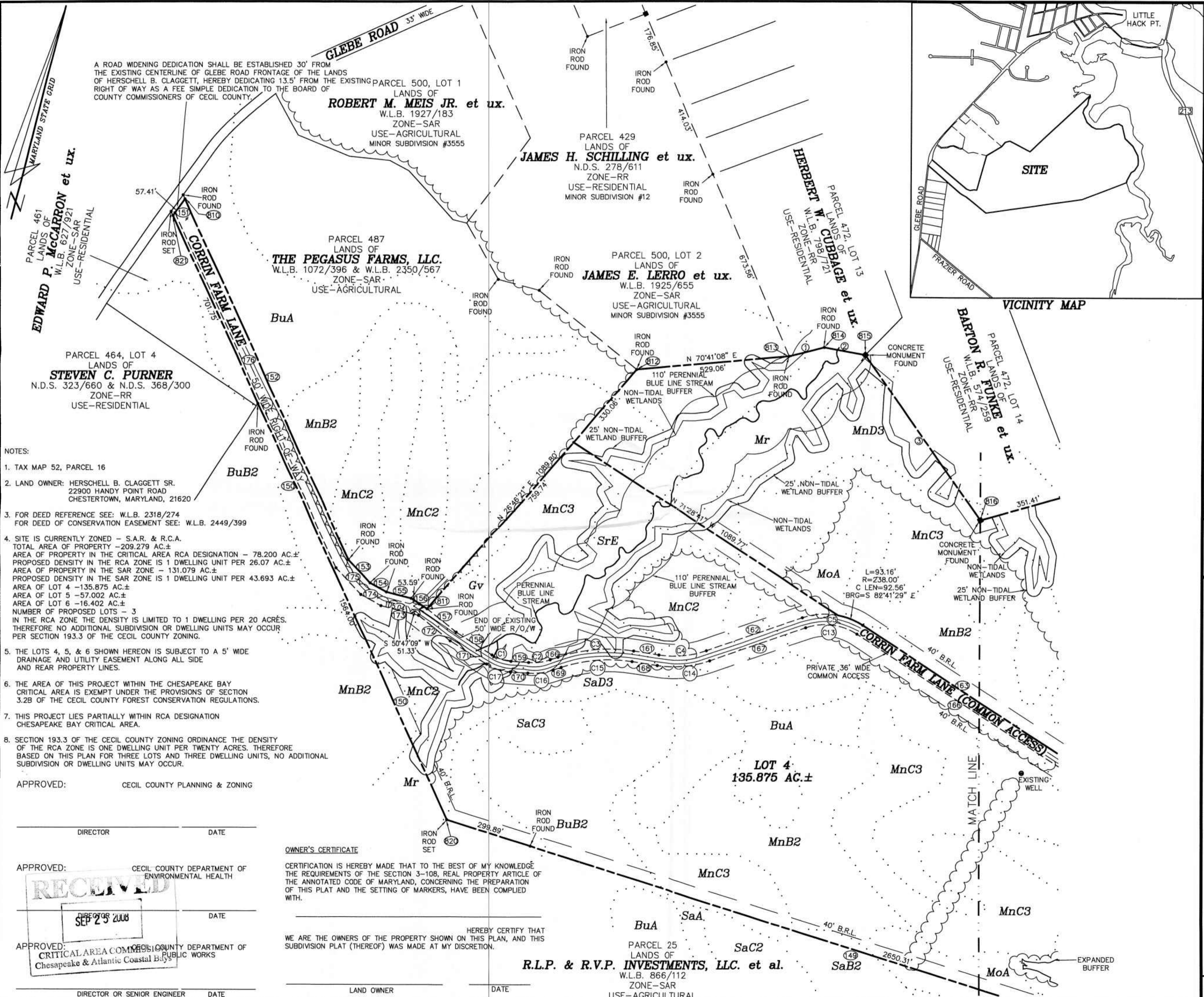
⊕ - DENOTES FIELD LOCATED PERC TEST

PERC #	DEPTH	PERCENTAGE
PERC #9	12' DEEP	0.H.
PERC #10	12' DEEP	0.H.
PERC #11	13' DEEP	3 MIN.
PERC #12	13' DEEP	0.H.
PERC #13	12' DEEP	3 MIN.
PERC #14	5' DEEP	2 MIN.
PERC #15	12' DEEP	0.H.
PERC #16	13' DEEP	2 MIN.

SURVEYOR'S CERTIFICATE

CERTIFICATION IS HEREBY MADE THAT PREPARATION OF THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AND SUBSEQUENT AMENDMENTS.

REGISTERED MARYLAND LAND SURVEYOR _____ DATE _____
MICHAEL A. SCOTT
207 S. MAPLE AVENUE
CHESTERTOWN MD. 21620



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

SCALE	1"=200'
DATE	7-14-08
JOB NO.	4689
FOLDER REF	CE-533
DATE	7-16-08
REVISION	PER TAC COMMENTS
	7-8-08

FINAL MAJOR SUBDIVISION

OF THE LANDS OF
HERSCHELL B. CLAGGETT SR.
(CORRIN FARM)

FIRST ELECTION DISTRICT, CECIL COUNTY, MARYLAND

TAX MAP 52, GRID 14, PARCEL 16

DWG. NAME — SHEET 2 OF 9

A ROAD WIDENING DEDICATION SHALL BE ESTABLISHED 30' FROM THE EXISTING CENTERLINE OF GLEEBE ROAD FRONTAGE OF THE LANDS OF HERSCHELL B. CLAGGETT, HEREBY DEDICATING 13.5' FROM THE EXISTING PARCEL 500, LOT 1 RIGHT OF WAY AS A FEE SIMPLE DEDICATION TO THE BOARD OF COUNTY COMMISSIONERS OF CECIL COUNTY.

PARCEL 461 LANDS OF **EDWARD P. McCARRON et ux.**
 W.L.B. 627/921
 ZONE-SAR
 USE-RESIDENTIAL

PARCEL 464, LOT 4 LANDS OF **STEVEN C. PURNER**
 N.D.S. 323/660 & N.D.S. 368/300
 ZONE-RR
 USE-RESIDENTIAL

LANDS OF **ROBERT M. MEIS JR. et ux.**
 W.L.B. 1927/183
 ZONE-SAR
 USE-AGRICULTURAL
 MINOR SUBDIVISION #3555

PARCEL 487 LANDS OF **THE PEGASUS FARMS, LLC.**
 W.L.B. 1072/396 & W.L.B. 2350/567
 ZONE-SAR
 USE-AGRICULTURAL

PARCEL 429 LANDS OF **JAMES H. SCHILLING et ux.**
 N.D.S. 278/611
 ZONE-RR
 USE-RESIDENTIAL
 MINOR SUBDIVISION #12

PARCEL 500, LOT 2 LANDS OF **JAMES E. LERRO et ux.**
 W.L.B. 1925/655
 ZONE-SAR
 USE-AGRICULTURAL
 MINOR SUBDIVISION #3555

PARCEL 472, LOT 13 LANDS OF **HERBERT W. CUBAGE et ux.**
 W.L.B. 798/721
 ZONE-RR
 USE-RESIDENTIAL

PARCEL 472, LOT 14 LANDS OF **BARTON R. FUNKE et ux.**
 W.L.B. 574/2659
 ZONE-RR
 USE-RESIDENTIAL

- NOTES:
- TAX MAP 52, PARCEL 16
 - LAND OWNER: HERSCHELL B. CLAGGETT SR.
22900 HANDY POINT ROAD
CHESTERTOWN, MARYLAND, 21620
 - FOR DEED REFERENCE SEE: W.L.B. 2318/274
FOR DEED OF CONSERVATION EASEMENT SEE: W.L.B. 2449/399
 - SITE IS CURRENTLY ZONED - S.A.R. & R.C.A.
TOTAL AREA OF PROPERTY - 209.279 AC.±
AREA OF PROPERTY IN THE CRITICAL AREA RCA DESIGNATION - 78.200 AC.±
PROPOSED DENSITY IN THE RCA ZONE IS 1 DWELLING UNIT PER 26.07 AC.±
AREA OF PROPERTY IN THE SAR ZONE - 131.079 AC.±
PROPOSED DENSITY IN THE SAR ZONE IS 1 DWELLING UNIT PER 43.693 AC.±
AREA OF LOT 4 - 135.875 AC.±
AREA OF LOT 5 - 57.002 AC.±
AREA OF LOT 6 - 16.402 AC.±
NUMBER OF PROPOSED LOTS - 3
IN THE RCA ZONE THE DENSITY IS LIMITED TO 1 DWELLING PER 20 ACRES.
THEREFORE NO ADDITIONAL SUBDIVISION OR DWELLING UNITS MAY OCCUR PER SECTION 193.3 OF THE CECIL COUNTY ZONING.
 - THE LOTS 4, 5, & 6 SHOWN HEREON IS SUBJECT TO A 5' WIDE DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE AND REAR PROPERTY LINES.
 - THE AREA OF THIS PROJECT WITHIN THE CHESAPEAKE BAY CRITICAL AREA IS EXEMPT UNDER THE PROVISIONS OF SECTION 3.2B OF THE CECIL COUNTY FOREST CONSERVATION REGULATIONS.
 - THIS PROJECT LIES PARTIALLY WITHIN RCA DESIGNATION CHESAPEAKE BAY CRITICAL AREA.
 - SECTION 193.3 OF THE CECIL COUNTY ZONING ORDINANCE THE DENSITY OF THE RCA ZONE IS ONE DWELLING UNIT PER TWENTY ACRES. THEREFORE BASED ON THIS PLAN FOR THREE LOTS AND THREE DWELLING UNITS, NO ADDITIONAL SUBDIVISION OR DWELLING UNITS MAY OCCUR.

APPROVED: _____
 DIRECTOR DATE

APPROVED: _____
 CECIL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH
 DATE

APPROVED: _____
 CECIL COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE

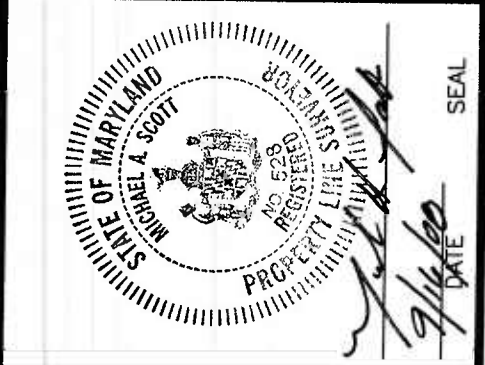
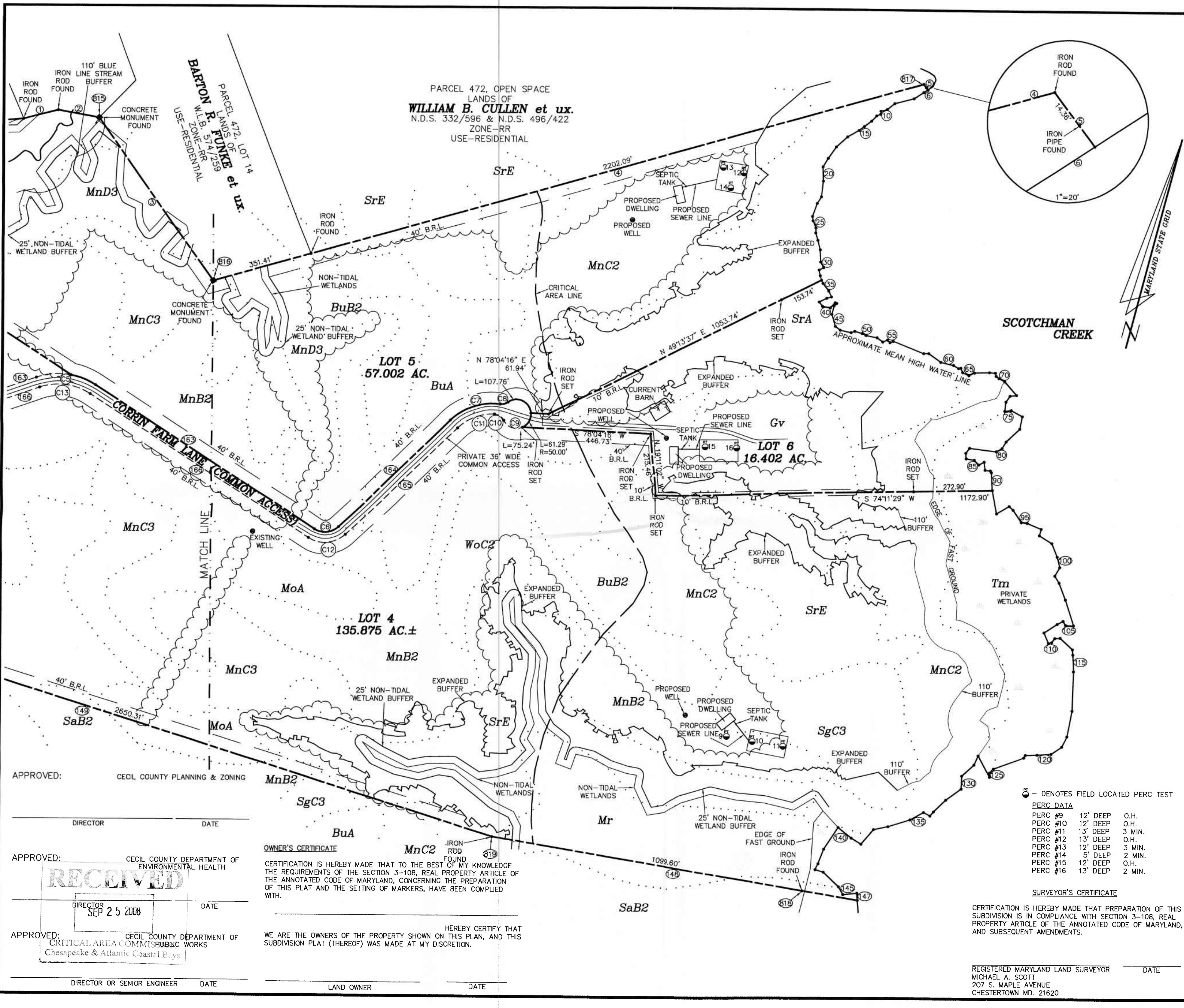
OWNER'S CERTIFICATE

CERTIFICATION IS HEREBY MADE THAT TO THE BEST OF MY KNOWLEDGE THE REQUIREMENTS OF THE SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, CONCERNING THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THIS SUBDIVISION PLAT (THEREOF) WAS MADE AT MY DISCRETION.

LAND OWNER DATE

PARCEL 25 LANDS OF **R.L.P. & R.V.P. INVESTMENTS, LLC. et al.**
 W.L.B. 866/112
 ZONE-SAR
 USE-AGRICULTURAL



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

DATE	7-14-08	SCALE	1"=200'
JOB NO.	4689	DRAWN BY	J. WALLS
FOLDER REF	CE-533	REVISION	
DATE	7-16-08	PER TAC COMMENTS	7-2-08

FINAL MAJOR SUBDIVISION

OF THE LANDS OF
HERSCHELL B. CLAGGETT SR.
(CORRIN FARM)

FIRST ELECTION DISTRICT, CECIL COUNTY, MARYLAND

TAX MAP 52, GRID 14, PARCEL 16

DWG. NAME — SHEET 3 OF 9

APPROVED: _____
 DIRECTOR DATE

APPROVED: _____
 CECIL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

RECEIVED
 SEP 25 2008

APPROVED: _____
 DIRECTOR OR SENIOR ENGINEER DATE

OWNER'S CERTIFICATE

CERTIFICATION IS HEREBY MADE THAT TO THE BEST OF MY KNOWLEDGE THE REQUIREMENTS OF THE SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, CONCERNING THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THIS SUBDIVISION PLAT (THEREOF) WAS MADE AT MY DISCRETION.

LAND OWNER DATE

⊙ - DENOTES FIELD LOCATED PERC TEST

PERC DATA

PERC #9	12' DEEP	O.H.
PERC #10	12' DEEP	O.H.
PERC #11	13' DEEP	3 MIN.
PERC #12	13' DEEP	O.H.
PERC #13	12' DEEP	3 MIN.
PERC #14	5' DEEP	2 MIN.
PERC #15	12' DEEP	O.H.
PERC #16	13' DEEP	2 MIN.

SURVEYOR'S CERTIFICATE

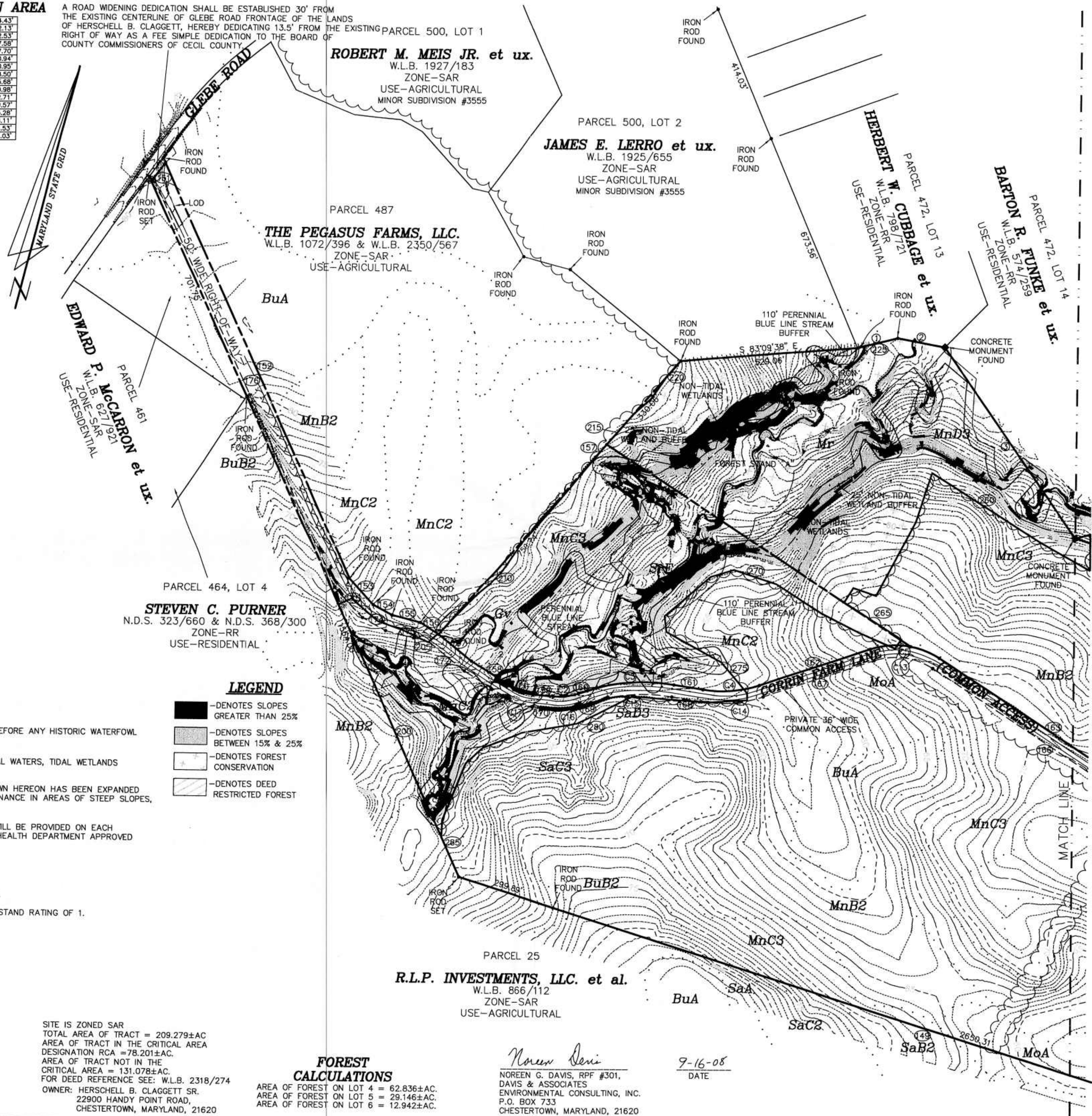
CERTIFICATION IS HEREBY MADE THAT PREPARATION OF THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AND SUBSEQUENT AMENDMENTS.

REGISTERED MARYLAND LAND SURVEYOR _____ DATE
 MICHAEL A. SCOTT
 207 S. MAPLE AVENUE
 CHESTERTOWN, MD. 21620

COURSES & DISTANCES ALONG THE 33.123AC.± FOREST CONSERVATION AREA

200	N 38°52'56" W	757.44	270	N 86°26'59" W	134.43
201	N 51°07'04" E	43.25	271	S 58°30'14" W	72.13
202	S 63°55'35" E	104.14	272	S 34°35'11" E	182.53
203	S 84°39'22" E	82.29	273	S 21°37'58" E	47.58
204	S 78°08'43" E	79.88	274	S 76°08'25" E	187.70
205	N 33°17'52" E	38.46	275	S 54°50'17" E	120.94
206	S 70°51'35" E	3.12	276	S 15°18'59" E	20.95
207	N 26°46'21" E	40.74	277	S 71°35'28" W	118.50
208	N 29°55'18" E	121.75	278	S 79°36'57" W	225.68
209	N 35°02'51" E	57.41	279	S 48°36'10" W	110.98
210	N 25°16'27" E	51.62	280	S 50°14'25" W	72.71
211	N 20°50'40" E	98.13	281	S 65°42'06" W	169.57
212	N 26°48'12" E	148.97	282	S 54°31'21" W	125.28
213	N 26°37'45" E	85.84	283	S 33°31'23" W	68.11
214	N 25°01'33" E	109.35	284	S 07°44'01" E	181.53
215	N 26°46'21" E	47.21	285	S 12°20'10" E	51.03
216	N 26°46'21" E	124.12			
217	N 57°21'43" E	1.62			
218	N 34°20'03" E	64.36			
219	N 19°40'28" E	75.33			
220	N 26°46'21" E	15.53			
221	N 28°12'01" E	35.55			
222	N 62°45'40" W	0.89			
223	N 26°46'21" E	15.01			
224	N 70°41'08" E	529.06			
225	N 61°23'59" E	143.71			
226	N 85°53'59" E	143.55			
227	S 49°36'01" E	688.46			
228	N 59°46'22" E	1162.44			
229	S 37°36'57" E	25.53			
230	S 30°44'02" E	28.88			
231	S 16°04'24" E	35.39			
232	S 06°01'29" E	88.06			
233	S 10°17'51" E	3.12			
234	S 00°16'22" W	84.26			
235	S 59°18'30" W	78.03			
236	N 36°58'08" W	162.57			
237	S 69°28'21" W	282.00			
238	S 62°47'57" W	360.03			
239	S 08°28'27" E	127.43			
240	S 22°03'13" E	95.12			
241	N 64°45'13" E	198.54			
242	S 86°07'24" E	54.71			
243	S 17°26'48" E	13.91			
244	S 45°28'50" W	254.73			
245	S 08°57'01" E	52.43			
246	S 30°13'50" E	120.51			
247	S 21°32'43" E	201.88			
248	S 30°54'51" W	67.43			
249	S 15°28'51" W	83.22			
250	S 07°05'15" W	79.11			
251	N 82°54'45" W	20.00			
252	N 07°05'15" E	79.11			
253	N 01°42'55" E	83.73			
254	N 24°31'41" E	62.49			
255	N 29°10'32" W	36.08			
256	N 47°46'27" W	351.61			
257	N 21°44'08" W	86.89			
258	N 57°56'53" W	133.25			
259	N 75°05'05" W	188.23			
260	N 72°33'19" W	385.41			
261	S 03°16'22" W	151.57			
262	S 13°12'51" W	251.60			
263	N 86°05'53" W	71.98			
264	S 17°28'09" W	50.58			
265	S 71°57'18" E	203.03			
266	S 18°26'50" W	33.11			
267	N 81°28'32" W	119.74			
268	N 77°39'19" W	126.88			
269	N 72°03'15" W	156.70			

A ROAD WIDENING DEDICATION SHALL BE ESTABLISHED 30' FROM THE EXISTING CENTERLINE OF GLEBE ROAD FRONTAGE OF THE LANDS OF HERSHEY B. CLAGGETT, HEREBY DEDICATING 13.5' FROM THE EXISTING PARCEL 500, LOT 1 RIGHT OF WAY AS A FEE SIMPLE DEDICATION TO THE BOARD OF COUNTY COMMISSIONERS OF CECIL COUNTY.



NO WATER DEPENDENT FACILITIES ARE PROPOSED, THEREFORE ANY HISTORIC WATERFOWL CONCENTRATION AREAS WILL REMAIN UNDISTURBED.

A 110 FOOT BUFFER IS SHOWN FROM THE EDGE OF TIDAL WATERS, TIDAL WETLANDS AND TRIBUTARY STREAMS.

THE 110' LANDWARD BUFFER FROM THE SHORELINE SHOWN HEREON HAS BEEN EXPANDED PER SECTION 196.2 OF THE CECIL COUNTY ZONING ORDINANCE IN AREAS OF STEEP SLOPES, AND HYDRIC SOILS AND/OR HIGHLY ERODIBLE SOILS.

POTABLE WATER AND DISPOSAL OF SEWAGE EFFLUENT WILL BE PROVIDED ON EACH INDIVIDUAL LOT BY PRIVATE WELLS AND CECIL COUNTY HEALTH DEPARTMENT APPROVED SEPTIC RESERVE AREAS.

THE AREA OF THIS PROJECT WITHIN THE CHESAPEAKE BAY CRITICAL AREA IS EXEMPT UNDER THE PROVISIONS OF SECTION 3.2B OF THE CECIL COUNTY FOREST CONSERVATION REGULATIONS.

THE FOREST STANDS SHOWN HEREON HAVE A PRIORITY STAND RATING OF 1.

LEGEND

- DENOTES SLOPES GREATER THAN 25%
- DENOTES SLOPES BETWEEN 15% & 25%
- DENOTES FOREST CONSERVATION
- DENOTES DEED RESTRICTED FOREST

FOREST CALCULATIONS

AREA OF FOREST ON LOT 4 = 62.836±AC.
 AREA OF FOREST ON LOT 5 = 29.146±AC.
 AREA OF FOREST ON LOT 6 = 12.942±AC.

SITE IS ZONED SAR
 TOTAL AREA OF TRACT = 209.279±AC
 AREA OF TRACT IN THE CRITICAL AREA DESIGNATION RCA = 78.201±AC
 AREA OF TRACT NOT IN THE CRITICAL AREA = 131.078±AC
 FOR DEED REFERENCE SEE: W.L.B. 2318/274

OWNER: HERSHEY B. CLAGGETT SR.
 22900 HANDY POINT ROAD,
 CHESTERTOWN, MARYLAND, 21620

PARCEL 25
R.L.P. INVESTMENTS, LLC. et al.
 W.L.B. 866/112
 ZONE-SAR
 USE-AGRICULTURAL

Noreen Davis
 NOREEN G. DAVIS, RPF #301,
 DAVIS & ASSOCIATES
 ENVIRONMENTAL CONSULTING, INC.
 P.O. BOX 733
 CHESTERTOWN, MARYLAND, 21620

9-16-08
 DATE



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

SCALE	1" = 200'
DATE	7-14-08
JOB NO.	4689
FOLDER REF	CE-533
REVISION	PER TAC COMMENTS 7-8-08
DATE	7-16-08
DRAWN BY	J. WALLS

FINAL FOREST CONSERVATION PLAN & ENVIRONMENTAL ASSESSMENTS

OF THE LANDS OF
HERSCHELL B. CLAGGETT SR.
(CORRIN FARM)
 FIRST ELECTION DISTRICT, CECIL COUNTY, MARYLAND

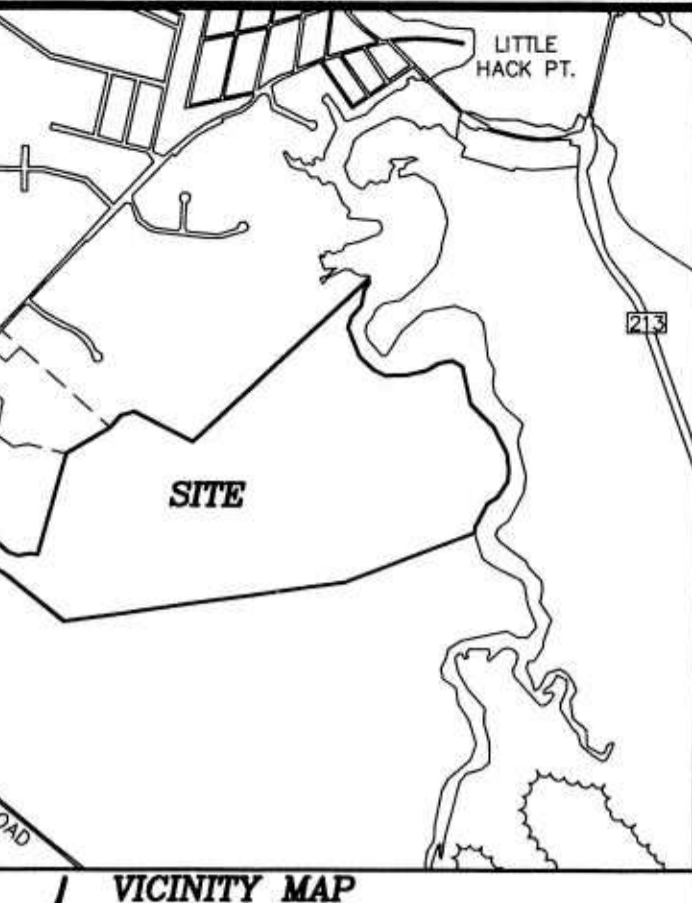
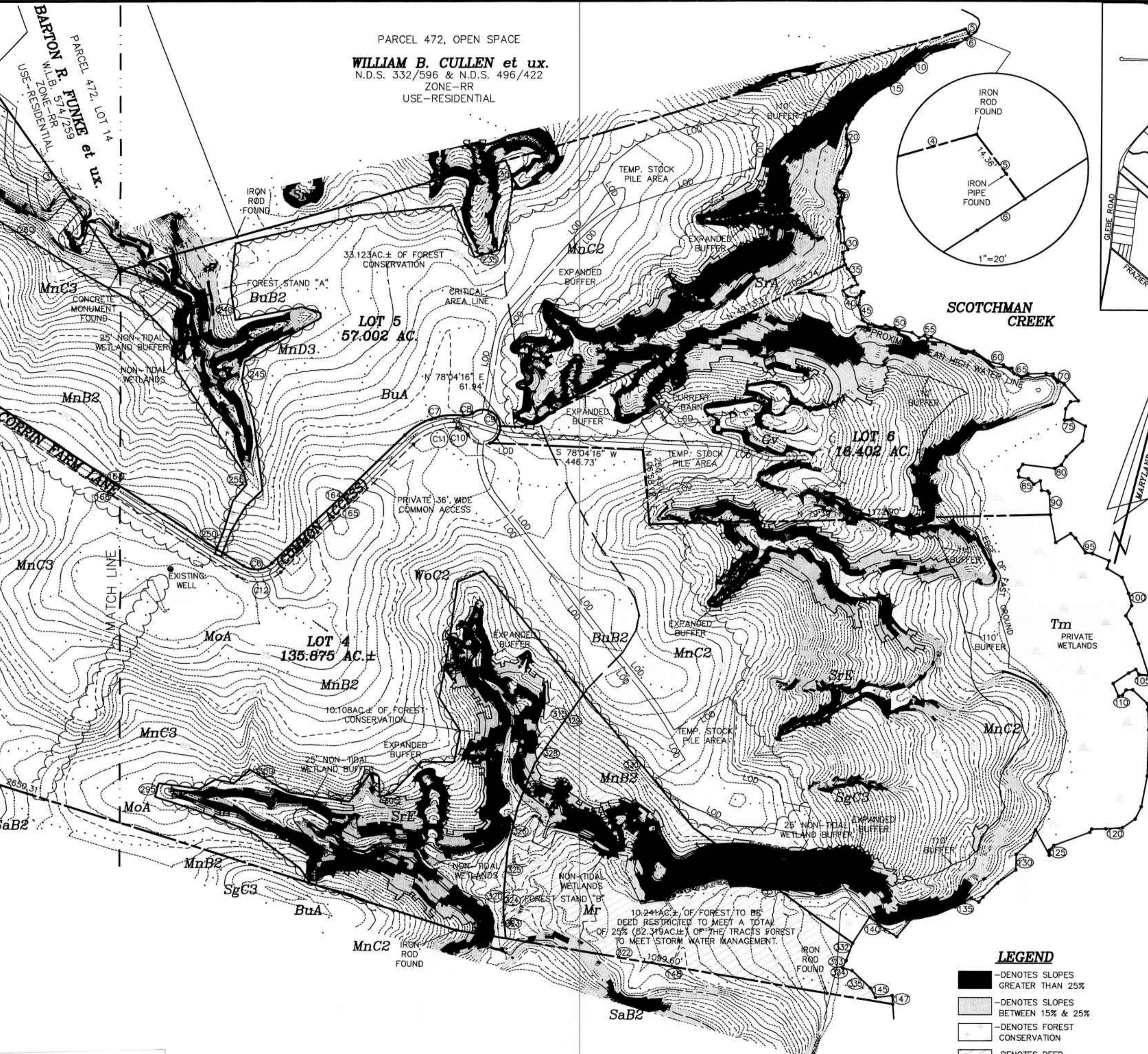
TAX MAP 52, GRID 14, PARCEL 16

RECEIVED

SEP 25 2008

CRITICAL AREA COMMISSION
 Chesapeake & Atlantic Coastal Bays

PARCEL 472, OPEN SPACE
WILLIAM B. CULLEN et ux.
 N.D.S. 332/596 & N.D.S. 496/422
 ZONE-RR
 USE-RESIDENTIAL



COURSES & DISTANCES ALONG THE 10.018AC.± FOREST CONSERVATION AREA

286	S 85°05'45" W	145.26
287	N 86°54'15" W	261.84
288	N 82°21'14" W	58.38
289	N 89°07'22" W	119.64
290	N 86°54'15" W	6.42
291	N 49°34'56" W	39.91
292	N 67°20'32" W	175.18
293	N 83°17'39" W	173.54
294	N 86°48'20" W	125.71
295	N 00°30'27" E	40.77
296	N 83°10'31" E	121.23
297	N 44°45'17" E	52.73
298	N 86°08'37" E	55.97
299	N 35°45'32" E	61.06
300	S 73°44'26" E	127.97
301	N 84°31'00" E	178.28
302	N 22°01'51" E	106.24
303	S 79°52'12" E	26.79
304	S 16°28'10" E	59.80
305	N 47°32'01" E	39.97
306	N 29°02'49" E	123.93
307	N 76°01'11" E	92.82
308	N 03°12'23" W	92.29
309	N 46°25'53" W	114.24
310	N 03°51'29" W	165.97
311	N 07°57'54" W	176.13
312	S 29°29'52" E	83.58
313	S 53°24'12" E	308.77
314	S 53°53'16" E	154.91
315	S 21°06'26" W	173.79
316	S 19°42'21" W	71.58
317	S 07°28'02" W	141.71
318	S 01°09'11" E	123.35
319	S 09°35'42" E	117.81
320	S 12°55'47" E	60.93
321	S 19°44'50" E	78.09

COURSES & DISTANCES ALONG THE 10.241AC.± OF DEED RESTRICTED FOREST

322	S 85°05'45" W	1149.49
323	N 19°44'50" W	78.09
324	N 12°55'47" W	60.93
325	N 09°35'42" W	117.81
326	N 01°09'11" W	123.35
327	N 07°28'02" E	141.71
328	N 19°42'21" E	71.58
329	N 21°06'26" E	173.79
330	S 53°53'16" E	502.67
331	S 69°04'19" E	976.70
332	S 06°27'36" W	54.19
333	S 11°32'22" W	22.97
334	S 87°48'35" E	29.17
335	S 60°54'57" E	73.56
336	S 44°35'42" E	31.32
337	N 69°41'20" E	48.81
338	S 18°36'48" E	24.95

- LEGEND**
- DENOTES SLOPES GREATER THAN 25%
 - DENOTES SLOPES BETWEEN 15% & 25%
 - DENOTES FOREST CONSERVATION
 - DENOTES DEED RESTRICTED FOREST

SURVEYOR'S CERTIFICATE
 CERTIFICATION IS HEREBY MADE THAT PREPARATION OF THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AND SUBSEQUENT AMENDMENTS.

Noreen Davis
 NOREEN G. DAVIS, RPF #301,
 DAVIS & ASSOCIATES
 ENVIRONMENTAL CONSULTING, INC.
 P.O. BOX 733
 CHESTERTOWN, MARYLAND, 21620

9-16-08
 DATE

REGISTERED MARYLAND LAND SURVEYOR
 MICHAEL A. SCOTT
 207 S. MAPLE AVENUE
 CHESTERTOWN MD. 21620



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

DATE	SCALE	1"=200'
7-14-08	DRAWN BY	J. WALLS
JOB NO.	FOLDER REF	4689
CE-533	REVISION	PER TAC COMMENTS
7-16-08	DATE	7-8-08

FINAL FOREST CONSERVATION PLAN & ENVIRONMENTAL ASSESSMENTS

OF THE LANDS OF
HERSCHELL B. CLAGGETT SR.
(CORRIN FARM)
 FIRST ELECTION DISTRICT, CECIL COUNTY, MARYLAND

TAX MAP 52, GRID 14, PARCEL 16

RECEIVED
 SEP 25 2008
 CRITICAL AREA COMMISSION
 Chesapeake & Atlantic Coastal Bays

FOREST REQUIREMENTS AND CONSERVATION PROVIDED

PROPERTY ZONED - SOUTHERN AGRICULTURAL RESIDENTIAL (SAR)
 FOREST CONSERVATION THRESHOLDS: CONSERVATION 50% - 65.54 ACRES
 AFFORESTATION 20% - 17.25 ACRES

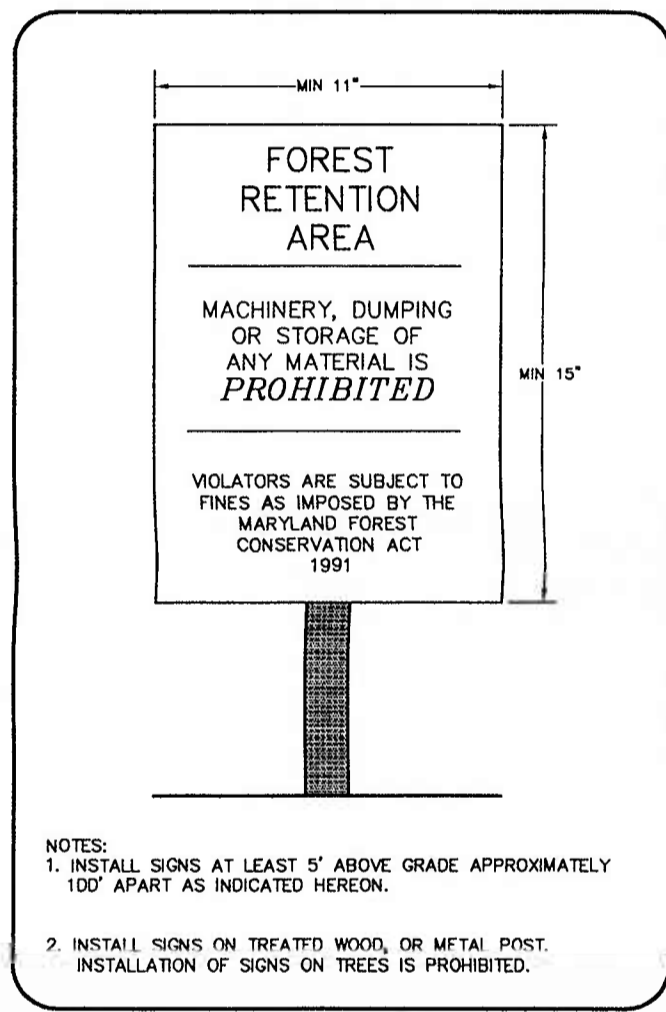
TOTAL TRACT ACRES	209.279
ACRES IN CHESAPEAKE BAY CRITICAL AREA	78.201
ACRES TO REMAIN IN AG PRODUCTION	0.00
NET TRACT	131.078

EXISTING FOREST	43.231
FOREST CONSERVATION REQUIRED	65.54
FOREST TO BE DEVELOPED AND/OR CLEARED	0.00
FOREST CONSERVATION PROVIDED	43.231
RETAINED EXISTING FOREST	43.231
AFFORESTATION PLANTING	0.00

FOREST PROTECTION TIME TABLE DURING DEVELOPMENT ACTIVITIES

THE TOTAL TRACT IS BEING SUBDIVIDED AT THIS TIME WITH RESULTING LOTS TO BE SOLD AND DEVELOPED AT FUTURE UNKNOWN DATES. EXISTING FOREST BEING PROTECTED WITH A RESTRICTIVE COVENANT AND MANAGED WITH A FOREST STEWARDSHIP PLAN.

PROTECTIVE SIGNAGE WILL BE PLACED AROUND THE 43.231 ACRES PROTECTED FOREST AREA BOUNDARY UPON RECORDATION OF THE SUBDIVISION PLAT. PROTECTIVE SIGNS AND THEIR INSTALLATION SHALL MEET THE SPECIFICATIONS AND STANDARDS GIVEN IN THIS APPROVED FOREST CONSERVATION PLAN. SIGNS MUST BE MAINTAINED INDEFINITELY.



NOTES

- SITE VICINITY MAP AND REGIONAL FOREST COVER ARE TAKEN FROM THE U.S. GEOLOGICAL SURVEY, 1975 (PHOTO REVISED) EARLEVILLE, MD TOPOGRAPHIC QUADRANGLE MAP AND THE LATTER FIELD SURVEY LOCATED.
- SOIL TYPE AND CONFIGURATIONS ARE TAKEN FROM THE U.S. DEPARTMENT OF AGRICULTURE, SCS, 1973 SOIL SURVEY OF CECIL COUNTY, MD, SHEET 39. PRIME AGRICULTURAL SOILS OCCUR ON THE PROPERTY.
- INTERMITTENT/PERENNIAL STREAM DO OCCUR ON THE PROPERTY ACCORDING TO THE U.S. GEOLOGICAL SURVEY 1975, (PHOTO REVISED) EARLEVILLE, MD, TOPOGRAPHIC QUADRANGLE MAP. THESE STREAMS ARE SHOWN ON THE PLAT.
- NON TIDAL WETLANDS SHOWN ARE FIELD SURVEY LOCATED AND PLOTTED BY MICHAEL A SCOTT INC. IN MAY, 2007.
- 100-YEAR FLOOD PLAIN OCCURS ON THE PROPERTY WITHIN THE CRITICAL AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, 1983, CECIL COUNTY, MD UNINCORPORATED AREAS, FLOOD INSURANCE RATE MAP 240019, PANEL 0057A.
- TOPOGRAPHIC CONTOURS AND ELEVATIONS ARE TAKEN FROM AERIAL TOPOGRAPHY, PREPARED BY PICKETT MID-ATLANTIC, LLC. IN MAY, 2007.
- ADJACENT OPEN WATERS TO THE SITE ARE KNOWN AS HISTORICAL WATERFOWL CONCENTRATION AREAS.
- HISTORICAL APPEARING STRUCTURES OR REMNANTS WERE NOT FOUND DURING THE SITE VISIT.
- THE PROPERTY IS ZONED SOUTHERN AGRICULTURAL RESIDENTIAL (SAR) BY THE CECIL COUNTY DEPARTMENT OF PLANNING AND ZONING.
- PROPERTY BEARING AND DISTANCES ARE TAKEN FROM A CURRENT MICHAEL A. SCOTT INC. FIELD RUN SURVEY.
- PORTIONS OF THE PROPERTY WITHIN THE CHESAPEAKE BAY CRITICAL AREA ARE EXEMPT UNDER SECTION 3.2B OF THE CECIL COUNTY FOREST CONSERVATION REGULATIONS.
- THE SITE CONTAINS FOREST INTERIOR DWELLING BIRD SPECIES HABITATS OUTSIDE AND WITHIN THE CHESAPEAKE CRITICAL AREA THUS ANY PROPOSED DEVELOPMENT ACTIVITY MUST COMPLY WITH THE HABITAT PROTECTION PROVISIONS OF THE CECIL COUNTY CODE AND THE FOREST INTERIOR BIRD SPECIES MIGRATION REQUIREMENTS OUTLINED IN CRITICAL AREA COMMISSION GUIDANCE.
- THERE IS APPROXIMATELY 325 AC.± OF FOREST LOCATED CONTIGUOUS TO THIS SITE.

FINAL FOREST CONSERVATION PLAN

FOREST PROTECTION PLAN

ANY CLEARING, GRADING AND/OR CONSTRUCTION PROPOSED WITHIN 40 FEET OF PROTECTED FOREST AREAS MUST COMPLY WITH THE FOLLOWING FOREST PROTECTION PLAN:

- FIELD LOCATION OF THE PROTECTED FOREST AREA BOUNDARY IN ACCORDANCE WITH SURVEY COURSES AND DISTANCES AND CRITICAL ROOT ZONE DETERMINATION GIVEN IN THIS APPROVED FOREST CONSERVATION PLAN
- INSTALLATION OF PROTECTIVE SIGNAGE AND FENCING ALONG THE PROTECTED FOREST AREA BOUNDARY IN ACCORDANCE WITH DETAILS ENCLOSED IN THIS APPROVED FOREST CONSERVATION PLAN
- NOTIFY THE CECIL COUNTY, DEPARTMENT OF PLANNING AND ZONING, FOREST CONSERVATION COORDINATOR TO CONDUCT PRE-CLEARING/GRADING/CONSTRUCTION FIELD INSPECTION OF THE BOUNDARY LOCATION AND INSTALLED FOREST PROTECTION DEVICES.
- AFTER INSPECTION APPROVAL IS GRANTED, CONDUCT THE CLEARING, GRADING AND/OR CONSTRUCTION.
- AFTER COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND BEFORE REMOVAL OF THE FOREST PROTECTION DEVICES, NOTIFY THE CECIL COUNTY, DEPARTMENT OF PLANNING & ZONING, FOREST CONSERVATION COORDINATOR TO CONDUCT A FIELD INSPECTION OF THE PROTECTED FOREST AREAS.

NOTES:

- PROTECTED FOREST AREAS SHOWN HEREON ARE PROHIBITED FROM CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT BY A RESTRICTIVE COVENANT RECORDED IN THE LAND RECORDS OF CECIL COUNTY.

THIS FOREST STAND DELINEATION / FOREST CONSERVATION PLAN IS PREPARED BY DAVIS AND ASSOCIATES, ENVIRONMENTAL CONSULTING, INC., WHO MEET THE FORESTRY REQUIREMENTS OF MD COMAR 08.19.01.06 AND ARE APPROVED BY THE MD DEPARTMENT OF NATURAL RESOURCES, FOREST CONSERVATION PROGRAM AS PROFESSIONALS QUALIFIED TO CONDUCT FSD AND FCP.

Noreen Davis
 NOREEN G. DAVIS, RPF #301,
 DAVIS & ASSOCIATES
 ENVIRONMENTAL CONSULTING, INC.
 P.O. BOX 733
 CHESTERTOWN, MARYLAND, 21620

9-16-08
 DATE

FOREST STAND DELINEATION AND CRITICAL AREA ENVIRONMENTAL ASSESSMENT

ACRES SUMMARY FOR FOREST STAND DELINEATION

TOTAL TRACT	209.279
AREA WITHIN CHESAPEAKE BAY CRITICAL AREA	78.201
AREA OUTSIDE THE CRITICAL AREA	131.078
NET TRACT	131.078
EXISTING FOREST	43.231
PORTION PRIORITY FOR RETENTION	43.231

ACRES SUMMARY FOR ENTIRE PROPERTY

OUTSIDE CRITICAL AREA	
FOREST	43.231
FIELD	87.847
TOTAL	131.078
WITHIN CRITICAL AREA	
FOREST	60.313
OPEN FIELD	17.888
TOTAL	78.201
ENTIRE PROPERTY	209.279

FOREST STAND SUMMARY

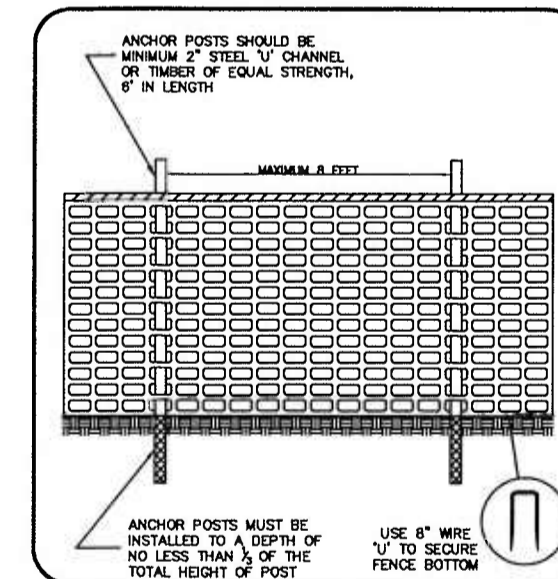
STAND	ACRES	SUCCESSIONAL STAGE	RETENTION PRIORITY	DOMINANT SPECIES	DIAMETER CLASS	CO-DOMINANT SPECIES
A	33.123	MID	1	YELLOW-POPLAR	11-17 INCHES	RED MAPLE, SWEETGUM
B	10.108	MID	1	YELLOW-POPLAR	11-17 INCHES	AMERICAN BEECH, WHITE OAK

CHECKLIST OF EXISTING PROPERTY FEATURES

TOPOGRAPHY LEVEL	No
SLOPES ≥ 25%	Yes
HIGHLY ERODIBLE SOIL ON SLOPES ≥ 15%	Yes
HYDRIC SOIL	Yes
100-YEAR FLOOD PLAIN	Yes
INTERMITTENT STREAM	Yes
PERENNIAL STREAM	Yes
TIDAL WETLAND	Yes
NON-TIDAL WETLAND	Yes
STAND PART OF FOREST ≥ 100 ACRES	Yes
FORESTED ADJOINING PROPERTY	Yes
TREES ≥ 30 INCHES DIAMETER	Yes
CRITICAL HABITAT OF RARE OR ENDANGERED SPECIES	No
HISTORICAL AND/OR ARCHAEOLOGICAL SITE	No
CULTURAL FEATURE	No
DISSECTING ROAD	No
PRIME AGRICULTURAL SOILS	YES

Forest Conservation Worksheet

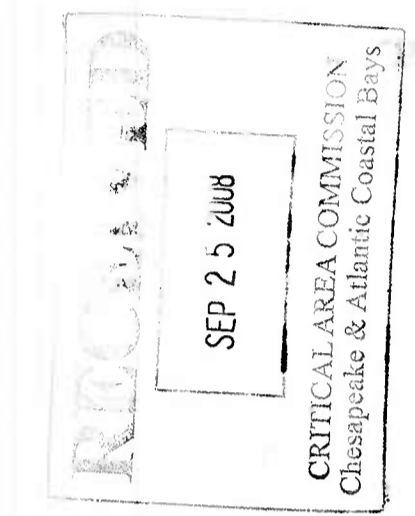
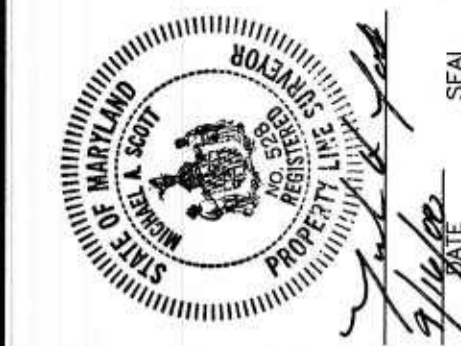
Net Tract Area	
Total Tract Area	209.279
Area in Chesapeake Bay Critical Area	78.201
Area to remain in agricultural production	0.0
Net tract area	131.078
Land Use Category	
Afforestation threshold = 20 %	26.215
Conservation threshold = 50 %	65.539
Existing Forest Cover	
Existing forest cover	43.231
Area of forest above afforestation threshold	17.016
Area of forest above conservation threshold	0.00
Break Even Point	
Forest retention above threshold with no mitigation	0.00
Clearing permitted without mitigation	0.00
Proposed Forest Clearing	
Total area of forest to be cleared	0.00
Total area of forest to be retained	0.00
Planting Requirements	
Reforestation for clearing above the conservation threshold	0.00
Reforestation for clearing below the conservation threshold	0.00
Credit for retention above the conservation threshold	0.00
Total reforestation required	0.00



NOTE: TEMPORARY FENCE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY OCCURRING ON THE AFFECTED LOTS AND STORM WATER MANAGEMENT FACILITIES.

LEGEND

- BuB2 MoB2 SOIL TYPE AND CONFIGURATION
- TOPOGRAPHY CONTOUR AND ELEVATION
- ~~~~~ EXISTING FOREST MARGIN



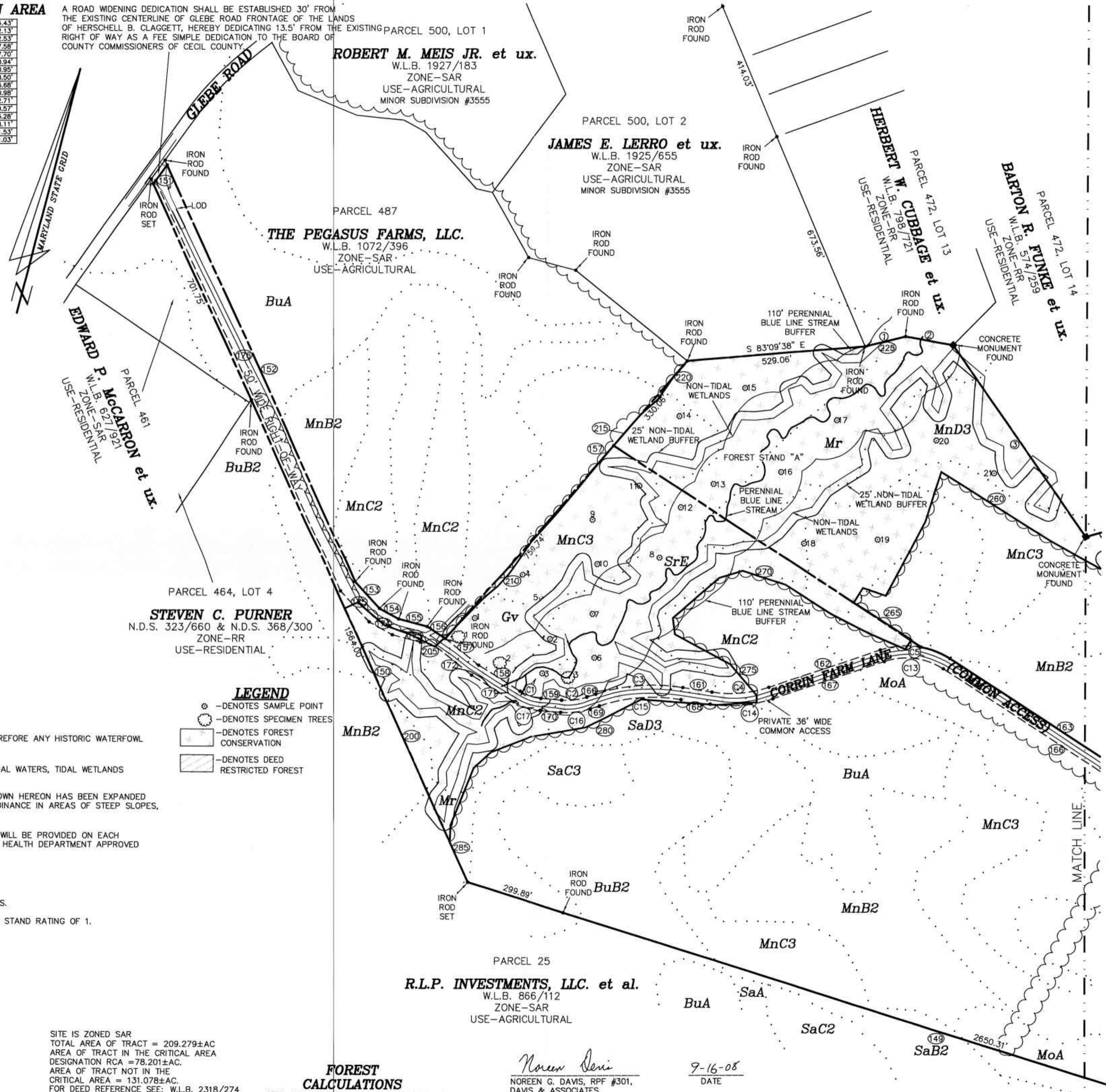
DATE	7-14-08
SCALE	NO. SCALE
JOB NO.	4689
DRAWN BY	J. WALLS
FOLDER REF	Ce-533
REVISION	PER TAC COMMENTS 7-8-08
DATE	7-16-08

FINAL FOREST CONSERVATION PLAN & ENVIRONMENTAL ASSESSMENTS
 OF THE LANDS OF
HERSCHELL B. CLAGGETT SR.
(CORRIN FARM)
 FIRST ELECTION DISTRICT, CECIL COUNTY, MARYLAND

COURSES & DISTANCES ALONG THE 33.123AC± FOREST CONSERVATION AREA

200	N 38°52'56" W	757.44'	270	N 86°26'59" W	134.43'
200	N 38°52'56" W	757.44'	271	S 58°30'14" W	72.13'
201	N 51°07'04" E	43.25'	272	S 34°35'11" W	182.53'
202	S 63°55'35" E	104.14'	273	S 21°37'58" E	47.58'
203	S 84°39'22" E	82.29'	274	S 78°08'25" E	187.70'
204	S 78°08'43" E	79.86'	275	S 54°50'17" E	120.94'
205	N 33°17'52" E	38.46'	276	S 15°18'59" E	20.95'
206	S 70°51'35" E	3.12'	277	S 71°35'28" W	118.50'
207	N 26°46'21" E	40.74'	278	S 79°36'57" W	225.68'
208	N 29°55'18" E	121.75'	279	S 48°36'10" W	110.98'
209	N 35°02'51" E	57.41'	280	S 50°14'25" W	72.71'
210	N 25°16'27" E	51.62'	281	S 65°42'06" W	169.57'
211	N 20°50'40" E	98.13'	282	S 54°31'21" W	125.26'
212	N 26°48'12" E	148.97'	283	S 33°31'23" W	68.11'
213	N 26°37'45" E	85.94'	284	S 07°44'01" W	181.53'
214	N 25°01'33" E	109.35'	285	S 12°20'10" E	51.03'
215	N 26°46'21" E	47.21'			
216	N 26°46'21" E	124.12'			
217	N 52°14'33" E	15.01'			
218	N 34°20'03" E	64.36'			
219	N 19°40'28" E	75.23'			
220	N 26°46'21" E	15.53'			
221	N 28°12'01" E	35.55'			
222	N 62°45'40" W	0.89'			
223	N 26°46'21" E	15.01'			
224	N 70°41'09" E	59.06'			
225	N 61°23'59" E	123.71'			
226	N 85°53'59" E	143.55'			
227	S 49°38'01" E	688.46'			
228	N 59°46'22" E	1162.44'			
229	S 37°36'57" E	25.53'			
230	S 30°44'02" E	28.88'			
231	S 18°54'24" E	35.39'			
232	S 06°01'28" E	88.06'			
233	S 10°17'51" E	3.12'			
234	S 00°16'22" W	84.26'			
235	S 59°18'30" W	78.03'			
236	N 36°58'08" W	162.57'			
237	S 69°28'21" W	282.00'			
238	S 62°47'57" W	360.03'			
239	S 08°28'27" E	127.43'			
240	S 22°03'13" E	95.12'			
241	N 64°45'13" E	198.54'			
242	S 86°07'24" E	54.71'			
243	S 17°26'48" E	13.91'			
244	S 45°28'50" W	254.73'			
245	S 06°57'01" E	52.43'			
246	S 30°15'50" E	120.51'			
247	S 21°32'43" E	201.88'			
248	S 30°54'51" W	67.43'			
249	S 15°28'51" W	83.22'			
250	S 07°05'15" W	79.11'			
251	N 82°54'45" W	20.00'			
252	N 07°05'15" E	79.11'			
253	N 01°42'55" E	83.73'			
254	N 24°31'41" E	62.49'			
255	N 29°10'32" W	36.08'			
256	N 47°46'27" W	351.61'			
257	N 21°44'08" W	86.89'			
258	N 57°56'53" W	133.25'			
259	N 78°05'05" W	188.23'			
260	N 72°33'19" W	385.41'			
261	S 03°16'22" W	151.57'			
262	S 13°12'51" W	251.60'			
263	N 86°05'53" W	71.98'			
264	S 17°28'09" W	50.58'			
265	S 71°57'18" E	203.03'			
266	S 18°28'50" W	33.11'			
267	N 81°26'32" W	119.74'			
268	N 77°39'19" W	126.88'			
269	N 72°03'15" W	156.70'			

A ROAD WIDENING DEDICATION SHALL BE ESTABLISHED 30' FROM THE EXISTING CENTERLINE OF GLEBE ROAD FRONTAGE OF THE LANDS OF HERSCHELL B. CLAGGETT, HEREBY DEDICATING 13.5' FROM THE EXISTING PARCEL 500, LOT 1 RIGHT OF WAY AS A FEE SIMPLE DEDICATION TO THE BOARD OF COUNTY COMMISSIONERS OF CECIL COUNTY.



SITE IS ZONED SAR
 TOTAL AREA OF TRACT = 209.279±AC
 AREA OF TRACT IN THE CRITICAL AREA DESIGNATION RCA = 78.201±AC.
 AREA OF TRACT NOT IN THE CRITICAL AREA = 131.078±AC.
 FOR DEED REFERENCE SEE: W.L.B. 2318/274
 OWNER: HERSCHELL B. CLAGGETT SR.
 22900 HANDY POINT ROAD,
 CHESTERTOWN, MARYLAND, 21620

FOREST CALCULATIONS
 AREA OF FOREST ON LOT 4 = 62.836±AC.
 AREA OF FOREST ON LOT 5 = 29.146±AC.
 AREA OF FOREST ON LOT 6 = 12.942±AC.

Noreen Davis
 NOREEN G. DAVIS, RPF #301,
 DAVIS & ASSOCIATES
 ENVIRONMENTAL CONSULTING, INC.
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9-16-08
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NO WATER DEPENDENT FACILITIES ARE PROPOSED, THEREFORE ANY HISTORIC WATERFOWL CONCENTRATION AREAS WILL REMAIN UNDISTURBED.

A 110 FOOT BUFFER IS SHOWN FROM THE EDGE OF TIDAL WATERS, TIDAL WETLANDS AND TRIBUTARY STREAMS.

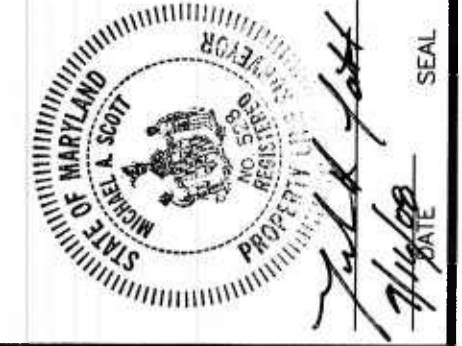
THE 110' LANDWARD BUFFER FROM THE SHORELINE SHOWN HEREON HAS BEEN EXPANDED PER SECTION 196.2 OF THE CECIL COUNTY ZONING ORDINANCE IN AREAS OF STEEP SLOPES, AND HYDRIC SOILS AND/OR HIGHLY ERODIBLE SOILS.

POTABLE WATER AND DISPOSAL OF SEWAGE EFFLUENT WILL BE PROVIDED ON EACH INDIVIDUAL LOT BY PRIVATE WELLS AND CECIL COUNTY HEALTH DEPARTMENT APPROVED SEPTIC RESERVE AREAS.

THE AREA OF THIS PROJECT WITHIN THE CHESAPEAKE BAY CRITICAL AREA IS EXEMPT UNDER THE PROVISIONS OF SECTION 3.2B OF THE CECIL COUNTY FOREST CONSERVATION REGULATIONS.

THE FOREST STANDS SHOWN HEREON HAVE A PRIORITY STAND RATING OF 1.

- LEGEND**
- - DENOTES SAMPLE POINT
 - - DENOTES SPECIMEN TREES
 - - DENOTES FOREST CONSERVATION
 - ▨ - DENOTES DEED RESTRICTED FOREST



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

SCALE	1"=200'
DATE	7-14-08
JOB NO.	4689
FOLDER REF	CE-533
DATE	7-16-08
REVISION	PER TAC COMMENTS
PER TAC COMMENTS	7-8-08

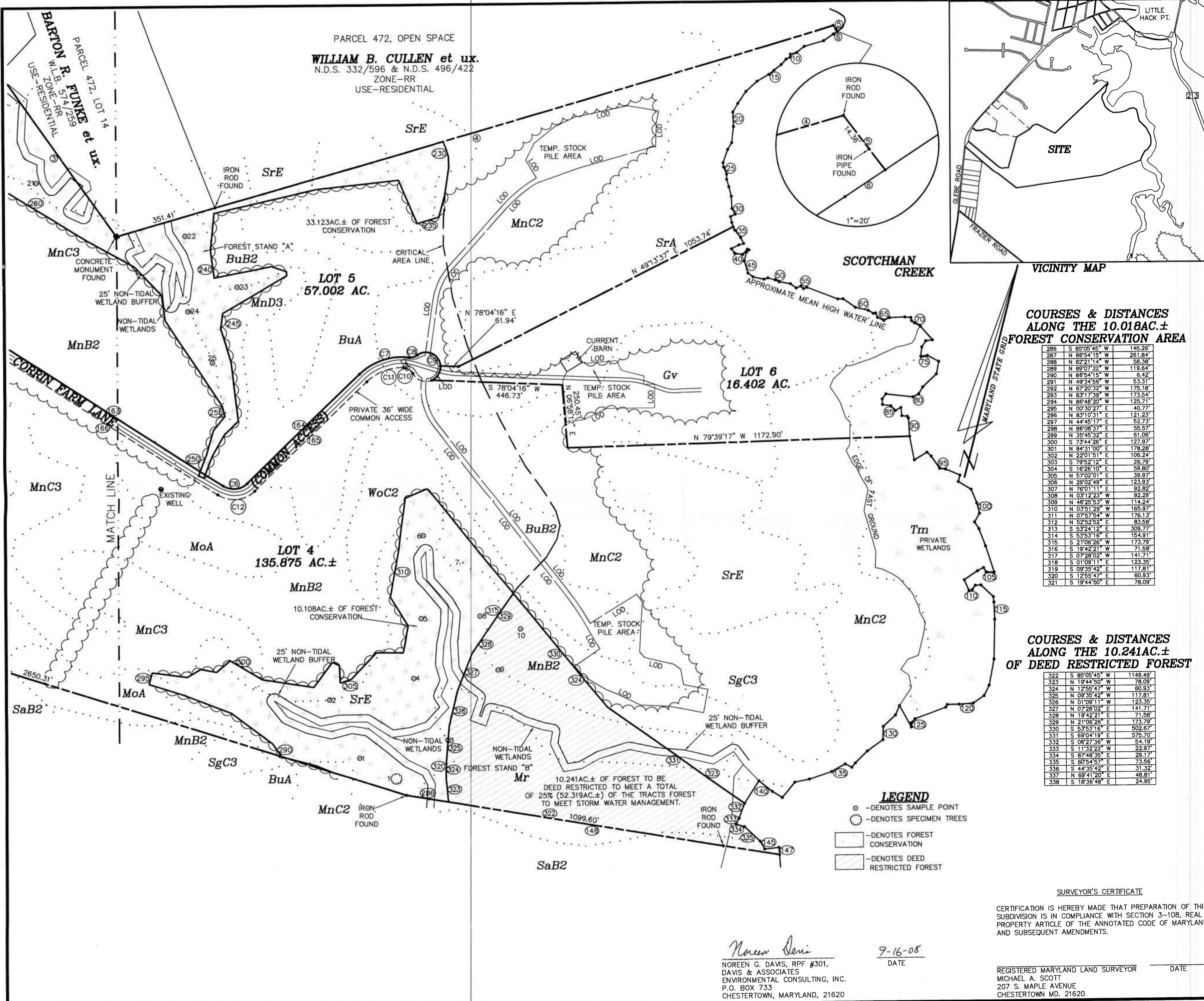
FINAL FOREST CONSERVATION PLAN & ENVIRONMENTAL ASSESSMENTS

OF THE LANDS OF
HERSCHELL B. CLAGGETT SR.
(CORRIN FARM)

FIRST ELECTION DISTRICT, CECIL COUNTY, MARYLAND
 TAX MAP 52, GRID 14, PARCEL 16

SEP 25 2008
 CRITICAL AREA COMMISSION

DWG. NAME — SHEET 8 OF 9



PARCEL 472, OPEN SPACE
WILLIAM B. CULLEN et ux.
 N.D.S. 332/596 & N.D.S. 496/422
 ZONE-RR
 USE-RESIDENTIAL

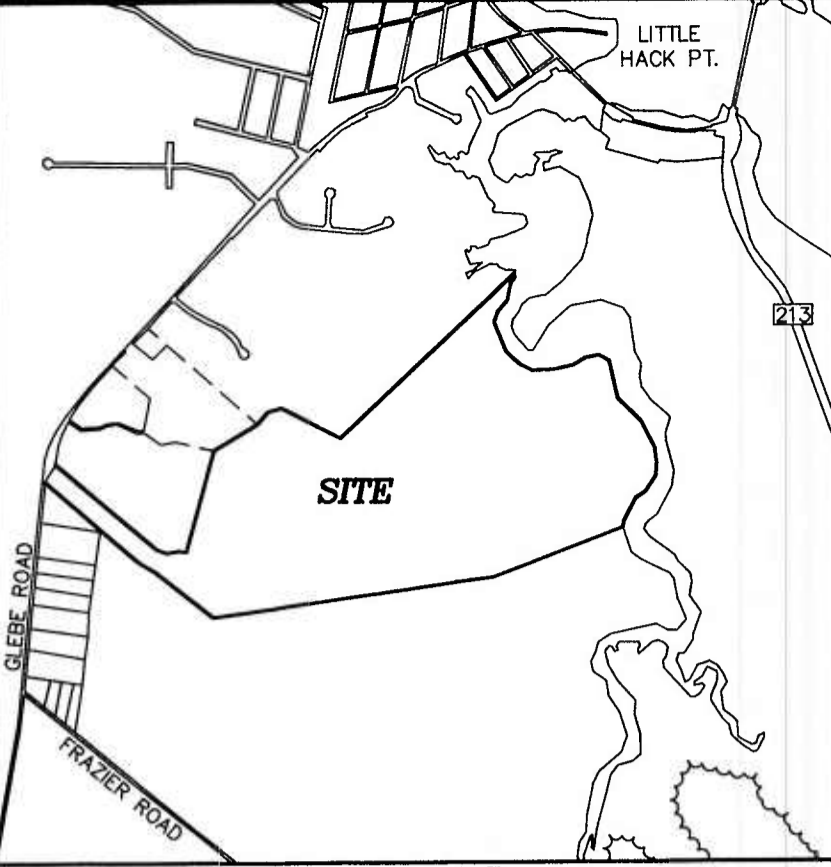
LOT 5
 57.002 AC.

LOT 6
 16.402 AC.

LOT 4
 135.875 AC.±

10.241AC.± OF FOREST TO BE
 DEED RESTRICTED TO MEET A TOTAL
 OF 25% (52.319AC.±) OF THE TRACTS FOREST
 TO MEET STORM WATER MANAGEMENT.

- LEGEND**
- - DENOTES SAMPLE POINT
 - ⊙ - DENOTES SPECIMEN TREES
 - ▭ - DENOTES FOREST CONSERVATION
 - ▨ - DENOTES DEED RESTRICTED FOREST



**COURSES & DISTANCES
 ALONG THE 10.018AC.±
 FOREST CONSERVATION AREA**

286	S 85°05'45" W	145.26'
287	N 86°54'15" W	261.84'
288	N 82°21'14" W	58.38'
289	N 89°07'22" W	119.64'
290	N 86°54'15" W	6.42'
291	N 49°34'56" W	53.31'
292	N 67°20'32" W	175.18'
293	N 83°17'39" W	173.54'
294	N 86°48'20" W	125.71'
295	N 00°30'27" E	40.77'
296	N 83°10'31" E	121.23'
297	N 44°45'17" E	52.73'
298	N 86°08'37" E	55.57'
299	N 35°45'32" E	61.06'
300	S 73°44'26" E	127.97'
301	N 84°31'00" E	178.28'
302	N 22°01'51" E	106.24'
303	S 79°52'12" E	25.79'
304	S 16°26'10" E	59.80'
305	N 57°02'01" E	39.97'
306	N 29°02'49" E	123.93'
307	N 76°01'11" E	92.82'
308	N 03°12'23" W	92.29'
309	N 46°25'53" W	114.24'
310	N 03°51'29" W	165.97'
311	N 07°57'54" W	178.13'
312	N 52°52'52" E	83.58'
313	S 53°24'12" E	309.77'
314	S 53°53'16" E	154.91'
315	S 21°06'26" W	173.79'
316	S 19°42'21" W	71.58'
317	S 07°28'02" W	141.71'
318	S 01°09'11" E	123.35'
319	S 09°35'42" E	117.81'
320	S 12°55'47" E	60.93'
321	S 19°44'50" E	78.09'

**COURSES & DISTANCES
 ALONG THE 10.241AC.±
 OF DEED RESTRICTED FOREST**

322	S 85°05'45" W	1148.49'
323	N 19°44'50" W	78.09'
324	N 12°55'47" W	60.93'
325	N 09°35'42" W	117.81'
326	N 01°09'11" W	123.35'
327	N 07°28'02" E	141.71'
328	N 19°42'21" E	71.58'
329	N 21°06'26" E	173.79'
330	S 53°53'16" E	502.67'
331	S 69°04'19" E	575.70'
332	S 06°27'36" W	54.19'
333	S 11°32'22" W	22.97'
334	S 87°48'35" E	29.17'
335	S 60°54'57" E	73.56'
336	S 44°35'42" E	31.32'
337	N 69°41'20" E	48.81'
338	S 18°36'48" E	24.95'

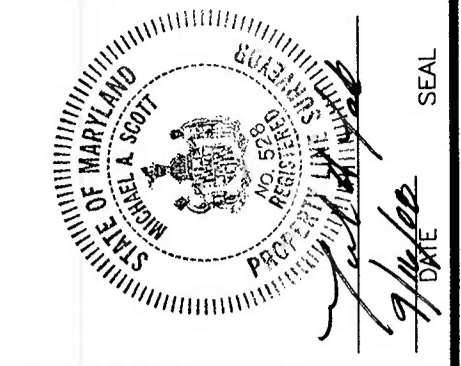
SURVEYOR'S CERTIFICATE

CERTIFICATION IS HEREBY MADE THAT PREPARATION OF THIS
 SUBDIVISION IS IN COMPLIANCE WITH SECTION 3-10B, REAL
 PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND,
 AND SUBSEQUENT AMENDMENTS.

Noreen Davis
 NOREEN G. DAVIS, RPF #301,
 DAVIS & ASSOCIATES
 ENVIRONMENTAL CONSULTING, INC.
 P.O. BOX 733
 CHESTERTOWN, MARYLAND, 21620

9-16-08
 DATE

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



RECEIVED
 MICHAEL A. SCOTT INC.
 207 MAPLE AVENUE, CHESTERTOWN, MD 21620 (410)778-2310
 Chesapeake & Atlantic Coastal Bay

SCALE	1"=200'
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 FIRST ELECTION DISTRICT, CECIL COUNTY, MARYLAND

TAX MAP 52, GRID 14, PARCEL 16

DWG. NAME — SHEET 9 OF 9