

QC 521-07  
SUB

Reed Creek, LLC  
03-07-08-0012c

51829-6735



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

December 28, 2009

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

Re: File #03-07-08-0012-C; Revision #4  
Reed Creek LLC

Dear Ms. Carter:

Thank you for submitting the above referenced major subdivision for review and comment. The applicant is seeking to create an additional building lot and private lot on existing Lot 2 at Tax Map 43, Parcel 7. This office previously provided comment in December 2008. Below are my remaining comments at this time:

1. The lot coverage table should summarize the 15% lot coverage limit for the entire RCA acreage. It is not clear how the private road is incorporated in to the lot coverage limit. It would appear that the proposed area of lot coverage for the road in the RCA is 14,146 square feet and the applicant is assigning ½ of that area to each lot. However, how will future improvements to the roadway be calculated and assigned given the private road area is noted separately.
2. The lot coverage table must include the area of existing driveway for both Lot 2A and Lot 2B. Previously this was shown as 21,013 square feet and 13,668 square feet respectively.
3. The previous plat made reference to COMAR 27.01.09.01.C(6) which requires the 100-foot Buffer to be established in vegetation when agricultural use of the Buffer ceases. The applicant is indicating that a Buffer Management Plan is not required by the County at this time. However, the above provision of COMAR does still apply. I recommend at a minimum the above referenced note be added back to the plat.



Ms. Sandra Carter  
December 28, 2009  
Page 2 of 2

Please note that the Commission recently approved regulations 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. Once the regulations are adopted, the County will not be able to issue any permits for development activity on the property unless the applicant has an approved Buffer Management Plan. Requiring submittal of a Buffer Management Plan to be recorded with the final subdivision plat will allow natural regeneration to be included as part of the Plan and ensure that future lot purchasers are not burdened with an additional permit requirement. The proposed Buffer regulations provide provisions for Buffer Management Plans to allow for continued agricultural use.

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

Sincerely,

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

Kate Charbonneau  
Regional Program Chief

QC521-07

Cc: Ms. Jennifer MacGlashan

Martin O'Malley  
Governor

Anthony G. Brown  
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December 22, 2008

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

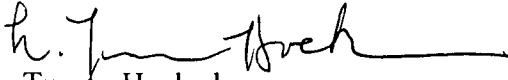
**Re: 003-07-08-0012-C, Minor Subdivision Revision for Reed Creek LLC  
405 Wrights Neck Road, Centerville**

Dear Ms Jackson:

Thank you for providing information on the above referenced revision to this minor subdivision. The applicant proposes to change the subdivision proposal to extend the proposed lots out to Writes Neck Road so that they can each have separate direct access. The site is located in the Resource Conservation Area (RCA). The applicant has addressed all of the comments from this office.

Thank you for the opportunity to provide comment. Should you have any other questions regarding this project, please call (410) 260-3470.

Sincerely,

  
L. Turcan Hockaday  
Natural Resource Planner  
QC 521-07



Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor



Margaret G. McHale  
Chair

Ren Serey  
Executive Director

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November 20, 2008

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

**Re: 003-07-08-0012-C, Minor Subdivision Revision for Reed Creek LLC  
405 Wrights Neck Road, Centerville**

Dear Ms. Jackson:

Thank you for providing information on the above referenced revision to this minor subdivision. The applicant proposes to change the subdivision proposal to extend the proposed lots out to Writes Neck Road so that they each have separate direct access. The site is located in the Resource Conservation Area (RCA). Please see my comments below.

1. The applicant has submitted a Buffer afforestation plan that appears to propose establishment of only a portion of the Buffer. The County Code section 14:1-5 and COMAR 27.01.09.01.C(6) require establishment of the entire Buffer. Please have the applicant revise the plan to meet these requirements. Until the applicant provides a Buffer Management Plan describing how the Buffer will be established, the Planning Commission may not make findings that the proposed subdivision is consistent with the County Program. Please revised the "objective" section on the plan sheet 9 of 9 accordingly.
2. While it is not clear whether the site supports Delmarva fox squirrel habitat, the applicant states that no clearing is proposed for future development activities; however, clearing of eleven dead or dying trees is proposed in the 100-foot Buffer. We recommend the applicant consult with the Department of Natural Resources and the U.S. Fish and Wildlife Service to determine whether this type of selective clearing could impact the squirrel habitat. This comment was listed on the November 1, 2007 letter from this office. No documentation of coordination with Department of Natural Resources and the U.S. Fish and Wildlife Service on this matter has been submitted.

TTY for the Deaf

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



Jennifer Jackson  
November 20, 2008  
Page 2 of 2

3. The stream on this site has a 100-foot Critical Area Buffer, as shown on the plan. The stream Buffer is contiguous to the nontidal wetland (pond) shown on the plan, requiring expansion of the Critical Area Buffer to include the entire nontidal wetland (pond). If any impacts are proposed to Buffer for the road, a variance is required to County Code section 14:1-51.

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

Sincerely,



Marshall Johnson  
Natural Resources Planner

cc: QC 521-07

Martin O'Malley  
*Governor*

Anthony G. Brown  
*Lt. Governor*



Margaret G. McHale  
*Chair*

Ren Serey  
*Executive Director*

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November 20, 2008

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

**Re: 03-08-11-0004-C, Relocation of Lot Line for Reed Creek LLC  
405 Wrights Neck Road, Centerville**

Dear Ms. Jackson:

Thank you for providing information on the above referenced lot line revision. The applicant proposes to relocate lot lines on a portion of this site that is outside of the Critical area; therefore, this office has no comments regarding this proposal. Please contact me if you have any questions at (410) 260-3479.

Sincerely,

A handwritten signature in black ink, appearing to read "Marshall Johnson".

Marshall Johnson  
Natural Resources Planner

cc: QC 521-07

Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor



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November 1, 2007

Ms. Jennifer Jackson-Rhodes  
Queen Anne's County Department of Planning and Zoning  
160 Coursevall Drive  
Centreville, MD 21617

Re: Reed Creek, LLC  
#03-07-08-0012-C

Dear Ms. Jackson-Rhodes:

Thank you for forwarding applicant's responses to our last comment letter for the above-referenced subdivision request. It appears the applicant has addressed the majority of our comments. I have outlined our remaining comments below.

1. While it is not clear whether the site supports Delmarva fox squirrel habitat, the applicant states that no clearing is proposed for future development activities; however, clearing of eleven dead or dying trees is proposed in the 100-foot Buffer. We recommend the applicant consult with the Department of Natural Resources and the U.S. Fish and Wildlife Service to determine whether this type of selective clearing could impact the squirrel habitat.
2. We recommend the applicant provide the County with a detailed Buffer Management Plan that shows the type, size and spacing of the proposed plantings in the Buffer. In addition, we recommend the applicant provide assurance for these plantings.

Thank you for the opportunity to provide comments. Please telephone me at (410) 260-3478 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Lisa A. Hoerger".

Lisa A. Hoerger  
Regional Program Chief

cc: QC 521-07



Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor



Margaret G. McHale  
Chair

Ren Serey  
Executive Director

September 18, 2007

STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS

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Chris Pajak

MDE - Water Management Administration

Nontidal Wetlands & Waterways Division

201 Bapist Street

Salisbury, MD 21801

**RE: 200763936 Reed Creek LLC – Road Crossing  
Wrights Neck Road, Queen Anne’s County**

Dear Mr. Pajak:

Thank you for providing information on the above referenced application. The applicant has applied for a land division with the County. I have also commented on that application through the County Department of Land Use, Growth Management and Environment (my letter to the County is attached).

I understand that the applicant has also requested permission for road improvements at this site, which would potentially impact a nontidal wetland and associated wetland buffer, and that this proposal is under review by your department. Once the applicant has submitted information confirming the correct location of the Critical Area Buffer, which may require expansion of the Buffer for a contiguous non-tidal wetland, the proposal may be required to address additional criteria of COMAR and the County Critical Area Program. Please see my attached letter for additional details. New development activities, including road improvements, are not allowed in the Critical Area Buffer, and will not be allowed by the applicant in this case if the Critical Area Buffer is in fact expanded to encompass the wetland area where the road improvements are currently proposed.

The site is within the Protection Zone of a Bald Eagle nest. The area surrounding this protected nest is a Habitat Protection Area, as designated on State maps. In addition, measures to protect Delmarva fox squirrel habitat may be warranted. The applicant should meet the requirements of the DNR Wildlife and Heritage Service and the US Fish and Wildlife Service concerning any development activity on the subject site. There also appears to be a Waterfowl Concentration area adjacent to the site, which may require additional development restrictions. I have requested that the County require the applicant to address County Code §14:1-38.D(2) whereby the applicant must show how the requirements of DNR Wildlife and Heritage Service for specific habitat protection will be met by this proposal.

If you have any questions about this information, please contact me at 410-260-3479.

Sincerely,

A handwritten signature in black ink, appearing to read "Marshall Johnson".

Marshall Johnson  
Natural Resources Planner

CC: QC 521-07

TTY for the Deaf

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



Wrights Neck Road, Queen Anne's County



# FAX COVER SHEET

Maryland Department of the Environment  
Water Management Administration  
Nontidal Wetlands & Waterways Division  
Salisbury Regional Office  
Phone (410) 713-3685 – Fax (410) 713-3686

Date: 9/12/07

To: MARSHALL JOHNSON

Company: MD. CAC

From: CHRIS PAJAK

Message: MARSHALL :

HERE IS A SYNOPSIS OF THE REED CREEK  
ROAD CROSSING. PLEASE REVIEW AND COMMENT.

- CHRIS

Sending 8 pages, including Cover Sheet

QA 18 E3 N

# JOINT FEDERAL/STATE APPLICATION FOR THE ALTERATION OF ANY FLOODPLAIN, WATERWAY, TIDAL OR NONTIDAL WETLAND IN MARYLAND

### FOR AGENCY USE ONLY

Application Number \_\_\_\_\_  
 Date Received by State \_\_\_\_\_  
 Date Received by Corps \_\_\_\_\_  
 Type of State permit needed \_\_\_\_\_  
 Type of Corps permit needed \_\_\_\_\_

Date Determined Complete \_\_\_\_\_  
 Date(s) Returned \_\_\_\_\_  
 Date of Field Review AUG 10 2007  
 Agency Performed Field Review \_\_\_\_\_

## RECEIVED

WATER MANAGEMENT ADMINISTRATION  
NONTIDAL WETLANDS & WATERWAYS DIV  
EASTERN REGIONAL OFFICE

- Please submit 1 original and 4 copies of this form, required maps and plans to the Wetlands and Waterways Program as noted on the last page of this form.
- Any application which is not completed in full or is accompanied by poor quality drawings may be considered incomplete and result in a time delay to the applicant.

Please check one of the following:

DAY 45 = 9/25/07

RESUBMITTAL: \_\_\_\_\_ APPLICATION AMENDMENT: \_\_\_\_\_ MODIFICATION TO AN EXISTING PERMIT: \_\_\_\_\_  
 JURISDICTIONAL DETERMINATION ONLY \_\_\_\_\_ APPLYING FOR AUTHORIZATION X  
 PREVIOUSLY ASSIGNED NUMBER (RESUBMITTALS AND AMENDMENTS) \_\_\_\_\_  
 DATE July 30, 2007

1. APPLICANT INFORMATION: 200763936 N63944 07-NT-2152

### APPLICANT NAME:

A. Name: Stephan Strothc Ad King B. Daytime Telephone: (202) 331-9508 FAX 202-262-9127  
 C. Company: Reed Creek LLC - Wrights Neck Road  
 D. Address: 1620 I Street NW  
 E. City: Washington State: DC Zip: 20006

### AGENT/ENGINEER INFORMATION:

A. Name: M. Stark McLaughlin B. Telephone: (410) 822-8003  
 C. Company: Lane Engineering, Inc  
 D. Address: 117 Bay Street  
 E. City: Easton State: MD Zip: 21601

### ENVIRONMENTAL CONSULTANT:

A. Name: Same As Agent B. Telephone: \_\_\_\_\_  
 C. Company: \_\_\_\_\_  
 D. Address: \_\_\_\_\_  
 E. City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

## RECEIVED

### CONTRACTOR (if known):

A. Name: \_\_\_\_\_ B. Telephone: \_\_\_\_\_  
 C. Company: \_\_\_\_\_  
 D. Address: \_\_\_\_\_  
 E. City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AUG 08 2007

WATER MANAGEMENT ADMIN  
REGULATORY SERVICES COORD

### PRINCIPAL CONTACT:

A. Name: Same As Agent B. Telephone: \_\_\_\_\_  
 C. Company: \_\_\_\_\_  
 D. Address: \_\_\_\_\_  
 E. City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

4 8/3

**2. PROJECT DESCRIPTION**

**a. GIVE WRITTEN DESCRIPTION OF PROJECT:**

The project is to redesign and improve the existing driveway to meet current Queen Anne's county standards for roads in a private. The road way is to be widened to 20 feet, an increase of 6 feet. The surface area is to be tar and chip for 16 feet with 2 feet of gravel edge on each side.

Has any portion of the project been completed?  Yes  No If yes, explain \_\_\_\_\_

**b. ACTIVITY:** Check all activities that are proposed in the wetland, waterway, floodplain, and nontidal wetland buffer as appropriate.

- A.  filling
- B.  dredging
- C.  excavating
- D.  Flooding or impounding Water
- E.  Draining
- F.  grading
- G.  removing or destroying vegetation
- H.  building structures

Area for item(s) checked: Wetland 93 (sq. ft.) Buffer (Nontidal Wetland Only) 9,507 (sq. ft.)

Expanded Buffer (Nontidal Wetland Only) \_\_\_\_\_ (sq. ft.)

Length of stream affected \_\_\_\_\_ (linear feet)

**c. TYPE OF PROJECTS: Project Dimensions**

For each activity, give overall length and width (in feet), in columns 1 and 2. For multiple activities, give total area of disturbance in square feet in column 3. For activities in tidal waters, give maximum distance channelward (in feet) in column 4. For dam or small ponds, give average depth (in feet) for the completed project in column 5. Give the volume of fill or dredged material in column 6.

	Length (Ft.)	Width (Ft.)	Area Sq. Ft.	Maximum/Average Channelward Encroachment	Pond Depth	Volume of fill/dredge material (cubic yards) below MHW or OHW
	1	2	3	4	5	6
A. <input type="checkbox"/> Bulkhead*	_____	_____	_____	_____	_____	_____
B. <input type="checkbox"/> Revetment*	_____	_____	_____	_____	_____	_____
C. <input type="checkbox"/> Vegetative Stabilization	_____	_____	_____	_____	_____	_____
D. <input type="checkbox"/> Gabions	_____	_____	_____	_____	_____	_____
E. <input type="checkbox"/> Groins	_____	_____	_____	_____	_____	_____
F. <input type="checkbox"/> Jetties	_____	_____	_____	_____	_____	_____
G. <input type="checkbox"/> Boat Ramp	_____	_____	_____	_____	_____	_____
H. <input type="checkbox"/> Pier*	_____	_____	_____	_____	_____	_____
I. <input type="checkbox"/> Breakwater	_____	_____	_____	_____	_____	_____
J. <input type="checkbox"/> Repair & Maintenance	_____	_____	_____	_____	_____	_____
K. <input type="checkbox"/> Road Crossing	482	20	9682	_____	_____	_____
L. <input type="checkbox"/> Utility Line	_____	_____	_____	_____	_____	_____
M. <input type="checkbox"/> Outfall Construction	_____	_____	_____	_____	_____	_____
N. <input type="checkbox"/> Small Pond	_____	_____	_____	_____	_____	_____
O. <input type="checkbox"/> Dam	_____	_____	_____	_____	_____	_____
P. <input type="checkbox"/> Lot Fill	_____	_____	_____	_____	_____	_____
Q. <input type="checkbox"/> Building Structures	_____	_____	_____	_____	_____	_____
R. <input type="checkbox"/> Culvert	_____	_____	_____	_____	_____	_____
S. <input type="checkbox"/> Bridge	_____	_____	_____	_____	_____	_____
T. <input type="checkbox"/> Stream Channelization	_____	_____	_____	_____	_____	_____
U. <input type="checkbox"/> Parking Area	_____	_____	_____	_____	_____	_____
V. <input type="checkbox"/> Dredging*	_____	_____	_____	_____	_____	_____

W. 1.  New 2.  Maintenance 3.  Hydraulic 4.  Mechanical  
 Other (explain) \_\_\_\_\_

\*\*\*\*\* For projects indicated with an asterisk refer to the sample plans and checklists found in the January 1988 Joint Application booklet.

d. PROJECT PURPOSE: Give brief written description of the project purpose:

The purpose of the project is to upgrade the existing driveway to meet current standards for road construction of a private road in a subdivision.

3. PROJECT LOCATION:

a. LOCATION INFORMATION:

A. County: Queen Anne's B. City: Centreville C. Name of waterway or closest waterway: Reed Creek, Corsica River

D. State stream use class designation:

E. Site Address or Location: Wrights Neck Road

F. Directions from nearest intersection of two state roads: From Centreville south on Rt 18, 4-H Park road, past Fair grounds then right on Wrights Neck Road. Approximately 2 miles to left on private drive.

G. Is your project located in the Chesapeake Bay Critical Area (generally within 1,000 feet of tidal waters or tidal wetlands)?

XX Yes No

H. County Book Map Coordinates (Alexandria Drafting Co.); Excluding Garrett and Somerset Counties:

Map: 18 Letter: E Number: 3 (to the nearest tenth)

I. FEMA Floodplain Map Panel Number (if known):

J. 1. 39 02 10.71 latitude 2. 76 07 56.44 longitude

b. ACTIVITY LOCATION: Check one or more of the following as appropriate for the type of wetland/waterway where you are proposing an activity:

- A. Tidal Waters F. 100-foot buffer (nontidal wetland of special State concern) H. 100-year floodplain (outside stream channel)
B. Tidal Wetlands G. In stream channel I. X River, lake, pond
C. Special Aquatic Site (c.g., mudflat, vegetated shallows) J. Other (Explain)
D. X Nontidal Wetland Farmed Wetland & 25'
E. X 25-foot buffer (nontidal wetlands only) Farmed Wetland Buffer

c. LAND USE:

A. Current Use of Parcel Is: X Agriculture: Has SCS designated project site as a prior converted cropland?

1. Yes X No 2. Wooded 3. Marsh/Swamp 4. Developed

5. Other B. Present Zoning is 1. Residential 2. Commercial/Industrial 3. X Agriculture 4. Marina 5. Other

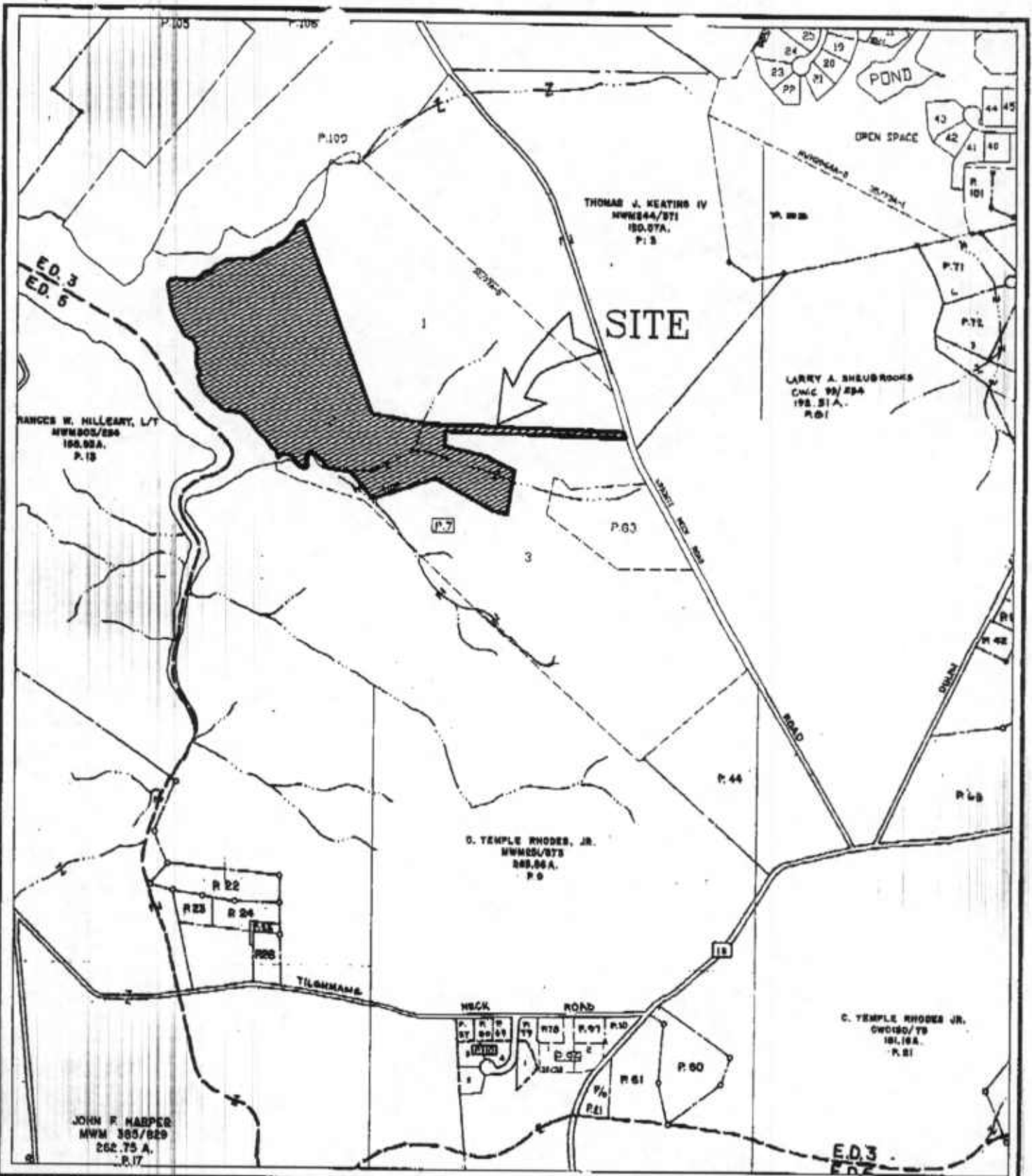
C. Project complies with current zoning X Yes No

THE FOLLOWING INFORMATION IS REQUIRED BY THE STATE (blocks 4-7):

4. REDUCTION OF IMPACTS: Explain measures taken or considered to avoid or minimize wetland losses in I. Also check Items A-E if any of these apply to your project.

- A. Reduced the area of disturbance B. Reduced size/scope of project C. Relocated structures
D. X Redesigned project

E. Other



FILE No. A115  
 JOB No. 070178  
 SCALE: 1"=1000'  
 SHEET No. 1

VICINITY MAP

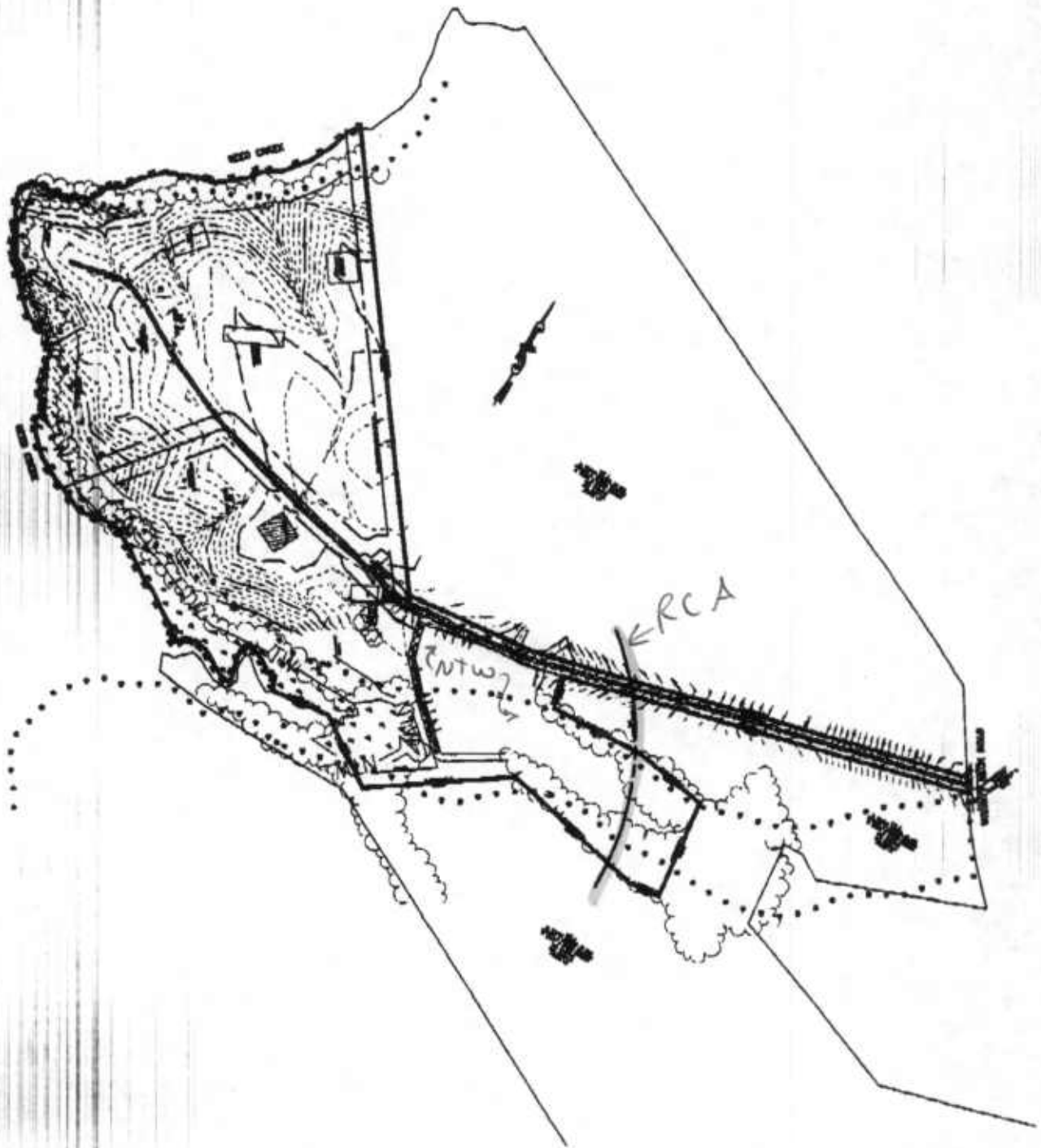
**STEPHAN STROTHE AND  
 SABINE ULBRICH**

QUEEN ANNE'S COUNTY, MARYLAND  
 TAX MAP 43 GRID 11 PARCEL 7, LOT 2

**Lane Engineering, LLC**  
 Established 1988  
 Civil Engineers • Land Planning • Land Surveyors



E-mail: mail@lane.com  
 117 Bay St. Easton, MD 21601 (410) 822-8003  
 15 Washington St. Cambridge, MD 21613 (410) 221-0818  
 114B West Water St. Centerville, MD 21617 (410) 758-2085



SHEET No. 2  
 SCALE: 1"=500'  
 JOB No. 070178  
 FILE No. A115

**EXISTING CONDITIONS PLAN**

**STEPHAN STROTHER AND  
SABINE ULBRICH**

QUEEN ANNE'S COUNTY, MARYLAND  
TAX MAP 43 GRID 11 PARCEL 7, LOT 2

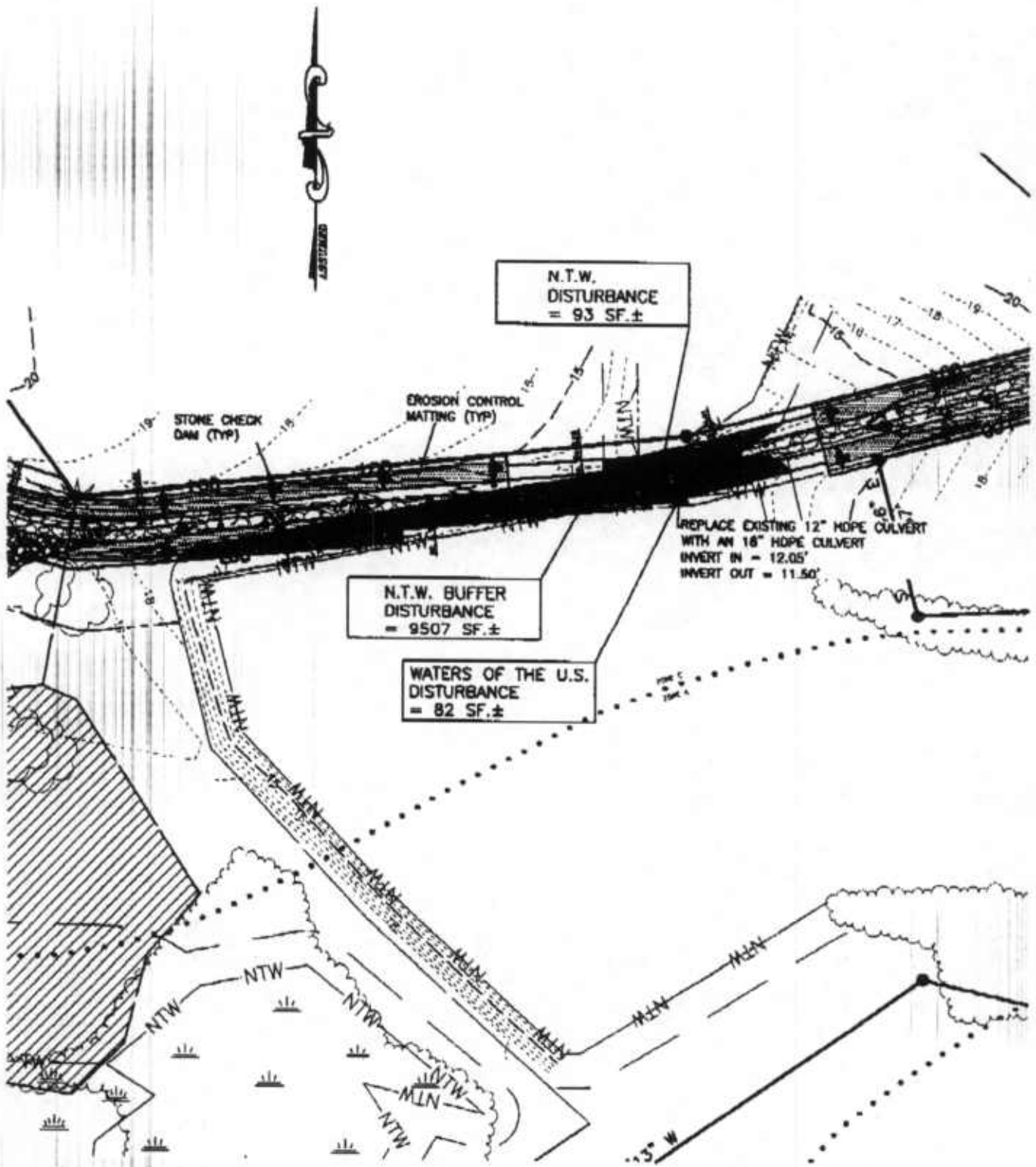
**Lane Engineering, LLC**

Established 1986  
Civil Engineers • Land Planning • Land Surveyors



E-mail: [mail@leinc.com](mailto:mail@leinc.com)  
 117 Boy St. Easton, MD 21601 (410) 822-8003  
 15 Washington St. Cambridge, MD 21613 (410) 221-0818  
 114B West Water St. Centerville, MD 21617 (410) 758-2005





FILE No. A115  
 JOB No. 070178  
 SCALE: 1"=100'

SHEET No.  
**3**

**PROPOSED CONDITIONS PLAN**

**STEPHAN STROTHE AND  
 SABINE ULBRICH**

QUEEN ANNE'S COUNTY, MARYLAND  
 TAX MAP 43 GRID 11 PARCEL 7, LOT 2

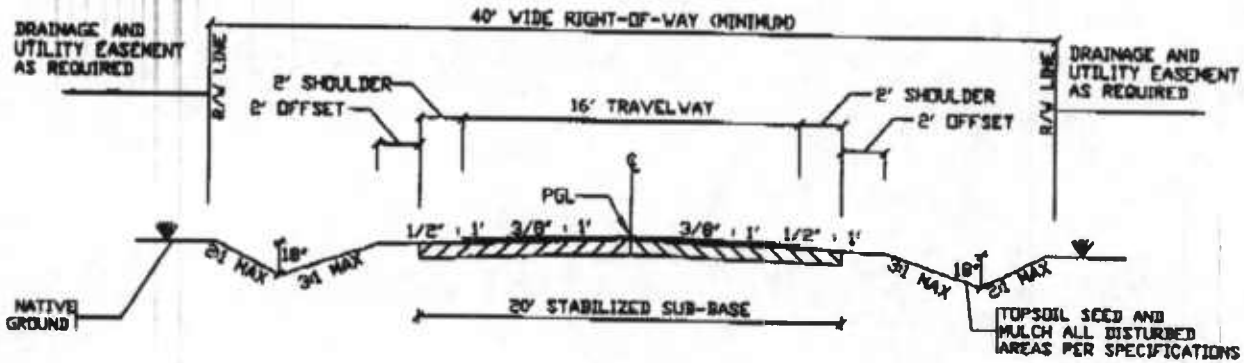
**Lane Engineering, LLC**

Established 1986  
 Civil Engineers • Land Planning • Land Surveyors



E-mail: [mail@lane.com](mailto:mail@lane.com)  
 117 Bay St. Easton, MD 21801 (410) 822-8003  
 15 Westington St. Cambridge, MD 21813 (410) 221-0818  
 1148 West Water St. Centerville, MD 21617 (410) 758-2095


DRIVEWAY CROSS SECTION FOR RURAL PRIVATE SECTION



**SPECIFICATIONS**

- PAVEMENT** - Shall be polymer modified asphalt emulsion (CRS-2) applied with chip seal stone at the following rates: 1st course 45 lbs MD #7 stone on 1/2 gallon CRS-2P per square yard; 2nd and 3rd courses 35 lbs MD #7 stone on 1/2 gallon CRS-2 per square yard.
- STABILIZED SUB-BASE** - Shall be 8" minimum compacted bank run gravel laid and thoroughly compacted in two 4" lifts or 6" of CR-6 aggregate laid and compacted in one lift. Compaction shall meet or exceed 95% of the modified proctor density for the material. Other alternatives to stabilized sub-base must be approved by the Chief Roads Engineer prior to initiation of construction.
- SUB-GRADE** - All unsuitable materials shall be removed to a point 12" below subgrade of the stabilization. If unsuitable material is encountered at or below this point, the unsuitable material shall be removed as directed by the Chief Roads Engineer. The unsuitable material shall be replaced with select borrow.
- DITCHES** - Shall be excavated to gradients as shown on construction drawings and stabilized with a minimum of 4' of topsoil, seeded and mulched per MDC specifications.
- All methods of construction shall be in compliance with Queen Anne's County standards. All material specifications shall comply with the 2001 edition of the Maryland State Highway Administration's 'Standard Specifications for Construction and Materials' manual and any addendum thereto.**

APPROVED	SCALE: NO SCALE	QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS
DATE	REVISIONS:	PRIVATE ROAD SECTION FOR RURAL AREAS
DIRECTOR, DEPT. OF PUBLIC WORKS		
CHIEF ROADS ENGINEER		STANDARD NO. RD-100.04

FILE NO. A115	JOB NO. 070178	SCALE: NTS	SHEET NO. 4	<b>DRIVEWAY CROSS SECTION</b>		<b>Lane Engineering, LLC</b> Established 1986 Civil Engineers • Land Planning • Land Surveyors  E-mail: mail@lane.com 117 Bay St. Eeeton, MD 21801 (410) 822-8003 15 Washington St. Cambridge, MD 21613 (410) 221-0615 114B West Water St. Centerville, MD 21817 (410) 758-2085
				<b>STEPHAN STROTBE AND SABINE ULBRICH</b> QUEEN ANNE'S COUNTY, MARYLAND TAX MAP 43 GRID 11 PARCEL 7, LOT 2		
Date: 07/30/2007 User: D:\Users Drawing Path: J:\2007\070178\070178.dwg Project Manager: BPT XREF file(s): \GIS-BASE-LETR.dwg \CGE-BASE.dwg \CDP-BASE.dwg \CEC-BASE.dwg \CPV-BASE.dwg \CSO-BASE.dwg				© LANE ENGINEERING,		

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

September 7, 2007

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

**Re: 003-07-08-0012-C, 405 Wrights Neck Road, Centerville  
Reed Creek LLC**

Dear Ms. Rhodes:

Thank you for providing information on the above referenced project. The applicant proposes to subdivide an existing lot located in the Resource Conservation Area (RCA) into two lots and a separate private road tract. Please see my comments below.

1. There should be a professional wetland delineation to determine the actual areas available for subdivision and the location of the Critical Area Buffer. Please have the applicant document who has delineated the wetlands and what method was used for the delineation of tidal versus non-tidal wetlands.
2. The Buffer shown on the plans may need to be expanded for environmental features contiguous to the Buffer as required by County Code Section 14:1-52. This includes Buffer expansion for the following when they are contiguous to the Buffer: the extent of all non-tidal wetlands, any slopes 15% or greater, hydric soils and highly erodible soils with a K value greater than 0.35. It appears that this site may have one or more of these characteristics warranting Buffer expansion. Please have the applicant address this standard and show the expanded Buffer where necessary.
3. It appears that there is a stream on the site connected to the pond. If there is a stream on this site, it must also have 100-foot Buffer from its banks as required in the County Code. Please have the applicant document whether there is a stream and the methods for determination.
4. The sewage reserve areas shown on the plan must be located outside of the Critical Area

Buffer. Please have the applicant locate all sewage reserve areas outside of the Buffer and indicate this on the plan.

5. Queen Anne's County Code §14:1-38.D(2) (Site Development Standards) requires that site development shall be designed to assure that Habitat Protection Areas are not adversely affected. The site is within the Protection Zone of a Bald Eagle nest. The area surrounding this protected nest is a Habitat Protection Area, as designated on State maps. In addition, measures to protect Delmarva fox squirrel habitat may be warranted. The applicant should meet the requirements of the DNR Wildlife and Heritage Service concerning any development activity on the subject site. There also appears to be a Waterfowl Concentration area adjacent to the site, which may require additional development restrictions. Please have the applicant address §14:1-38.D(2) and how the requirements of DNR will be met by this proposal.
6. The Code of Maryland Regulations Title 27.01.09.01C(6) requires that the entire 100-foot Buffer of the site must be established in natural vegetation when the use changes from agriculture to another use. Therefore, the 100-foot Buffer on both of these proposed lots must be completely planted. Please have the applicant revise the plan to show the Buffer plantings to meet this standard.
7. The proposed subdivision divides 1.122 acres of the RCA into a separate tract for the private road. The area of RCA on this site only allows density of two dwellings, per County Code RCA density restrictions in §14:1-39.C. A separate tract can only be created with less than 20 acres of RCA if it can not be developed in the future. It appears that the dimensions of the road tract would prevent any future development; however, ideally the private road tract would be part of one of the lots with a shared access easement.

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

Sincerely,



Marshall Johnson  
Natural Resources Planner

# Lane Engineering, LLC

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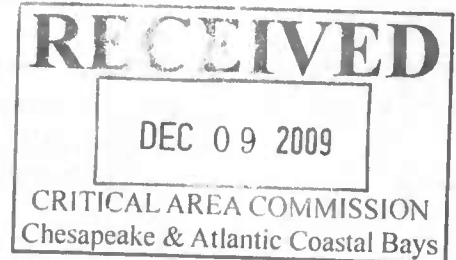
December 4, 2009

*HAND DELIVERED*

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

ATTN: Jennifer Jackson

RE: LANDS OF REED CREEK, LLC  
MINOR SUBDIVISION #03-07-08-0012-C



Dear Jennifer:

43 (47) On August 20, 2007 we submitted a Minor Large Lot Subdivision on behalf of the property owner, Reed Creek, LLC. A two-lot subdivision with private road access was proposed for Map Grid 10, Parcel 7, Lot 2. The lot had been the subject of a previous minor subdivision in 2002 which created a total of three large lots.

The 2007 minor subdivision application and private road plans went through two County review cycles with the last County review comments provided on November 1, 2007. At this point the owner needed to provide sureties and fees and the subdivision was essentially ready for County signatures and final approval.

During this time the owners of adjacent Lots 1 and 3, Pat and Temple Rhodes, also had pending minor subdivision applications for each of those lots. They were proposing one new lot on each existing lot. The Department of Land Use, Growth Management and the Environment (LUGME) realized that with three existing lots and a total of three proposed lots that only two of those proposed lots could be approved as "minors" and one would have to be a "major." LUGME determined that unless Reed Creek LLC and the Rhodes came to some mutual understanding about which lots would be minors and which lot would be the major then all three proposed lots would require Planning Commission approval as Major Subdivision lots.

At this point Reed Creek, LLC and the Rhodes' began to discuss a scenario where it would be agreed that the Reed Creek LLC lot and one of the Rhodes lots would proceed as minors with the second Rhodes lot being approved as a major subdivision. The parties also agreed that Rhodes would sell two small pieces of land on either side of the Reed Creek LLC property where it

joined Wright's Neck Road so that Reed Creek, LLC would have the required road frontage to allow for elimination of their proposed private road and instead flag each proposed lot directly to Wrights Neck Road.

On November 6, 2008 we submitted a revised minor subdivision for Reed Creek LLC and an Administrative Subdivision for the land transfer from Rhodes to Reed Creek, LLC. The Rhodes also followed suit with the agreement and submitted a minor and a major subdivision for their proposed two lots. The Reed Creek LLC revised minor plat and administrative subdivision went through one review cycle and were both basically ready for final approval pending payment of sureties and fees. I believe the Rhodes minor subdivision was also reviewed and ready for signatures and the Rhodes major subdivision was conditionally approved by the Planning Commission and was ready for final approval.

Unfortunately, Reed Creek, LLC and the Rhodes have not been able to agree on some other matters related to existing easements and access rights for the existing driveway and at this point the Rhodes have been unwilling to sign the Administrative Subdivision plat so the original agreement has stalled out indefinitely. Reed Creek LLC is anxious to move forward with their plans for subdivision so we are resubmitting the original subdivision plat with a private road. Dates for plat certifications have been updated and the road plans have been slightly revised per discussions with Patrick Hager at the Department of Public Works.

The following is a point-by point response to the November 1, 2007 County comments for this proposed subdivision:

Department of Public Works  
Stormwater Management/Roads

#### Plat Review Comments

1. Title Block and Plat Title revised to indicate this is a Major Subdivision

#### Plan Review Comments

1. Plans were revised to eliminate some previously proposed roadside ditching as shown on the original plans. Ditching removed per consultation with Patrick Hager.

#### Stormwater Management Report Comments

1. Stormwater management previously approved.

#### General Comments

1. A revised engineer's construction cost estimate is attached. Sureties and inspection fees to be provided before final approval.
2. Plans will be signed by Soil Conservation District prior to final submittal for DPW signature.

3. DPW checklist will be completed prior to final submittal for DPW signature.
4. Plats and plans will be signed prior to DPW signatures.

Critical Area Commission

This subdivision was originally submitted in 2007 therefore the 100 foot Critical Area Buffer as expanded still applies. The trees removed and planted within the buffer as shown on the Forest Conservation Plan were the subject of County Permits approved in March 2007 (Permit # SO7-0060). No tree clearing or Buffer disturbance is proposed with this subdivision. Current County regulations do not require a Buffer Management Plan at this time.

Department of Land Use, Growth Management and Environment

1. Subdivision History leading up to the 2007 submittal of this plat is included on Sheet 1 of 8.
2. The existing driveway is not intended to be used for access to Lot 2B
3. The LUGME Certification has been replaced with signature block for the Planning Commission as this is now a Major Subdivision.
4. The existing barn is an accessory structure to the existing house located on Proposed Lot 2A. This accessory structure is permitted to be in the front yard as permitted by Section 18:1-45B (3). The encroachment of the accessory structure in the side building restriction line is permitted by Section 18:1-45 B (1).

We are requesting this Major Subdivision be accepted for 25-day submittal and placed on the January 14, 2010 Planning Commission agenda. Please do not hesitate to contact me if you have any questions or concerns regarding this re-submittal.

Given the time frame that has lapsed, adjacent property owners have been re-notified. The certified mail receipts are enclosed with this submittal.

Sincerely,



Barry F. Griffith, AICP  
Principal, Senior Planner

Enclosures

cc: Stephan Strothe, Reed Creek, LLC

# Lane Engineering, LLC

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December 8, 2008

*HAND DELIVERED*

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

ATTN: Jennifer Jackson,  
Land Use Planner

RE: LANDS OF REED CREEK, LLC  
MINOR SUBDIVISION #03-07-08-0012-C



Dear Jennifer:

As per your comment letter dated November 25, 2008, the following is a point-by-point response addressing County review comments for the above referenced Subdivision:

**Department of Public Works:**  
**Stormwater Management/Roads**

Plat Review Comments:

1. See notes added to Sheet 2 of the plat regarding rooftop and non-rooftop disconnect.
2. Additional labels have been added to the plat identifying new lines of division.
3. No Roads comment.
4. All necessary certificates will be signed prior to DPW signature.

**Critical Area Commission**

1. See Note #19 added to Sheet 1 regarding COMAR 27.01.09.01.C(6).
2. The dead, diseased or dying trees have already been removed and replaced per a permit issued by the Department of Land Use, Growth Management and Environment. (Permit #S07-0060)
3. No improvements are proposed to the existing driveway. No variance will be required.




**Department of Land Use, Growth Management & Environment:**

An inset has been added to Sheet 4 of 9 to clarify the 50' wide access and utility easement. We do not want to extend the driveway easement any closer to the existing barn. The small edge of trees near the easement is not part of the Forest Conservation Easement as shown on the inset and on Sheet 7. When the driveway is constructed for Lot 2B, if any of these trees need to be cleared, they will need to be replaced in conjunction with grading and building permit approval.

If you have any questions or comments, please advise.

Thank you,  
Lane Engineering, LLC

  
Marsha Usilton,  
Office Manager

cc: *Stephan Strothe*  
*C. Temple & Patricia Rhodes*  
*Karl Phillips, Esq.*  
*Jeff Thompson, Esq.*  
*Jack Kirby*

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November 6, 2008

Jennifer Jackson  
Queen Anne's County  
Department of Land Use, Growth Management & Environment  
160 Coursevall Drive  
Centreville, MD 21617

RE: LANDS OF REED CREEK, LLC AND C. TEMPLE RHODES & PATRICIA A. RHODES  
Q.A. CO. TAX MAP 43, PARCEL 7, LOTS 1, 2 & 3

Dear Jennifer:

Enclosed you will find a plat submittal showing an administrative subdivision of referenced land. The plat is intended to transfer lands from C. Temple Rhodes, Jr. and Patricia A. Rhodes (Rhodes), Lots 1 and 3 to Reed Creek, LLC (Strothe) Lot 2 so that Lot 2 will have 70 ft. of frontage on Wright's Neck Road. Lot 2 is the subject of a pending Minor Large Lot subdivision (#03-07-08-0012-C) which has been revised to show the access for the two proposed lots to be direct to Wright's Neck Road with 35 feet of frontage for each lot and a shared access and utility easement running over the existing driveway. The previously proposed private road has been eliminated.

Strothe and Rhodes have reached an agreement that Strothe will finalize his pending Minor Large Lot Subdivision and Rhodes will be submitting a Minor subdivision for one additional lot on either Lots 1 or 3. Rhodes will then apply for an additional one lot on Lots 1 or 3 as a Major subdivision. Both parties have agreed that the Administrative Subdivision, Strothe Minor, Rhodes Minor and Rhodes Major would all be recorded concurrently pending final approval of all proposed subdivisions.

Please find the following for the proposed Administrative Subdivision:

- Six (6) copies of the plat and completed application;
- A copy of the deeds of record;
- A check made payable to Queen Anne's County Commissioners in the amount of \$725.00 representing the required Development Review Fee;
- Adjacent property owner notification certified mail receipts;
- Project Notification Application for Critical Area.

If you have any questions, please call the office. We request all comments be directed to our Centreville office.

Sincerely,

*Marsha Usilton*

Marsha Usilton, Office Manager

cc: Stephan Strothe  
C. Temple & Patricia Rhodes  
Karl Phillips, Esq.  
Jeff Thompson, Esq.  
Jack Kirby

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November 6, 2008

*HAND DELIVERED*

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

ATTN: Jennifer Jackson, Land Use Planner

RE: **LANDS OF REED CREEK, LLC**  
**MINOR SUBDIVISION #03-07-08-0012-C**

Dear Jennifer:

An Administrative Subdivision plat and application between Reed Creek, LLC (Strothe) and C. Temple Rhodes & Patricia Rhodes (Rhodes) is being submitted concurrent with this Minor Subdivision resubmittal. The Administrative Subdivision is intended to transfer lands from the Rhodes' Lots 1 and 3 to the Strothe Lot 2 so that Lot 2 will have 70 ft. of frontage on Wright's Neck Road.

This resubmitted Minor Large Lot subdivision has been revised to show access for the two proposed lots to be direct to Wright's Neck Road with 35 feet of frontage for each lot and a shared access and utility easement running over the existing driveway. The previously proposed private road has been eliminated.

Strothe and Rhodes have reached an agreement that Strothe will finalize his pending Minor Large Lot Subdivision and Rhodes will be submitting a Minor subdivision for one additional lot on either Lots 1 or 3. Rhodes will then apply for an additional one lot on Lots 1 or 3 as a Major subdivision. Both parties have agreed that the Administrative Subdivision, Strothe Minor, Rhodes Minor and Rhodes Major would all be recorded concurrently pending final approval of all proposed subdivisions.

As per your comment letter dated November 1, 2007, the following is a point-by-point response addressing County review comments for the above referenced Subdivision:

**Stormwater Management/Roads**  
**Plat Review Comments:**

1. Revisions are shown in the title block.

**Plan Review & General Comments:**

The proposed Private Road has been eliminated. Lots 2A and 2B now each have 35 feet of direct street frontage on Wright's Neck Road and will utilize a shared access and utility easement over the existing driveway.

Stormwater Management Report Comments:

Private Road and associated stormwater management design has been eliminated.

Critical Area Commission

The plat set includes a comprehensive Critical Area Forest Conservation and Afforestation Plan which includes no forest clearing, a 6.920 forest conservation area within the Critical Area and 3.062 acres of afforestation. The 100 foot shoreline buffer contains existing forest cover that is not proposed for disturbance. Afforestation is proposed in some areas within or immediately contiguous to the shoreline development buffer. Dead, diseased or dying trees previously removed and replaced were properly permitted by the Department of Land Use, Growth Management and Environment per permit SO7-0060, dated March 26, 2007. A letter of credit in the amount of \$1,316.24 is proposed for surety for the required afforestation.

Department of Land Use, Growth Management & Environment:

General Comments:

1. The Subdivision History has been added to Sheet 1 of the plat.
2. The proposed private road has been eliminated. Access for the two proposed lots will be direct to Wright's neck Road with 35 feet of frontage for each lot and a shared access and utility easement running over the existing driveway to a point where the lots split as shown on the plat.
3. The "C" has been added to the Subdivision Number within the Department's Certificate.
4. We have revised the plat to eliminate the private road. We believe that based on the current configuration of lot lines the existing barn is not encroaching on the front BRL for lot 2A. The configuration of these lots does not readily fit any "model" or definition of how a front or side yard is to be provided. On sheet 2 of 9 we are showing the front BRL as being established at a point where Lot 2A "opens up" from the flag portion of the lot at a distance where the lot meets the 500 foot minimum lot width requirement. The actual limits of construction on Lot 2A are established further westward at the 25 foot nontidal wetland buffer associated with the pond.

If you have any questions or comments, please advise.

Thank you,  
Lane Engineering, LLC



Marsha Usilton,  
Office Manager

cc: Stephan Strothe  
C. Temple & Patricia Rhodes  
Karl Phillips, Esq.  
Jeff Thompson, Esq.  
Jack Kirby

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October 17, 2007

*HAND DELIVERED*

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

ATTN: Jennifer Jackson Rhodes  
Land Use Planner

RE: LANDS OF REED CREEK, LLC  
**MINOR SUBDIVISION #03-07-08-0012**

Dear Jennifer:

As per your comment letter dated September 7, 2007, the following is a point-by-point response addressing County review comments for the above referenced Subdivision:

**Department of Public Works**  
**Stormwater Management/Roads:**

Plat Review Comments:

1. Surveyor's certificate has been corrected on Sheet 1 of the plat.
2. A note has been added to the plat regarding Floodplain requirements. (See Note #18)

Plan Review Comments:

1. A note has been added to Sheet 2 of the plans specifying the coordination with the U.S. Fish & Wildlife Service regarding development or disturbance of the site.
2. A note has been added to the plat regarding Floodplain requirements. (See Note #20)
3. The ditches are now shown in the road profiles.
4. Horizontal curve data is now provided.
5. Labels have been added to the plat showing widths of right-of-way, pavement and shoulder.
6. Dimensions for the turnaround have been provided on Sheet 6 of 6.
7. The road now stops short of the barn.
8. Proposed temporary benchmarks have been provided on the plan.
9. A construction stakeout table has been added to the plan.
10. Three coordinate grid tics have been provided per plan sheet.
11. A 25 foot fillet radius has been provided on the entrance to Wrights Neck Road.
12. Proposed roadway signage has been provided on the plan along with a note regarding the installation of the signage. (see Note #21)
13. A note regarding as-built certification has been added to the plan. (See Note #22)

14. An engineer's cost estimate for proposed road construction is included with this submittal.

General Comments:

1. Applicant understands NRCS and Soil Conservation must approve and sign the plans prior to DPW signature.
2. The DPW checklist for plan signature will be completed prior to DPW signature of plans.
3. All certificates on the plat will be signed prior to DPW signature.

**Heritage Coordinator**

1. The existing barn is a new structure (metal pole barn). The barn location is in the vicinity of the location of a historic farmhouse that is no longer there. See attached documentation of Maryland Historical Trust for inventory site QA-112. (See plat note #10)

**Critical Area Commission**

1. Tidal and nontidal wetlands that would potentially impact development buffers in the vicinity of the proposed development disturbance have been field delineated by a qualified professional. See Sheet 1 Note #8 and attached letter from M. Stark McLaughlin.
2. The 100 foot Critical Area Buffer has been expanded as necessary for non-tidal wetlands, steep slopes, hydric soils and highly erodible soils. For purposes of clarity the critical area buffer is shown as a shaded area on Sheets 3, 4, 5, 6, 7 and 8. Attached is an exhibit showing the location of steep slopes greater than 15% along the shoreline. Buffer expansion is not required for steep slopes. There are no mapped highly erodible soils. The buffer has been expanded to include adjacent non-tidal wetlands and hydric soils.
3. There is a small section of tributary stream shown on Sheet 3 connecting a pond to a nontidal wetland. It is shown with the appropriate 100 ft. buffer as it impacts the subject property.
4. There are no SRAs located within the 100 ft. buffer.
5. Sheet 1 Note #16 addresses habitat protection. The protection zones for the off-site Bald Eagle nest are shown on the plat. No clearing or development activity is proposed in the vicinity of any woodland so potential Delmarva Fox Squirrel Habitat is not impacted. Anadromous Fish Spawning waters and historic waterfowl concentration areas could be impacted by future shoreline stabilization or pier construct and should be addressed through permitting for those improvements if and when they are proposed.
6. Buffer management plans are typically addressed at the time of building permit application in Queen Anne's County. The proposed subdivision requires 3.062 acres of Critical Area afforestation which 1.74 acres are located within the 100 ft. Critical Area Buffer to supplement existing forest areas within the buffer.
7. In Queen Anne's County the private road is a separate fee simple right-of-way jointly owned and maintained by Lots 2A & 2B.

**Department of Land Use, Growth Management & Environment:**

General Comments:

1. Lane Engineering, LLC did not submit the pending subdivision applications and does not know the status.
2. Please see Response #1 above.
3. Applicant understands if pending subdivisions are approved prior to this application then this subdivision will require review as a major subdivision.
4. The power company letter will be submitted once received.

5. Application has been revised to show private septic system.
6. Parcel 3 has been shown as an adjacent property owner.
7. Capacity Calculations are not applicable to Large Lot Subdivisions.
8. Several sites were tested for SRAs. The SRAs shown on the plat are the approved sites.
9. Lot 2B will have a separate entrance off the road. A cross access easement is not proposed at this time.
10. A wetlands determination is enclosed with this submittal.
11. All certificates will be signed and sealed with final submittal.
12. After review of the easement document it appears only Lot 2 has ability to upgrade road to a public or private road status. (copy of recorded easement enclosed)
13. Plat now accurately shows all existing forested areas.
14. Applicant is addressing issues with the existing barn directly with the Permits Office and Department of Environmental Health.

#### Minor Subdivision

##### Sheet 1

1. Impervious area calculations have been provided on the plat and include the new house.
2. Name of Agency corrected.
3. Steven Cohoon's title has been revised.
4. Subdivision number has been added to the plat.
5. Surveyor's certificate has been corrected on Sheet 1 of the plat.

##### Sheet 2

1. Property lines have been adjusted accordingly to show required 50 ft. front, rear and side setbacks. The existing barn is permitted with the front setback of Lot 2A per Section 18:1-45B(3).
2. The scale block has been revised on all sheets.
3. A legend has been added to this sheet.
4. The location of the new house/garage has been provided on the plat.
5. Proposed well locations have been provided.
6. We have the poles shown on the plat but cannot find and recorded utility easement.
7. Building setbacks have been provided.
8. The configuration of L82, L83, L84 etc. has been clarified on the plat.
9. The Hunting blinds have been added to the plat and are labeled as such.
10. The locations of the removed and replanted trees have been provided on the plat.
11. The amounts in the resource protection table have been converted to acreages.
12. Eagles Nest Note has been corrected.

##### Sheet 3

1. The non-tidal wetlands buffer has been depicted on the plat.
2. The legend has been revised.
3. Building setbacks have been provided.

##### Sheet 4

1. Building setbacks have been provided.
2. The Eagles Nest Zone has been corrected.
3. Afforested Area has been removed from Sheet 4 and addressed on the Critical Area Forestation Plan.
4. Afforested Area has been removed from Sheet 4 and addressed on the Critical Area Forestation Plan.

5. Afforestation has been addressed on the Critical Area Forestation Plan on Sheets 6 – 8 of the plat.

Sheet 5

1. Building restriction lines have been labeled.

Critical Area Comments

1. See separate exhibit showing steep slope locations along shoreline. Buffer expansion is not required for steep slopes.
2. Area to be retained in AG use is not known at this time.
3. The Limits of Disturbance are shown on Sheets 2 & 5 of the plat.
4. The location of anadromous fish spawning streams have been provided on the plat.
5. A copy of the DNR's Heritage letter is enclosed.
6. Notes regarding habitat protection are included with the plat and habitat protection measures are described in the Critical Area Environmental Assessment.

The Environmental Assessment has been revised to meet the requirements necessary for review. If you have any questions, please do not hesitate to call the office.

Thank you,  
Lane Engineering, LLC

*Marsha*

Marsha Usilton,  
Office Manager

cc: *Stephan Strothe*  
*lei #070178/A115*



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August 20, 2007

HAND DELIVERED

Steve Cohoon, Acting Director  
Queen Anne's County  
Department of Planning and Zoning  
160 Coursevall Drive  
Centreville, MD 21617

RE: LANDS OF REED CREEK, LLC  
QUEEN ANNE'S CO. TAX MAP 43, GRID 11, PARCEL 7, LOT 2

Dear Mr. Cohoon:

Enclosed you will find a Plat submittal showing a Minor Subdivision of referenced land. The intent of this plat is to subdivide existing Lot 2 to create two lots, (Lots 2A & 2B) and a private road using the Large Lot subdivision technique.

The property is located within the Chesapeake Bay Critical Area (RCA). Therefore, an Environmental Assessment has been prepared and is included with this submittal. Critical Area and Non Critical Area Forest Conservation requirements for existing Lot 2 were previously addressed by Subdivision #03-01-10-0011 approved on 10-1-02.

Please find the following:

- Twelve (12) copies of the plat and completed application;
- Twelve (12) copies of the Infrastructure plans for the proposed private road;
- Two (2) copies of deed of record;
- A check made payable to Queen Anne's County Commissioners in the amount of \$1,250.00 representing the required Development Review Fee;
- Letters to the Phone and Power Companies requesting service availability;
- Adjacent property owner notification certified mail receipts;
- Environmental Assessment Report;
- Critical Area Project Notification Application;
- Stormwater Management Report;
- Copy of the Wetland permit application dated August 1, 2007.

If you have any questions, please call the office. We request all comments be directed to our Centreville office.

Sincerely,  
Lane Engineering, LLC  
*Marsha Usilton*  
Marsha Usilton, Office Manager

cc: *Stephan Strothe*

**CHESAPEAKE BAY CRITICAL AREA  
ENVIRONMENTAL ASSESSMENT**

**F O R**

**Reed Creek LLC  
Stephan Strothe  
1620 I Street NW  
Washington, DC 20006**

**Wrights Neck Road  
Centreville, MD 21617**

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

**Date July 30, 2007**

**JOB # 070178**

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## SECTION ONE

Statutory Requirements: The Queen Anne's County Code requires that Technical Plans be prepared in accordance with Title 14 ENVIRONMENTAL PROTECTION SS 14-133 for any development or subdivision proposed within the Critical Areas. The purpose of these technical plans is to assist Queen Anne's County in assessing and evaluating potential impacts from the proposed subdivision of a parcel of land in Queen Anne's County that requires site plan or subdivision approval. These technical plans have been prepared in accordance with the guidelines for content as set forth in the Critical Area Zoning Code.

Project Summary: The owner, Stephan Strothe, proposes to subdivide Parcel 7, Lot 2 into 2 new lots; lot 2A containing 1,058,508 square feet (24.30 acres) and lot 2B containing 1,212,274 square feet (27.83 acres) of land within the critical area. This development is to be completed in conformance with the regulations in the Queen Anne's County Zoning Code.

As noted on Queen Anne's County Resource Map No. 43, Development Area Designation, the Critical Area portion of the site is zoned as RCA- Resource Conservation Area. The County Zoning is CS - Countryside - Agricultural Use.

Project Location: The project site is located in the Third (3) Election District Map 43, Parcel 7, and Lot 2. The subject site is located within the Critical Area associated with Reed Creek and the Corsica River.

Project & Site Description: Currently, the Critical Area RCA portion of the site (51.36 acres) is improved with an existing storage barn and driveway. The property is serviced by private water and has 2 approved septic reserve areas on the site. The remainder of the site is in crop production, wildlife plantings, grass water ways and forest tree cover buffer plantings. The site is buffered by a scattered number of mature trees and shrubby areas on the shoreline.

## SECTION TWO

### Planting & Forest Management / Amount & Type of Forest Cover

Currently the site has forest cover on approximately 18% of the site. The existing cover consists of a naturally forested buffer of trees on the edges of the creek, nontidal wetland bottomlands and afforestation plantings on 2 locations on the farm. No additional afforestation is required. The required 15% forest coverage was confirmed at the time of the original subdivision for the property.

<b>FOREST TYPE</b>	<b>SQUARE FEET</b>	<b>ACRES</b>	<b>PERCENT</b>
Buffer edge mixed hardwoods	86,208.43	1.979	3.853
Afforestation Planting	106,314.00	2.441	4.752
Afforestation Planting	36,036.60	0.827	1.610
Afforestation Planting	70,567	1.62	3.154
Bottomland Hardwoods	66,658.62	1.530	2.979
Mixed hardwoods	47,869.62	1.098	2.137
<b>TOTALS</b>	<b>343,087.27</b>	<b>9.495</b>	<b>18.485</b>

## SECTION THREE

### Habitat Protection Plan

A review of the available data bases for records of rare, threatened or endangered plant or animal communities is on file with the State of Maryland or Federal reviewers was requested(see Heritage Letter attached). The State of Maryland recognized the presence of a Bald Eagle nesting site near the property. The location of the nest was field confirmed on August 1, 2007. The location of the nest is on an adjoining property and greater than ¼ mile from any proposed development activities on this site. There are no known occurrences of endangered Delmarva Fox Squirrels on the property but the property is within the range of this endangered species. All improvements are proposed within the open cropland areas of the site and no woodlands are proposed for clearing. The forest cover on the property is generally linear in composition and does not provide consistent or contiguous forested habitat required for Delmarva Fox Squirrels. It is extremely doubtful that any Delmarva Fox Squirrels are present on the property or in the immediate vicinity of the proposed development.

As part of standard procedure, the Queen Anne's County Habitat maps were reviewed. The Natural Resource Maps dated July 1995 indicate no Historic Waterfowl Staging Areas, no Colonial Water bird Nesting Sites, no Anadromous Fish Spawning Grounds, no Delmarva Fox Squirrel Habitat and no Oyster Bars in the immediate vicinity of the project. The Map did indicate the presence of a state and federally protected species, which was confirmed on the adjoining property as an active Bald Eagle nest site.

#### **SECTION FOUR**

##### Cooperators / Farm Plan / Existing Agricultural Activities on Site

There is currently be farmed by Mr. Henry Covington. The majority of the site will remain in crop production and not impacted by development activities. There is a current Farm Management Plan approved by the Queen Anne's County Natural Resources and Conservation Service - Soil Conservation District in place to provide for nutrient management and Best Management Practices to be utilized on the site.

#### **SECTION FIVE**

##### Shoreline Erosion Plan / Natural Park Management Plan

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

#### **SECTION SIX**

##### Ten Percent Pollutant Reduction

The site is designated as Resource Conservation Area (RCA). The 10 percent pollutant reduction rule does not apply.

#### **SECTION SEVEN**

##### Amount and Type of Wetlands

The site has both tidal and non tidal wetlands located on the property. The tidal wetlands located on portions of the edge of Reeds Creek and are mapped Cattails (44), Mudflat (81) and Big Cordgrass (48) on the State Wetlands inventory maps. The field investigation of the tidal wetlands confirmed the presence of the tidal wetlands as mapped. The areas of cordgrass are contained to the outer edge of the tidal influences having been replaced with the more aggressive and invasive Giant Reed.

A nontidal wetland investigation has been performed on the subject property. Nontidal wetlands are located in association with the ponds and headwaters of Reed Creek. The nontidal wetlands are mapped as POWZh, Palustrine Open Water Intermittently Expose/Permanent; PFO1C, Palustrine Forest Broadleaved Deciduous Seasonal; PFO1R, Palustrine Forest Broadleaved Deciduous Seasonal Tidal and E2EM5P, Estuarine Inter-tidal Emergent Narrow leaf persistent Irregular. The ponds, emergent and forested wetlands cover approximately 6.0 acres of the site. Tidal and inter tidal wetlands occupy approximately 1.8 acres within the boundaries of the property.

**SECTION EIGHT**

Soil types, Steep Slopes & Topography

There are ten (10) soil types mapped for this site. The 2 dominate soil types are MTA, Mattapex-Butlertown and Wh, Whitemarsh silt loam. These soils occupy the center portions of the site and are currently in crop production. The Mattapex- Butlertown soils are a prime farmland soil. The Whitemarsh is a farmed hydric soil .The remaining soils in the farmed portions of the site are either silt or sandy loams. Pineyneck, silt loam, Ingleside sandy loam and Unicorn-sassafras silt loams are found on the edges and sloping areas of the fields. The farmed fields contain areas of gently sloping ground ranging from 2 to 10%. The steepest sites are nearest the creek and shoreline. Hydric soils directly associated with the tidal and nontidal wetlands include Longmarsh & Zekiah mucky loams, Bestpitch peat, and Hurlock sandy loam.

**SECTION NINE**

Existing and Proposed Sewer and Water Service

The site will be served by private on site sewer and water facilities. Two approved Septic Reserve Areas are located on the property a private well serves the existing barn.

**SECTION TEN**

Existing and Proposed Impervious Surfaces

The currently existing impervious surfaces on the site are a barn and gravel paved driveway.

Area of Critical Area-----	2,237,024 SF
Allowable Impervious Area-----	335,553 (15% of 2,237,024 SF)
Existing Barn-----	4,879

Existing Paving-----	1,080
Proposed Future Garage-----	664
Proposed Dwelling-----	2,449
Proposed paving-----	360
Total Proposed Impervious Area-----	9,432
Remaining Allowable Impervious Area----	326,121

**SUMMARY**

The site is currently improved with a barn and paved private driveway. The majority of the site is in agriculture with established shoreline buffers and various conservation best management practices in place on the ground. The shore lines are stable with minimal amounts of erosion directly on the high banks of the creek. The majority of the site is within the limits of the Critical Area, forest lands comprise 9.45 acres or 18.4% of the site. No additional afforestation will be required for Critical Areas. No forest is proposed to be removed for the planned site improvements. Total impervious cover with the addition of the proposed paving, dwellings and out buildings will not exceed 15 percent of the total site area. A Joint Application for the proposed impacts to the non tidal wetlands will be submitted to the Maryland Department of the Environment and the US Army Corp of Engineers. A total of 93 square feet non-tidal wetlands and 9,507 square feet of their associated buffers will be disturbed for the redesign of the paved driveway. Given these circumstances, we believe that there will be no adverse environmental impact resulting from the proposed development activities on the site.



**KEY TO SITE PHOTOS:**

- 1. Entrance to property from Wrights Neck Road**
- 2. Large pond and driveway view toward Wrights Neck Road.**
- 3. Existing storage barn.**
- 4. View toward Reed Creek from center portion of the property.**



1



2



3



4



*Martin O'Malley, Governor*  
*Anthony G. Brown, Lt. Governor*  
*John R. Griffin, Secretary*  
*Eric Schwaab, Deputy Secretary*

June 20, 2007

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

**RE: Environmental Review for Lands of Reed Creek LLC, Wrights Neck Road, Centreville, Tax Map 43, Grid 11, Parcel 7, Lot 2, Job #070178 File A115, Queen Anne's County, Maryland.**

Dear Ms. Usilton:

A bald eagle nest occurs on the property. The bald eagle is listed as a threatened species by both the state and the federal government. Protection of endangered species habitat is required within the Critical Area (COMAR 27.15.09.03). The approximate location of the eagle nest on the property is indicated on the attached map. To protect this nest site the following guidelines should be implemented:

1. Establish a protection area of  $\frac{1}{4}$  mile radius around the nest tree. Within this area, establish three zones of protection: Zone 1 extends from the nest tree to a radius of 330 feet, Zone 2 extends from 330 feet to 660 feet in radius, and Zone 3 extends from 660 feet to  $\frac{1}{4}$  mile (1320 ft).
2. No land use changes, including development or timber harvesting, should occur in Zone 1.
3. Construction activities, including clearing, grading, building, etc., should not occur within Zones 1 and 2 and ideally no closer than 750 feet from the nest.
4. Selective timber harvesting may occur in Zone 2, but clearcutting should be avoided.
5. No construction or timber harvesting activities should occur within the  $\frac{1}{4}$  mile protection zone during the eagle nesting season, which is from December 15 through June 15.

These general guidelines are used by our biologists for bald eagle nest site protection. Specific protection measures depend on the site conditions, planned activities, nest history and other factors. For more specific technical assistance regarding your project relative to bald eagle protection contact the WHS.

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

410.260.8DNR or toll free in Maryland 877.620.8DNR • [www.dnr.maryland.gov](http://www.dnr.maryland.gov) • TTY users call via Maryland Relay

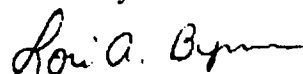
Page 2

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

In addition, the open waters that are adjacent to or part of the site are known historic waterfowl concentration areas. If there is to be any construction of water-dependent facilities please contact Larry Hindman of the Wildlife and Heritage Service at (410) 221-8838 for further technical assistance regarding waterfowl.

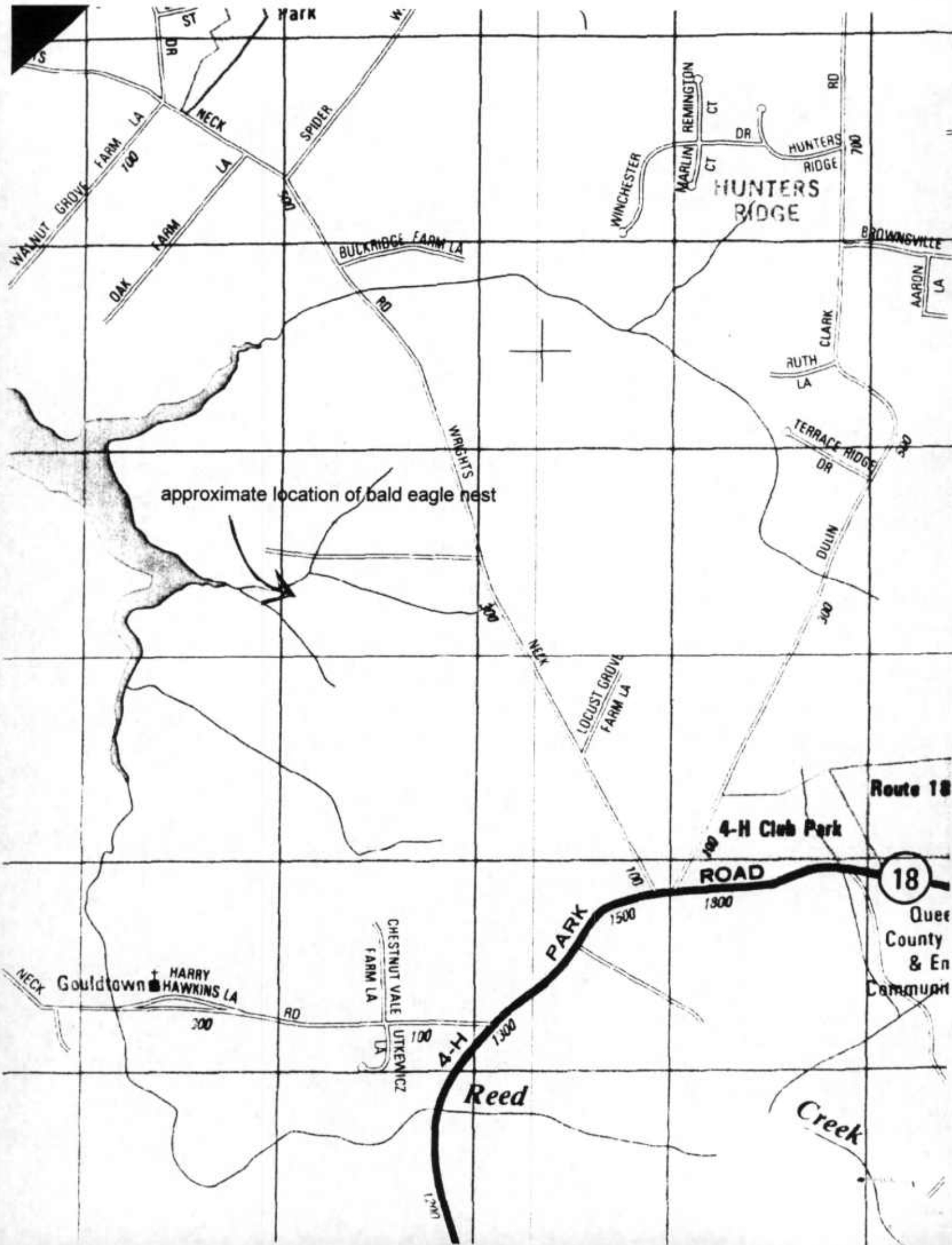
Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,



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

ER #2007.0876.qa  
Cc: S.A. Smith, DNR  
L. Hindman, DNR  
L. Hoerger, CAC  
M. Ratnaswamy, USFWS  
Attachment



approximate location of bald eagle nest

Route 18

4-H Club Park

ROAD

18

Quee  
County  
& En  
Campuort

Reed

Creek



**COURSES & DISTANCES AROUND AFFORESTATION AREA**

LINE	BEARING	DISTANCE
1	S 87°46'03" W	42.51
2	S 69°55'02" W	40.10
3	N 67°30'44" W	42.30
4	N 61°40'48" W	38.07
5	N 85°45'59" W	24.67
6	N 88°51'18" W	45.94
7	S 26°12'49" W	21.52
8	S 00°00'00" E	44.08
9	S 07°07'47" E	44.41
10	S 06°45'07" E	24.15
11	N 77°19'41" W	37.66
12	N 90°00'00" W	53.28
13	N 88°58'57" W	92.12
14	S 05°20'09" E	69.15
15	S 25°15'27" E	102.49
16	N 54°30'02" E	72.80
17	N 67°15'07" E	19.49
18	S 30°07'30" W	30.77
19	S 77°21'01" E	34.43
20	N 72°09'33" E	32.26
21	N 74°28'43" E	61.57
22	S 86°00'30" E	52.07
23	S 80°13'35" E	157.87
24	N 45°57'47" E	54.47
25	N 14°28'14" E	66.34
26	N 42°05'31" E	57.63
27	N 35°07'54" W	168.91
28	N 87°23'39" W	26.82
29	S 10°28'14" W	136.73

\* DENOTES REFERENCE LINE

LOT 1 ALLOWED ONE CRITICAL AREA LOT ONLY WITHIN THE CRITICAL AREA LINE. ALSO MAY HAVE ONE LARGE LOT OR CLUSTER POTENTIAL OUTSIDE THE CRITICAL AREA LINE.

LOT 2 ALLOWED TWO CRITICAL AREA LOTS ONLY WITHIN CRITICAL AREA LINE.

LOT 3 ALLOWED NO CRITICAL AREA LOTS WITHIN CRITICAL AREA LINE. ALSO MAY HAVE SOME CLUSTER LOT POTENTIAL WITHIN THE C.S. ZONE.

LOT 3 MAY HAVE TWO LARGE LOTS WITHIN THE AG ZONE OR CLUSTER POTENTIAL WITHIN THE SAME ZONE.

**COUNTY FINANCE OFFICER'S CERTIFICATE**

THE FINANCE OFFICER OF QUEEN ANNE'S COUNTY HEREBY CERTIFIES THAT THERE ARE NO DELINQUENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THE ANNEXED PLAT AND THAT I HAVE RECEIVED ALL FEES AND TAXES ASSESSED AGAINST SUCH LAND AS WITNESS BY MY SIGNATURE THIS 20th DAY OF September 2002.

*Bonnie Plona*  
QUEEN ANNE'S CO. FINANCE OFFICER

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT WE HAVE CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES SET FORTH HEREIN. WE ALSO CERTIFY TO THE BEST OF OUR KNOWLEDGE THAT ALL RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS OR COVENANTS HAVE BEEN INDICATED ON THE ANNEXED PLAT. WE HEREBY ACKNOWLEDGE AND ADOPT THE SAME AS OUR ACT THIS 24th DAY OF September 2002.

*Franklin D. Rhodes Jr.*  
*Patricia A. Rhodes*  
OWNER(S)

**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 11th DAY OF September, 2002.

*John E. Nickerson*  
APPROVING AUTHORITY

**UNIFORM ACKNOWLEDGMENT ACT**

STATE OF MARYLAND COUNTY OF QUEEN ANNES  
ON THIS 24th DAY OF September 2002 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED *Franklin D. Rhodes Jr.* and *Patricia A. Rhodes* 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 SET MY HAND AND OFFICIAL SEAL.

*Donna G. Meese*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES December 1, 2005

**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 17th DAY OF September 2002.

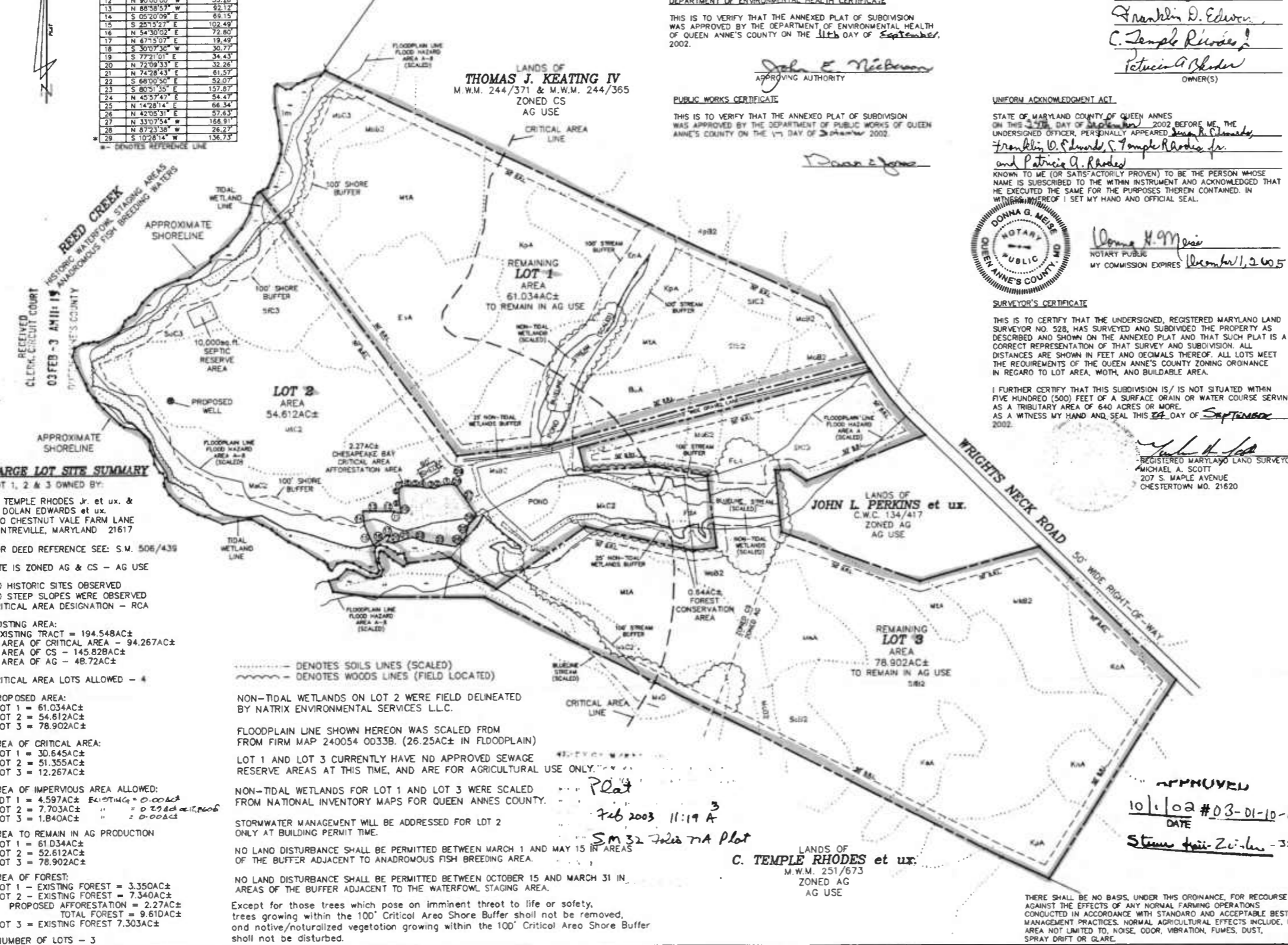
*Donna G. Meese*

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REGISTERED MARYLAND LAND SURVEYOR NO. 528, 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/ IS NOT SITUATED WITHIN FIVE HUNDRED (500) FEET OF A SURFACE DRAIN OR WATER COURSE SERVING AS A TRIBUTARY AREA OF 640 ACRES OR MORE. AS A WITNESS MY HAND AND SEAL THIS 24th DAY OF September 2002.

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



**LARGE LOT SITE SUMMARY**

LOT 1, 2 & 3 OWNED BY:  
C. TEMPLE RHODES Jr. et ux. & F. DOLAN EDWARDS et ux.  
180 CHESTNUT VALE FARM LANE  
CENTREVILLE, MARYLAND 21617

FOR DEED REFERENCE SEE: S.M. 506/439

SITE IS ZONED AG & CS - AG USE

NO HISTORIC SITES OBSERVED  
NO STEEP SLOPES WERE OBSERVED  
CRITICAL AREA DESIGNATION - RCA

EXISTING AREA:  
EXISTING TRACT = 194.548AC±  
AREA OF CRITICAL AREA - 94.267AC±  
AREA OF CS - 145.828AC±  
AREA OF AG - 48.72AC±

CRITICAL AREA LOTS ALLOWED - 4

PROPOSED AREA:  
LOT 1 = 61.034AC±  
LOT 2 = 54.612AC±  
LOT 3 = 78.902AC±

AREA OF CRITICAL AREA:  
LOT 1 = 30.645AC±  
LOT 2 = 51.355AC±  
LOT 3 = 12.267AC±

AREA OF IMPERVIOUS AREA ALLOWED:  
LOT 1 = 4.597AC± EXISTING = 0.00AC±  
LOT 2 = 7.703AC± " = 0.73AC± EXISTING = 0.00AC±  
LOT 3 = 1.840AC± " = 0.00AC±

AREA TO REMAIN IN AG PRODUCTION  
LOT 1 = 61.034AC±  
LOT 2 = 52.612AC±  
LOT 3 = 78.902AC±

AREA OF FOREST:  
LOT 1 - EXISTING FOREST = 3.350AC±  
LOT 2 - EXISTING FOREST = 7.340AC±  
PROPOSED AFFORESTATION = 2.27AC±  
TOTAL FOREST = 9.610AC±  
LOT 3 = EXISTING FOREST 7.303AC±

NUMBER OF LOTS - 3

----- DENOTES SOILS LINES (SCALED)  
----- DENOTES WOODS LINES (FIELD LOCATED)

NON-TIDAL WETLANDS ON LOT 2 WERE FIELD DELINEATED BY NATRIX ENVIRONMENTAL SERVICES LLC.

FLOODPLAIN LINE SHOWN HEREON WAS SCALED FROM FIRM MAP 240054 0033B. (26.25AC± IN FLOODPLAIN)

LOT 1 AND LOT 3 CURRENTLY HAVE NO APPROVED SEWAGE RESERVE AREAS AT THIS TIME, AND ARE FOR AGRICULTURAL USE ONLY.

NON-TIDAL WETLANDS FOR LOT 1 AND LOT 3 WERE SCALED FROM NATIONAL INVENTORY MAPS FOR QUEEN ANNES COUNTY.

STORMWATER MANAGEMENT WILL BE ADDRESSED FOR LOT 2 ONLY AT BUILDING PERMIT TIME.

NO LAND DISTURBANCE SHALL BE PERMITTED BETWEEN MARCH 1 AND MAY 15 IN AREAS OF THE BUFFER ADJACENT TO ANADROMOUS FISH BREEDING AREA.

NO LAND DISTURBANCE SHALL BE PERMITTED BETWEEN OCTOBER 15 AND MARCH 31 IN AREAS OF THE BUFFER ADJACENT TO THE WATERFOWL STAGING AREA.

Except for those trees which pose an imminent threat to life or safety, trees growing within the 100' Critical Area Shore Buffer shall not be removed, and native/naturalized vegetation growing within the 100' Critical Area Shore Buffer shall not be disturbed.

APPROVED  
10/1/02 #03-01-10-001  
DATE  
*Stevens Anne-Zeiler-JSC*

Feb 2003 11:19 A  
SM 32 Joles 77A Plot

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

DATE	9-09-02	SCALE	1"=300'
JOB NO.	2670	DRAWN BY	RAN
FOLDER REF	0A-809	REVISION	
DATE	1-11-02	FOR COMMENTS DATED	1-11-02
	8-11-02	FOR COMMENTS DATED	8-11-02
	1-08-02	FOR COMMENTS DATED	1-08-02

LARGE LOT SUBDIVISION  
OF THE LANDS OF  
**C. TEMPLE RHODES Jr. et al.**  
THIRD ELECTION DISTRICT, QUEEN ANNES COUNTY, MARYLAND  
TAX MAP 43 GRID 11 PARCEL 7

DWG. NAME - 1 of 4

Total CA  
94.267

15% = 14.14

FILED  
 016  
 PLANNING DEPARTMENT  
 '02 FEB 26 PM 1 11

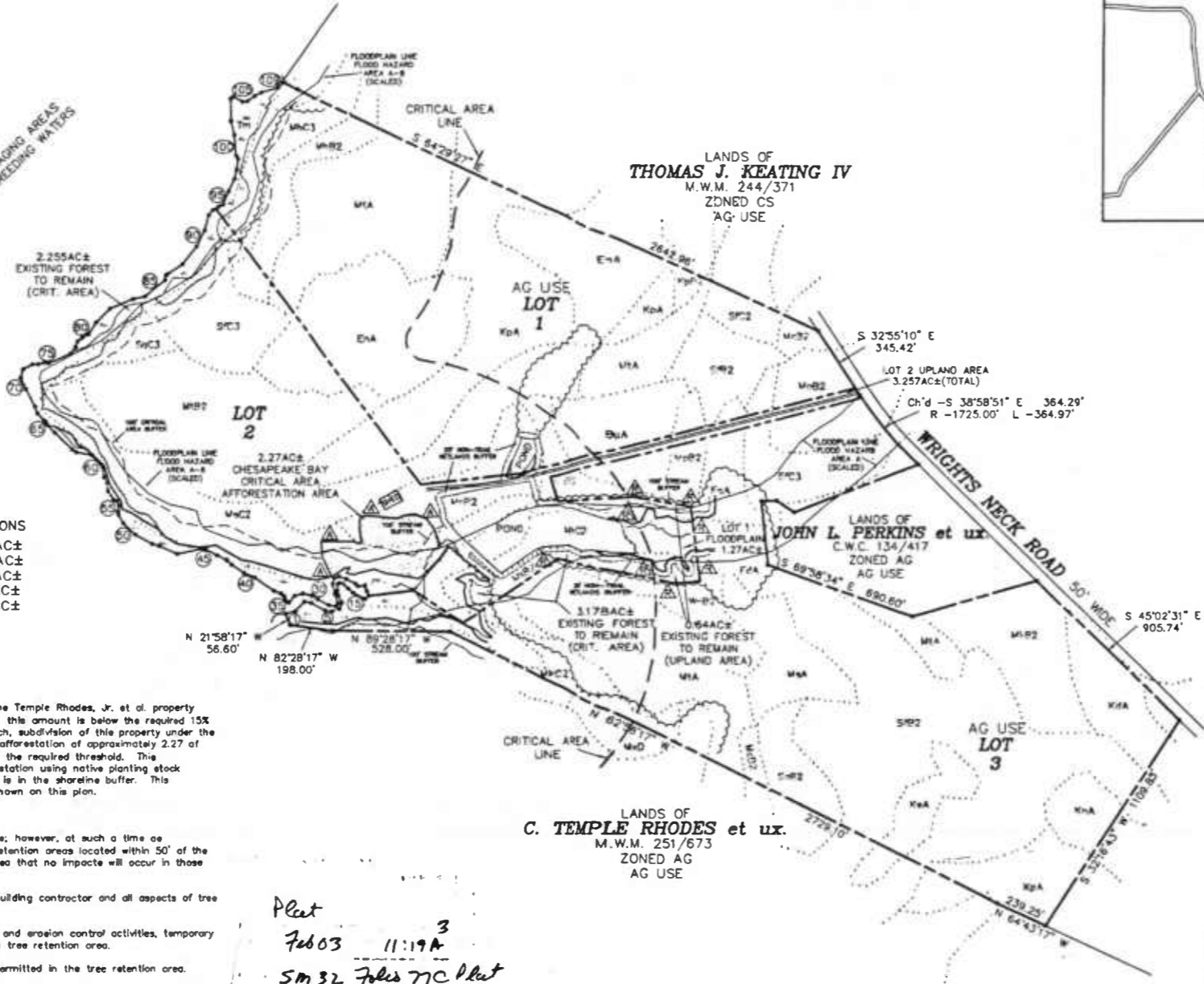
PLAT FEE - \$100.00  
 RECORDING FEE - \$100.00  
 TOTAL - \$200.00  
 RECEIVED  
 FEB 26 2002

RECEIVED  
 CLERK, CIRCUIT COURT  
 03 FEB -3 AM 11:19  
 QUEEN ANNES COUNTY

**REED CREEK**  
 HISTORIC WATERFOWL STAGING AREAS  
 & ANADROMOUS FISH BREEDING WATERS



VICINITY MAP



LOT 2  
 CRITICAL AREA FORESTRY CALCULATIONS

EXISTING AREA	- 54.612AC±
EXISTING CRITICAL AREA	- 51.355AC±
EXISTING FOREST	- 5.433AC±
AFFORESTATION REQUIRED	- 2.27AC±
AFFORESTATION PROVIDED	- 2.27AC±

**CRITICAL AREA AFFORESTATION PLAN**

**Goals and Objectives**

Approximately 5.433 acres of proposed Lot 2 of the Temple Rhodes, Jr. et al. property currently meets the technical definition of "forest"; this amount is below the required 15% threshold for new lots in the Critical Area. As such, subdivision of this property under the current Chesapeake Bay Critical Area Act requires afforestation of approximately 2.27 of the site to bring the site's forested acreage up to the required threshold. This requirement will be satisfied on site through afforestation using native planting stock adjacent to the existing forest, a portion of which is in the shoreline buffer. This afforestation area will be created in the location shown on this plan.

**Tree Retention**

No construction activities are proposed at this time; however, at such a time as construction of the residence is proposed, forest retention areas located within 50' of the limits of disturbance will be identified and flagged so that no impacts will occur in those areas.

A pre-construction meeting will be held with the building contractor and all aspects of tree retention will be explained.

No grading, excavation, utility placement, sediment and erosion control activities, temporary stockpiles areas, or vehicular traffic will occur within tree retention area.

Storage of equipment and materials shall not be permitted in the tree retention area.

There will be no burial or disposal of discarded material on-site within the tree retention area.

Temporary structures including, but not limited to construction trailers, sanitary facilities, etc. shall not be placed within the tree retention area.

Employee parking shall not be permitted in the tree retention area.

**Post Construction Management/Maintenance by Contractor**

The Contractor's maintenance of new planting shall consist of watering, cultivating, weeding, and mulching as necessary to insure survival.

A 2-year Contractor's Maintenance and Monitoring Period shall begin at mobilization. One hundred percent survivorship must be guaranteed for this period. The site shall be inspected at the end of the two year period to ascertain survivorship and provide for replacement if necessary.

The contractor shall make a one-time replacement at the completion of the maintenance and monitoring period to ensure that the survivorship requirement has been met.

NOTE: AFFORESTATION PLANTINGS TO BE INSTALLED WITHIN TWO GROWING SEASONS OF SUBDIVISION APPROVAL.

Plat  
 Feb 03 11:19A  
 SM 32 Files 7C Plat

LANDS OF  
**C. TEMPLE RHODES et ux.**  
 M.W.M. 251/673  
 ZONED AG  
 AG USE

APPROVED  
 10/1/02 #03-01-10-0011  
 DATE  
 Steve Frei-Ziegler - JSC

LOT 2  
 FOREST CONSERVATION ACT CALCULATIONS

GROSS TRACT	- 3.257AC±
100 YR. FLOODPLAIN	- 1.27AC±
NET TRACT AREA	- 1.99AC±
EXISTING FOREST	- 0.64AC±
PROPOSED FOREST RETENTION	- 0.64AC±
REFORESTATION/AFFORESTATION	- 0.0AC±

Afforestation Planting Plan  
 Prepared By:

**MATRIX**  
 ENVIRONMENTAL SERVICES, LLC.  
 P.O. Box 9791 Towson, MD 21284  
 Phone & Fax 410/583-1618

▲ - DENOTES AFFORESTATION PROTECTION SIGNAGE  
 ▲ - DENOTES FOREST RETENTION PROTECTION SIGNAGE



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

DATE	9-09-02	SCALE	1"=400'
JOB NO.	2870	DRAWN BY	RAN
FOUNDER REF.	04-909	REVISION	
DATE	1-21-02	REV COMMENTS DATED	4-4-02
	3-1-02	REV COMMENTS DATED	3-1-02
	4-16-02	REV COMMENTS DATED	3-21-02
	8-06-02	REV COMMENTS DATED	8-23-02

CHESAPEAKE BAY CRITICAL AREAS AFFORESTATION PLAN & FOREST CONSERVATION PLAN

FOR PROPOSED LOT 2, OF THE LANDS OF,  
**C. TEMPLE RHODES Jr. et al.**  
 THIRD ELECTION DISTRICT, QUEEN ANNES COUNTY, MARYLAND  
 TAX MAP 43 GRID 11 PARCEL 7

SM 32 Files 7C





# MAJOR SUBDIVISION LANDS OF REED CREEK, LLC

OWNER/DEVELOPER:  
P.O. BOX 448  
CENTREVILLE, MARYLAND, 21617

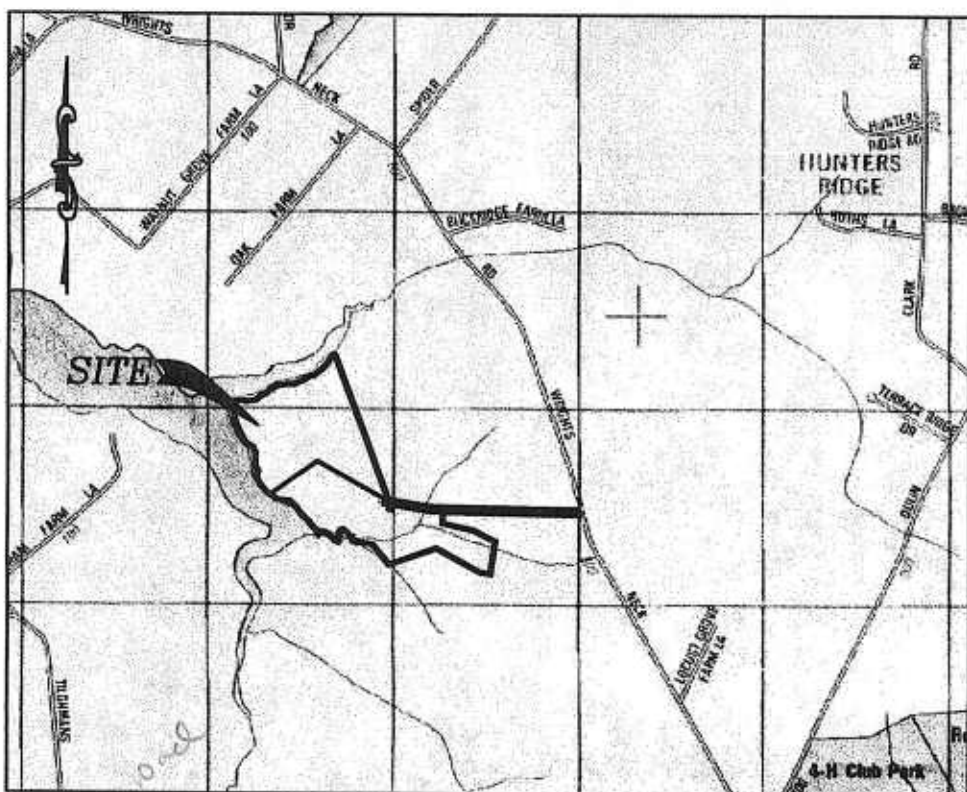
PROPERTY ADDRESS:  
405 WRIGHTS NECK ROAD  
CENTREVILLE, MARYLAND, 21617

SITE STATISTICS:  
DEED REFERENCE: S.M. 1439/548  
PLAT REFERENCE: S.M. 32/77A-77D  
CURRENT ZONING: CS (COUNTRYSIDE DISTRICT)  
51.407 ACRES CRITICAL AREA, RCA  
3.205 ACRES NON CRITICAL AREA  
CURRENT USE: AGRICULTURAL

LARGE LOT SUBDIVISION:  
NO. OF LOTS PERMITTED: 2 (1 DU/20 AC.)  
NO. OF PROPOSED LOTS: 2  
BASE SITE AREA: 54.612 AC.±  
AREA OF PROPOSED LOT 2A: 24,304 AC.± (22.452 ACRES IN CRITICAL AREA, RCA)  
AREA OF PROPOSED LOT 2B: 27,833 AC.± (27.833 ACRES IN CRITICAL AREA, RCA)  
AREA OF PROPOSED ROAD: 2.475 AC.± ( 1.122 ACRES IN CRITICAL AREA, RCA)  
BUILDING RESTRICTION LINE:  
FRONT.....50 FEET  
SIDE.....50/100 FEET  
REAR.....50 FEET  
MINIMUM LOT SIZE.....20 ACRES  
MINIMUM LOT FRONTAGE.....35 FEET  
MINIMUM LOT WIDTH.....500 FEET

**CRITICAL AREA LOT COVERAGE CALCULATIONS:**

LOT 2A CRITICAL AREA:	978,009 SQ. FT.	IMPERVIOUS AREA ALLOWED =	146,700 SQ. FT. (15% OF 978,009)
EXISTING IMPERVIOUS AREA:	BARN = 4,879 SQ. FT. CONCRETE = 1,080 SQ. FT. HOUSE = 1,621 SQ. FT. GARAGE = 769 SQ. FT.	PROPOSED IMPERVIOUS AREA:	7,073 SQ. FT. (1/2 PRIVATE ROAD)
TOTAL ALLOWABLE IMPERVIOUS AREA:	151,422 SQ. FT.	ALLOWABLE IMPERVIOUS AREA REMAINING:	131,278 SQ. FT.
LOT 2B CRITICAL AREA:	1,212,405 SQ. FT.	IMPERVIOUS AREA ALLOWED =	181,860 SQ. FT. (15% OF 1,212,405)
EXISTING IMPERVIOUS AREA:	0 SQ. FT.	PROPOSED IMPERVIOUS AREA:	7,073 SQ. FT. (1/2 PRIVATE ROAD)
TOTAL ALLOWABLE IMPERVIOUS AREA:	181,860 SQ. FT.	ALLOWABLE IMPERVIOUS AREA REMAINING:	174,787 SQ. FT.



VICINITY MAP  
SCALE 1" = 2000'  
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PURPOSE AND INTENT STATEMENT:  
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING LOT 2 (54.612 AC±) TO CREATE TWO LOTS, LOT 2A (24.304 AC±) AND LOT 2B (27.833 AC±), AND A PRIVATE ROAD (2.475 AC±).

**NOTES:**

- THE PROPOSED SUBDIVISION DOES NOT CREATE ANY NON-CONFORMING LOTS.
- AFTER THIS PLAT IS FINALLY APPROVED AND RECORDED, ANY PRIOR SIZE OR CONFIGURATION OF ALL OR ANY PART OF THE LAND SHOWN ON THIS PLAT, OR THE PRIOR STATUS OF ANY SUCH LAND AS A "LOT" UNDER ANY LAND USE & DEVELOPMENT REGULATIONS, IS SUPERSEDED BY THE SIZE AND CONFIGURATION OF THE LOTS SHOWN ON THIS PLAT
- THE WILDLIFE AND HERITAGE SERVICE HAS DETERMINED THAT THE SITE CONTAINS OR IS IN THE VICINITY OF HABITAT PROTECTION AREAS FOR BALD EAGLES, DELMARVA FOX SQUIRRELS, AND HISTORIC WATERFOWL CONCENTRATION AREAS. PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF NATURAL RESOURCE GUIDELINES FOR HABITAT PROTECTION FOR EACH SPECIES. A BALD EAGLE'S NEST OFF SITE HAS BEEN LOCATED BY LANE ENGINEERING AND SHOWN HEREON.
- PROPOSED DRIVEWAYS SHOULD BE CONSTRUCTED IN ACCORDANCE WITH QUEEN ANNE'S COUNTY STANDARD DETAIL NO. 105.02. ENTRANCE PERMITS SHOULD BE OBTAINED FROM THE QUEEN ANNE'S COUNTY ROADS DIVISION AT 410-758-0920 PRIOR TO CONSTRUCTION OF ANY TEMPORARY OR PERMANENT ENTRANCES WITHIN THE COUNTY RIGHT-OF-WAY.
- DEVELOPMENT MUST COMPLY WITH THE COUNTY FLOODPLAIN ORDINANCE. FLOODPLAIN REQUIREMENTS MUST BE ADDRESSED WITH BUILDING PERMIT. NO DEVELOPMENT SHOULD OCCUR WITHIN THE FLOOD ZONE "A" IN ACCORDANCE WITH THE FLOODPLAIN ORDINANCE.
- RIGHT TO FARM STATEMENT:**  
THERE SHALL BE NO BASIS, UNDER THIS ORDINANCE, FOR RECOURSE AGAINST THE EFFECTS OF ANY NORMAL FARMING OPERATIONS CONDUCTED IN ACCORDANCE WITH STANDARD AND ACCEPTABLE BEST MANAGEMENT PRACTICES. NORMAL AGRICULTURAL AFFECTS INCLUDE, BUT ARE NOT LIMITED TO, NOISE, ODOR, VIBRATION, FUMES, DUST, SPRAY DRIFT OR GLARE.
- SUBDIVISION HISTORY:**  
EXISTING LOT 2 WAS CREATED AS A LARGE LOT BY AN APPROVED PLAT ENTITLED "LARGE LOT SUBDIVISION OF THE LANDS OF TEMPLE RHODES JR. ET AL" PREPARED BY MICHAEL SCOTT, INC. DATED 9-09-02, RECORDED IN THE LAND RECORDS OF QUEEN ANNE'S COUNTY PLAT BOOK S.M. 32/77A-77D, QUEEN ANNE'S COUNTY PLANNING AND ZONING FILE #03-01-10-0011, APPROVED 10-1-02. PARCEL 83 WAS CREATED FROM THE ORIGINAL TRACT IN JUNE 1976 (QUEEN ANNE'S COUNTY LAND RECORDS LIBER 109 FOLIO 55) AND A SMALL AREA FROM ORIGINAL TRACT WAS ADDED TO PARCEL 83 IN 1978 (QUEEN ANNE'S COUNTY LAND RECORDS LIBER 134 FOLIO 419).
- CRITICAL AREA AND NON CRITICAL AREA FOREST CONSERVATION REQUIREMENT FOR EXISTING LOT 2 WERE PREVIOUSLY ADDRESSED BY AN APPROVED PLAT ENTITLED "LARGE LOT SUBDIVISION OF THE LANDS OF TEMPLE RHODES JR. ET AL" PREPARED BY MICHAEL SCOTT, INC. DATED 9-09-02, RECORDED IN THE LAND RECORDS OF QUEEN ANNE'S COUNTY PLAT BOOK S.M. 32/77A-77D. LOT 2A CONTAINS 2.27 ACRES FOREST CONSERVATION EASEMENT AREA.
- PLANNING COMMISSION CERTIFICATE**  
THIS IS TO VERIFY THAT THE ANNEXED PLAN OF SUBDIVISION WAS APPROVED BY THE QUEEN ANNE'S COUNTY PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.
- FRANK FROHN  
QUEEN ANNE'S COUNTY DEPARTMENT OF EMERGENCY SERVICES—OFFICE OF THE FIRE MARSHAL
- THIS IS TO CERTIFY THAT THE SITE PLAN WAS APPROVED BY THE DEPARTMENT OF EMERGENCY SERVICES — OFFICE OF THE FIRE MARSHAL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.
- GEORGE J. EBER, DIVISION CHIEF

**COUNTY ATTORNEY'S CERTIFICATE**

THE UNDERSIGNED, COUNTY ATTORNEY FOR QUEEN ANNE'S COUNTY, HEREBY CERTIFIES THAT ACCEPTABLE SURETY FOR REQUIRED IMPROVEMENTS SHOWN ON THE ANNEXED PLAT HAS BEEN FURNISHED IN ACCORDANCE WITH THE QUEEN ANNE'S COUNTY ZONING ORDINANCE.

CHRISTOPHER DRUMMOND \_\_\_\_\_ DATE \_\_\_\_\_

**PUBLIC WORKS CERTIFICATE**

THIS IS TO VERIFY THAT THE ANNEXED PLAN OF SUBDIVISION WAS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF QUEEN ANNE'S COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

JOHN SCARBOROUGH \_\_\_\_\_

**ENVIRONMENTAL HEALTH CERTIFICATE**

THIS IS TO VERIFY THAT THE ANNEXED PLAN OF SUBDIVISION WAS APPROVED BY THE ENVIRONMENTAL HEALTH DEPARTMENT OF QUEEN ANNE'S COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

JOHN NICKERSON \_\_\_\_\_

**FINANCE OFFICER'S CERTIFICATE**

THE FINANCE OFFICER OF QUEEN ANNE'S COUNTY HEREBY CERTIFIES THAT THERE ARE NO DELINQUENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THE ANNEXED PLAT AND THAT I HAVE RECEIVED ALL FEES AND TAXES ASSESSED AGAINST SUCH LAND. AS WITNESS MY SIGNATURE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

STEPHAN STROTHER \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT I THE UNDERSIGNED AM THE OWNER OF THE LAND DESCRIBED IN THE SUBDIVISION PLAT AND THAT I HAVE CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES SET FORTH HEREIN. I ALSO CERTIFY TO THE BEST OF MY KNOWLEDGE THAT ALL RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS OR COVENANTS HAVE BEEN INDICATED ON THE ANNEXED PLAT. I HEREBY ACKNOWLEDGE AND ADOPT THE SAME AS MY ACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

REED CREEK, LLC

STEPHAN STROTHER \_\_\_\_\_ DATE \_\_\_\_\_

**UNIFORM ACKNOWLEDGMENT ACT**

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED STEPHAN STROTHER, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT I THE UNDERSIGNED AM THE OWNER OF THE LAND DESCRIBED IN THE SUBDIVISION PLAT AND THAT I HAVE CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES SET FORTH HEREIN. I ALSO CERTIFY TO THE BEST OF MY KNOWLEDGE THAT ALL RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS OR COVENANTS HAVE BEEN INDICATED ON THE ANNEXED PLAT. I HEREBY ACKNOWLEDGE AND ADOPT THE SAME AS MY ACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

REED CREEK, LLC

SABINE ULBRICH \_\_\_\_\_ DATE \_\_\_\_\_

**UNIFORM ACKNOWLEDGMENT ACT**

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED SABINE ULBRICH, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**SHEET INDEX**

- SHEET 1 - TITLE SHEET AND NOTES
- SHEET 2 - OVERALL SUBDIVISION
- SHEET 3 - PORTION OF PRIVATE ROAD & LOT 2A
- SHEET 4 - PORTION OF PRIVATE ROAD & LOT 2A
- SHEET 5 - LOT 2B
- SHEET 6 - CRITICAL AREA FORESTATION & FSD/FCP
- SHEET 7 - CRITICAL AREA FORESTATION
- SHEET 8 - CRITICAL AREA FORESTATION

**REVISIONS**

No.	DATE	DESCRIPTION	BY
1	16 OCT 07	ADDRESS QUEEN ANNE'S COUNTY COMMENTS	S.M.C.
2	06 NOV 07	ADDRESS QUEEN ANNE'S COUNTY COMMENTS	S.M.C.
3	12/1/09	UPDATE CERTIFICATION DATES & RETITLE AS "MAJOR SUBDIVISION"	W.R.D.

RECEIVED

DEC 09 2009

CRITICAL AREA COMMISSION  
Chesapeake & Atlantic Coastal Bays

## Lane Engineering, LLC

Established 1986

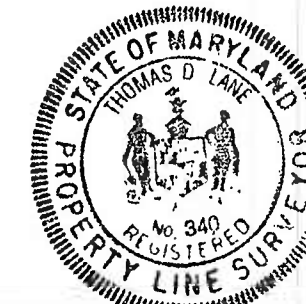
Civil Engineers • Land Planning • Land Surveyors



E-mail: mail@leinc.com  
117 Boy St. Easton, MD 21601 (410) 822-8003  
15 Washington St. Cambridge, MD 21613 (410) 221-0818  
354 Pennsylvania Ave. Centerville, MD 21617 (410) 758-2095

NOT VALID FOR CONSTRUCTION  
UNLESS SIGNED AND DATED HERE:

**SEAL**



Thomas D. Lane 12-2-09  
DATE

## MAJOR SUBDIVISION

Received OF  
12/19/09 LLC

DISTRICT  
MARYLAND  
TAX  
PARCEL 7, LOT 2

ISSUED FOR: 25 DAY SUBMITTAL DATE: 12/2/09 BY: WRD

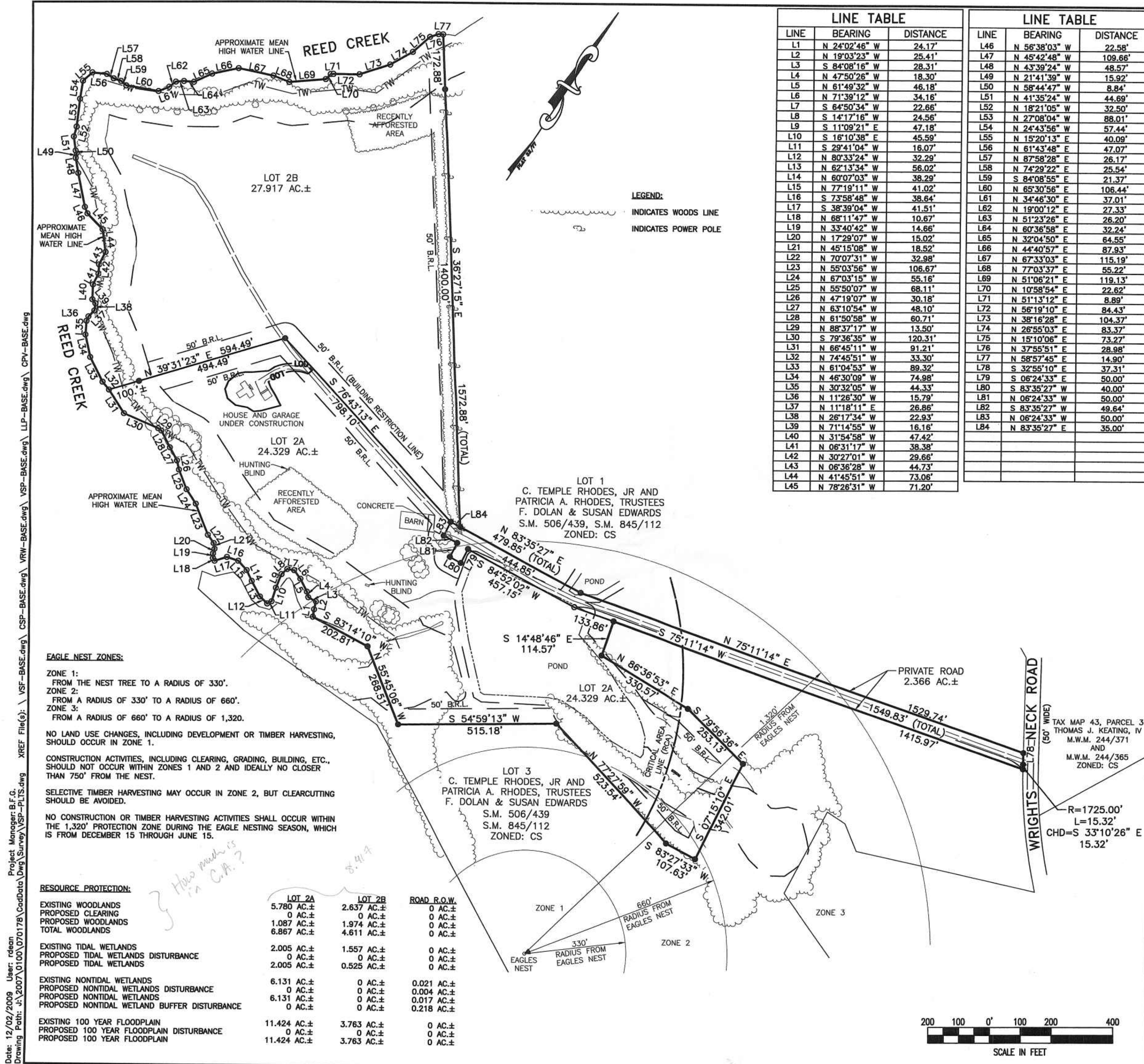
SHEET No. 1 OF 8

SCALE: AS NOTED

JOB No. 070178

FILE No. A115

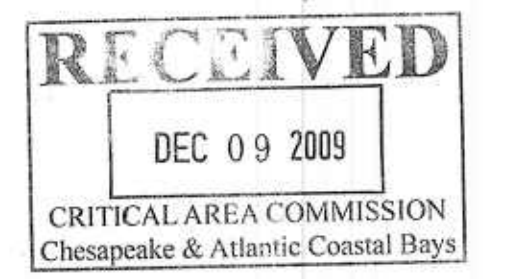




LINE	BEARING	DISTANCE
L1	N 24°02'46" W	24.17'
L2	N 19°03'23" W	25.41'
L3	S 84°08'16" W	28.31'
L4	N 47°50'26" W	18.30'
L5	N 61°49'32" W	46.18'
L6	N 71°39'12" W	34.16'
L7	S 64°50'34" W	22.66'
L8	S 14°17'16" W	24.56'
L9	S 11°09'21" E	47.18'
L10	S 16°10'38" E	45.59'
L11	S 29°41'04" W	16.07'
L12	N 80°33'24" W	32.29'
L13	N 62°13'34" W	56.02'
L14	N 60°07'03" W	38.29'
L15	N 77°19'11" W	41.02'
L16	S 73°58'48" W	38.64'
L17	S 38°39'04" W	41.51'
L18	N 68°11'47" W	10.67'
L19	N 33°40'42" W	14.66'
L20	N 17°29'07" W	15.02'
L21	N 45°15'08" W	18.52'
L22	N 70°07'31" W	32.98'
L23	N 55°03'56" W	106.67'
L24	N 67°03'15" W	55.16'
L25	N 55°50'07" W	68.11'
L26	N 47°19'07" W	30.18'
L27	N 63°10'54" W	48.10'
L28	N 61°50'58" W	60.71'
L29	N 88°37'17" W	13.50'
L30	S 79°36'35" W	120.31'
L31	N 66°45'11" W	91.21'
L32	N 74°45'51" W	33.30'
L33	N 61°04'53" W	89.32'
L34	N 46°30'09" W	74.98'
L35	N 30°32'05" W	44.33'
L36	N 11°26'30" W	15.79'
L37	N 11°18'11" E	26.86'
L38	N 26°17'34" W	22.93'
L39	N 71°14'55" W	16.16'
L40	N 31°54'58" W	47.42'
L41	N 06°31'17" W	38.38'
L42	N 30°27'01" W	29.66'
L43	N 06°36'28" W	44.73'
L44	N 41°45'51" W	73.06'
L45	N 78°26'31" W	71.20'

LINE	BEARING	DISTANCE
L46	N 56°38'03" W	22.58'
L47	N 45°42'48" W	109.66'
L48	N 43°39'24" W	48.57'
L49	N 21°41'39" W	15.92'
L50	N 58°44'47" W	8.84'
L51	N 41°35'24" W	44.69'
L52	N 18°21'05" W	32.50'
L53	N 27°08'04" W	88.01'
L54	N 24°43'56" W	57.44'
L55	N 15°20'13" E	40.09'
L56	N 61°43'48" E	47.07'
L57	N 87°58'28" E	26.17'
L58	N 74°29'22" E	25.54'
L59	S 84°08'55" E	21.37'
L60	N 65°30'56" E	106.44'
L61	N 34°46'30" E	37.01'
L62	N 19°00'12" E	27.33'
L63	N 51°23'26" E	26.20'
L64	N 60°36'58" E	32.24'
L65	N 32°04'50" E	64.55'
L66	N 44°40'57" E	87.93'
L67	N 67°33'03" E	115.19'
L68	N 77°03'37" E	55.22'
L69	N 51°06'21" E	119.13'
L70	N 10°58'54" E	22.62'
L71	N 51°13'12" E	8.89'
L72	N 56°19'10" E	84.43'
L73	N 38°16'28" E	104.37'
L74	N 26°55'03" E	83.37'
L75	N 15°10'06" E	73.27'
L76	N 37°55'51" E	28.98'
L77	N 58°57'45" E	14.90'
L78	S 32°55'10" E	37.31'
L79	S 06°24'33" E	50.00'
L80	S 83°35'27" W	40.00'
L81	N 06°24'33" W	50.00'
L82	S 83°35'27" W	49.64'
L83	N 06°24'33" W	50.00'
L84	N 83°35'27" E	35.00'

LEGEND:  
 ~~~~~ INDICATES WOODS LINE  
 --- INDICATES POWER POLE



| REVISIONS |           |                                                              |        |
|-----------|-----------|--------------------------------------------------------------|--------|
| No.       | DATE      | DESCRIPTION                                                  | BY     |
| 1         | 16 OCT 07 | ADDRESS QUEEN ANNE'S COUNTY COMMENTS                         | S.M.C. |
| 2         | 06 NOV 07 | ADDRESS QUEEN ANNE'S COUNTY COMMENTS                         | S.M.C. |
| 3         | 12/1/09   | UPDATE CERTIFICATION DATES & RETITILE AS "MAJOR SUBDIVISION" | W.R.D. |

**Lane Engineering, LLC**  
 Established 1986  
 Civil Engineers • Land Planning • Land Surveyors

117 Boy St. Easton, MD 21601 (410) 822-8003  
 15 Washington St. Cambridge, MD 21613 (410) 221-0818  
 354 Pennsylvania Ave. Centreville, MD 21617 (410) 756-2095

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE:

SEAL

Thomas J. Keating, IV  
 12-2-09 DATE

**MAJOR SUBDIVISION**  
 ON THE LANDS OF REED CREEK, LLC  
 IN THE THIRD ELECTION DISTRICT QUEEN ANNES COUNTY, MARYLAND  
 TAX MAP 43, GRID 10, PARCEL 7, LOT 2

ISSUED FOR: 25 DAY SUBMITTAL DATE: 12/2/09 BY: WRD

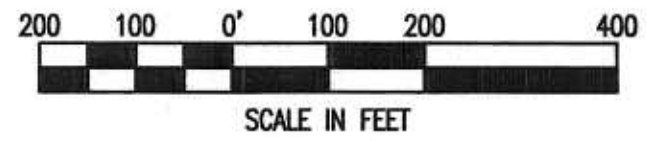
SHEET No. 2 OF 8 SCALE: 1" = 200'  
 JOB No. 070178 FILE No. A115

Date: 12/02/2009 User: rdean Drawing Path: J:\2007\0100\070178\CadData\Dwg\Survey\Vsp-PLTS.dwg XREF File(s): \VSP-BASE.dwg \CSP-BASE.dwg \VRW-BASE.dwg \VSP-BASE.dwg \LLP-BASE.dwg \CPV-BASE.dwg  
 Project Manager: B.F.G.

**EAGLE NEST ZONES:**  
 ZONE 1: FROM THE NEST TREE TO A RADIUS OF 330'.  
 ZONE 2: FROM A RADIUS OF 330' TO A RADIUS OF 660'.  
 ZONE 3: FROM A RADIUS OF 660' TO A RADIUS OF 1,320'.

NO LAND USE CHANGES, INCLUDING DEVELOPMENT OR TIMBER HARVESTING, SHOULD OCCUR IN ZONE 1.  
 CONSTRUCTION ACTIVITIES, INCLUDING CLEARING, GRADING, BUILDING, ETC., SHOULD NOT OCCUR WITHIN ZONES 1 AND 2 AND IDEALLY NO CLOSER THAN 750' FROM THE NEST.  
 SELECTIVE TIMBER HARVESTING MAY OCCUR IN ZONE 2, BUT CLEARCUTTING SHOULD BE AVOIDED.  
 NO CONSTRUCTION OR TIMBER HARVESTING ACTIVITIES SHALL OCCUR WITHIN THE 1,320' PROTECTION ZONE DURING THE EAGLE NESTING SEASON, WHICH IS FROM DECEMBER 15 THROUGH JUNE 15.

| RESOURCE PROTECTION:                         | LOT 2A      | LOT 2B     | ROAD R.O.W. |
|----------------------------------------------|-------------|------------|-------------|
| EXISTING WOODLANDS                           | 5.780 AC.±  | 2.637 AC.± | 0 AC.±      |
| PROPOSED CLEARING                            | 0 AC.±      | 0 AC.±     | 0 AC.±      |
| PROPOSED WOODLANDS                           | 1.087 AC.±  | 1.974 AC.± | 0 AC.±      |
| TOTAL WOODLANDS                              | 6.867 AC.±  | 4.611 AC.± | 0 AC.±      |
| EXISTING TIDAL WETLANDS                      | 2.005 AC.±  | 1.557 AC.± | 0 AC.±      |
| PROPOSED TIDAL WETLANDS DISTURBANCE          | 0 AC.±      | 0 AC.±     | 0 AC.±      |
| PROPOSED TIDAL WETLANDS                      | 2.005 AC.±  | 0.525 AC.± | 0 AC.±      |
| EXISTING NONTIDAL WETLANDS                   | 6.131 AC.±  | 0 AC.±     | 0.021 AC.±  |
| PROPOSED NONTIDAL WETLANDS DISTURBANCE       | 0 AC.±      | 0 AC.±     | 0.004 AC.±  |
| PROPOSED NONTIDAL WETLANDS                   | 6.131 AC.±  | 0 AC.±     | 0.017 AC.±  |
| PROPOSED NONTIDAL WETLAND BUFFER DISTURBANCE | 0 AC.±      | 0 AC.±     | 0.218 AC.±  |
| EXISTING 100 YEAR FLOODPLAIN                 | 11.424 AC.± | 3.763 AC.± | 0 AC.±      |
| PROPOSED 100 YEAR FLOODPLAIN DISTURBANCE     | 0 AC.±      | 0 AC.±     | 0 AC.±      |
| PROPOSED 100 YEAR FLOODPLAIN                 | 11.424 AC.± | 3.763 AC.± | 0 AC.±      |



RECEIVED

DEC 09 2009

CRITICAL AREA COMMISSION  
Chesapeake & Atlantic Coastal Bays

REVISIONS

| No. | DATE      | DESCRIPTION                                                 | BY     |
|-----|-----------|-------------------------------------------------------------|--------|
| 1   | 16 OCT 07 | ADDRESS QUEEN ANNE'S COUNTY COMMENTS                        | S.M.C. |
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|     |           |                                                             |        |
|     |           |                                                             |        |
|     |           |                                                             |        |
|     |           |                                                             |        |
|     |           |                                                             |        |

Lane Engineering, LLC

Established 1986

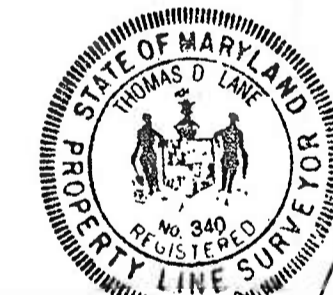
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Thomas D. Lane 12-2-09  
DATE

MAJOR SUBDIVISION

ON THE LANDS OF  
REED CREEK, LLC

IN THE THIRD ELECTION DISTRICT  
QUEEN ANNES COUNTY, MARYLAND  
TAX MAP 43, GRID 10, PARCEL 7, LOT 2

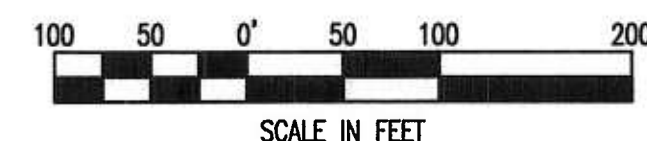
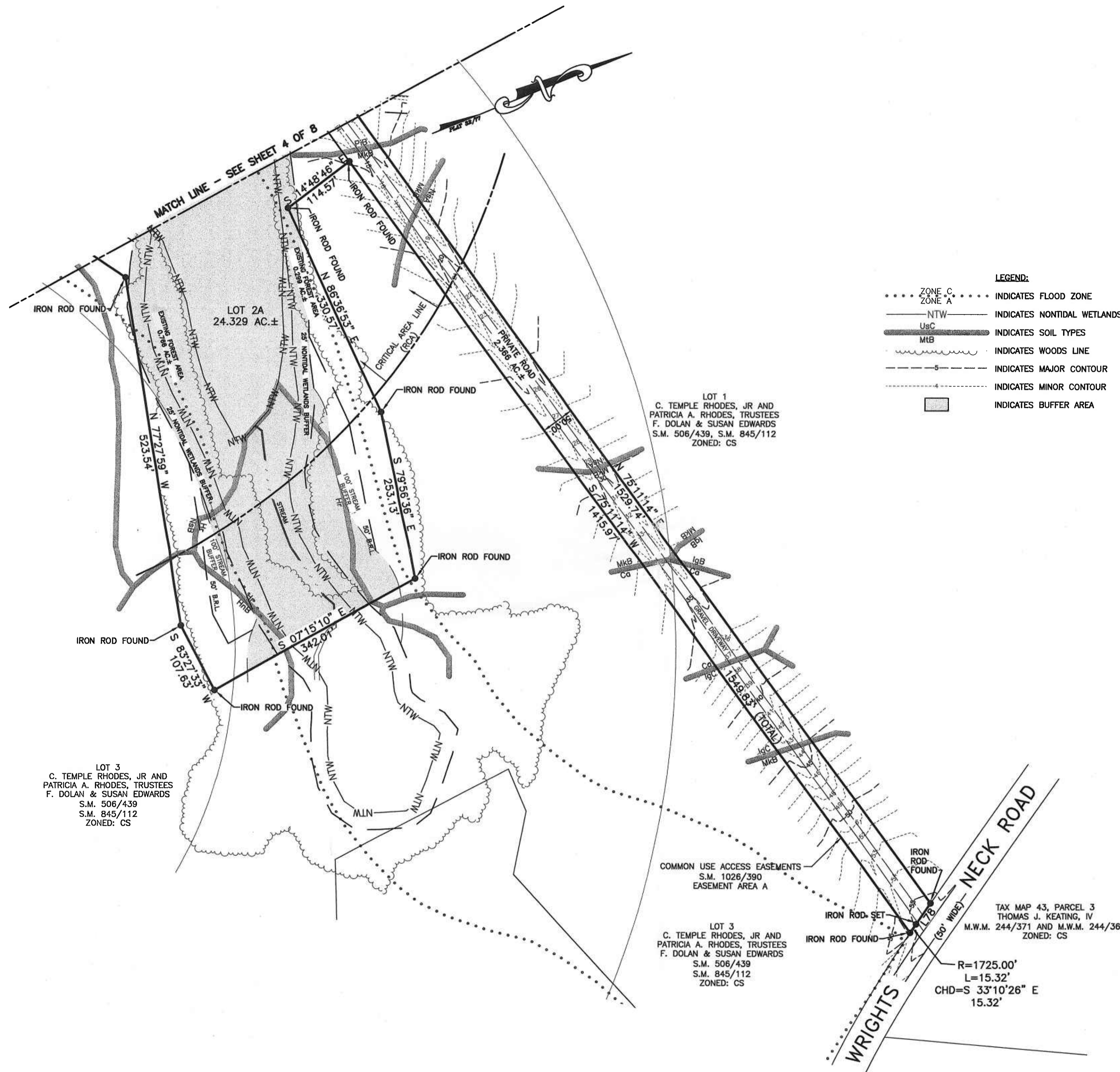
ISSUED FOR: 25 DAY SUBMITTAL DATE: 12/2/09 BY: WRD

SHEET No. 3 OF 8

SCALE: 1" = 100'

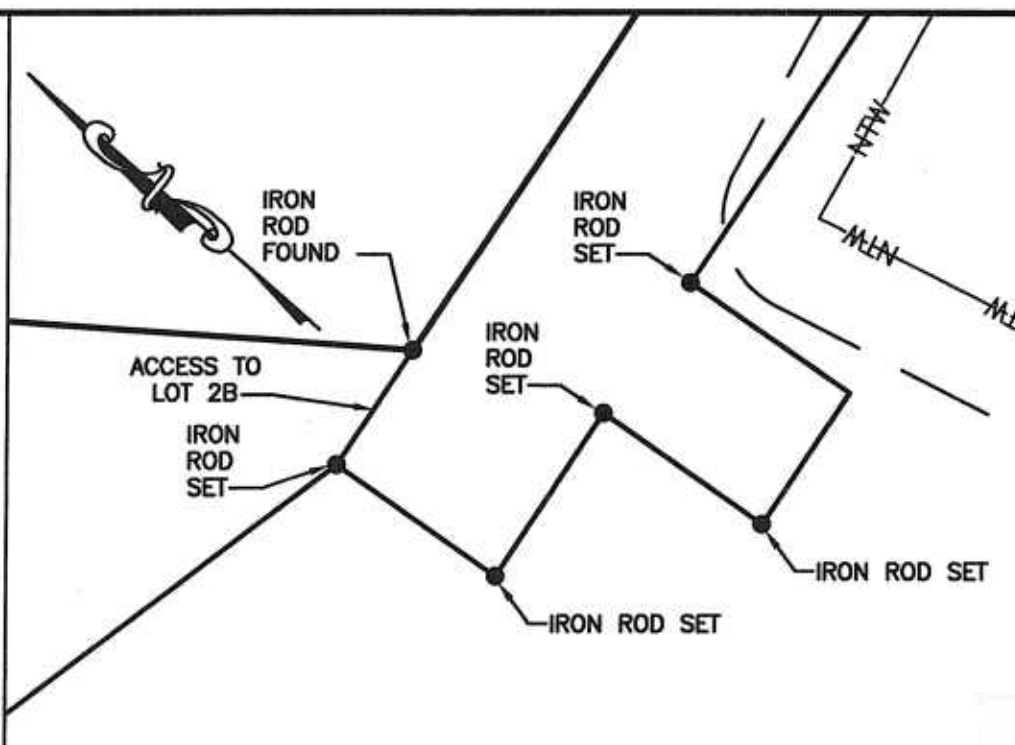
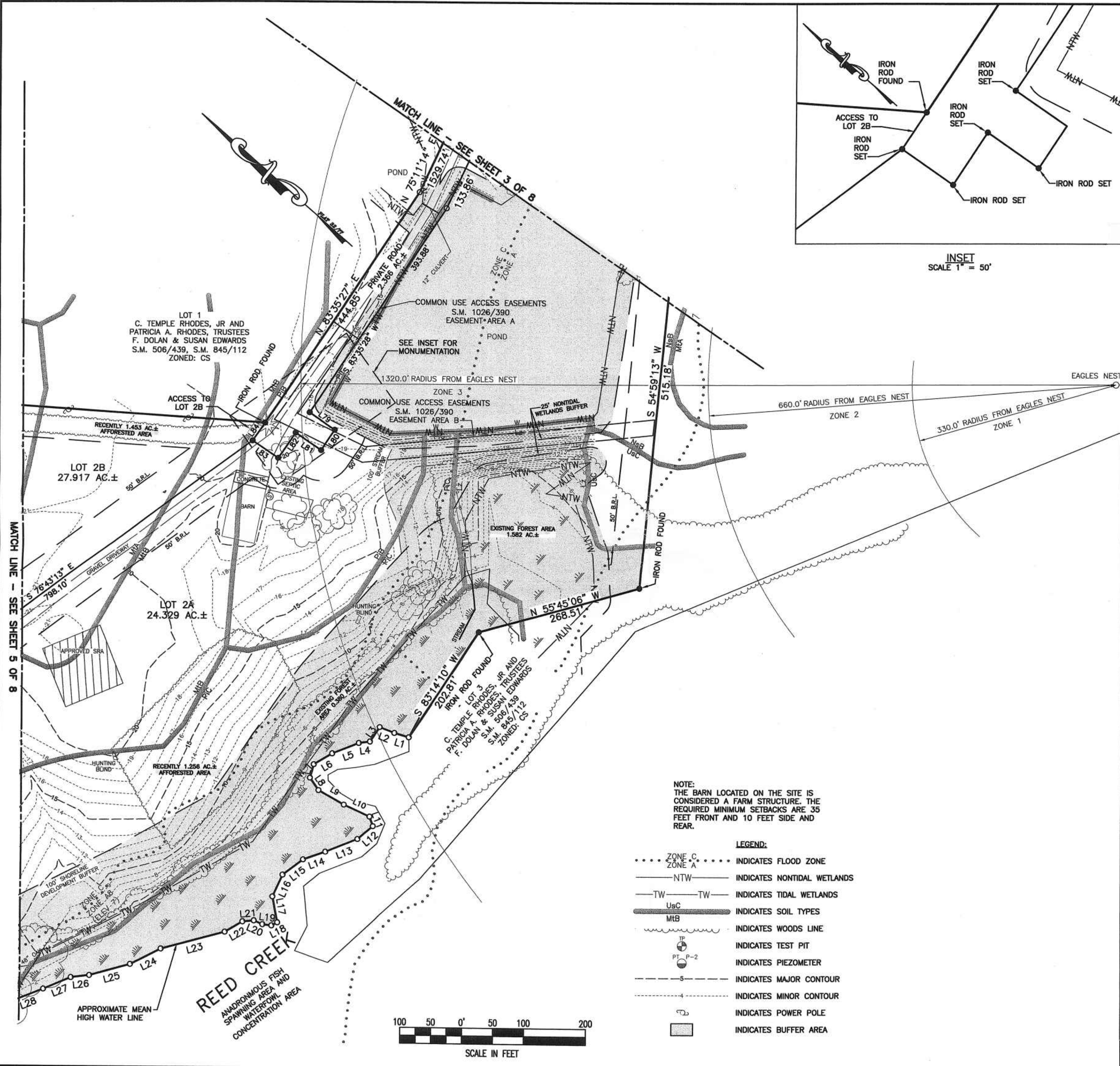
JOB No. 070178

FILE No. A115



Date: 12/02/2009 User: rdean  
Drawing Path: j:\2007\0100\070178\CadData\Dwg\Survey\VSP-PLTS.dwg XREF File(s): \VSP-BASE.dwg \CSP-BASE.dwg \VRW-BASE.dwg \VSP-BASE.dwg \LLP-BASE.dwg \CPV-BASE.dwg  
Project Manager: B.F.G.  
Project Path: j:\2007\0100\070178\CadData\Dwg\Survey\VSP-PLTS.dwg

Date: 12/02/2009 User: rdean Project Manager: B.F.G. Drawing Path: J:\2007\0100\070178\CadData\DWG\Survey\VSP-PLTS.dwg XREF File(s): VSP-BASE.dwg\VRW-BASE.dwg\VSP-BASE.dwg\LLP-BASE.dwg\CFV-BASE.dwg



INSET  
SCALE 1" = 50'

**RECEIVED**  
DEC 09 2009  
CRITICAL AREA COMMISSION  
Chesapeake & Atlantic Coastal Bays

| REVISIONS |           |                                                             |        |
|-----------|-----------|-------------------------------------------------------------|--------|
| No.       | DATE      | DESCRIPTION                                                 | BY     |
| 1         | 16 OCT 07 | ADDRESS QUEEN ANNE'S COUNTY COMMENTS                        | S.M.C. |
| 2         | 06 NOV 07 | ADDRESS QUEEN ANNE'S COUNTY COMMENTS                        | S.M.C. |
| 3         | 12/1/09   | UPDATE CERTIFICATION DATES & RETITLE AS "MAJOR SUBDIVISION" | W.R.D. |
|           |           |                                                             |        |
|           |           |                                                             |        |
|           |           |                                                             |        |
|           |           |                                                             |        |

**Lane Engineering, LLC**  
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15 Washington St. Cambridge, MD 21613 (410) 221-0818  
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2085

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UNLESS SIGNED AND DATED HERE.

SEAL

DATE

MAJOR SUBDIVISION

ON THE LANDS OF  
REED CREEK, LLC

IN THE THIRD ELECTION DISTRICT  
QUEEN ANNES COUNTY, MARYLAND  
TAX MAP 43, GRID 10, PARCEL 7, LOT 2

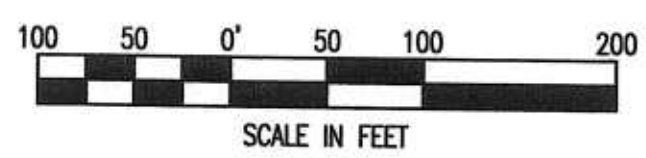
|                                 |                  |            |
|---------------------------------|------------------|------------|
| ISSUED FOR:<br>25 DAY SUBMITTAL | DATE:<br>12/2/09 | BY:<br>WRD |
|---------------------------------|------------------|------------|

|                     |                     |
|---------------------|---------------------|
| SHEET No.<br>4 OF 8 | SCALE:<br>1" = 100' |
| JOB No. 070178      | FILE No. A115       |

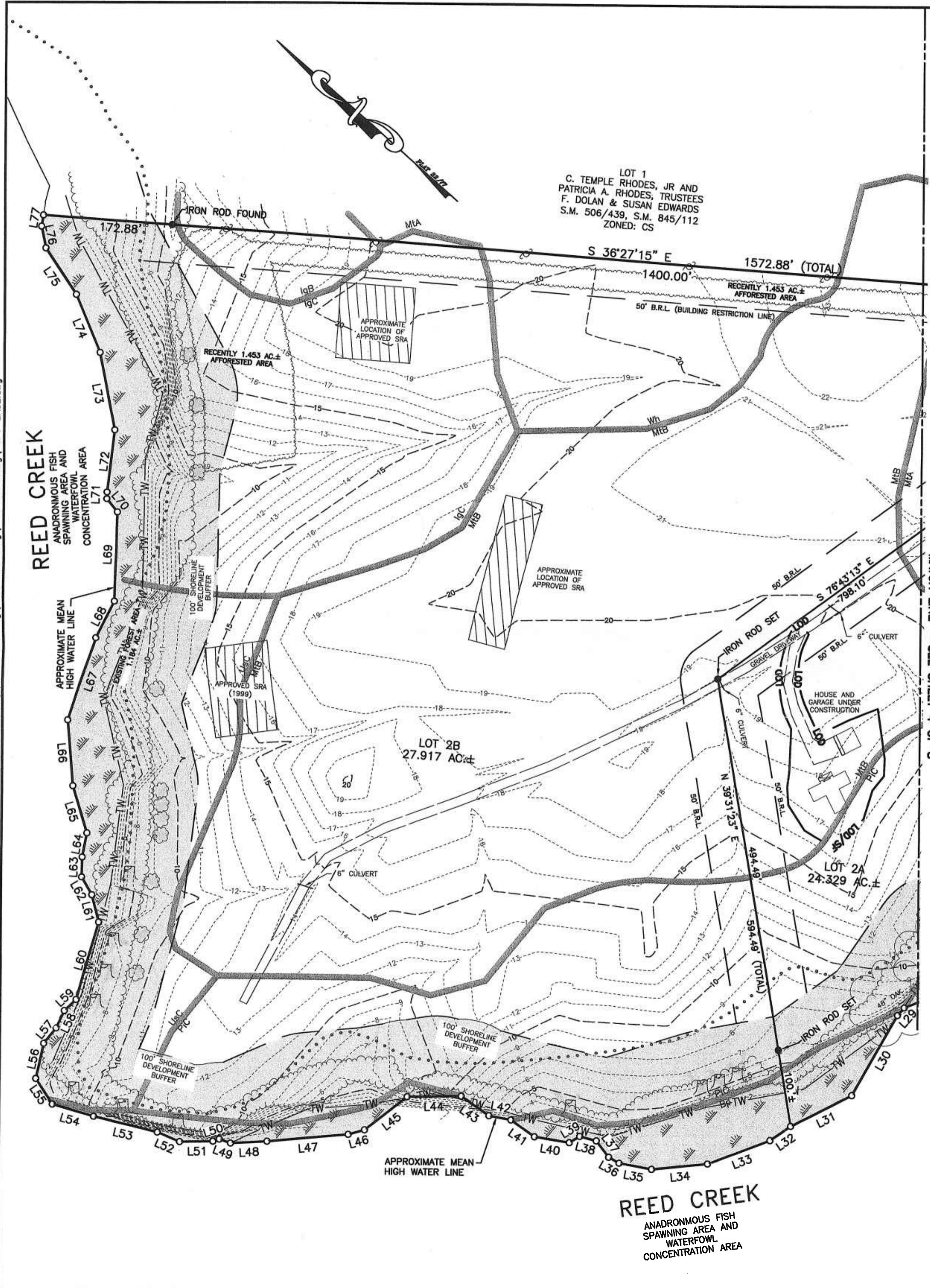
**NOTE:**  
THE BARN LOCATED ON THE SITE IS CONSIDERED A FARM STRUCTURE. THE REQUIRED MINIMUM SETBACKS ARE 35 FEET FRONT AND 10 FEET SIDE AND REAR.

**LEGEND:**

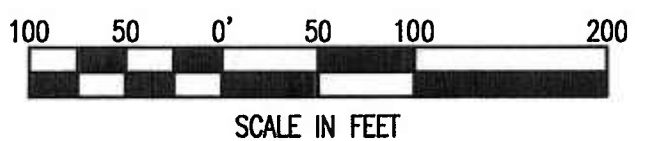
|        |                             |
|--------|-----------------------------|
| .....  | INDICATES FLOOD ZONE        |
| NTW    | INDICATES NONTIDAL WETLANDS |
| TW     | INDICATES TIDAL WETLANDS    |
| UsC    | INDICATES SOIL TYPES        |
| MLB    | INDICATES WOODS LINE        |
| TP     | INDICATES TEST PIT          |
| PT P-2 | INDICATES PIEZOMETER        |
| ---    | INDICATES MAJOR CONTOUR     |
| - - -  | INDICATES MINOR CONTOUR     |
| ⊕      | INDICATES POWER POLE        |
| █      | INDICATES BUFFER AREA       |



Date: 12/02/2009 User: rdean  
 Drawing Path: J:\2007\0100\070178\CadData\Draw\SURVEY\VSP-PLTS.dwg XREF File(s): VSP-BASE.dwg CSP-BASE.dwg VRW-BASE.dwg VSP-BASE.dwg LLP-BASE.dwg CPV-BASE.dwg  
 Project Manager: B.F.G.



- LEGEND:**
- ..... ZONE C  
..... ZONE A ..... INDICATES FLOOD ZONE
  - NTW— INDICATES NONTIDAL WETLANDS
  - TW—TW— INDICATES TIDAL WETLANDS
  - UsC INDICATES SOIL TYPES
  - MB INDICATES WOODS LINE
  - TP INDICATES TEST PIT
  - PT P-2 INDICATES PIEZOMETER
  - 5— INDICATES MAJOR CONTOUR
  - 4— INDICATES MINOR CONTOUR
  - P— INDICATES POWER POLE
  - INDICATES BUFFER AREA
  - INDICATES TREE REMOVED (PER PERMIT S07-0060 MARCH 26, 2007)
  - INDICATES TREE PLANTED (PER PERMIT S07-0060 MARCH 26, 2007)



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 CRITICAL AREA COMMISSION  
 Chesapeake & Atlantic Coastal Bays

| REVISIONS |           |                                                             |        |
|-----------|-----------|-------------------------------------------------------------|--------|
| No.       | DATE      | DESCRIPTION                                                 | BY     |
| 1         | 16 OCT 07 | ADDRESS QUEEN ANNE'S COUNTY COMMENTS                        | S.M.C. |
| 2         | 06 NOV 07 | ADDRESS QUEEN ANNE'S COUNTY COMMENTS                        | S.M.C. |
| 3         | 12/1/09   | UPDATE CERTIFICATION DATES & RETITLE AS "MAJOR SUBDIVISION" | W.R.D. |

**Lane Engineering, LLC**  
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 15 Washington St. Cambridge, MD 21613 (410) 221-0818  
 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2085

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 UNLESS SIGNED AND DATED HERE:

SEAL

*Thomas D. Lane* 12-2-09  
 DATE

**MAJOR SUBDIVISION**

**ON THE LANDS OF REED CREEK, LLC**

IN THE THIRD ELECTION DISTRICT  
 QUEEN ANNES COUNTY, MARYLAND  
 TAX MAP 43, GRID 10, PARCEL 7, LOT 2

ISSUED FOR: 25 DAY SUBMITTAL DATE: 12/2/09 BY: WRD

SHEET No. **5 OF 8** SCALE: **1" = 100'**

JOB No. 070178 FILE No. A115

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Date: 12/04/2009 User: rdean Project Manager: B.F.G. Drawing Path: J:\2007\0100\070178\CadData\dwg\Survey\SP-PLTS.dwg XREF File(s): VSF-BASE.dwg CSP-BASE.dwg VRFW-BASE.dwg VSP-BASE.dwg LLP-BASE.dwg CPV-BASE.dwg

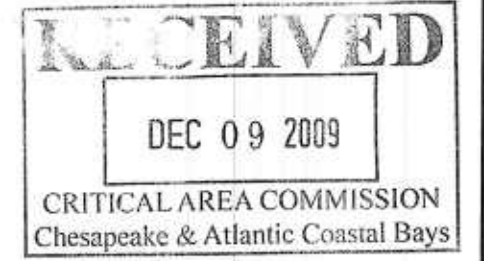
**NON-CRITICAL EXISTING FOREST AREA**

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| FC-297     | N 45°01'29" E | 7.22'    |
| FC-298     | N 72°43'57" E | 27.49'   |
| FC-299     | S 79°56'36" E | 239.00'  |
| FC-300     | S 07°15'10" E | 342.01'  |
| FC-301     | S 83°27'33" W | 24.74'   |
| FC-302     | N 86°46'26" W | 63.00'   |
| FC-303     | N 86°46'26" W | 61.14'   |
| FC-304     | N 69°12'26" W | 53.27'   |
| FC-305     | N 81°44'51" W | 8.02'    |
| FC-306     | S 84°45'50" E | 36.45'   |
| FC-307     | S 72°27'38" E | 48.74'   |
| FC-308     | N 43°31'51" E | 47.03'   |
| FC-309     | N 74°04'32" E | 43.25'   |
| FC-310     | N 29°04'32" E | 29.28'   |
| FC-311     | N 01°04'28" E | 46.07'   |
| FC-312     | S 62°40'12" W | 86.92'   |
| FC-313     | N 72°19'48" W | 68.68'   |
| FC-314     | N 75°02'44" W | 49.58'   |
| FC-315     | N 44°26'53" W | 22.99'   |

\* 1.497 AC.± TOTAL NONCRITICAL FOREST AREA

**EXISTING FOREST AREA**

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| FC-247     | S 70°37'04" E | 35.69'   |
| FC-248     | N 85°25'48" E | 23.79'   |
| FC-249     | S 78°57'10" E | 9.53'    |
| FC-250     | S 14°48'46" E | 12.70'   |
| FC-251     | N 86°36'53" E | 55.08'   |
| FC-252     | S 83°56'36" E | 27.41'   |
| FC-253     | S 74°53'18" E | 18.17'   |
| FC-254     | S 85°22'07" E | 70.42'   |
| FC-255     | N 64°54'23" E | 36.88'   |
| FC-256     | N 58°57'24" E | 13.88'   |
| FC-257     | N 86°36'53" E | 43.94'   |
| FC-258     | S 49°37'28" E | 7.74'    |
| FC-259     | S 65°14'37" E | 40.73'   |
| FC-260     | N 45°01'29" E | 14.91'   |
| FC-261     | N 57°52'35" W | 67.37'   |
| FC-262     | N 36°11'41" W | 50.05'   |
| FC-263     | S 81°46'41" W | 40.57'   |
| FC-264     | S 81°46'41" W | 95.07'   |
| FC-265     | N 80°47'48" W | 71.10'   |
| FC-266     | N 84°05'04" W | 64.36'   |
| FC-267     | N 61°35'07" W | 37.73'   |
| FC-268     | N 70°37'04" W | 45.07'   |
| FC-269     | N 19°22'56" E | 12.33'   |
| FC-270     | N 87°30'28" E | 62.67'   |
| FC-271     | N 87°30'28" E | 54.02'   |
| FC-272     | S 78°27'21" E | 107.75'  |
| FC-273     | S 84°10'17" E | 114.25'  |
| FC-274     | S 82°01'30" E | 59.47'   |
| FC-275     | N 17°14'32" E | 41.50'   |
| FC-276     | S 84°45'50" E | 44.69'   |
| FC-277     | N 81°44'51" W | 101.50'  |
| FC-278     | N 70°50'23" W | 83.07'   |
| FC-279     | N 70°44'46" W | 75.47'   |
| FC-280     | S 75°09'38" W | 20.53'   |
| FC-281     | S 84°14'03" W | 49.26'   |
| FC-282     | N 77°27'59" W | 77.09'   |
| FC-283     | N 15°54'35" W | 31.15'   |
| FC-284     | N 77°11'58" W | 76.17'   |
| FC-285     | N 03°27'10" E | 15.41'   |
| FC-287     | N 50°54'02" E | 190.07'  |



| REVISIONS |           |                                                             |        |
|-----------|-----------|-------------------------------------------------------------|--------|
| No.       | DATE      | DESCRIPTION                                                 | BY     |
| 1         | 16 OCT 07 | ADDRESS QUEEN ANNE'S COUNTY COMMENTS                        | S.M.C. |
| 2         | 06 NOV 07 | ADDRESS QUEEN ANNE'S COUNTY COMMENTS                        | S.M.C. |
| 3         | 12/1/09   | UPDATE CERTIFICATION DATES & RETITLE AS "MAJOR SUBDIVISION" | W.R.D. |

**Lane Engineering, LLC**  
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 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

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 7/5/09 7/5/09 12/2/09 DATE

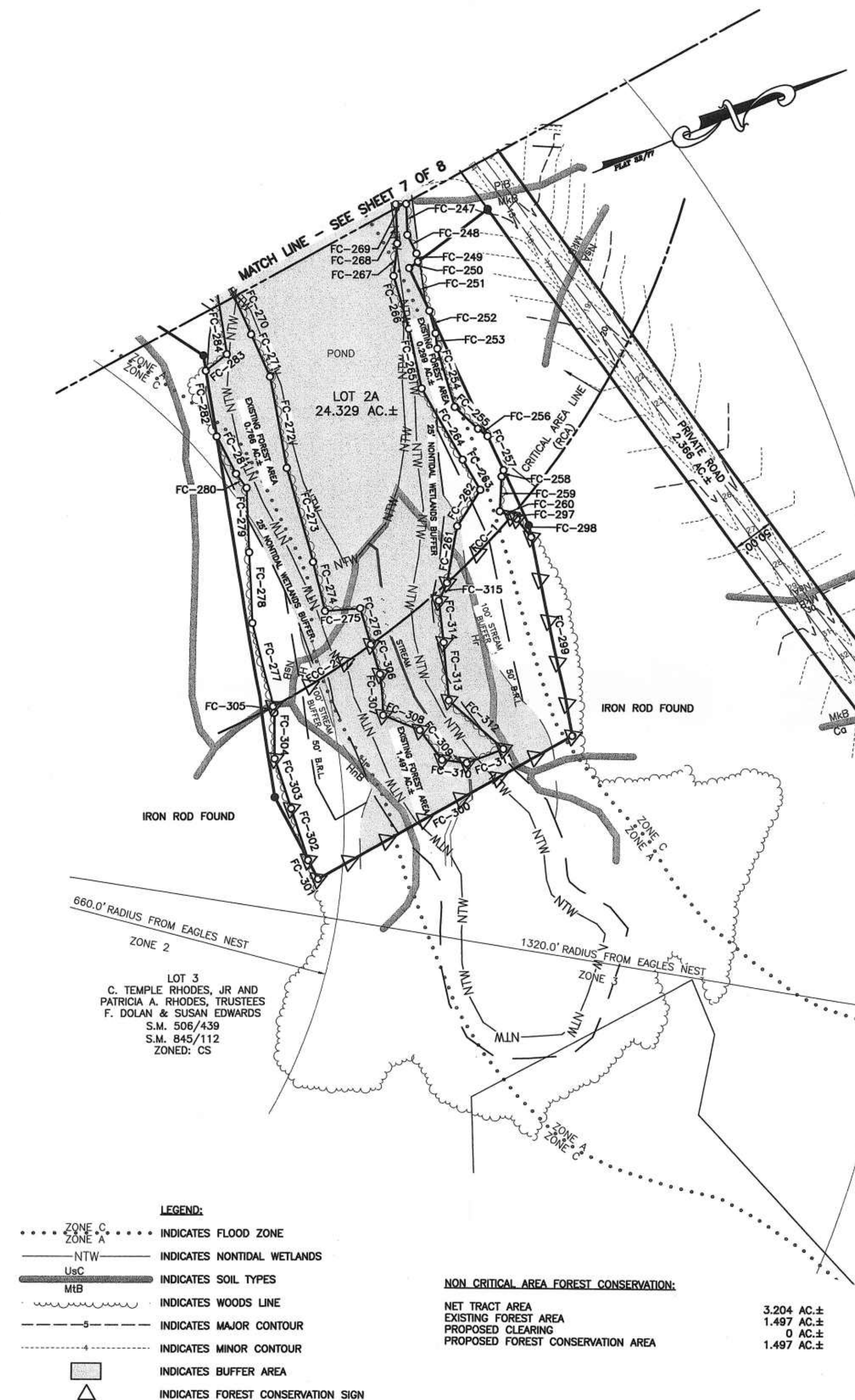
**CRITICAL AREA FORESTATION AND SIMPLIFIED FSD/FCP ON THE LANDS OF REED CREEK, LLC**  
 IN THE THIRD ELECTION DISTRICT QUEEN ANNES COUNTY, MARYLAND TAX MAP 43, GRID 10, PARCEL 7, LOT 2

ISSUED FOR: 25 DAY SUBMITTAL DATE: 12/2/09 BY: WRD

SHEET No. 6 OF 8 SCALE: 1" = 100'  
 JOB No. 070178 FILE No. A115

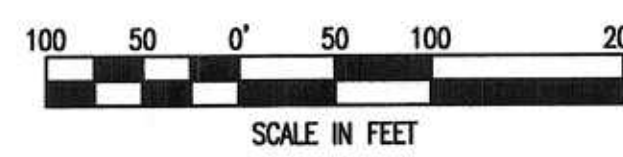
**CRITICAL AREA FOREST CONSERVATION:**

|                                               |             |
|-----------------------------------------------|-------------|
| AREA WITHIN CRITICAL AREA                     | 51.408 AC.± |
| REQUIRED FOREST AREA (15% OF 51.408 AC.±)     | 7.711 AC.±  |
| EXISTING FOREST AREA                          | 6.920 AC.±  |
| PROPOSED CLEARING                             | 0 AC.±      |
| FOREST CONSERVATION AREA                      | 6.920 AC.±  |
| AFFORESTATION AREA NEEDED                     | 0.791 AC.±  |
| AFFORESTATION AREA NEEDED FOR PLAT 32/77A-77D | 2.270 AC.±  |
| AFFORESTATION PROVIDED                        | 3.062 AC.±  |



**NON CRITICAL AREA FOREST CONSERVATION:**

|                                   |            |
|-----------------------------------|------------|
| NET TRACT AREA                    | 3.204 AC.± |
| EXISTING FOREST AREA              | 1.497 AC.± |
| PROPOSED CLEARING                 | 0 AC.±     |
| PROPOSED FOREST CONSERVATION AREA | 1.497 AC.± |



*C.A. 290 10 2900*  
*Road 14800 x 10 148000*

LOT 3  
 C. TEMPLE RHODES, JR AND PATRICIA A. RHODES, TRUSTEES F. DOLAN & SUSAN EDWARDS  
 S.M. 506/439 S.M. 845/112 ZONED: CS

COMMON USE ACCESS EASEMENTS S.M. 1026/390 EASEMENT AREA A

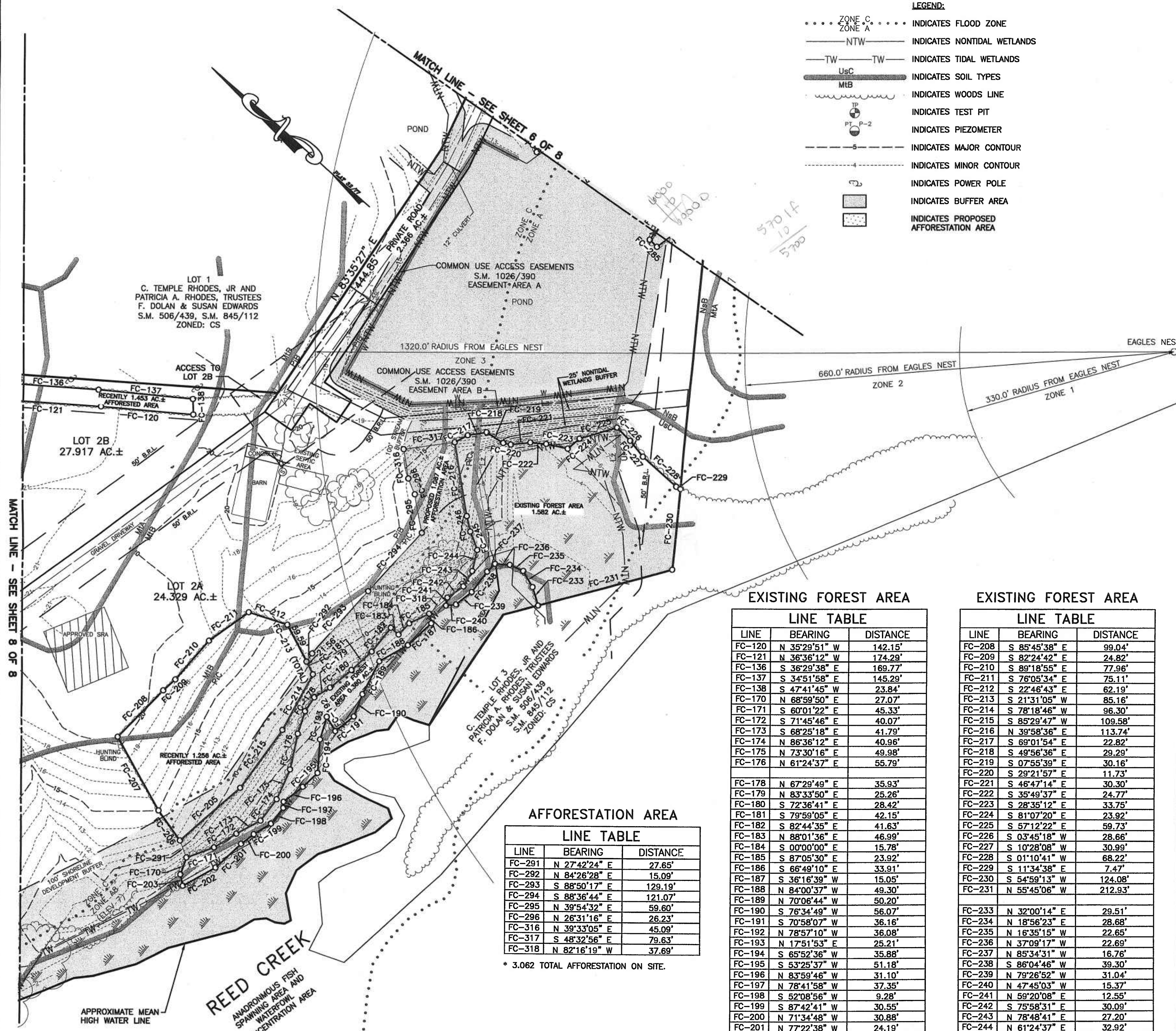
TAX MAP 43, PARCEL 3 THOMAS J. KEATING, IV M.W.M. 244/371 AND M.W.M. 244/365 ZONED: CS

LOT 3  
 C. TEMPLE RHODES, JR AND PATRICIA A. RHODES, TRUSTEES F. DOLAN & SUSAN EDWARDS  
 S.M. 506/439 S.M. 845/112 ZONED: CS

- LEGEND:**
- ..... ZONE C
  - ..... ZONE A
  - INDICATES FLOOD ZONE
  - INDICATES NONTIDAL WETLANDS
  - INDICATES SOIL TYPES
  - INDICATES WOODS LINE
  - INDICATES MAJOR CONTOUR
  - INDICATES MINOR CONTOUR
  - INDICATES BUFFER AREA
  - △ INDICATES FOREST CONSERVATION SIGN

**RECEIVED**  
 DEC 09 2009  
 CRITICAL AREA COMMISSION  
 Chesapeake & Atlantic Coastal Bays

- LEGEND:**
- ..... ZONE C  
 ..... ZONE A ..... INDICATES FLOOD ZONE
  - NTW ----- INDICATES NONTIDAL WETLANDS
  - TW ----- INDICATES TIDAL WETLANDS
  - UsC -----  
 MtB ----- INDICATES SOIL TYPES
  - INDICATES WOODS LINE
  - INDICATES TEST PIT
  - INDICATES PIEZOMETER
  - 5 ----- INDICATES MAJOR CONTOUR
  - 4 ----- INDICATES MINOR CONTOUR
  - INDICATES POWER POLE
  - INDICATES BUFFER AREA
  - INDICATES PROPOSED AFFORESTATION AREA



**AFFORESTATION AREA**

| LINE   | BEARING       | DISTANCE |
|--------|---------------|----------|
| FC-291 | N 27°42'24" E | 27.65'   |
| FC-292 | N 84°26'28" E | 15.09'   |
| FC-293 | S 88°50'17" E | 129.19'  |
| FC-294 | S 88°36'44" E | 121.07'  |
| FC-295 | N 39°54'32" E | 59.60'   |
| FC-296 | N 26°31'16" E | 26.23'   |
| FC-316 | N 39°33'05" E | 45.09'   |
| FC-317 | S 48°32'56" E | 79.63'   |
| FC-318 | N 82°16'19" W | 37.69'   |

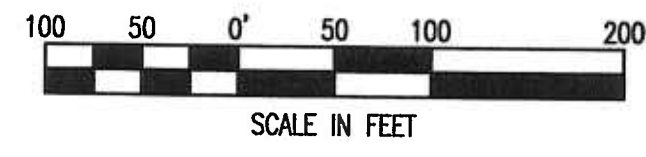
\* 3.062 TOTAL AFFORESTATION ON SITE.

**EXISTING FOREST AREA**

| LINE   | BEARING       | DISTANCE |
|--------|---------------|----------|
| FC-120 | N 35°29'51" W | 142.15'  |
| FC-121 | N 36°36'12" W | 174.29'  |
| FC-136 | S 36°29'38" E | 169.77'  |
| FC-137 | S 34°51'58" E | 145.29'  |
| FC-138 | S 47°41'45" W | 23.84'   |
| FC-170 | N 68°59'50" E | 27.07'   |
| FC-171 | S 60°01'22" E | 45.33'   |
| FC-172 | S 71°45'46" E | 40.07'   |
| FC-173 | S 68°25'18" E | 41.79'   |
| FC-174 | N 86°36'12" E | 40.96'   |
| FC-175 | N 73°30'16" E | 49.98'   |
| FC-176 | N 61°24'37" E | 55.79'   |

**EXISTING FOREST AREA**

| LINE   | BEARING       | DISTANCE |
|--------|---------------|----------|
| FC-208 | S 85°45'38" E | 99.04'   |
| FC-209 | S 82°24'42" E | 24.82'   |
| FC-210 | S 89°18'55" E | 77.96'   |
| FC-211 | S 76°05'34" E | 75.11'   |
| FC-212 | S 22°46'43" E | 62.19'   |
| FC-213 | S 21°31'05" W | 85.16'   |
| FC-214 | S 78°18'46" W | 96.30'   |
| FC-215 | S 85°29'47" W | 109.58'  |
| FC-216 | N 39°58'36" E | 113.74'  |
| FC-217 | S 69°01'54" E | 22.82'   |
| FC-218 | S 49°56'36" E | 29.29'   |
| FC-219 | S 07°55'39" E | 30.16'   |
| FC-220 | S 29°21'57" E | 11.73'   |
| FC-221 | S 46°47'14" E | 30.30'   |
| FC-222 | S 35°49'37" E | 24.77'   |
| FC-223 | S 28°35'12" E | 33.75'   |
| FC-224 | S 81°07'20" E | 23.92'   |
| FC-225 | S 57°12'22" E | 59.73'   |
| FC-226 | S 03°45'18" W | 28.66'   |
| FC-227 | S 10°28'08" W | 30.99'   |
| FC-228 | S 01°10'41" W | 68.22'   |
| FC-229 | S 11°34'38" E | 7.47'    |
| FC-230 | S 54°59'13" W | 124.08'  |
| FC-231 | N 55°45'06" W | 212.93'  |



**REVISIONS**

| No. | DATE      | DESCRIPTION                                                 | BY     |
|-----|-----------|-------------------------------------------------------------|--------|
| 1   | 16 OCT 07 | ADDRESS QUEEN ANNE'S COUNTY COMMENTS                        | S.M.C. |
| 2   | 06 NOV 07 | ADDRESS QUEEN ANNE'S COUNTY COMMENTS                        | S.M.C. |
| 3   | 12/1/09   | UPDATE CERTIFICATION DATES & RETITLE AS "MAJOR SUBDIVISION" | W.R.D. |

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 UNLESS SIGNED AND DATED HERE:

SEAL

*M. Stank MCLAUGHLIN* 12/2/09  
 DATE

**CRITICAL AREA FORESTATION**  
 ON THE LANDS OF REED CREEK, LLC

IN THE THIRD ELECTION DISTRICT  
 QUEEN ANNES COUNTY, MARYLAND  
 TAX MAP 43, GRID 10, PARCEL 7, LOT 2

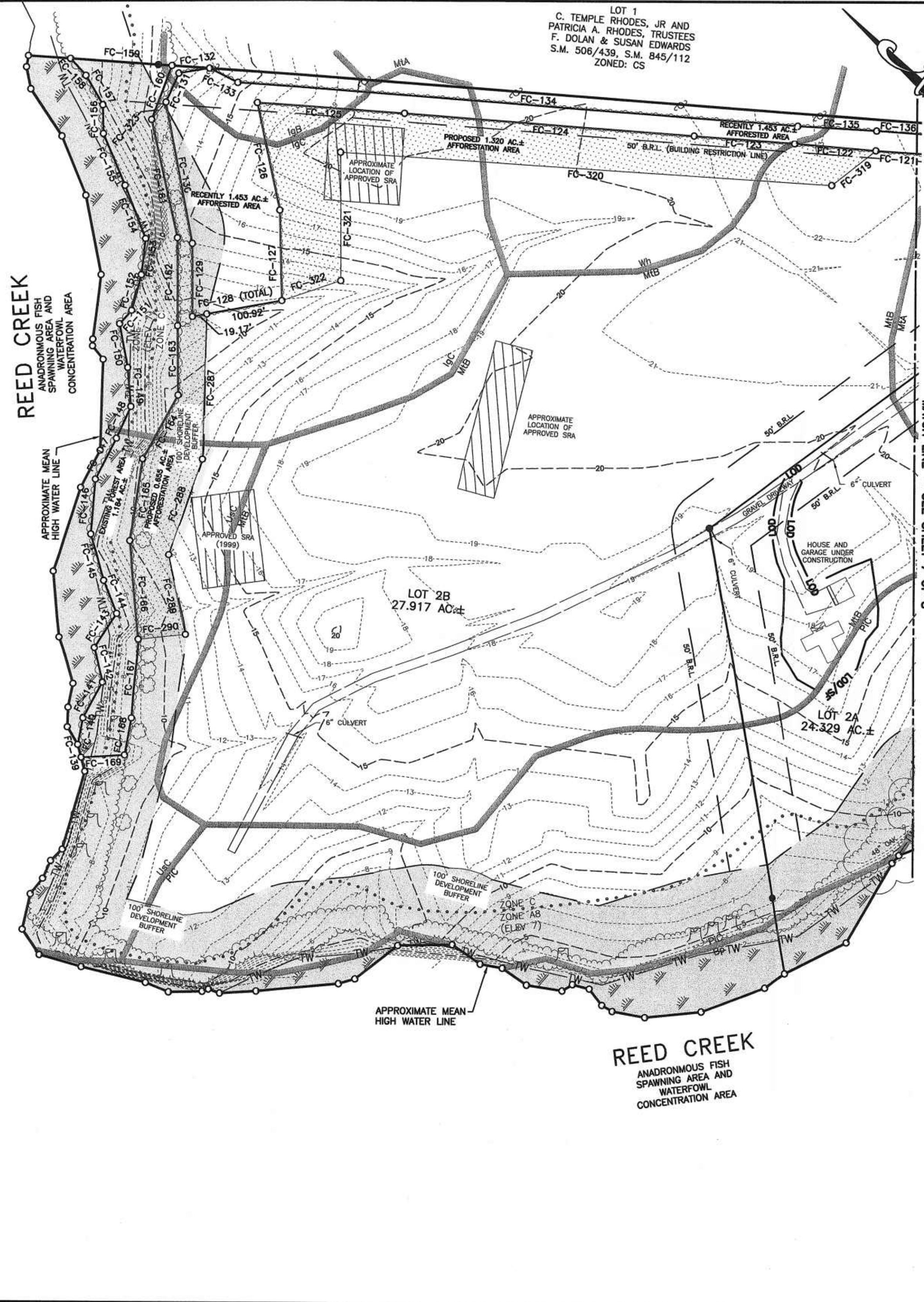
ISSUED FOR: 25 DAY SUBMITTAL      DATE: 12/2/09      BY: WRD

SHEET No. **7 OF 8**      SCALE: **1" = 100'**  
 JOB No. **070178**      FILE No. **A115**

Date: 12/04/2009 User: rdean Project Manager: B.F.G.  
 Drawing Path: J:\2007\0100\070178\CadData.dwg Survey\_VSP-PLITS.dwg XREF File(s): \VSP-BASE.dwg \CSP-BASE.dwg \VRW-BASE.dwg \VSP-BASE.dwg \LP-BASE.dwg \CPV-BASE.dwg



Date: 12/04/2009 User: rdean Project Manager: B.F.C. Drawing Path: U:\2007\0100\070178\CadData\Draw\Survey\SP-PLTS.dwg XREF File(s): \VSP-BASE.dwg \CSP-BASE.dwg \VRW-BASE.dwg \VSP-BASE.dwg \LLP-BASE.dwg \CFV-BASE.dwg



**EXISTING FOREST AREA**

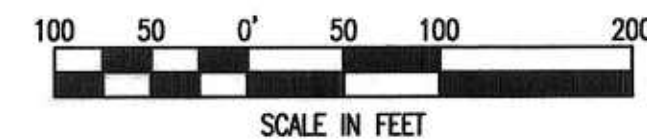
| LINE   | BEARING       | DISTANCE |
|--------|---------------|----------|
| FC-121 | N 36°36'12" W | 174.29'  |
| FC-122 | N 35°46'31" W | 108.17'  |
| FC-123 | N 36°26'34" W | 133.67'  |
| FC-124 | N 36°27'37" W | 384.92'  |
| FC-125 | N 36°36'51" W | 195.41'  |
| FC-126 | S 37°11'51" W | 142.43'  |
| FC-127 | S 48°00'01" W | 116.84'  |
| FC-128 | N 50°19'22" W | 120.09'  |
| FC-129 | N 48°49'31" E | 94.65'   |
| FC-130 | N 38°35'54" E | 186.12'  |
| FC-131 | N 74°02'48" E | 40.67'   |
| FC-132 | S 49°12'42" E | 41.45'   |
| FC-133 | S 14°14'34" E | 41.75'   |
| FC-134 | S 36°25'28" E | 743.92'  |
| FC-135 | S 37°16'53" E | 104.92'  |
| FC-136 | S 36°29'38" E | 169.77'  |
| FC-139 | N 34°46'30" E | 17.80'   |
| FC-140 | N 60°17'42" E | 36.05'   |
| FC-141 | N 77°44'44" E | 54.07'   |
| FC-142 | N 34°47'18" E | 47.51'   |
| FC-143 | N 83°14'23" E | 54.60'   |
| FC-144 | N 28°05'50" E | 47.13'   |
| FC-145 | N 33°28'56" E | 63.30'   |
| FC-146 | N 54°06'13" E | 72.03'   |
| FC-147 | N 76°34'20" E | 60.64'   |
| FC-148 | N 74°10'50" E | 45.55'   |
| FC-149 | N 44°30'31" E | 51.32'   |
| FC-150 | N 38°10'53" E | 58.20'   |
| FC-151 | S 88°24'37" E | 23.56'   |
| FC-152 | N 64°32'39" E | 47.96'   |
| FC-153 | N 56°03'19" E | 46.85'   |
| FC-154 | N 28°00'00" E | 74.08'   |
| FC-155 | N 26°14'17" E | 73.28'   |
| FC-156 | N 48°10'46" E | 36.78'   |
| FC-157 | N 18°26'59" E | 43.95'   |
| FC-158 | N 06°42'56" E | 30.02'   |
| FC-159 | S 36°27'15" E | 134.92'  |
| FC-160 | S 70°41'04" W | 74.05'   |
| FC-161 | S 36°52'53" W | 157.03'  |
| FC-162 | S 48°50'40" W | 113.96'  |
| FC-163 | S 48°40'36" W | 90.69'   |
| FC-164 | S 78°44'03" W | 95.67'   |
| FC-165 | S 58°15'23" W | 108.40'  |
| FC-166 | S 44°36'37" W | 130.89'  |
| FC-167 | S 53°44'08" W | 105.00'  |
| FC-168 | S 59°50'07" W | 50.26'   |
| FC-169 | N 43°37'41" W | 57.50'   |

**AFFORESTATION AREA**

| LINE   | BEARING       | DISTANCE |
|--------|---------------|----------|
| FC-287 | N 50°54'02" E | 190.07'  |
| FC-288 | S 69°03'54" W | 132.57'  |
| FC-289 | S 37°29'06" W | 107.95'  |
| FC-290 | N 46°25'01" W | 63.04'   |
| FC-291 | N 27°42'24" E | 27.65'   |
| FC-292 | N 84°26'28" E | 15.09'   |
| FC-293 | S 88°50'17" E | 129.19'  |
| FC-294 | S 88°36'44" E | 121.07'  |
| FC-295 | N 39°54'32" E | 59.60'   |
| FC-296 | N 26°31'16" E | 26.23'   |

\* 3.062 TOTAL AFFORESTATION ON SITE.

- LEGEND:**
- ..... ZONE C
  - ..... ZONE A
  - NTW ----- INDICATES NONTIDAL WETLANDS
  - TW ----- INDICATES TIDAL WETLANDS
  - UsC ----- INDICATES SOIL TYPES
  - MIB ----- INDICATES WOODS LINE
  - ⊕ INDICATES TEST PIT
  - PT P-2 INDICATES PIEZOMETER
  - INDICATES MAJOR CONTOUR
  - INDICATES MINOR CONTOUR
  - ⊕ INDICATES POWER POLE
  - █ INDICATES BUFFER AREA
  - ⊕ INDICATES TREE REMOVED (PER PERMIT S07-0060 MARCH 26, 2007)
  - ⊕ INDICATES TREE PLANTED (PER PERMIT S07-0060 MARCH 26, 2007)
  - █ INDICATES PROPOSED AFFORESTATION AREA



**RECEIVED**  
 DEC 09 2009  
 CRITICAL AREA COMMISSION  
 Chesapeake & Atlantic Coastal Bays

| REVISIONS |           |                                                             |        |
|-----------|-----------|-------------------------------------------------------------|--------|
| No.       | DATE      | DESCRIPTION                                                 | BY     |
| 1         | 16 OCT 07 | ADDRESS QUEEN ANNE'S COUNTY COMMENTS                        | S.M.C. |
| 2         | 06 NOV 07 | ADDRESS QUEEN ANNE'S COUNTY COMMENTS                        | S.M.C. |
| 3         | 12/1/09   | UPDATE CERTIFICATION DATES & RETITLE AS "MAJOR SUBDIVISION" | W.R.D. |

**Lane Engineering, LLC**

Established 1986

Civil Engineers • Land Planning • Land Surveyors

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 354 Pennsylvania Ave. Centerville, MD 21617 (410) 758-2095

NOT VALID FOR CONSTRUCTION  
UNLESS SIGNED AND DATED HERE:

SEAL

4/5/10/7/2/09 12/2/09

DATE

**CRITICAL AREA FORESTATION**

**ON THE LANDS OF REED CREEK, LLC**

IN THE THIRD ELECTION DISTRICT  
 QUEEN ANNE COUNTY, MARYLAND  
 TAX MAP 43, GRID 10, PARCEL 7, LOT 2

|                                 |                            |            |
|---------------------------------|----------------------------|------------|
| ISSUED FOR:<br>25 DAY SUBMITTAL | DATE:<br>12/2/09           | BY:<br>WRD |
| SHEET No.<br><b>8 OF 8</b>      | SCALE:<br><b>1" = 100'</b> |            |
| JOB No. 070178                  | FILE No. A115              |            |

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