

Martin O'Malley
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Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

May 17, 2010

1804 West Street, Suite 100, Annapolis, Maryland 21401

(410) 260-3460 Fax: (410) 974-5338

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

Mr. Chris McCabe
Department of Review and Permitting
Worcester County
One West Market Street, Room 1201
Snow Hill, MD 21863

Re: Amaris Subdivision-Map 10, Parcels 28 & 302
Phragmites Eradication Project

Dear Mr. McCabe:

Thank you for submitting the subject project for review. The site is located on a previously approved 15-lot subdivision, of which 10 lots are located in the Critical Area Resource Conservation Area (RCA). The applicant proposes to remove an area of non-native phragmites that occurs in the Buffer and expanded Buffer on hydric soils. The proposed removal technique involves excavating the plants and roots and converting the area to an open water regime, connected to an existing nontidal pond. The new pond area will be planted with water tolerant species. I have reviewed the submitted information and have the following comments:

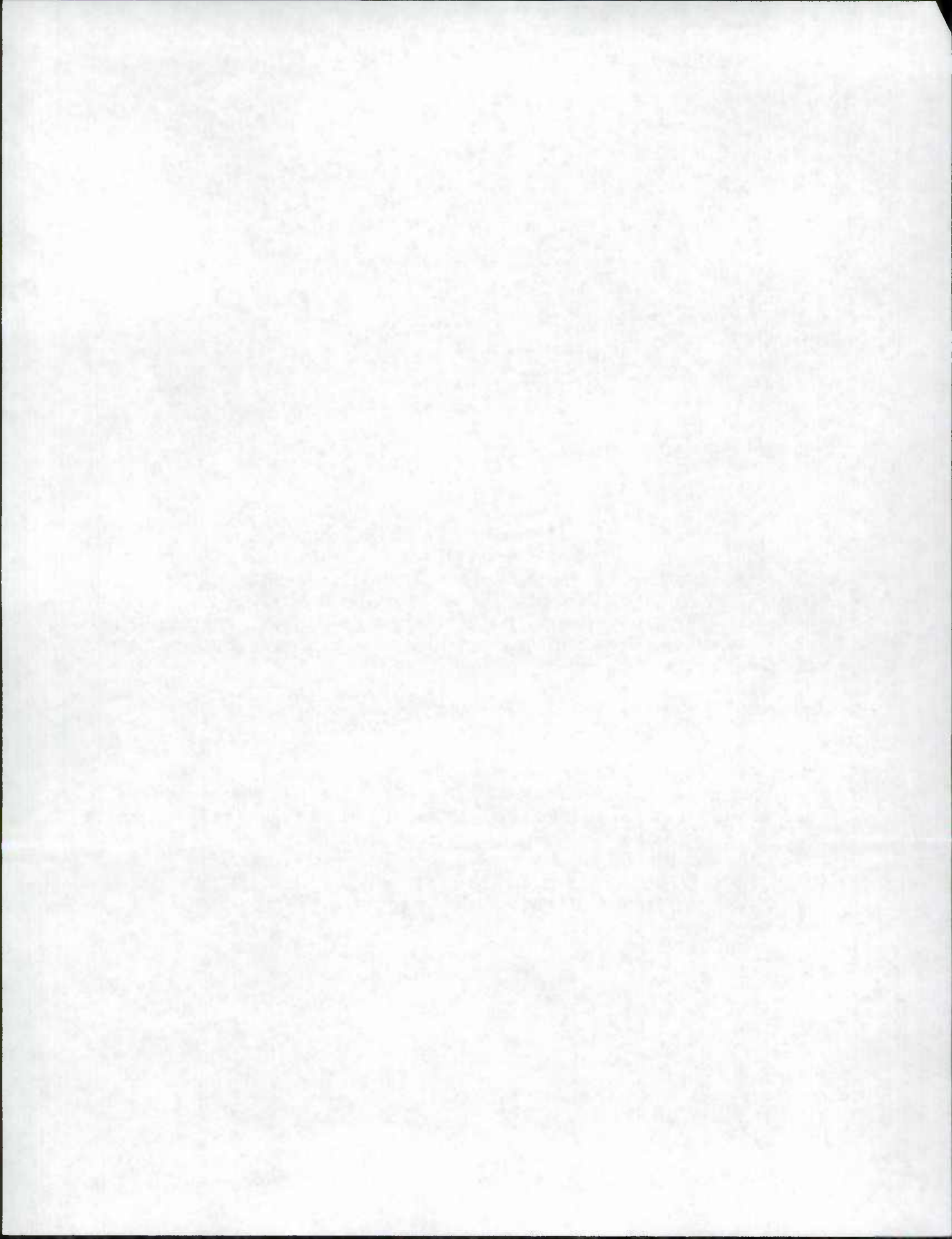
1. Please provide the wetlands permit.
2. It is difficult to determine from the Atlantic Bays Critical Area Report, Buffer Establishment and Management section, what is being proposed as Buffer mitigation in relation to the phragmites removal. Non-native removal is mitigated at 1:1. The report discusses establishment, which was applicable to the subdivision. Since the areas identified on the Buffer Planting Plan B were required as establishment for the approved subdivision, they cannot be counted again for mitigation purposes. Please clarify this information on the Buffer Planting Plan B.

Thank you for the opportunity to provide comments. Please contact me with any questions at 410-260-3468.

Sincerely,

A handwritten signature in black ink, appearing to read "Roby Hurley".

Roby Hurley
Natural Resources Planner
RH/jjd
WC 328-08(4)



Martin O'Malley
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Lt. Governor



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1804 West Street, Suite 100, Annapolis, Maryland 21401
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www.dnr.state.md.us/criticalarea/

June 29, 2009

Ms. Janet Davis, Critical Area Planner
Department of Review and Permitting
Worcester County
One West Market Street, Room 1201
Snow Hill, MD 21863

Re: Amaris (formerly Riverbend Estates and Ocean Exchange) Map 10, Parcels 28 & 302
Preliminary Plat

Dear Ms. Davis:

Thank you for submitting the revised Preliminary Plat application for the above referenced subdivision proposal. This letter is subsequent to my August 14, 2009 letter. The applicant proposes to create 15 lots, 10 of which are in the Critical Area Resource Conservation Area (RCA). The plan indicates that the RCA density requirements are met because the site contains 204.35 acres of RCA. I have reviewed the submitted information and have the following comments:

1. Additional documentation about the delineation of State and private tidal wetlands has been provided and confirmed by Commission staff during a site visit.
2. Please note that for subdivisions in the RCA after July 1, 2008, the Buffer will be 200 feet, unless the subdivision is legally recorded by July 1, 2010.
3. In the past a new subdivision within the Critical Area RCA was required to comply with the impervious surface area limits within the State Law and Worcester County Ordinance. As you are aware, the Legislature has replaced impervious surface limits with lot coverage limits. The Plans and Critical Area Report use the term impervious surfaces, which may result in a different percentage than lot coverage. A table of available lot coverage for the subdivision and lots should be provided on the plans, for clarification on this issue and to inform future residents.
4. The site plan has been corrected to limits community slips to 10 that can be permitted under Worcester Code NR 3-125(b). The Critical Area Report still states that the pier will be built with 15 slips.

5. Worcester Code Section NR3-104(c)(5) requires forest establishment of the Buffer when conversion from agriculture occurs. Forest establishment means planting of a biological diverse community, usually minimum 3 tiers of vegetation. Loblolly pine by itself does not qualify as a 3 tier forest.
6. A Buffer Management Plan must be provided that details Buffer impacts, such as the community pier access and mitigation details at a rate of 2:1, species proposed and location of planting in the Buffer.
7. The Critical Area Plan includes an outlot and an open space outlot. Note number 6 restricts uses and further subdivision, but it does not restrict development activities. We would like to emphasize that the practice of creating outlots has proved to be problematic. Please insure that these parcels are restricted to the uses permitted in the RCA (passive recreation only) and do not allow development. We recommend the County require the applicant to remove the outlot and open space parcels from the plat.

Thank you for the opportunity to provide comments. Please contact me with any questions at 410-260-3468.

Sincerely,



Roby Hurley
Natural Resources Planner

WC 328-08(3)

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/

MEMORANDUM

TO: Roland Limpert, Environmental Review Unit

FROM: Roby Hurley, Natural Resources Planner 

DATE: February 5, 2009

RE: Ocean Exchange, Worcester County (WC 328-08)

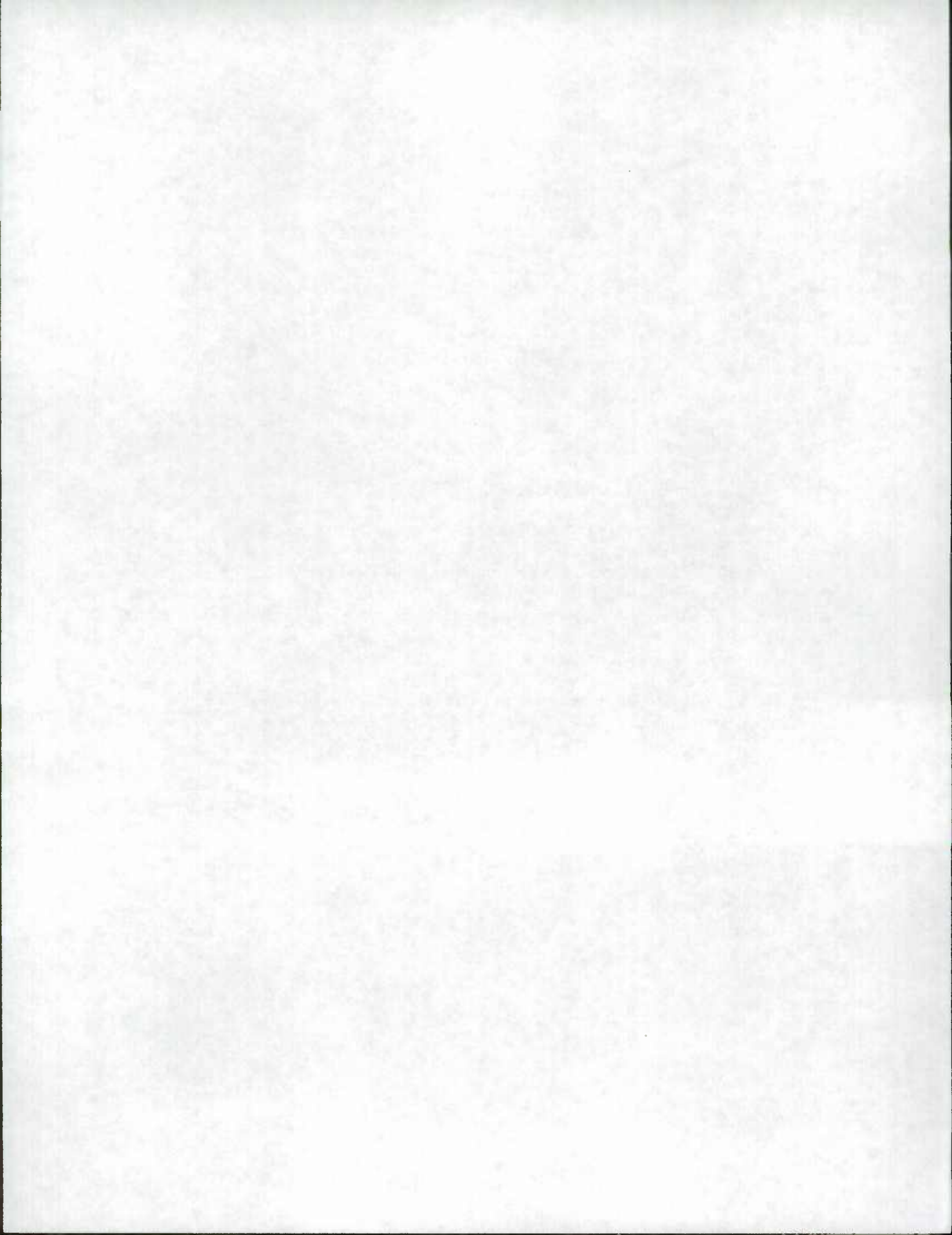
Thank you for the opportunity to review the above referenced project. Based on the information provided we offer the comments in the attached letters from Commission staff dated August 14 and September 24, 2008 to Janet Davis of Worcester County Development Review and Permitting. Some of the issues including numbers of slips and delineation of State and private tidal wetlands have been resolved. However, comments regarding outlots, Buffer establishment, the eagle nest and lot coverage remain unresolved. Please consider the concerns outlined in the attached correspondence in your review.

Thank you for the opportunity to comment. If you have any questions or concerns, please contact me at (410) 260-3468.

cc: Janet Davis

Enclosure





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/

September 24, 2008

Ms. Janet Davis, Critical Area Planner
Worcester Co., Development Review & Permitting
One West Market St., Room 1201
Snow Hill, MD 21863

RE: Riverbend Estates (formerly Ocean Exchange) Map 10, Parcels 28 & 302
Determination of Private vs. State Tidal Wetlands

Dear Ms. Davis:

Thank you for arranging the meeting and site visit which took place this past Monday, September 22, 2008. You and Chris McCabe of Worcester County, along with me and Roby Hurley of the Commission staff visited the site with Mr. Spencer Rowe, the applicant's consultant. Mr. Rowe showed us a large color aerial photo of the survey points used in his determination of the elevation of Mean High Water on this site. These points corresponded to the information provided to Mr. Doldon Moore, the State Wetlands Administrator via correspondence dated March 26m 2008.

Based on the explanation of the approach taken by Mr. Rowe, along with the evidence seen first hand on the site itself, Commission staff concurs with the delineation of the private/State tidal wetlands line (via the determination of the elevation of MHW) for this property. Please provide a copy of the aerial photo with the data points for our files at your earliest convenience. *One*

Also, when visiting the site, it appears that a Bald Eagle may have established a nest on a narrow peninsula of upland that extends into the marsh, southeast of the non-tidal pond that was the subject of the recent map mistake correction. While the Bald Eagle has been delisted at the Federal level, it is still listed as Threatened under State Law. If the eagle's nest is confirmed, its location should be shown on the plat, with the accompanying protective zones around the nest. Appropriate plat notes should also be provided.

Ms. Janet Davis
September 24, 2008
Page 2 of 2

We appreciate the opportunity to work with the County on this wetland determination. If you have any questions or concerns, please contact me at (410) 260-3477.

Sincerely,

A handwritten signature in cursive script that reads "Lee Anne Chandler". The signature is written in dark ink and has a long, sweeping tail that extends to the right.

Lee Anne Chandler
Science Advisor

cc: Mr. Spencer Rowe (via e-mail)
WC328-08

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

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CRITICAL AREA COMMISSION
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1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

August 14, 2008

Ms. Janet Davis, Critical Area Planner
Department of Review and Permitting
Worcester County
One West Market Street, Room 1201
Snow Hill, MD 21863

Re: Riverbend Estates (formerly Ocean Exchange) Map 10, Parcels 28 & 302 Preliminary Plat

Dear Ms. Davis:

Thank you for submitting the Preliminary Plat application for the above referenced subdivision proposal. The applicant proposes to create 15 lots, 10 of which are in the Critical Area Resource Conservation Area (RCA). The plan indicates that the RCA density requirements are met because the site contains 204.08 acres of RCA. I have reviewed the submitted information and have the following comments:

1. Additional documentation about the delineation of State and private tidal wetlands should be submitted as requested by LeeAnne Chandler in her June 26, 2008 letter to Spencer Rowe Environmental. The acreage of State and private tidal wetlands affects all of the calculations, including those relating to density, stormwater management, and the area of the Buffer.
2. The plan notes indicate that the Buffer expansion was conducted because of non tidal wetlands but does not address hydric soils and any relative potential expansion.
3. Please note that for subdivisions in the RCA after July 1, 2008, the Buffer will be 200 feet, unless the subdivision is legally recorded by July 1, 2010.
4. Formerly a new subdivision within the Critical Area, RCA must comply with the impervious surface area limits within the State Law and Worcester County Ordinance. As you are aware the Legislature has replaced impervious surfaces with lot coverage limits. During an interim period a combination of impervious surfaces from your current regulations can apply as long as lot coverage accounting is provided. The following



explanation summarizes the interim period requirements. Section 8, Ch. 119, 2008 Laws of Maryland at 765, contains provisions in regard to the lot coverage requirements of Natural Resources Article §8-1808.3 which may be applicable to this subdivision. Under these provisions, a development project whose initial application for development that satisfies all local requirements is filed by October 1, 2008 and whose development plan is approved (recorded) by July 1, 2010 may utilize Worcester County's approved impervious surface area limitations in effect prior to July 1, 2008 provided that;

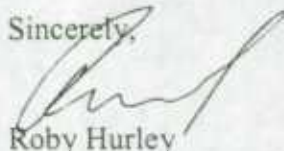
- a) The approved development plan remains valid in accordance with Worcester County's procedures and requirements; and
- b) By July 1, 2010, the applicant prepares a detailed lot coverage plan drawn to scale and showing the amounts of impervious surface area, partially pervious area, and developed pervious surface area in the development project.

In addition to (a) and (b) above, Section 8, Ch. 119, 2008 Laws of Maryland at 765 requires the lot coverage plan to be approved by Worcester County and implemented in accordance with the approved lot coverage plan. Should the applicant intend to develop this subdivision in accordance with the County's impervious surface area limitations, please indicate that intent and ensure that the applicant is aware of the requirements of Chapter 119 of the 2008 Laws of Maryland for proceeding as such.

5. Please note that Worcester Code NR 3-125(b) limits private piers or docks to no more than 100 feet in length over State or private wetlands and limits slips based on the number of lots in the Critical Area . Therefore only 10 slips can be permitted at the community pier
6. Worcester Code Section NR3-104(c)(5) requires forest establishment of the Buffer when conversion from agriculture occurs. It is difficult to follow the existing forest line and former agricultural use but parts of lots 13 thru 15 may need afforestation. Forest establishment means planting of a biological diverse community, usually minimum 3 tiers of vegetation. Loblolly pine by itself does not qualify as 3 tier.
7. There are a number of open space "out lots" that are not identified as to their uses. Please insure that these parcels are restricted to the uses permitted in the RCA and do not represent future development parcels.

Thank you for the opportunity to provide comments. Please contact me with any questions at 410-260-3468.

Sincerely,



Roby Hurley
Natural Resources Planner



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL:410.632.1200 / FAX: 410.632.3008

BOARD OF APPEALS
PLANNING COMMISSION
AGRICULTURAL PRESERVATION

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SHORELINE COMMISSION
LICENSING COMMISSIONERS

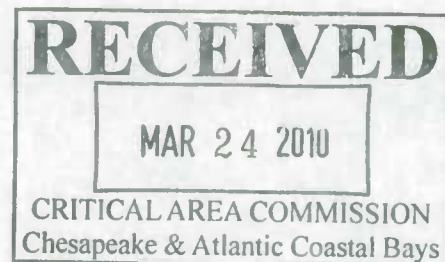
MEMORANDUM

DATE: March 22, 2010
TO: Roby Hurley: Planner Critical Area Commission
FROM: Chris McCabe: Natural Resources Administrator
SUBJECT: Aramis Buffer Management Plan

Please find the Aramis buffer management plan B that includes impact to the existing Non Tidal Wetlands pond. Please, at your convenience provide comment on what critical area requirements may be necessary to complete the project.

Thanks in advance for any help you can provide.

Chris McCabe
Natural Resources Administrator



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MAY 1 1914
U. S. DEPARTMENT OF AGRICULTURE
WASHINGTON, D. C.

ATLANTIC BAYS CRITICAL AREA REPORT
PLAN B

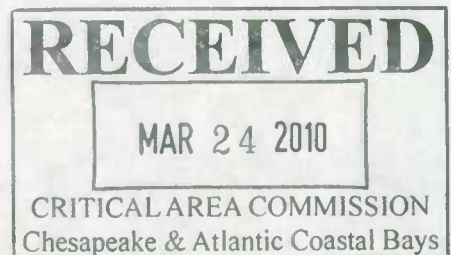
ARAMIS SUBDIVISION
TAX MAP 10, PARCEL 28 & 302
FIFTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

PREPARED FOR
OCEAN EXCHANGE XXXI, L.L.C.
658 Live Oak Drive
McLean, VA 22101

PREPARED BY
R.D. HAND AND ASSOCIATES, INC.
12302 Collins Road
Bishopville, MD 21813
410-352-5623

Spencer Rowe
12430 Fleetway Drive
Ocean City, MD 21842

June 27, 2008
Rev. Nov. 30, 2009



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NOV 10 1900

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1285 BAY ST. TORONTO, CANADA

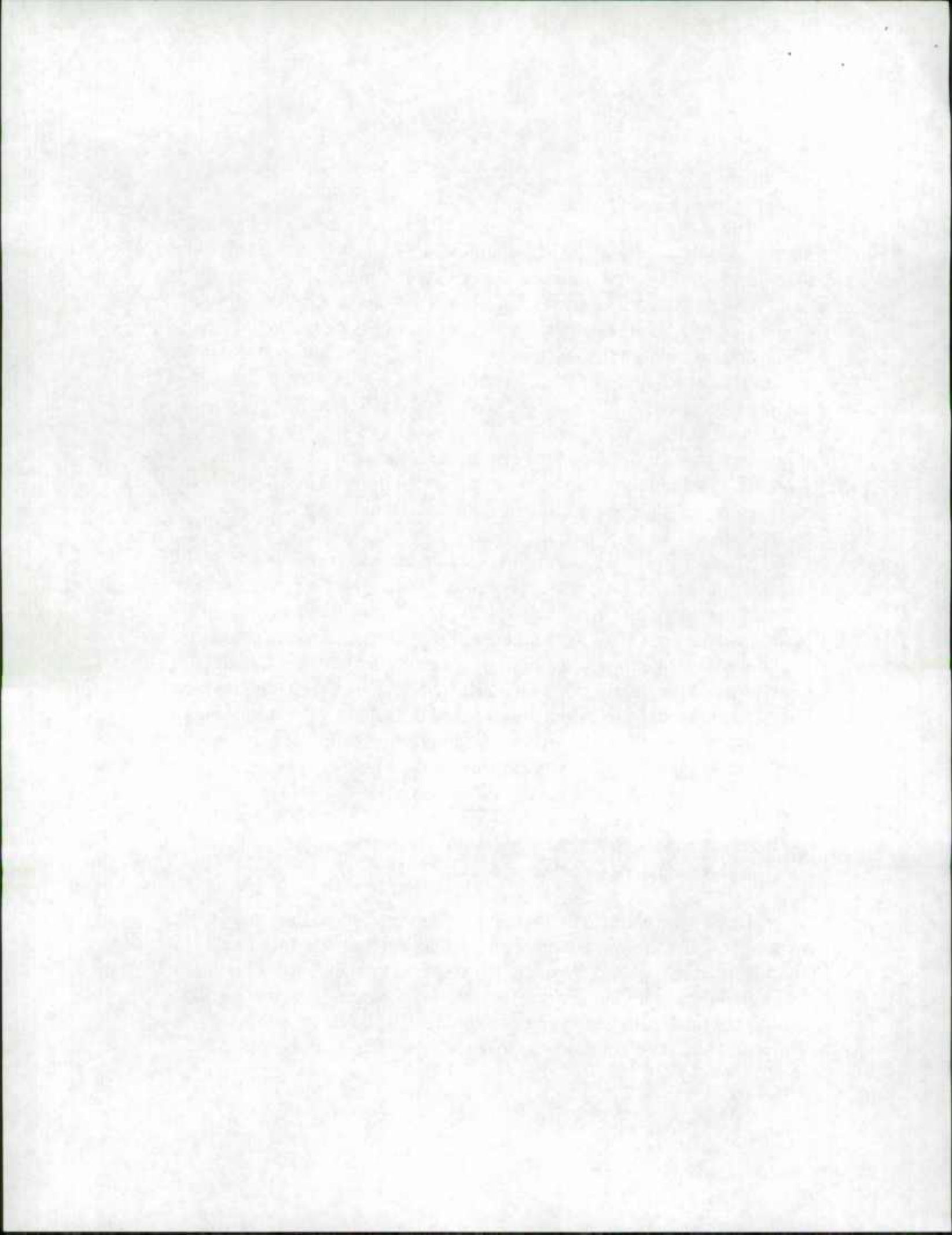
PROPERTY HISTORY

The property is described as parcel 28 on tax map 10 Fifth election district in Worcester County Maryland. The property is located on Saint Martins Neck Road and fronts on Harry Creek, Buck Island Creek and the Saint Martins River. The critical area portion of the site is 204.35 acres. Consisting of 82.6 acres of upland, 54.22 acres of nontidal wetland and 67.71 acres of private tidal wetlands. Existing forested upland and nontidal wetlands total 65.49 acres or 32.1% of the area within the critical area. The onsite soils consists of Falsington, Woodstown, Mullaca Eves Borø, Hampton, Hurlock, Tranquacking, Runclint, Udorthents, Sassafrass and Hambrock and are shown on the critical area site plan. The existing shoreline is relatively stable and is in good condition. The site use history has been agricultural production of field crops and forestry.

Spencer Rowe Environmental Inc. delineated the tidal and nontidal wetlands onsite. In addition, Spencer Rowe performed a tidal elevation study to determine the mean high water elevation so that a delineation of private versus State tidal wetland could be performed. Upon completion of the tidal study, Spencer Rowe field delineated the State/Private tidal line which was subsequently survey located by Frank G. Lynch, Jr. and Assoc. Inc. The study and survey were provided to Doldon W. Moore, Wetland Administrator with the MD Board of Public Works and Critical Area Staff. The delineation has been reviewed and approved by all agencies concerned.

Spencer Rowe contacted MD Wildlife and Heritage Service and received correspondence (attached) that there are no State or Federal records for rare, threatened, or endangered species onsite.

During the wetland delineation it was determined that an existing onsite pond was mistakenly mapped as tidal wetland, when in fact it is a nontidal wetland system. Spencer Rowe performed extensive studies and research and prepared a report justifying the change of designation from tidal to nontidal. The report (dated January 18, 2007) was submitted. The Worcester County Planning Commission agreed unanimously that the



mapping was a mistake. During a public hearing the Worcester County Commissioners voted unanimously that it is a mistake. On July 9, 2008 the Critical Area Commission reviewed the data and agreed that it is a mistake. This mistake removes 32.08 acres from the Critical Area on this project.

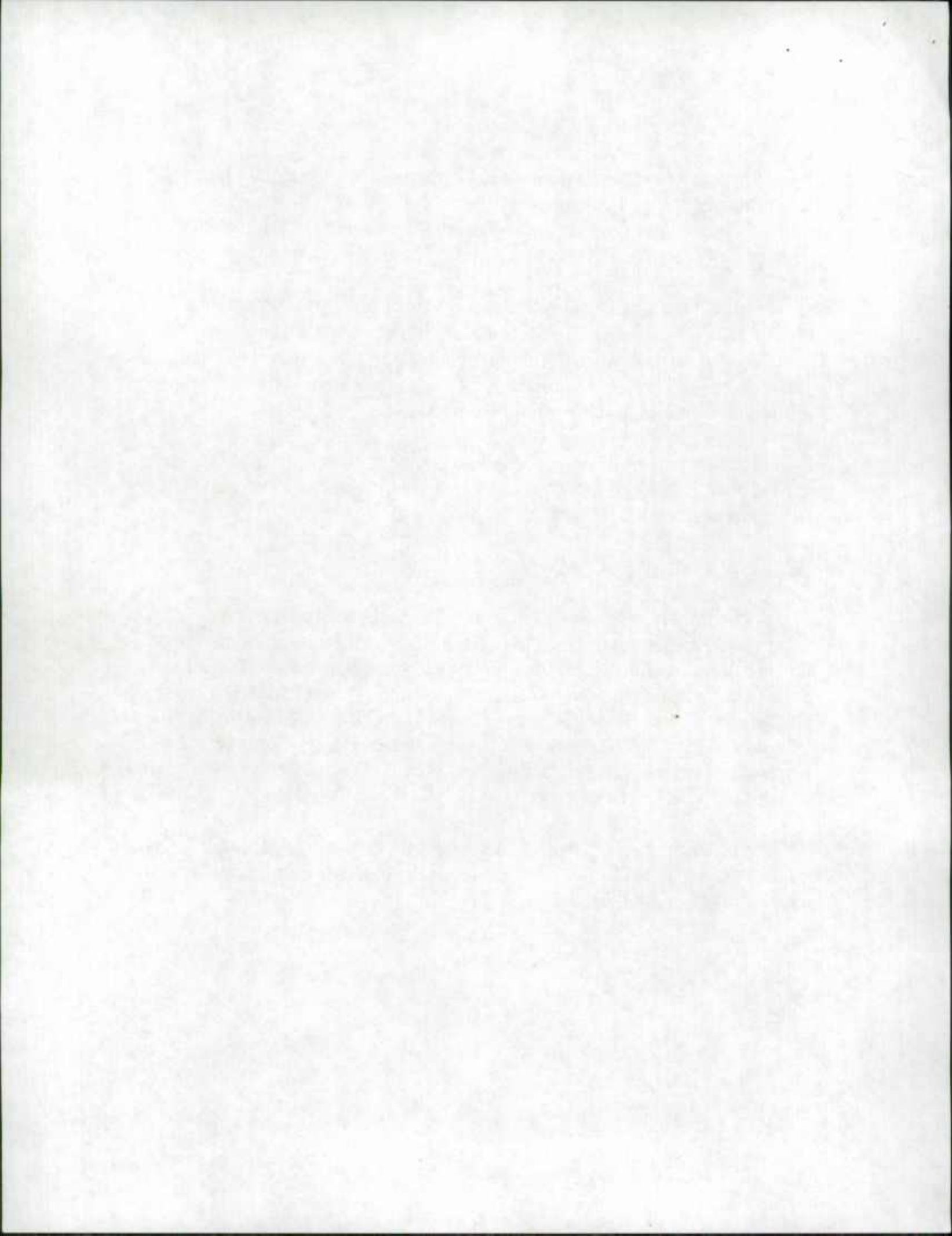
A bald eagle nest was found onsite during an onsite inspection of the critical area mistake area. The Critical Area plan shows the protection zones as located by survey. In addition, the plan lists the protection requirements for each zone. There is no proposed impact to regulated wetlands buffer or agricultural ditches onsite within the critical area.

The alignment of the proposed 10 slip community pier and the timber access walk was laid out in the field to avoid any trees or significant vegetation and minimize tidal wetland crossing.

PROPOSED DEVELOPMENT

The proposed development of this site will be a major cluster subdivision consisting of lands in and out of the critical area. A total of 15 lots are proposed for the subdivision with 10 lots proposed in the critical area. The critical area portion of the subdivision is classified as Resource Conservation Area (RCA) by the Atlantic Coastal Bays Critical Area Program (ACBCA). The proposed critical area density is 1 unit per 20.43 acres of upland and private tidal wetland within the critical area. The upland density is 1 unit per 13.66 acres.

The Critical Area Site plan delineates the critical area 100' buffer as well as the expanded buffer which extends the buffer to contiguous areas of hydric soils, nontidal wetlands and their buffers.



NT → NT

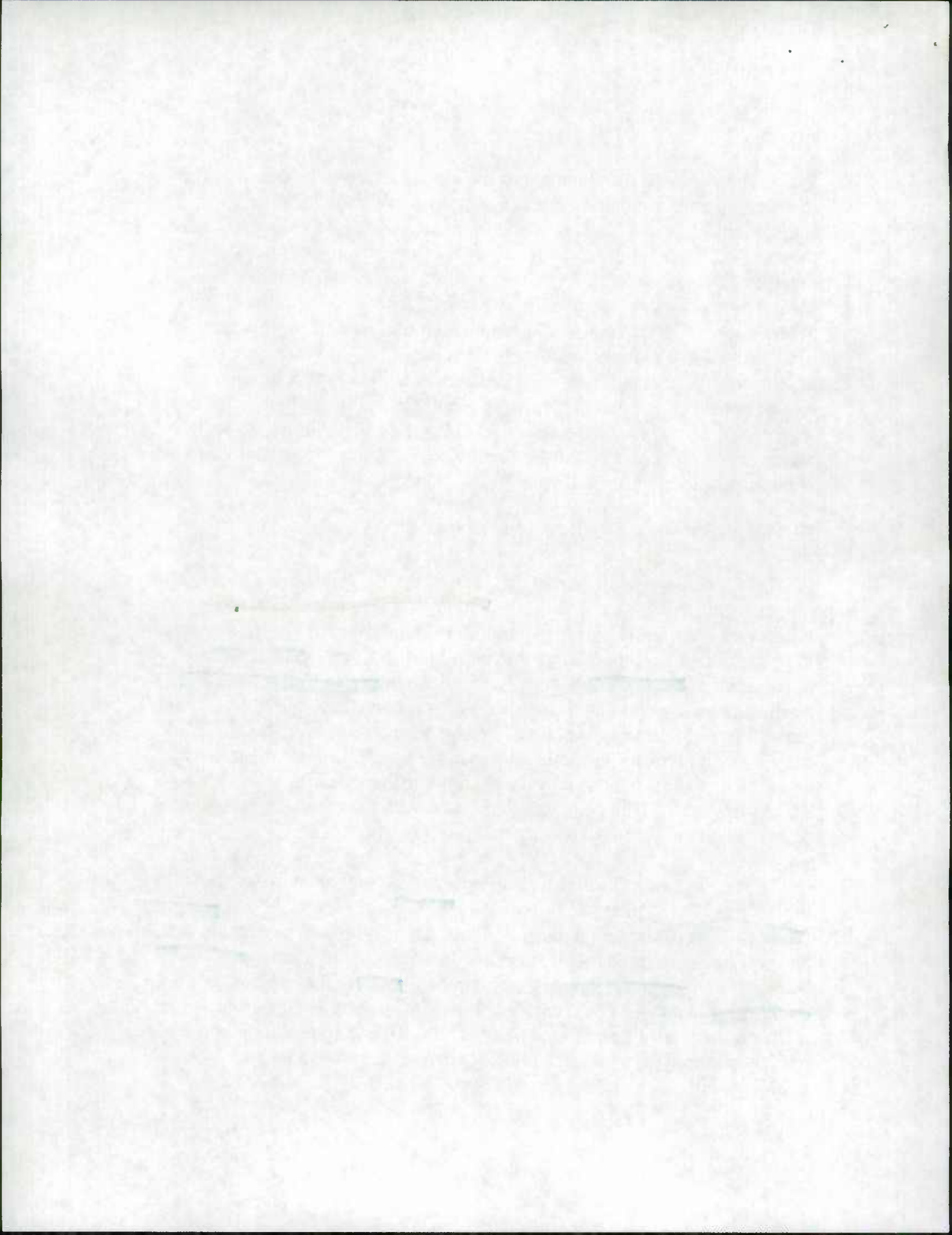
The proposed development of the critical area will be consistent with the development standards of the RCA criteria of the ACBCA Program. Except for driveways, roadways will be limited to that necessary to access the lots. All drainage from the roads will be removed to stormwater basins outside of the critical area. No structure or driveway will be located in habitat protection areas, buffers or expanded buffers, wetlands or forest. Water quality will be enhanced through the use of modern stormwater management and elimination of pesticides, fertilizer, and herbicide application for agriculture crop production. Additional water quality and habitat enhancement will occur by the establishment of the buffer and buffer extension where none exist today. Lot coverage will be limited to 15% for all new construction. In accordance with ACBCA recommendations, a community pier will be built with 10 slips, one for each of the lots.

BUFFER ESTABLISHMENT AND MANAGEMENT

In accordance with the ACBCA Program, the subdivision of this property will require the applicant to establish approximately 2.02 acres of buffer that is currently clear. In addition the applicant has started a program of phragmites eradication along the Saint Martins river. This area is approximately 4.87 acres in area. Total area to be re-established is 6.89 acres. It is anticipated that the eradication program will require two growing seasons prior to having the ability to plant. As part of the eradication plan, the applicant proposes to expand the existing pond by approximately 1.23 acres. This will be achieved by excavating the Phragimities to the depth of the existing pond. The pond will be planted with a variety of water tolerant plants as shown on the buffer planting plan (sheet CA-2).

The planting of the buffer will be achieved in three ways as shown on the buffer planting plan. Approximately 22% of the area will be by natural regeneration. All natural regeneration areas are within 50' of existing forest and will be demarcated by blaze orange fencing. Approximately 10% will be planted with nursery stock. Approximately 49% will be planted with seedling/whip stock. The seedling whip stock planting area is proposed in the exposed area adjacent to the Saint Martin River. The location and choice of plant material give this area the best chance for survival and establishment.

22
10
49
81%
Balance ?





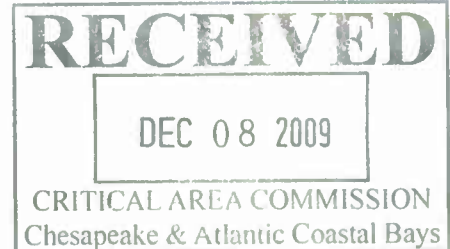
DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

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SNOW HILL, MARYLAND 21863
TEL: 410-632-1200 / FAX: 410-632-3008

BOARD OF APPEALS
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MEMORANDUM

DATE: December 3, 2009
TO: Roby Hurley: Planner Critical Area Commission
FROM: Chris McCabe: Natural Resources Administrator
SUBJECT: Aramis Buffer Management Plan

Included, as we discussed, is a proposed buffer management plan for the Aramis subdivision located along St. Martins Neck Road, Bishopville MD. The proposal is to expand the existing non tidal wetland pond to:

1. Create additional wetland habitat; and
2. Help eradicate a sever phragmities problem along that portion of the pond.

I did not send up a project notification form with this plan because this is in association with the subdivision that you reviewed back in June of this year. If you deem the expansion of the pond as another project in itself, that may need commission action, due to impacts to the Buffer, then I will send the form at that time. Please let me know what your position is on the proposal. It is my understanding that they may be working with George Beston with MDE as it relates to the non tidal wetlands.

Thank you for your input on this. If you need any additional information, please let me know.

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R.D. HAND AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE, SITE PLANNING AND FEASIBILITY
 12302 COLLINS ROAD BISHOPVILLE, MD. 21813 410-352-5623
 FAX 410-352-3301

LETTER OF TRANSMITTAL

32808

DATE Oct. 9, 2012	JOB NO.
ATTENTION Roby	
RE: Aramis	

TO Mr. Roby Hurley
Natural Resources Planner
Critical Area Commission
1804 West St. S-100
Annapolis, MD 21401

WE ARE SENDING YOU ATTACHED UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS:

- SHOP DRAWINGS PRINTS PLANS SAMPLES SPECIFICATIONS
 COPY OF LETTER CHANGE ORDER _____

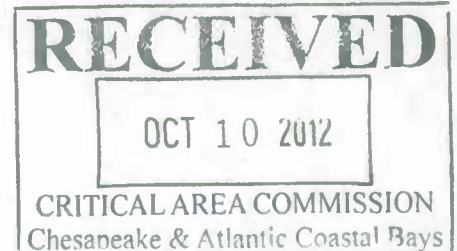
COPIES	DATE	NO.	DESCRIPTION
1	3/22/10	CA-2	Buffer Planting Plan A (original)
1	8/14/12	CA-2	Buffer Planting Plan B (Proposed)

THESE ARE TRANSMITTED AS CHECKED BELOW :

- FOR APPROVAL APPROVED AS SUBMITTED RESUBMIT _____ COPIES FOR APPROVAL
 FOR YOUR USE APPROVED AS NOTED SUBMIT _____ COPIES FOR DISTRIBUTION
 AS REQUESTED RETURNED FOR CORRECTIONS RETURN _____ CORRECTED PRINTS
 FOR REVIEW AND COMMENT _____
 FOR BIDS DUE _____ 19____ PRINTS RETURNED AFTER LOAN TO US

REMARKS

Sent at the request of Spencer Rowe.



COPY TO David Bradford, Spencer Rowe SIGNED: Robert D. Hand, Pres.

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MAY 14 1972
CHIEF OF POLICE, BIRMINGHAM
1200 17TH AVENUE, S.W. - 35203



SPENCER ROWE, INC.
 12409 Fleetway Drive
 Ocean City, Maryland 21842
 410-213-0127
 www.wildbay.com

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 OCT 3 2012
 CRITICAL AREA COMMISSION
 Chesapeake & Atlantic Coastal Bays

◦ wetland delineation and permitting ◦ forestry ◦ complete site evaluation

*inconsistent data on Plan B
 enforcement action*

328-08

PROPOSED BUFFER PLANTING PLAN B

Aramis subdivision, Worcester County Tax Map 10, Parcels 28 & 302
 St. Martin's Neck Road

July 28, 2012

Summary Of Existing Plan A of 2009

Buffer planting Plan A was approved and partially implemented in early spring and summer of 2009 and 2010. Highlights of that plan included:

*NR
 1 Done & funded
 2 (why?)
 7 Done
 8 - now NS
 not done*

- 22% of the buffer planting was to be natural regeneration
- 10% was to be planted with nursery stock
- 68% was to be planted with seedling/whip stock
- Phragmites was to be controlled by mowing and spraying with an aquatic-approved herbicide

*NR+NS
 2 - Done
 as NR*

(Plan A and Narrative Summary are included as an attachment)

Portions Of Plan A Completed to Date

*NR, NS & WS
 5 - NR & NS
 Done
 3 - NR & GP - Not done
 Done
 4 - NR - Done
 WS - Done
 ?
 6 - where
 is it*

- 1) All natural regeneration areas except one of 1,487 S.F. were allowed to begin natural succession to forest. **The area shown on Plan B as Area #8 was mistakenly cleared by the farmer.**
- 2) Area #4 of Plan B was planted with 350 seedlings of pin oak (*Quercus palustris*) and sweet gum (*Liquidambar styraciflua*)
- 3) About five (5) acres of existing buffer dominated by common reed (*Phragmites australis*) was mowed and sprayed to control the reed during two growing seasons. (Permit application for spraying from Restoration Ecological Services is attached.)

Area 3



SPENCER ROWE, INC.
 13409 Parkway Drive
 Ocean City, Maryland 21842
 410-313-0133
 www.spencerrowe.com

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 OCT 1 2012
 WASHINGTON STATE DEPARTMENT OF
 FISH AND WILDLIFE

For further information and assistance, please contact the consultant.

PROPOSED BUTTERFLY PLANTING PLAN B

Atlantic Road/Forest, Worcester County Tax Map 10, Parcel 24 & 202
 St. Martin's Neck Road

July 28, 2012

Summary of Existing Plan A of 2009

Butterfly planting Plan A was approved and partially implemented in early spring and summer of 2009 and 2010. Highlights of that plan included:

- 32% of the butterfly zone was to be natural regeneration
- 10% was to be planted with nursery stock
- 60% was to be planted with seedlings, whip stock
- Planting was to be controlled by mowing and spraying with an insecticide

(Plan A and Nursery Summary are included as an attachment)

Portions of Plan A Completed to Date

- (1) All natural regeneration areas except one of 1.573 S.F. were allowed to begin natural succession to forest. The area shown on Plan B as Area 1's was mistakenly cleared by the landowner.
- (2) Area 4-4 of Plan B was planted with 150 seedlings of pin oak (Quercus palustris) and sweet gum (Liquidambar styraciflua).
- (3) About five (5) acres of existing butterfly dominated by common reed (Phragmites australis) was mowed and sprayed to control the reed during two growing seasons. (Form application for spraying from Restoration Ecological Services is attached.)

The original Plan A called for planting of tree whips/seedlings in Area 5, just landward of the salt marsh and in Area 3, landward of the brackish pond. The only parts of these areas that qualified as existing buffer were those small rises where trees were able to germinate and gain a foothold.

The new regulations recognize that on nearly flat slopes adjacent to the tide, a few-tenths of elevation change is not enough to allow survival of trees, especially in areas like the St. Martin's River, where salinities often approach levels of ocean water. Storms bring in this salty water and trees will not survive. No better evidence of this exists than this site, where the wetland area just landward of the marsh has been unmanaged. As always, the buffer on such sites consists of some phrag and a few other herbaceous species that can tolerate occasional dosing with salt water, along with woody species like high tide bush and wax myrtle.

For the new plan, this area is identified as existing buffer.

In Area 3 along the pond the phrag was especially thick because of past management by digging of the pond. The mowing and spraying of phragmites in this area has allowed colonization by woody shrubs.

Because of the low salt (<5 ppt), very rare intrusion of salt water, and mucky, organic soils, bald cypress (*Taxodium distichum*) will do well here.

For the new plan, we are proposing planting 5' high cypress that will eventually provide enough shade to help control the existing phragmites. Bald cypresses were historically abundant just west of this site at Shingle Landing Prong, and indeed many large cypresses are still found in the mucky flood plains in the area.

The new regulations recognize that natural regeneration takes place much further from an existing forest than previously understood. Hence, we have expanded the natural regeneration Area 1 beyond what is required. The area is already well on its way to becoming an early successional forest.

Since the original areas proposed for natural regeneration are doing well, we have proposed no changes in those areas, except in Area 2, where persimmons and sweet gums are colonizing so well we have eliminated the cypress plantings for that area.

In Area 8, which was originally slated for natural regeneration but was disturbed by farming activity, we propose planting as shown on Plan A.

For the disturbed area on both sides of the newly-built pier, we propose planting high tide bush (*Baccharis h.*) as shown on the plan. This will speed up the recovery of the buffer, but based on our experience with similar construction disturbances throughout the watershed, this area will recover nicely on its own.

Summary

Because the original plan, written under the old regulations, was only partially implemented, this site had two years to develop fairly naturally. The buffer that has begun to be established is very much in keeping with the newest regulations.

The original Plan A called for planting of two white cedars in Area 1, (west side) of the salt marsh and in Area 2, (east side) of the marsh. The only part of these areas that qualified as existing buffer were those areas where trees were able to germinate and gain a foothold.

The new regulations recognize that on ocean, but subject to the same low-tide or elevation class, it is not enough to allow any kind of trees, especially in areas like the salt marsh, where salinity often approaches levels of ocean water. Since trees in this area were not used with any success, the better evidence of the extent of the area where the wetland area just inland of the marsh has been managed. As always, the buffer on such sites consists of some grass and a few other herbaceous species that can tolerate occasional flooding with salt water, along with woody species like high tide marsh and sea purslane.

For the new plan, this area is identified as existing buffer.

In Area 3 along the road the grass was especially thick because of past management by digging of the road. The mowing and spraying of this area has allowed colonization by woody shrubs.

Because of the low salt (< 2 ppt), very little intrusion of salt water and much organic soil, bald cypress (Taxodium distichum) will do well here.

For the new plan, we are proposing planting 3 high cypress that will eventually provide enough shade to help control the existing phanerogams. Bald cypresses were historically abundant in the area and in 1980s I added 1000 and indeed many large cypresses are still found in the thick flood plain to the west.

The new regulations recognize that many of the trees that were planted in the area from an existing forest have died or are dying. Hence, we have expanded the natural regeneration Area beyond what is required. The new is clearly within the area of natural regeneration only as required.

Since the original area proposed for natural regeneration is doing well, we have proposed no changes in those areas, except in Area 2, where phanerogams and wet grasses are colonizing so well we have eliminated the cypress plantings for that area.

In Area 8, which was originally slated for natural regeneration but was disturbed by farming activity, we propose planting as shown on Plan A.

For the disturbed area on both sides of the newly-built pier, we propose planting right the hand (backwards) as shown on the plan. This will speed up the recovery of the buffer, but based on our experience with similar construction disturbances throughout the watershed, this area will recover nicely on its own.

Summary

Because the original plan, written under the old regulations, was only partially implemented, this site had two years to develop fully naturally. The buffer that has begun to be established is very much in keeping with the newest regulations.

ATLANTIC BAYS CRITICAL AREA REPORT

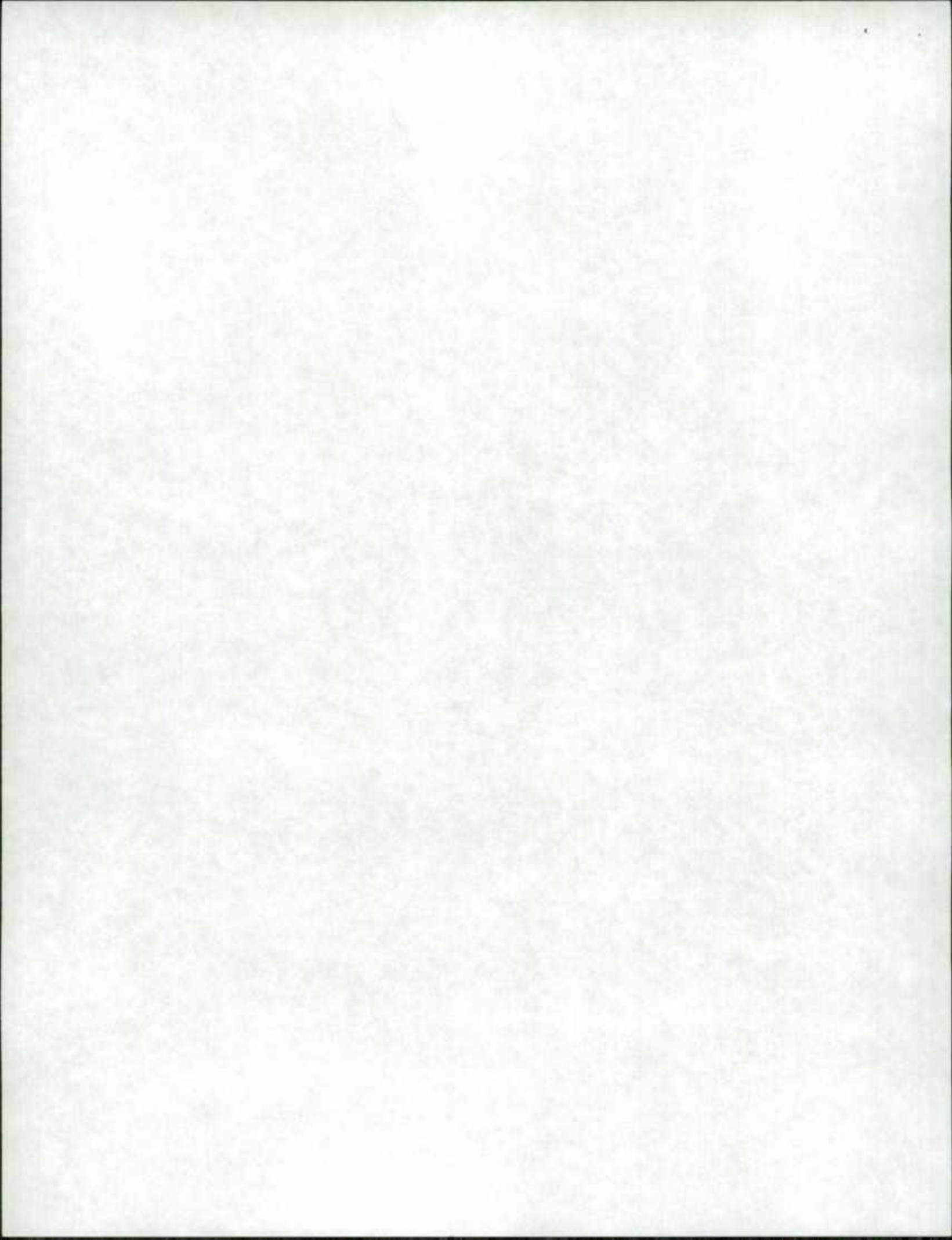
ARAMIS SUBDIVISION
TAX MAP 10, PARCEL 28 & 302
FIFTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

PREPARED FOR
OCEAN EXCHANGE XXXI, L.L.C.
658 Live Oak Drive
McLean, VA 22101

PREPARED BY
R.D. HAND AND ASSOCIATES, INC.
12302 Collins Road
Bishopville, MD 21813
410-352-5623

Spencer Rowe
12430 Fleetway Drive
Ocean City, MD 21842

June 27, 2008
Rev. Nov. 30, 2009



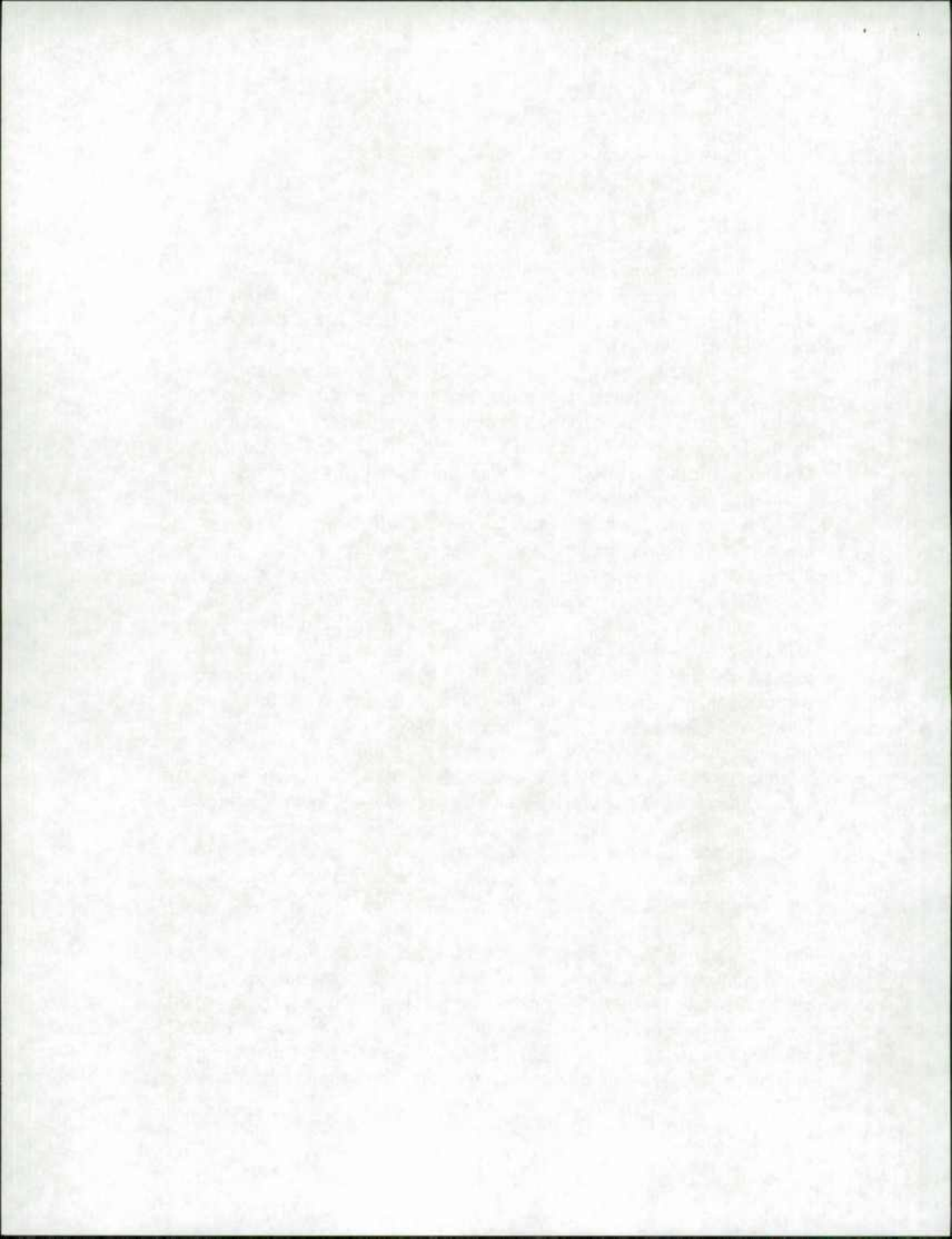
PROPERTY HISTORY

The property is described as parcel 28 on tax map 10 Fifth election district in Worcester County Maryland. The property is located on Saint Martins Neck Road and fronts on Harry Creek, Buck Island Creek and the Saint Martins River. The critical area portion of the site is 204.35 acres. Consisting of 82.6 acres of upland, 54.22 acres of nontidal wetland and 67.71 acres of private tidal wetlands. Existing forested upland and nontidal wetlands total 65.49 acres or 32.1% of the area within the critical area. The onsite soils consists of Falsington, Woodstown, Mullaca Eves Boro, Hampton, Hurlock, Tranquacking, Runclint, Udorthents, Sassafrass and Hambrock and are shown on the critical area site plan. The existing shoreline is relatively stable and is in good condition. The site use history has been agricultural production of field crops and forestry.

Spencer Rowe Environmental Inc. delineated the tidal and nontidal wetlands onsite. In addition, Spencer Rowe performed a tidal elevation study to determine the mean high water elevation so that a delineation of private versus State tidal wetland could be performed. Upon completion of the tidal study, Spencer Rowe field delineated the State/Private tidal line which was subsequently survey located by Frank G. Lynch, Jr. and Assoc. Inc. The study and survey were provided to Doldon W. Moore, Wetland Administrator with the MD Board of Public Works and Critical Area Staff. The delineation has been reviewed and approved by all agencies concerned.

Spencer Rowe contacted MD Wildlife and Heritage Service and received correspondence (attached) that there are no State or Federal records for rare, threatened, or endangered species onsite.

During the wetland delineation it was determined that an existing onsite pond was mistakenly mapped as tidal wetland, when in fact it is a nontidal wetland system. Spencer Rowe performed extensive studies and research and prepared a report justifying the change of designation from tidal to nontidal. The report (dated January 18, 2007) was submitted. The Worcester County Planning Commission agreed unanimously that the



mapping was a mistake. During a public hearing the Worcester County Commissioners voted unanimously that it is a mistake. On July 9, 2008 the Critical Area Commission reviewed the data and agreed that it is a mistake. This mistake removes 32.08 acres from the Critical Area on this project.

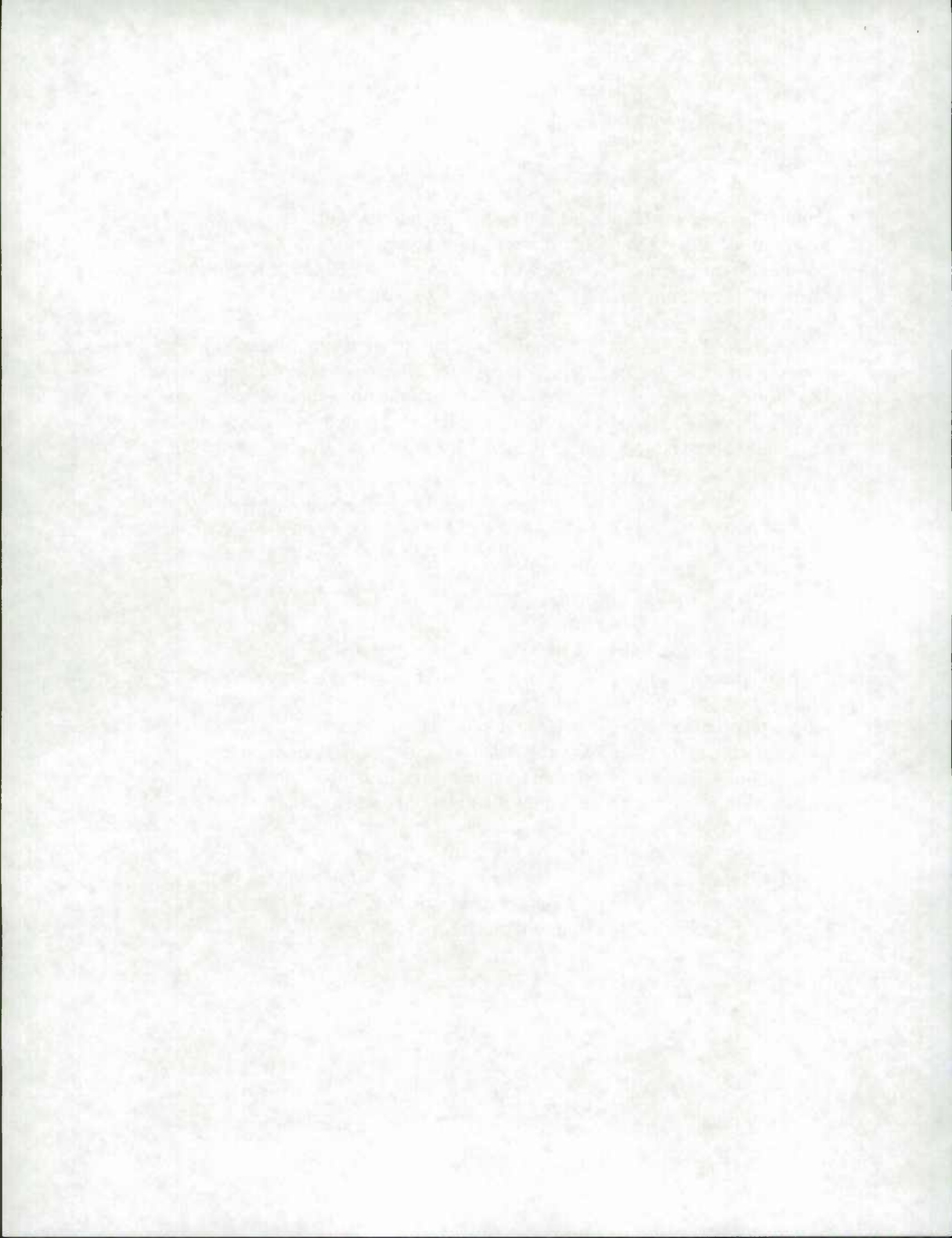
A bald eagle nest was found onsite during an onsite inspection of the critical area mistake area. The Critical Area plan shows the protection zones as located by survey. In addition, the plan lists the protection requirements for each zone. There is no proposed impact to regulated wetlands buffer or agricultural ditches onsite within the critical area.

The alignment of the proposed 10 slip community pier and the timber access walk was laid out in the field to avoid any trees or significant vegetation and minimize tidal wetland crossing.

PROPOSED DEVELOPMENT

The proposed development of this site will be a major cluster subdivision consisting of lands in and out of the critical area. A total of 15 lots are proposed for the subdivision with 10 lots proposed in the critical area. The critical area portion of the subdivision is classified as Resource Conservation Area (RCA) by the Atlantic Coastal Bays Critical Area Program (ACBCA). The proposed critical area density is 1 unit per 20.43 acres of upland and private tidal wetland within the critical area. The upland density is 1 unit per 13.66 acres.

The Critical Area Site plan delineates the critical area 100' buffer as well as the expanded buffer which extends the buffer to contiguous areas of hydric soils, nontidal wetlands and their buffers.

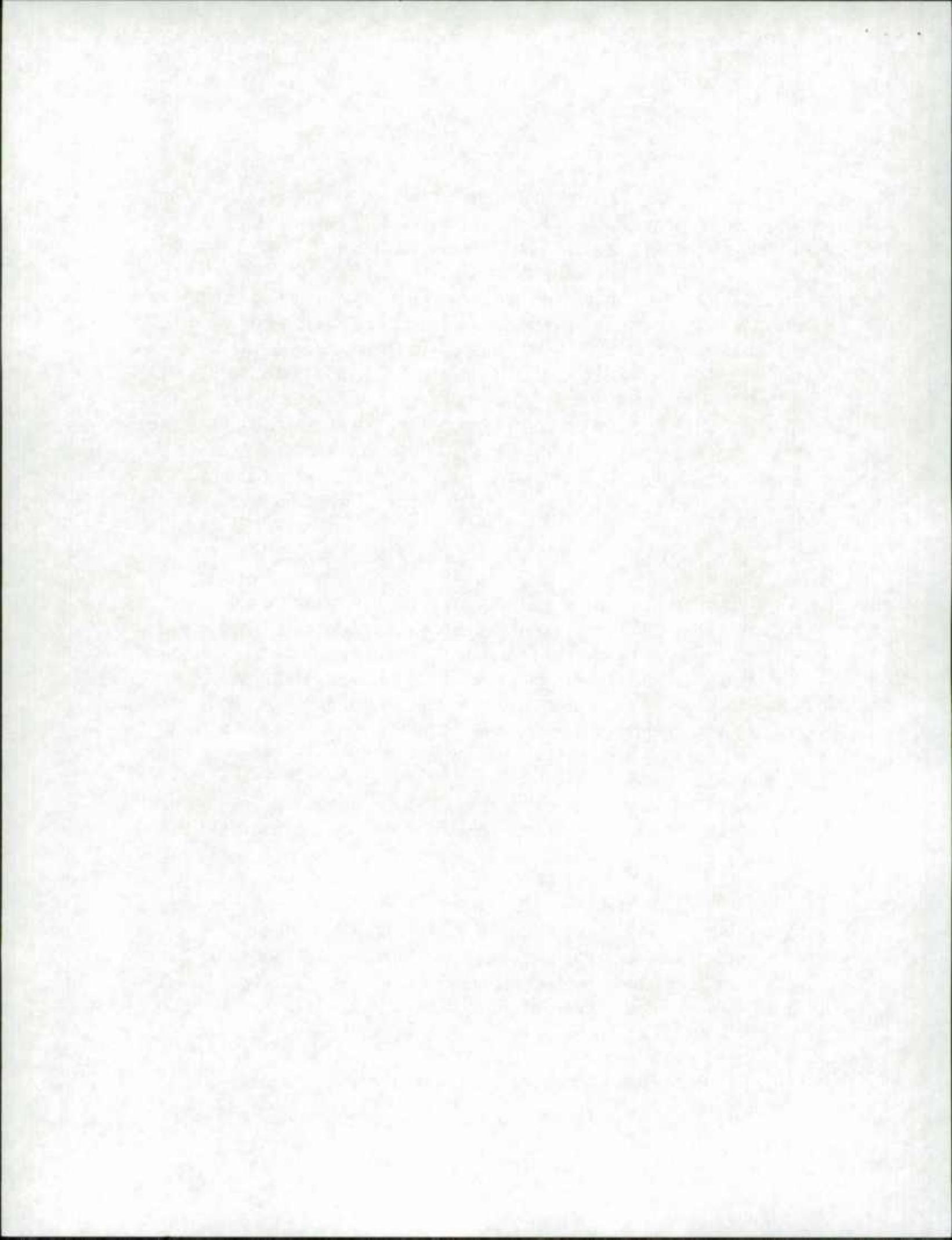


The proposed development of the critical area will be consistent with the development standards of the RCA criteria of the ACBCA Program. Except for driveways, roadways will be limited to that necessary to access the lots. All drainage from the roads will be removed to stormwater basins outside of the critical area. No structure or driveway will be located in habitat protection areas, buffers or expanded buffers, wetlands or forest. Water quality will be enhanced through the use of modern stormwater management and elimination of pesticides, fertilizer, and herbicide application for agriculture crop production. Additional water quality and habitat enhancement will occur by the establishment of the buffer and buffer extension where none exist today. Lot coverage will be limited to 15% for all new construction. In accordance with ACBCA recommendations, a community pier will be built with 10 slips, one for each of the lots.

BUFFER ESTABLISHMENT AND MANAGEMENT

In accordance with the ACBCA Program, the subdivision of this property will require the applicant to establish approximately 2.02 acres of buffer that is currently clear. In addition the applicant has started a program of phragmites eradication along the Saint Martins river. This area is approximately 3.54 acres in area. It is anticipated that the eradication program will require two growing seasons prior to having the ability to plant. As part of the eradication plan, the applicant proposes to expand the existing pond by approximately 1.23 acres. This will be achieved by excavating the Phragimities to the depth of the existing pond. The pond will be planted with a variety of water tolerant plants as shown on the buffer planting plan (sheet CA-2).

The planting of the buffer will be achieved in three ways as shown on the buffer planting plan. Approximately 24% of the area will be by natural regeneration. All natural regeneration areas are within 50' of existing forest and will be demarcated by blaze orange fencing. Approximately 10% will be planted with nursery stock. Approximately 47% will be planted with seedling/whip stock. The seedling whip stock planting area is proposed in the exposed area adjacent to the Saint Martin River. The location and choice of plant material give this area the best chance for survival and establishment.



LONG TERM BUFFER MANAGEMENT / MAINTENANCE

- A) PURPOSE**
 THE OBJECTIVE OF THIS PROGRAM IS TO DEMONSTRATE COMPREHENSIVE ENVIRONMENTAL MANAGEMENT GUIDELINES AND IMPLEMENTATION PROCEDURES FOR THE CONTINUED MANAGEMENT / MAINTENANCE OF THE SHORELINE BUFFER OF THE ARAMIS SUBDIVISION. THIS MAINTENANCE AND MANAGEMENT PROGRAM OUTLINES THE SPECIFIC BEST MANAGEMENT PRACTICES AND MANAGEMENT PRODUCTS REQUIRED TO COMPLETE THE MAINTENANCE OBJECTIVES. THE IMPLEMENTATION PROCEDURES WILL BE CONDUCTED IN ORDER TO MEET THE POLICIES AND OR MANDATES OF THE ATLANTIC COASTAL BAY CRITICAL AREAS PROGRAM.
- B) BEST MANAGEMENT / MAINTENANCE PRACTICES**
 THE BUFFER SHOULD BE MONITORED ON A REGULAR BASIS IN ORDER TO DETERMINE THE PRESENCE OF DEFICIENCIES REQUIRING CORRECTIVE ACTION. THE FREQUENCY OF MONITORING AND CORRECTIVE ACTION WILL BE CONDUCTED DURING THE GROWING SEASON, MARCH 1 THROUGH NOVEMBER 30. THE CONTROL / ERADICATION OF INVASIVE SPECIES. THESE SPECIES INCLUDE, BUT ARE NOT LIMITED TO: COMMON REED (*Phragmites australis*), MULTI-FLORA ROSE (*Rosa multiflora*), TREE OF HEAVEN (*Ailanthus altissima*), JAPANESE HOMEYSUCKLE (*Lonicera japonica*), POISON IVY (*Toxicodendron radicans*) AND GREEN BRIAR (*Smilax rotundifolia*). INVASIVE AND NUISANCE VEGETATION WILL BE TREATED WITH HABITAT (*Imazapyr*) AND / OR RODEO (*Glyphosate*). ONCE CHLOROSIS HAS TAKEN PLACE, THE DEAD VEGETATION WILL BE CLEAR CUT.
- C) CONTROL MEASURES**
1. MOWING WILL HELP CONTROL WEEDS. CONTINUOUS MOWING WHEN PLANT RESERVES ARE LOW GRADUALLY DEPLETES ROOT RESERVES.
 2. ALL INDIGENOUS GRASSES, SHRUBS AND TREES WILL BE LEFT INTACT. PRUNING TO THE VEGETATION WILL TAKE PLACE.
 3. INDIGENOUS GRASSES, SHRUBS, AND TREES THAT BEGIN TO RE-COLONIZE WILL BE ALLOWED TO RE-COLONIZE AS PIONEER SPECIES.
 4. ALL WORK WILL BE CONDUCTED IN PHASES DURING THE GROWING SEASON AND NON GROWING SEASON. THE PURPOSE OF THIS MANAGEMENT / MAINTENANCE PROGRAM IS TO ENSURE THAT THE BUFFER IS MAINTAINED IN NATURAL VEGETATION.

- D) WARRANTY REQUIREMENTS:**
 THE BUFFER TREE AND SHRUB PLANTINGS SHOWN ON THE "BUFFER PLANTING PLAN" SHALL BE WARRANTED AS REQUIRED BY THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM AGAINST PLANT MATERIAL DEATH, INSECT INFESTATION AND DEER AND RODENT DAMAGE. PLANT MATERIAL SHALL BE INSPECTED AFTER THE FIRST GROWING SEASON AND REPLACED AS NECESSARY. REPLACEMENT PLANT MATERIAL SHALL BE WARRANTED FOR TWO FULL YEARS FROM DATE OF REPLACEMENT.
- E) ENFORCEMENT**
 THIS BUFFER MANAGEMENT PLAN, AND THE COVENANTS, RESTRICTIONS, DECLARATIONS, AND OBLIGATIONS CONTAINED HEREIN, ARE FOR THE BENEFIT OF, AND SHALL BE ENFORCEABLE BY INDIVIDUAL LOT OWNERS AT THE ARAMIS SUBDIVISION, THE ARAMIS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. THE WORCESTER COUNTY AND THE STATE CRITICAL AREA COMMISSIONS. UPON ACCEPTANCE OF THE DEED FOR THE INDIVIDUAL LOTS OWNERS AGREE TO BE BOUND BY THE TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS OF THE FOREGOING BUFFER MANAGEMENT PLAN. NO FAILURE OF THE JURISDICTION TO ENFORCE ANY COVENANT OR PROVISION HEREOF SHALL DISCHARGE OR INVALIDATE SUCH COVENANT OR ANY OTHER COVENANT, CONDITION OR PROVISION HEREOF OR AFFECT THE RIGHT OF THE JURISDICTION TO ENFORCE THE SAME IN THE EVENT OF A SUBSEQUENT BREACH OF DEFAULT.

NURSERY STOCK

KEY	PLANT	SIZE	QTY.	COND.	CREDIT	TOTAL CREDIT
	<i>Taxodium distichum</i> BALD CYPRESS	5'+	36	CONT.	200	7,200
	<i>Nyssa sylvatica</i> BLACK GUM	3/4" CAL.	8	CONT.	100	800
	<i>Liquidambar styraciflua</i> SWEET GUM	3/4" CAL.	7	CONT.	100	700
	<i>Iva frutescens</i> HIGH TIDE BUSH	3'-4"	48	CONT.	50	2,400
TOTAL CREDIT = 11,100 / .67 ACRES						

COMMUNITY PIER ACCESS MITIGATION REQUIREMENTS
 600 SF = 3'-2" TREE REMOVAL IN BUFFER @ 100 PER INCH
 4,500 SF = 2'-1" FOR 2,250 SF DISTURBANCE IN BUFFER (375' @ 6" WIDE)
 5,100 SF TOTAL MITIGATION

SURVIVABILITY REQUIREMENTS
 NURSERY STOCK 100% AFTER 2 YEARS
 SEEDLINGS 50% SPRING OF 2015
 NATURAL REGENERATION 300 4' TALL TREES PER ACRE AFTER 5 YEARS

SITE DATA

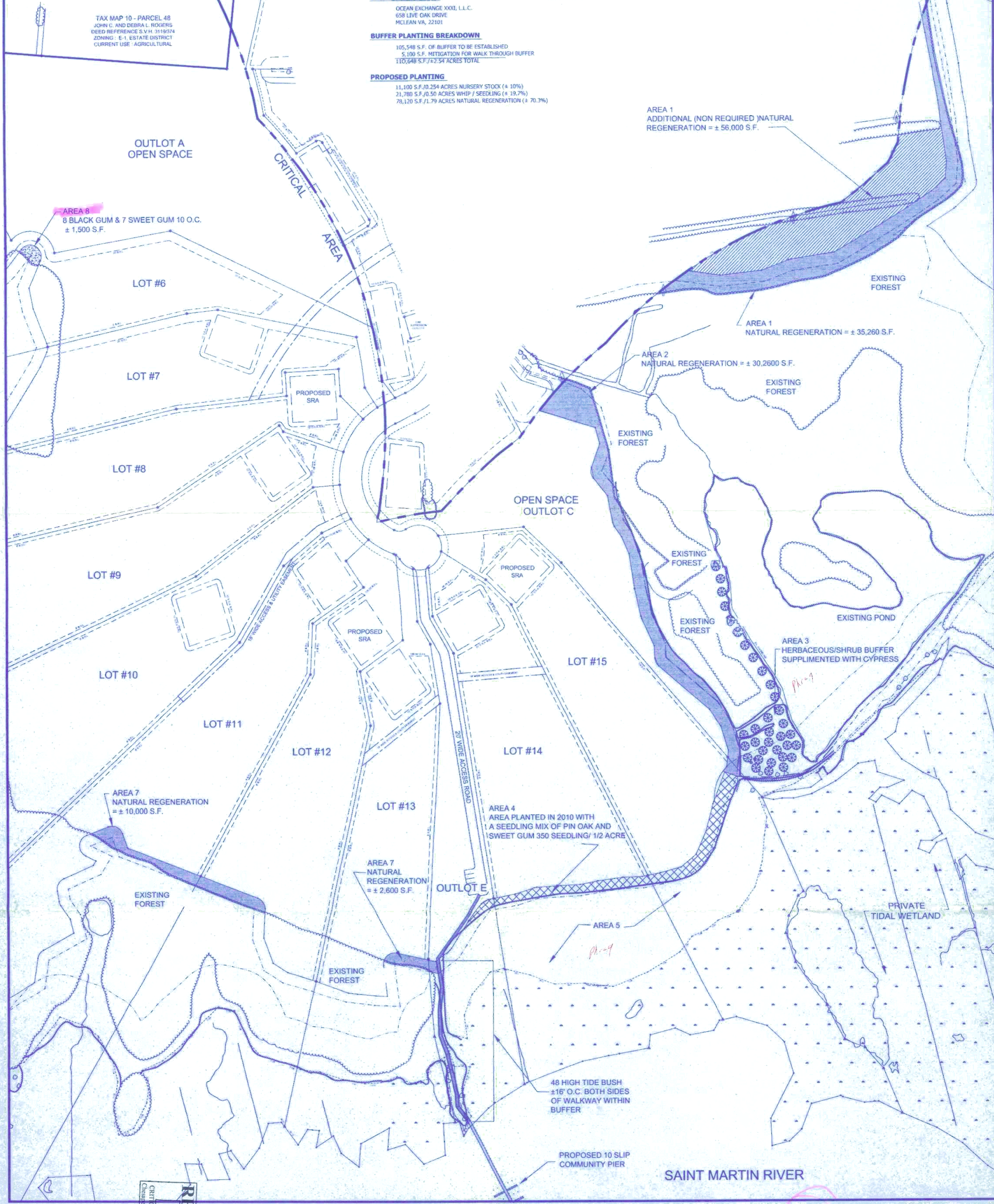
PARCEL DESCRIPTION
 TAX MAP 10, PARCELS 28 & 302
 FIFTH TAX DISTRICT
 WORCESTER COUNTY MARYLAND

PROPERTY OWNERS
 OCEAN EXCHANGE XXXI, L.L.C.
 658 LIVE OAK DRIVE
 MCLEAN VA, 22101

BUFFER PLANTING BREAKDOWN
 105,548 S.F. OF BUFFER TO BE ESTABLISHED
 5,100 S.F. MITIGATION FOR WALK THROUGH BUFFER
 110,648 S.F. / 4.254 ACRES TOTAL

PROPOSED PLANTING
 11,100 S.F. / 0.254 ACRES NURSERY STOCK (± 10%)
 21,780 S.F. / 0.50 ACRES WHIP / SEEDLING (± 19.7%)
 78,120 S.F. / 1.79 ACRES NATURAL REGENERATION (± 70.3%)

AREA 1
 ADDITIONAL (NON REQUIRED) NATURAL
 REGENERATION = ± 56,000 S.F.



TAX MAP 10 - PARCEL 48
 JOHN C. AND DEBRA L. ROGERS
 DEED REFERENCE S.V.H. 3119374
 ZONING: E-1, ESTATE DISTRICT
 CURRENT USE: AGRICULTURAL

OUTLOT A
 OPEN SPACE

AREA 8
 8 BLACK GUM & 7 SWEET GUM 10 O.C.
 ± 1,500 S.F.

LOT #6

LOT #7

LOT #8

LOT #9

LOT #10

LOT #11

LOT #12

LOT #13

LOT #14

LOT #15

AREA 7
 NATURAL REGENERATION
 ± 10,000 S.F.

AREA 7
 NATURAL REGENERATION
 ± 2,600 S.F.

AREA 4
 AREA PLANTED IN 2010 WITH
 A SEEDLING MIX OF PIN OAK AND
 SWEET GUM 350 SEEDLING/ 1/2 ACRE

AREA 2
 NATURAL REGENERATION = ± 30,2600 S.F.

AREA 1
 NATURAL REGENERATION = ± 35,260 S.F.

AREA 3
 HERBACEOUS/SHRUB BUFFER
 SUPPLEMENTED WITH CYPRESS

AREA 5

48 HIGH TIDE BUSH
 ±16' O.C. BOTH SIDES
 OF WALKWAY WITHIN
 BUFFER

PROPOSED 10 SLIP
 COMMUNITY PIER

SAINT MARTIN RIVER

PRIVATE
 TIDAL WETLAND

RECEIVED
 DEC 10 2012
 CRITICAL AREA COMMISSION
 Chesapeake & Atlantic Coastal Bays

DATE: 11/16/09
 REVISED: 07/17/12
 DRAWN BY: JAMAYRIDE
 CKRD BY: RD.HAND
 DRAWING: BR-1
 SCALE: 1"=100'

CA-2
 SHEET

RD. HAND AND ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE, SITE PLANNING AND FEASIBILITY
 12302 COLLINS ROAD BISHOPVILLE, MD. 21813 410-352-5623

BUFFER PLANTING PLAN B
 TAX MAP 10, PARCELS 28 & 302
 WORCESTER COUNTY MARYLAND

LONG TERM BUFFER MANAGEMENT / MAINTENANCE

- A) PURPOSE**
 THE OBJECTIVE OF THIS PROGRAM IS TO DEMONSTRATE COMPREHENSIVE ENVIRONMENTAL MANAGEMENT GUIDELINES AND IMPLEMENTATION PROCEDURES FOR THE CONTINUED MANAGEMENT / MAINTENANCE OF THE SHORELINE BUFFER OF THE ARAMIS SUBDIVISION. THIS MAINTENANCE AND MANAGEMENT PROGRAM OUTLINES THE SPECIFIC BEST MANAGEMENT PRACTICES AND MANAGEMENT PRODUCTS REQUIRED TO COMPLETE THE MAINTENANCE OBJECTIVES. THE IMPLEMENTATION PROCEDURES WILL BE CONDUCTED IN ORDER TO MEET THE POLICIES AND OR MANDATES OF THE ATLANTIC COASTAL BAY CRITICAL AREAS PROGRAM.
- B) BEST MANAGEMENT / MAINTENANCE PRACTICES**
 THE BUFFER SHOULD BE MONITORED ON A REGULAR BASIS IN ORDER TO DETERMINE THE PRESENCE OF DEFICIENCIES REQUIRING CORRECTIVE ACTION. THE FREQUENCY OF MONITORING AND CORRECTIVE ACTION WILL BE CONDUCTED DURING THE GROWING SEASON, MARCH 1 THROUGH NOVEMBER 30. THE CONTROL / ERADICATION OF INVASIVE SPECIES THESE SPECIES INCLUDE, BUT ARE NOT LIMITED TO: COMMON REED (*Phragmites australis*), MULTI-FLORA ROSE (*Rosa multiflora*), TREE OF HEAVEN (*Ailanthus altissima*), JAPANESE HONEYSUCKLE (*Lonicera japonica*), POISON IVY (*Toxicodendron radicans*) AND GREEN BRIAR (*Smilax rotundifolia*). INVASIVE AND NUISANCE VEGETATION WILL BE TREATED WITH HABITAT (*Imazapyr*) AND / OR RODEO (*Glyphosate*). ONCE CHLOROSIS HAS TAKEN PLACE, THE DEAD VEGETATION WILL BE CLEAR CUT.
- C) CONTROL MEASURES**
 1. MOWING WILL HELP CONTROL WEEDS. CONTINUOUS MOWING WHEN PLANT RESERVES ARE LOW GRADUALLY DEPLETES ROOT RESERVES.
 2. ALL INDIGENOUS GRASSES, SHRUBS AND TREES WILL BE LEFT INTACT. PRUNING TO THE VEGETATION WILL TAKE PLACE.
 3. INDIGENOUS GRASSES, SHRUBS, AND TREES THAT BEGIN TO RE-COLONIZE WILL BE ALLOWED TO RE-COLONIZE AS PIONEER SPECIES.
 4. ALL WORK WILL BE CONDUCTED IN PHASES DURING THE GROWING SEASON AND NON GROWING SEASON. THE PURPOSE OF THIS MANAGEMENT / MAINTENANCE PROGRAM IS TO ENSURE THAT THE BUFFER IS MAINTAINED IN NATURAL VEGETATION.

- D) WARRANTY REQUIREMENTS:**
 THE BUFFER TREE AND SHRUB PLANTINGS SHOWN ON THE " BUFFER PLANTING PLAN " SHALL BE WARRANTED AS REQUIRED BY THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM AGAINST PLANT MATERIAL DEATH, INSECT INFESTATION AND DEER AND RODENT DAMAGE. PLANT MATERIAL SHALL BE INSPECTED AFTER THE FIRST GROWING SEASON AND REPLACED AS NECESSARY. REPLACEMENT PLANT MATERIAL SHALL BE WARRANTED FOR TWO FULL YEARS FROM DATE OF REPLACEMENT.
- E) ENFORCEMENT**
 THIS BUFFER MANAGEMENT PLAN, AND THE COVENANTS, RESTRICTIONS, DECLARATIONS, AND OBLIGATIONS CONTAINED HEREIN, ARE FOR THE BENEFIT OF, AND SHALL BE ENFORCEABLE BY INDIVIDUAL LOT OWNERS AT THE ARAMIS SUBDIVISION, THE ARAMIS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. THE WORCESTER COUNTY AND THE STATE CRITICAL AREA COMMISSIONS. UPON ACCEPTANCE OF THE DEED FOR THE INDIVIDUAL LOTS OWNERS AGREE TO BE BOUND BY THE TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS OF THE FOREGOING BUFFER MANAGEMENT PLAN. NO FAILURE OF THE JURISDICTION TO ENFORCE ANY COVENANT OR PROVISION HEREOF SHALL DISCHARGE OR INVALIDATE SUCH COVENANT OR ANY OTHER COVENANT, CONDITION OR PROVISION HEREOF OR AFFECT THE RIGHT OF THE JURISDICTION TO ENFORCE THE SAME IN THE EVENT OF A SUBSEQUENT BREACH OF DEFAULT.

I HEREBY ADOPT THIS BUFFER MANAGEMENT PLAN AND AGREE TO IMPLEMENT THE REQUIREMENT SET FORTH HEREIN. I HEREBY GRANT THE JURISDICTION OFFICIALS PERMISSION TO ENTER MY PROPERTY, SUBJECT TO NOTICE CONDITIONS HEREIN, TO INSPECT THE BUFFER AND BUFFER PLANTINGS FOR COMPLIANCE WITH THIS PLAN.

APPLICANT _____ DATE _____

NURSERY STOCK

KEY	PLANT	SIZE	QTY.	COND.	CREDIT	TOTAL CREDIT
	Taxodium distichum BALD CYPRESS	2" CAL	30	B&B	200	6,000
	Nyssa sylvatica BLACK GUM	1" CAL	58	B&B	100	5,800
	Liquidambar styraciflua SWEET GUM	1" CAL	58	B&B	100	5,800
	Alnus serrulata SMOOTH ALDER	1 GALLON	115	CONT.	50	5,750
	Myrica cerifera WAX MYRTLE	1 GALLON	115	CONT.	50	5,750
						TOTAL CREDIT = 29,100 / 67 ACRES

PLANT SPACING

BALD CYPRESS SHALL BE PLANTED AS SHOWN. BALANCE OF NURSERY STOCK TO BE PLANTED EQUALLY ON ± 8.5' CENTER THROUGHOUT AREA SHOWN.

SEEDLING / WHIP

KEY	PLANT	QTY.	% PLANTING
	Baccharis halimifolia HIGH TIDE BUSH	632	20%
	Myrica cerifera WAX MYRTLE	632	20%
	Acer rubrum RED MAPLE	632	20%
	Nyssa sylvatica BLACK GUM	632	20%
	Liquidambar styraciflua AMERICAN SWEET GUM	632	20%

PLANT SPACING

THE PLANT MATERIAL SHALL BE PLANTED EQUALLY IN AREAS SHOWN ON THE PLAN ON ± 7.75' SPACING (700 PER AC)

LEGEND

- NATURAL REGENERATION AREAS = ± 1.56 ACRES
- PROPOSED NURSERY STOCK = ± .69 ACRES
- PROPOSED WHIP AND SEEDLING AREA = ± 4.64 ACRES

PARCEL DESCRIPTION
 TAX MAP 10, PARCELS 28 & 302
 FIFTH TAX DISTRICT
 WORCESTER COUNTY MARYLAND

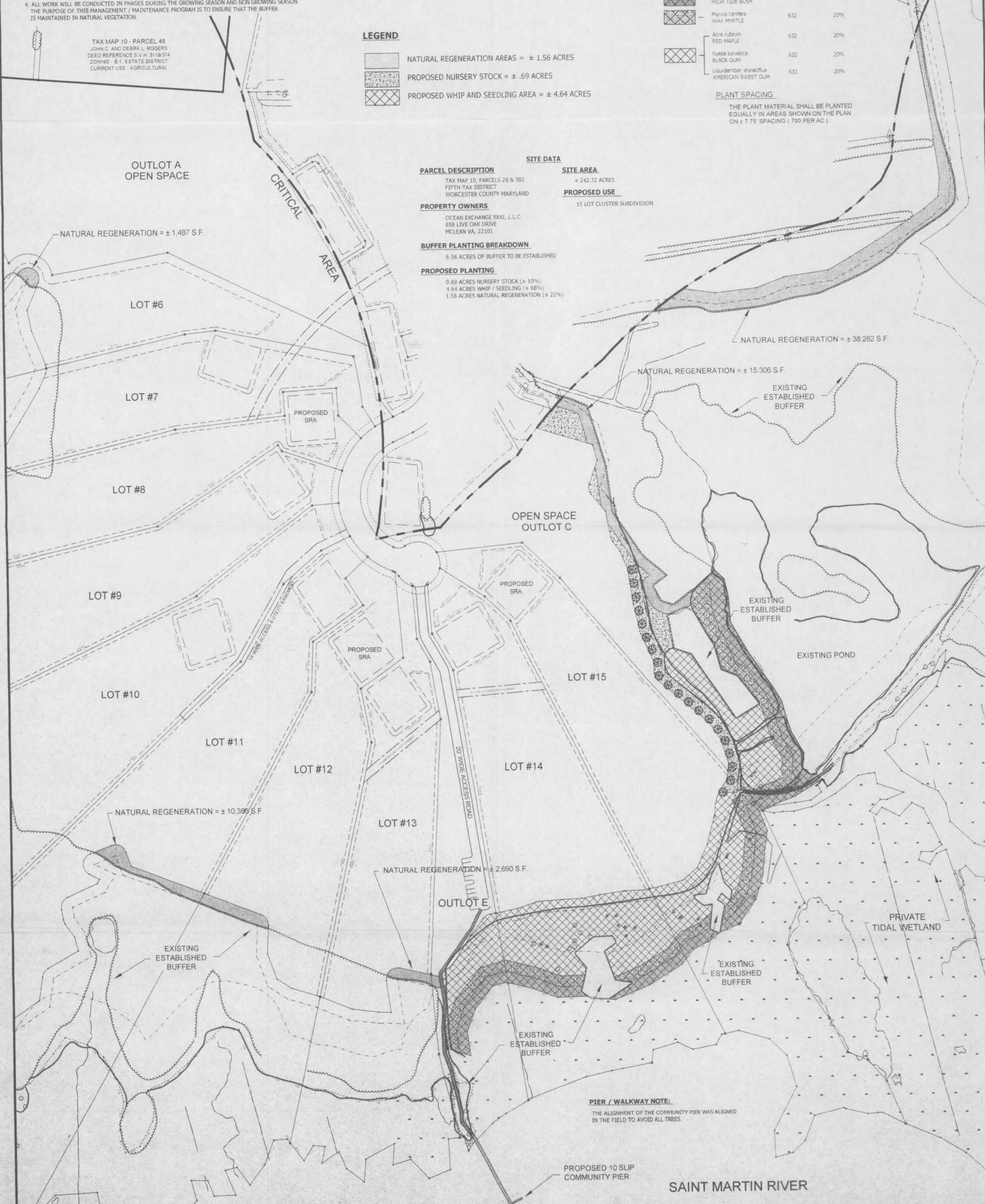
PROPERTY OWNERS
 OCEAN EXCHANGE XXXI, L.L.C.
 658 LIVE OAK DRIVE
 MCLEAN VA, 22101

BUFER PLANTING BREAKDOWN
 6.56 ACRES OF BUFER TO BE ESTABLISHED

PROPOSED PLANTING
 0.69 ACRES NURSERY STOCK (± 10%)
 4.64 ACRES WHIP / SEEDLING (± 68%)
 1.56 ACRES NATURAL REGENERATION (± 22%)

SITE DATA
 SITE AREA
 ± 242.72 ACRES

PROPOSED USE
 15 LOT CLUSTER SUBDIVISION



CA-2 SHEET

RECEIVED
 OCT 10 2012
 CRITICAL AREA COMMISSION
 Chesapeake & Atlantic Coastal Bays

RD. HAND AND ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE, SITE PLANNING AND FEASIBILITY
 12302 COLLINS ROAD · BISHOPVILLE, MD, 21813 410-352-5623

BUFER PLANTING PLAN A
 TAX MAP 10, PARCELS 28 & 302
 WORCESTER COUNTY MARYLAND

NOTES:

- EXISTING CONDITIONS, TOPOGRAPHY, WETLAND LOCATION AND BOUNDARY PROVIDE BY FRANK LYNCH JR. AND ASSOCIATES, INC.
- TIDAL AND NON-TIDAL WETLANDS DELINEATED BY SPENCER ROWE, ENVIRONMENTAL RESOURCES, INC.
- THERE ARE NO STEEP SLOPES (> 15%) ONSITE WITH THE EXCEPTION OF AREAS OF ERODED SHORELINE.
- THERE WILL BE NO MORE THAN 15% LOT COVERAGE PERMITTED ON ANY LOT OR OUTLOT.
- DENSITY REQUIREMENTS OF THE CRITICAL AREA RCA ARE MET BY THIS SUBDIVISION USING THE PROVISIONS OF NATURAL RESOURCES ARTICLE TITLE 8-1808.1(e)(4) AND WORCESTER CODE SECTION NR 3-108(C)(9) AND THAT FOR THESE PURPOSES ONLY, NON-TIDAL WETLANDS MAY BE USED TO MEET DENSITY REQUIREMENTS.
- FURTHER SUBDIVISION OF THE OUTLOTS OR OPEN SPACE, OR USE OTHER THAN ACTIVE OR PASSIVE NON COMMERCIAL, RECREATION, CONSERVATION OR AGRICULTURE SHALL BE PROHIBITED.

PARCEL DESCRIPTION

TAX MAP 10, PARCELS 28 & 302
FIFTH TAX DISTRICT
WORCESTER COUNTY MARYLAND

PROPERTY OWNERS

OCEAN EXCHANGE XXI, L.L.C.
658 LIVE OAK DRIVE
MCLEAN VA, 22101

EXISTING ZONING

E-1, ESTATE
SETBACKS: FRONT = 15'
SIDE = 8'
REAR = 20'

C-1, CONSERVATION *
TIDAL WETLANDS

FLOOD ZONE

B & A7

SITE DATA

SITE AREA

± 242.72 ACRES

PROPOSED USE

15 LOT CLUSTER SUBDIVISION

CRITICAL AREA DENSITY

± 83.69 ACRES UPLAND
± 52.94 ACRES NON-TIDAL WETLAND
± 67.72 ACRES PRIVATE TIDAL WETLAND

± 204.35 ACRES TOTAL
10 LOTS PROPOSED = 1 LOT PER ± 20.43 ACRES TOTAL SITE
1 LOT PER ± 13.66 ACRES UPLAND

CRITICAL AREA FOREST DATA

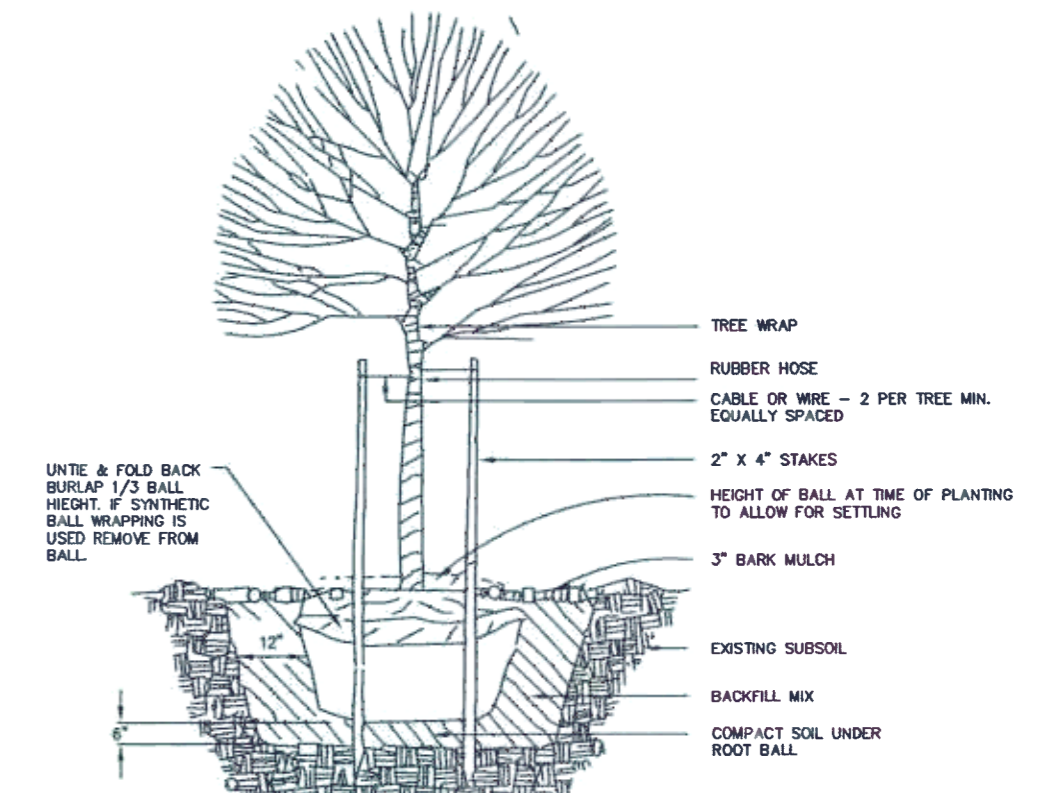
± 65.49 ACRES EXISTING FOREST
± 32% OF CRITICAL AREA

CRITICAL AREA DESIGNATION

THIS SITE IS LOCATED IN THE RESOURCE CONSERVATION AREA (RCA) DESIGNATION AREA OF THE ATLANTIC COASTAL BAY CRITICAL AREA PROGRAM.

CRITICAL AREA LOT COVERAGE CHART

LOT	LOT AREA	LOT COVERAGE ALLOTMENT
6	5.24	0.79
7	4.70	0.70
8	4.30	0.64
9	5.13	0.77
10	6.13	0.92
11	11.57	1.73
12	10.18	1.53
13	6.09	0.91
14	7.60	1.14
15	7.69	1.15



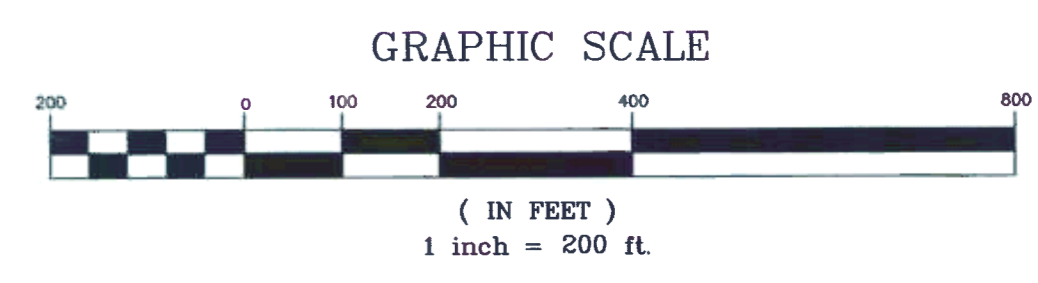
LEGEND

- DENOTES BUFFER AND EXPANDED BUFFER AREAS = ± 74.93 ACRES
- DENOTES EXPANDED BUFFER TO BE ESTABLISHED = ± 2.02 ACRES
- DENOTES AREA OF PHRAGMITES IRRADIATION PROGRAM WITH SUBSEQUENT ESTABLISHMENT OF BUFFER = ± 3.54 ACRES
- NON-TIDAL WETLAND LINE
- NON-TIDAL WETLAND BUFFER LINE
- PRIVATE TIDAL WETLAND LINE
- STATE TIDAL WETLAND LINE
- CRITICAL AREA BUFFER LINE
- SOILS BOUNDARY
- BLUE LINE STREAM
- BALD EAGLE PROTECTION ZONE
- CRITICAL AREA SIGN

NOTE:
REFER TO SHEET CA-2 FOR BUFFER PLANTING PLAN

SOILS LEGEND

- EvC EVESBORO
- Fa FALSINGTON
- WdB WOODSTOWN
- WdA WOODSTOWN
- Mu MULLUCA
- HbA HAMBROOK
- HbB HAMBROOK
- HmA HAMMONTON
- Hu HURLOCK
- In INDIANTOWN
- Tp TRANSQUACKING
- RuB RUNCLINT
- Uz UDORTHENTS
- SaB SASSAFRAS
- Tk TRANSQUACKING



THE INFORMATION CONTAINED ON THESE PLANS, PLATS, OR OTHER DOCUMENTS IS PROVIDED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON, AND IS SUBJECT TO THE CLIENT AND FOR WORK PRODUCT PRIVATE. ANY AMENDMENTS, CORRECTIONS, OR DISTRIBUTION IS STRICTLY PROHIBITED UNLESS AUTHORIZED IN WRITING BY RD HAND AND ASSOCIATES, INC.

BALD EAGLE PROTECTION REQUIREMENTS

ZONE 1 SHALL INCLUDE THE AREA EXTENDING FROM THE NEST OUT TO A RADIUS OF THREE HUNDRED THIRTY FEET FROM THE NEST. IN THIS ZONE TIMBER CUTTING, LAND CLEARING, AND DEVELOPMENT ACTIVITIES ARE PROHIBITED. HUNTING, HIKING, FISHING, AND AGRICULTURAL ACTIVITIES MAY BE PERMITTED FROM JUNE 16 TO DECEMBER 14. THESE ACTIVITIES AND HUMAN ACTIVITY IN GENERAL SHALL NOT BE PERMITTED IN THIS ZONE FROM DECEMBER 15 TO JUNE 15.

ZONE 2 EXTENDS FROM THE OUTER LIMIT OF ZONE 1 TO A RADIUS OF SIX HUNDRED SIXTY FEET FROM THE NEST. IN THIS ZONE, MAJOR HABITAT CHANGES SHALL BE AVOIDED INCLUDING CLEAR-CUTTING, LAND CLEARING, AND DEVELOPMENT ACTIVITY. HUNTING, HIKING, FISHING, AND AGRICULTURAL ACTIVITIES MAY BE PERMITTED FROM JUNE 16 TO DECEMBER 14. THESE ACTIVITIES AND HUMAN ACTIVITY IN GENERAL SHALL NOT BE PERMITTED IN THIS ZONE FROM DECEMBER 15 TO JUNE 15. AGRICULTURAL ACTIVITIES MAY BE PERMITTED IF DEPARTMENT OF NATURAL RESOURCES DATA INDICATE THAT THE NESTING EGLES ARE TOLERANT OF THESE ACTIVITIES. FROM AUGUST 16 TO NOVEMBER 14, SELECTIVE THINNING AND MAINTENANCE OF TIMBER STANDS AND BUILDING ROAD MAINTENANCE MAY BE PERMITTED.

CONSTRUCTION ACTIVITIES, INCLUDING CLEARING, GRADING, BUILDINGS, ETC., SHOULD NOT OCCUR WITHIN ZONES 1 AND 2 AND IDEALLY NO CLOSER THAN 200 FEET FROM THE NEST.

ZONE 3 EXTENDS FROM THE OUTER LIMIT OF ZONE 2 TO A RADIUS OF THIRTEEN HUNDRED TWENTY FEET FROM THE NEST. TIMBER CUTTING, LAND CLEARING, AND DEVELOPMENT ACTIVITIES SHALL BE RESTRICTED FROM DECEMBER 15 TO JUNE 15. OTHER ACTIVITIES IN THIS ZONE THAT AREA WITHIN SIGHT OF THE EGLES OR THE NEST MAY NEED TO BE RESTRICTED DURING THIS TIME PERIOD IN ACCORDANCE WITH DEPARTMENT OF NATURAL RESOURCES RECOMMENDATIONS.

CRITICAL AREA PLAN
TAX MAP 10, PARCELS 28 & 302
WORCESTER COUNTY MARYLAND

RD. HAND AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE, SITE PLANNING AND FEASIBILITY
12302 COLLINS ROAD BISHOPVILLE, MD. 21813 410-962-5623

RECEIVED
DEC 08 2009
CRITICAL AREA COMMISSION
Chesapeake

DATE 5/19/08
REV. DATE 12/2/09
DRAW BY J.MAYHUE
CHK'D BY R.D.HAND
DRAWING CA-PLN
SCALE 1"=200'

SHEET
CA-1

LONG TERM BUFFER MANAGEMENT/ MAINTENANCE

- A) PURPOSE**
THE OBJECTIVE OF THIS PROGRAM IS TO DEMONSTRATE COMPREHENSIVE ENVIRONMENTAL MANAGEMENT GUIDELINES AND IMPLEMENTATION PROCEDURES FOR THE CONTINUED MANAGEMENT / MAINTENANCE OF THE SHORELINE BUFFER OF THE ARAMIS SUBDIVISION. THIS MAINTENANCE AND MANAGEMENT PROGRAM OUTLINES THE SPECIFIC BEST MANAGEMENT PRACTICES AND MANAGEMENT PRODUCTS REQUIRED TO COMPLETE THE MAINTENANCE OBJECTIVES. THE IMPLEMENTATION PROCEDURES WILL BE CONDUCTED IN ORDER TO MEET THE POLICIES AND OR MANDATES OF THE ATLANTIC COASTAL BAY CRITICAL AREAS PROGRAM.
- B) BEST MANAGEMENT / MAINTENANCE PRACTICES**
THE BUFFER SHOULD BE MONITORED ON A REGULAR BASIS IN ORDER TO DETERMINE THE PRESENCE OF DEFICIENCIES REQUIRING CORRECTIVE ACTION. THE FREQUENCY OF MONITORING AND CORRECTIVE ACTION WILL BE CONDUCTED DURING THE GROWING SEASON, MARCH 1 THROUGH NOVEMBER 30. THE CONTROL / ERADICATION OF INVASIVE SPECIES. THESE SPECIES INCLUDE, BUT ARE NOT LIMITED TO: COMMON REED (Phragmites australis), MULTI-FLORA ROSE (Rosa multiflora), TREE OF HEAVEN (Ailanthus altissima), JAPANESE HOMEYSUCKLE (Lonicera japonica), POISON IVY (Toxicodendron radicans) AND GREEN BRIAR (Smilax rotundifolia). INVASIVE AND NUISANCE VEGETATION WILL BE TREATED WITH HABITAT (Imazapyr) AND / OR RODEO (Glyphosate). ONCE CHLOROSIS HAS TAKEN PLACE, THE DEAD VEGETATION WILL BE CLEAR CUT.
- C) CONTROL MEASURES**
1. MOWING WILL HELP CONTROL WEEDS. CONTINUOUS MOWING WHEN PLANT RESERVES ARE LOW GRADUALLY DEPLETES ROOT RESERVES.
 2. ALL INDIGENOUS GRASSES, SHRUBS AND TREES WILL BE LEFT INTACT. PRUNING TO THE VEGETATION WILL TAKE PLACE.
 3. INDIGENOUS GRASSES, SHRUBS, AND TREES THAT BEGIN TO RE-COLONIZE WILL BE ALLOWED TO RE-COLONIZE AS PIONEER SPECIES.
 4. ALL WORK WILL BE CONDUCTED IN PHASES DURING THE GROWING AND NON GROWING SEASON. THE PURPOSE OF THIS MANAGEMENT / MAINTENANCE PROGRAM IS TO ENSURE THAT THE BUFFER IS MAINTAINED IN NATURAL VEGETATION.

- D) WARRANTY REQUIREMENTS:**
THE BUFFER TREE AND SHRUB PLANTINGS SHOWN ON THE " BUFFER PLANTING PLAN" SHALL BE WARRANTED AS REQUIRED BY THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM AGAINST PLANT MATERIAL DEATH, INSECT INFESTATION AND DEER AND RODENT DAMAGE. PLANT MATERIAL SHALL BE INSPECTED AFTER THE FIRST GROWING SEASON AND REPLACED AS NECESSARY. REPLACEMENT PLANT MATERIAL SHALL BE WARRANTED FOR TWO FULL YEARS FROM DATE OF REPLACEMENT.
- E) ENFORCEMENT**
THIS BUFFER MANAGEMENT PLAN, AND THE COVENANTS, RESTRICTIONS, DECLARATIONS, AND OBLIGATIONS CONTAINED HEREIN, ARE FOR THE BENEFIT OF, AND SHALL BE ENFORCEABLE BY INDIVIDUAL LOT OWNERS AT THE ARAMIS SUBDIVISION, THE ARAMIS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, THE WORCESTER COUNTY AND THE STATE CRITICAL AREA COMMISSIONS. UPON ACCEPTANCE OF THE DEED FOR THE INDIVIDUAL LOTS OWNERS AGREE TO BE BOUND BY THE TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS OF THE FOREGOING BUFFER MANAGEMENT PLAN. NO FAILURE OF THE JURISDICTION TO ENFORCE ANY COVENANT OR PROVISION HEREOF SHALL DISCHARGE OR INVALIDATE SUCH COVENANT OR ANY OTHER COVENANT, CONDITION OR PROVISION HEREOF OR AFFECT THE RIGHT OF THE JURISDICTION TO ENFORCE THE SAME IN THE EVENT OF A SUBSEQUENT BREACH OF DEFAULT.

I HEREBY ADOPT THIS BUFFER MANAGEMENT PLAN AND AGREE TO IMPLEMENT THE REQUIREMENT SET FORTH HEREIN. I HEREBY GRANT THE JURISDICTION OFFICIALS PERMISSION TO ENTER MY PROPERTY, SUBJECT TO NOTICE CONDITIONS HEREIN, TO INSPECT THE BUFFER AND BUFFER PLANTINGS FOR COMPLIANCE WITH THIS PLAN.

APPLICANT _____ DATE _____

NURSERY STOCK

KEY	PLANT	SIZE	QTY.	COND.	CREDIT	TOTAL CREDIT
⊗	Taxodium distichum BALD CYPRESS	2" CAL.	30	B&B	200	6,000
⊗	Nyssa sylvatica BLACK GUM	1" CAL.	58	B&B	100	5,800
⊗	Liquidambar styraciflua SWEET GUM	1" CAL.	58	B&B	100	5,800
⊗	Alnus serrulata SMOOTH ALDER	1 GALLON	115	CONT.	50	5,750
⊗	Myrica cerifera WAX MYRTLE	1 GALLON	115	CONT.	50	5,750
						TOTAL CREDIT = 29,100 / .67 ACRES

PLANT SPACING
BALD CYPRESS SHALL BE PLANTED AS SHOWN. BALANCE OF NURSERY STOCK TO BE PLANTED EQUALLY ON ± 8.5' CENTER THROUGHOUT AREA SHOWN.

SEEDLING / WHIP

KEY	PLANT	QTY.	% PLANTING
⊗	Baccharis helmfolia HIGH TIDE BUSH	433	20%
⊗	Myrica cerifera WAX MYRTLE	433	20%
⊗	Acer rubrum RED MAPLE	433	20%
⊗	Nyssa sylvatica BLACK GUM	433	20%
⊗	Liquidambar styraciflua AMERICAN SWEET GUM	433	20%

PLANT SPACING
THE PLANT MATERIAL SHALL BE PLANTED EQUALLY IN AREAS SHOWN ON THE PLAN ON ± 7.75' SPACING.

LEGEND

- NATURAL REGENERATION AREAS = ± 1.56 ACRES
- PROPOSED NURSERY STOCK = ± .67 ACRES
- PROPOSED WHIP AND SEEDLING AREA = ± 3.09 ACRES

POND EXPANSION AND PLANTINGS

THE PROPOSED POND EXPANSION SHALL BE EXCAVATED TO MATCH THE ELEVATION OF THE ADJACENT EXISTING POND. THE EXCAVATED MATERIAL WILL BE REMOVED FROM THE CRITICAL AREA AND STOCK PILED ON SITE AS BERMS TO ADJACENT PROPERTIES. THE POND SIDE SLOPE SHALL BE 4:1 OR LESS. THE POND EXPANSION SHALL BE PLANTED WITH THE FOLLOWING ON A ± 10' SPACING.

- SWEET FLAG, *Acorus americanus*, PLUGS ON EDGE / SHALLOW WATER
- Nymphaea odorata, WATER LILLY, BARE ROOT IN OPEN WATER
- TORREYS RUSH, *Juncus torreyi*, PLUGS IN SHALLOW WATER
- Lobelia cardinalis, CARDINAL FLOWER, VERY SHALLOW / EDGE
- Sagittaria latifolia, DUCK POTATO, PLUGS IN WATER UP TO 12" DEEP

SITE DATA

PARCEL DESCRIPTION
TAX MAP 10, PARCELS 28 & 302
FIFTH TAX DISTRICT
WORCESTER COUNTY MARYLAND

PROPERTY OWNERS
OCEAN EXCHANGE XXXI, L.L.C.
658 LIVE OAK DRIVE
MCLEAN VA, 22101

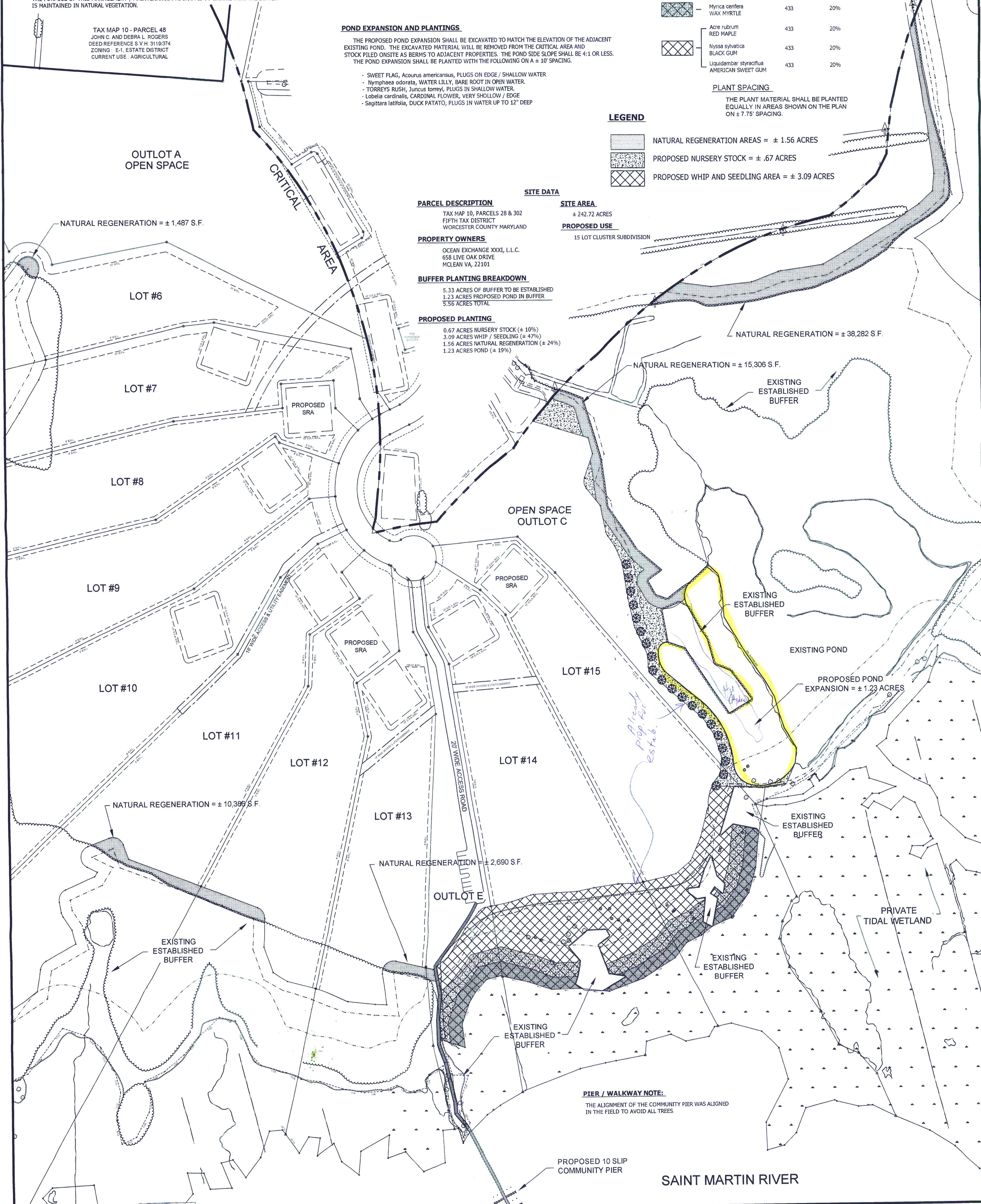
PROPOSED USE
15 LOT CLUSTER SUBDIVISION

BUFFER PLANTING BREAKDOWN

5.33 ACRES OF BUFFER TO BE ESTABLISHED
1.23 ACRES PROPOSED POND IN BUFFER
5.56 ACRES TOTAL

PROPOSED PLANTING

0.67 ACRES NURSERY STOCK (± 10%)
3.09 ACRES WHIP / SEEDLING (± 47%)
1.56 ACRES NATURAL REGENERATION (± 24%)
1.23 ACRES POND (± 19%)

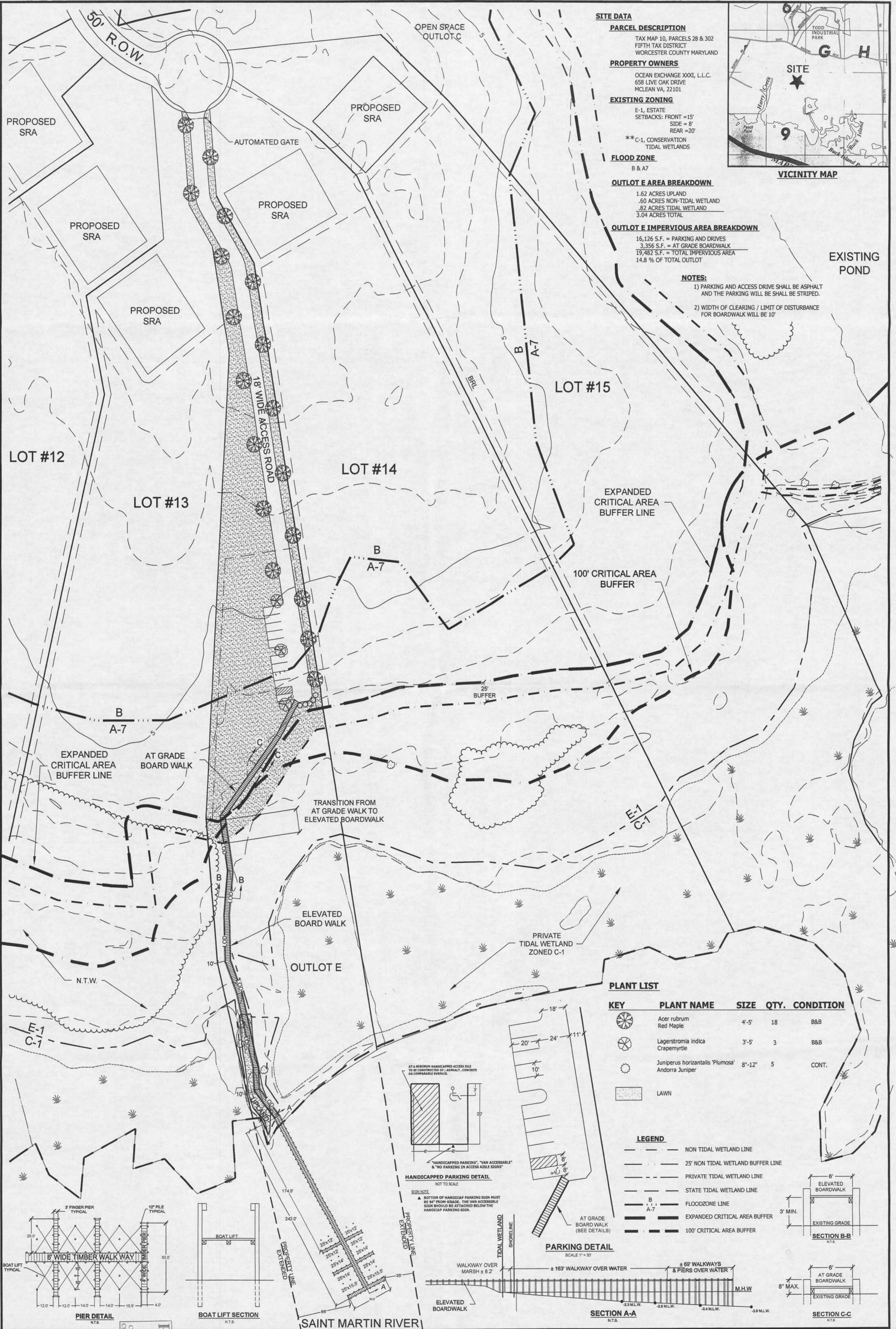


CA-2 SHEET

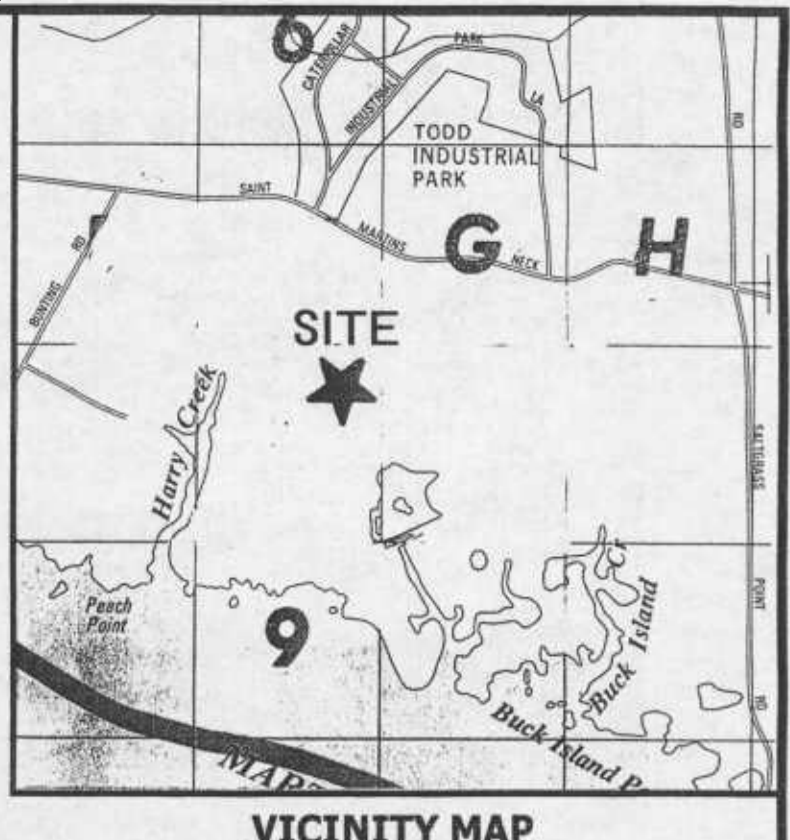
RECEIVED
DEC 08 2009
DEC 08 2009
DATE 11/13/09
REVISED 12/20/09
DRAWN BY P. MANVILLE
CHK'D BY P. MANVILLE
SCALE 1"=100'

RD. HAND AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE, SITE PLANNING AND FEASIBILITY
12302 COLLINS ROAD BISHOPVILLE, MD. 21813 410-352-5623

BUFFER PLANTING PLAN
TAX MAP 10, PARCELS 28 & 302
WORCESTER COUNTY MARYLAND



SITE DATA
PARCEL DESCRIPTION
 TAX MAP 10, PARCELS 28 & 302
 FIFTH TAX DISTRICT
 WORCESTER COUNTY MARYLAND
PROPERTY OWNERS
 OCEAN EXCHANGE XXXI, L.L.C.
 658 LIVE OAK DRIVE
 MCLEAN VA, 22101
EXISTING ZONING
 E-1, ESTATE
 SETBACKS: FRONT = 15'
 SIDE = 8'
 REAR = 20'
 **C-1, CONSERVATION
 TIDAL WETLANDS
FLOOD ZONE
 B & A7



OUTLOT E AREA BREAKDOWN
 1.62 ACRES UPLAND
 .60 ACRES NON-TIDAL WETLAND
 .82 ACRES TIDAL WETLAND
 3.04 ACRES TOTAL
OUTLOT E IMPERVIOUS AREA BREAKDOWN
 16,126 S.F. = PARKING AND DRIVES
 3,356 S.F. = AT GRADE BOARDWALK
 19,482 S.F. = TOTAL IMPERVIOUS AREA
 14.8 % OF TOTAL OUTLOT

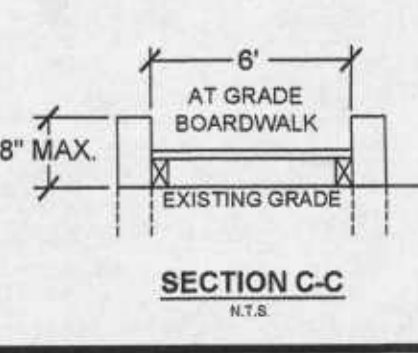
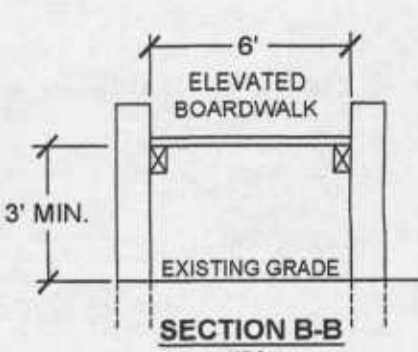
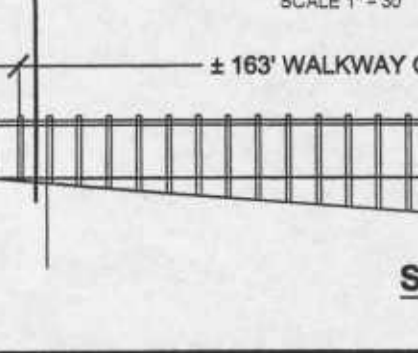
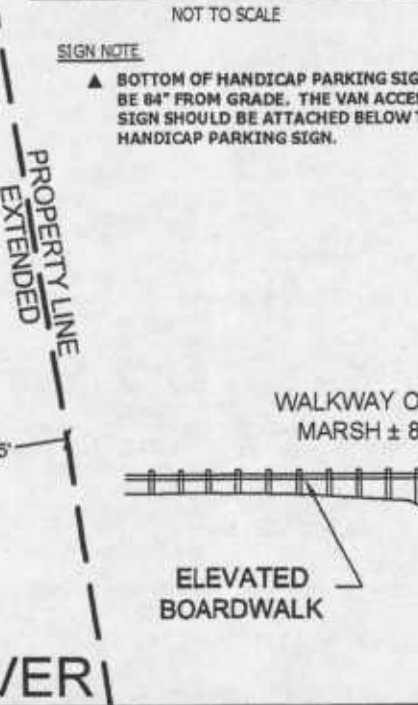
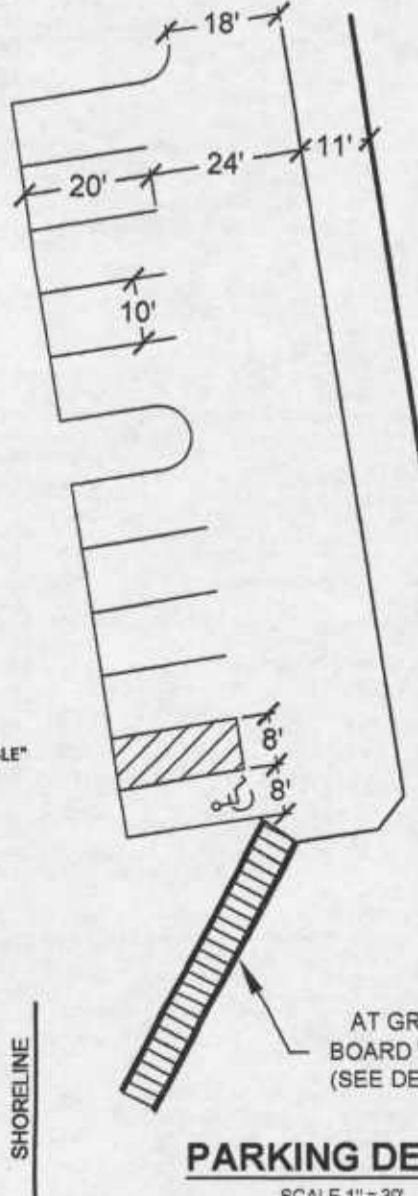
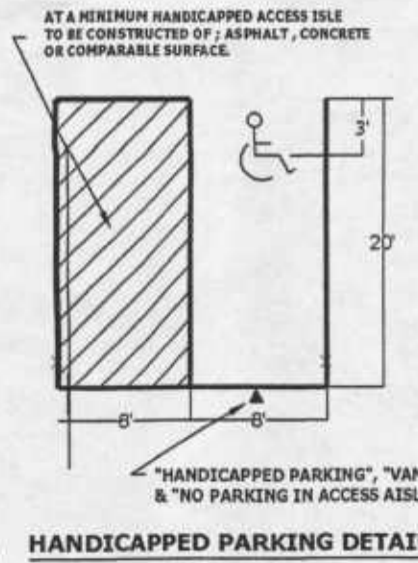
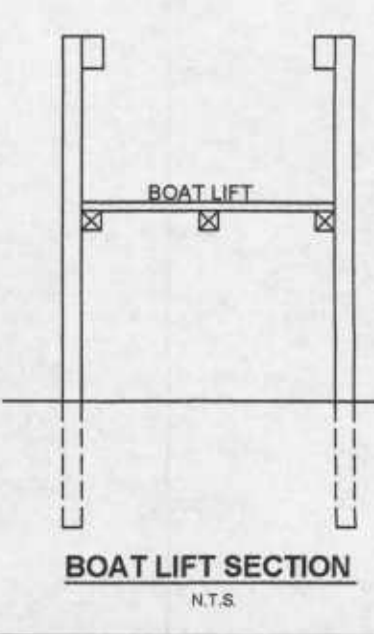
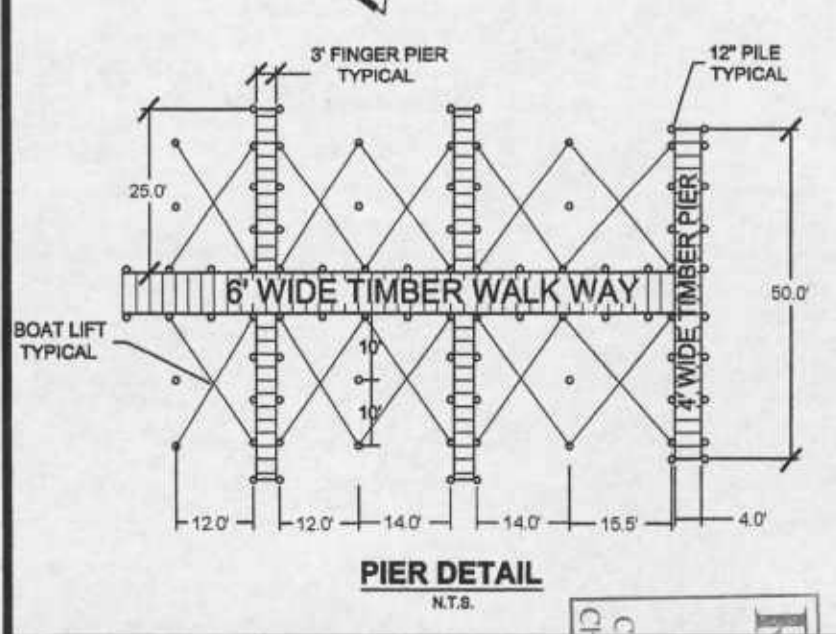
NOTES:
 1) PARKING AND ACCESS DRIVE SHALL BE ASPHALT AND THE PARKING WILL BE STRIPED.
 2) WIDTH OF CLEARING / LIMIT OF DISTURBANCE FOR BOARDWALK WILL BE 10'

PLANT LIST

KEY	PLANT NAME	SIZE	QTY.	CONDITION
	Acer rubrum Red Maple	4'-5'	18	B&B
	Lagerstromia indica Crape Myrtle	3'-5'	3	B&B
	Juniperus horizontalis 'Plumosa' Andorra Juniper	8"-12"	5	CONT.
	LAWN			

LEGEND

- NON TIDAL WETLAND BUFFER LINE
- 25' NON TIDAL WETLAND BUFFER LINE
- PRIVATE TIDAL WETLAND LINE
- STATE TIDAL WETLAND LINE
- B A-7 FLOODZONE LINE
- EXPANDED CRITICAL AREA BUFFER
- 100' CRITICAL AREA BUFFER



CA-3
 SHEET
 DATE: 7/21/08
 REVISION: 11/18/09
 DRAWN BY: MARYKATHE
 CHECKED BY: ZBENJAMIN
 SCALE: 1"=50'

RD. HAND AND ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE, SITE PLANNING AND FEASIBILITY
 12302 COLLINS ROAD BISHOPVILLE, MD. 21813 410-352-5623

COMMUNITY PIER & PARKING / CRITICAL AREA SITE PLAN
 TAX MAP 10, PARCELS 28 & 302
 WORCESTER COUNTY MARYLAND