

Public Hearings - Elkton - Panel on Proposed Plan for Town of Elkton 1987 MSA\_51830-11



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I N D E X

EXHIBITS

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TESTIMONY

Robert Reed	7
Steve Lambert	8
Stephen J. Baker	9
James E. Gutman	17
Victor K. Butanis	22

ATTENDANCE SIGN IN SHEET

Listed names	3, 4
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A T T E N D A N C E

NAME AND ADDRESS

TESTIFY

Barbara W. O'Neill  
1171 Winch Road  
Port Deposit, Md.

No

Janet A. McKinney  
405 Park Circle  
Elkton, Maryland

No

J. Evans McKinney  
Town of Elkton

No

Robert R. Reed  
Town of Elkton

Yes

Steve Lambert  
6 Kent Road  
Elkton, Maryland

Yes

George McSwain  
23 Kent Road  
Elkton, Md.

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Clyde E. Spengler  
20 Kent Road  
Elkton, Maryland

Possible

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A T T E N D A N C E

NAME AND ADDRESS

TESTIFY

Elmer Mullen  
24 Leedon Road  
Elkton, Maryland

No

Stephen J. Baker, Esq.  
153 E. Main St.  
Elkton, Maryland

Yes

Virgin Lambert

No



1 specifically to the Chairman of the Critical Areas  
2 Commission, Solomon Liss (PH), and the address is:  
3 Chesapeake Bay Critical Area Commission, 580 Taylor Avenue,  
4 D-4, Annapolis, Maryland and the zip code is 21401.  
5 The complete public record of this hearing will be kept  
6 open at the commission office once it's completed. As  
7 Chairperson, I would also like to recognize a number of  
8 officials who've attended the hearing this evening. Initi-  
9 ally I'd recognize Robert Reed, Town Administrator of  
10 Elkton and Commissioner McKinney, Commissioner of the town  
11 of Elkton. In order to facilitate an orderly hearing we  
12 would request that all speakers limit their remarks to  
13 approximately three (3) to five (5) minutes and we would  
14 also request that public comment be made and focused upon  
15 the program as a whole, the local program as a whole rather  
16 than a specific individual problem.

17 Normally in these hearings we have the opportunity  
18 to hear a presentation from the local jurisdiction, how-  
19 ever in the case of this evenings hearing we understand that  
20 the consultants are unavailable to present the program and  
21 we further understand that the commission will hear a  
22 presentation at a later date by the consultants who are

1 hired by Elkton to prepare the local program. We would  
2 also ask that for anyone testifying that they step up to  
3 the microphone which is located at the table at the side,  
4 that they speak loudly and clearly. And also that they  
5 identify themselves by name as well as by address. Now  
6 have all those individuals who intend to testify signed  
7 the sign-in sheet? Are there any individuals who have not  
8 signed the sign-in sheet who intend to testify? I would  
9 recognize at this time Mr. Reed.

10 MR. ROBERT REED: Mr. Chairman you touched briefly  
11 on the matter which we wish to bring to your attention and  
12 that's is the consultatnt due to the mix-up in vacation  
13 schedules, could not attend this hearing this evening. And  
14 on behalf of the town and the consultant I would ask that  
15 if any questions do arise that cannot be answered tonight  
16 they be deferred 'til your meeting with our consultant and  
17 I'd like to enter their letters to you.

18 CHAIRMAN KARASIC: So noted.

19 MR. REED: Thank you.

20 CHAIRMAN KARASIC: We would indicate for the  
21 record the receipt of a letter from McCrone (PH) to the  
22 Critical Areas Commission.



1 (Whereupon, the document re-  
2 ferred to as Exhibit #1 was  
3 introduced and accepted into the  
4 record.)

5 The next individual indicated on the list who expressed  
6 a desire to testify was Steve Lambert. Mr. Lambert.

7 MR. LAMBERT: My name is Steve Lambert and I live  
8 in Elkton, Maryland. Ah...at the Critical Area meeting  
9 with the McCrone, the ah....people that are doing the  
10 survey for Elkton ah....there were some questions raised  
11 as to the ah.....area what area they are mapping, which  
12 is ah...area 27 R and ah....there was some discrepancies  
13 that I believe that were on there and ah I said, you know  
14 what are you going to do about this to fix it and they  
15 said well, you know, we've done our part if you want to  
16 change the mapping, you know, we'll send you a map and  
17 you can do it for yourself. So, they sent me a map and  
18 I did a detailed mapping of the area, 27 R, and ah...I  
19 want to present this to the Commissioner and ah...for them  
20 to ah...use for their judgement as far as this area is  
21 concerned. Ah...this area here is totally marshlands and  
22 woods, preparing as far as tidal and non-tidal and they

1 have made a good portion of this area LDA and I believe  
2 from the use of the area as of December 1, 1985 that this  
3 area should be RCA, think it's a major, you know, a flaw in  
4 what they've mapped, so I wanted to bring it to your  
5 attention.

6 CHAIRMAN KARASIC: Very well, The commission will  
7 accept the exhibit.

8 (Whereupon, the document re-  
9 ferred to as Exhibit #2 was  
10 introduced and received into  
11 the record.)

12 MR. LAMBERT: That's all I have. Thank you.

13 CHAIRMAN KARASIC: Thank you. Mr. Baker.  
14 Would you step up to the microphone.

15 MR. BAKER: I'd like to take a look at the map.  
16 I'm interested in what he's, in what ah....I'm sure he's,  
17 I've got my map numbers mixed up. Which map does this  
18 point, 7 R? I thought that was 27 R, I may have them  
19 mixed up.

20 MR. BUTANIS: Where is this identified as 27 R?  
21 It is better we look up that.

22 MR. BAKER: It's right over here in the corner.

1 MR. BUTANIS: Okay, right here is 27, is it  
2 right here?

3 MR. BAKER: Yeah.

4 MR. BUTANIS: This map here....

5 MR. BAKER: That is all I ever mentioned to 'em.

6 MR. BUTANIS: Is this the one you want?

7 MR. BAKER: Yeah, that's fine. What do you  
8 want, to speak from here?

9 CHAIRMAN KARASIC: Please.

10 MR. BAKER: My name is Stephen Baker. My  
11 address is 153 East Main, Elkton, Maryland. I am an  
12 attorney and I represent the Arundel Corporation. Ah....  
13 they represent or own property which would be located  
14 on the map 27 I, I had, a couple of 'em mixed up, that  
15 would be down at the end of White Hall Road and at the  
16 Elk Creek ah...and this is a very large tract of land ah...  
17 consisting of, I'm not sure exactly, some four hundred and  
18 fifty acres. With a large portion of it is wet lands or  
19 water.

20 As such the Arundel Corporation ah...does not  
21 oppose and in fact is in favor of the Critical Land Areas  
22 Plan as it's proposed by ah the town of Elkton and their

1 consulting engineers with a very, very large portion of  
2 the property being designated as an RCA but there is a  
3 portion of the property which is designated as a limited  
4 development area.

5 Obviously it is this LD area that they are con-  
6 cerned about and would like to keep because if ah...this  
7 was to go then essentially you'd be taking their four  
8 hundred and some acres and making it all parkland. Ah...  
9 under the Constitution some of the more recent cases have  
10 held that a person is entitled to a reasonable investment  
11 expectation ah...from their property. Obviously they can't  
12 do anything they want to do with their property even  
13 current zoning stressed that but but to designate this all  
14 as an RCA, I think that would take away all reasonable  
15 investment expectation that they would have had for their  
16 property. Ah...the property is reasonably adjacent to  
17 water and sewer ah..facilities. They ah...are available  
18 basically at two ends of the property.

19 The town property which abuts this ah...into  
20 the rear along the Elk Creek they have existing water and  
21 sewer lines there ah....additionally water and sewer lines  
22 are along White Hall Road in the vicinity of an apartment

1 project there, so the ah...utilities are available ah....

2 MR. BUTANIS: Mr. Baker how much of the property  
3 is designated LDA?

4 MR. BAKER: As far as acreage is concerned?

5 MR. BUTANIS: Right.

6 MR. BAKER: Ah..the engineers didn't give us  
7 help.

8 MR. BUTANIS: Do you know, how about percentage?

9 MR. BAKER: Ah...I don't know, I could show you  
10 the Plat there but of....ah, not a real large area, ah...  
11 would that help you if I showed you?

12 MR. BUTANIS: Do you know Caroline?

13 CAROLINE WATSON: About 74 acres.

14 MR. BUTANIS: 74 acres?

15 CAROLINE WATSON: About approximately 74 acres.

16 MR. BUTANIS: Is LDA? That's okay, you, I just...

17 MR. BAKER: Okay. Ah...and the area which isn't  
18 design...is designated is what I would call upland, it's not  
19 you know, down in the, the low lying area but candidly (PH)  
20 a large portion of the property is low lying. Ah..however  
21 the area which is upland is not ah...environmentally  
22 sensitive area has been not designated ah...on the map as

1 being environmentally sensitive or having any of the  
2 particular species or woodlands or things which are  
3 of a ah...critical nature. Now on the property part of  
4 it where it is designated RCA there has been designated  
5 one species bearing marigold but this is away from what  
6 we're talking about with the LDA so if there is any future  
7 development it would not be impeding or interfering with  
8 that. Ah...the town of Elkton has seen fit to designate  
9 this area as an area which they see ripe for future  
10 development by the current zoning.

11 I believe that it is mostly zoned R-3 which is  
12 very dense, ah..R-2 and R-3 at least, are dense residential  
13 categories. R-1 being less dense. R-3 would support  
14 apartments ah..things of that nature, R-2, single families,  
15 duplexes, and things of that nature. Obviously we are con-  
16 strained by the LDA designation which we are taking down  
17 from that, that density. But nonetheless it's something  
18 the town has felt that it ah...it's an area good for  
19 development as far as location, ah...additionally as I  
20 indicated, water and sewer is recently available and the  
21 town has recently increased their capacity at their water  
22 and sewer treatment facilities in the anticipation of future

1 development ah...in the town and of course this is an  
2 undeveloped parcel or tract within the town.

3 Ah...again, I guess that would be basically all  
4 I would have to say. Ah...as far as utility lines or houses  
5 I think might have been involved at one point as to their  
6 reasonable proximity. Like I said they go across the back  
7 and they are reasonably available within - Elkton is sorta,  
8 is, is unique type of town, is unique but is more like,  
9 like a, a lot of, more rural type municipality in that  
10 utility lines have not been run ah....past properties in  
11 advance of their need for utilization because of the small  
12 town does not want to have use to put out there generally  
13 developed over extended to the property but ah...it's very,  
14 very close and it's, it's, this property here is essentially  
15 one of the next links out of the town on the distribution  
16 tank chain for the water and sewer system; in other words,  
17 it's not like there's a development here, there's a big  
18 lot of land here and we're way over here we're the next  
19 door reproduction(PH) to go. So therefore, we they would be  
20 in favor with the existing designation. Ah...also, with  
21 respect to the other tracts of ah....which Mr. Lambert just  
22 put the map in existence, I also represent those developers

1 as well, which is route 213 ventures. It's two completely  
2 different entities and different people that are involved.  
3 Ah...and essentially that area again is, these two proper-  
4 ties are adjacent and the same arguments that I would  
5 have advanced before as far as utilities being available  
6 and about those utility lines actually crossed that  
7 property in part ah..., currently some old lines that the  
8 town has as well as some new lines; ah...additionally, the  
9 town has seen fit to see that as a, an area which the town  
10 I think wants developed and it, it was previously zoned  
11 ah...R-1 and R-2 and they have recently rezoned that  
12 property to R-3, again to make it compatible with the  
13 existing neighborhoods that are there ah...so they have  
14 seen fit that this is an area for, for development. Again,  
15 those developers would like to see a reasonable invest-  
16 ment return or their expectations returned. Ah.....

17 MR. BUTANIS: When was it rezoned?

18 MR. BAKER: Pardon me?

19 MR. BUTANIS: Do you know when it was rezoned?

20 MR. BAKER: August, I think.

21 MR. BUTANIS: This past August?

22 MR. BAKER: Yes, I believe that was when the



1 hearing went through. Ah..I'm not exactly sure, but  
2 I think that is when it was. Ah...bast (PH?) was rezoned  
3 on the ah..basis that the town's hall had built a mistake  
4 in the original zoning. Ah...a petition, ah..not a  
5 petition but a plan, a plan was adopted ah...

6 MR. BUTANIS: How long ago was the original  
7 zoning, do you know?

8 MR. BAKER: Mr. Reed, I defer to you, on '79?  
9 Does that sound right? The county is for '76.

10 MR. REED: I think the original zoning was  
11 placed by the county in 1963.

12 MR. BAKER: No the town zoning?

13 MR. REED: The town zoning, the last update is  
14 a town zoning of '79.

15 MR. BAKER: '79, that's what I thought. As far  
16 as the existing of a , the existence of any ah...wildlife  
17 habitats or ah ...species, or slopes or things of that  
18 nature, I would not accept Mr. Lambert I would defer to  
19 the engineers who are ah...experienced in that field and  
20 have gone out and visited the site and done their mapping,  
21 rather than do some markings on a, on a map that ah...was  
22 done after the fact. I think that McCrone is a respected

1 and professional firm and that their, that ah..deference  
2 should be given to the maps as they have prepared and  
3 planned them. Again, you have to take into consideration  
4 normal evidentiary rules and what not as far as ah the  
5 person having the expertise is there. Their expertise is  
6 deferred to and respected. And that will be all.

7 MR. KARASIC: Thank you. Mr. Gutman.

8 MR. GUTMAN: Mr. Baker what if I just ask you  
9 a question?

10 MR. BAKER: Sure.

11 MR. GUTMAN: Or two. Ah...That was as an attorney  
12 I'm sure you've read ah...very closely the criterion...  
13 was developed by the Commission and in defining the Limited  
14 Development Areas, just to refresh your memory, the para-  
15 graph begins where describing it with the sentence "Limited  
16 Development Areas are those areas which are currently  
17 developed in low or moderate intensity uses". Would you  
18 say that correctly describes that portion of the tract that  
19 you were talking about?

20 MR. BAKER: Absolutely, there is no development  
21 whatsoever on it at this point as far as housing, but the  
22 area is surrounded would, would, I think, would, would meet

1 that criterion. In other words....

2 MR. GUTMAN: No, no I'm speaking about the  
3 area that you would hope would remain as Limited Develop-  
4 ment. Ah...what I'm trying to ask, or saying is, today  
5 is there low development use of that property?

6 MR. BAKER: I would say that it's low,  
7 if, if a tree were left.

8 MR. GUTMAN: Is it existent?

9 MR. BAKER: Well, well what do you mean?

10 MR. GUTMAN: Are there houses?

11 MR. BAKER: There are no houses on the property,  
12 none at all.

13 MR. GUTMAN: Well then, that would, I don't  
14 believe would be quite in agreement with a low or moderate  
15 intensity use. It says, "are currently developed". Which  
16 would mean if you went out there and looked you would  
17 see development of either a low or a moderate intensity.  
18 And if I understand you correctly, there is no development.

19 MR. BAKER: Not on the immediate tract, however,  
20 in the immediate surrounds....

21 MR. GUTMAN: Yes, I'm not, I'm only talking  
22 about that tract.

1           MR. BAKER: Well I think that the critical area  
2 is documented as a whole and when you read it totally ah...  
3 one of the goals of the critical areas, critical areas ah...  
4 plan is to provide for, well to provide for growth and  
5 to provide for regulated growth. It's not, it's not to make  
6 everything stagnate ah...which I think is one of the mis-  
7 conceptions a lot people had about this plan. In other  
8 words, we are going to enact this as critical areas  
9 and everything stays the way it is. And that is not the  
10 intent of that document at all.

11           I think it is to provide for, for growth and for  
12 regulated growth in, in conformity with the environmental  
13 concerns that the critical areas is trying to adjust to  
14 to ah...make plans for, but it is not to prevent any  
15 further development. I'll disagree there one hundred percent.

16           MR. GUTMAN: Well, then if I understand you  
17 correctly....

18           MR. BAKER: Otherwise, I mean if, if you've  
19 got development already you, you can't have any more. I  
20 mean basically the concern with these critical areas legis-  
21 lation is how is our undeveloped property going to be devel-  
22 oped if it's already developed, you can't do anything more

1 with it.

2 MR. GUTMAN: Well, if I understand you correctly  
3 then, what you're really suggesting is that the growth  
4 allocation that would be available to the county, to the  
5 town..

6 MR. BAKER: To the town.

7 MR. GUTMAN:....would be on the parcel you're  
8 speaking of.

9 MR. BAKER: Both parcels I'm speaking of.

10 MR. GUTMAN: On both parcels. That, that would  
11 be the location of the growth allocation ah....in the,  
12 from the perspective of the clients that you represent.

13 MR. BAKER: That's correct. Ah...ah...again,  
14 ah...

15 MR. GUTMAN: Alright, why can't we....

16 MR. BAKER: .....,again, now to refer back to  
17 the tract which is owned by the 213 venture, there has  
18 been some recent development on that property. There  
19 ah...was in the past few years, there were around 40 units,  
20 is that how many there are, Mr. Reed, at the White Hall  
21 Circle?

22 MR. REED: Yes.

1                   MR. BAKER: Ah...this is around a 40 unit ah..  
2 apartment complex on 4½ acres. Ah....ah...this is not  
3 within the critical areas but it is on the same parcel  
4 one was in the ah...very close proximity.

5                   MR. GUTMAN: Well, we, we ah...

6                   MR. BAKER: It's on the same parcel if that's  
7 what you're concerned about but I think you can't just  
8 look parcel by parcel. You have to take this thing as  
9 a concept, the whole thing. Just because Mr. X owns  
10 a hundred acres and he hasn't done anything and Mr. Y  
11 next door has developed his in limited, in, in development  
12 ah...Mr. Y shouldn't be able to continue to develop be-  
13 cause he already has and Mr. X, he, he automatically be-  
14 comes Mr. ah...park land; in fact, it's Mr. X with no  
15 development should be permitted some consistent with  
16 ah....critical and not...

17                   MR. GUTMAN: Of course, you understand that  
18 our authority is limited to that which is within the  
19 critical area, we, we ...

20                   MR. BAKER: I understand. What you were just  
21 asking about what was being done on the parcels analysis.

22                   MR. GUTMAN: Well, I meant that portion of the

1 parcel that is totally within the critical area boundary.  
2 Ah...thank you very much Mr. Baker.  
3 MR. BAKER: Right. Thank you.  
4 MR. KARASIC: Thank you Mr. Baker. Is there  
5 anyone else who desires public comment?  
6 MR. BUTANIS: I would just like to ask Mr. Baker  
7 one more question.  
8 MR. KARASIC: Alright.  
9 MR. BUTANIS: As I understand, you're merely  
10 speaking out of favor of a designation of these parcels  
11 at the present time. You are not looking to expand any?  
12 MR. BAKER: Not, none whatsoever. I said my  
13 clients are, are, obviously....  
14 MR. BUTANIS: You're content with the way they  
15 have been managed?  
16 MR. BAKER: ....they would rather be designated  
17 ah...intensely developed area, but everybody would like  
18 to have that category even if they are not going to use  
19 it because it obviously makes their land more valuable.  
20 Ah...but they can live with the designation as it is, as  
21 it is now. Were it to be changed, they can't live with  
22 it because it would basically make their, you know,

1 several hundred acres so they can't really do hardly  
2 anything with it. I mean, like I say, there's been  
3 nothing, you look at the map basically that designates  
4 the property as ah...having any of the magic criterion to  
5 take it away. Other than that portion that is RCA, we're,  
6 we're not saying that. The RCA area is low area and it's  
7 growing wild and it's marshland. It's a habitat, there's  
8 no question about it.

9 MR. BUTANIS: Thank you.

10 MR. KARASIC: Anything else.

11 MR. BUTANIS: No. I just think we can close  
12 the meeting and if you want to ask questions, I guess I  
13 could go over the record later.

14 MR. KARASIC: If there's no further public  
15 comment, we'll call the meeting, the hearing to a close.  
16 Thank you very much for attention this evening.

17 AUDIENCE SPEAKER: You made a comment that  
18 the record would be left open?

19 MR. KARASIC: Yes.

20 AUDIENCE SPEAKER: (Inaudible).

21 MR. KARASIC: Alright. Again, as I stated  
22 earlier the record will be left open for an additional



1 week. If there are any of you or anyone else you may  
2 know who wishes to add to the record, they may do so for  
3 a period of one week. Thank you very much.

4 MR. BAKER: I have one other question.

5 MR. KARASIC: Mr. Baker.

6 MR. BAKER: You indicated that the critical areas  
7 McCrone just want to have an opportunity to speak before  
8 you folks?

9 MR. KARASIC: Yes.

10 MR. BAKER: Ah...I would be interested in being  
11 a, ah, being notified as many of you other folks would when  
12 that's going to be; we're sorta not given a shot at this  
13 guy. Ah...you know, and we're not going to know what they  
14 are going to say at that hearing...ah, we haven't had any  
15 of the rights whatsoever so far but ah if our comment period  
16 is up for one week and they come in three weeks from now  
17 and say something that's 180 degrees out from what every-  
18 body has been saying all along we don't have an opportunity  
19 which concerns me.

20 MR. KARASIC: Mr. Gutman would you like to address  
21 that?

22 MR. GUTMAN: Well, Mr. Baker we have not ah...

1     firmed up a particular date when we hope to have the  
2     consultant either speak directly with the panel nor  
3     has the consultant, to the best of my knowledge, been  
4     advised of a coming meeting of the full commission. I  
5     would say that when the commission meets and if the  
6     consultant is added to that agenda, all of those meetings  
7     are open to the public and we could certainly make every  
8     effort to insure you were advised of an agenda item that  
9     would include the consultant ah...giving further in-  
10    formation about the town of Elkton's plan.

11           MR. BAKER:   Okay, good.

12           MR. GUTMAN:  Ah...we generally meet on the  
13    first Wednesday of the month and we'll, in all likelihood  
14    be meeting on the third Wednesday as well in December.  
15    Those meetings taking place in Annapolis. In the past,  
16    the past several meetings have started at 1:00 o'clock and  
17    we've met at the Department of Agriculture, that's a  
18    state office building on Harry S. Truman Parkway. But  
19    ah...if you will make sure that, ask the person who's  
20    right behind you, ah...this is Carolyn Watson has your  
21    name and address and I think she could probably take care  
22    of insuring that you would hear about an agenda item that

1 would include the consultants.

2 MR. BAKER: Okay, thanks a lot.

3 MR. KARASIC: Thank you. Are there any other  
4 individuals who wish to be notified about the circumstances  
5 of the public, of the commission meeting at which time  
6 the consultants will present the plan?

7 MR. REED: Yes, we would like to be in all right(PH).

8 MR. KARASIC: Thank you once again and the  
9 hearing is adjourned.

10 (Whereupon, Monday, November 23, 1987, the  
11 hearing adjourned.)

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C E R T I F I C A T E

This is to certify that the foregoing transcript  
In the matter of:

The Critical Area Chesapeake  
Bay Commission on the Proposed Plan of the  
town of Elkton

BEFORE: Ronald A. Karasic, Chairman

DATE: November 23, 1987

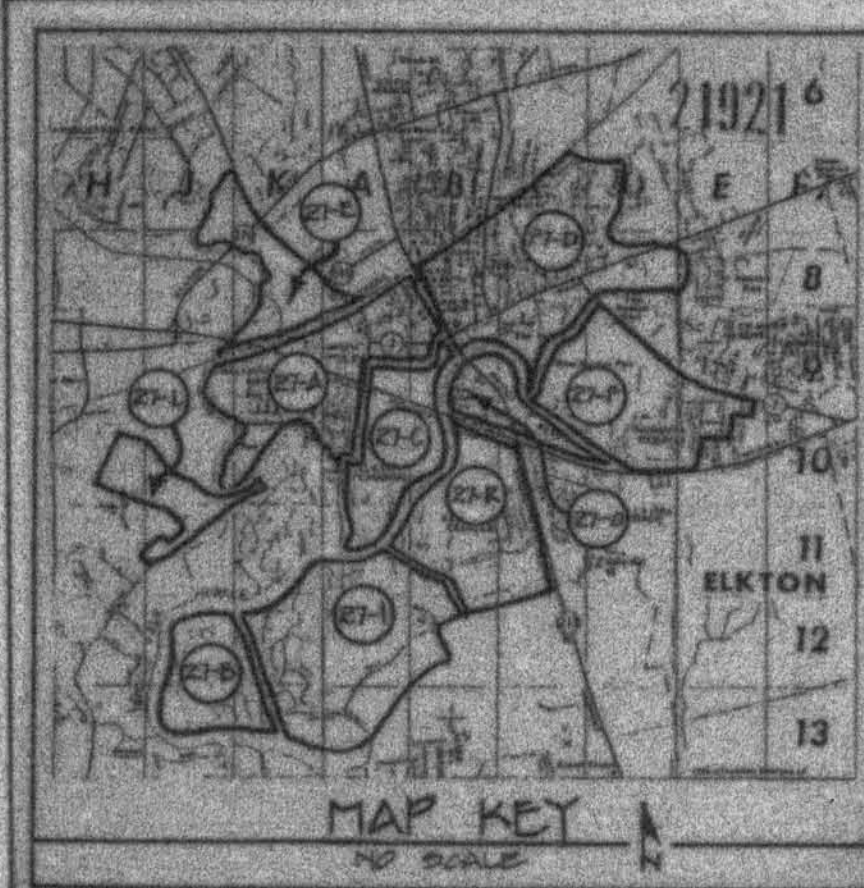
PLACE: Town Hall, Elkton, Maryland

represents the full and complete proceedings of the  
aforementioned matter, as reported and reduced to typewriting.



Debbie Becker  
FREE STATE REPORTING, INC.

CHESAPEAKE BAY  
CRITICAL AREA PROTECTION  
PROGRAM

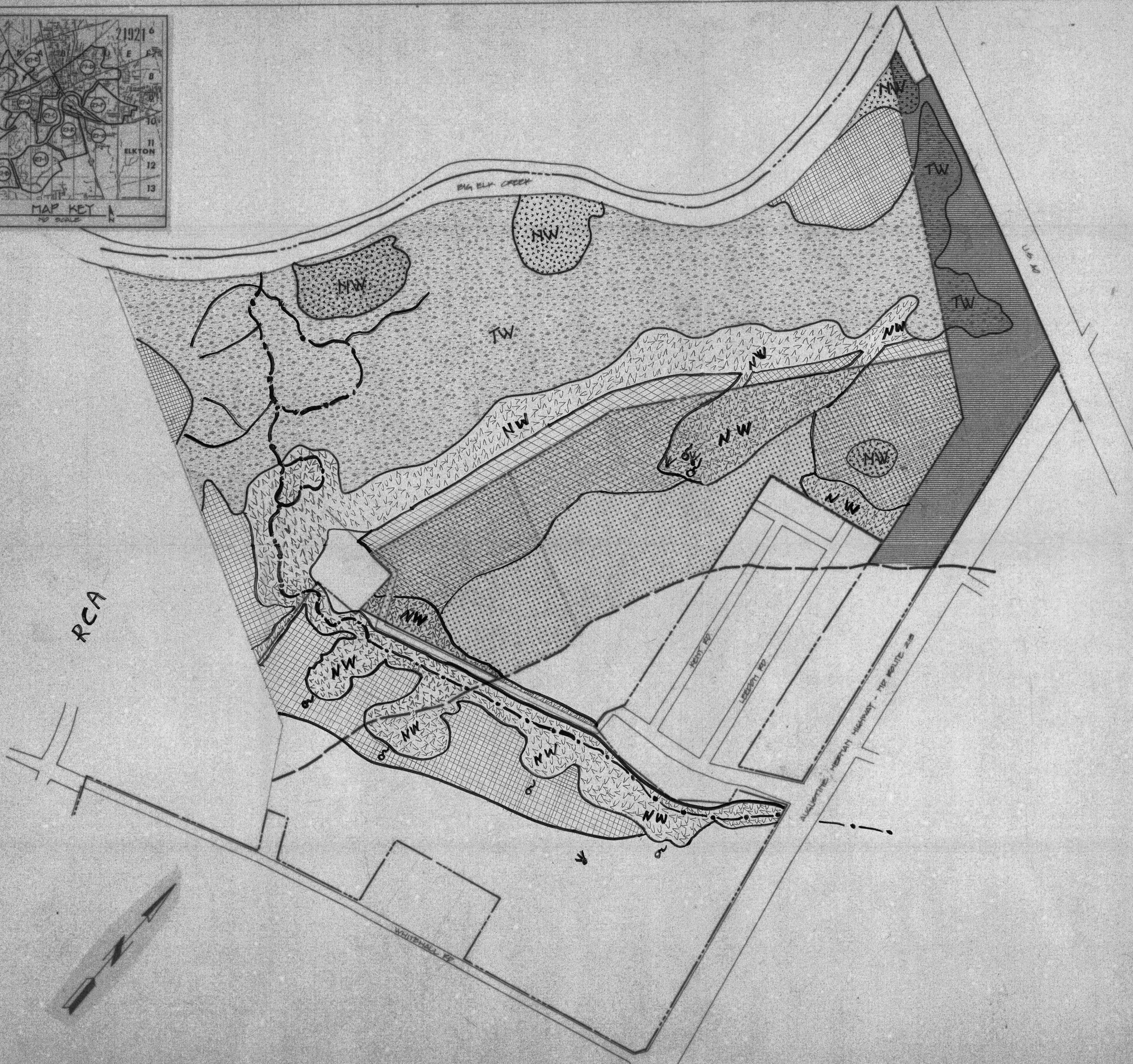


CRITICAL AREA BOUNDARY

CRITICAL AREA BOUNDARY  
BASED ON "CRITICAL AREA BOUNDARY" AND "WETLANDS" MAPS, U.S. DEPT. OF THE INTERIOR

WETLANDS

TIDAL WETLANDS  
 NON-TIDAL WETLANDS  
NOTE: FIELD VERIFIED (REFLECTS 1991),  
 PLAT NOT BASED ON FIELD SURVEY.  
SOURCE: "WETLAND BOUNDARIES" AND "WETLANDS" MAPS, U.S. DEPT. OF THE INTERIOR



RIPARIAN FOREST OF HABITAT

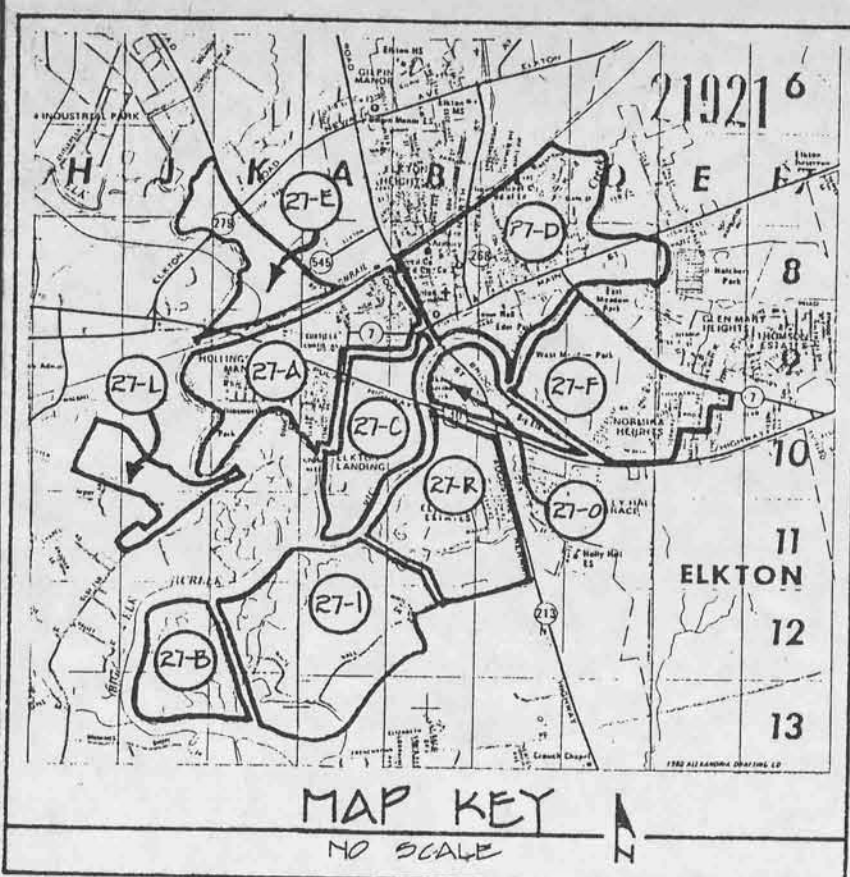
Fresh Water Spring Seeps -  $\alpha$   
 Wet Spot -  $\omega$   
 Stream:  
 Perennial - ~~~~~

LAND USE DESIGNATIONS

IDA - INTENSELY DEVELOPED AREAS  
 LDA - LIMITED DEVELOPMENT AREAS  
 PCA - RESOURCE CONSERVATION AREAS  
NOTE: LAND USE DESIGNATIONS ARE BASED ON THE 1991 AERIAL PHOTOGRAPHY AND FIELD SURVEY. PLAT NOT BASED ON FIELD SURVEY. SOURCE: "LAND USE DESIGNATIONS" MAP, U.S. DEPT. OF THE INTERIOR

ELKTON  
 CECIL CO. E.D.3  
 SCALE 1"=200'

21921



**CHESAPEAKE BAY  
CRITICAL AREA PROTECTION  
PROGRAM**

**CRITICAL AREA BOUNDARY**

..... CRITICAL AREA BOUNDARY

SOURCE: "WETLAND BOUNDARIES", THE FISH AND WILDLIFE SERVICE AND THE NATIONAL WETLAND INVENTORY, FWS, U.S. DEPT. OF THE INTERIOR.

**WETLANDS**

..... TIDAL WETLANDS

..... NON-TIDAL WETLANDS

NOTE: FIELD VERIFIED, FEBRUARY 1987.  
PLAT NOT BASED ON FIELD SURVEY.

SOURCE: "WETLAND BOUNDARIES", THE FISH AND WILDLIFE SERVICE AND THE NATIONAL WETLAND INVENTORY, FWS, U.S. DEPT. OF THE INTERIOR.

**LAND USE DESIGNATIONS**

..... IPA - INTENSELY DEVELOPED AREAS

..... LDA - LIMITED DEVELOPMENT AREAS

..... RCA - RESOURCE CONSERVATION AREAS

NOTE: LAND USE DESIGNATIONS ARE BASED ON THE CHESAPEAKE BAY CRITICAL AREA APPROXIMATE AS DETERMINED BY FEDERAL REGULATIONS OF FEBRUARY 1987, CHAPTER 18.02.

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