

Environmental Report for Critical Area Growth Allocation

**Carter Farm at Chesterfield Avenue
Centreville, Maryland
Job # 210117**

Lands of
Chesterfield LLC

Prepared for
Green Development c/o Ernie Sota
September 30, 2021

Prepared by
Lane Engineering, LLC
354 Pennsylvania Avenue
Centreville, MD 21617

Purpose

This report is intended to address the requirements of COMAR 27.01.02.06-2 pertaining to Critical Area Growth Allocation. Site and plan information used in this report is taken from an Environmental Features Plan prepared by Lane Engineering, LLC dated September 30, 2021, a PUD General Plan prepared by LaQuatra Bonci Associates and a Conceptual Stormwater Management Plan prepared by Common Ground and submitted for Town review with this report on September 30, 2021. These plans are incorporated with this report by reference.

Information in this report follows the order and content prescribed in COMAR 27.01.02.06-2.

Project Description

- Tax Map 35I, Grid 19, Parcel, 1288
- Located in the Northwest portion of the Town of Centreville along Chesterfield Avenue (Public Street) and the Yellow Bank Stream, a tidal headwater tributary of the Corsica River.
- Subject property is a 46.869 acre site with existing vacant home, agricultural field and wooded shoreline with steep slopes leading to non-tidal (1.263 AC) and tidal (6.396 AC) wetlands. A short section of tributary stream exists in the southwest portion of the property. 0.72 AC of tidal wetlands on County portion of the property are mapped as “State Wetlands” per the 1972 State Wetland Maps. Wetlands and streams as shown on the Environmental Features Plan have been reviewed by Chris Pajak, Maryland Department of Environment. Nontidal wetlands as shown have been reviewed by the U.S. Army Corp of Engineers and a Jurisdictional Determination Verification Map was approved April 1, 2014 (Attachment #1).
- All steep slopes 15 percent or greater, tidal wetlands, non-tidal wetlands and streams are protected by an Expanded Buffer of 12.505 AC. Tidal wetlands are not included in the Expanded Buffer. The methodology and calculations used for Buffer Expansion for Steep Slopes and Tributary Streams is outlined in detail on the Environmental Features Plan.
- The Critical Area calculations, methodology and Buffer Expansion as shown on the Environmental Features Plan have been previously reviewed and approved by the Maryland Critical Area Commission in association with a prior approval of Growth Allocation on this site associated with a different project in 2015 (Attachment # 2)
- Site elevations in the open field portions of the site range from approximately 55 feet to 16 feet as shown on the Environmental Features Plan. Shoreline Buffer areas contain steep slopes many exceeding 15 percent. An Expanded Buffer is proposed for areas of steep slopes. All upland areas of the site drain towards the Yellow Bank Stream.
- As shown on the Environmental Features Plan the 100 year Flood Zone (AE elevation 6 ft) is located within the Expanded Buffer and does not impact the proposed development.
- 44.757 AC of Parcel 1288 located within Town limits has a Critical Area Limited Development Area (LDA) designation.
- 2.112 AC is located in the unincorporated portion of Queen Anne’s County. The unincorporated area of the property is almost exclusively tidal wetlands and is designated as a Critical Area Resource Conservation Area. (RCA)
- Proposed PUD development includes 126 total non-riparian residential units consisting of single-family detached homes, townhomes, multi-family, shared residential and commercial parking areas, adaptive re-use of the existing farm residence, neighborhood

commercial space, a community farm, community open spaces, public and private streets, multi-modal pathways, perimeter trail and two overlooks and Environmental Site Design stormwater management features. The project is proposed to be constructed in several phases.

- Growth Allocation from LDA to IDA is requested for 40.372 acres. (entire site area minus unincorporated area and area of tidal wetlands)

Recent Subdivision/Development History

- The property has not been developed or subdivided since December 1, 1985. The site includes a private single-family, detached residence that pre-dates December 1, 1985. The site is listed in the Maryland Historic Trust (MHT) Inventory. (QA-333) An inquiry has been made to MHT concerning a records search for any significant archeological resources which may be present on the site. No information has been provided to date although it is believed the site once contained a historic home which burned down in 1908
- The site received Concept Plan approval for a proposed TND development and Critical Area Growth Allocation approval for 40.372 acres IDA designation in 2015. This project was not moved forward by the previous developer.

Project Narrative Overview

- The proposed PUD is designed as an environmentally-sensitive and agrarian-themed neighborhood developed around a protected forested Critical Area Buffer, other community open spaces and a working community farm. The proposed community is pedestrian-friendly with a hierarchy of public streets, living streets (Woonerfs) and other multi-modal pathways and sidewalks connecting all parts of the community. Shared vehicular parking is proposed instead of traditional residential driveways in a majority of the developed area. All residential homes have required access for delivery, service and emergency response vehicles.
- A 12.505 AC± completely forested Critical Area Buffer with expansions for steep slopes is proposed.
- Proposed development, excepting portions of a proposed public trail and two observation overlook areas, is limited to the area of the site outside of the Expanded Buffer. (27.968 AC)
- Town of Centreville 2009 Community (Comprehensive) Plan identifies Centreville as a “Growth Area” for Queen Anne’s County.
- The Plan’s Future Town Land Use Map, Figure 11, (Attachment #3) identifies the site as appropriate for “Traditional Neighborhood Development.” Through numerous work sessions with the Town Planning Commission and Town Council, it has been determined that the proposed development is a form of Traditional Neighborhood Development subject to pending PUD Zoning Ordinance and Subdivision Regulation text amendments.
- Maximum density permitted in the TND Zoning District with a PUD is 5 dwelling units per acre. Proposed density is 2.8 dwelling units per acre (126 units/44.75 AC total site area).
- Figure 12, Future Town Growth Area and Greenbelt (Attachment #4) identifies the site as an “Infill Area” and shows a Proposed Greenway along Yellow Bank Stream. The greenway is further described on Page 5-6 of the Centreville Community Plan.

(Attachment #5) The Plan objective is to provide a greenway and path for The North Brook subdivision east of MD RT 213 all the way to the Town Wharf property just west of the project site and ultimately to the existing Mill Stream path and greenway on the west and south sides of the Town. The proposed project provides the greenway buffer and public path connections generally envisioned in the Town's plan.

- The proposed project will be served by public water and sewer. Town Staff has indicated that the Town's wastewater treatment plant (WWTP) currently has capacity for the proposed development. While only limited preliminary engineering for utilities has been performed to-date, it is anticipated that a gravity collection system will be used on-site with conveyance to the nearby Centreville WWTP via on-site pump stations with shellfish protection measures and a force main crossing the intervening Board of Education property. Public water would be a loop system into existing water mains which would also include a crossing of the Board of Education property to the existing water storage tower. The developer will be responsible for acquisition of sewer and water allocation and for all on-site and off-site public water and sewer improvements necessary to serve the project.
- The subject site is designated on the Town's Critical Area Map as "Infill Growth Allocation Area" (Attachment #6). This is consistent with the Town's Comprehensive Plan and Zoning Ordinance as outlined above.
- The proposed Growth Allocation from Limited Development Area (LDA) to Intensely Developed Area (IDA) is entirely consistent with the Town's Comprehensive Plan, Zoning Ordinance and Critical Area Program. The site was previously approved for Growth Allocation by the Town and Critical Area Commission in 2015 as a Refinement to the Town's Critical Area Program since the site was identified and pre-mapped for Growth Allocation.

Critical Area and Growth Allocation Acreage

- The entire property is located within the Critical Area 46.869 AC.
- 44.757 acres are within Town limits and are designated as Limited Development Area
- 12.404 acres within the Town limits are in Expanded Buffer
- 4.385 acres are tidal wetlands within Town limits
- 2.112 acres are within the County and are designated as Resource Conservation Area (RCA) and are not proposed for development disturbance or Growth Allocation.
- 2.011 acres within County are tidal wetlands of which 0.72 acres are "State Wetlands." 0.101 acres are upland and part of the Expanded Buffer
- Growth Allocation from LDA to IDA is requested for the 40.372 acre Town portion of the site including the Expanded Buffer within Town limits (12.404 AC) and not including the 4.385 acres of tidal wetlands within Town limits.
- The Town of Centreville currently has 180 acres of Growth Allocation available.

Proposed Forest Clearing

- Total forest on the site is 11.664 acres and is predominantly located within the Expanded Buffer. As shown on the PUD General Plan there are a few locations where existing forest cover extends slightly beyond the Expanded Buffer but no clearing of existing forest is proposed beyond minimal clearing necessary for construction of a Public Trail within and slightly outside of the Expanded Buffer. Trail alignment and design are still

conceptual at this point and will require coordination between the developer and the Town to ensure the Trail is compliant with all applicable Town, State and Federal requirements for public access.

Stormwater Management Concept

- A Concept Stormwater Management (SWM) Plan has been prepared by Common Ground to address the County Stormwater Management Ordinance and Critical Area 10 Percent Rule requirements. The SWM features proposed to be utilized are shown on the SWM Concept Plan and include Best Management Practices (BMPs) such as Micro infiltration, non-roof top disconnection, bioswales, green roofs, permeable pavers, rain gardens, and grass swales.
- Engineering and construction plans for SWM and a complete SWM report will be reviewed and approved by the Town, County and Critical Area staff as a condition of final development approval.

Ten (10) Percent Pollution Reduction

- By adhering to new State and County regulations and standards for SWM, it is not anticipated that the project will have any difficulty adhering to the Critical Area 10 Percent Rule for IDA development which requires that pollutant loads from a development site be reduced to a level at least 10 percent below the same load generated by the site prior to development.
- Preliminary calculations prepared for the Concept SWM Plan indicate that phosphorous loads will be reduced by more than 10 percent from pre-development levels and that Environmental Site Design treatment volume requirements will be met.
- Engineering and construction plans for SWM and a complete SWM report will be reviewed and approved by the Town, County and Critical Area staff as a condition of final development approval.

Soil Erosion and Sediment Control

- A Limit of Disturbance (LOD) will be established for the area proposed for development construction activity. This LOD will not encroach on the Expanded Buffer.
- A detailed Sediment and Erosion Control (SEC) Plan will be prepared and approved by the Queen Anne's County Soil Conservation District (SCD). This plan will detail measures and a sequence of construction to be used to minimize sediment and erosion while the site is under construction and before it is properly stabilized.
- Queen Anne's County Department of Public Works will issue a grading permit and all sediment and erosion control devices will be subject to posting of a surety.
- A pre-construction meeting is required with Town, County and State officials to confirm sediment and erosion control methods to be used and the sequence of construction.
- During construction there are regular reporting and inspection requirements with the Maryland Department of Environment.

Critical Area Lot/Site Coverage

- Lot/site coverage limitations will not apply to the IDA portion of the development.
- The lot coverage proposed within the Expanded Buffer (LDA) portion of the site is the proposed public trail and overlooks. Lot coverage in the LDA portion of the site is

limited to 15 percent. Conceptual design for the public trail within the Expanded Buffer (LDA) is a 5 ft. wide crushed limestone dust trail of approximately 4,100 LF totaling approximately 20,500 SF. The Expanded Buffer is 12.404 AC. Lot coverage for the trail is 3.7 percent of the LDA area.

Mitigation for Forest Clearing

- Mitigation for limited clearing for the Public Trail and overlooks will be required based on amount of clearing proposed for these paths within and outside of the Expanded Buffer. It is anticipated that the specific trail alignment and construction will work around existing trees to the maximum extent possible so clearing is limited.
- Mitigation planting amounts will be determined with the final design of the proposed trail as designed.

Proposed Afforestation

- No afforestation is required for IDA development other than that which is required within the Expanded Buffer as part of an approved Buffer Management Plan. The proposed development will be required to comply with Town Landscaping and Tree Canopy regulations.

Local Zoning

- The property is currently zoned as Traditional Neighborhood Design (TND). A TND Planned Unit Development (PUD) is proposed.
- The proposed project is designed to be consistent with the adopted TND regulations as modified by pending zoning text amendments for the PUD overlay or floating zone. Maximum density permitted is 5 dwelling units per acre. Proposed density is 2.8 dwelling units per acre (126 units/44.75 AC total site area).

Buffer Management Plan

- The Buffer Management Plan for this project will require complete afforestation/establishment of the expanded Buffer except for areas used for the Public and Community Trails. There are a few small areas where the Expanded Buffer extends into the existing farm field. These Buffer Areas will be required to be afforested using native species plantings and per the quantities and plant mixes as prescribed by Critical Area Buffer Management Plan regulations.
- The Conceptual Critical Area Buffer Management plan shows approximately 1.6 acres of proposed afforestation within the Expanded Buffer. Proposed plantings for afforestation of this area include native canopy trees, understory trees and large shrubs creating a multi-tiered canopy.
- The final Buffer Management Plan planting amounts will be determined with the final design of the proposed public path and overlooks as designed.

Habitat Protection Plan

- The Maryland Department of Natural Resources (DNR) Wildlife Heritage Service has determined in a letter dated April 28, 2021, that there are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated. Open waters that are adjacent to the site are known historic waterfowl

concentration areas. DNR remote sensing analysis suggests that the forested areas on the property provide habitat for Forest Interior Dwelling Birds (FIDs). (Attachment #7).

- No woodland clearing is proposed that would disturb any possible FIDs habitat and no marine construction is proposed that would disturb migratory waterfowl.
- Virginia Institute of Marine Sciences (VIMS) 2019 mapping indicates no submerged aquatic vegetation (SAV) in waters adjacent to this site.
- Figure 7, Natural Resources Map from the 2009 Centreville Community Plan identifies the area of Yellow Bank Stream on the western edge of the site as anadromous fish propagation waters.
- Based on the above information a Habitat Protection Plan should not be required with this proposed Growth Allocation request. The developer should consult with the Maryland Department of Natural Resources before proceeding with any marine permit and construction activity related to any future proposed marine construction.

Attachments

- Attachment #1 - US Army Corp of Engineers Preliminary Jurisdictional Determination
- Attachment #2 - MD Critical Area Commission Letter dated 8/11/15
- Attachment #3 - Future Town Land Use Map, Figure 11
- Attachment #4 - Future Town Growth Area and Greenbelt, Figure 12
- Attachment #5 - Centreville Community Plan Page 5-6
- Attachment #6 - Critical Area Map
- Attachment #7 - DNR letter dated 4/28/2021



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, EASTON FIELD OFFICE
218 NORTH WASHINGTON STREET, SUITE 304
EASTON, MD 21601

1 April 2014

Clayton C. Carter Trustees
c/o Lane Engineering LLC
Mr. Sean Callahan
117 Bay Street
Easton, Maryland 21601

Dear Gentlemen:

This is in response to your letter dated 7 January 2014 requesting a preliminary determination of the presence of waters of the United States, including jurisdictional wetlands adjacent and abutting Corsica River on your approximately 46.869 acre property, Tax Map 351, Parcel 1288, 408 Chesterfield Avenue, Centreville, Queen Anne's County, Maryland. Your request has been assigned the file name, **CENABOP-RMS (Carter, Clayton C. Trustees) 2014-00500-M13**.

Field inspections with representatives of the Maryland Department of the Environment were conducted on 12 /December 2013 and 28 March 2014. This preliminary jurisdictional determination finds that there are waters of the United States, including jurisdictional wetlands within the review area as correctly indicated within the review area on the enclosed drawing dated 30 December 2013 and correctly identifies all potential jurisdictional waters and wetlands within the review area. These areas may be regulated by this office pursuant to Section 10 of the Rivers and Harbors Act of 1899 and/or Section 404 of the Clean Water Act.

This preliminary jurisdictional determination is based on the information included on the enclosed Preliminary Jurisdictional Determination Form and is not appealable. If you do not agree with the extent of waters or wetlands and this preliminary JD, you are hereby advised of your option to request and obtain an approved JD from this office at the address above. An approved JD is an official, written Corps determination stating the presence or absence of jurisdictional waters of the United States and identifies the limits of waters of the United States on a project site. An approved JD can be relied upon for a period of 5 years and can be appealed through the Corps' administrative appeal process set out at 33 CFR Part 331.

You are reminded that any grading or filling of waters of the United States, including jurisdictional wetlands, is subject to Department of the Army authorization. State and local authorizations may be required to conduct activities in these locations. Wetlands under the jurisdiction of the Maryland Department of the Environment (MDE) may be located on the parcel. You may contact the MDE for information regarding jurisdiction and permitting requirements at (410) 537-3768. In addition, the Interstate Land Sales Full Disclosure Act may require that prospective buyers be made aware, by the seller, of the Federal authority over any waters of the United States, including wetlands, being purchased.

In future correspondence and permit applications regarding this parcel please include the file number located in the first paragraph of this letter. A copy of this letter will be furnished to MDE for informational purposes. If you have any questions concerning this matter, please call Rod Schwarm of the Easton Field Office at 410-820-8550. Please direct any written correspondence to the Easton Field Office at:

US Army Corps of Engineers
Easton Field Office
Talbottown Shopping Center
218 North Washington Street, Suite 304
Easton, Maryland 21601

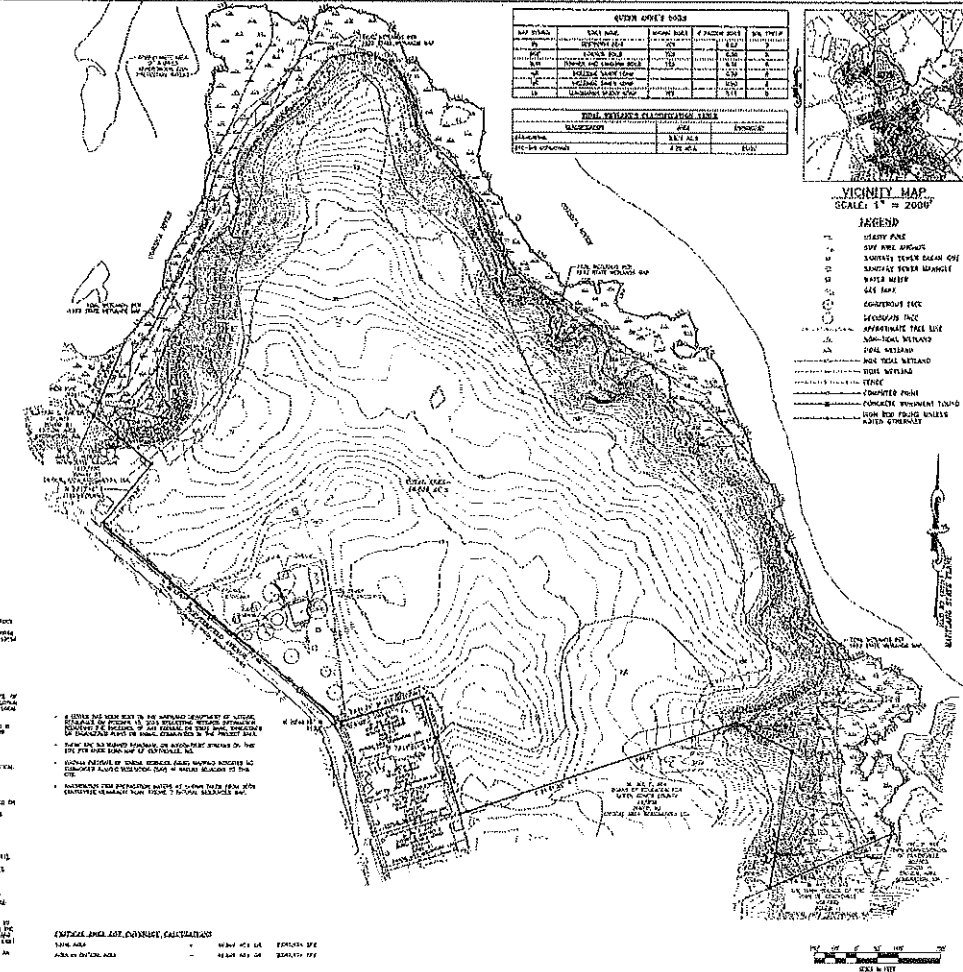
Sincerely,

A handwritten signature in black ink, appearing to read "Rod Schwarm", with a long horizontal flourish extending to the right.

Rod Schwarm, PWS
Maryland Section Southern

Enclosures

STATION	APPROXIMATE MEAN HIGH WATER	APPROXIMATE MEAN HIGH WATER
101	114.12	114.12
102	114.12	114.12
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QUOTA CODE'S DATA				
NO.	DATE	DESCRIPTION	AMOUNT	STATUS
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- LEGEND**
- PROPOSED CANAL
 - EXISTING CANAL
 - WATER WAYS
 - ROAD
 - FENCE
 - PROPERTY BOUNDARY
 - CONCRETE PAVEMENT
 - HIGHWAY
 - RAILROAD
 - AIRPORT
 - POWER LINE
 - TELEPHONE LINE
 - GAS LINE
 - WATER METER
 - SEWER
 - DRAINAGE
 - ELEVATION
 - SPOT ELEVATION
 - BENCH MARK
 - CONTROL POINT
 - CONCRETE PAVEMENT
 - HIGHWAY
 - RAILROAD
 - AIRPORT
 - POWER LINE
 - TELEPHONE LINE
 - GAS LINE
 - WATER METER
 - SEWER
 - DRAINAGE
 - ELEVATION
 - SPOT ELEVATION
 - BENCH MARK
 - CONTROL POINT

LAURE ENGINEERING, LLC
 1111 Green Valley Road, Suite 100, Baltimore, MD 21220
 Phone: 410-538-1111
 Fax: 410-538-1112
 Email: info@laure-engineering.com
 Website: www.laure-engineering.com

PROVISIONAL JURISDICTIONAL DETERMINATION MAP WITH MAPS OF NEARBY WETLANDS ON THE LANDS OF BANK OF AMERICA AND CLAYTON C. CARTER

DATE: 1/1/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]

JURISDICTIONAL DETERMINATION VERIFICATION MAP
 FOR: Clayton C. Carter Trustees
 CENAB-OP-RMS20K-00500 M/DZ
 COE SIGNATURE: [Signature] DATE: 1/1/2014
 U.S. ARMY ENGINEER DISTRICT, BALTIMORE

**ATTACHMENT
PRELIMINARY JURISDICTIONAL DETERMINATION FORM**

BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR PRELIMINARY JURISDICTIONAL DETERMINATION (JD): 1 April 2014

B. NAME AND ADDRESS OF PERSON REQUESTING PRELIMINARY JD:

Clayton C. Carter Trustees
c/o Lane Engineering, LLC
117 Bay Street
Easton, Maryland 21601

**C. FILE NAME: CENABOP-RMS (CARTER, CLAYTON C. TRUSTEES)
2014-00500-M13**

**D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:
(USE THE ATTACHED TABLE TO DOCUMENT MULTIPLE WATERBODIES
AT DIFFERENT SITES)**

State: MD County: Queen Anne's City: Centreville

Center coordinates of site (lat/long in degree decimal format):
Lat. 39.051906°, Long. -76.068899°

Name of waterbody: Corsica River

Identify (estimate) amount of waters in the review area:

Non-wetland waters: Corsica River
Cowardin Class:
Stream Flow: tidal
Wetlands: 6.396 acres
Cowardin Class:

Name of any water bodies on the site that have been identified as Section 10 waters:

Tidal: Corsica River
Non-Tidal:

E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

- Office (Desk) Determination. Date:
 Field Determination. Date(s): 12 December 2013 & 28 March 2014

1. The Corps of Engineers believes that there may be jurisdictional waters of the United States on the subject site, and the permit applicant or other affected party who requested this preliminary JD is hereby advised of his or her option to request and obtain an approved jurisdictional determination (JD) for that site. Nevertheless, the permit applicant or other person who requested this preliminary JD has declined to exercise the option to obtain an approved JD in this instance and at this time.

2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre-construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an approved JD for the activity, the permit applicant is hereby made aware of the following: (1) the permit applicant has elected to seek a permit authorization based on a preliminary JD, which does not make an official determination of jurisdictional waters; (2) that the applicant has the option to request an approved JD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an approved JD could possibly result in less compensatory mitigation being required or different special conditions; (3) that the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) that the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) that undertaking any activity in reliance upon the subject permit authorization without requesting an approved JD constitutes the applicant's acceptance of the use of the preliminary JD, but that either form of JD will be processed as soon as is practicable; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a preliminary JD constitutes agreement that all wetlands and other water bodies on the site affected in any way by that activity are jurisdictional waters of the United States, and precludes any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an approved JD or a preliminary JD, that JD will be processed as soon as is practicable. Further, an approved JD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331, and that in any administrative appeal, jurisdictional issues can be raised (see 33 C.F.R. 331.5(a)(2)). If, during that administrative appeal, it becomes necessary to make an official determination whether CWA jurisdiction exists over a site, or to provide an official delineation of jurisdictional waters on the site, the Corps will provide an approved JD to accomplish that result, as soon as is practicable.

This preliminary JD finds that there "may be" waters of the United States on the subject project site, and identifies all aquatic features on the site that could be affected by the proposed activity, based on the following information:

SUPPORTING DATA. Data reviewed for preliminary JD (check all that apply

- checked items should be included in case file and, where checked and requested, appropriately reference sources below):

- Maps, plans, revised plat submitted by Lane Engineering LLC dated 30 December 2013
- Data sheets prepared/submitted by or on behalf of the applicant/consultant by
 - Office concurs with data sheets/delineation report.
 - Office does not concur with data sheets/delineation report.
- Data sheets prepared by the Corps:
- Corps navigable waters' study:
- U.S. Geological Survey Hydrologic Atlas:
 - USGS NHD data.
 - USGS 8 and 12 digit HUC maps.
- U.S. Geological Survey map(s). Cite scale & quad name:
- USDA Natural Resources Conservation Service Soil Survey. Citation:
- National wetlands inventory map(s). Cite name:
- State/Local wetland inventory map(s):
- FEMA/FIRM maps:
- 100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)
- Photographs: Aerial (Name & Date): Google Earth 1995, 2005 & 2007.
- Previous determination(s). File no. and date of response letter:
- Other information (please specify): Field inspections 12 December 2013 & 28 March 2014

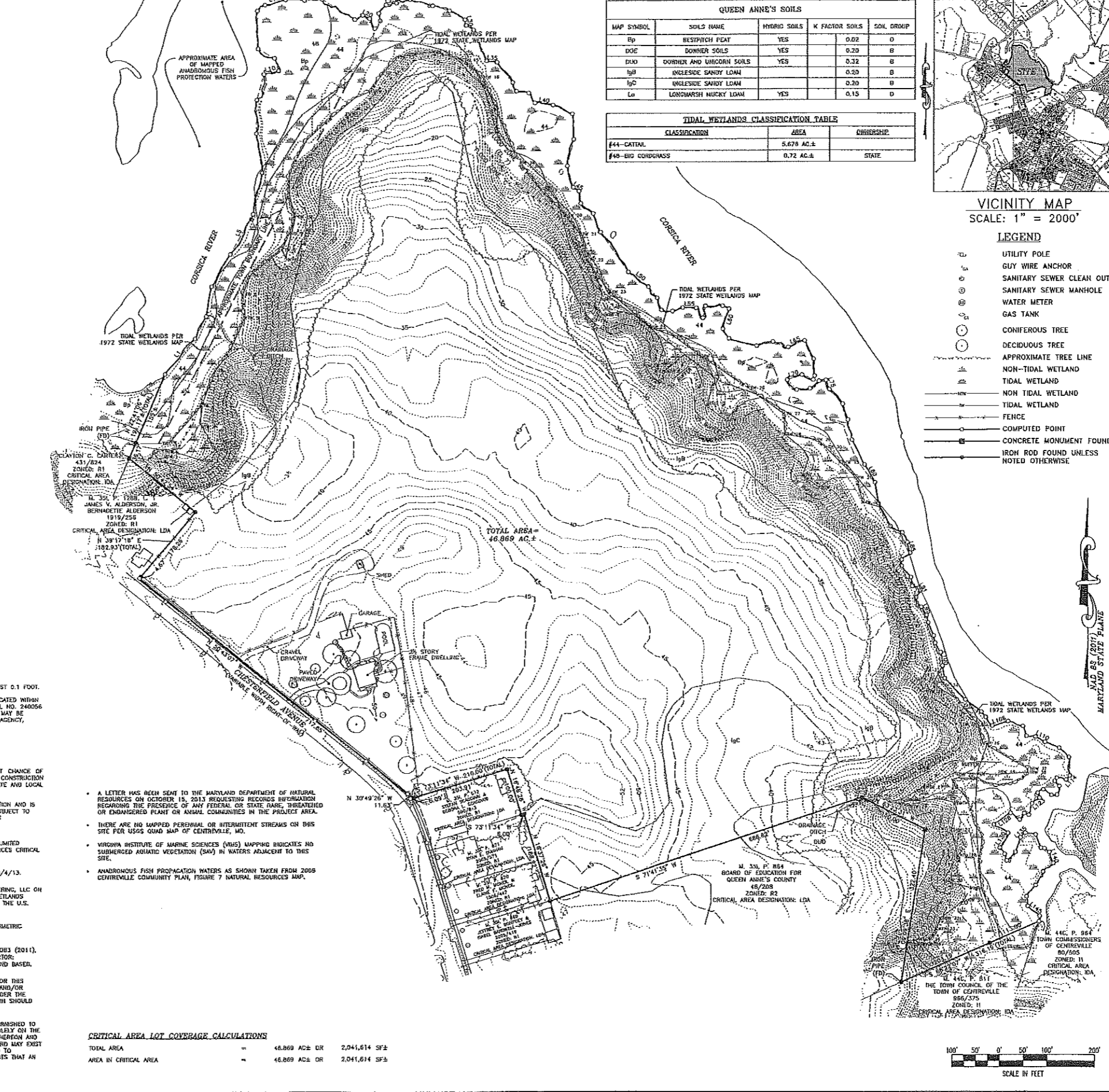
IMPORTANT NOTE: The information recorded on this form has been verified by the Corps and can be relied upon for later jurisdictional determinations.



Rod Schwarm, PWS,
Regulatory Project Manager

1 April 2014

APPROXIMATE MEAN HIGH WATER			APPROXIMATE MEAN HIGH WATER		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 40°05'49" E	97.17'	L74	N 87°01'52" E	14.21'
L2	N 26°12'11" E	52.29'	L75	S 20°43'23" E	20.31'
L3	N 09°52'44" E	55.15'	L76	S 42°56'48" E	41.45'
L4	N 30°11'02" E	77.44'	L77	S 10°11'05" E	34.87'
L5	N 28°14'39" E	86.61'	L78	S 11°09'14" E	42.90'
L6	N 12°00'33" E	68.26'	L79	S 26°31'51" E	58.57'
L7	N 08°31'18" W	63.23'	L80	S 30°41'09" E	43.08'
L8	N 08°55'25" E	69.85'	L81	S 09°41'04" E	44.78'
L9	N 10°05'48" E	45.83'	L82	S 27°22'00" E	54.51'
L10	N 78°34'30" E	31.13'	L83	S 82°32'21" E	28.68'
L11	N 17°35'49" E	27.35'	L84	S 27°04'37" E	23.22'
L12	N 60°32'15" W	38.58'	L85	S 14°19'31" E	23.65'
L13	N 01°17'15" W	19.82'	L86	S 11°03'11" E	23.18'
L14	N 53°05'36" E	19.88'	L87	S 00°14'48" E	13.24'
L15	N 78°47'03" E	43.93'	L88	N 08°50'07" E	31.03'
L16	S 87°28'02" E	40.26'	L89	S 08°25'09" E	18.69'
L17	N 87°01'57" E	38.82'	L90	S 78°33'26" E	14.84'
L18	S 88°05'11" E	28.94'	L91	S 27°21'31" E	6.31'
L19	N 61°15'50" E	18.25'	L92	S 32°50'15" W	17.71'
L20	S 65°12'45" E	18.15'	L93	S 11°08'08" E	17.40'
L21	S 26°19'15" E	23.18'	L94	S 07°47'20" E	8.36'
L22	N 49°10'44" E	19.53'	L95	S 30°29'11" E	20.83'
L23	N 10°28'27" W	15.27'	L96	S 11°08'11" E	15.69'
L24	N 41°50'49" E	23.51'	L97	S 22°34'26" E	28.84'
L25	N 78°54'04" E	21.60'	L98	S 10°21'37" E	15.62'
L26	N 75°48'44" E	29.42'	L99	S 30°32'16" E	22.81'
L27	S 74°40'17" E	48.48'	L100	S 08°28'57" E	28.46'
L28	S 52°46'32" E	37.43'	L101	S 08°28'57" E	28.46'
L29	S 52°46'32" E	37.43'	L102	S 43°54'05" E	63.58'
L30	S 12°13'38" E	11.97'	L103	S 82°39'55" E	41.85'
L31	S 08°10'30" E	18.20'	L104	S 39°28'41" E	14.59'
L32	S 23°12'03" W	22.48'	L105	S 37°21'17" E	24.11'
L33	S 10°54'11" E	19.49'	L106	N 72°23'50" E	34.78'
L34	S 21°40'27" E	45.22'	L107	S 70°55'50" E	32.44'
L35	S 82°43'31" E	21.79'	L108	S 19°52'07" E	21.75'
L36	S 37°18'26" E	53.60'	L109	S 84°29'57" E	10.76'
L37	S 23°18'58" E	28.92'	L110	S 81°28'53" E	23.07'
L38	S 01°35'50" E	26.00'	L111	S 07°44'17" E	32.25'
L39	S 31°44'23" E	24.18'	L112	S 48°26'05" E	28.33'
L40	S 87°08'10" E	37.26'	L113	S 03°12'16" E	38.73'
L41	S 62°34'40" E	44.16'	L114	S 44°32'32" W	11.95'
L42	S 03°11'01" E	33.40'	L115	N 78°29'24" W	20.49'
L43	S 13°27'38" W	57.27'	L116	S 34°14'10" W	8.50'
L44	S 15°43'24" E	46.38'	L117	S 44°38'45" E	14.65'
L45	S 58°57'41" E	14.40'	L118	S 15°32'53" W	18.96'
L46	S 06°04'02" E	25.82'	L119	S 87°14'04" W	12.12'
L47	S 82°14'44" E	33.40'	L120	N 82°12'21" E	20.49'
L48	S 31°45'09" E	42.10'	L121	S 58°42'52" W	14.11'
L49	S 34°53'28" E	101.33'	L122	S 21°09'43" E	10.91'
L50	S 54°12'33" E	82.21'	L123	S 62°48'50" W	10.69'
L51	S 40°29'34" E	31.13'	L124	S 18°18'44" W	24.70'
L52	S 12°41'29" E	26.69'	L125	N 71°08'17" E	10.64'
L53	S 8°24'40" E	23.19'	L126	S 39°25'19" W	18.07'
L54	N 71°18'47" E	22.74'	L127	N 84°28'57" W	23.43'
L55	S 89°12'54" E	29.27'	L128	S 58°30'08" W	42.66'
L56	S 32°37'33" E	25.91'	L129	S 60°00'34" E	34.83'
L57	N 11°44'51" E	28.99'	L130	S 29°29'36" W	38.19'
L58	N 88°48'41" E	35.61'	L131	S 37°57'25" E	16.63'
L59	S 68°04'36" E	14.81'	L132	S 19°54'40" E	14.20'
L60	S 17°19'42" W	43.66'	L133	N 45°40'04" E	25.24'
L61	S 32°48'08" E	23.65'	L134	N 18°32'53" E	32.52'
L62	S 72°44'30" E	60.13'	L135	N 89°02'03" E	13.89'
L63	N 75°53'31" E	35.19'	L136	S 81°06'07" E	21.60'
L64	S 62°53'30" E	34.02'	L137	S 21°47'46" E	26.61'
L65	N 68°18'56" E	36.99'	L138	S 88°48'39" E	7.77'
L66	S 25°40'20" E	36.99'	L139	S 52°51'29" E	12.62'
L67	S 02°44'27" E	35.45'	L140	S 20°20'59" E	23.83'
L68	S 18°34'52" W	8.84'	L141	S 49°44'10" W	28.25'
L69	N 68°17'53" W	26.02'	L142	S 22°44'17" W	32.07'
L70	S 70°53'29" W	32.84'	L143	S 39°01'55" W	38.12'
L71	S 44°15'23" E	28.84'	L144	S 07°00'40" E	20.36'
L72	N 84°31'43" E	27.95'	L145	S 58°20'53" E	32.38'
L73	N 50°37'07" E	24.80'	L146	S 06°46'33" W	11.21'



QUEEN ANNE'S SOILS				
MAP SYMBOL	SOILS NAME	HYDRIC SOILS	K FACTOR SOILS	SOIL GROUP
Bp	BESTPITCH PEAT	YES	0.02	D
DOE	DOWNER SOILS	YES	0.20	B
DKO	DORNER AND UNICORN SOILS	YES	0.32	B
IgB	INGLESIDE SANDY LOAM		0.20	B
IgC	INGLESIDE SANDY LOAM		0.20	B
Lo	LONGWASH MUCKY LOAM	YES	0.15	D

TIDAL WETLANDS CLASSIFICATION TABLE		
CLASSIFICATION	AREA	OWNERSHIP
#44-CATTAL	5.678 AC ±	STATE
#49-BIG CORDERASS	0.72 AC ±	STATE



- LEGEND**
- UTILITY POLE
 - GUY WIRE ANCHOR
 - SANITARY SEWER CLEAN OUT
 - SANITARY SEWER MANHOLE
 - WATER METER
 - GAS TANK
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - APPROXIMATE TREE LINE
 - NON-TIDAL WETLAND
 - TIDAL WETLAND
 - NON TIDAL WETLAND
 - TIDAL WETLAND
 - FENCE
 - COMPUTED POINT
 - CONCRETE MONUMENT FOUND
 - IRON ROD FOUND UNLESS NOTED OTHERWISE

REVISIONS			
No.	DATE	DESCRIPTION	BY

REVISIONS			
No.	DATE	DESCRIPTION	BY

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

117 Bay St., Suite 2100, Baltimore, MD 21201 (410) 433-8001
 15 Southfield St., Cambridge, MD 21613 (410) 221-6818
 311 Pennsylvania Ave., District Heights, MD 21027 (410) 758-7092

JURISDICTIONAL DETERMINATION VERIFICATION MAP
 FOR CLAYTON C. CARTER, TRUSTEES
 OF BANK OF AMERICA AND TRUSTEES
 & CLAYTON C. CARTER
 TOWN OF CENTREVILLE, THIRD ELECTION DISTRICT,
 QUEEN ANNE'S COUNTY, MARYLAND
 TAX MAP 351, GRID 19, PARCEL 1289

ISSUED FOR: CLIENT REVIEW
 DATE: 12/30/13
 BY: JSC

PRELIMINARY JURISDICTIONAL DETERMINATION PLAN WITH MAPPED TIDAL WETLANDS ON THE LANDS OF BANK OF AMERICA AND TRUSTEES & CLAYTON C. CARTER

TOWN OF CENTREVILLE, THIRD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
 TAX MAP 351, GRID 19, PARCEL 1289

SHEET No. 1 OF 1
 DATE: 12/30/13
 JOB No. 130454
 SCALE: AS NOTED
 FILE No. C923

PREPARED FOR: DGS ENTERPRISES, LLC
 PROPERTY ADDRESS: 408 CHESTERFIELD AVE, CENTREVILLE, MD 21617
 DEED REFERENCE: 168/973
 PLAT REFERENCE: 40/75

GENERAL NOTES

ZONING CLASSIFICATION: R-1
 SETBACKS:
 FRONT- 35'
 SIDE- 10' WITH 25' IN AGGREGATE
 REAR- 35'

- THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT.
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES "C" & "A6" (EL. 7) AND IS LOCATED WITHIN COASTAL FLOOD PLAIN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS COMMUNITY PANEL NO. 240056 D001 D FOR QUEEN ANNE'S COUNTY, MARYLAND. THEREFORE, MANDATORY FLOOD INSURANCE MAY BE REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C.
- FLOOD PLAIN LEGEND**
 A - 100 YEAR FLOOD ZONE
 B - 500 YEAR FLOOD ZONE
 C - AREA OF MINIMAL FLOODING
- THE FLOOD ZONE "A" PORTION OF THE PROPERTY SHOWN HEREON HAS A ONE-PERCENT CHANCE OF OCCURRENCE OF BEING INUNDATED BY A FLOOD IN ANY GIVEN YEAR. THEREFORE, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT ON THE PROPERTY IN ZONE "A" IS SUBJECT TO FEDERAL, STATE AND LOCAL REGULATIONS THAT MAY INCLUDE MANDATORY FLOOD INSURANCE.
- THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.
- THE PROPERTY SHOWN HEREON LIES ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA, LIMITED DEVELOPMENT AREA (LDA) DESIGNATION AS SHOWN ON THE DEPARTMENT OF NATURAL RESOURCES CRITICAL AREA MAPS OF 1972.
- THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON 10/4/13.
- THE TIDAL & NON-TIDAL WETLANDS SHOWN HEREON WERE FIELD SURVEYED BY LANE ENGINEERING, LLC ON 10/4/13. STATE TIDAL WETLAND DESIGNATION IS TAKEN FROM 1972 STATE WETLANDS MAP. WETLANDS SHOWN HEREON HAVE BEEN REVIEWED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT AND THE U.S. ARMY CORP OF ENGINEERS ON DECEMBER 12, 2013.
- THE APPROXIMATE MEAN HIGH WATER AS SHOWN HEREON IS BASED ON AERIAL IMAGERY PLANIMETRIC MAPPING PROVIDED BY ANIX GEOSPATIAL.
- THE COORDINATES SHOWN HEREON ARE BASED THE MARYLAND STATE COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATION LOY7 (PID DK714) COMBINED FACTOR: 0.99983360 & LOY6 (NGS CERTIFICATE PENDING). THE DISTANCES SHOWN HEREON ARE GROUND BASED.
- LANE ENGINEERING, LLC HAS REVIEWED THE MAPPED SOILS AND TOPOGRAPHIC INFORMATION FOR THIS PROPERTY RELATED TO POSSIBLE BUFFER EXPANSION REQUIREMENTS DUE TO STEEP SLOPES AND/OR HYDRIC AND HIGHLY ERODIBLE SOILS AND HAS DETERMINED THAT EXPANSION IS REQUIRED UNDER THE STATE AND TOWN REGULATIONS AS OF THE DATE OF THIS PLAN. BUFFER EXPANSION AS SHOWN SHOULD BE CONFIRMED BY THE TOWN AND STATE CRITICAL AREA COMMISSION.
- NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO LANE ENGINEERING, LLC. THE BUILDING RESTRICTION LINES AS SHOWN HEREON ARE BASED SOLELY ON THE CURRENT QUEEN ANNE'S COUNTY ZONING ORDINANCE APPLICABLE TO THE PROPERTY SHOWN HEREON AND ARE SUBJECT TO CHANGE WITH THE REVISION OF ZONING LAWS. OTHER DOCUMENTS OF RECORD MAY EXIST THAT MAY AFFECT THE SURVEYED PROPERTY REFLECTED HEREON, INCLUDING BUT NOT LIMITED TO EASEMENTS, ENCROACHMENTS, RESTRICTIVE COVENANTS, PLAT RESTRICTIONS OR ANY OTHER FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH MAY DISCLOSE.

Larry Hogan
Governor
d K. Rutherford
Lt. Governor



Charles C. Deegan
Chairman
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/

August 11, 2015

Mr. John Fury
Zoning Administrator/Watershed Manager
Town of Centreville
101 Lawyers Row
Centreville, MD 21617

Re: **Carter Farm Growth Allocation (Ordinance 02-2015)**

Dear Mr. Fury:

The purpose of this letter is to officially notify you of the Critical Area Commission's action on the above-referenced amendment to the Town's Zoning Ordinance and Critical Area map. On August 6, 2015, the Critical Area Commission concurred with my determination that the growth allocation request could be reviewed as a refinement to the Town's Critical Area Program and recommended approval with the following conditions:

1. The project proposal associated with the growth allocation must meet all applicable Maryland Department of the Environment Stormwater Management requirements, including Environmental Site Design, as well as Critical Area 10% phosphorus reduction requirements. The project's final 10% phosphorus reduction calculation worksheets and associated information must be submitted to Commission staff and, if necessary, the full Critical Area Commission, for review and approval prior to the recordation of a final plat for this project. Loss of lots or other amenities associated with this subdivision may be necessary in order to meet 10% phosphorus reduction requirements.
2. The Town must provide a conceptual plan for public access submitted to the Commission Chairman for approval within 120 days.

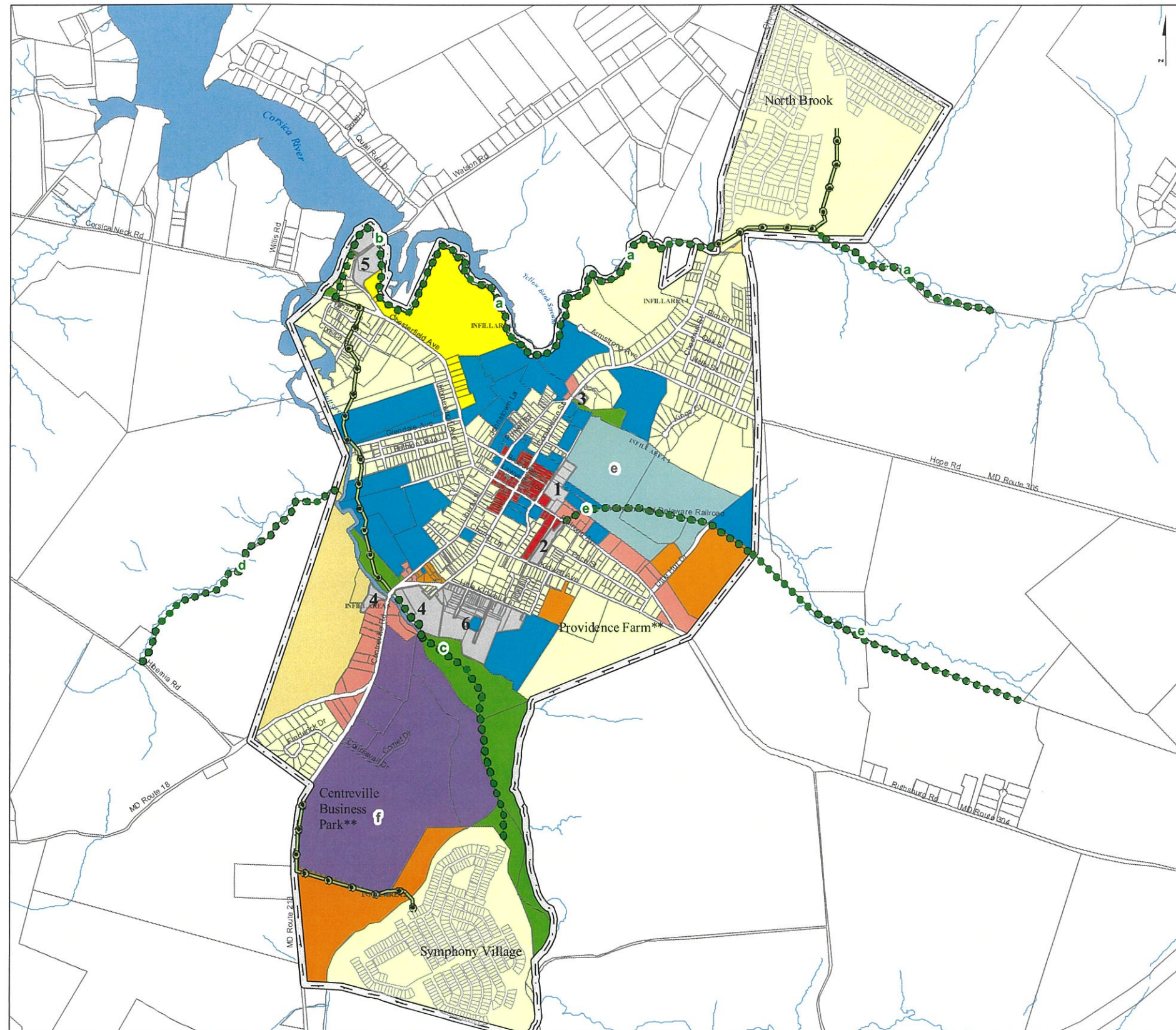
Please note that the refinement must be reflected on the County's Critical Area Maps within 120 days of the date of this letter. Please provide a copy of the revised map to Commission staff when it is available.

If you have any questions, please contact me at 410-260-3460 or Julie Roberts at 410-260-3476.

Sincerely,

A handwritten signature in cursive script that reads "Charles C. Deegan".

Charles C. Deegan
Chairman, Critical Area Commission



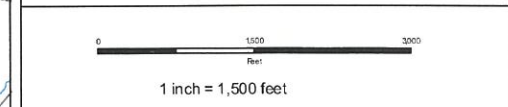
Centreville Community Plan

Figure 11 Future Town Land Use

Legend

- Town Limits
- Parcels
- Water
- Streams
- Future Land Use**
- Single-Family Residential
- Traditional Neighborhood Development
- Planned Unit Development (PUD)
- Multi-Family Residential
- Central Business District
- Roadside Commercial
- Town Planned Business Park
- County Planned Business Park
- Public, Quasi-Public, Institutional
- Park, Open Space, Resource Protection Area
- Redevelopment Area***
- Mixed-Use Development
- Existing Greenway
- Proposed Greenway*
- Proposed Road*

* Letter designations are described in Chapter 5.
 **Subdivision is currently building out. Map data is based on most current available information as of 12/12/2007. Maps will be updated as new information becomes available.
 ***See Chapter 4 for description.



BASE MAP SOURCE: Queen Anne's County; MdProperty View, Maryland Department of Planning, 2005

File Name: G:\Community_plans\CentrevillePlan_2008\Updates\2008\figure11_futurelanduse_town11x17_mmaprnt11_022308.mxd DATE: March 2009

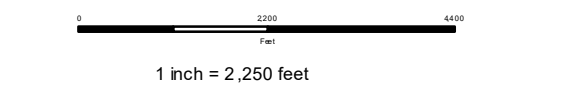
Centreville Community Plan


Figure 12 Future Town Growth Area and Greenbelt

Legend


-  Town Limits
-  Parcels
-  Water
-  Streams
- Future Land Use**
-  Single-Family Residential
-  Traditional Neighborhood Development
-  Planned Unit Development (PUD)
-  Multi-Family Residential
-  Central Business District
-  Roadside Commercial
-  Town Planned Business Park
-  County Planned Business Park
-  Public, Quasi-Public, Institutional
-  Park, Open Space, Resource Protection Area
-  Redevelopment Area***
-  Mixed-Use Development
-  Mixed-Use Corridor
-  Other Potential Annexation Areas
-  Existing Greenway
-  Proposed Greenway*
-  Proposed Road*
-  Greenbelt

*Letter designations are described in Chapter 5.
 **Subdivision is currently building out. Map data is based on most current available information as of 12/12/2007. Maps will be updated as new information becomes available.
 ***See Chapter 4 for description.

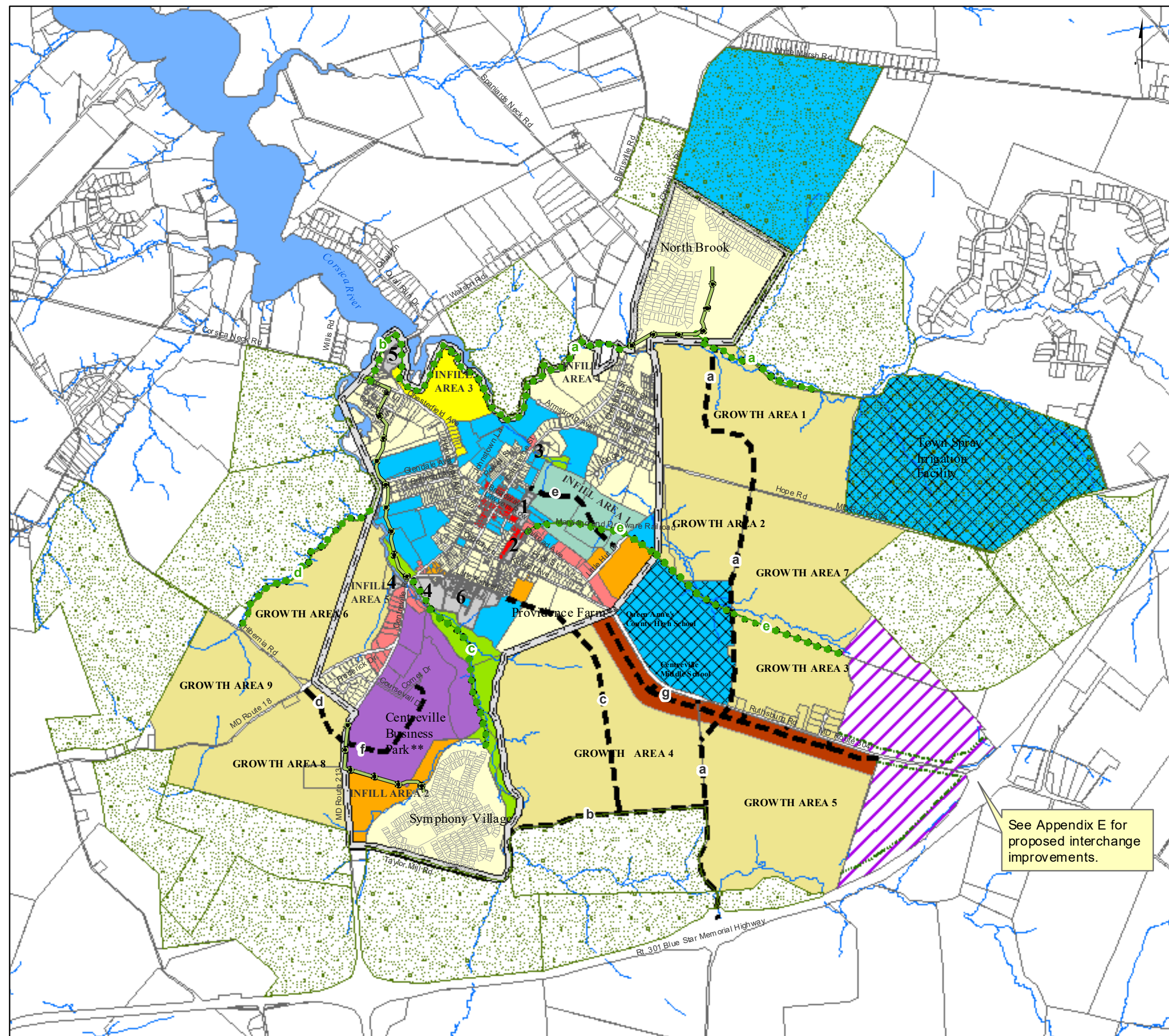




BASE MAP SOURCE: Queen Anne's County; MdProperty V.1, Maryland Department of Planning, 2005



File Name: G:\Community_plans\CentrevillePlan_2008\update\2008\figure11_future\anduse_town11x17_amendment1_022609.mxd DATE: March 2009



See Appendix E for proposed interchange improvements.

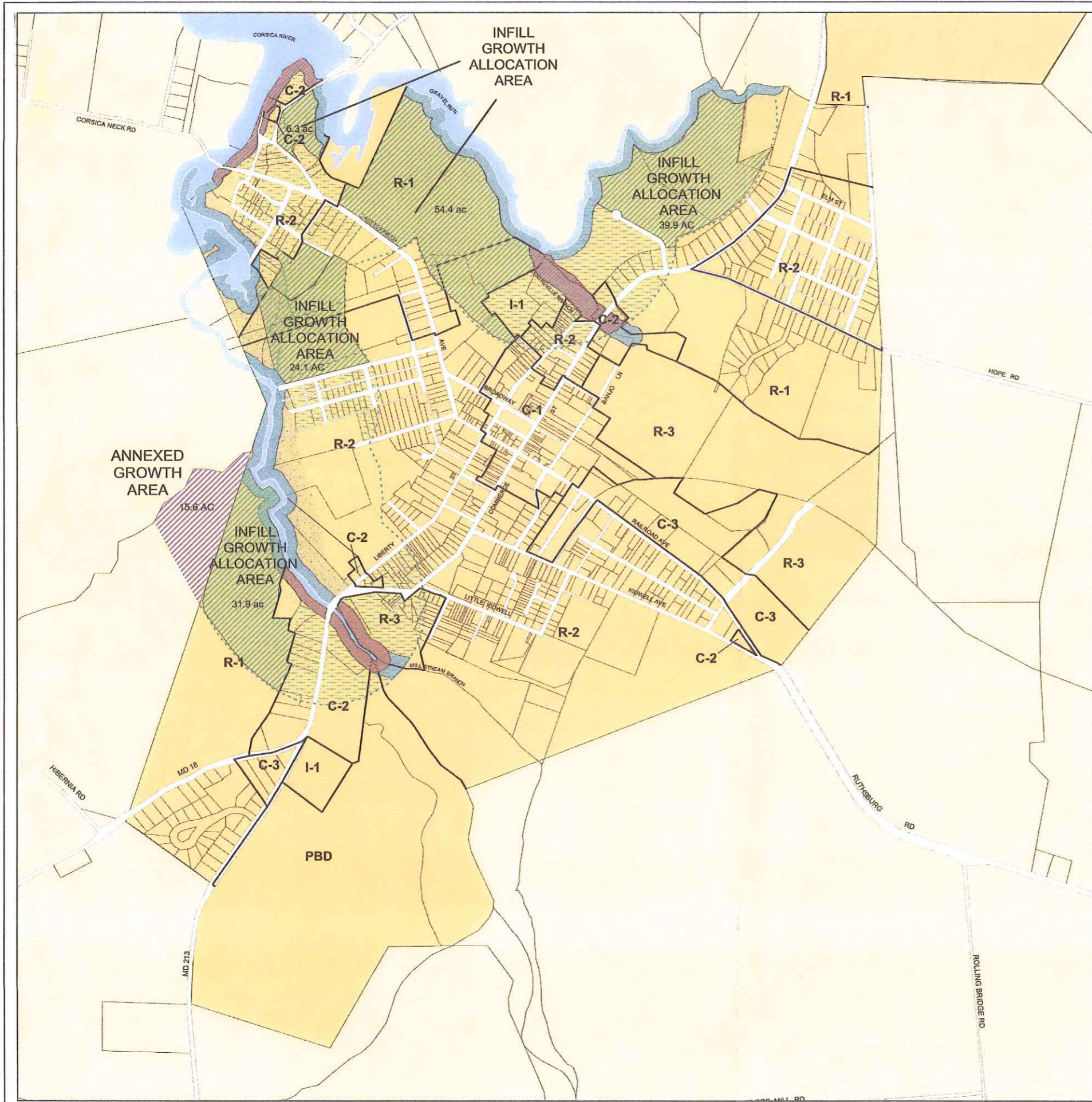
- h) The Maryland State Highway Administration has approved a preferred alternative for future improvements to the Rte. 301 and MD Rte. 304 intersection to include an overpass. The plan for this proposed interchange is shown on Appendix E.

Greenways

- a) Yellow Bank Stream – A greenway should be provided from the Wharf property to Rte. 213 north of Town. As the undeveloped parcels along the path of the greenway are developed, the area along Yellow Bank Stream should be dedicated to the Town as open space. Some of the parcels along this proposed greenway have already been developed or are too small to be developed with open space. The Town will need to negotiate with these property owners to provide for the completion of the greenway. This greenway will link with the greenway and trail already provided along the Yellow Bank Stream in the North Brook development on the east side to Rte. 213.
- b) Centreville Wharf – Any development of the Wharf property should include public access and should be integrated into a broader plan that links the existing Mill Stream trail, the Town lands along the stream, the Wharf, and the Yellow Bank Stream greenway.
- c) Mill Stream South – The Mill Stream path should be extended from Symphony Village to the existing Mill Stream path. A large portion of this area is already owned by the Town. Where the path would extend onto private property, the land and path should be made part of new development or transferred to the Town through negotiations.
- d) Mill Stream West – A greenway and trail should be provided along this western tributary of the Mill Stream as part of the development of Growth Area 6. This greenway and path should connect to, and be made an integral part of, the existing Mill Stream path.
- e) Rails-to-Trails – The Town should work with the railroad to create a trail along the railroad line. This trail would create a pedestrian link from the outer growth area into the CBD.

Water and Wastewater Needs Analysis

Table 5-1, located at the end of this chapter, identifies the future water and wastewater needs of the Town based on the development potential for significant lands within the current Town Limits and on the residential development potential of the Growth Areas as identified in Chapter 4. Table 5-1 also includes 200,000 gallons per day (gpd) of wastewater flow as an



TOWN OF CENTREVILLE CRITICAL AREA & GROWTH AREAS

LEGEND

ZONING

- R-1 RESIDENTIAL
- R-1 RESIDENTIAL
- R-3 RESIDENTIAL
- C-1 LIMITED COMMERCIAL
- C-2 GENERAL COMMERCIAL
- C-3 INTENSE COMMERCIAL
- I-1 LIGHT INDUSTRIAL
- PUD PLANNED UNIT DEVELOPMENT
- PBD PLANNED BUSINESS DEVELOPMENT
- PRA PLANNED REDEVELOPMENT AREA

CRITICAL AREA

- 1000' CRITICAL AREA LINE
- [Hatched Box] INTENSELY DEVELOPED AREA
- [White Box] LIMITED DEVELOPMENT AREA
- [Dotted Box] RESOURCE CONSERVATION AREA
- [Blue Box] 100' buffer (for demonstration purposes only field varification required)
- [Red Hatched Box] BUFFER EXEMPTION AREA

The Corsica River and its tributaries in town have been documented to be spawning areas for Yellow Perch, Herring, and White Perch. These areas extend upstream to headwaters or barriers.

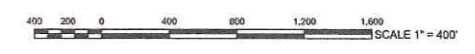
SIGNATURE BLOCK

[Signature]
TOWN COUNCIL

[Signature]
TOWN COUNCIL

[Signature]
TOWN COUNCIL

[Signature] 2/5/12
TOWN MANAGER



QUEEN ANNE'S COUNTY GIS DIVISION



Final



Larry Hogan, Governor
Boyd Rutherford, Lt. Governor
Jeannie Haddaway-Riccio, Secretary
Allan Fisher, Acting Deputy Secretary

April 28, 2021

Ms. Marsha Usilton
Lane Engineering, LLC
354 Pennsylvania Avenue
Centreville, Maryland 21617

RE: Environmental Review for 408 Chesterfield Avenue, Centreville, Tax Map 351, Parcel 1288, Lane Job #210117 File C923, Queen Anne's County, Maryland.

Dear Ms. Usilton:

The Wildlife and Heritage Service has determined that there are no official State or Federal records for listed plant or animal species within the delineated area shown on the map provided. However, our remote analysis suggests that the forested area on this property provides habitat for Forest Interior Dwelling Birds. Many species of forest interior breeding birds are declining in Maryland. This group of bird species requires large, contiguous blocks of forest to successfully breed. Most FIDS are neotropical migrants; these long distance migratory birds breed in North America and winter in Central and South America. The declines in FIDS have been attributed largely to the loss and fragmentation of forests in the eastern United States due to urbanization, agriculture and some forest management practices. Tropical deforestation on the wintering grounds also is an important factor.

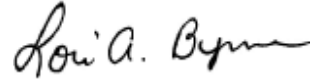
The key to maintaining suitable breeding habitat for FIDS, and halting or reversing their declines, is the protection of extensive, unbroken forested areas throughout the region. Riparian forests are particularly important habitat for several FIDS that breed on the Coastal Plain. The conservation of this habitat is mandated within the Chesapeake Bay Critical Area and must be addressed by the project plan. Specifically, if FIDS habitat is present, the following guidelines should be incorporated into the project plan (as applicable): 1) Do not remove or disturb forest habitat during April-August, the breeding season for most FIDS - This seasonal restriction may be expanded to February-August if certain early nesting FIDS (e.g., Barred Owl) are present; 2) Avoid creating canopy openings, and maintain the complexity of forest structure along the stream, and 3) Retain snags and retain woody debris on the forest floor.

The Critical Area Commission's document "A Guide to the Conservation of Forest Interior Dwelling Birds in the Chesapeake Bay Critical Area" provides details on development standards and information about mitigation for projects where impacts to FIDS habitat cannot be totally avoided. Mitigation plantings for impacts to FIDS habitat may be required under the local government's Critical Area Program. The amount of mitigation required is generally based in whether the guidelines listed above are followed.

Also, we would like to point out that the open waters that are adjacent to or part of the site are known historic waterfowl concentration areas. If there is to be any construction of water-dependent facilities please contact Josh Homyack of the Wildlife and Heritage Service at (410) 827-8612 x100 or josh.homyack@maryland.gov for further technical assistance regarding waterfowl.

Please be sure to let us know if the limits of proposed disturbance or overall site boundaries change and we will provide you with an updated evaluation. Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,

A handwritten signature in black ink that reads "Lori A. Byrne". The signature is written in a cursive style with a large initial "L" and a long, sweeping underline.

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

ER# 2021.0362.qa
Cc: J. Homyack, DNR
C. Jones, CAC