

UNIFORM ACKNOWLEDGMENT ACT

STATE OF Maryland... COUNTY OF Queen Anne's... BEFORE ME, the undersigned Notary Public, personally appeared James M. Belton & James M. Belton known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, in witness whereof I hereunto set my hand and official seal.

Laura Kaufmann, Notary Public, Queen Anne's Co., MD, My Comm. Exps. Feb. 22, 2008

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REGISTERED MARYLAND SURVEYOR NO. 414, HAS SURVEYED AND SUBDIVIDED THE PROPERTY AS DESCRIBED AND SHOWN ON THE ANNEXED PLAT AND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THAT SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL LOTS MEET THE REQUIREMENTS OF THE QUEEN ANNE'S COUNTY ZONING ORDINANCE IN REGARD TO LOT AREA, WIDTH, AND BUILDABLE AREA.

I FURTHER CERTIFY THAT THIS SUBDIVISION IS/IS NOT SITUATED WITHIN FIVE HUNDRED (500) FEET OF A SURFACE DRAIN OR WATER COURSE SERVING AS A TRIBUTARY AREA OF 640 ACRES OR MORE.

AS WITNESS MY HAND AND SEAL THIS 12th DAY OF June 2000

D.R. Jones, REGISTERED MARYLAND SURVEYOR, McCrone, Inc., 207 N. LIBERTY STREET, CENTREVILLE, MD, 21617

DEPARTMENT OF ENVIRONMENTAL HEALTH CERTIFICATE

THIS IS TO VERIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH OF QUEEN ANNE'S COUNTY ON THE 20th DAY OF September 2000

John E. Nickerson, Department of Environmental Health, Queen Anne's County

NOTES

- 1. CURRENT CRITICAL AREA DESIGNATION IS LDA (LIMITED DEVELOPMENT AREA). SITE STATISTICS FOR THE CRITICAL AREA PORTION OF THE TOTAL SITE AND INDIVIDUAL LOTS LISTED BELOW REFLECT THE 15% IMPERVIOUS COVERAGE PERMITTED IN THE CRITICAL AREA... ANY PROPOSED INCREASE TO THE IMPERVIOUS SURFACE THAT MAY BE REQUIRED WITH THE DIFFERENT USES PROPOSED ON THE INDIVIDUAL LOTS WILL REQUIRE APPLICATION FOR GROWTH AREA ALLOCATION TO CHANGE THE CRITICAL AREA DESIGNATION TO IDA (INTENSE DEVELOPMENT AREA)... THIS MAY BE DONE ON A CASE BY CASE BASIS AS THE LOTS ARE MARKETED AND SOLD AND INITIATED INTO THE SITE PLAN APPROVAL PROCESS.
- 2. SITE IS LOCATED ON TAX MAP 58A, BLOCK 15, PARCEL 58.
- 3. SITE IS CURRENTLY VACANT.
- 4. PROPOSED USE IS A 9-LOT COMMERCIAL SUBDIVISION.
- 5. PUBLIC SEWER FACILITY TO PROVIDE SEWAGE DISPOSAL FOR SITE DEVELOPMENT.
- 6. WATER TO BE SUPPLIED BY PRIVATE WELL LOCATED ON EACH LOT.
- 7. WOODLANDS SHOWN HEREON HAVE BEEN FIELD LOCATED FEBRUARY, 2000.
- 8. PROPERTY LINE SURVEY HAS BEEN PREPARED BY McCrone, Inc., IN JANUARY OF 2000 AND IS SHOWN ON A PLAT ENTITLED, "BOUNDARY LINE SURVEY ON THE LANDS OF PELCZAR FAMILY LIMITED PARTNERSHIP".
- 9. NONTIDAL WETLANDS SHOWN HEREON HAVE BEEN FIELD VERIFIED BY MCCARTHY & ASSOCIATES AND FIELD LOCATED BY McCrone, Inc. IN FEBRUARY OF 2000.
- 10. SOILS SHOWN HEREON ARE APPROXIMATE AND HAVE BEEN SCALED FROM MAP #37 OF THE SOIL SURVEY FOR QUEEN ANNE'S COUNTY, SEPTEMBER 1966 EDITION PREPARED FOR U. S. D. A. SOIL CONSERVATION SERVICE.
- 11. SITE IS ZONED UC (URBAN COMMERCIAL).
- 12. SITE IS LOCATED PARTIALLY WITHIN THE CRITICAL AREA DESIGNATED LDA.
- 13. PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE A-B AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 240054 0047 B.
- 14. THIS SUBDIVISION HAS BEEN PREPARED WITHOUT THE BENEFIT OF A REVIEW OF AN ABSTRACT OF TITLE.
- 15. FOR REFERENCE TO SUBJECT PROPERTY SEE DEED RECORDED IN THE LAND RECORDS FOR QUEEN ANNE'S COUNTY, MARYLAND, IN LIBER M.W.M. 429, FOLIO 834, AND CONFIRMATORY DEED IN M.W.M. 447/546.

RECEIVED CLERK, CIRCUIT COURT 00 OCT 18 PM 1:30 QUEEN ANNE'S COUNTY

RECEIVED CLERK, CIRCUIT COURT 00 OCT 18 PM 1:30 QUEEN ANNE'S COUNTY

COUNTY COLLECTOR OF TAXES

THE COLLECTOR OF TAXES FOR QUEEN ANNE'S COUNTY HEREBY CERTIFIES THAT THERE ARE NO DELINQUENT GENERAL TAXES AND REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THE ANNEXED PLAT AND THAT I HAVE RECEIVED ALL FEES AND TAXES ASSESSED AGAINST SUCH LAND AS WITNESSED BY MY SIGNATURE THIS 15th DAY OF Sept 2000

Peggy Cole, QUEEN ANNE'S COUNTY FINANCE OFFICE

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT I/WE HAS/HAVE CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES SET FORTH HEREIN. I/WE ALSO CERTIFY TO THE BEST OF MY/OUR KNOWLEDGE THAT ALL RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS OR COVENANTS HAVE BEEN INDICATED ON THE ANNEXED PLAT. I/WE HEREBY ACKNOWLEDGE AND ADOPT THE SAME AS MY/OUR ACT THE 15th DAY OF Sept 2000

James M. Belton, OWNER(S)

PUBLIC WORKS CERTIFICATE

THIS IS TO VERIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF QUEEN ANNE'S COUNTY ON THE 18th DAY OF October 2000

James Jones, Department of Public Works

PLANNING COMMISSION CERTIFICATE

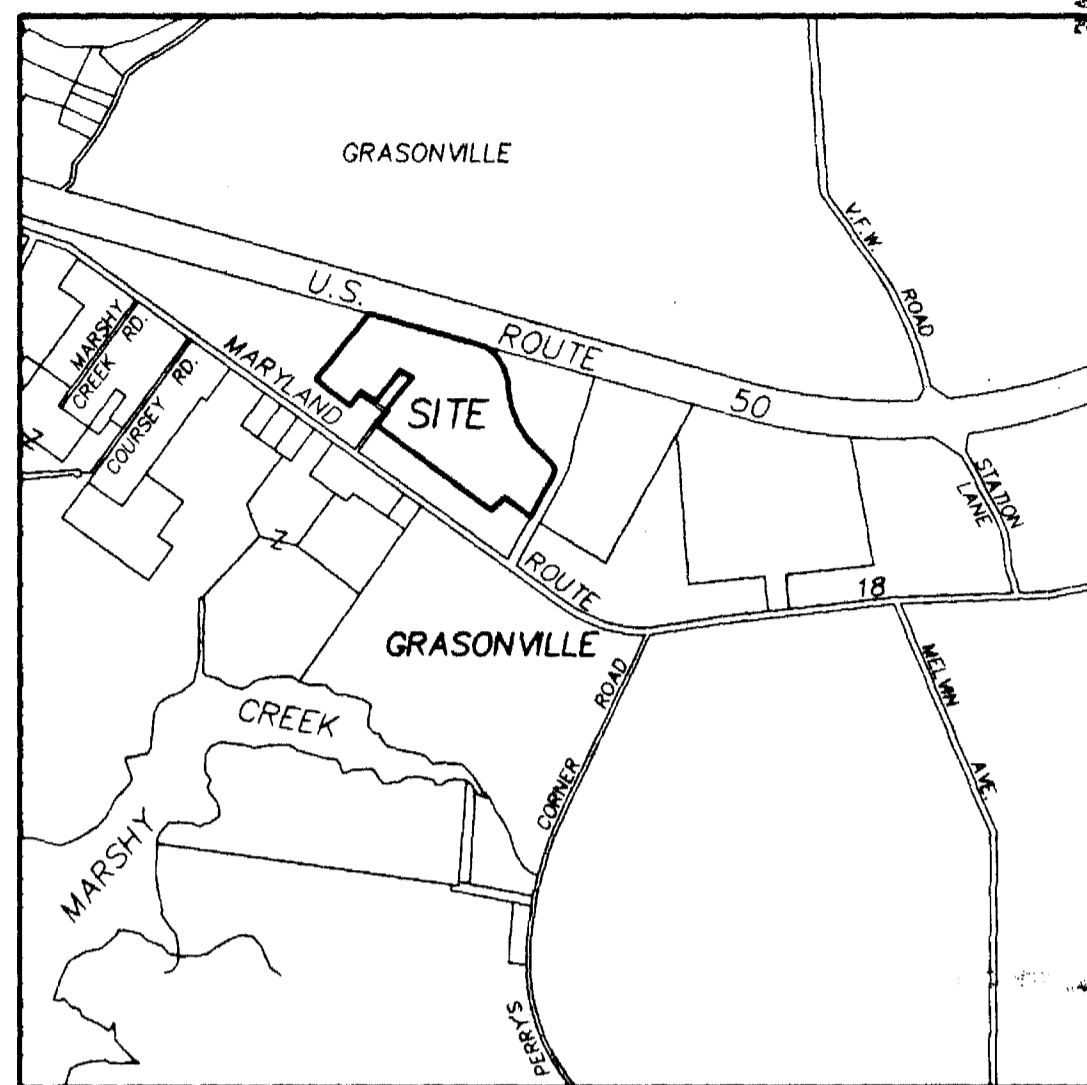
THIS IS TO CERTIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE PLANNING COMMISSION OF QUEEN ANNE'S COUNTY ON THE 18th DAY OF October 2000

Deborah Pool, QUEEN ANNE'S COUNTY PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION ATTORNEY CERTIFICATE

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

William D. Quinn, PLANNING COMMISSION ATTORNEY



VICINITY MAP

SCALE 1" = 1000'

OVERALL SITE STATISTICS

GROSS AREA: 13.798 AC.±; BASE SITE AREA: 13.798 AC.±; AREA OF SITE WITHIN CRITICAL AREA: 5.010 AC.±; CRITICAL AREA DESIGNATION: LDA; PROTECTED RESOURCES: 1.212 AC.±; Upland: 0.155 Ac.; Critical Area: 0.173 Ac.; Nontidal wetlands: 0.0 Ac.; Woodlands: 0.628 Ac.; Total Land in Resource: 0.628 ac.; Total Protected Resources: 0.377 ac.; AREA OF SITE IN 100 YR. FLOODPLAIN: 9; NUMBER OF PROPOSED LOTS: 9; AREA OF PROPOSED ROAD RIGHT-OF-WAY: 1.383 AC.; AREA IN PROPOSED BUFFERYARDS: 1.15 AC.

SITE STATISTICS FOR OVERALL SITE AND LOTS

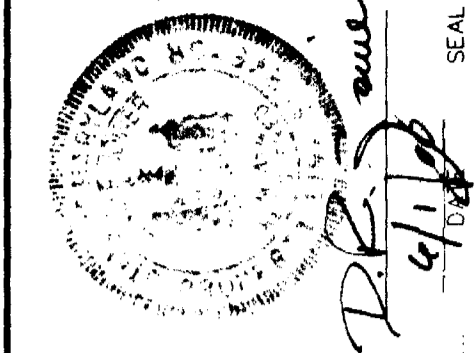
Table with columns for SITE STATISTICS, TOTAL SITE, and LOTS 1 through 9. Rows include Gross Site Area, Base Site Area, Protected Resources (Floodplain/Riverine, Tidal/Nontidal Wetlands, Streams/Buffers, Woodlands, Erosion Hazard Area, Shore Buffer, Steep Slopes), Total Land in Resource, Total Resource Protected Land, Required Landscape Surface Area, Minimum Landscape Surface Area, Maximum Permitted Floor Area, and Maximum Permitted Impervious Area.

OWNER: PELCZAR FAMILY LIMITED PARTNERSHIP, c/o MICHAEL J. PALMISANO, 2337 TICKWOOD ROAD, MIDDLE RIVER, MD. 21221

DEVELOPER: PELCZAR PROPERTIES, LLC, c/o MICHAEL J. PALMISANO, P. O. BOX 426, QUEENSTOWN, MD. 21658

ENGINEER/SURVEYOR: McCrone, Inc., 207 N. LIBERTY STREET, SUITE 100, CENTREVILLE, MARYLAND 21617

SUBDIVISION #05-00-05-(C)



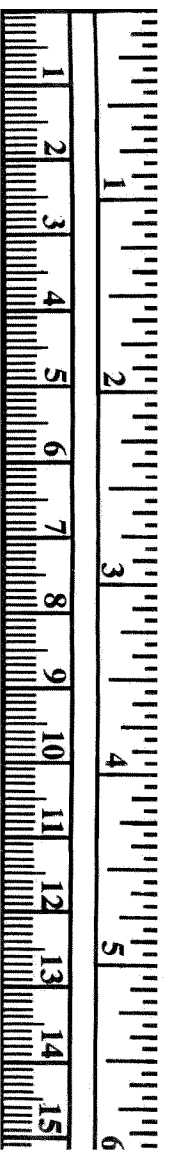
McCRONE ENGINEERING & SURVEYING & ENVIRONMENTAL SCIENCES LAND PLANNING & SURVEYING & CONSTRUCTION SERVICES. 207 NORTH LIBERTY STREET, SUITE 100, CENTREVILLE, MARYLAND (410) 796-2237. ANNAPOLIS-CENTREVILLE-ELKTON-SALISBURY-SOUTHERN MARYLAND

Table with columns for DATE, REVISIONS FOR 25-DAY SUBMITTAL, REVISIONS PER P.C., SCALE, JOB NO., DRAWN BY, DESIGNED BY, APPROVED BY, DATE, REVISION, COMMENTS OF 2-25-00, COMMENTS OF 2-16-00, COMMENTS OF 3-31-00.

TITLE SHEET - COMMERCIAL SUBDIVISION ON PART OF THE LANDS OF GRASONVILLE STATION FIFTH DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND PREPARED FOR: PELCZAR PROPERTIES, LLC

SHEET NO. - 1 OF 4 CADD FILE - 98507-MS1

MSA 554 1251-2445-1 SM 29 Folio 72 A



BOUNDARY PERIMETER CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE
A	768.51'	161.53'	161.23'	S 33°38'40" W	12.02°38'11"
B	527.46'	313.36'	308.78'	S 47°53'08" E	34.02°22'11"
C	522.96'	170.95'	170.19'	S 40°13'50" E	18.43°46'11"

INDIVIDUAL LOT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE
C1	768.51'	3.45'	3.45'	N 39°32'14" E	00°15'26"
C2	768.51'	158.08'	157.80'	S 33°30'57" W	11°47'09"
C3	527.46'	283.87'	280.46'	S 49°29'14" E	30°50'09"
C4	527.46'	29.49'	29.49'	S 32°28'03" E	03°12'13"
C5	400.00'	102.25'	101.97'	S 41°24'40" E	14°38'46"
C6	522.96'	82.65'	82.57'	S 35°23'37" E	09°03'20"
C7	130.00'	25.41'	25.37'	S 39°41'13" E	11°11'50"
C8	522.96'	88.30'	88.19'	S 44°45'30" E	09°40'28"
C9	130.00'	27.06'	27.01'	S 51°14'55" E	11°55'33"
C10	60.00'	37.77'	37.15'	N 75°44'49" E	36°04'15"
C11	60.00'	56.54'	54.48'	N 59°43'11" E	53°59'45"
C12	60.00'	154.52'	115.22'	S 41°03'27" E	147°33'31"
C13	25.00'	35.23'	32.39'	N 74°27'45" E	80°44'55"
C14	460.00'	117.59'	117.27'	S 41°24'41" E	14°38'45"

CENTERLINE OF EXISTING DELMARVA POWER AND LIGHT EASEMENT

KEY	BEARING	DISTANCE
1	S 63°40'14" E	113.60'
2	S 41°51'41" E	274.00'
3	S 30°24'11" E	251.50'
4	S 41°09'11" E	271.60'
5	S 69°26'41" E	44.22'

NOTE:
THE OWNERS OF ALL LOTS ARE TO KEEP THE UTILITY EASEMENTS FREE OF OBSTRUCTIONS, I.E. NO TREES, FENCES, SHEDS, ETC. ARE TO BE PERMITTED WITHIN THE EASEMENT. THE QUEEN ANNE'S COUNTY SANITARY DISTRICT WILL BE HELD UNACCOUNTABLE FOR ANY DAMAGE TO ANY IMPROVEMENTS LOCATED WITHIN THE EASEMENT AREA.

STORMWATER MANAGEMENT AREA EASEMENT

KEY	BEARING	DISTANCE
L1	N 53°39'59" W	194.62'
L2	N 77°19'06" W	257.72'
L3	N 40°50'05" E	188.93'
L4	S 74°43'29" E	248.15'
L5	S 15°07'05" W	27.50'
L6	S 74°43'29" W	189.23'
C7	R=208.50' A=159.60'	CHD=155.73' S 52°47'43" E DELTA= 43°31'32"
L8	S 30°51'57" E	198.80'
L9	S 55°54'47" W	179.30'
L10	N 34°05'17" W	20.00'
L11	N 55°54'47" E	160.39'
L12	N 30°51'57" W	179.89'
C13	R=188.50' A=144.29'	CHD=140.80' S 52°47'43" E DELTA=43°31'32"
L14	N 74°43'29" W	189.17'
L15	S 15°07'05" W	107.60'
L16	S 53°39'59" E	140.56'
C17	R=60.00' A=45.17'	CHD=44.11' S 84°19'10" W DELTA=43°08'25"

WOODLAND RETENTION AREA #1

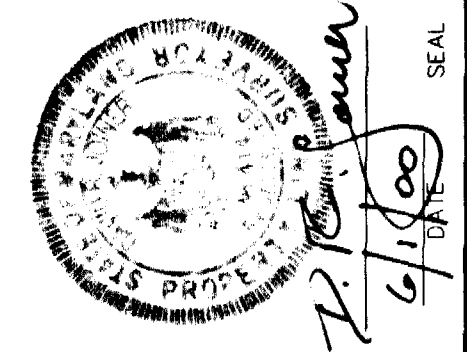
L1	S 81°23'18" E	94.57'
L2	S 28°54'46" W	23.28'
L3	S 32°00'26" W	45.73'
L4	S 35°09'13" W	38.67'
L5	S 38°02'38" W	27.97'
L6	N 48°44'03" E	102.85'
L7	N 37°30'35" E	113.77'

WOODLAND RETENTION AREA #2

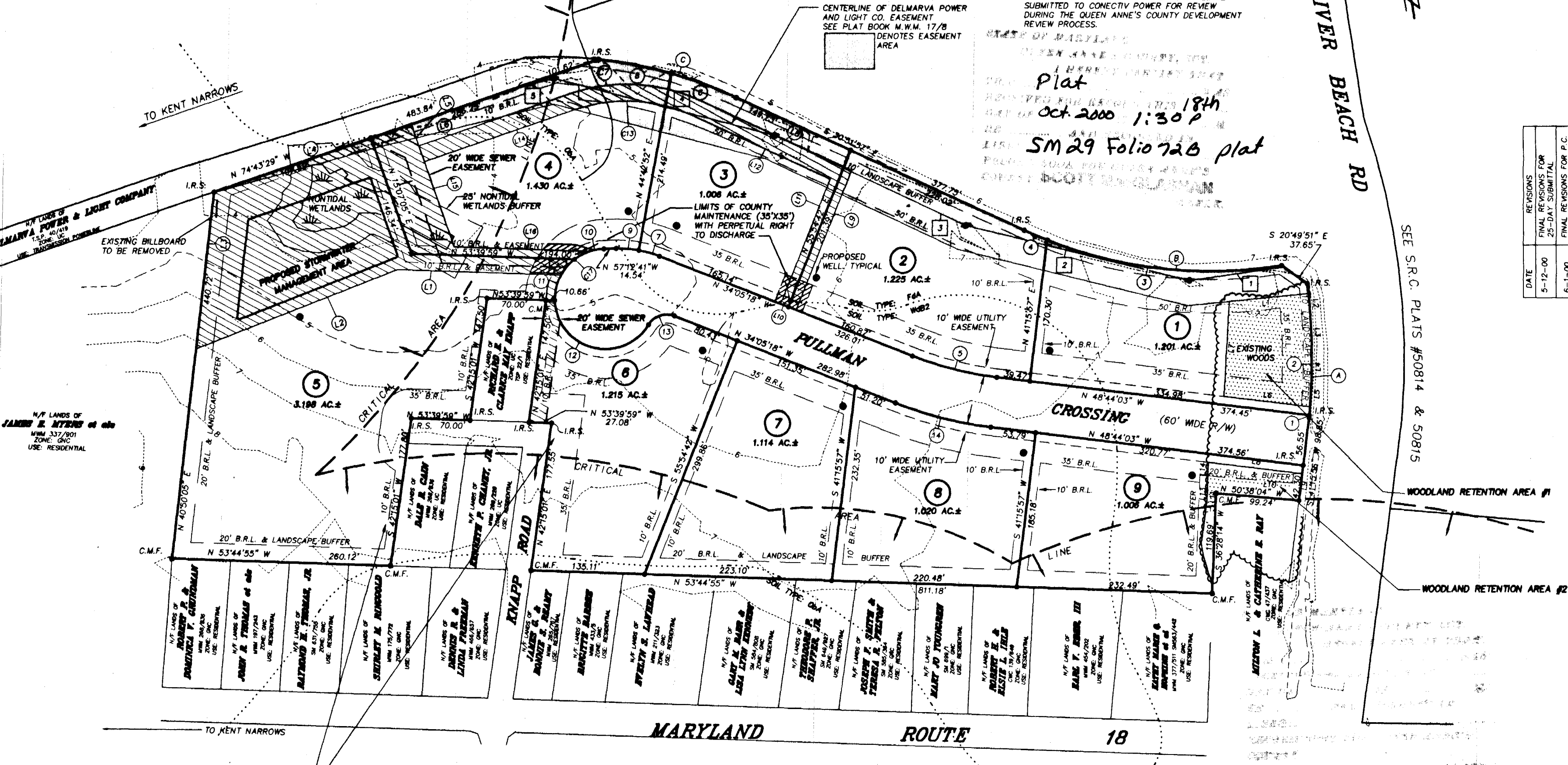
L8	S 48°44'03" E	112.65'
L9	S 41°38'38" W	32.11'
L10	N 50°45'00" W	99.03'
L11	S 36°28'14" W	14.64'
L12	N 64°18'00" W	11.03'
L13	N 40°42'49" E	6.11'
L14	N 36°24'10" E	47.21'

RECEIVED
CLERK, CIRCUIT COURT
00 OCT 18 PM 1:
QUEEN ANNE'S COUNTY

PLAY FEE-A
RECORDING FEE
TOTAL
RECEIVED
RECORDING
OCT 18 2000



McCRONE
ENGINEERING & SURVEYING
LAND PLANNING & SURVEYING & CONSTRUCTION SERVICES
207 NORTH LIBERTY STREET
SUITE 100
CENTREVILLE, MARYLAND
(410) 758-2237



CONNECTIVE POWER (FORMERLY DELMARVA POWER AND LIGHT CO.) EASEMENT RESTRICTION

- THE EASEMENT SHOWN ON LOTS 1 THROUGH 5 SHALL BE KEPT FREE OF STRUCTURES AND OBSTRUCTIONS.
- INDIVIDUAL LOT DEVELOPMENT SHALL PROVIDE FOR ACCESS TO THE EXISTING POLES AND OVERHEAD LINES.
- INDIVIDUAL LOT DEVELOPMENT PLANS SHALL BE SUBMITTED TO CONNECTIVE POWER FOR REVIEW DURING THE QUEEN ANNE'S COUNTY DEVELOPMENT REVIEW PROCESS.

Plat
Oct 2000 1:30 P
SM 29 Folio 72 B plat

NOTE:
ADDITIONAL SCREENING MAY BE REQUIRED ON LOTS 5 AND 6 AT THE QUEEN ANNE'S COUNTY SITE PLAN REVIEW STAGE IN ORDER TO PROVIDE BUFFERING BETWEEN THE PROPOSED COMMERCIAL USES AND THE KNAPP, CAIN AND CHANEY RESIDENTIAL LOTS.

3.377 ACRES OF THE EXISTING WOODED AREA TO BE RETAINED ON SITE. TREE REMOVAL IS NOT PERMITTED WITHIN THIS AREA. SEE SECTION 18-1-053, SUBPART 4, PART V, OF TITLE 18, LAND USE AND DEVELOPMENT OF THE QUEEN ANNE'S COUNTY CODE.

DATE	REVISIONS	SCALE
5-12-00	FINAL REVISIONS FOR 25-DAY SUBMITTAL	1"=100'
6-1-00	FINAL REVISIONS FOR P.C. AGENDA	

DATE	REVISION	APPROVED BY
2-25-00	REVISED PER DRW COMMENTS OF 2-16-00	JONES
3-17-00	REVISED PER DRW COMMENTS OF 2-16-00	JONES
4-3-00	REVISED PER FINAL P&Z COMMENTS OF 4-3-00	DRJ

MAJOR SUBDIVISION
OF THE LANDS OF PELCZAR FAMILY LIMITED PARTNERSHIP
GRASONVILLE STATION
GRASONVILLE, FIFTH DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
PREPARED FOR: PELCZAR PROPERTIES, LLC

SHEET NO. — 2 OF 4
CADD FILE — 98507-MS2

SUBDIVISION #05-00-05(C)

msa SSU 1251-2445.2 SM 29 Folio 72 B

QUEEN ANNE'S COUNTY CIRCUIT COURT (Subdivision Plats, CA) Plat Book SM 29, p. 72, MSA_S1251_2445. Date available 2000/10/18. Printed 06/04/2018.

RECEIVED
CLERK, CIRCUIT COURT
00 OCT 18 PM 1:30
QUEEN ANNE'S COUNTY

FOREST REQUIREMENTS AND CONSERVATION PROVIDED

PROPERTY ZONED: URBAN COMMERCIAL (UC)
FOREST CONSERVATION THRESHOLDS:
CONSERVATION (15%) - 1.3 AC.
AFFORESTATION (15%) - 1.3 AC.

TOTAL TRACT ACRES 13.798 AC.
ACRES IN 100-YEAR NONTIDAL FLOOD PLAIN 13.798 AC.
ACRES OF LAND USE UNCHANGED 0.0 AC.
NET TRACT 8.8 AC.

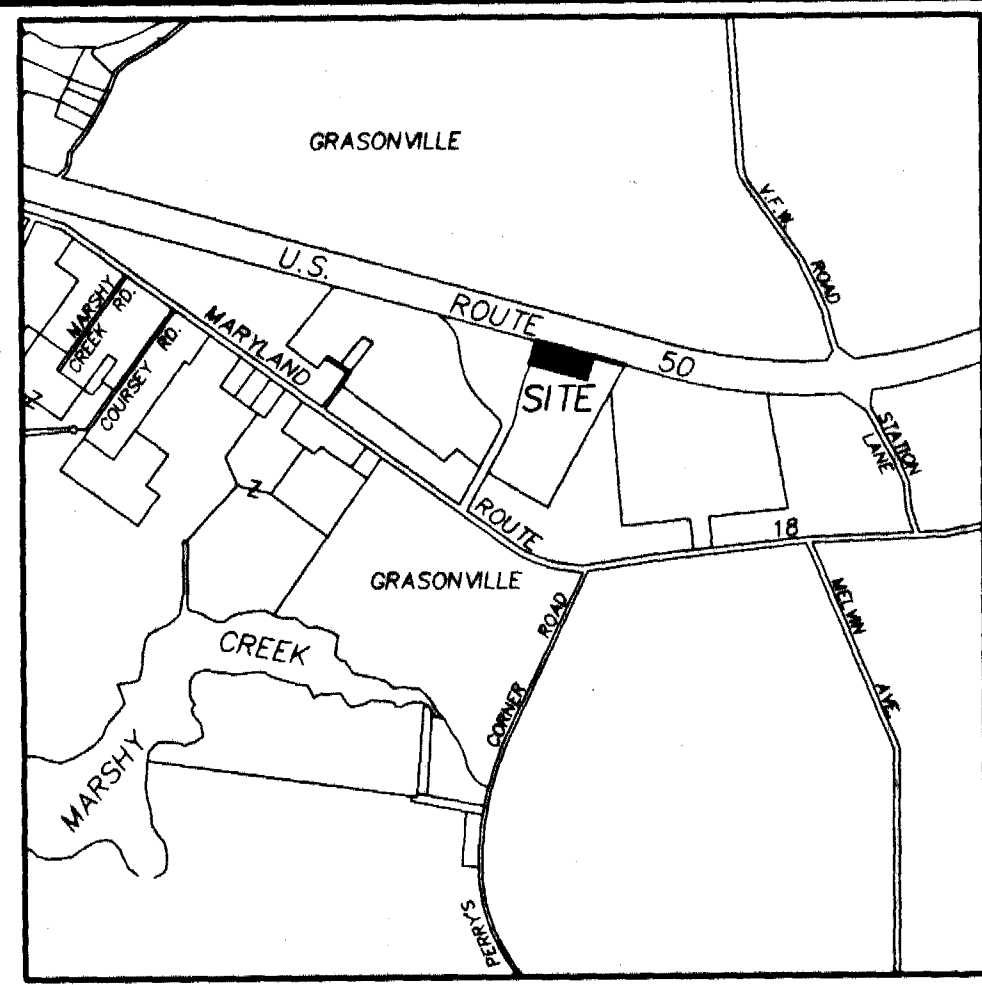
EXISTING FOREST 0.628 AC.
FOREST CONSERVATION REQUIRED 1.30 AC.
FOREST TO BE DEVELOPED AND/OR CLEARED 0.21 AC.

FOREST CONSERVATION PROVIDED ON SITE 0.00 AC.
FOREST CONSERVATION PROVIDED OFF SITE 1.35 AC.

RETAINED EXISTING FOREST ONSITE 0.377 AC.
RETAINED EXISTING FOREST OFFSITE 1.35 AC.

AFFORESTATION PLANTING 0.00 AC.

PLAT FEE-A
RECORDING FEE
TOTAL
DATE
OCT 18 2000



INSET MAP
SCALE 1" = 1000'

- LEGEND**
- EXISTING FOREST MARGIN
 - PROTECTED FOREST RETENTION AREA
 - PROTECTED FOREST FENCING
 - PROTECTED FOREST SIGNAGE

APPROVED
FOREST CONSERVATION PLAN

(AUTHORIZATION)

DATE

QUEEN ANNE'S COUNTY
FOREST CONSERVATION PROGRAM

FCA #05-00-05(C)
SUBDIVISION OF THE LANDS OF
PELCZAR FAMILY LIMITED PARTNERSHIP

TAX MAP 58, PARCEL 58
QUEEN ANNE'S COUNTY, MARYLAND

OWNER

PELCZAR FAMILY LIMITED PARTNERSHIP
C/O MICHAEL PELCZAR
300 AVALON FARM LA.
P. O. BOX 133
CHESTER, MD. 21619

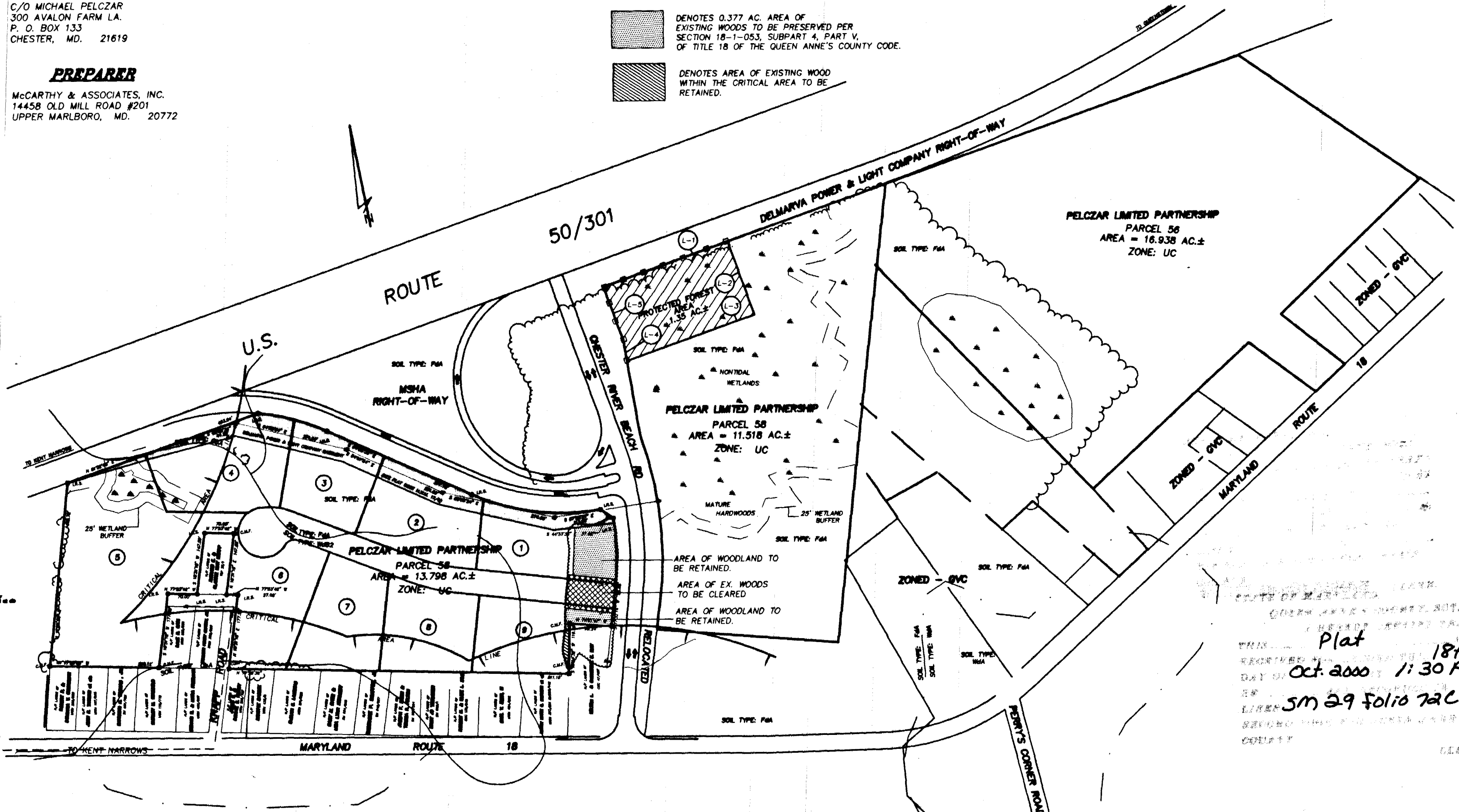
PREPARER

MCCARTHY & ASSOCIATES, INC.
14458 OLD MILL ROAD #201
UPPER MARLBORO, MD. 20772

PROTECTED FOREST RETENTION AREA

LINE	BEARING	DISTANCE
L1	N 81°32'48" E	315.15'
L2	S 08°27'12" E	186.00'
L3	S 81°32'48" W	323.38'
L4	N 01°41'20" E	46.73'
L5	N 08°27'13" W	140.00'

- DENOTES PROTECTED FOREST RETENTION AREA 1.35 AC.±
- DENOTES 0.21 ACRES OF EXISTING FOREST PROPOSED TO BE CLEARED FOR ROAD CONSTRUCTION
- DENOTES 0.377 AC. AREA OF EXISTING WOODS TO BE PRESERVED PER SECTION 18-1-053, SUBPART 4, PART V, OF TITLE 18 OF THE QUEEN ANNE'S COUNTY CODE.
- DENOTES AREA OF EXISTING WOOD WITHIN THE CRITICAL AREA TO BE RETAINED.



Plat
18th
Oct. 2000 1:30 P
SM 29 Folio 72C plat

McCRONE
ENGINEERING & SURVEYING □ ENVIRONMENTAL SCIENCES
LAND PLANNING & SURVEYING □ CONSTRUCTION SERVICES

207 NORTH LIBERTY STREET
SUITE 100
CENTREVILLE, MARYLAND
(410) 758-2237

ANNAPOLIS-CENTREVILLE-EASTON-ELKTON-LEONARDTOWN-ODESSA-PRINCE FREDERICK

DATE	SCALE	REVISION
2-2-00	1" = 200'	
		REVISED PER STAC COMMENTS OF 2-16-00
		REVISED PER FINAL P&Z COMMENTS OF 3-2-00
		REVISED PER P&Z COMMENTS OF 5-12-00

FOR
GRASONVILLE STATION
TAX MAP 58A, BLOCK 15, PARCEL 58
GRASONVILLE, FIFTH DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
PREPARED FOR: PELCZAR PROPERTIES, LLC

SHEET NO. — 3 OF 4
CADD FILE — 98507FC1

SUBDIVISION #05-00-05-(C)

MSA SSU 1251-2445-3 SM 29 Folio 72C

RECEIVED
CLERK, CIRCUIT COURT
00 OCT 18 PM 1:30
QUEEN ANNE'S COUNTY

PLAN FEE-A
RECORDING FEE
TOTAL
PLAT # 1251-2445-4
RECORD # 98507
DATE OCT 18, 2000

**FOREST PROTECTION TIMETABLE
DURING DEVELOPMENT ACTIVITIES**

REQUIRED FOREST CONSERVATION FOR GRASONVILLE STATION SUBDIVISION REQUIRES THE RETENTION OF 1.30 ACRES OF EXISTING FOREST ON SUBJECT PARCEL. FOREST RETENTION AND PROTECTION IS PROPOSED ON PROPERTY OWNED BY PELCZAR FAMILY LIMITED PARTNERSHIP ADJACENT TO THE SUBJECT PARCEL. 1.35 ACRES OF EXISTING FOREST IS PROPOSED TO BE PROVIDED AND PROTECTED ON THIS SITE.

THE PROPOSED 1.35 ACRES OF PROTECTED WOODLANDS ARE SITUATE AT THE NORTHWEST CORNER OF A LARGE WOODED TRACT OF THE PELCZAR FAMILY LIMITED PARTNERSHIP LANDS AND WILL BE MARKED BY PROTECTIVE SIGNS PLACED AT ITS OUTER BOUNDARIES. PROTECTIVE SIGNS AND THEIR INSTALLATION SHALL MEET THE SPECIFICATIONS AND STANDARDS GIVEN IN THIS APPROVED FOREST CONSERVATION PLAN FCA #05-00-05(C). SIGNS MUST BE MAINTAINED INDEFINITELY.

PROTECTIVE FENCING SHALL BE INSTALLED ALONG THE 1.35 AC.± PROTECTED FOREST AREA BOUNDARIES AS SHOWN HEREON WHERE IT COMES WITHIN 50 FEET OF ANY CLEARING, GRADING OR CONSTRUCTION. FENCING MUST BE INSTALLED PRIOR TO ANY OF THESE DEVELOPMENT ACTIVITIES, AND MEET THE SPECIFICATIONS AND STANDARDS SET FORTH IN THE "FOREST PROTECTION PLAN" WITHIN THIS APPROVED FOREST CONSERVATION PLAN FCA # 05-00-05(C). FENCING MUST BE MAINTAINED THROUGH COMPLETION OF ALL DEVELOPMENT ACTIVITIES.

FOREST PROTECTION PLAN

ANY CLEARING, GRADING AND/OR CONSTRUCTION PROPOSED WITHIN 50 FEET OF THE PROTECTED FOREST AREAS MUST COMPLY WITH THE FOLLOWING FOREST PROTECTION PLAN:

- 1) FIELD LOCATION OF THE PROTECTED FOREST AREA BOUNDARIES IN ACCORDANCE WITH SURVEY COURSES AND DISTANCES AND CRITICAL ROOT ZONE DETERMINATION GIVEN IN THIS APPROVED FOREST CONSERVATION PLAN, FCA #05-00-05(C).
- 2) INSTALLATION OF PROTECTIVE SIGNAGE AND FENCING ALONG THE PROTECTED FOREST AREA BOUNDARIES IN ACCORDANCE WITH DETAILS ENCLOSED IN THIS APPROVED FOREST CONSERVATION PLAN, FCA #05-00-05(C).
- 3) NOTIFY THE QUEEN ANNE'S COUNTY DEPARTMENT OF PLANNING AND ZONING, FOREST CONSERVATION COORDINATOR TO CONDUCT PRE-CLEARING/GRADING/CONSTRUCTION FIELD INSPECTION OF THE BOUNDARY LOCATION AND INSTALLED FOREST PROTECTION DEVICES.
- 4) AFTER INSPECTION APPROVAL IS GRANTED, CONDUCT THE CLEARING, GRADING AND/OR CONSTRUCTION.
- 5) AFTER COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND BEFORE REMOVAL OF THE FOREST PROTECTION DEVICES, NOTIFY THE QUEEN ANNE'S COUNTY DEPARTMENT OF PLANNING AND ZONING, FOREST CONSERVATION COORDINATOR TO CONDUCT A FIELD INSPECTION OF THE PROTECTED FOREST AREAS.

NOTES:

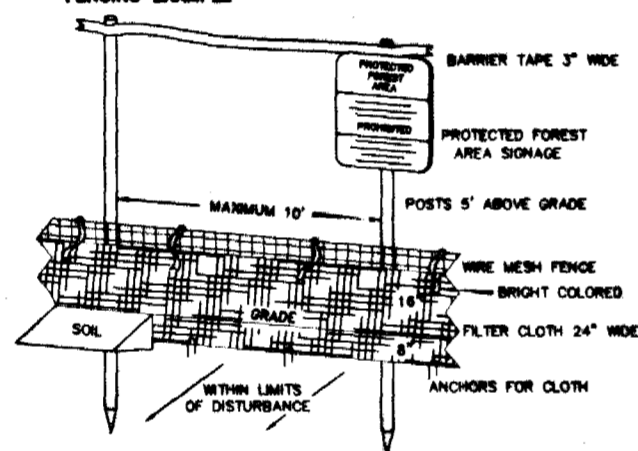
- 1) PROTECTED FOREST AREAS SHOWN HEREON ARE PROHIBITED FROM CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT BY A RESTRICTIVE COVENANT RECORDED IN THE LAND RECORDS OF QUEEN ANNE'S COUNTY.
- 2) PRIORITY AREA SELECTED FOR FOREST CONSERVATION CONTAIN HYDRIC SOILS, SOIL WITH A K-FACTOR > 0.35 ON SLOPES = 15%, NONTIDAL WETLANDS AND/OR THEIR 25' BUFFER.
- 3) APPROVED FOREST STAND DELINEATION, FCA #05-00-05(C). FOR THE 13.798 AC.± PROPERTY WAS RECEIVED FROM THE QUEEN ANNE'S COUNTY, DEPARTMENT OF PLANNING AND ZONING ON _____
- 4) METES AND BOUNDS OF THE FOREST RETENTION AREA IS BASED UPON A FIELD RUN SURVEY FOR McCRONE, INC.
- 5) PROTECTED FOREST AREA IS LOCATED ON PARCEL 58, TAX MAP 58A.

PROTECTIVE FENCING DETAIL

CONSTRUCTION FENCING SUCH AS FILTER CLOTH, CHAIN-LINK, PLASTIC OR WIRE MESH, STAKED STRAW BALS, BARBED WIRE OR SNOW FENCING MAY BE USED TO MARK BOUNDARIES OF "PROTECTED FOREST AREAS" DURING CLEARING, GRADING, AND/OR CONSTRUCTION; HOWEVER THE FENCE MUST MEET THE FOLLOWING REQUIREMENTS:

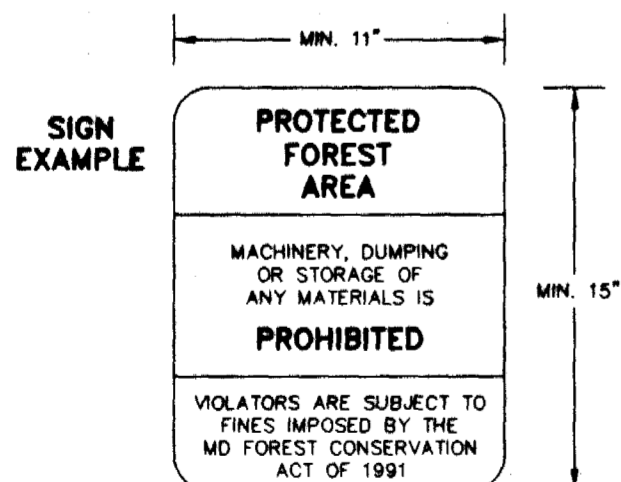
- A) FENCE POSTS MUST BE A MINIMUM OF 5' ABOVE GRADE WITH CLOTH, MESH, WIRE OR SLATS SECURELY ATTACHED TO FORM A STRUCTURE CAPABLE OF RESISTING THE WEIGHT OF AN ADULT HUMAN. BRIGHTLY COLORED, 3" WIDE, PLASTIC, BARRIER TAPE MUST BE STRUNG BETWEEN THE TOPS OF EACH FENCE POST.
- B) BRIGHTLY COLORED FENCING SLATS, MESH, OR CLOTH, EXTENDING FROM GROUND TO AT LEAST 4' ABOVE GRADE ARE RECOMMENDED. DRAB FENCING MATERIALS (CLOTH, WIRE) MAY BE HIGH-LIGHTED WITH COLORED FLAGGING STREAMERS AT FREQUENT INTERVALS ALONG THE UPPER EDGE.
- C) PROTECTED FOREST AREA SIGNAGE (SEE ENCLOSED DETAIL) MUST BE ATTACHED TO FENCE POSTS A MINIMUM OF EVERY 50 FEET.
- D) SEE STATE, MUNICIPAL OR COUNTY FOREST CONSERVATION MANUAL FOR ILLUSTRATIONS OF VARIOUS TYPES OF PROTECTED FOREST AREA FENCING, AND THE ENCLOSED EXAMPLE OF A MODIFIED STANDARD FILTER CLOTH FENCE USED FOR SEDIMENT CONTROL AND FOREST PROTECTION:

FENCING EXAMPLE

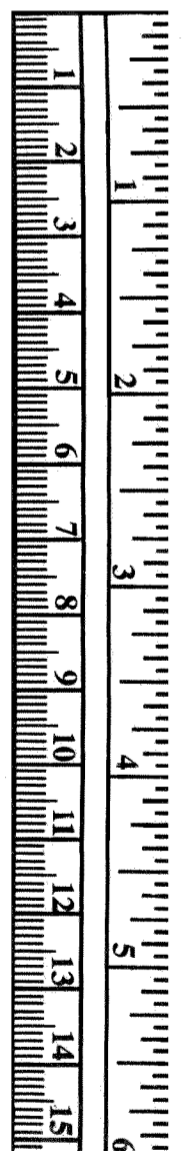


STANDARD FILTER CLOTH FENCING REQUIRED TO CONTROL EROSION SEDIMENT ON CONSTRUCTION SITES CAN ALSO BE USED AS THE PROTECTED FOREST AREA FENCING WITH SOME MODIFICATIONS (SEE ABOVE EXAMPLE) IF THE LIMITS OF CLEARING, GRADING AND/OR CONSTRUCTION ARE SYNONYMOUS WITH THE BOUNDARIES OF THE PROTECTED FOREST AREA OR IF LIMITS OF DEVELOPMENT DISTURBANCE ARE ANY DISTANCE OUTSIDE THE BOUNDARIES OF THE PROTECTED FOREST AREA.

**FOREST PROTECTION DEVICE
PROTECTIVE SIGNAGE DETAIL**



- A. SIGNS TO BE PLACED AT MAXIMUM OF 50 FEET INTERVALS ALONG PROTECTED FOREST BOUNDARY.
- B. SIGNS CANNOT BE NAILED, SCREWED OR STAPLED TO TREES.
- C. SIGNS WITH SIMILAR WORDING MAY BE OBTAINED FROM SURVEYOR/FORESTRY SUPPLY STORES.



STATE OF MARYLAND
CLERK OF CIRCUIT COURT
Plat
OCT 2000 1:30 P
SM 29 Folio 72 D plat
COURT CLERK

FOREST CONSERVATION PLAN FCA #05-00-05-(C)

OF

GRASONVILLE STATION

TAX MAP 58A, BLOCKS 15, PARCEL 58
GRASONVILLE, FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
PREPARED FOR: PELCZAR PROPERTIES, LLC

SHEET NO. — 4 OF 4

CADD FILE — 98507-FC2

SUBDIVISION #05-00-05-(C)

McCRONE
ENGINEERING & SURVEYING □ ENVIRONMENTAL SCIENCES
LAND PLANNING & SURVEYING □ CONSTRUCTION SERVICES
207 NORTH LIBERTY STREET
SUITE 100
CENTREVILLE, MARYLAND
(410) 756-2237

SCALE	AS SHOWN
DATE	JAN '00
JOB NO.	D1980507
DESIGNED BY	JONES
APPROVED BY	D. JOINER
REVISION	
DATE	3-17-00
REVISION	REVISED PER FINAL PAZ COMMENTS OF 2-16-00
DATE	4-3-00
REVISION	REVISED PER FINAL PAZ COMMENTS OF 3-31-00
DATE	9-12-00
REVISION	FINAL REVISIONS FOR PLOTTING SUBMITTAL

SEAL

ANNAPOLIS-CENTREVILLE-ELKTON-SALISBURY-SOUTHERN MARYLAND

MSA SSU 1251-2445-4

SM 29 Folio 72 D