

## Chesapeake Bay Critical Area - General Notes

The following general notes must be on the Conservation Plan (CP) and the Existing Conditions Plan (ECP):

1. The site lies within the (*insert CBCA designation as LDO, RCO, or IDO*) overlay zone of the Chesapeake Bay Critical Area (CBCA).
2. This site is zoned (*insert underlying zone*) and is located in the (*Rural/ Developing/ Developed*) Tier as defined in the Approved 2002 General Plan.
3. The existing use of the property is (*insert use category*).
4. Approximately \_\_\_ acres of this site lie within the CBCA. Any and all development activities proposed within this area are subject to CBCA regulations and will not be permitted until all appropriate local, state, and federal agencies have conducted a thorough environmental review and have approved the conservation plan and associated permits. Activities that are conducted without the required plan approvals and permits are subject to substantial penalties.
5. The site *does/does not* (choose one) contain Critical Area buffer. Existing vegetation within all buffers shall remain undisturbed unless a variance for the disturbance has been approved or except as provided under Subtitle 5B-119 of the Ordinance.
6. The source of the property boundaries on this plan is from (*state source as state property layer, deeds, or boundary survey. If deeds- list Liber and Folio and provide copies*).
7. The topography shown on this plan is from (*state source, date, and manner in which the information was obtained*).
8. The source of the soils information on this plan is from the USDA NRCS Web Soil Survey (WSS) in a Custom Soil Resource Report for an Area of Interest (AOI) established for the subject site only and generated on (*include date report was generated*).
9. Provide the method of existing sewage disposal and systems area category designation from the Ten Year Water and Sewerage Plan; If private septic system is proposed, provide a statement regarding whether the septic system does contain a denitrification system.
10. The wetland and stream information on this plan is from a study prepared by (*state name of professional qualified to prepare the study*) in a study dated (*state date of preparation of the study*). No development is permitted in wetlands without approval from the appropriate local, state, and federal agencies.  
*OR, if no wetlands or streams are located on-site, use the following note:*  
No wetlands or streams are located on-site as field verified by (*state name of professional qualified to make such a determination in the field*).
11. The county regulated 100-year floodplain information on this plan is from (*state source from choices below*):
  - a) If the source is a floodplain easement less than 10 years old, then provide a copy of the easement and provide the easement recordation information. Such as "... an easement recorded in the land records at (*list Liber and Folio*)."
  - b) If the source is a county watershed study, then provide the name of the study and relevant plate number. Such as "... (*Insert watershed study name*) watershed study, plate number (*insert plate*

*number).*”

c) If the source is a floodplain study prepared by DPW&T, then provide the number and date of approval. Such as “...DPW&T Floodplain Study Number (*insert number*), approved (*insert date*).”

d) If the source is a floodplain study prepared by an engineer and approved by DPW&T, then provide the number, the name of the engineering firm responsible for preparing the study, and the date of approval. Such as “Floodplain Study Number (*insert number*), prepared by (*insert name of engineering firm*), approved by DPW&T (*insert date*).”

e) If the source is a delineation prepared by an engineer that has not yet been approved by DPW&T, then provide the name of the engineer, and the engineering company responsible for the delineation, and a statement regarding their qualifications to do so, such as: “... a delineation prepared by (*insert name of engineer and qualifications – for example Tom Jones, P.E., water resources engineer*), (*insert company name*). An approved floodplain study may be required during subsequent development review processes.” This statement must be accompanied by the engineer’s seal and signature adjacent to this note on the plan.

*OR, if no floodplain is located on-site, use the following note:*

“No county regulated 100-year floodplain is located on-site per (*state source of verification and date*) (*If verified in writing by DPW&T, then provide a copy of the letter*).

12. All existing vegetation shown here-on shall remain undisturbed except as shown on this plan and as permitted under the provisions of Section 5B-121. Any and all afforested or reforested areas preserved and/or created under the provisions of the Ordinance and designated on this plan shall be preserved from future disturbance.

13. This site (*is/is not*) within a Sensitive Species Protection Review Area based on a review of the SSPRA GIS layer prepared by the Heritage and Wildlife Service, Maryland Department of Natural Resources; *OR, if a letter has been obtained from the Maryland Department of Natural Resource Natural Heritage Program, use the following note:*

In a letter dated (*insert date*) the Maryland Department of Natural Resource Natural Heritage Program has determined (*insert information from the letter*).

14. This site (*does/ does not*) contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01.

15. This site (*does/ does not*) contain a Tier II waterbody as defined in COMAR 26.08.02.04.

16. This site (*is/ is not*) located within a Stronghold Watershed as established by the MD DNR.

17. The site (*does/does not*) include Forest Interior Dwelling Species habitat.

18. The site is not subject to a previously approved TCP.

*OR, if the subject property is subject to a previously approved TCP/TCP’s use the following note:*

“The site is subject to previously approved TCP’s. Previously approved TCP’s include: (*state TCP identification number/s*).”

19. There are (*state the number of trees*) specimen, champion and/or historic trees located on the property. These trees were located using (*state method of location - field observations or surveyed locations*).

*OR, if there are no specimen, champion or historic trees on the property use the following note:*

“There are no specimen, champion or historic trees located on the property.”

20. Existing lot coverage within the 100-foot Critical Area Buffer is \_\_\_\_\_square feet.

21. Proposed increase of lot coverage within the 100-foot Critical Area Buffer is \_\_\_\_square feet.

22. There are no scenic or historic roads located on or adjacent to this property.

*OR, if scenic or historic roads are located in the vicinity of the subject site use the following note:* The site is (describe location – abutting, adjacent to, etc. – insert name of road), a designated (list designation as scenic, historic, or both) road in the vicinity of the property.

23. The subject property is not located within a Registered Historic District.

*OR, if the subject property is located within a Registered Historic District use the following note:* (The subject property/ a portion of the subject property) is located within the (state the name and inventory number of the Registered Historic District).

24. There are no known archeological sites located on the subject property; however, the subject property has not been surveyed for archeological resources and a Phase I archeology report may be required during subsequent development review processes.

*If the subject property has a known archeological site use the following note:*

Archeological site (insert registration number), registered with the state is located on-site. Further archeological investigations (Phase II or Phase III) may be required during subsequent development review processes.

25. Marlboro clay and Christiana complex are not found to occur on or within the vicinity of this property. *OR, if Marlboro clay or Christiana complex are mapped on or in the vicinity of the subject property use the following note:*

Marlboro clay (and/or Christiana complex) is/are found to occur on or within the vicinity of this property. As such, the property may be subject to regulation by Section 24-131 of the Subdivision Regulations.

26. The site is not located within an Aviation Policy Area (APA). *OR, if the property is located within an APA area use the following note:* The site lies within the Aviation Policy Area (APA) of (insert airport name) Airport and is subject to compliance with APA regulations under CB-51-2002.