



PUBLIC NOTICE

US Army
Corps
of Engineers
Baltimore
District

In Reply to Application Number
CENAB-OP-RMS(LONGBOAT LLC/LONGBOAT
ESTATES)04-60694-7

Comment Period: March 16, 2005 to March 31, 2005

THE PURPOSE OF THIS PUBLIC NOTICE IS TO SOLICIT COMMENTS FROM THE PUBLIC ABOUT THE WORK DESCRIBED BELOW. AT THIS TIME, NO DECISION HAS BEEN MADE AS TO WHETHER OR NOT A PERMIT WILL BE ISSUED.

The Baltimore District has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344), as described below:

APPLICANT: *Longboat, LLC*
Mr. Wes Schuman
c/o Lane Engineering, Inc.
15 Washington Street
Cambridge, Maryland 21613

LOCATION: *On Jenkins Creek Road along Jenkins Creek within the City of Cambridge, Dorchester County, Maryland.*

WORK: *The applicant proposes to permanently impact approximately 36,383 square feet of farmed emergent and 9,808 square feet of forested nontidal wetlands for the construction of a residential subdivision with attendant features. The applicant will mitigate approximately 54,681 square feet of farmed emergent and approximately 19,616 square feet of forested nontidal wetlands by planting wetlands species at the Dorchester Sanitary District property located on Jenkins Creek Road. The purpose of the work is to construct a residential subdivision with attendant features. All work is to be completed in accordance with the enclosed plan(s). If you have any questions concerning this matter, please contact Mrs. Maria Lasek, at (410) 962-4501.*

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The applicant is required to obtain a water quality certification in accordance with Section 401 of the Clean Water Act from the Maryland Department of the Environment. Any written comments concerning the work described above which relate to water quality certification must be received by the Standards and Certification Division Maryland Department of the Environment, Montgomery Park Business Center, 1800 Washington Boulevard, Suite 430, Baltimore, Maryland 21230-1708 within the comment period as specified above to receive consideration. Written comments concerning the work described above related to the factors listed above or other pertinent factors must be received by the District.

Engineer, US Army Corps of Engineers, Baltimore District, PO Box 1715, Baltimore, Maryland 21203-1715, within the comment period as specified above to receive consideration. The 401 certifying agency has a statutory limit of one year to make its decision.

The applicant has certified in this application that the proposed activity complies with and will be conducted in a manner consistent with the Maryland Coastal Zone Program. This certification statement is available for inspection in the District Office; however, public comments relating to consistency must be received by the Coastal Zone Division, Maryland Department of the Environment, Montgomery Park Business Center, 1800 Washington Boulevard, Suite 430, Baltimore, Maryland, 21230-1708, within the comment period as specified above. It should be noted that CZ Division has a statutory limit of 6 months in which to make its consistency determination.

The applicant must obtain any State or local government permits which may be required.

A preliminary review of this application indicates that the proposed work will not affect listed species or their critical habitat pursuant to Section 7 of the Endangered Species Act as amended. As the evaluation of this application continues, additional information may become available which could modify this preliminary determination.

Review of the latest published version of the National Register of Historic Places indicates that no registered properties listed as eligible for inclusion therein are located at the site of the proposed work. Currently unknown archeological, scientific, prehistoric, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

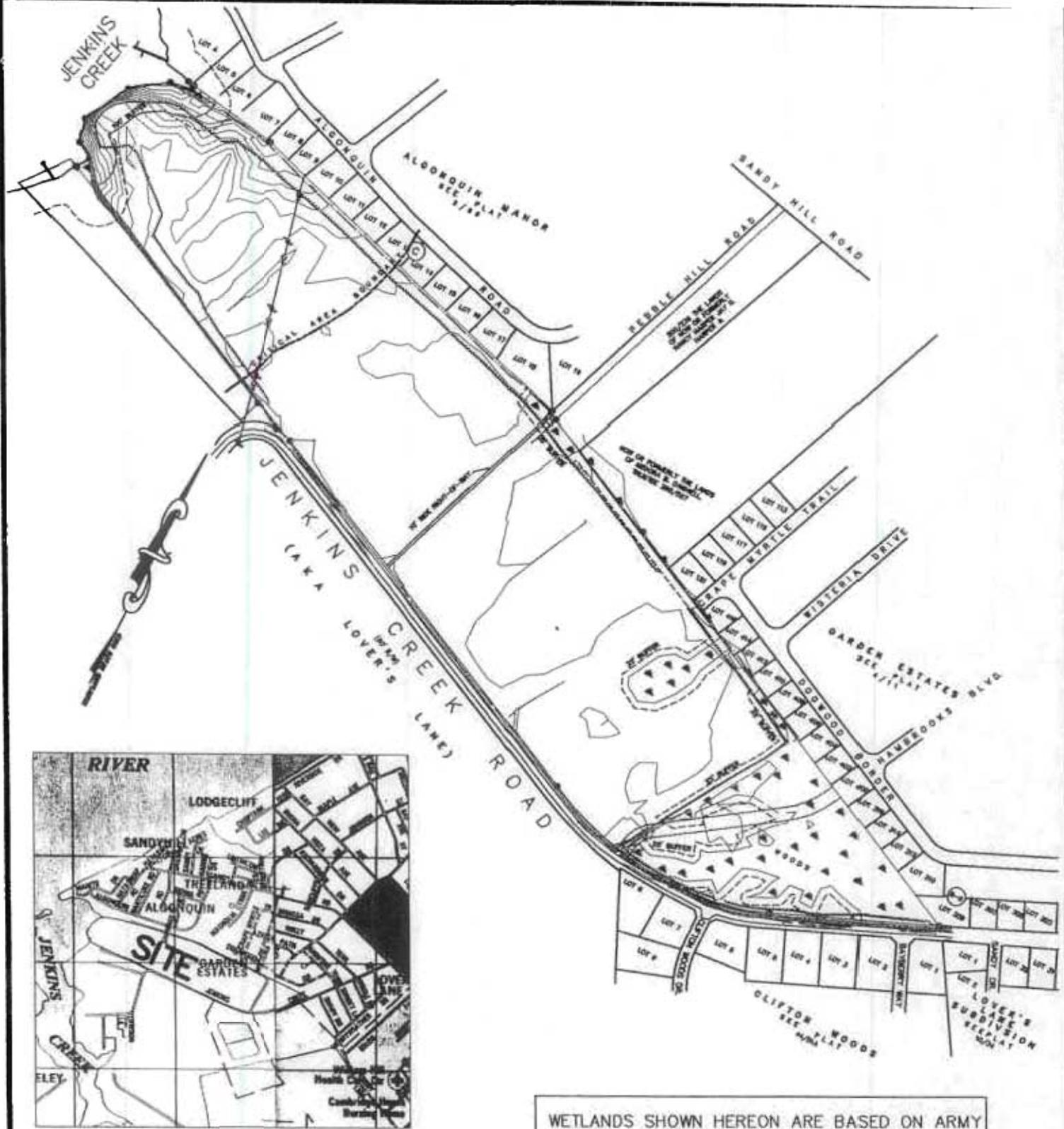
The evaluation of the impact of the work described above on the public interest will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404 of the Clean Water Act. Any person who has an interest which may be adversely affected by the issuance of this permit may request a public hearing. The request, which must be in writing, must be received by the District Engineer, US Army Corps of Engineers, Baltimore District, PO Box 1715, Baltimore, Maryland 21203-1715, within the comment period as specified as above to receive consideration. Also, it must clearly state forth the interest which may be adversely affected by this activity in the manner in which the interest may be adversely affected.

It is requested that you communicate the foregoing information concerning the proposed work to any persons known by you to be interested and not being known to this office, who did not receive a copy of this notice.

FOR THE DISTRICT ENGINEER:



WALTER WASHINGTON, JR.
Chief, Maryland Section Southern



WETLANDS SHOWN HEREON ARE BASED ON ARMY CORP OF ENGINEERS JD-2004-00002-1B

VICINITY MAP
SCALE: 1" = 2500'
Copyright of the ADC Map People
Permitted Use No. 20992180

TRACKING NO. 200460694

FILE No. B235
SHEET No. 1 OF 8

EXISTING CONDITIONS
FOR
LONGBOAT ESTATES
IN THE SEVENTH ELECTION DISTRICT

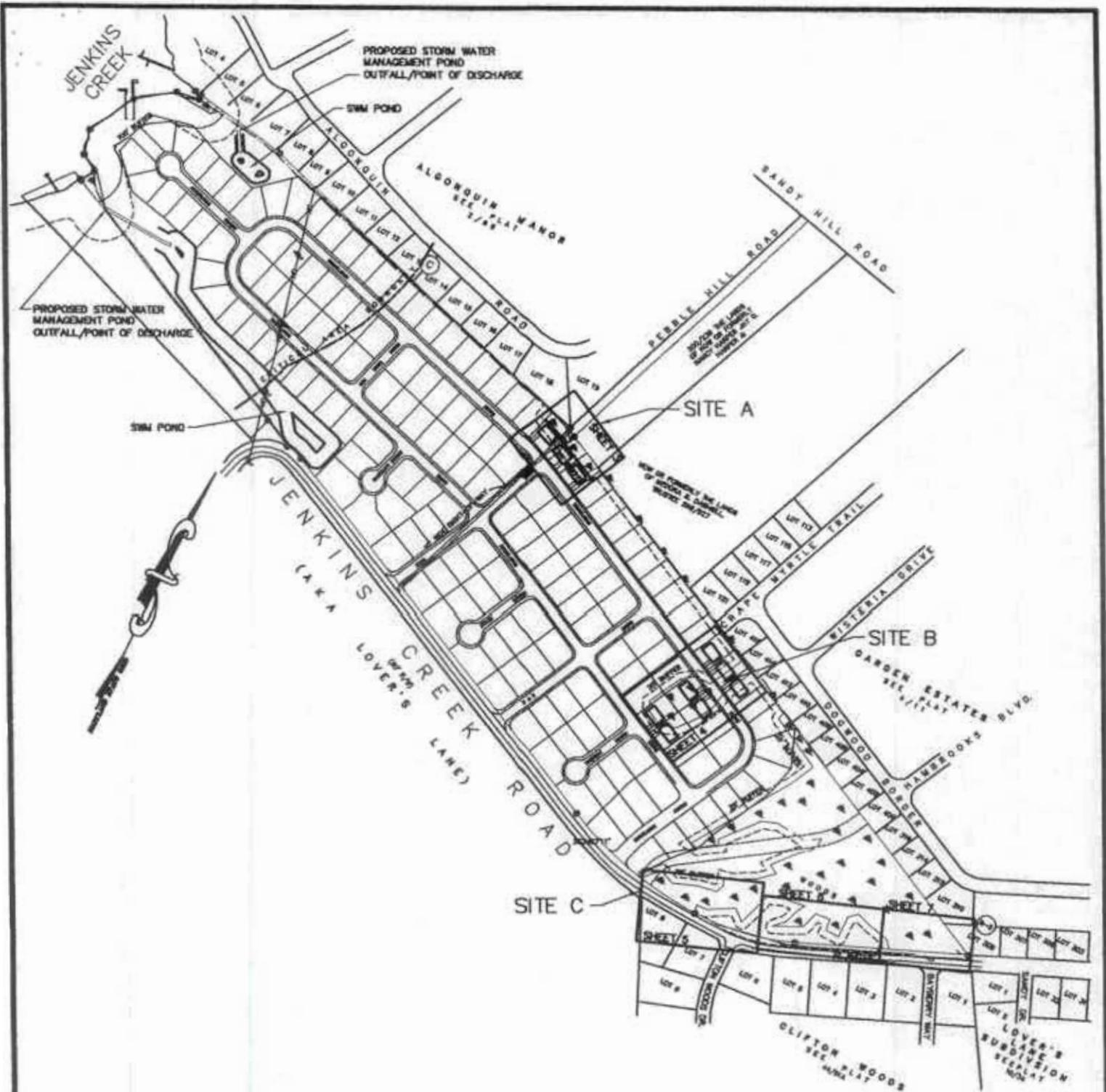
DORCHESTER COUNTY, MARYLAND
TAX MAP 30 GRID 2 PARCEL 13

DATE 2-10-04
SCALE 1"=500'
JOB NO. 030124
DRAWN BY J.E.P.
DWG. NAME 030124SWP
APPROVED J.S.C.

Lane Engineering, Inc.
Civil Engineers - Land Planning - Land Surveyors



E-mail: mail@lane.com
406 N. Washington St. Easton, MD 21601 (410) 822-8003 FAX (410) 822-2024
15 Washington St. Cambridge, MD 21613 (410) 221-0818 FAX (410) 476-9842
1149 West Water St. Centerville, MD 21617 (410) 758-2085 FAX (410) 758-4422

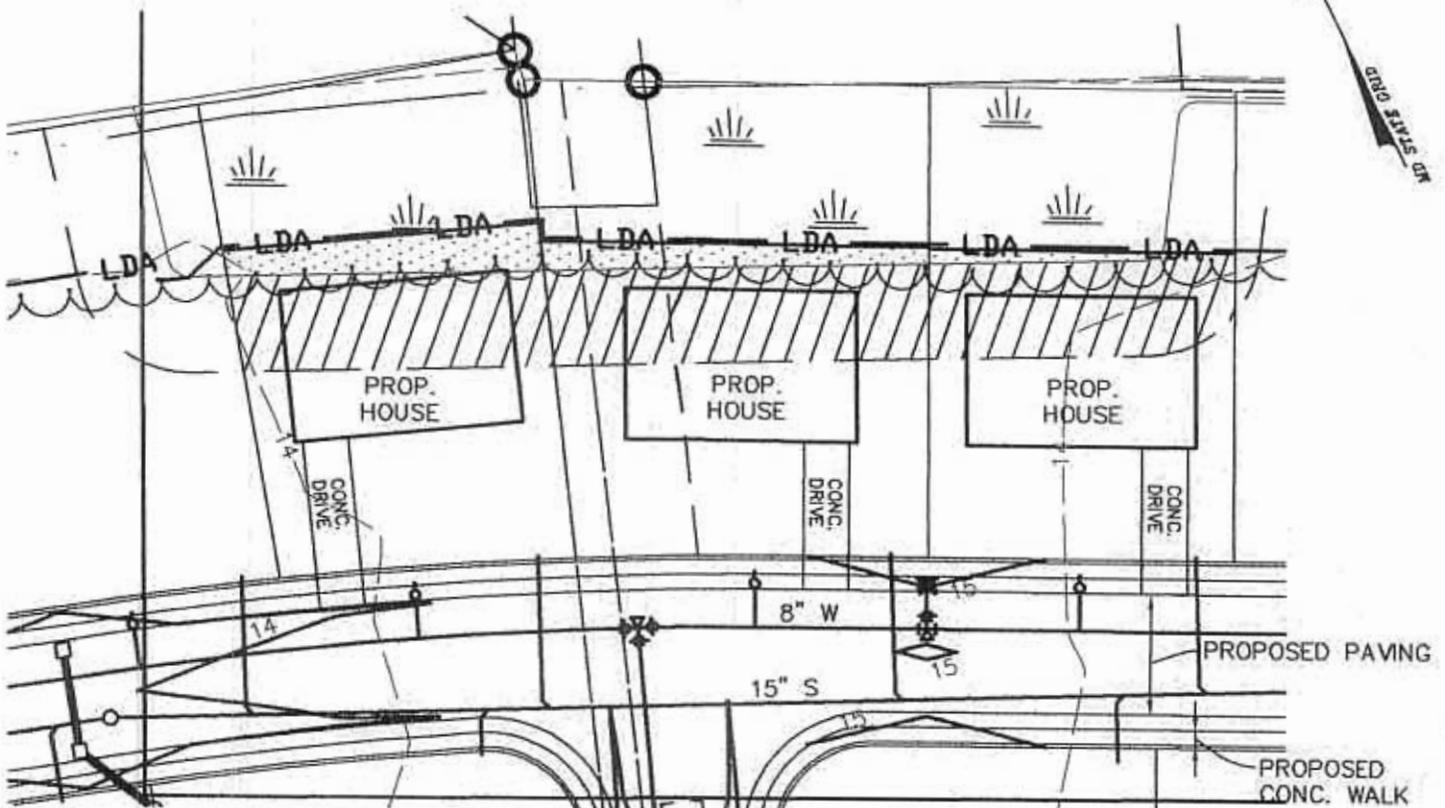
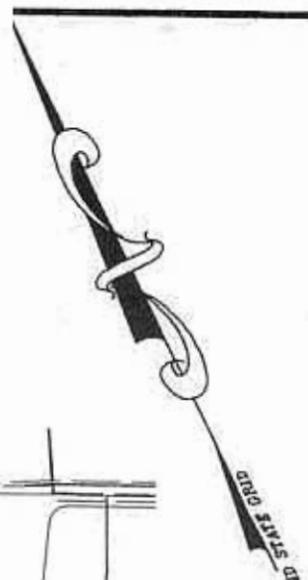


TOTAL FARMED NOTIDAL WETLANDS IMPACTED = 36,383 Sq.Ft
 TOTAL FORESTED NOTIDAL WETLANDS IMPACTED = 9,808 Sq. Ft.

REVISED 9/8/04 PER U.S FISH AND WILDLIFE COMMENTS

TRACKING NO. 200460694

FILE No. 8235	SHEET No. 2 OF 8	PROPOSED CONDITIONS		DATE 2-10-04	Lane Engineering, Inc. Civil Engineers - Land Planning - Land Surveyors  E-mail: mail@lenc.com 408 N. Washington St. Easton, MD 21601 (410) 822-8003 FAX (410) 822-2024 15 Washington St. Cambridge, MD 21813 (410) 221-0818 FAX (410) 478-9942 1148 West Water St. Centreville, MD 21117 (410) 758-2005 FAX (410) 758-4422
		FOR LONGBOAT ESTATES IN THE SEVENTH ELECTION DISTRICT DORCHESTER COUNTY, MARYLAND		SCALE 1"=500' JOB NO. 030124 DRAWN BY J.E.P. DWG. NAME 030124SWP APPROVED J.S.C.	
TAX MAP 30	GRID 2	PARCEL 13			



LEGEND

-  FORESTED NON-TIDAL WETLANDS
IMPACTED = 1,655 Sq.Ft.± or 122 Cu.Yds.
- ROADS AND UTILITIES = 0.00 Sq.Ft.±
- LOT FILL = 1,655 Sq.Ft.±
-  BUFFER IMPACTED = 6,504 Sq.Ft.±

REVISED

TRACKING NO. 200460694

SHEET No. 3 OF 8
 FILE No. B235

SITE A
FOR
LONGBOAT ESTATES
 IN THE SEVENTH ELECTION DISTRICT
 DORCHESTER COUNTY, MARYLAND

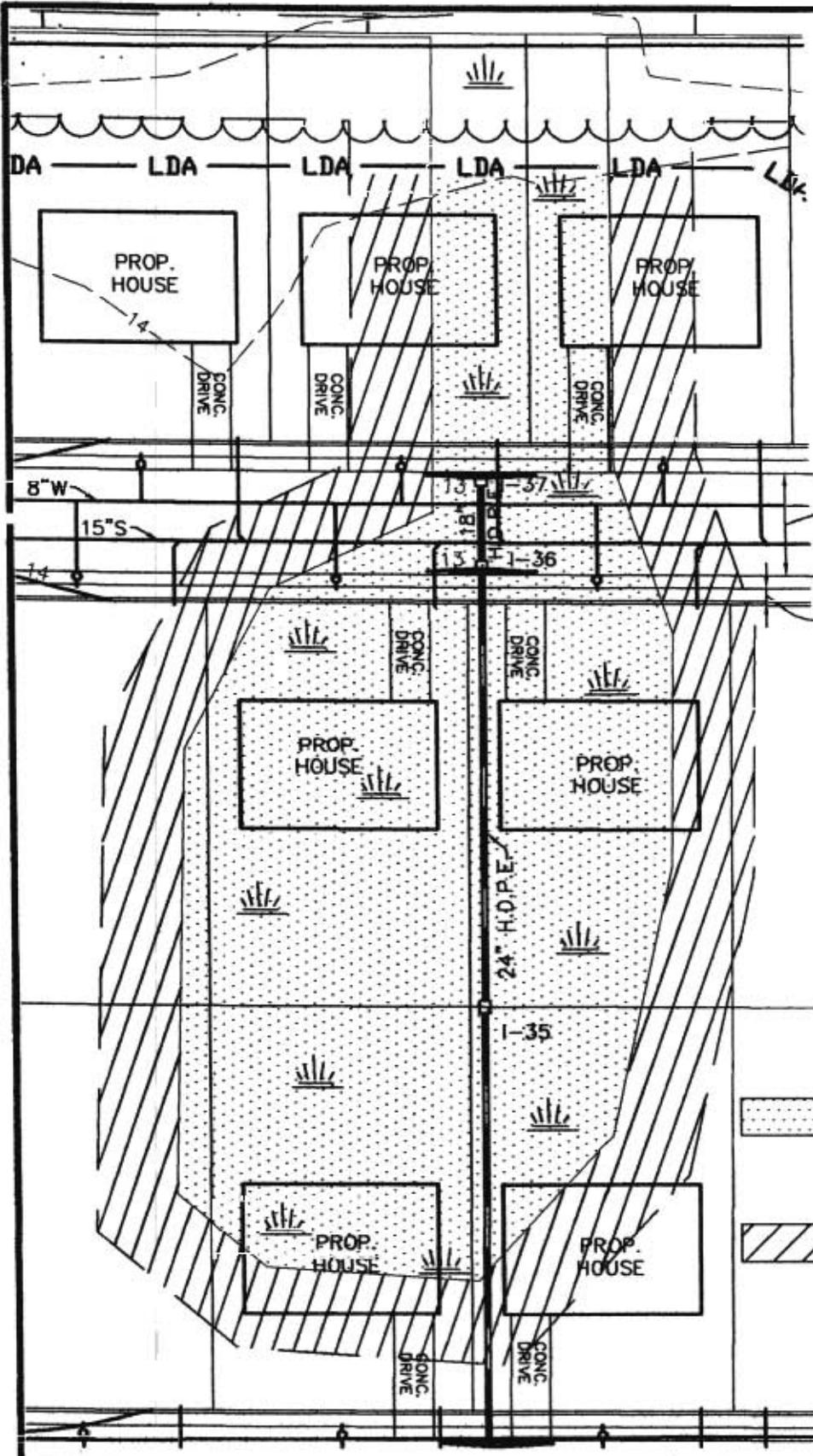
DATE 2-10-04
 SCALE 1"=50'
 JOB NO. 030124
 DRAWN BY J.E.P.
 DWG. NAME 030124SWP
 APPROVED J.S.C.

Lane Engineering, Inc.
 Civil Engineers - Land Planning - Land Surveyors



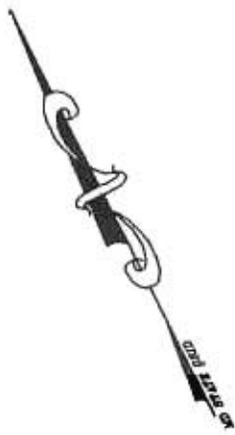
E-mail: mail@leinc.com
 408 N. Washington St. Easton, MD 21601 (410) 822-8003 FAX (410) 822-2024
 15 Washington St. Cambridge, MD 21613 (410) 221-0819 FAX (410) 476-9942
 1148 West Water St. Centreville, MD 21617 (410) 756-2095 FAX (410) 756-4422

TAX MAP 30 GRID 2 PARCEL 13



SEE SHEET 7 FOR
UTILITY CROSSING
PROFILE

PROPOSED PAVING
PROPOSED CONC. WALK



LEGEND

-  FARMED NON-TIDAL WETLANDS IMPACTED = 36,383 Sq.Ft.± or 2,695 C.Y.
-  ROADS AND UTILITIES = 5,988 Sq.Ft.±
-  LOT FILL = 30,395 Sq.Ft.±
-  BUFFER IMPACTED = 21,441 Sq.Ft.±

REVISED

TRACKING NO. 200460694

SITE B
FOR
LONGBOAT ESTATES
IN THE SEVENTH ELECTION DISTRICT
DORCHESTER COUNTY, MARYLAND

TAX MAP 30 GRID 2 PARCEL 13

DATE
2-10-04
SCALE
1"=50'
JOB NO.
030124
DRAWN BY
J.E.P.
DWC NAME
030124SWP
APPROVED
J.S.C.

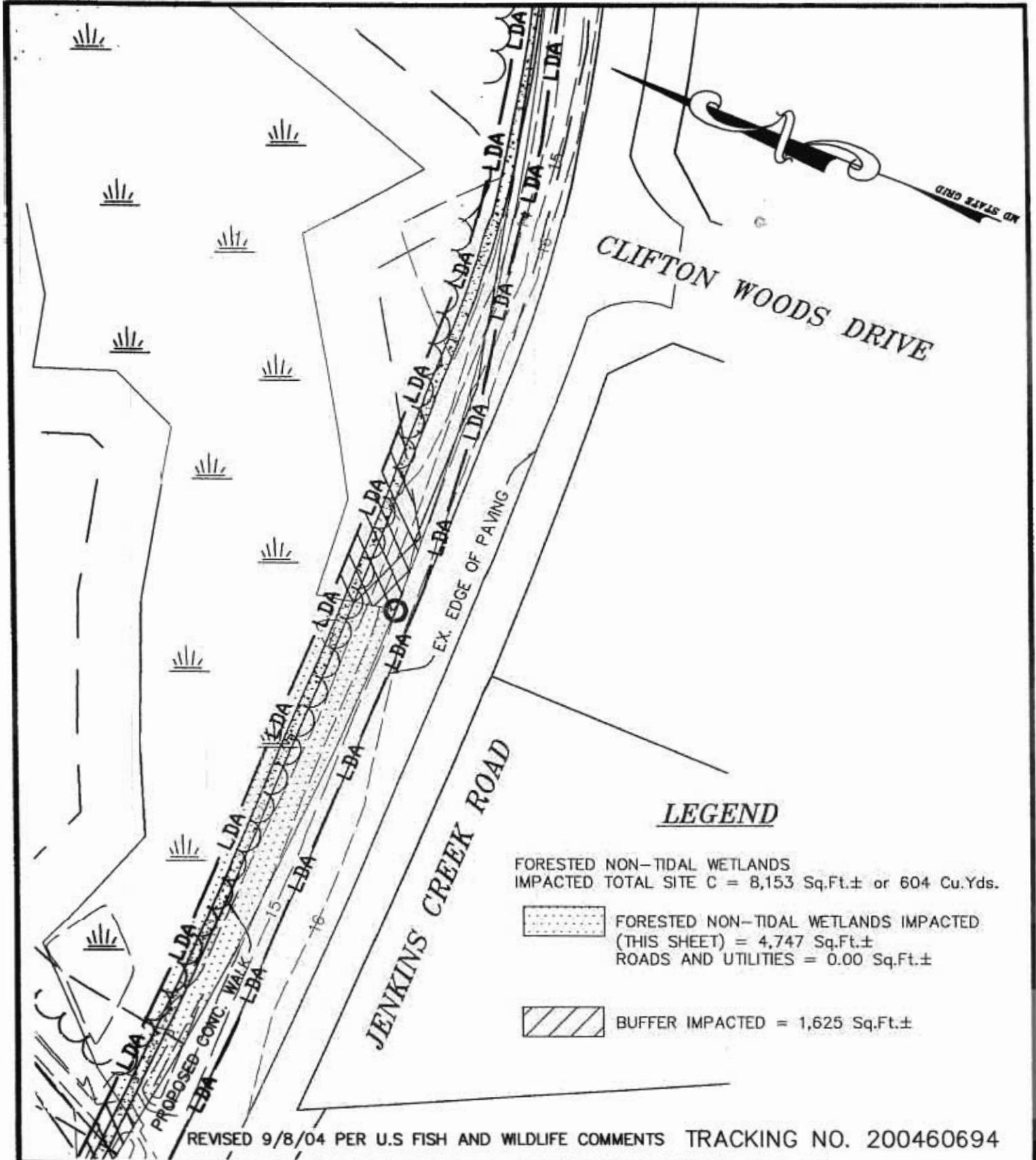
Lane Engineering, Inc.

Civil Engineers - Land Planning - Land Surveyors

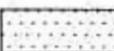
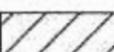


E-mail: mail@leinc.com
405 N. Washington St. Easton, MD 21601 (410) 822-8003 FAX (410) 822-2024
15 Washington St. Cambridge, MD 21613 (410) 221-0818 FAX (410) 478-9942
1148 West Water St. Centreville, MD 21617 (410) 756-2095 FAX (410) 756-4422

B235



LEGEND

- FORESTED NON-TIDAL WETLANDS
IMPACTED TOTAL SITE C = 8,153 Sq.Ft.± or 604 Cu.Yds.
-  FORESTED NON-TIDAL WETLANDS IMPACTED
(THIS SHEET) = 4,747 Sq.Ft.±
ROADS AND UTILITIES = 0.00 Sq.Ft.±
-  BUFFER IMPACTED = 1,625 Sq.Ft.±

REVISED 9/8/04 PER U.S FISH AND WILDLIFE COMMENTS TRACKING NO. 200460694

FILE NO. B235
SHEET NO. 5 OF 8

SITE C
FOR
LONGBOAT ESTATES
IN THE SEVENTH ELECTION DISTRICT
DORCHESTER COUNTY, MARYLAND

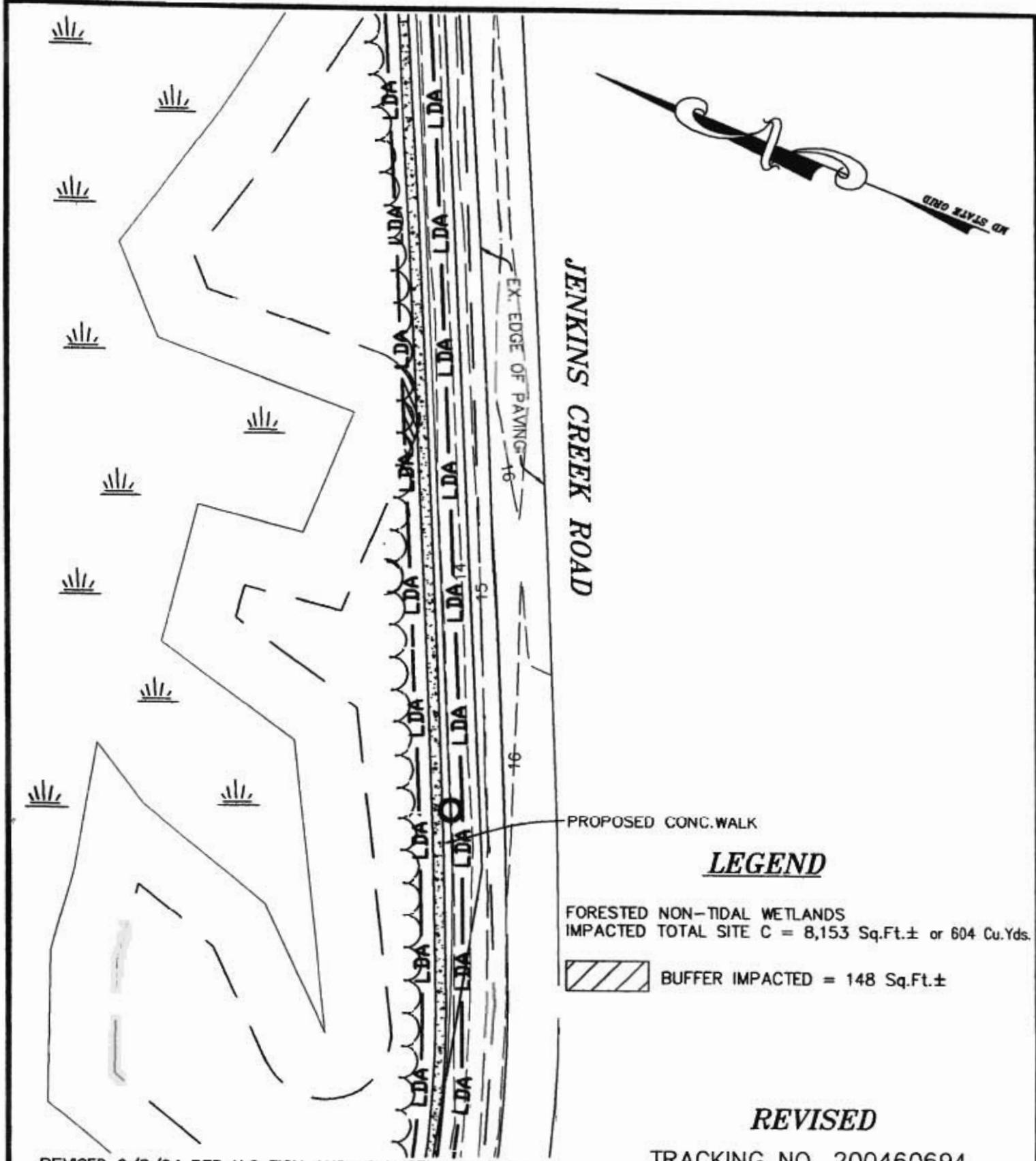
TAX MAP 30 GRID 2 PARCEL 13

DATE 11-3-03
SCALE 1"=50'
JOB NO. 030124
DRAWN BY J.E.P.
DWG. NAME 030124SWP

Lane Engineering, Inc.
Civil Engineers - Land Planning - Land Surveyors



E-mail: mail@leinc.com
408 N. Washington St. Easton, MD 21801 (410) 822-8003 FAX (410) 822-2024
15 Washington St. Cambridge, MD 21613 (410) 221-0818 FAX (410) 478-9942
114B West Water St. Centreville, MD 21617 (410) 758-2085 FAX (410) 758-4422



JENKINS CREEK ROAD

PROPOSED CONC. WALK

LEGEND

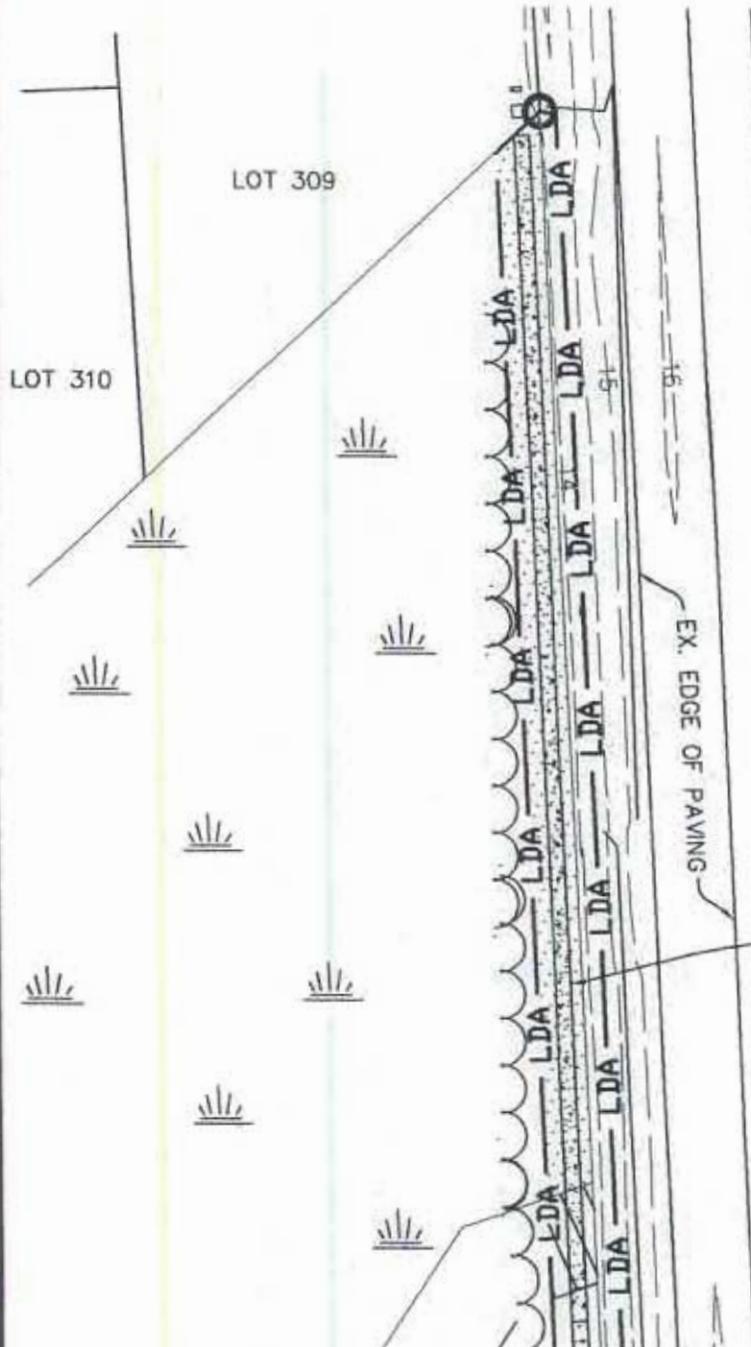
FORESTED NON-TIDAL WETLANDS
 IMPACTED TOTAL SITE C = 8,153 Sq.Ft.± or 604 Cu.Yds.
 BUFFER IMPACTED = 148 Sq.Ft.±

REVISED

TRACKING NO. 200460694

REVISED 9/8/04 PER U.S FISH AND WILDLIFE COMMENTS

FILE No. B235 SHEET No. 6 OF 8	SITE C FOR LONGBOAT ESTATES IN THE SEVENTH ELECTION DISTRICT DORCHESTER COUNTY, MARYLAND	DATE 2-10-04 SCALE 1"=50' JOB NO. 030124 DRAWN BY J.E.P.	Lane Engineering, Inc. Civil Engineers - Land Planning - Land Surveyors  E-mail: mel@lane.com 408 N. Washington St. Easton, MD 21601 (410) 822-8003 FAX (410) 822-2024 15 Washington St. Cambridge, MD 21613 (410) 221-0818 FAX (410) 476-9842 1148 West Water St. Centreville, MD 21617 (410) 758-2095 FAX (410) 758-4422
	TAX MAP 30 GRID 2 PARCEL 13	DWG. NAME 030124SWP APPROVED J.S.C.	



LEGEND

- FORESTED NON-TIDAL WETLANDS
IMPACTED TOTAL SITE C = 8,153 Sq.Ft.± or 604 Cu.Yds.
-  FORESTED NON-TIDAL WETLANDS IMPACTED (THIS SHEET) = 3,406 Sq.Ft.±
-  BUFFER IMPACTED = 319 Sq.Ft.±

REVISED

TRACKING NO. 200460694

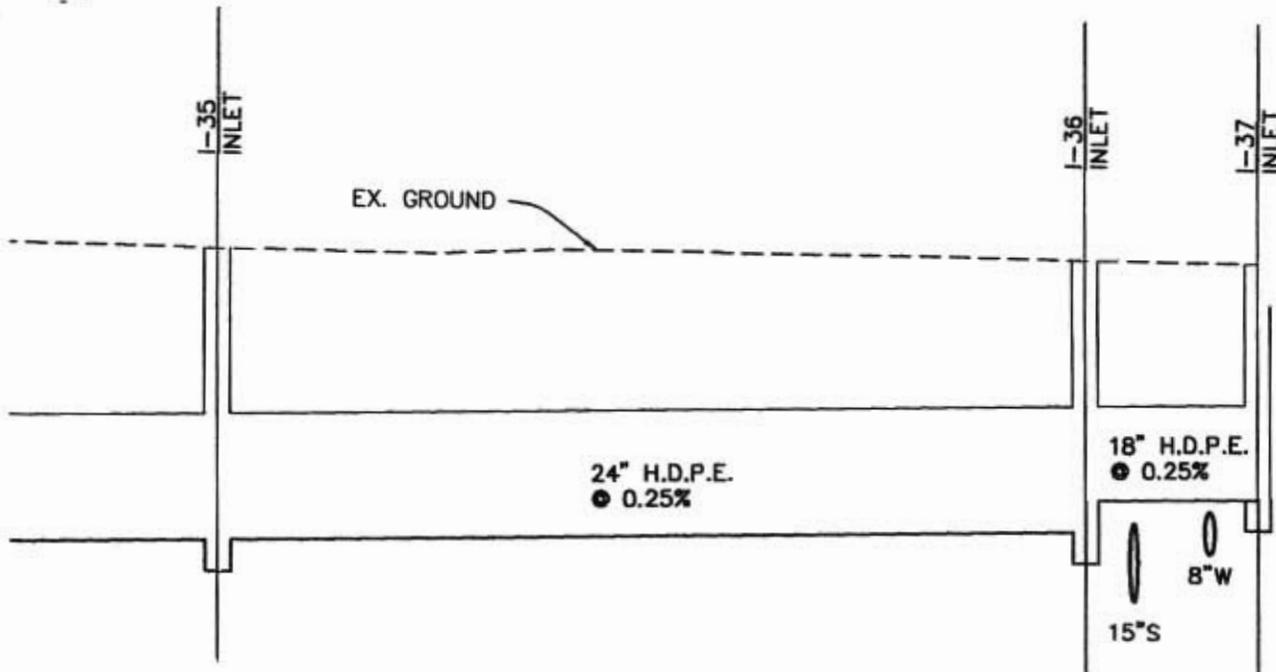
FILE NO. B235	SHEET NO. 7 OF 8	SITE C	DATE 2-10-04
		FOR LONGBOAT ESTATES IN THE SEVENTH ELECTION DISTRICT DORCHESTER COUNTY, MARYLAND	SCALE 1"=50'
TAX MAP 30	GRID 2	PARCEL 13	JOB NO. 030124
			DRAWN BY J.E.P.
			DWG. NAME 030124SWP
			APPROVED J.S.C.

Lane Engineering, Inc.
Civil Engineers - Land Planning - Land Surveyors



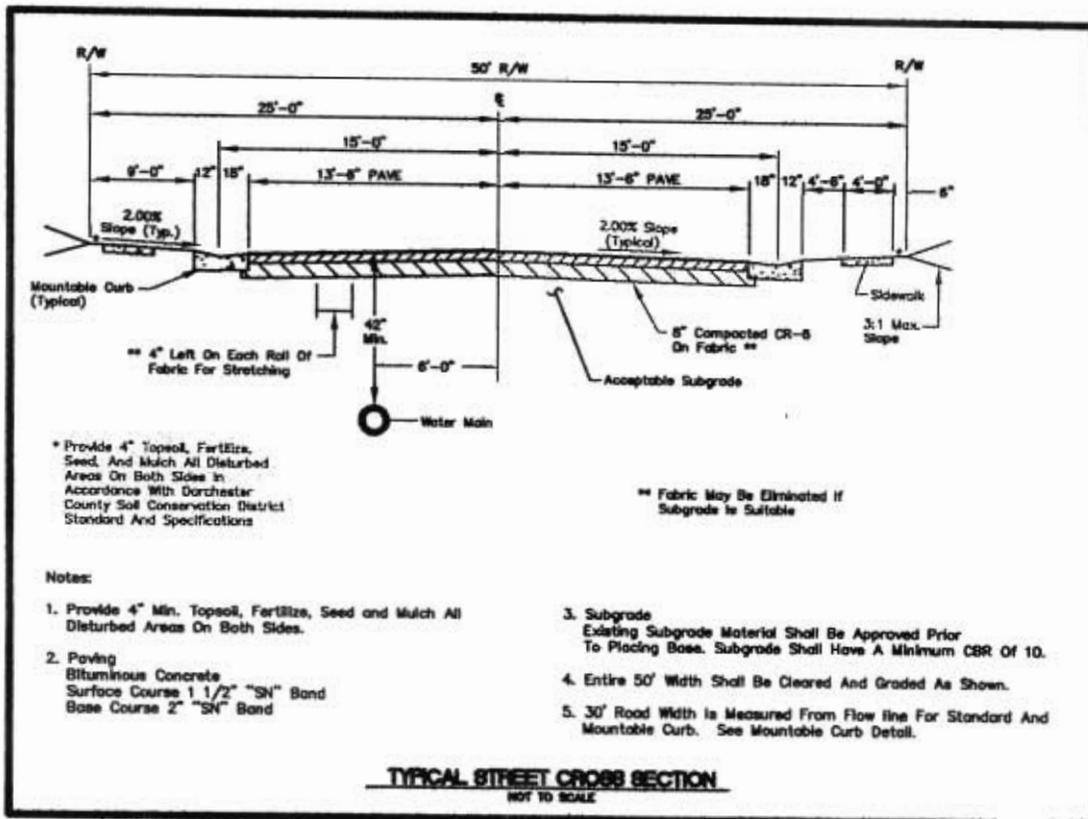
E-mail: mail@lane.com

406 N. Washington St. Easton, MD 21601 (410) 822-8003 FAX (410) 822-2024
15 Washington St. Cambridge, MD 21613 (410) 221-0818 FAX (410) 475-8942
1148 West Water St. Centreville, MD 21617 (410) 758-2095 FAX (410) 758-4422



UTILITY CROSSING PROFILE SITE A

SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL



* Provide 4" Topsoil, Fertilize, Seed, and Mulch All Disturbed Areas On Both Sides in Accordance With Dorchester County Soil Conservation District Standard And Specifications

** Fabric May Be Eliminated If Subgrade is Suitable

Notes:

1. Provide 4" Min. Topsoil, Fertilize, Seed and Mulch All Disturbed Areas On Both Sides.
2. Paving
Bituminous Concrete
Surface Course 1 1/2" "SN" Band
Base Course 2" "SN" Band
3. Subgrade
Existing Subgrade Material Shall Be Approved Prior To Placing Base. Subgrade Shall Have A Minimum CBR Of 10.
4. Entire 50' Width Shall Be Cleared And Graded As Shown.
5. 30' Road Width Is Measured From Flow line For Standard And Mountable Curb. See Mountable Curb Detail.

TRACKING NO. 200460694

FILE NO. B235
SHEET NO. 8 OF 8

DETAILS
FOR
LONGBOAT ESTATES
IN THE SEVENTH ELECTION DISTRICT
DORCHESTER COUNTY, MARYLAND

TAX MAP 30 GRID 2 PARCEL 13

DATE 2-10-04
SCALE AS SHOWN
JOB NO. 030124
DRAWN BY J.E.P.
DWG. NAME 030124SWP
APPROVED J.S.C.

Lane Engineering, Inc.
Civil Engineers - Land Planning - Land Surveyors



E-mail: mail@lsinc.com
408 N. Washington St. Easton, MD 21601 (410) 822-8003 FAX (410) 822-2024
15 Washington St. Cambridge, MD 21613 (410) 221-0818 FAX (410) 478-9942
1148 West Water St. Centreville, MD 21617 (410) 758-2085 FAX (410) 758-4422