



DEPARTMENT OF THE ARMY
U. S. ARMY CORPS OF ENGINEERS, BALTIMORE DISTRICT
ATTN: REGULATORY BRANCH
2 HOPKINS PLAZA
BALTIMORE, MARYLAND 21201-2930

January 4, 2024

Operations Division



Dear Applicant:

This is in response to your request, dated March 29, 2023, sent on behalf of Chaney Enterprises, LLC., requesting an approved jurisdictional determination (AJD) and verification of the delineation of waters of the United States, including jurisdictional wetlands, on a 109-acre property located at 61 Ingleside Road, Ingleside, Queen Anne's County, Maryland. Your project has been assigned the file name, NAB-2023-00438-M51 (Palmatory Mine/AJD).

Based on the review of the information submitted as part of the AJD request and two site inspections (June 8, 2023, and November 17, 2023), the Corps has determined that the plans prepared by your office, entitled "Jurisdictional Determination on the Lands of Lisa C. Palmatory," dated September 8, 2022, and revised September 30, 2022 (Enclosure 1) accurately depicts waterbodies and wetlands within the area of review. The Corps determined that the aquatic features on the parcel are ditches that are excavated wholly in and draining only uplands, and do not carry a relatively permanent flow of water. As a result, the aquatic features are not subject to Corps regulatory jurisdiction pursuant to Section 404 of the Clean Water Act. (Enclosure 2) summarizes the jurisdictional status of all waters within the area of review.

This letter contains an approved JD for your subject site. This approved JD is valid for five (5) years from the date of this letter unless new information warrants revision of the determination before the expiration date, or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process fact sheet and Request for Appeal (RFA) form (Enclosure 3). If you request to appeal this determination you must submit a completed RFA form by mail to:

[REDACTED]

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the Notification of Appeal Process. Should you decide to submit an RFA form, it must be received at the above address by March 6, 2024. It is not necessary to submit an RFA form to the Division office if you do not object to the determination in this letter.

Please be advised that various development activities, within waters of the United States, including jurisdictional wetlands may be regulated by the Corps. Wetlands and other waters under the jurisdiction of the Maryland Department of the Environment (MDE) may also be located on the parcel. You may contact the MDE at [REDACTED] for information regarding jurisdiction and permitting requirements.

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 also be required to conduct activities in these locations. 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 is being furnished to [REDACTED] of the Maryland Department of Environment for informational purposes.

If you have any questions concerning this matter, please call [REDACTED], of this office, at [REDACTED] or via email at [REDACTED].

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

Enclosures

To identify how we can better serve you, we need your help. Please take the time to fill out our new customer service survey at:

<https://regulatory.ops.usace.army.mil/customer-service-survey/>

PROPERTY OWNER: [REDACTED] PROPERTY ADDRESS: [REDACTED]

DEED REFERENCE: 613/85
 PLAT REFERENCE: 39/280

MAIL BOX
 TELEPHONE PEDESTAL
 DRINKING WATER SUPPLY WELL
 WATER FAUCET
 GUY WIRE ANCHOR
 UTILITY POLE
 SOIL LINE AND CLASSIFICATION
 NON-TIDAL WETLANDS
 NON-TIDAL WETLANDS
 OVER HEAD UTILITY LINES
 CHAINLINK FENCE
 CENTERLINE OF STREAM
 CONCRETE MONUMENT FOUND
 IRON ROD FOUND
 COMPUTED POINT
 IRON ROD SET
 TREE LINE
 FLOODWAY AREA

SITE NOTES

ZONING CLASSIFICATION: AG (AGRICULTURAL DISTRICT)

SETBACKS:
 FRONT: 50'
 SIDE: 50'
 REAR: 50'

THE IMPROVEMENTS SHOWN HEREON AS SHOWN ON PLAT BY MCCRONE RECORDED AT 39/280.

THE LIMITS OF NON-TIDAL WETLANDS AND BUFFER FLAGGED BY LANE ENGINEERING AND VERIFIED ON SITE BY SEAN CALLAHAN, LANE ENGINEERING, LLC AND CHRIS PAJAK - MARYLAND DEPARTMENT OF THE ENVIRONMENT SEPTEMBER 8, 2022.

TOPOGRAPHY SHOWN HEREON FROM 2013 QUEEN ANNE'S COUNTY LIDAR.

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 TOWN OF EASTON 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, ENCUMBRANCES, RESTRICTIVE COVENANTS, PLAT RESTRICTIONS OR ANY OTHER FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH MAY DISCLOSE.

No.	DATE	REVISIONS	DESCRIPTION	BY

FLOOD DATA

A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X", "X" (SHADED), "AE", AND "AF" (FLOODWAY AREA) FLOOD ZONES AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240067, MAP NO. 2404100193C FOR TOWN OF EASTON, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND
 ZONE AE - 1% ANNUAL CHANCE FLOOD
 ZONE X (SHADED) - 0.2% ANNUAL CHANCE FLOOD
 ZONE X - AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS SUBJECT TO INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

WETLAND STUDY AREA
 100 AC

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

Aquatic Features

AREA NOT INVESTIGATED FOR WETLANDS
 136 AC

