

QUEEN ANNE'S COUNTY SOILS					
MAP SYMBOL	SOILS NAME	HYDRIC SOILS	K FACTOR	SOIL GROUP	PRIME FARMLAND CODE
OIA	OTHELLO SILT LOAM	YES	0.43	C/D	2
PIA	PINEYNECK SILT LOAM		0.49	C	1

\* POSSIBLE SMALL AREAS OF HYDRIC SOIL INCLUSIONS SUBJECT TO FIELD VERIFICATION.  
 \*\* POSSIBLE SOIL INCLUSIONS WITH DIFFERENT K FACTOR SUBJECT TO FIELD VERIFICATION.  
 PRIME FARMLAND CODE (1-ALL SOIL AREAS, 2-ONLY DRAINED SOIL AREAS, 4-IRRIGATED SOIL AREAS)

**LEGEND**

- CONDOMINIUM UNIT
- OPEN SPACE
- BUFFERYARD
- PAVEMENT/SIDEWALK
- TOT LOT
- STORMWATER MANAGEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER MAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING SEWER FORCE MAIN LINE
- EXISTING VACUUM SEWER LINE
- PROPOSED EASEMENT AREA

NOTE: PLEASE SEE SHEET 5 FOR LANDSCAPING.

NOTE: UTILITY POLES TO BE RELOCATED WITHIN AREA OF ROAD IMPROVEMENTS.



**REVISIONS**

No.	DATE	DESCRIPTION	BY
1	7/15/24	PER STAC COMMENTS DATED 5/15/24	BFG

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

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PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 23152, Expiration Date: 2/5/2025.

SEAL

DATE: 9.12.24

**CONDOMINIUM CONCEPT PLAN**  
 (#SP-24-04-0124)

**BARNSTABLE**

IN THE FOURTH ELECTION DISTRICT  
 QUEEN ANNE'S COUNTY, MARYLAND  
 TAX MAP 57, PARCELS 68 & 43, LOT 1

ISSUED FOR:	DATE:	BY:
COUNTY SUBMITTAL	4/15/24	BFG
COUNTY SUBMITTAL	7/15/24	BFG
COUNTY SUBMITTAL	8/19/24	BFG
COUNTY 25-DAY SUBMITTAL	9/13/24	BFG

SHEET No.	DATE:
4 OF 6	4/15/24

SCALE:	JOB No.	FILE No.
AS NOTED	230410	C716

**6ft. Privacy Panel (7/8 X 6 T&G) with Lattice 2" x 7" Sun Pocket Rail**

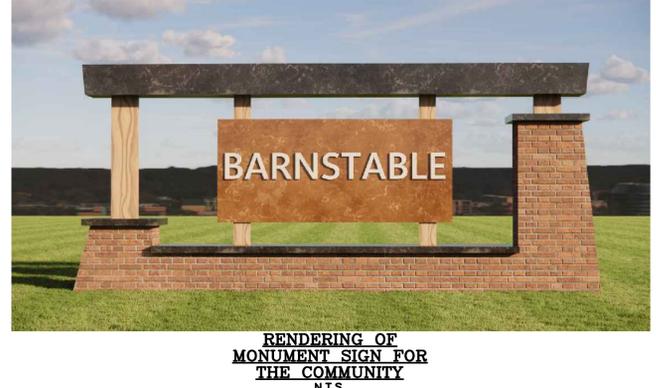
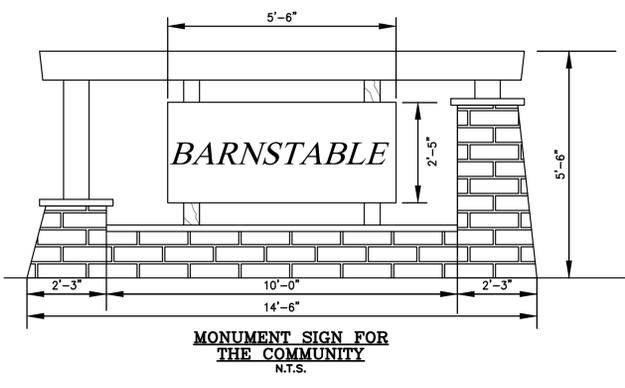
MATERIAL LIST:  
 (1) 5" Pyramid Cap  
 (1) 5" x 5" x 108"  
 (2) Sun Pocket Rail 2" x 7" x 94"  
 (1) 2" x 3-1/2" x 94" Rail  
 (15) 7/8" x 6" T & G X 49"  
 (2) U channel X 49"  
 (2) U channel X 8-1/2"  
 (1) Lattice Panel

HVP-69

**6ft. Privacy Panel (7/8 X 6 T&G) 2" x 7" Sun Pocket Rail**

MATERIAL LIST:  
 (1) 5" Pyramid Cap  
 (1) 5" x 5" x 108"  
 (2) Sun Pocket Rail 2" x 7" x 94"  
 (15) 7/8" x 6" T & G X 61"  
 (2) U channel X 58"

HVP-68



Date: 09/12/2024 - 8:58am User: walter Project Manager: BFG  
 Drawing Path: C:\wep\p\publinh\26396\CSK-PJTIS-CONDO-230410.dwg | CondoLayoutSheet4  
 XREF File(s): HSI-BASE-230410/RSP-BASE-230410/ABS-BASE-2438-210410/RAR-BASE-230410/RD-BASE-CONDO-230410/RSP-BASE-230410/CSW-BASE-230410/LP-BASE-230410/HFC-BASE-230410