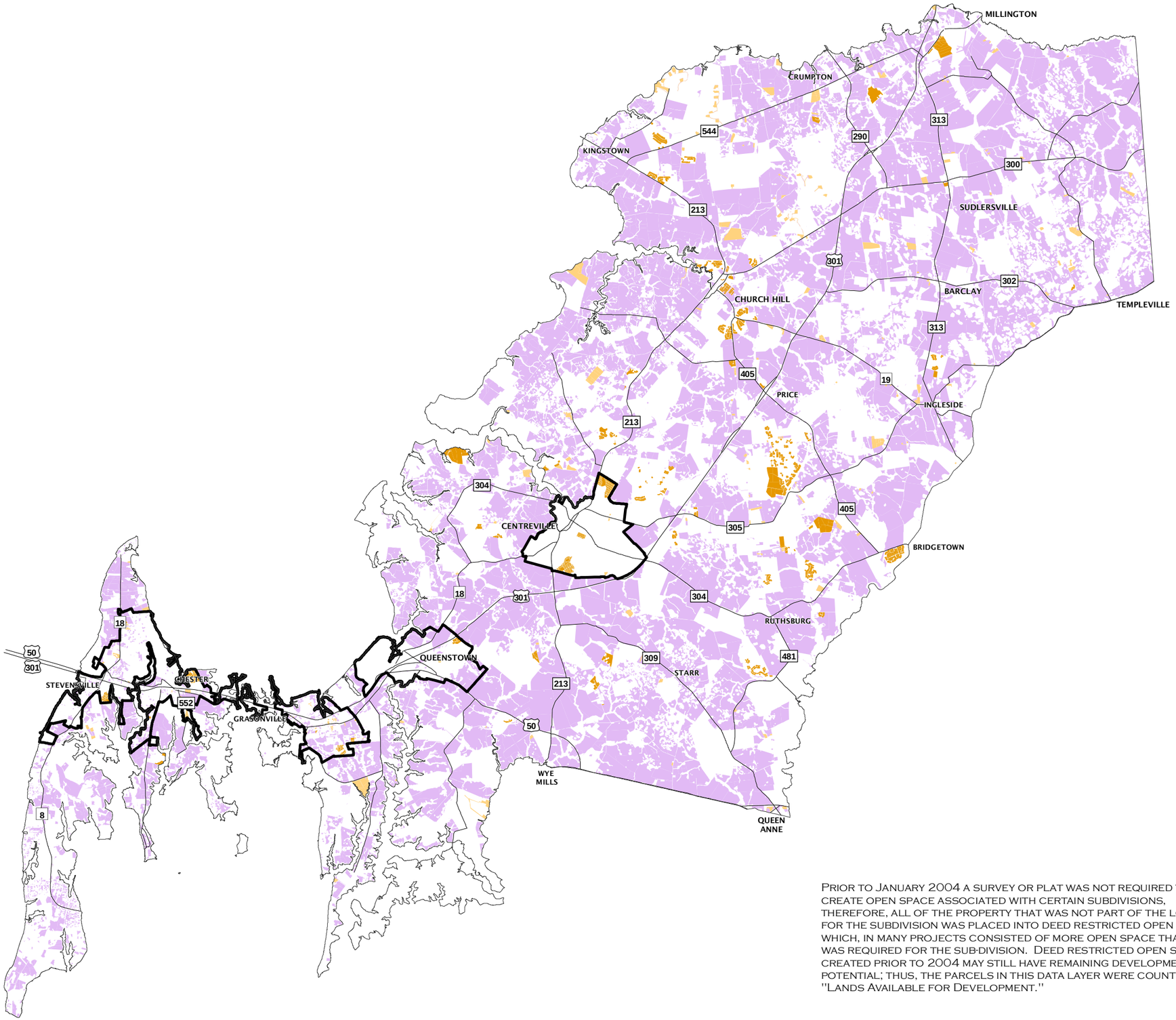
Queen Anne's County

Comprehensive Plan Update

Maryland

Maximum Capacity Lands Available For Development



Legend

- County Boundary
- Roadways
- Community Planning Areas
- Lands Available for Development
- Major Subdivision Properties
- Minor Subdivision Properties

Areas in White were removed from consideration as based on Community Plans and existing development within the County. Areas also include environmentally sensitive lands such as wetlands, wetland buffers, streams, stream buffers, permanently preserved, shore-line buffers, and other sensitive areas.

Centreville & portions of Queenstown, which are illustrated as white (removed from consideration) were built-out according to their individual Community Plans as illustrated in the Maximum Build-Out Map.

Major subdivision is more than 5 lots
Minor subdivisions is 5 lots or less

Subdivision Data since 2002

Prior to January 2004 a survey or plat was not required to create open space associated with certain subdivisions, therefore, all of the property that was not part of the lots for the subdivision was placed into deed restricted open space, which, in many projects consisted of more open space than was required for the sub-division. Deed restricted open space created prior to 2004 may still have remaining development potential; thus, the parcels in this data layer were counted as "Lands Available for Development."

Source: Queen Anne's County Department of Land Use, Growth Management & Environment, Satellite Imagery 2007-2008, and 2008 Tax Parcels as compiled by JMT.

May 2009

Map 1