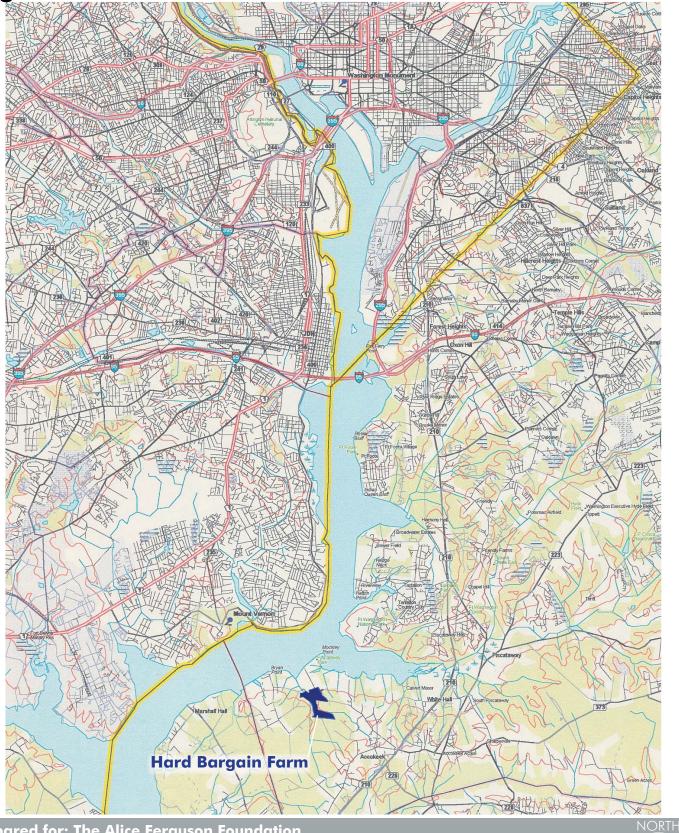
Accokeek, Maryland

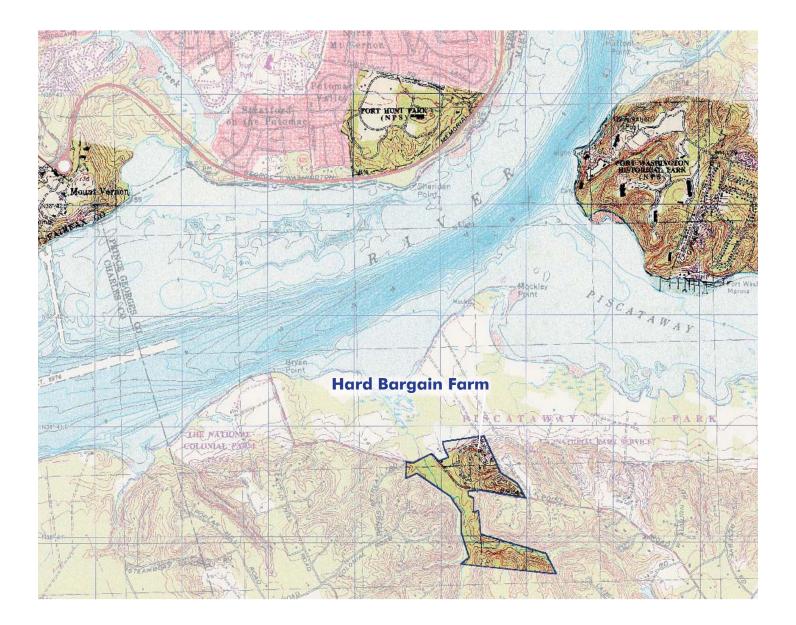
Figure 1 Regional Context



Prepared for: The Alice Ferguson Foundation Prepared by: Rhodeside & Harwell, Incorporated Sources: 3-D TopoQuads, 1999, DeLorme Yarmouth, ME 04096, USGS, Detail 11-0, Datum WGS84.

Accokeek, Maryland

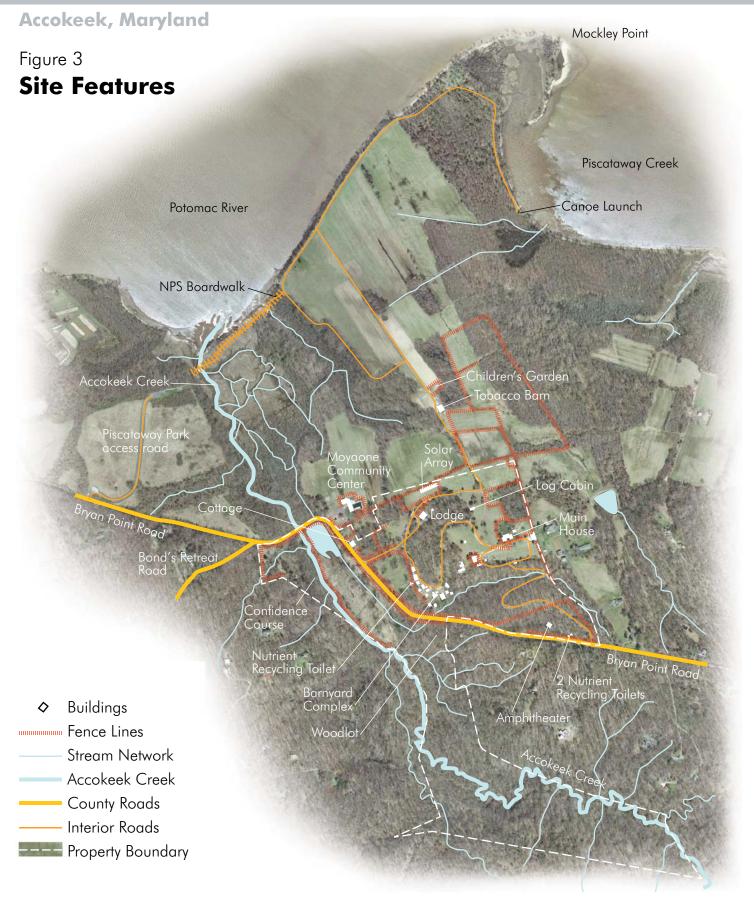
Figure 2 **Vicinity Map**



Prepared for: The Alice Ferguson Foundation Prepared by: Rhodeside & Harwell, Incorporated Sources: 3-D TopoQuads, 1999, DeLorme Yarmouth, ME 04096,



Land Use Plan



Prepared for: The Alice Ferguson Foundation Prepared by: Rhodeside & Harwell, Incorporated

Sources: Building Audit, Hard Bargain Farm, prepared by Schick Goldstein Architects, PC, 2002; RHI field reconnaissance.

0′	4	50′	900′		1800′	NORTH	
Sc	ale 1″=	=900′					Ą.
Ô	2004	Rhodesi	ide & Harwell	, Incorpo		$\overline{\Box}$	

Land Use Plan

Fence lines

Buildings

 \Diamond

Accokeek, Maryland

111

Figure 4 **Site Features Main House Area & Barnyard Complex**





Land Use Plan

Accokeek, Maryland Figure 5 **Major Land Use Areas** Piscataway Creek Potomac River Bryan Point Ro Amphitheater Administrative/ Operations 🗾 🚺 Barnyard area Lodge area Agricultural/ farming area Moyaone Community Center Water-related Trails/pathways Entrances Parking areas Property boundary

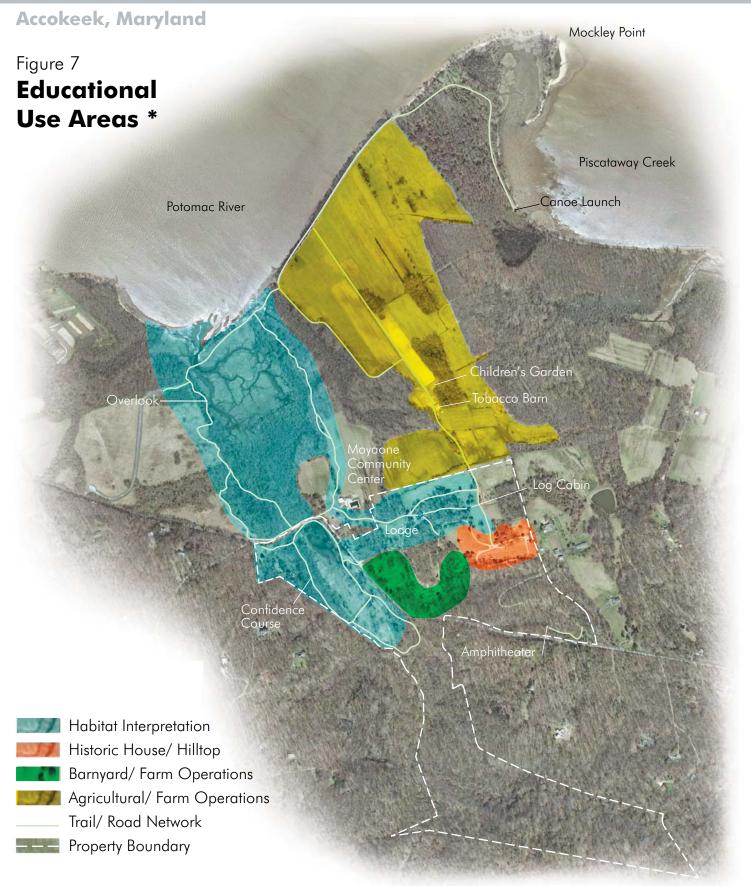
0′	450′	900′	1800′	NO	RTH
Scale	1″=900	/			
© 20	04 Rhod	eside & Harwe	ll, Incorporated		

Land Use Plan

Accokeek, Maryland Figure 6 **Property Ownership** Piscataway Creek Potomac River Alice Ferguson Foundation (AFF) Moyaone Association National Park Service (NPS) owned / AFF Managed Private Property boundary

		50′	900′	1800′	NO	RTH
Sc	ale 1″:	=900	/			
Ô	2004	Rhod	eside & Harwell	, Incorporated		

Land Use Plan



* Entire property is utilized as an educational facility.

0′	450′	900′	1800′	NO	RTH
Scale	1″=900				$ \longrightarrow $
© 20)04 Rhod	eside & Harwel	l, Incorporated		

Land Use Plan

Accokeek, Maryland Figure 8 **Circulation Piscataway Creek** Potomac River Bryan Point Rol Bond's Retreat Road Entrances County roads (paved) Primary access roads (unpaved) - Secondary access roads (unpaved) 📕 Parking areas Special event parking Trails/ paths Conditional/seasonal paths NPS boardwalk Property boundary

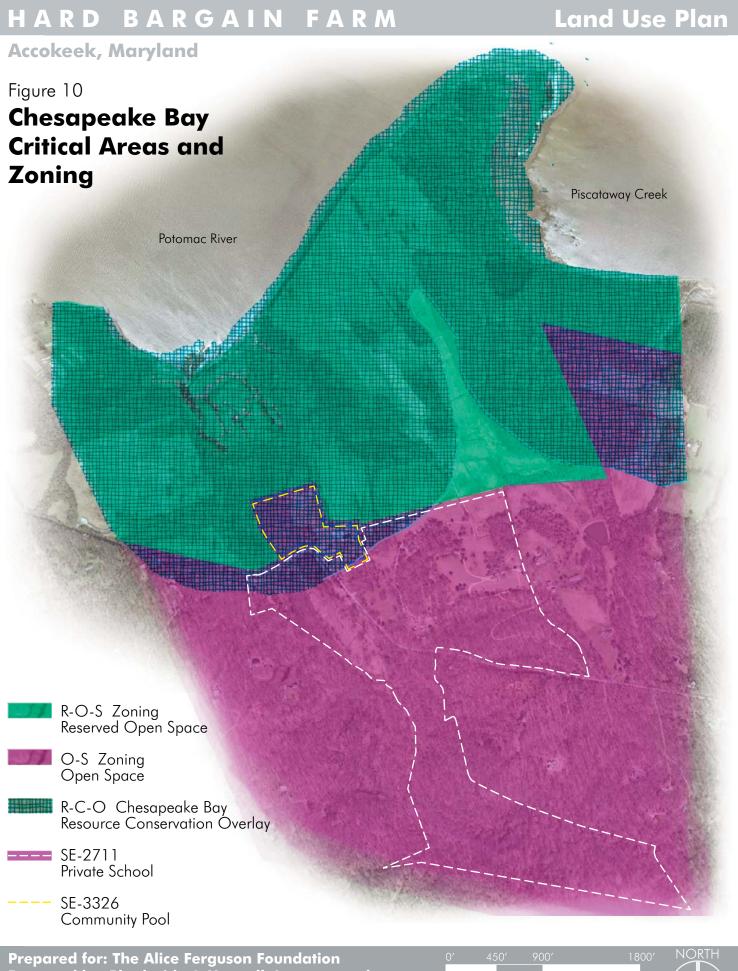
0′	450′	900′	1800′	NO	RTH
Scale	1″=900)′			
© 20	104 Rhoc	leside & Harwel	l, Incorporated		

Land Use Plan

Accokeek, Maryland Figure 9 Water Resources Piscataway Creek Potomac River Accokeek Creek Streams Ponds/ standing water 100-year floodplain 500-year floodplain Property boundary

Prepared for: The Alice Ferguson Foundation Prepared by: Rhodeside & Harwell, Incorporated Sources: FEMA Floodway Map, #245208 0090, June 1987.





Prepared for: The Alice Ferguson Foundation Prepared by: Rhodeside & Harwell, Incorporated Sources: PGATLAS - MNCPPC

	450′	900′	1800′	NO	RTH
Scale	1″=900)′			
© 20	104 Rhoc	leside & Harwell	, Incorporated		

Land Use Plan

Accokeek, Maryland

Figure 11 Wetlands

Broad-leaved deciduous (seasonal/ tidal) ————

Broad-leaved deciduous (temporarily flooded)

Broad-leaved deciduous (temporarily flooded)

Broad-leaved deciduous (seasonal/ tidal) _\ Non-persistent

Broad-leaved deciduous (seasonal/ tidal)

> Emergent non-persistent

Non-persistent

Persistent (seasonal/tidal) -

> Unconsolidated bottom-sand

Broad-leaved deciduous (seasonal/tidal diked) —

> Persistent (temporarily flooded)

> > **Jnconsolidated** bottom

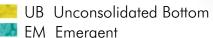
Broad-leaved deciduous (temporarily flooded)____

ble/gravel -

<u>Riverine</u>

Tidal
 Lower Perennial
 Upper Perennial
 Intermittent

<u>Palustrine</u>



SS Scrub-Shrub

FO Forested

Prepared for: The Alice Ferguson Foundation Prepared by: Rhodeside & Harwell, Incorporated Sources: Fish and Wildlife Service Wetlands Mapper; Coastal Resources, Inc.

0′	450′	900′	1800′	NO	RIH
Scale	e 1″=900)'	-		
© 2	004 Rhoc	leside & Harwell,	Incorporated		

Unconsolidated

Streambed

emi-permanen ooded Persistent (seasonally flooded)

Streambed

bedroc

Unconsolidated bottom

Streambed bedrock

Unconsolidated bottom

Streambed bedrock

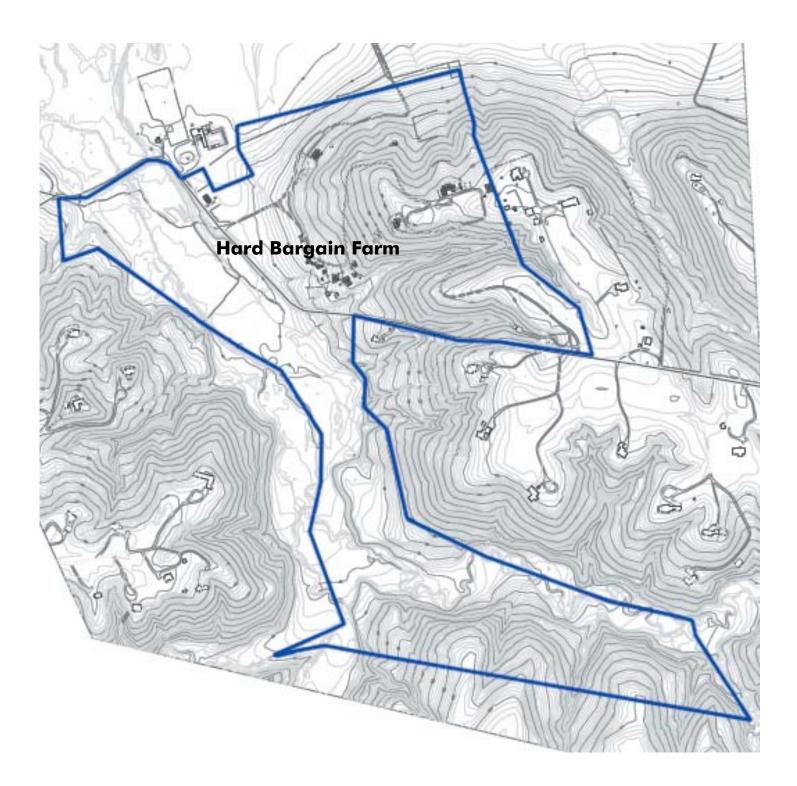
Land Use Plan

Accokeek, Maryland Figure 12 Wetland and **Stream Buffers Piscataway Creek** Potomac River Wetlands 100-foot tidal wetland buffer 25-foot non-tidal wetland buffer Streams 📕 50-foot stream buffer Property boundary



Accokeek, Maryland

Figure 13-A Topographic Detail



Prepared for: The Alice Ferguson Foundation Prepared by: Rhodeside & Harwell, Incorporated

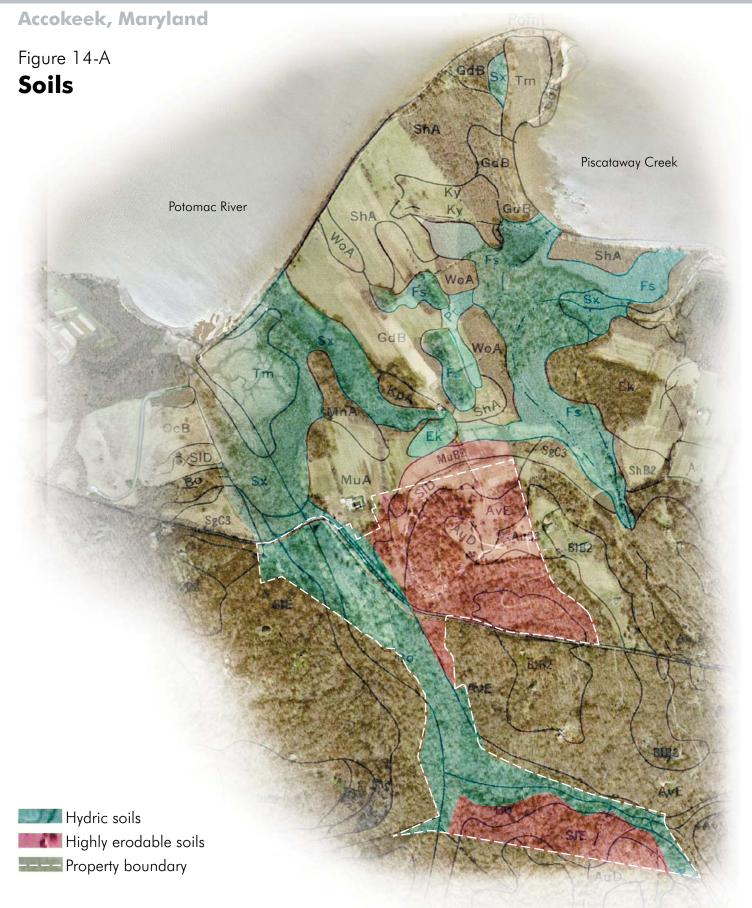


Land Use Plan

Accokeek, Maryland Figure 13-B Land Features/ Topography Piscataway Creek Potomac River Main house Entrance¹ off Bryan Point Road 📕 High points Flat/ gentle slopes river & stream valleys Moderate/ steep slopes (5% - 25%) Severe slopes (25% or greater) Property boundary

	450′	900′	1800′	NO	RTH
Scale 1'	′=900′				
© 2004	Rhode	side & Harwell,	. Incorporated		

Land Use Plan



Prepared for: The Alice Ferguson Foundation Prepared by: Rhodeside & Harwell, Incorporated Sources: Coastal Resources, Inc.

	450′	900′	1800′	NOR	
Scale	1″=900)′	-		
© 20	04 Rho	deside & Harwe	ll, Incorporated		

Accokeek, Maryland

Figure 14-B

Soil Types

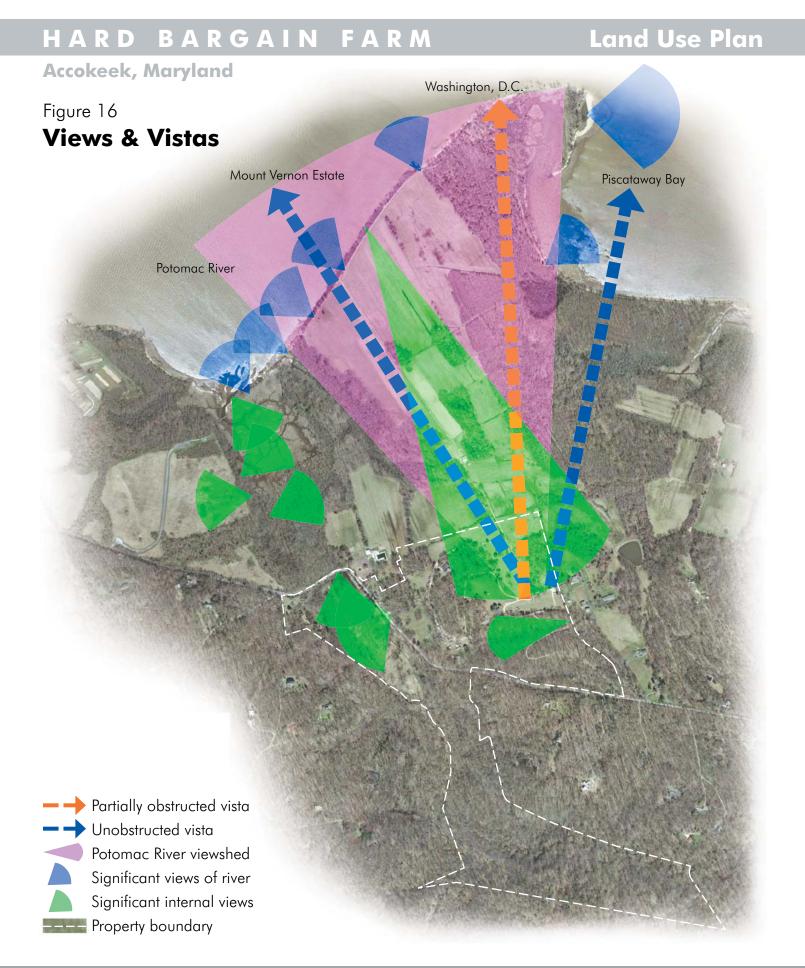
HYDRIC SOILS	Ek – Elkton Silt Loams Fs – Fallsington Sandy Loam Sx – Swamp Tm – Tidal Marsh
HIGHLY ERODABLE SOILS	 AdB2 – Adelphia Fine Sandy Loam, 2 to 5% slopes AuC2 – Aura Gravelly Loam, 6 to 12% slopes AuC3 – Aura Gravelly Loam, 6 to 12% slopes AuD – Aura Gravelly Loam, 12 to 20% slopes AvE – Aura and Croom Gravelly Loams, 20 to 50% slopes B1B2 – Beltsville Silt Loam, 2 to 5% slopes SgC3 – Sassafras Gravelly Sandy Loam, 5 to 10% slopes S1D – Sassafras-Collington-Aura Gravelly Sandy Loams, 20 to 35% slopes
OTHER SOILS PRESENT ON SITE	 GdB – Galstown Loamy Sand, 0 to 8% KpA – Keyport Silt Loam, 0 to 2% Ky – Klej Loamy Sand MnA – Mattapeake silt loam, 0 to 2% slopes MtA – Mattapex fine sandy loam, 0 to 2% slopes MuA – Mattapex silt loam, 0 to 2% slopes MuB2 – Mattapex silt loam, 2 to 5% slopes ShA – Sassafras sandy loam, 0 to 2% slopes ShB2 – Sassafras sandy loam, 2 to 5% slopes WoA – Woodstown sandy loam, 0 to 2% slopes
PRIME FARMLAND SOILS	 Fs – Fallsington sandy loam (if drained) MnA – Mattapeake silt loam, 0 to 2% slopes MtA – Mattapex fine sandy loam, 0 to 2% slopes MuA – Mattapex silt loam, 0 to 2% slopes ShA – Sassafras sandy loam, 0 to 2% slopes ShB2 – Sassafras sandy loam, 2 to 5% slopes WoA – Woodstown sandy loam, 0 to 2% slopes
SOILS OF STATEWIDE IMPORTANCE	 AuC2 – Aura Gravelly Loam, 6-12% slopes B1B2 – Beltsville Silt Loam, 2-5% slopes KpA – Keyport Silt Loam, 0 to 2% slopes Ky – Klej Loamy Sand

Prepared for: The Alice Ferguson Foundation Prepared by: Rhodeside & Harwell, Incorporated 0' 450' 900' 1800' NORTH Scale 1"=900'

Land Use Plan

Accokeek, Maryland Figure 15 **Habitat Types Piscataway Creek** Potomac River Tidal Marsh Swamp Palustrine Marsh Regrowth Deciduous Forest Mature Forest 📑 Old Field Managed Field/Pasture Orchard 🏙 Hedgerow/Fencerow Property Boundary

0′	4	50′	900′		1800′	NO	RTH
Sco	ale 1″:	=900′			18		
©	2004	Rhodes	ide & Harv	vell, Incorp	orated		



Prepared for: The Alice Ferguson Foundation Prepared by: Rhodeside & Harwell, Incorporated Sources: RHI field reconnaissance 0' 450' 900' 1800' NORTH Scale 1"=900' © 2004 Rhodeside & Harwell, Incorporated

Potomac River

0

N

K

M

L

J

FG

6 7

3

E

C

D

1

5

P

 (\mathbf{I})

A

RH

B

Q

Land Use Plan

Piscataway Creek

Accokeek, Maryland

Figure 17 **Farming**/ Agricultural **Use Areas**

1) 1 acre 2) 0.3 acres 3) 1.5 acres 4) 2.5 acres 5) 1.7 acres 6) 1.1 acres 7) 0.75 acres 8) 1.9 acres 9) 0.49 acres 10) 0.25 acres A) 5.3 acres B) 5.8 acres C) 2.2 acres D) 2.0 acres E) 1.5 acres F) 0.1 acres G) 1.9 acres H) 0.35 acres I) 0.2 acres J) 1.4 acres K) 4.3 acres L) 0.53 acres M) 0.63 acres N) 2.2 acres O) 9.4 acres P) 10.7 acres Q) 10.2 acres R) children's garden * All acreages are approximate

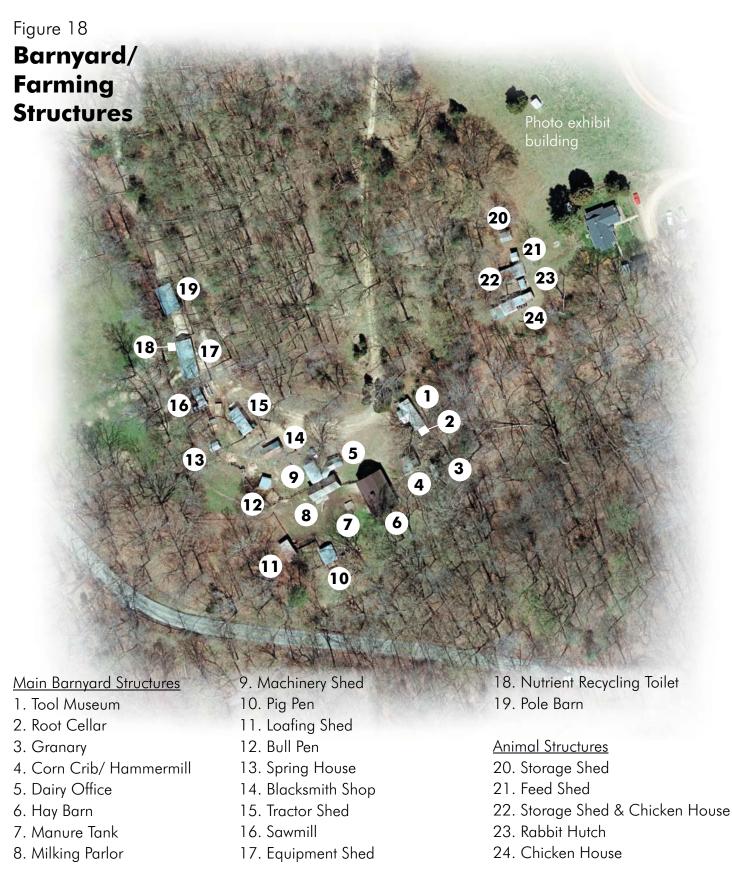
AFF owned agricultural fields 📕 NPS owned agricultural fields Fences

Property boundary

Prepared for: The Alice Ferguson Foundation Prepared by: Rhodeside & Harwell, Incorporated

 1			
0' Scale 1 © 2004	900' side & Harwe	1800′ rated	NORTH

Accokeek, Maryland

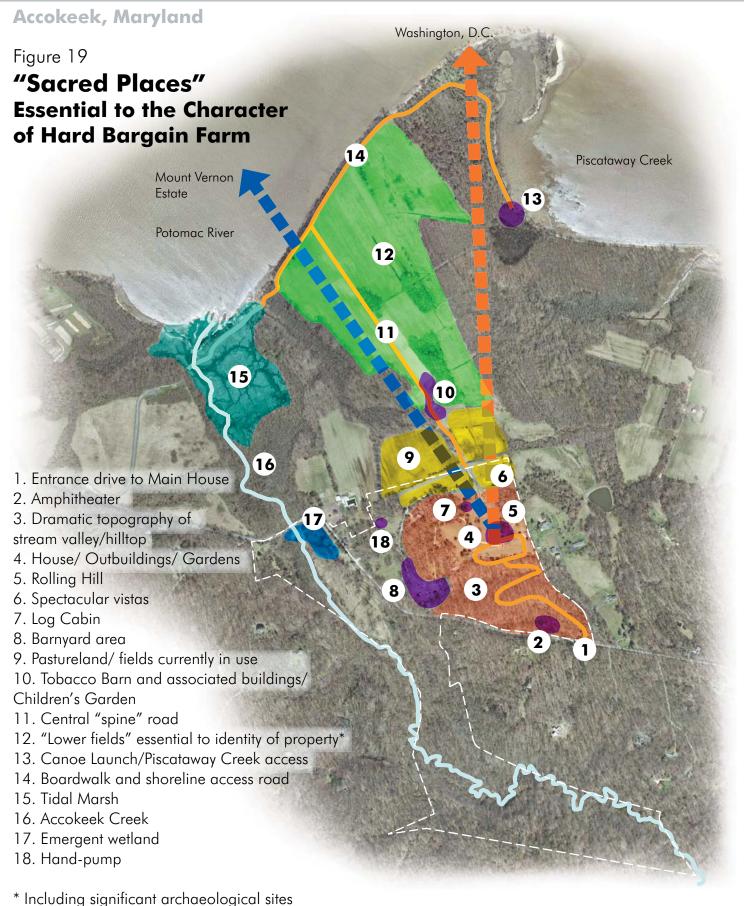


Prepared for: The Alice Ferguson Foundation Prepared by: Rhodeside & Harwell, Incorporated

Sources: Richard Westmacott, field reconnaissance; Hard Bargain Building Audit, prepared by Schick Goldstein Architects, PC, 2002

NORTH

Land Use Plan



0′	45	0′ 900	D′ 18	00′	NO	RTH
Scale 1"=900'						
© 2	2004 F	Rhodeside &	& Harwell, Incorporat			

Land Use Plan

Accokeek, Maryland

Figure 20 Limitations to New Development

Potomac River

Piscataway Creek

Constrained/ Potentially Buildable* 100-Year Floodplain Hydric Soils Erodable Soils Steep Slopes Chesapeake Bay Critical Area Overlay

Unbuildable* Severe Slopes Stream Buffers Wetlands & Wetland Buffers Forest Buffer NPS Property/Archaeologically Sensitive Areas

* Due to 1 or more of the following

		50′	900′	1800′	NO	RTH
Sc	ale 1″:	=900′				
©	2004	Rhode	side & Harwe	ell, Incorporated	\sum	