

USA-S-1829\_529

AMZ 8/24 Comments  
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Judge John C. North, II  
Chairman

Ren Serey  
Executive Director

**STATE OF MARYLAND**  
**CHESAPEAKE BAY CRITICAL AREA COMMISSION**

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401  
(410) 260-7516 Fax: (410) 974-5338

August 23, 1999

Ms. Sue Ann Hyer Morgan  
Department of Planning and Zoning  
Queen Anne's County  
107 N. Liberty Street  
Centreville, Maryland 21617

**RE: Alvin Maier Family Partnership/ E & B Automotive - Site Plan  
MISP 04-99-13 c**

Dear Ms. Morgan:

Thank you for providing me with information on the above referenced minor site plan application for the construction of an automotive repair business. The 1.089 acre property is in a designated Intensely Developed Area (IDA). The applicant proposes to construct a 3,600 square foot automotive repair building with a second floor commercial apartment and associated parking. The total area of new impervious surface proposed is approximately 3,600 square feet.

Under the description of stormwater management, the application did not address if the redevelopment of the site will achieve the required 10% reduction in pollutant loading of phosphorus. The site drains to the regional stormwater management pond providing water quality and quantity control for the site. It should be determined if the regional pond was designed to achieve the pollutant reductions required for redevelopment of the IDA sites that drain to it. The criteria for development in the IDA in the local program require not only that redevelopment of previously impacted sites in the Critical Area do not result in adverse impacts on water quality, but that there is an improvement in the quality of water leaving the site.

No comments have been received from DNR's Wildlife and Heritage Division. We recommend that any conservation measures outlined by DNR be followed.

If you have any questions concerning these comments, please call me at (410) 260-7019.

Sincerely,

Susan McConville Zankel  
Natural Resources Planner

cc: 434-99

Branch Office: 31 Creamery Lane, Easton, MD 21601  
(410) 822-9047 Fax: (410) 820-5093

TTY FOR DEAF ANNAPOLIS-974-2609 D.C. METRO-586-0450

# McCCRONE

- Engineering
- Environmental Sciences
- Construction Services
- Land Planning & Surveying

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QAC  
PLANNING & ZONING

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August 10, 1999

Ms. Sue Ann Hyer-Morgan  
Development Review Chief  
Queen Anne's County Department of Planning and Zoning  
107 N. Liberty Street  
Centreville, MD 21617

**RE: SITE PLAN REVIEW SUBMITTAL FOR E & B AUTOMOTIVE, LOT 3, ALVIN MAIER FAMILY PARTNERSHIP SUBDIVISION; MARION QUIMBY DRIVE AT THOMPSON CREEK ROAD — McCCRONE, INC. JOB #D1990065**

Dear Sue Ann:

Attached please find the following information:

- 11 copies of this cover letter
- 11 copies of the site plan review application
- 11 copies of site and landscape plans
- 2 copies of the deed
- 2 copies of the Critical Area report
- 1 elevation drawing
- \$500.00 review fee

The purpose of this submittal is to initiate the site plan review process for a 3,600 square foot automotive repair building, with a second floor commercial apartment. Based on our review of the site plan review section of the Zoning Ordinance, it is our opinion that, since the building's square footage is less than 5,000 square feet, and the decrease in landscape surface area is less than 50% of the permitted impervious area, this application should be considered a minor site plan.

As you are aware, the lot was created as a result of the Alvin Maier Family Partnership subdivision. A portion of the site is improved with impervious areas and concrete bunkers/walls formerly used for the U.L. Harman Lumber facility which occupied the site prior to the above-referenced subdivision. Based on a site visit, we do not believe there are any existing site non-conformities.

We ask that the colored rendering of the building for the Benton's Crossing site be inserted into this application file, as the architecture proposed is the same except for windows added to the end and side of the building. These modifications are shown on the attached elevation drawings.

As you are aware, the Edwards' previously had filed a plan for another site, which did not pan out. They have investigated the purchase of other sites. The lease on their current site expires in December, and my clients hope to obtain site plan approval as soon as possible so that permits

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CRITICAL AREA COMMISSION

Ms. Sue Ann Hyer-Morgan  
D1990065  
August 10, 1999  
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can be issued, and the new building constructed in time to begin occupancy prior to the expiration of their current lease.

Thank you, in advance, for your prompt attention to this matter. If you should have any questions or need additional information, please call me at (410) 758-2237.

Sincerely,

MCCRONE, INC.

A handwritten signature in black ink, appearing to read "Tom Davis", written over the printed name of Wm. Thomas Davis, Jr.

Wm. Thomas Davis, Jr., P.E.

lak

Enclosures

cc: Mark Edwards, E & B Automotive

**LEAST TERN HABITAT PROTECTION PLAN**

1. NO CONSTRUCTION SHALL OCCUR AT OR ABOVE THE ROOF LEVEL OF THE BUILDING DURING THE NESTING SEASON (APRIL 15 - JULY 31).

**PARKING CALCULATIONS**

3,600 SF x 1 SPACE/400 SF	9.00 SPACES
5 EMPLOYEES x 1 SPACE/EMPLOYEE	5.00 SPACES
1 COMMERCIAL APARTMENT x 1.5 SPACES/APARTMENT	1.50 SPACES
<b>TOTAL REQUIRED PARKING SPACES</b>	<b>15.5 SPACES</b>
<b>TOTAL PROPOSED PARKING SPACES</b>	<b>16 SPACES</b>

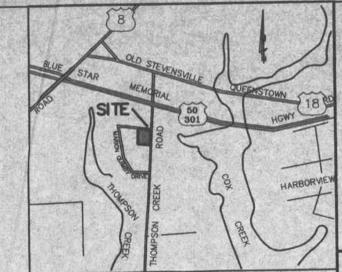
**SITE STATISTICS**

CURRENT ZONING - UC (URBAN COMMERCIAL)  
 FOR DEED REFERENCE, SEE M.W.M. 342/130  
 SITE IS LOCATED WITHIN THE CRITICAL AREA 10A  
 SITE IS NOT LOCATED WITHIN THE 100 YR. FLOOD PLAIN  
 PROPOSED USE - AUTOMOTIVE REPAIR FACILITY AND PROP. COMMERCIAL APARTMENT  
 TAX MAP - 56, BLOCK - 12, PARCEL - 318, LOT 3  
 SOILS ON SITE - Oba

	ACTUAL	ROUNDED
AREA OF SITE	47,439 sq. ft. (1.089 AC.±)	
BASE SITE AREA	47,439 sq. ft. (1.089 AC.±)	
AREA IN BUFFERYARDS	4,344 sq. ft. (0.100 AC.±)	
AREA WITHIN 100 YR. FLOODPLAIN	0 sq. ft. (0.000 AC.±)	
AREA WITHIN RESOURCE PROTECTION LANDS	0 sq. ft. (0.000 AC.±)	
MAXIMUM FLOOR AREA ALLOWED	18,976 sq. ft. (0.434 AC.±)	
EXISTING FLOOR AREA	0 sq. ft. (0.000 AC.±)	
EXISTING FLOOR AREA TO BE REMOVED	0 sq. ft. (0.000 AC.±)	
PROPOSED FLOOR AREA	3,600 sq. ft. (0.083 AC.±)	
TOTAL PROPOSED FLOOR AREA	3,600 sq. ft. (0.083 AC.±)	
MAXIMUM IMPERVIOUS AREA ALLOWED	37,351 sq. ft. (0.871 AC.±)	
EXISTING IMPERVIOUS AREA WITHIN BUFFERYARDS	241 sq. ft. (0.006 AC.±)	
EXISTING IMPERVIOUS AREA ON SITE	20,122 sq. ft. (0.462 AC.±)	
EXISTING IMPERVIOUS AREA TO BE REMOVED	2,328 sq. ft. (0.053 AC.±)	
PROPOSED IMPERVIOUS AREA	5,979 sq. ft. (0.137 AC.±)	
TOTAL PROPOSED IMPERVIOUS AREA	23,773 sq. ft. (0.546 AC.±)	
EXISTING LANDSCAPE AREA	29,864 sq. ft. (0.686 AC.±)	
REQUIRED LANDSCAPE AREA	3,488 sq. ft. (0.080 AC.±)	
PROPOSED LANDSCAPE AREA	23,666 sq. ft. (0.543 AC.±)	

**GENERAL NOTES**

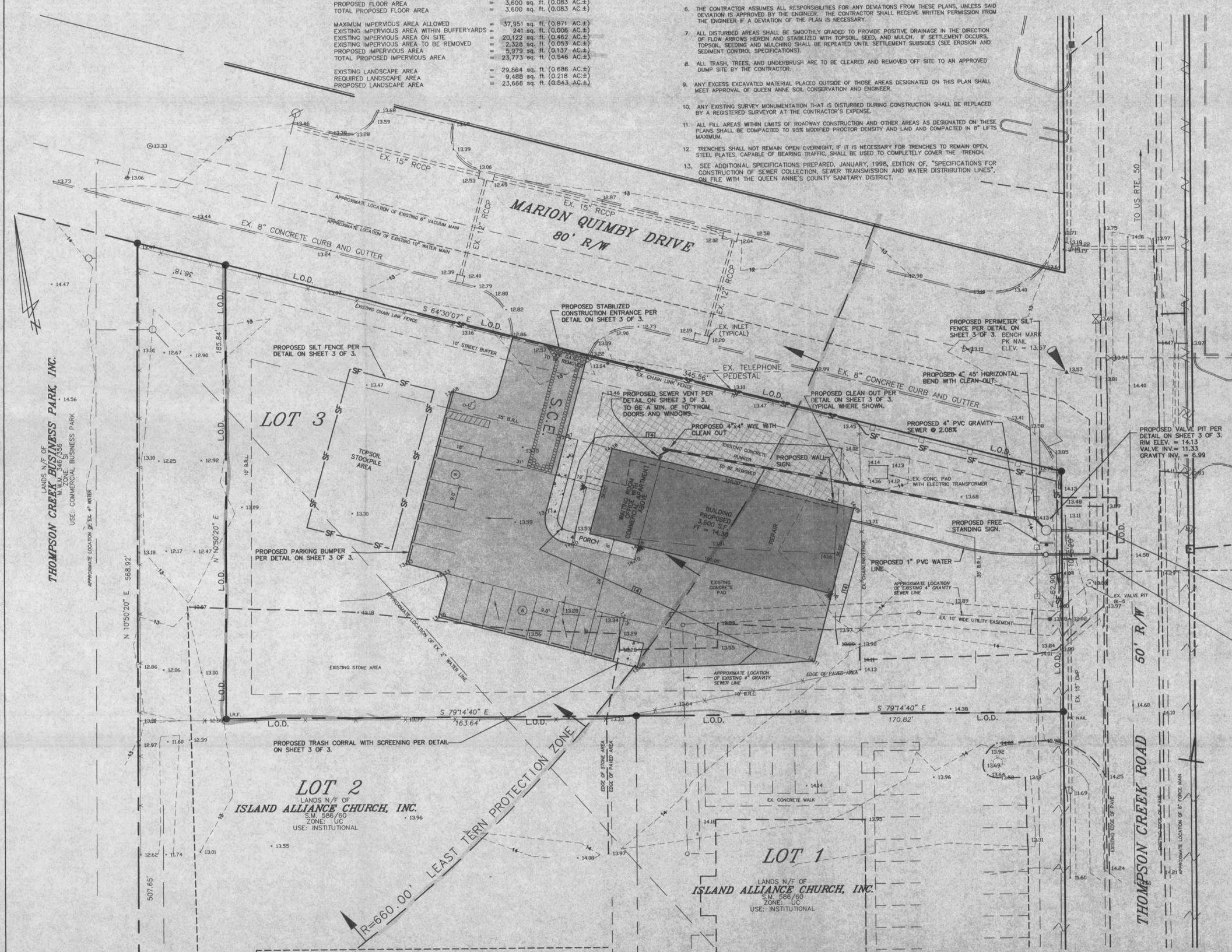
- THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE INCURRED TO SUCH UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL COORDINATE CONSTRUCTION WITH THE UTILITY COMPANIES INVOLVED:  
 DELMARVA POWER & LIGHT COMPANY 1-410-758-0830  
 MISS UTILITY 1-800-441-8355  
 McCRONE, INC. 1-410-758-2237  
 DEPARTMENT OF ENVIRONMENT 1-410-921-4020  
 Q.A. CO. DEPT. OF PUBLIC WORKS 1-410-758-0925  
 Q.A. CO. SANITARY DISTRICT 1-410-643-3535  
 MARYLAND STATE HIGHWAY ADMINISTRATION 1-410-758-0700
- THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER.
- ALL CONSTRUCTION SHALL BE MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS.
- THE CONTRACTOR ASSUMES ALL RESPONSIBILITIES FOR ANY DEVIATIONS FROM THESE PLANS, UNLESS SAID DEVIATION IS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM THE ENGINEER IF A DEVIATION OF THE PLAN IS NECESSARY.
- ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROVIDE POSITIVE DRAINAGE IN THE DIRECTION OF FLOW ARROWS HEREIN AND STABILIZED WITH TOPSOIL, SEED, AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING AND MULCHING SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES (SEE EROSION AND SEDIMENT CONTROL SPECIFICATIONS).
- ALL TRASH, TREES, AND UNDERBRUSH ARE TO BE CLEARED AND REMOVED OFF-SITE TO AN APPROVED DUMP SITE BY THE CONTRACTOR.
- ANY EXCESS EXCAVATED MATERIAL PLACED OUTSIDE OF THOSE AREAS DESIGNATED ON THIS PLAN SHALL MEET APPROVAL OF QUEEN ANNE'S SOIL CONSERVATION AND ENGINEER.
- ANY EXISTING SURVEY MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- ALL FILL AREAS WITHIN LIMITS OF ROADWAY CONSTRUCTION AND OTHER AREAS AS DESIGNATED ON THESE PLANS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY AND LAID AND COMPACTED IN 8" LIFTS MAXIMUM.
- TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT, IF IT IS NECESSARY FOR TRENCHES TO REMAIN OPEN, STEEL PLATES, CAPABLE OF BEARING TRAFFIC, SHALL BE USED TO COMPLETELY COVER THE TRENCH.
- SEE ADDITIONAL SPECIFICATIONS PREPARED, JANUARY, 1998, EDITION OF, "SPECIFICATIONS FOR CONSTRUCTION OF SEWER COLLECTION, SEWER TRANSMISSION AND WATER DISTRIBUTION LINES", ON FILE WITH THE QUEEN ANNE'S COUNTY SANITARY DISTRICT.



**LEGEND**

○	DENOTES DEED POINT (UNLESS OTHERWISE NOTED)
x 13.11	EXISTING SPOT ELEVATION
--- 46 ---	EXISTING CONTOUR
--- 13x11 ---	PROPOSED SPOT ELEVATION
--- 46 ---	PROPOSED CONTOUR
→	PROPOSED TRAFFIC FLOW ARROW
↔	PROPOSED HANDI-CAP PARKING
⊗	EXISTING DIVISION VALVE
⊗	EXISTING CHAIN LINK FENCE
⊗	EXISTING SPLIT RAIL FENCE
⊗	EXISTING UTILITY POLE
⊗	EXISTING OVERHEAD UTILITY LINE
SF	PERIMETER SILT FENCE
L.O.D.	LIMIT OF DISTURBANCE
▲	PROPOSED SITE LIGHTING

- NOTES:**
- THE PURPOSE OF THIS SITE PLAN IS TO RECEIVE APPROVAL FROM THE QUEEN ANNE'S COUNTY PLANNING DIRECTOR FOR THE PROPOSED AUTOMOTIVE REPAIR FACILITY AND COMMERCIAL APARTMENT.
  - PROPERTY LINES SHOWN HEREON ARE BASED ON A PLAT BY McCRONE, INC. ENTITLED "MINOR RESIDENTIAL SUBDIVISION PLAN OF THE LANDS OF ALVIN R. MAIER FAMILY REAL ESTATE PARTNERSHIP AND ERNEST D. MAIER FAMILY REAL ESTATE PARTNERSHIP" DATED: 12-20-96.
  - SOIL TYPE ON SITE IS Oba - OTHELLO SILT LOAM AS TAKEN FROM THE U.S. DEPARTMENT OF AGRICULTURE, SCS 1966 SOIL SURVEY OF QUEEN ANNE'S COUNTY, MD SHEET NO. 36.
  - THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S F.I.R.M. MAP FOR QUEEN ANNE'S COUNTY, PANEL NO. 240054 0045 B, DATED: SEPTEMBER 28, 1984, ZONE "C".
  - TOPOGRAPHY SHOWN HEREON IS THE RESULT OF A FIELD RUN SURVEY BY McCRONE, INC., DATED: AUGUST 4, 1999.
  - EXISTING PUBLIC SEWER IS TO BE UTILIZED FOR SEWAGE DISPOSAL.
  - EXISTING PUBLIC WATER IS TO BE UTILIZED FOR POTABLE WATER SUPPLY.
  - A 150 SQUARE FOOT FREE STANDING SPOT LIGHT SIGN IS PROPOSED ALONG THOMPSON CREEK ROAD AND A 60 SQUARE FOOT SPOT LIGHT SIGN IS TO BE ATTACHED TO THE PROPOSED BUILDING ALONG MARION QUIMBY DRIVE.
  - SECURITY LIGHTS WILL BE PROVIDED ON THE BUILDING, NOT TO EXCEED 15 FEET IN HEIGHT AND POSITIONED IN A MANNER AS NOT TO PROVIDE CLARE OF SHILL OVER TO ADJACENT PROPERTIES.
  - PROPOSED BUILDING HEIGHT = 31'-8" MAXIMUM PERMITTED BUILDING HEIGHT = 45'



**McCRONE**  
 ENGINEERING & SURVEYING  
 ENVIRONMENTAL SCIENCES  
 LAND PLANNING & CONSTRUCTION SERVICES  
 207 NORTH LIBERTY STREET  
 CENTREVILLE, MARYLAND  
 (410) 758-2237

DATE	AUGUST, 1999
JOB NO.	11" = 20'
DESIGNED BY	T. VANA
DRAWN BY	D1990065
APPROVED BY	1757-EH
DATE	8/17/99
REVISION	

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 AUG 17 1999  
 CRITICAL AREA COMMISSION

**FOR**  
**E & B AUTOMOTIVE**  
 FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND  
 PREPARED FOR: E & B AUTOMOTIVE

**ENGINEER**  
 McCRONE, INC.  
 207 N. LIBERTY STREET  
 CENTREVILLE, MARYLAND 21617  
 PHONE NO. 1-410-758-2237

**OWNER**  
 ALVIN R. MAIER FAMILY REAL ESTATE PARTNERSHIP  
 4700 ANNAPOLIS ROAD  
 BLADENBURG, MARYLAND, 20710

**DEVELOPER/CONTRACT PURCHASER**  
 E & B AUTOMOTIVE  
 P.O. BOX 313  
 STEVENSVILLE, MARYLAND, 21666  
 PHONE NO. 1-410-643-3716

SHEET NO. — 1 OF 3  
 CADD FILE — 99065-S01