

MSA-S-1829-1000

9/18/00 PLE
Comments



Judge John C. North, II
Chairman

Ren Serey
Executive Director

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

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338

September 18, 2000

Mr. Robert R. Jones
Frederick Ward Associates, Inc.
P O Box 727
5 South Main Street
Bel Air, Maryland 21014-0727

RE: Sandy Cove Conference Center

Dear Mr. Jones:

I have reviewed the proposed Palmer Auditorium bathroom addition for the Sandy Cove Conference Center and I have no comments. Thank you for the opportunity to review this project.

Sincerely,

Regina A. Esslinger, Chief
Project Evaluation Division

RAE/jjd

cc: Ms. Betsy Vennell, Town of North East
Ms. Maryann Skilling
NE 485-00

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

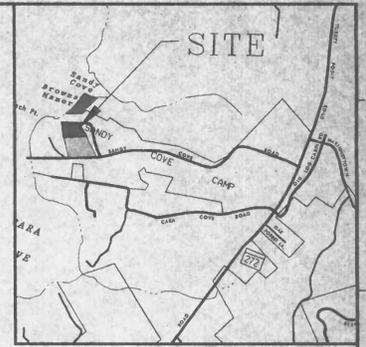
TTY FOR DEAF ANNAPOLIS-974-2609 D.C. METRO-586-0450



SOILS CHART				
SYMBOL	DESCRIPTION	WATER TABLE	GROUP	K VALUE
LyC	LOAMY AND CLAYEY LAND	1 1/2 - 4'	C	.37

UTILITY NOTES

- UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN LOCATED BY ACTUAL FIELD MEASUREMENT, OR SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY, NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. IF CONSTRUCTION ON THIS SITE TAKES PLACE, THE CONTRACTOR SHALL VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND SHALL NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF THE CONSTRUCTION.
- LOCATIONS OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER, AND SANITARY SEWER SERVICE CONNECTIONS ARE UNKNOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.



VICINITY MAP
1"=2000'

BEFORE BEGINNING CONSTRUCTION
CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS
PRIOR TO EXCAVATION

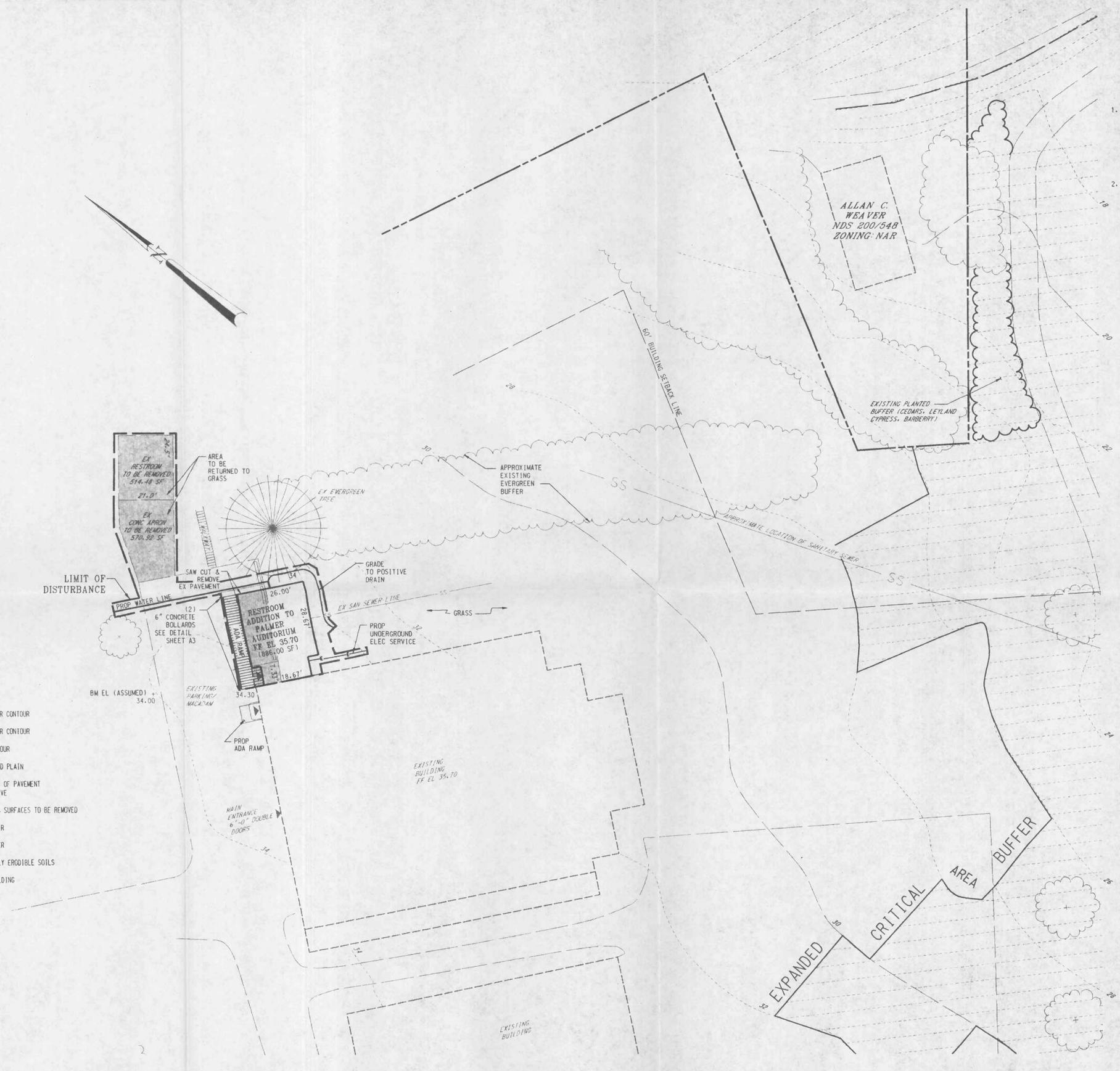
SITE DATA

TAX MAP: 36 PARCEL: 148
 OEDD REFERENCE: 16/495
 ZONING: NAR
 TOTAL SITE AREA= 202.00 AC
 AREA INSIDE CHESAPEAKE BAY CRITICAL AREA: 87 ACRES
 TOPOGRAPHY CONTOURS AT 2 FOOT INTERVALS BASED UPON SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, SEPT 1998. VERTICAL DATUM ASSUMED.
 100 YEAR FLOOD ELEVATION OF 12 FEET FROM FEMA MAP 240019 0042A PANEL 42 OF 80 (EFFECTIVE APRIL 4, 1983)
 PROJECT SITE FALLS ENTIRELY WITHIN A LyC SOIL DESIGNATION PER CECIL COUNTY SOIL SURVEY.
 PROJECT AREA IS FOUND ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA
 EXISTING USE: PLACE OF ASSEMBLY
 PROPOSED USE: PUBLIC FACILITY
 PROPOSED BUILDINGS: ONE
 HEIGHT: 15'
 CONSTRUCTION TYPE: 3B
 MAXIMUM ALLOWABLE IMPERVIOUS SURFACE: 13.05 AC (15%)
 EXISTING IMPERVIOUS SURFACE: 13.03 AC (14.98%)
 PROPOSED IMPERVIOUS SURFACE= 1,092.81 SQ. FT. (0.025 ACRES)
 EXISTING IMPERVIOUS SURFACE TO BE REMOVED= 1,460.07 SF (0.034 AC)
 WASTES OR BY PRODUCTS PRODUCED: NONE

GENERAL NOTES

- THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE/BOUNDARY SURVEY.
- THE PURPOSE OF THIS PLAN IS TO ACCOMPANY THE BUILDING PERMIT APPLICATION.
- THERE WILL BE NO INCREASE IN EMPLOYEES AS A RESULT OF THIS CONSTRUCTION.
- THERE WILL BE SANITARY FACILITIES OR BATHROOMS PLANNED AS A PART OF THIS CONSTRUCTION.
- THERE IS NO ADDITIONAL OUTDOOR LIGHTING PROPOSED AT THIS TIME.
- NO GRADING IS PROPOSED WITHIN THE 100 YR FLOODPLAIN.
- NO INCREASE IN PARKING IS REQUIRED TO SERVE THE PROPOSED FACILITY; HOWEVER THE REMAINING NUMBER OF PARKING SPACES MEET COUNTY REQUIREMENTS AND CONSTITUTES A MODIFIED PARKING PLAN.
- THIS PROPERTY IS THE SUBJECT OF A PREVIOUSLY PREPARED CRITICAL AREA ENVIRONMENTAL ASSESSMENT.
- THE TOTAL DISTURBED AREA WILL BE LESS THAN 2,000 S.F.
- UTILITY LOCATIONS PROVIDED BY SANDY COVE.
- THE EXISTING LANDSCAPING SHALL SERVE THE PROPOSED CONDITIONS.

RECEIVED
 SEP 14 2000
 CHESAPEAKE BAY
 CRITICAL AREA COMMISSION



LEGEND

- 130 --- EXISTING MAJOR CONTOUR
- 120 --- EXISTING MINOR CONTOUR
- 130 --- PROPOSED CONTOUR
- 100 YEAR FLOOD PLAIN
- EXISTING EDGE OF PAVEMENT OR GRAVEL DRIVE
- EX IMPERVIOUS SURFACES TO BE REMOVED
- EXISTING WATER
- EXISTING SEWER
- AREA OF HIGHLY ERODIBLE SOILS
- PROPOSED BUILDING

REVISIONS		
REV#	DATE	DESCRIPTION
1	5/9/00	Per Planning & Zoning Comments 5/2/00

NOT FOR CONSTRUCTION

OWNER/DEVELOPER
 MORNING CHEER, INC.
 60 SANDY COVE ROAD
 NORTH EAST, MD 21901
 ATTN: MR. DAVE HINTOSH
 (410) 287-3400



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS P.O. Box 727, 5 South Main Street Bel Air, Maryland 21014-0727
 ARCHITECTS Phone: 410-879-2090 or 410-838-7900 Fax: 410-893-1243
 SURVEYORS Columbia, Maryland Manassas, Virginia Warrenton, Virginia

MINOR SITE PLAN
RESTROOM ADDITION TO PALMER AUDITORIUM
SANDY COVE
MORNING CHEER, INC.
 FIFTH ELECTION DISTRICT
 CECIL COUNTY, MARYLAND



I hereby certify to the best of my knowledge and belief that this Plan is accurate and has been prepared in compliance with the Cecil County Development Requirements.
 5/12/00
 Craig A. Ward, P.E. # 16522

DATE: 05/10/00
 SCALE: 1" = 20'
 DESIGNED BY: KLS/RRJ
 DRAWN BY: CM
 SHEET 1 of 1
 FWA JOB NUMBER: 2001081.00

PWA FILE: \\A:\PROJECTS\982919\ENGR\PP01.DGN