

QC 351-05 Hilton Condos
Site Plan 05-05-05-0006

MSA-S-1829-5108

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

September 21, 2006

Ms. Helen Spinelli
Department of Planning and Zoning
Queen Anne's County
160 Coursevall Drive
Centreville, MD 21617

Re: MASP #05-05-05-0006 Project: Kent Narrows Properties, LLC

Dear Ms. Spinelli:

Thank you for the recently submitted amended site plan to the above referenced project. Since the last review, the applicant is proposing to alter the site plan in order to relocate the access point off of Route 18, provide a different circulation pattern and additional landscaping in the parking lot, stagger the footprint of the buildings, and change some of the architectural details of the buildings.

The proposed changes to the Critical Area site calculations for the site are insignificant and do not require further review. Commission staff has no further comments on this project.

If there are any further modifications to this site plan please submit them for our review. If you have any questions, please contact me directly at 410-260-3476.

Best regards,

A handwritten signature in black ink, appearing to read "Chris Clark", written over a white background.

Chris Clark
Natural Resource Planner

cc: QC 351-05

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
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June 20, 2006

Ms. Helen Spinelli
Department of Planning and Zoning
Queen Anne's County
160 Coursevall Drive
Centreville, MD 21617

Re: MASP #05-05-05-0006 Project: Kent Narrows Properties, LLC

Dear Ms. Spinelli:

Thank you for the recently submitted amended site plan to the above referenced project. Since the last review, the applicant is proposing to alter the site plan in order to relocate the access point off of Route 18, provide a different circulation pattern and additional landscaping in the parking lot, stagger the footprint of the buildings, and change some of the architectural details of the buildings.

The proposed changes do not affect the Critical Area site calculations for the site. Commission staff has no further comments on this project.

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Best regards,

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Chris Clark
Natural Resource Planner

cc: QC 351-05

SECOND AMENDED SITE PLAN

FOR

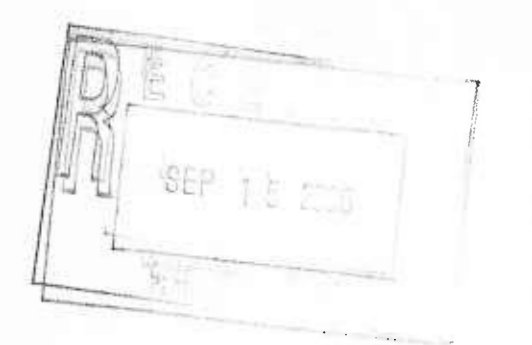
AMENDMENTS TO PHASE TWO IMPROVEMENTS

ON THE LANDS OF

KENT NARROWS PROPERTIES, LLC

FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND

PREPARED FOR : KENT NARROWS PROPERTIES, LLC



IMPERVIOUS SURFACE IN THE BUFFER EXEMPTION AREA

TOTAL SITE AREA	= 4.497 AC.±
TOTAL AREA WITHIN THE 0'-100' CRITICAL AREA BUFFER (BUFFER EXEMPT AREA)	= 2.012 AC.±
TOTAL EXISTING IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER	= 1.223 AC.±
EXISTING IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER TO BE REMOVED	= 0.026 AC.±
TOTAL PROPOSED IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER	= 1.374 AC.±
TOTAL PROPOSED & EXISTING IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER	= 1.247 AC.±
NET DECREASE OF IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER	= 0.024 AC.±
TOTAL AREA WITHIN THE 0'-50' CRITICAL AREA BUFFER (BUFFER EXEMPT AREA)	= 0.965 AC.±
TOTAL EXISTING IMPERVIOUS SURFACE IN THE 0'-50' CRITICAL AREA BUFFER	= 0.694 AC.±
EXISTING IMPERVIOUS SURFACE IN THE 0'-50' CRITICAL AREA BUFFER TO BE REMOVED	= 0.175 AC.±
TOTAL IMPERVIOUS PROPOSED WITHIN THE 0'-50' CRITICAL AREA BUFFER	= 0.530 AC.±
TOTAL PROPOSED & EXISTING IMPERVIOUS SURFACE IN THE 0'-50' CRITICAL AREA BUFFER	= 0.530 AC.±
NET DECREASE OF IMPERVIOUS SURFACE IN THE 0'-50' CRITICAL AREA BUFFER	= 0.164 AC.±

SITE STATISTICS - NON RESIDENTIAL

CURRENT USE - COMMERCIAL & COMMERCIAL MARINA	
PROPOSED USE - COMMERCIAL - 90 ROOM HOTEL, 8,000 sq. ft. RETAIL/OFFICE, COMMERCIAL MARINA AND CONDOMINIUMS	
GROSS SITE AREA	= 4.497 AC.±
DEDICATION AREA (TO Q.A. COUNTY FOR CROSS ISLAND TRAIL)	= 0.074 AC.±
AREA IN CRITICAL AREA (IDA)	= 4.497 AC.±
AREA IN BUFFER/YARDS (50' SHORE BUFFER)	= 0.678 AC.±
RESIDENTIAL USE AREA (8 CONDOMINIUMS)	= 1.263 AC.±
BASE SITE AREA	= 3.234 AC.±
FLOOR AREA (ALLOWED) (30% FAR)	= 0.970 AC.± (42,257 sq. ft.±)
FLOOR AREA (ALLOWED) (50% FAR - BONUS)	= 1.617 AC.± (70,428 sq. ft.±)
FLOOR AREA (EXISTING)	= 0.022 AC.±
FLOOR AREA (TO BE REMOVED)	= 0.022 AC.±
FLOOR AREA (PROPOSED)	= 1.617 AC.± (70,428 sq. ft.±)
FLOOR AREA (TOTAL)	= 1.617 AC.± (70,428 sq. ft.±)
IMPERVIOUS AREA (ALLOWED)	= 3.234 AC.±
IMPERVIOUS AREA (EXISTING)	= 1.705 AC.±
IMPERVIOUS AREA (TO BE REMOVED)	= 1.705 AC.±
IMPERVIOUS AREA (PROPOSED)	= 1.982 AC.±
IMPERVIOUS AREA (TOTAL)	= 1.982 AC.±
LANDSCAPE AREA (REQUIRED)	= 0.000 AC.±
LANDSCAPE AREA (EXISTING)	= 1.529 AC.±
LANDSCAPE AREA (PROPOSED)	= 1.271 AC.±

BUFFER EXEMPTION AREA MITIGATION

NET DECREASE OF IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER = 0.024 AC.±

NO MITIGATION REQUIRED DUE TO DECREASE OF IMPERVIOUS AREA WITHIN THE 0'-100' BUFFER

STATEMENT OF PURPOSE AND INTENT

THIS SITE LIES ON THE EAST SIDE OF KENT NARROWS, SOUTH OF U.S. ROUTE 50/301, JUST EAST OF THE INTERSECTION OF MD. RT. 18 AND WELLS COVE RD. IT IS A FORMER MARINA WITH THREE EXISTING BUILDINGS THAT ARE PROPOSED TO BE REMOVED FROM THE SITE AND COVERED TO A MULTIPLEX PLANNED DEVELOPMENT WITH EIGHT CONDOMINIUM UNITS AND PARKING PROVIDED ON THE GROUND FLOOR IN THE GARAGES. INITIALLY SUBMITTED IN 2005 TO OBTAIN SITE PLAN APPROVAL FOR THE PROPOSED CONDOMINIUMS AND RELOCATED OFFICE/RETAIL BUILDING AS APPROVED ON MASP#05-03-10-0001C, THE FIRST AMENDED SITE PLAN PROPOSED THE FOLLOWING CHANGES TO THE FORMERLY APPROVED PLAN:

- CHANGE OF ACCESS FROM MD. RT. 18 TO A MORE CENTRAL LOCATION THAT ALIGNS WITH THE FIRE LANE BETWEEN THE BUILDINGS;
- THE PARKING LOT HAS BEEN REDESIGNED TO PROVIDE A DIFFERENT CIRCULATION PATTERN WITH ADDITIONAL LANDSCAPE AREA WITHIN THE PARKING LOT;
- THE FOOTPRINT OF THE CONDOMINIUM BUILDINGS HAS BEEN ALTERED SLIGHTLY AND STAGGERED;
- THE ARCHITECTURAL STYLE OF THE BUILDINGS HAS BEEN REDESIGNED WITH DIFFERENT ARCHITECTURAL STYLES, MATERIALS AND COLORS.

THIS SECOND AMENDED SITE PLAN (SUBMITTED AT THE 9-15-06 25-DAY CUT OFF DATE) SEEKS TO ALTER THE ARCHITECTURE OF THE 3-STORY COMMERCIAL BUILDING AND TURN THE POOLS 90°.

SITE NOTES

- PROPERTY LINES SHOWN HEREON ARE BASED ON THE RESULTS OF A FIELD SURVEY BY MCCRONE, INC., DATED APRIL 25, 2002 AND RECORDED IN THE QUEEN ANNE'S COUNTY LAND RECORDS AT LIBER S.M. 31, FOLIO 64 AND A BOUNDARY SURVEY BY MCCRONE, INC. DATED OCTOBER 2004.
- FOR DEED REFERENCE, SEE LIBER S.M. 927, FOLIO 184 AND LIBER M.W.M. 291, FOLIO 345.
- CURRENT ZONING CLASSIFICATION IS "WVC" (WATERFRONT VILLAGE CENTER)
- THE SITE IS ENTIRELY LOCATED WITHIN THE CRITICAL AREA DESIGNATION - IDA
- SITE IS LOCATED ENTIRELY WITHIN 100 YEAR FLOODPLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 240054 0046 C. (ZONE "A8").
- PUBLIC SEWER AND PUBLIC WATER WILL BE UTILIZED FOR SEWAGE DISPOSAL AND POTABLE WATER SUPPLY. THE SITE IS LOCATED IN THE QUEEN ANNE'S COUNTY SANITARY DISTRICT, COLLECTION SUBSTATION "H".
- THE ENTIRE SITE HAS BEEN DISTURBED WITH PREVIOUS USES, THEREFORE THE QUEEN ANNE'S COUNTY SOIL SURVEY FROM 2002 SHOWS THE PROPERTY AS "URBAN LAND" PER MAP #32.
- THE NATIONAL WETLANDS INVENTORY MAP "QUEENSTOWN, MARYLAND 1988" DOES NOT SHOW THE PRESENCE OF NONTIDAL WETLANDS.
- THE QUEEN ANNE'S COUNTY BOARD OF APPEALS APPROVED VARIANCE V-120006 ON 3-11-04 TO PERMIT 6,609 CY OF FILL TO BE PLACED IN THE 100 YR FLOOD PLAIN.
- NO OUTDOOR STORAGE OR DISPLAY IS PERMITTED OR PROPOSED.
- STORMWATER MANAGEMENT FOR WATER QUALITY IS MET BY A 20% REDUCTION OF IMPERVIOUS AREA ON THE FORMER SCOTT MARINE SITE (CONDOMINIUMS 1.2 ACRES) AND BY SAND FILTERS AND A POCKET POND ON THE HILTON GARDEN INN SITE.

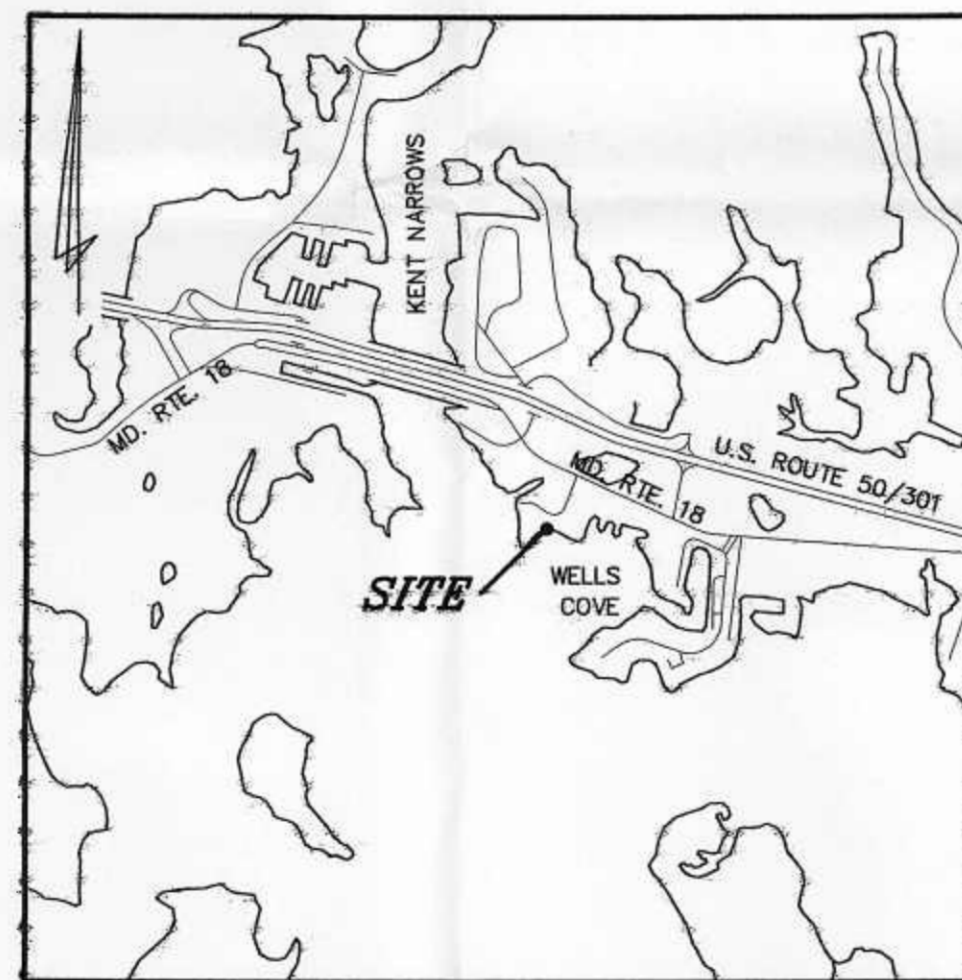
SITE STATISTICS - RESIDENTIAL

CURRENT USE - COMMERCIAL & COMMERCIAL MARINA	
PROPOSED USE - PLANNED RESIDENTIAL - 2 BUILDING, 8-UNIT MULTIPLEX DWELLINGS (CONDOMINIUMS)	
GROSS SITE AREA	= 4.497 AC.±
DEDICATION AREA (TO Q.A. COUNTY FOR CROSS ISLAND TRAIL)	= 0.074 AC.±
COMMERCIAL USE AREA FOR HOTEL	= 3.234 AC.±
BASE SITE AREA	= 1.263 AC.±
AREA IN CRITICAL AREA (IDA)	= 1.263 AC.±
AREA WITHIN FLOOD PLAIN	= 1.263 AC.±
AREA IN BUFFER/YARDS (50' SHORE BUFFER)	= 0.287 AC.±
MINIMUM REQUIRED OPEN SPACE (30%)	= 0.379 AC.±
EXISTING PERVIOUS AREA	= 0.066 AC.±
PROPOSED PERVIOUS AREA	= 0.380 AC.±
TOTAL NET BUILDABLE AREA:	= 0.884 AC.±
(Base site area less Minimum Required Open Space = Net Buildable Area)	
EXISTING IMPERVIOUS AREA	= 1.197 AC.±
PROPOSED IMPERVIOUS SURFACE	= 0.883 AC.±
NUMBER OF DWELLING UNITS PERMITTED	= 8 PER ACRE IN WVC ZONE (Gross Density)
NUMBER OF DWELLING UNITS PERMITTED ON SITE: 8 DU/ACRE X 1.26 ACRE	= 10 Dwelling Units
NUMBER OF DWELLING UNITS PROPOSED:	= 10 Dwelling Units

BUILDING HEIGHT INFORMATION

STRUCTURE	PERMITTED HEIGHT	PROPOSED HEIGHT
HILTON GARDEN INN	60'	56'
COMMERCIAL BUILDING	45'	43'-3"
CONDOMINIUMS	45'	44'

*NOTE: THE HILTON GARDEN INN WAS GRANTED A BONUS HEIGHT UP TO 60'.



VICINITY MAP
SCALE 1" = 200'

PARKING CALCULATIONS

PHASE 1 - HOTEL (Chapter 18-1-83C(7)(a)(b)(c))	= 90 SPACES
90 ROOMS x 1 SPACE/ROOM	= 5 SPACES
1 SPACE/EMPLOYEE X 5 EMPLOYEES	= 95 SPACES
SPACES REQUIRED	
MEETING ROOM (Chapter 18-1-83C(7)(g))	= 33 SPACES
100 PEOPLE x 1 SPACE/3 PEOPLE	
PHASE 2 - RETAIL/OFFICE BUILDINGS	
3,500 sq. ft. COMMERCIAL x 1 SPACE/350 sq. ft. (Chapter 18-1-83C(1)(c))	= 10 SPACES
3,500 sq. ft. OFFICE x 1 SPACE/250 sq. ft. (Chapter 18-1-83C(1))	= 14 SPACES
2 2 BR COMMERCIAL APARTMENTS x 2 SPACE/UNIT (Chapter 18-1-83A(2))	= 4 SPACES
SPACES REQUIRED FOR RETAIL/OFFICE/APARTMENTS:	= 28 SPACES
PHASE 2 - CONDOMINIUMS (Chapter 18-1-36G(7))	
8 UNITS x 2 SPACE/UNIT	= 16 SPACES (PROVIDED IN GARAGES)
PHASE 2 - MARINA (Chapter 18-1-83D(3)(a)(b)(c))	
62 SLIPS x 1 SPACE/2 SLIPS	= 31 SPACES
0 TRAILER LAUNCH PLACES x 8 SPACE/LAUNCH SPACE	= 0 SPACES
1 SPACE/EMPLOYEE X 2 EMPLOYEES	= 2 SPACES
PARKING SPACES REQUIRED	= 205 SPACES (8 HANDICAP SPACES)
PARKING SPACES PROVIDED	= 205 SPACES (10 HANDICAP SPACES)

LOADING ZONE CALCULATIONS

(Chapter 18-1-84C)
70,428 sq. ft. PROPOSED FLOOR AREA = 2 BERTHS REQUIRED

TABLE OF CONTENTS

SHEET C-1	- TITLE SHEET
SHEET C-2	- OVERALL SITE PLAN

OWNER

KENT NARROWS PROPERTIES, LLC.
3206 MAIN STREET
GRASONVILLE, MARYLAND 21638
PHONE No. 1-410-827-3878

DEVELOPER

THOMPSON HOTELS, INC
3206 MAIN STREET
GRASONVILLE, MARYLAND 21638
PHONE No. 1-410-827-3878

ENGINEER

DMS & ASSOCIATES, LLC
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE No. 1-443-262-9130

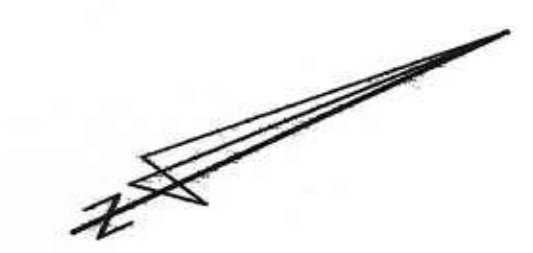
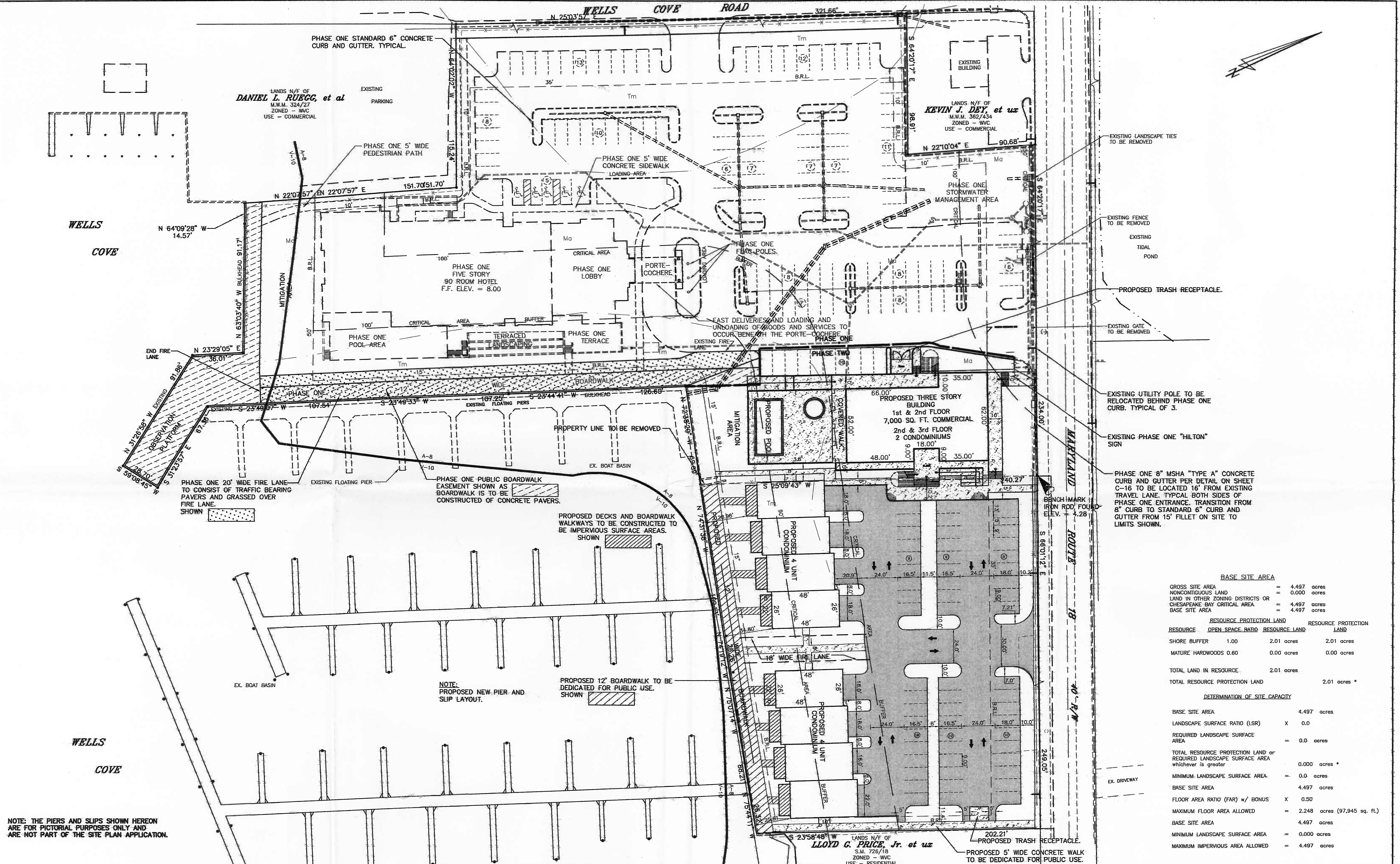
GENERAL NOTES

- 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:

CONNECTICUT	1-410-758-0830
MISS UTILITY	1-800-441-8355
DMS & ASSOCIATES, LLC	1-443-262-9130
DEPARTMENT OF ENVIRONMENT	1-410-901-4020
Q.A. COUNTY DEPARTMENT OF PLANNING AND ZONING	1-410-758-1255
Q.A. COUNTY DEPARTMENT OF PUBLIC WORKS	1-410-758-0925
Q.A. COUNTY SANITARY DISTRICT	1-410-643-3535
Q.A. COUNTY ROADS ENGINEER	1-410-758-0920
VERIZON	1-800-511-4244
MARYLAND STATE HIGHWAY ADMINISTRATION	1-410-778-3061
- THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER. CONTRACTOR SHALL TEST PIT TO CONFIRM THE ACTUAL LOCATION OF ANY AND ALL EXISTING SANITARY DISTRICT FACILITIES AT EACH AND EVERY CROSSING AND TIE-IN.
- ALL CONSTRUCTION SHALL BE MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH SECTION VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH 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 SOIL CONSERVATION AND THE 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 TRAFFIC BEARING, 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. IN ADDITION, ALL HARDWARE (i.e., NUTS, BOLTS, WASHERS, RESTRAINING RODS, etc.) SHALL BE 304 STAINLESS STEEL. CONTRACTOR IS TO REPLACE ANY PLAIN OR GALVANIZED STEEL HARDWARE SUPPLIED BY THE MANUFACTURER, INCLUDING BONNET BOLTS ON DIVISION VALVE, WITH STAINLESS STEEL.
- ALL WATER VALVES, BOXES AND HYDRANTS SHALL BE SET AND ADJUSTED TO FINISHED GRADE.
- CONTRACTOR IS TO SCHEDULE A PRECONSTRUCTION MEETING WITH QUEEN ANNE'S COUNTY ENGINEERS AND OTHER INVOLVED PARTIES AT LEAST TWO (2) WEEKS BEFORE CONSTRUCTION.
- CONTRACTOR MUST PROVIDE MONUMENTED SURVEY MARKERS PER PUBLIC WORKS AGREEMENT.

DATE	7-05-06	REVISION	Rev. per 6-27-06
DATE	9-15-06	REVISION	Rev. Commercial building architecture drawings
RECEIVED SEP 20 2006 CRITICAL AREA COMMISSION Sussex & Atlantic Coastal Bays			
TITLE SHEET - SECOND AMENDED SITE PLAN FOR AMENDMENTS TO PHASE TWO IMPROVEMENTS ON THE LANDS OF KENT NARROWS PROPERTIES, LLC MAPS - 57 & 58, BLOCK - 18 & 13, PARCELS - 341-345 & 70 FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND PREPARED FOR : KENT NARROWS PROPERTIES, LLC.			
DATE	JUNE '06	SCALE	AS SHOWN
JOB NO.	2004115	DRAWN BY	W.M.
FOLDER Ref.	58-2004115	DESIGNED BY	WTD, Jr.
SHEET No.	C-1	CADD FILE	04115AMD-001

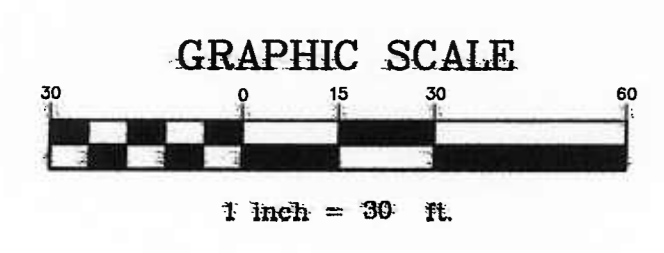
DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE : 1-443-262-9130
FAX : 1-443-262-9148



- EXISTING LANDSCAPE TIES TO BE REMOVED
- EXISTING FENCE TO BE REMOVED
- EXISTING TIDAL POND
- PROPOSED TRASH RECEPTACLE
- EXISTING GATE TO BE REMOVED
- EXISTING UTILITY POLE TO BE RELOCATED BEHIND PHASE ONE CURB. TYPICAL OF 3.
- EXISTING PHASE ONE "HILTON" SIGN
- PHASE ONE 8" MSHA "TYPE A" CONCRETE CURB AND GUTTER PER DETAIL ON SHEET C-16 TO BE LOCATED 16' FROM EXISTING TRAVEL LANE. TYPICAL BOTH SIDES OF PHASE ONE ENTRANCE. TRANSITION FROM 8" CURB TO STANDARD 6" CURB AND GUTTER FROM 15' FILLET ON SITE TO LIMITS SHOWN.

BASE SITE AREA		
GROSS SITE AREA	=	4.497 acres
NONCONTIGUOUS LAND	=	0.000 acres
LAND IN OTHER ZONING DISTRICTS OR CHESAPEAKE BAY CRITICAL AREA	=	4.497 acres
BASE SITE AREA	=	4.497 acres
RESOURCE PROTECTION LAND		
RESOURCE	OPEN SPACE RATIO	RESOURCE PROTECTION LAND
SHORE BUFFER	1.00	2.01 acres
MATURE HARDWOODS	0.60	0.00 acres
TOTAL LAND IN RESOURCE		2.01 acres
TOTAL RESOURCE PROTECTION LAND		2.01 acres *
DETERMINATION OF SITE CAPACITY		
BASE SITE AREA	=	4.497 acres
LANDSCAPE SURFACE RATIO (LSR)	X	0.0
REQUIRED LANDSCAPE SURFACE AREA	=	0.0 acres
TOTAL RESOURCE PROTECTION LAND or REQUIRED LANDSCAPE SURFACE AREA whichever is greater		0.000 acres *
MINIMUM LANDSCAPE SURFACE AREA	=	0.0 acres
BASE SITE AREA	=	4.497 acres
FLOOR AREA RATIO (FAR) w/ BONUS	X	0.50
MAXIMUM FLOOR AREA ALLOWED	=	2.248 acres (97,945 sq. ft.)
BASE SITE AREA	=	4.497 acres
MINIMUM LANDSCAPE SURFACE AREA	=	0.000 acres
MAXIMUM IMPERVIOUS AREA ALLOWED	=	4.497 acres

NOTE: THE PIERS AND SLIPS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND ARE NOT PART OF THE SITE PLAN APPLICATION.



QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS FOR SEDIMENT AND EROSION CONTROL REVIEW ONLY	QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS		DAVIS, MOORE, SHEARON & ASSOCIATES, LLC ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE: 1-443-262-9130 FAX: 1-443-262-9148	DATE: 7-05-06 REVISION: Rev. per 8-27-06 comments 9-15-06 Rev. Commercial building architecture and pools SEP 20 2006 CRITICAL AREA COMMISSION Chesapeake & Atlantic Coastal Bays	SECOND AMENDED OVERALL SITE PLAN FOR AMENDMENTS TO PHASE TWO IMPROVEMENTS ON THE LANDS OF KENT NARROWS PROPERTIES, LLC MAPS - 57 & 58, BLOCK - 18 & 13, PARCELS - 341 - 345, 70 FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND PREPARED FOR: KENT NARROWS PROPERTIES, LLC	DATE: JUNE '06 SCALE: 1" = 30' JOB No.: 2004115 DRAWN BY: WJM FOLDER Ref.: 57-2004115 DESIGNED BY: WTD, Jr. SHEET No.: C-2 CADD FILE -04115AMD-C02
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FIRST AMENDED SITE PLAN

FOR

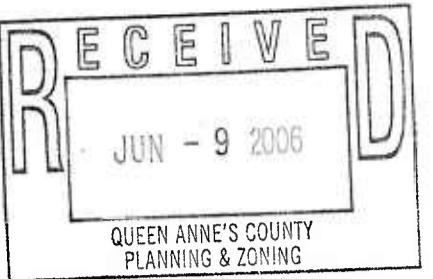
AMENDMENTS TO PHASE TWO IMPROVEMENTS

ON THE LANDS OF

KENT NARROWS PROPERTIES, LLC

FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND

PREPARED FOR : KENT NARROWS PROPERTIES, LLC



IMPERVIOUS SURFACE IN THE BUFFER EXEMPTION AREA

TOTAL SITE AREA	= 4.497 AC.±
TOTAL AREA WITHIN THE 0'-100' CRITICAL AREA BUFFER (BUFFER EXEMPT AREA)	= 2.012 AC.±
TOTAL EXISTING IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER	= 1.223 AC.±
EXISTING IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER TO BE REMOVED	= 0.026 AC.±
TOTAL PROPOSED IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER	= 1.376 AC.±
TOTAL PROPOSED & EXISTING IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER	= 1.249 AC.±
NET DECREASE OF IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER	= 0.026 AC.±
TOTAL AREA WITHIN THE 0'-50' CRITICAL AREA BUFFER (BUFFER EXEMPT AREA)	= 0.965 AC.±
TOTAL EXISTING IMPERVIOUS SURFACE IN THE 0'-50' CRITICAL AREA BUFFER	= 0.694 AC.±
EXISTING IMPERVIOUS SURFACE IN THE 0'-50' CRITICAL AREA BUFFER TO BE REMOVED	= 0.175 AC.±
TOTAL IMPERVIOUS PROPOSED WITHIN THE 0'-50' CRITICAL AREA BUFFER	= 0.519 AC.±
TOTAL PROPOSED & EXISTING IMPERVIOUS SURFACE IN THE 0'-50' CRITICAL AREA BUFFER	= 0.519 AC.±
NET DECREASE OF IMPERVIOUS SURFACE IN THE 0'-50' CRITICAL AREA BUFFER	= 0.175 AC.±

BUFFER EXEMPTION AREA MITIGATION

NET DECREASE OF IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER	= 0.026 AC.±
NO MITIGATION REQUIRED DUE TO DECREASE OF IMPERVIOUS AREA WITHIN THE 0'-100' BUFFER	= 0.026 AC.±

STATEMENT OF PURPOSE AND INTENT

THIS SITE LIES ON THE EAST SIDE OF KENT NARROWS, SOUTH OF U.S. ROUTE 50/301, JUST EAST OF THE INTERSECTION OF MD. RT. 18 AND WELLS COVE RD. IT IS A FORMER MARINA WITH THREE EXISTING BUILDINGS THAT ARE PROPOSED TO BE REMOVED FROM THE SITE AND COVERED TO A MULTIPLEX PLANNED DEVELOPMENT WITH EIGHT CONDOMINIUM UNITS AND PARKING PROVIDED ON THE GROUND FLOOR IN THE GARAGES. INITIALLY SUBMITTED IN 2005 TO OBTAIN SITE PLAN APPROVAL FOR THE PROPOSED CONDOMINIUMS AND RELOCATED OFFICE/RETAIL BUILDING AS APPROVED ON MSP#05-03-10-000C. THIS AMENDED SITE PLAN PROPOSES THE FOLLOWING CHANGES TO THE PREVIOUS PLAN:

- CHANGE OF ACCESS FROM MD. RT. 18 TO A MORE CENTRAL LOCATION THAT ALIGNS WITH THE FIRE LANE BETWEEN THE BUILDINGS;
- THE PARKING LOT HAS BEEN REDESIGNED TO PROVIDE A DIFFERENT CIRCULATION PATTERN WITH ADDITIONAL LANDSCAPE AREA WITHIN THE PARKING LOT;
- THE FOOTPRINT OF THE CONDOMINIUM BUILDINGS HAS BEEN ALTERED SLIGHTLY AND STAGGERED;
- THE ARCHITECTURAL STYLE OF THE BUILDINGS HAS BEEN REDESIGNED WITH DIFFERENT ARCHITECTURAL STYLES, MATERIALS AND COLORS.

SITE NOTES

- PROPERTY LINES SHOWN HEREON ARE BASED ON THE RESULTS OF A FIELD RUN SURVEY BY MCRONE, INC. DATED APRIL 25, 2002 AND RECORDED IN THE QUEEN ANNE'S COUNTY LAND RECORDS AT LIBER S.M. 31, FOLIO 64 AND A BOUNDARY SURVEY BY MCRONE, INC. DATED OCTOBER 2004.
- FOR DEED REFERENCE, SEE LIBER S.M. 927, FOLIO 184 AND LIBER M.W.M. 291, FOLIO 345.
- CURRENT ZONING CLASSIFICATION IS "WVC" (WATERFRONT VILLAGE CENTER)
- THE SITE IS ENTIRELY LOCATED WITHIN THE CRITICAL AREA DESIGNATION - IDA
- SITE IS LOCATED ENTIRELY WITHIN 100 YEAR FLOODPLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 240054 0046 C. (ZONE "A8")
- PUBLIC SEWER AND PUBLIC WATER WILL BE UTILIZED FOR SEWAGE DISPOSAL AND POTABLE WATER SUPPLY. THE SITE IS LOCATED IN THE QUEEN ANNE'S COUNTY SANITARY DISTRICT, COLLECTION SUBSTATION "H".
- THE ENTIRE SITE HAS BEEN DISTURBED WITH PREVIOUS USES, THEREFORE THE QUEEN ANNE'S COUNTY SOIL SURVEY FROM 2002 SHOWS THE PROPERTY AS "URBAN LAND" PER MAP #32.
- THE NATIONAL WETLANDS INVENTORY MAP "QUEENSTOWN, MARYLAND 1988" DOES NOT SHOW THE PRESENCE OF NONTIDAL WETLANDS.
- THE QUEEN ANNE'S COUNTY BOARD OF APPEALS APPROVED VARIANCE V-120006 ON 3-11-04 TO PERMIT 6,609 CY OF FILL TO BE PLACED IN THE 100 YR FLOOD PLAIN.
- NO OUTDOOR STORAGE OR DISPLAY IS PERMITTED OR PROPOSED.
- STORMWATER MANAGEMENT FOR WATER QUALITY IS MET BY A 20% REDUCTION OF IMPERVIOUS AREA ON THE FORMER SCOTT MARINE SITE (CONDOMINIUMS 1,2 ACRES) AND BY SAND FILTERS AND A POCKET POND ON THE HILTON GARDEN INN SITE.

SITE STATISTICS - NON RESIDENTIAL

CURRENT USE - COMMERCIAL & COMMERCIAL MARINA	
PROPOSED USE - COMMERCIAL - 90 ROOM HOTEL, 8,000 sq. ft. RETAIL/OFFICE, COMMERCIAL MARINA AND CONDOMINIUMS	
GROSS SITE AREA	= 4.497 AC.±
DEDICATION AREA (TO Q.A. COUNTY FOR CROSS ISLAND TRAIL)	= 0.074 AC.±
AREA IN CRITICAL AREA (IDA)	= 4.497 AC.±
AREA WITHIN FLOOD PLAIN	= 4.497 AC.±
AREA IN BUFFERYARDS (50' SHORE BUFFER)	= 0.678 AC.±
RESIDENTIAL USE AREA (8 CONDOMINIUMS):	= 1.263 AC.±
BASE SITE AREA	= 3.234 AC.±
FLOOR AREA (ALLOWED) (30% FAR):	= 0.970 AC.± (42,257 sq. ft.±)
FLOOR AREA (ALLOWED) (50% FAR - BONUS):	= 1.617 AC.± (70,428 sq. ft.±)
FLOOR AREA (EXISTING)	= 0.022 AC.±
FLOOR AREA (TO BE REMOVED)	= 0.022 AC.±
FLOOR AREA (PROPOSED)	= 1.617 AC.± (70,428 sq. ft.±)
FLOOR AREA (TOTAL)	= 1.617 AC.± (70,428 sq. ft.±)
IMPERVIOUS AREA (ALLOWED)	= 3.234 AC.±
IMPERVIOUS AREA (EXISTING)	= 1.705 AC.±
IMPERVIOUS AREA (TO BE REMOVED)	= 1.705 AC.±
IMPERVIOUS AREA (PROPOSED)	= 1.995 AC.±
IMPERVIOUS AREA (TOTAL)	= 1.995 AC.±
LANDSCAPE AREA (REQUIRED)	= 0.000 AC.±
LANDSCAPE AREA (EXISTING)	= 1.529 AC.±
LANDSCAPE AREA (PROPOSED)	= 1.239 AC.±

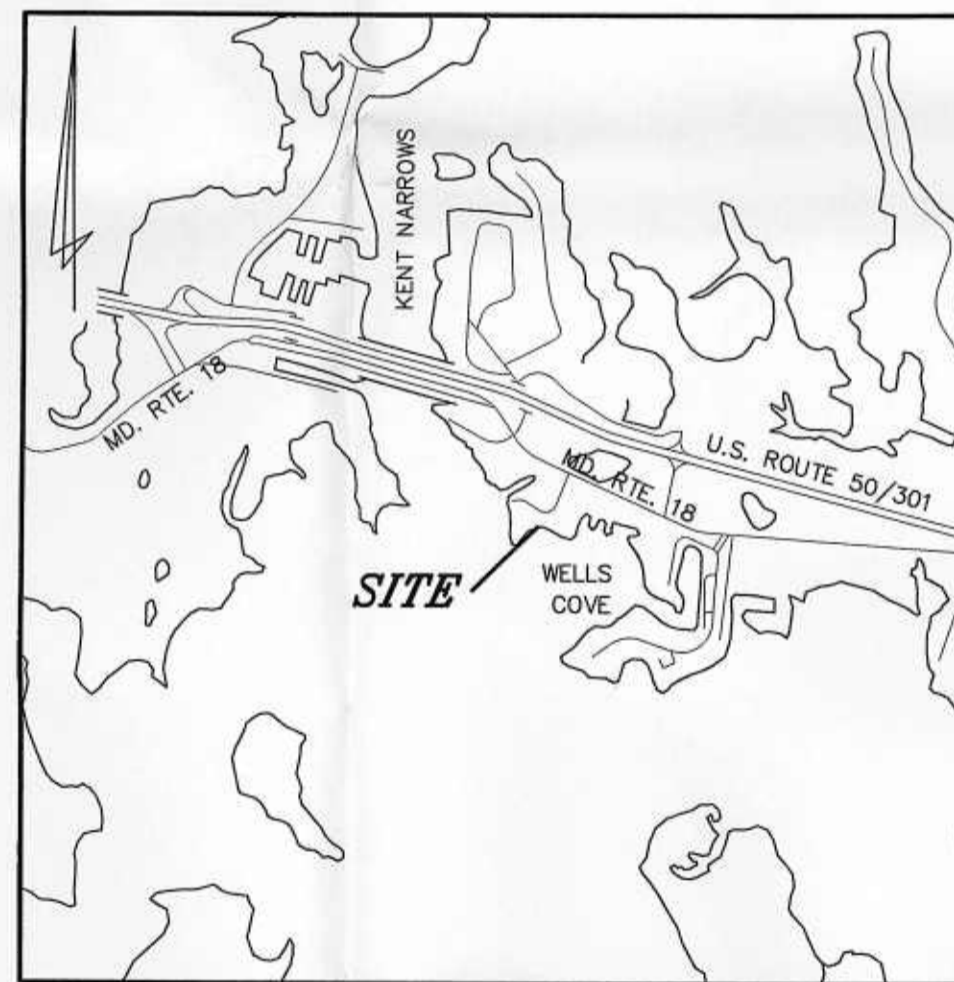
SITE STATISTICS - RESIDENTIAL

CURRENT USE - COMMERCIAL & COMMERCIAL MARINA	
PROPOSED USE - PLANNED RESIDENTIAL - 2 BUILDING, 8-UNIT MULTIPLEX DWELLINGS (CONDOMINIUMS)	
GROSS SITE AREA	= 4.497 AC.±
DEDICATION AREA (TO Q.A. COUNTY FOR CROSS ISLAND TRAIL)	= 0.074 AC.±
COMMERCIAL USE AREA FOR HOTEL:	= 3.234 AC.±
BASE SITE AREA	= 1.263 AC.±
AREA IN CRITICAL AREA (IDA)	= 1.263 AC.±
AREA WITHIN FLOOD PLAIN	= 1.263 AC.±
AREA IN BUFFERYARDS (50' SHORE BUFFER)	= 0.287 AC.±
MINIMUM REQUIRED OPEN SPACE (30%):	= 0.379 AC.±
EXISTING PERVIOUS AREA:	= 0.066 AC.±
PROPOSED PERVIOUS AREA:	= 0.380 AC.±
TOTAL NET BUILDABLE AREA:	= 0.884 AC.±
(Base site area less Minimum Required Open Space = Net Buildable Area)	
EXISTING IMPERVIOUS AREA:	= 1.197 AC.±
PROPOSED IMPERVIOUS SURFACE:	= 0.883 AC.±
NUMBER OF DWELLING UNITS PERMITTED PER ACRE IN WVC ZONE (Gross Density)	= 8 Dwelling Units
NUMBER OF DWELLING UNITS PERMITTED ON SITE:	= 8 Dwelling Units
NUMBER OF DWELLING UNITS PROPOSED:	= 8 Dwelling Units

BUILDING HEIGHT INFORMATION

STRUCTURE	PERMITTED HEIGHT	PROPOSED HEIGHT
HILTON GARDEN INN	60'	56'
COMMERCIAL BUILDING	45'	43'-3"
CONDOMINIUMS	45'	39'-5"

*NOTE: THE HILTON GARDEN INN HAS GRANTED A BONUS HEIGHT UP TO 60'.



VICINITY MAP
SCALE 1" = 2000'

PARKING CALCULATIONS

PHASE 1 - HOTEL (Chapter 18-1-83C(7)(a)(b)(c))	
90 ROOMS x 1 SPACE/ROOM	= 90 SPACES
1 SPACE/EMPLOYEE X 5 EMPLOYEES	= 5 SPACES
SPACES REQUIRED	= 95 SPACES
MEETING ROOM (Chapter 18-1-83C(7)(c))	
100 PEOPLE x 1 SPACE/3 PEOPLE	= 33 SPACES
PHASE 2 - RETAIL/OFFICE BUILDING:	
3,500 sq. ft. COMMERCIAL x 1 SPACE/350 sq. ft. (Chapter 18-1-83C(1)(a))	= 10 SPACES
3,500 sq. ft. OFFICE x 1 SPACE/250 sq. ft. (Chapter 18-1-83C(1)(b))	= 14 SPACES
2 2 BR COMMERCIAL APARTMENTS x 2 SPACE/UNIT (Chapter 18-1-83C(2))	= 4 SPACES
SPACES REQUIRED	= 28 SPACES
PHASE 2 - CONDOMINIUMS (Chapter 18-1-36G(7))	
8 UNITS x 2 SPACE/UNIT	= 16 SPACES (PROVIDED IN GARAGES)
PHASE 2 - MARINA (Chapter 18-1-83D(3)(a)(b)(c))	
62 SLIPS x 1 SPACE/SLIP	= 31 SPACES
0 TRAILER LAUNCH PLACES x 8 SPACE/LAUNCH SPACE	= 0 SPACES
1 SPACE/EMPLOYEE X 2 EMPLOYEES	= 2 SPACES
PARKING SPACES REQUIRED	= 205 SPACES (8 HANDICAP SPACES)
PARKING SPACES PROVIDED	= 205 SPACES (10 HANDICAP SPACES)

LOADING ZONE CALCULATIONS

(Chapter 18-1-84C)
70,428 sq. ft. PROPOSED FLOOR AREA = 2 BERTHS REQUIRED

TABLE OF CONTENTS

SHEET C-1	- TITLE SHEET
SHEET C-2	- OVERALL SITE PLAN

OWNER

KENT NARROWS PROPERTIES, LLC
3206 MAIN STREET
GRASONVILLE, MARYLAND 21638
PHONE No. 1-410-827-3878

DEVELOPER

THOMPSON HOTELS, INC
3206 MAIN STREET
GRASONVILLE, MARYLAND 21638
PHONE No. 1-410-827-3878

ENGINEER

DMS & ASSOCIATES, LLC
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE No. 1-443-262-9130

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:

CONNECTIV	1-410-758-0830
MISS UTILITY	1-800-441-8355
DMS & ASSOCIATES, LLC	1-443-262-9130
DEPARTMENT OF ENVIRONMENT	1-410-901-4020
Q.A. COUNTY DEPARTMENT OF PLANNING AND ZONING	1-410-758-1255
Q.A. COUNTY DEPARTMENT OF PUBLIC WORKS	1-410-758-0925
Q.A. COUNTY SANITARY DISTRICT	1-410-643-3535
Q.A. COUNTY ROADS ENGINEER	1-410-758-0920
VERIZON	1-800-511-4244
MARYLAND STATE HIGHWAY ADMINISTRATION	1-410-778-3061
- THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER. CONTRACTOR SHALL TEST PIT TO CONFIRM THE ACTUAL LOCATION OF ANY AND ALL EXISTING SANITARY DISTRICT FACILITIES AT EACH AND EVERY CROSSING AND TIE-IN.
- ALL CONSTRUCTION SHALL BE MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH SECTION VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH 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 SOIL CONSERVATION AND THE 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 TRAFFIC BEARING, 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. IN ADDITION, ALL HARDWARE (i.e., NUTS, BOLTS, WASHERS, RESTRAINING RODS, etc.) SHALL BE 304 STAINLESS STEEL. CONTRACTOR IS TO REPLACE ANY PLAIN OR GALVANIZED STEEL HARDWARE SUPPLIED BY THE MANUFACTURE, INCLUDING BONNET BOLTS ON DIVISION VALVE, WITH STAINLESS STEEL.
- ALL WATER VALVES, BOXES AND HYDRANTS SHALL BE SET AND ADJUSTED TO FINISHED GRADE.
- CONTRACTOR IS TO SCHEDULE A PRECONSTRUCTION MEETING WITH QUEEN ANNE'S COUNTY ENGINEERS AND OTHER INVOLVED PARTIES AT LEAST TWO (2) WEEKS BEFORE CONSTRUCTION.
- CONTRACTOR MUST PROVIDE MONUMENTED SURVEY MARKERS PER PUBLIC WORKS AGREEMENT.

			DAVIS, MOORE, SHEARON & ASSOCIATES, LLC ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE : 1-443-262-9130 FAX : 1-443-262-9148	DATE _____ REVISION _____	TITLE SHEET - FIRST AMENDED SITE PLAN FOR AMENDMENTS TO PHASE TWO IMPROVEMENTS ON THE LANDS OF KENT NARROWS PROPERTIES, LLC TAX MAPS - 57 & 58, BLOCK - 18 & 13, PARCELS - 341-345 & 70 FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND PREPARED FOR : KENT NARROWS PROPERTIES, LLC.	DATE _____ SCALE _____ AS SHOWN JOB No. 2004115 DRAWN BY WJM FOLDER Ref. 58-2004115 DESIGNED BY WTD, Jr. SHEET No. - C-1 CADD FILE - 04115AMD-C01
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Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

March 20, 2006

Ms. Helen Spinelli
Queen Anne's County
160 Coursevall Drive
Centreville, MD 21617

VIA FACSIMILE

RE: Kent Narrows Properties, LLC – Major Site Plan MASP#05-05-05-0006©
Final Site Plan

Dear Ms. Spinelli:

It has come to our attention that final comments from our office were never sent on the above referenced project. The applicant proposes construction of 8 condominiums and associated parking on a 1.2 acre property designated IDA, Buffer Exempt. Critical Area requirements for the project included the 10% pollutant reduction requirement and mitigation for development activities within the Buffer.

Based on a review of the final plans in our file, it appears that all County Critical Area requirements have been met for the land-based aspect of the project. The 10% pollutant reduction rule is addressed, as is the requirement for mitigation for development activities within the Buffer.

In addition to the redevelopment of the site with the condominiums, a reconfiguration/expansion of the existing marina is also being proposed. It is our understanding that the water-based redevelopment was considered separate from the condominium redevelopment. However, please note that the County's Critical Area ordinance does include special site plan requirements for water-dependent facilities in §14:1-34. Our file does not include detailed information on the marina reconfiguration. The County should ensure that the water-dependent provisions of the ordinance applicable to the proposal are adequately addressed prior to issuance of any permits for piers.

Thank you for the opportunity to comment. If you have any questions or concerns, please contact me at (410) 260-3477.

Sincerely,

A handwritten signature in cursive script that reads "LeeAnne Chandler".

LeeAnne Chandler
Natural Resources Planner

cc: QC 351-05

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

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CRITICAL AREA COMMISSION
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July 29, 2005

Ms. Helen Spinelli
Queen Anne's County
160 Coursevall Drive
Centreville, MD 21617

RE: Major Site Plan, Kent Narrows Properties, LLC
MASP#05-05-05-0006c, Revision #1

Dear Ms. Spinelli:

Thank you for providing information on the above referenced major site plan. The applicant proposes to construct eight townhouses and re-construct an existing marina on a 1.2 acre property designated IDA, Buffer-Exempt. Staff reviewed the revised information provided and we have the following comments:

1. Again, the statistics remain confusing due to the combination of this site with the Hilton Hotel site. It is further complicated due to the fact that the retail and pool component was formerly part of Phase I and is now part of Phase II. It is my recollection that stormwater management and Buffer mitigation calculations for Phase I included the retail/pool site. It seems that shifting this portion of the overall project to Phase II necessitates re-doing the calculations for Phase I. How will this be addressed? Does this create an inconsistency with the approved site plans for Phase I? The applicant should clearly demonstrate the entire project's consistency with all aspects of the County's Critical Area Program.
2. Please provide a copy of the permit drawings for the "reconfiguration" of the existing marina.
3. We continue to believe that there are a number of steps that could be taken to reduce intrusion into the Buffer and reduce overall impacts to the site. Redevelopment of this property provides a great opportunity to fix existing stormwater management problems in Kent Narrows. If other redevelopment projects under consideration require stormwater offsets, retrofitting this site may be an option.

Ms. Helen Spinelli

July 29, 2005

Page 2 of 2

4. Experience in other jurisdictions with the use of pervious paving materials has indicated that subsurface materials and preparation are the most important details when proposing a pervious walkway. Compacted fill and compacted CR-6 are inconsistent with considering the surface as pervious. Clean gravel with a minimum 40% void ratio provide a basis for perviousness. Otherwise the boardwalk should be considered impervious.
5. The large majority of the herbaceous materials proposed for Buffer mitigation are not native.

Thank you for the opportunity to comment. If you have any questions or concerns, please contact me at (410) 260-3477.

Sincerely,



LeeAnne Chandler
Natural Resources Planner

cc: QC 351-05

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

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www.dnr.state.md.us/criticalarea/

June 8, 2005

Ms. Helen Spinelli
Queen Anne's County
160 Coursevall Drive
Centreville, MD 21617

RE: Major Site Plan, Kent Narrows Properties, LLC
MASP#05-05-05-0006c

Dear Ms. Spinelli:

Thank you for providing information on the above referenced major site plan. The applicant proposes to construct eight townhouses and re-construct an existing marina on a 1.2 acre property designated IDA, Buffer Exempt. Commission staff has reviewed the information provided and also visited the site with you and the applicant's representative. We have the following comments:

1. The site information provided on Sheet C-1 is confusing in that it combines information from the previously approved Hilton site plan with the newly proposed site plan. Given that this plan is clearly for Phase Two, information for things such as impervious surface in the BEA should be kept separate (as the stormwater calculations were). Given that the Hilton was reviewed as a stand-alone project, having to re-review the old file as well as the new information will slow the review process greatly.
2. Please provide information on the existing marina. As an expanded commercial marina, the project must be consistent with §14:1-34, §14:1-42 and §14:1-44. The reconfiguration of the marina must also be approved via the MDE permit process.
3. We recognize that the proposed reduction in impervious surface satisfies the 10% pollutant reduction requirement. However, the project must show that intrusion into the Buffer is the least intrusion necessary. It seems that there are a number of

Ms. Helen Spinelli

June 8, 2005

Page 2 of 2

measures that could further reduce impacts. These include moving the condos further from the water (especially the building to the west), providing stormwater quality measures (such as bio-retention areas surrounding the parking), and replacing some parking spaces with similar materials as the fire lane.

4. Native species should be used for the proposed mitigation.

Thank you for the opportunity to review this submittal. If you have any questions or concerns, please contact me at (410) 260-3477.

Sincerely,



LeeAnne Chandler

Natural Resources Planner

cc: QC 351-05

RECEIVED

AUG 16 2005

CRITICAL AREA COMMISSION

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AUG 16 2005

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QUEEN ANNE'S COUNTY
PLANNING & ZONING

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AUG 16 2005

CRITICAL AREA COMMISSION

CONTRACT DRAWINGS

FOR

PHASE TWO IMPROVEMENTS

ON THE LANDS OF

KENT NARROWS PROPERTIES, LLC

FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND

PREPARED FOR : KENT NARROWS PROPERTIES, LLC

IMPERVIOUS SURFACE IN THE BUFFER EXEMPTION AREA

TOTAL SITE AREA	= 4.497 AC.±
TOTAL AREA WITHIN THE 0'-100' CRITICAL AREA BUFFER (BUFFER EXEMPT AREA)	= 2.012 AC.±
TOTAL EXISTING IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER	= 1.223 AC.±
EXISTING IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER TO BE REMOVED	= 0.575 AC.±
TOTAL PROPOSED IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER	= 1.376 AC.±
TOTAL PROPOSED & EXISTING IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER	= 1.376 AC.±
NET INCREASE OF IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER	= 0.153 AC.±
TOTAL AREA WITHIN THE 0'-50' CRITICAL AREA BUFFER (BUFFER EXEMPT AREA)	= 0.965 AC.±
TOTAL EXISTING IMPERVIOUS SURFACE IN THE 0'-50' CRITICAL AREA BUFFER	= 0.694 AC.±
EXISTING IMPERVIOUS SURFACE IN THE 0'-50' CRITICAL AREA BUFFER TO BE REMOVED	= 0.344 AC.±
TOTAL IMPERVIOUS PROPOSED WITHIN THE 0'-50' CRITICAL AREA BUFFER	= 0.491 AC.±
TOTAL PROPOSED & EXISTING IMPERVIOUS SURFACE IN THE 0'-50' CRITICAL AREA BUFFER	= 0.491 AC.±
NET DECREASE OF IMPERVIOUS SURFACE IN THE 0'-50' CRITICAL AREA BUFFER	= 0.203 AC.±

BUFFER EXEMPTION AREA MITIGATION

NET INCREASE OF IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER	= 0.153 AC.±
REQUIRED BUFFER EXEMPTION AREA MITIGATION (2:1 RATIO)	= 0.306 AC.±
TOTAL NUMBER OF 4'-6" CONTAINER GROWN TREES REQUIRED TO BE PLANTED (70- 4'-6" CONTAINER GROWN TREES REQUIRED PER ACRE OF REQUIRED BUFFER EXEMPTION MITIGATION AREA)	= 21.4 OR 22
TOTAL NUMBER OF 4'-6" CONTAINER GROWN TREES PROPOSED TO BE PLANTED	= 22 TREES
AREA ON SITE PROVIDED FOR MITIGATION OF INCREASE OF IMPERVIOUS SURFACE WITHIN THE 100' SHORE BUFFER	= 0.353 AC.±

NOTE:
SEE LANDSCAPE PLAN (SHEET L-1) FOR AREA TABULATION OF PLANT CREDITS TOWARD REQUIRED MITIGATION AREA. 0.311 ACRES OF MITIGATION TO BE ADDRESSED BY ENHANCED PLANTING AND PAYMENT IN LIEU OF ON-SITE PLANTINGS.

STATEMENT OF PURPOSE AND INTENT

THIS SITE LIES ON THE EAST SIDE OF KENT NARROWS, SOUTH OF U.S. ROUTE 50/301, JUST EAST OF THE INTERSECTION OF MD. RT. 18 AND WELLS COVE RD. IT IS A FORMER MARINA WITH THREE EXISTING BUILDINGS THAT ARE PROPOSED TO BE REMOVED FROM THE SITE AND COVERED TO A MULTIPLEX PLANNED DEVELOPMENT WITH EIGHT CONDOMINIUM UNITS AND PARKING PROVIDED ON THE GROUND FLOOR IN THE GARAGES. THE PURPOSE OF THIS SITE PLAN IS AS FOLLOWS:

- RECEIVE SITE PLAN APPROVAL FROM THE QUEEN ANNE'S COUNTY PLANNING COMMISSION FOR THE PROPOSED CONDOMINIUMS AND RELOCATED OFFICE/RETAIL BUILDING AS APPROVED ON MAP # 05-03-10-0001C
- FOR THE PLANNING DIRECTOR TO FIND THERE IS NO FEASIBLE ALTERNATIVE TO THE PROPOSED REDEVELOPMENT ACTIVITIES IN THE BUFFER EXEMPTION AREA (BEA) AND THE INTERUSION IN THE BEA IS THE LEAST NECESSARY.

NOTE NOTES

- PROPERTY LINES SHOWN HEREON ARE BASED ON THE RESULTS OF A FIELD SURVEY BY MCCRONE, INC., DATED APRIL 25, 2002 AND RECORDED IN THE QUEEN ANNE'S COUNTY LAND RECORDS AT LIBER S.M. 31, FOLIO 64 AND A BOUNDARY SURVEY BY MCCRONE, INC. DATED OCTOBER 2004.
- FOR DEED REFERENCE, SEE LIBER S.M. 927, FOLIO 184 AND LIBER M.W.M. 291, FOLIO 345.
- CURRENT ZONING CLASSIFICATION IS "WVC" (WATERFRONT VILLAGE CENTER)
- THE SITE IS ENTIRELY LOCATED WITHIN THE CRITICAL AREA DESIGNATION - IDA
- SITE IS LOCATED ENTIRELY WITHIN 100 YEAR FLOODPLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 240054 0046 C. (ZONE "AB")
- PUBLIC SEWER AND PUBLIC WATER WILL BE UTILIZED FOR SEWAGE DISPOSAL AND POTABLE WATER SUPPLY. THE SITE IS LOCATED IN THE QUEEN ANNE'S COUNTY SANITARY DISTRICT, COLLECTION SUBSTATION "H".
- THE ENTIRE SITE HAS BEEN DISTURBED WITH PREVIOUS USES, THEREFORE THE QUEEN ANNE'S COUNTY SOIL SURVEY FROM 2002 SHOWS THE PROPERTY AS "URBAN LAND" PER MAP #32.
- THE NATIONAL WETLANDS INVENTORY MAP "QUEENSTOWN, MARYLAND 1988" DOES NOT SHOW THE PRESENCE OF NONTIDAL WETLANDS.
- THE QUEEN ANNE'S COUNTY BOARD OF APPEALS APPROVED VARIANCE V-120006 ON 3-11-04 TO PERMIT 6,609 CY OF FILL TO BE PLACED IN THE 100 YR FLOOD PLAIN.
- NO OUTDOOR STORAGE OR DISPLAY IS PERMITTED OR PROPOSED.
- STORMWATER MANAGEMENT FOR WATER QUALITY IS MET BY A 20% REDUCTION OF IMPERVIOUS AREA ON THE FORMER SCOTT MARINE SITE (CONDOMINIUMS 1.2 ACRES) AND BY SAND FILTERS AND A POCKET POND ON THE HILTON GARDEN INN SITE.

SITE STATISTICS - NON RESIDENTIAL

CURRENT USE - COMMERCIAL & COMMERCIAL MARINA	
PROPOSED USE - COMMERCIAL - 90 ROOM HOTEL, 8,000 sq. ft. RETAIL/OFFICE, COMMERCIAL MARINA AND CONDOMINIUMS	
GROSS SITE AREA	= 4.497 AC.±
DEDICATION AREA (TO O.A. COUNTY FOR CROSS ISLAND TRAIL)	= 0.074 AC.±
AREA IN CRITICAL AREA (IDA)	= 4.497 AC.±
AREA WITHIN FLOOD PLAIN	= 4.497 AC.±
AREA IN BUFFERYARDS (50' SHORE BUFFER)	= 0.678 AC.±
RESIDENTIAL USE AREA (8 CONDOMINIUMS):	= 1.263 AC.±
BASE SITE AREA	= 3.234 AC.±
FLOOR AREA (ALLOWED) (30% FAR):	= 0.970 AC.± (42,257 sq. ft.±)
FLOOR AREA (ALLOWED) (50% FAR - BONUS):	= 1.617 AC.± (70,428 sq. ft.±)
FLOOR AREA (EXISTING)	= 0.022 AC.±
FLOOR AREA (TO BE REMOVED)	= 0.022 AC.±
FLOOR AREA (PROPOSED)	= 1.617 AC.± (70,428 sq. ft.±)
FLOOR AREA (TOTAL)	= 1.617 AC.± (70,428 sq. ft.±)
IMPERVIOUS AREA (ALLOWED)	= 3.234 AC.±
IMPERVIOUS AREA (EXISTING)	= 1.705 AC.±
IMPERVIOUS AREA (TO BE REMOVED)	= 1.705 AC.±
IMPERVIOUS AREA (PROPOSED)	= 1.995 AC.±
IMPERVIOUS AREA (TOTAL)	= 1.995 AC.±
LANDSCAPE AREA (REQUIRED)	= 0.000 AC.±
LANDSCAPE AREA (EXISTING)	= 1.529 AC.±
LANDSCAPE AREA (PROPOSED)	= 1.239 AC.±

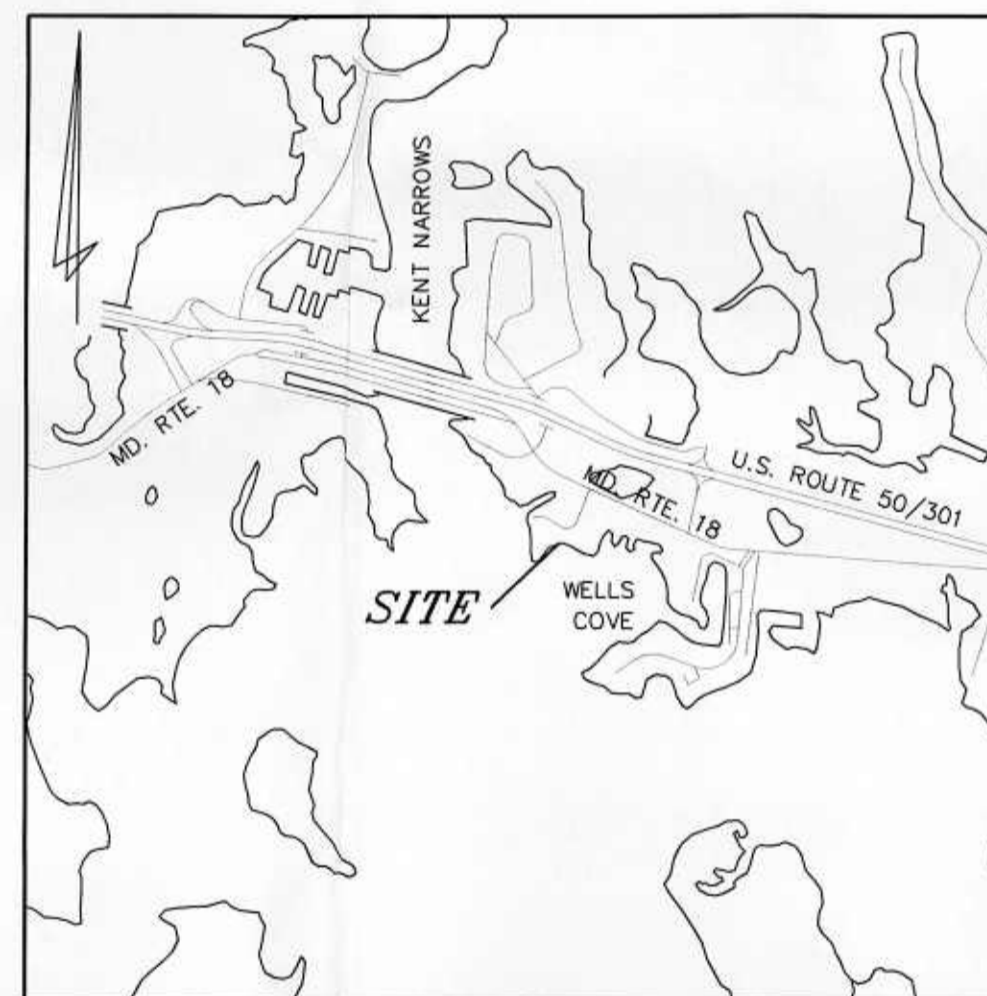
SITE STATISTICS - RESIDENTIAL

CURRENT USE - COMMERCIAL & COMMERCIAL MARINA	
PROPOSED USE - PLANNED RESIDENTIAL - 2 BUILDING, 8-UNIT MULTIPLEX DWELLINGS (CONDOMINIUMS)	
GROSS SITE AREA	= 4.497 AC.±
DEDICATION AREA (TO O.A. COUNTY FOR CROSS ISLAND TRAIL)	= 0.074 AC.±
COMMERCIAL USE AREA FOR HOTEL:	= 3.234 AC.±
BASE SITE AREA	= 1.263 AC.±
AREA IN CRITICAL AREA (IDA)	= 1.263 AC.±
AREA WITHIN FLOOD PLAIN	= 1.263 AC.±
AREA IN BUFFERYARDS (50' SHORE BUFFER)	= 0.287 AC.±
MINIMUM REQUIRED OPEN SPACE (30%):	= 0.379 AC.±
EXISTING PERVIOUS AREA:	= 0.066 AC.±
PROPOSED PERVIOUS AREA:	= 0.380 AC.±
TOTAL NET BUILDABLE AREA:	= 0.884 AC.±
(Base site area less Minimum Required Open Space = Net Buildable Area)	
EXISTING IMPERVIOUS AREA:	= 1.197 AC.±
PROPOSED IMPERVIOUS SURFACE:	= 0.883 AC.±
NUMBER OF DWELLING UNITS PERMITTED PER ACRE IN WVC ZONE (Gross Density)	= 8 Dwelling Units
NUMBER OF DWELLING UNITS PERMITTED ON SITE:	= 8 Dwelling Units
NUMBER OF DWELLING UNITS PROPOSED:	= 8 Dwelling Units

BUILDING HEIGHT INFORMATION

STRUCTURE	PERMITTED HEIGHT	PROPOSED HEIGHT
HILTON GARDEN INN	60'	56'
COMMERCIAL BUILDING	45'	45'
CONDOMINIUMS	45'	45'

*NOTE: THE HILTON GARDEN INN WAS GRANTED A BONUS HEIGHT UP TO 60'.



VICINITY MAP
SCALE 1" = 2000'

PARKING CALCULATIONS

PHASE 1 - HOTEL (Chapter 18-1-83C(7)(c)(v)(e))	
90 ROOMS x 1 SPACE/ROOM	= 90 SPACES
1 SPACE/EMPLOYEE x 5 EMPLOYEES	= 5 SPACES
SPACES REQUIRED	= 95 SPACES
MEETING ROOM (Chapter 18-1-83C(7)(c))	
100 PEOPLE x 1 SPACE/3 PEOPLE	= 33 SPACES
PHASE 2 - RETAIL/OFFICE BUILDING:	
3,500 sq. ft. COMMERCIAL x 1 SPACE/350 sq. ft. (Chapter 18-1-83C(1)(a))	= 10 SPACES
3,500 sq. ft. OFFICE x 1 SPACE/250 sq. ft. (Chapter 18-1-83C(1))	= 14 SPACES
2 COMMERCIAL APARTMENTS x 1 SPACE/UNIT (Chapter 18-1-83J(2))	= 2 SPACES
PHASE 2 - CONDOMINIUMS (Chapter 18-1-36G(7))	
8 UNITS x 2 SPACE/UNIT	= 16 SPACES (PROVIDED IN GARAGES)
PHASE 2 - BOAT SLIPS (Chapter 18-1-83D(3)(a))	
62 SLIPS x 1 SPACE/2 SLIPS	= 31 SPACES
PARKING SPACES REQUIRED	= 203 SPACES (8 HANDICAP SPACES)
PARKING SPACES PROVIDED	= 205 SPACES (10 HANDICAP SPACES)

LOADING ZONE CALCULATIONS

(Chapter 18:1-84C)
70,428 sq. ft. PROPOSED FLOOR AREA = 2 BERTHS REQUIRED

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SHEET C-5	-	DETAILED SITE PLAN
SHEET C-6	-	SITE, GRADING AND SEDIMENT & EROSION CONTROL PLAN
SHEET C-7	-	MISCELLANEOUS SECTIONS
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SHEET L-1	-	LANDSCAPE PLAN

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:

CONNECTIV	1-410-758-0830
MISS UTILITY	1-800-441-8355
DMS & ASSOCIATES, LLC	1-443-262-9130
DEPARTMENT OF ENVIRONMENT	1-410-901-4020
O.A. COUNTY DEPARTMENT OF PLANNING AND ZONING	1-410-758-1255
O.A. COUNTY DEPARTMENT OF PUBLIC WORKS	1-410-758-0925
O.A. COUNTY SANITARY DISTRICT	1-410-643-3635
O.A. COUNTY ROADS ENGINEER	1-410-758-0920
VERIZON	1-800-511-4244
MARYLAND STATE HIGHWAY ADMINISTRATION	1-410-778-3061
- THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER. CONTRACTOR SHALL TEST PIT TO CONFIRM THE ACTUAL LOCATION OF ANY AND ALL EXISTING SANITARY DISTRICT FACILITIES AT EACH AND EVERY CROSSING AND TIE-IN.
- ALL CONSTRUCTION SHALL BE MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH SECTION VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH 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 SOIL CONSERVATION AND THE 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 TRAFFIC BEARING, 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. IN ADDITION, ALL HARDWARE (i.e., NUTS, BOLTS, WASHERS, RESTRAINING RODS, etc.) SHALL BE 304 STAINLESS STEEL. CONTRACTOR IS TO REPLACE ANY PLAIN OR GALVANIZED STEEL HARDWARE SUPPLIED BY THE MANUFACTURER, INCLUDING BOLLER BOLTS ON DIVISION VALVE, WITH STAINLESS STEEL.
- ALL WATER VALVES, BOXES AND HYDRANTS SHALL BE SET AND ADJUSTED TO FINISHED GRADE.
- CONTRACTOR IS TO SCHEDULE A PRECONSTRUCTION MEETING WITH QUEEN ANNE'S COUNTY ENGINEERS AND OTHER INVOLVED PARTIES AT LEAST TWO (2) WEEKS BEFORE CONSTRUCTION.
- CONTRACTOR MUST PROVIDE MONUMENTED SURVEY MARKERS PER PUBLIC WORKS AGREEMENT.

OWNER

KENT NARROWS PROPERTIES, LLC.
3206 MAIN STREET
GRASONVILLE, MARYLAND 21638
PHONE No. 1-410-827-3878

DEVELOPER

THOMPSON HOTELS, INC
3206 MAIN STREET
GRASONVILLE, MARYLAND 21638
PHONE No. 1-410-827-3878

ENGINEER

DMS & ASSOCIATES, LLC
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE No. 1-443-262-9130

RECEIVED

AUG 16 2005

RECEIVED

AUG 16 2005

CRITICAL AREA COMMISSION

QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS
FOR SEDIMENT AND EROSION CONTROL REVIEW ONLY

DATE _____ SEAL _____

QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS

DATE _____ SEAL _____

STATE OF MARYLAND
WILLIAM THOMAS DUFFY
PROFESSIONAL ENGINEER

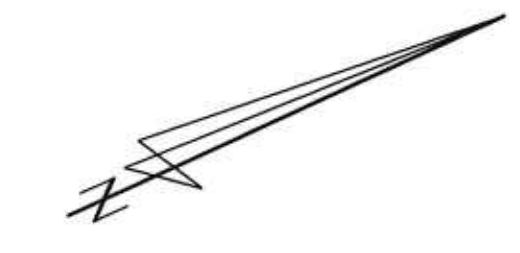
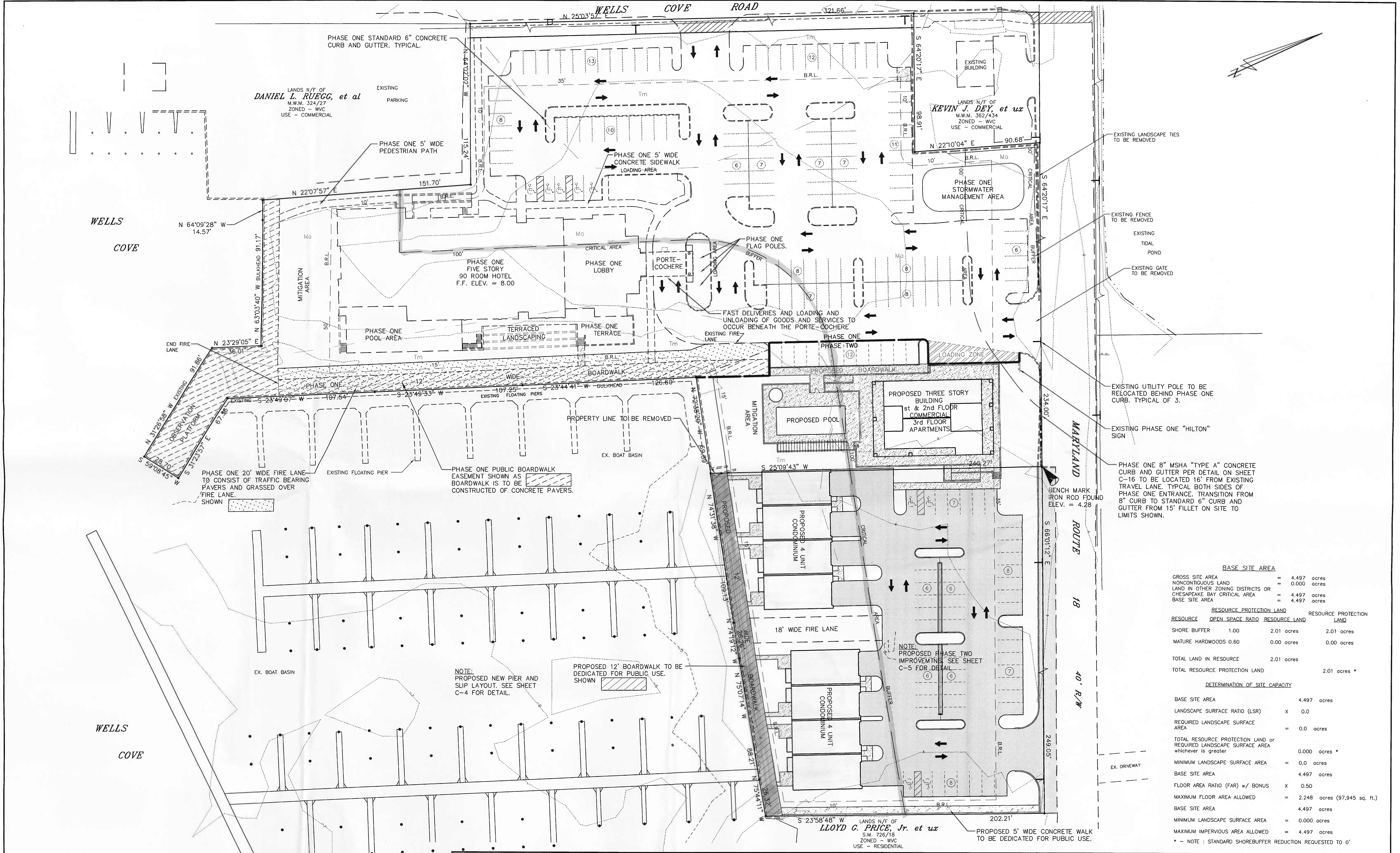
DATE _____ SEAL _____

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN,
ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE : 1-443-262-9130
FAX : 1-443-262-9148

DATE	REVISION
7-6-05	REVISED PER 6/13/05 STAC COMMENTS
8-12-05	REVISED PER 8/03/05 STAC COMMENTS

TITLE SHEET
FOR PHASE TWO IMPROVEMENTS
ON THE LANDS OF
KENT NARROWS PROPERTIES, LLC
FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
PREPARED FOR : KENT NARROWS PROPERTIES, LLC.

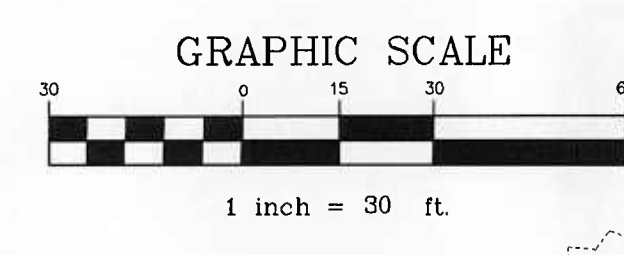
DATE	SCALE
MAY '05	AS SHOWN
JOB No. 2004115	WJM
FOLDER Ref. 58-2004115	DESIGNED BY WTD, Jr.
SHEET No. - C-1	
CADD FILE - 04115C01	



WELLS
COVE

WELLS
COVE

MARYLAND
ROUTE
18
10' R/W



BASE SITE AREA			
GROSS SITE AREA	=	4.497 acres	
NONCONTIGUOUS LAND	=	0.000 acres	
LAND IN OTHER ZONING DISTRICTS OR CHESAPEAKE BAY CRITICAL AREA	=	4.497 acres	
BASE SITE AREA	=	4.497 acres	
RESOURCE PROTECTION LAND			
RESOURCE	OPEN SPACE RATIO	RESOURCE LAND	RESOURCE PROTECTION LAND
SHORE BUFFER	1.00	2.01 acres	2.01 acres
MATURE HARDWOODS	0.60	0.00 acres	0.00 acres
TOTAL LAND IN RESOURCE		2.01 acres	
TOTAL RESOURCE PROTECTION LAND			2.01 acres *
DETERMINATION OF SITE CAPACITY			
BASE SITE AREA			4.497 acres
LANDSCAPE SURFACE RATIO (LSR)	X	0.0	
REQUIRED LANDSCAPE SURFACE AREA	=	0.0 acres	
TOTAL RESOURCE PROTECTION LAND or REQUIRED LANDSCAPE SURFACE AREA whichever is greater			0.000 acres *
MINIMUM LANDSCAPE SURFACE AREA	=	0.0 acres	
BASE SITE AREA			4.497 acres
FLOOR AREA RATIO (FAR) w/ BONUS	X	0.50	
MAXIMUM FLOOR AREA ALLOWED	=	2.248 acres (97,945 sq. ft.)	
BASE SITE AREA			4.497 acres
MINIMUM LANDSCAPE SURFACE AREA	=	0.000 acres	
MAXIMUM IMPERVIOUS AREA ALLOWED	=	4.497 acres	
* - NOTE : STANDARD SHOREBUFFER REDUCTION REQUESTED TO 0'			

PHASE ONE 20' WIDE FIRE LANE TO CONSIST OF TRAFFIC BEARING PAVERS AND GRASSED OVER FIRE LANE. SHOWN

NOTE: PROPOSED NEW PIER AND SLIP LAYOUT. SEE SHEET C-4 FOR DETAIL.

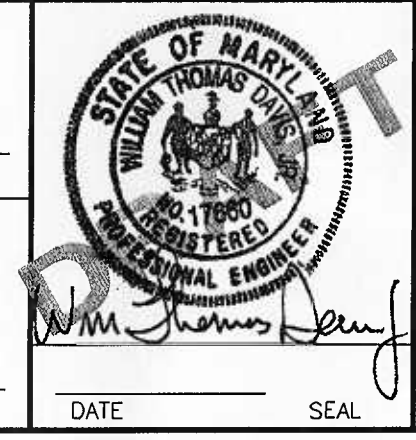
PROPOSED 12' BOARDWALK TO BE DEDICATED FOR PUBLIC USE. SHOWN

NOTE: PROPOSED PHASE TWO IMPROVEMENTS. SEE SHEET C-5 FOR DETAIL.

PROPOSED 5' WIDE CONCRETE WALK TO BE DEDICATED FOR PUBLIC USE.

QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS
FOR SEDIMENT AND EROSION CONTROL REVIEW ONLY

QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS

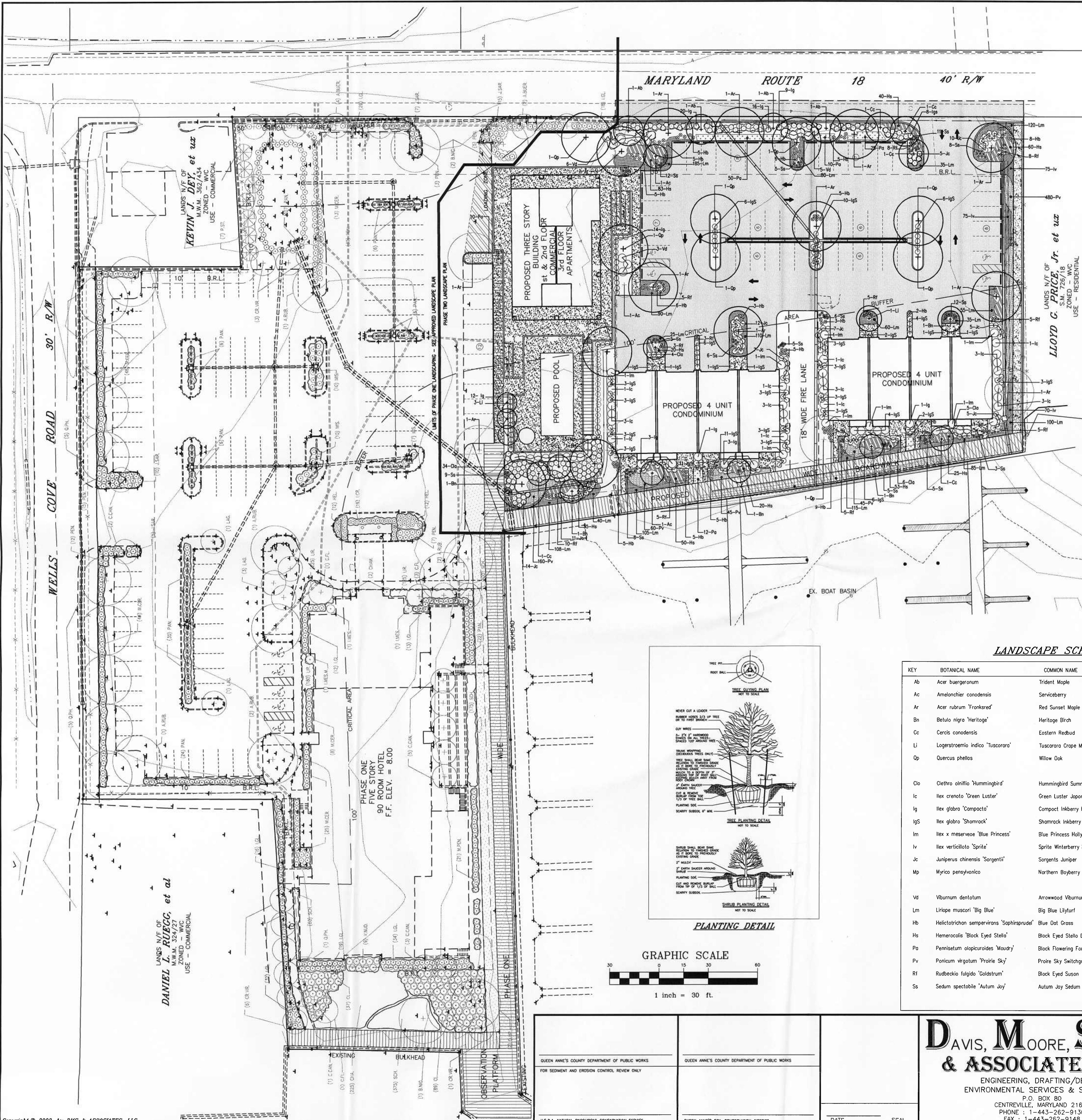


DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN,
ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE : 1-443-262-9130
FAX : 1-443-262-9148

DATE	REVISION
7-6-05	REVISED PER 6/13/05 STAC COMMENTS
8-12-05	REVISED PER 8/03-05 STAC COMMENTS

OVERALL SITE PLAN
FOR PROPOSED IMPROVEMENTS
ON THE LANDS OF
KENT NARROWS PROPERTIES, LLC
TAX MAPS - 57 & 58, BLOCK - 18 & 13, PARCELS - 341 - 345, 70
FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
PREPARED FOR : KENT NARROWS PROPERTIES, LLC

DATE	SCALE
MAY '05	1" = 30'
JOB No. 2004115	DRAWN BY WJM
FOLDER Ref. 57-2004115	DESIGNED BY WTD, Jr.
SHEET No. - C-2	
CADD FILE - 04115C02	



IMPERVIOUS SURFACE MITIGATION IN BUFFER EXEMPTION AREA

PLANTING CALCULATION FOR BUFFER AT WELLS COVE:

NET INCREASE OF IMPERVIOUS SURFACE IN THE 0'-100' CRITICAL AREA BUFFER:
 REQUIRED BUFFER EXEMPTION AREA MITIGATION (2:1 ratio):
 (SEE DRAWING C-1)

MITIGATION CREDIT FOR PROPOSED BUFFER EXEMPTION AREA PLANTING:
 49 TREES (2" CALIFER) @ 100 sq. ft. per TREE = 4,900 sq. ft.
 543 SHRUBS @ 50 sq. ft. per SHRUB = 27,150 sq. ft.
TOTAL CREDIT = 0.736 AC. (32,050 sq. ft.)

PHASE TWO BUFFER INFORMATION:

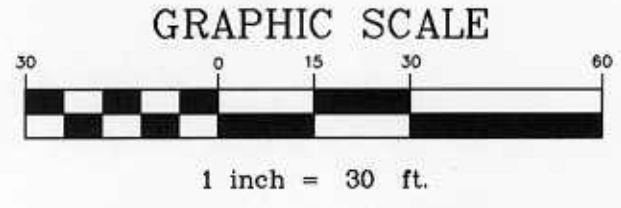
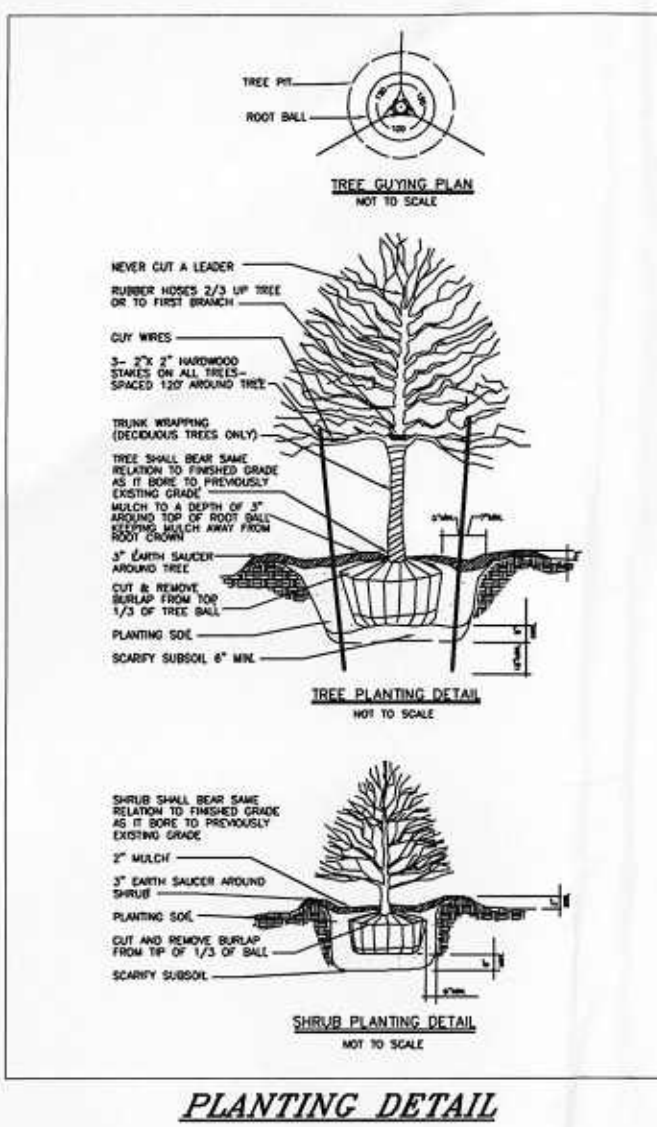
AREA OF 100' SHORE BUFFER: 0.575 ac.
 AREA OF EXISTING IMPERVIOUS AREA: 0.161 ac.
 AREA OF EXISTING IMPERVIOUS AREA TO BE REMOVED: 0.161 ac.
 AREA OF RESULTING IMPERVIOUS AREA: 0.414 ac.

PLANTING SPECIFICATIONS

- A. MATERIALS**
- (1) PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. THEY SHALL HAVE BEEN ROOT PRUNED WITHIN THE LAST TWO YEARS. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, PEST, EGGS OR LARVAE, AND SHALL HAVE A HEALTHY, DEVELOPED ROOT SYSTEM.
 - PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH A DAMAGED OR CROOKED LEADER OR MULTIPLE LEADERS, ABRASIONS ON THE BARK, SUNSCALD, DISTURBING KNOTS OR FRESH CUTS OVER 1 1/2" WILL BE REJECTED.
 - NO CHANGE IN QUANTITY, SIZE, KIND OR QUALITY OF PLANT SPECIFIED WILL BE PERMITTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
 - (2) TOPSOIL SHALL BE FERTILE, FRIABLE AND TYPICAL OF THE LOCALITY. IT SHALL BE FREE OF STONES, LIMPS, PLANTS, ROOTS, STICKS AND SHALL NOT BE DELIVERED IN A FROZEN OR MUDDY CONDITION.
 - (3) PLANTING SOIL (BACKFILL MIX) SHALL BE FIVE PARTS TOPSOIL AND ONE PART WET LOOSE PEATMOSS.
 - (4) STAKING MATERIALS: GUY WIRE SHALL BE PLIABLE 12 GAUGE GALVANIZED TWISTED TWO STRAND WIRE. HOSE SHALL BE A SUITABLE LENGTH OF TWO-PLY REINFORCED BLACK RUBBER HOSE 3/4" INCH IN DIAMETER; STAKES SHALL CONFORM TO THE DETAIL ON THIS SHEET.
- B. APPLICABLE SPECIFICATIONS AND STANDARDS:**
- (1) STANDARDIZED PLANT NAMES, LATEST EDITION AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
 - (2) "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, AMERICAN ASSOCIATION OF NURSERYMEN.
- C. DIGGING AND HANDLING OF PLANT MATERIALS:**
- (1) IMMEDIATELY BEFORE DIGGING, SPRAY ALL EVERGREEN OR DECIDUOUS PLANT MATERIAL IN FULL LEAF WITH ANTI-DESICCANT, APPLYING AN ADEQUATE FILM OVER TRUNKS, BRANCHES, TWIGS, AND/OR FOLIAGE.
 - (2) DIG BALL AND BURLAP (B&B) PLANTS WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER NOT LESS THAN THAT RECOMMENDED BY AMERICAN STANDARD FOR NURSERY STOCK, AND IF SUFFICIENT DEPTH TO INCLUDE THE FIBROUS AND FEEDING ROOTS. PLANTS MOVED WITH A BALL WILL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATIONS.
- D. EXCAVATION OF PLANTING AREAS:**
- STAKE OUT ON THE GROUND LOCATIONS FOR PLANTS AND OUTLINES OF AREA TO BE PLANTED AND OBTAIN APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER BEFORE EXCAVATION IS BEGUN.
- E. PLANTING OPERATIONS:**
- SET PLANTS AT SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. USE PLANTING SOIL TO BACKFILL APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE INSTALLING REMAINDER OF THE PLANTING SOIL TO TOP OF PIT, ELIMINATING ALL AIR POCKETS.
- SET PLANTING PLUMB AND BRACE RIGIDLY IN POSITION UNTIL THE PLANTING SOIL HAS BEEN STAMPED SOLIDLY AROUND THE BALL AND ROOTS. CUT ROPES OR STRINGS FROM TOP OF BALL AFTER PLANT HAS BEEN SET. LEAVE BURLAP OR CLOTH WRAPPING INTACT AROUND BALLS. TURN UNDER AND BURY PORTIONS OF BURLAP AT TOP OF BALL.
- PROTECT PLANTS AT ALL TIMES FROM SUN OR DRYING WINDS. PLANTS THAT CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE KEPT IN THE SHADE, WELL PROTECTED WITH SOIL, WET MOSS OR OTHER ACCEPTABLE MATERIAL AND SHALL BE KEPT WELL WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL ONLY. MULCH ALL PITS AND BEDS WITH A TWO INCH LAYER OF BARKMULCH IMMEDIATELY AFTER PLANTING AND WORK INTO THE TOP THREE INCHES OF THE PLANTING SOIL. FORM A 3" EARTH SAUCER AROUND EACH PLANT. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
- F. STAKING, WRAPPING AND PRUNING:**
- STAKING SHALL BE COMPLETED IMMEDIATELY AFTER PLANTING. PLANTS SHALL STAND PLUMB AFTER STAKING. STAKES AND GUY WIRES SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD AND DEPOSITED OFF SITE BY THE CONTRACTOR.
- WRAP DECIDUOUS TREE TRUNKS STARTING AT THE BASE OF THE TREE UP TO THE FIRST BRANCH. REMOVE WRAPPING AT THE END OF THE GUARANTEE PERIOD.
- PRUNE PLANTS AT THE TIME OF PLANTING AS DIRECTED BY THE LANDSCAPE ARCHITECT/DESIGNER TO REMOVE 1/2 TO 1/3 OF THE FOLIAGE. REMOVE ALL DEAD WOOD, SUCKERS, OR BROKEN BRANCHES AND PRESERVE THE NATURAL CHARACTER OF THE PLANT.
- G. GUARANTEE:**
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE THAT THE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETE. PLANT MATERIAL NOT FOUND TO BE IN A HEALTHY, VIGOROUS CONDITION AT THE BEGINNING OF THE SECOND GROWING SEASON IS TO BE REPLACED.

LANDSCAPE SCHEDULE - PHASE TWO

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
Ab	Acer buergerianum	Trident Maple	4	2'-2.5' col, B&B	As shown
Ac	Amelanchier canadensis	Serviceberry	3	8'-10' tall, multistem, B&B	As shown
Ar	Acer rubrum 'Franksred'	Red Sunset Maple	13	2.5'-3' col, B&B	As shown
Bn	Betula nigra 'Heritage'	Heritage Birch	5	10'-12' tall, multistem, B&B	As shown
Cc	Cercis canadensis	Eastern Redbud	6	2'-2.5' col, B&B	As shown
Li	Lagerstroemia indica 'Tuscarora'	Tuscarora Crape Myrtle	4	10'-12' tall, multistem, B&B	As shown
Qp	Quercus phellos	Willow Oak	9	2.5'-3' col, B&B	As shown
Clo	Clethro alnifolia 'Hummingbird'	Hummingbird Summersweet	49	2'-2.5' high, B&B	3' on center
Ic	Ilex crenata 'Green Luster'	Green Luster Japanese Holly	22	2.5'-3' high, B&B	5' on center
Ig	Ilex glabra 'Compacta'	Compact Inkberry Holly	102	2.5'-3' high, B&B	4' on center
IgS	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	121	18"-24" high, B&B	3' on center
Im	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	10	4'-5' high, B&B	As shown
Iv	Ilex verticillata 'Sprite'	Sprite Winterberry Holly	38	18"-24" high, B&B	3' on center
Jc	Juniperus chinensis 'Sargentii'	Sargent's Juniper	79	2 gallon container	3' on center
Mp	Myrica pensylvanica	Northern Bayberry	13	3'-3.5' high, B&B	5' on center
Vd	Viburnum dentatum	Arrowwood Viburnum	38	3'-3.5' high, B&B	6' on center
Lm	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1348	6"/2-1/4" pot	1' on center
Hb	Helictotrichon sempervirens 'Sophieprude'	Blue Dot Grass	88	1 qt. container	18" on center
Hs	Hemerocallis 'Block Eyed Stella'	Block Eyed Stella Daylily	386	1 qt. container	2' on center
Pa	Pennisetum alopecuroides 'Moudey'	Block Flowering Fountain Grass	57	1 gal. container	2' on center
Pv	Panicum virgatum 'Prairie Sky'	Prairie Sky Switchgrass	790	1 gal. container	18" on center
Rf	Rubricola fulgida 'Gloastrum'	Block Eyed Suson	66	1 qt. container	2' on center
Ss	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	103	1 qt. container	18" on center



LANDS N/F OF
DANIEL L. RUECC, et al
 ZONED - 324/27
 USE - COMMERCIAL

QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS FOR SEDIMENT AND EROSION CONTROL REVIEW ONLY U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE	QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS QUEEN ANNE'S SOIL CONSERVATION DISTRICT	DAVIS, MOORE, SHEARON & ASSOCIATES, LLC ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE : 1-443-262-9130 FAX : 1-443-262-9148	DATE REVISION 7-6-05 8-12-05 REV. PER STAC COMMENTS OF 8-13-05 REV. PER STAC COMMENTS OF 8-20-05	LANDSCAPE PLAN FOR PHASE TWO IMPROVEMENTS ON THE LANDS OF KENT NARROWS PROPERTIES, LLC TAX MAP - 57, BLOCK - 18, PARCELS - 341, 342, 343, 344 & 345 FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND PREPARED FOR : C & T LAND, INC.	DATE SCALE MAY '05 1" = 30' JOB No. 2004115LS WJM/CCJ DRAWN BY FOLDER Ref. 57-2004115 DESIGNED BY CCJ SHEET No. - L-1 CADD FILE - 04115LS
---	---	---	---	--	--

Robert L. Ehrlich, Jr.
Governor



Michael S. Steele
Lt. Governor

Martin G. Madden
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

August 23, 2005

Ms. Helen Spinelli
Queen Anne's County
160 Coursevall Drive
Centreville, MD 21617

RE: Administrative Subdivision, Kent Narrows Properties, LLC
File #05-05-08-0010-C

Dear Ms. Spinelli:

This office has received the submitted information on the above referenced administrative subdivision. The applicant proposes to consolidate two existing parcels into one by through removal of a lot line. The properties are designated IDA and are Buffer Exempt.

Provided that all IDA/Buffer Exempt development standards are met during any future development activities on the property, this office has no concerns regarding the proposed lot consolidation.

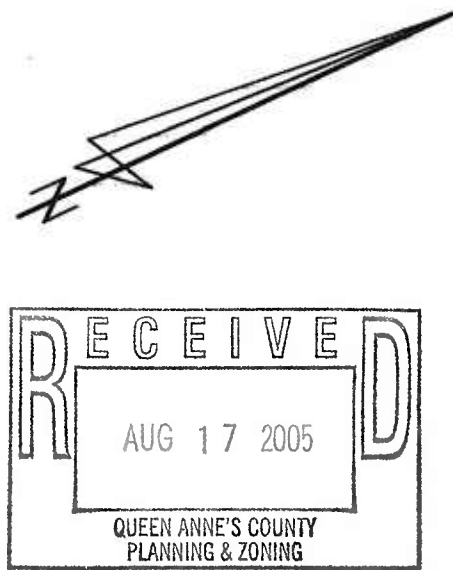
Thank you for the opportunity to comment. If you have any questions or concerns, please contact me at (410) 260-3477.

Sincerely,

A handwritten signature in cursive script that reads "LeeAnne Chandler".

LeeAnne Chandler
Natural Resources Planner

cc: QC 351-05



NOTES:

- 1. FOR DEED REFERENCE TO SUBJECT PROPERTY, SEE LIBER S.M. 927, FOLIO 184 (PARCEL 341) AND LIBER S.M. 1300, FOLIO 518 (PARCEL 70).
2. PROPERTY LINE INFORMATION SHOWN HEREON FOR PARCEL 341 TAKEN FROM PLAT BOOK, LIBER S.M. 34, FOLIO 55.
3. PROPERTY LINE INFORMATION SHOWN HEREON FOR PARCEL 70 BASED ON THE RESULTS OF A FIELD RUN SURVEY McCRONE, INC., DATED _____, 200___.
4. RESULTING PARCELS ARE ZONED - WVC - (WATERFRONT VILLAGE CENTER)
5. RESULTING PARCELS ARE ENTIRELY LOCATED WITHIN THE CRITICAL AREA DESIGNATION - IDA AND IS BUFFER EXEMPT.
6. CURRENT USE - COMMERCIAL/VACANT
7. PUBLIC SEWER AND PUBLIC WATER WILL BE UTILIZED FOR SEWAGE DISPOSAL AND POTABLE WATER SUPPLY.

SITE STATISTICS

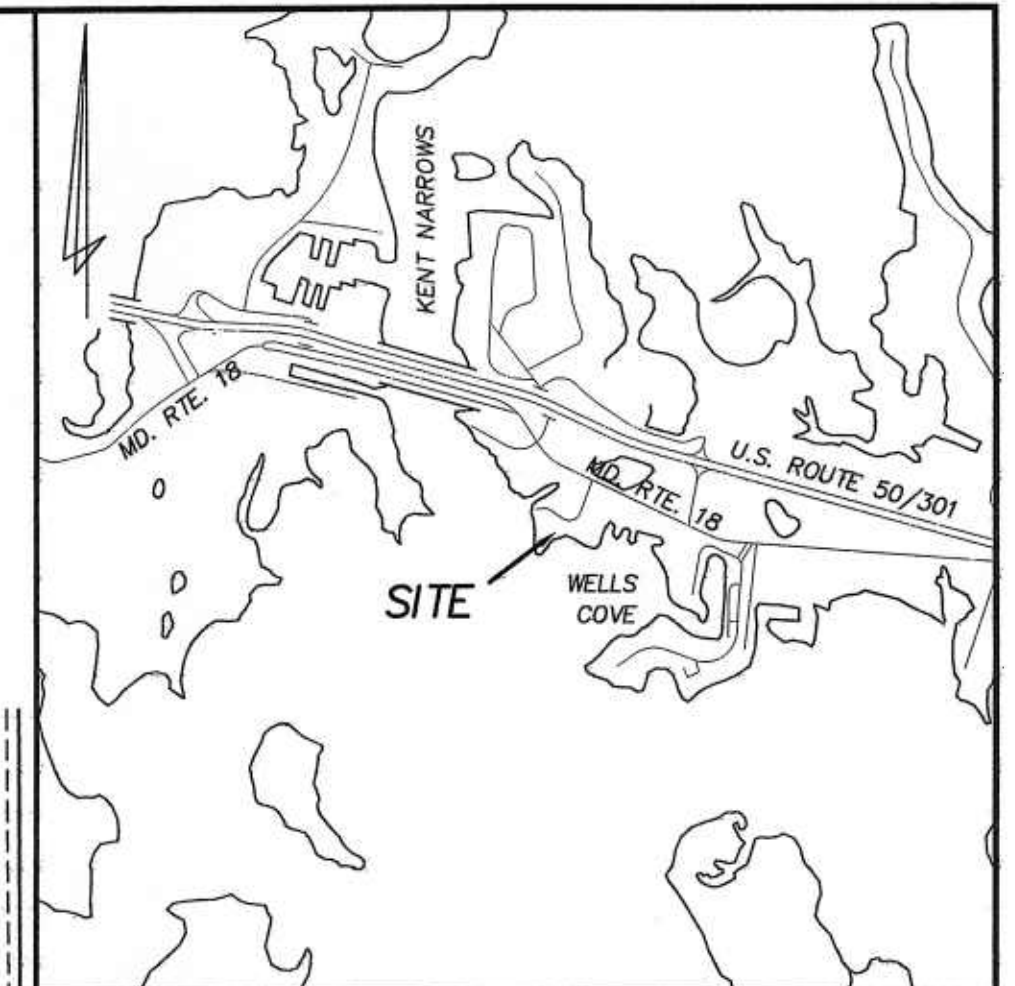
EXISTING LOT AREA:
PARCEL 341 = 3.160 AC.±
PARCEL 70 = 1.263 AC.±
RESULTING LOT AREAS:
PARCEL No. 1 = 4.423 AC.±
AREA TO BE TRANSFERRED FROM PARCEL 341 TO PARCEL 70 = 1.263 AC.±

OWNER

KENT NARROWS PROPERTIES, LLC.
101 VFW ROAD
GRASONVILLE, MARYLAND 21638
PHONE No. 1-410-827-5555

DEVELOPER

C & T LAND, INC.
101 VFW ROAD
GRASONVILLE, MARYLAND 21638
PHONE No. 1-410-827-5555



VICINITY MAP
SCALE 1" = 2000'

REVISED PEDESTRIAN/ ACCESS EASEMENT #1 COURSES AND DISTANCES

Table with 3 columns: LINE, BEARING, DISTANCE. Lines 1-13.

DENOTES REVISED PEDESTRIAN/ ACCESS EASEMENT #1
AREA = 0.285 AC.±

EXISTING PEDESTRIAN ACCESS EASEMENT #2 COURSES AND DISTANCES

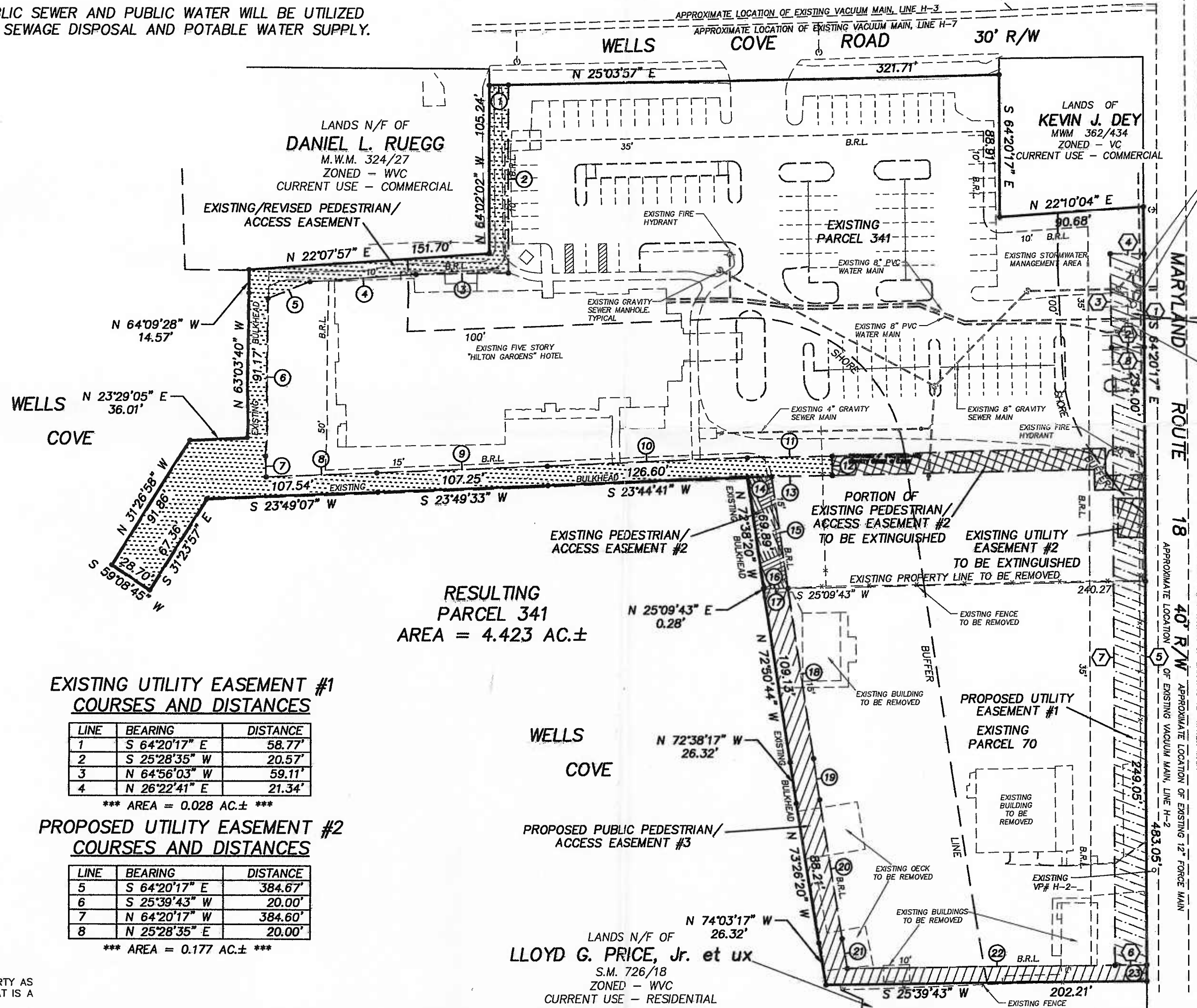
Table with 3 columns: LINE, BEARING, DISTANCE. Lines 14-16.

DENOTES EXISTING PEDESTRIAN/ ACCESS EASEMENT #2
AREA = 0.024 AC.±

REVISED PUBLIC PEDESTRIAN/ ACCESS EASEMENT #3 COURSES AND DISTANCES

Table with 3 columns: LINE, BEARING, DISTANCE. Lines 17-23.

DENOTES PROPOSED PUBLIC PEDESTRIAN/ ACCESS EASEMENT
AREA = 0.130 AC.±



EXISTING UTILITY EASEMENT #1 COURSES AND DISTANCES

Table with 3 columns: LINE, BEARING, DISTANCE. Lines 1-4.

*** AREA = 0.028 AC.± ***

PROPOSED UTILITY EASEMENT #2 COURSES AND DISTANCES

Table with 3 columns: LINE, BEARING, DISTANCE. Lines 5-8.

*** AREA = 0.177 AC.± ***

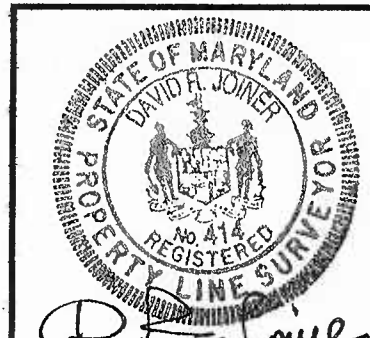
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REGISTERED MARYLAND SURVEYOR NO. 414, HAS SURVEYED AND SUBDIVIDED THE PROPERTY AS DESCRIBED AND SHOWN ON THE ANNEXED PLAT AND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THAT SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT THIS SUBDIVISION IS/IS NOT SITUATED WITHIN FIVE HUNDRED (500) FEET OF A SURFACE DRAIN OR WATER COURSE SERVING AS A TRIBUTARY AREA OF 640 ACRES OR MORE.

AS WITNESS MY HAND AND SEAL THIS 5th DAY OF Aug. 2005

D.R. Jones
REGISTERED MARYLAND SURVEYOR
McCRONE, INC.
207 N. LIBERTY STREET
CENTREVILLE, MARYLAND 21617



DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
P.O. BOX 80
CENTREVILLE, MARYLAND 21617

McCRONE
207 NORTH LIBERTY STREET
CENTREVILLE, MARYLAND

Table with 2 columns: DATE, REVISION.

ADMINISTRATIVE SUBDIVISION
ON THE LANDS OF
KENT NARROWS PROPERTIES, LLC
TAX MAP - 57 & 58, BLOCK - 18 & 13, PARCELS - 341 & 70
FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
PREPARED FOR: C & T LAND, INC.

Table with 2 columns: DATE, SCALE, JOB No., DRAWN BY, FOLDER Ref., DESIGNED BY, SHEET No., CADD FILE.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT I/WE HAS/HAVE CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES SET FORTH HEREIN.

EXISTING UTILITY EASEMENT #1

OWNER(S)

UNIFORM ACKNOWLEDGMENT ACT

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

PUBLIC WORKS CERTIFICATE

THIS IS TO VERIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF QUEEN ANNE'S COUNTY ON THE _____ DAY OF _____, 20____

DEPARTMENT OF ENVIRONMENTAL HEALTH CERTIFICATE

THIS IS TO VERIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH OF QUEEN ANNE'S COUNTY ON THE _____ DAY OF _____, 20____

AFTER THIS PLAT IS FINALLY APPROVED AND RECORDED, ANY PRIOR SIZE OR CONFIGURATION OF ALL OR ANY PART OF THE LAND SHOWN ON THIS PLAT, OR THE PRIOR STATUS OF ANY SUCH LAND AS A "LOT" UNDER ANY ZONING ORDINANCE OR SUBDIVISION REGULATIONS, IS SUPERSEDED BY THE SIZE AND CONFIGURATION OF THE LOTS SHOWN ON THIS PLAT. THIS ADMINISTRATIVE SUBDIVISION CREATES NO NONCONFORMITIES.

**STORMWATER MANAGEMENT
CALCULATIONS**

FOR

**PROPOSED CONDOMINIUM PROJECT
LANDS OF
KENT NARROWS PROPERTIES, LLC**

PREPARED FOR:

Kent Narrows Properties, LLC
3206 Main Street
Grasonville, MD 21638

PREPARED BY:

DMS & Associates
PO Box 80
Centreville, MD 21617
DMS Job #2004115

DATE:

May 16, 2005



**STORMWATER MANAGEMENT
CALCULATIONS**

FOR

**PROPOSED CONDOMINIUM PROJECT
LANDS OF
KENT NARROWS PROPERTIES, LLC**

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DATE:

May 16, 2005

Table of Contents

I Overall Development Analysis

- a) Narrative
- b) ADC Map
- c) Soils Map

II Water Quality Calculations

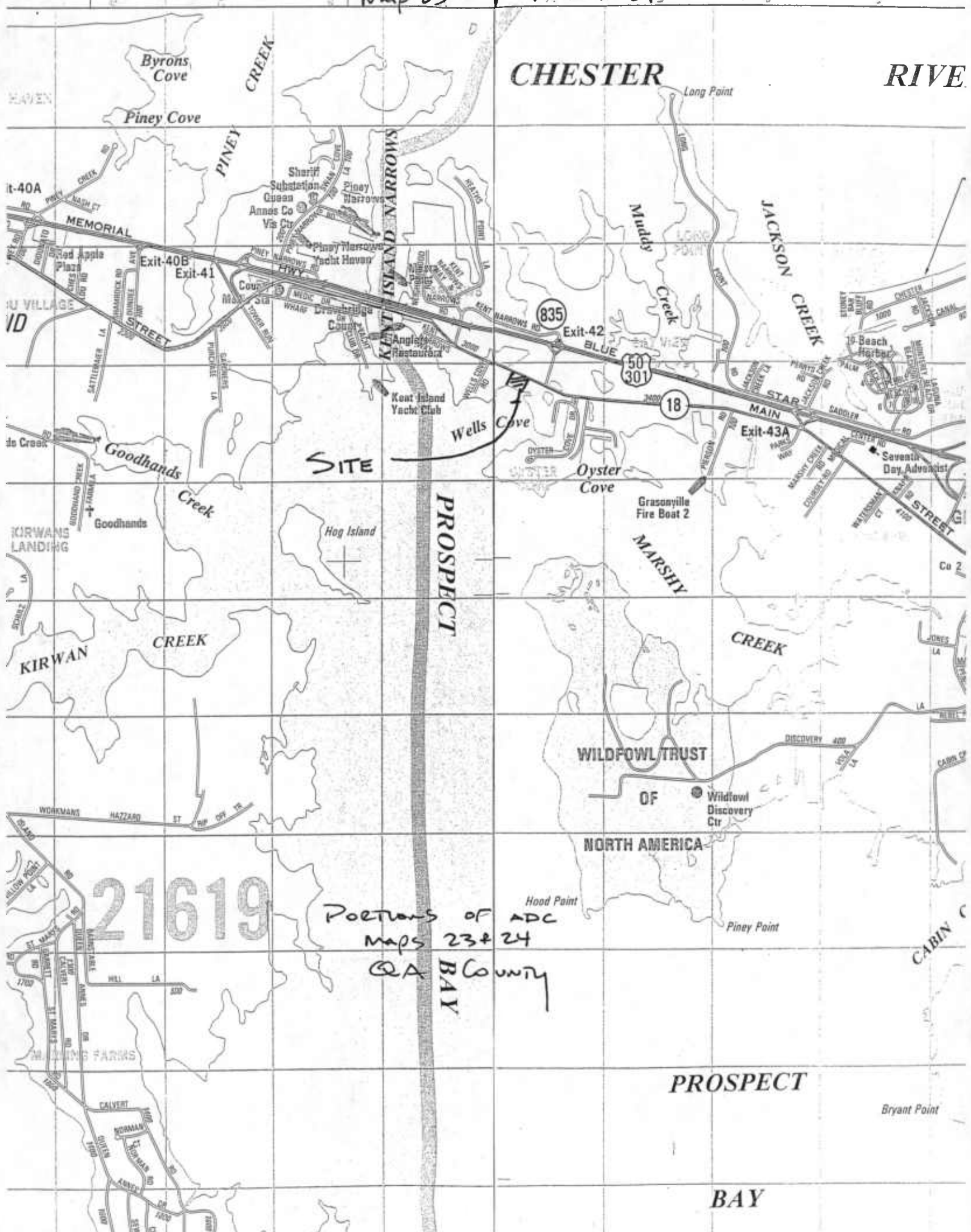
- a) Impervious Area Calculations
- b) Water Quality Worksheets

**OVERALL
DEVELOPMENT
ANALYSIS**

KENT NARROWS PROPERTIES, LLC STORMWATER MANAGEMENT ANALYSIS

The project involves development of a 1.23 acre waterfront village center zoned property that is located immediately adjacent to the tidal waters of Wells Cove and is located immediately adjacent to the Hilton Garden Inn site. This site is to be added to the Hilton Garden Inn site. The site is currently utilized as a marina and boat repair facility which has been extensively developed in the past and used as a parking lot, boat repair facilities, boat storage etc. The proposed project involves development of two 4 unit condominium buildings and other site improvements. The site is located entirely within the critical area and runoff is directed directly to tidal waters via several closed storm drains, which are to be constructed. As a result of the proposal for the direct discharge to tidewater we are requesting a waiver from providing stormwater management for quantity control in accord with Section 14-409-b-1 of the Queen Anne's County Stormwater Management Ordinance.

Due to the extensive impervious cover on the site water quality requirements are being addressed by the conversion of existing impervious surfaces to lawns and landscaped areas. The impervious surfaces are being reduced by 20% therefore water quality requirements are address fully by the reduction of impervious surfaces as indicated in Section 14-411-b of the Queen Anne's County Stormwater Management Ordinance.



SITE

21619

Portions of ADC
 Maps 23+24
 QA BAY County

PROSPECT

BAY

CHESTER RIVER

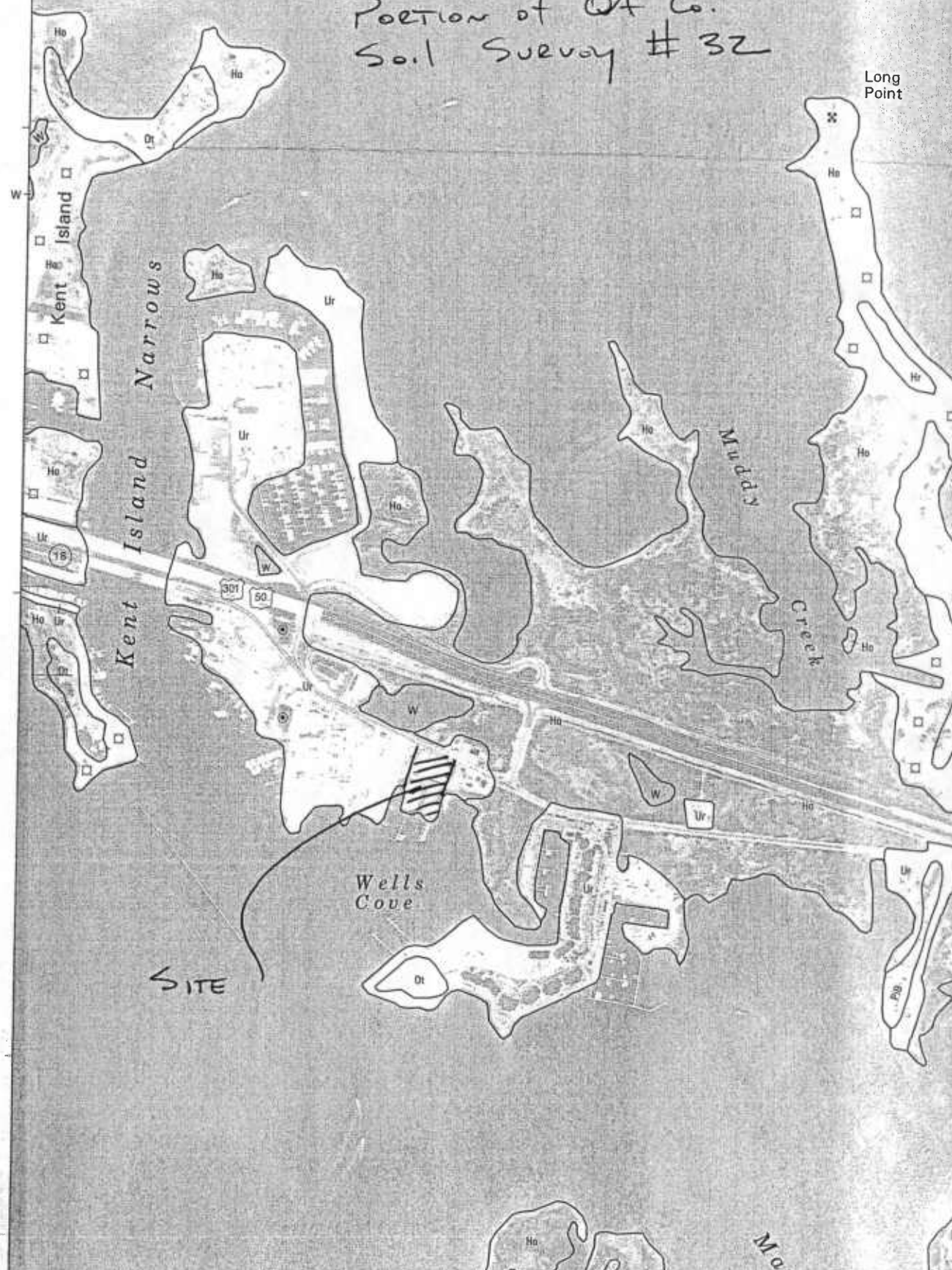
PROSPECT

WILDFOWL TRUST OF NORTH AMERICA

CABIN

E S 1

Portion of QA Co.
Soil Survey # 32



Long Point

Kent Island Narrows

W

19

19

301

50

Wells Cove

Muddy Creek

Creek

SITE

Mar

**WATER
QUALITY
CALCULATIONS**

DMS & Associates

P.O. Box 80
Centreville, Maryland 21617
Phone: (443) 262-9130

JOB _____

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

SCOTT MARINE SITE

AREA OF SITE 1.263 AC

EXISTING IMPERVIOUS AREA = 1.196 AC

EXISTING IMPERVIOUS AREA TO BE REMOVED = 0.245 AC

$$\frac{0.245 \text{ AC}}{1.196 \text{ AC}} = 20.5\%$$

Worksheet A: Standard Application Process

Calculating Pollutant Removal Requirements¹

Step 1: Calculate Existing and Proposed Site Imperviousness

A. Calculate Percent Imperviousness

- 1) Site Area within the Critical Area IDA, A = 1.263 acres
- 2) Site Impervious Surface Area, Existing and Proposed, (See Table 4.1 for details)

	(a) Existing (acres)	(b) Proposed (acres)
Roads		
Parking lots		
Driveways		
Sidewalks/paths		
Rooftops		
Decks		
Swimming pools/ponds		
Other		
Impervious Surface Area	<u>1.196</u>	<u>0.9510</u>

- 3) Imperviousness (I)

$$\begin{aligned}
 \text{Existing Imperviousness, } I_{pre} &= \text{Impervious Surface Area / Site Area} \\
 &= (\text{Step 2a}) / (\text{Step 1}) \\
 &= \left(\frac{1.196}{1.263} \right) \\
 &= \underline{94.7} \%
 \end{aligned}$$

$$\begin{aligned}
 \text{Proposed Imperviousness, } I_{post} &= \text{Impervious Surface Area / Site Area} \\
 &= (\text{Step 2b}) / (\text{Step 1}) \\
 &= \left(\frac{0.9510}{1.263} \right) \\
 &= \underline{75.3} \%
 \end{aligned}$$

B. Define Development Category (circle)

- 1) New Development: Existing imperviousness less than 15% I (Go to Step 2A)
- 2) Redevelopment: Existing imperviousness of 15% I or more (Go to Step 2B)
- 3) Single Lot Residential Development: Single lot being developed or improved; single family residential development; and more than 250 square feet of impervious area and associated disturbance (Go to Section 5, Residential Approach, for detailed criteria and requirements).

¹ NOTE: All acreage used in this worksheet refers to areas within the IDA of the Critical Area only.

Section 405 Standard Application 1-1999

Step 2: Calculate the Predevelopment Load (L_{pre})

A. New Development

$$\begin{aligned} L_{pre} &= (0.5) (A) \\ &= (0.5) (\quad) \\ &= \quad \text{lbs /year of total phosphorus} \end{aligned}$$

Where:

- L_{pre} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)
- 0.5 = Annual total phosphorus load from undeveloped lands (lbs/acre/year)
- A = Area of the site within the Critical Area IDA (acres)

B. Redevelopment

$$\begin{aligned} L_{pre} &= (R_v) (C) (A) (8.16) \\ R_v &= 0.05 + 0.009 (I_{pre}) \\ &= 0.05 + 0.009 (\underline{94.7}) = \underline{0.902} \\ L_{pre} &= (\underline{0.902}) (\underline{0.30}) (\underline{1.263}) (8.16) \\ &= \underline{2.79} \text{ lbs/year of total phosphorus} \end{aligned}$$

Where:

- L_{pre} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)
- R_v = Runoff coefficient, which expresses the fraction of rainfall which is converted into runoff
- I_{pre} = Pre-development (existing) site imperviousness (i.e., $I = 75$ if site is 75% impervious)
- C = Flow-weighted mean concentration of the pollutant (total phosphorus) in urban runoff (mg/l) = 0.30 mg/l
- A = Area of the site within the Critical Area IDA (acres)
- 8.16 = Includes regional constants and unit conversion factors

Step 3: Calculate the Post-Development Load (L_{post})**A. New Development and Redevelopment:**

$$L_{post} = (R_v) (C) (A) (8.16)$$

$$R_v = 0.05 + 0.009 (I_{post})$$

$$= 0.05 + 0.009 (\underline{75.3}) = \underline{0.728}$$

$$L_{post} = (\underline{0.728}) (\underline{0.30}) (\underline{1.263}) (8.16)$$

$$= \underline{2.25} \text{ lbs/year of total phosphorus}$$

Where:

L_{post} = Average annual load of total phosphorus exported from the post-development site (lbs/year)

R_v = Runoff coefficient, which expresses the fraction of rainfall which is converted into runoff

I_{post} = Post-development (proposed) site imperviousness (i.e., $I = 75$ if site is 75% impervious)

C = Flow-weighted mean concentration of the pollutant (total phosphorus) in urban runoff (mg/l) = 0.30 mg/l

A = Area of the site within the Critical Area IDA (acres)

8.16 = Includes regional constants and unit conversion factors

Step 4: Calculate the Pollutant Removal Requirement (RR)

$$RR = L_{post} - (0.9) (L_{pre})$$

$$= (\underline{2.25}) - (0.9) (\underline{2.79})$$

$$= \underline{-0.26} \text{ lbs/year of total phosphorus}$$

Where:

RR = Pollutant removal requirement (lbs/year)

L_{post} = Average annual load of total phosphorus exported from the post-development site (lbs/year)

L_{pre} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)

Section 4.8 Standard Application Process

Step 5:

Identify Feasible BMP(s)

Select BMP Options using the screening matrices provided in the Chapter 4 of the 2000 Maryland Stormwater Design Manual. Calculate the load removed for each option.

BMP Type	(L _{post})	x	(BMP _{RE})	x	(% DA Served) =	LR
_____	_____	x	_____	x	_____ =	_____ lbs/year
_____	_____	x	_____	x	_____ =	_____ lbs/year
_____	_____	x	_____	x	_____ =	_____ lbs/year
_____	_____	x	_____	x	_____ =	_____ lbs/year
Load Removed, LR (total) =						_____ lbs/year
Pollutant Removal Requirement, RR (from Step 4) =						_____ lbs/year

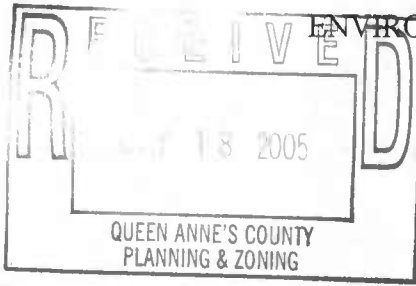
Where:

- Load Removed, LR = Annual total phosphorus load removed by the proposed BMP (lbs/year)
- L_{post} = Average annual load of total phosphorus exported from the post-development site (lbs/year)
- BMP_{RE} = BMP removal efficiency for total phosphorus, Table 4.8 (%)
- % DA Served = Fraction of the site area within the critical area IDA served by the BMP (%)
- RR = Pollutant removal requirement (lbs/year)

If the Load Removed is equal to or greater than the Pollutant Removal Requirement computed in Step 4, then the on-site BMP complies with the 10% Rule.

Has the RR (pollutant removal requirement) been met? Yes No

By reduction of impervious area
site complies w/ the 10%
pollutant reduction requirements.



ENVIRONMENTAL REGULATIONS CONSULTANT, INC.

Jan Reese, P.O. Box 298,
St. Michaels, Maryland 21663
410-745-2875

25 April 2005

**CHESAPEAKE BAY CRITICAL AREA ENVIRONMENTAL ASSESSMENT
PROPERTY OF KENT NARROWS PROPERTIES, LLC**

4.5 ACRES ± ON WELLS COVE, MARSHY CREEK AT THE EAST SIDE OF
KENT NARROWS, QUEEN ANNE'S COUNTY, FIFTH ELECTION DISTRICT,
TAX MAP 57, BLOCK 18, PARCELS 341, 342, 343, 344 & 345 AND
TAX MAP 58, BLOCK 18, PARCEL 70

INTRODUCTION

The combined properties are contiguous and comprise 4.5 acres. They are located in the southeast quadrant of the MD Route 18 and Wells Cove Road intersection on the southeast side of Kent Narrows, Queen Anne's County. The properties location and combined configuration are depicted in Figure 1, while they can be located on Queen Anne's County ADC Map 23, K 4 and Map 24, A 4.

A 1 October 2003 Chesapeake Bay Critical Area Environmental Assessment addressed Parcels 341-345 where a proposed hotel and associated vehicle parking and roadway were subsequently approved and are currently under construction. This assessment is completed for Parcel 70 not addressed in the 2003 report, but now proposed for Phase II of the hotel project.

The generally rectangle-shaped Parcel 70 is approximately 1.3 acres comprised almost entirely of impervious surfaces of stone vehicle parking and roadway, boat dry storage, concrete pads, and/or buildings. There is a small, single-story block building at the northwest corner of the parcel, a single-story wooden building at the southeast corner, and a large metal boat repair shop building central to the property. Wooden bulkhead secures the 250 feet of shoreline with tidewater while two perpendicular piling piers about 300 feet long provide boat slip dockage on both sides of each pier. There is a travel-lift on the south end of the bulkhead, while pole structures with roofs for protected boat dockage and/or storage cover approximately 0.3 acre of the parcel and 0.9 acre of adjoining tidewater boat slips. A hotel construction project bounds the property on the north, MD Route 18 on the east, a developed residential lot on the south, and tidewater of Marshy Creek on the west.

The entire property is within the Chesapeake Bay Critical Area designated Intense Development Area (IDA), exempt from a shoreline buffer, resource protection, impervious surface restrictions, and zoned Waterfront Village Center (WVC) by the Queen Anne's County Department of Planning & Zoning. I visited the property on 18 April 2005 to collect information for this Chesapeake Bay Critical Area Environmental Assessment.

PROPOSED DEVELOPMENT

Parcel 70 is proposed for removal of the existing buildings, concrete pads, roof/pole structures for protected boat dockage and storage, piers, and mooring pilings. Floating boat docks, an in-ground swimming pool, a three-story commercial building, eight condominium units in two separate buildings, and associated vehicle parking and roadways are proposed for the site. There is no shoreline buffer, resource protection, or impervious surface restrictions. The proposed development will be accessed directly from MD Route 18. Potable water and disposal of sewage effluent will be provided by existing public systems. There is no forest protection provision within the Critical Area designated IDA, while landscape plantings are required for buffer exempt mitigation. Stormwater run-off is to be managed by a net reduction of impervious area and sand filters.

EXISTING NATURAL FEATURES

AQUATIC RESOURCES

Shoreline Erosion Rate

The property has 250 linear feet boundary exposure to tidewater of Marshy Creek. The shoreline is facing the lee in a protected waterway. A modified U.S. Department of the Interior, FWS, 1982 National Wetland Inventory, Kent Island, MD Map in the Queen Anne's County Department of Planning and Zoning indicates accretion to slight natural shoreline erosion in the Wells Cove area. The entire property shoreline is bulk-headed, thus artificially protected from erosion forces of wind, wave, and tidal turbidity.

Submerged Aquatic Vegetation

The U.S. Environmental Protection Agency, Chesapeake Bay Program, (<http://www.vims.edu/bio/sav/sav01/quads/qe033.ht>) 2001 and 1998 Distribution of Submerged Aquatic Vegetation in the Chesapeake Bay and Tributaries and the Coastal Bays aerial and volunteer ground censuses report populations of *Ruppia maritima*, *Potamogeton perfoliatus*, and *Myriophyllum spicatum* in the shallow tidewater of Marshy Creek offshore of the properties. Indeed, I found remnants of all these species in flotsam along the shoreline of east adjoining property.

Fish Spawning

The Queen Anne's County, Department of Planning & Zoning, 1995 Queen Anne's County, Natural Resources Map, the Chesapeake Bay Program, Living Resources Subcommittee, 1991 Habitat Requirements for Chesapeake Bay Living Resources, and the University of Maryland, Natural Resources Institute, 1973 The Chesapeake Bay in Maryland: An Atlas of Natural Resources indicates no species of anadromous fish are known to spawn in Marshy Creek tidewater adjacent to the property. The sources do indicate Bay Anchovy may spawn in the headwater of Marshy Creek.

Shellfish

The Queen Anne's County, Department of Planning & Zoning, 1995 Queen Anne's County, Natural Resources Map, the Chesapeake Bay Program, Living Resources Subcommittee, 1991 Habitat Requirements for Chesapeake Bay Living Resources, and the University of Maryland, Natural Resources Institute, 1973 The Chesapeake Bay in Maryland: An Atlas of Natural Resources indicate shellfish beds of Soft-shell Clam and American Oyster occur in Marshy Creek and Kent Narrows offshore from the property.

Fin Fish

The Chesapeake Bay Program, Living Resources Subcommittee, 1991 Habitat Requirements for Chesapeake Bay Living Resources, and the University of Maryland, Natural Resources Institute, 1973 The Chesapeake Bay in Maryland: An Atlas of Natural Resources note American Shad, Hickory Shad, Alewife, Blue-backed Herring, Atlantic Menhaden, American Eel, White Perch, Striped Bass, Spot, Atlantic Silverside, Bay Anchovy, and Hogchoker may frequent tidewater offshore from the property.

Waterfowl Concentration Areas

The Queen Anne's County, Department of Planning & Zoning, 1995 Queen Anne's County, Natural Resources Map, and the University of Maryland, Natural Resources Institute, 1973 The Chesapeake Bay in Maryland: An Atlas of Natural Resources plot waters of Marshy Creek as a concentration area for wintering swan, surface-ducks, and diving-ducks.

TERRESTRIAL RESOURCES

Topography

The U.S. Geological Survey, 1986 (Photo-revised) Queenstown, MD Topographic Quadrangle Map (Figure 1) plots no elevation contours in the region suggesting the property is level, while the nearest elevation given is a benchmark of five feet above sea level on the south side of the U.S. Route 50/301 corridor about 1500 feet northwest of the property. Historically the property was level marshland, but deposition of dredge materials and/or oyster shells decades ago created made-land raised slightly above sea level. Topographic contours plotted on contract drawings of Davis, Moore, Shearon & Associates, LLC, 2004 Overall Site Plan for Proposed Improvements on the lands of Kent Narrows Properties, LLC give survey located spot elevations on the property ranging 4.5-5.5 feet above sea level.

Soils

Figure 2A is taken from the U.S. Department of Agriculture, NRCS/SCS, 2002 Soil Survey of Queen Anne's County, MD, Sheet 32 and maps the entire property as Urban Land (Ur). Marine dredge spoils from the Kent Narrows area (marinas, channels, bulk-heading) and/or oyster shells from the historic shucking houses located in the area were deposited on historic tidal marsh in the past 50 years creating the Urban Land mapped on the property today. Urban Land substrate is noted on contract drawings of Davis, Moore, Shearon & Associates, LLC, 2004 Overall Site Plan for Proposed Improvements on the lands of Kent Narrows Properties, LLC. Urban Land has severe limitations for almost all development uses, however efficient surface drainage, capping with a layer of stable materials, pillar foundations, public sources of potable water and disposal of sewage effluent, and other technological innovations permit development on Urban Land substrates today.

100-Year Flood Plain

The Federal Emergency Management Agency, 1986 Queen Anne's County, MD, Unincorporated Areas, Flood Insurance Rate Map, Panels 240054 0046C shows the entire property is in Flood Hazard Zone "A", within limits of the 100-year tidal flood. This fact is noted on contract drawings of Davis, Moore, Shearon & Associates, LLC, 2004 Overall Site Plan for Proposed Improvements on the lands of Kent Narrows properties, LLC.

Wetlands

Figure 2B is taken from the U.S. Department of the Interior, FWS, 1982 National Wetland Inventory, Queenstown, MD Map which indicates there are no wetlands on the property, but adjoining tidewater of Marshy Creek is plotted as Estuarine, sub-tidal, open water, sub-tidal wetlands (E1OWL). A note of no wetlands on the property is made on the contract drawings of Davis, Moore, Shearon & Associates, LLC, 2004 Overall Site Plan for Proposed Improvements on the lands of Kent Narrows Properties, LLC.

Hydrology and Streams

The site visit found no surface hydrology on the property landward of tidewater. The U.S. Geological Survey, 1986 (Photo-revised) Queenstown, MD Topographic Quadrangle Map (Figure 1) indicates there are no bodies of water (pond, impoundment, lake) or streams on the property and that is confirmed by the site visit.

Vegetative Cover

The marine dredged materials and oyster shells comprising the property today are largely further covered with impervious surfaces of buildings and vehicle roadways. There is a small area of mowed lawn with an exotic species of small tree on the east side of the building in the southeast corner of the parcel. There are no natural plant communities on the property.

Wildlife

Urban Land in a highly developed area largely covered with impervious surfaces, and a bulk-headed shoreline offer no cover, fresh water, and little foods for any form of wildlife. I found no wildlife on the property, but noted Double-crested Cormorant, Great Blue Heron, European Mute Swan, Mallard, Ring-billed Gull, Killdeer, Rock Pigeon, Fish Crow, Purple Martin, Barn Swallow, European Starling, Song Sparrow, Northern Cardinal, European House Sparrow, and Bay Barnacle offshore and/or on adjoining properties.

Rare and Endangered Species or Habitats

No rare, threatened or endangered habitat or species of plant or animal listed in MD COMAR 08.03.08 were observed on the property during the site visit. An Environmental Review for rare and endangered habitats and species was requested from the MD Department of Natural Resources, Wildlife & Heritage Division, on 20 April 2005. A copy of that request is included herein, and a copy of the DNR response will be made a part of this report when received. A MD DNR 2003 response to an Environmental Review of the property is also included herein.

The Queen Anne's County, Department of Planning and Zoning, 1995 Queen Anne's County, Natural Resources Map plots the nearest nesting of protected Bald Eagle about 1.5 straight-line miles west of the property. The nearest protected colonial waterbird nesting site is mapped directly at Wells Cove where the subject property is located. The U.S. Department of the Interior, FWS, Chesapeake Bay Field office, 2004 Delmarva Fox Squirrel Occurrence in Queen Anne's County, MD plots the nearest squirrel occurrence about two miles southeast of the property.

PRECAUTIONS FOR POTENTIAL ENVIRONMENTAL IMPACTS

Queen Anne's County Critical Area Zoning maps the Wells Cove area as Buffer Exempt and absence of protected steep slopes, hydric soil, wetlands, and streams on the property are all noted on the contract drawings of Davis, Moore, Shearon & Associates, LLC, 2004 Overall Site Plan for Proposed Improvements on the lands of Kent Narrows Properties, LLC. Bulk heading secures the property shoreline from erosion, while replacing the existing boat storage and docking slips with floating piers will have to address submerged aquatic vegetation, shellfish beds and wintering waterfowl noted as occurring in Marshy Creek offshore from the properties. Erosion and sediment control during clearing, grading and construction will be addressed in a plan developed in accordance with the Queen Anne's County, Soil Conservation standards to minimize the quantity and improve the quality of stormwater reaching Marshy Creek and Kent Narrows. Surface and underground sand filters will manage stormwater run-off from the completed development that will be accessed directly from existing MD Route 18. Existing public systems supplying potable water and disposal of sewage effluent will eliminate need for constructing wells or disposal areas on site.

SUMMARY

The entire buffer exempt properties are within the Chesapeake Bay Critical Area designated Intense Development Area (IDA) and proposed for clearing of all existing impervious surfaces and boat docking facilities remaining from previous development and construction of floating boat docks, a three-story commercial building, in-ground swimming pool, eight condominium units, and associated vehicle parking and roadways that will be accessed from MD Route 18 and served potable water and sewage disposal by existing public systems. Bulk heading secures the existing shoreline, while submerged aquatic vegetation, mollusk beds, fin fish, and wintering waterfowl concentrations are noted as occurring in Marshy Creek offshore from the property. The level property is 4-5 feet above sea level, comprised of dredged materials and/or oyster shells, entirely within the 100-year tidal flood plain, contain no wetlands, bodies of surface water, streams, natural vegetative communities, wildlife, or rare or endangered species.