QC 498-05 MD General Land Site Plan (lof 2)

MSA-5-1829-5122

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Martin O'Malley

Anthony G. Brown Lt. Governor



Margaret G. McHale Chair

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/

December 14, 2010

Ms. Sandra N. Carter
Queen Anne's County
Dept. of Land Use, Growth Management
& Environment
160 Coursevall Drive
Centreville, MD 21617

Re: MASP #04-06-11-0008-C

Dear Ms. Carter:

Thank you for providing information on the above referenced development project. The applicant is proposing to change the use of three buildings (D,E, and F) from office use to commercial apartments on the 2nd, 3rd and possible 4th floors of the buildings. The property is 8.866 acres in size, of which 3.936 acres is located in the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area. At this time this office has no comment regarding the proposed change in use.

Thank you for the opportunity to provide comment. If you have questions regarding this project please call (410) 260-3479.

Sincerely

L. Turcan Hockaday

Natural Resource Planner

LTH/jjd



Davis, Moore, Shearon & Associates, LLC

November 22, 2010

Steve Cohoon, Chief of Land Use Queen Anne's County Dept. of Land Use Growth Management and Environment 160 Coursevall Drive Centreville, MD 21617

RE: CONCEPT PLAN REVIEW SUBMITTAL FOR PROPOSED USE CHANGES, LANDS OF MD GENERAL LAND CO., LLC LOCATED SHAMROCK ROAD, CHESTER, DMS & ASSOCIATES JOB #2003057

Dear Steve:

Attached please find the following information:

- ➤ 13 Cover Letters
- > 13 Concept Plan Review Applications
- > 13 Concept Plans
- ➤ 2 Deeds

The purpose of this submittal is to initiate the concept plan review process for the change of use, from that shown on the previously approved site plan, of the three buildings (D,E,&F) located to the rear of the site. The proposal is to delete the approved office use from the second floor and introduce commercial apartments on the 2nd, 3rd, and possible 4th floors of the buildings.

With respect to specific issues we offer the following:

ARCHITECTURAL PLANS

The architectural style of the buildings will remain the same as that proposed with the approved site plan. Our client is working with an architect to develop an architectural rending for the taller building.

COMPREHENSIVE WATER & SEWER PLAN

The introduction of the commercial apartments increases the sewer and water usage by more than 5,000gpd which will necessitate an amendment to the Comprehensive Water & Sewer plan. We hereby request the Planning Commission make a favorable recommendation for amendment of the CWSP.

Steve Cohoon November 22, 2010 2003057 Page 2 of 2

We ask that this project be scheduled before the December 15, 2010 STAC meeting with the goal of reviewing the project before the Planning Commission at their January 13, 2011 meeting.

If you should have questions or need additional information please do not hesitate to call me at 443-262-9130

Sincerely,

DMS/& Associates

Wm Thomas Davis, Jr. P.

Pc: Jim DiDonato, MD General Land Co., LLC

Joe Stevens, Stevens, McCann & Phillips

CONCEPTUAL SITE PLAN TO AMEND APPROVED MINOR SITE PLAN #04-10-04-0005C PROPOSED DEVELOPMENT OF THE RESIDUAL PORTION OF LOT 2

OF THE LANDS OF MARYLAND GENERAL LAND COMPANY, LLC

FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND PREPARED FOR: MARYLAND GENERAL LAND CO., LLC

STATEMENT OF PURPOSE AND INTENT

THIS SITE HAS PREVIOUSLY BEEN PERMITTED BY SECTIONS 18:1-28.C.(s)(y) and (cc) OF THE COUNTY CODE AS A LOW, MEDIUM AND HIGH COMMERCIAL USE. IT IS CURRENTLY UNDER CONSTRUCTION WITH THE HIGH'S CONVENIENCE BUILDING, GAS CANOPY AND PUMPS IN ACCORDANCE WITH MINOR SITE PLAN #04-10-04-0005C APPROVED IN JULY, 2010. SOME GRADING AND STORM WATER MANAGEMENT AND UTILITY STRUCTURES ARE CURRENTLY IN PLACE ACCORDING TO THE PRIOR APPROVED SITE PLAN #04-06-11-0008. FOUR OF THE APPROVED

THE PURPOSE OF THIS CONCEPT PLAN IS TO OBTAIN APPROVAL FROM THE PLANNING COMMISSION AMENDING THE APPROVED MINOR SITE PLAN #04-10-04-0005C TO ADD COMMERCIAL APARTMENTS TO THE SITE'S USEAGE AS PERMITTED BY SECTION 18:1-28.C.(f) OF THE COUNTY CODE.

RETAIN THE FIRST FLOOR RETAIL USE AS APPROVED WITH MINOR SITE PLAN #04-10-04-0005C. AMEND THE USE OF THE SECOND FLOORS OF BUILDINGS D. E. AND F FROM OFFICE AND RETAIL TO COMMERCIAL APARTMENTS AND ADD THIRD AND FOURTH FLOORS TO ALL THREE BUILDINGS CREATING ADDITIONAL COMMERCIAL APARTMENTS.

RETAIN THE APPROVED FIRST FLOOR AREA OF 9,800 SQ. FT. WITH 80% BEING TABULATED AS RETAIL USE AND 20% AS STORAGE. CONVERT THE 9,800 SQ. FT. SECOND FLOOR APPROVED RETAIL USE TO APARTMENTS. ADD A THIRD AND FOURTH STORY FOR A TOTAL OF 19 APARTMENTS.

RETAIN THE APPROVED FIRST FLOOR AREA OF 9,940 SQ. FT. WITH 80% BEING TABULATED AS RETAIL USE AND 20% AS STORAGE. CONVERT THE 9,940 SQ. FT. SECOND FLOOR APPROVED RETAIL USE TO APARTMENTS. ADD A THIRD AND FOURTH STORY FOR A TOTAL OF 25 APARTMENTS.

ELIMINATED TO ACCOMMODATE TRASH CORRALS AND LOADING AREAS. THE TRAFFIC FLOW AND UTILITIES ARE TO REMAIIN UNCHANGED FROM THE PREVIOUSLY APPROVED MINOR SITE PLAN #04-10-04-0005C. LANDSCAPE AREA IS INCREASED BY A TOTAL OF 415 SQUARE FEET AND THE TOTAL FLOOR AREA NO LONGER INCLUDES "THE SECOND FLOOR OF THE THREE BUILDINGS AS IT WILL BE DESIGNATED FOR APARTMENTS AND PER SECTION 18:1—52.A. OF THE CODE ARE NOT REQUIRED TO BE INCLUDED IN THE FLOOR AREA RATIO CALCULATIONS

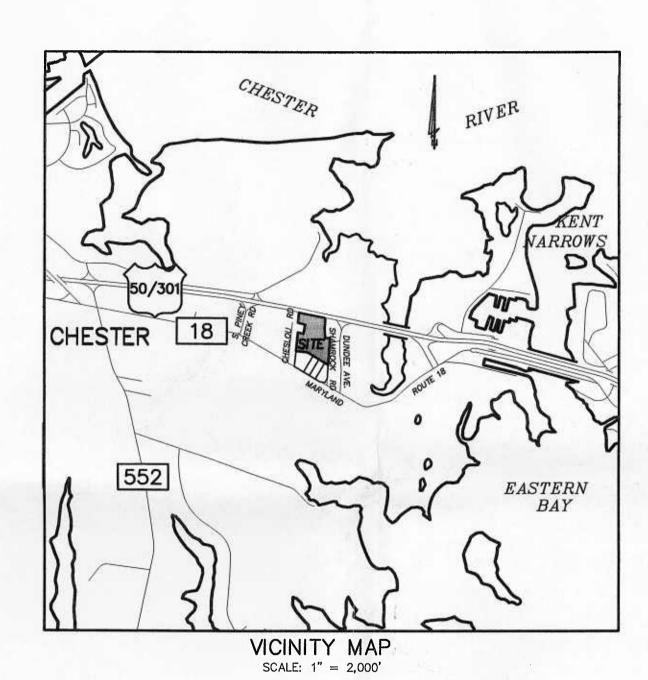
- THIS SITE'S PHYSICAL ADDRESS IS 211 SHAMROCK ROAD, CHESTER, MARYLAND, 21619. IT IS LOCATED ON KENT ISLAND ON THE SOUTH SIDE OF U.S. ROUTE 50/301. ON THE WEST SIDE OF SHAMROCK ROAD. SEE TAX MAP 57, GRID 10, PARCEL 155, LOT 2. TAX IDENTIFICATION NUMBER IS 04-090624.
- 3. THE PROPERTY LINE INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A PLAT OF SUBDIVISION ENTITLED, "ADMINISTRATIVE PLAT OF LOTS 2 AND 3 ON THE LANDS OF MARYLAND GENERAL LAND COMPANY, LLC" PREPARED IN MAY OF 2000, AND RECORDED JULY 26, 2001, AMONG THE LAND RECORDS OF QUEEN ANNE'S COUNTY, MARYLAND, IN PLAT BOOK 30, PAGES 68A THROUGH 68E.
- TOPOGRAPHICAL CONTOURS AND EXISTING IMPROVEMENTS SHOWN HEREON ARE RESULT OF A FIELD RUN TOPOGRAPHICAL SURVEY PREPARED BY LAND TECH, INC. IN APRIL OF 2005.
- 5. THE CURRENT ZONING CLASSIFICATION IS TOWN CENTER (TC). THE PROPOSED SITE USE IS CONSIDERED A SHOPPING CENTER AND IS A PERMITTED USED UNDER SECTION 18:1-28.C.(mm) OF CHAPTER 18 OF THE COUNTY CODE.
- 6. LOT 2 IS CURRENTLY BISECTED BY THE CHESAPEAKE BAY CRITICAL AREA, WITH 3.94 ACRES IN THE CRITICAL AREA DESIGNATED IDA AND 4.93 ACRES
- 7. THERE ARE NO STEEP SLOPES, STREAMS OR HABITAT OF ANY THREATENED OR ENDANGERED SPECIES ON SITE.
- A PORTION OF THE SITE PLAN AREA LIES WITHIN THE 100 YEAR FLOODPLAIN AS BASED ON FIELD RUN TOPOGRAPHY IN 2004 AND THE FEMA PANEL NO. 240066 0046 C. RELIEF FOR THE PLACEMENT OF FILL WITHIN THE 100-YEAR FLOODPLAIN WAS GRANTED IN ACCORDANCE WITH CASE #V-110014.
- 9. SOILS SHOWN HEREON ARE HURLOCK SANDY LOAM (Hr), MATTAPEX SILT LOAM (MtA), AND OTHELLO SILT LOAM (Ot) AND HURLOCK SILT LOAM (Hr) AS SCALED FROM SOILS SURVEY MAP NO. 31 FOR QUEEN ANNE'S COUNTY PREPARED IN 1994. 10. THE NONTIDAL WETLANDS SHOWN WERE FIELD DELINEATED BY McCARTHY AND ASSOCIATES, INC. IN APRIL OF 2000. A PERMIT TO DISTURB NONTIDAL
- WETLANDS HAS BEEN ISSUED TO ALLOW CONSTRUCTION OF THE ACCESS ROAD. SEE PERMIT #2003361865/03-NT-2006. THE SITE IS SERVED BY THE QUEEN ANNE'S SANITARY DISTRICT SUBDISTRICT 'G' LOCATED IN THE CHESTER AREA. PUBLIC SEWER WILL BE UTILIZED
- 12. FOREST CONSERVATION REQUIREMENTS HAVE BEEN MET WITH THE APROVAL OF MASP #04-06-11-0008. REQUIRED AFFORESTATION AREAS ARE SHOWN ON THESE SITE PLANS AND A FEE IN LIEU WAS PROVIDED FOR OFF SITE FOREST CONSERVATION FOR THE REMAINING AREA OF REQUIRED FOREST
- 13. THE HEIGHT OF THE PROPOSED BUILDINGS IS NOT TO EXCEED THE PERMITTED HEIGHT OF 45'. THE SUBJECTS OF THIS MINOR SITE PLAN, BUILDINGS D, E, F ARE PROPOSED TO BE 45' OR LESS. THE "NEW BUILDING" ASSOCIATED WITH AMENDMENT #1 AND OF THIS SUBMISSION IS STILL NOT BUILT = 43'.
- 14. THE BUILDING RESTRICTION LINE REQUIREMENTS AS TAKEN FROM SECTION 18-1-28 OF THE COUNTY CODE ARE AS FOLLOWS: 35' FRONT SETBACK (SHAMROCK ROAD) 50' FRONT SETBACK (U.S. RT. 50/301)

FOR SEWAGE DISPOSAL. PUBLIC WATER WILL EXTEND TO THE SITE TO SUPPLY POTABLE WATER TO THE PROPOSED BUILDINGS ON SITE.

10' SIDE YARD SETBACK 10' REAR YARD SETBACK THE TC DISTRICT REQUIRES A 50' FRONT SET BACK FROM U.S. RT. 50/301. THE PLANNING COMMISSION HAS APPROVED A REDUCED SETBACK OF

SITE STATISTICS

	DIIL	DIAIIDIICD	
CURRENT USE — SITE UNDER CONSTRUCTION PROPOSED USE — COMMERCIAL OFFICES GROSS AREA OF LOT 2 TOTAL AREA IN RESOURCE PROTECTION:	= 386,191.0 (8.866 ac.±) = 1.351 Acres <u>UPLAND</u>	CRITICAL_AREA-IDA_	TOTAL UPLAND & CRITICAL AREAS
GROSS SITE PLAN AREA IN UPLAND GROSS SITE PLAN AREA IN CRITICAL AREA (IDA): BASE SITE AREA AREA IN BUFFERYARDS AREA WITHIN 100 Yr. FLOODPLAIN AREA WITHIN RESOURCE PROTECTION	$= 214,572.8 \text{ sq. ft.} \pm (4.926 \text{ ac.} \pm)$ $= 214,572.8 \text{ sq. ft.} \pm (4.926 \text{ ac.} \pm)$ $= 4,231 \text{ sq. ft.} \pm (0.097 \text{ ac.} \pm)$ $= 14,596 \text{ sq. ft.} \pm (0.335 \text{ ac.} \pm)$ $= 21,780 \text{ sq. ft.} \pm (0.500 \text{ ac.} \pm)$	=171,618.2 sq. ft.± (3.940 ac.±) =171,618.2 sq. ft.± (3.940 ac.±) = 7,914 sq. ft.± (0.182 ac.±) = 42,698 sq. ft.± (0.980 ac.±) = 7,017 sq. ft.± (0.161 ac.±)	=386,191 sq. ft.± (8.866 ac.±) = 12,145 sq. ft.± (0.279 ac.±) = 57,294 sq. ft.± (1.315 ac.±) = 28,797 sq. ft.± (0.661 ac.±)
MAXIMUM FLOOR AREA ALLOWED (40%) FLOOR AREA (EXISTING BLDG. C & HIGH'G) FLOOR AREA (PROPOSED BLDGS. D,E,F, AND NEW BUILDING ADDED WITH AMENDMENT #1)	= $85,829.1$ sq. ft.± $(1.970 \text{ ac.}\pm)$ = $4,319$ sq. ft.± $(0.099 \text{ ac.}\pm)$ = $23,800$ sq. ft.± $(0.546 \text{ ac.}\pm)$	= $68,647.3$ sq. ft.± (1.576 ac.±) = $5,985$ sq. ft.± (0.137 ac.±) = $9,800$ sq. ft.± (0.225 ac.±)	=154,476.4 sq. ft. \pm (3.546 ac. \pm) = 10,300 sq. ft. \pm (0.236 ac. \pm) = 33,600 sq. ft. \pm (0.771 ac. \pm)
FLOOR AREA (TOTAL)	$=$ 28,119 sq. ft. \pm (0.645 ac. \pm)	$=$ 15,785 sq. ft. \pm (0.362 ac. \pm)	$= 43,904 \text{ sq. ft.} \pm (1.008 \text{ ac.} \pm)$
MAXIMUM IMPERVIOUS AREA ALLOWED (80%) IMPERVIOUS AREA WITHIN BUFFERYARD (Existing and Prapased)	= 171,658.2 sq. ft.± (3.941 ac.±) = 0,000 sq. ft.± (0.000 ac.±)	= 137,294.6 sq. ft. \pm (3.152 ac. \pm) = 318 sq. ft. \pm (0.007 ac. \pm)	= $308,952.8 \text{ sq. ft.} \pm (7.093 \text{ ac.} \pm)$ = $318 \text{ sq. ft.} \pm (0.007 \text{ ac.} \pm)$
IMPERVIOUS AREA (EXISTING) *IMPERVIOUS AREA (PROP. See Nate Belaw.) DECREASE OF IMPERVIOUS AREA:	= 7,284 sq. ft.± (0.167 ac.±) = 127,784 sq. ft.± (2.934 ac.±) = 338 sq. ft.± (0.008 ac.±) = 127,446 sq. ft.± (2.926 ac.±) plan and all previous amendments and	= 12,896 sq. ft. \pm (0.296 ac. \pm) = 75,852 sq. ft. \pm (1.741 ac. \pm) = 77 sq. ft. \pm (0.002 ac. \pm) = 75,775 sq. ft. \pm (1.740 ac. \pm) d last appraved MISP #04-10-04-0005	= 20,180 sq. ft. \pm (0.463 ac. \pm) = 203,636 sq. ft. \pm (4.675 ac. \pm) = 415 sq. ft. \pm (0.010 ac. \pm) = 203,221 sq. ft. \pm (4.665 ac. \pm)
LANDSCAPE AREA (EXISTING) LANDSCAPE AREA (PROPOSED)	= 42,914.4 sq. ft.± (0.985ac.±) = 86,788.8 sq. ft.± (1.992 ac.±) = 87,126.8 sq. ft.± (2.000 ac.±)	= $34,323.6$ sq. ft. \pm (0.788 ac. \pm) = $95,766.2$ sq. ft. \pm (2.199 ac. \pm) = $95,843.2$ sq. ft. \pm (2.200 ac. \pm)	= 77,238 sq. ft. \pm (1.773 ac. \pm) =182,555 sq. ft. \pm (4.191 ac. \pm) =182,970 sq. ft. \pm (4.200 ac. \pm)
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TC ZONE BASE SITE CALCULATIONS

BASE SITE AREA OF ENTIRE I	OT 2 - UPLAND AREA
GROSS SITE AREA OTHER ZONES	= 8.870 acres = 0.000 acres
CRITICAL AREA — IDA BASE SITE AREA	= 3.940 acres
	= 4.930 acres
RESOURCE PROTECTION	LAND ON LOT 2 RESOURCE
RESOURCE OPEN SPACE RATIO RE	SOURCE LAND PROTECTION LA

	RESOURCE OPEN SPACE RATIO	RESC	URCE LA	ND PR	OTECTION	LAND
	NONTIDAL WETLANDS 1.00 PROTECTED WOODLANDS 0.60		00 acres 50 acres		0.00 acre 0.30 acre	-
	TOTAL LAND IN RESOURCE TOTAL RESOURCE PROTECTION LAI		50 acres		0.30 acre	s
	DETERMINATION OF SITE CAPACITY O	E EN	TIRE LOT	2 -	UPLAND AF	REA
	BASE SITE AREA		4.930	acres	(214,572.8	sq.
į	LANDSCAPE SURFACE RATIO (LSR)	Х	0.20			
	REQUIRED LANDSCAPE SURFACE	=	0.985	acres	(42,914.4	sq.
	MINIMUM LANDSCAPE SURFACE AREA	=	1.19	acres	(51,835.9	sq.
	BASE SITE AREA		4.930	acres		
	FLOOR AREA RATIO (FAR)	Х	0.40			
	MAXIMUM FLOOR AREA ALLOWED	=	1.970	acres	(85,828.7	sq.
	BASE SITE AREA		4.930	acres		
	MINIMUM LANDSCAPE SURFACE AREA	_	0.985	acres		

BASE SITE AREA OF ENTIRE LOT 2 - CRITICAL AREA - IDA

MAXIMUM IMPERVIOUS AREA ALLOWED = 3.736 acres (162,736.9 sq. ft.)

GROSS SITE AREA OTHER ZONES	= 8.870 acres = 0.000 acres	
UPLAND AREA	= 0.000 acres = 4.930 acres	
CHESAPEAKE BAY CRITICAL A		
BASE SITE AREA	= 3.940 acres	
RESOURCE PROTECT	TION LAND ON LOT 2 RESOURCE	
RESOURCE OPEN SPACE RATIO	RESOURCE LAND PROTECTION LAN	1
NONTIDAL WETLANDS 1.00	0.161 acres 0.161 acres	
TOTAL LAND IN RESOURCE	0.161 acres	
TOTAL RESOURCE PROTECTION L		
DETERMINATION OF SITE CAPACITY	OF ENTIRE LOT 2 - CRITICAL AREA	A
BASE SITE AREA	3.940 acres (171,618.2 sq.	
LANDSCAPE SURFACE RATIO (LSR)	X 0.20	
REQUIRED LANDSCAPE SURFACE	= 0.788 acres (34,326.6 sq.	
MINIMUM LANDSCAPE SURFACE AREA	A = 0.788 acres	
BASE SITE AREA	3.940 acres	
FLOOR AREA RATIO (FAR)	X 0.40	
MAXIMUM FLOOR AREA ALLOWED	= 1.576 acres (68,647.3 sq.	1
BASE SITE AREA	3.940 acres	
MINIMUM LANDSCAPE SURFACE AREA	A - 0.788 acres	

MAXIMUM IMPERVIOUS AREA ALLOWED = 3.152 acres (137,291.6 sq. ft.)

PARKING REQUIREMENTS

NOTE: THE TERM "NYB" INDICATES BUILDINGS THAT ARE APPROVED BY PREVIOUS SITE PLANS BUT NOT YET BUILT. EXISTING BUILDING C- CURRENT RESTAURANT USE (SEE SECTION 18:1-83 C.(10)): THE GREATER OF: 6804 sq. ft. of FLOOR AREA @ 1 SPACE/200 sq.ft. = 34.02 SPACES OR: 210 SEATS @ 1 SPACE /3 SEATS

AND: 1 SPACE/EMPLOYEE ON LARGEST WORK SHIFT = 20 SPACES TOTAL NUMBER OF SPACES REQUIRED FOR BUILDING C

EXISTING HIGH'S BUILDING - ROAD & WATER SERVICE USES (SEE SECTION 18:1-83 K(1): a. 3500 sq.ft. OF CONVENIENCE STORE GROSS FLOOR AREA @ 1 SPACE/100 sq.ft. = 35 SPACES b. 12 GAS PUMPS @ 1 SPACE/PUMP = 12 SPACES TO BE COUNTED TOWARDS OVERALL SITE PARKING RÉQUIREMENTS

TOTAL NUMBER OF SPACES REQUIRED FOR BUILDING D

APPROVED NEW BUILDING (NYB) - COMMERCIAL USE (SEE SECTION 18:1-83 C.(1)(a): 4060 sq. ft. OF RETAIL FLOOR AREA @ 1 SPACE/350 sq. ft.: = 11.6 OR 12 SPACES

2ND FLOOR, 3RD FLOOR & 4TH FLOOR = 19 APARTMENT@ 2 SPACES EA. = 38 SPACES

APPROVED BUILDING D (NYB)— COMMERCIAL/RETAIL (SEE SECTION 18:1-83 C.(1)(a)(b) & 18:1-83 G.(1)):

1ST FLOOR: 7840 sq. ft. OF RETAIL @ 1 SPACE/350 sq. ft. = 22.4 SPACES = 3.92 SPACES 1ST FLOOR: 1960 sq. ft. OF STORAGE @ 1 SPACE/500 sq. ft

=35 SPACES

= 3.98 SPACES

TOTAL NUMBER OF SPACES REQUIRED FOR BUILDING D = 64.32 OR 64 SPACES (Note: The number combinations of one, and two-bedrooms for each building is to be defined during the site plan process and is not known at this time. These calculations only establish the maxinum number of apartments per building. APPROVED BUILDING E (NYB) - OFFICE USE (SEE SECTION 18:1-83 G.(1):

1ST FLOOR: 1988 sq. ft. OF STORAGE @ 1 SPACE/500 sq. ft. 2ND FLOOR, 3RD FLOOR & 4TH FLOOR = 25 APARTMENT® 2 SPACES EA. = 50 SPACES TOTAL NUMBER OF SPACES REQUIRED FOR BUILDING E = 76.4 OR 76 SPACES (Note: The number combinations of one, and two-bedrooms for each building is to be defined during the site plan process and is not known at this time. These calculations only establish the maxinum number of apartments per building.

APPROVED BUILDING F (NYB) - COMMERCIAL/RETAIL (SEE SECTION 18:1-83 C.(1)(a)(b) & 18:1-83 G.(1)): 1ST FLOOR: 7840 sq. ft. OF RETAIL @ 1 SPACE/350 sq. ft. = 3.92 SPACES 1ST FLOOR: 1960 sq. ft. OF STORAGE @ 1 SPACE/500 sq. ft. 2ND FLOOR, 3RD FLOOR & 4TH FLOOR = 19 APARTMENT@ 2 SPACES EA. = 38 SPACES

TOTAL NUMBER OF SPACES REQUIRED FOR BUILDING F = 64.32 OR 64 SPACES

TOTAL NUMBER OF REQUIRED PARKING SPACES: = 341 SPACES (8 HANDICAP REQUIRED) EXISTING NUMBER OF PARKING SPACES: = 0 SPACES (0 HANDICAP) TOTAL NUMBER OF PROPOSED PARKING SPACES: = 342 SPACES (15 HANDICAP)

OFF-STREET LOADING REQUIREMENTS

REQUIRED OFF STREET LOADING (SECTION 18-1-84): LOADING BERTHS REQUIRED FOR 43,764 sq. ft. OF FLOOR AREA: 2 SPACES NUMBER OF OFF STREET LOADING SPACES PROVIDED:

CERTIFICATION OF APPROVAL BY THE QUEEN ANNE'S COUNTY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS CONCEPT PLAN #_ IS APPROVED BY THE QUEEN ANNE'S COUNTY PLANNING COMMISSION THIS

PLANNING COMMISSION MEMBER

MAJOR SITE PLAN MASP #04-06-11-0008 APPROVED:

NOTE: PLANNING COMMISSION APPROVAL OF THIS CONCEPT PLAN SHALL NOT CONSTITUTE AN APPROVAL OF THE PROPOSAL OR A FINDING BY THE PLANNING COMMISSION THAT PROVISIONS OF THIS CHAPTER 18 OR OTHER EQUIREMENTS OF THE COUNTY CODE HAVE BEEN SATISFIED. APPROVAL OF THIS CONCEPT PLAN ONLY GRANTS PERMISSION FOR THE APPLICANT TO PURSUE ADDITIONAL APPROVALS FROM THE PLANNING COMMISSION, THE SANITARY COMMISSION AND

PREVIOUS ACTIONS AND PLANNING COMMISSION CONDITIONS FOR CRITICAL AREA GROWTH ALLOCATION

CONCEPT PLAN APPROVAL: MAY 11, 2006 PETITION TO PLANNING COMMISSION FOR GROWTH ALLOCATION: MAY 17, 2006 JULY 13, 2006 COUNTY COMMISSIONERS GROWTH ALLOCATION HEARINGS 1st > ND 2nd: AUGUST 29, 2006 AND JAN. 23, 2007 CRITICAL AREA COMMISSION HEARING ON GROWTH ALLOCATION: *GROWTH ALLOCATION AWARD FFFECTIVE: ORIGINAL MAJOR SITE MASP #04-06-11-0008 PLAN, SUBMITTED:

to Major Site Plan #04-06-11-0008) APPROVAL OF MINOR SITE PLAN #04-10-04-0005c (Amendment #2 to Major Site Plan #04-06-11-0008 adding Highs Convenience Store) ADIMINISTRATIVE LOT LINE ADJUSTMENT PLAT BETWEEN LOTS 1 AND 2 RECORDED 7-22-10 IN S.M. 41/89a&b

(As part of the Highs Convenience Store Site Plan) *THE FOLLOWING CONDITIONS AND STIPULATIONS AS DESCRIBED IN GA #04-06-05-0013(c) CONTINUE TO APPLY TO LOT 2 FOR THE CRITICAL AREA GROWTH ALLOCATION OF 2.904 ACRES OF LDA CRITICAL AREA LANDS

- TO IDA CRITICAL AREA LANDS: 1. THE DEVELOPMENT OF THE SITE WILL SATISFY TOWN CENTER
- GUIDELINES AS PRESCRIBED IN THE CHESTER COMMUNITY PLAN; 2. FOUR-SIDED ARCHITECTURE (FULL FACADE TREATMENT ON ALL
- ELEVATIONS) IS ACCOMPLISHED AT MAJOR SITE PLAN REVIEW. 3. BE CONSISTENT WITH RENDERINGS PREVIOUSLY PRESENTED TO PLANNING COMMISSION FOR CONCEPT PLAN APPROVAL;
- 4. THE FOREST CONSERVATION THAT WAS APPROVED AS PART OF THE ORIGINAL SUBDIVISION PLAN OF THE PROPERTY IS ACHIEVED ON-SITE. THOUGH MAY BE RECONFIGURED AS NECESSARY WITH SITE DESIGN:
- 5. THE PROPERTY DEVELOPMENT DESIGN WILL LIMIT THE IMPERVIOUS SURFACE AS NECESSARY TO ACHIEVE THE 10% POLLUTANT REDUCTION TO MEET CRITICAL AREA BEST MANAGEMENT PRACTICES; 6. A PEDESTRIAN CONNECTION IS CREATED IN CONCURRENCE WITH THE DEVELOPMENT OF THE ADJOINING PROPERTY (PARCEL 155, LOT 2).

WOODLAND PROTECTION CALCULATIONS 18:1-66 NOTE: WOODLAND PROTECTION REQUIRMENT MEASURES HAVE BEEN MET IN

ACCORDANCE WITH PREVIOUS APPROVED SITE PLAN #04-06-11-0008. AREA OF EXISTING WOODLAND = 0.62 Acres AREA OF WOODLAND TO BE CLEARED = 0.12 Acres AREA OF WOODLAND TO BE RETAINED = 0.50 Acres = 80.60 %

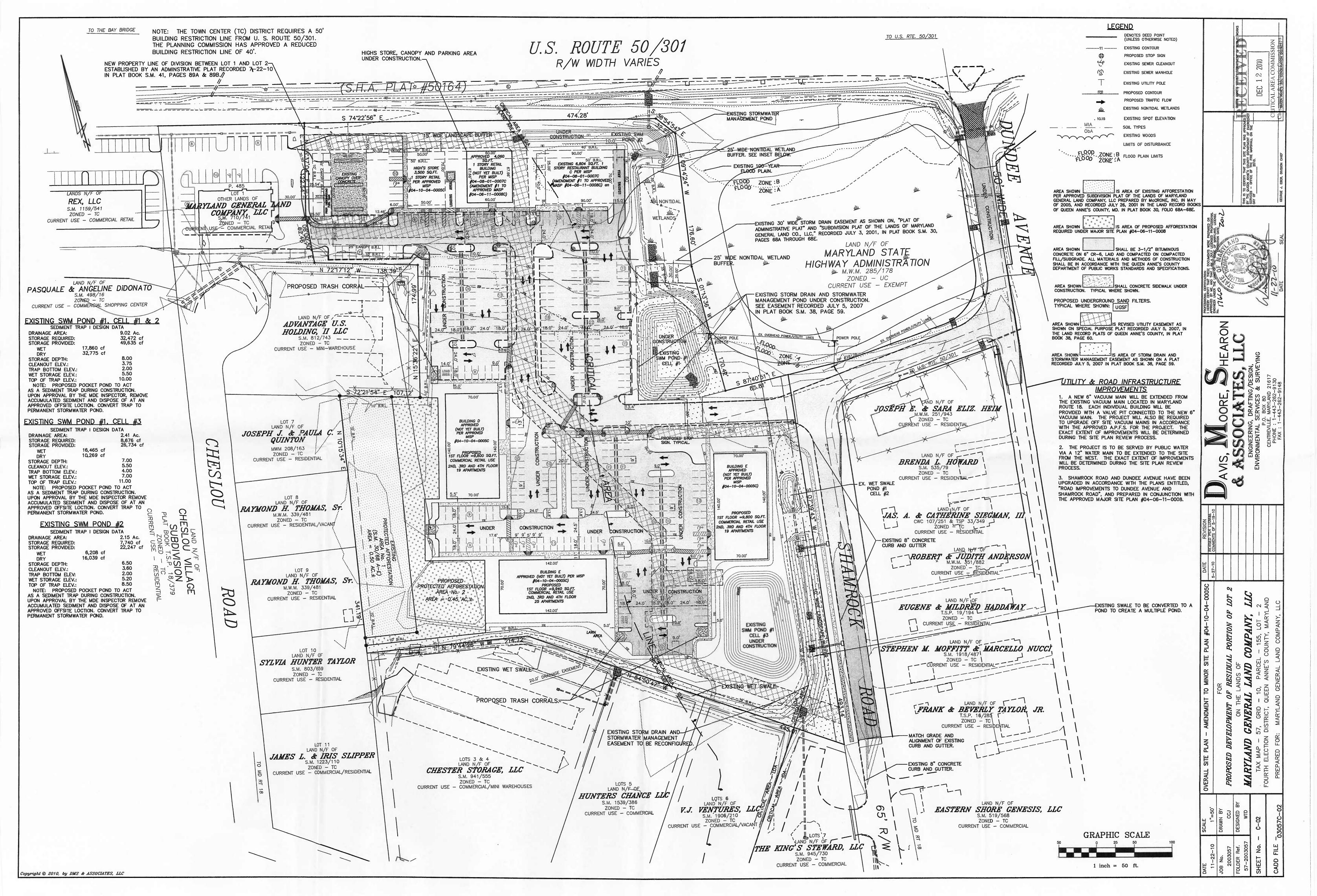
% OF WOODLAND TO BE RETAINED

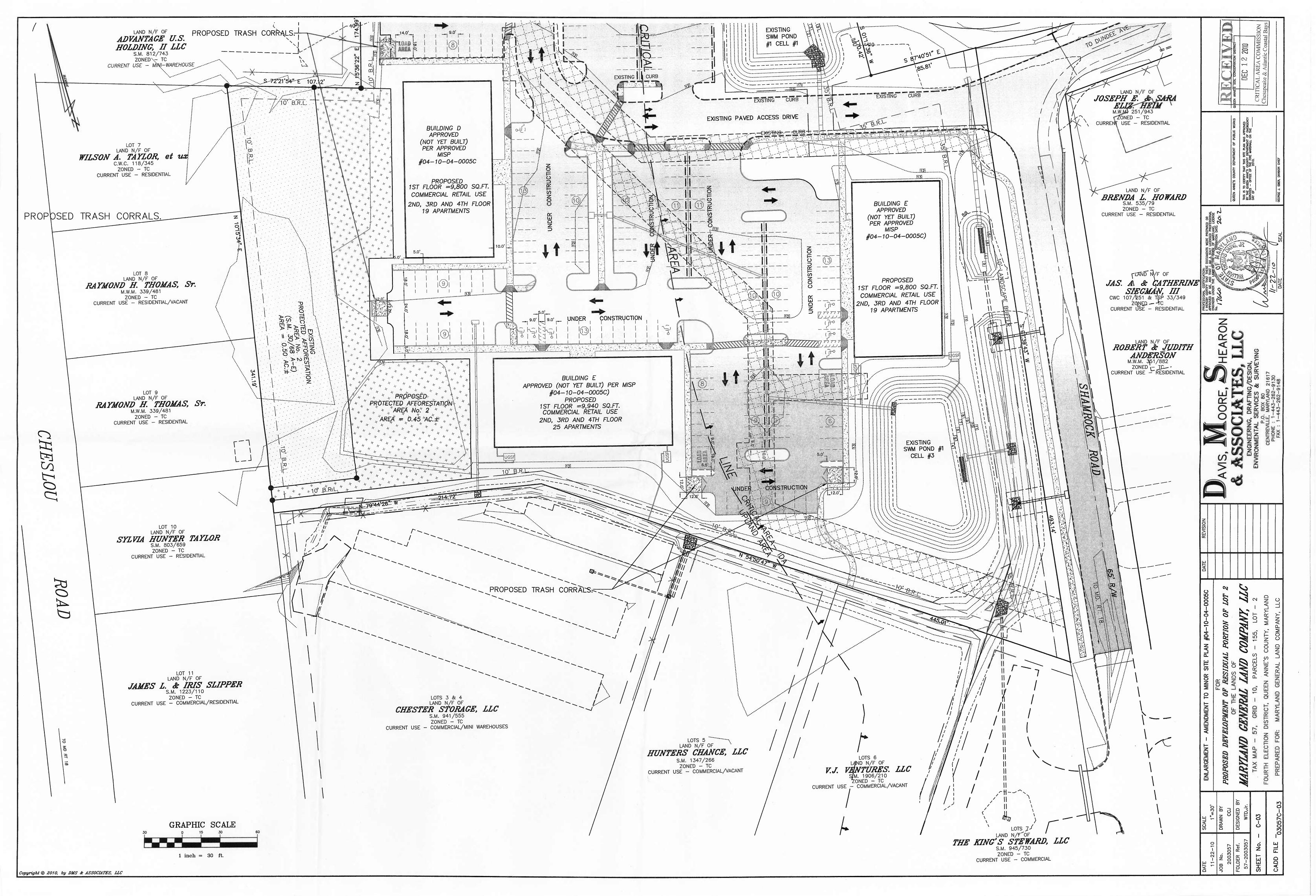
OWNER/DEVELOPER: MARYLAND GENERAL LAND COMPANY, LLC P. O. BOX 142 P.O. BOX 80 CENTREVILLE, MARYLAND 21617 CHESTER, MD. 21619 PHONE: 410-643-4131 PHONE No. 1-443-262-9130

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ARON







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 29, 2007

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

RE: Major Site Plan, Maryland General Land Co., LLC

MASP# 04-06-11-0008-C - FINAL SITE PLAN, Revision #3

Dear Ms. Spinelli:

This office is in receipt of Revision #3 of the final site plan for the above referenced project. I have reviewed the information provided. The applicant proposes 6 commercial buildings with associated parking, access and stormwater management on an IDA site that is partially within the Critical Area. The subject lot is Lot 2 of a commercial subdivision.

The 10% calculations provided, including the attached hand-written pages, indicate compliance with the 10% pollutant reduction requirement. In addition, the landscape plan meets the condition included in the Commission's approval of the growth allocation. This office has no further concerns regarding this project.

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

Sincerely,

LeeAnne Chandler Science Advisor

cc: OC498-05



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/eritiealarea/

March 2, 2007

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

RE: Major Site Plan, Maryland General Land Co., LLC

MASP# 04-06-11-0008-C - FINAL SITE PLAN, Revision #2

Dear Ms. Spinelli:

This office is in receipt of Revision #2 of the final site plan for the above referenced project. I have reviewed the information provided. The applicant proposes 6 commercial buildings with associated parking, access and stormwater management on an IDA site that is partially within the Critical Area. The subject lot is Lot 2 of a commercial subdivision.

Commission staff reviewed the 10% calculations provided. While they do show compliance with the 10% requirement for the subject site and the Kay Wilson site, they do not properly include Lot 7 of the commercial subdivision. The 10% calculations should be based upon a new development scenario for the Critical Area portion of the Maryland General Land Company commercial subdivision that has received growth allocation. Based upon Commission files, the three growth allocation petitions add up to 5.585 acres. Please resubmit 10% calculations based upon this acreage.

The site plan indicates some removal of trees within the Critical Area along Route 50/301. Please verify that the landscape plan addresses replacement of these trees. Please also note that the landscape schedule includes the botanical names of species twice instead of providing the common name.

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

Sincerely, Guarde

Lee Anne Chandler Science Advisor

cc: QC498-05

TTY for the Deaf Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450



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/

January 29, 2007

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

RE: Major Site Plan, Maryland General Land Co., LLC

MASP# 04-06-11-0008-C - FINAL SITE PLAN, Revision #1

Dear Ms. Spinelli:

This office is in receipt of Revision #1 of the final site plan for the above referenced project. I have reviewed the information provided. The applicant proposes 6 commercial buildings with associated parking, access and stormwater management on an IDA site that is partially within the Critical Area. The subject lot is Lot 2 of a commercial subdivision.

As indicated in Mr. Chris Clark's comments of December 13, 2006, since the site has been reconfigured after the conceptual plan was submitted, the Commission requires that the engineer submit new calculations to determine conformance with the 10% Pollutant Reduction requirement for the site. The stormwater report submitted on November 15, 2006 did not include the 10% calculations. The current submittal also did not include any 10% calculations. Please keep in mind that compliance with the 10% requirement for the entire Critical Area portion of the commercial subdivision should be demonstrated, not just Lot 2. Piecemeal compliance is not acceptable.

The other condition placed on the growth allocation by the Critical Area Commission was a requirement that at least 400 trees and shrubs be planted on the site. It appears that this condition has been satisfied. However, it is not clear that the landscape plan includes replacement of the additional trees to be removed as indicated on this site plan. This should be clarified.

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

Sincerely,

Lee Arme Chandler Science Advisor

> TTY for the Deaf Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

STORMWATER MANAGEMENT CALCULATIONS

FOR

PROPOSED COMMERCIAL DEVELOPMENT LANDS OF MD GENERAL LAND

PREPARED FOR:

MD GENERAL LAND CO., LLC SHAMROCK ROAD CHESTER, MD

RECEIVED

MAR 2 0 2007

CRITICAL AREA COMMISSION

PREPARED BY:

DMS & Associates
P.O. Box 80
Centreville, Maryland 21617
DMS Job #2003057

DATE:

July 2005 Revised November 2005 Revised November 2006 Revised January 2007 Revised February 2007 Revised March 2007



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OVERALL DEVELOPMENT ANALYSIS

STORMWATER MANAGEMENT NARRATIVE FOR PROPOSED COMMERCIAL RETAIL BUILDINGS ON PART OF THE LANDS OF MD GENERAL LAND CO., LLC

The development is proposed on the lands of the MD General Land Co. located Shamrock Road Chester which is partially located within the 100 year flood plain. The site topography is flat and generally drains toward the existing non tidal wetlands located on the adjacent MSHA property with an ultimate discharge to the tidal waters of Piney Creek. The site is developed with an access road, a stormwater management facility, and stockpiles of excess excavated soil from other portions of the site. The portion of the site previously existed as woods. Calculations contained herein are related to the proposed commercial development of the site and have been prepared in support of a site plan application for six commercial buildings with associated parking areas and other site development.

The proposed development involves the creation of new commercial uses with associated parking lots and access to the site. Runoff from the new impervious areas is generally directed to the proposed stormwater management multiple pond and pocket pond via closed drainage systems. The runoff rate will be controlled by low flow orifices to be constructed in the face of a concrete outlet structures. An emergency overflow weir will be provided for each pond to safely convey the larger frequency flows. The discharge from pond #2 will drain to a storm drain system located within the MSHA right of way of US 50/301 and pond #1 discharges into an area of land slated for a future overpass owned by the MSHA with both drainage areas having an ultimate discharge to Piney Creek. The ponds will be designed to control runoff for the ultimate development of the site assuming that the site is developed in accord with the maximum impervious cover permitted by the Queen Anne's County Zoning ordinance.

Water quality for the proposed impervious areas will be addressed by the creation of sand filters and pocket ponds in a multiple pond configuration. Runoff is directed to the sand filters and pocket ponds via the above mentioned storm drain systems, surface flow, and closed storm drain systems from the roof tops of the proposed buildings. Critical Areas 10% pollutant reduction requirements have also been met by the sand filters, pocket pond, and multiple pond stormwater management measures.

For pond # 1, cell # 3 and the wet swale (identified as cell # 2), provide for pretreatment of runoff from a portion of the site prior to discharge into cell # 1 which is the final cell in a multiple pond arrangement. In addition a portion of the site drains to the wet swale via a grassed channel, located on the southern property line, prior to draining to the wet swale. Pretreatment is further provided by the underground sand filters that collect runoff from the building roof tops prior to discharge directly to the grassed channel, and the wet ponds. Cell # 3 is provided with an overflow structure in an effort to attenuate flow to the ultimate discharge control structure in cell #1.

The pretreatment for the remainder of the portion of the site that drains to pond # 1 is provided by wet sumps created within the storm drain system from the trench grate to the discharge into the pond at ES-15.

For pond #2 pretreatment is provided by grassed channels that collect runoff from the parking lots and discharge into the pond. In addition underground sand filters are proposed to collect roof top runoff prior to discharge into the pond which provides further pretreatment of runoff prior to discharge to the pond.

A summary of the runoff rates from the stormwater management pond is as follows:

POND #1			
Storm Event	Existing Q	Managed Q	Pond Elevation
2 year	7.76 CFS	8.00 CFS	8.82
10 year	17.84 CFS	36.09 CFS	9.29
100 year	29.80 CFS	56.46 CFS	9.55
POND #2			
Storm Event	Existing Q	Managed Q	Pond Elevation
2 year	1.90 CFS	1.89 CFS	6.56
10 year	4.42 CFS	6.69 CFS	7.14
100 year	7.42 CFS	12.92 CFS	7.40

The sand filters will provide the remaining water quality requirements to address the shortage of volume in the proposed stormwater management pocket pond.

WORK	SHEET A: Standa	rd Application Proc	ess		
Calculate Pollutant Removal Requirments					
Project Name:	MD GENERAL/RICK &	KAY WILSON	Date: Mar-07		
	+ CORUNT S				
Step1: Ca	alculate Existing and P	roposed Site Imperviou	S		
_		•			
A:	Calculate Percent Im		F CO		
1)	Site Area within the Cr	itical Area IDA A=	<u>5.60</u> acres		
2)	Site ImperviousSurface	e Area, Existing and Prop (See table 4.1			
	(a) Existing (ad	cres)	(b) Proposed (acres)		
Roads					
Parking lots					
Driveways	-				
Sidewalks/paths	<u> </u>				
Rooftops Decks	***				
Swimming pools/po					
Other		0.29	2.9		
			0.0		
Impervious Surface	e Area	0.29 Channel Credit	2.9 Area = 0		
		Total Prop. Impe			
3) Imper	viousness (I)	rotar rop. impe	2.0		
0) 1111001	VIO 001.000 (.)				
Existing I	mperviouness, I pre	•	vious Surface area / Site Area		
		· ·	2a)/ (Step1)		
		= <u>0.2</u> = 5.179			
		- <u>5.178</u>	9 70		
Proposed	I Imperviouness, I post	= Imper	vious Surface area / Site Area		
	, ,	= (Step	2a)/ (Step1)		
		= 2.	<u> </u>		
		= 51.79	<u>9</u> %		
B: Dofine	e Development Catego	ry (circle)			
1)	•		hen <u>15%</u> I (Go to step 2A)		
''	11CW Development.	Existing impervious loss to			
2)	ReDevelopment:	Existing impervious of <u>15°</u>	½ I or more (Go to step 2B)		
3)	Single Lot residential [Development: Single lots	being developed or		
			; and more than 250 sf of		
	•		So to Section 5, Residential		
	Approach, for detailed	criteria and requirments)	•		
Note: All acrades i	used in this worksheet re	fers to areas within the ΙΓ	OA of the Critical Area only 4-	11	

Step2: Calculate the Predevelopment Load (Lpre)

A: New Development

 $L_{pre} = (0.5) (A)$

= (0.5) x 5.60 2.80 lbs/year of total phosphorus

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/yr)

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

B: ReDevelopment:

 $L_{pre} = (Rv) (C.) (A) (8.16)$

Rv = 0.05 + 0.009(lpre) $0.05 + 0.009 \times 5.179 = 0$

L pre = Average annual load of total phosphorus exported from the site prior to development (lbs/year

Rv = Run off coefficient, which expresses the fraction of rainfall which is converted to runoff

I pre = Pre-development (existing) site impervious (i.e., I=75 if the 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

Step3: Calculate the Post-Development Load (Lpost)

A: **New Development and Redevelopment:**

Lpost (Rv) (C.) (A) (8.16)

Rv 0.50 + 0.009 (lpost)

Where:

0.05 + 0.00951.79 **= 0.52**

Lpost 0.52 x 0.30 x 5.60x 8.16

> 7.075 lbs/year of total phosphorus 1.13

Average annual load of total phosphorus exported from the site L post post-develpoment (lbs/year

Rv Run off coefficient, which expresses the fraction of rainfall which is converted to runoff

Post-development (proposed) site impervious (i.e., I=75 if the site is I post 75% impervious)

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

Α Area of the site within the Critical Area IDA (acres)

8.16 Includes regional constants and unit conversion factors

Step4: Calculate the Pollutant Removal Requirment (RR)

RR L post - (0.90) (Lpre)

7.07 - 0.90 x 2.80

4.55 lbs/year of total phosphorus

461

Where: RR Pollutant removal requirement (lbs/year)

> L post = Average annual load of total phosphorus exported from the site prior to development (lbs/year

> L pre Average annual load of total phosphorus exported from the site prior to development (lbs/year

DMS & Associates

P.O. Box 80 Centreville, MD 21617 Phone: (443) 262-9130 Fax: (443) 262-9148

Fax

To: (RITIL) AREAS COMM. Attn: LET AND
Fax No.: 410-974-5339
From: Tom DAVIS Date: 3-5-07
Number of Pages (not including this cover)
Re: MD GENERAL/Wilson/Cozuti
Comments Lot Anno - I Have Run
Ité numbers u/ A portion or
- 1 TTE BRAINING TO A DOLL
pond. Plassa Riview & U/
To Discuss.
100

DMS & Associates

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

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SCALF
DA IN C.A. TO DOCKET POND = 0.6/AC = 11% ANDA OF BUILDING THIT Drains TO SF = 0,14 Ac = 2.5% ANDA DIRECTLY TO POND = 0.47 AC = 8.4% POILUTANTS Removed DA TO pond # 2
(7.07)(0.50)(0.025) = 0.08816 (7.07-0.088)(0.25)(0.025) = 0.04416 (7.07)(0.50)(.084) = 0.254
TOTAL From pocket pond - 0.431/6
DA TO MULTIPLE 10-0 = 4,99 AL = 0.89 => 39% ARBA TO SAND FILTURES = 1.36 AC = 24.3% ARBA DIRECTLY TO MULTIPLE 10-0 = 3.63 AC = 64.8% (7.67) (0.50) (.243) = 0.85916
(7.67-0.859) (0.33) (,243) = 0.498 16
(7.07)(0.65)(.648) = 2.98 1/2 TOTAL ROMOVES = 4.76 1/5
TOTAL REPOVERS TO BE REMOUSED = 4.55 16

DMS& Associates

P.O. Box 80 Centreville, MD 21617 Phone: (443) 262-9130 Fax: (443) 262-9148

Fax

Toi (e, tiu) Aes45 Comm Attn: Let Anné
Fax No.: 410-974 - 5338
From: Jon David Date: 3-5-07
Number of Pages 5 (not including the
Re: MI) GENERAL/ Ricce + City Wilson/ Cost
Comment Lot Anne - F Hus RE RUN
THE CALCULATIONS OF THE 5.6 Act
ALST WITHIN THE CRITICAL ARMS ALL
REVIEW & UIL ME TO DISCUSS.
THANKS
10 m

Mar. 5. 2007 7	:47AM DMS & ASSOC.		No. 9083 P. 2
WORKS	SHEET A: Standard Appl	ication Process	
	Calculate Pollutant Remo	val Paguirments	
Project Name:	MD GENERAL/RICK & KAY WI		Joto: Mar 07
	+ CEPUTT SITE	LBON	Date: Mar-07
Step1: Cal	culate Existing and Proposed	Site Impervious	
A:	Calculate Percent Impervious	ness	
1)	Site Area within the Critical Area		es
2)	Site ImperviousSurface Area, Ex	kisting and Proposed (See table 4.1 for details)	
	(a) Existing (acres)	(b) Propos	sed (acres)
Roads	•		
Parking lots	· · · · · · · · · · · · · · · · · · ·		
Driveways			
Sidewalks/paths			· · · · · · · · · · · · · · · · · · ·
Rooftops			
Decks			· · · · · · · · · · · · · · · · · · ·
Swimming pools/pon			
Other	0.29	·····	2.9
Impervious Surface A	Area 0.29	,	2.9
		Channel Credit Area =	0
	T	otal Prop. Impervous=	2.9
3) Impervio	ousness (I)	•	• •
Existing Imp	perviouness, I pre	= Impervious Surfac	e area / Site Area
		= (Step 2a)/ (Step1)	
1		= 0.29 / 5.6	
3		= 5.179 %	
Proposed In	mperviouness, I post	= Impervious Surfac	a aroa / Sita Araa
		= (Step 2a)/ (Step1)	c area / Oile Area
•		= 2.9 / 5.6	•
		= 51.79 %	·
D D C D		· · · · · · · · · · · · · · · · · · ·	
	Development Category (circle) New Development: Existing im	pervious less then <u>15%</u> I((Go to step 2A)
<u>.</u>		pervious of <u>15%</u> I or more (
3) S	Single Lot residential Developme	nt Single late being dayala	and or
ir	mproved; single family residentia	il development: and more th	pou or nan 250 ef of
ir	npervious area and associated (disturbance (Go to Section	5 Residential
	pproach, for detailed criteria and	requirments)	y, residential
•			
Note: All acrages use	d in this worksheet refers to area	as within the IDA of the Criti	cal Area only 4-1

Step2: Calculate the Predevelopment Load (Lpre)

A: New Development

L pre =
$$(0.5) (A)$$

= $(0.5) \times \frac{5.60}{2.80}$ lbs/year of total phosphorus

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

B: ReDevelopment:

- $L_{pre} = (Rv) (C.) (A) (8.16)$
- Rv = 0.05 + 0.009(lpre) $0.05 + 0.009 \times 5.179 \bigcirc 0$
- L pre = Average annual load of total phosphorus exported from the site prior to development (lbs/year
- Rv = Run off coefficient, which expresses the fraction of rainfall which is converted to runoff
- Pre-development (existing) site impervious (i.e., I=75 if the site is 75% impervious)
- 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

Step3: Calculate the Post-Development Load (Lpost)

A: New Development and Redevelopment:

Lpost = (Rv)(C.)(A)(8.16)

Rv = 0.50 + 0.009 (lpost)

= 0.05 +0.009 <u>51.79</u> = **0.52**

Lpost = $0.52 \times 0.30 \times 5.60 \times 8.16$ =

= 7.075 lbs/year of total phosphorus

Where:

Average annual load of total phosphorus exported from the site post-development (lbs/year

Rv = Run off coefficient, which expresses the fraction of rainfall which is converted to runoff

Post-development (proposed) site impervious (i.e., I=75 if the site is 75% impervious)

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

Step4: Calculate the Pollutant Removal Requirment (RR)

RR = L_{post} - (0.90) (Lpre)

7.07 - 0.90 x 2.80

= 4.55 lbs/year of total phosphorus

Where:

RR = Pollutant removal requirement (lbs/year)

L post = Average annual load of total phosphorus exported from the site prior to development (lbs/year

L pre = Average annual load of total phosphorus exported from the site prior to development (lbs/year

DMS & Associates

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

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	1-yours
	1.741 Ac
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5.6 Ac	Z.9 Ac
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	2 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)
moves = (7.0716)(0	1.50)(0.27) = 0.95/6
Drains Directly to	TX= ANLTIPLE
Git THE SAND FIL	7795)
	10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
POLLUTANTS Rimovon	= 4.72 /bs
CIS TEEMOURE TEEGOTILA	7,55 /65
10,490-6901	1 1 1 1 1 1 1 1 1 1
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	DRAINS 70 SAND 27% DRAINS 70 MOVED = (7.07/6)(0 MOVED = (7.07/6)(0 MOVED = (7.07/6)(0 MOVED = (7.07/6)(0 MOVED = (7.07)(0 MOVED = (7.07)(0 MOVED = (7.07)(0 MOVED = (7.07)(0

Step5: 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	(Lpost) X	(BMP re) X	(% DA Served)	=	
P-4	7.07	65	90	=	4.14 (lbs/year)
				=	(lbs/year)
				=	(lbs/year)
				=	(lbs/year)
Load Removed, LR (total)		.=	4.14 (lbs/year)		
Pollu	tant Removal Re	equired,RR (fi	rom step 4)	=	4.55 (lbs/year)

Load removed, LR

Annual total phosphorus removed By the Proposed BMP's

(lbs/year

L post

Average annual load of total phosphorus exported from the site

prior to develpoment (lbs/year

BMP re

BMP removal efficiency for total phophorus Table 4.8 (%)

% DA Served

Fraction of the site area with in the critical area IDA served by

the BMP(%)

RR .

Pollutant removal requirement (ibs/year)

If the Load Removed is equal to or greater than the Pollutant Removal Required Computed In step 4, then the on-site BMP complies with the 10% Rule.

Has the RR (pollutant removal requirment) been met?

No

REMAINING WATER QUALITY MEASURES TO BE MET BY CONSTRUCTION OF SWM FACILITES IN SERIES AHEAD OF THE PRIMARY WATER QUALITY POND. MEASURES INCLUDE SAND FILTERS AND PLANTING OF ADDITIONAL TREES.

Step5:	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	(Lpost) X	(BMP re) X	(% DA Served)	=	
P-4	7.07	65	90	=	4.14 (lbs/year)
				=	(lbs/year)
				=	(lbs/year)
	·			=	(lbs/year)
Load Removed, LR (total)			=	4.14 (lbs/year)	
Pollutant Removal Required,RR (from step 4)			=	4.55 (lbs/year)	

Where:

Load removed, LR Annual total phosphorus removed By the Proposed BMP's

(lbs/vear

Average annual load of total phosphorus exported from the site L post

prior to develpoment (lbs/year

BMP re BMP removal efficiency for total phophorus Table 4.8 (%)

% DA Served Fraction of the site area with in 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 Required Computed in step 4, then the on-site BMP complies with the 10% Rule.

Has the RR (pollutant removal requirment) been met? No

REMAINING WATER QUALITY MEASURES TO BE MET BY CONSTRUCTION OF SWM FACILITES IN SERIES AHEAD OF THE PRIMARY WATER QUALITY POND. MEASURES INCLUDE SAND FILTERS AND PLANTING OF ADDITIONAL TREES.

DMS & Associates

P.O. Box 80 Centreville, Maryland 21617

JOB	
SHEET NO.	OF
CALCULATED BY	DATE
CHECKED BY	DATE

Phone: (443) 262-9130 DA IN C.A. TO POCKOT POND = 0.6/AC = 1/90
ANDA OF BUILDING THAT DIMINS TO SF = 0,14/Ac = 2.5%
ANDA DIRECTLY TO POND = 0.47 Ac = 8.4%
POILUTANTS Removed DA TO pond # Z (7,07)(0.50)(0.025) = 0.088 1b (7.07-0,038) (0,25) (0,025) = 0.044 10 (7.07)(0.50)(.084) = 0.294TOTAL From NOCKET ROAD - 0.431/6 DA TO MULTIPLE PORT = 4.99 Ac = 0.39 =7 89% ARGA TO SAND FILTONS = 1.36 Ac = 24.396 ARGA DIRECTLY TO MULTIPLE PORT = 3.63 Ac = 64.8% (7.07) (0.50) (.243) = 0.859/6 (7.07-0.859) (0.33) (,243) = 0.498 16 7.07)(0.65)(,648) = 2.98 1/6 TOTAL TO multiples 10-d = 4,337 767AL Romord = 4,76 1/6 TOTAL REPOVICED TO BE REMOVED = 4.55 /6

IV Drainage Area Map

Robert L. Ehrlich, Jr.

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/

December 13, 2006

Mr. Steve Cohoon
Department of Planning and Zoning
Queen Anne's County
160 Coursevall Drive
Centreville, MD 21617

Re: File MASP #04-06-11-0008-C - Project: MD General Land Co., LLC.

Dear Mr. Cohoon:

I have reviewed the submitted site plan and related documents for the above referenced project. The site consists of 8.867 acres± with 3.4 acres± within the Critical Area. Currently, the Critical area portion of the site consists of 0.5 acres± of Intensely Developed Area (IDA) and 2.9 acres± Limited Development Area (LDA). The site may be further referenced on Queen Anne's County Tax Map 57, Grid 10, Parcels 155,469, and 485 Lot 2.

At its meeting of November 1, 2006, the State of Maryland Critical Area Commission concurred with the Chairman's determination that the above referenced request for growth allocation qualifies as a refinement to the Queen Anne's County Critical Area Program. The LDA Critical Area designation of the MD General Land Company site will be changed IDA. This will only occur after the Queen Anne's County Commissioners award final approval for the growth allocation.

The Commission placed a condition on the growth allocation requiring a total of at least 400 trees and shrubs to be present on the site after the site is developed. Since the site has been reconfigured after the conceptual plan was submitted, the Commission requires that the engineer submit new calculations to determine conformance with the ten percent pollution reduction requirement for the site. All other environmental studies performed to date are sufficient.

Thank you for the opportunity to comment on this site plan. If you have any questions or concerns, please contact me directly at (410) 260-3476.

Best regards,

Chris Clark

Natural Resources Planner

cc: QC498-05

Robert L. Ehrlich, Jr. Governor

Michael S. Steele



Martin G. Madden

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/

October 2, 2006

Mr. Paul Comfort, County Administrator County Administrators Office Queen Anne's County 107 North Liberty Street Centreville, MD 21617

Re: Growth Allocation Request; Tax Map 57, Parcel 155, Lot 2 (MD General Land)

Dear Mr. Comfort:

Commission staff is in receipt of your request for the Critical Area Commission to review the County's request to use growth allocation for the above referenced property. The purpose of the growth allocation is to change the Critical Area designation of 2.904-acres of Limited Development Area (LDA) to Intensely Developed Area (IDA).

At this time, Commission staff has determined that the following information is necessary in order for the submittal to be accepted for processing. Please provide the Commission with the following items for review:

- Please provide documentation regarding the required standards for locating new intensely developed areas as outlined in the Queen Anne's County Critical Area Program, Natural Resources Article Title 8 1801.1(c), and COMAR 27.01.02.06.B. Please note that in the spring of 2006 legislation was passed that clarified the authority of the Commission regarding program changes. See copy of attached Senate Bill 751.
- Please provide a conceptual stormwater plan with 10% calculations for review.
- Please provide a copy of the County's Critical Area Map with the area of the requested growth allocation highlighted.

MD General Land Growth Allocation 10/2/2006 Page 2

Upon receipt and staff review of this additional information, you will be notified if the submittal is complete or not. If the submittal is complete, the Chairman will make an amendment or refinement determination within 30 days, and Commission staff will notify you of his determination and the procedures for review by the Critical Area Commission.

If you have any questions, please call me at (410) 260-3476.

Best regards,

Chris Clark

Natural Resources Planner

cc: Ms. Faith Elliott-Rossing, QAC Planning Director

Mr. Steve Cohon, QAC Deputy Planning Director

Mr. Joseph Stevens, Esquire

Mr. Thomas Davis, Davis, Moore, Shearon & Associates

Robert L. Ehrlich, Jr. Governor

Michael S. Steele Lt. Governor



Martin G. Madden Chairman

Ren Serey
Executive Director

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

June 14, 2006

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

RE: File GA#04-06-05-0013-C - Project: MD General Land

Growth Allocation Petition

Dear Ms. Spinelli:

I have reviewed the documents related to the proposal to designate 2.904 acres of Queen Anne's County Tax Map 57, Grid 10, Parcels 155, Lot 2 and Parcels 469, and 485 from Limited Development Area (LDA) to Intensely Developed Area (IDA).

The site plan for this project has been reviewed and comments submitted to the Queen Anne's County Planning office regarding the project scope and intent of the applicant. A portion of the project site lies within the Critical Area and is designated LDA. In order for the applicant to proceed with the site as designed, an award of growth allocation must be made from the County to designate a portion of this property to IDA.

If an award for growth allocation is granted by the County for this project, the Critical Area Commission will require the applicant to comply with all applicable regulations related to the use and development regulations in intensely developed areas as outlined in the Queen Anne's County Land Use Code under 14:1-37, 18-1-143(c)(6) and COMAR 27.01.02.03 as well as provide all required application package requirements. Any existing protected afforestation areas on the site may not be altered or eliminated.

Thank you for the opportunity to comment on this growth allocation request. If you have any questions or concerns, please contact me directly at (410) 260-3476.

Chris Clark

Best regards

Natural Resources Planner

cc: QC498-05

Robert L. Ehrlich, Jr. *Governor*

Michael S. Steele



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/

April 27, 2006

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

RE: File CP #04-06-03-0002-C Project Name: Maryland General Land Company, LLC

Dear Ms. Spinelli:

Pursuant to your request, I have reviewed the documents related to the proposal to construct six commercial buildings referenced on Queen Anne's County Tax Map 57, Block 10, Lot 7, Parcels 155, 469, and 485. The subject property is reported to be 8.87± acres in size. Approximately 3.94± acres rest within the Critical Area. Of this 1.036 acres is designated IDA Intensely Developed Area (IDA) and 2.904 acres Limited Developed Area (LDA). Growth allocation was previously allotted on this site to provide for a stormwater management easement. Proposed impervious surface depicted on the concept plan provided would require the applicant to pursue growth allocation in order to reclassify the remainder of the LDA portion of the property within the Critical Area to an Intensely Developed Area (IDA). Commission staff has reviewed the information provided and we have the following comments:

- 1. The project will require the use of growth allocation to change its designation to IDA. All IDA requirements must be addressed at the time of development. These include the requirements in the Queen Anne's County Land Use Code under 14:1-37, 18-1-143(c)(6) and COMAR 27.01.02.03 as well as provide all required application package requirements.
- 2. In order to request and receive growth allocation, the applicant will be bound by the requirements set forth by the Queen Anne's County Critical Area growth allocation procedures and requirements as outlined in § 14:1-76 and § 14:1-77.

- 3. The applicant should be made aware of the potential difficulty meeting the 10% pollutant reduction requirement on site when impervious coverage is intended to be 70% (i.e., treatment of off-site runoff may be needed). It appears the site will share an existing stormwater pond serving Lot 6 that is also intended to serve Lot 2 which is subject to a separate growth allocation request. Future site revisions should include the engineered capacity of the basin and the calculated pollutant removal load capability in order to meet the 10% requirement. Conceptual design should also take into account the conceptual impacts to stormwater and its affect on the pollutant removal requirement. The Commission is concerned as the project 'builds out" of the potential for the applicant's need to redesign or modify the stormwater loading capability of the pollutant removal requirement after the fact. The Commission would like to review the stormwater plan with the applicant and the County stormwater engineer.
- 4. Impacts to non-tidal wetlands and their buffers should be outlined and avoided. Please show the required 25-foot buffer adjacent to the nontidal wetlands. Parking east of Building C appears to encroach on the buffer.
- 5. There appears to be room on the site to minimize the impacts to the Critical Area. Specifically, the area west of Building E could be used to expand the proposed protected afforestation.
- 6. A letter from DNR's Heritage Program should accompany any future submittals.
- 7. The issue of hydric soils on the site requires the applicant to obtain a JD for the property.

Thank you for the opportunity to comment on this concept plan. If you have any questions or concerns, please contact me at (410) 260-3476.

Best regards,

Chris Clark

Natural Resources Planner

cc: QC 165-06

QC498-05 MD General Land Site Plan (2 of 2)

MSA-S-1829-5122

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MAJOR SITE PLAN

PROPOSED COMMERCIAL BUILDINGS ON THE LANDS OF

MARYLAND GENERAL LAND COMPANY, LLC

FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND PREPARED FOR: MARYLAND GENERAL LAND CO., LLC

STATEMENT OF PURPOSE AND INTENT

155 OF THE LANDS OWNED BY MARYLAND GENERAL LAND COMPANY, LLC. LOT 2 IS LOCATED ON THE SOUTH SIDE OF U.S. ROUTE 50/301, JUST WEST OF SHAMROCK ROAD IN CHESTER. THIS SITE CURRENTLY CONTAINS 3.94 ACRES OF UPLAND AREA, 1.036 ACRES OF CRITICAL AREA -IDA AND 2.904 ACRES OF CRITICAL AREA -LDA. GROWTH ALLOCATION IS CURRENTLY BEING SOUGHT TO CHANGE THE 2.904 ACRES OF LDA TO IDA, THEREFORE ELIMINATING ALL LDA DESIGNATED LANDS AND CONVERTING THEM TO IDA. THE INITIAL PUBLIC HEARING FOR GROWTH ALLOCATION WAS HELD ON JULY 13, 2006. ON SEPTEMBER 5, 2006, THE COUNTY COMMISSIONERS HELD A MEETING TO REVIEW THE APPLICATION AND APPROVED THE REQUEST. SUBSEQUENTLY, THE CRITICAL AREA COMMISSION HELD A HEARING ON OCTOBER 18, 2006 AND RECOMMENDED APPROVAL FOR GROWTH ALLOCATION TO THE COUNTY COMMISSIONERS. THE SITE STATISTICS BELOW ARE BASED UPON THE SUCCESSFUL ACQUISITION OF GROWTH ALLOCATION AND CONVERSION OF LDA DESIGNATED LANDS TO IDA AND THE AMENDMENT INTO THE COMPREHENSIVE MASTER PLAN FOR WATER AND SEWER.

NOTE: THIS PLAN NULLIFIES AND SUPERSEDES THE SITE PLAN FOR BUILDINGS A AND B (4000 SQ, FT, AND 2470 SQ, FT., RESPECTIVELY). THE MINOR SITE PLAN

TO AWARD THE REQUEST BY MARYLAND GENERAL LAND CO., LLC FOR CRITICAL AREA GROWTH ALLOCATION FOR THE CONVERSION OF 2.904

S CONSISTENT WITH RENDERINGS PREVIOUSLY PRESENTED TO PLANNING COMMISSION FOR CONCEPT PLAN APPROVAL: THE FOREST CONSERVATION THAT WAS APPROVED AS PART OF THE ORIGINAL SUBDVISION PLAN OF THE PROPERTY IS ACHIEVED ON-SITE. THOUGH MAY BE RECONFIGURED AS NECESSARY WITH SITE DESIGN;

4. THE PROPERTY DEVELOPMENT DESIGN WILL LIMIT THE IMPERVIOUS SURFACE AS NECESSARY TO ACHIEVE

THIS SITE'S PHYSICAL ADDRESS IS 211 SHAMROCK ROAD, CHESTER, MARYLAND, 21619. IT IS LOCATED ON KENT ISLAND ON THE SOUTH SIDE OF U.S. ROUTE 50/301. ON THE WEST SIDE OF SHAMROCK ROAD

2. FOR DEED REFERENCE SEE LIBER S.M. 710/741.

3. THE PROPERTY LINE INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A PLAT OF SUBDIVISION ENTITLED, "ADMINSTRATIVE PLAT OF LOTS 2 AND 3 ON THE LANDS OF MARYLAND GENERAL LAND COMPANY, LLC" PREPARED IN MAY OF 2000, AND RECORDED JULY 26. 2001, AMONG THE LAND RECORDS OF QUEEN ANNE'S COUNTY, MARYLAND, IN PLAT BOOK 30, PAGES 68A THROUGH 68E.

4. TOPOGRAPHICAL CONTOURS AND EXISTING IMPROVEMENTS SHOWN HEREON ARE RESULT OF A FIELD RUN TOPOGRAPHICAL SURVEY PREPARED BY LAND TECH, INC. IN APRIL OF 2005.

5. THE CURRENT ZONING CLASSIFICATION IS TOWN CENTER (TC).

6. LOT 2 IS CURRENTLY BISECTED BY THE CHESAPEAKE BAY CRITICAL AREA, WITH 3.94 ACRES IN THE CRITICAL AREA (1.036 AC.=IDA, AND 2.904 AC.=LDA) AND 4.93 ACRES IN THE UPLAND AREA. GROWTH ALLOCATION IS CURRENTLY BEING SOUGHT FOR CHANGE OF LDA

7. A PORTION OF THE MAJOR SITE PLAN AREA LIES WITHIN THE 100 YEAR FLOODPLAIN AS BASED ON FIELD RUN TOPOGRAPHY IN 2004 AND THE FEMA PANEL NO. 240066 0046 C. RELIEF FOR THE PLACEMENT OF FILL WITHIN THE 100-YEAR FLOODPLAIN WAS GRANTED IN ACCORDANCE WITH CASE #V-110014.

8. SOILS SHOWN HEREON ARE FALLSINGTON SANDY LOAM (FdA), MATTAPEX SILT LOAM (MtA), AND OTHELO SILT LOAM (Ot) AND HURLOCK SILT LOAM (Hr) AS SCALED FROM SOILS SURVEY MAP NO. 31 FOR QUEEN ANNE'S COUNTY PREPARED IN 1994. 9. THE NONTIDAL WETLANDS SHOWN WERE FIELD DELINEATED BY McCARTHY AND ASSOCIATES, INC. IN APRIL OF 2000. A PERMIT TO DISTURB NONTIDAL WETLANDS HAS BEEN ISSUED TO ALLOW CONSTRUCTION OF THE ACCESS ROAD. SEE PERMIT

10. THE SITE IS SERVED BY THE QUEEN ANNE'S SANITARY DISTRICT SUBDISTRICT 'G' LOCATED IN THE CHESTER AREA. PUBLIC SEWER WILL BE UTILIZED FOR SEWAGE DISPOSAL. PUBLIC WATER WILL EXTEND TO THE SITE TO SUPPLY POTABLE WATER TO THE PROPOSED BUILDINGS ON SITE.

11. FOREST CONSERVATION REQUIREMENTS HAVE BEEN MET WITH THE PROPOSED AFFORESTATION AREAS AS SHOWN ON THE SITE PLANS AND BY PROVIDING A FEE IN LIEU OF PROVIDING ON OR OFF SITE FOREST CONSERVATION FOR THE REMAINING AREA OF REQUIRED FOREST OCNSERVATION

12. THE HEIGHT OF THE PROPOSED BUILDINGS IS NOT TO EXCEED THE PERMITTED HEIGHT OF 45'. PROPOSED BUILDING HEIGHTS: BUILDINGS A & B = 35, AND BUILDINGS C - F = 43

13. THE BUILDING RESTRICTION LINE REQUIREMENTS AS TAKEN FROM SECTION 18-1-28 OF THE COUNTY CODE ARE AS FOLLOWS: 35' FRONT SETBACK (SHAMROCK ROAD) 50' FRONT SETBACK (U.S. RT. 50/301)

10' SIDE YARD SETBACK

10' REAR YARD SETBACK

NOTE: THE SITE STATISTICS GENERATED BELOW ARE BASED UPON THE LDA PORTION OF THE CRITICAL BEING AWARDED GROWTH ALLOCATION BY THE CRITICAL AREA COMMISSION AND THE PLANNING COMMISSION AND ITS DESIGNATION BEING

CHANGED FROM LDA TO IDA. CURRENT USE - VACANT (AGRICULTURAL)

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PROPOSED USE — COMMERCIAL OFFICES GROSS AREA OF LOT 2 TOTAL AREA IN RESOURCE PROTECTION:	= 386,191.0 (8.866 ac.±) = 1,351 Acres		
	<u>UPLAND</u>	CRITICAL AREA-IDA	TOTAL UPLAND & CRITICAL AREAS
GROSS SITE PLAN AREA IN UPLAND GROSS SITE PLAN AREA IN CRITICAL AREA (IDA) BASE SITE AREA AREA IN BUFFERYARDS AREA MTHIN 100 Yr. FLOODPLAIN AREA MTHIN RESOURCE PROTECTION	$= 214,572.8 \text{ sq. ft.} \pm (4.930 \text{ oc.} \pm)$	=171,618.2 sq. ft. \pm (3.936 oc. \pm) =171,618.2 sq. ft. \pm (3.936 oc. \pm) = 7,914 sq. ft. \pm (0.181 oc. \pm) = 42,698 sq. ft. \pm (0.980 oc. \pm) = 7,017 sq. ft. \pm (0.161 oc. \pm)	= 386,191 sq. ft. \pm (8.866 oc. \pm) = 12,145 sq. ft. \pm (0.278 oc. \pm) = 57,294 sq. ft. \pm (1.315 oc. \pm) = 28,797 sq. ft. \pm (0.661 oc. \pm)
MAXIMUM FLOOR AREA ALLOWED (40%) FLOOR AREA (EXISTING) FLOOR AREA (PROPOSED- BLDGS. A,B,C,D,E,& F) FLOOR AREA (TOTAL)	= $85,829.1$ sq. ft. \pm (1.970 oc. \pm) = 0 sq. ft. \pm (0.000 oc. \pm) = 52,579 sq. ft. \pm (1.207 oc. \pm) = 52,579 sq. ft. \pm (1.207 oc. \pm)	$ \begin{array}{llllllllllllllllllllllllllllllllllll$	=154,476.4 sq. ft. \pm (3.546 ac. \pm) = 0 sq. ft. \pm (0.000 ac. \pm) = 78,124 sq. ft. \pm (1.793 ac. \pm) = 78,124 sq. ft. \pm (1.793 ac. \pm)
MAXIMUM IMPERVIOUS AREA ALLOWED (80%) MAXIMUM IMPERVIOUS AREA ALLOWED (80%)	= 171,658.2 sq. ft. \pm (3.941 oc. \pm)	=137,294.6 sq. ft. \pm (3.152 oc. \pm)	= $308,979.8 \text{ sq. ft.} \pm (7.093 \text{ oc.} \pm)$
IMPERVIOUS AREA WITHIN BUFFERYARD (Existing and Proposed)	= $0,000$ sq. ft.± $(0.000 \text{ oc.}\pm)$	= 318 sq. ft. \pm (0.007 oc. \pm)	= 318 sq. ft. \pm (0.007 oc. \pm)
IMPERVIOUS AREA (EXISTING) IMPERVIOUS AREA (PROPOSED) IMPERVIOUS AREA (TOTAL)	= 7,284 sq. ft. \pm (0.167 oc. \pm) = 115,710 sq. ft. \pm (2.656 oc. \pm) = 122,994 sq. ft. \pm (2.824 oc. \pm)	= 12,896 sq. ft. \pm (0.296 oc. \pm) = 62,956 sq. ft. \pm (1.445 oc. \pm) = 75,852 sq. ft. \pm (1.741 oc. \pm)	= 20,180 sq. ft. \pm (0.463 ac. \pm) =178,666 sq. ft. \pm (4.103 ac. \pm) =198,846 sq. ft. \pm (4.565 ac. \pm)
LANDSCAPE AREA (REQUIRED) LANDSCAPE AREA (EXISTING) LANDSCAPE AREA (PROPOSED)	= $42,914.4$ sq. ft. \pm (0.985oc. \pm) = $207,288.8$ sq. ft. \pm (4.759 oc. \pm) = $91,578.8$ sq. ft. \pm (2.102 oc. \pm)	= $34,323.6 \text{ sq. ft.} \pm (0.788 \text{ oc.} \pm)$ = $158,722.2 \text{ sq. ft.} \pm (3.644 \text{ oc.} \pm)$ = $95,766.2 \text{ sq. ft.} \pm (2.198 \text{ oc.} \pm)$	= 77,238 sq. ft. \pm (1.773 oc. \pm) = 366,011 sq. ft. \pm (8.403 oc. \pm) = 187,345 sq. ft. \pm (4.301 oc. \pm)

PREST PROTECTION CALCULATIONS 18:1-66

= 0.62 Acres AREA OF FOREST TO BE CLEARED = 0.12 Acres = 0.50 Acres

BASE SITE CALCULATIONS

BASE SITE AREA OF ENTIRE LOT 2 - UPLAND AREA GROSS SITE AREA OTHER ZONES CRITICAL AREA — IDA = 4.930 acres RESOURCE PROTECTION LAND ON LOT 2 RESOURCE RESOURCE OPEN SPACE RATIO RESOURCE LAND PROTECTION LAND PROTECTEO WOOOLANOS 1.00 0.50 acres 0.50 acres TOTAL LANG IN RESOURCE 0.50 ocres TOTAL RESOURCE PROTECTION LAND 4.930 ocres (214,572.8 sq. ft.) LANDSCAPE SURFACE RATIO (LSR) X 0.20 REQUIREO LANOSCAPE SURFACE = 0.985 ocres (42,914.4 sq. ft.) MINIMUM LANOSCAPE SURFACE AREA = 1.19 acres (51,835.9 sq. ft.) BASE SITE AREA FLOOR AREA RATIO (FAR) MAXIMUM FLOOR AREA ALLOWED = 1.970 ocres (85,828.7 sq. ft.) BASE SITE AREA 4.930 acres MINIMUM LANDSCAPE SURFACE AREA - 0.985 ocres MAXIMUM IMPERVIOUS AREA ALLOWEO = 3.736 gcres (162.736.9 sg. ff

BASE SITE AREA OF ENTIRE LOT 2 - C	RITI	CAL A	REA -	IDA
GROSS SITE AREA OTHER ZONES UPLANO AREA CHESAPEAKE BAY CRITICAL AREA — LOA BASE SITE APEA		8.870 0.000 4.930 2.904	ocres ocres ocres	

RESOURCE PROTECTION LAND ON LOT 2 RESOURCE RESOURCE OPEN SPACE RATIO RESOURCE LAND PROTECTION LAND NONTIOAL WETLANDS 1.00 0.00 acres TOTAL LAND IN RESOURCE 0.00 acres TOTAL RESOURCE PROTECTION LAND DETERMINATION OF SITE CAPACITY OF ENTIRE LOT 2 - CRITICAL AREA 1.036 acres (45,140.3 sq. ft.)

LANOSCAPE SURFACE RATIO (LSR) X 0.20 REQUIRED LANOSCAPE SURFACE = 0.207 ocres (9.028.1 sq. ft.) MINIMUM LANOSCAPE SURFACE AREA = 0.207 ocres FLOOR AREA RATIO (FAR) X 0.40 MAXIMUM FLOOR AREA ALLOWEO = 0.415 acres (18,056.12 sq. ft. BASE SITE AREA 1.036 acres MINIMUM LANDSCAPE SURFACE AREA - 0.207 ocres

BASE SITE AREA OF ENTIRE LOT 2 - CRITICAL AREA - LDA GROSS SITE AREA UPLANO AREA: CHESAPEAKE BAY CRITICAL AREA- IOA = 1.036 ocres RESOURCE PROTECTION LAND ON LOT 2 RESOURCE RESOURCE OPEN SPACE RATIO RESOURCE LAND PROTECTION LAND NONTIDAL WETLANDS 1.00 0.161 acres 0.161 acres TOTAL LAND IN RESOURCE 0.161 ocres

MAXIMUM IMPERMOUS AREA ALLOWEO = 0.829 ocres (36,112.2 sq. ft.)

TOTAL RESOURCE PROTECTION LAND DETERMINATION OF SITE CAPACITY OF ENTIRE LOT 2 - CRITICAL AREA 2.904 ocres (126,477.9 sq. ft.) LANDSCAPE SURFACE RATIO (LSR) X 0.85 REQUIRED LANOSCAPE SURFACE = 2.468 ocres (107,506.2 sq. ft.) MINIMUM LANOSCAPE SURFACE AREA = 2.468 ocres 2.904 acres FLOOR AREA RATIO (FAR) X 0.40 MAXIMUM FLOOR AREA ALLOWEO = 1.161 ocres (50,591.2 sq. ft.) MINIMUM LANDSCAPE SURFACE AREA - 3.349 ocres MAXIMUM IMPERVIOUS AREA ALLOWEO = 0.436 ocres (18,971.7 sq. ft.)

<u>BASE SITE CALCULATIONS</u>

BASE SITE AREA OF LOT 2 <u> CRITICAL AREA — IDA (WITH GROWTH ALLOCATION)</u> THE CALCULATIONS BELOW ASSUME THE REMAINDER OF T CRITICAL AREA IS AWARDED GROWTH ALLOCATION AND REDESIGNATED AS IDA. THESE FIGURES ARE USED IN THE SITE STATISTICS TO ESTABLISH THE SITE'S MAXIMUMS AND GROSS SITE AREA = 8.870 ocres

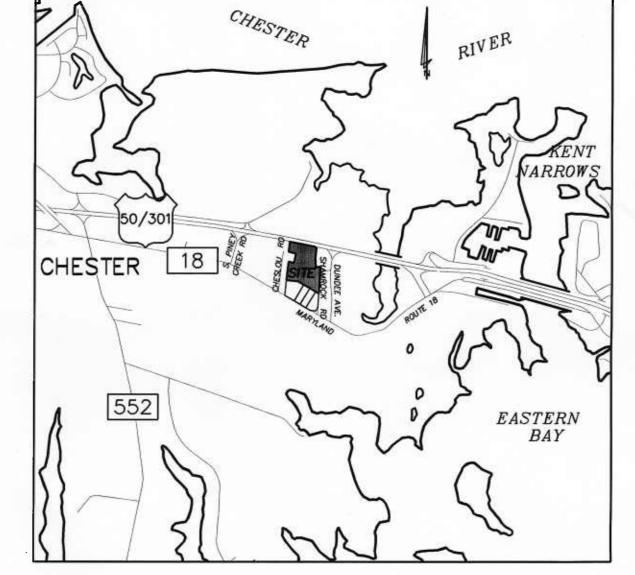
MINIMUMS PERMITTED. OTHER ZONES = 0.000 ocres UPLANO AREA = 4.930 ocres BASE SITE AREA = 3.940 ocres RESOURCE PROTECTION LAND ON LOT 2 OSR LAND PROTECTION LAND RESOURCE

NONTIOAL WETLANDS 1.00 0.161 acres 0.161 acres TOTAL LAND IN RESOURCE 0.161 acres TOTAL RESOURCE PROTECTION LAND DETERMINATION OF SITE CAPACITY OF ENTIRE LOT 2 CRITICAL AREA - IDA (WITH GROWTH ALLOCATION) BASE SITE AREA 3.940 acres (171,618.2 sq. ft.) X 0.20

REQ. LANOSCAPE SURFACE AREA = 0.788 ocres (34,326.6 sq. ft.) BASE SITE AREA X 0.40

MAX. IMPERMOUS = 3.152 ocres (137,291.6 sq. ft.)

= 1,576 acres (68,647.3 sq. ft.)



MARYLAND GENERAL LAND COMPANY, LLC P. O. BOX 142 CHESTER, MD. 21619 PHONE: 410-643-4131

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

= 11.6 OR 12 SPACES

WITH STAINLESS STEEL.

PARKING REQUIREMENTS

BUILDING A - COMMERCIAL USE (SEE SECTION 18:1-83 C.(1)(a): 4060 sq. ft. OF RETAIL FLOOR AREA @ 1 SPACE/350 sq. ft.:

BUILDING B- COMMERCIAL USE (SEE SECTION 18:1-83 C.(1)(0): 4060 sq. ft. OF RETAIL FLOOR AREA @ 1 SPACE/350 sq. ft.: = 11.6 OR 12 SPACES

BUILDING C- RESTAURANT USE (SEE SECTION 18:1-83 C.(10)) THE GREATER OF: 6804 sq. ft. of FLOOR AREA @ 1 SPACE/200 sq.ft. = 34.02 OR 34 SPACES OR: 210 SEATS @ 1 SPACE/3 SEATS AND: 1 SPACE/EMPLOYEE ON LARGEST WORK SHIFT = 20 SPACES TOTAL NUMBER OF SPACES REQUIRED FOR BUILDING C

BUILDING D - COMMERCIAL/RETAIL (SEE SECTION 18:1-83 C.(1)(0)(b) & 18:1-83 C.(1)): 7840 sq. ft. OF RETAIL @ 1 SPACE/350 sq. ft. = 22.4 SPACES 1ST FLOOR: 1960 sq. ft. OF STORAGE @ 1 SPACE/500 sq. ft. = 3.92 SPACES 2ND FLOOR: 9800 sq. ft. OF OFFICE @ 4 SPACE/1000 sq. ft. = 39.2 SPACES TOTAL NUMBER OF SPACES REQUIRED FOR BUILDING D = 65.52 OR 66 SPACES

BUILDING E - "CLUB ONE" COMMERCIAL/RECREATIONAL (SEE SECTION 18:1-83 D.(1): THE GREATER OF: 12,000 sq. ft. of 1ST FLOOR AREA @ 1 SPACE/250 sq.ft. = 48 SPACES AND 12,000 sq. ft. OF 2ND FLOOR AREA @ 1 SPACE/250 sq. ft.= 48 SPACES TOTAL NUMBER OF SPACES USING FLOOR AREA OF BUILDING: = 96 SPACES OR: 1 SPACE/4 PATRONS TO THE MAXIMUM CAPACITY X 304 PEOPLE = 76 SPACES

PLUS 1 SPACE/2 EMPLOYEES ON THE LARGEST WORKSHIFT X 20 EMPLOYEES = 10 SPACES TOTAL NUMBER OF SPACES FOR PATRONS & EMPLOYEES: TOTAL NUMBER OF SPACES REQUIRED FOR BUILDING E IS LARGER OF TWO CALCULATIONS: = 96

BUILDING F - COMMERCIAL/RETAIL (SEE SECTION 18:1-83 C.(1)(a)(b) & 18:1-83 G.(1)): 1ST FLOOR: 7840 sq. ft. OF RETAIL @ 1 SPACE/350 sq. ft. = 22.4 SPACES 1ST FLOOR: 1960 sq. ft. OF STORAGE @ 1 SPACE/500 sq. ft. = 3.92 SPACES 2ND FLOOR: 9800 sq. ft. OF OFFICE @ 4 SPACE/1000 sq. ft. = 39.2 SPACES

TOTAL NUMBER OF SPACES REQUIRED FOR BUILDING F = 65.52 OR 66 SPACES TOTAL NUMBER OF REQUIRED PARKING SPACES: = 342 SPACES (8 HANDICAP REQUIRED) EXISTING NUMBER OF PARKING SPACES: = 0 SPACES (0 HANDICAP) TOTAL NUMBER OF PROPOSED PARKING SPACES: = 343 SPACES (15 HANDICAP)

<u>OFF-STREET LOADING REQUIREMENTS</u>

REQUIRED OFF STREET LOADING (SECTION 18-1-84): LOADING BERTHS REQUIRED FOR 78,124 sq. ft. OF FLOOR AREA: = 2 SPACES NUMBER OF OFF STREET LOADING SPACES PROVIDED:

PLANNING COMMISSION CERTIFICATION

PLANNING COMMISSION CHAIRMAN

DMS & ASSOCIATES, LLC DEPARTMENT OF ENVIRONMENT Q.A. COUNTY DEPT. OF PUBLIC WORKS

Q.A. COUNTY SANITARY DISTRICT THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS

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.

5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH QUEEN ANNE'S

6. 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.

7. 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

8. ALL TRASH, TREES, AND UNDERBRUSH ARE TO BE CLEARED AND REMOVED OFF SITE TO AN APPROVED DUMP SITE BY THE CONTRACTOR.

9. ANY EXCESS EXCAVATED MATERIAL SHALL BE REMOVED OFF SITE BY THE CONTRACTOR OR MATERIAL SHALL BE PLACED ON SITE AS DIRECTED BY THE ENGINEER AND/OR OWNER.

10. ANY EXISTING SURVEY MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.

11. 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

12. 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.

13. 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

14. ALL SEWER VALVES, BOXES AND FRAMES & COVERS SHALL BE SET AND ADJUSTED TO FINISHED GRADE. 15. CONTRACTOR IS TO SCHEDULE A PRECONSTRUCTION MEETING WITH QUEEN ANNE'S COUNTY ENGINEERS AND OTHER INVOLVED PARTIES AT LEAST TWO (2) WEEKS BEFORE CONSTRUCTION.

GALVANIZED STEEL HARDWARE SUPPLIED BY THE MANUFACTURE, INCLUDING BONNET BOLTS ON DIVISION VALVE,

16. CONTRACTOR MUST PROVIDE MONUMENTED SURVEY MARKERS PER PUBLIC WORKS AGREEMENT,

17. THE DEVELOPER SHALL COORDINATE WITH THE COUNTY TO SCHEDULE INSTALLATION OF ALL NECESSARY ROADWAY SAFETY SIGNAGE AND ROAD NAME BLADES. SIGNAGE SHALL BE INSTALLED AT THE START OF CONSTRUCTION AND MAINTAINED BY THE COUNTY THROUGHOUT THE COMPLETION OF THE WORK AT THE EXPENSE OF THE DEVELOPER. THE DEVELOPER SHALL PAY INVOICES UPON RECEIPT FROM THE COUNTY.

18. ALL PVC, PE, AND HDPE PIPE, OTHER THAN PIPE RUNS BETWEEN GRAVITY SEWER MANHOLES, SHALL HAVE A CONTINUOUS, SINGLE STRAND, 8-GAUGE UNCOATED COPPER TRACER WIRE LOCATED BENEATH THE PIPE. THE WIRE SHALL BE STUBBED INTO ALL METER PITS, VACUUM VALVE PITS, CLEANOUTS, AND DIVISION

19. ONCE CONSTRUCTION IS COMPLETE, AS-BUILT PLAN CERTIFICATION SHALL BE SUBMITTED BY EITHER A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MARYLAND TO ENSURE ALL CONSTRUCTION IS IN COMPLIANCE WITH THE SPECIFICATIONS AND APPROVED PLANS.

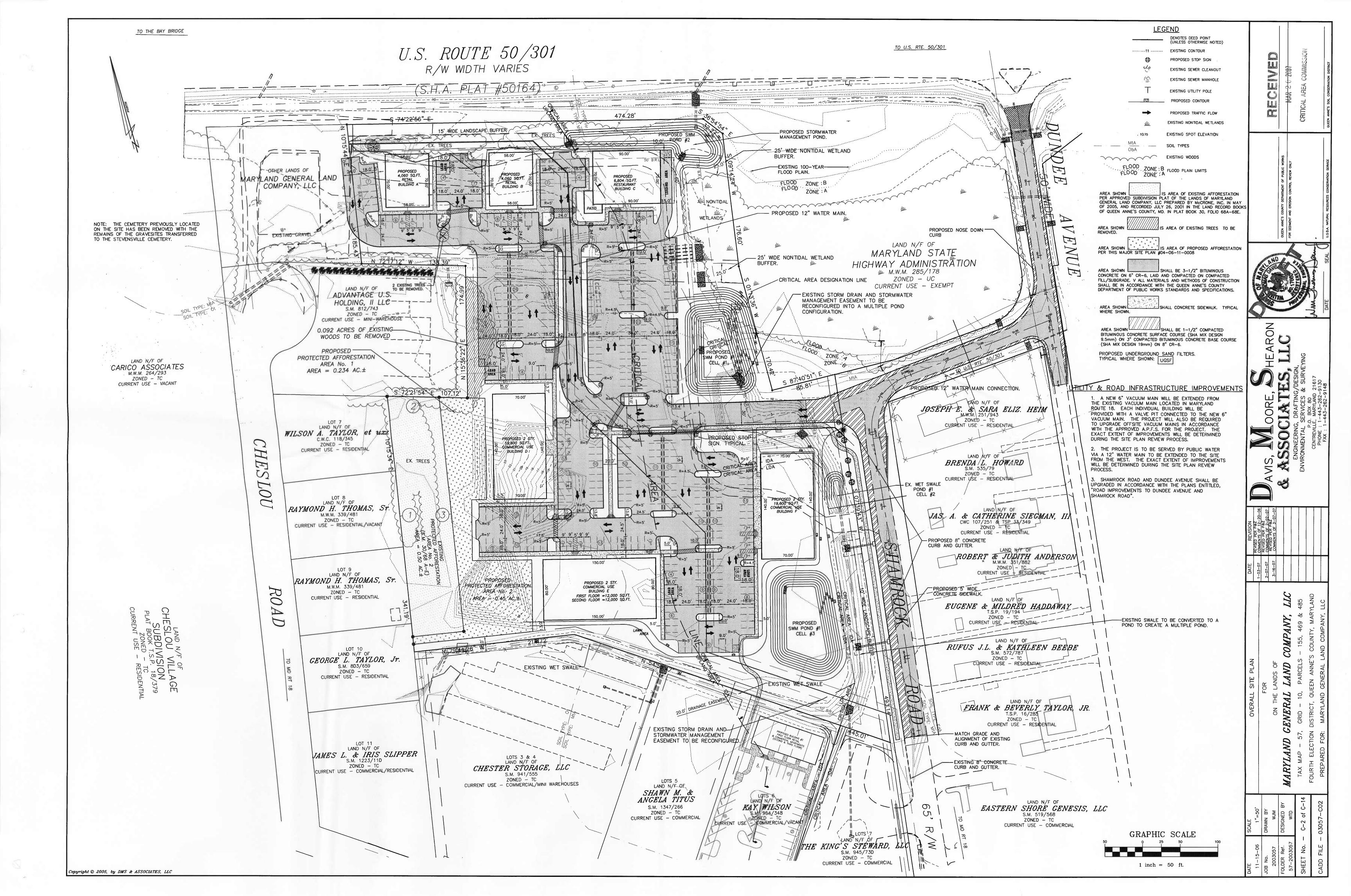
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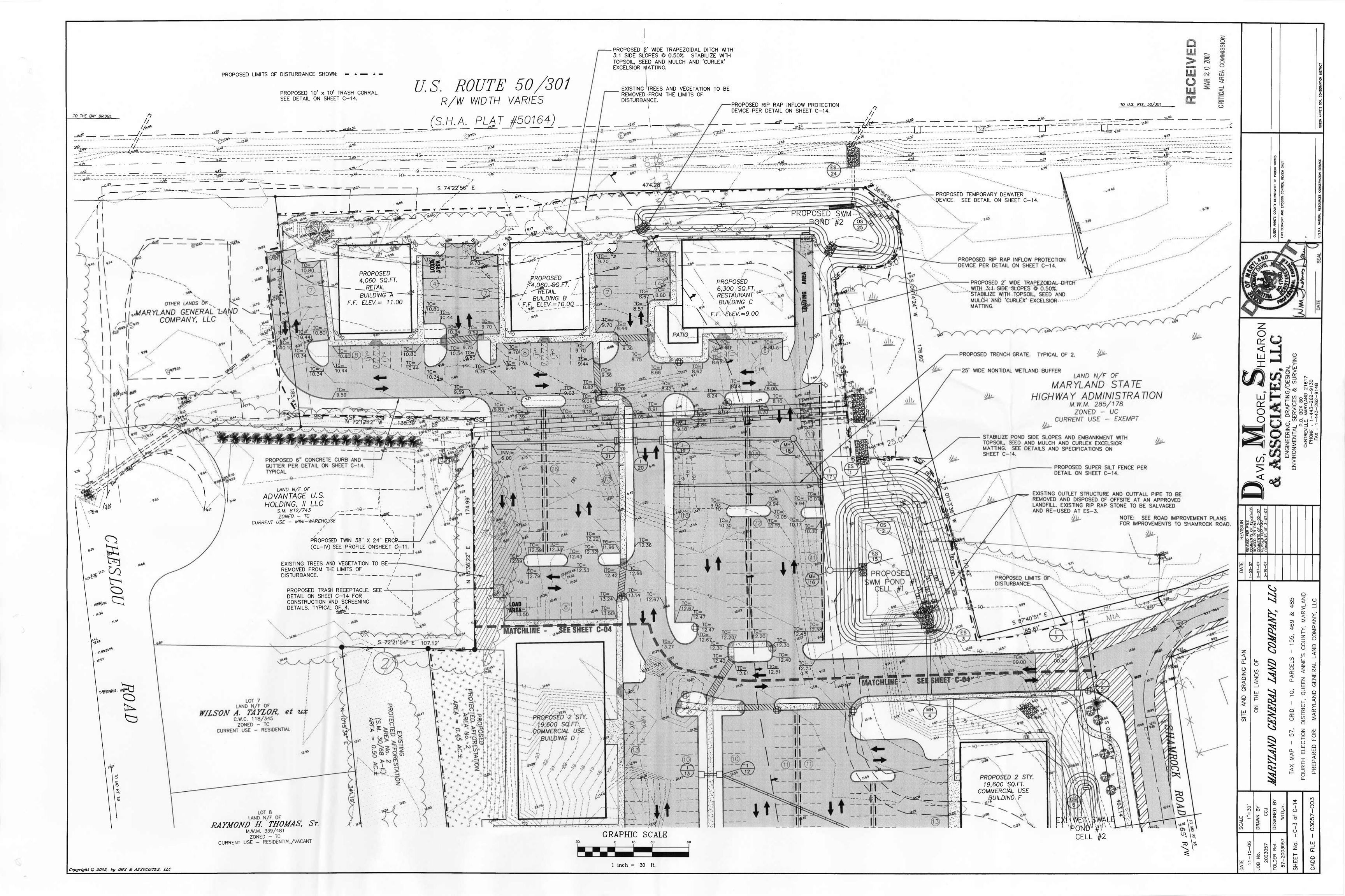
SHEET C-14

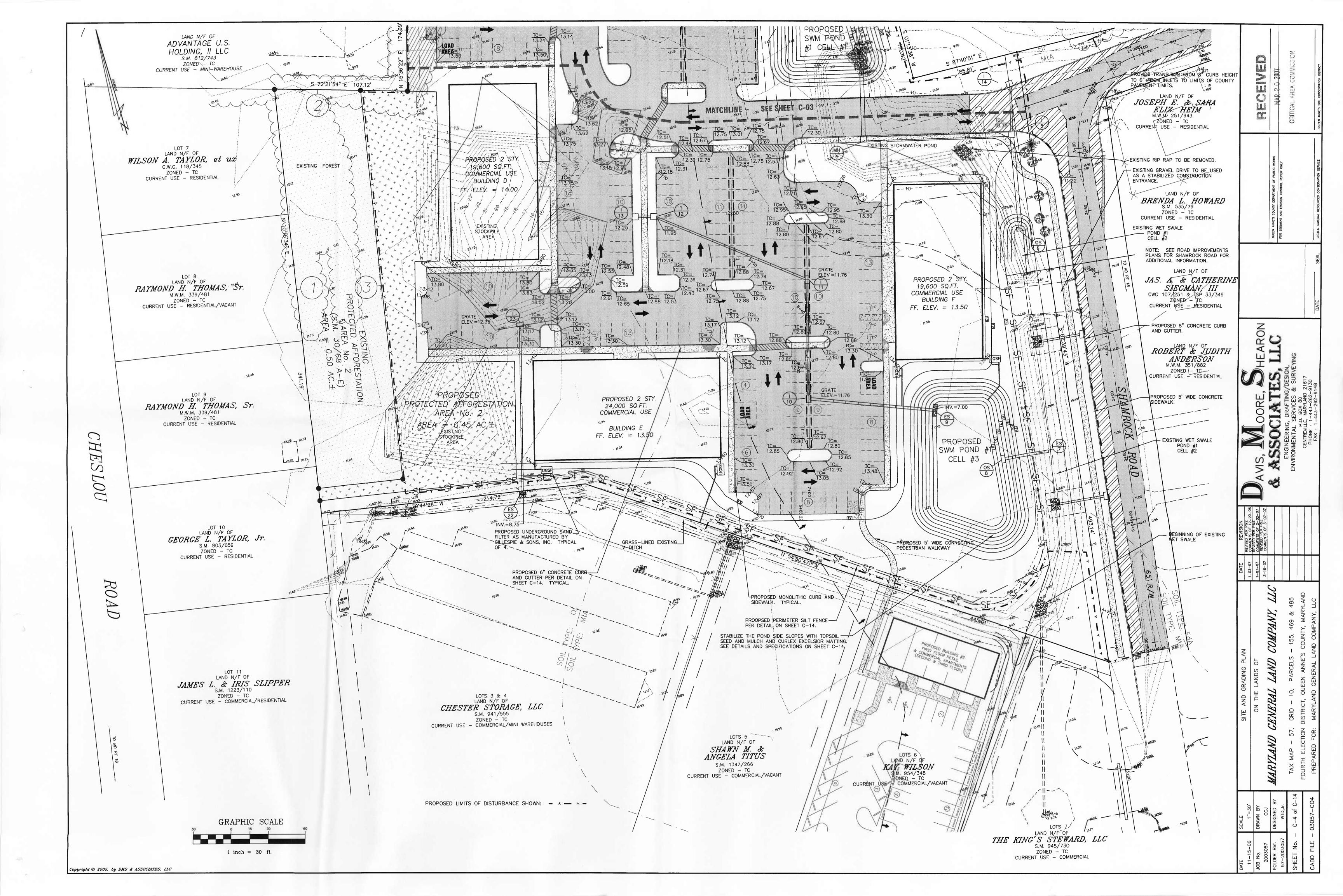
 TITLE SHEET OVERALL SITE PLAN SHEET C-03 SITE AND GRADING PLAN (BLDGS. A,B & C) SHEET C-04 SITE AND GRADING PLAN (BLDGS. D,E,& F) SHEET C-05 UTILITY PLAN (BLDGS, A.B.C.D.& F) SHEET C-06 UTILITY PLAN (BLDG. E) SHEET C-07 SEWER DETAILS AND SPECIFICATIONS WATER DETAILS AND SPECIFICATIONS SHEET C-08 SHEET C-09 LANDSCAPE PLAN SHEET C-10 LANDSCAPE PLAN SHEET C-11 STORM DRAIN PROFILES STORM DRAIN PROFILES STORM DRAIN DETAILS AND SPECIFICATIONS

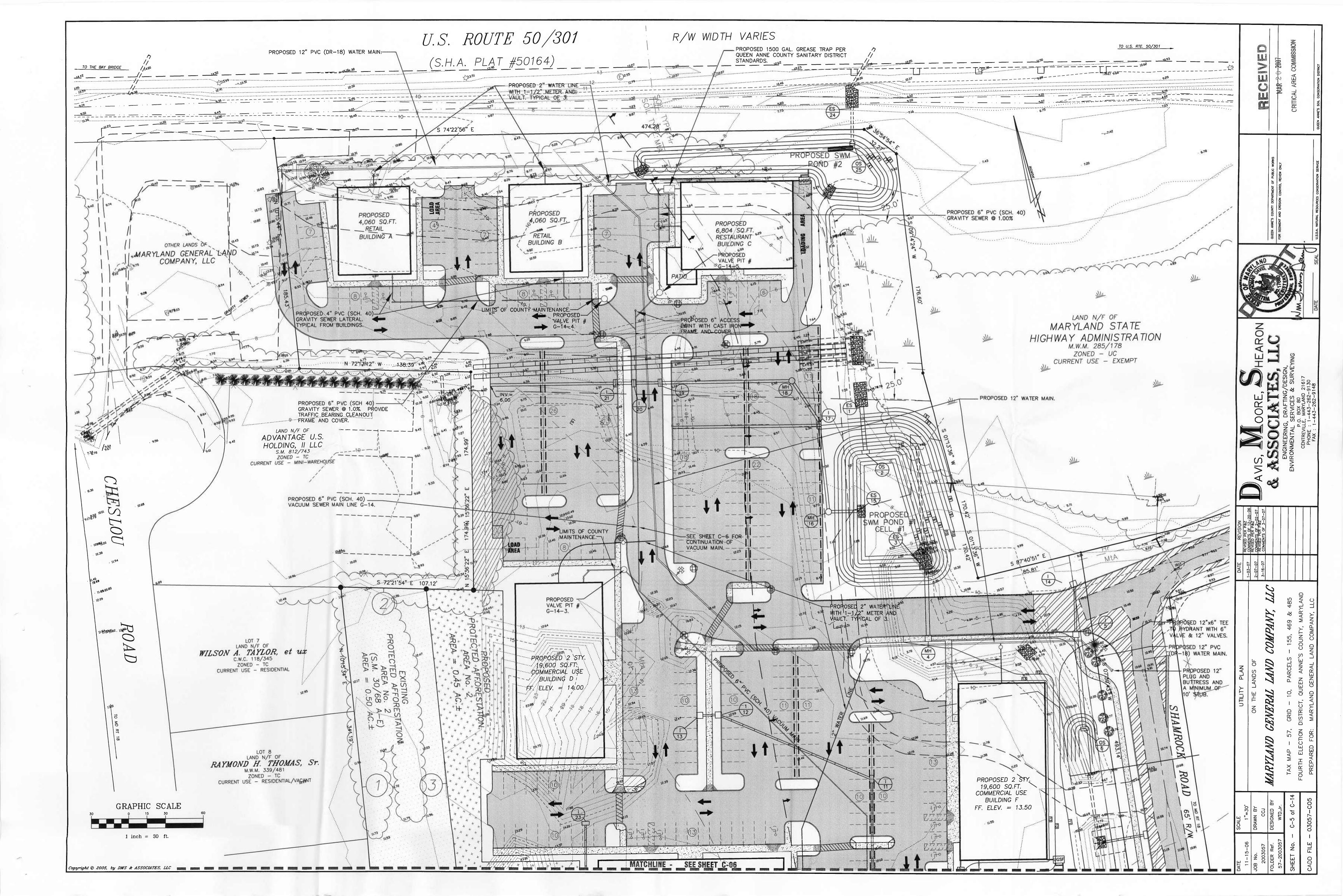
MISCELLANEOUS DETAILS AND SPECIFICATIONS

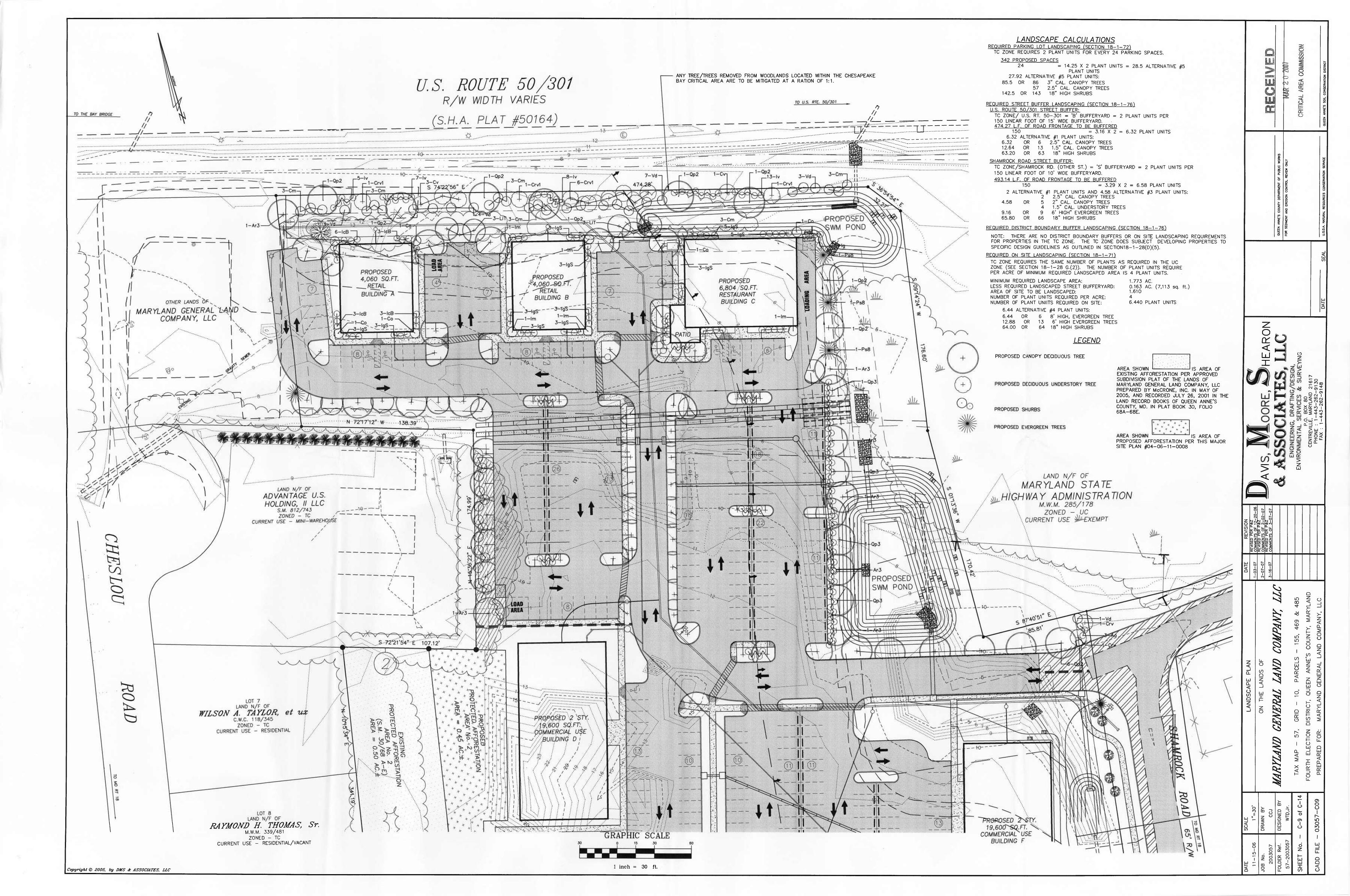
THIS IS TO CERTIFY THAT THIS MAJOR SITE PLAN #04-06-11-0008 WAS APPROVED BY THE

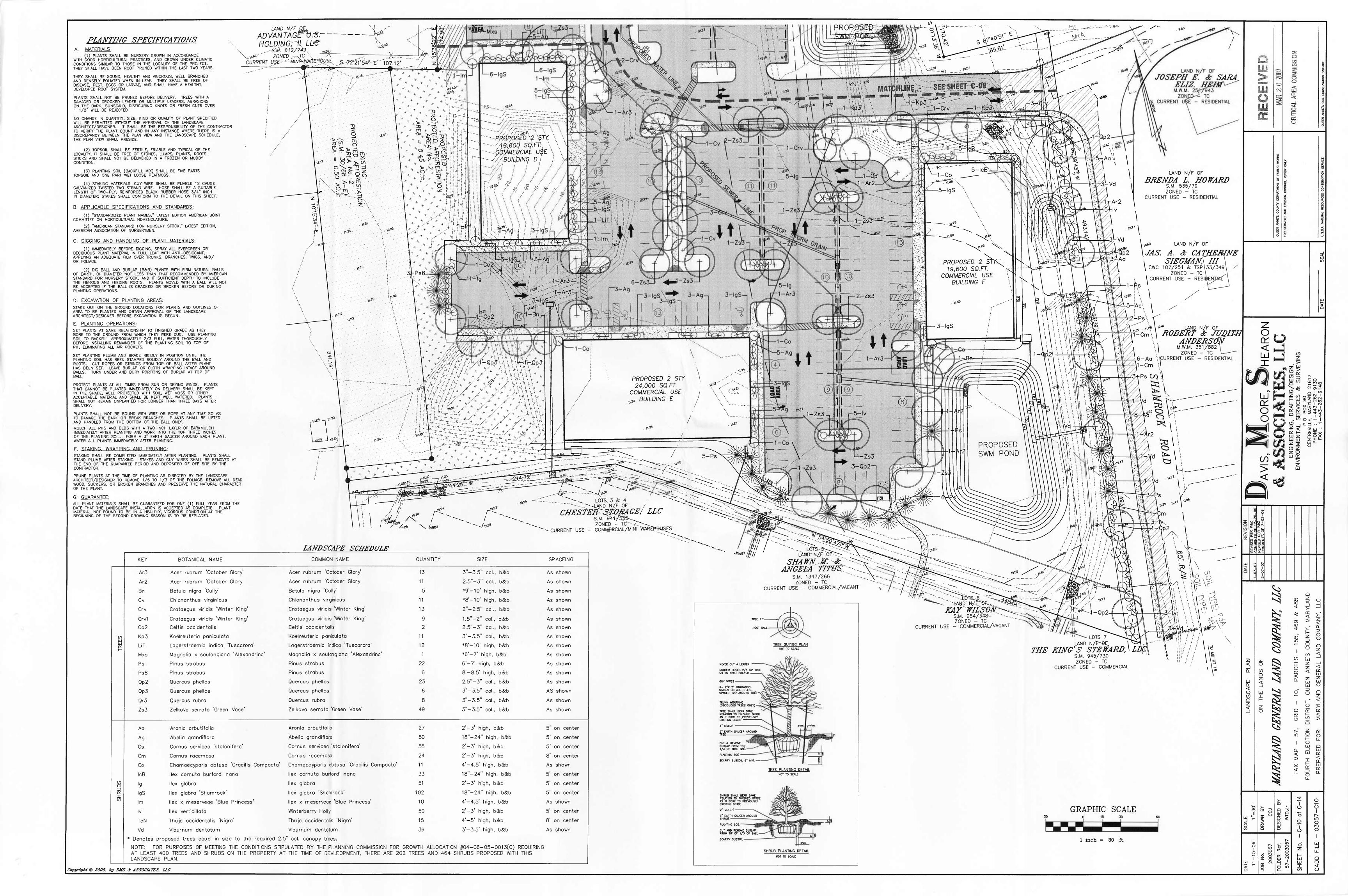


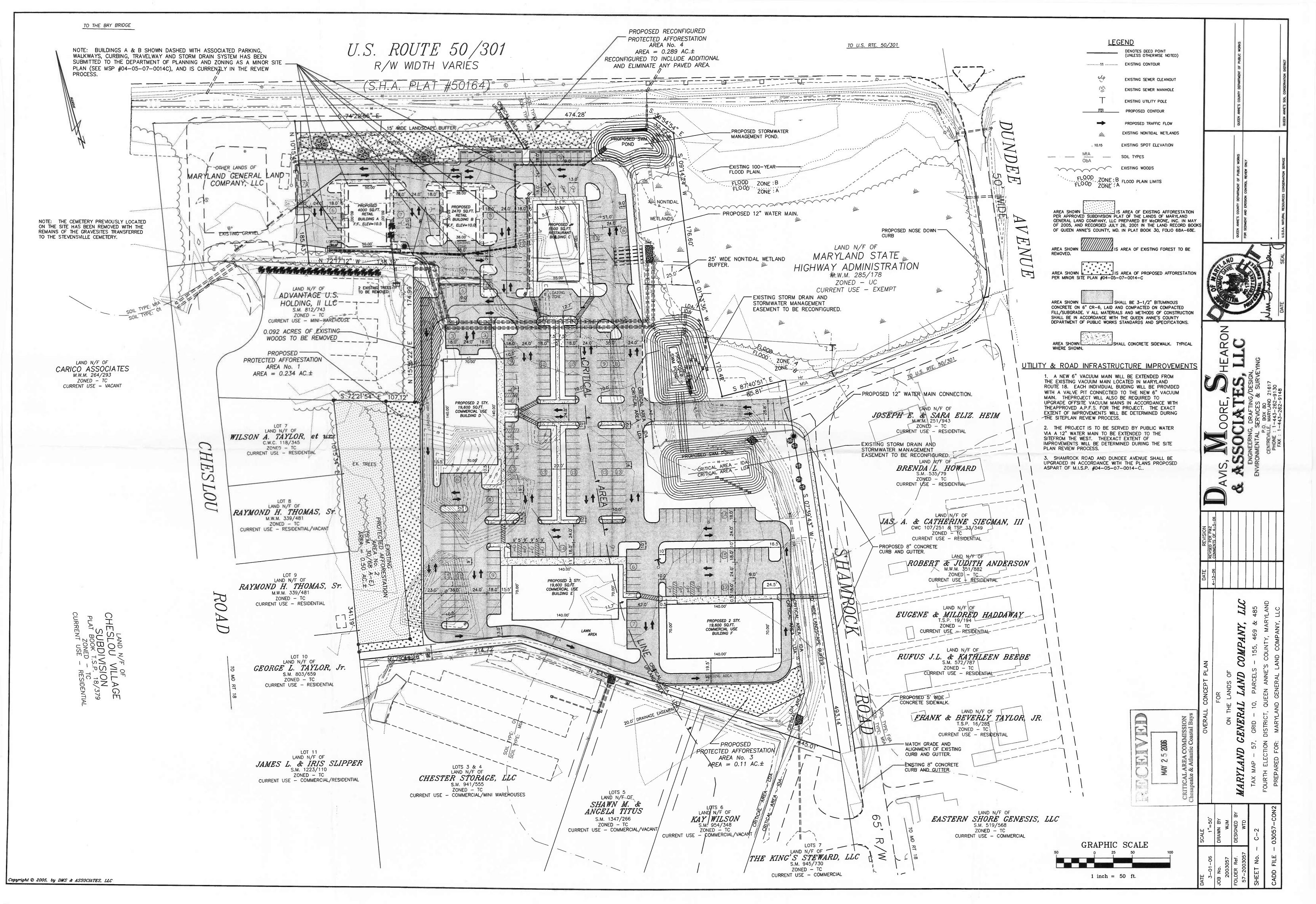


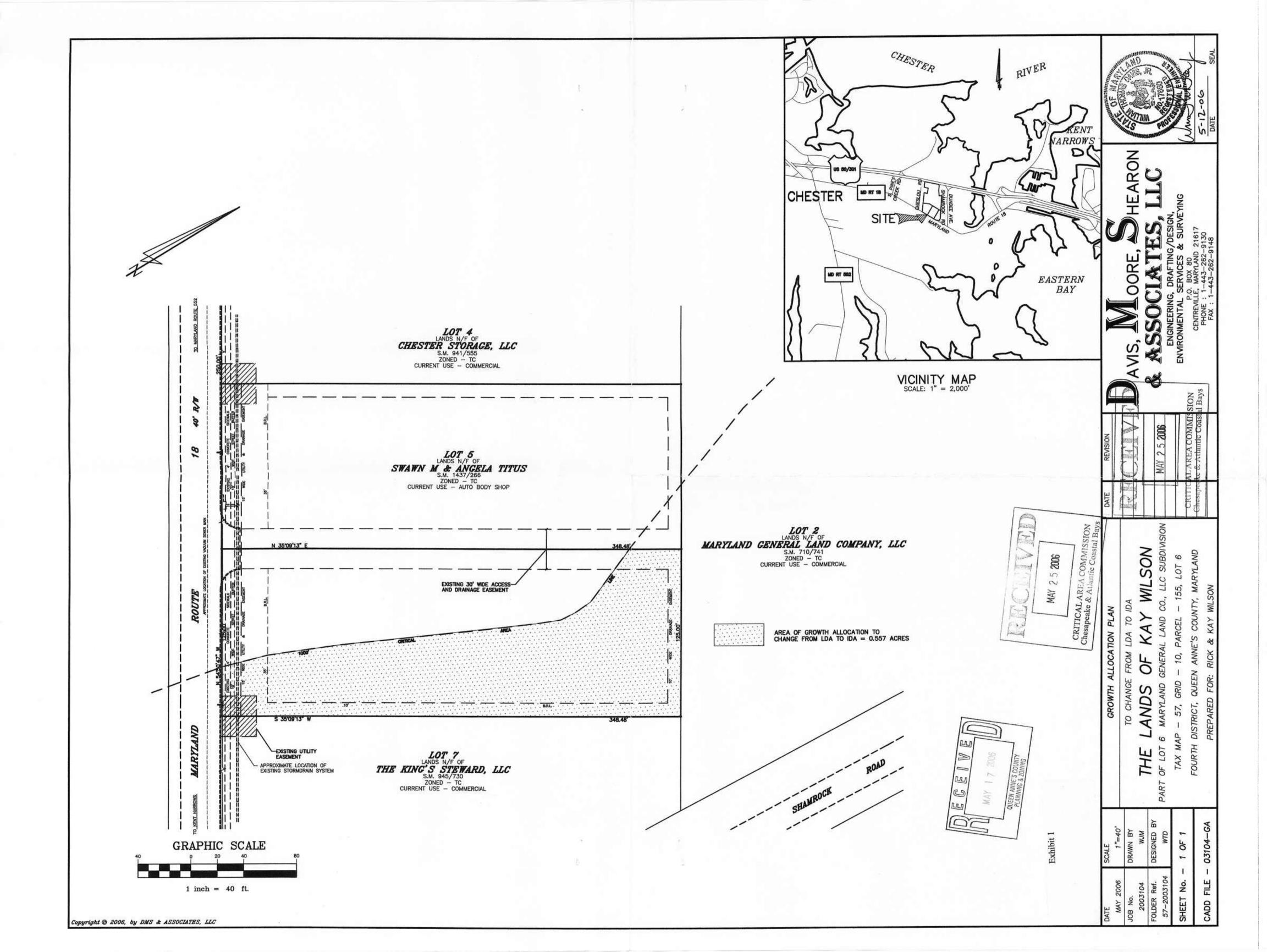












Robert L. Ehrlich, Jr. Governor

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 22, 2006

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

VIA FACSIMILE

RE: File MISP #04-05-07-0014-C - Project: MD General Land Revision #2

Dear Ms. Spinelli:

Pursuant to your request, I have reviewed the documents related to the proposal to construct two dwellings on Queen Anne's County Tax Map 57, Grid 10, Parcels 155, 469, and 485 - Lot 2 owned by the MD General Land Company.

It appears that the previous comments from this office have been addressed concerning the portion of the property within the Critical Area. However, we continue to have concerns about the "piecemeal" approach to development on this site. It is difficult to review these projects when presented in this fashion for consistency for the Critical Area Program. It is understood that a concept plan has also been submitted for review by your office concerning development on the rest of the lot. We have submitted our comments regarding that concept plan.

Any further development of the site within the Critical Area will require growth allocation as the impervious limits have been reached under the LDA standards.

Thank you for the opportunity to comment on this minor subdivision plan. If you have any questions or concerns, please contact me directly at (410) 260-3476.

Best regards,

Chris Clark

Natural Resources Planner

cc: QC498-05

Robert L. Ehrlich, Jr.

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/

January 9, 2006

Ms. Helen Spinelli Queen Anne's Planning & Zoning 160 Coursevall Drive Centreville, MD 21617

RE: Site Plan – MD General Land Co., LLC, File #04-05-07-0014-C

Dear Ms. Spinelli:

Thank you for providing the most recent information on the above referenced site plan. The applicants propose to commercial buildings on an existing lot within a commercial subdivision. A portion of the site is within the Critical Area. Commission staff has reviewed the information provided. We have the following comments:

- 1. It appears that the proposed amount of impervious surface in the LDA portion of Lot 2 is below the 15% impervious limit. However, if additional pieces of Lot 2 are subdivided off, this will affect the permitted amount of impervious on Lot 2 if it is to remain partially LDA.
- 2. It appears that the newly proposed stormwater pond in the northeastern corner of the site will involve additional impacts to the non-tidal wetlands buffer. The previously granted authorization from MDE will require amendment or modification to allow this disturbance. Alternatively, a new permit may be necessary (if previously approved work has been completed).
- 3. On Sheet C-3, there is a label that indicates tidal wetlands. Please confirm that this should indicate non-tidal wetlands.

As indicated in comments on the recently proposed "Club One" concept plan, we recommend that an overall site plan be submitted for all the remaining development on this site. Thank you for the opportunity to review this proposal. If you have any questions or concerns, please contact me at (410) 260-3477.

Sincerely,

Fulfall Chandles
LocAnge Chandler

Science Advisor

cc: QC523-04

Robert L. Ehrlich, Jr.

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/

July 29, 2005

Ms. Tanya Krista-Maenhardt Queen Anne's County 160 Coursevall Drive Centreville, MD 21617

RE: Minor Site Plan, Maryland General Land Co., LLC MISP# 04-05-07-0014-C

Dear Ms. Krista-Meanhardt:

Thank you for providing information on the above referenced minor site plan. The applicant proposes to construct two retail buildings and associated parking on a parcel partially within the Critical Area. Some of the site is IDA (after receiving growth allocation) and some is LDA. The site is not waterfront and there are no Buffer issues. Commission staff has reviewed the information provided and we have the following comments:

- 1. Commission staff is concerned about the piecemeal approach to development of this site. As you are aware, a small portion of this commercial subdivision received growth allocation several years ago. It was understood at that time, that as additional development within the subdivision was proposed, additional growth allocation would be requested. To date, only Lot 7 and the stormwater facility received growth allocation.
- 2. The piecemeal approach also makes it difficult to review for consistency with all Critical Area development standards (such as the 15% afforestation requirement). Given that virtually any additional impervious cover in the Critical Area will necessitate growth allocation, review under the IDA standards may be appropriate as well.
- 3. A grading plan for a "temporary access road" was reviewed a number of months ago, without an attached site plan. This presently existing access road should be shown as proposed rather than existing in the site statistics on sheet C-1. (Otherwise, it seems to give the impression that the proposal is just a minor change to what was previously planned and approved to be on site (especially in the Critical Area) when this is not the case.)

Ms. Tanya Krista-Maenhardt July 29, 2005 Page 2 of 2

- 4. Why does the entrance road narrow to one lane near Shamrock Road? Is this consistent with road standards?
- 5. The IDA/.LDA line is incorrect on sheet C-2. Only Lot 7 and a "stem" to the stormwater facility received growth allocation. The site statistics may require revision.
- 6. The stormwater report appears to ignore treatment of runoff from the access road. How will this be addressed?

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

Sincerely,

Lee Anne Chandler

Natural Resources Planner

Jufane Chandles

cc: QC 498-05

MINOR SITE PLAN **FOR** PROPOSED RETAIL SALES BUILDINGS ON THE LANDS OF

MARYLAND GENERAL LAND COMPANY, LLC

FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND PREPARED FOR: MARYLAND GENERAL LAND CO., LLC

BASE SITE CALCULATIONS

DETERMINATION OF SITE CAPACITY OF ENTIRE LOT 2 - UPLAND AREA

BASE SITE AREA OF ENTIRE LOT 2 - CRITICAL AREA - IDA

CHESAPEAKE BAY CRITICAL AREA - LOA = 2.904 ocres

RESOURCE OPEN SPACE RATIO RESOURCE LAND PROTECTION LAND

DETERMINATION OF SITE CAPACITY OF ENTIRE LOT 2 - CRITICAL AREA

BASE SITE AREA OF ENTIRE LOT 2 - CRITICAL AREA - LDA

CHESAPEAKE BAY CRITICAL AREA- 10A = 1.036 acres

TOTAL RESOURCE PROJECTION LANDO.161 ocres

RESOURCE PROTECTION LAND ON LOT 2 RESOURCE

0.161 ocres

RESOURCE OPEN SPACE RATIO RESOURCE LAND PROTECTION LAND

DETERMINATION OF SITE CAPACITY OF ENTIRE LOT 2 - CRITICAL AREA

RESOURCE PROTECTION LAND ON LOT 2 RESOURCE

0.00 acres

4.930 acres (214,572.8 sq. ft.)

= 1.970 acres (85,828.7 sq. ft.)

= 3.736 acres (162,736.9 sq. ft.)

1.036 acres (45,140.3 sq. ft.)

= 0.207 acres (9,028.1 sq. ft.)

= 0.415 acres (18,056.12 sq. ft.)

= 0.829 acres (36,112.2 sq. ft.)

2.904 acres (126,477.9 sq. ft.)

= 2.468 acres (107,506.2 sq. ft.)

= 1.161 acres (50,591.2 sq. ft.)

= 0.436 acres (18,971.7 sq. ft.)

= 2.468 acres

3.349 acres

X 0.40

2.904 acres

X 0.20

X 0.40

= 4.930 acres

X 0.20

X 0.40

= 8.870 acres

= 0.000 acres

= 0.207 acres

0.207 acres

1.036 acres

4.930 acres

4.930 acres

0.00 acres

- 0.985 ocres

TOTAL RESOURCE PROTECTION LAND

LANOSCAPE SURFACE RATIO (LSR)

REQUIRED LANDSCAPE SURFACE

MAXIMUM FLOOR AREA ALLOWED

GROSS SITE AREA

NONTIOAL WETLANOS 1,00

TOTAL LAND IN RESOURCE

LANOSCAPE SURFACE RATIO (LSR)

MINIMUM LANOSCAPE SURFACE AREA

MINIMUM LANOSCAPE SURFACE AREA

MAXIMUM IMPERVIOUS AREA ALLOWED

GROSS SITE AREA

NONTIOAL WETLANOS 1.00

BASE SITE AREA

BASE SITE AREA

BASE SITE AREA

FLOOR AREA RATIO (FAR)

TOTAL LANO IN RESOURCE

LANOSCAPE SURFACE RATIO (LSR)

MINIMUM LANOSCAPE SURFACE AREA

REQUIREO LANOSCAPE SURFACE

MAXIMUM FLOOR AREA ALLOWED

MINIMUM LANOSCAPE SURFACE AREA

MAXIMUM IMPERVIOUS AREA ALLOWED

REQUIRED LANOSCAPE SURFACE

FLOOR AREA RATIO (FAR)

TOTAL RESOURCE PROTECTION LAND

MINIMUM LANOSCAPE SURFACE AREA

MAXIMUM IMPERVIOUS AREA ALLOWED

BASE SITE AREA

BASE SITE AREA

FLOOR AREA RATIO (FAR)

THE PURPOSE OF THIS MINOR SITE PLAN IS TO RECEIVE APROVAL FROM THE PLANNING DIRECTOR FOR TWO COMMERCIAL RETAIL SALES BUILDINGS ON A COMPANY, LLC. ONE 4000 SQUARE FOOT BUILDING AND ONE 2470 SQUARE FOOT ARE PROPOSED WITH REQUIRED PARKING. A PARTIAL SITE PLAN OF 2.950 ACRES IS BEING PROPOSED FOR THE PURPOSE OF SATISFYIN ZONING'S LANDSCAPING REQUIREMENTS

1. THIS SITE'S PHYSICAL ADDRESS IS 211 SHAMROCK ROAD, CHESTER, MARYLAND, 21619. IT IS LOCATED ON KENT ISLAND ON THE SOUTH SIDE OF U.S. ROUTE 50/301, ON THE WEST SIDE OF SHAMROCK ROAD.

- 3. THE PROPERTY LINE INFORMATION SHOWN HEREON HAS BEEN TAKEN AND 3 ON THE LANDS OF MARYLAND GENERAL LAND COMPANY, LLC" PREPARED IN MAY OF 2000, AND RECORDED JULY 26, 2001, AMONG THE LAND RECORDS OF QUEEN ANNE'S COUNTY, MARYLAND, IN PLAT BOOK 30
- HEREON ARE RESULT OF A FIELD RUN TOPOGRAPHICAL SURVEY PREPARED BY LAND TECH, INC. IN APRIL OF 2005.
- 5. THE CURRENT ZONING CLASSIFICATION IS TOWN CENTER (TC).
- THE ENTIRE LOT 2 AND THE PARTIAL SITE PLAN AREA ARE BISECTED BY THE CHESAPEAKE BAY CRITICAL AREA, WITH 3.94 ACRES IN THE CRITICAL AREA AND 4.93 ACRES IN THE UPLAND AREA.

A PORTION OF THE PARTIAL SITE PLAN AREA LIES WITHIN THE 100 YEAR FLOODPLAIN AS BASED ON FIELD RUN TOPOGRAPHY IN 2004 AND THE FEMA PANEL NO. 240066 0046 C. RELIEF FOR THE PLACEMENT OF FILL WITHIN THE 100-YEAR FLOODPLAIN WAS GRANTED IN ACCORDANCE WITH CASE

8. SOILS SHOWN HEREON ARE FALLSINGTON SANDY LOAM (FdA), MATTAPEX SILT LOAM (MtA), AND OTHELO SILT LOAM (ObA) AS SCALED FROM SOILS SURVEY MAP NO. 36 FOR QUEEN ANNE'S COUNTY PREPARED IN 1994.

9. THE NONTIDAL WETLANDS SHOWN WERE FIELD DELINEATED BY McCARTHY AND ASSOCIATES, INC. IN APRIL OF 2000. A PERMIT TO DISTURB NONTIDAL WETLANDS HAS BEEN ISSUED TO ALLOW CONSTRUCTION OF THE ACCESS ROAD. SEE PERMIT #2003361865/03-NT-2006.

10. THE SITE IS SERVED BY THE QUEEN ANN'E SANITARY DISTRICT SUBDISTRICT 'G'. PUBLIC SEWER WILL BE UTILIZED FOR SEWAGE DISPOSAL PRIVATE WELLS WILL SUPPLY POTABLE WATER TO PROPOSED BUILDINGS WITHIN THE PARTIAL SITE PLAN.

FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED WITH THE CREATION OF THE SUBDIVISION. SEE FOREST CONSERVATION PLAN FCA# 04-00-043c RECORDED JULY 26, 2001 IN PLAT BOOK 30, PAGES 68D AND 68E AND THE SIMPLIFIED FOREST STAND DELINEATION AND 2003 AMENDED FOREST CONSERVATION PLAN FCA#04-00-043, ON THE LANDS OF MARYLAND GENERAL LAND COMPANY, LLC, DATED APRIL 20, 2004.

12. THE HEIGHT OF THE PROPOSED BUILDINGS IS NOT TO EXCEED THE PERMITTED HEIGHT OF 45. PROPOSED BUILDING HEIGHT - 43'.

13. THE BUILDING RESTRICTION LINE REQUIREMENTS AS TAKEN FROM SECTION 18-1-28 OF THE COUNTY CODE ARE AS FOLLOWS:

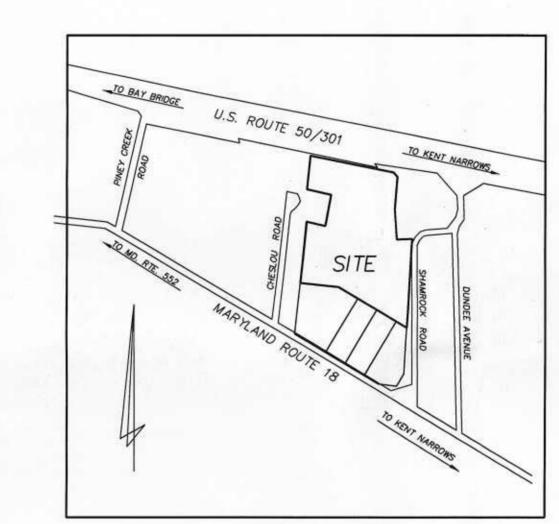
> 50' FRONT SETBACK (U.S. RT. 50/301) 10' SIDE YARD SETBACK 10' REAR YARD SETBACK

CURRENT USE - VACANT (AGRICULTURAL)

<u>SITE STATISTICS</u>

PROPOSED USE - COMMERCIAL OFFICES		
GROSS AREA OF LOT 2	= $386,190.1 \text{ sq. ft.} \pm (8.870 \text{ ac.} \pm)$	
AREA OF PARTIAL SITE PLAN	= $128,506.1 \text{ sq. ft.} \pm (2.950 \text{ ac.} \pm)$	
NOTE: The creation of a partial site plan area is for	the purpose of establishing limits and areas for	t
calculation of landscaping requirments. The following s	site statistics are based upon the entire area of	L
and are divided into the fallowing three categories: the	e Upland, and the IDA and LDA partians af the C	r
Area The IDA sentine of the site sentine the stress		

Area. The IDA partian af the site contains the	starmwater management pand and easeme	nt area.	
	UPLAND	CRITICAL AREA-IDA ONLY	CRITICAL AREA-LDA ONLY
AREA OF LOT 2 IN DESIGNATED AREAS:	$= 214,572.8 \text{ sq. ft.} \pm (4.930 \text{ ac.} \pm)$	$= 45,140.3 \text{ sq. ft.} \pm (1.036 \text{ ac.} \pm)$	=126,477.9 sq. ft. \pm (2.904ac. \pm)
BASE SITE AREA	= $214,572.8 \text{ sq. ft.} \pm (4.930 \text{ ac.} \pm)$	$= 45,140.3 \text{ sq. ft.} \pm (1.036 \text{ ac.} \pm)$	=126,477.9 sq. ft. \pm (2.904 \pm)
AREA IN BUFFERYARDS	$=$ 4,231 sq. ft. \pm (0.097 ac. \pm)	= 601 sq. ft. \pm (0.014 ac. \pm)	$=$ 3,304 sq. ft. \pm (0.076 ac. \pm)
AREA WITHIN 100 Yr. FLOODPLAIN	= 12,322 sq. ft. \pm (0.283 ac. \pm)	= 989 sq. ft. \pm (0.023 oc. \pm)	$= 41,708$ sq. ft. $\pm (0.958 \text{ ac.}\pm)$
AREA WITHIN RESOURCE PROTECTION	= 0,000 sq. ft. \pm (0.000 ac. \pm)	= 0 sq. ft. \pm (0.000 ac. \pm)	= 7,017 sq. ft. \pm (0.161 ac. \pm)
MAXIMUM FLOOR AREA ALLOWED (40%)	= $85,829.1 \text{ sq. ft.} \pm (1.970 \text{ ac.} \pm)$	= $18,056.1 \text{ sq. ft.} \pm (0.415 \text{ ac.} \pm)$	= $50,191.2 \text{ sq. ft.} \pm (1.152 \text{ ac.} \pm)$
FLOOR AREA (EXISTING)	$=$ 0 sq. ft. \pm (0.000 gc. \pm)	$=$ 0 sq. ft. \pm (0.000 ac. \pm)	$= 0 \text{ sq. ft.} \pm (0.000 \text{ ac.} \pm)$
FLOOR AREA (PROPOSED)	$=$ 6,4/0 sq. ft. \pm (0.149 ac. \pm)	$=$ 0,000 sq. ft. \pm (0.000 gc. \pm)	$= 0.000 \text{ sq. ft.} \pm (0.000 \text{ ac.} \pm)$
FLOOR AREA (TOTAL)	= $6,470 \text{ sq. ft.} \pm (0.149 \text{ ac.} \pm)$	= 0,000 sq. ft. \pm (0.000 ac. \pm)	= 0,000 sq. ft. \pm (0.000 ac. \pm)
MAXIMUM IMPERVIOUS AREA ALLOWED (15% of LD.	A ONLY)	70.440.0	= 18,971.7 sq. $ft.\pm$ (0.436 oc. \pm)
MAXIMUM IMPERVIOUS AREA ALLOWED (80%)	= $162,736.9$ sq. ft.± $(3.736 \text{ ac.}\pm)$	$= 36,112.2 \text{ sq. ft.} \pm (0.829 \text{ cc.} \pm)$	
EXISTING IMPERVIOUS AREA IN BUFFERYARD	= 0,000 sq. ft. \pm (0.000 ac. \pm)	= 232 sq. ft. \pm (0.005 ac. \pm)	= 0 sq. ft. \pm (0.011 ac. \pm)
PROPOSED IMPERVIOUS AREA IN BUFFERYARD EXISTING IMPERVIOUS AREA (Includes buffers)	= 0,000 sq. ft. \pm (0.000 ac. \pm)	= $400 \text{ sq. ft.} \pm (0.009 \text{ ac.} \pm)$	= 0 sq. ft.± (0.011 ac.±)
EXISTING IMPERVIOUS AREA TO BE REMOVED:	= $7,284$ sq. ft.± $(0.167 \text{ oc.}\pm)$	= 1,593 sq. ft. \pm (0.037 ac. \pm)	= $10,743.2 \text{ sq. ft.} \pm (0.247 \text{ oc.} \pm)$
PROPOSED IMPERVIOUS AREA TO BE REMOVED:	= 0.000 sq. ft. \pm (0.000 ac. \pm)	$= 0.000 \text{ sq. ft.} \pm (0.000 \text{ ac.} \pm)$	$= 2,422.3 \text{ sq. ft.} \pm (0.056 \text{ oc.} \pm)$
THO OSED IMPERVIOUS AREA TO BE ADDED.	= $27,017.0 \text{ sq. ft.} \pm (0.620 \text{ ac.} \pm)$	= $6,171.2 \text{ sq. ft.} \pm (0.142 \text{ oc.} \pm)$	$= 0,000 \text{ sq. ft.} \pm (0.000 \text{ oc.} \pm)$
IMPERVIOUS AREA (TOTAL)	$=$ 34,301 sq. ft. \pm (0.787 oc. \pm)	$= 7,764.2 \text{ sq. ft.} \pm (0.178 \text{ ac.} \pm)$	$= 2,422.3 \text{ sq. ft.} \pm (0.056 \text{ ac.} \pm)$ $= 0,000 \text{ sq. ft.} \pm (0.000 \text{ ac.} \pm)$ $= 8,320.9 \text{ sq. ft.} \pm (0.191 \text{ ac.} \pm)$
			~ ~ ~ ~ 211110
LANDSCAPE AREA (REQUIRED)	$=$ 42,914.4 sq. ft. \pm (0.985ac. \pm)	$= 9,028.1 \text{ sq. ft.} \pm (0.207 \text{ oc.} \pm)$	=107,506.2 sq. ft. \pm (2.468 ac. \pm) MAR
LANDSCAPE AREA (EXISTING)	= $207,288.8$ sq. ft. \pm (4.759 oc. \pm)	$=$ 43,547.3 sq. ft. \pm (0.999 oc. \pm)	=115,734.7 sq. ft.± (2.657 ac.±)
LANDSCAPE AREA (PROPOSED)	= $180,271.8 \text{ sq. ft.} \pm (4.139 \text{ oc.} \pm)$	$=$ 37,376.1 sq. ft. \pm (0.858 oc. \pm)	=115,734.7 sq. ft.± (2.657 ac.±) =118,157.0 sq. ft.± (2.713 ac.±)
amight @ 2003 by DMS & ASSOCIATES IIC			AL AREA GO



VICINITY MAP SCALE 1" = 600'

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SHEET C-1 - TITLE SHEET SHEET C-2- OVERALL PLAN VIEW SHEET C-3 - PARTIAL SITE PLAN SHEET C-4 - UTILITY PLAN SHEET C-5 - STORM DRAIN AND SEWER PROFILES MISCELLANEOUS DETAILS AND SPECIFICATIONS SHEET C-7- LANDSCAPE PLAN

<u>PARKING REQUIREMENTS</u>

REQUIRED OFF STREET PARKING: SEE SECTION 18:1-83(c)(1) 1 space/350 sq. ft. of FLOOR AREA X 6,470 sq. ft. = 18.49 OR 19 SPACES TOTAL NUMBER OF REQUIRED PARKING SPACES: = 19 SPACES (2 HANDICAP) EXISTING NUMBER OF PARKING SPACES: = 0 SPACES (0 HANDICAP) TOTAL NUMBER OF PROPOSED PARKING SPACES: = 61 SPACES (3 HANDICAP) REQUIRED OFF STREET LOADING: 1 space for 6,000 to 24,999 sq. ft. OF FLOOR AREA = 1 LOADING SPACE 6,470 sq. ft. BUILDING NUMBER OF OFF STREET LOADING SPACES PROVIDED: = 2 SPACES

> OWNER/DEVELOPER MARYLAND GENERAL LAND COMPANY, LLC P. O. BOX 142 CHESTER, MD. 21619 PHONE: 410-643-4131

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

POND CONSTRUCTION CERTIFICATION

I HEREBY CERTIFY AN "AS-BUILT" SURVEY OF THE STORMWATER MANAGEMENT FACILITY WILL BE PERFORMED AND IN THE EVENT THE "AS-BUILT" FACILITY DOES NOT SUBSTANTIALLY REFLECT THE STORMWATER FACILITY DESIGN, I SHALL HAVE THE CONTRACTOR AND/OF THE SUBCONTRACTOR, MAKE THE NECESSARY CHANGES OR MODIFICATIONS TO BRING THE STORMWATER FACILITY IN COMPLIANCE WITH THE DESIGN AS DIRECTED BY THE ENGINEER OF QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS.

SIGNATURE . PASQUALE DIDONATO MARYLAND GENERAL LAND COMPANY, LLC P. O. BOX 142 CHESTER, MARYLAND 21619 PHONE No. 1-410-643-4131

INSPECTION REQUIREMENTS DURING CONSTRUCTION

- (a) UPON COMPLETION OF EXCAVATION TO SUB-FOUNDATION AND WHEN REQUIRED. INSTALLATION OF STRUCTURAL SUPPORTS OR REINFORCEMENT FOR STRUCTURES, INCLUDING BUT NOT LIMITED TO:
- CORE TRENCHES FOR STRUCTURAL EMBANKMENTS INLET AND OUTLET STRUCTURES, ANTI-SEEP COLLARS OR DIAPHRAGMS, AND WATERTIGHT CONNECTORS ON PIPES; AND (iii) TRENCHES FOR ENCLOSED STORM DRAINAGE FACILITIES;
- (b) DURING PLACEMENT OF STRUCTURAL FILL, CONCRETE, AND INSTALLATION OF PIPING AND CATCH BASINS;
- (c) DURING BACKFILL OF FOUNDATIONS AND TRENCHES;

QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS.

- (d) DURING EMBANKMENT CONSTRUCTION; AND
- (e) UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION.
- AN AS-BUILT SURVEY OF THE STORMWATER MANAGEMENT FACILITY WILL BE PERFORMED AND IF THE AS-BUILT DOES NOT SUBSTANTIALLY REFLECT THE STORMWATER FACILITY DESIGN, THE CONTRACTOR SHALL MAKE ANY CHANGES OR ADDITIONS TO BRING THE STORMWATER POND IN COMPLIANCE WITH THE DESIGN AS DIRECTED BY THE ENGINEER OF

ASBUILT CERTIFICATION I HEREBY CERTIFY THAT THE FACILITIES SHOWN ON THIS PLAN WERE

CONSTRUCTED AS SHOWN ON THE "ASBUILT" PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS. SIGNATURE

DEPARTMENT OF PUBLIC WORKS INSPECTION DIVISION.

<u>MAINTENANCE SCHEDULE</u> THE OWNER OF THE PROPERTY WILL ESTABLISH AN INSPECTION AND MAINTENANCE LOG UPON COMPLETION OF THE STORMWATER MANAGEMENT FACILITIES. THE LOG WILL BE UPDATED QUARTERLY OR AFTER ANY MAJOR STORM, THE LOG WILL BE

MADE AVAILABLE FOR REVIEW UPON REQUEST BY THE QUEEN ANNE'S COUNTY

HE INSPECTION WILL CONSIST OF, BUT NOT BE LIMITED TO, TRASH AND DEBRIS REMOVAL ON OR BLOCKING THE HEADWALL STRUCTURE. THE HEADWALL STRUCTURE WILL BE INSPECTED FOR ANY SIGNS OF DAMAGE OR DEBRIS. THE RIPRAP PAD WILL HAVE ALL WEEDS AND UNSIGHTLY VEGETATION REMOVED WHEN NECESSARY.

THIS IS TO CERTIFY THAT THIS SITE PLAN WAS APPROVED BY THE PLANNING DIRECTOR OF QUEEN ANNE'S COUNTY ON 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 TEST PIT AS NECESSARY TO VERIFY THE LOCATION AND INVERT OF EXISTING UTILITIES.

2. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL COORDINATE CONSTRUCTION WITH THE UTILITY COMPANIES

DELMARVA POWER & LIGHT COMPANY MISS UTILITY DMS & ASSOCIATES, LLC DEPARTMENT OF ENVIRONMENT D.A. COUNTY DEPT. OF PUBLIC WORKS	1-800-375-711 1-800-441-835 1-443-262-913 1-410-901-402 1-410-758-092
Q.A. COUNTY DEPT. OF PUBLIC WORKS	1-410-758-092
Q.A. COUNTY SANITARY DISTRICT	1-410-643-353

THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER.

4. 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.

5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH QUEEN ANNE'S COUNTY STANDARDS AND SPECIFICATIONS.

6. 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.

7. 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).

8. ALL TRASH, TREES, AND UNDERBRUSH ARE TO BE CLEARED AND REMOVED OFF SITE TO AN APPROVED DUMP SITE BY THE CONTRACTOR.

9. ANY EXCESS EXCAVATED MATERIAL SHALL BE REMOVED OFF SITE BY THE CONTRACTOR OR SHALL BE PLACED ON SITE AS DIRECTED BY THE ENGINEER AND/OR OWNER.

10. ANY EXISTING SURVEY MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.

11. 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.

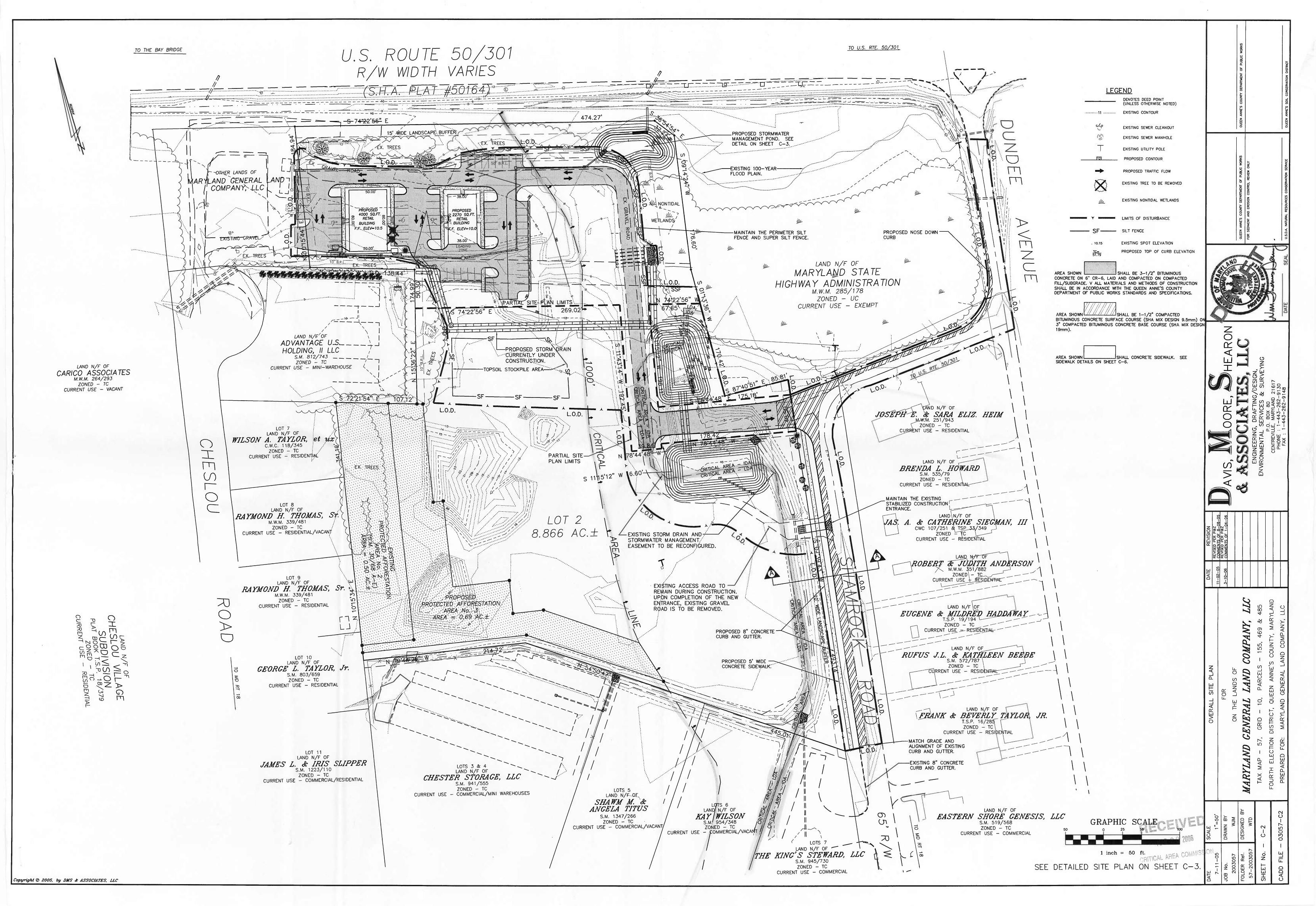
12. TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT, IF IT IS NECESSARY FOR TRENCHES TO REMAIN OPEN, STEEL PLATES, CAPABLE OF TRAFFIC BEARING, SHALL BE USED TO COMPLETELY

13. 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.

14. ALL SEWER VALVES, BOXES AND FRAMES & COVERS SHALL BE SET AND ADJUSTED TO FINISHED GRADE. 15. CONTRACTOR IS TO SCHEDULE A PRECONSTRUCTION MEETING WITH QUEEN ANNE'S COUNTY ENGINEERS AND OTHER INVOLVED PARTIES AT LEAST TWO (2) WEEKS BEFORE CONSTRUCTION.

16. CONTRACTOR MUST PROVIDE MONUMENTED SURVEY MARKERS PER PUBLIC WORKS

17. THE DEVELOPER SHALL COORDINATE WITH THE COUNTY TO SCHEDULE INSTALLATION OF INSTALLED AT THE START OF CONSTRUCTION AND MAINTAINED BY THE COUNTY THROUGHOUTAN THE COMPLETION OF THE WORK AT THE EXPENCE OF THE DEVELOPER. THE DEVELOPER SHALL PAY INVOICES UPON RECEIPT FROM THE COUNTY. CHITICAL AREA COM





May 13, 2005

BOARD OF APPEALS OF

QUEEN ANNE'S COUNTY 160 COURSEVALL DR. CENTREVILLE, MARYLAND 21617 410-758-1255

410-758-4088 Permits 410-758-3972 Fax 410-758-1255 Planning 410-758-2905 Fax 410-758-2126 TDD

Mr. Jim DiDinato Md. General Land Co., LLC PO Box 142 Chester, MD 21619

RECEIVED

MAY 16 2005

RE: **BOARD OF APPEALS CASE NO. V-110014**

CRITICAL AREA COMMISSION VARIANCE FOR FILL IN 100-YR, FLOODPLAIN

Dear Jim:

Enclosed are the Board's formal Decision and the Excerpts of the Minutes from the 3/31/05 hearing. Your request for a variance under Chapter 14 of the Code of Public Laws of Queen Anne's Co. (1996 ED), §14:3-32 (Floodplain Ordinance) to place more than 600 cubic yards of fill within the 100-year floodplain, located at 211 Shamrock Rd., Chester, Md., was approved with the following conditions:

(1) The fill placed on the subject property will not create any adverse impacts on the surrounding properties. (2) The applicant must obtain all necessary permits and approvals prior to construction. (3) The applicant will address all other floodplain requirements for new construction in the 100-year floodplain during the building permit process. (4) The 9 ft. by 120 ft. area adjacent to non-tidal wetlands be a landscaped area as outlined on Applicant's Exhibit No. 15. (5) The amount of fill not to exceed 3,396 cubic yards.

Please contact Steve Cohoon at 410-758-1255 concerning your pending project.

Sincerely,

Cathy Maxwell

Clerk

Enc.

CC: Joseph A. Stevens, Esq.

Vijay Kulkarni Bd. Members Steve Cohoon

Permit Dept.

Wm. Thomas Davis, DMS

John Joyce, MDE Stephen H. Kehoe, Esq.

James H. Barton

IN THE MATTER OF * BOARD OF APPEALS

THE APPLICATION OF * OF

MARYLAND GENERAL * QUEEN ANNE'S COUNTY

LAND CO., LLC * Case No. V-110014

FINDINGS AND DECISION

This matter came before the Board of Appeals for hearing on Thursday, March 31, 2005, at 6:30 p.m. at Board of Appeals office at 160 Coursevall Drive, Centreville, MD 21617, to hear and decide the application of MARYLAND GENERAL LAND CO., LLC., being Case No. V-110014. All legal requirements pertaining to the filing of this application and notice of public hearing were substantiated and there were no objections made to the jurisdiction of this Board. This matter was heard by William D. Moore, Chairman, Robert B. Friday, Vice Chairman and Kenneth R. Scott, Member of the Board of Appeals of Queen Anne's County.

RELIEF REQUESTED

The Applicant has requested a variance from the strict application of §14:3-32 of the Queen Anne's County Code (Floodplain Ordinance) to place more than 600 cubic yards of fill in the 100 year flood plain on property located at the intersection of Shamrock Road and U.S. Route 50/301, Chester, MD. The property is located in the Fourth Election District, and is designated on Sectional Zoning Map 57, Parcel 469, Block 10, Lot 2. The property is unimproved and consists of 8.866 acres more or less. The property is located in the Town Center ("TC") Zoning District and portions of the property are located variously in the Limited

Development Area ("LDA") and Intense Development Area ("IDA") Critical Area District.

PROPERTY DESCRIPTION

The property which is the subject of this application consists of 8.866 acres \pm , is currently vacant, and is located on Tax Map 57, and designated as Parcel 469, Block 10, Lot 2, Fourth Election District of Queen Anne's County, Maryland. The property is located at Shamrock Road and U.S. Route 50/301, Chester, Maryland and has a zoning classification of Town Center("TC") and portions of the property are located variously in the Limited Development Area ("LDA") and a Critical Area Designation of Intensely Developed Area ("IDA").

OFFICE OF PLANNING AND ZONING

The Office of Planning and Zoning did not present any information on this application and, instead, deferred to the Department of Public Works.

DEPARTMENT OF PUBLIC WORKS

Vijay Kulkarni testified on behalf of the Department of Public Works. Mr. Kulkarni is the Development Review Manager for the Department of Public Works. He stated that the proposed application seeks to fill the entire unimproved property so that buildings ultimately can be placed on it. The proposal consists of grading the entire site but does not reflect any potential improvements on the property. Mr. Kulkarni stated that the Department of Public Works approved the subject application subject to the following conditions:

- The fill placed on the subject property will not create any adverse impacts on the surrounding properties.
- 2. The applicant must obtain all necessary permits and approvals prior to construction.

3. The applicant will address all other floodplain requirements for new construction in the 100-year floodplain during the building permit process.

APPLICANT'S EVIDENCE

Joseph A. Stevens, Esquire represented the Applicant. Mr. Stevens outlined the history of the property stating that at one time it had been occupied by Desi's Restaurant and that it had been a truck stop. He also noted that from the 1980s thru 1996 the property was located within three different zoning districts. Mr. Stevens introduced a 1994 plat to show that, at that time, the property was located in the Urban Commercial, Suburban Commercial and Suburban Residential Zoning Districts. He stated that the property consisted of separate parcels, but are currently under one ownership. Mr. Stevens noted that in 1998 the entire property was zoned Town Commercial, which he described as an intensive use. He also noted that part of the property was in the flood plain. He pointed out an anomaly that agencies typically required a use on the property before noting a variance. However, he stated what the applicant was doing was to create pad sites on the property in order to make it marketable. He noted that at least 600 cubic yards of fill would be needed for an access road to US Route 50/301.

William Thomas Davis, PE, a Civil Engineer with fifteen years of experience also testified on behalf of the application. Mr. Davis noted that the property would consist of five fee simple lots with one additional large lot. Mr. Davis introduced FEMA maps to show the flood areas. He noted that the unimproved adjacent property was owned by the State Highway Administration and stated that it has a long term proposal as areas for an overpass. He pointed out where the 7 foot elevation line was located. He stated that it was necessary to develop commercial pad sites with visibility from Route 50, and to layout the property in such a way that it would have an appropriate anchor on the property. Mr. Davis pointed out

that no potential business would commit to construction on the property until these issues were addressed. He also outlined where a county drainage easement is located on the property and said that a 54 inch pipe would be used to accommodate this easement. He stated that originally he looked at using 3,600 cubic yards of fill but has reduced that amount to 3,396 cubic yards. This 3,396 cubic yard figure includes the 600 cubic yards that are permitted by the Ordinance. Thus, there would be an additional 2,795 yards of fill. He stated that the additional fill would be needed to accommodate drainage and that wet ponds and sand filters would be used for storm water management. He noted that the SHA property was a non-tidal wetland and that the fill would be required to direct drainage away from the non-tidal wetland. He pointed that the flood plain was not a flood way, i.e. a flood plain located near a stream or other body of water, or a high hazard area, i.e. a flood plain that is subject to flooding from wave action over a long fetch of open water. The subject property is away from any open water and streams. Mr. Davis noted that the Maryland Department of the Environment would support the application if a buffer were planted to enhance drainage away from the wetlands district. Mr. Davis discussed a 9 foot by 200 foot buffer would be used to meet this requirement. Mr. Davis said that, if granted, the proposed use would accommodate adjacent properties and that no nuisances would be created. He also said that the proposed fill would be consistent with sound flood plain management principles, and that sound flood plain management principles would require a slab on grade. The proposed variance would enable slab on grade construction. Crawl spaces were not desirable because they would still require pumps under the building.

James DiDinato, principal with the applicant, testified on behalf of the application. He said he is a builder and developer who has been involved in the property since 1997. He sees the subject property as having a great deal of potential. However, it is difficult to plan

for use of the property if no businesses are interested in using the property until fill issues are addressed.

OPPOSITION

There was no opposition to the application.

BOARD'S DECISION

The Board, in a unanimous decision, grants the requested Variance to Applicants. Development shall be in accordance with the evidence received at the hearing and Applicants' site plan. The Board has given proper consideration to the evidence presented and the requirements of a Variance pursuant to § 14:367 of the Queen Anne's County Code, noting the following:

variance, noting the following:

- 1. The Applicant has shown good and sufficient cause for the granting of the variance.
- 2. Without the variance, there will be an exceptional hardship, other than an economic hardship to the Applicant.
- 3. The granting of the variance will not result in increased flood heights, additional threats to public safety or extraordinary public expense.
 - 4. The granting of the variance will not create any nuisances.
 - 5. The granting of the variance will not cause fraud or victimization of the public.
- 6. The granting of the variance will not conflict with any existing local and State laws and ordinances.

The grant of the variance is subject to the following conditions:

 The fill placed on the subject property will not create any adverse impacts on the surrounding properties.

- 2. The applicant must obtain all necessary permits and approvals prior to construction.
- 3. The applicant will address all other floodplain requirements for new construction in the 100-year floodplain during the building permit process.
- 4. The 9 ft. by 120 ft. area adjacent to non-tidal wetlands be a landscaped area as outlined on Applicant's Exhibit No. 15.
- 5. The amount of fill not to exceed 3,396 cubic yards.

The Board, therefore, grants a Variance to permit the applicant to put more than 600 cubic yards of fill on the subject property in accordance with grading plan set forth on Applicant's Exhibit No. 20 submitted to the Board at the March 31, 2005 hearing.

STATE OF MARYLAND

QUEEN ANNE'S COUNTY

I HEREBY CERTIFY that the foregoing is a true and correct copy of the Finding and Decision of the executive meeting of the Board of Appeals of Queen Anne's County held on Thursday, March 31, 2005 and that the said minutes now remain on file in the Board's office.

In testimony whereof, I have hereunto subscribed my name this <u>13th</u> day of <u>May</u>, 2005.

Cathy Maxwell Clerk

≴tephen H. Kehoe

Attorney for Board of Appeals

7692Y:\Steve\QuACoBZA\New Opinions\Maryland General Land Co V110014.wpd



BOARD OF APPEALS OF

QUEEN ANNE'S COUNTY 160 COURSEVALL DR. CENTREVILLE, MARYLAND 21617

VILLE, MARYLAND 21 410-758-1255 410-758-4088 Permits 410-758-3972 Fax 410-758-1255 Planning 410-758-2905 Fax 410-758-2126 TDD

EXCERPTS OF THE MINUTES OF THE BOARD OF APPEALS OF QUEEN ANNE'S COUNTY

CASE NO:

V-110014

APPLICANT:

Maryland General Land Co., LLC

HEARING DATE:

3/31/05 - 6:00 p.m.

REQUESTING:

A variance under Chapter 14 of the Code of Public Laws of

Queen Anne's Co. (1996 ED), §14:3-32 (Floodplain Ordinance) to place more than 600 cubic yards of fill within the 100-year floodplain. Located at 211 Shamrock Rd., Chester, 4th E.D, Map 57, Parcel 469, Lot 2, zoned

TC and LDA/IDA.

IN ATTENDANCE:

William D. Moore, Chairman; Robert B. Friday, Vice-Chairman; Kenneth R. Scott, Member; Stephen H. Kehoe, Esq., Attorney for the Board; Cathy Maxwell, Clerk to the Board; James DiDinato, representing Applicant; Joseph A. Stevens, Esq., Attorney for Applicant; Wm. Thomas Davis, DMS; Vijay Kulkarni, Dept. of Public Works; Steve

Cohoon, Planning Office.

CHAIRMAN: Seeing no need for an executive session, the Board will enter into its deliberations. Do we have a motion.

FRIDAY: As I stated in our last hearing, I am not a proponent of fill, we all know that. However, there's really no threat to the critical areas in this location. It is, in my opinion, a best use of the property. Certainly better than a truck stop. So I would make a motion to approve Case V-110014 with the following conditions. (1) That the fill placed on the subject property will not create any adverse impacts on the surrounding properties. (2) The applicant must obtain all necessary permits and approvals prior to any construction. (3) The applicant will address all other floodplain requirements for new construction in the 100-year floodplain during the building permit process. And in

addition, that the 9 foot by approximately 20 foot area that Mr. Davis notated. DAVIS: Let me give you the exact measurement. It's 120 ft.

FRIDAY: OK, so it's nine ft. by 120 ft. The 9 ft. by approx. 120 ft. area would be a landscaped area adjacent to the non-tidal wetlands as outlined on Applicant's Exhibit No. 15. So this would be for a total of 3,396 cubic yards which is 2,796 cubic yards over. CHAIRMAN: We will hear from our attorney about the criteria.

KEHOE: Does the Board find that a failure to grant this variance would result in exceptional hardship, other than economic, to the applicant.

CHAIRMAN: Yes.

FRIDAY: Yes.

SCOTT: Yes.

KEHOE: And does the Board find that the variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense.

CHAIRMAN: Yes.

FRIDAY: Yes.

SCOTT: Yes.

KEHOE: And does the Board find that the granting of this variance will not create nuisances.

CHAIRMAN: Yes.

FRIDAY: Yes.

SCOTT: Yes.

KEHOE: And does the Board find that the granting of this variance will not cause fraud or victimization of the public.

CHAIRMAN: Yes.

FRIDAY: Yes.

SCOTT: Yes.

KEHOE: And does the Board find that the granting of the variance will not conflict with existing local and state laws or ordinances.

CHAIRMAN: Yes.

FRIDAY: Yes.

SCOTT: Yes.

CHAIRMAN: We have a motion and we've had discussion from our attorney and we approved all the criteria. Do we have a second.

SCOTT: I'll second it.

CHAIRMAN: The motion has been made and seconded. All in favor of the motion signify by saying "Aye". (all in favor). All opposed, "No". (No one opposed). Let the record show that Case V-110014 has been approved. There will be a formal decision forthcoming. When you receive this, you may proceed with your permitting process. I declare this hearing adjourned.

Calhy	Maruel
Cathy Maxwe	

4/1/05 Date

CC: Md. General Land Co., LLC Wm. Thomas Davis, DMS John Joyce, MDE

Stephen H. Kehoe, Esq.

James H. Barton

Joseph A. Stevens, Esq. Vijay Kulkarni Bd. Members Steve Cohoon

Permit Dept.

IN THE MATTER OF * PETITION NO. GAN 04-06-05-0 D13-C

PETITION FOR GROWTH ALLOCATION * THE COUNTY COMMISSIONERS

MAP AMENDMENT * FOR QUEEN ANNE'S COUNTY,

THE LANDS OF MARYLAND GENERAL * MARYLAND

LAND COMPANY, LLC *

TAX MAP 57, PARCEL 155, LOT 2
AND PARCELS 469 and 485

CHESTER, MARYLAND

NOW COMES, Maryland General Land Company, LLC, owner of the lands which are the subject of this Petition (hereinafter referred to as "Petitioner"), by and through its attorney Joseph A. Stevens, and the Law Offices Stevens & Associates, LLC in accordance with the Code of Public Local Laws for Queen Anne's County, Chapter 14, *Chesapeake Bay Critical Area Act*, Title XV (hereinafter referred to as the "County Code, Section 1 et seq.") and respectfully requests that the County Commissioners for Queen Anne's County, Maryland (hereinafter referred to as "County Commissioners") amend the official Chesapeake Bay Critical Area Overlay Map (hereinafter referred to as Critical Area Map) 57, as it applies to parcel 155, lot 2, and parcels 469 and 485 ("Subject Property") to designate 2.904 acres from Limited Development Area (LDA) to Intense Development Area (IDA).

In support of the Petition the Applicant further states:

- 1. The Subject Property consists of a total site area of 8.870 acres.
- 2. The Subject Property is located within the Chester Growth Area and zoned Town Center (TC), 2.904 acres more or less are within the Chesapeake Bay Critical Area and currently

designated LDA as more particularly depicted on Petition Exhibit No. 1.

- 3. Petitioner proposes to develop the Subject Property with a one story building and three two story buildings. See Petition Exhibit No.1 and Exhibit No. 2.
- 4. The Subject Property has been improved with a restaurant, parking lot, and gravel driveway and is served by public sewer. It is bordered to the north by U.S. Route 50 and to the east by Shamrock Road and a light industrial/office complex. The Subject Property is located to the north of the intersection of Maryland Route 18 and Shamrock Road.
- 5. During the 1987 Comprehensive Rezoning, the Total Property was zoned in part Urban Commercial (UC), Suburban Commercial (SC) and Suburban Residential (SR).
- 6. In 1998, the Total Property was rezoned Town Center (TC) when the County Commissioners adopted the Chester Community Plan, a district designed to establish specific growth management strategies for the Chester area. The Town Center (TC) District is intended to foster growth and provide for a higher density, mixed-use, non-residential development and redevelopment. See Petition Exhibit No. 3, *Pages 4-16 and 4-17 of the Chester Community Plan*, attached hereto and made part hereof.
- 7. A thorough analysis of the 2002 Comprehensive Plan Update for Queen Anne's County (hereinafter referred to as the "Comprehensive Plan") leads to the conclusion that the granting of Growth Allocation as contemplated herein is consistent with the 2002 Comprehensive Plan. Chester has been designated as a Growth Area in accordance with the Chester Community Plan and the Subject Property is included in that Growth Area.
- 8. The proposed development will accommodate the growth needs of the County by providing for the kind of mixed use development intended for along the major highways in the

Chester area.

- 9. Most other properties in Queen Anne's County with the same characteristics as the Petitioner's Property are designated IDA.
- 10. The current Critical Area land use classification of the Property as a Limited Development Area (LDA) is not consistent with the goals, objectives and policies of the 2002 Comprehensive Plan Update for Queen Anne's County, the Queen Anne's County Chesapeake Bay Critical Area Program, or the Chester Community.
- 11. On May 11, 2006, the Petitioner received Concept Plan approval from the Queen Anne's County Planning Commission (the "Planning Commission") for six commercial buildings. Included in the Concept Plan are buffering, landscaped and architectural features, afforestation and forest preservation. See Petition Exhibit No. 4.
- 12. The Subject Property, in accordance with the Concept Plan approved by the Planning Commission, implements the development objectives of the 2002 Comprehensive Plan Update and Chester Community Plan. The Subject Property is located in the Chester growth area.
- The proposed development of the Subject Property is designed in accordance with the County Code, Chapter 14, Chesapeake Bay Critical Area Act. All environmental features have been identified. A Chesapeake Bay Critical Area Environmental Assessment has been prepared for the Subject Property by Environmental Regulations Consultant, Inc. In general, the Assessment makes no finding of adverse impact on sensitive resources resulting from the proposed development. Specifically, the Wildlife and Heritage Division of the Maryland Department of Natural Resources has no records of Federal or State, rare, threatened or endangered plants or animals within the project area.

14. The granting of this Petition is consistent with the Queen Anne's County Critical Area Program, the 2002 Comprehensive Plan Update, and the Chester Community Plan.

WHEREFORE, Petitioner respectfully requests the following action be taken by the County Commissioners.

- 1. That this Petition for growth allocation be granted for the following: designate 2.904 acres from LDA to IDA, as illustrated on Petition Exhibit No.1;
 - 2. And, for such other further action as may be necessary to effect this Petition.

Respectfully submitted,

BY. JOSEPH A. STEVENS

STEVENS & ASSOCIATES, L.L.C.

114 W. Water Street Centreville, MD 21617

410-758-4600

Attorney for Petitioner



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor C. Ronald Franks, Secretary

December 7, 2004

Ms. Jan Reese Environmental Regulations Consultant, Inc. P.O. Box 298 St. Michaels, MD 21663

RE: Environmental Review for Property of MD General Land Company, LLC in Chester, Kent Island, Tax Map 57, Block 10, Parcel 155, 469 & 485, Queen Anne's Co., MD.

Dear Ms. Reese:

The Wildlife and Heritage Service has determined that there are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated. As a result, we have no specific comments or requirements pertaining to protection measures at this time. This statement should not be interpreted however as meaning that rare, threatened or endangered species are not in fact present. If appropriate habitat is available, certain species could be present without documentation because adequate surveys have not been conducted. It is also important to note that the utilization of state funds, or the need to obtain a state authorized permit may warrant additional evaluations that could lead to protection or survey recommendations by the Wildlife and Heritage Service. If this project falls into one of these categories, please contact us for further coordination.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,

Lori A. Byrne,

Loui a. Bym

Environmental Review Coordinator Wildlife and Heritage Service

MD Dept. of Natural Resources

ER #2004.2213.ga