

QC 498-05 MD General Land
Site Plan (1 of 2)

MSA-S-1829-5/22

Martin O'Malley
Governor

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

A handwritten signature in black ink, appearing to read "L. Turcan Hockaday", with a long horizontal line extending to the right.

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 rendering 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.

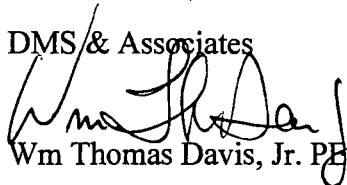
Steve Cohoon
November 22, 2010
2003057
Page 2 of 2

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

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

Wm Thomas Davis, Jr. PE

Pc: Jim DiDonato, MD General Land Co., LLC
Joe Stevens, Stevens, McCann & Phillips

TO THE BAY BRIDGE

NOTE: THE TOWN CENTER (TC) DISTRICT REQUIRES A 50' BUILDING RESTRICTION LINE FROM U.S. ROUTE 50/301. THE PLANNING COMMISSION HAS APPROVED A REDUCED BUILDING RESTRICTION LINE OF 40'.

NEW PROPERTY LINE OF DIVISION BETWEEN LOT 1 AND LOT 2 ESTABLISHED BY AN ADMINISTRATIVE PLAT RECORDED 7-22-10 IN PLAT BOOK S.M. 41, PAGES 89A & 89B.7

HIGHS STORE, CANOPY AND PARKING AREA UNDER CONSTRUCTION.

U.S. ROUTE 50/301 R/W WIDTH VARIES

TO U.S. RTE. 50/301

LEGEND

- 11--- EXISTING CONTOUR
- S--- EXISTING SEWER CLEANOUT
- S--- EXISTING SEWER MANHOLE
- U--- EXISTING UTILITY POLE
- P--- PROPOSED CONTOUR
- P--- PROPOSED TRAFFIC FLOW
- W--- EXISTING NONTIDAL WETLANDS
- 10.15--- EXISTING SPOT ELEVATION
- O&A--- SOIL TYPES
- W--- EXISTING WOODS
- L--- LIMITS OF DISTURBANCE
- FLOOD PLAIN LIMITS
- FLOOD ZONE B
- FLOOD ZONE A

AREA SHOWN IS AREA OF EXISTING AFFORESTATION PER APPROVED SUBDIVISION PLAT OF THE LANDS OF MARYLAND GENERAL LAND COMPANY, LLC, PREPARED BY MCGRAW, INC. IN MAY OF 2005, AND RECORDED JULY 26, 2001 IN THE LAND RECORD BOOKS OF QUEEN ANNE'S COUNTY, MD. IN PLAT BOOK 30, FOLIO 68A-68E.

AREA SHOWN IS AREA OF PROPOSED AFFORESTATION REQUIRED UNDER MAJOR SITE PLAN #04-06-11-0008

AREA SHOWN SHALL BE 3-1/2" BITUMINOUS CONCRETE ON 6" CR-6, LAID AND COMPACTED ON COMPACTED FILL/SUBGRADE. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

AREA SHOWN SHALL CONCRETE SIDEWALK UNDER CONSTRUCTION. TYPICAL WHERE SHOWN.

PROPOSED UNDERGROUND SAND FILTERS. TYPICAL WHERE SHOWN: UGSF

AREA SHOWN IS REVISED UTILITY EASEMENT AS SHOWN ON SPECIAL PURPOSE PLAT RECORDED JULY 5, 2007, IN THE LAND RECORD PLATS OF QUEEN ANNE'S COUNTY, IN PLAT BOOK 38, PAGE 60.

AREA SHOWN IS AREA OF STORM DRAIN AND STORMWATER MANAGEMENT EASEMENT AS SHOWN ON A PLAT RECORDED JULY 5, 2007 IN PLAT BOOK S.M. 38, PAGE 59.

UTILITY & ROAD INFRASTRUCTURE IMPROVEMENTS

- A NEW 6" VACUUM MAIN WILL BE EXTENDED FROM THE EXISTING VACUUM MAIN LOCATED IN MARYLAND ROUTE 18. EACH INDIVIDUAL BUILDING WILL BE PROVIDED WITH A VALVE PIT CONNECTED TO THE NEW 6" VACUUM MAIN. THE PROJECT WILL ALSO BE REQUIRED TO UPGRADE OFF SITE VACUUM MAINS IN ACCORDANCE WITH THE APPROVED A.P.F.S. FOR THE PROJECT. THE EXACT EXTENT OF IMPROVEMENTS WILL BE DETERMINED DURING THE SITE PLAN REVIEW PROCESS.
- THE PROJECT IS TO BE SERVED BY PUBLIC WATER VIA A 12" WATER MAIN TO BE EXTENDED TO THE SITE FROM THE WEST. THE EXACT EXTENT OF IMPROVEMENTS WILL BE DETERMINED DURING THE SITE PLAN REVIEW PROCESS.
- SHAMROCK ROAD AND DUNDEE AVENUE HAVE BEEN UPGRADED IN ACCORDANCE WITH THE PLANS ENTITLED, "ROAD IMPROVEMENTS TO DUNDEE AVENUE AND SHAMROCK ROAD", AND PREPARED IN CONJUNCTION WITH THE APPROVED MAJOR SITE PLAN #04-06-11-0008.

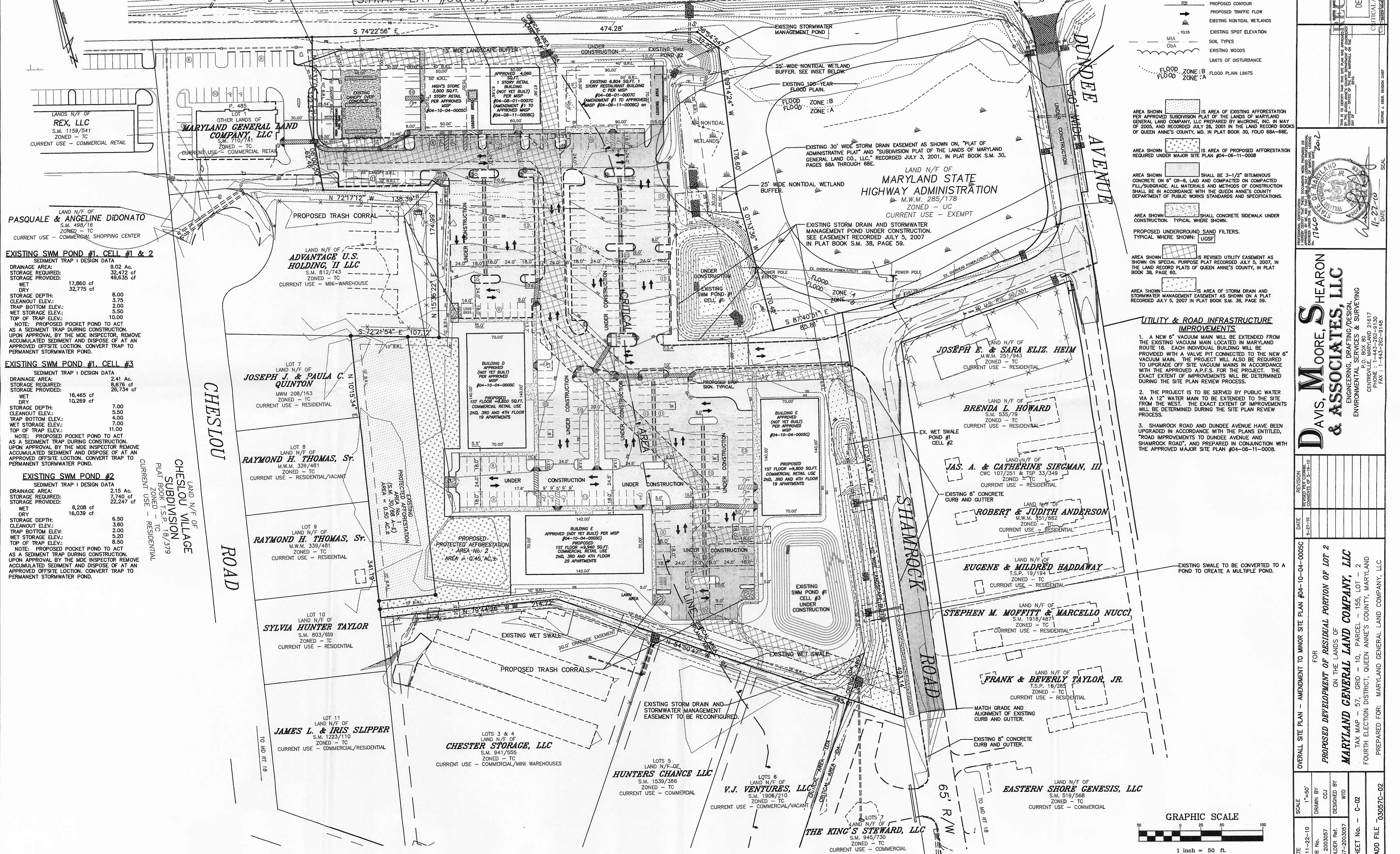
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DEC 12 2010
CRITICAL AREA COMMISSION

PROFESSIONAL SEAL
DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING & SURVEYING
ENVIRONMENTAL SERVICES & DESIGN
P.O. BOX 80
CENTERTOWN, MD 21617
PHONE: 410-262-9180
FAX: 410-262-9188

DATE	REVISION	REVIEWED PER LICENSE	COMMENTS OF 5-15-10
5-27-10			

OVERALL SITE PLAN - AMENDMENT TO MINOR SITE PLAN #04-10-04-0005C FOR PROPOSED DEVELOPMENT OF RESIDUAL PORTION OF LOT 2 ON THE LANDS OF MARYLAND GENERAL LAND COMPANY, LLC
TAX MAP - 57, GRID - 10, PARCEL - 155, LOT - 2
FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
PREPARED FOR: MARYLAND GENERAL LAND COMPANY, LLC

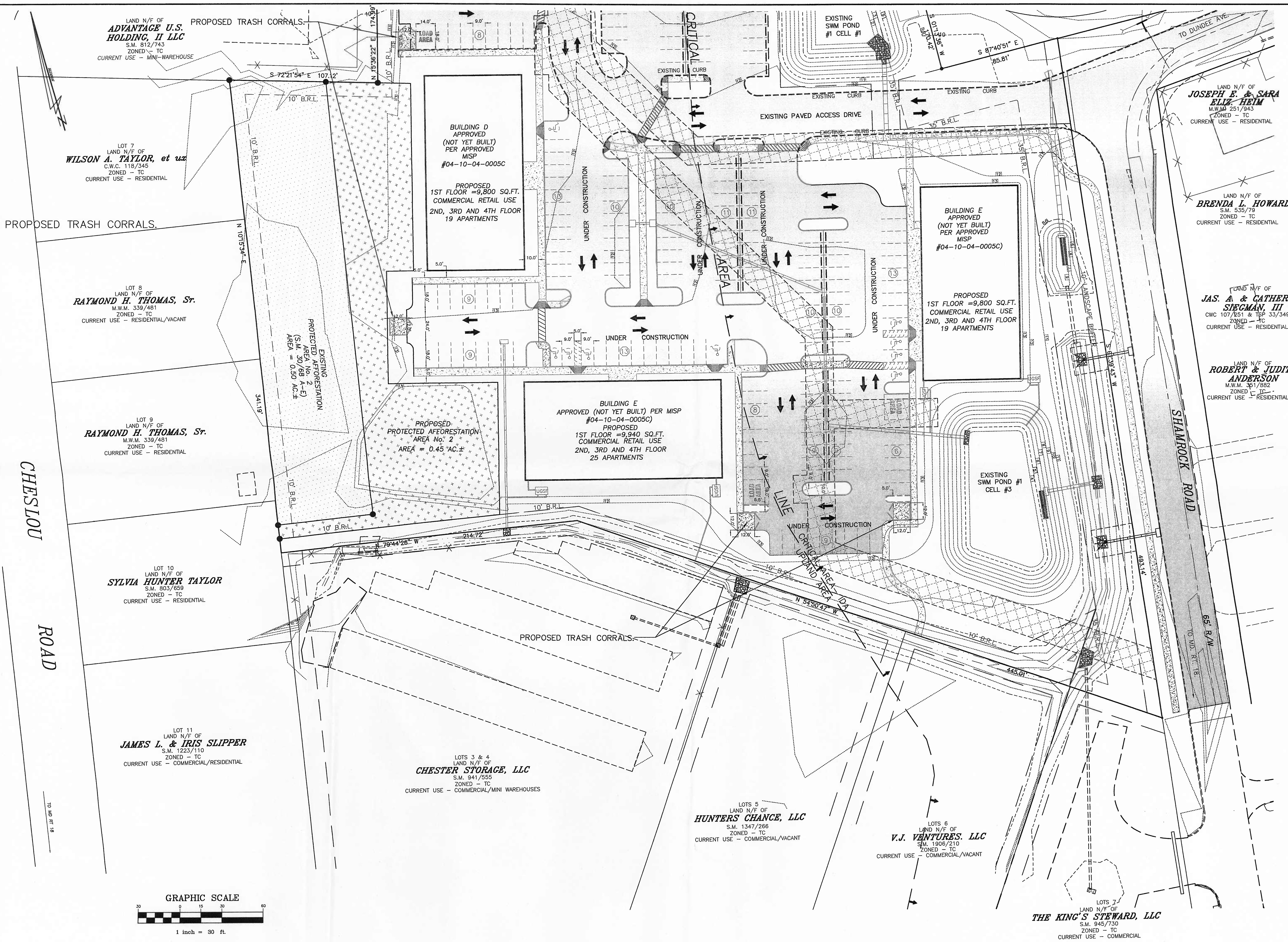
SCALE: 1"=50'
DRAWN BY: CCJ
DESIGNED BY: WTD
SHEET NO.: C-02
CADD FILE: 03057C-02



EXISTING SWM POND #1, CELL #1 & 2
SEDIMENT TRAP | DESIGN DATA
DRAINAGE AREA: 9.02 Ac.
STORAGE REQUIRED: 32,472 cf
STORAGE PROVIDED: 49,635 cf
WET: 17,860 cf
DRY: 32,775 cf
STORAGE DEPTH: 8.00
CLEANOUT ELEV.: 3.75
TRAP BOTTOM ELEV.: 2.00
WET STORAGE ELEV.: 5.50
TOP OF TRAP ELEV.: 10.00
NOTE: PROPOSED POCKET POND TO ACT AS A SEDIMENT TRAP DURING CONSTRUCTION. UPON APPROVAL BY THE MDE INSPECTOR REMOVE ACCUMULATED SEDIMENT AND DISPOSE OF AT AN APPROVED OFFSITE LOCATION. CONVERT TRAP TO PERMANENT STORMWATER POND.

EXISTING SWM POND #1, CELL #3
SEDIMENT TRAP | DESIGN DATA
DRAINAGE AREA: 2.41 Ac.
STORAGE REQUIRED: 8,676 cf
STORAGE PROVIDED: 26,734 cf
WET: 16,465 cf
DRY: 10,269 cf
STORAGE DEPTH: 7.00
CLEANOUT ELEV.: 5.50
TRAP BOTTOM ELEV.: 4.00
WET STORAGE ELEV.: 7.00
TOP OF TRAP ELEV.: 11.00
NOTE: PROPOSED POCKET POND TO ACT AS A SEDIMENT TRAP DURING CONSTRUCTION. UPON APPROVAL BY THE MDE INSPECTOR REMOVE ACCUMULATED SEDIMENT AND DISPOSE OF AT AN APPROVED OFFSITE LOCATION. CONVERT TRAP TO PERMANENT STORMWATER POND.

EXISTING SWM POND #2
SEDIMENT TRAP | DESIGN DATA
DRAINAGE AREA: 2.15 Ac.
STORAGE REQUIRED: 7,740 cf
STORAGE PROVIDED: 22,247 cf
WET: 6,208 cf
DRY: 16,039 cf
STORAGE DEPTH: 6.50
CLEANOUT ELEV.: 3.60
TRAP BOTTOM ELEV.: 2.00
WET STORAGE ELEV.: 5.20
TOP OF TRAP ELEV.: 8.50
NOTE: PROPOSED POCKET POND TO ACT AS A SEDIMENT TRAP DURING CONSTRUCTION. UPON APPROVAL BY THE MDE INSPECTOR REMOVE ACCUMULATED SEDIMENT AND DISPOSE OF AT AN APPROVED OFFSITE LOCATION. CONVERT TRAP TO PERMANENT STORMWATER POND.



LAND N/F OF
ADVANTAGE U.S. HOLDING, II LLC
S.M. 812/743
ZONED - TC
CURRENT USE - MINI-WAREHOUSE

LOT 7
LAND N/F OF
WILSON A. TAYLOR, et ux
C.W.C. 118/345
ZONED - TC
CURRENT USE - RESIDENTIAL

LOT 8
LAND N/F OF
RAYMOND H. THOMAS, Sr.
M.W.M. 339/481
ZONED - TC
CURRENT USE - RESIDENTIAL/VACANT

LOT 9
LAND N/F OF
RAYMOND H. THOMAS, Sr.
M.W.M. 339/481
ZONED - TC
CURRENT USE - RESIDENTIAL

LOT 10
LAND N/F OF
SYLVIA HUNTER TAYLOR
S.M. 303/659
ZONED - TC
CURRENT USE - RESIDENTIAL

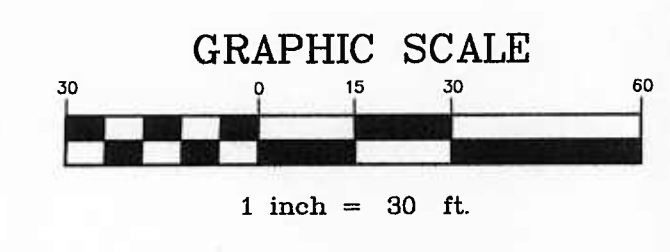
LOT 11
LAND N/F OF
JAMES L. & IRIS SLIPPER
S.M. 1223/110
ZONED - TC
CURRENT USE - COMMERCIAL/RESIDENTIAL

LOTS 3 & 4
LAND N/F OF
CHESTER STORAGE, LLC
S.M. 941/555
ZONED - TC
CURRENT USE - COMMERCIAL/MINI WAREHOUSES

LOTS 5
LAND N/F OF
HUNTERS CHANCE, LLC
S.M. 1347/266
ZONED - TC
CURRENT USE - COMMERCIAL/VACANT

LOTS 6
LAND N/F OF
V.J. VENTURES, LLC
S.M. 1906/210
ZONED - TC
CURRENT USE - COMMERCIAL/VACANT

LOTS 7
LAND N/F OF
THE KING'S STEWARD, LLC
S.M. 945/730
ZONED - TC
CURRENT USE - COMMERCIAL



DATE	11-22-10	SCALE	1"=30'
JOB No.	2003057	DRAWN BY	CJ
FOLDER Ref.	57-2003057	DESIGNED BY	W.D.J.
SHEET No.	0-03	W.D.J.	
CADD FILE	03057C-03		

ENLARGEMENT - AMENDMENT TO MINOR SITE PLAN #04-10-04-0005C FOR PROPOSED DEVELOPMENT OF RESIDUAL PORTION OF LOT 2 OF THE LANDS OF **MARYLAND GENERAL LAND COMPANY, LLC**
TAX MAP - 57, GRID - 10, PARCELS - 155, LOT - 2
FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
PREPARED FOR: MARYLAND GENERAL LAND COMPANY, LLC

RECEIVED
CRITICAL AREA COMMISSION
DEC 12 2010
Chesapeake & Atlantic Coastal Bays

QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS
THIS IS TO CERTIFY THAT THE SET BACK HAS BEEN APPROVED
BY THE CRITICAL AREA COMMISSION ON THE PARTIAL OF THE
DATE 11-22-10

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN,
ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80, BOX 81817
CHESAPEAKE, VA 23040-0181
PHONE: 1-443-262-8181
FAX: 1-443-262-9148



**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,

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

LeeAnne Chandler
Science Advisor

cc: QC498-05



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/criticalarea/

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.

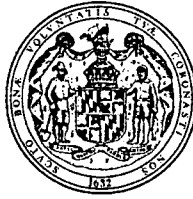
The site plan indicates some removal of trees within the Critical Area along Route 50/301. Please verify that the landscape plan addresses replacement of these trees. Please also note that the landscape schedule includes the botanical names of species twice instead of providing the common name.

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

Sincerely,


LeeAnne Chandler
Science Advisor

cc: QC498-05



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/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,


LeeAnne Chandler
Science Advisor

**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 20 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

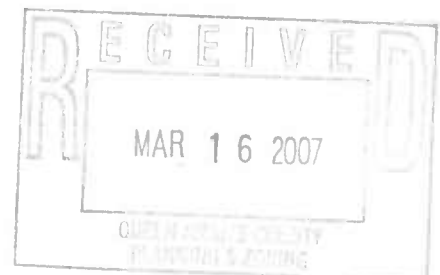


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I

**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	Existing Q	Managed Q	Pond Elevation
Storm Event			
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	Existing Q	Managed Q	Pond Elevation
Storm Event			
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.

WORKSHEET A: Standard Application Process

Calculate Pollutant Removal Requirements

Project Name: MD GENERAL/RICK & KAY WILSON

Date: Mar-07

+ CREDIT SITE

Step1: Calculate Existing and Proposed Site Impervious

A: Calculate Percent Imperviousness

1) Site Area within the Critical Area IDA A= 5.60 acres

2) Site Impervious Surface Area, Existing and Proposed
(See table 4.1 for details)

	(a) Existing (acres)	(b) Proposed (acres)
Roads	_____	_____
Parking lots	_____	_____
Driveways	_____	_____
Sidewalks/paths	_____	_____
Rooftops	_____	_____
Decks	_____	_____
Swimming pools/ponds	_____	_____
Other	<u>0.29</u>	<u>2.9</u>
Impervious Surface Area	<u>0.29</u>	<u>2.9</u>

Channel Credit Area = 0
Total Prop. Impervious = 2.9

3) Imperviousness (I)

Existing Imperviousness, I pre = Impervious Surface area / Site Area
= (Step 2a) / (Step1)
= 0.29 / 5.6
= 5.179 %

Proposed Imperviousness, I post = Impervious Surface area / Site Area
= (Step 2a) / (Step1)
= 2.9 / 5.6
= 51.79 %

B: Define Development Category (circle)

1) New Development: Existing impervious less than 15% I (Go to step 2A)

2) ReDevelopment: Existing impervious of 15% I or more (Go to step 2B)

3) Single Lot residential Development: Single lots being developed or improved; single family residential development; and more than 250 sf of impervious area and associated disturbance (Go to Section 5, Residential Approach, for detailed criteria and requirements)

Step2: Calculate the Predevelopment Load (L_{pre})

A: New Development

$$\begin{aligned} L_{pre} &= (0.5) (A) \\ &= (0.5) \times \frac{5.60}{2.80} \text{ lbs/year of total phosphorus} \end{aligned}$$

Where:

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

B: ReDevelopment:

- L_{pre} = (R_v) (C.) (A) (8.16)
- R_v = 0.05 + 0.009(I_{pre})
0.05 + 0.009 x 5.179 = 0
- L_{pre} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)
- R_v = 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:

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

$$Rv = 0.50 + 0.009 (l_{post})$$

$$= 0.05 + 0.009 \underline{51.79} = 0.52$$

$$L_{post} = 0.52 \times 0.30 \times 5.60 \times 8.16 =$$

$$= \underline{7.075} \text{ lbs/year of total phosphorus}$$

Where:

- L_{post} = ^{1.13} 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
- l_{post} = Post-development (proposed) site impervious (i.e., $l=75$ 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

Step4: Calculate the Pollutant Removal Requirement (RR)

$$RR = L_{post} - (0.90) (L_{pre})$$

$$= 7.07 - 0.90 \times 2.80 =$$

$$= \underline{4.55} \text{ lbs/year of total phosphorus}$$

Where:

- RR = ^{4.61} 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: CRITICAL AREAS Comm. Attn: LEE ANNS

Fax No.: 410-974-5339

From: TOM DAVIS Date: 3-5-07

Number of Pages _____ (not including this cover)

Re: MD GENERAL / Wilson / Corutti

Comment: LEE ANNS - I HAVE RUN
THE NUMBERS W/ A PORTION OF
THE SITE DRAINING TO A POCKET
POND. PLEASE REVIEW & CALL
TO DISCUSS.

[Handwritten signature]

DMS & Associates

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Centreville, Maryland 21617
Phone: (443) 262-9130

JOB _____

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

DA IN C.A. TO POCKET POND = 0.61 AC = 11%
 AREA OF BUILDING THAT DRAINS TO SF = 0.14 AC = 2.5%
 AREA DIRECTLY TO POND = 0.47 AC = 8.4%
 POLLUTANTS REMOVED DA TO POND # 2

$$(7.07)(0.50)(0.025) = 0.088 \text{ lb}$$

$$(7.07 - 0.088)(0.25)(0.025) = 0.044 \text{ lb}$$

$$(7.07)(0.50)(.084) = 0.294$$

$$\text{TOTAL FROM POCKET POND} = 0.43 \text{ lb}$$

DA TO MULTIPLE POND = 4.99 AC = 0.39 = 39%
 AREA TO SAND FILTERS = 1.36 AC = 24.3%
 AREA DIRECTLY TO MULTIPLE POND = 3.63 AC = 64.8%

$$(7.07)(0.50)(.243) = 0.859 \text{ lb}$$

$$(7.07 - 0.859)(0.33)(.243) = 0.498 \text{ lb}$$

$$(7.07)(0.65)(.648) = 2.98 \text{ lb}$$

$$\text{TOTAL TO MULTIPLE POND} = 4.337$$

$$\text{TOTAL REMOVED} = 4.76 \text{ lb}$$

$$\text{TOTAL REQUIRED TO BE REMOVED} = 4.55 \text{ lb}$$

*
FINAL

DMS & Associates

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

Fax

To: Critical Areas Comm Attn: LEE ANNE

Fax No.: 410-974-5338

From: TOM DAVIS Date: 3-5-07

Number of Pages 5 (not including this cover)

Re: MD GENERAL / RICK & KAY WILSON / CRITICAL

Comment: LEE ANNE - I HAVE RE-RUN
THE CALCULATIONS w/ THE S.G ACT
AREA WITHIN THE CRITICAL AREAS. PLEASE
REVIEW & CALL ME TO DISCUSS.

THANKS
TOM

WORKSHEET A: Standard Application Process

Calculate Pollutant Removal Requirments

Project Name: MD GENERAL/RICK & KAY WILSON

Date: Mar-07

+ COURT SITE

Step1: Calculate Existing and Proposed Site Impervious

A: Calculate Percent Imperviousness

1) Site Area within the Critical Area IDA A= 5.60 acres

2) Site ImperviousSurface Area, Existing and Proposed
(See table 4.1 for details)

	(a) Existing (acres)	(b) Proposed (acres)
Roads	_____	_____
Parking lots	_____	_____
Driveways	_____	_____
Sidewalks/paths	_____	_____
Rooftops	_____	_____
Decks	_____	_____
Swimming pools/ponds	_____	_____
Other	<u>0.29</u>	<u>2.9</u>
Impervious Surface Area	<u>0.29</u>	<u>2.9</u>

Channel Credit Area = 0
Total Prop. Impervious= 2.9

3) Imperviousness (I)

Existing Imperviouness, I pre

$$= \text{Impervious Surface area} / \text{Site Area}$$

$$= (\text{Step 2a}) / (\text{Step1})$$

$$= \frac{0.29}{5.6}$$

$$= \underline{5.179} \%$$

Proposed Impervlouness, I post

$$= \text{Impervious Surface area} / \text{Site Area}$$

$$= (\text{Step 2a}) / (\text{Step1})$$

$$= \frac{2.9}{5.6}$$

$$= \underline{51.79} \%$$

B: Define Development Category (circle)

- 1) New Development: Existing impervious less then 15% I (Go to step 2A)
- 2) ReDevelopment: Existing impervious of 15% I or more (Go to step 2B)
- 3) Single Lot residential Development: Single lots being developed or improved; single family residential development; and more than 250 sf of impervious area and associated disturbance (Go to Section 5, Residential Approach, for detailed criteria and requirments)

Note: All acrages used in this worksheet refers to areas within the IDA of the Critical Area only

Step2: Calculate the Predevelopment Load (L_{pre})**A: New Development**

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

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

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} = $(R_v) (C) (A) (8.16)$
- R_v = $0.05 + 0.009(I_{pre})$
 $0.05 + 0.009 \times 5.179 = 0$
- L_{pre} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)
- R_v = 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 (L_{post})**A: New Development and Redevelopment:**

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

$$R_v = 0.50 + 0.009(I_{\text{post}})$$

$$= 0.05 + 0.009 \underline{51.79} = 0.52$$

$$L_{\text{post}} = 0.52 \times 0.30 \times 5.60 \times 8.16 =$$

$$= \underline{7.075} \text{ lbs/year of total phosphorus}$$

Where:

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

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

I_{post} = Post-development (proposed) 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

Step4: Calculate the Pollutant Removal Requirement (RR)

$$RR = L_{\text{post}} - (0.90)(L_{\text{pre}})$$

$$= 7.07 - 0.90 \times 2.80 =$$

$$= \underline{4.55} \text{ lbs/year of total phosphorus}$$

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

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Centreville, Maryland 21617
Phone: (443) 262-9130

JOB _____
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CHECKED BY _____ DATE _____
SCALE _____

MD GENERAL / RICH & KAY WILSON / CERUITE
IMPERVIOUS AREA CALCULATIONS

SITE	AREA IN CRITICAL AREAS	IMPERVIOUS
MD GENERAL	3.90 AC	1.741 AC
Wilson	0.55 AC	0.37 AC
CERUITE	1.15 AC	0.789 AC
TOTAL	5.6 AC	2.9 AC

AREA THAT DRAINS TO SAND FILTERS = 1.5 AC

$1.5 AC / 5.60 = 27\%$

POLLUTANTS REMOVED = $(7.07 lb)(0.50)(0.27) = 0.95 lb$

THIS RUNOFF THEN DRAINS TO THE MULTIPLE PONDS

POLLUTANTS REMOVED = $(7.07 lb * 0.95 lb)(0.33)(0.27) = .55 lb$

AREA THAT DRAINS DIRECTLY TO THE MULTIPLE PONDS \Rightarrow 70% OF SITE (EXCLUDES AREA THAT DRAINS THROUGH THE SAND FILTERS)

POLLUTANTS REMOVED = $(7.07)(0.65)(.70) = 3.22$

TOTAL POLLUTANTS REMOVED = 4.72 lbs

POLLUTANTS REMOVAL REQUIRES = 4.55 lbs

(410) 490-6901

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)	<input checked="" type="checkbox"/> (BMP re)	<input checked="" type="checkbox"/> (% 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/year)
- L_{post} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)
- BMP re = BMP removal efficiency for total phosphorus 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? Yes 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)	<input checked="" type="checkbox"/> (BMP re)	<input checked="" type="checkbox"/> (% 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/year)
- L post = Average annual load of total phosphorus exported from the site prior to development (lbs/year)
- BMP re = BMP removal efficiency for total phosphorus 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? Yes 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

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 Centreville, Maryland 21617
 Phone: (443) 262-9130

JOB _____

SHEET NO. _____ OF _____

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SCALE _____

DA IN C.A. TO POCKET POND = 0.61 AC = 11%
 AREA OF BUILDING THAT DRAINS TO SF = 0.14 AC = 2.5%
 AREA DIRECTLY TO POND = 0.47 AC = 8.4%
 POLLUTANTS REMOVED DA TO POND #2

$$(7.07)(0.50)(0.025) = 0.088 \text{ lb}$$

$$(7.07 - 0.088)(0.25)(0.025) = 0.044 \text{ lb}$$

$$(7.07)(0.50)(.084) = 0.296$$

$$\text{TOTAL FROM POCKET POND} = 0.43 \text{ lb}$$

DA TO MULTIPLE POND = 4.99 AC = 0.89 ⇒ 89%
 AREA TO SAND FILTERS = 1.36 AC = 24.3%
 AREA DIRECTLY TO MULTIPLE POND = 3.63 AC = 64.8%

$$(7.07)(0.50)(.243) = 0.859 \text{ lb}$$

$$(7.07 - 0.859)(0.33)(.243) = 0.498 \text{ lb}$$

$$(7.07)(0.65)(.648) = 2.98 \text{ lb}$$

$$\text{TOTAL TO MULTIPLE POND} = 4.337$$

$$\text{TOTAL REMOVED} = 4.76 \text{ lb}$$

$$\text{TOTAL REQUIRED TO BE REMOVED} = 4.55 \text{ lb}$$

IV
DRAINAGE AREA MAP

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**

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(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.

TTY for the Deaf

Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

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,

A handwritten signature in black ink, appearing to read 'Chris Clark', with a stylized flourish at the end.

Chris Clark
Natural Resources Planner

cc: QC498-05

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

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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,

A handwritten signature in black ink, appearing to be 'C. Clark', written over the text '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
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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.

Best regards,

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

Chris Clark
Natural Resources Planner

cc: QC498-05

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
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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:

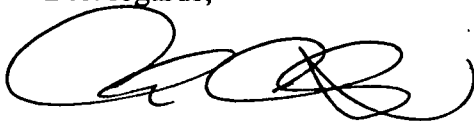
Pursuant to your request, I have reviewed the documents related to the proposal to construct six commercial buildings referenced on Queen Anne's County Tax Map 57, Block 10, Lot 7, Parcels 155, 469, and 485. The subject property is reported to be 8.87± acres in size. Approximately 3.94± acres rest within 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

U.S. ROUTE 50/301
R/W WIDTH VARIES

(S.H.A. PLAT #50164)

LEGEND

- 11--- EXISTING CONTOUR
- ⊕ PROPOSED STOP SIGN
- ⊕ EXISTING SEWER CLEANOUT
- ⊕ EXISTING SEWER MANHOLE
- ⊕ EXISTING UTILITY POLE
- PROPOSED CONTOUR
- PROPOSED TRAFFIC FLOW
- EXISTING NONTIDAL WETLANDS
- 10.15 EXISTING SPOT ELEVATION
- MIA O&A SOIL TYPES
- EXISTING WOODS
- FLOOD ZONE B
- FLOOD ZONE A

AREA SHOWN IS AREA OF EXISTING AFFORESTATION PER APPROVED SUBDIVISION PLAT OF THE LANDS OF MARYLAND GENERAL LAND COMPANY, LLC PREPARED BY MCGRAW-HILL IN MAY OF 2005, AND RECORDED JULY 26, 2001 IN THE LAND RECORD BOOKS OF QUEEN ANNE'S COUNTY, MD. IN PLAT BOOK 30, FOLIO 68A-68E.

AREA SHOWN IS AREA OF EXISTING TREES TO BE REMOVED.

AREA SHOWN IS AREA OF PROPOSED AFFORESTATION PER THIS MAJOR SITE PLAN #04-06-11-0008

AREA SHOWN SHALL BE 3-1/2" BITUMINOUS CONCRETE ON 6" CR-6, LAID AND COMPACTED ON COMPACTED FILL/SUBGRADE. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

AREA SHOWN SHALL CONCRETE SIDEWALK. TYPICAL WHERE SHOWN.

AREA SHOWN SHALL BE 1-1/2" COMPACTED BITUMINOUS CONCRETE SURFACE COURSE (SHA MIX DESIGN 9.5mm) ON 3" COMPACTED BITUMINOUS CONCRETE BASE COURSE (SHA MIX DESIGN 19mm) ON 8" CR-6.

PROPOSED UNDERGROUND SAND FILTERS. TYPICAL WHERE SHOWN: UGSF

PROPOSED 12" WATER MAIN CONNECTION.

PROPOSED 8" CONCRETE CURB AND GUTTER.

PROPOSED 5" WIDE CONCRETE SIDEWALK.

EXISTING SWALE TO BE CONVERTED TO A POND TO CREATE A MULTIPLE POND.

EXISTING STORM DRAIN AND STORMWATER MANAGEMENT EASEMENT TO BE RECONFIGURED.

EXISTING STORM DRAIN AND STORMWATER MANAGEMENT EASEMENT TO BE RECONFIGURED.

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EXISTING STORM DRAIN AND STORMWATER MANAGEMENT EASEMENT TO BE RECONFIGURED.

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EXISTING STORM DRAIN AND STORMWATER MANAGEMENT EASEMENT TO BE RECONFIGURED.

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QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS
FOR EXISTING AND PROPOSED REVIEW ONLY



DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN,
ENVIRONMENTAL SERVICES & SURVEYING
CENTREVILLE, MARYLAND 21617
PHONE: 1-443-282-9130
FAX: 1-443-282-9148

DATE	REVISION
1-03-07	REVISION PER PAR 20-06
2-07-07	REVISION PER PAR 20-02
3-16-07	COMMENTS OF 3-07-07

OVERALL SITE PLAN FOR
ON THE LANDS OF
MARYLAND GENERAL LAND COMPANY, LLC
TAX MAP - 57, GRID - 10, PARCELS - 155, 469 & 485
FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
PREPARED FOR: MARYLAND GENERAL LAND COMPANY, LLC

DATE	SCALE	DRAWN BY	DESIGNED BY
11-15-06	1"=50'	WJM	WTD
JOB No. 2003057			
FOLDER Ref. 57-2003057			
SHEET No. - C-2 of C-14			
CADD FILE - 03057-C02			

NOTE: THE CEMETERY PREVIOUSLY LOCATED ON THE SITE HAS BEEN REMOVED WITH THE REMAINS OF THE GRAVESTONES TRANSFERRED TO THE STEVENSVILLE CEMETERY.

LAND N/F OF CARICO ASSOCIATES
M.W.M. 264/293
ZONED - TC
CURRENT USE - VACANT

CHESTLOU ROAD
TO MD RT 18

LAND N/F OF CHESTLOU VILLAGE SUBDIVISION
PLAT BOOK T.S.P. 18/379
ZONED - TC
CURRENT USE - RESIDENTIAL

MARYLAND GENERAL LAND COMPANY, LLC

LAND N/F OF ADVANTAGE U.S. HOLDING, II LLC
S.M. 812/743
ZONED - TC
CURRENT USE - MINI-WAREHOUSE
0.092 ACRES OF EXISTING WOODS TO BE REMOVED

LOT 7 LAND N/F OF WILSON A. TAYLOR, et uzz
C.W.C. 118/345
ZONED - TC
CURRENT USE - RESIDENTIAL

LOT 8 LAND N/F OF RAYMOND H. THOMAS, Sr.
M.W.M. 339/481
ZONED - TC
CURRENT USE - RESIDENTIAL/VACANT

LOT 9 LAND N/F OF RAYMOND H. THOMAS, Sr.
M.W.M. 339/481
ZONED - TC
CURRENT USE - RESIDENTIAL

LOT 10 LAND N/F OF GEORGE L. TAYLOR, Jr.
S.M. 803/659
ZONED - TC
CURRENT USE - RESIDENTIAL

LOT 11 LAND N/F OF JAMES L. & IRIS SLIPPER
S.M. 1223/110
ZONED - TC
CURRENT USE - COMMERCIAL/RESIDENTIAL

LOTS 3 & 4 LAND N/F OF CHESTER STORAGE, LLC
S.M. 941/555
ZONED - TC
CURRENT USE - COMMERCIAL/MINI WAREHOUSES

LOTS 5 LAND N/F OF SHAWN M. & ANGELA TITUS
S.M. 1347/266
ZONED - TC
CURRENT USE - COMMERCIAL

LOTS 6 LAND N/F OF KAY WILSON
S.M. 964/348
ZONED - TC
CURRENT USE - COMMERCIAL/VACANT

LOTS 7 LAND N/F OF THE KING'S STEWARD, LLC
S.M. 945/730
ZONED - TC
CURRENT USE - COMMERCIAL

LAND N/F OF MARYLAND STATE HIGHWAY ADMINISTRATION
M.W.M. 285/178
ZONED - UC
CURRENT USE - EXEMPT

LAND N/F OF JOSEPH E. & SARA ELIZ. HEIM
M.W.M. 251/943
ZONED - TC
CURRENT USE - RESIDENTIAL

LAND N/F OF BRENDA L. HOWARD
S.M. 335/719
ZONED - TC
CURRENT USE - RESIDENTIAL

LAND N/F OF JAS. A. & CATHERINE SIEGMAN, III
C.W.C. 107/251 & T.S.P. 34/349
ZONED - TC
CURRENT USE - RESIDENTIAL

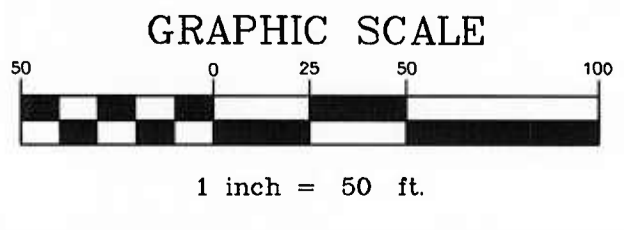
LAND N/F OF ROBERT & JUDITH ANDERSON
M.W.M. 351/882
ZONED - TC
CURRENT USE - RESIDENTIAL

LAND N/F OF EUGENE & MILDRED HADDAWAY
T.S.P. 19/194
ZONED - TC
CURRENT USE - RESIDENTIAL

LAND N/F OF RUFUS J.L. & KATHLEEN BEEBE
S.M. 572/787
ZONED - TC
CURRENT USE - RESIDENTIAL

LAND N/F OF FRANK & BEVERLY TAYLOR, JR.
T.S.P. 16/288
ZONED - TC
CURRENT USE - RESIDENTIAL

LAND N/F OF EASTERN SHORE GENESIS, LLC
S.M. 519/568
ZONED - TC
CURRENT USE - COMMERCIAL



PROPOSED LIMITS OF DISTURBANCE SHOWN: - - - - -

PROPOSED 10' x 10' TRASH CORRAL
SEE DETAIL ON SHEET C-14.

U.S. ROUTE 50/301 R/W WIDTH VARIES (S.H.A. PLAT #50164)

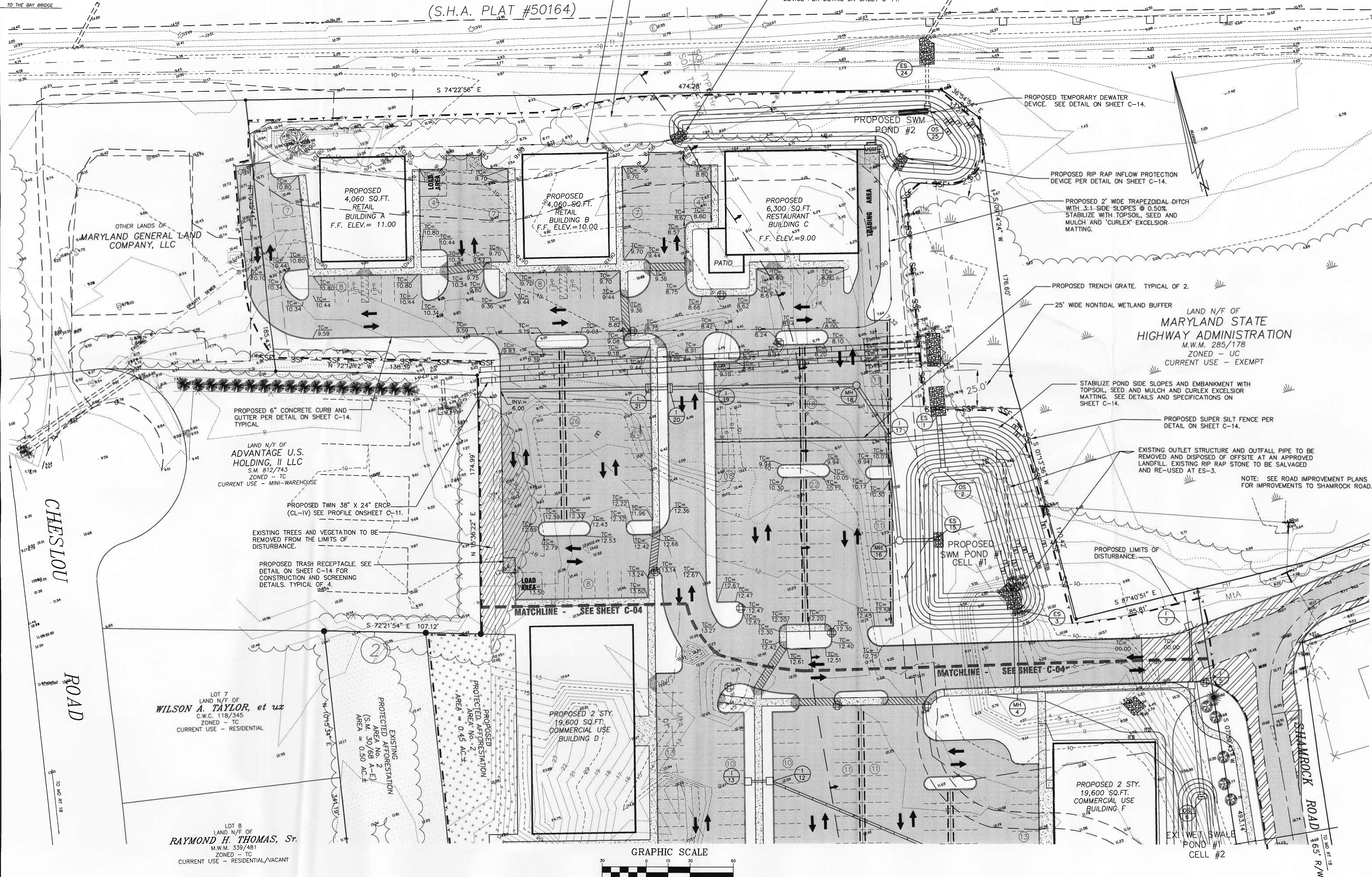
PROPOSED 2' WIDE TRAPEZOIDAL DITCH WITH
3:1 SIDE SLOPES @ 0.50% STABILIZE WITH
TOPSOIL, SEED AND MULCH AND 'CURLEX'
EXCELSIOR MATTING.

EXISTING TREES AND VEGETATION TO BE
REMOVED FROM THE LIMITS OF
DISTURBANCE.

PROPOSED RIP RAP INFLOW PROTECTION
DEVICE PER DETAIL ON SHEET C-14.

TO U.S. RTE. 50/301

RECEIVED
MAR 20 2007
CRITICAL AREA COMMISSION



PROPOSED 4,060 SQ.FT. RETAIL BUILDING A
F.F. ELEV. = 11.00

PROPOSED 4,060 SQ.FT. RETAIL BUILDING B
F.F. ELEV. = 10.00

PROPOSED 6,300 SQ.FT. RESTAURANT BUILDING C
F.F. ELEV. = 9.00

PROPOSED 2 STY. 19,600 SQ.FT. COMMERCIAL USE BUILDING D

PROPOSED 2 STY. 19,600 SQ.FT. COMMERCIAL USE BUILDING F

OTHER LANDS OF MARYLAND GENERAL LAND COMPANY, LLC

LAND N/F OF ADVANTAGE U.S. HOLDING, II LLC
S.M. 612/743
ZONED - TC
CURRENT USE - MINI-WAREHOUSE

LOT 7 LAND N/F OF WILSON A. TAYLOR, et ux
C.W.C. 118/345
ZONED - TC
CURRENT USE - RESIDENTIAL

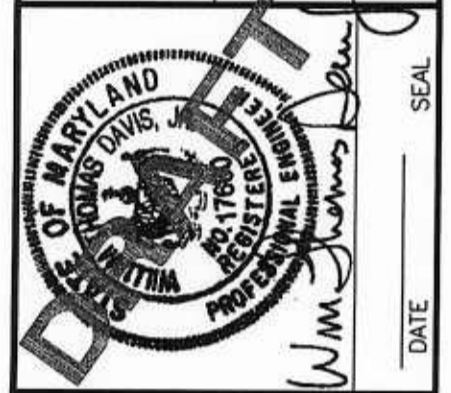
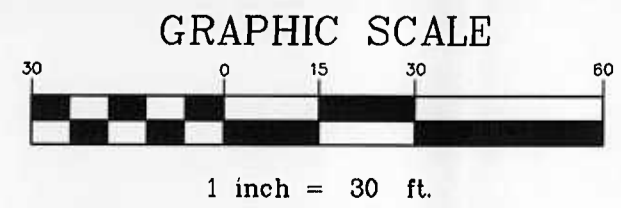
LOT 8 LAND N/F OF RAYMOND H. THOMAS, Sr.
M.W.M. 339/481
ZONED - TC
CURRENT USE - RESIDENTIAL/VACANT

LAND N/F OF MARYLAND STATE HIGHWAY ADMINISTRATION
M.W.M. 285/178
ZONED - UC
CURRENT USE - EXEMPT

STABILIZE POND SIDE SLOPES AND EMBANKMENT WITH TOPSOIL, SEED AND MULCH AND CURLEX EXCELSIOR MATTING. SEE DETAILS AND SPECIFICATIONS ON SHEET C-14.

EXISTING OUTLET STRUCTURE AND OUTFALL PIPE TO BE REMOVED AND DISPOSED OFFSITE AT AN APPROVED LANDFILL. EXISTING RIP RAP STONE TO BE SALVAGED AND RE-USED AT ES-3.

NOTE: SEE ROAD IMPROVEMENT PLANS FOR IMPROVEMENTS TO SHAMROCK ROAD.

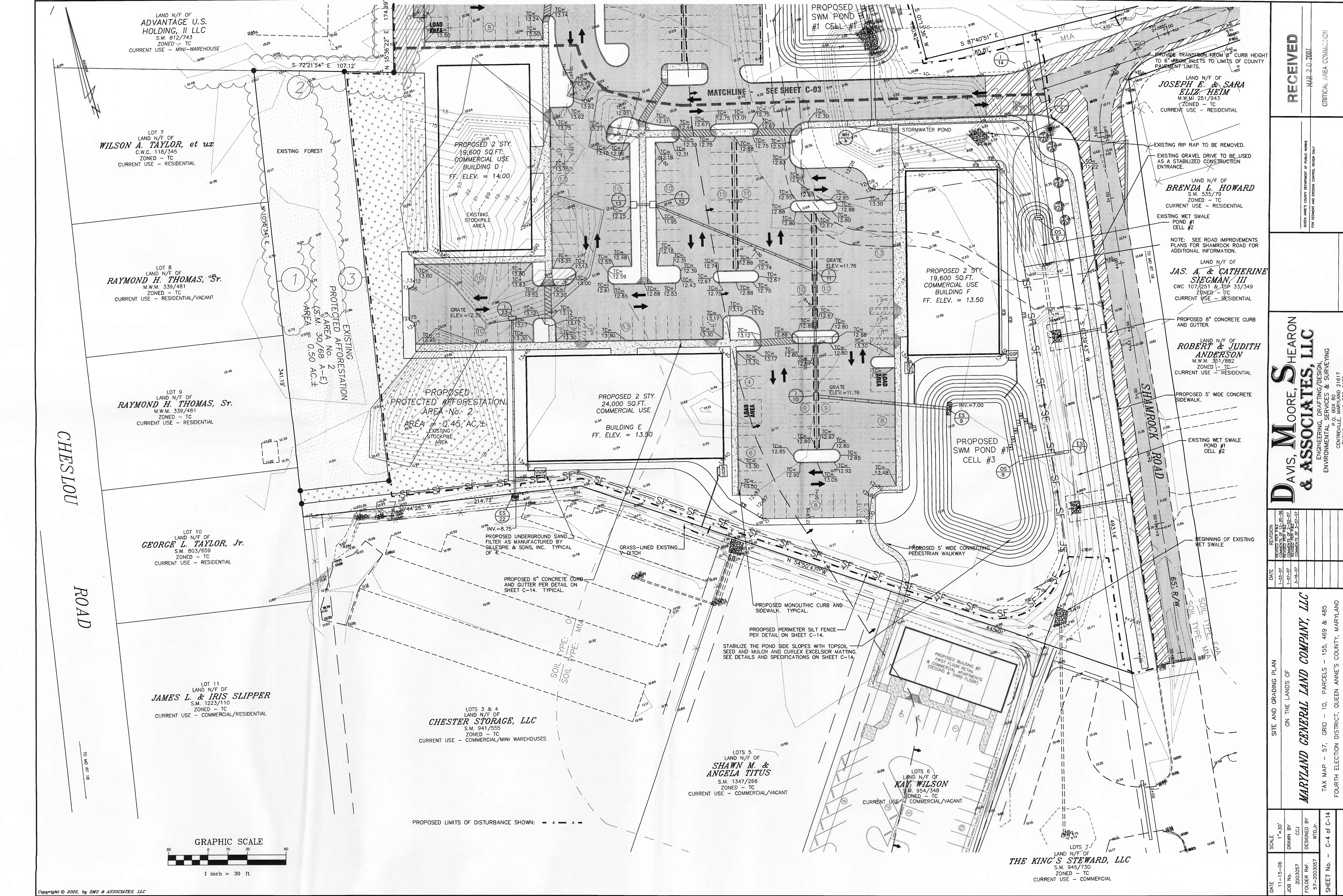


DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE: 1-443-252-9130
FAX: 1-443-252-9148

DATE	REVISION
1-03-07	1. CONCEPTUAL DESIGN
2-07-07	2. PRELIMINARY DESIGN
3-16-07	3. PRELIMINARY DESIGN

MARYLAND GENERAL LAND COMPANY, LLC
ON THE LANDS OF
TAX MAP - 57, GRID - 10, PARCELS - 155, 469 & 485
FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
PREPARED FOR: MARYLAND GENERAL LAND COMPANY, LLC

DATE	SCALE	DRAWN BY	DESIGNED BY
11-15-06	1"=30'	CCJ	WIDJR
JOB NO. 2003057			
FOLDER REF. 57-2003057			
SHEET NO. -C-3 OF C-14			
CADD FILE - 03057-CO3			



LAND N/F OF
ADVANTAGE U.S.
HOLDING, II LLC
S.M. 812/743
ZONED - TC
CURRENT USE - MINI-WAREHOUSE

LOT 7
LAND N/F OF
WILSON A. TAYLOR, et ux
C.W.C. 118/345
ZONED - TC
CURRENT USE - RESIDENTIAL

LOT 8
LAND N/F OF
RAYMOND H. THOMAS, Sr.
M.W.M. 339/481
ZONED - TC
CURRENT USE - RESIDENTIAL/VACANT

LOT 9
LAND N/F OF
RAYMOND H. THOMAS, Sr.
M.W.M. 339/481
ZONED - TC
CURRENT USE - RESIDENTIAL

LOT 10
LAND N/F OF
GEORGE L. TAYLOR, Jr.
S.M. 803/659
ZONED - TC
CURRENT USE - RESIDENTIAL

LOT 11
LAND N/F OF
JAMES L. & IRIS SLIPPER
S.M. 1223/110
ZONED - TC
CURRENT USE - COMMERCIAL/RESIDENTIAL

LOTS 3 & 4
LAND N/F OF
CHESTER STORAGE, LLC
S.M. 941/555
ZONED - TC
CURRENT USE - COMMERCIAL/MINI WAREHOUSES

LOTS 5 OF
LAND N/F OF
SHAWN M. &
ANGELA TITUS
S.M. 1347/286
ZONED - TC
CURRENT USE - COMMERCIAL/VACANT

LOTS 6
LAND N/F OF
KAY WILSON
S.M. 954/348
ZONED - TC
CURRENT USE - COMMERCIAL/VACANT

LOTS 7
LAND N/F OF
THE KING'S STEWARD, LLC
S.M. 945/730
ZONED - TC
CURRENT USE - COMMERCIAL

PROPOSED 2 STY.
19,600 SQ.FT.
COMMERCIAL USE
BUILDING D
FF. ELEV. = 14.00

PROPOSED 2 STY.
24,000 SQ.FT.
COMMERCIAL USE
BUILDING E
FF. ELEV. = 13.50

PROPOSED 2 STY.
19,600 SQ.FT.
COMMERCIAL USE
BUILDING F
FF. ELEV. = 13.50

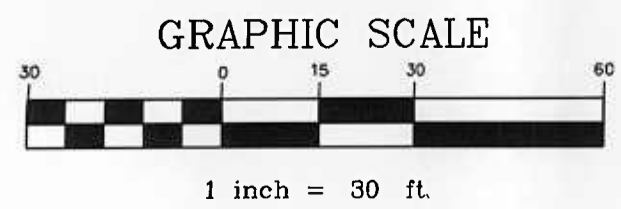
PROPOSED BUILDING #2
FIRST FLOOR RETAIL
& COMMERCIAL APARTMENTS
(SECOND & THIRD FLOOR)

LAND N/F OF
JOSEPH E. & SARA
ELIZ HEIM
M.W.M. 251/943
ZONED - TC
CURRENT USE - RESIDENTIAL

LAND N/F OF
BRENDA L. HOWARD
S.M. 535/79
ZONED - TC
CURRENT USE - RESIDENTIAL

LAND N/F OF
JAS. A. & CATHERINE
SIEGMAN, III
C.W.C. 107/251 & TSP 33/349
ZONED - TC
CURRENT USE - RESIDENTIAL

LAND N/F OF
ROBERT & JUDITH
ANDERSON
M.W.M. 351/882
ZONED - TC
CURRENT USE - RESIDENTIAL



PROPOSED LIMITS OF DISTURBANCE SHOWN: - - - - -

RECEIVED
MAR 20 2007
CRITICAL AREA COMMISSION

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

DATE	REVISION
1-03-07	REVISION PER SET 00-05
1-07-07	REVISION PER SET 00-07
3-15-07	REVISION PER SET 00-07 COMMENTS OF 3-15-07

DATE: 3-15-07

SCALE: 1"=30'
DRAWN BY: CCI
DESIGNED BY: WTD/JF

MARYLAND GENERAL LAND COMPANY, LLC
ON THE LANDS OF
TAX MAP - 57, GRID - 10, PARCELS - 155, 469 & 485
FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
PREPARED FOR: MARYLAND GENERAL LAND COMPANY, LLC

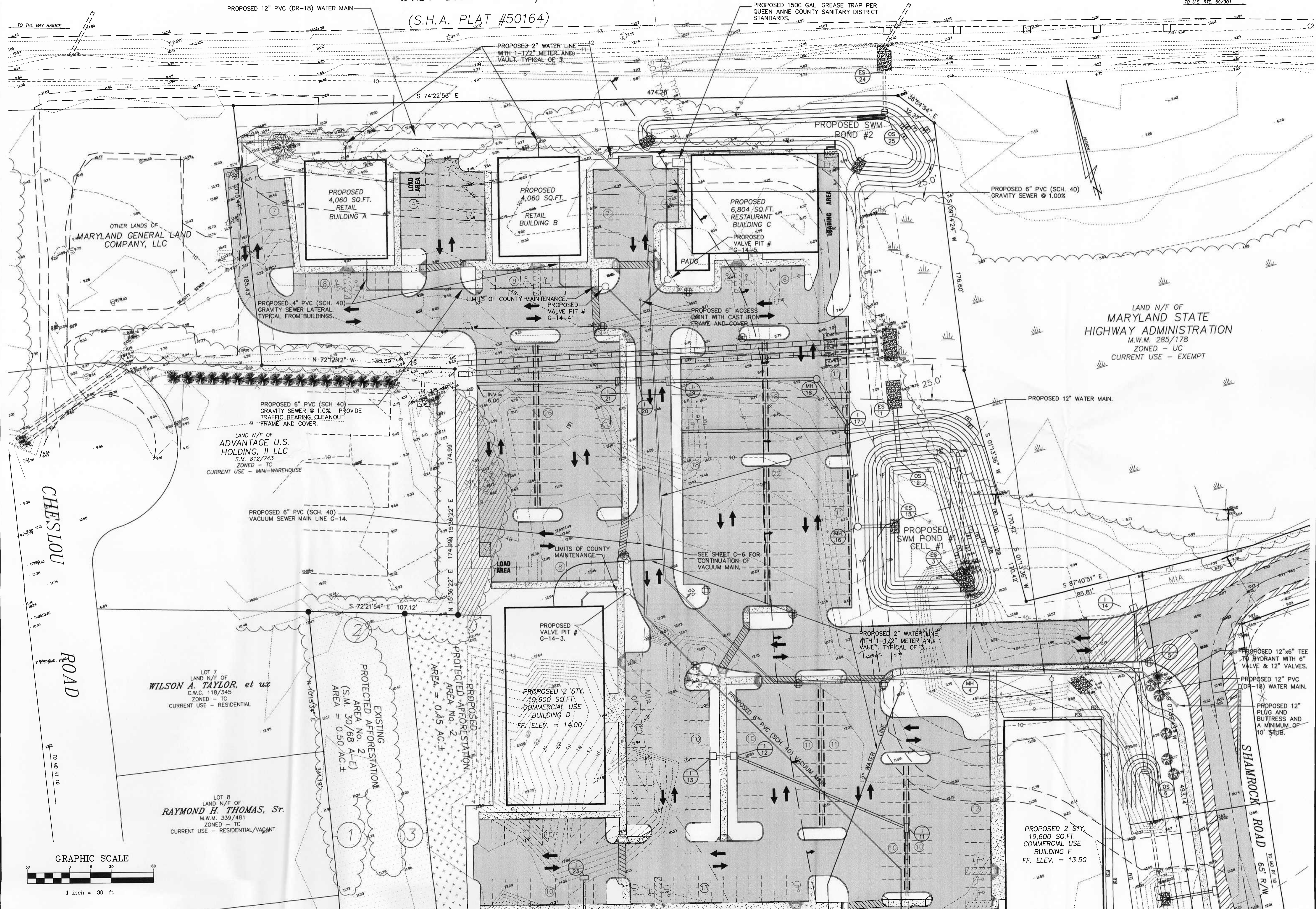
SHEET No. - C-4 of C-14
CADD FILE - 03057-C04

U.S. ROUTE 50/301

R/W WIDTH VARIES

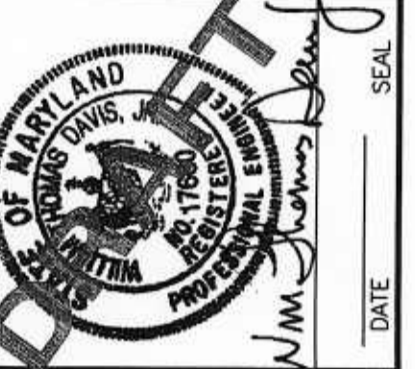
(S.H.A. PLAT #50164)

TO U.S. RTE. 50/301



RECEIVED
 MAR 20 2007
 CRITICAL AREA COMMISSION

QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS
 FOR ELEMENT AND DESIGN CONTROL, REVIEW ONLY



DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
 ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
 CENTREVILLE, MARYLAND 21617
 PHONE: 1-443-252-9130
 FAX: 1-443-252-9148

DATE	REVISION
1-03-07	ISSUE FOR PERMITS
2-07-07	COMMENTS OF 02-06-07
3-16-07	COMMENTS OF 02-07-07

MARYLAND GENERAL LAND COMPANY, LLC
 ON THE LANDS OF
 TAX MAP - 57, GRID - 10, PARCELS - 155, 469 & 485
 FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
 PREPARED FOR: MARYLAND GENERAL LAND COMPANY, LLC

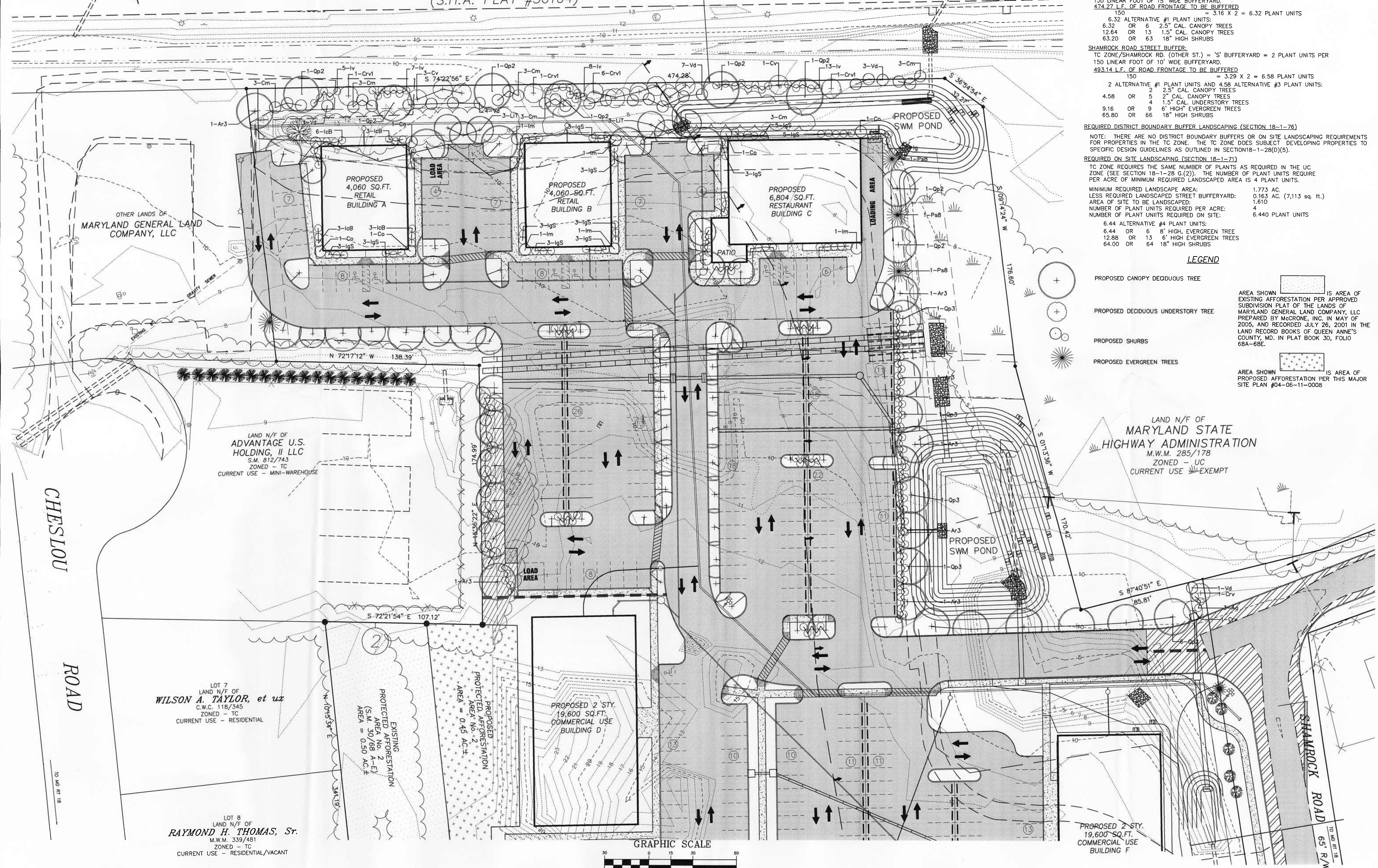
DATE	SCALE	1"=30'
11-15-06	DRAWN BY	CCJ
JOB No. 2003057	DESIGNED BY	WIDJR
FOLDER REF. 57-2003057	SHEET No.	C-5 of C-14
CADD FILE - 03057-C05		

U.S. ROUTE 50/301
R/W WIDTH VARIES
(S.H.A. PLAT #50164)

ANY TREE/TREES REMOVED FROM WOODLANDS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA ARE TO BE MITIGATED AT A RATION OF 1:1.

TO U.S. RTE. 50/301

TO THE BAY BRIDGE



LANDSCAPE CALCULATIONS
REQUIRED PARKING LOT LANDSCAPING (SECTION 18-1-72)
TC ZONE REQUIRES 2 PLANT UNITS FOR EVERY 24 PARKING SPACES.
342 PROPOSED SPACES
24 = 14.25 X 2 PLANT UNITS = 28.5 ALTERNATIVE #5 PLANT UNITS
27.92 ALTERNATIVE #5 PLANT UNITS
85.5 OR 86 3" CAL. CANOPY TREES
57 2.5" CAL. CANOPY TREES
142.5 OR 143 18" HIGH SHRUBS

REQUIRED STREET BUFFER LANDSCAPING (SECTION 18-1-76)
U.S. ROUTE 50/301 STREET BUFFER:
TC ZONE/ U.S. RT. 50-301 = 'B' BUFFERYARD = 2 PLANT UNITS PER 150 LINEAR FOOT OF 15' WIDE BUFFERYARD
474.27 L.F. OF ROAD FRONTAGE TO BE BUFFERED
150 = 3.16 X 2 = 6.32 PLANT UNITS
6.32 ALTERNATIVE #1 PLANT UNITS:
6.32 OR 6 2.5" CAL. CANOPY TREES
12.64 OR 13 1.5" CAL. CANOPY TREES
63.20 OR 63 18" HIGH SHRUBS

SHAMROCK ROAD STREET BUFFER:
TC ZONE/SHAMROCK RD. (OTHER ST.) = 'S' BUFFERYARD = 2 PLANT UNITS PER 150 LINEAR FOOT OF 10' WIDE BUFFERYARD.
493.14 L.F. OF ROAD FRONTAGE TO BE BUFFERED
150 = 3.29 X 2 = 6.58 PLANT UNITS
2 ALTERNATIVE #1 PLANT UNITS AND 4.58 ALTERNATIVE #3 PLANT UNITS:
4.58 OR 5 2.5" CAL. CANOPY TREES
2 2" CAL. CANOPY TREES
9.16 OR 9 4.5" CAL. UNDERSTORY TREES
65.80 OR 66 18" HIGH SHRUBS

REQUIRED DISTRICT BOUNDARY BUFFER LANDSCAPING (SECTION 18-1-76)
NOTE: THERE ARE NO DISTRICT BOUNDARY BUFFERS OR ON SITE LANDSCAPING REQUIREMENTS FOR PROPERTIES IN THE TC ZONE. THE TC ZONE DOES SUBJECT DEVELOPING PROPERTIES TO SPECIFIC DESIGN GUIDELINES AS OUTLINED IN SECTION 18-1-28(D)(5).

REQUIRED ON SITE LANDSCAPING (SECTION 18-1-71)
TC ZONE REQUIRES THE SAME NUMBER OF PLANTS AS REQUIRED IN THE UC ZONE (SEE SECTION 18-1-28 G.(2)). THE NUMBER OF PLANT UNITS REQUIRE PER ACRE OF MINIMUM REQUIRED LANDSCAPED AREA IS 4 PLANT UNITS.
MINIMUM REQUIRED LANDSCAPED AREA: 1.773 AC.
LESS REQUIRED LANDSCAPED STREET BUFFERYARD: 0.183 AC. (7,113 sq. ft.)
AREA OF SITE TO BE LANDSCAPED: 1.610
NUMBER OF PLANT UNITS REQUIRED PER ACRE: 4
NUMBER OF PLANT UNITS REQUIRED ON SITE: 6.440 PLANT UNITS
6.44 ALTERNATIVE #4 PLANT UNITS:
6.44 OR 6 8" HIGH, EVERGREEN TREE
12.88 OR 13 6" HIGH EVERGREEN TREES
64.00 OR 64 18" HIGH SHRUBS

LEGEND

PROPOSED CANOPY DECIDUOUS TREE

PROPOSED DECIDUOUS UNDERSTORY TREE

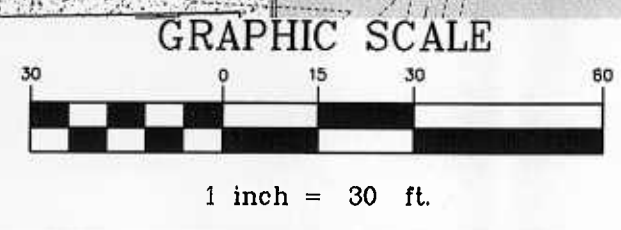
PROPOSED SHRUBS

PROPOSED EVERGREEN TREES

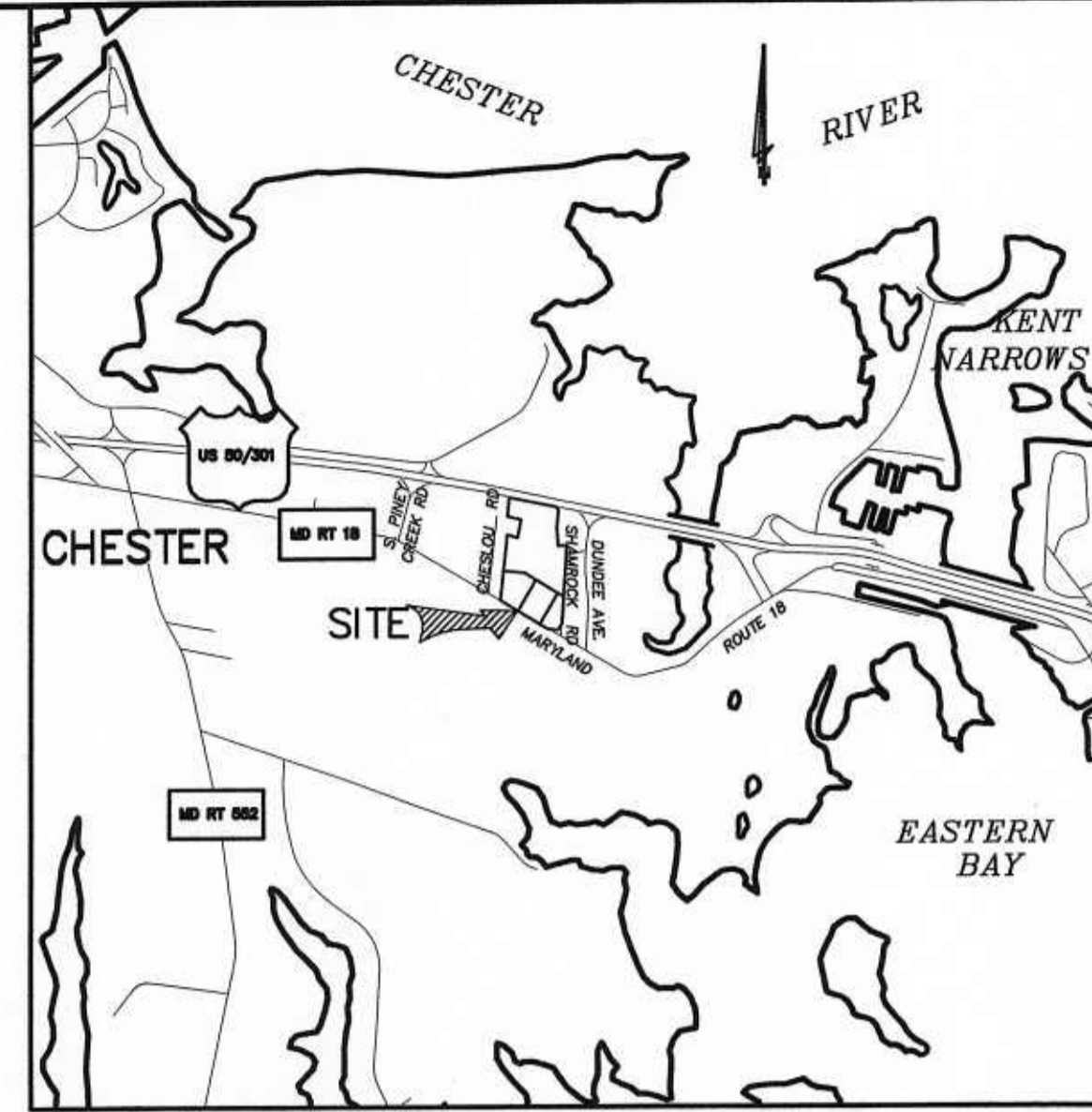
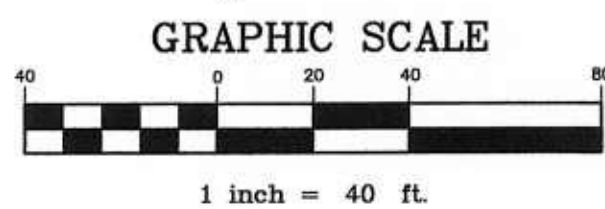
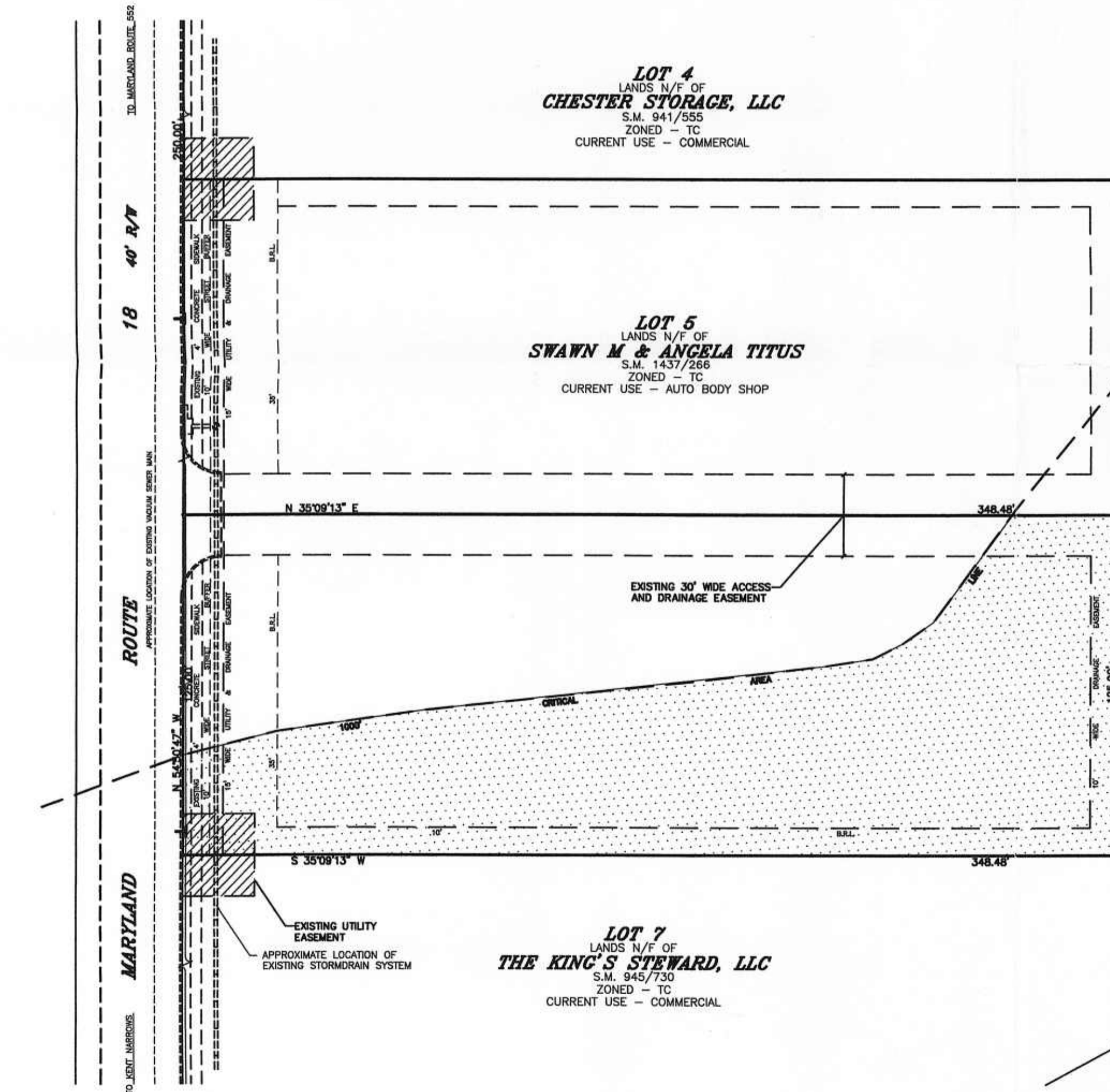
AREA SHOWN IS AREA OF EXISTING AFFORESTATION PER APPROVED SUBDIVISION PLAT OF THE LANDS OF MARYLAND GENERAL LAND COMPANY, LLC PREPARED BY McCONE, INC. IN MAY OF 2005, AND RECORDED JULY 26, 2001 IN THE LAND RECORD BOOKS OF QUEEN ANNE'S COUNTY, MD. IN PLAT BOOK 30, FOLIO 68A-68E.

AREA SHOWN IS AREA OF PROPOSED AFFORESTATION PER THIS MAJOR SITE PLAN #04-06-11-0006

LAND N/F OF MARYLAND STATE HIGHWAY ADMINISTRATION
M.W.M. 285/178
ZONED - UC
CURRENT USE EXEMPT



RECEIVED		MAR 27 2007		CRITICAL AREA COMMISSION	
QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS		FOR EXAMINE AND DESIGN CORRECT, UNDER ONLY		U.S.A. NATURAL RESOURCES CORPORATION BUREAU	
DATE	SCALE	JOB No.	DRAWN BY	FOLDER Ref.	DESIGNED BY
11-15-06	1" = 30'	2003057	CCJ	57-2003057	WDJ/JF
LANDSCAPE PLAN		ON THE LANDS OF			
MARYLAND GENERAL LAND COMPANY, LLC					
TAX MAP - 57, GRID - 10, PARCELS - 155, 469 & 485					
FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND					
PREPARED FOR: MARYLAND GENERAL LAND COMPANY, LLC					
SHEET No. - C-9 of C-14		CADD FILE - 03057-009			



VICINITY MAP
SCALE: 1" = 2,000'

LOT 2
LANDS N/F OF
MARYLAND GENERAL LAND COMPANY, LLC
S.M. 710/741
ZONED - TC
CURRENT USE - COMMERCIAL

AREA OF GROWTH ALLOCATION TO
CHANGE FROM LDA TO IDA = 0.557 ACRES

RECEIVED
MAY 25 2006
CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

RECEIVED
MAY 17 2006
QUEEN ANNE'S COUNTY
PLANNING & ZONING

STATE OF MARYLAND
PROFESSIONAL ENGINEER
REG. NO. 101703
W. MOORE
DATE 5-17-06
SEAL

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

DATE	REVISION
MAY 25 2006	CRITICAL AREA COMMISSION Chesapeake & Atlantic Coastal Bays

GROWTH ALLOCATION PLAN
TO CHANGE FROM LDA TO IDA
THE LANDS OF KAY WILSON
PART OF LOT 6 MARYLAND GENERAL LAND CO., LLC SUBDIVISION
TAX MAP - 57, GRID - 10, PARCEL - 155, LOT 6
FOURTH DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
PREPARED FOR: RICK & KAY WILSON

DATE	MAY 2006	SCALE	1"=40'
JOB No.	2003104	DRAWN BY	WJM
FOLDER Ref.	57-2003104	DESIGNED BY	WTD
SHEET No.	- 1 OF 1		
CADD FILE	- 03104-GA		

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,

A handwritten signature in black ink, appearing to read "Chris Clark".

Chris Clark
Natural Resources Planner

cc: QC498-05

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/

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,


LeeAnne Chandler
Science Advisor

cc: QC523-04

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

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/

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,



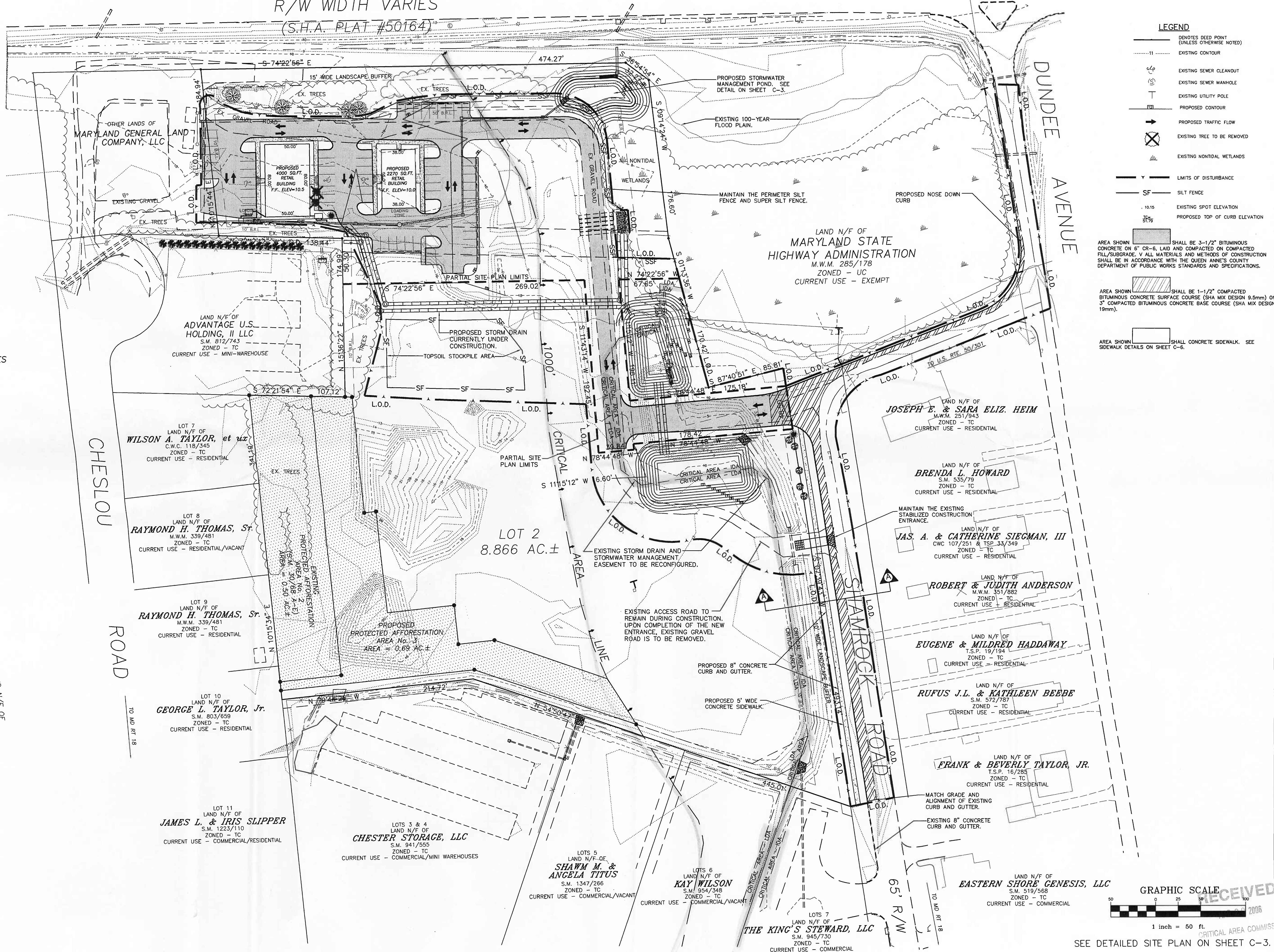
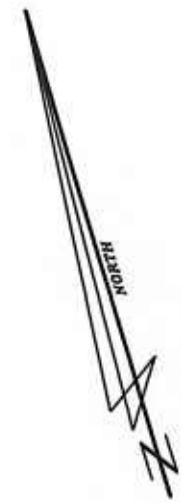
LeeAnne Chandler
Natural Resources Planner

cc: QC 498-05

TO THE BAY BRIDGE

U.S. ROUTE 50/301 R/W WIDTH VARIES (S.H.A. PLAT #50164)

TO U.S. RTE. 50/301



LEGEND

- DENOTES DEED POINT (UNLESS OTHERWISE NOTED)
- EXISTING CONTOUR
- EXISTING SEWER CLEANOUT
- EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- PROPOSED CONTOUR
- PROPOSED TRAFFIC FLOW
- EXISTING TREE TO BE REMOVED
- EXISTING NONTIDAL WETLANDS
- LIMITS OF DISTURBANCE
- SF SILT FENCE
- EXISTING SPOT ELEVATION
- PROPOSED TOP OF CURB ELEVATION

AREA SHOWN [Symbol] SHALL BE 3-1/2" BITUMINOUS CONCRETE ON 6" CR-6, LAID AND COMPACTED ON COMPACTED FILL/SUBGRADE. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

AREA SHOWN [Symbol] SHALL BE 1-1/2" COMPACTED BITUMINOUS CONCRETE SURFACE COURSE (SHA MIX DESIGN 9.5mm) ON 3" COMPACTED BITUMINOUS CONCRETE BASE COURSE (SHA MIX DESIGN 19mm).

AREA SHOWN [Symbol] SHALL CONCRETE SIDEWALK. SEE SIDEWALK DETAILS ON SHEET C-6.

LAND N/F OF
CARICO ASSOCIATES
M.W.M. 264/293
ZONED - TC
CURRENT USE - VACANT

LAND N/F OF
ADVANTAGE U.S. HOLDING, II LLC
S.M. 812/743
ZONED - TC
CURRENT USE - MINI-WAREHOUSE

LOT 7
LAND N/F OF
WILSON A. TAYLOR, et ux
C.W.C. 118/345
ZONED - TC
CURRENT USE - RESIDENTIAL

LOT 8
LAND N/F OF
RAYMOND H. THOMAS, Sr.
M.W.M. 339/481
ZONED - TC
CURRENT USE - RESIDENTIAL/VACANT

LOT 9
LAND N/F OF
RAYMOND H. THOMAS, Sr.
M.W.M. 339/481
ZONED - TC
CURRENT USE - RESIDENTIAL

LOT 10
LAND N/F OF
GEORGE L. TAYLOR, Jr.
S.M. 803/658
ZONED - TC
CURRENT USE - RESIDENTIAL

LOT 11
LAND N/F OF
JAMES L. & IRIS SLIPPER
S.M. 1223/110
ZONED - TC
CURRENT USE - COMMERCIAL/RESIDENTIAL

LOTS 3 & 4
LAND N/F OF
CHESTER STORAGE, LLC
S.M. 941/555
ZONED - TC
CURRENT USE - COMMERCIAL/MINI WAREHOUSES

LOTS 5
LAND N/F OF
SHAWN M. & ANGELA TITUS
S.M. 1347/266
ZONED - TC
CURRENT USE - COMMERCIAL/VACANT

LOTS 6
LAND N/F OF
KAY WILSON
S.M. 954/345
ZONED - TC
CURRENT USE - COMMERCIAL/VACANT

LOTS 7
LAND N/F OF
THE KING'S STEWARD, LLC
S.M. 945/730
ZONED - TC
CURRENT USE - COMMERCIAL

LAND N/F OF
JOSEPH E. & SARA ELIZ. HEIM
M.W.M. 251/943
ZONED - TC
CURRENT USE - RESIDENTIAL

LAND N/F OF
BRENDA L. HOWARD
S.M. 533/79
ZONED - TC
CURRENT USE - RESIDENTIAL

LAND N/F OF
JAS. A. & CATHERINE SIEGMAN, III
C.W.C. 107/251 & T.S.P. 33/349
ZONED - TC
CURRENT USE - RESIDENTIAL

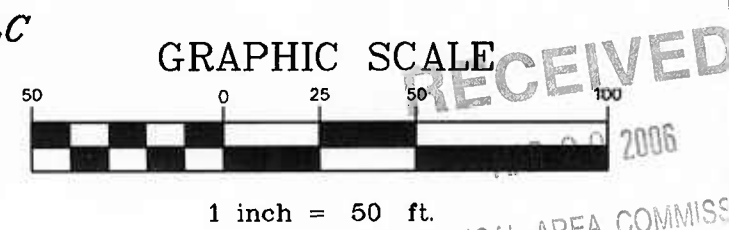
LAND N/F OF
ROBERT & JUDITH ANDERSON
M.W.M. 351/882
ZONED - TC
CURRENT USE - RESIDENTIAL

LAND N/F OF
EUGENE & MILDRED HADDAWAY
T.S.P. 19/134
ZONED - TC
CURRENT USE - RESIDENTIAL

LAND N/F OF
RUFUS J.L. & KATHLEEN BEEBE
S.M. 572/787
ZONED - TC
CURRENT USE - RESIDENTIAL

LAND N/F OF
FRANK & BEVERLY TAYLOR, JR.
T.S.P. 16/285
ZONED - TC
CURRENT USE - RESIDENTIAL

LAND N/F OF
EASTERN SHORE GENESIS, LLC
S.M. 519/568
ZONED - TC
CURRENT USE - COMMERCIAL



SEE DETAILED SITE PLAN ON SHEET C-3.

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

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

DAVIS, MOORE, SHEARON
& ASSOCIATES, LLC

ENGINEERING, DRAFTING/DESIGN,
ENVIRONMENTAL SERVICES & SURVEYING

1000 W. BAYVIEW RD. SUITE 21617
CENTREVILLE, MARYLAND 21617
PHONE: 1-443-282-9130
FAX: 1-443-282-9148

DATE	REVISION
11-02-05	REVISED PER PAZ COMMENTS OF ENGINEER
3-10-06	REVISED PER PAZ COMMENTS OF ENGINEER

OVERALL SITE PLAN
FOR
ON THE LANDS OF
MARYLAND GENERAL LAND COMPANY, LLC
TAX MAP - 57, GRID - 10, PARCELS - 155, 469 & 485
FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
PREPARED FOR: MARYLAND GENERAL LAND COMPANY, LLC

SCALE 1"=50'
DATE 7-11-05
JOB No. 2003057
DRAWN BY WJM
DESIGNED BY WTD
FOLDER Ref. 57-2003057
SHEET No. - C-2
CADD FILE - 03057-C2



LeeAnne

**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

May 13, 2005

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
VARIANCE FOR FILL IN 100-YR. FLOODPLAIN**

CRITICAL AREA COMMISSION

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

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
THE APPLICATION OF
MARYLAND GENERAL
LAND CO., LLC

*
*
*
*

BOARD OF APPEALS
OF
QUEEN ANNE'S COUNTY
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:

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.

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:

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.

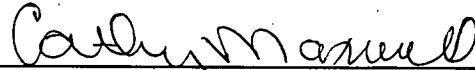
The Board, therefore, grants a Variance to permit the applicant to put more than 600 cubic yards of fill on the subject property in accordance with grading plan set forth on Applicant's Exhibit No. 20 submitted to the Board at the March 31, 2005 hearing.

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 13th
day of May, 2005.



Cathy Maxwell
Clerk



Stephen H. Kehoe
Attorney for Board of Appeals



**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

**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.

Cathy Maxwell
Cathy Maxwell, Clerk

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 FOR GROWTH ALLOCATION

MAP AMENDMENT

THE LANDS OF MARYLAND GENERAL

LAND COMPANY, LLC

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

CHESTER, MARYLAND

* * * * *

* PETITION NO. GAM 04-06-05-0013-C

* THE COUNTY COMMISSIONERS

* FOR QUEEN ANNE'S COUNTY,

* 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.

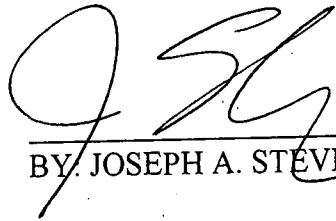
13. The proposed development of the Subject Property is designed in accordance with the County Code, Chapter 14, *Chesapeake Bay Critical Area Act*. All environmental features have been identified. A Chesapeake Bay Critical Area Environmental Assessment has been prepared for the Subject Property by Environmental 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,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER #2004.2213.qa