

RC 7/29/05
RC 9/27/05
RC 12/14/05
RC 10/20/05

MSA-S-1829-5123

QC 516-05 Magothy Auto
Site Plan 04-05-07-0015

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/

June 29, 2006

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

Re: MSIP #04-05-07-0015-C Project: Magothy Auto – Apartment Addition

Dear Ms. Spinelli:

Thank you for providing the latest revision to the above referenced minor site plan. In addition to the automobile repair shop and associated storage, the applicant is proposing adding a commercial apartment over a portion of the garage. The parcel is partially within the Critical Area and is designated IDA.

Commission staff has reviewed the information provided. The addition of the commercial apartment over the proposed garage will add approximately 727 square feet of impervious surface to the project site. This increase in impervious surface is not significant within the total amount of impervious surface already proposed. Provided that there are no additional changes to the site plan, staff has no further comments on this proposal.

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

Best regards,

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

Chris Clark
Natural Resource Planner

cc: QC 516-05

FIRST AMENDED MINOR SITE PLAN

FOR

MAGOTHY AUTO

FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND

PREPARED FOR : MAGOTHY INVESTMENT GROUP, LLC

PURPOSE AND INTENT

THE PURPOSE OF THIS FIRST AMENDED SITE PLAN IS TO OBTAIN APPROVAL FOR CHANGES PROPOSED TO THE APPROVED MINOR SITE PLAN MSP #04-05-07-0015-C FIRST SUBMITTED JULY 16, 2005 BY THE CURRENT OWNER, MAGOTHY INVESTMENT GROUP, LLC, AND APPROVED JANUARY 25, 2006 BY THE PLANNING DIRECTOR. AN ADMINISTRATIVE SUBDIVISION (#04-09-09-0019-C) JOINING TWO DEEDED PARCELS TO CREATE ONE LOT OF SUFFICIENT ACREAGE TO DEVELOP ACCORDING TO THE ORIGINAL MINOR SITE PLAN WAS APPROVED AND PLACED ON RECORD IN THE LAND RECORDS IN PLAT BOOK S.M. 36, PAGE, ON JANUARY 18, 2006. SINCE ITS APPROVAL, A DEMOLITION PERMIT WAS ISSUED AND THE EXISTING DWELLING HAS BEEN REMOVED FROM THE SITE BUT NO NEW CONSTRUCTION HAS COMMENCED. THE OWNER WISHES TO MAKE THE FOLLOWING CHANGES TO THE APPROVED PLAN:

1) CONVERT THE 1000 SQ. FT. OF WAREHOUSE/STORAGE ON THE SECOND FLOOR TO A COMMERCIAL ONE BEDROOM APARTMENT WHICH IS PERMITTED PER SUBSECTION 18-1-28C.(1) OF TITLE 18 OF THE COUNTY CODE.

THE RESULTS OF CHANGE #1 TO THE PLAN ARE AS FOLLOWS:
A. THE CONVERSION OF THE WAREHOUSE AREA TO AN APARTMENT REDUCES THE FLOOR AREA BY 1000 SQ. FT. PER SUBSECTION 18-1-52A.
B. RATIO CALCULATIONS REGARDING THE COMMERCIAL FLOOR AREA TO PERMITTED APARTMENT AREA HAVE BEEN ADDED TO THIS SHEET PER SUBSECTION 18-1-52C;
C. AND ONE ADDITIONAL TREE WITH A MIN. OF 2.5" CAL. HAS BEEN ADDED TO THE LANDSCAPE PLAN PER SUBSECTION 18-1-52D.
D. PARKING CALCULATIONS HAVE BEEN REVISED TO ELIMINATE WAREHOUSE PARKING AND INCLUDE PARKING FOR COMMERCIAL APARTMENTS.

2) RELOCATE THE BUILDING 1.5' TO THE EAST TO ACCOMMODATE A STAIRCASE AND BALCONY ON THE WEST SIDE TO SERVE THE APARTMENT.

THE RESULTS OF CHANGE #2 TO THE PLAN ARE AS FOLLOWS:
E. AN INCREASE TO THE PROPOSED IMPERVIOUS SURFACE AREA TO ACCOUNT FOR THE SIDEWALK ADDED TO CONNECT THE STAIRCASE TO THE PROPOSED PARKING LOT AND IN CONJUNCTION, A DECREASE TO THE PROPOSED LANDSCAPE AREA; AND LANDSCAPE PLANTINGS HAVE BEEN ADJUSTED AROUND THE SIDEWALK.

NOTES

- PROPERTY LINE INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY RUSSELL R. KLAGES IN SEPTEMBER OF 1997.
- THIS PROPERTY'S PHYSICAL ADDRESS IS 1820 MAIN STREET, CHESTER, MARYLAND 21619.
- FOR DEED REFERENCE, SEE LIBER S.M. 1410, FOLIO 218.
- CURRENT ZONING CLASSIFICATION OF SITE IS "C" (TOWN CENTER).
- A PORTION OF THE PROPERTY IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION (DA).
- SITE IS NOT LOCATED WITHIN THE 100-YR. FLOODPLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240254 D046 C (ZONE "C").
- TOPOGRAPHICAL CONTOURS AND EXISTING IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF FIELD RUN TOPOGRAPHY BY MCKRONE, INC. IN OCTOBER OF 2004. THERE ARE NO STEEP SLOPES ON SITE.
- SOILS TYPES ON SITE ARE ONE TYPE ONLY, Co (CARMICHAEL LOAM) AS SCALED FROM MAP NO. 31 OF THE SOILS SURVEY MAP OF QUEEN ANNE'S COUNTY COMPLETED IN 1994.
- PUBLIC SEWER WILL BE UTILIZED FOR SEWAGE DISPOSAL. THIS SITE IS SERVED BY SANITARY SEWER SUB AREA "F". THE EXISTING WELL WILL BE SEALED AND ABANDONED. A NEW TEMPORARY WELL WILL BE DRILLED AND WHEN PUBLIC WATER BECOMES AVAILABLE TO THE SITE, THE TEMPORARY WELL WILL BE SEALED AND ABANDONED.
- THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ACT, IN ACCORDANCE WITH THE FOREST CONSERVATION ORDINANCE, SECTION 18-2-4A.(1) OF THE QUEEN ANNE'S COUNTY CODE SITE REQUIREMENTS.
- SITE LIGHTING TO CONSIST OF SECURITY LIGHTS MOUNTED TO THE PROPOSED BUILDING AND NOT TO EXCEED 15' IN HEIGHT.
- BUILDING SETBACKS (REQUIRED):
FRONT = 35'
REAR = 10'
SIDE = 10'
- MAXIMUM BUILDING HEIGHT:
PRINCIPAL = 45' (PERMITTED)
PRINCIPAL = 2 STORY
PROPOSED HEIGHT = 18.2'

SITE STATISTICS

CURRENT USE - RESIDENTIAL
PROPOSED USE - COMMERCIAL/AUTO REPAIR & ENGINE REPAIR ZONE

GROSS AREA	= 40,762.6 sq. ft. (0.936 ac.±)
CRITICAL AREA	= 20,266.2 sq. ft. (0.465 ac.±)
UPLAND AREA	= 20,496.4 sq. ft. (0.471 ac.±)
AREA IN BUFFERZONES	= 2,082.6 sq. ft.± (0.048 ac.±)
AREA WITHIN FLOODPLAIN	= 0.000 sq. ft.± (0.000 ac.±)
AREA IN RESOURCE PROTECTION	= 0.000 sq. ft.± (0.000 ac.±)
MAXIMUM FLOOR AREA ALLOWED (40%)	= 16,305.1 sq. ft.± (0.374 ac.±)
FLOOR AREA (EXISTING)	= 0.000 sq. ft.± (0.000 ac.±)
FLOOR AREA TO BE REMOVED (EXISTING)	= 0.000 sq. ft.± (0.000 ac.±)
FLOOR AREA (PROPOSED)	= 6,000 sq. ft.± (0.138 ac.±)
FLOOR AREA (TOTAL)	= 6,000 sq. ft.± (0.138 ac.±)
MAXIMUM IMPERVIOUS AREA ALLOWED (80%)	= 32,610.1 sq. ft.± (0.749 ac.±)
IMPERVIOUS AREA (EXISTING)	= 1,896.9 sq. ft.± (0.043 ac.±)
PROPOSED IMPERVIOUS AREA IN BUFFERZONES	= 816.1 sq. ft.± (0.019 ac.±)
IMPERVIOUS AREA TO BE REMOVED (EXISTING)	= 0.000 sq. ft.± (0.000 ac.±)
ADDITIONAL IMPERVIOUS AREA PROPOSED	= 21,842.1 sq. ft.± (0.501 ac.±)
IMPERVIOUS AREA (TOTAL)	= 23,739 sq. ft.± (0.545 ac.±)
LANDSCAPE AREA (REQUIRED)	= 8,152.5 sq. ft.± (0.187 ac.±)
LANDSCAPE AREA (EXISTING)	= 38,865.3 sq. ft.± (0.893 ac.±)
LANDSCAPE AREA (PROPOSED)	= 17,023.2 sq. ft.± (0.391 ac.±)
AREA OF SITE TEMPORARILY DISTURBED:	
AREA OF SITE PERMANENTLY DISTURBED:	
EXISTING RESOURCES:	
AREA OF STEEP SLOPES	= 0.000 ac.±
AREA OF NONTIDAL WETLANDS	= 0.000 ac.±
AREA OF STREAMS/BUFFERS	= 0.000 ac.±
AREA OF WOODS (INCLUDING WETLANDS)	= 0.000 ac.±
AREA OF WOODS PERMITTED TO BE CLEARED (80%)	= 0.000 ac.±
AREA OF WOODS TO BE CLEARED	= 0.000 ac.±

BASE SITE AREA - UPLAND AREA

GROSS SITE AREA	= 0.936 acres
NONCONTIGUOUS LAND	= 0.000 acres
LAND IN OTHER ZONING DISTRICTS DR	= 0.465 acres
CHESAPEAKE BAY CRITICAL AREA	= 0.465 acres
BASE SITE AREA	= 0.471 acres

RESOURCE PROTECTION LAND		RESOURCE PROTECTION LAND
OPEN SPACE RATIO		LAND
STEEP SLOPES	1.00	0.00 acres
STREAMS AND STREAM BUFFERS	1.00	0.00 acres
WETLANDS	1.00	0.00 acres
EROSION HAZARD AREAS	1.00	0.00 acres
MATURE HARDWOODS	0.20	0.00 acres
TOTAL LAND IN RESOURCE PROTECTION		0.00 acres

DETERMINATION OF SITE CAPACITY

BASE SITE AREA	0.471 acres (20,496.4 sq. ft.)
LANDSCAPE SURFACE RATIO (LSR)	X 0.2
REQUIRED LANDSCAPE SURFACE AREA	= 0.094 acres (4,099.3 sq. ft.)
TOTAL RESOURCE PROTECTION LAND or REQUIRED LANDSCAPE SURFACE AREA, whichever is greater	= 0.094 acres
MINIMUM LANDSCAPE SURFACE AREA	= 0.094 acres
BASE SITE AREA	0.471 acres
FLOOR AREA RATIO (FAR)	X 0.40
MAXIMUM FLOOR AREA ALLOWED	= 0.188 acres (8,198.6 sq. ft.)
BASE SITE AREA	0.471 acres
MINIMUM LANDSCAPE SURFACE AREA	= 0.094 acres
MAXIMUM IMPERVIOUS AREA ALLOWED	= 0.376 acres (16,397.1 sq. ft.)

BASE SITE AREA - CRITICAL AREA

GROSS SITE AREA	= 0.936 acres
NONCONTIGUOUS LAND	= 0.000 acres
LAND IN OTHER ZONING DISTRICTS OR UPLAND AREA	= 0.471 acres
BASE SITE AREA	= 0.465 acres

SHORE BUFFER RESOURCE		RESOURCE PROTECTION LAND		RESOURCE PROTECTION LAND
OPEN SPACE RATIO		RESOURCE LAND		LAND
STEEP SLOPES	1.00	0.00 acres		0.00 acres
STREAMS AND STREAM BUFFERS	1.00	0.00 acres		0.00 acres
WETLANDS	1.00	0.00 acres		0.00 acres
EROSION HAZARD AREAS	1.00	0.00 acres		0.00 acres
MATURE HARDWOODS	0.20	0.00 acres		0.00 acres
TOTAL LAND IN RESOURCE PROTECTION		0.00 acres		0.00 acres

DETERMINATION OF SITE CAPACITY

BASE SITE AREA	0.465 acres (20,266.2 sq. ft.)
LANDSCAPE SURFACE RATIO (LSR)	X 0.2
REQUIRED LANDSCAPE SURFACE AREA	= 0.093 acres (4,053.2 sq. ft.)
TOTAL RESOURCE PROTECTION LAND or REQUIRED LANDSCAPE SURFACE AREA, whichever is greater	= 0.093 acres
MINIMUM LANDSCAPE SURFACE AREA	= 0.093 acres
BASE SITE AREA	0.465 acres
FLOOR AREA RATIO (FAR)	X 0.40
MAXIMUM FLOOR AREA ALLOWED	= 0.186 acres (8,106.5 sq. ft.)
BASE SITE AREA	0.465 acres
MINIMUM LANDSCAPE SURFACE AREA	= 0.093 acres
MAXIMUM IMPERVIOUS AREA ALLOWED	= 0.372 acres (16,213 sq. ft.)

PARKING REQUIREMENTS

REQUIRED PARKING PER SECTION 18-1-83(K)(5):
(i) ON SPACING PER 400 SQ. FT. OF GROSS FLOOR AREA:
8000 sq. ft. OF FLOOR AREA = 15 SPACES
400 = 5 SPACES

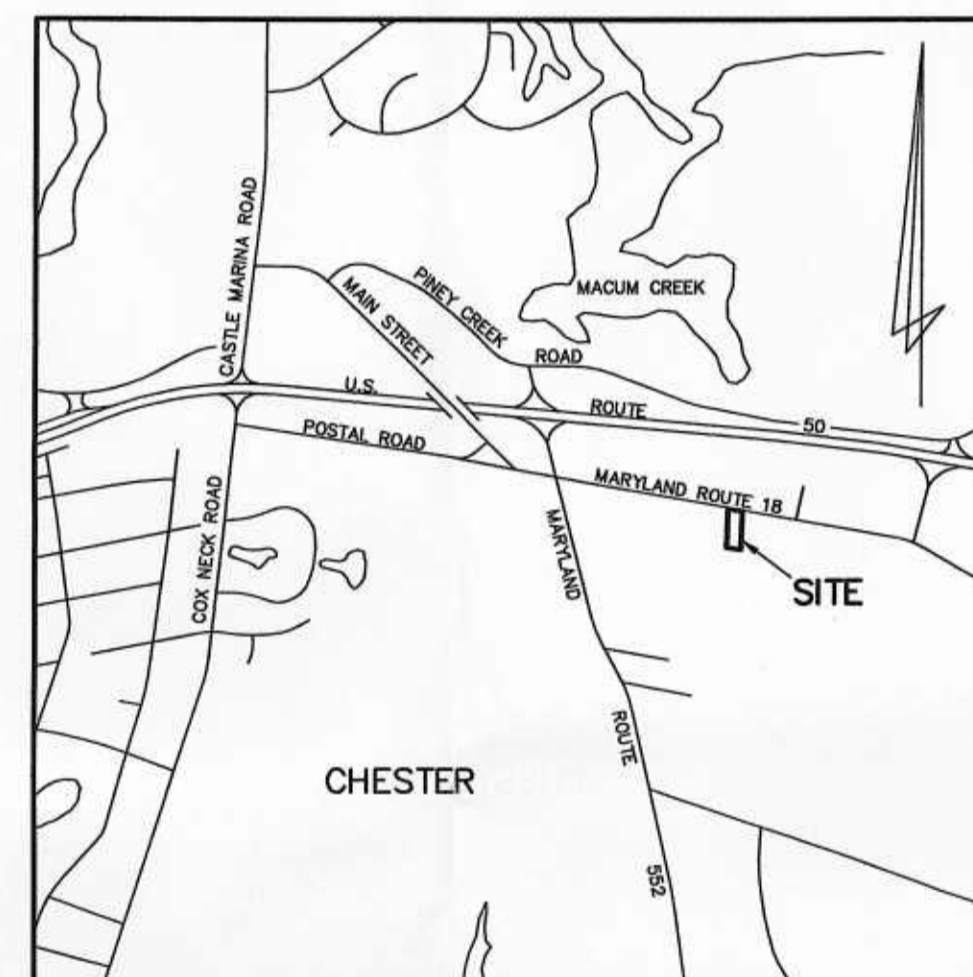
(ii) 1 SPACE PER EMPLOYEE = 5 SPACES
(iii) 2 SPACES PER BAY = 12 SPACES
(6 BAYS x 2 = 12 SPACES)

REQUIRED PARKING PER SECTION 18-1-83(J)(2):
NUMBER OF BEDROOMS IN APARTMENT = 1 BEDROOM
NUMBER OF PARKING (REQUIRED) = 15 SPACES
NUMBER OF PARKING (PROPOSED) = 2 SPACES

TOTAL NUMBER OF PARKING (REQUIRED) = 34 SPACES
TOTAL NUMBER OF PARKING (PROPOSED) = 34 SPACES

NOTE: 24 SPACES PROVIDED OUTSIDE SECURED AREA AND 10 SPACES PROVIDED INSIDE SECURED AREA.

OFF-STREET LOADING STANDARDS (SEE SECTION 18-1-84D):
LOADING SPACES (REQUIRED) = 1 SPACE
LOADING SPACES (PROPOSED) = 1 SPACE



VICINITY MAP
SCALE 1" = 2000'

TABLE OF CONTENTS

SHEET C-1	- TITLE SHEET
SHEET C-2	- SITE, GRADING AND UTILITY PLAN
SHEET C-3	- STORM DRAIN PROFILE AND UTILITY DETAILS
SHEET C-4	- LANDSCAPE PLAN
SHEET C-5	- MISCELLANEOUS DETAILS AND SPECIFICATIONS

OWNER/DEVELOPER:

MAGOTHY INVESTMENT GROUP, LLC
C/O DONALD FOX
835 RITCHIE HIGHWAY
SEVERNA PARK, MD 21146
PHONE NO. 1-410-544-3700

ENGINEER:

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

COMMERCIAL APARTMENTS CALCULATIONS

COMMERCIAL APARTMENTS: (SEE SECTION 18-1-52 (3)).

RATIO PERMITTED: WHERE THE MAXIMUM BUILDING HEIGHT PERMITTED IS 45 FEET A RATIO OF 1:3 SQ. FT. OF COMMERCIAL FLOOR AREA TO APARTMENT FLOOR AREA IS PERMITTED.

COMMERCIAL BUILDING:
1000 SQ. FT. OF 1ST AND 2ND FLOOR APARTMENTS = 1:6 RATIO PROVIDED
6000 SQ. FT. OF COMMERCIAL FLOOR AREA

QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS	QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS
FOR SEDIMENT AND EROSION CONTROL REVIEW ONLY	
U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE	QUEEN ANNE SOIL CONSERVATION DISTRICT
DATE	SEAL

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

DATE	REVISION	TITLE SHEET- FIRST AMENDED SITE PLAN	DATE	SCALE
6-1-06		FOR MAGOTHY AUTO TAX MAP - 57, GRID - 8, PARCEL - 37	6-1-06	AS SHOWN
		FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND	JOB No.	DRAWN BY
		PREPARED FOR : MAGOTHY INVESTMENTS GROUP, LLC	2005028	CCJ
			FOLDER Ref.	DESIGNED BY
			57-2005028	WTD, Jr.
			SHEET No.	
			C-1	
			CADD FILE	- 05028A-C1

PLANNING DIRECTOR'S CERTIFICATION

PLANNING COMMISSION CERTIFICATION:
THIS IS TO CERTIFY THAT THIS AMENDED MINOR SITE PLAN #04-05-07-0015-C WAS APPROVED BY THE PLANNING DIRECTOR OF QUEEN ANNE'S COUNTY ON THE _____ DAY OF _____ 20__.

PLANNING DIRECTOR _____

POND CONSTRUCTION CERTIFICATION

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

Donald Fox DATE 9/14/05

DONALD FOX
MAGOTHY INVESTMENTS GROUP, LLC
835 RITCHIE HIGHWAY
SEVERNA PARK, MD 21146
PHONE NO. 1-410-544-3700

INSPECTION REQUIREMENTS DURING CONSTRUCTION

(1) FOR PONDS:

(a) UPON COMPLETION OF EXCAVATION TO SUB-FOUNDATION AND WHEN REQUIRED, INSTALLATION OF STRUCTURAL SUPPORTS OR REINFORCEMENT FOR STRUCTURES, INCLUDING BUT NOT LIMITED TO:

- (i) CORE TRENCHES FOR STRUCTURAL EMBANKMENTS
- (ii) INLET AND OUTLET STRUCTURES, ANTI-SEEP COLLARS OR DIAPHRAGMS, AND WATERTIGHT CONNECTORS ON PIPES; AND
- (iii) TRENCHES FOR ENCLOSED STORM DRAINAGE FACILITIES;

(b) DURING PLACEMENT OF STRUCTURAL FILL, CONCRETE, AND INSTALLATION OF PIPING AND CATCH BASINS;

(c) DURING BACKFILL OF FOUNDATIONS AND TRENCHES;

(d) DURING EMBANKMENT CONSTRUCTION; AND

(e) UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION.

NOTE:

AN AS-BUILT SURVEY OF THE STORMWATER MANAGEMENT FACILITY WILL BE PERFORMED AND IF THE AS-BUILT DOES NOT SUBSTANTIALLY REFLECT THE STORMWATER FACILITY DESIGN, THE CONTRACTOR SHALL MAKE ANY CHANGES OR ADDITIONS TO BRING THE STORMWATER POND IN COMPLIANCE WITH THE DESIGN AS DIRECTED BY THE ENGINEER OF QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS.

ASBUILT CERTIFICATION

I HEREBY CERTIFY THAT THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THE "ASBUILT" PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.

SIGNATURE _____ P.E. No. _____

DATE _____

MAINTENANCE SCHEDULE

THE OWNER OF THE PROPERTY WILL ESTABLISH AN INSPECTION AND MAINTENANCE LOG UPON COMPLETION OF THE STORMWATER MANAGEMENT FACILITIES. THE LOG WILL BE UPDATED QUARTERLY OR AFTER ANY MAJOR STORM. THE LOG WILL BE MADE AVAILABLE FOR REVIEW UPON REQUEST BY THE QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION DIVISION.

PONDS:

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

GENERAL NOTES

1. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE INCURRED TO SUCH UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.

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

QUEEN ANNE'S COUNTY SANITARY DISTRICT	1-410-643-3535
DELMARVA POWER & LIGHT COMPANY	1-800-375-7117
MISS UTILITY	1-800-441-8355
DMS & ASSOCIATES, LLC	1-443-262-9130
DEPARTMENT OF ENVIRONMENT	1-410-901-4020
O.A. CO., DEPT. OF PUBLIC WORKS	1-410-758-0925

3. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER. CONTRACTOR SHALL TEST PIT TO CONFIRM THE ACTUAL LOCATION OF ANY AND ALL EXISTING SANITARY DISTRICT FACILITIES AT EACH AND EVERY CROSSING AND TIE-IN.

4. ALL CONSTRUCTION SHALL BE MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH SECTION VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

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

6. THE CONTRACTOR ASSUMES ALL RESPONSIBILITIES FOR ANY DEVIATIONS FROM THESE PLANS, UNLESS SAID DEVIATION IS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM THE ENGINEER IF A DEVIATION OF THE PLAN IS NECESSARY.

7. ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROVIDE POSITIVE DRAINAGE IN THE DIRECTION OF FLOW ARROWS HEREIN AND STABILIZED WITH TOPSOIL, SEED, AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING AND MULCHING SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES (SEE EROSION AND SEDIMENT CONTROL SPECIFICATIONS).

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

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

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

11. ALL FILL AREAS WITHIN LIMITS OF ROADWAY CONSTRUCTION AND OTHER AREAS AS DESIGNATED ON THESE PLANS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY AND LAID AND COMPACTED IN 8" LIFTS MAXIMUM.

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

13. SEE ADDITIONAL SPECIFICATIONS PREPARED JANUARY, 1998, EDITION OF "SPECIFICATIONS FOR CONSTRUCTION OF SEWER COLLECTION, SEWER TRANSMISSION AND WATER DISTRIBUTION LINES", ON FILE WITH THE QUEEN ANNE'S COUNTY SANITARY DISTRICT. IN ADDITION, ALL HARDWARE (I.E., NUTS, BOLTS, WASHERS, RESTRAINING RODS, ETC.) SHALL BE 304 STAINLESS STEEL. CONTRACTOR IS TO REPLACE ANY PLAIN OR GALVANIZED STEEL HARDWARE SUPPLIED BY THE MANUFACTURER, INCLUDING BONNET BOLTS ON DIVISION VALVE, WITH STAINLESS STEEL.

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

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

17. THE DEVELOPER SHALL COORDINATE WITH THE MSHA TO SCHEDULE INSTALLATION OF ALL NECESSARY ROADWAY AND PEDESTRIAN SAFETY SIGNAGE. SIGNAGE SHALL BE INSTALLED AT THE START OF CONSTRUCTION AND MAINTAINED BY THE CONTRACTOR THROUGHOUT THE COMPLETION OF THE WORK.

LEGEND

- DENOTES DEED POINT (UNLESS OTHERWISE NOTED)
- EXISTING CONTOUR
- x 12.36 EXISTING SPOT ELEVATION
- ⊕ EXISTING SEWER CLEANOUT
- ⊙ EXISTING SEWER MANHOLE
- T EXISTING UTILITY POLE
- PROPOSED CONTOUR
- PROPOSED CONCENTRATED DRAINAGE FLOW
- INTENDED SHEET FLOW
- PROPOSED TRAFFIC FLOW
- ⊗ EXISTING TREE TO BE REMOVED
- LIMITS OF DISTURBANCE
- SF SILT FENCE
- 10.15 PROPOSED SPOT ELEVATION
- TC 51.79 PROPOSED TOP OF CURB ELEVATION

AREA SHOWN [Hatched Pattern] 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.

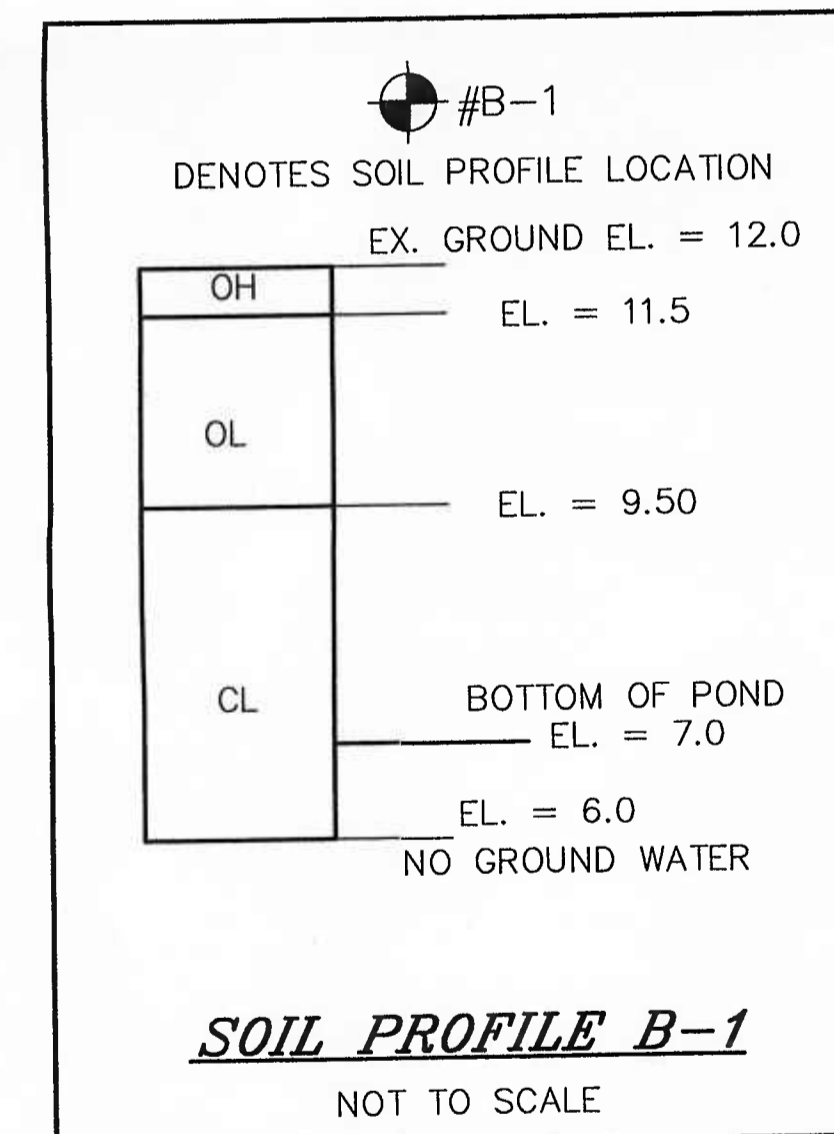
AREA SHOWN [Diagonal Hatched Pattern] SHALL BE 9" BITUMINOUS CONCRETE ON COMPACTED FILL/SUBGRADE. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS SPECIFICATIONS AND PERMITS.

AREA SHOWN [Cross-hatched Pattern] ARE AREAS OF PROPOSED UTILITY EASEMENTS.

SEDIMENT TRAP ST-II
 DRAINAGE AREA = 0.92 AC.±
 STORAGE REQUIRED = 3,312 cf
 STORAGE PROVIDED = 7,594 cf
 WET = 1,868 cf
 DRY = 5,726 cf
 STORAGE DEPTH = 5.0 ft.
 CLEANOUT ELEV. = 8.15
 TRAP BOTTOM ELEV. = 7.00
 WET STORAGE ELEV. = 9.25
 TOP OF TRAP ELEV. = 12.00
 NOTE: PROPOSED STORMWATER MANAGEMENT POND TO ACT AS A SEDIMENT TRAP DURING CONSTRUCTION. INSTALL THE DEWATERING DEVICE AS SHOWN. UPON APPROVAL FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT INSPECTOR DEWATER TRAP AND REMOVE THE DEWATERING DEVICE.

POND OUTFALL STATEMENT

THE OUTFALL FROM THE POND CONSISTS OF CONCRETE OUTFALL STRUCTURE WITH A 15" RCP THAT CONNECTS TO AN EXISTING STORM DRAIN SYSTEM LOCATED IN MD RT 18. THIS STORM DRAIN SYSTEM DISCHARGES TO THE SAFEWAY SITE WITH AN ULTIMATE DISCHARGE TO THE HEADWATERS OF MACUM CREEK. NO EROSION WAS OBSERVED AND THE OUTFALL APPEARS STABLE.

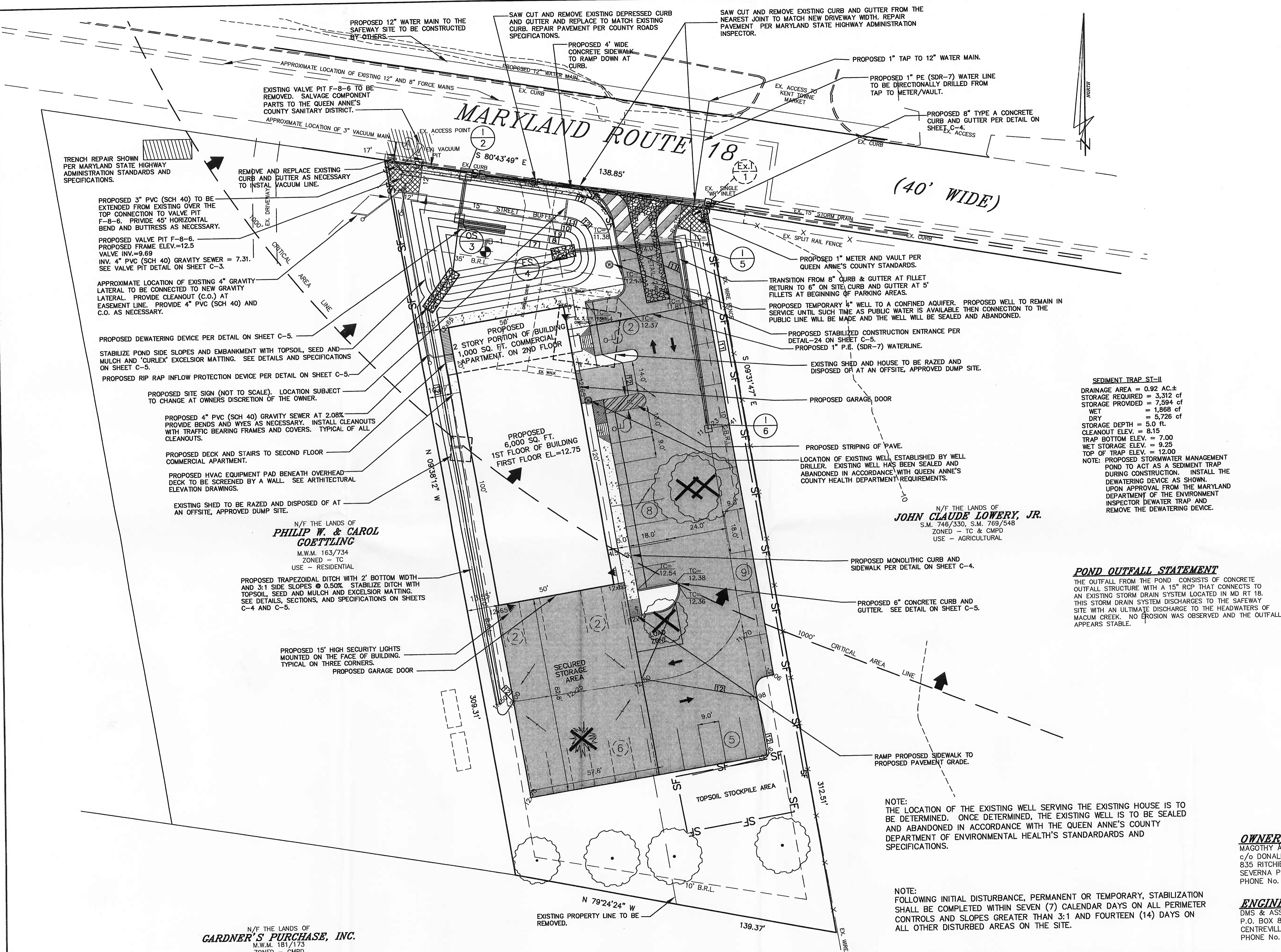
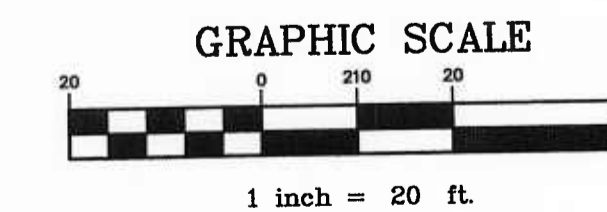


OWNER/DEVELOPER:

MAGOTHY AUTO
 c/o DONALD AND DEE FOX
 835 RITCHIE HIGHWAY
 SEVERNA PARK, MD. 21146
 PHONE No. 1-410-544-3700

ENGINEER:

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



TRENCH REPAIR SHOWN PER MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS AND SPECIFICATIONS.

PROPOSED 3" PVC (SCH 40) TO BE EXTENDED FROM EXISTING OVER THE TOP CONNECTION TO VALVE PIT F-8-6. PROVIDE 45° HORIZONTAL BEND AND BUTTRESS AS NECESSARY.

PROPOSED VALVE PIT F-8-6. PROPOSED FRAME ELEV.=12.5 VALVE INV.=9.69 INV. 4" PVC (SCH 40) GRAVITY SEWER = 7.31. SEE VALVE PIT DETAIL ON SHEET C-3.

APPROXIMATE LOCATION OF EXISTING 4" GRAVITY LATERAL TO BE CONNECTED TO NEW GRAVITY LATERAL. PROVIDE CLEANOUT (C.O.) AT EASEMENT LINE. PROVIDE 4" PVC (SCH 40) AND C.O. AS NECESSARY.

PROPOSED DEWATERING DEVICE PER DETAIL ON SHEET C-5.

STABILIZE POND SIDE SLOPES AND EMBANKMENT WITH TOPSOIL, SEED AND MULCH AND "CURLEX" EXCELSIOR MATTING. SEE DETAILS AND SPECIFICATIONS ON SHEET C-5.

PROPOSED RIP RAP INFLOW PROTECTION DEVICE PER DETAIL ON SHEET C-5.

PROPOSED SITE SIGN (NOT TO SCALE). LOCATION SUBJECT TO CHANGE AT OWNERS DISCRETION OF THE OWNER.

PROPOSED 4" PVC (SCH 40) GRAVITY SEWER AT 2.08% PROVIDE BENDS AND WYES AS NECESSARY. INSTALL CLEANOUTS WITH TRAFFIC BEARING FRAMES AND COVERS. TYPICAL OF ALL CLEANOUTS.

PROPOSED DECK AND STAIRS TO SECOND FLOOR COMMERCIAL APARTMENT.

PROPOSED HVAC EQUIPMENT PAD BENEATH OVERHEAD DECK TO BE SCREENED BY A WALL. SEE ARCHITECTURAL ELEVATION DRAWINGS.

EXISTING SHED TO BE RAZED AND DISPOSED OF AT AN OFFSITE, APPROVED DUMP SITE.

N/F THE LANDS OF
PHILIP W. & CAROL GOETTLING
 M.W.M. 163/734
 ZONED - TC
 USE - RESIDENTIAL

PROPOSED TRAPEZOIDAL DITCH WITH 2' BOTTOM WIDTH AND 3:1 SIDE SLOPES @ 0.50% STABILIZE DITCH WITH TOPSOIL, SEED AND MULCH AND EXCELSIOR MATTING. SEE DETAILS, SECTIONS, AND SPECIFICATIONS ON SHEETS C-4 AND C-5.

PROPOSED 15' HIGH SECURITY LIGHTS MOUNTED ON THE FACE OF BUILDING. TYPICAL ON THREE CORNERS.
 PROPOSED GARAGE DOOR

N/F THE LANDS OF
GARDNER'S PURCHASE, INC.
 M.W.M. 181/173
 ZONED - CMPD
 USE - AGRICULTURAL

N/F THE LANDS OF
JOHN CLAUDE LOWERY, JR.
 S.M. 748/330, S.M. 769/548
 ZONED - TC & CMPD
 USE - AGRICULTURAL

NOTE: THE LOCATION OF THE EXISTING WELL SERVING THE EXISTING HOUSE IS TO BE DETERMINED. ONCE DETERMINED, THE EXISTING WELL IS TO BE SEALED AND ABANDONED IN ACCORDANCE WITH THE QUEEN ANNE'S COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH'S STANDARDS AND SPECIFICATIONS.

NOTE: FOLLOWING INITIAL DISTURBANCE, PERMANENT OR TEMPORARY, STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS ON ALL PERIMETER CONTROLS AND SLOPES GREATER THAN 3:1 AND FOURTEEN (14) DAYS ON ALL OTHER DISTURBED AREAS ON THE SITE.

QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS FOR SEDIMENT AND EROSION CONTROL REVIEW ONLY	QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS		DAVIS, MOORE, SHEARON & ASSOCIATES, LLC ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE : 1-443-262-9130 FAX : 1-443-262-9148	DATE: 6-2-06 REVISION:	FIRST AMENDED SITE, GRADING AND UTILITY PLAN FOR MAGOTHY AUTO TAX MAP - 57, GRID - 8, PARCEL - 37 FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND PREPARED FOR : MAGOTHY INVESTMENTS GROUP, LLC	DATE: 6-01-06 SCALE: AS SHOWN JOB No.: 2005028 DRAWN BY: CCJ FOLDER Ref.: 57-2005028 DESIGNED BY: WTD, Jr. SHEET No. - C-2 CADD FILE - 05028A-C2
--	--	--	--	---------------------------	--	---

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/

December 14, 2005

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

RE: Minor Site Plan, Magothy Auto
MISP#04-05-07-0015-C – REVISION #2

Dear Ms. Spinelli:

Thank you for providing revision #2 of the above referenced minor site plan. The applicant proposes to construct an automobile repair shop and associated parking on a 0.936-acre parcel. A total of 0.464 acres are within the Critical Area with an IDA designation.

Commission staff has reviewed the information provided. Please provide a copy of the Heritage letter from DNR to complete our file. Provided that there are no habitat issues, we have no further comments on this proposal.

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

Sincerely,

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

LeeAnne Chandler
Natural Resources Planner

cc: QC 516-05

MINOR SITE PLAN FOR

MAGOTHY AUTO

FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND PREPARED FOR : MAGOTHY INVESTMENT GROUP, LLC

RECEIVED
DEC 1 2 2005

RECEIVED
DEC 1 2 2005

RECEIVED
DEC 5 2005
QUEEN ANNE'S COUNTY
PLANNING & ZONING

PURPOSE AND INTENT

THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN APPROVAL FROM THE QUEEN ANNE'S COUNTY PLANNING COMMISSION TO REMOVE A SINGLE FAMILY RESIDENTIAL DWELLING FROM THIS TOWN CENTER (TC) ZONED LOT AND REPLACE IT WITH A 7000 SQ. FT. BUILDING TO BE USED FOR AUTO/ENGINE REPAIR AND SERVICE. THE SITE CONSISTS OF TWO LOTS LOCATED ON THE SOUTH SIDE OF MD. RT. 18 JUST EAST OF MD. RT. 552. THE TWO LOTS ARE TO BE JOINED BY ADMINISTRATIVE SUBDIVISION FOR THE PURPOSE OF PROVIDING THE ACREAGE NECESSARY TO MEET CODE REQUIREMENTS FOR THE PROPOSED USE. THE SITE IS BISECTED BY THE CHESAPEAKE BAY CRITICAL AREA LINE.

NOTES

- PROPERTY LINE INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY RUSSELL R. KLAGES IN SEPTEMBER OF 1997.
- THIS PROPERTY'S PHYSICAL ADDRESS IS 1820 MAIN STREET, CHESTER, MARYLAND 21619.
- FOR DEED REFERENCE, SEE LIBER S.M. 1410, FOLIO 218.
- CURRENT ZONING CLASSIFICATION OF SITE IS 'TC' (TOWN CENTER).
- A PORTION OF THE PROPERTY IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION (IDA).
- SITE IS NOT LOCATED WITHIN THE 100-YR. FLOODPLAIN AS SHOWN FROM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240054 0046 C (ZONE 'C').
- TOPOGRAPHICAL CONTOURS AND EXISTING IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF FIELD RUN TOPOGRAPHY BY McCORNE, INC. IN OCTOBER OF 2004. THERE ARE NO STEEP SLOPES ON SITE.
- SOILS TYPES ON SITE ARE ONE TYPE ONLY, Co (CARMICHAEL LOAM) AS SCALED FROM MAP NO. 31 OF THE SOILS SURVEY MAP OF QUEEN ANNE'S COUNTY COMPLETED IN 1994.
- PUBLIC SEWER WILL BE UTILIZED FOR SEWAGE DISPOSAL. THIS SITE IS SERVICED BY SANITARY SEWER SUB AREA 'F'. THE EXISTING WELL WILL BE SEALED AND ABANDONED. A NEW TEMPORARY WELL WILL BE DRILLED AND WHEN PUBLIC WATER BECOMES AVAILABLE TO THE SITE, THE TEMPORARY WELL WILL BE SEALED AND ABANDONED.
- THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ACT, IN ACCORDANCE WITH THE FOREST CONSERVATION ORDINANCE, SECTION 18.2-4A.(1) OF THE QUEEN ANNE'S COUNTY CODE SITE REQUIREMENTS.
- SITE LIGHTING TO CONSIST OF SECURITY LIGHTS MOUNTED TO THE PROPOSED BUILDING AND NOT TO EXCEED 15' IN HEIGHT.
- BUILDING SETBACKS (REQUIRED):
FRONT = 35'
REAR = 10'
SIDE = 10'
- MAXIMUM BUILDING HEIGHT:
PRINCIPAL = 45' (PERMITTED)
PRINCIPAL = 2 STORY
PROPOSED HEIGHT = 18.2'

SITE STATISTICS

CURRENT USE - RESIDENTIAL
PROPOSED USE - COMMERCIAL/AUTO REPAIR & ENGINE REPAIR
ZONE - TOWN CENTER (TC)

GROSS AREA	= 40,762.2 sq. ft.± (0.936 ac.±)
CRITICAL AREA	= 20,211.8 sq. ft.± (0.464 ac.±)
UPLAND AREA	= 20,550.3 sq. ft.± (0.472 ac.±)
AREA IN BUFFERYARDS	= 2,082.6 sq. ft.± (0.048 ac.±)
AREA WITHIN FLOODPLAIN	= 0.000 sq. ft.± (0.000 ac.±)
AREA IN RESOURCE PROTECTION	= 0.000 sq. ft.± (0.000 ac.±)
MAXIMUM FLOOR AREA ALLOWED (40%)	= 16,305 sq. ft.± (0.374 ac.±)
FLOOR AREA (EXISTING)	= 0.000 sq. ft.± (0.000 ac.±)
FLOOR AREA TO BE REMOVED (EXISTING)	= 0.000 sq. ft.± (0.000 ac.±)
FLOOR AREA (PROPOSED)	= 7,000 sq. ft.± (0.161 ac.±)
FLOOR AREA (TOTAL)	= 7,000 sq. ft.± (0.161 ac.±)

MAXIMUM IMPERVIOUS AREA ALLOWED (80%)	= 32,609.8 sq. ft.± (0.749 ac.±)
IMPERVIOUS AREA (EXISTING)	= 1,896.9 sq. ft.± (0.043 ac.±)
PROPOSED IMPERVIOUS AREA IN BUFFERYARDS	= 816.1 sq. ft.± (0.019 ac.±)
IMPERVIOUS AREA TO BE REMOVED (EXISTING)	= 0.0 sq. ft.± (0.000 ac.±)
ADDITIONAL IMPERVIOUS AREA PROPOSED	= 21,442.1 sq. ft.± (0.492 ac.±)
IMPERVIOUS AREA (TOTAL)	= 23,339 sq. ft.± (0.536 ac.±)

LANDSCAPE AREA (REQUIRED)	= 8,152.4 sq. ft.± (0.187 ac.±)
LANDSCAPE AREA (EXISTING)	= 38,865.3 sq. ft.± (0.893 ac.±)
LANDSCAPE AREA (PROPOSED)	= 17,423.2 sq. ft.± (0.400 ac.±)
AREA OF SITE TEMPORARILY DISTURBED:	= 36,211 sq. ft.± (0.831 ac.±)
AREA OF SITE PERMANENTLY DISTURBED:	= 23,012 sq. ft.± (0.528 ac.±)

EXISTING RESOURCES:	= 0.000 ac.±
AREA OF STEEP SLOPES	= 0.000 ac.±
AREA OF NONTIDAL WETLANDS	= 0.000 ac.±
AREA OF STREAMS/BUFFERS	= 0.000 ac.±
AREA OF WOODS (INCLUDING WETLANDS)	= 0.000 ac.±
AREA OF WOODS PERMITTED TO BE CLEARED (80%)	= 0.000 ac.±
AREA OF WOODS TO BE CLEARED	= 0.000 ac.±

BASE SITE AREA - UPLAND AREA

GROSS SITE AREA	= 0.936 acres
NONCONTIGUOUS LAND	= 0.000 acres
LAND IN OTHER ZONING DISTRICTS OR CHESAPEAKE BAY CRITICAL AREA	= 0.464 acres
BASE SITE AREA	= 0.472 acres
SHORE BUFFER RESOURCE	
STEEP SLOPES	1.00 0.0 acres
STREAMS AND STREAM BUFFERS	1.00 0.0 acres
WETLANDS	1.00 0.0 acres
EROSION HAZARDOUS AREAS	1.00 0.0 acres
MATURE HARDWOODS	0.20 0.0 acres
TOTAL LAND IN RESOURCE PROTECTION	0.00 acres

<u>DETERMINATION OF SITE CAPACITY</u>			
BASE SITE AREA		0.472 acres (20,550.8 sq. ft.)	
LANDSCAPE SURFACE RATIO (LSR)	X 0.2		
REQUIRED LANDSCAPE SURFACE AREA	=	0.094 acres (4,110.2 sq. ft.)	
TOTAL RESOURCE PROTECTION LAND OR REQUIRED LANDSCAPE SURFACE AREA whichever is greater		0.094 acres	
MINIMUM LANDSCAPE SURFACE AREA	=	0.094 acres	
BASE SITE AREA		0.472 acres	
FLOOR AREA RATIO (FAR)	X 0.40		
MAXIMUM FLOOR AREA ALLOWED	=	0.188 acres (8,220.3 sq. ft.)	
BASE SITE AREA		0.472 acres	
MINIMUM LANDSCAPE SURFACE AREA	=	0.094 acres	
MAXIMUM IMPERVIOUS AREA ALLOWED	=	0.378 acres (16,440.6 sq. ft.)	

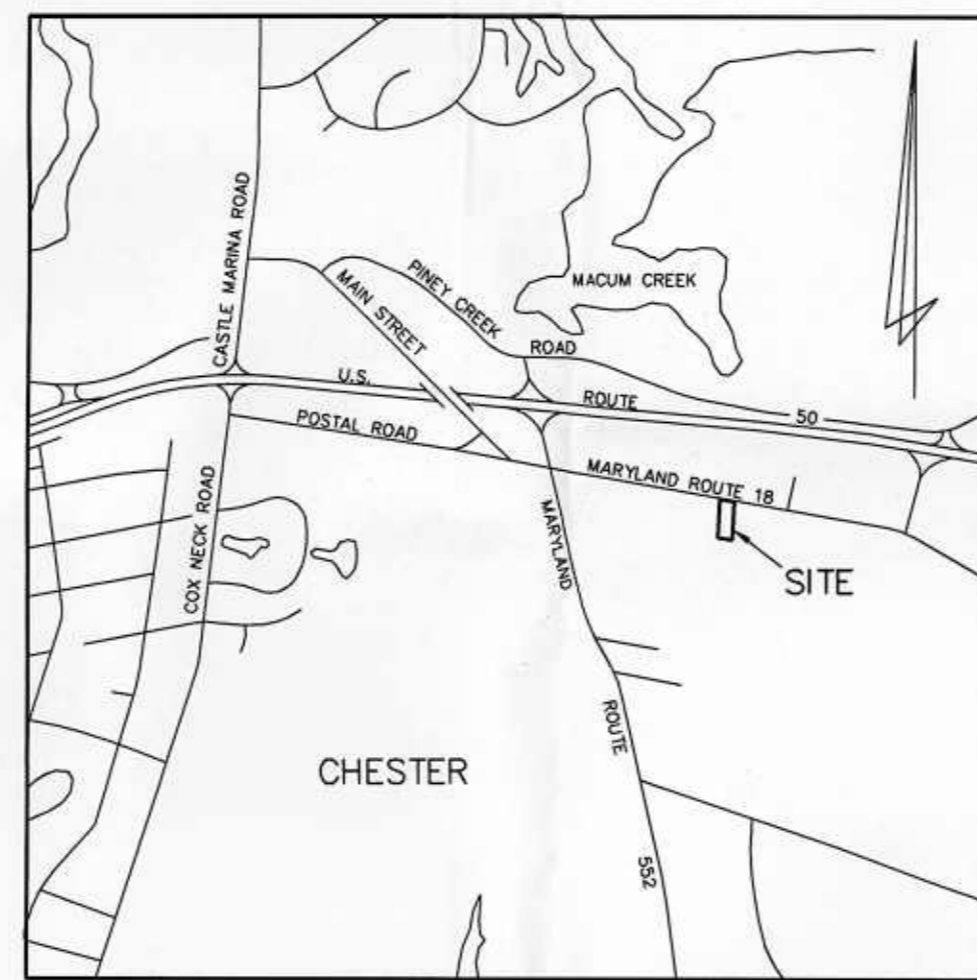
BASE SITE AREA - CRITICAL AREA

GROSS SITE AREA	= 0.936 acres
NONCONTIGUOUS LAND	= 0.000 acres
LAND IN OTHER ZONING DISTRICTS OR UPLAND AREA	= 0.472 acres
BASE SITE AREA	= 0.464 acres
SHORE BUFFER RESOURCE	
STEEP SLOPES	1.00 0.0 acres
STREAMS AND STREAM BUFFERS	1.00 0.0 acres
WETLANDS	1.00 0.0 acres
EROSION HAZARDOUS AREAS	1.00 0.0 acres
MATURE HARDWOODS	0.20 0.0 acres
TOTAL LAND IN RESOURCE PROTECTION	0.00 acres

<u>DETERMINATION OF SITE CAPACITY</u>			
BASE SITE AREA		0.464 acres (20,211.8 sq. ft.)	
LANDSCAPE SURFACE RATIO (LSR)	X 0.2		
REQUIRED LANDSCAPE SURFACE AREA	=	0.093 acres (4,042.4 sq. ft.)	
TOTAL RESOURCE PROTECTION LAND OR REQUIRED LANDSCAPE SURFACE AREA whichever is greater		0.093 acres	
MINIMUM LANDSCAPE SURFACE AREA	=	0.093 acres	
BASE SITE AREA		0.464 acres	
FLOOR AREA RATIO (FAR)	X 0.40		
MAXIMUM FLOOR AREA ALLOWED	=	0.186 acres (8,084.7 sq. ft.)	
BASE SITE AREA		0.464 acres	
MINIMUM LANDSCAPE SURFACE AREA	=	0.093 acres	
MAXIMUM IMPERVIOUS AREA ALLOWED	=	0.371 acres (16,160.4 sq. ft.)	

PARKING REQUIREMENTS

REQUIRED PARKING PER SECTION 18-1-83.(v)(5)	
(i) ON SPACE PER 400 SQ. FT. OF GROSS FLOOR AREA:	
6000 sq. ft. OF FLOOR AREA:	15 SPACES
400	5 SPACES
(ii) 1 SPACE PER EMPLOYEE	5 SPACES
(ii) 2 SPACES PER BAY	12 SPACES
(6 BAYS X 2 = 12 SPACES)	
REQUIRED PARKING PER SECTION 18-1-83.C.(b):	
1000 sq. ft. OF FLOOR AREA:	2 SPACES
500	
TOTAL NUMBER OF PARKING (REQUIRED)	= 34 SPACES
TOTAL NUMBER OF PARKING (PROPOSED)	= 34 SPACES
REMAINING SPACES PROVIDED IN THE SECURED AREA	
LOADING SPACES (REQUIRED)	= 1 SPACE
LOADING SPACES (PROPOSED)	= 1 SPACE



VICINITY MAP
SCALE 1" = 200'

TABLE OF CONTENTS

SHEET C-1	- TITLE SHEET
SHEET C-2	- SITE, GRADING AND UTILITY PLAN
SHEET C-3	- STORM DRAIN PROFILE AND UTILITY DETAILS
SHEET C-4	- LANDSCAPE PLAN
SHEET C-5	- MISCELLANEOUS DETAILS AND SPECIFICATIONS

OWNER/DEVELOPER:

MAGOTHY INVESTMENT GROUP, LLC
C/O DONALD FOX
835 RITCHIE HIGHWAY
SEVERNA PARK, MD 21146
PHONE No. 1-410-544-3700

ENGINEER:

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

POND CONSTRUCTION CERTIFICATION

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

SIGNATURE Donald Fox DATE 9/14/05
DONALD FOX
MAGOTHY INVESTMENTS GROUP, LLC
835 RITCHIE HIGHWAY
SEVERNA PARK, MD 21146
PHONE No. 1-410-544-3700

INSPECTION REQUIREMENTS DURING CONSTRUCTION

- FOR PONDS:
 - UPON COMPLETION OF EXCAVATION TO SUB-Foundation AND WHEN REQUIRED, INSTALLATION OF STRUCTURAL SUPPORTS OR REINFORCEMENT FOR STRUCTURES, INCLUDING BUT NOT LIMITED TO:
 - CORE TRENCHES FOR STRUCTURAL EMBANKMENTS
 - INLET AND OUTLET STRUCTURES, ANTI-SEEP COLLARS OR DIAPHRAGMS, AND WATER TIGHT CONNECTORS ON PIPES; AND
 - TRENCHES FOR ENCLOSED STORM DRAINAGE FACILITIES;
 - DURING PLACEMENT OF STRUCTURAL FILL, CONCRETE, AND INSTALLATION OF PIPING AND CATCH BASINS;
 - DURING BACKFILL OF FOUNDATIONS AND TRENCHES;
 - DURING EMBANKMENT CONSTRUCTION; AND
 - UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION.

NOTE:

AN AS-BUILT SURVEY OF THE STORMWATER MANAGEMENT FACILITY WILL BE PERFORMED AND IF THE AS-BUILT DOES NOT SUBSTANTIALLY REFLECT THE STORMWATER FACILITY DESIGN, THE CONTRACTOR SHALL MAKE ANY CHANGES OR ADDITIONS TO BRING THE STORMWATER POND IN COMPLIANCE WITH THE DESIGN AS DIRECTED BY THE ENGINEER OF QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS.

ASBUILT CERTIFICATION

I HEREBY CERTIFY THAT THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THE "ASBUILT" PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.

SIGNATURE _____ P.E. No. _____
DATE _____

MAINTENANCE SCHEDULE

THE OWNER OF THE PROPERTY WILL ESTABLISH AN INSPECTION AND MAINTENANCE LOG UPON COMPLETION OF THE STORMWATER MANAGEMENT FACILITIES. THE LOG WILL BE UPDATED QUARTERLY OR AFTER ANY MAJOR STORM. THE LOG WILL BE MADE AVAILABLE FOR REVIEW UPON REQUEST BY THE QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION DIVISION.

PONDS:

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

GENERAL NOTES

- THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE INCURRED TO SUCH UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL COORDINATE CONSTRUCTION WITH THE UTILITY COMPANIES INVOLVED:

QUEEN ANNE'S COUNTY SANITARY DISTRICT	1-410-643-3535
DELMARVA POWER & LIGHT COMPANY	1-800-375-7117
MISS UTILITY	1-800-441-8355
DMS & ASSOCIATES, LLC	1-443-262-9130
DEPARTMENT OF ENVIRONMENT	1-410-901-4020
Q.A. CO., DEPT. OF PUBLIC WORKS	1-410-758-0925
- THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER. CONTRACTOR SHALL TEST PIT TO CONFIRM THE ACTUAL LOCATION OF ANY AND ALL EXISTING SANITARY DISTRICT FACILITIES AT EACH AND EVERY CROSSING AND TIE-IN.
- ALL CONSTRUCTION SHALL BE MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH SECTION VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH QUEEN ANNE'S COUNTY STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR ASSUMES ALL RESPONSIBILITIES FOR ANY DEVIATIONS FROM THESE PLANS, UNLESS SAID DEVIATION IS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM THE ENGINEER IF A DEVIATION OF THE PLAN IS NECESSARY.
- ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROVIDE POSITIVE DRAINAGE IN THE DIRECTION OF FLOW ARROWS HEREIN AND STABILIZED WITH TOPSOIL, SEED, AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING AND MULCHING SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES (SEE EROSION AND SEDIMENT CONTROL SPECIFICATIONS).
- ALL TRASH, TREES, AND UNDERBRUSH ARE TO BE CLEARED AND REMOVED OFF SITE TO AN APPROVED DUMP SITE BY THE CONTRACTOR.
- ANY EXCESS EXCAVATED MATERIAL SHALL BE REMOVED OFF SITE BY THE CONTRACTOR OR MATERIAL SHALL BE PLACED ON SITE AS DIRECTED BY THE ENGINEER AND/OR OWNER.
- ANY EXISTING SURVEY MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- ALL FILL AREAS WITHIN LIMITS OF ROADWAY CONSTRUCTION AND OTHER AREAS AS DESIGNATED ON THESE PLANS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY AND LAID AND COMPACTED IN 8" LIFTS MAXIMUM.
- TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT. IF IT IS NECESSARY FOR TRENCHES TO REMAIN OPEN, STEEL PLATES, CAPABLE OF TRAFFIC BEARING, SHALL BE USED TO COMPLETELY COVER THE TRENCH.
- SEE ADDITIONAL SPECIFICATIONS PREPARED JANUARY, 1998, EDITION OF "SPECIFICATIONS FOR CONSTRUCTION OF SEWER COLLECTION, SEWER TRANSMISSION AND WATER DISTRIBUTION LINES", ON FILE WITH THE QUEEN ANNE'S COUNTY SANITARY DISTRICT. IN ADDITION, ALL HARDWARE (i.e., NUTS, BOLTS, WASHERS, RESTRAINING RODS, etc.) SHALL BE 304 STAINLESS STEEL. CONTRACTOR IS TO REPLACE ANY PLAIN OR GALVANIZED STEEL HARDWARE SUPPLIED BY THE MANUFACTURER, INCLUDING BONNET BOLTS ON DIVISION VALVE, WITH STAINLESS STEEL.
- ALL SEWER VALVES, BOXES AND FRAMES & COVERS SHALL BE SET AND ADJUSTED TO FINISHED GRADE. 15. CONTRACTOR IS TO SCHEDULE A PRECONSTRUCTION MEETING WITH QUEEN ANNE'S COUNTY ENGINEERS AND OTHER INVOLVED PARTIES AT LEAST TWO (2) WEEKS BEFORE CONSTRUCTION.
- CONTRACTOR MUST PROVIDE MONUMENTED SURVEY MARKERS PER PUBLIC WORKS AGREEMENT.
- THE DEVELOPER SHALL COORDINATE WITH THE MSHA TO SCHEDULE INSTALLATION OF ALL NECESSARY ROADWAY AND PEDESTRIAN SAFETY SIGNAGE. SIGNAGE SHALL BE INSTALLED AT THE START OF CONSTRUCTION AND MAINTAINED BY THE CONTRACTOR THROUGHOUT THE COMPLETION OF THE WORK.

QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS	QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS
FOR SEDIMENT AND EROSION CONTROL, REVIEW ONLY	
DATE _____	DATE _____
SEAL	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	TITLE SHEET	DATE	SCALE
9-18-05	PER STAC COMMENTS	FOR	JULY '05	AS SHOWN
12-05-05	PER STAC COMMENTS	MAGOTHY AUTO	JOB No.	DRAWN BY
	OF 10-21-05	TAX MAP - 57, GRID - 8, PARCEL - 37	2005028	CCJ
		FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND	FOLDER Ref.	DESIGNED BY
		PREPARED FOR : MAGOTHY INVESTMENTS GROUP, LLC	57-2005028	WTD, Jr.
			SHEET No. - C-1	
			CADD FILE - 05028-C1	

LEGEND

- DENOTES DEED POINT (UNLESS OTHERWISE NOTED)
- EXISTING CONTOUR
- x 12.36 EXISTING SPOT ELEVATION
- ⊕ EXISTING SEWER CLEANOUT
- ⊙ EXISTING SEWER MANHOLE
- T EXISTING UTILITY POLE
- |— PROPOSED CONTOUR
- |— PROPOSED CONCENTRATED DRAINAGE FLOW
- INTENDED SHEET FLOW
- PROPOSED TRAFFIC FLOW
- ⊗ EXISTING TREE TO BE REMOVED
- |— LIMITS OF DISTURBANCE
- SF SILT FENCE
- 10.15 PROPOSED SPOT ELEVATION
- TC= 31.79 PROPOSED TOP OF CURB ELEVATION

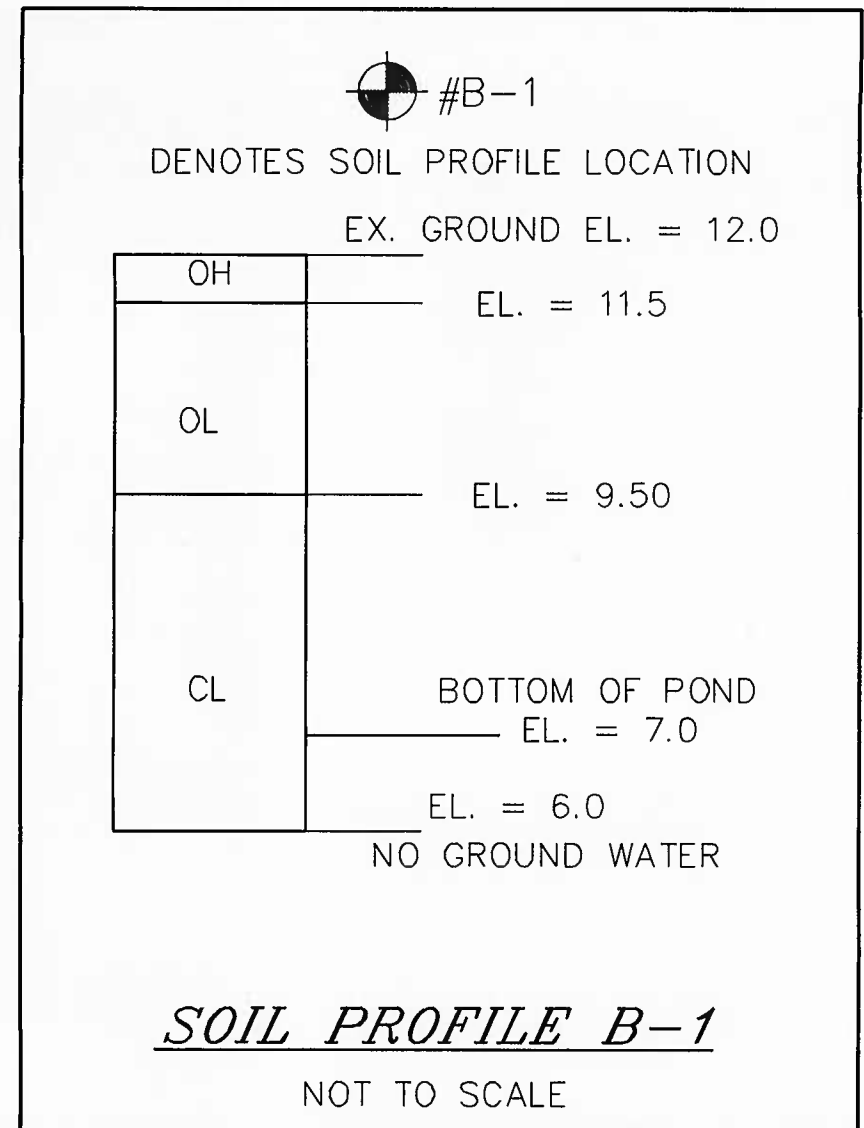
AREA SHOWN [Hatched Box] SHALL BE 3-1/2" BITUMINOUS CONCRETE ON 6" CR-6, LAID AND COMPACTED ON COMPACTED FILL/SUBGRADE. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

AREA SHOWN [Diagonal Hatched Box] SHALL BE 9" BITUMINOUS CONCRETE ON COMPACTED FILL/SUBGRADE. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS SPECIFICATIONS AND PERMITS.

AREA SHOWN [Cross-hatched Box] IS AREA OF PROPOSED SANITARY EASEMENT.

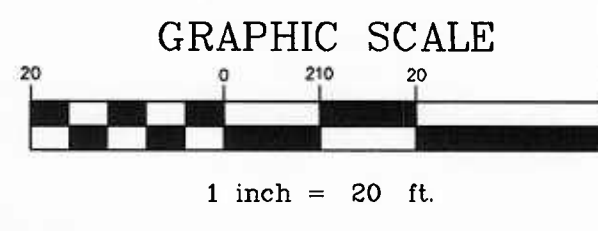
SEDIMENT TRAP ST-II
 DRAINAGE AREA = 0.92 AC ±
 STORAGE REQUIRED = 3,312 cf
 STORAGE PROVIDED = 7,594 cf
 WET = 1,868 cf
 DRY = 5,726 cf
 STORAGE DEPTH = 5.0 ft.
 CLEANOUT ELEV. = 8.15
 TRAP BOTTOM ELEV. = 7.00
 WET STORAGE ELEV. = 9.25
 TOP OF TRAP ELEV. = 12.00
 NOTE: PROPOSED STORMWATER MANAGEMENT POND TO ACT AS A SEDIMENT TRAP DURING CONSTRUCTION. INSTALL THE DEWATERING DEVICE AS SHOWN. UPON APPROVAL FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT INSPECTOR DEWATER TRAP AND REMOVE THE DEWATERING DEVICE.

POND OUTFALL STATEMENT
 THE OUTFALL FROM THE POND CONSISTS OF CONCRETE OUTFALL STRUCTURE WITH A 15" RCP THAT CONNECTS TO AN EXISTING STORM DRAIN SYSTEM LOCATED IN MD RT 18. THIS STORM DRAIN SYSTEM DISCHARGES TO THE SAFEWAY SITE WITH AN ULTIMATE DISCHARGE TO THE HEADWATERS OF MACUM CREEK. NO EROSION WAS OBSERVED AND THE OUTFALL APPEARS STABLE.



OWNER/DEVELOPER:
 MAGOTHY AUTO
 c/o DONALD AND DEE FOX
 835 RITCHIE HIGHWAY
 SEVERNA PARK, MD. 21146
 PHONE No. 1-410-544-3700

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



NOTE:
 THE LOCATION OF THE EXISTING WELL SERVING THE EXISTING HOUSE IS TO BE DETERMINED. ONCE DETERMINED, THE EXISTING WELL IS TO BE SEALED AND ABANDONED IN ACCORDANCE WITH THE QUEEN ANNE'S COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH'S STANDARDARDS AND SPECIFICATIONS.

NOTE:
 FOLLOWING INITIAL DISTURBANCE, PERMANENT OR TEMPORARY, STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS ON ALL PERIMETER CONTROLS AND SLOPES GREATER THAN 3:1 AND FOURTEEN (14) DAYS ON ALL OTHER DISTURBED AREAS ON THE SITE.

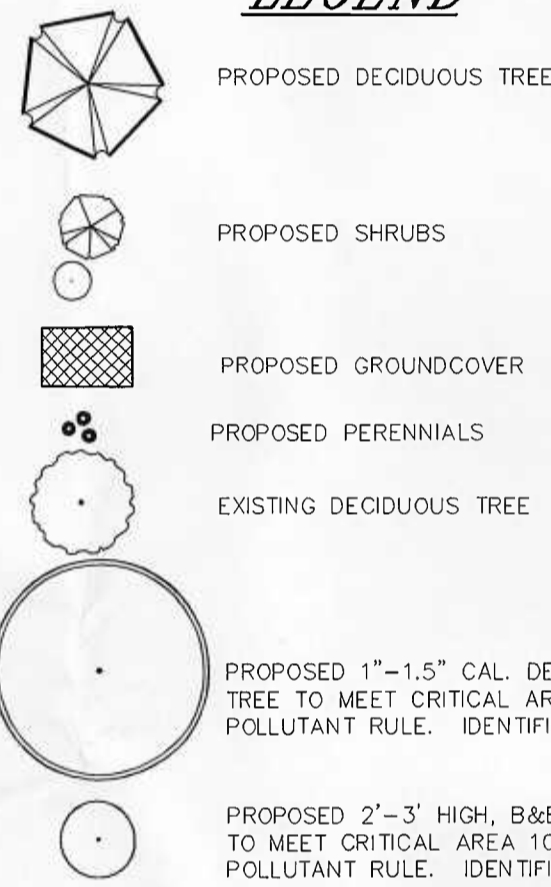
QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS FOR SEDIMENT AND EROSION CONTROL REVIEW ONLY	QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS		DAVIS, MOORE, SHEARON & ASSOCIATES, LLC ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE : 1-443-262-9130 FAX : 1-443-262-9148	DATE 9-18-05 12-05-05	REVISION PER STAC COMMENTS OF 8-5-05 PER STAC COMMENTS 10-12-05	SITE, GRADING AND UTILITY PLAN FOR MAGOTHY AUTO TAX MAP - 57, GRID - 8, PARCEL - 37 FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND PREPARED FOR : MAGOTHY INVESTMENTS GROUP, LLC	DATE JULY '05	SCALE AS SHOWN
U.S.O.A. NATURAL RESOURCES CONSERVATION SERVICE	QUEEN ANNE SOIL CONSERVATION DISTRICT			DATE	SEAL	JOB No. 2005028	DRAWN BY CCJ	FOLDER Ref. 57-2005028
						SHEET No. - C-2	CADD FILE - 05028-C2	

LANDSCAPE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
A**	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	3	2.5"-3" CAL., B&B	AS SHOWN
Cc***	CERCIS CANADENSIS	EASTERN RED BUD	2	1"-1.5" CAL., B&B	AS SHOWN
Cb	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	4	3"-3.5" CAL., B&B	AS SHOWN
Li	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	1	7'-8" HIGH, MULTI-STEM, B&B	AS SHOWN
LIT	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	2	7'-8" HIGH, MULTI-STEM, B&B	AS SHOWN
Qp	QUERCUS PHELLOS	WILLOW OAK	2	3"-3.5" CAL., B&B	AS SHOWN
Zs	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	4	2.5"-3" CAL., B&B	AS SHOWN
Ag	ABELIA GRANDIFLORA	GLOSSY ABELIA	9	18"-24" HIGH, B&B	4' ON CENTER
AgS	ABELIA GRANDIFLORA 'SHERWOODII'	SHERWOOD ABELIA	17	15"-18" HIGH, B&B	3' ON CENTER
Ca	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	18	2'-3" HIGH, B&B	5' ON CENTER
Co	CORNUS SERICEA 'STOLONIFERA'	REDOSEAR DOGWOOD	8	2'-3" HIGH, B&B	5' ON CENTER
IcC	ILEX ORENATA 'CHESAPEAKE'	CHESAPEAKE JAPANESE HOLLY	2	3'-4" HIGH, B&B	AS SHOWN
Ig	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY HOLLY	23	18"-24" HIGH, B&B	5' ON CENTER
IgS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	15	18"-24" HIGH, B&B	5' ON CENTER
Im	ILEX x MESERVEAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	3	3'-4" HIGH, B&B	AS SHOWN
Jcl	JUNIPERUS CHINENSIS 'IOWA'	IOWA JUNIPER	8	3'-4" HIGH, B&B	AS SHOWN
Pf	PHOTINIA FRASERII	RED TIP	22	3'-4" HIGH, B&B	6' ON CENTER
Vd	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	5	2'-3" HIGH, B&B	6' ON CENTER
Vd***	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	6	2'-3" HIGH, B&B	6' ON CENTER
Rf	RUBRICECA FULGIDA	BLACK-EYED SUSAN	28	1 QT. CONTAINER	18" ON CENTER
Ls	LIRIOPE SPICATA	FLACKY TURF	255	FLAT/2-1/4" POT	1' ON CENTER

A** DENOTES REPLACEMENT TREES FOR TWO TREES REMOVED FROM SITE FOR DEVELOPMENT OF SITE AS REQUIRED BY CHESAPEAKE BAY CRITICAL AREA. REPLACEMENT RATIO: 1:1
 *** DENOTES TREES AND SHRUBS PROVIDED TO SATISFY THE CRITICAL AREA 10% POLLUTANT RULE.

LEGEND



PLANTING SPECIFICATIONS

A. MATERIALS

(1) PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. THEY SHALL HAVE BEEN ROOT PRUNED WITHIN THE LAST TWO YEARS. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, PEST, EGGS OR LARVAE, AND SHALL HAVE A HEALTHY, DEVELOPED ROOT SYSTEM.

PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH A DAMAGED OR CROOKED LEADER OR MULTIPLE LEADERS, ABRASIONS ON THE BARK, SUNSCALD, DISFIGURING KNOTS OR FRESH CUTS OVER 1 1/2" WILL BE REJECTED.

NO CHANGE IN QUANTITY, SIZE, KIND OR QUALITY OF PLANT SPECIFIED WILL BE PERMITTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE PLANT COUNT AND IN ANY INSTANCE WHERE THERE IS A DISCREPANCY BETWEEN THE PLAN VIEW AND THE LANDSCAPE SCHEDULE, THE PLAN VIEW SHALL PRESIDE.

(2) TOPSOIL SHALL BE FERTILE, FRAGMENTARY AND TYPICAL OF THE LOCALITY. IT SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS AND SHALL NOT BE DELIVERED IN A FROZEN OR MUDDY CONDITION.

(3) PLANTING SOIL (BACKFILL MIX) SHALL BE FIVE PARTS TOPSOIL AND ONE PART WEET LOOSE PEATMOSS.

(4) STAKING MATERIALS: GUY WIRE SHALL BE PLIABLE 12 GAUGE GALVANIZED TWISTED TWO STRAND WIRE. HOSE SHALL BE A SUITABLE LENGTH OF TWO-PLY, REINFORCED BLACK RUBBER HOSE 3/4" INCH IN DIAMETER; STAKES SHALL CONFORM TO THE DETAIL ON THIS SHEET.

B. APPLICABLE SPECIFICATIONS AND STANDARDS:

(1) "STANDARDIZED PLANT NAMES," LATEST EDITION AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.

(2) "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, AMERICAN ASSOCIATION OF NURSERYMEN.

C. DIGGING AND HANDLING OF PLANT MATERIALS:

(1) IMMEDIATELY BEFORE DIGGING, SPRAY ALL EVERGREEN OR DECIDUOUS PLANT MATERIAL IN FULL LEAF WITH ANTI-DESICCANT, APPLYING AN ADEQUATE FILM OVER TRUNKS, BRANCHES, TWIGS, AND/OR FOLIAGE.

(2) DIG BALL AND BURLAP (B&B) PLANTS WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER NOT LESS THAN THAT RECOMMENDED BY AMERICAN STANDARD FOR NURSERY STOCK, AND IF SUFFICIENT DEPTH TO INCLUDE THE FIBROUS AND FEEDING ROOTS. PLANTS MOVED WITH A BALL WILL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATIONS.

D. EXCAVATION OF PLANTING AREAS:

STAKE OUT ON THE GROUND LOCATIONS FOR PLANTS AND OUTLINES OF AREA TO BE PLANTED AND OBTAIN APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER BEFORE EXCAVATION IS BEGUN.

E. PLANTING OPERATIONS:

SET PLANTS AT SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. USE PLANTING SOIL TO BACKFILL APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE INSTALLING REMAINDER OF THE PLANTING SOIL TO TOP OF PIT, ELIMINATING ALL AIR POCKETS.

SET PLANTING PLUMB AND BRACE RIGIDLY IN POSITION UNTIL THE PLANTING SOIL HAS BEEN STAMPED SOLIDLY AROUND THE BALL AND ROOTS. CUT ROPES OR STRINGS FROM TOP OF BALL AFTER PLANT HAS BEEN SET. LEAVE BURLAP OR CLOTH WRAPPING INTACT AROUND BALLS. TURN UNDER AND BURY PORTIONS OF BURLAP AT TOP OF BALL.

PROTECT PLANTS AT ALL TIMES FROM SUN OR DRYING WINDS. PLANTS THAT CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE KEPT IN THE SHADE, WELL PROTECTED WITH SOIL, WET MOSS OR OTHER ACCEPTABLE MATERIAL AND SHALL BE KEPT WELL WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY.

PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL ONLY.

MULCH ALL PITS AND BEDS WITH A TWO INCH LAYER OF BARKMULCH IMMEDIATELY AFTER PLANTING AND WORK INTO THE TOP THREE INCHES OF THE PLANTING SOIL. FORM A 3" EARTH SAUCER AROUND EACH PLANT. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.

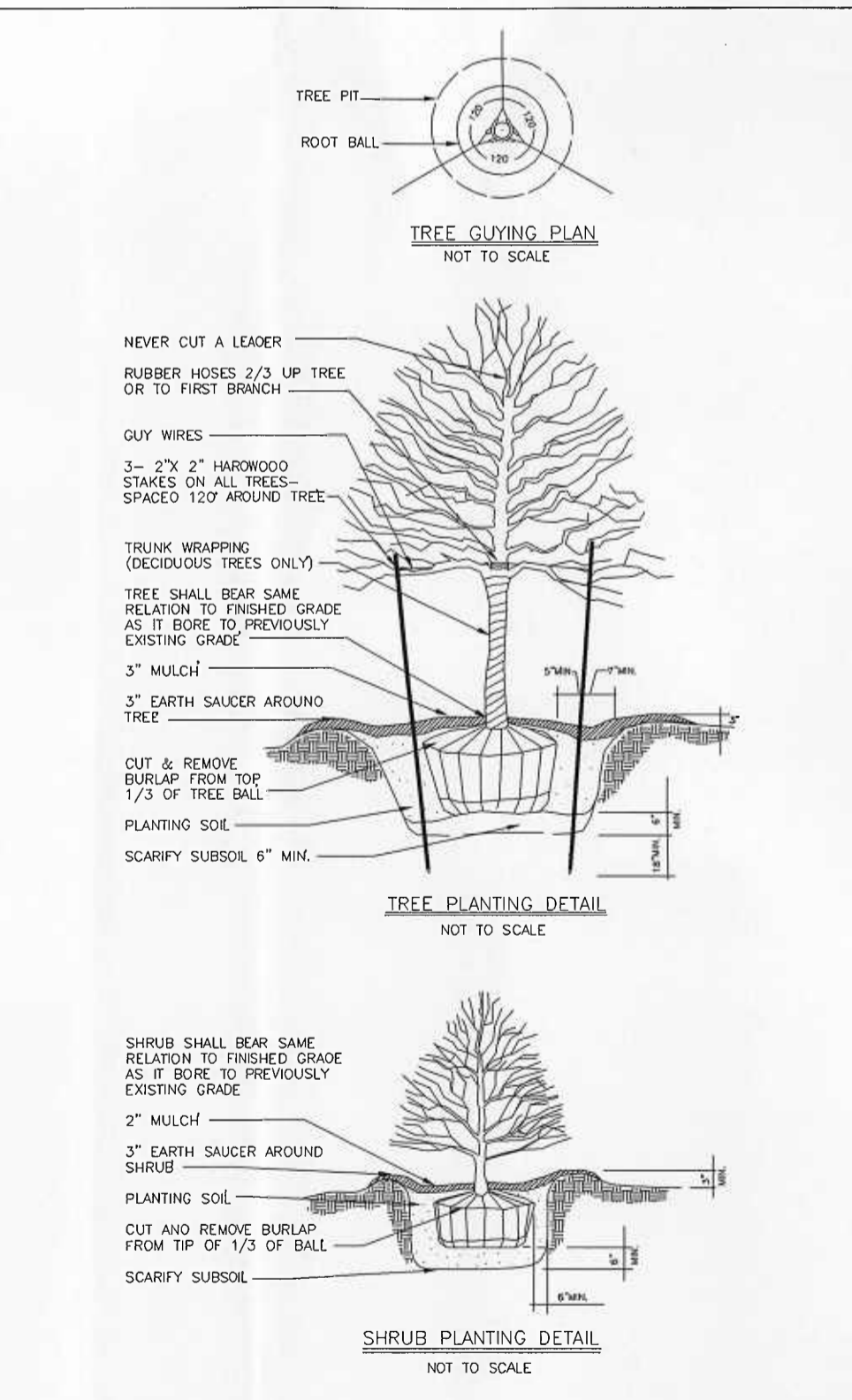
F. STAKING, WRAPPING AND PRUNING:

STAKING SHALL BE COMPLETED IMMEDIATELY AFTER PLANTING. PLANTS SHALL STAND PLUMB AFTER STAKING. STAKES AND GUY WIRES SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD AND DEPOSITED OFF SITE BY THE CONTRACTOR.

PRUNE PLANTS AT THE TIME OF PLANTING AS DIRECTED BY THE LANDSCAPE ARCHITECT/DESIGNER TO REMOVE 1/5 TO 1/3 OF THE FOLIAGE. REMOVE ALL DEAD WOOD, SUCKERS, OR BROKEN BRANCHES AND PRESERVE THE NATURAL CHARACTER OF THE PLANT.

G. GUARANTEE:

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE THAT THE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETE. PLANT MATERIAL NOT FOUND TO BE IN A HEALTHY, VIGOROUS CONDITION AT THE BEGINNING OF THE SECOND GROWING SEASON IS TO BE REPLACED.



PROPOSED HVAC EQUIPMENT AREA TO BE SCREENED WITH A 4' HIGH VINYL FENCE OR WALL.

N/F THE LANDS OF
PHILIP W. & CAROL GOETTLING
M.W.M. 163/734
ZONED - TC
USE - RESIDENTIAL

LANDSCAPING CALCULATIONS

REQUIRED PARKING LOT LANDSCAPING (SECTION 18-1-72)
TC ZONE REQUIRES 2 PLANT UNITS PER 24 PARKING SPACES

24 PARKING SPACES	= 1.0 X 2 = 2 ALTERNATIVE #5 PLANT UNITS
6	3" CAL. CANOPY TREES
4	2.5" CAL. CANOPY TREES
10	18" HIGH SHRUBS

REQUIRED STREET BUFFER LANDSCAPING (SECTION 18-1-76)
TC ZONE REQUIRES 2' BUFFERYARD ALONG A COLLECTOR STREET.

108.84 L.F. OF LOT FRONTAGE	= 30 WIDE ENTRANCE DRIVE
108.84 L.F. OF LOT FRONTAGE	= 0.73 X 2 = 1.45 ALTERNATIVE #1 PLANT UNITS
1.45	OR 1 2.5" CAL. CANOPY TREE
2.90	OR 3 1.5" CAL. UNDERSTORY TREES
14.5	OR 15 18" HIGH SHRUBS

REQUIRED ON-SITE LANDSCAPING:
THERE ARE NO SPECIFIC PLANT UNITS REQUIRED FOR THE 'C' ZONE UNDER SECTION 18-1-71. THE 'C' ZONE'S DESIGN GUIDELINES AS OUTLINED IN SECTION 18-1-28 REQUIRES LANDSCAPING TO PROVIDE SCREENING TO LESSEEN NEGATIVE IMPACTS, ENCLOSE AND SHADE PARKING STREET AND PEDESTRIAN WAYS, CLOSE GAPS BETWEEN BUILDINGS AND DEFINE THE STREETScape.

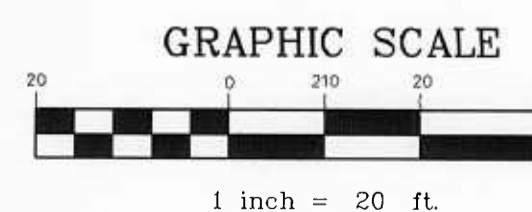
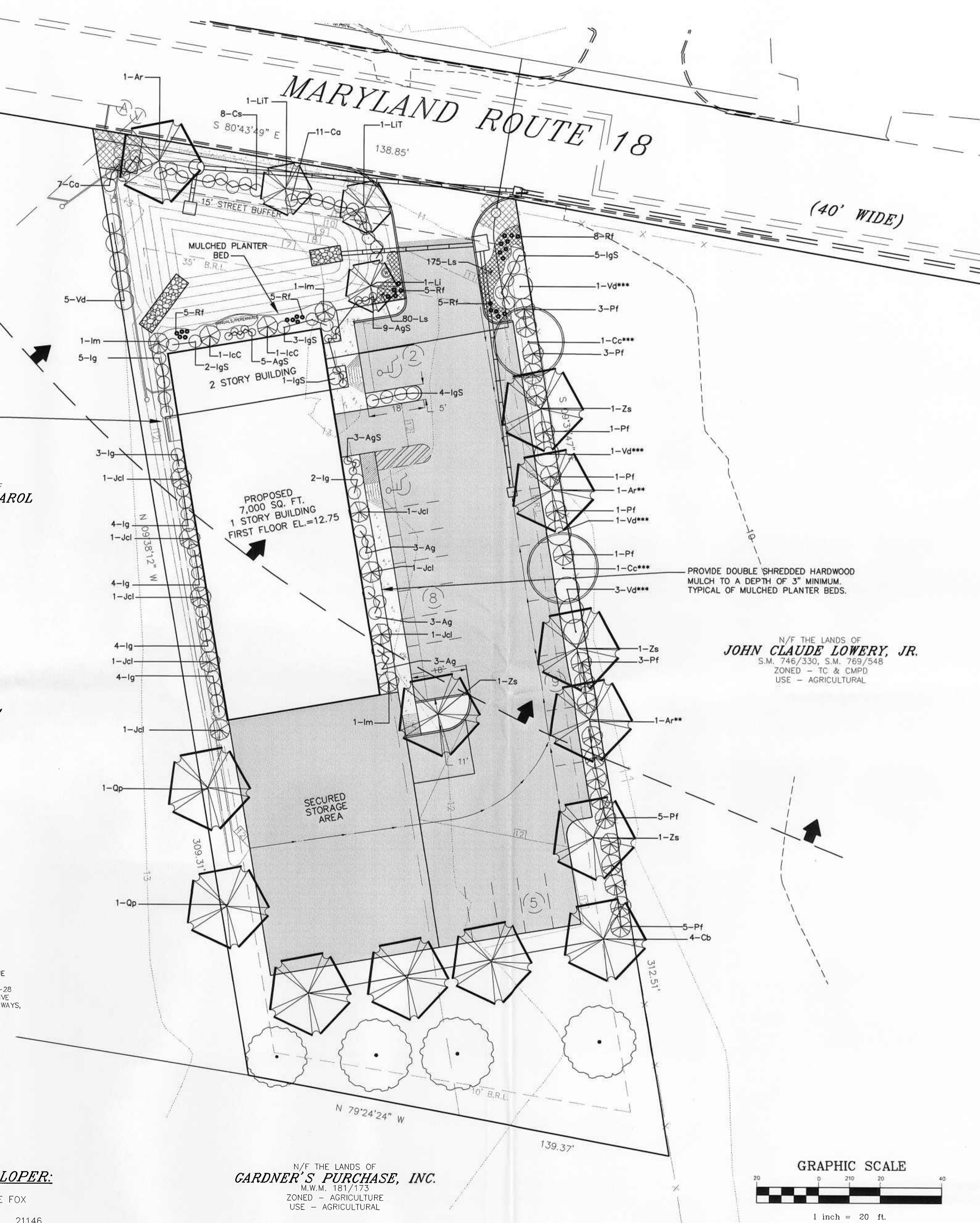
PLANTING FOR 10" RULE COMPLIANCE:

NOTE:	RECOMMENDATION TO OFFSET THE 10% REMOVAL REQUIREMENTS (AS TAKEN FROM CORRESPONDENCE BETWEEN QUEEN ANNE'S CO. DEPARTMENT OF PUBLIC WORKS AND CRITICAL AREA COMMISSION DATED MAY 6, 2003) ESTABLISHED AS 10% PLANTS FOR THE MAXIMUM OF 0.5 POUNDS OF PHOSPHORUS REMOVAL.
POUNDS OF PHOSPHORUS TO BE REMOVED:	.07 LBS.
NUMBER OF TREES/SHRUBS PER 0.5 POUNDS:	105
NUMBER OF TREES/SHRUBS TO BE PLANTED:	7.35
NUMBER OF TREES/SHRUBS PROVIDED:	8
(PROPOSED: 2 TREES & 6 SHRUBS)	

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

OWNER/DEVELOPER:
MAGOTHY AUTO
c/o DONALD AND DEE FOX
835 RITCHIE HIGHWAY
SEVERNA PARK, MD. 21146
PHONE No. 1-410-544-3700

N/F THE LANDS OF
GARDNER'S PURCHASE, INC.
M.W.M. 181/173
ZONED - AGRICULTURE
USE - AGRICULTURAL



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
9-18-05	PER STAC COMMENTS OF 8-5-05
12-05-05	PER STAC COMMENTS OF 10-21-05

LANDSCAPE PLAN		DATE	SCALE
FOR		JULY '05	AS SHOWN
MAGOTHY AUTO		JOB No.	DRAWN BY
TAX MAP - 57, GRID - 8, PARCEL - 19		2005028	CCJ
FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND		FOLDER Ref.	DESIGNED BY
PREPARED FOR : M.C.D., LLC		57-2005028	WTD, JR.
		SHEET No.	C-4
		CADD FILE	05028-C4

QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS FOR SEDIMENT AND EROSION CONTROL REVIEW ONLY	QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS	DATE	SEAL
U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE	QUEEN ANNE'S SOIL CONSERVATION DISTRICT		

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

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

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

September 27, 2005

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

RE: Minor Site Plan, Magothy Auto
MISP#04-05-07-0015-C – REVISION #1

Dear Ms. Spinelli:

Thank you for providing revision #1 of the above referenced minor site plan. The applicant proposes to construct an automobile repair shop and associated parking on a 0.936-acre parcel. A total of 0.464 acres are within the Critical Area with an IDA designation.

Commission staff has reviewed the information provided. The letter from DNR was not included in the submittal as noted in the DMS letter. Provided that there are no habitat issues, we have no further comments on this proposal.

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

Sincerely,

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

LeeAnne Chandler
Natural Resources Planner

cc: QC 516-05

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/

September 27, 2005

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


RE: Administrative Subdivision, Magothy Auto
File#04-05-09-0009-C

Dear Ms. Spinelli:

Thank you for providing information on the above referenced administrative subdivision. The applicant proposes to combine two existing lots into one for construction of an auto repair business. Commission staff reviewed the information provided. Note #4 is incorrect according to the accompanying minor site plan and the application. A portion of the site is within the Critical Area designated IDA. All IDA development standards must be met in redeveloping the property.

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 516-05

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/

July 29, 2005

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

RE: Minor Site Plan, Magothy Auto
MISP#04-05-07-0015-C

Dear Ms. Spinelli:

Thank you for providing information on the above referenced minor site plan. The applicant proposes to construct an automobile repair shop and associated parking on a 0.936-acre parcel. A total of 0.464 acres are within the Critical Area with an IDA designation.

Commission staff has reviewed the information provided and we have the following comments:

1. The 10% requirement is the primary Critical Area concern for this project. We do not oppose the use of additional shrubs and trees to make up for the small deficit in pollution removal.
2. The landscape plan should clearly indicate what plantings are additional for the 10% requirement and also what plantings are meant to replace the trees removed on the property.

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

Sincerely,

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

LeeAnne Chandler
Natural Resources Planner

cc: QC 516-05

WORKSHEET A: Standard Application Process

Calculate Pollutant Removal Requirements

Project Name: Magothy Auto, Main Street Chester

Step 1: Calculate Existing and Proposed Site Impervious

A: Calculate Percent Imperviousness

- 1) Site Area within the Critical Area IDA A= 0.47 acres
- 2) Site Impervious Surface Area, Existing and Proposed
(See table 4.1 for details)

	(a) Existing (acres)	(b) Proposed (acres)
Roads		
Parking lots		0.19
Driveways	0.0219	
Sidewalks/paths		
Rooftops	0.0219	0.09
Decks		
Swimming pools/ponds		
Other		
Impervious Surface Area	0.0438	0.28
	Grass Channel Credit Area =	0.04
	Total Prop. Impervious =	0.24

3) Imperviousness (I)

Existing Imperviousness, I pre = Impervious Surface area / Site Area
 = (Step 2a) / (Step 1)
 = $\frac{0.044}{0.47}$
 = 9.319 %

Proposed Imperviousness, I post = Impervious Surface area / Site Area
 = (Step 2a) / (Step 1)
 = $\frac{0.24}{0.47}$
 = 51.06 %

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)

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

Step2: Calculate the Predevelopment Load (Lpre)

A: New Development

$$L_{pre} = (0.5) (A)$$
$$= (0.5) \times \frac{0.47}{0.24} \text{ lbs/year of total phosphorus}$$

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:

- $L_{pre} = (Rv) (C.) (A) (8.16)$
- $Rv = 0.05 + 0.009(I_{pre})$
 $0.05 + 0.009 \times 9.319 = 0$
- L_{pre} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)
- Rv = Run off coefficient, which expresses the fraction of rainfall which is converted to runoff
- I_{pre} = Pre-development (existing) site impervious (i.e., I=75 if the site is 75% impervious)
- C = Flow-weighted mean concentration of the pollutant (total phosphorus) in urban runoff (mg/l) = 0.30 mg/l
- A = Area of the site within the Critical Area IDA (acres)
- 8.16 = Includes regional constants and unit conversion factors

Step3: Calculate the Post-Development Load (Lpost)

A: New Development and Redevelopment:

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

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

$$= 0.05 + 0.009 \frac{51.06}{0.51}$$

$$L_{post} = 0.51 \times 0.30 \times 0.47 \times 8.16 =$$

$$= \underline{0.59} \text{ lbs/year of total phosphorus}$$

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)

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

$$= 0.59 - 0.90 \times 0.24 =$$

$$= \underline{0.375} \text{ lbs/year of total phosphorus}$$

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)

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-5	0.59	50	1	=	0.30 (lbs/year)
				=	(lbs/year)
				=	(lbs/year)
				=	(lbs/year)
Load Removed, LR (total)				=	0.30 (lbs/year)
Pollutant Removal Required, RR (from step 4)				=	0.37 (lbs/year)

Planting Requirement for remaining .07 lbs = 0.07lbsx 210 plants/lb= 15 plant

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 requirement) been met? Yes No

Note: There is a deficit of 0.07 lbs of phosphorus removal and all practical BMPs have been implemented. It is proposed to plant 15 trees and or shrubs to off set this deficit.