

OC 664-05
SUB

Primo Investments, LLC
05-05-10-0006c

MSA-S-1829-5134

10/18/05

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/

July 20, 2007

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

**Re: 05-05-10-0006-C, Minor Subdivision
Primo Investments LLC**

Dear Ms. Spinelli:

Thank you for providing resubmitted plans and information on the above referenced minor subdivision proposal. The applicant proposes to subdivide an existing 0.5 acre lot into two lots. The lots are designated Limited Development Area (LDA) in the Chesapeake Bay Critical Area and are not waterfront. There is an existing dwelling, garage and driveway that are proposed to be removed. Commission staff has reviewed the provided revised plans and has the following comment.

The proposed new lots are subject to impervious surface limits of 25% on individual lots, but a 15% impervious surface limit for the entire subdivision site. In this case, the applicant is proposing to remove the existing house and all other associated existing impervious surfaces. However, the site is 21,800 square feet, allowing only 3,270 square feet of impervious surface to be divided between the two lots.

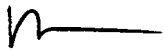
The applicant's narrative states that the impervious surface limit will be met by developing the site with a combined driveway and two story structures. A combined driveway reaching the building restriction line of the rear lot (if 8 by 200 feet) would require 1,600 square feet, leaving 1,670 square feet for two houses, an average of 835 per house. Accessory structures typically provided for development in character with this area include sheds, garages and patios, which would further reduce the footprint allowed for the houses. It is the subdivider's responsibility to show that the law will be met. This proposal is unreasonable because it provides no opportunity for purchasers of the lots to locate

Letter to Ms. Spinelli
July 20, 2007
Page 2 of 2

accessory structures and remain in compliance with the law. Development on the proposed lots is not likely to be accommodated within the 15% impervious surface limits. The Critical Area Commission staff does not recommend approval of this subdivision because the applicant has not provided reasonable evidence that that impervious surface standards will be met by development on the proposed lots.

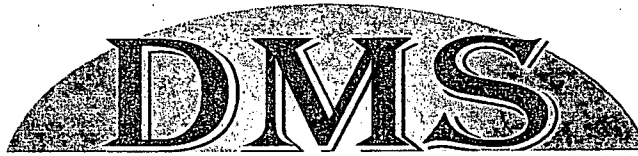
Thank you for the opportunity to comment. Please contact me at (410) 260-3479 if you have any questions.

Sincerely,



Marshall Johnson
Natural Resources Planner

cc: QC 664-05



Davis, Moore, Shearon, & Associates, LLC

June 11, 2007

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

**RE: RESUBMITTAL OF MINOR SUBDIVISION #05-05-10-0006-C PRIMO
INVESTMENTS, LLC, DMS & ASSOCIATES JOB #2005052**

Dear Helen:

The attached plans and supplemental information is submitted herewith to address comments contained in your letter dated November 8, 2005. We offer the following with respect to the various agency comments.

DEPARTMENT OF ENVIRONMENTAL HEALTH

1. The approximate location of the existing well has been shown on the plat and has been identified to be sealed and abandoned.
2. A new well is shown for both lots.

We believe that the Department of Environmental Health would support our request for minor subdivision approval.

DEPARTMENT OF PUBLIC WORKS
SANITARY DISTRICT
PLAN REVIEW COMMENTS

1. Attached is a plan showing existing valve pit L-11-4 to be removed and replaced with a gravity sewer extension to serve both lots.

PLAT REVIEW COMMENTS

1. Based on discussions with Laurence Gannon, the well is to be removed and replaced in the current location therefore the easement is unnecessary.

GENERAL COMMENTS

1. We have submitted a sewer allocation application to the Sanitary District. Please forward a PWA to our client outlining necessary fees.
2. Attached is a construction cost estimate for the sewer construction. Please confirm the fee and surety values.
3. See # 1 above.

P.O. Box 80 Centreville, MD 21617

Phone: (443) 262-9130

Fax: (443) 262-9148

STORMWATER MANAGEMENT AND ROADS

1. As a large lot subdivision the not buildable area is the lot area which is 0.50 acres.
2. The surveyor and owners certificates will be completed prior to our request for DPW signatures.
3. A note has been provided as directed.
4. A note has been provided as directed.

We believe that all issues have been addressed and that DPW would support our request for minor subdivision approval.

HERITAGE SOCIETY

1. Offered not comment. We point out that the current proposal is to demolish the existing house but we do not believe it has historic value.

RECREATION AND PARKS

As of this date we have not received comments.

SOIL CONSERVATION APPROVAL

Recommended approval.

CRITICAL AREAS COMMISSION

1. The lots will be limited to 15% impervious surface. This will be achieved by the use of two story houses with smaller footprints and by use of a shared driveway. The impervious surface issues will be addressed by specific building plans and site layout during the building permit process.
2. Existing trees have been field measured and are shown on the plan. Any trees to be removed will be mitigated in accord with a note provided on the plan.

STATE HIGHWAY ADMINISTRATION

Approved the plan.

DEPARTMENT OF PLANNING & ZONING

1. Parkland dedication will be addressed by fee in lieu of on site parkland dedication.
2. The vicinity map has been adjusted to identify Jackson Street.
3. The surveyor is Michael A. Scott
4. Mr. McNeill has been notified of the project.
5. The surveyor certificate now identifies Michael A. Scott.
6. The statement of purpose and intent has been provided.
7. The lot area is 21,800sf with the area in acreage rounded to 0.50 acres.
8. The lot pre-existed the critical area environmental code. Impervious surfaces have been maintained at 15%. See response to Critical Area Comments.
9. See #8 above.
10. See Critical Area Comments

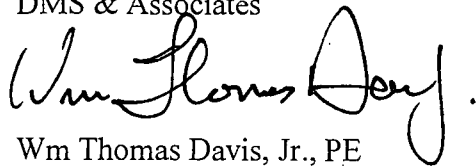
11. Based on comments from the Critical Areas the impervious surfaces must be maintained at 15%.
12. The existing trees have been graphically depicted.
13. A note has been provided indicating the existing trees that are to be removed are to be replaced.
14. Survey monuments have been identified.
15. Canal Street is a public road owned by Queen Anne's County. We question the need to provide this information on this plan.
16. The base site area has been shown.
17. The area of the site in the 100 yr flood plan has been provided.
18. The letter from the DNR Heritage Coordinator was provided with the Critical Area Report.
19. Due to the lack of topographical features we request relief from providing topography for the site.
20. The approximate location of the existing well has been shown.
21. A new well is to be provided for both lots.
22. The lot lines have been reconfigured with the existing structure to be demolished. The BRL's have been revised to reflect the new lot configurations.
23. The approximate driveways on the opposite side of Canal Street have been shown.
24. The subdivision file # has been provided as directed.
25. The Planning Commission Attorney Certificate has been removed.
26. All certificates and seals will be completed prior to our request for final subdivision approval.

We believe all issues have been addressed and that the Department of Planning & Zoning will support our request for final subdivision approval with conditions.

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

Sincerely,

DMS & Associates



Wm Thomas Davis, Jr., PE

/ljd

Enclosures

Pc: Rick China, Primo Investments, LLC



BLOCK "F"
 LOTS 6 & 7
 LANDS N/F OF
BRIAN T. CATTERTON, et ux
 S.M. 749/128
 ZONED - NC-8
 CURRENT USE - RESIDENTIAL

BLOCK "F"
 LOTS 4 & 5
 LANDS N/F OF
BENNETT T. McNEILL, et ux
 S.M. 615/486
 ZONED - NC-8
 CURRENT USE - RESIDENTIAL

AFFORESTAION REQUIREMENTS

GROSS AREA = 0.500 AC.± (21,800 sq. ft.±)
 AFFORESTATION REQUIRED (@15%) = 3,270 sq. ft.±
 NUMBER OF TREES REQUIRED = 9 (3,270/400 sq. ft./tree)
 # OF TREES TO BE REMOVED = 4
 # OF TREES TO BE PLANTED = 4
 TOTAL # OF TREES TO BE PROVIDED = 13

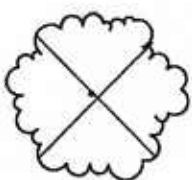
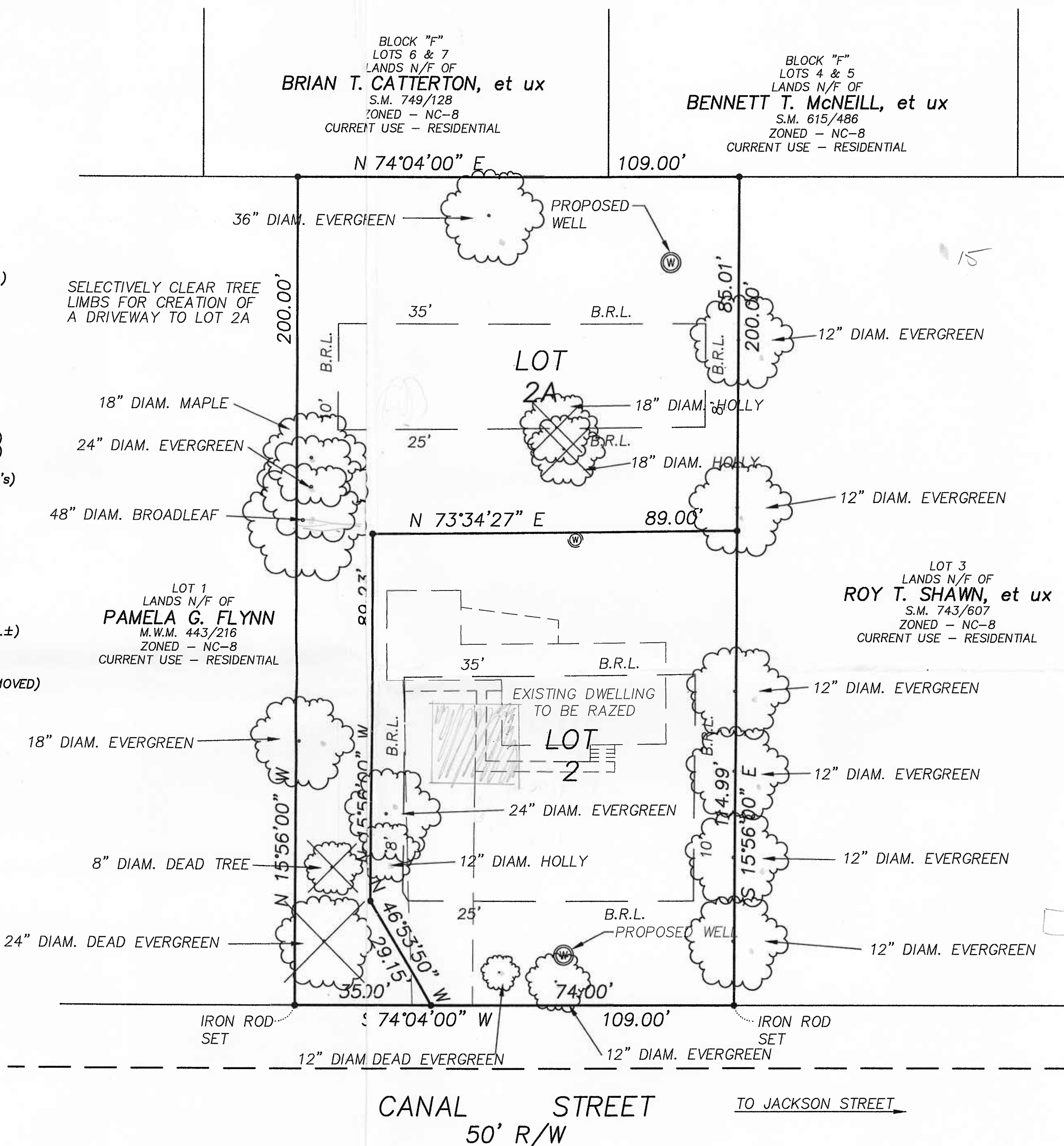
SITE STATISTICS

GROSS AREA = 0.500 AC.± (21,800 sq. ft.±)
 BASE SITE AREA = 0.500 AC.± (21,800 sq. ft.±)
 MINIMUM LOT SIZE = 8,000 sq. ft.±
 NUMBER OF LOTS ALLOWED = 2 (21,800 / 8,000 = 2.7 du's)
 NUMBER OF PROPOSED LOTS = 2
 AREA OF LOT 2A = 11,787 sq. ft.±
 AREA OF LOT 2 = 10,013 sq. ft.±
 AREA IN FLOODPLAIN = 0.500 AC.±

IMPERVIOUS AREA CALCULATIONS

ALLOWABLE IMPERVIOUS AREA (15%) = 0.500 AC.± (21,800 sq. ft.±)
 IMPERVIOUS AREA PERMITTED LOT 2 = 3,270 sq. ft.±
 IMPERVIOUS AREA PERMITTED LOT 2A = 1,635 sq. ft.±
 EXISTING IMPERVIOUS AREA OF LOT 2 = 3,117 sq. ft.± (TO BE REMOVED)
 EXISTING IMPERVIOUS AREA OF LOT 2A = 0,000 sq. ft.±

SELECTIVELY CLEAR TREE LIMBS FOR CREATION OF A DRIVEWAY TO LOT 2A



REPRESENTS EXISTING TREE TO BE REMOVED

Handwritten calculations:
 3270
 1530
 1740
 870

Handwritten calculations:
 40 x 10 = 2000
 9 x 40 = 360
 9 x 25 = 225
 300
 300

| | | | | | |
|---|------|----------|--|--|-------|
| DAVIS, MOORE, SHEARON & ASSOCIATES, LLC P.O. BOX 80 CENTREVILLE, MARYLAND 21617 MICHAEL SCOTT INC. 207 MAPLE AVENUE CHESTERTOWN, MD 21621 (410)778-2310 | DATE | REVISION | TREE MITIGATION PLAT THE LANDS OF PRIMO INVESTMENTS, LLC TAX MAP - 58, GRID - 9, PARCEL - 610, LOT - 2 FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND PREPARED FOR : PRIMO INVESTMENTS, LLC | DATE | SCALE |
| | DATE | SEAL | | AUG. '05 1" = 30' JOB No. 2005052 DRAWN BY J. MOORE FOLDER Ref. 58-2005052 DESIGNED BY SHEET No. - 2 OF 2 CADD FILE - 05052-2 | |

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REGISTERED MARYLAND SURVEYOR NO. _____, HAS SURVEYED AND SUBDIVIDED THE PROPERTY AS DESCRIBED AND SHOWN ON THE ANNEXED PLAT AND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THAT SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL LOTS MEET THE REQUIREMENTS OF THE QUEEN ANNE'S COUNTY ZONING ORDINANCE IN REGARD TO LOT AREA, WIDTH, AND BUILDABLE AREA.

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

AS WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 20____

REGISTERED MARYLAND SURVEYOR
MICHAEL A. SCOTT
207 MAPLE AVENUE
CHESTERTOWN, MD. 21620

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT I/WE HAS/HAVE CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES SET FORTH HEREIN. I/WE ALSO CERTIFY TO THE BEST OF MY/OUR KNOWLEDGE THAT ALL RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS OR COVENANTS HAVE BEEN INDICATED ON THE ANNEXED PLAT. I/WE HEREBY ACKNOWLEDGE AND ADOPT THE SAME AS MY/OUR ACT THE ____ DAY OF _____, 20____.

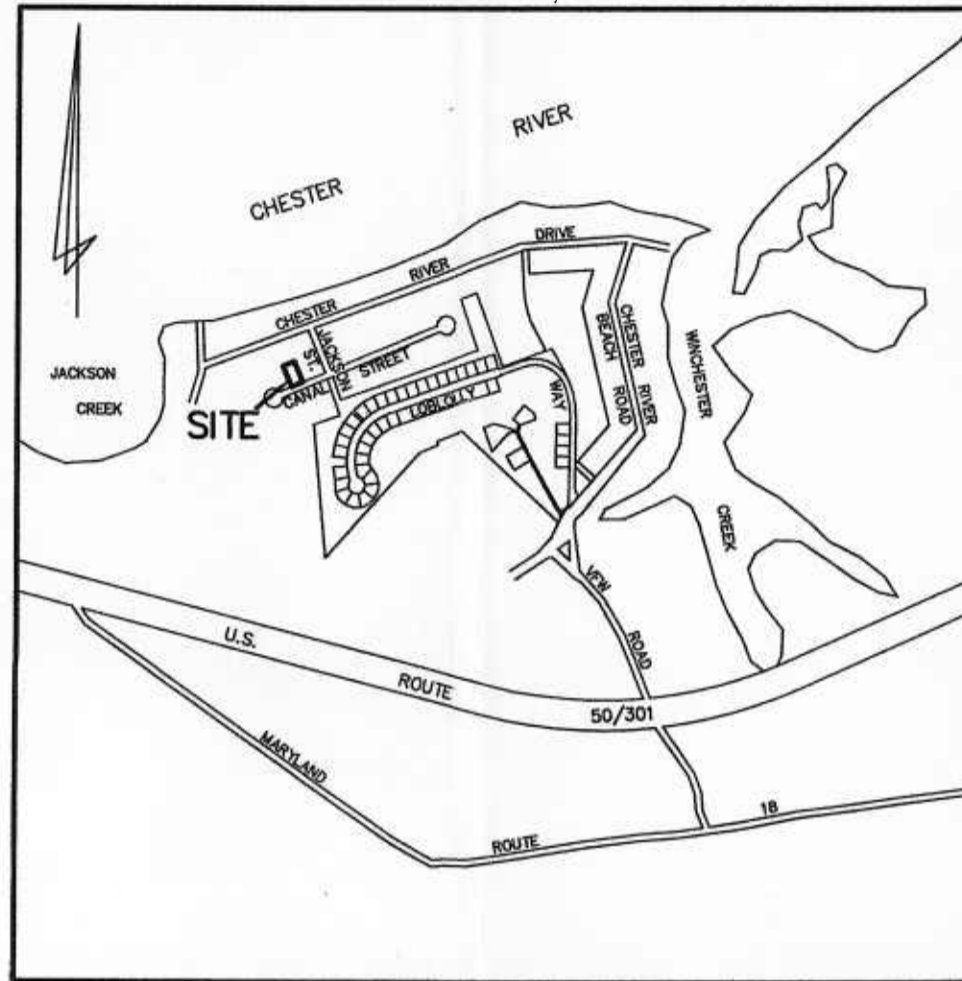
OWNER(S)

UNIFORM ACKNOWLEDGMENT ACT

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

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

NOTARY PUBLIC



VICINITY MAP
SCALE 1" = 2000'

TABLE OF CONTENTS

| | | |
|---------|---|-------------------|
| SHEET 1 | - | TITLE SHEET |
| SHEET 2 | - | MINOR SUBDIVISION |

STATEMENT OF PURPOSE AND INTENT

THE PURPOSE OF THESE PLATS IS TO RECEIVE SUBDIVISION APPROVAL FROM THE QUEEN ANNE'S COUNTY PLANNING DIRECTOR FOR A 2 LOT LARGE LOT MINOR SUBDIVISION OF THE PROPERTY.

OWNER/DEVELOPER

PRIMO INVESTMENTS, LLC
c/o RICK CHINA
345 PIER 1 ROAD
STEVENSVILLE, MARYLAND 21666
PHONE # 1-410-490-8722

COUNTY COLLECTOR OF TAXES

THE COLLECTOR OF TAXES FOR QUEEN ANNE'S COUNTY HEREBY CERTIFIES THAT THERE ARE NO DELINQUENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THE ANNEXED PLAT AND THAT I HAVE RECEIVED ALL FEES AND TAXES ASSESSED AGAINST SUCH LAND. AS WITNESSED BY MY SIGNATURE THIS ____ DAY OF _____, 20____.

QUEEN ANNE'S COUNTY FINANCE OFFICE

DEPARTMENT OF ENVIRONMENTAL HEALTH CERTIFICATE

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

PUBLIC WORKS CERTIFICATE

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

PLANNING DIRECTOR CERTIFICATE

THIS IS TO CERTIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE PLANNING COMMISSION OF QUEEN ANNE'S COUNTY ON THE ____ DAY OF _____, 20____.

QUEEN ANNE'S COUNTY PLANNING DIRECTOR
MINOR SUBDIVISION #05-05-10-0006-C

| | | | | | | |
|--|---|--|--------------------------|---|----------------------------|--------------------|
| | <p>DAVIS, MOORE, SHEARON & ASSOCIATES, LLC P.O. BOX 80 CENTREVILLE, MARYLAND 21617</p> | DATE 6-9-07 | REVISION PER COMMENTS | <p>MINOR SUBDIVISION</p> <p>THE LANDS OF PRIMO INVESTMENTS, LLC TAX MAP - 58, GRID - 9, PARCEL - 610, LOT - 2</p> <p>FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND</p> <p>PREPARED FOR : PRIMO INVESTMENTS, LLC</p> | DATE AUG. '05 | SCALE AS SHOWN |
| | | <p>MICHAEL A. SCOTT INC. 207 MAPLE AVENUE CHESTERTOWN, MD 21620 (410)778-2310</p> | | | <p>JUL 6 2007</p> | JOB No. 2005052 |
| <p>CRITICAL AREA COMMISSION Chesapeake & Atlantic Coastal Bays</p> | | | | <p>FOLDER Ref. 58-2005052</p> | | DESIGNED BY |
| <p>SHEET No. - 1 OF 2</p> | | | | | <p>CADD FILE - 05052-1</p> | |

AFFORESTAION REQUIREMENTS

GROSS AREA = 0.500 AC.± (21,800 sq. ft.±)
 AFFORESTATION REQUIRED(@15%) = 3,270 sq. ft.±
 NUMBER OF TREES REQUIRED = 9 (3,270/400 sq. ft./tree)

SITE STATISTICS

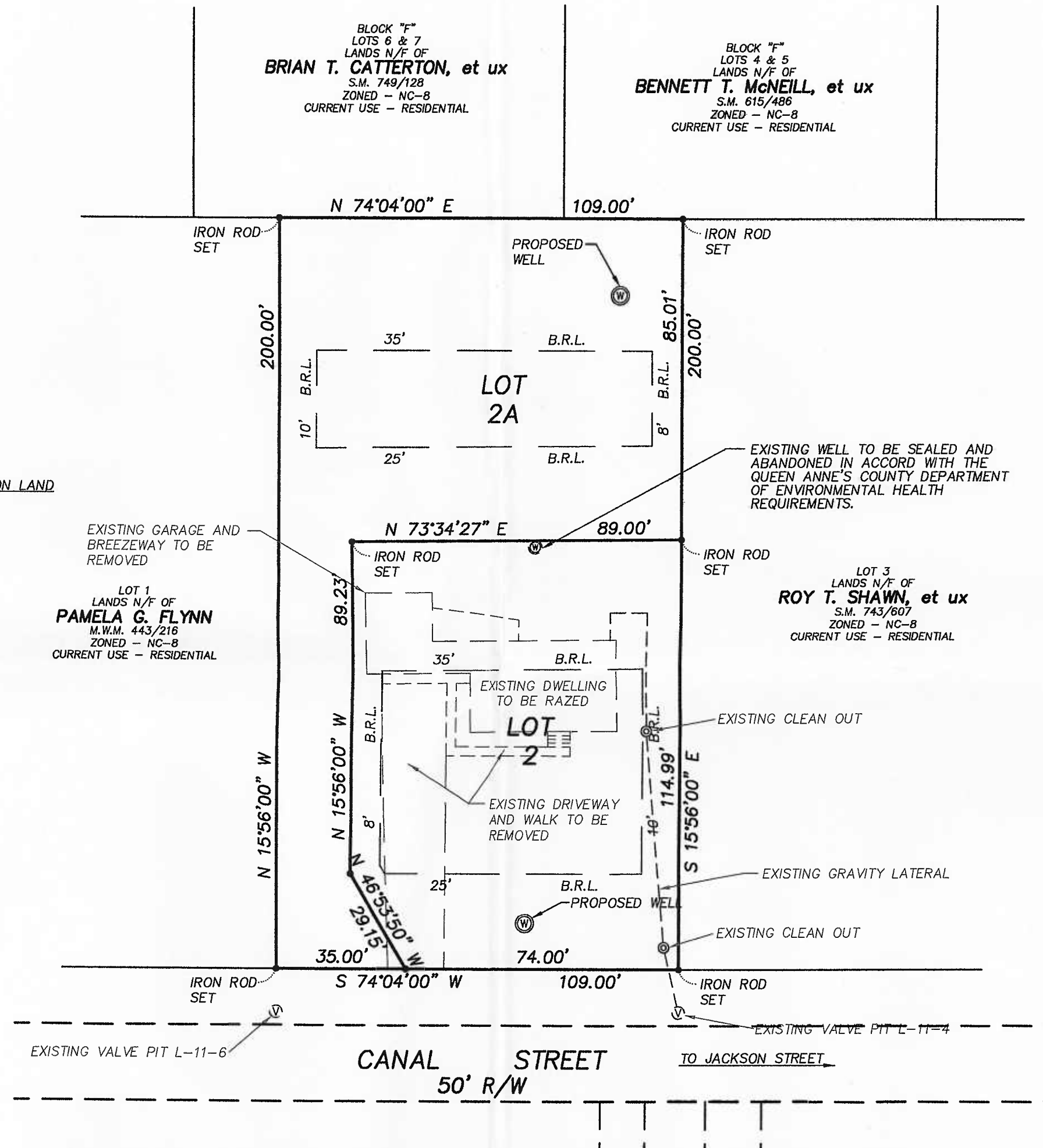
GROSS AREA = 0.500 AC.± (21,800 sq. ft.±)
 BASE SITE AREA = 0.500 AC.± (21,800 sq. ft.±)
 MINIMUM LOT SIZE = 8,000 sq. ft.±
 NUMBER OF LOTS ALLOWED = 2 (21,800 / 8,000 = 2.7 du's)
 NUMBER OF PROPOSED LOTS = 2
 AREA OF LOT 2A = 11,787 sq. ft.± *1768*
 AREA OF LOT 2 = 10,013 sq. ft.± *1502*
 AREA IN FLOODPLAIN = 0.500 AC.±

IMPERVIOUS AREA CALCULATIONS

GROSS AREA = 0.500 AC.± (21,800 sq. ft.±)
 ALLOWABLE IMPERVIOUS AREA (15%) = 3,270 sq. ft.±
 IMPERVIOUS AREA PERMITTED LOT 2 = 1,635 sq. ft.±
 IMPERVIOUS AREA PERMITTED LOT 2A = 1,635 sq. ft.±
 EXISTING IMPERVIOUS AREA OF LOT 2 = 3,117 sq. ft.± (TO BE REMOVED)
 EXISTING IMPERVIOUS AREA OF LOT 2A = 0,000 sq. ft.±

NOTES

- PROPERTY LINE INFORMATION SHOWN HEREON IS BASED ON THE RESULT OF A FIELD RUN SURVEY BY MICHAEL A. SCOTT, INC., DATED JUNE, 2005.
- FOR DEED REFERENCE, SEE LIBER S.M. 1407, FOLIO 117.
- FOR SUBDIVISION PLAT REFERENCE, SEE LIBER T.S.P. 1, FOLIO 92-A.
- CURRENT ZONING CLASSIFICATION IS - "NC-8" - (NEIGHBORHOOD CONSERVATION)
- THE PROPERTY IS ENTIRELY LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION - LDA.
- WOODLANDS DO NOT EXIST ON THE SUBJECT PROPERTY AS SCALED FROM 1985 AERIAL PHOTOGRAPH.
- NONTIDAL WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY AS SCALED FROM WETLANDS INVENTORY MAP, GRASONVILLE QUAD.
- SOILS ONSITE ARE "HnA" - HAMMONTON SANDY LOAM - AS SCALED FROM SOILS SURVEY OF QUEEN ANNE'S COUNTY, MAP No. 37.
- THE SUBJECT PROPERTY APPEARS TO EXIST WITHIN ZONES "A8" AND "B" AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 240054 0047 B.
- PUBLIC SEWER WILL BE UTILIZED FOR SEWAGE DISPOSAL AND INDIVIDUAL PRIVATE WELLS WILL BE UTILIZED FOR POTABLE WATER SUPPLY.
- THERE ARE NO STEEP SLOPES LOCATED ON THE PROPERTY.
- THERE ARE NO HISTORIC OR SIGNIFICANT NATURAL FEATURES LOCATED ON THE PROPERTY.
- PROPOSED DRIVEWAY ENTRANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH QUEEN ANNE'S COUNTY STANDARD DETAIL No. 105.02. ENTRANCE PERMITS SHALL BE OBTAINED FROM THE COUNTY ROADS DIVISION.
- STORMWATER MANAGEMENT WILL BE ADDRESSED DURING BUILDING PERMIT PROCESS.
- THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ACT, IN ACCORDANCE WITH THE FOREST CONSERVATION ORDINANCE, SECTION 18-2-4(a)(3) OF THE QUEEN ANNE'S COUNTY CODE, IN THAT THE PROPOSED DEVELOPMENT IS CONDUCTED ON A SINGLE LOT OF RECORD THAT IS LESS THAN 40,000 sq. ft.
- PARK LAND DEDICATION SHALL BE ADDRESSED BY PROVIDING A FEE IN LIEU OF PROVIDING ON SITE PARK LAND
- SITE REQUIREMENTS:
BUILDING SETBACKS (REQUESTED):
 FRONT = 25'
 SIDE = 8'/18' AGGREGATE
 REAR = 35'



BASE SITE AREA

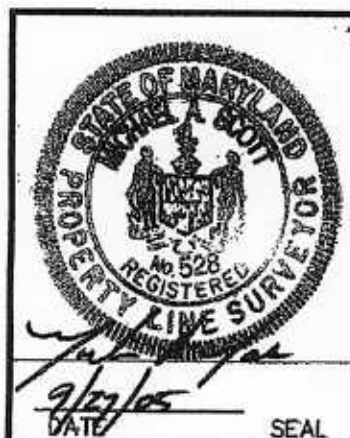
GROSS SITE AREA = 0.500 acres
 NON-CONTIGUOUS LAND = 0.000 acres
 LAND IN OTHER ZONING DISTRICTS OR CHESAPEAKE BAY CRITICAL AREA = 0.000 acres
 BASE SITE AREA = 0.500 acres

RESOURCE PROTECTION LAND

| RESOURCE | RESOURCE PROTECTION RATIO | RESOURCE LAND | RESOURCE PROTECTION LAND |
|--------------------------------|---------------------------|---------------|--------------------------|
| NONTIDAL WETLANDS | 1.00 | 0.00 acres | 0.00 acres |
| MATURE HARDWOODS | 0.60 | 0.00 acres | 0.00 acres |
| TOTAL LAND IN RESOURCE | | 0.00 acres | |
| TOTAL RESOURCE PROTECTION LAND | | | 0.00 acres |

DETERMINATION OF SITE CAPACITY

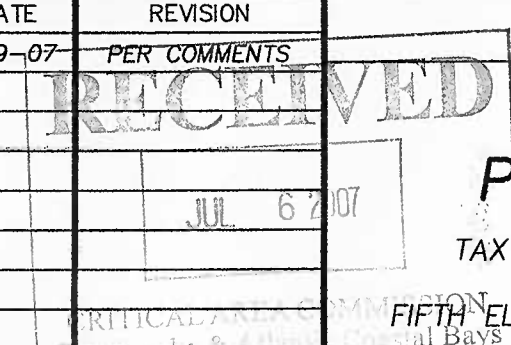
| | | |
|--|---|-------------|
| BASE SITE AREA | | 0.500 acres |
| DISTRICT OPEN SPACE RATIO | X | 0.30 |
| MINIMUM REQUIRED OPEN SPACE | = | 0.150 acres |
| BASE SITE AREA | | 0.500 acres |
| TOTAL OPEN SPACE or MINIMUM REQUIRED OPEN SPACE whichever is greater | - | 0.150 acres |
| NET BUILDABLE SITE AREA | = | 0.500 acres |
| BASE SITE AREA | | 0.500 acres |
| NUMBER OF DWELLING UNITS (round off to next lowest whole number) | = | N/A du's |
| MAXIMUM RESIDENTIAL DENSITY | = | N/A du's |



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

MICHAEL SCOTT INC.
 207 MAPLE AVENUE CHESTERTOWN, MD 21620 (410)778-2310

| DATE | REVISION |
|--------|--------------|
| 6-9-07 | PER COMMENTS |



MINOR SUBDIVISION
 THE LANDS OF
PRIMO INVESTMENTS, LLC
 TAX MAP - 58, GRID - 9, PARCEL - 610, LOT - 2
 FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
 PREPARED FOR : PRIMO INVESTMENTS, LLC

| DATE | SCALE |
|---------------------|-------------|
| AUG. '05 | 1" = 30' |
| JOB No. | DRAWN BY |
| 2005052 | J. MOORE |
| FOLDER Ref. | DESIGNED BY |
| 58-2005052 | |
| SHEET No. - 2 OF 2 | |
| CADD FILE - 05052-2 | |

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/

October 17, 2005

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

RE: Minor Subdivision, Primo Investments, LLC
File #05-05-10-0006-C

Dear Ms. Spinelli:

Thank you for providing information on the above referenced minor subdivision. The applicant proposes to subdivide an existing 0.5 acre lot into two lots. The lots are designated LDA and are not waterfront. There is an existing dwelling. Commission staff has reviewed the information provided and we have the following comments:

1. While it is true that the existing grandfathered lot has a 25% impervious surface limit, the grandfathering status will cease upon subdivision. The lots then are subject to impervious surface limits for new subdivisions, which allow 25% coverage on individual lots, **provided the total of the impervious surfaces over the entire subdivision does not exceed 15%**. (See §14:1-38(D)(8)(e) of the County's Critical Area ordinance.) It is not clear that these lots can both be developed without exceeding the 15% limit.
2. Existing trees and woodlands should be based on an on-site survey rather than 20-year old aerial photographs. Based on more recent infrared aerials, there are a number of mature trees on the property. Their location should be represented accurately on the plat. Any removal of trees should be mitigated at the appropriate ratio.

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

Sincerely,

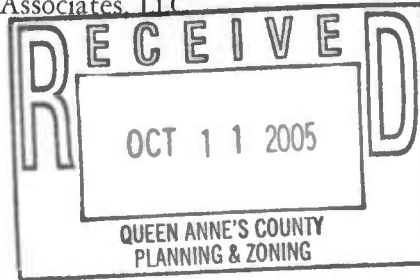
A handwritten signature in cursive script that reads "LeeAnne Chandler".

LeeAnne Chandler
Science Advisor

cc: QC664-05

DMS

Davis, Moore, Shearon, & Associates, LLC



October 10, 2005

Mr. Steve Cohoon, Deputy Director
Queen Anne's County Dept of Planning & Zoning
160 Coursevall Drive
Centreville, MD 21617

**RE: MINOR SUBDIVISION SUBMITTAL FOR PROPOSED 2 LOT
SUBDIVISION, LANDS OF PRIMO INVESTMENTS, LLC, CANAL STREET,
GRASONVILLE, DMS JOB #2005052**

Dear Steve:

Attached please find the following information:

- 17 Copies of the Cover Letter
- 17 Subdivision Applications
- 17 Subdivision Plats
- 3 Critical Area Assessment Reports
- 1 Notification of adjacent landowners
- 2 Deeds
- 1 Utility Company Letters
- 1 Subdivision Review Fee

The purpose of this application is to initiate the subdivision review process for the proposed 2 lot subdivision as shown on the attached plats.

The existing lot of record is improved with a single family house and attached garage. The garage is proposed to be removed to assure the new lot building restriction lines will not create a nonconforming structure.

The site is located entirely within the Critical Areas and is designated LDA. Since the lot is ½ acre in size it is our understanding that the site is permitted 25% impervious area which we propose to a lot evenly between the tow proposed lots.

We ask that you please process this application as soon as possible.

RECEIVED

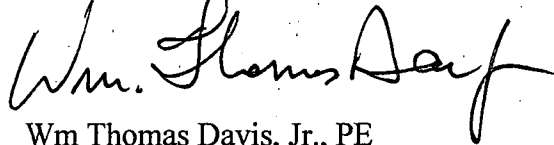
If you should have any questions or need additional information please do not hesitate to call me at 443-262-9130.

OCT 18 2005
CRITICAL AREA COMMISSION

Mr. Steve Cohoon
October 10, 2005
2005052
Page 2 of 2

Sincerely,

DMS & Associates

A handwritten signature in cursive script that reads "Wm. Thomas Davis, Jr." The signature is written in black ink and is positioned above the printed name.

Wm Thomas Davis, Jr., PE

/ljd

Enclosures

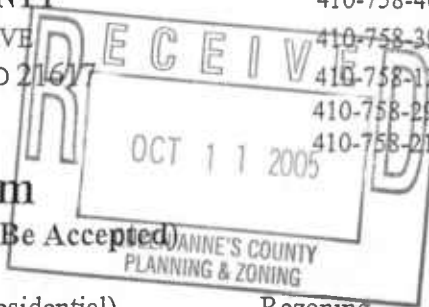
PC: Rick China, Primo Investments, LLC



DEPARTMENT OF PLANNING & ZONING

QUEEN ANNE'S COUNTY
160 COURSEVALL DRIVE
CENTREVILLE, MARYLAND 21617

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



Application Form

(Incomplete Applications Will Not Be Accepted)

Project Type:

- Administrative Subdiv. w/Plat
Administrative Subdiv. w/o Plat
Concept Plan
Critical Area Map Amendment
Growth Allocation Petition
Major Site Plan (non-residential)
Major Site Plan (residential)
Major Subdivision
Minor Site Plan
Minor Subdivision
Rezoning
Sketch Plan (subdiv.)
TDR Lift
Amendment
Sliding Scale

Date of Application: 10-11-05
Tax Account No: 05-002869

Project Number: 05-05-10-0006-C
Receipt Number:
(For Office Use Only)

Map # 58 Block # 9
Parcel # 610 Lot # 2 Grid # Section #

Project Application Information

Property Address: 204 CANAL ST GRASONVILLE MD 21638
Current Owner's Name: PRIMO INVESTMENTS, LLC
Current Owner's Address: 345 PIER ONE ROAD STEVENSVILLE MD 21666
Current Zoning District: NC-8 Proposed Zoning District (for rezoning only): N/A
Company Name of Proposed Owner/Contract Purchaser (if applicable): N/A

Proposed Owner/Contract Purchaser (if applicable): N/A

Proposed Owner/Contract Purchaser Address: N/A

Proposed Name of Subdivision/Project: N/A

Growth Area: Yes No N/A

Is Property Currently Encumbered: Yes No (if yes, please check any of the following)

Deed Restricted Open Space TDR Open Space Non-Contiguous Open Space

MALPF MET Rural Legacy Forest Conservation

TDR Used in This Application: Yes No

Brief Description of Project Location: PROJECT IS LOCATED 204 CANAL STREET GRASONVILLE

Brief Description of Project Proposal: PROJECT INVOLVES SUBDIVISION OF THE EXISTING PARCEL INTO TWO LOTS.

Developer's Name: PRIMO INVESTMENTS, LLC Phone # 410-490-8722
 Developer's Address: 345 PIEDMONT RD, STEVENSVILLE Phone # _____
 Agent's Name: TOM DAVIS - DMS & ASSOC. Phone # 443-262-9130
 Agent's Address: PO BOX 80 CENTREVILLE MD 21617
 Current Owner's Phone No. Home SEE ABOVE Work _____
 Proposed Owner's Phone No. Home N/A Work _____
 Parcel/Lot Acreage: EXISTING 21,800 SF LOT 2 - 10,605.17 LOT 2-A 11,194.83
 Critical Area Acreage: 21,800 SF Upland Acreage: 0 Critical Area Designation: LDA
 Buffer Exempt Area: _____ Yes _____ No N/A
 Shore Buffer Width: N/A (i.e. 50ft./ 100 ft./ 300ft.)
 Master Water & Sewer Plan Amendment Required: _____ Yes No
 Growth Area Designation: (circle one) Centreville/ Chester Grasonville/ Kent Narrows/ Queenstown/ Stevensville/ N/A
 Sewage Disposal: Public _____ Septic _____ N/A
 Water Supply: Well Water _____ Public _____ Community _____ N/A
 New Road Proposed: _____ County DRIVE Private _____ Both _____ None
 Is Area A Habit Protection Area: _____ Yes No (if yes, specify) _____

Lot Development Information

(fill in where applicable, indicate with "N/A" if not applicable)

Number of Existing Lots: 1 Number of Proposed Lots: 2
 _____ # Administrative Lots # Large Lots (includes reconfigured lots) _____ # Sliding Scale Lots
 _____ # Cluster Lots _____ # Planned Development Lots (Fee Simple)
 Acreage Size of all Lots/Parcels: 10,900 SF AVG - 10,605 SF LOT 2 - 11,194 SF LOT 2
 Net Buildable Permitted: N/A Net Buildable Proposed: N/A
 Open Space Acreage Required: 0 Open Space Acreage Provided: N/A
 Intra-Family Transfer: _____ Yes No
 Non-Contiguous Parcels: N/A Acres of Open Space _____ Map # _____ Block # _____ Parcel # _____

Site Plan/Mixed Use Information

(fill in where applicable, indicate with "N/A" if not applicable)

Proposed Use: _____
 Existing Floor Area: _____ Proposed Floor Area: _____
 Max. Floor Area Permitted: _____ Existing Impervious Area: _____
 Proposed Impervious Area: N/A Maximum Impervious Area Permitted: _____
 Existing Landscape Surface Area: _____ Proposed Landscape Surface Area: _____

Required Parking Spaces: _____ Proposed Parking Spaces: _____

Number of Apartment Units _____ Number of Condo Units

Number of Commercial Apartment Units _____ Number of Townhouse Units

TDR Information (fill in where applicable, indicate with "N/A" if not applicable)
(does not include non-contiguous development)

Number of Development Rights: _____
Number of Rights Lifted: _____
Area Deed Restricted: _____
Critical Area TDR: _____
Map Number of Receiving Parcel: _____
Block Number of Receiving Parcel: _____
Parcel Number of Receiving Parcel: _____
Number of TDR's Set Down: _____
Owner Name of Receiving Parcel: _____

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CRITICAL AREA COMMISSION

General Forest Protection Information

This Page is Required By Queen Anne's County

Fill in Where Applicable, Indicate With "N/A" if Not Applicable

Total Site Acreage: 0.50 AC - 21,800 SF

Upland Net Tract Area (in acres): 0.00 AC

Upland Existing Forest (in acres): N/A

Upland Proposed Clearing (in acres): N/A

Upland Remaining Forest (in acres): N/A

Upland Conservation Required (in acres): N/A

Upland Conservation Provided: N/A

Upland Reforestation Acreage: N/A

Critical Net Tract Area (in acres) & Type: 0.50 AC - LDA

Critical Area Existing Forest (in acres): 0.00 AC

Critical Area Proposed Clearing (in acres): 0.00 AC

Critical Area Remaining Forest (in acres): 0.00 AC

Critical Area Conservation Required (in acres): 0.00 AC

Critical Area Reforestation Acreage: 15% - 9 TREES @ 400 SF

Critical Area Afforestation Acreage: SEE ABOVE

Watershed Name: CHESTER RIVER

Subwater Shed Number: 02-13-05

Buffer Management Plan: _____ Yes (attached) No

Forest Management Plan: _____ Yes (attached) No

Forest Information

This Page is Required by the State

Project Name: PRIMO INVESTMENTS

Fill in Where Applicable, Indicate With "N/A" if Not Applicable

Exemption Type: B:2-4-B-2 - CRITICAL AREAS

(Provide appropriate section number of the Queen Anne's County Code - Subtitle 2)

Project/Regulated Activity Type (circle one): 1-Subdivision 2-Intrafamily/Commerical/Grading/Sediment Permit 3-Other

Approval Date: _____

Intended Land Use Type (circle one): R-Subdivision C-Site Plan I-Institutional/Sediment Control Permit M-Mixed Used

Project Location - Subwatershed Number: 02-13-05

Project Location - MD Grid North: 413,000

Project Location - MD Grid East: 1,021,000

Net Tract Area (in acres): 0.50 AC

Disturbance Area - Total area (in acres): 0.50 AC

Disturbance Area - Sensitive Area (in acres): N/A

Disturbance Area - % of Sensitive Area (provide percentage): N/A

Existing Forest Area (in acres): 0.00

Forest Area Retained On-Site (in acres): 0.00

Amount of Forest Cleared (in acres): 0.00

Reforestation Acreage On-site (in acres): 0.00

Reforestation Acreage Off-site (in acres): 0.00

Afforestation Acreage On-site (in acres): 9 TREES @ 400 SF/TREE

Afforestation Acreage Off-site (in acres): N/A

Off-Site Location for Reforestation/Afforestation-MD Grid North: N/A

Off-Site Location for Reforestation/Afforestation-MD Grid East: N/A

Total Long-Term Protection Acreage (in acres): N/A

Total Long-Term Sensitive Area Protection Acreage (in acres): N/A

Percent Sensitive Area Under Long-Term Protection (provide percentage): N/A

Amount of Bond Posted (dollar amount): N/A

Length in Feet of Stream Buffer Established: N/A

Width in Feet of Stream Buffer Established: N/A

Chesapeake Bay Critical Area Commission
1804 West Street
Annapolis, Maryland 21401
1-410-260-3460

Notification of Project Application

Jurisdiction: Queen Anne's County

Date: 10-11-05

Name of Project (site/subdivision name, etc.): PRIMO INVESTMENTS, LLC

Project Number: _____

Project Location/Address: 204 CANAL STREET BRANSONVILLE

Tax Map# 58

Block# 9

Lot# 2

Parcel# 610

Type of Application:
(Select all applicable)

- Subdivision
- Site Plan
- Variance:
Buffer _____ Slope _____
Imp. Surf. _____ Other _____
- Condition Use
- Rezoning
- Grading Permit
- Bldg. Permit
- Special Exception
- Intrafamily
- Growth Allocation
- Others

Type of Project:
(Select all applicable)

- Residential
- Commercial
- Water Dependent
Facility/Pier/Marine
- Industrial
- Mixed Use
- Redevelopment
- Shore Erosion Protection
- Agriculture
- Others _____
Ex. Planned Unit Development

Current Use:

(Select all applicable)

- Commercial
- Residential
- Farmland
- Forest/Buffer/WLand
- Industrial
- Institutional
- Open Space/Recre.
- Surface Mining
- Vacant
- Water Dependent
Facility/Pier/Marina
- Accessory Structure
- Others

Describe proposed use of project site: CREATE A 2 LOT SUBDIVISION FROM EX LOT OF RECORD.

Site Inventory Of Area Only In The Critical Area

IDA Acres _____

LDA Acres 0.50 AC

RCA Acres _____

Total Acres In Critical Area 0.50 AC

Agricultural Land 0.00

Existing Forest/Woodland/Trees _____

Existing Impervious Surface 1500 SF ±

Growth Allocation Deduction N/A

RCA to LDA _____

RCA to IDA _____

LDA to IDA _____

Area Disturbed 0.50 AC

No. Lots Created 2

Lot Size Range From 10,600 SF To 11,194 SF

Average Lot Size 10,900

No. Dwelling Units 2

Forest/Woodland/Trees Removed 0

Proposed Impervious Surface 5,450 SF

Local Jurisdiction Contact Person: _____

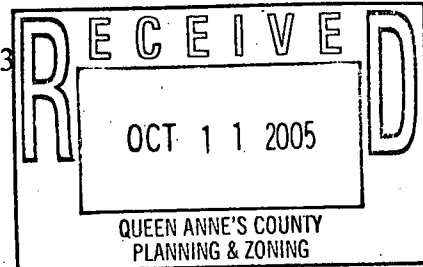
Telephone Number: 1-410-758-1255

Response From Commission required By: _____

ENVIRONMENTAL REGULATIONS CONSULTANT, INC.

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

15 September 2005



**CHESAPEAKE BAY CRITICAL AREA ENVIRONMENTAL ASSESSMENT
PROPERTY OF PRIMO INVESTMENTS, LLC**

**0.5 ACRE+ ON CANAL STREET AT CHESTER RIVER BEACH NEAR GRASONVILLE,
QUEEN ANNE'S COUNTY, FIFTH ELECTION DISTRICT, TAX MAP 58-A, BLOCK 9,
PARCEL 610, LOT 2**

INTRODUCTION

The property is located on the north side of Canal Street about 200 feet west of its intersection with Jackson Street in the Chester River Beach Subdivision near Grasonville, Queen Anne's County. The property location and configuration are shown in Figure 1, while its location can be found on Queen Anne's County ADC Map 24, D3.

The property contains an existing one-story, wooden house, breezeway and garage adjacent to Canal Street while remainder of the parcel is mowed lawn interspersed with a few shrubs. Developed residential lots bound the parcel on the north, east and west, and Canal Street on the south.

The entire property is within the Chesapeake Bay Critical Area designated Limited Development Area (LDA), and zoned Neighborhood Conservation (NC-8) by the Queen Anne's County, Department of Planning and Zoning. I visited the property on 13 September 2005 to collect information for this Chesapeake Bay Critical Area Environmental Assessment.

PROPOSED DEVELOPMENT

The property is proposed for removal of the existing house and all related impervious structures, and subdivision of a single building lot from the remaining lands. Development of impervious surfaces cannot exceed 15 percent of the individual area comprising each of the newly created lots in the Critical Area designated Limited Development Area. Both proposed lots will be individually accessed directly from Canal Street and served by a public system for disposal of sewage effluent. Potable water will be provided by private wells on each individual proposed lot.

EXISTING NATURAL FEATURES

AQUATIC RESOURCES

The property does not bound tidewater, thus there are no aquatic resources associated with the property.

TERRESTRIAL RESOURCES

Topography

The U.S. Geological Survey, 1986 (Photo-revised) Queenstown, MD Topographic Quadrangle Map (Figure 1) plots no topographic contours on or near the property suggesting it is level with the nearest elevation given as three feet above sea level at the west terminus of Chester River Drive about 1000 feet west of the property. Level property topography is confirmed by the site visit and noted on the Davis, Moore, Shearon & Associates, LLC, 2005 Minor Subdivision of the lands of Primo Investments, LLC.

Soils

Figure 2A is taken from the U.S. Department of Agriculture, NRCS/SCS, 2002 Soil Survey of Queen Anne's County, MD, Sheet 32 and maps the entire property as non-hydric Hammonton sandy loam soil (HnA). Soil Survey substrate is noted on the Davis, Moore, Shearon & Associates, LLC, 2005 Minor Subdivision of the lands of Primo Investments, LLC. Seasonal near-surface hydrology, poor percolation, and weak structural properties create severe limitations for use of Hammonton soils for disposal of sewage effluents and vehicle roadways, but only moderate limitations for use as home sites. Hammonton is a prime agricultural soil in Queen Anne's County.

100-Year Flood Plain

The Federal Emergency Management Agency, 1984 Queen Anne's County, MD, Unincorporated Areas, Flood Insurance Rate Map 240054, Panel 0047B indicates the entire property is in Flood Hazard Zone "A", within limits of the 100-year flood. This fact is noted on the Davis, Moore, Shearon & Associates, LLC, 2005 Minor Subdivision of the lands of Primo Investments, LLC.

Wetlands

Figure 2B is taken from the U.S. Department of the Interior, FWS, 1982 National Wetland Inventory, Queenstown, MD Map which plots no wetlands on or near the property, and that is confirmed by the site visit and noted on the Davis, Moore, Shearon & Associates, LLC, 2005 Minor Subdivision of the lands of Primo Investments, LLC.

Hydrology and Streams

The U.S. Geological Survey, 1986 (Photo-revised) Queenstown, MD Topographic Quadrangle Map (Figure 1) denotes no surface water (pond, impoundment, lake) or streams on the property, and that is confirmed by the site visit and noted on the Davis, Moore, Shearon & Associates, LLC, 2005 Minor Subdivision of the lands of Primo Investments.

Vegetative Cover

Non-impervious portions of the developed property are covered by mowed lawn interspersed with a few exotic shrubs. There are no natural vegetative communities on the property.

Wildlife

Mowed lawn with a few shrubs on a small parcel in a developed area provides limited food, and cover for wildlife. Wildlife observed during the brief site visit includes Carolina Wren, European Starling, and Northern Cardinal.

Rare and Endangered Species or Habitats

No rare, threatened or endangered habitat or species of plant or animal listed in MD COMAR 08.03.08 were observed on the property during the site visit. An Environmental Review for rare or endangered habitats and species was requested from the MD Department of Natural Resources, Wildlife and Heritage Division on 15 September 2005. A copy of that request is enclosed herein and the MD DNR response will be made a part of this assessment when received.

The Queen Anne's County, Department of Planning and Zoning, 1995 Queen Anne's County, Natural Resources Map plots the nearest active nesting of protected Bald Eagle about two straight-line miles south of the property. The nearest protected colonial waterbird nesting sites and known occurrence of Delmarva Fox Squirrel are respectively mapped over two miles northeast and about five miles east of the property. The U.S. Department of the Interior, FWS, Chesapeake Bay Field Office, 2004 Delmarva Fox Squirrel Occurrence in Queen Anne's County, MD plots the nearest squirrel occurrence about one mile east of the property.

PRECAUTIONS FOR POTENTIAL ENVIRONMENTAL IMPACTS

The Davis, Moore, Shearon & Associates, LLC 2005 Minor Subdivision of the lands of Primo Investments, LLC and/or this assessment denote absence of aquatic resources, steep slopes, hydric soils, wetlands, bodies of surface hydrology, streams, natural vegetative communities, rare or endangered species, and disposal of sewage effluents that may require protective measures within the Critical Area. Conversely, it is noted the property is entirely within limits of the Chesapeake Bay Critical Area and 100-year flood. An approved Sediment and Erosion Control Plan will be developed in accordance with the Queen Anne's County Soil Conservation Service standards prior to any clearing, well-drilling, grading and/or construction exceeding 5000 sq. ft. on the proposed lots to decrease the quantity and improve the quality of storm water run-off to Jackson Creek.

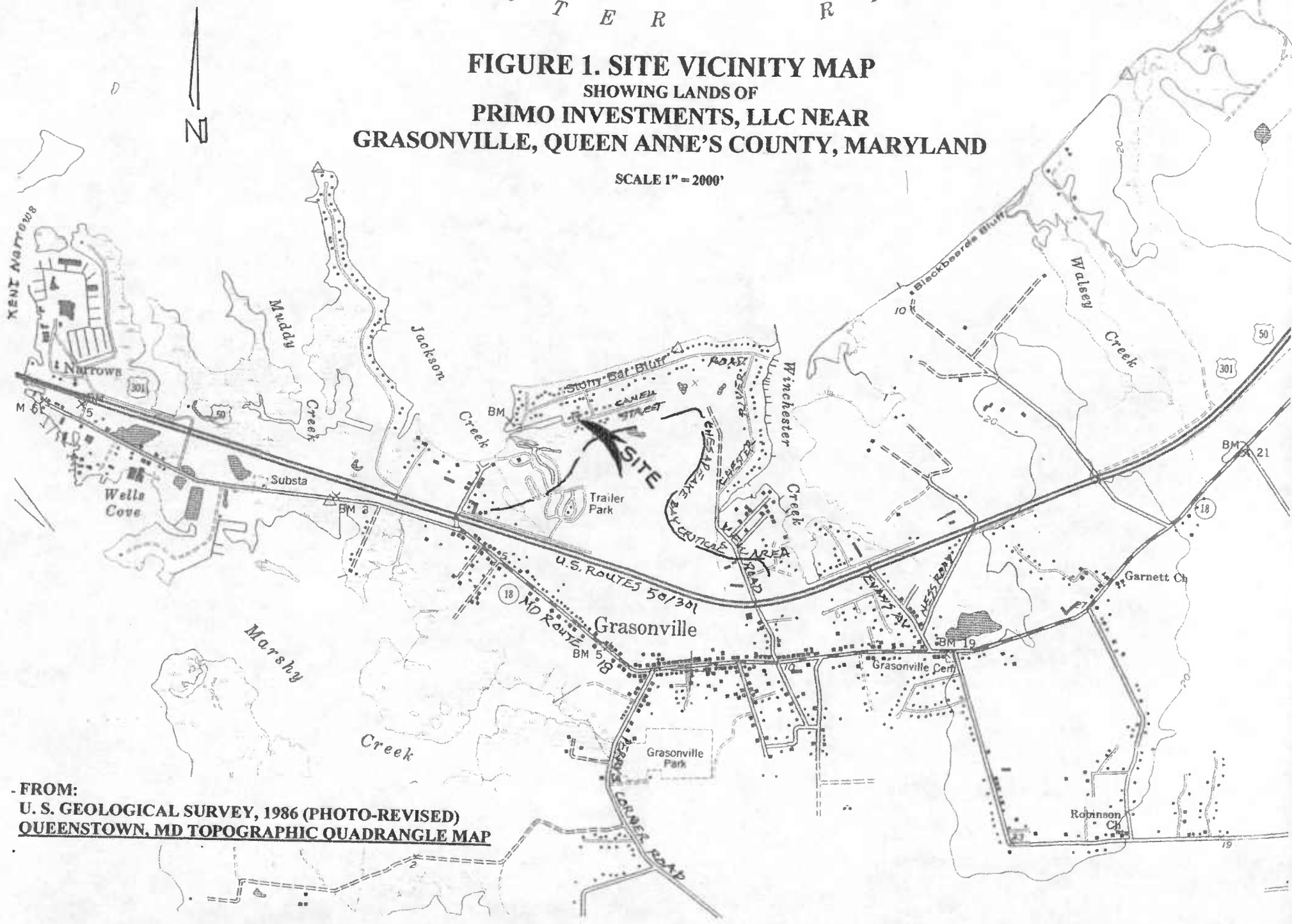
SUMMARY

The entire property is within the Chesapeake Bay Critical Area designated Limited Development Area (LDA), and contains an existing house. The property is proposed for removal of the existing house and related impervious structures, and subdivision of a single lot from the remaining lands. The property does not adjoin tidewater, nor does it contain aquatic resources, steep slopes, hydric soils, wetlands, bodies of surface hydrology, streams, natural vegetative communities, rare or endangered species, or disposal of sewage effluent. The property is within limits of the 100-year flood plain.

H E S T E R R I V E

FIGURE 1. SITE VICINITY MAP
SHOWING LANDS OF
PRIMO INVESTMENTS, LLC NEAR
GRASONVILLE, QUEEN ANNE'S COUNTY, MARYLAND

SCALE 1" = 2000'

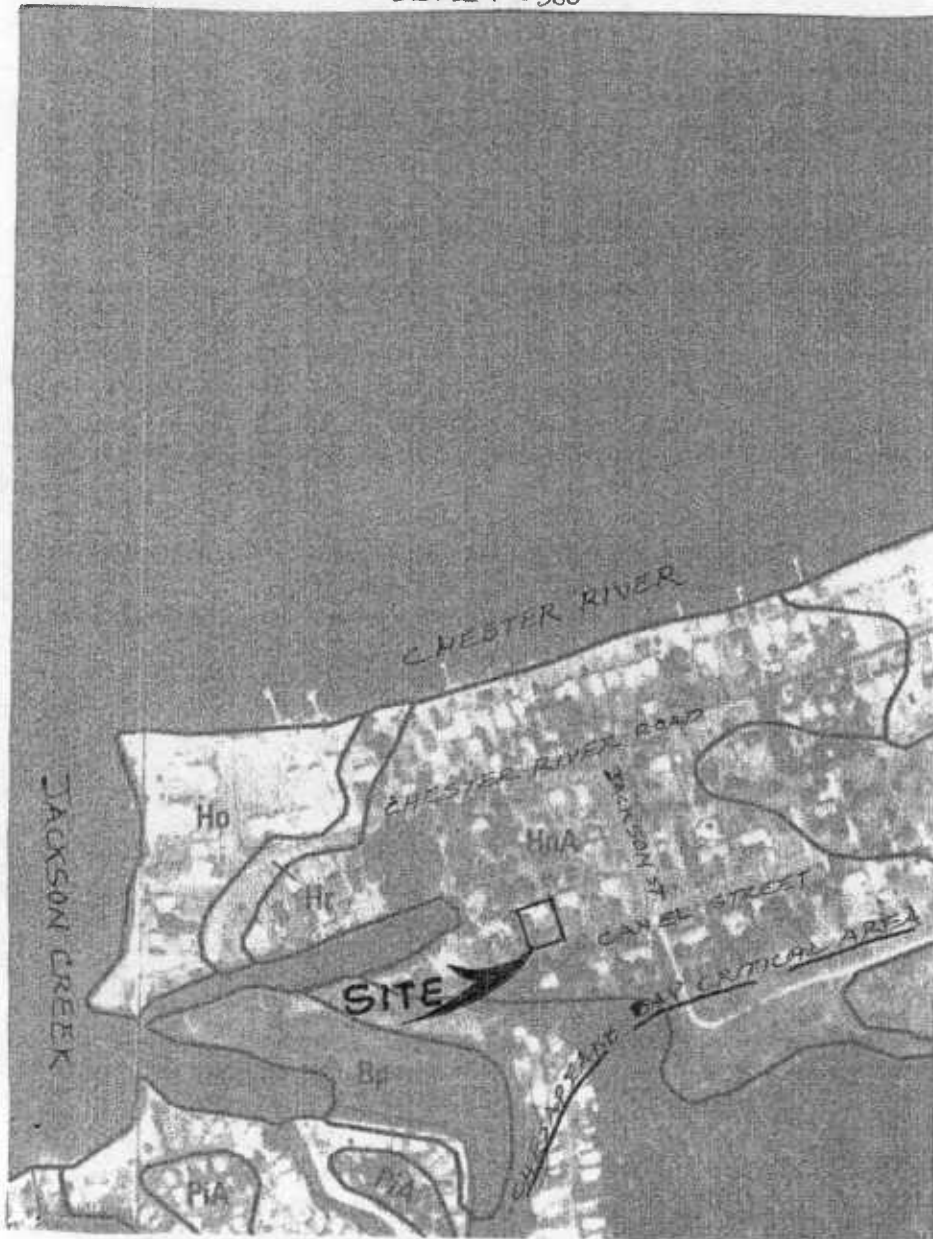


FROM:
U. S. GEOLOGICAL SURVEY, 1986 (PHOTO-REVISED)
QUEENSTOWN, MD TOPOGRAPHIC QUADRANGLE MAP

FIGURE 2. SOILS AND WETLANDS ON PROPERTY OF PRIMO INVESTMENTS, LLC NEAR GRASONVILLE, QUEEN ANNE'S COUNTY

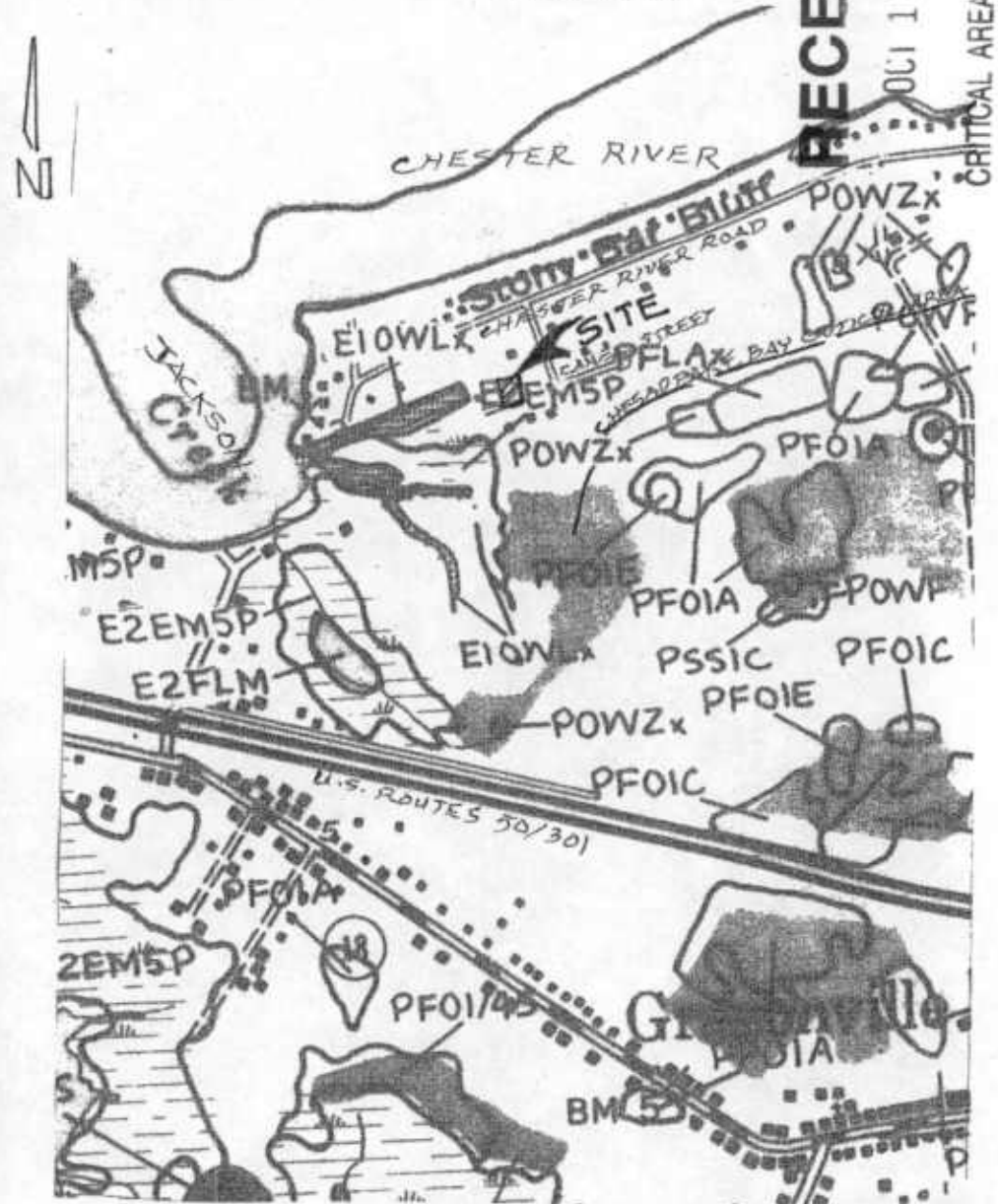
**A) U.S. DEPARTMENT OF AGRICULTURE, SCS/NRCS, 2002
SOIL SURVEY OF QUEEN ANNE'S COUNTY, MD, SHEET 32**

SCALE 1" = 500'



**B) U.S. DEPARTMENT OF THE INTERIOR, FWS, 1982
NATIONAL WETLAND INVENTORY, QUEENSTOWN, MD MAP**

SCALE 1" = 1000'



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COMMISSION

ENVIRONMENTAL REGULATIONS CONSULTANT, INC.

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

15 September 2005

TO: Lori Byrne, Environmental Review Specialist
MD Department of Natural Resources
Wildlife & Heritage Service
Tawes State Office Building E-1
580 Taylor Avenue
Annapolis, Maryland 21401

**SUBJECT: ENVIRONMENTAL REVIEW REQUEST FOR PROPERTY WITHIN THE
CHESAPEAKE BAY CRITICAL AREA**

PROPERTY OF PRIMO INVESTMENTS, LLC NEAR GRASONVILLE, QUEEN ANNE'S COUNTY,
FIFTH ELECTION DISTRICT, TAX MAP 58A, BLOCK 9, PARCEL 610, LOT 2

The 0.5 acre property is located on the north side of Canal Street about 200 feet west of its intersection with Jackson Street in the Chester River Beach Subdivision near Grasonville, Queen Anne's County. The property location and configuration are shown in Figure 1, while its location can be found on Queen Anne's County ADC Map 24, D3.

The property contains an existing one-story wooden house, breezeway and garage adjacent to Canal Street while remainder of the parcel is mowed lawn interspersed with a few shrubs. Developed residential lots bound the parcel on the north, east, and west, and Canal Street on the south.

The entire property is within the Chesapeake Bay Critical Area designated Limited Development Area (LDA), zoned Neighborhood Center (NC-8) by the Queen Anne's County, Department of Planning and Zoning, and proposed for removal of the existing house and related structures, and subdivision of a single lot from the remaining lands to create two new building lots.

I would appreciate a review of the MD Department of Natural Resources and MD Historical Trust datum bases for the presence/absence of state or federally listed, threatened or endangered species of plants and animals, historic sites, or cultural features requiring preservation as defined in the Chesapeake Bay Critical Area Law and Regulations. The information provided is to be submitted as part of the property's Chesapeake Bay Critical Area Environmental Assessment required by the county where the subdivision or construction is proposed.

Enclosure: Site Vicinity Map

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REGISTERED MARYLAND SURVEYOR NO. _____, HAS SURVEYED AND SUBDIVIDED THE PROPERTY AS DESCRIBED AND SHOWN ON THE ANNEXED PLAT AND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THAT SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL LOTS MEET THE REQUIREMENTS OF THE QUEEN ANNE'S COUNTY ZONING ORDINANCE IN REGARD TO LOT AREA, WIDTH, AND BUILDABLE AREA.

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

AS WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 20____.

REGISTERED MARYLAND SURVEYOR
DAVID R. JOINER
McCRONE, INC.
CENTREVILLE, MD. 21617

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT I/WE HAS/HAVE CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES SET FORTH HEREIN. I/WE ALSO CERTIFY TO THE BEST OF MY/OUR KNOWLEDGE THAT ALL RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS OR COVENANTS HAVE BEEN INDICATED ON THE ANNEXED PLAT. I/WE HEREBY ACKNOWLEDGE AND ADOPT THE SAME AS MY/OUR ACT THE ____ DAY OF _____, 20____.

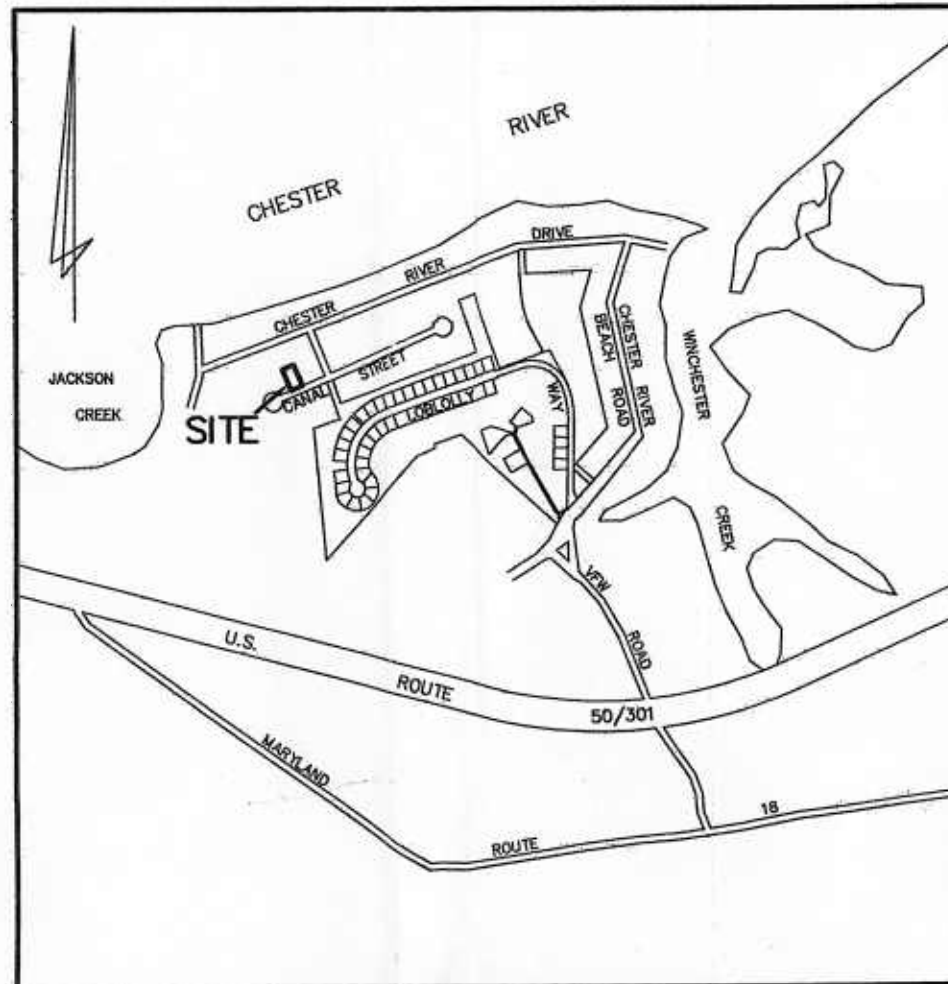
OWNER(S)

UNIFORM ACKNOWLEDGMENT ACT

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

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

NOTARY PUBLIC



VICINITY MAP
SCALE 1" = 2000'

TABLE OF CONTENTS

| | | |
|---------|---|-------------------|
| SHEET 1 | - | TITLE SHEET |
| SHEET 2 | - | MINOR SUBDIVISION |

OWNER/DEVELOPER

PRIMO INVESTMENTS, LLC
c/o RICK CHINA
345 PIER 1 ROAD
STEVENSVILLE, MARYLAND 21666
PHONE # 1-410-490-8722

COUNTY COLLECTOR OF TAXES

THE COLLECTOR OF TAXES FOR QUEEN ANNE'S COUNTY HEREBY CERTIFIES THAT THERE ARE NO DELINQUENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THE ANNEXED PLAT AND THAT I HAVE RECEIVED ALL FEES AND TAXES ASSESSED AGAINST SUCH LAND. AS WITNESSED BY MY SIGNATURE THIS ____ DAY OF _____, 20____.

QUEEN ANNE'S COUNTY FINANCE OFFICE

DEPARTMENT OF ENVIRONMENTAL HEALTH CERTIFICATE

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

PUBLIC WORKS CERTIFICATE

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

PLANNING DIRECTOR CERTIFICATE

THIS IS TO CERTIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE PLANNING COMMISSION OF QUEEN ANNE'S COUNTY ON THE ____ DAY OF _____, 20____.

QUEEN ANNE'S COUNTY PLANNING DIRECTOR

PLANNING COMMISSION ATTORNEY CERTIFICATE

THE UNDERSIGNED, COUNTY ATTORNEY FOR QUEEN ANNE'S COUNTY, HEREBY CERTIFIES THAT ACCEPTABLE SURETY FOR REQUIRED IMPROVEMENTS SHOWN ON THE ANNEXED PLAT HAS BEEN FURNISHED IN ACCORDANCE WITH THE QUEEN ANNE'S COUNTY ZONING ORDINANCE.

PLANNING COMMISSION ATTORNEY



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 CRITICAL AREA COMMISSION

| | | | | | | |
|--|--|------|----------|---|---|---|
| | <p>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</p> | DATE | REVISION | <p>MINOR SUBDIVISION</p> <p>THE LANDS OF</p> <p>PRIMO INVESTMENTS, LLC</p> <p>TAX MAP - 58, GRID - 9, PARCEL - 610, LOT - 2</p> <p>FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND</p> <p>PREPARED FOR : PRIMO INVESTMENTS, LLC</p> | DATE | SCALE |
| | | | | | <p>AUG. '05</p> <p>AS SHOWN</p> | <p>JOB No.</p> <p>2005052</p> <p>DRAWN BY</p> <p>J. MOORE</p> |
| | | | | | <p>FOLDER Ref.</p> <p>58-2005052</p> <p>DESIGNED BY</p> | |
| | | | | | <p>SHEET No. - 1 OF 2</p> | |
| | | | | | <p>CADD FILE - 05052-1</p> | |

AFFORESTAION REQUIREMENTS

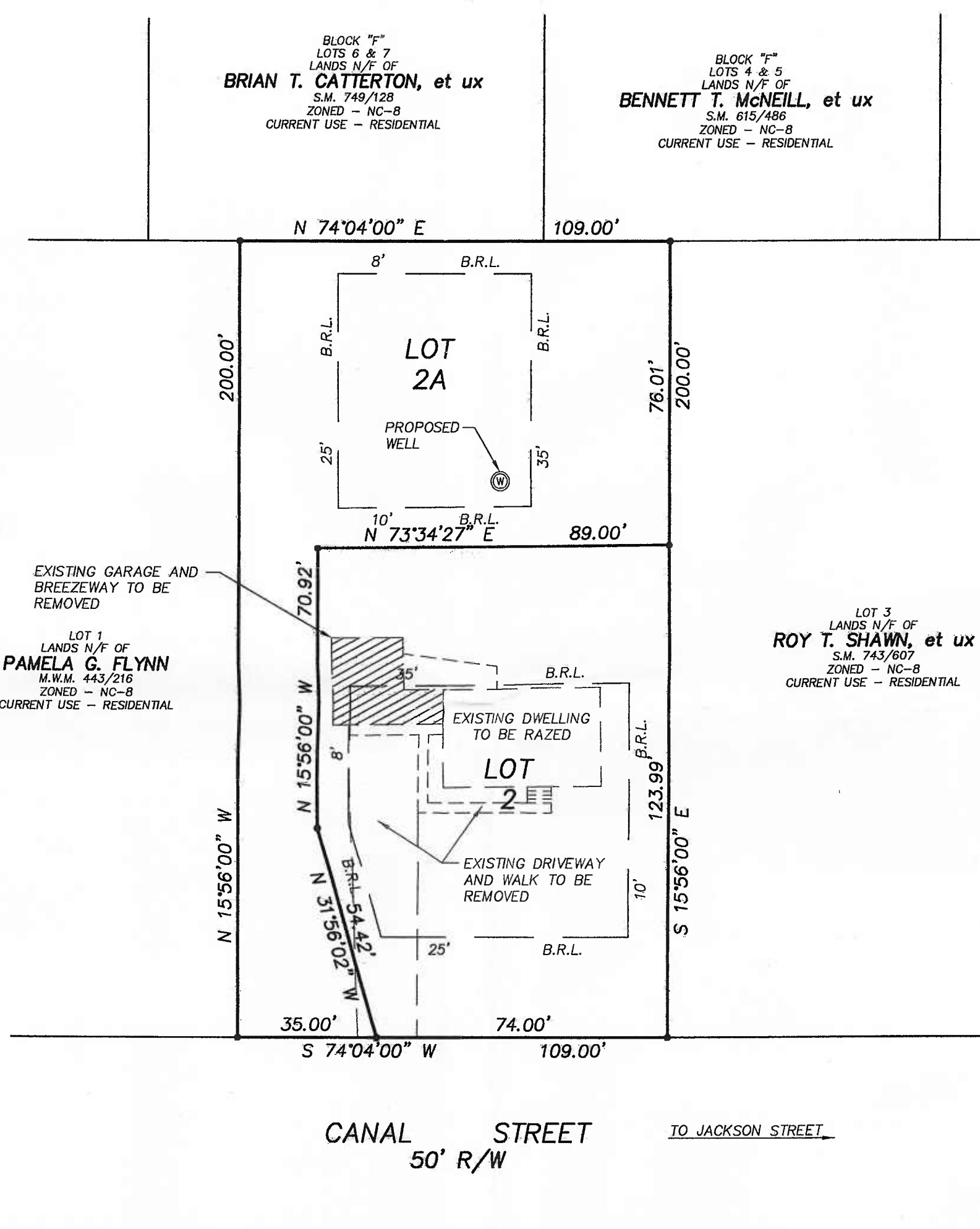
GROSS AREA = 0.500 AC.± (21,800 sq. ft.±)
 AFFORESTATION REQUIRED(@15%) = 3,270 sq. ft.±
 NUMBER OF TREES REQUIRED = 9 (3,270/400 SF/TREE)

SITE STATISTICS

GROSS AREA = 0.500 AC.± (21,800 sq. ft.±)
 MINIMUM LOT SIZE = 8,000 sq. ft.±
 NUMBER OF LOTS ALLOWED = 2 (21,800 / 8,000 = 2.7 du's)
 NUMBER OF PROPOSED LOTS = 2
 AREA OF LOT 2A = 11,194.83 SF
 AREA OF LOT 2 = 10,605.17 SF

IMPERVIOUS AREA CALCULATIONS

GROSS AREA = 0.500 AC.± (21,800 sq. ft.±)
 ALLOWABLE IMPERVIOUS AREA(@25%) = 5,450 sq. ft.±
 IMPERVIOUS AREA PERMITTED LOT 2 = 2,725 SF
 IMPERVIOUS AREA PERMITTED LOT 2A = 2,725 SF
 IMPERVIOUS AREA OF LOT 2 = 1,363 SF
 IMPERVIOUS AREA OF LOT 2A = 0 SF



BASE SITE AREA

GROSS SITE AREA = 0.500 acres
 NON-CONTIGUOUS LAND = 0.000 acres
 LAND IN OTHER ZONING DISTRICTS OR CHESAPEAKE BAY CRITICAL AREA = 0.000 acres
 BASE SITE AREA = 0.500 acres

RESOURCE PROTECTION LAND

| RESOURCE | RESOURCE PROTECTION RATIO | RESOURCE LAND | RESOURCE PROTECTION LAND |
|--------------------------------|---------------------------|---------------|--------------------------|
| NONTIDAL WETLANDS | 1.00 | 0.00 acres | 0.00 acres |
| MATURE HARDWOODS | 0.60 | 0.00 acres | 0.00 acres |
| TOTAL LAND IN RESOURCE | | 0.00 acres | |
| TOTAL RESOURCE PROTECTION LAND | | | 0.00 acres |

DETERMINATION OF SITE CAPACITY

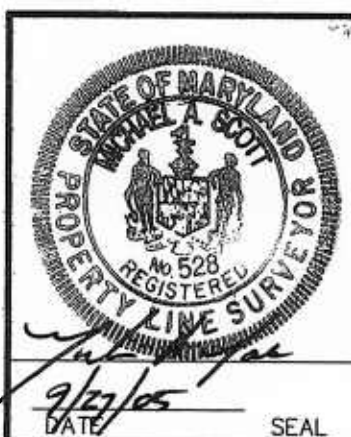
BASE SITE AREA = 0.500 acres
 DISTRICT OPEN SPACE RATIO X 0.30
 MINIMUM REQUIRED OPEN SPACE = 0.150 acres
 BASE SITE AREA = 0.500 acres
 TOTAL OPEN SPACE or MINIMUM REQUIRED OPEN SPACE whichever is greater = 0.150 acres
 NET BUILDABLE SITE AREA = 0.500 acres
 BASE SITE AREA = 0.500 acres
 NUMBER OF DWELLING UNITS (round off to next lowest whole number) = N/A du's
 MAXIMUM RESIDENTIAL DENSITY = N/A du's

NOTES

- PROPERTY LINE INFORMATION SHOWN HEREON IS BASED ON THE RESULT OF A FIELD RUN SURVEY BY MICHAEL A. SCOTT, INC., DATED JUNE, 2005.
- FOR DEED REFERENCE, SEE LIBER S.M. 1407, FOLIO 117.
- FOR SUBDIVISION PLAT REFERENCE, SEE LIBER T.S.P. 1, FOLIO 92-A.
- CURRENT ZONING CLASSIFICATION IS - "NC-8" - (NEIGHBORHOOD CONSERVATION)
- THE PROPERTY IS ENTIRELY LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION - LDA.
- WOODLANDS DO NOT EXIST ON THE SUBJECT PROPERTY AS SCALED FROM 1985 AERIAL PHOTOGRAPH.
- NONTIDAL WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY AS SCALED FROM WETLANDS INVENTORY MAP, GRASONVILLE QUAD.
- SOILS ONSITE ARE "HnA" - HAMMONTON SANDY LOAM - AS SCALED FROM SOILS SURVEY OF QUEEN ANNE'S COUNTY, MAP No. 37.
- THE SUBJECT PROPERTY APPEARS TO EXIST WITHIN ZONES "A8" AND "B" AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 240054 0047 B.
- PUBLIC SEWER WILL BE UTILIZED FOR SEWAGE DISPOSAL AND INDIVIDUAL PRIVATE WELLS WILL BE UTILIZED FOR POTABLE WATER SUPPLY.
- THERE ARE NO STEEP SLOPES LOCATED ON THE PROPERTY.
- THERE ARE NO HISTORIC OR SIGNIFICANT NATURAL FEATURES LOCATED ON THE PROPERTY.
- THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ACT, IN ACCORDANCE WITH THE FOREST CONSERVATION ORDINANCE, SECTION 18-2-4(a)(3) OF THE QUEEN ANNE'S COUNTY CODE, IN THAT THE PROPOSED DEVELOPMENT IS CONDUCTED ON A SINGLE LOT OF RECORD THAT IS LESS THAN 40,000 sq. ft.
- SITE REQUIREMENTS:
 BUILDING SETBACKS (REQUESTED):
 FRONT = 25'
 SIDE = 8'/18' AGGREGATE
 REAR = 35'

PURPOSE AND INTENT STATEMENT

THE PURPOSE OF THESE PLATS IS TO RECEIVE SUBDIVISION APPROVAL FROM THE QUEEN ANNE'S COUNTY PLANNING DIRECTOR FOR A 2 LOT SUBDIVISION.



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 |
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MINOR SUBDIVISION
 THE LANDS OF
PRIMO INVESTMENTS, LLC
 TAX MAP - 58, GRID - 9, PARCEL - 610, LOT - 2
 FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
 PREPARED FOR : PRIMO INVESTMENTS, LLC

| DATE | SCALE |
|------------------------|-------------------|
| AUG. '05 | 1" = 30' |
| JOB No. 2005052 | DRAWN BY J. MOORE |
| FOLDER Ref. 58-2005052 | DESIGNED BY |
| SHEET No. - 2 OF 2 | |
| CADD FILE - 05052-2 | |

RECEIVED
 OCT 13 2005
 CRITICAL AREA COMMISSION