

QC 708-05 Saunders, William  
Site Plan

MSA-S-1829-5140

RC 11/23/05  
CE Charles  
MS 4/26/07

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/](http://www.dnr.state.md.us/criticalarea/)

January 24, 2008

Holly Tompkins  
Queen Anne's County  
Department of Land Use, Growth Management and Environment  
160 Coursevall Drive  
Centreville, Maryland 21617

**RE: File #MODP #05-06-06-0010-C Project: William and Jacquelyn Sanders**

Dear Ms. Tompkins:

Thank you for providing a copy of the updated information on the above referenced proposal. The lot is located within the Intensely Development Area (IDA) of the Chesapeake Bay Critical Area. The applicant proposes to redevelop the site with a new commercial building. This office has no further comments.

Thank you for the opportunity to provide comments on this proposal. If you have any additional questions please contact me at 410-260-3479.

Sincerely,

A handwritten signature in black ink, appearing to read "Marshall Johnson".

Marshall Johnson  
Natural Resources Planner

cc: QC 708-05



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April 26, 2007

Holly Tompkins  
Queen Anne's Co. Office of Planning and Zoning  
160 Coursevall Drive  
Centreville, Maryland 21617

**RE: File #MODP #05-06-06-0010-C Project: William and Jacquelyn Sanders**

Dear Ms. Tompkins:

Thank you for providing information on the above referenced proposal. The lot is located within the Intensely Development Area (IDA) of the Chesapeake Bay Critical Area. The applicant proposes to redevelop the site with a new commercial building. This office has the following comments.

As stated in Queen Anne's Code Section 14:1-37.D (3), all development and redevelopment projects shall delineate those site areas not covered by impervious surfaces to be maintained or established in vegetation. Where vegetation is not proposed, the developer shall demonstrate why plantings for such portions of the site are impracticable. The letter from this office dated October 30, 2006 requested that the applicant address this requirement. However, it does not appear that the requirement has been addressed. Please ensure this requirement is addressed prior to final approval.

Thank you for the opportunity to provide comments on this proposal. If you have any additional questions please contact me at 410-260-3479.

Sincerely,

Marshall Johnson  
Natural Resources Planner

cc: QC 708-05

Robert L. Ehrlich, Jr.  
Governor

Michael S. Steele  
Lt. Governor



Martin G. Madden  
Chairman

Ren Serey  
Executive Director

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October 30, 2006

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

**VIA EMAIL AND US MAIL**

RE: File #MISP #05-06-06-0010-C Project: William and Jacquelyn Saunders

Dear Ms. Tompkins:

Thank you for providing the information related to the above referenced Minor Site Plan. The applicant proposes to construct a two story commercial building with a 2,200 sq. ft footprint on a 0.458 lot wholly within the Critical Area and designated IDA. The site is limited to an 80% impervious limit (or 0.366 acres); the applicant proposes to construct a total of 0.232 acres of impervious surface. Commission staff has reviewed the proposal and has the following comments:

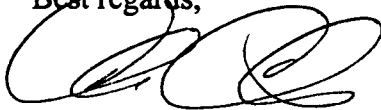
1. Updated 10 percent pollution reduction calculations were provided to Commission staff for review. The site will fall short of meeting the required reduction by 0.04 pounds/year. The applicant proposes to pay the County a fee-in-lieu as an offset. Chapter 14:1-37.D.(2)(c) of the Queen Anne's County Code provides for this form of offset. Commission staff would recommend that the County follow the formula for the establishment of an offset fee as stated in Appendix G of the Maryland Chesapeake and Atlantic Coastal Bays Critical Area 10% Guidance Manual. The Manual establishes the basis for an offset fee that fully covers the cost of removing the pollutant load with two different estimates; the equivalent cost and stormwater retrofit methods. Not knowing which offset may be appropriate at any given time, the County should use an average of the two estimates (approximately \$30,000/pound). This translates into a \$1,200 fee-

in-lieu payment to the County for failing to meet the required ten percent pollutant reduction on site.

2. It was noted that the overall site afforestation has decreased by six trees and eight shrubs. It appears that there is sufficient room of the site for these plantings. If this original landscaping schedule can not be met please provide information as to why this is impracticable as required in § 14:1-37.D.(3).

Thank you for the opportunity to comment on this site plan. If you have any questions related to this project please feel free to call me directly at 410-260-3476.

Best regards,



Chris Clark  
Natural Resources Planner

cc: QC 708-05

Robert L. Ehrlich, Jr.  
*Governor*

Michael S. Steele  
*Lt. Governor*



Martin G. Madden  
*Chairman*

Ren Serey  
*Executive Director*

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June 29, 2006

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

**VIA EMAIL AND US MAIL**

RE: File #MISP #05-06-06-0010 Project: William and Jacquelyn Saunders

Dear Ms. Tompkins:

Thank you for providing the information related to the above referenced Minor Site Plan. The applicant proposes to construct a 4,100 square foot storage warehouse and supporting office on a 0.458 lot wholly within the Critical Area and designated IDA. The site is limited to an 80% impervious limit (or 0.366 acres); the applicant proposes to construct a total of 0.22 acres of impervious surface. Commission staff has reviewed the proposal and has the following comments:

1. The incorrect 10% calculation worksheet was used in preparing the pollution reduction requirement. Please refer to the "Critical Area 10% Guidance Manual – Fall 2003" for an updated worksheet. An updated copy of the worksheet can be found on the Critical Area Website:  
[http://www.dnr.state.md.us/criticalarea/guidancepubs/10percent\\_rule.html](http://www.dnr.state.md.us/criticalarea/guidancepubs/10percent_rule.html)  
Staff calculations using the information supplied by the applicant indicate the applicant is just short of the 10% requirement (.03 lbs/yr). Please provide an updated worksheet to the Commission for review.
2. A DNR Heritage letter has been supplied to the Commission. There were no comments from DNR regarding any endangered or threatened species on the project site.

3. All landscaping requirements for the project will be met by the submitted site plan.
4. The information regarding the hydric soils on-site provide by the engineer conflicts with the information supplied in the Chesapeake Bay Critical Area Environmental Assessment from Environmental Regulations Consultant, Inc. Please clarify.
5. It is noted that a reduction to the 300-foot Shore Buffer was previously approved to reduce the Buffer to 128-feet. No portion of the site falls with the reduced Shore Buffer.

If you have any questions related to this project please feel free to call me directly at 410-260-3476.

Best regards,



Chris Clark  
Natural Resources Planner

cc: QC 708-05

Robert L. Ehrlich, Jr.  
Governor

Michael S. Steele  
Lt. Governor



Martin G. Madden  
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November 23, 2005

Mr. Steve Cohoon  
Department of Planning & Zoning  
160 Coursevall Drive  
Centreville, Maryland 21617

**RE: Concept Plan – William & Jacquelyn Saunders**

Dear Mr. Cohoon:

Thank you for providing information on the above referenced concept plan. The applicants propose to construct a commercial building and associated parking on a 0.458-acre parcel that is entirely within the Critical Area. The site is designated IDA and does not appear to be waterfront, although it is impacted by the 300-foot shore buffer.

Commission staff has reviewed the information provided. As a project within the IDA, compliance with the 10% pollutant reduction rule is required. The site plan shows the nearby wetlands as non-tidal while the resource maps show them as being tidal. This should be corrected. We have no comment on the request for reduction of the 300-foot shore buffer, though it would be helpful to know what currently exists between the site and the tidal wetlands.

Thank you for the opportunity to comment on this concept plan. 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: QC708-05



## Worksheet A: Standard Application Process

### Calculating Pollutant Removal Requirements<sup>1</sup>

**Step 1: Calculate Existing and Proposed Site Imperviousness**

**A. Calculate Percent Imperviousness**

1) Site Area within the Critical Area IDA, A = 0.458 acres

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

	(a) Existing (acres)	(b) Proposed (acres)
Roads	_____	_____
Parking lots	_____	_____
Driveways	_____	_____
Sidewalks/paths	_____	_____
Rooftops	_____	_____
Decks	_____	_____
Swimming pools/ponds	_____	_____
Other	_____	_____
<b>Impervious Surface Area</b>	<u>0.028</u>	<u>0.232</u>

3) Imperviousness (I)

Existing Imperviousness,  $I_{pre}$  = Impervious Surface Area / Site Area  
 (Step 2a) / (Step 1)  
 =  $(0.028) / (0.458)$   
 = 6.1 %

Proposed Imperviousness,  $I_{post}$  = Impervious Surface Area / Site Area  
 (Step 2b) / (Step 1)  
 =  $(0.232) / (0.458)$   
 = 50.7 %

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

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

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

**A. New Development**

$$\begin{aligned}
 L_{pre} &= (0.5) (A) \\
 &= (0.5) ( \underline{0.458} ) \\
 &= \underline{0.229} \text{ lbs/year of total phosphorus}
 \end{aligned}$$

Where:

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

**B. ~~Redevelopment~~**

$$\begin{aligned}
 L_{pre} &= (R_v) (C) (A) (8.16) \\
 R_v &= 0.05 + 0.009 (I_{pre}) \\
 &= 0.05 + 0.009 ( \underline{\hspace{2cm}} ) = \underline{\hspace{2cm}} \\
 L_{pre} &= ( \underline{\hspace{2cm}} ) ( \underline{\hspace{2cm}} ) ( \underline{\hspace{2cm}} ) (8.16) \\
 &= \underline{\hspace{2cm}} \text{ lbs/year of total phosphorus}
 \end{aligned}$$

Where:

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

## Section 4.0 Standard Application Process

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

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

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

$$= 0.05 + 0.009 ( \underline{50.7} ) = \underline{0.51}$$

$$L_{post} = ( \underline{0.51} ) ( \underline{0.30} ) ( \underline{0.458} ) (8.16)$$

$$= \underline{0.567} \text{ lbs/year of total phosphorus}$$

Where:

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

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

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

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

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

8.16 = Includes regional constants and unit conversion factors

**Step 4: Calculate the Pollutant Removal Requirement (RR)**

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

$$= ( \underline{0.567} ) - (0.9) ( \underline{0.229} )$$

$$= \underline{0.361} \text{ lbs/year of total phosphorus}$$

Where:

$RR$  = Pollutant removal requirement (lbs/year)

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

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

**Step 5: Identify Feasible BMP(s)**

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

BMP Type	(L <sub>post</sub> )	x	(BMP <sub>RE</sub> )	x	(% DA Served)	=	LR
WET POND	0.567	x	50	x	56.3	=	0.160 lbs/year
GRASS CHANGE	0.567	x	65	x	43.7	=	0.161 lbs/year
		x		x		=	lbs/year
		x		x		=	lbs/year

Load Removed, LR (total) = 0.321 lbs/year

Pollutant Removal Requirement, RR (from Step 4) = 0.361 lbs/year

Where:

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

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

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

Propose Payment for 0.040 lbs

\$1,200.00

ENVIRONMENTAL REGULATIONS CONSULTANT, INC.

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

25 May 2006

**CHESAPEAKE BAY CRITICAL AREA ENVIRONMENTAL ASSESSMENT  
PROPERTY OF JACQUELYN & WILLIAM SAUNDERS**

0.458 ACRE+ ON MD ROUTE 18 IN GRASONVILLE, QUEEN ANNE'S COUNTY,  
FIFTH ELECTION DISTRICT, TAX MAP 58-A, BLOCK 14, PARCEL 87

**INTRODUCTION**

The property is located on the south side of MD Route 18 at the west side of its intersection with Marshy Creek Road in the village in 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, C4.

Approximately 12 trees are interspersed about the lawn of the undeveloped property, however there is a set of concrete steps and what looks like a shallow well head central to the property where it appears a house was once located. MD Route 18 bounds the property on the north, Marshy Creek Road on the east, and developed residential lots on the south and the west.

The entire property is within the Chesapeake Bay Critical Area designated Intense Development Area (IDA) and, is zoned Urban Commercial (UD-IDA) by the Queen Anne's County, Department of Planning and Zoning. I visited the property on 26 April 2006 to collect information for this Chesapeake Bay Critical Area Environmental Assessment.

**PROPOSED DEVELOPMENT**

The property is proposed for construction of a 1.5-story commercial storage and office building to be accessed from Marshy Creek Road. The building and associated vehicle roadways and parking areas will create 0.22 acre (9583 sq. ft.) of impervious surfaces where 0.366 acre (15,942 sq. ft.) is permitted in the Critical Area designated Intense Development Area. The development will be served by a public system for disposal of sewage effluent while, potable water will be provided by a private on-site well.

**RECEIVED**

JUN 22 2006

CRITICAL AREA COMMISSION

## 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 elevations given as three feet above sea level beside Route 18 about 1800 feet west of the site and five feet above sea level along the roadway 500 feet east of the property. Level property topography is confirmed by the site visit and noted on the Davis, Moore, Shearon, & Associates, LLC, 2006 Minor Site Plan on the lands of Jacquelyn & William Saunders.

#### 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 north portion of the parcel as non-hydric Pineyneck silt loam soil and the south portion as hydric Hurlock sandy loam soil (PiB, Hr). Soil Survey substrate configurations are plotted onto the Davis, Moore, Shearon & Associates, LLC, 2006 Minor Site Plan on the lands of Jacquelyn & William Saunders. Seasonal near-surface hydrology, frequent flooding, and poor drainage create severe limitations for use of Hurlock soils in disposal of sewage effluents, home sites, and vehicle roadways. These same factors create severe limitations for use of Pineyneck soils in disposal of sewage effluents, but only moderate limitations for their use as home sites and vehicle roadways. All property substrates are prime agricultural soils 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, Panel 240054 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, 2006 Minor Site Plan on the lands of Jacquelyn & William Saunders.

#### 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, 2006 Minor Site Plan on the lands of Jacquelyn & William Saunders.

### 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, 2006 Minor Site Plan on the lands of Jacquelyn & William Saunders.

### Vegetative Cover

The property is covered by mowed lawn. Most of the 12 trees interspersed on the lawn are Red Maple, but Ailanthus, Big-toothed Aspen, White Mulberry, and Black Cheery are represented. No singletree trunk exceeds 24 inches in diameter while several trees are comprised of multiple-trunks emerging from a common base. There are no natural vegetative communities on the property.

### Wildlife

Several trees interspersed on a mowed lawn of a small parcel in a developed area provide limited food, and cover for wildlife. European Starling, American Robin, Carolina Wren, Red-winged Blackbird, House Finch, and European House Sparrow are noted frequenting the property trees.

### 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 25 May 2006. A copy of that request is enclosed herein and the MD DNR response will be made a part of this assessment when received.

Also enclosed is a 14 October 2005, MD Department of Natural Resources response to an Environmental Review Request for a residential lot on the south side of MD Route 18 less than 200 feet east of the subject property.

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 southeast of the property. The nearest protected colonial waterbird nesting sites and known occurrence of Delmarva Fox Squirrel are respectively mapped about 0.75 mile west and 1.5 miles northeast 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 0.6 mile east of the property.

## **PRECAUTIONS FOR POTENTIAL ENVIRONMENTAL IMPACTS**

The Davis, Moore, Shearon & Associates, LLC, 2006 Minor Site Plan on the lands of Jacquelyn & William Saunders and/or this assessment denote absence of aquatic resources, steep slopes, 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 contains hydric soil, is entirely within limits of the 100-year flood, and is within a mile of known occurrences of protected colonial waterbird nesting and range of Delmarva Fox Squirrel. 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 property to decrease the quantity and improve the quality of storm water runoff to Marshy Creek.

## **SUMMARY**

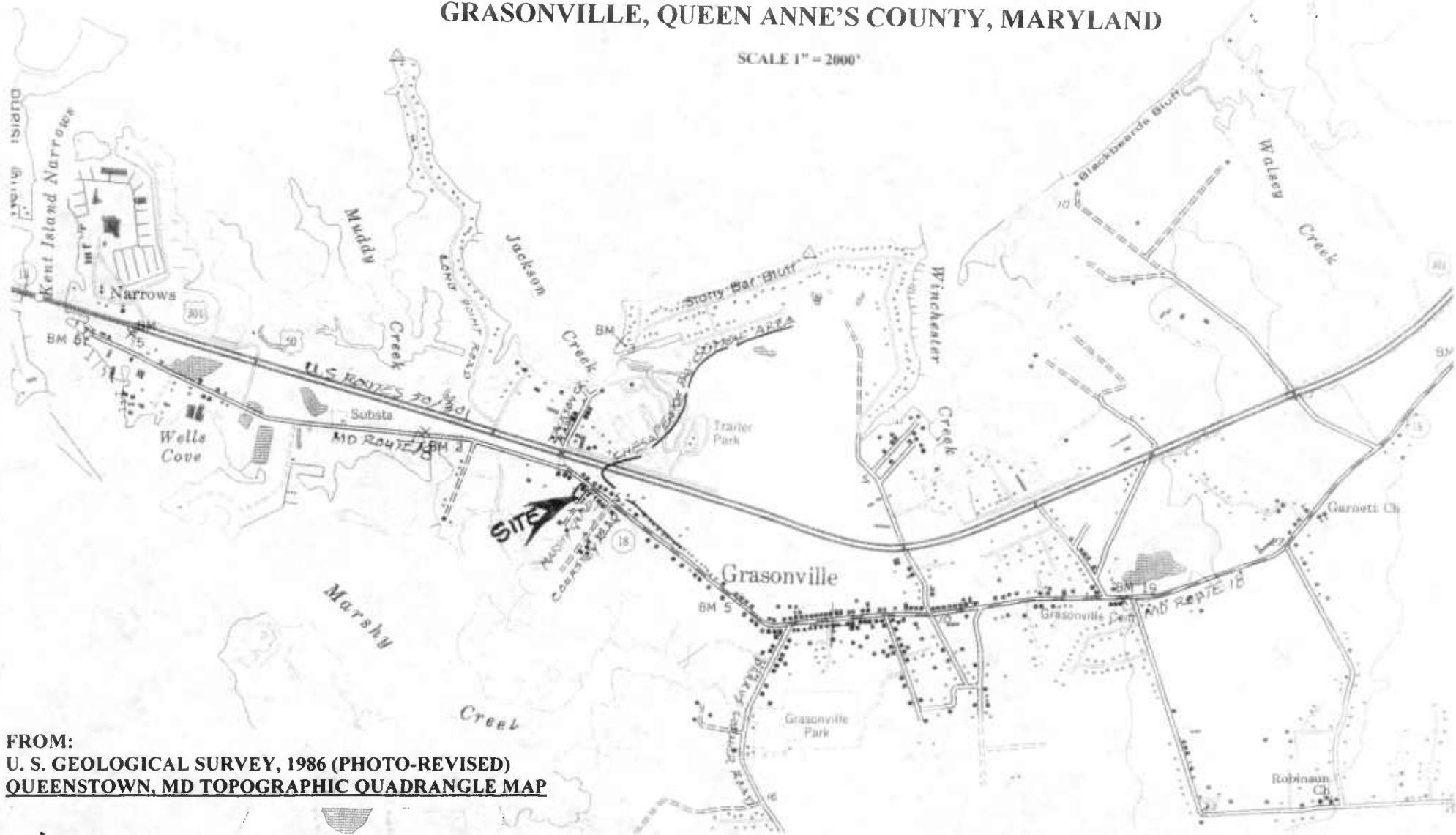
The entire undeveloped property is within the Chesapeake Bay Critical Area designated Intense Development Area (IDA), and covered by mowed lawn. The property is proposed for construction of a commercial storage and office building. The property does not adjoin tidewater, nor does it contain aquatic resources, steep slopes, wetlands, body's of surface hydrology, streams, natural vegetative communities, rare or endangered species, or disposal of sewage effluent. The property does contain hydric Hurlock sandy loam soil, is entirely within limits of the 100-year flood, and within a mile of known occurrences of protected colonial waterbird nesting and range of Delmarva Fox Squirrel.



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**FIGURE 1. SITE VICINITY MAP**  
SHOWING LANDS OF  
**JACQUELYN & WILLIAM SAUNDERS**  
**GRASONVILLE, QUEEN ANNE'S COUNTY, MARYLAND**

SCALE 1" = 2000'



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



ENVIRONMENTAL REGULATIONS CONSULTANT, INC.

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

25 May 2006

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 JACQUELYN & WILLIAM SAUNDERS IN GRASONVILLE, QUEEN ANNE'S  
COUNTY, FIFTH ELECTION DISTRICT, TAX MAP 58A, BLOCK 14, PARCEL 87

The 0.5 acre property is located on the south side of MD Route 18 at the west side of its intersection with Marshy Creek Road in 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, C4.

The undeveloped property is a mowed lawn interspersed with about 12 trees. MD Route 18 bounds the parcel on the north, Marshy Creek Road on the east, and developed residential lots on the south and west.

The entire property is within the Chesapeake Bay Critical Area designated Intense Development Area (IDA), zoned Grasonville Neighborhood Commercial (GNC) by the Queen Anne's County, Department of Planning and Zoning, and proposed for construction of a commercial office and storage building.

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



Robert L. Ehrlich, Jr., Governor

Michael S. Steele, Lt. Governor

C. Ronald Franks, Secretary

October 14, 2005

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

**RE: Environmental Review for Property of Bonnie & Jerry Pierson, Fifth Election District, Tax Map 58A, Block 14, Parcel 98, MD Rt. 18 and Coursey Rd., Grasonville, Queen Anne's Co., MD.**

Dear Ms. Reese:

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

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

Sincerely,

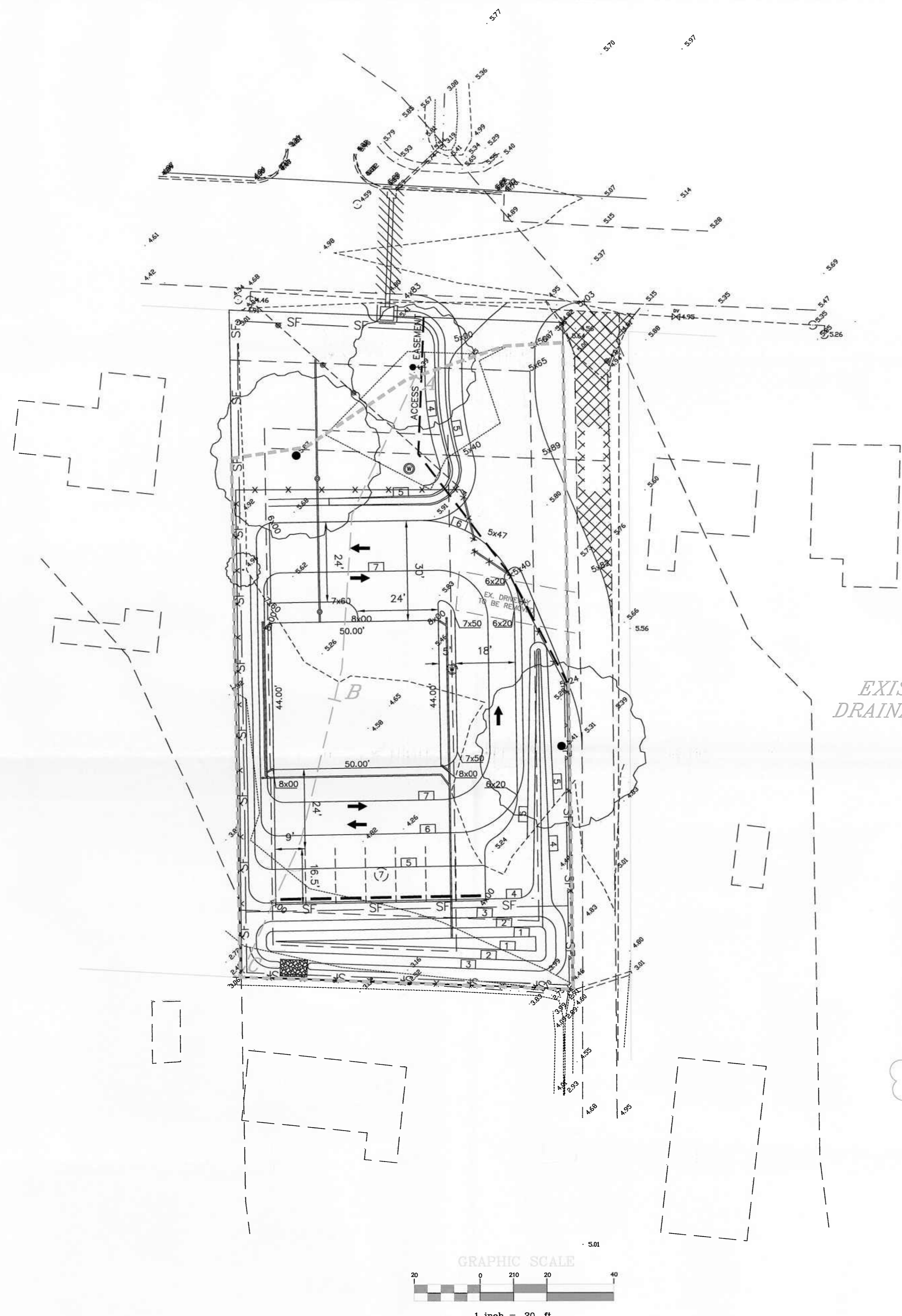
Lori A. Byrne,  
Environmental Review Coordinator  
Wildlife and Heritage Service  
MD Dept. of Natural Resources

ER #2005.2298.qa

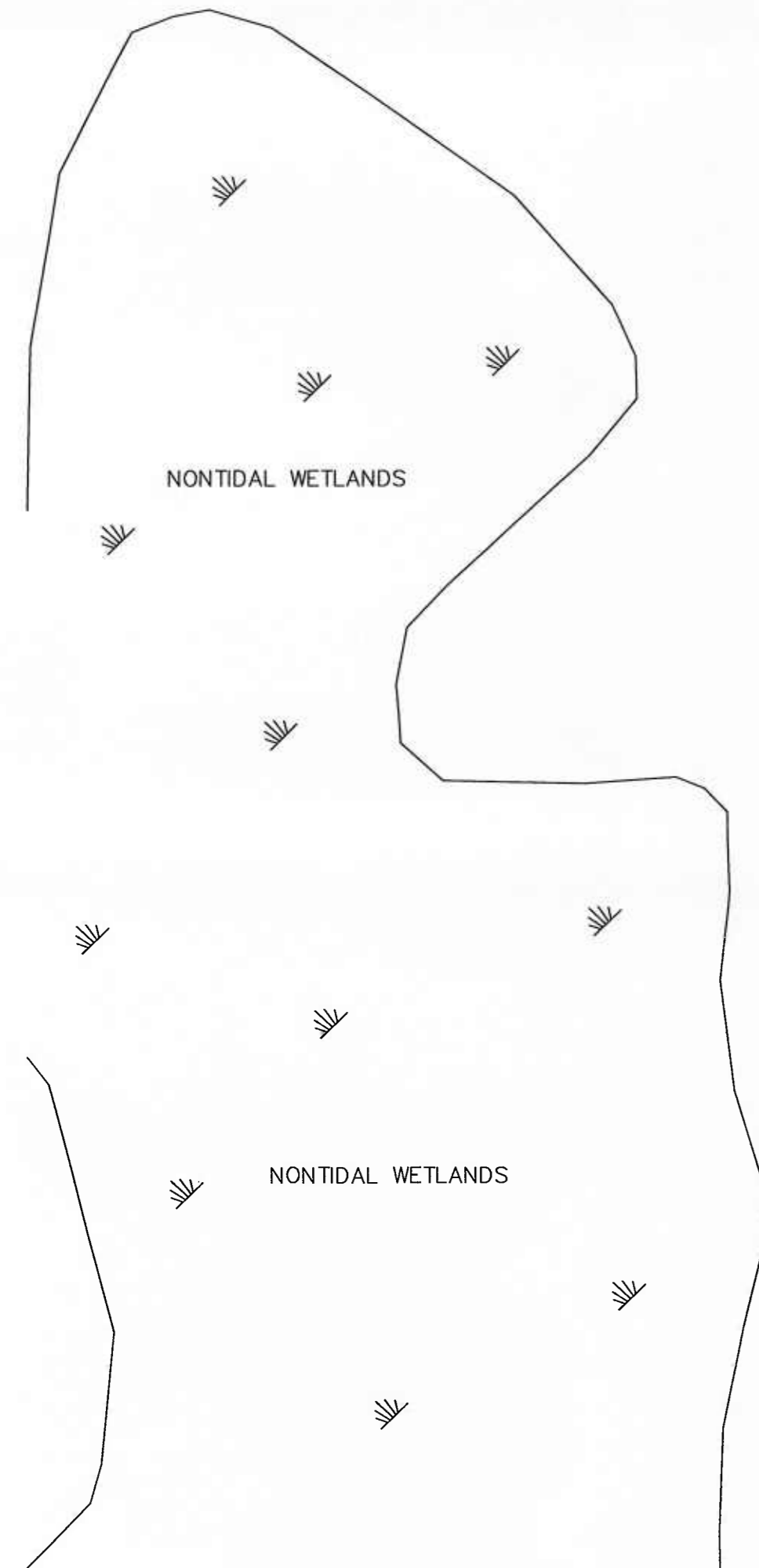
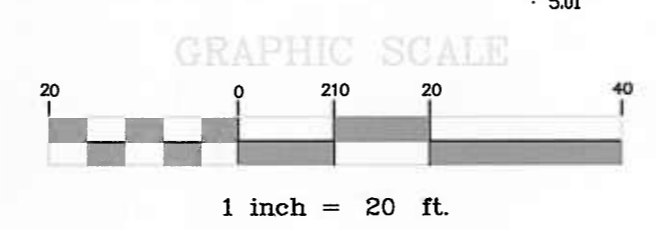


**LEGEND**

- DENOTES DEED POINT (UNLESS OTHERWISE NOTED)
- 11----- EXISTING CONTOUR
- x 12.36 EXISTING SPOT ELEVATION
- EXISTING SEWER CLEANOUT
- ⊙ EXISTING SEWER MANHOLE
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- SF SILT FENCE
- . 10.15 PROPOSED SPOT ELEVATION
- TC 51.79 PROPOSED TOP OF CURB ELEVATION
- x x x x PROPOSED 6' HIGH CHAIN LINK FENCE



EXISTING AND PROPOSED  
DRAINAGE AREA = 0.40 ACRE.



**POND OUTFALL STATEMENT**

THE OUTFALL FROM THE POND CONSISTS OF RIP-RAP LINED OVERFLOW WEIR THAT DRAINS INTO AN EXISTING DITCH. THE DITCH FLOWS TO THE WEST THROUGH A MARSH INTO MARSHY CREEK. THE OVERFLOW STRUCTURE IS WITHIN 128' OF TIDAL WATERS.

**RECEIVED**

JUN 22 2006

CRITICAL AREA COMMISSION

<p>QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS FOR SEDIMENT AND EROSION CONTROL REVIEW ONLY</p>	<p>QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS</p>	<p><b>DAVIS, MOORE, SHEARON &amp; ASSOCIATES, LLC</b> ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES &amp; SURVEYING P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE : 1-443-262-9130 FAX : 1-443-262-9148</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	DATE	REVISION																					<p>DRAINAGE AREA MAP ON THE LANDS OF <b>WILLIAM &amp; JACQUELYN SAUNDERS</b> IN THE TOWN OF GRASONVILLE TAX MAP - 58A, GRID - 14, PARCEL - 87 FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND PREPARED FOR : CHAMPION IMPROVEMENTS, INC.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>SCALE</th> </tr> </thead> <tbody> <tr> <td>OCT. '05</td> <td>1" = 20'</td> </tr> <tr> <td>JOB No. 2005100</td> <td>DRAWN BY WJM</td> </tr> <tr> <td>FOLDER Ref.</td> <td>DESIGNED BY KJS</td> </tr> <tr> <td colspan="2">SHEET No. - C-2</td> </tr> <tr> <td colspan="2">CADD FILE - 2005100</td> </tr> </tbody> </table>	DATE	SCALE	OCT. '05	1" = 20'	JOB No. 2005100	DRAWN BY WJM	FOLDER Ref.	DESIGNED BY KJS	SHEET No. - C-2		CADD FILE - 2005100	
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<p>U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE</p>	<p>QUEEN ANNE'S SOIL CONSERVATION DISTRICT</p>	<p>DATE _____ SEAL _____</p>																																					



# MINOR SITE PLAN FOR

# CHAMPION IMPROVEMENTS, INC. GRASONVILLE

## FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND

### PREPARED FOR : CHAMPION IMPROVEMENTS, INC.

#### PURPOSE AND INTENT

THE PURPOSE AND INTENT OF THIS PLAN IS TO RECEIVE MINOR SITE PLAN APPROVAL FOR THE PROPOSED 1-1/2 STORY COMMERCIAL BUILDING AS A PERMITTED MEDIUM COMMERCIAL USE UNDER SECTION 18-1-22(B)22 OF THE COUNTY CODE. THIS SITE IS LOCATED ON THE SOUTH SIDE OF MD. RT. 18, JUST SOUTH OF US RT. 50/301 ON THE WEST SIDE OF GRASONVILLE. THE FIRST FLOOR WILL BE 1980 SQ. FT. OF STORAGE SPACE WITH 418 SQ. FT. OF OFFICE SPACE ON THE SECOND FLOOR. TWO 2-BEDROOM APARTMENTS WILL ALSO BE LOCATED ON THE SECOND FLOOR. THE APPROPRIATE NUMBER OF PARKING SPACES HAVE BEEN PROVIDED. FOUR STORAGE SPACES ARE PROVIDED INSIDE THE FIRST FLOOR GARAGE AND FOUR WITHIN THE FENCED-IN PAVED AREA AT THE REAR. FOUR SPACES ARE PROVIDED FOR THE TWO APARTMENTS OUTSIDE THE FENCED AREA.

#### NOTES

- THIS SITE'S PHYSICAL ADDRESS IS 3147 MAIN STREET, GRASONVILLE, MARYLAND 21638, AND THE TAX ACCOUNT #05-005884.
- FOR DEED REFERENCE, SEE S.M. 705/702.
- CURRENT ZONING - UC - URBAN COMMERCIAL.
- PROPERTY LINE INFORMATION SHOWN HEREON IS TAKEN FROM A PLAT ENTITLED "SURVEY PLAT FOR PARCEL 87, TAX MAP - 58A, 3714 MAIN STREET" PREPARED BY RUSSELL R. KLAGES, PROFESSIONAL LAND SURVEYOR, DATED JULY, 1996.
- SITE IS ENTIRELY LOCATED WITHIN THE CRITICAL AREA DESIGNATION - IDA.
- ENTIRE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN, ZONE "A-8" AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 240054 0047 B.
- SOILS ONSITE CONSIST ENTIRELY OF - PIB - (PINEYNECK SILT LOAM) AND Hr - (HURLOCK SANDY LOAM) AS SCALED FROM SOILS SURVEY MAP No. 32 OF QUEEN ANNE'S COUNTY.
- EXISTING PUBLIC SEWER IS TO BE UTILIZED FOR SEWER DISPOSAL. THE SITE IS SERVED BY SANITARY DISTRICT "J".
- A PROPOSED PRIVATE WELL TO A CONFINED AQUIFER IS TO BE UTILIZED FOR POTABLE WATER.
- 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. AND LOCATED ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- REQUIRED BUILDING SETBACKS:  
FRONT = 35'  
SIDE = 10'  
REAR = 10'
- PROPOSED BUILDING HEIGHT = 28'  
PERMITTED BUILDING HEIGHT = 45'
- THERE IS NO PLANNED USE TO PROVIDE FOR ANY OUTSIDE DISPLAY AREAS. THE FOUR PAVED PARKING SPACES AT THE REAR OF THE SITE ARE PROVIDED AS STORAGE SPACES.
- THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PROPERTY.
- THERE ARE NO NATURAL RESOURCES (ie...STREAMS, WETLANDS, WOODLANDS OR HABITATS) ON THE SUBJECT PROPERTY AS OBSERVED FROM THE SITE VISIT. THERE ARE NO STEEP SLOPES/EROSION HAZARD AREAS ON THE SUBJECT PROPERTY.
- THERE ARE NO STATE OR FEDERAL RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE BOUNDARIES OF THE SITE AS ESTABLISHED BY THE WILDLIFE AND HERITAGE SERVICES, MD. DEPT. OF NATURAL RESOURCES IN A LETTER DATED JUNE 27, 2006.

#### STANDARD SHORE BUFFER REDUCTION

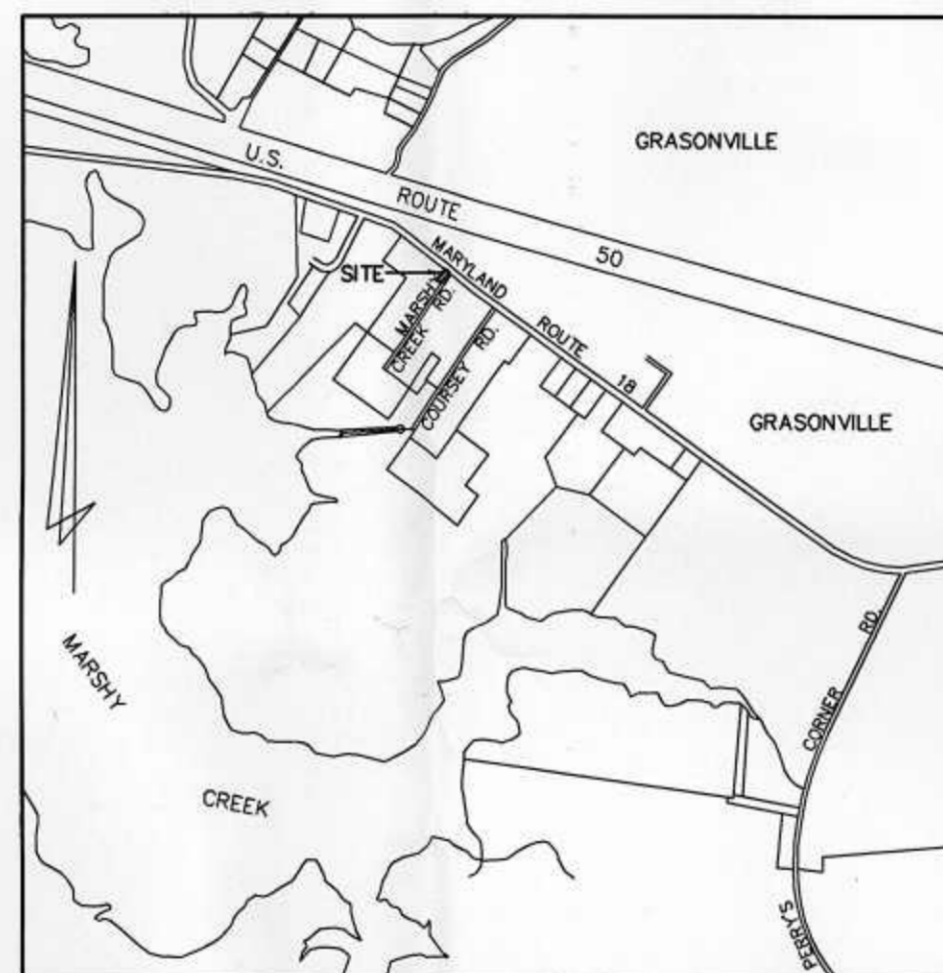
AREA OF PREVIOUS SHORE BUFFER	= 0.458 ac.±
AREA OF APPROVED REDUCTION IN SHORE BUFFER	= 0.458 ac.±
AREA OF THE APPROVED SHORE BUFFER	= 0.000 ac.±
AREA OF FOREST IN THE APPROVED SHORE BUFFER	= 0.000 ac.±
AREA OF REQUIRED SHORE BUFFER AFFORESTATION	= 0.000 ac.±

#### SITE STATISTICS

CURRENT USE	= VACANT
PROPOSED USE	= COMMERCIAL/OFFICE
ZONE	= URBAN COMMERCIAL (UC)
GROSS AREA	= 19,971 sq. ft.± (0.458 ac.±)
UPLAND AREA	= 0,000 sq. ft.± (0.000 ac.±)
CRITICAL AREA	= 19,971 sq. ft.± (0.458 ac.±)
AREA IN BUFFERYARDS	= 5,150 sq. ft.± (0.118 ac.±)
AREA WITHIN FLOODPLAIN	= 19,971 sq. ft.± (0.458 ac.±)
AREA IN RESOURCE PROTECTION	= 0,000 sq. ft.± (0.000 ac.±)
MAXIMUM FLOOR AREA ALLOWED (40%)	= 7,988 sq. ft.± (0.183 ac.±)
FLOOR AREA (EXISTING)	= 0,000 sq. ft.± (0.000 ac.±)
FLOOR AREA (PROPOSED COMMERCIAL USE)	= 2,389 sq. ft.± (0.055 ac.±)
First floor: 1980 sq. ft. (storage)	
Second floor: 418 sq. ft. (office)	
0 sq. ft. (2-2 bedroom apts.)	
FLOOR AREA (TOTAL)	= 2,389 sq. ft.± (0.055 ac.±)
MAXIMUM IMPERVIOUS AREA ALLOWED (80%)	= 15,977 sq. ft.± (0.366 ac.±)
IMPERVIOUS AREA (IN BUFFERYARDS)	= 970 sq. ft.± (0.022 ac.±)
IMPERVIOUS AREA (EXISTING)	= 1,220 sq. ft.± (0.028 ac.±)
IMPERVIOUS AREA TO BE REMOVED (EXISTING)	= 0,000 sq. ft.± (0.000 ac.±)
IMPERVIOUS AREA (PROPOSED)	= 8,901 sq. ft.± (0.204 ac.±)
IMPERVIOUS AREA (TOTAL)	= 10,121 sq. ft.± (0.232 ac.±)
LANDSCAPE AREA (REQUIRED)	= 3,994 sq. ft.± (0.092 ac.±)
LANDSCAPE AREA (EXISTING)	= 18,751 sq. ft.± (0.431 ac.±)
LANDSCAPE AREA (PROPOSED)	= 9,850 sq. ft.± (0.226 ac.±)
EXISTING RESOURCES:	
STEEP SLOPES	= 0.000 ac.±
STREAMS/BUFFERS	= 0.000 ac.±
WETLANDS	= 0.000 ac.±
EROSION HAZARD AREAS	= 0.000 ac.±
MATURE HARDWOODS	= 0.000 ac.±

#### PARKING REQUIREMENTS

CHAPTER 18-1-83.C(1)(b):	
REQUIRED PARKING FOR STORAGE/WAREHOUSE AREA:	
1 SPACE/500 SQ. FT. OF WAREHOUSE X 1,980 SQ. FT. = 3.96 OR 4 SPACES	
CHAPTER 18-1-83.C(1)(a):	
REQUIRED PARKING FOR OFFICE USES OF FIRST FLOOR GROSS FLOOR AREA:	
1 SPACE/350 SQ. FT. OF OFFICE X 418 SQ. FT. = 1.19 OR 1 SPACE	
CHAPTER 18-1-83.J(2):	
REQUIRED PARKING FOR APARTMENTS ONE BEDROOM:	
1 1/2 SPACES PER UNIT X 2 UNITS = 3 SPACES	
TOTAL NUMBER OF PARKING (REQUIRED)	= 8 SPACES
TOTAL NUMBER OF PARKING (PROPOSED)	= 16 SPACES
Note: 8 parking spaces are provided inside the building on the first (ground) floor. 8 additional spaces are provided around the exterior of the proposed building.	
CHAPTER 18-1-84.A	
REQUIRED LOADING SPACES FOR BUILDINGS 6,000 SQ. FT. +	
LOADING SPACES (REQUIRED)	= 0 SPACES
LOADING SPACES (PROPOSED)	= 0 SPACES



VICINITY MAP  
SCALE 1" = 2000'

#### TABLE OF CONTENTS

SHEET C-1	-	TITLE SHEET
SHEET C-2	-	SITE, GRADING AND SEDIMENT & EROSION CONTROL PLAN
SHEET C-3	-	LANDSCAPE PLAN
SHEET C-4	-	MISCELLANEOUS SECTION AND DETAILS

#### OWNER/DEVELOPER:

CHAMPION IMPROVEMENTS  
C/O TIM CHAMPION  
P. O. BOX 997  
STEVENSVILLE, MARYLAND 21666  
PHONE No. 410-643-4886

#### 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.

TIM CHAMPION  
CHAMPION IMPROVEMENTS  
P. O. BOX 997  
STEVENSVILLE, MARYLAND 21666  
PHONE No. 1-410-643-4886

#### 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.

#### SAND FILTERS:

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.

#### BASE SITE AREA - CRITICAL AREA

GROSS SITE AREA	= 0.458 acres (19,971 sq. ft.)
LAND IN OTHER ZONING DISTRICTS OR	= 0.000 acres
IN UPLAND AREA	= 0.000 acres
BASE SITE AREA	= 0.458 acres (19,971 sq. ft.)

RESOURCE	OPEN SPACE RATIO	RESOURCE LAND	RESOURCE PROTECTION LAND
SHORE BUFFER	1.00	0.00 acres	0.00 acres
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		0.00 acres	0.00 acres
TOTAL RESOURCE PROTECTION LAND			0.00 acres

#### DETERMINATION OF SITE CAPACITY

BASE SITE AREA	= 0.458 acres (19,971 sq. ft.)
LANDSCAPE SURFACE RATIO (LSR)	x 0.2
REQUIRED LANDSCAPE SURFACE AREA	= 0.092 acres (3,994 sq. ft.)
TOTAL RESOURCE PROTECTION LAND or REQUIRED LANDSCAPE SURFACE AREA whichever is greater:	0.092 acres
MINIMUM LANDSCAPE SURFACE AREA	= 0.092 acres
BASE SITE AREA	= 0.458 acres
FLOOR AREA RATIO (FAR):	x 0.40
MAXIMUM FLOOR AREA ALLOWED	= 0.183 acres (7,988 sq. ft.)
BASE SITE AREA	= 0.458 acres
MINIMUM LANDSCAPE SURFACE AREA	= 0.092 acres
MAXIMUM IMPERVIOUS AREA ALLOWED	= 0.366 acres (15,977 sq. ft.)

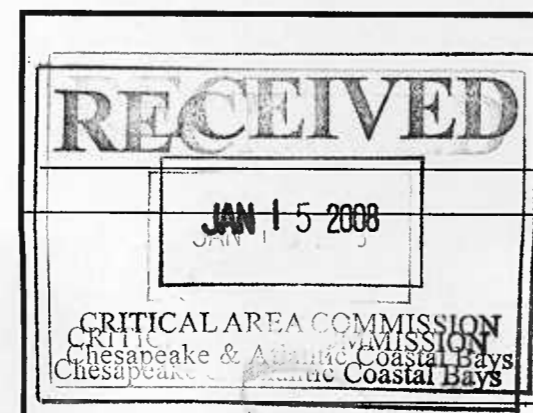
#### DEPARTMENT OF LAND USE, GROWTH MANAGEMENT & ENVIRONMENT CERTIFICATION

THIS IS TO CERTIFY THAT THIS MINOR SITE PLAN #05-06-06-0010 WAS APPROVED BY DEPARTMENT OF LAND USE, GROWTH MANAGEMENT AND ENVIRONMENT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_.

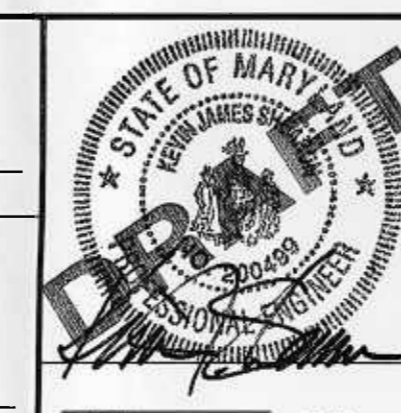
J. STEVEN COHOON  
CHIEF OF LAND USE AND ZONING

#### 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.
- 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.



QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS  
QUEEN ANNE SOIL CONSERVATION DISTRICT



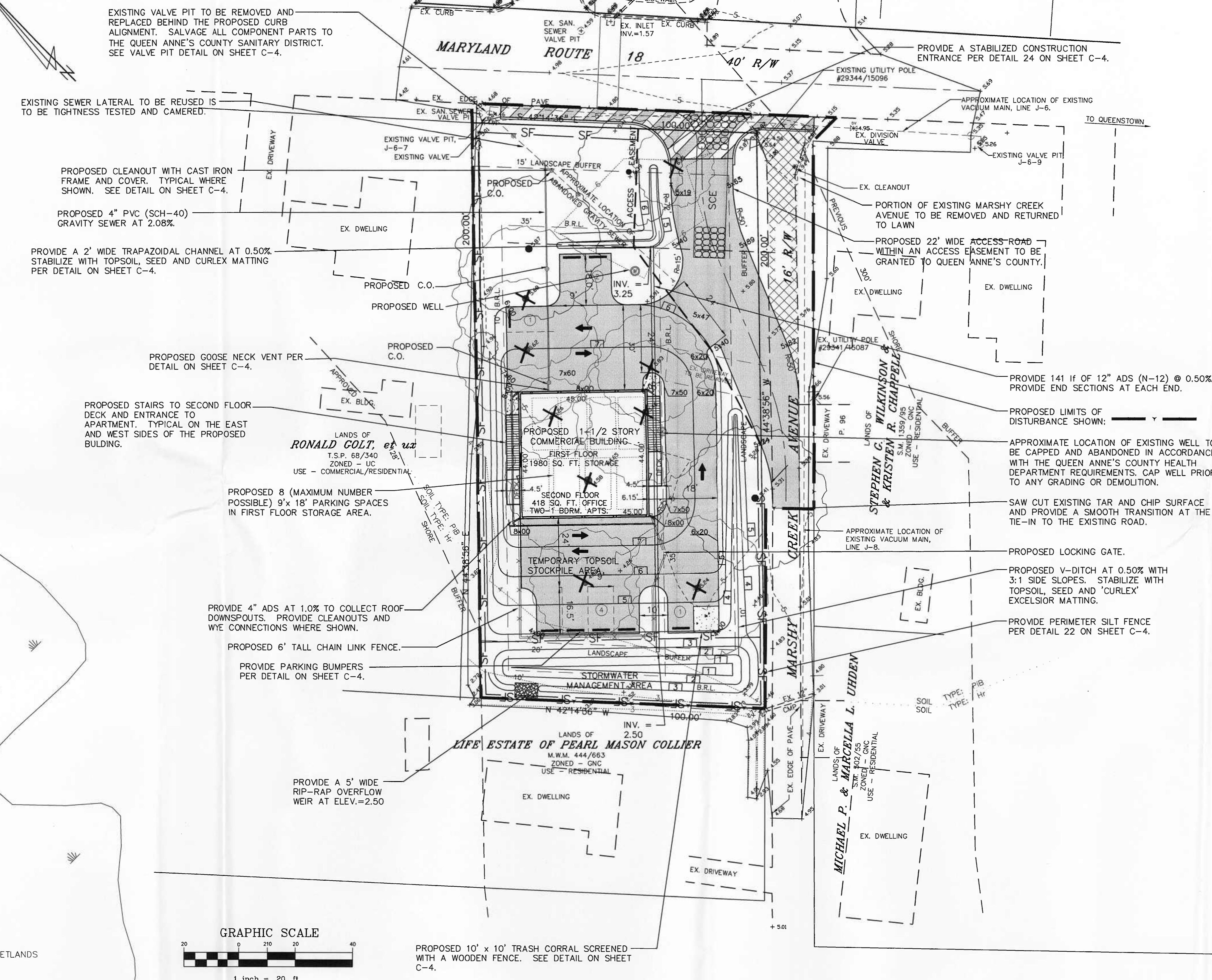
**DAVIS, MOORE, SHEARON & ASSOCIATES, LLC**  
ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING  
P. O. BOX 80  
CENTREVILLE, MARYLAND 21617  
PHONE : 1-443-262-9130  
FAX : 1-443-262-9148

DATE	REVISION
10-18-06	COMMENTS OF 7-06-06
12-20-07	COMMENTS OF 11-9-06

TITLE SHEET  
FOR  
**CHAMPION IMPROVEMENTS, INC.**  
TAX MAP - 58A, GRID - 14, PARCEL - 87  
FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND  
PREPARED FOR : CHAMPION IMPROVEMENTS, INC.

DATE	SCALE
MAY 2006	AS SHOWN
JOB No. 2005100	DRAWN BY CCJ
FOLDER Ref. 57-2005100	DESIGNED BY WTD, Jr.
SHEET No. - C-1	
CADD FILE - 05100-C01	





**LEGEND**

- DENOTES DEED POINT (UNLESS OTHERWISE NOTED)
- .....11..... EXISTING CONTOUR
- x 12.36 EXISTING SPOT ELEVATION
- ⊖ EXISTING SEWER CLEANOUT
- ⊕ EXISTING SEWER MANHOLE
- ⊥ EXISTING UTILITY POLE
- PROPOSED CONTOUR
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- PROPOSED TRAFFIC FLOW
- ⊗ EXISTING TREE TO BE REMOVED
- Y — LIMITS OF DISTURBANCE
- SF SILT FENCE
- 10+50 PROPOSED SPOT ELEVATION
- TC= 51.79 PROPOSED TOP OF CURB ELEVATION
- x — x — PROPOSED 6' HIGH CHAIN LINK FENCE

AREA SHOWN [diagonal hatching] SHALL BE 4-1/2" BITUMINOUS CONCRETE (1-1/2" SURFACE COURSE, BAND 9.5mm ON 3" BASE COURSE, BAND 19.0mm) 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 hatching] 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.

TRENCH REPAIR SHOWN [diagonal hatching] PER MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS AND SPECIFICATIONS.

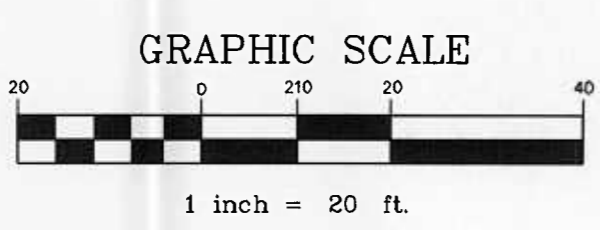
AREA SHOWN [cross-hatching] DEPICTS EXISTING PAVED AREA OF MARSHY CREEK AVENUE TO BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED LANDFILL. AREA TO BE FILLED WITH TOPSOIL AND GRADED WITH POSITIVE DRAINAGE TOWARDS THE REALIGNED MARSHY CREEK AVENUE AND SEEDED AND MULCHED.

AREA SHOWN [stippled] DEPICTS CONCRETE PADS/WALKS. SEE DETAILS ON SHEET C-4.

**POND OUTFALL STATEMENT**

THE OUTFALL FROM THE POND CONSISTS OF RIP-RAP LINED OVERFLOW WEIR THAT DRAINS INTO AN EXISTING DITCH. THE DITCH FLOWS TO THE WEST THROUGH A MARSH INTO MARSHY CREEK. THE OVERFLOW STRUCTURE IS WITHIN 125' OF TIDAL WATERS.

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.



PROPOSED 10' x 10' TRASH CORRAL SCREENED WITH A WOODEN FENCE. SEE DETAIL ON SHEET C-4.

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



**DAVIS, MOORE, SHEARON & ASSOCIATES, LLC**  
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 FAX : 1-443-262-9148

DATE	REVISION
10-18-06	COMMENTS OF 7-06-06
3-22-07	COMMENTS OF 11-9-06

MINOR SITE PLAN  
 ON THE LANDS OF  
**CHAMPION IMPROVEMENTS, INC.**  
 IN THE TOWN OF GRASONVILLE  
 TAX MAP - 58A, GRID - 14, PARCEL - 87  
 FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND  
 PREPARED FOR : CHAMPION IMPROVEMENTS, INC.

DATE	SCALE
OCT. '05	1" = 20'
JOB No. 2005100	DRAWN BY WJM
FOLDER Ref.	DESIGNED BY KJS
SHEET No. - C-2	
CADD FILE - 2005100	



**LANDSCAPE SCHEDULE**

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
Ar	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2	2.5"-3" CAL., B&B	AS SHOWN
ArA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	2	2.5"-3" CAL., B&B	AS SHOWN
Bn	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	2	5'-6" HIGH, B&B	AS SHOWN
Cc	CERCIS CANADENSIS	EASTERN REDBUD	4	1.5"-2" CAL., B&B	AS SHOWN
Cv	CHIONANTHUS VIRGINICA	WHITE FRINGE TREE	2	6'-7" TALL, B&B, MULTI-STEM	AS SHOWN
Io	ILEX OPACA	AMERICAN HOLLY	7	4'-6" HIGH, B&B	10' ON CENTER
Qp	QUERCUS PHELLOS	WILLOW OAK	2	3"-3.5" CAL., B&B	AS SHOWN
Ag	ABELIA GRANDIFLORA 'SHERWOOD'	SHERWOOD ABELIA	13	18"-24" B&B	4' ON CENTER
Am	ARONIA MELANOCARPA	BLACK CHOKEBERRY	13	2'-3" HIGH, B&B	5' ON CENTER
Ig	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY HOLLY	27	2'-2.5' HIGH, B&B	5' ON CENTER
IgS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	7	18"-24" HIGH, B&B	4' ON CENTER
Vd	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	11	2'-3" HIGH, B&B	6' ON CENTER

**LEGEND**

- DENOTES DEED POINT (UNLESS OTHERWISE NOTED)
- .....11..... EXISTING CONTOUR
- x 12.36 EXISTING SPOT ELEVATION
- ⊕ EXISTING SEWER CLEANOUT
- ⊙ EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- PROPOSED CONTOUR
- PROPOSED CONCENTRATED DRAINAGE FLOW
- INTENDED SHEET FLOW
- PROPOSED TRAFFIC FLOW
- 10x15 PROPOSED SPOT ELEVATION
- PROPOSED 6" HIGH CHAIN LINK FENCE
- ⊙ PROPOSED CANOPY TREE
- ⊙ PROPOSED UNDERSTORY TREE
- ⊙ PROPOSED SHRUBS
- ⊙ PROPOSED 4'-6" HIGH WHIP TREES (CONTAINER GROWN) REPLACEMENT TREES FOR TREES REMOVED.
- ⊙ PROPOSED TREE PROTECTION FENCING. SEE DETAIL ABOVE.

**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 PRESEDE.

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

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

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

**B. APPLICABLE SPECIFICATIONS AND STANDARDS:**  
 (1) "STANDARDIZED PLANT NAMES," LATEST EDITION AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.  
 (2) "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, AMERICAN ASSOCIATION OF NURSEYMEN.

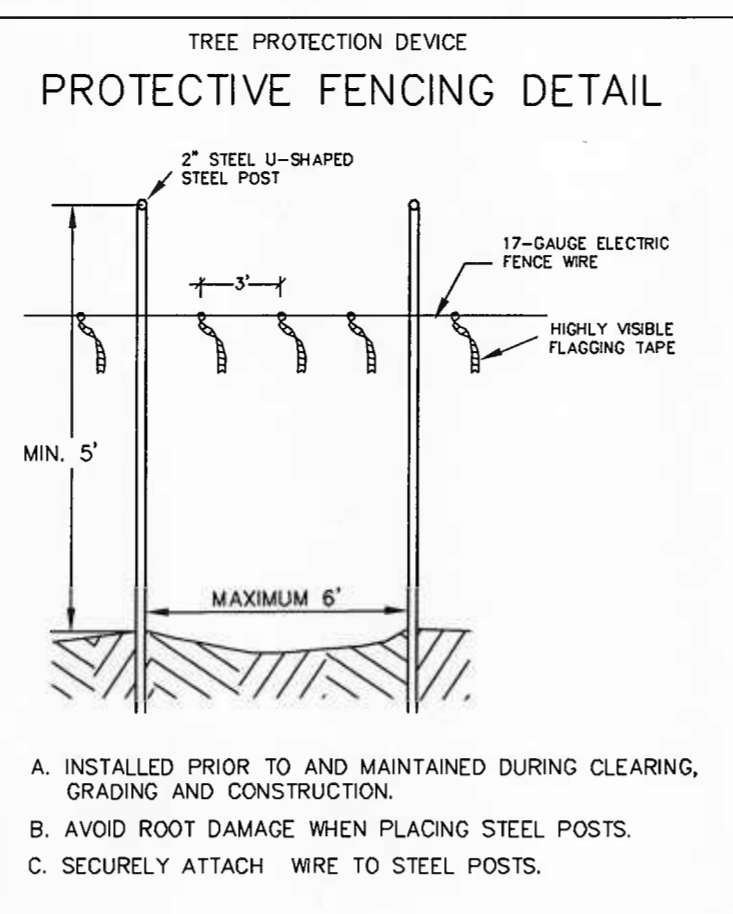
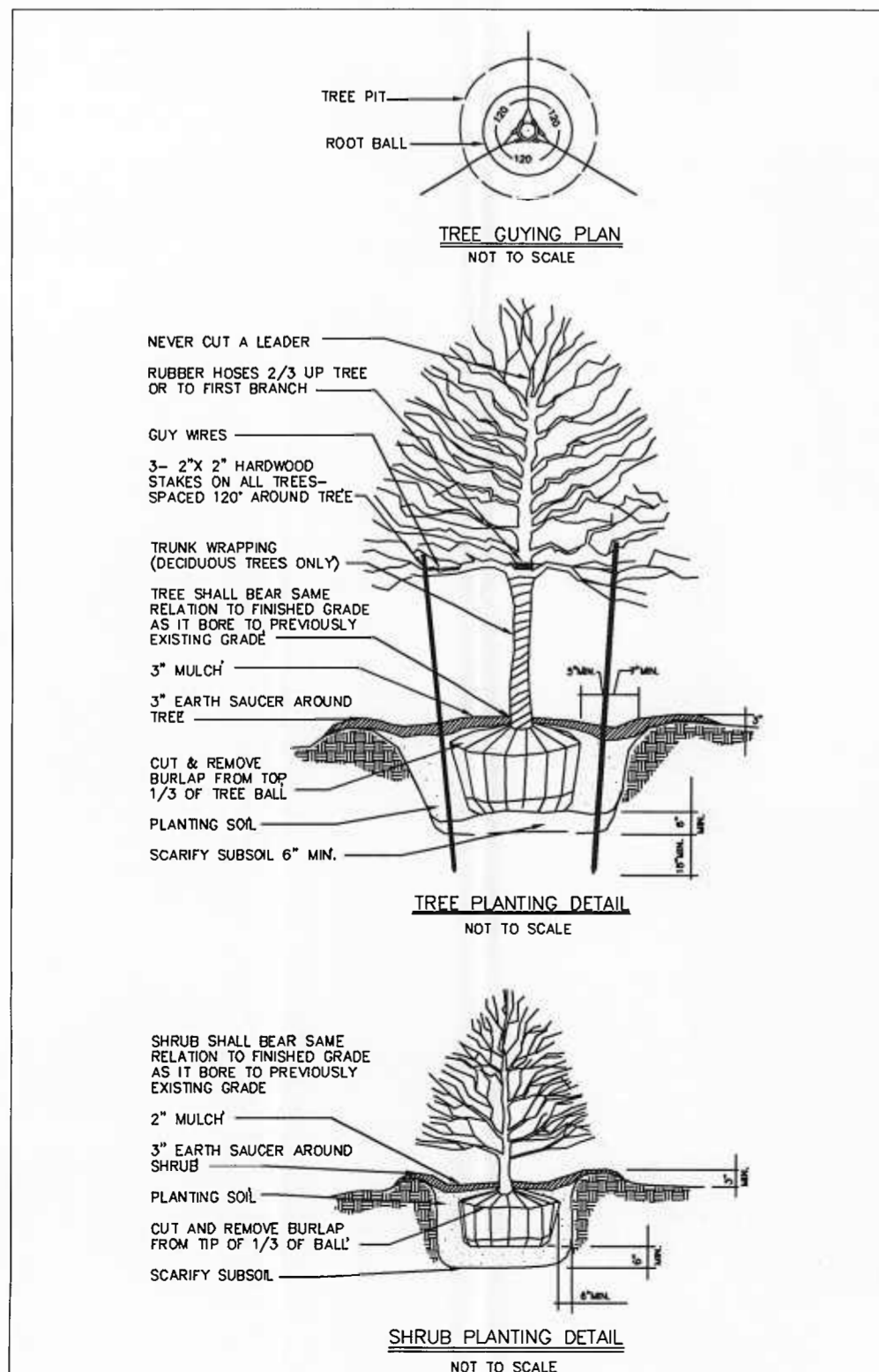
**C. DIGGING AND HANDLING OF PLANT MATERIALS:**  
 (1) IMMEDIATELY BEFORE DIGGING, SPRAY ALL EVERGREEN OR DECIDUOUS PLANT MATERIAL IN FULL LEAF WITH ANTI-DESICCANT, APPLYING AN ADEQUATE FILM OVER TRUNKS, BRANCHES, TWIGS, AND/OR FOLIAGE.  
 (2) DIG BALL AND BURLAP (B&B) PLANTS WITH FIRM NATURAL BALLS 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 SPRINGS 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 1/3 TO 1/2 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.



**TREE PROTECTION PLAN**  
 Specific measures will be necessary to ensure the protection and longevity of the existing trees to be retained on site. Those trees have been identified on the plan and are subject to the following tree protection plan. The contractor is to provide protective fencing to be installed concurrently with the grading and the installation of the erosion control devices.  
 1. Protective fencing to be installed around trees as shown on plan prior to clearing and grading and must remain in place during the all phases of grading, construction, site grading and removal upon seeding of site. Each device is to be at least 5' high and highly visible and shall not be anchored to the subject trees. There shall be no machinery, equipment or vehicular or pedestrian traffic within the protected area. Any of the following protection devices may be selected for use and can be shown in detail on this sheet.  
 Protective Fencing  
 2. During the demolition and construction phase, the protective fencing is to remain in place. Any damage incurred to the fence during construction is to be repaired and maintained.  
 3. After construction and site grading has been completed and just prior to the placement of seed and/or sod, all tree protection devices can be removed to an offsite location.

**LANDSCAPING CALCULATIONS**

**REQUIRED PARKING LOT LANDSCAPING (Section 18-1-72)**  
 UC ZONE REQUIRES 2 PLANT UNITS PER 24 PARKING SPACES  
 11 PARKING SPACES  
 24 = 0.46 X 2 = 0.92 ALTERNATIVE #5 PLANT UNITS  
 2.76 OR 3 3" CAL. CANOPY TREES  
 1.84 OR 2 2.5" CAL. CANOPY TREES  
 4.60 OR 5 18" HIGH SHRUBS

NOTE: EXISTING AT THE FRONT OF THE SITE IS A 24" CAL. CANOPY TREE THAT IS PROPOSED TO BE CREDITED TOWARDS ONE OF THE 3 REQUIRED 3" CAL. CANOPY TREES. TWO 3" CAL. TREES, TWO 2.5" CAL. TREES AND 5 SHRUBS ARE PROPOSED TO BE PROVIDED.

**REQUIRED STREET BUFFER LANDSCAPING (Section 18-1-76)**  
**MARSHY CREEK AVE.**  
 UC ZONE/MARSHY CREEK RD. (OTHER) BUFFER = 'S' BUFFERYARD ALONG FRONTAGE. 'S' BUFFERYARD REQUIRES 2 PLANT UNITS PER 150 LINEAR FEET OF 10' WIDE STREET BUFFER.  
 200.00 L.F. OF LOT FRONTAGE  
 -60 WIDE AREA OF MARSHY CREEK AVE. CROSSING  
 140 L.F. OF LOT FRONTAGE TO BE LANDSCAPED (1400 SQ. FT.)  
 140 L.F. OF LOT FRONTAGE  
 150 = 0.93 X 2 = 1.86 ALTERNATIVE #1 PLANT UNITS  
 1.86 OR 2 2.5" CAL. CANOPY TREE  
 3.72 OR 4 1.5" CAL. UNDERSTORY TREES  
 19.6 OR 19 18" HIGH SHRUBS

NOTE: EXISTING WITHIN THE MARSHY CREEK AVE. BUFFERYARD IS ONE 24" CAL. TREE WHICH, GIVEN ITS SIZE AND THE NEW ALIGNMENT OF MARSHY CREEK AVE. IS PROPOSED TO BE CREDITED TOWARDS THE TWO REQUIRED 2.5" CAL. CANOPY TREES. FOUR 1.5" UNDERSTORY TREES AND 19 SHRUBS ARE PROPOSED TO BE PROVIDED.

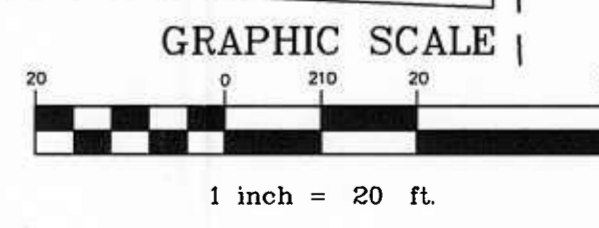
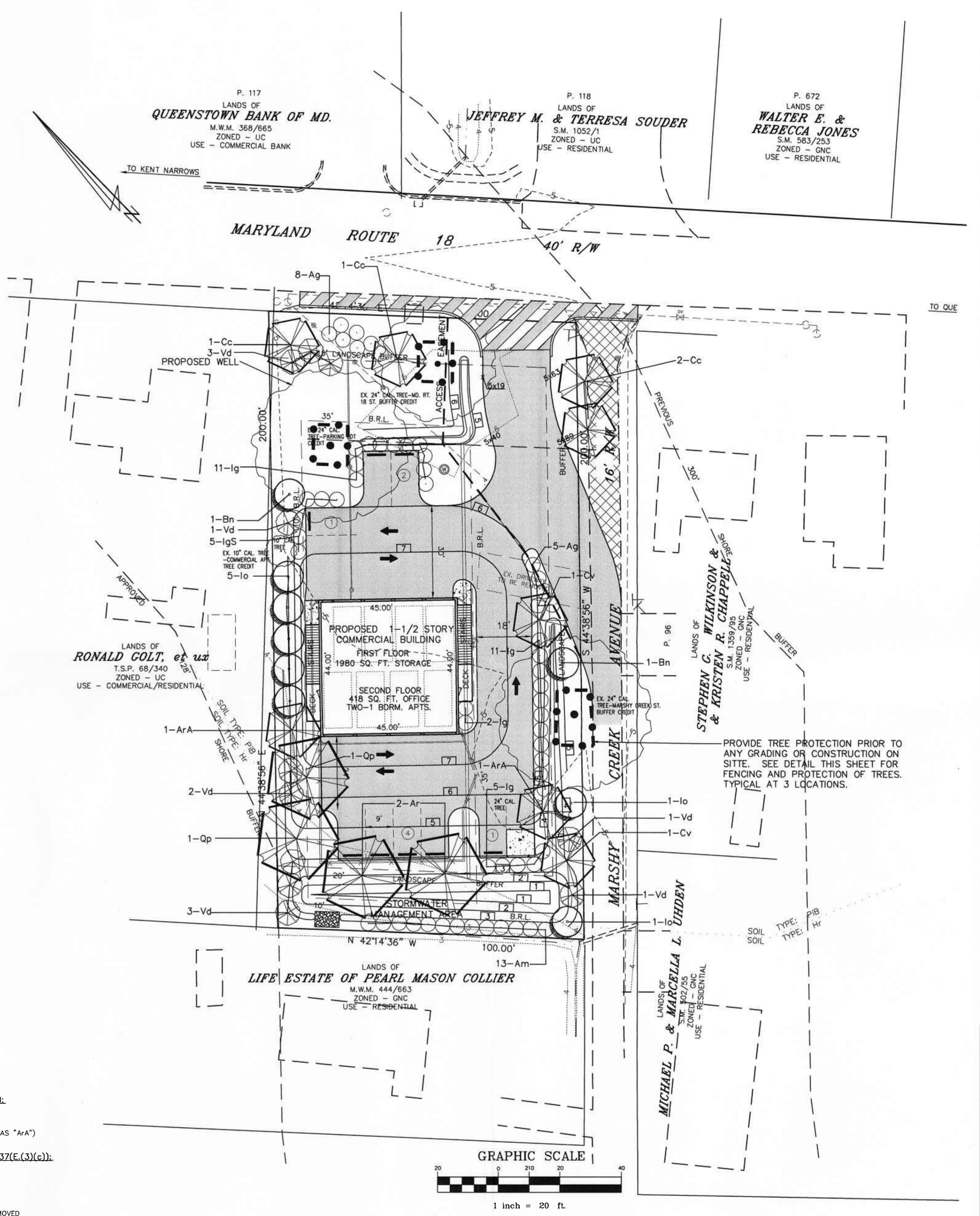
**MARYLAND ROUTE 18:**  
 UC ZONE/MD. RT. 18 (COLLECTOR ST.) REQUIRES 'B' BUFFERYARD ALONG LOT FRONTAGE. 'B' BUFFERYARD REQUIRES 2 PLANT UNITS PER 150 LINEAR FEET OF 15' WIDE BUFFER.  
 100.00 L.F. OF LOT FRONTAGE  
 -22 WIDE ENTRANCE TO MARSHY CREEK AVE.  
 78 L.F. OF LOT FRONTAGE TO BE LANDSCAPED (1,170 SQ. FT.)  
 NOTE: PER SECTION 18-1-76(B), PROPERTY LINES LESS THAN 150' REQUIRING A BUFFER REQUIRE A MINIMUM OF ONE PLANT UNIT.  
 1 ALTERNATIVE #1 PLANT UNIT:  
 1 2.5" CAL. CANOPY TREE  
 2 1.5" CAL. UNDERSTORY TREE  
 10 18" HIGH SHRUBS

NOTE: EXISTING WITHIN THE STREET BUFFERYARD IS ONE 24" CAL. TREE WHICH IS PROPOSED TO BE CREDITED TOWARDS THE ONE 2.5" CAL. CANOPY TREE REQUIRED. TWO 1.5" CAL. UNDERSTORY TREES AND TEN 18" HIGH SHRUBS ARE PROPOSED TO BE PROVIDED WITH THIS PLAN.

**REQUIRED ON-SITE LANDSCAPING (Section 18-1-71)**  
 UC ZONE REQUIRES 4 PLANT UNITS PER ACRE OF REQUIRED LANDSCAPE SURFACE AREA  
 MINIMUM REQUIRED LANDSCAPE AREA: 0.092 Ac. (3,992 sq. ft.)  
 LESS REQUIRED STREET BUFFER AREA: 0.050 Ac. (2,570 sq. ft.)  
 MD. RT. 18: 1170 sq. ft.  
 MARSHY CREEK AVE.: 1400 sq. ft.  
 AREA OF SITE TO BE LANDSCAPED: 0.033 Ac. (1,422 sq. ft.)  
 NUMBER OF PLANT UNITS REQUIRED IN UC ZONE: 4  
 NUMBER OF PLANT UNITS REQUIRED ON SITE: 0.132 OR 0.13 PLANT UNITS  
 0.13 ALTERNATIVE #1 PLANT UNITS:  
 0.13 OR 0 2.5" CAL. TREE  
 0.26 OR 0 1.5" CAL. TREES  
 1.30 OR 0 18" HIGH SHRUBS

**REQUIRED LANDSCAPING FOR COMMERCIAL APARTMENTS (Section 18-1-52.D.(2))**  
 ONE CANOPY TREE (2.5" CAL. MIN.) IS TO BE PROVIDED FOR EACH APARTMENT UNIT, AND PLANTED AT CLOSE TO THE UNITS AS POSSIBLE.  
 TWO APARTMENTS = 2 REQUIRED 2.5" CAL. TREES (SEE PLAN VIEW FOR TREES IDENTIFIED AS "ArA")

**REPLACEMENT TREES FOR CLEARING WITHIN THE CRITICAL AREA (Section 14-1-37(E)(3)(c))**  
 REQUIREMENT: 9 TREES OF VARIOUS SIZES (ALL GREATER THAN 4" DBH) ARE PROPOSED TO BE REMOVED FROM THE SITE AND ARE REQUIRED PER SECTION 14-1-37(E)(3)(c) OF THE COUNTY CODE TO BE REPLACED WITH A NON-BARRIER ROOT, NATIVE SPECIE OF AT LEAST 4" TO 6" HIGH, AND PLANTED AND MAINTAINED PER SECTION 14-1-54.C. OF THE COUNTY CODE.  
 PROPOSED REPLACEMENT TREES: NINE 4'-6" HIGH, B & B WHIPS FOR NINE TREES REMOVED SEE THE LANDSCAPE SCHEDULE ABOVE FOR SPECIE IDENTIFICATION OF THE REPLACEMENT TREES



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DATE	REVISION	LANDSCAPE PLAN	DATE	SCALE
10-18-06	COMMENTS OF 7-06-06	ON THE LANDS OF	OCT. '05	1" = 20'
12-20-07	COMMENTS OF 11-9-06	<b>CHAMPION IMPROVMENTS, INC.</b>	JOB No.	DRAWN BY
		THE TOWN OF GRASONVILLE	2005100	WJM
		58A, GRID - 14, PARCEL - 87	FOLDER Ref.	DESIGNED BY
		FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND	58A-2005100	KJS
		CHAMPION IMPROVMENTS, INC.	SHEET No. - C-3	
			CADD FILE - 05100-C03	