

QC 107-06 s Wilson, Kay  
Site Plan 04-06-03-0003c

MSA. S. 1829-5914

QC 6/16/06

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

October 12, 2006

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

**VIA FACSIMILE**

**Re: Growth Allocation Request; Tax Map 57, Parcel 155, Lot 2 (MD General Land)  
Growth Allocation Request; Tax Map 57, Parcel 155, Lot 6 (Kay Wilson)**

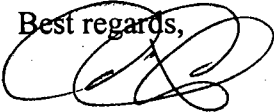
Dear Mr. Comfort:

Commission staff is in receipt of your request for the Critical Area Commission to review the County's use of growth allocation for the above referenced properties. The purpose of the growth allocation is to change the Critical Area designation of 0.56-acres of Limited Development Area (LDA) to Intensely Developed Area (IDA) on the Kay Wilson site and 2.904-acres of Limited Development Area (LDA) to Intensely Developed Area (IDA) on the MD General Land site.

The Commission staff has accepted the materials forwarded by the County as a complete submittal. The Chairman will make an amendment or refinement determination within 30 days of the date of this letter, and Commission staff will notify you of his determination and the procedures for review by the Critical Area Commission.

Please telephone me at (410) 260-3476 if you have any questions.

Best regards,

  
Chris Clark  
Natural Resources Planner

cc: Ms. Faith Elliott-Rossing, QAC Planning Director  
Mr. Steve Cohon, QAC Deputy Planning Director  
Mr. Joseph Stevens, Esquire  
Mr. Thomas Davis, Davis, Moore, Shearon & Associates

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October 2, 2006

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

**Re: Growth Allocation Request; Tax Map 57, Parcel 155, Lot 6 (Kay Wilson)**

Dear Mr. Comfort:

Commission staff is in receipt of your request for the Critical Area Commission to review the County's request to use growth allocation for the above referenced property. The purpose of the growth allocation is to change the Critical Area designation of 0.56-acres of Limited Development Area (LDA) to Intensely Developed Area (IDA).

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

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

Kay Wilson Growth Allocation

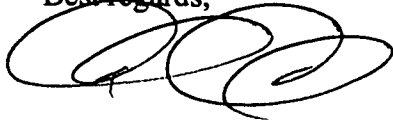
10/2/2006

Page 2

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

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

Best regards,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke, positioned below the text "Best regards,".

Chris Clark

Natural Resources Planner

cc: Ms. Faith Elliott-Rossing, QAC Planning Director  
Mr. Steve Cohon, QAC Deputy Planning Director  
Mr. Joseph Stevens, Esquire  
Mr. Thomas Davis, Davis, Moore, Shearon & Associates

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June 14, 2006

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

RE: File GA 04-06-05-0051-C – Project: Wilson, Kay  
Growth Allocation Petition

Dear Ms. Spinelli:

I have reviewed the documents related to the proposal to designate .056 acres of Queen Anne's County Tax Map 57, Parcel 155, Lot 6 from Limited Development Area (LDA) to Intensely Developed Area (IDA).

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

The project will require the use of growth allocation to change its designation to IDA. All IDA requirements must be addressed at the time of development. These include the requirements in the Queen Anne's County Land Use Code under 14:1-37, 18-1-143(c)(6) and COMAR 27.01.02.03 as well as provide all required application package requirements.

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

Best regards,

A handwritten signature in black ink, appearing to read "Chris Clark", written over the typed name.

Chris Clark  
Natural Resources Planner

cc: QC 107-06

Robert L. Ehrlich, Jr.  
Governor

Michael S. Steele  
Lt. Governor



Martin G. Madden  
Chairman

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April 27, 2006

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

RE: File CP #04-06-03-0003-C – Project: Wilson, Kay

Dear Ms. Spinelli:

Pursuant to your request, I have reviewed the documents related to the proposal to construct two commercial buildings referenced on Queen Anne's County Tax Map 57, Block 10, Lot 6, Parcel 155. The subject property is reported to be 1.0± acres in size. Approximately 0.556± acres rest within the Critical Area with a Limited Development Area (LDA) designation. Proposed impervious surface depicted on the concept plan provided would require the applicant to pursue growth allocation in order to reclassify the portion of the property within the Critical Area to an Intense Development Area (IDA). Commission staff has reviewed the information provided and we have the following comments:

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

3. The applicant should be made aware of the potential difficulty meeting the 10% pollutant reduction requirement on site when impervious coverage is intended to be 70% (i.e., treatment of off-site runoff may be needed). It appears the site will share an existing stormwater pond serving Lot 6 that is also intended to serve Lot 2 which is subject to a separate growth allocation request. Future site revisions should include the engineered capacity of the basin and the calculated pollutant removal load capability in order to meet the 10% requirement. Conceptual design should also take into account the conceptual impacts to stormwater and its affect on the pollutant removal requirement. The Commission is concerned as the project ‘builds out’ of the potential for the applicant’s need to redesign or modify the stormwater loading capability of the pollutant removal requirement after the fact. The Commission would like to review the stormwater plan with the applicant and the County stormwater engineer.
4. Impacts to non-tidal wetlands and their buffers should be avoided.
5. The applicant proposes the removal of an afforestation area as outlined on the plat and recorded in the public record with Queen Anne’s County. Even if the area designation is changed from LDA to IDA, the afforestation requirement must be met since the afforestation was a requirement for Lot 2. In addition, the planting plan recorded in 2000 stated the area would be planted within a timely manner. The applicant can not be permitted to ignore the signed agreement and six years later (after never fulfilling the planting requirement) propose a change in designation which would negate the responsibility of the developer.

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

Best regards,



Chris Clark  
Natural Resources Planner

cc: QC 107-06

Robert L. Ehrlich, Jr.  
*Governor*

Michael S. Steele  
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Martin G. Madden  
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March 9, 2006

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

RE: File CP #04-06-03-0003-C – Project: Wilson, Kay

Dear Ms. Spinelli:

Pursuant to your request, I have reviewed the documents related to the proposal to construct two commercial buildings referenced on Queen Anne's County Tax Map 57, Block 10, Lot 6, Parcel 155. The subject property is reported to be 1.0± acres in size. Approximately 0.556± acres rest within the Critical Area with a Limited Development Area (LDA) designation. Proposed impervious surface depicted on the concept plan provided would require the applicant to pursue growth allocation in order to reclassify the portion of the property within the Critical Area to an Intense Development Area (IDA). Commission staff has reviewed the information provided and we have the following comments:

1. The project will require the use of growth allocation to change its designation to IDA. All IDA requirements must be addressed at the time of development. These include the requirements in the Queen Anne's County Land Use Code under 14:1-37, 18-1-143(c)(6) and COMAR 27.01.02.03 as well as provide all required application package requirements.
2. The applicant should be made aware of the potential difficulty meeting the 10% pollutant reduction requirement on site when impervious coverage is intended to be 70% (i.e., treatment of off-site runoff may be needed). It appears the site will share an existing stormwater pond serving Lot 7 that is also intended to serve Lot 2 which is subject to a separate growth allocation



request. Future site revisions should include the engineered capacity of the basin and the calculated load.

3. Impacts to non-tidal wetlands and their buffers should be avoided.
4. Commission staff would like the opportunity to visit the site early in the project design process.

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

Best regards,



Chris Clark  
Natural Resources Planner

cc: QC 107-06

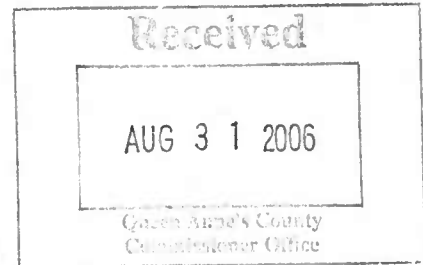
LAW OFFICES OF  
**STEVENS & ASSOCIATES, L.L.C.**

114 West Water Street, Centreville, Maryland 21617  
410-758-4600 (TEL) 410-758-3555 (FAX)

August 30, 2006

Via Hand Delivery

County Commissioners  
For Queen Anne's County  
107 North Liberty Street  
Centreville, Maryland 21617



Re: Growth Allocation Petition for the Lands of Kay Wilson

Dear Commissioners:

Attached please find a Proposed Consistency Statement for the Growth Allocation Petition for the Lands of Kay Wilson. The Proposed Consistency Statement simply outlines how the application complies with each of the components of the Queen Anne's County Chesapeake Bay Critical Area Program as well as Chapter 14 of the Queen Anne's County Code. Should you choose to approve the Wilson Growth Allocation application, the Consistency Statement can be included as part of your findings by reference.

I also request that should you approve the Wilson Growth Allocation petition that it be forwarded to the Chesapeake Bay Critical Area Commission as a proposed program refinement given that it involves such a small amount of growth allocation.

Should you have any questions or need any additional information regarding this application, please do not hesitate to contact me.

Very truly yours,

STEVENS & ASSOCIATES, L.L.C.

A handwritten signature in dark ink, appearing to read "JAS".

Joseph A. Stevens

JAS/lmm  
Enclosure

Cc: Christopher Drummond, Esquire  
Kay Wilson

**PROPOSED**

COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY  
GROWTH ALLOCATION HEARING  
LANDS OF KAY WILSON  
AUGUST 29, 2006

CONSISTENCY STATEMENT

WITH

QUEEN ANNE'S COUNTY  
CHESAPEAKE BAY CRITICAL AREA  
PROGRAM

EFFECTIVE JUNE 4, 1996

AMENDMENT #1 EFFECTIVE - OCTOBER 17, 1997  
REFINEMENTS EFFECTIVE-NOVEMBER 18, 1997

AND THE PROVISIONS OF

QUEEN ANNE'S COUNTY CODE  
CHAPTER 14, SECTIONS 1-76 D AND E

The following "Statement of Consistency" is provided for the purpose of evaluating the proposed mixed use development on the lands of Kay Wilson ("Wilson") for consistency with the applicable policies, objectives and guidelines for growth allocation contained in the Queen Anne's County Chesapeake Bay Critical Area Program.

Additionally, this "Statement of Consistency" demonstrates the proposed mixed use development complies with the applicable land use standard of the Queen Anne's County Code, Chapter 14, Section 1-76 D and E.

## QUEEN ANNE'S COUNTY CRITICAL AREA PROGRAM

### Section I Program Development

#### Policies for Development pages 5-8

##### Page 5, Prohibited Uses.

*Certain types of development are prohibited throughout the Queen Anne's County Critical Area. These are: solid or hazardous waste collection, storage or disposal facilities (excluding dumpsters and receptacles); and sanitary landfills.*

RESPONSE 1: No such prohibited uses are proposed as part of the development.

#### Policies for Development in the Intense Development Area, page 6

*For development or redevelopment in the Intensely Developed Areas, it is the County's policy that new or expanded development or redevelopment shall take place in such a way as to:*

*Improve the quality of runoff from developed areas that enters the Chesapeake Bay or its tributary streams;*

RESPONSE 2: The existing land use of the property is vacant field. Preliminary calculations, have proven that the site plan proposed will meet or exceed the 10% pollutant reductions requirements within the Critical Area and be fully compliant with MDE requirements.

*Accommodate additional development of the type and intensity designated by the County provided that water quality is not impaired:*

RESPONSE 3: The site will be designed in compliance with the criteria of the Chester Master Planned District as to type and intensity and contain fully engineered stormwater management ponds designed to current MDE standards. These storm water facilities include bio-retention filters, water quality enhanced storm water ponds.

*Minimize the expansion of Intensely Developed Areas into portions of the Critical Area designated as Habitat Protection Areas and Resource Conservation Areas under this Chapter of the Program;*

RESPONSE 4: Additionally, the site is currently designated as Limited Development Area. As stated above, the proposed development will comply with the 10% pollution reduction requirements within the Critical Area. There is no proposed development within any Habitat Protection Areas.

*Conserve and enhance Habitat Protection Areas to the extent possible, within Intensely Developed Areas; and*

RESPONSE 5: No development will occur within any Habitat Protection Areas, and no Habitat Protection Area exists on the site. Additionally over 90 canopies, shrubs and understories will be planted on the site.

*Encourage the use of retrofitting measures to address existing storm water management problems.*

RESPONSE 6: There are no existing Stormwater Management structures or devices on the property at this time. All proposed practices are in accordance with MDE 2000 SWM Manual. Therefore, the use of innovative stormwater management techniques, including Bio-retention, will greatly improve the storm water run off from the property as it currently exists.

Goals for Future Growth in the Critical Area, page 16

*Queen Anne's County will use its limited growth allotment for the Critical Area to accomplish the following goals for future growth:*

*Implement the land use and resource protection goals, policies and objectives of the Queen Anne's Comprehensive Plan and the Queen Anne's County Critical Area Program;*

RESPONSE 7: See Staff Reports, Department of Planning and Zoning, Dated July 13, 2006 and Planning Commission Report to the County Commissioners, which addresses implementation and consistency between the proposed Development and the Chester Community Plan, a copy of which is included in the record.

*Create incentives to foster more sensitive development activity that minimizes damage to water quality and natural habitats;*

RESPONSE 8: The design proposed for the development promotes the use of water quality improvement bio-retention practices which are further supported by the design of parking lots and buffers which are highly landscaped. The habitat which does exist on the site will be enhanced through significant buffering and landscaping.

*Minimize adverse impacts on water quality that result from pollutants that are*

*discharged from structures or conveyances that have run off from surrounding lands;*

RESPONSE 9: The Wilson property, for the most part, does not receive off-site drainage from other adjacent land uses. A small amount of drainage from the adjacent roads will be managed in the same manner as that coming from the site.

*Conserve fish, wildlife, and plant habitats;*

RESPONSE 10: Existing woodlands and non-tidal wetlands to the degree they currently exist or support wildlife, fish and plant habitats are completely preserved under the Wilson Plan.

*Establish Growth Allocation policies for future development in the Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in the area can create adverse environmental impacts.*

RESPONSE 11: A principal component of the Queen Anne's County Critical Area Program and the use of Growth Allocation is its coordination and consistency with the County's growth management program. The County has established "Growth Areas" consistent with the policies of the State's Smart Growth program, essentially targeting development to those areas which are or can be served by public utilities and existing road networks. The County's policies encourage the use of Growth Allocation in Growth Areas, and discourage its use outside of Growth Areas. Growth Allocation used in Growth Areas, where sewer and water facilities are available provides for the accommodation of nonresidential growth while disturbing minimal land and reducing sprawl. The development will provide for services in a part of the County in which residential growth is anticipated. Additionally, the Wilson Property does not border any water body or tidal wetlands, thereby lessening its impact on the Bay, and is "sandwiched" between two commercially developed properties.

Policies for Future Growth in the Critical Area, page 16 and 17

*The following are the Queen Anne's County policies concerning the location and the extent of future Intensely Developed and Limited Development Areas in the Critical Area:*

*New County IDA should be located in existing LDA or adjacent to existing IDA in the County;*

RESPONSE 12: The Wilson property is currently designated LDA.

*New County LDA should be located adjacent to existing LDA or IDA in the County;*

RESPONSE 13: Not applicable because the request is for new IDA

*New County IDA or LDA within a designated Growth Sub-Area does not need to be located within or adjacent to existing IDA or LDA if the proposed location is consistent with an adopted Growth Sub-Area Plan.*

RESPONSE 14: The Wilson property is located entirely within a Growth Area as designated in the Chester Community Plan. The Wilson Property is zoned Town Center Development District.

*No more than half the total County Growth Allocation may be located in RCA's unless the County demonstrates that it is unable to utilize a portion of the growth allocated within or adjacent to IDA or LDA;*

RESPONSE 15: The Wilson property is currently designated LDA.

*New IDA and LDA will be located in order to minimize impacts to Habitat Protection Areas and in a manner that optimizes benefits to water quality;*

RESPONSE 16: All development will be outside of the 300 foot Shore Buffer. There are no threatened and endangered species or species in need of conservation located on the Wilson property.

*New IDA or LDA located in the RCA will conform to all criteria of the Queen Anne's Critical Area Program for LDA or IDA;*

RESPONSE 17: The Wilson property is currently designated LDA.

*New Intensely Developed and Limited Development Areas in the Resource Conservation Area should be located at least 300 feet beyond the landward edge of tidal wetlands or tidal waters; and*

RESPONSE 18: All development will be outside of the 300 foot Shore Buffer.

*When an RCA is converted to LDA or IDA or an LDA is converted to and IDA the developer shall be required to cluster the development, as per the applicable performance standards of the County Zoning Ordinance and the Queen Anne's County Chesapeake Bay Critical Area Ordinance, and provide for resource enhancement in the design of such development.*

RESPONSE 19: All development will be outside of the 300 foot Shore Buffer.

Minimum Mandatory Design Standards, page 20<sup>1</sup>

*Minimum Mandatory Design Standards. Once the maximum permitted density of development has been determined, the proposed project must demonstrate that it will meet or exceed the following design standards in order to be approved.*

*1. All applicable requirements of the Queen Anne's County Zoning Ordinance and Subdivision Regulations and the Queen Anne's County Chesapeake Bay Critical Area Ordinance must be met.*

RESPONSE 20: The Queen Anne's County Code requires a concept plan be submitted and be reviewed by planning staff for compliance with applicable County Code provisions and approved by the Planning Commission as a pre-condition to Growth Allocation approval (Chapter 14: 1-76 A and B).

*2. A land management classification change has been approved by the County Commissioners and the Critical Area Commission.*

RESPONSE 21: This standard will be met upon approval by the appropriate commissions.

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<sup>1</sup> These "Minimum Mandatory Design Standards" are also found in County Code, Chapter 14, section 1-76 (E). The RESPONSE given here also constitute a RESPONSE to the applicable County Code provision.



3. *The design of the development enhances the water quality and resource and habitat values of the areas, e.g., results in additional planting of forest cover in the Buffer of implementation of Best Management Practices on portions of the site to be retained in agriculture use.*

RESPONSE 22: Preliminary calculations, previously submitted, have proven that the site plan proposed will meet or exceed the 10% pollutant reductions requirements within the Critical Area and be fully compliant with MDE requirements. There is no Habitat Protection Area existing on the site. The small amount of nontidal wetlands that does exist will be protected and buffered. There will be over 90 canopies, shrubs and understories planted on the site.

4. *The development incorporates the comments and recommendations of County and the Maryland Fish, Heritage and Wildlife Administration in the project design.*

RESPONSE 23: There are no threatened and endangered Species and species in need of conservation located on the Wilson property. See confirmation letter from the Maryland Department of Natural Resources; Fish, Heritage and Wildlife Administration included as part of the record.

5. *The developer executes restrictive covenants that guarantee maintenance of any required open space areas.*

RESPONSE 24: While there is not required "open space" on the site because it is zoned Town Center, a County Code does require a percent of the site be landscape surface vs. paving or building. The developer will provide the County, at the time of site plan approval, with information concerning the long term maintenance of the landscape surface area.

## **Section V, Forest and Woodland Protection.**

### Policies, page 38

a. *Maintain and increase the forest vegetation of the Critical Area;*

RESPONSE 25: While there is no existing forest on the site, there will be over 90 canopies, shrubs and understories planted on the site.

b. *Conserve forest and developed woodlands and provide for expansion of forested areas;*

RESPONSE 26: See above

c. *the removal of trees associated with development activities shall be minimized and, where appropriate, shall be mitigated; and*

RESPONSE 27: There are no trees on the site. Therefore, there will be minimal disturbance of existing vegetation.

d. *Forests are a protected land use and should be managed in such a manner so that maximum values for wildlife, water quality, timber, recreation and other resources can be maintained.*

RESPONSE 28: There are no trees on the site. Therefore, there will be minimal disturbance of existing vegetation.

#### **Section VI, Habitat Protection Areas.**

##### The Buffer, page 42

RESPONSE 29: The Wilson property is not contiguous to any water body or tidal wetland.

##### Threatened and Endangered Species and Species in need of Conservation

RESPONSE 30: There are no threatened and endangered species and species in need of conservation located on the Wilson property.

#### **Section VII, Shore Erosion Protection.**

##### Policies, page 54

*Encourage the protection of rapidly eroding portions of the shoreline within Queen Anne's County.*

RESPONSE 31: The Wilson property is not contiguous to any water body or tidal wetland.

#### **Section VIII, Natural Parks**

*"...natural parks are 'areas of natural habitat that provide opportunities for those recreational activities that are compatible with the maintenance of natural conditions'"*

RESPONSE 32: The development is proposed to link to the Main Street sidewalk system, which thereby connects pedestrians with various natural areas:

Queen Anne's County Code, Chapter 14, Section 1-76 D.

Review Criteria

*The following review criteria will guide the selection of projects that may be assigned growth allocation.*

*1. Proposed Development projects using growth allocation must be determined to be consistent with the Queen Anne's County Comprehensive Plan and Queen Anne's County Critical Area Program and the Growth Subarea Plans.*

RESPONSE 33: See Staff Reports, Department of Planning and Zoning, Dated July 13, 2006 and Planning Commission Report For Growth Allocation Hearing Queen Anne's County Commissioners, which addresses implementation and consistency of the proposed Development and the 2002 Comprehensive Plan and Chester Community Plan, ("Staff and Planning Commission Reports") a copy of which is included herein as a part of the record.

*2. Proposed development and redevelopment projects that implement specific development or redevelopment objectives of the Comprehensive Plan or a Growth Subarea Plan shall be given priority for growth allocation and growth allocation is set aside for implementation of these project in the Growth Management Pool.*

RESPONSE 34: The Staff and Planning Commission's reports identify the specific development objectives achieved by the proposed development which is located in the Chester Growth Area. Furthermore, the property is currently designated LDA and zoned for Town Center development.

*3. Proposed development project determined by the County to be of substantial economic benefit and located in a designated growth area shall be given priority for growth allocation, and growth allocation is set aside for the implementation of these projects in the Growth Management Pool.*

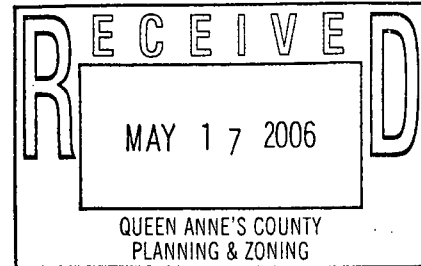
RESPONSE 35: A review of the Fiscal Analysis by the Queen Anne's County Department of Finance concurs with the conclusion of a "significant economic benefit" to the County with the award of growth allocation.

LAW OFFICES OF  
STEVENS & ASSOCIATES, L.L.C.

114 West Water Street, Centreville, Maryland 21617  
410-758-4600 (TEL) 410-758-3555 (FAX)

May 12, 2006

The County Commissioners for  
Queen Anne's County  
107 North Liberty Street  
Centreville, Maryland 21617



Re: Growth Allocation petition for the lands of Kay Wilson

Dear Commissioners:

On behalf of Kay Wilson (hereinafter referred to as "Petitioner") and in accordance with the Code of Public Local Laws for Queen Anne's County, Chapter 14, *Chesapeake Bay Critical Area Act*, Article XV (hereinafter referred to as the "County Code, Section \_\_\_\_") I am submitting the enclosed growth allocation Petition. The Petition requests that you amend Parcels 155, lot 6 ("Subject Property") to designate 0.56 acres of the Subject Property from Limited Development Area (LDA) to Intense Development Area (IDA).

No action is required of the County Commissioners at this point except to forward the Petition to the Planning Commission, which will hold a public hearing then make recommendations to you concerning the Petition.

I request that you forward the Petition to the Planning Commission at your regularly scheduled meeting on Tuesday May 16, 2006 so that the matter can be scheduled for the June Planning Commission meeting.

Thank you for your time and consideration regarding this matter. Should you have any questions do not hesitate to contact me.

Very truly yours,

STEVENS & ASSOCIATES, LLC

Joseph A. Stevens

Enclosure

cc: Rick and Kay Wilson  
Faith Elliot Rossing, Planning Director  
Patrick E. Thompson, Esquire  
Christopher F. Drummond, Esquire

IN THE MATTER OF	*	PETITION NO. <u>GAT# 04-06-65-0015-C</u>
PETITION FOR GROWTH ALLOCATION	*	THE COUNTY COMMISSIONERS
MAP AMENDMENT	*	FOR QUEEN ANNE'S COUNTY,
THE LANDS OF KAY WILSON	*	MARYLAND
TAX MAP 57, PARCEL 155, LOT 6	*	
CHESTER, MARYLAND	*	

\* \* \* \* \*

NOW COMES, Kay Wilson, owner of the lands which are the subject of this Petition (hereinafter referred to as "Petitioner"), by and through its attorney Joseph A. Stevens, and the Law Offices Stevens & Associates, LLC in accordance with the Code of Public Local Laws for Queen Anne's County, Chapter 14, *Chesapeake Bay Critical Area Act*, Title XV (hereinafter referred to as the "County Code, Section 1 et seq.") and respectfully requests that the County Commissioners for Queen Anne's County, Maryland (hereinafter referred to as "County Commissioners") amend the official Chesapeake Bay Critical Area Overlay Map (hereinafter referred to as Critical Area Map) 57, as it applies to parcel 155, lot 6 ("Subject Property") to designate 0.56 acres from Limited Development Area (LDA) to Intense Development Area (IDA).

In support of the Petition the Applicant further states:

1. The Subject Property consists of a total site area of 1.00 acre.
2. The Subject Property is zoned Town Center (TC), 0.56 acres more or less are within the Chesapeake Bay Critical Area and currently designated LDA as more particularly depicted on Petition Exhibit No. 1.
3. Petitioner proposes to develop the Subject Property with two commercial three

story buildings with retail space on the first floor and commercial apartments on the second and third floors. See Petition Exhibits No.1 and 2

4. The Subject Property contains no woodlands, streams, drainage ways or other natural resources.<sup>1</sup>

5. The Subject Property was previously part of a larger parcel which was improved with a restaurant, parking lot, and gravel driveway and is served by public sewer. It is bordered to the south by Maryland Route 18.

6. During the 1987 Comprehensive Rezoning the Subject Property was zoned Suburban Residential (SR).

7. In 1998, the Subject Property was rezoned Town Center (TC) when the County Commissioners adopted the Chester Community Plan, a district designed to establish specific growth management strategies for the Chester area. The Town Center (TC) District is intended to foster growth and provide for a higher density, mixed-use, non-residential development and redevelopment. See Petition Exhibit No. 3, *Pages 4-16 and 4- 17 of the Chester Community Plan*, attached hereto and made part hereof.

8. A thorough analysis of the 2002 Comprehensive Plan Update for Queen Anne's County (hereinafter referred to as the "Comprehensive Plan") leads to the conclusion that the granting of Growth Allocation as contemplated herein is consistent with the 2002 Comprehensive Plan. Chester has been designated as a Growth Area in accordance with the Chester Community Plan and the Subject Property is included in that Growth Area.

9. The proposed development will accommodate the growth needs of the County by providing for the kind of nonresidential development intended for along the highways in the Chester area.

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<sup>1</sup> The Petitioner intends to relocate or pay a fee in lieu of the small afforestation area shown on the plan.

10. Both the Subject Property and the Town Center (TC) District are located entirely within the U.S. Route 50/301 and Maryland Route 18 corridor of the Chester Growth Area.

11. Most other properties in Queen Anne's County with the same characteristics as the Petitioner's Property are designated IDA.

12. The current Critical Area land use classification of the Property as a Limited Development Area (LDA) is not consistent with the goals, objectives and policies of the 2002 Comprehensive Plan Update for Queen Anne's County, the Queen Anne's County Chesapeake Bay Critical Area Program, or the Chester Community Plan.

13. On May 11, 2006, the Petitioner received Concept Plan approval from the Queen Anne's County Planning Commission (the "Planning Commission") for two commercial buildings totaling 6,840 square feet with five second floor commercial apartments in each building.

14. The Subject Property, in accordance with the Concept Plan approved by the Planning Commission, implements the development objectives of the 2002 Comprehensive Plan Update and Chester Community Plan. The Subject Property is located in the Chester growth area.

15. The proposed development of the Subject Property is designed in accordance with the County Code, Chapter 14, *Chesapeake Bay Critical Area Act*. All environmental features have been identified. A Chesapeake Bay Critical Area Environmental Assessment has been prepared for the Subject Property by Environmental Regulations Consultant, Inc. In general, the Assessment makes no finding of adverse impact on sensitive resources resulting from the proposed development. Specifically, the Wildlife and Heritage Division of the Maryland Department of Natural Resources has no records of Federal or State, rare, threatened or

endangered plants or animals within the project area.

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

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

1. That this Petition for growth allocation be granted for the following: designate 0.56 acres from LDA to IDA, as illustrated on Petition Exhibit No.1;
2. And, for such other further action as may be necessary to effect this Petition.

Respectfully submitted,



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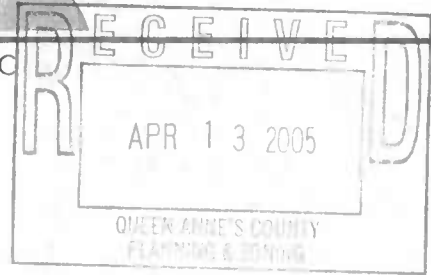
BY: JOSEPH A. STEVENS

STEVENS & ASSOCIATES, L.L.C.  
114 W. Water Street  
Centreville, MD 21617  
410-758-4600  
Attorney for Petitioner



April 13, 2006

Davis, Moore, Shearon, & Associates, LLC



Mr. Steve Cohoon, Deputy Director  
QA County Department of Planning & Zoning  
160 Coursevall Drive  
Centreville, MD 21617

**RE: RESUBMITTAL OF CONCEPT PLAN FOR PROPOSED COMMERCIAL BUILDINGS WITH 2<sup>ND</sup> FLOOR COMMERCIAL APARTMENTS LANDS OF KAY WILSON, MD RT 18/MAIN STREET, CHESTER, CONCEPT PLAN #04-06-03-0003-C, DMS & ASSOCIATES JOB #2003104**

Dear Steve:

The attached plans have been revised and supplemental information is submitted herewith to address comments contained in the April 5, 2006 STAC report. We offer the following with respect to the various agency comments.

DEPARTMENT OF ENVIRONMENTAL HEALTH

1. The project is to be served with public water.
2. It is our client's intent to connect to the public water system to be extended to the MD General Land Co., LLC lands located to the north of the site.
3. See #2 above.
4. The site is designated as W-2 according to the Sanitary District and if public water becomes available we would make a request to amend the site to W-1.
5. See #2 above.

DEPARTMENT OF PUBLIC WORKS  
PLAN REVIEW COMMENTS

1. An additional valve pit with a gravity sewer lateral has been shown.
2. The intent for the project is to connect to the public sewer existing in MD RT 18.

PLAT REVIEW COMMENTS

1. If required an easement plat will be provided during the site plan review process for the project.

GENERAL COMMENTS

1. We concur with the estimated sewer and water demands. We will request the Master Sewer and Water Plan amendment request once concept plan approval has been granted.
2. We concur with the estimated sewer and water allocations and costs.
3. The estimate, surety, and fee will be addressed during the site plan review process.
4. So Noted.

### STORMWATER MANAGEMENT

1. As this site drains to the existing regional pond located on the MD General Land Co., LLC site we do not believe a cost estimate will be required.
2. See #1 above.
3. The existing regional pond is subject to an existing maintenance and inspection agreement.
4. The signature and seal will be supplied during the site plan review process.
5. As a concept plan SCS does not sign the plan.
6. Upon approval of the project by the Critical Areas Commission we will supply documentation to your office.
7. This site is not located within the 100 year flood plain.
8. This site drains to the existing regional pond as noted in #1 above.
9. See #1 above.

### ROADS

1. Access is from a state road at an existing access.

It is our understanding that the Department of Public Works supports our request for Concept Plan approval.

### DEPARTMENT OF PARKS & RECREATION

1. We have not received written comments at this time.
2. If required mandatory park land dedication would be addressed by a fee in lieu of providing on site park areas.

### SOIL CONSERVATION SERVICE

1. Offered no comments.

### CRITICAL AREAS COMMISSION

1. The purpose of the Concept Plan is to request growth allocation to change the site from LDA to IDA.
2. This site drains to a regional pond that previously has been constructed thereby addressing the 10% pollutant reduction requirements.
3. There are no impacts to non tidal wetlands proposed for this site.
4. Please let us know when you are to visit the site as we could be present to answer any questions you may have.

It is our understanding that the Critical Areas Commission supports our request for Concept Plan approval and award of growth allocation.

### STATE HIGHWAY ADMINISTRATION

1. Offered no comments.

### CHRISTOPHER F. DRUMMOND

1. Offered no comment.

HERITAGE COORDINATOR

1. Offered no comment.

DEPARTMENT OF PLANNING & ZONING  
DESIGN & LAYOUT

1. The elevations will be provided with north, south, east and west prior to the Planning Commission.
2. Our client's have been made aware of the specific requirements for commercial apartments.
3. So noted. The balconies are shown on the elevations.
4. There are no third floor apartments. The individual apartments are to be 2 stories.
5. The elevation drawing will be rendered prior to the Planning Commission review of the project.
6. As discussed at STAC a parking lot with perpendicular spaces require 24'. Therefore the drive aisle can not be reduced. The directional arrows have been provided.
7. An additional walk way is not possible due to the proximity of the parking lots adjacent to the property line.
8. So Noted.

GENERAL COMMENTS

1. The purpose and intent statement has been provided.
2. As discussed at STAC an exemption from the APFS has been granted for 1 building. This building requires growth allocation. As indicated the APFS for the second building will be completed once growth allocation is secured and prior to submittal of a formal site plan.
3. The afforestation area shown was to address the LDA afforestation requirements for the Critical Areas portions of lots 5, 6, and 2 of the MD General Land Co., LLC subdivision. If growth allocation to IDA is granted, as was approved with the Cerutti building on Lot 7, it is our understanding that this afforestation requirement is waived.
4. Our clients will provide a financial economic benefit study prior to the Planning Commission.
5. A letter addressing the TC Design Guidelines will be submitted prior to the Planning Commission.
6. Note #9 has been revised as directed.

DETAILED REVIEW

SHEET 1

7. The vicinity map has been revised as directed.
8. See #7 above.
9. See #7 above.
10. See #7 above.
11. Both buildings are proposed at 42' height.

12. Attached is an environmental report completed for the Cerutti site. We note that this site has been previously disturbed and question the need for additional environmental studies.
13. The base site calculations have been corrected.
14. The base site calculations have been corrected.
15. The reference to non contiguous has been removed.
16. The code reference for the parking requirements has been provided.
17. The noted has been added as directed.
18. The note has been corrected.
19. The year of the soil survey has been provided.
20. The soil types are identified.
21. The sewer service area has been provided.
22. A loading area is shown.
23. The commercial apartment floor area ratio to commercial floor area has been provided.
24. Note #10 has been revised to state a 60sf wall sign is proposed.

#### SHEET 2

25. The dimensions of the buildings are shown. The commercial floor area has been provided.
26. The sewer connection has been shown
27. The project will be served with public water. As the off site water design is to be completed by others, we do not know where the water line is to be located therefore are not showing proposed water connections.
28. The Critical Area line has been identified as the LDA line.
29. The buildings have been numbered.
30. The site across RT 18 is an agricultural field with no existing entrances.
31. The existing entrances within the plan view are shown.
32. Arrows have been provided as directed
33. See #28 above.
34. Only one trash receptacle is proposed which we believe is adequate for the intended uses.
35. To allow flexibility of potential uses in the commercial spaces the parking lot has been maintained as proposed.
36. Forest conservation was addressed as part of the subdivision process that created the lot. There is no existing forest on the site.
37. The site has been previously disturbed and there were no non tidal wetlands then or now.
38. We question the need for a jurisdictional determination.
39. There are no non tidal wetlands therefore no buffers.
40. The resource protection area information has been provided in the site statistics.

We believe all issues have been adequately addressed and ask that this project be scheduled before the Planning Commission at the May meeting for Concept Plan approval, a positive recommendation for amendment of the Master Sewer and Water Plan

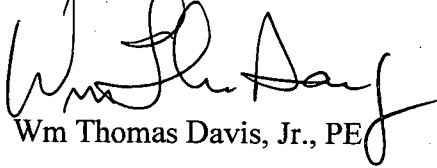
Mr. Steve Cohoon  
April 13, 2006  
2003104  
Page 5 of 5

to recognize the project as a project to be served with public water, and a positive recommendation for award of growth allocation.

Should you 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 & Kay Wilson

# CONCEPT PLAN

## PROPOSED COMMERCIAL/RESIDENTIAL BUILDINGS

### ON THE LANDS OF

# KAY WILSON

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

### PREPARED FOR : RICK AND KAY WILSON

**STATEMENT OF PURPOSE AND INTENT**

THE PURPOSE OF THIS CONCEPT PLAN IS TO RECEIVE APPROVAL FROM THE PLANNING COMMISSION TO PROCEED WITH A MAJOR SITE PLAN TO CONSTRUCT TWO COMMERCIAL BUILDINGS ON THE LANDS OF KAY WILSON, LOT 6, OF THE SUBDIVISION OF THE LANDS OF MARYLAND GENERAL LAND COMPANY, LLC, IN CHESTER. THIS SITE CURRENTLY CONTAINS 0.44 ACRES OF UPLAND AREA AND 0.56 ACRES OF CRITICAL AREA - LDA. GROWTH ALLOCATION WILL NEED TO BE APPROVED BY THE CHESAPEAKE BAY CRITICAL AREA COMMISSION AND GRANTED BY THE COUNTY COMMISSIONERS TO CHANGE THE 0.56 ACRES OF LDA TO IDA. THE SITE STATISTICS BELOW ARE BASED UPON THE SUCCESSFUL ACQUISITION OF GROWTH ALLOCATION AND CONVERSION OF LDA DESIGNATED LANDS TO IDA. THIS CONCEPT PLAN IS THE BEGINNING OF THAT PROCESS AND WILL REQUIRE THE FOLLOWING THREE ACTIONS IN ORDER FOR IT TO EVOLVE INTO A MAJOR SITE PLAN AND PROCEED THROUGH THE QUEEN ANNE'S COUNTY APPROVAL PROCESS:

- A. CONCEPT PLAN APPROVAL
- B. AMENDMENT INTO THE COMPREHENSIVE MASTER PLAN FOR WATER AND SEWERAGE
- C. GROWTH ALLOCATION FOR THE LDA PORTION OF THE PROPERTY TO IDA, AS APPROVED BY THE CRITICAL AREA COMMISSION AND GRANTED BY THE QUEEN ANNE'S COUNTY COMMISSIONERS.

PROPOSED SITE IMPROVEMENTS CONSIST OF TWO COMMERCIAL 3-STORY BUILDINGS (BUILDINGS 1 AND BUILDING 2) WITH RETAIL SALES ON THE FIRST FLOOR AND COMMERCIAL APARTMENTS ON THE SECOND AND THIRD FLOOR. THE REQUISITE NUMBER OF PARKING SPACES ARE PROPOSED.

**NOTES**

1. THIS SITE IS LOCATED ON THE NORTH SIDE ON MD. RT. 18 JUST WEST OF ITS INTERSECTION WITH SHAMROCK ROAD IN CHESTER, MARYLAND.
  2. PROPERTY LINE INFORMATION SHOWN HEREON IS TAKEN FROM A PLAT ENTITLED "SUBDIVISION PLAT ON THE LANDS OF MARYLAND GENERAL LAND COMPANY, LLC" PREPARED BY McCRONE, INC., DATED, MAY, 2000.
  3. FOR DEED REFERENCE, SEE LIBER S.M. 954, FOLIO 348.
  4. CURRENT ZONING CLASSIFICATION IS "TC" (TOWN CENTER)
  5. THE PROPERTY IS PARTIALLY LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION - LDA. GROWTH ALLOCATION IS BEING SOUGHT TO CONVERT THE LDA DESIGNATED LANDS TO IDA.
  6. SITE IS NOT LOCATED WITHIN 100 YEAR FLOODPLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 240054 0046 c. (ZONE "C")
  7. TOPOGRAPHICAL CONTOURS AND EXISTING IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF FIELD RUN TOPOGRAPHY BY McCRONE, INC. DATED SEPTEMBER, 2000.
  8. SOILS SHOWN HEREON ARE SCALED FROM QUEEN ANNE'S COUNTY KENT ISLAND NE QUADRANGLE MAP No. 31. THE MAJOR FIELDWORK FOR THIS SURVEY WAS COMPLETED IN 1994 AND SOIL IDENTIFICATION NAMES AND DESCRIPTIONS APPROVED IN 1995. THE SOILS FOUND ON SITE ARE O1 - OTHELLO SILT LOAM AND M1A-MATTAPEX SILT LOAM.
  9. THIS SITE IS SERVED BY THE QUEEN ANNE'S SANITARY DISTRICT SUBDISTRICT "C" LOCATED IN THE CHESTER AREA. PUBLIC SEWER WILL BE UTILIZED FOR SEWAGE DISPOSAL. PUBLIC WATER SUPPLY WILL BE PROVIDED POTABLE WATER TO THE PROPOSED BUILDINGS ON LOT 6.
  10. A 60 sq ft WALL SIGN IS PROPOSED ON THE FACE OF THE BUILDING.
  11. SECURITY LIGHTS PROVIDED ON THE BUILDING ARE NOT TO EXCEED 20 FEET IN HEIGHT AND POSITIONED IN A MANNER AS NOT TO PROVIDE GLARE OF SPILLOVER TO ADJACENT PROPERTIES.
  12. THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ACT, AS FOREST CONSERVATION REQUIREMENTS WERE MET WITH THE CREATION OF LOTS 5 & 6 AS PART OF THE MARYLAND GENERAL LAND COMPANY, LLC SUBDIVISION.
  13. SITE REQUIREMENTS:  
BUILDING SETBACKS (REQUIRED):  
FRONT = 35'  
REAR = 10'  
SIDE = 10'
- MAXIMUM BUILDING HEIGHT:  
PRINCIPAL = 45' (ALLOWED)  
PRINCIPAL = 42' (PROPOSED FOR BOTH BUILDINGS)

**SITE STATISTICS**

CURRENT USE - VACANT	
PROPOSED USE - COMMERCIAL/RESIDENTIAL	
GROSS AREA	= 43,560 sq. ft.± (1,000 ac.±)
UPLAND AREA	= 19,300 sq. ft.± (0.443 ac.±)
CRITICAL AREA - LDA	= 24,260 sq. ft.± (0.557 ac.±)
AREA IN BUFFERYARDS	= 1,875 sq. ft.± (0.043 ac.±)
AREA WITHIN FLOODPLAIN	= 0,000 sq. ft.± (0.000 ac.±)
AREA IN RESOURCE PROTECTION	= 0,000 sq. ft.± (0.000 ac.±)
MAXIMUM FLOOR AREA ALLOWED	= 17,424 sq. ft.± (0.400 ac.±)
FLOOR AREA (EXISTING)	= 0,000 sq. ft.± (0.000 ac.±)
FLOOR AREA TO BE REMOVED (EXISTING)	= 0,000 sq. ft.± (0.000 ac.±)
FLOOR AREA (PROPOSED)	= 6,840 sq. ft.± (0.157 ac.±)
FLOOR AREA (TOTAL)	= 6,840 sq. ft.± (0.157 ac.±)
MAXIMUM IMPERVIOUS AREA ALLOWED	= 34,848 sq. ft.± (0.800 ac.±)
IMPERVIOUS AREA (PROPOSED IN BUFFERYARDS)	= 187 sq. ft.± (0.004 ac.±)
IMPERVIOUS AREA (EXISTING)	= 1,019 sq. ft.± (0.023 ac.±)
IMPERVIOUS AREA TO BE REMOVED (EXISTING)	= 0,000 sq. ft.± (0.000 ac.±)
IMPERVIOUS AREA (PROPOSED)	= 27,290 sq. ft.± (0.627 ac.±)
IMPERVIOUS AREA (TOTAL)	= 28,309 sq. ft.± (0.650 ac.±)
LANDSCAPE AREA (REQUIRED)	= 8,712 sq. ft.± (0.200 ac.±)
LANDSCAPE AREA (EXISTING)	= 42,541 sq. ft.± (0.977 ac.±)
LANDSCAPE AREA (PROPOSED)	= 15,251 sq. ft.± (0.350 ac.±)

**PARKING REQUIREMENTS**

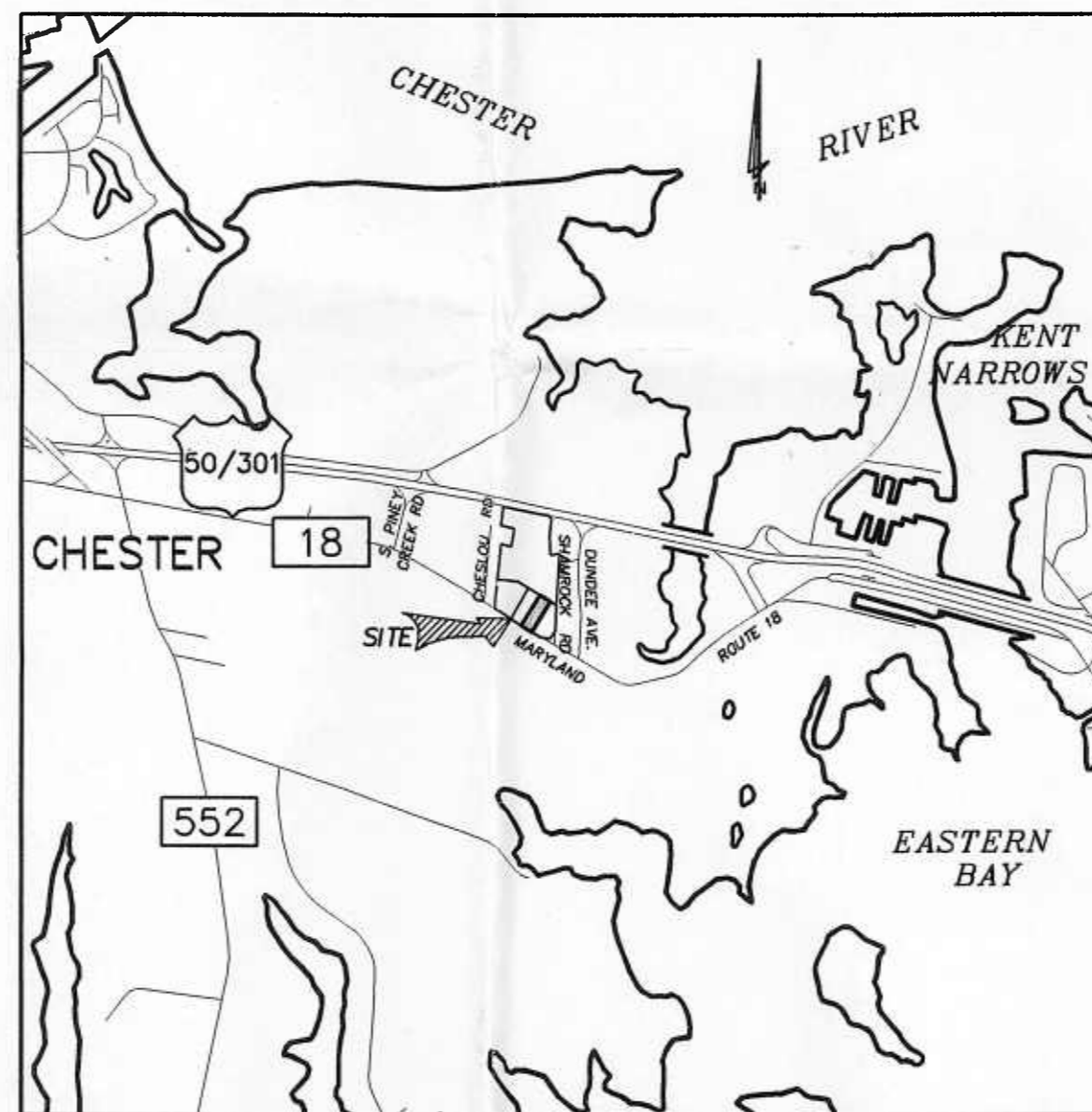
<b>BUILDINGS 1 &amp; 2 - COMMERCIAL/OFFICE (SEE SECTION 18-1-83 G.(1)):</b>	
1ST FLOOR: 6840 sq. ft. OF RETAIL @ 1 SPACE/250 sq. ft. = 27.36 SPACES	
<b>BUILDINGS 1 &amp; 2 - APARTMENTS (SEE SECTION 18-1-83 J.(2)(a)):</b>	
2 SPACES/APARTMENT X 10 apartments = 20 spaces	
TOTAL NUMBER OF SPACES REQUIRED FOR BUILDINGS 1 & 2 = 47.36 OR 48 SPACES	
TOTAL NUMBER OF PROPOSED PARKING SPACES = 50 SPACES (3 HANDICAP)	

**OFF STREET LOADING REQUIREMENTS**

OFF STREET LOADING STANDARDS (SEE SECTION 18-1-84 D.)  
NUMBER OF LOADING SPACES REQUIRED FOR 6840 SQ. FT. OF RETAIL SALES = 1 LOADING SPACE

**COMMERCIAL APARTMENTS CALCULATIONS**

<b>COMMERCIAL APARTMENTS: (SEE SECTION 18-1-52 (3)):</b>	
RATIO PERMITTED: WHERE THE MAXIMUM BUILDING HEIGHT PERMITTED IS 45 FEET A RATIO OF 1:3 SQ. FT. OF COMMERCIAL FLOOR AREA TO APARTMENT FLOOR AREA IS PERMITTED:	
BUILDING #1: 6840 SQ. FT. OF 1ST AND 2ND FLOOR APARTMENTS = 2:1 RATIO PROVIDED 3420 SQ. FT. OF COMMERCIAL FLOOR AREA	
BUILDING #2: 6840 SQ. FT. OF 1ST AND 2ND FLOOR APARTMENTS = 2:1 RATIO PROVIDED 3420 SQ. FT. OF COMMERCIAL FLOOR AREA	



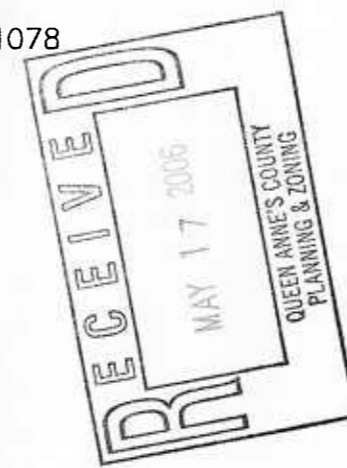
VICINITY MAP  
SCALE: 1" = 2,000'

**OWNER/DEVELOPER:**

KAY WILSON  
826 COUNTRY CLUB ROAD  
HAVRE DE GRACE, MARYLAND 21078

**ENGINEER:**

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



**BASE SITE CALCULATIONS**

<b>BASE SITE AREA OF ENTIRE LOT 6 - UPLAND AREA</b>			
GROSS SITE AREA	=	1,000 acres	
OTHER ZONES	=	0.000 acres	
CRITICAL AREA - LDA	=	0.56 acres (24,260 sq. ft.)	
BASE SITE AREA	=	0.44 acres (19,300 sq. ft.)	
<b>RESOURCE PROTECTION LAND ON LOT 6 - UPLAND AREA</b>			
<b>RESOURCE PROTECTION LAND</b>			
RESOURCE	OPEN SPACE RATIO	RESOURCE LAND	RESOURCE PROTECTION LAND
STEEP SLOPES	1.00	0.0 acres	0.00 acres
STREAMS AND STREAM BUFFERS	1.00	0.0 acres	0.00 acres
WETLANDS	1.00	0.0 acres	0.00 acres
EROSION HAZARD AREAS	1.00	0.0 acres	0.00 acres
MATURE HARDWOODS	0.20	0.0 acres	0.00 acres
TOTAL LAND IN RESOURCE		0.00 acres	
TOTAL RESOURCE PROTECTION LAND		0.00 acres	
<b>DETERMINATION OF SITE CAPACITY OF LOT 6 - UPLAND AREA</b>			
BASE SITE AREA	=	0.44 acres (19,300 sq. ft.)	
LANDSCAPE SURFACE RATIO (LSR)	X	0.20	
REQUIRED LANDSCAPE SURFACE	=	0.09 acres (3,860 sq. ft.)	
MINIMUM LANDSCAPE SURFACE AREA	=	0.09 acres (3,860 sq. ft.)	
BASE SITE AREA	=	0.44 acres	
FLOOR AREA RATIO (FAR)	X	0.40	
MAXIMUM FLOOR AREA ALLOWED	=	0.18 acres (7,720 sq. ft.)	
BASE SITE AREA	=	0.44 acres	
MINIMUM LANDSCAPE SURFACE AREA	=	0.09 acres	
MAXIMUM IMPERVIOUS AREA ALLOWED	=	0.35 acres (15,440 sq. ft.)	
<b>BASE SITE AREA OF LOT 6 - CRITICAL AREA - LDA</b>			
GROSS SITE AREA	=	1,000 acres	
OTHER ZONES	=	0.000 acres	
UPLAND AREA	=	0.44 acres	
BASE SITE AREA	=	0.56 acres	
<b>RESOURCE PROTECTION LAND ON LOT 6</b>			
RESOURCE	OPEN SPACE RATIO	RESOURCE LAND	RESOURCE PROTECTION LAND
STEEP SLOPES	1.00	0.0 acres	0.00 acres
STREAMS AND STREAM BUFFERS	1.00	0.0 acres	0.00 acres
WETLANDS	1.00	0.0 acres	0.00 acres
EROSION HAZARD AREAS	1.00	0.0 acres	0.00 acres
MATURE HARDWOODS	0.20	0.0 acres	0.00 acres
TOTAL LAND IN RESOURCE		0.00 acres	
TOTAL RESOURCE PROTECTION LAND		0.00 acres	
<b>DETERMINATION OF SITE CAPACITY OF ENTIRE LOT 6 - CRITICAL AREA</b>			
BASE SITE AREA	=	0.56 acres (24,260 sq. ft.)	
LANDSCAPE SURFACE RATIO (LSR)	X	0.20	
REQUIRED LANDSCAPE SURFACE	=	0.11 acres (4,852 sq. ft.)	
MINIMUM LANDSCAPE SURFACE AREA	=	0.11 acres	
BASE SITE AREA	=	0.56 acres	
FLOOR AREA RATIO (FAR)	X	0.40	
MAXIMUM FLOOR AREA ALLOWED	=	0.22 acres (9,704 sq. ft.)	
BASE SITE AREA	=	0.56 acres	
MINIMUM LANDSCAPE SURFACE AREA	=	0.11 acres	
MAXIMUM IMPERVIOUS AREA ALLOWED	=	0.45 acres (19,408 sq. ft.)	

**PLANNING COMMISSION APPROVAL**

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

THIS IS TO CERTIFY THAT THIS CONCEPT PLAN #04-06-03-0003-C WAS APPROVED BY THE PLANNING COMMISSION OF QUEEN ANNE'S COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

CHAIRMAN, QUEEN ANNE'S COUNTY PLANNING COMMISSION

**GENERAL NOTES**

1. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE INCURRED TO SUCH UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
2. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL COORDINATE CONSTRUCTION WITH THE UTILITY COMPANIES INVOLVED:  
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
3. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER.
4. ALL CONSTRUCTION SHALL BE MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH SECTION VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH QUEEN ANNE'S COUNTY STANDARDS AND SPECIFICATIONS.
6. THE CONTRACTOR ASSUMES ALL RESPONSIBILITIES FOR ANY DEVIATIONS FROM THESE PLANS, UNLESS SAID DEVIATION IS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM THE ENGINEER IF A DEVIATION OF THE PLAN IS NECESSARY.
7. ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROVIDE POSITIVE DRAINAGE IN THE DIRECTION OF FLOW ARROWS HEREIN AND STABILIZED WITH TOPSOIL, SEED, AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING AND MULCHING SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES (SEE EROSION AND SEDIMENT CONTROL SPECIFICATIONS).
8. ALL TRASH, TREES, AND UNDERBRUSH ARE TO BE CLEARED AND REMOVED OFF SITE TO AN APPROVED DUMP SITE BY THE CONTRACTOR.
9. ANY EXCESS EXCAVATED MATERIAL SHALL BE REMOVED OFF SITE BY THE CONTRACTOR OR MATERIAL SHALL BE PLACED ON SITE AS DIRECTED BY THE ENGINEER AND/OR OWNER.
10. ANY EXISTING SURVEY MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
11. ALL FILL AREAS WITHIN LIMITS OF ROADWAY CONSTRUCTION AND OTHER AREAS AS DESIGNATED ON THESE PLANS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY AND LAID AND COMPACTED IN 8" LIFTS MAXIMUM.

Exhibit 2

CONCEPT PLAN #04-06-03-0003-C

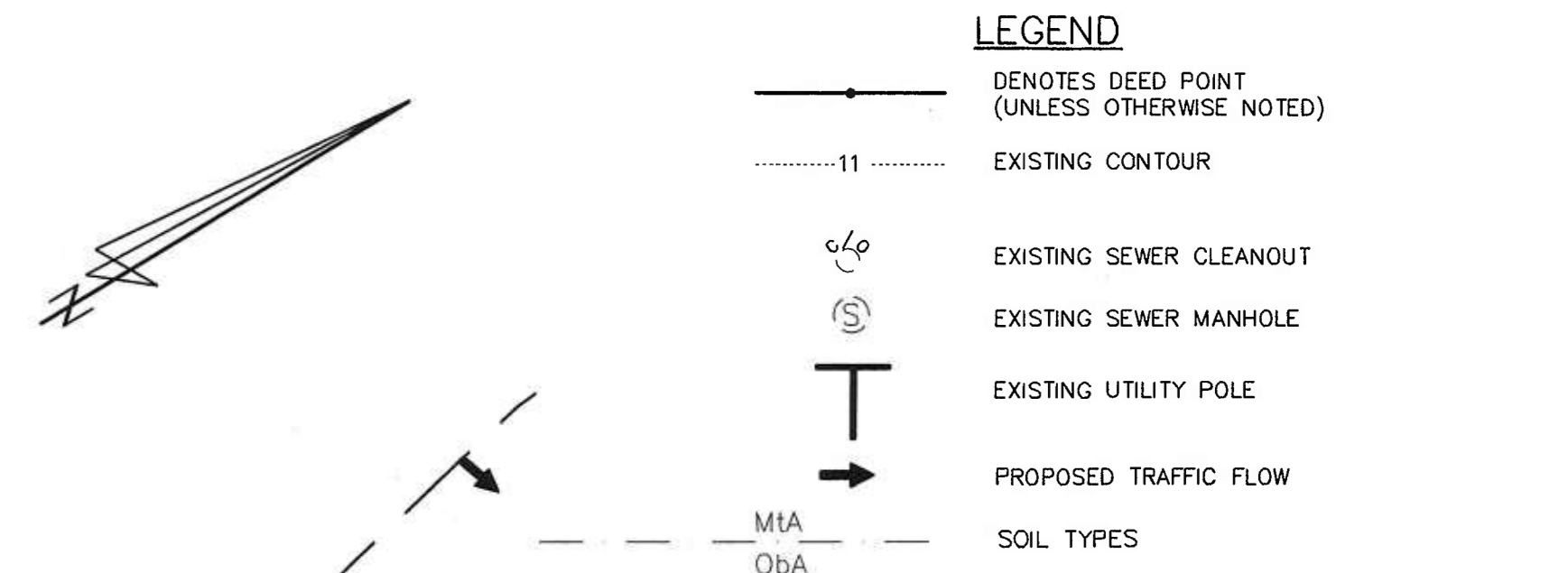
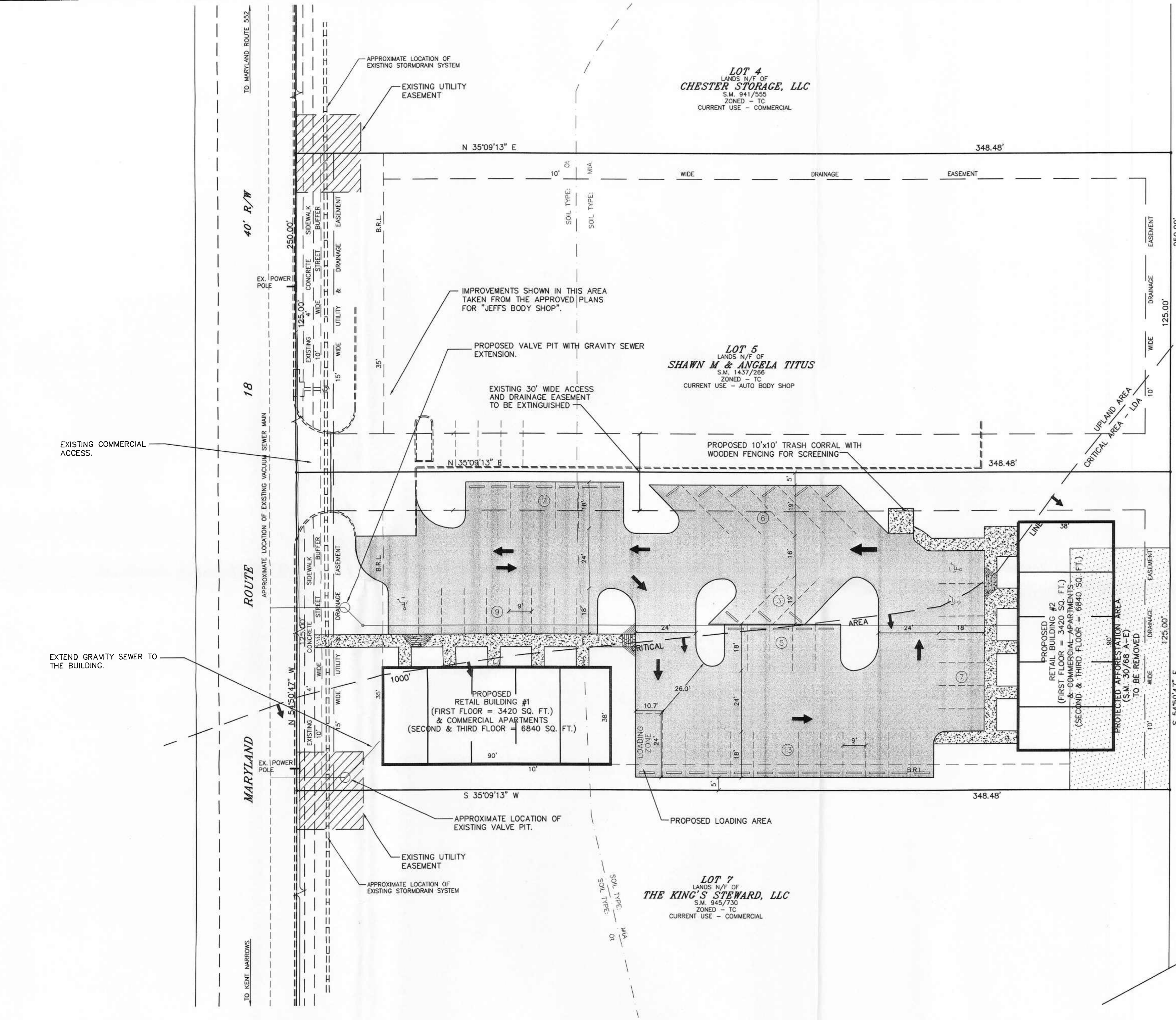
<p>QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS FOR SEDIMENT AND EROSION CONTROL, REVIEW ONLY</p>	<p>QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS</p>	<p>QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS</p>	<p>QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS</p>	<p>QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS</p>
<p>U.S.A. NATURAL RESOURCES CONSERVATION SERVICE</p>	<p>QUEEN ANNE'S COUNTY SOIL CONSERVATION DISTRICT</p>	<p>DATE _____ SEAL _____</p>	<p>DATE _____ SEAL _____</p>	<p>DATE _____ SEAL _____</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: 4-13-06</p> <p>REVISION: Revised per STAC comments of 4-5-06</p> <p>5-2-06 Revised per STAC comments of 4-28-06</p> <p style="font-size: 18pt; font-weight: bold; text-align: center;">RECEIVED</p> <p style="text-align: center;">MAY 25 2006</p> <p style="font-size: 10pt; text-align: center;">CRITICAL AREA COMMISSION Chesapeake &amp; Atlantic Coastal Bays</p>	<p>CONCEPT PLAN</p> <p style="font-weight: bold;">PROPOSED COMMERCIAL/RESIDENTIAL BUILDING</p> <p>ON LOT 6 OF THE LANDS OF</p> <p style="font-weight: bold;">KAY WILSON</p> <p>TAX MAP - 57, GRID - 10, PARCEL - 155, LOT - 6</p> <p>FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND</p> <p>PREPARED FOR : RICK AND KAY WILSON</p>
---	--

DATE	SCALE	DATE	SCALE
MARCH '06	AS SHOWN	MARCH '06	AS SHOWN
JOB No.	DRAWN BY	JOB No.	DRAWN BY
2003104	WJM	2003104	WJM
FOLDER Ref.	DESIGNED BY	FOLDER Ref.	DESIGNED BY
57-2003104	WTD, Jr.	57-2003104	WTD, Jr.
SHEET No.	C-1	SHEET No.	C-1
CADD FILE	- 03104-C1	CADD FILE	- 03104-C1



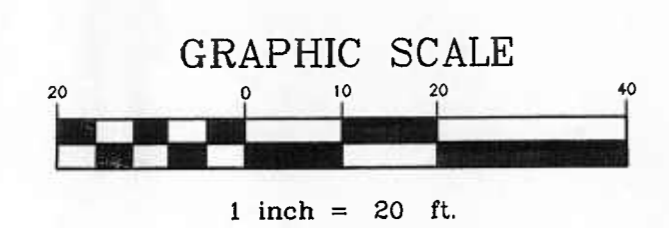
AREA SHOWN [Pattern] IS AREA OF EXISTING AFFORESTATION PER APPROVED SUBDIVISION PLAT OF THE LANDS OF MARYLAND GENERAL LAND COMPANY, LLC PREPARED BY MCRONE, INC. IN MAY OF 2005, AND RECORDED JULY 26, 2001 IN THE LAND RECORD BOOKS OF QUEEN ANNE'S COUNTY, MD. IN PLAT BOOK 30, FOLIO 68A-68E, TO BE REMOVED.

AREA SHOWN [Pattern] SHALL BE 4" BITUMINOUS CONCRETE (1.5" SURFACE COURSE, BAND 9.5 mm ON 2.5" BASE COURSE, BAND 19.0 mm) ON 6" OF CR-6 ON COMPACTED SUBGRADE. SUBGRADE AND CR-6 TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

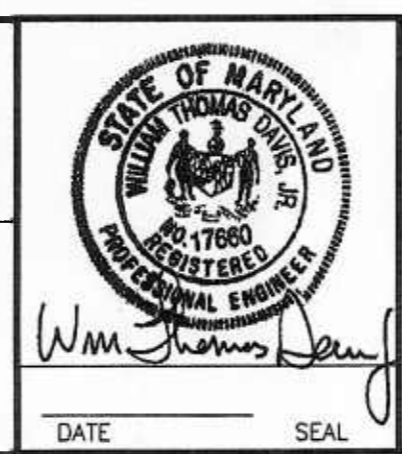
AREA SHOWN [Pattern] SHALL CONCRETE SIDEWALK. TYPICAL WHERE SHOWN.

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

NOTE: PUBLIC WATER IS TO BE EXTENDED TO THE SITE FROM THE LANDS OF MARYLAND GENERAL LANDS COMPANY, LLC. THE EXACT LOCATION OF THE WATER SERVICE WILL BE DETERMINED DURING THE SITE PLAN REVIEW PROCESS.



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.D.A. NATURAL RESOURCES CONSERVATION SERVICE	QUEEN ANNE'S COUNTY 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
4-13-06	Revised per STAC comments of 4-5-06
5-02-06	Revised per final STAC comments of 5-2-06
MAY 25 2006	
CRITICAL AREA COMMISSION Chesapeake & Atlantic Coast Bays	

CONCEPT PLAN  
**PROPOSED COMMERCIAL/RESIDENTIAL BUILDINGS**  
ON THE LANDS OF  
**KAY WILSON**  
TAX MAP - 57, GRID - 10, PARCEL - 155, LOT - 6  
FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND  
PREPARED FOR : RICK AND KAY WILSON

DATE	SCALE
MARCH '06	1" = 20'
JOB No.	DRAWN BY
2003104	WJM
FOLDER Ref.	DESIGNED BY
57-2003104	WTD, Jr.
SHEET No. -	C-2
CADD FILE -	03104-C2

# CONCEPT PLAN

## PROPOSED COMMERCIAL/RESIDENTIAL BUILDINGS

### ON THE LANDS OF

# KAY WILSON

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

### PREPARED FOR : RICK AND KAY WILSON

**NOTES**

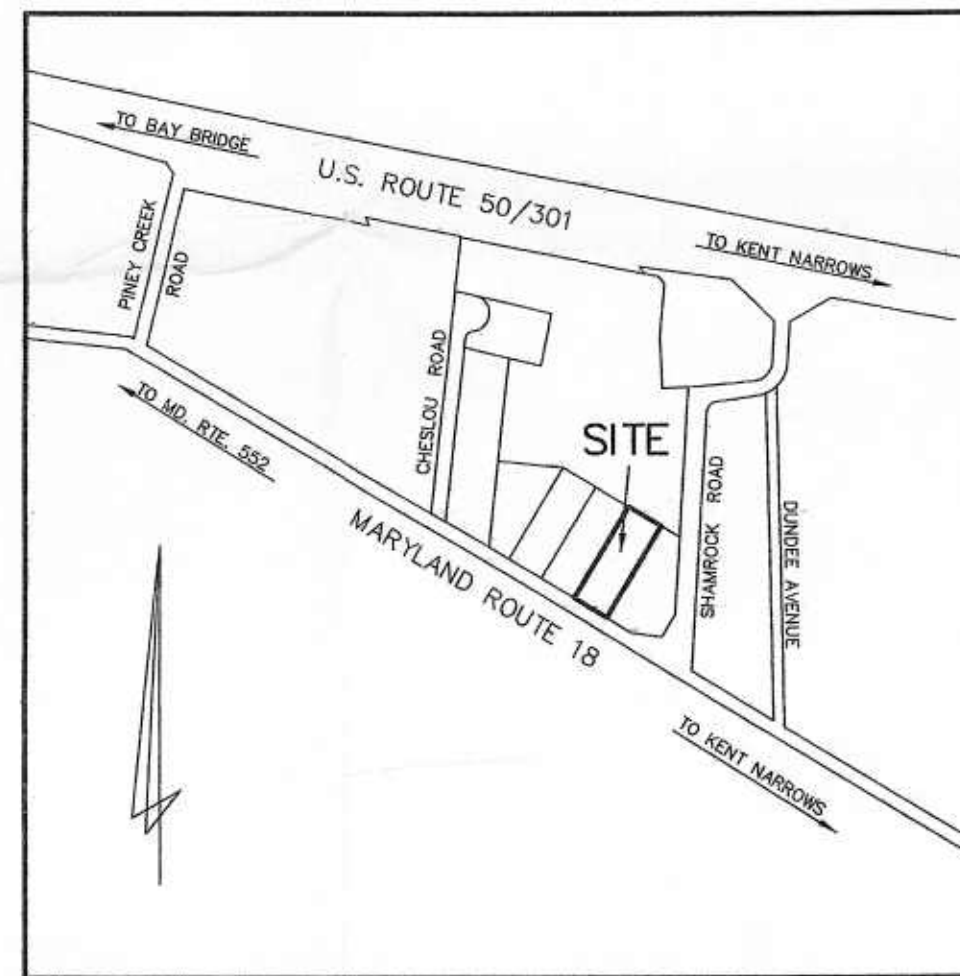
- THE PURPOSE OF THIS CONCEPT PLAN IS TO RECEIVE CONCEPTUAL APPROVAL FROM THE QUEEN ANNE'S COUNTY PLANNING COMMISSION FOR PROPOSED RETAIL BUILDINGS WITH COMMERCIAL APARTMENTS.
- PROPERTY LINE INFORMATION SHOWN HEREON IS TAKEN FROM A PLAT ENTITLED "SUBDIVISION PLAT ON THE LANDS OF MARYLAND GENERAL LAND COMPANY, LLC" PREPARED BY McCRONE, INC., DATED, MAY, 2000.
- FOR DEED REFERENCE, SEE LIBER S.M. 954, FOLIO 348.
- CURRENT ZONING CLASSIFICATION IS "TC" (TOWN CENTER)
- THE PROPERTY IS PARTIALLY LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION - LDA. A REQUEST IS MADE WITH THIS APPLICATION TO CHANGE THE LAND USE DESIGNATION FROM LDA TO IDA.
- SITE IS NOT LOCATED WITHIN 100 YEAR FLOODPLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 240054 0046 c. (ZONE "C")
- TOPOGRAPHICAL CONTOURS AND EXISTING IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF FIELD RUN TOPOGRAPHY BY McCRONE, INC. DATED SEPTEMBER, 2000.
- SOILS SHOWN HEREON ARE SCALED FROM SOILS SURVEY MAP No. 37 OF QUEEN ANNE'S COUNTY.
- PUBLIC SEWER WILL BE UTILIZED FOR SEWAGE DISPOSAL AND A NEW WELL WILL BE DRILLED FOR POTABLE WATER SUPPLY.
- A 60 SF WALL IS PROPOSED ON THE FACE OF THE BUILDING.
- SECURITY LIGHTS PROVIDED ON THE BUILDING ARE NOT TO EXCEED 20 FEET IN HEIGHT AND POSITIONED IN A MANNER AS NOT TO PROVIDE GLARE OF SPILLOVER TO ADJACENT PROPERTIES.
- THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ACT, AS FOREST CONSERVATION REQUIREMENTS WERE MET WITH THE CREATION OF LOTS 5 & 6 AS PART OF THE MARYLAND GENERAL LAND COMPANY, LLC SUBDIVISION.
- SITE REQUIREMENTS:  
BUILDING SETBACKS (REQUIRED):  
FRONT = 35'  
REAR = 10'  
SIDE = 10'  
  
MAXIMUM BUILDING HEIGHT:  
PRINCIPAL = 45' (ALLOWED)  
PRINCIPAL = 42' (PROPOSED)

**SITE STATISTICS**

CURRENT USE - VACANT	
PROPOSED USE - COMMERCIAL/RESIDENTIAL	
GROSS AREA	= 43,560 sq. ft.± (1,000 ac.±)
UPLAND AREA	= 19,338 sq. ft.± (0.444 ac.±)
CRITICAL AREA	= 24,222 sq. ft.± (0.556 ac.±)
AREA IN BUFFERYARDS	= 1,875 sq. ft.± (0.043 ac.±)
AREA WITHIN FLOODPLAIN	= 0,000 sq. ft.± (0.000 ac.±)
AREA IN RESOURCE PROTECTION	= 0,000 sq. ft.± (0.000 ac.±)
MAXIMUM FLOOR AREA ALLOWED	= 17,424 sq. ft.± (0.400 ac.±)
FLOOR AREA (EXISTING)	= 0,000 sq. ft.± (0.000 ac.±)
FLOOR AREA TO BE REMOVED (EXISTING)	= 0,000 sq. ft.± (0.000 ac.±)
FLOOR AREA (PROPOSED)	= 6,840 sq. ft.± (0.157 ac.±)
FLOOR AREA (TOTAL)	= 6,840 sq. ft.± (0.157 ac.±)
MAXIMUM IMPERVIOUS AREA ALLOWED	= 0.800 ac.±
IMPERVIOUS AREA (IN BUFFERYARDS)	= 0.028 ac.±
IMPERVIOUS AREA (EXISTING)	= 0.032 ac.±
IMPERVIOUS AREA TO BE REMOVED (EXISTING)	= 0.000 ac.±
IMPERVIOUS AREA (PROPOSED)	= 0.668 ac.±
IMPERVIOUS AREA (TOTAL)	= 0.700 ac.±
LANDSCAPE AREA (REQUIRED)	= 0.200 ac.±
LANDSCAPE AREA (EXISTING)	= 0.968 ac.±
LANDSCAPE AREA (PROPOSED)	= 0.300 ac.±

**PARKING REQUIREMENTS**

2 spaces/apartment X 10 apartments = 20 spaces
1 space/250 sq. ft. of FLOOR AREA X 6,840 sq. ft. = 27.36 SPACES
<b>PARKING (REQUIRED) = 48 SPACES (3 HANDICAP)</b>
<b>PARKING (PROPOSED) = 50 SPACES (3 HANDICAP)</b>



**VICINITY MAP**  
SCALE 1" = 60'

**OWNER/DEVELOPER:**

KAY WILSON  
826 COUNTRY CLUB ROAD  
HAVRE DE GRACE, MARYLAND 21078

**ENGINEER:**

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

<b>BASE SITE AREA - UPLAND</b>			
GROSS SITE AREA	=	1,000	acres
NONCONTIGUOUS LAND	=	0.000	acres
LAND IN OTHER ZONING DISTRICTS OR			
CHESAPEAKE BAY CRITICAL AREA	=	0.556	acres
BASE SITE AREA	=	1,000	acres
<b>RESOURCE PROTECTION LAND</b>			
RESOURCE	OPEN SPACE RATIO	RESOURCE LAND	RESOURCE PROTECTION LAND
MATURE HARDWOODS	0.50	0.00 acres	0.00 acres
TOTAL LAND IN RESOURCE		0.00 acres	
TOTAL RESOURCE PROTECTION LAND			0.000 acres
<b>DETERMINATION OF SITE CAPACITY</b>			
BASE SITE AREA		1,000	acres
LANDSCAPE SURFACE RATIO (LSR)	X	0.2	
REQUIRED LANDSCAPE SURFACE AREA	=	0.20	acres
TOTAL RESOURCE PROTECTION LAND or REQUIRED LANDSCAPE SURFACE AREA whichever is greater		0.200	acres
MINIMUM LANDSCAPE SURFACE AREA	=	0.200	acres
BASE SITE AREA		1,000	acres
FLOOR AREA RATIO (FAR) w/ BONUS	X	0.40	
MAXIMUM FLOOR AREA ALLOWED	=	0.40	acres (17,424 sq. ft.)
BASE SITE AREA		1.00	acres
MINIMUM LANDSCAPE SURFACE AREA	=	0.200	acres
MAXIMUM IMPERVIOUS AREA ALLOWED	=	0.80	acres


THE CALCULATIONS SHOWN ABOVE ASSUME GROWTH ALLOCATION HAS BEEN GRANTED TO CHANGE THE PROPERTY FROM LDA TO IDA.

**GENERAL NOTES**

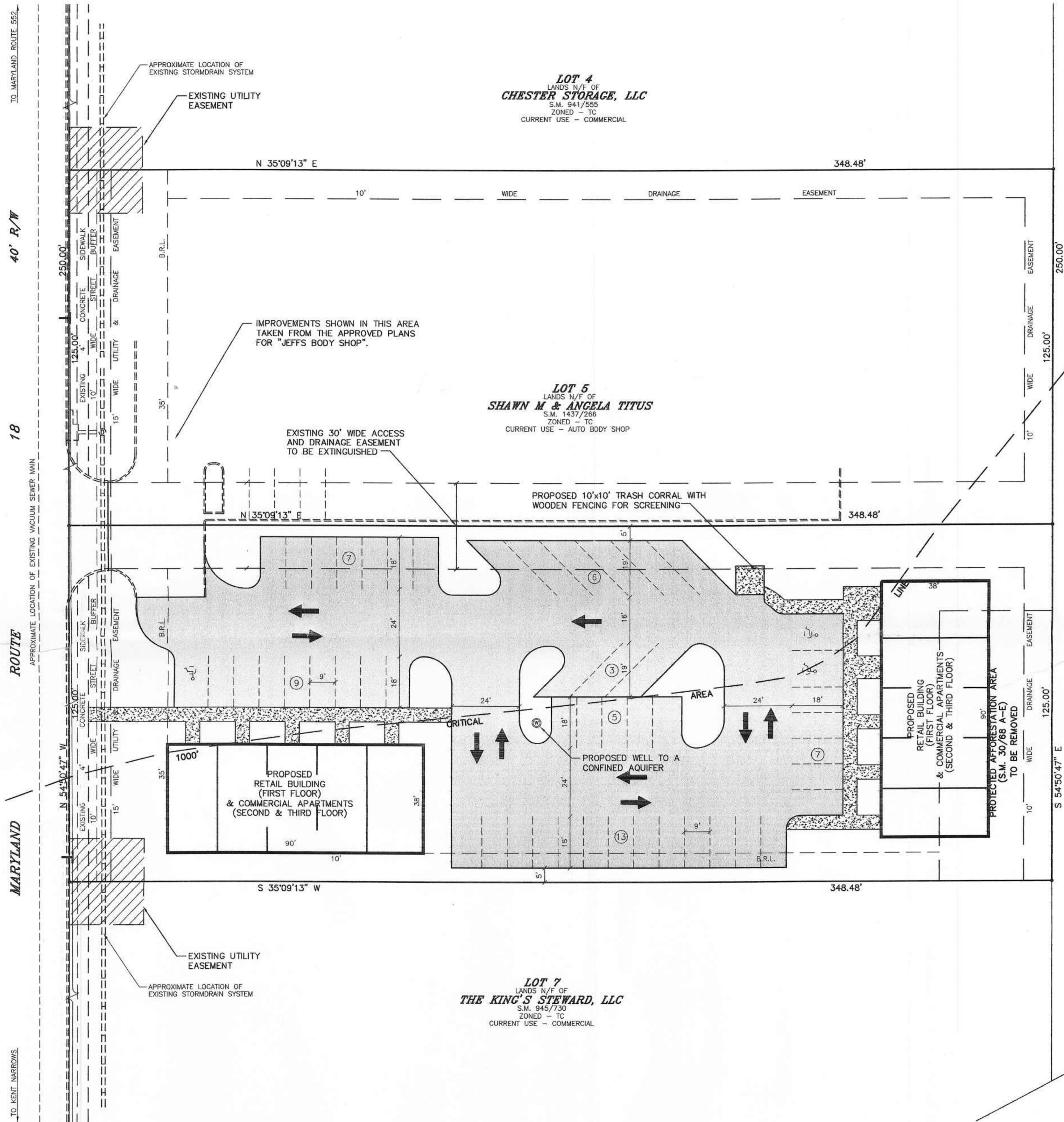
- THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE INCURRED TO SUCH UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING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

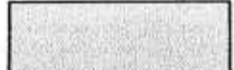
DELMARVA POWER & LIGHT COMPANY	1-800-375-7117
MISS UTILITY	1-800-441-8355
DMS & ASSOCIATES, LLC	1-443-262-9130
DEPARTMENT OF ENVIRONMENT	1-410-901-4020
G.A. CO., DEPT. OF PUBLIC WORKS	1-410-758-0925
- THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS 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.




 3-1-06 DATE SEAL	<b>DAVIS, MOORE, SHEARON &amp; ASSOCIATES, LLC</b> 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       	<b>CONCEPT PLAN</b> <b>PROPOSED COMMERCIAL/RESIDENTIAL BUILDING</b> ON LOT 6 OF THE LANDS OF <b>KAY WILSON</b> TAX MAP - 57, GRID - 10, PARCEL - 155, LOT - 6 FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND PREPARED FOR : RICK AND KAY WILSON	DATE SCALE MARCH '06 AS SHOWN JOB No. DRAWN BY 2003104 WJM FOLDER Ref. DESIGNED BY 57-2003104 WTD, Jr. SHEET No. - C-1 CADD FILE - 03104-C1
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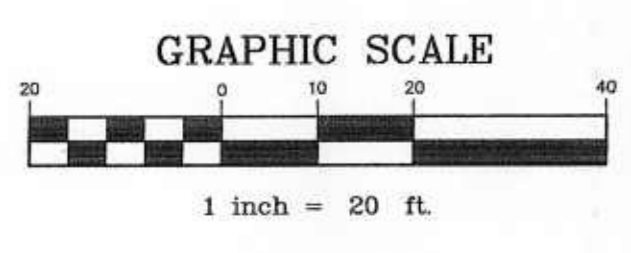




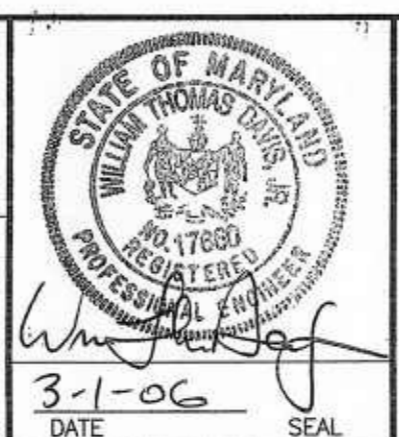
PAVEMENT SHOWN  SHALL BE 4" BITUMINOUS CONCRETE (1.5" SURFACE COURSE, BAND 9.5 mm ON 2.5" BASE COURSE, BAND 19.0 mm) ON 6" OF CR-6 ON COMPACTED SUBGRADE. SUBGRADE AND CR-6 ARE TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

PROPOSED CONCRETE SIDEWALK TYPICAL WHERE SHOWN 

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



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.A. NATURAL RESOURCES CONSERVATION SERVICE	QUEEN ANNE'S COUNTY SOIL CONSERVATION DISTRICT

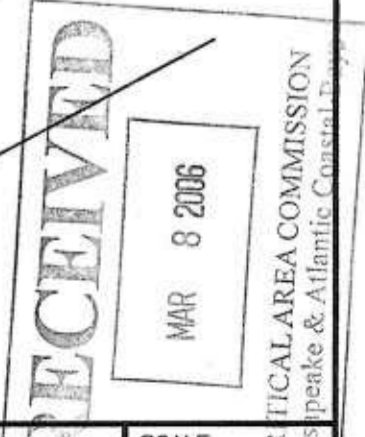


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PHONE : 1-443-262-9130  
FAX : 1-443-262-9148

DATE	REVISION

CONCEPT PLAN  
**PROPOSED COMMERCIAL/RESIDENTIAL BUILDINGS**  
ON THE LANDS OF  
**KAY WILSON**  
TAX MAP - 57, GRID - 10, PARCEL - 155, LOT - 6  
FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND  
PREPARED FOR : RICK AND KAY WILSON

DATE MARCH '06	SCALE 1" = 20'
JOB No. 2003104	DRAWN BY WJM
FOLDER Ref. 57-2003104	DESIGNED BY WTD, Jr.
SHEET No. - C-2	
CADD FILE - 03104-C2	



# CONCEPT PLAN

## PROPOSED COMMERCIAL/RESIDENTIAL BUILDINGS

### ON THE LANDS OF

# KAY WILSON

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

### PREPARED FOR : RICK AND KAY WILSON

**STATEMENT OF PURPOSE AND INTENT**

THE PURPOSE OF THIS CONCEPT PLAN IS TO RECEIVE APPROVAL FROM THE PLANNING COMMISSION TO PROCEED WITH A MAJOR SITE PLAN TO CONSTRUCT TWO COMMERCIAL BUILDINGS ON THE LANDS OF KAY WILSON, LOT 6, OF THE SUBDIVISION OF THE LANDS OF MARYLAND GENERAL LAND COMPANY, LLC, IN CHESTER. THIS SITE CURRENTLY CONTAINS 0.44 ACRES OF UPLAND AREA AND 0.56 ACRES OF CRITICAL AREA - LDA. GROWTH ALLOCATION WILL NEED TO BE APPROVED BY THE CHESAPEAKE BAY CRITICAL AREA COMMISSION AND GRANTED BY THE COUNTY COMMISSIONERS TO CHANGE THE 0.56 ACRES OF LDA TO IDA. THE SITE STATISTICS BELOW ARE BASED UPON THE SUCCESSFUL ACQUISITION OF GROWTH ALLOCATION AND CONVERSION OF LDA DESIGNATED LANDS TO IDA. THIS CONCEPT PLAN IS THE BEGINNING OF THAT PROCESS AND WILL REQUIRE THE FOLLOWING THREE ACTIONS IN ORDER FOR IT TO EVOLVE INTO A MAJOR SITE PLAN AND PROCEED THROUGH THE QUEEN ANNE'S COUNTY APPROVAL PROCESS:

- A. CONCEPT PLAN APPROVAL
- B. AMENDMENT INTO THE COMPREHENSIVE MASTER PLAN FOR WATER AND SEWERAGE
- C. GROWTH ALLOCATION FOR THE LDA PORTION OF THE PROPERTY TO IDA, AS APPROVED BY THE CRITICAL AREA COMMISSION AND GRANTED BY THE QUEEN ANNE'S COUNTY COMMISSIONERS.

PROPOSED SITE IMPROVEMENTS CONSIST OF TWO COMMERCIAL 3-STORY BUILDINGS (BUILDING 1 AND BUILDING 2) WITH RETAIL SALES ON THE FIRST FLOOR AND COMMERCIAL APARTMENTS ON THE SECOND AND THIRD FLOOR. THE REQUESTED NUMBER OF PARKING SPACES ARE PROPOSED.

**NOTES**

1. THIS SITE IS LOCATED ON THE NORTH SIDE ON MD. RT. 18 JUST WEST OF ITS INTERSECTION WITH SHAMROCK ROAD IN CHESTER, MARYLAND.
  2. PROPERTY LINE INFORMATION SHOWN HEREON IS TAKEN FROM A PLAT ENTITLED "SUBDIVISION PLAT ON THE LANDS OF MARYLAND GENERAL LAND COMPANY, LLC" PREPARED BY McCORNE, INC., DATED, MAY, 2000.
  3. FOR DEED REFERENCE, SEE LIBER S.M. 954, FOLIO 348.
  4. CURRENT ZONING CLASSIFICATION IS "TC" (TOWN CENTER)
  5. THE PROPERTY IS PARTIALLY LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION - LDA. GROWTH ALLOCATION IS BEING SOUGHT TO CONVERT THE LDA DESIGNATED LANDS TO IDA.
  6. SITE IS NOT LOCATED WITHIN 100 YEAR FLOODPLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 240054 0046 c. (ZONE "C")
  7. TOPOGRAPHICAL CONTOURS AND EXISTING IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF FIELD RUN TOPOGRAPHY BY McCORNE, INC. DATED SEPTEMBER, 2000.
  8. SOILS SHOWN HEREON ARE SCALED FROM QUEEN ANNE'S COUNTY KENT ISLAND NE QUADRANGLE MAP NO. 31. THE MAJOR FIELDWORK FOR THIS SURVEY WAS COMPLETED IN 1994 AND SOIL IDENTIFICATION NAMES AND DESCRIPTIONS APPROVED IN 1995. THE SOILS FOUND ON SITE ARE O1 - OTHELLO SILT LOAM AND M1A-MATTAPEX SILT LOAM.
  9. THIS SITE IS SERVED BY THE QUEEN ANNE'S SANITARY DISTRICT SUBDISTRICT "C" LOCATED IN THE CHESTER AREA. PUBLIC SEWER WILL BE UTILIZED FOR SEWAGE DISPOSAL. PUBLIC WATER SUPPLY WILL BE PROVIDED POTABLE WATER TO THE PROPOSED BUILDINGS ON LOT 6.
  10. A 60 sf WALL SIGN IS PROPOSED ON THE FACE OF THE BUILDING.
  11. SECURITY LIGHTS PROVIDED ON THE BUILDING ARE NOT TO EXCEED 20 FEET IN HEIGHT AND POSITIONED IN A MANNER AS NOT TO PROVIDE GLARE OF SPILLOVER TO ADJACENT PROPERTIES.
  12. THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ACT, AS FOREST CONSERVATION REQUIREMENTS WERE MET WITH THE CREATION OF LOTS 5 & 6 AS PART OF THE MARYLAND GENERAL LAND COMPANY, LLC SUBDIVISION.
  13. SITE REQUIREMENTS:  
BUILDING SETBACKS (REQUIRED):  
FRONT = 35'  
REAR = 10'  
SIDE = 10'
- MAXIMUM BUILDING HEIGHT:  
PRINCIPAL = 45' (ALLOWED)  
PRINCIPAL = 42' (PROPOSED FOR BOTH BUILDINGS)

**SITE STATISTICS**

CURRENT USE - VACANT	
PROPOSED USE - COMMERCIAL/RESIDENTIAL	
GROSS AREA	= 43,560 sq. ft.± (1,000 ac.±)
UPLAND AREA	= 19,300 sq. ft.± (0.443 ac.±)
CRITICAL AREA - LDA	= 24,260 sq. ft.± (0.557 ac.±)
AREA IN BUFFERYARDS	= 1,875 sq. ft.± (0.043 ac.±)
AREA WITHIN FLOODPLAIN	= 0,000 sq. ft.± (0.000 ac.±)
AREA IN RESOURCE PROTECTION	= 0,000 sq. ft.± (0.000 ac.±)
MAXIMUM FLOOR AREA ALLOWED	= 17,424 sq. ft.± (0.400 ac.±)
FLOOR AREA (EXISTING)	= 0,000 sq. ft.± (0.000 ac.±)
FLOOR AREA TO BE REMOVED (EXISTING)	= 0,000 sq. ft.± (0.000 ac.±)
FLOOR AREA (PROPOSED)	= 6,840 sq. ft.± (0.157 ac.±)
FLOOR AREA (TOTAL)	= 6,840 sq. ft.± (0.157 ac.±)
MAXIMUM IMPERVIOUS AREA ALLOWED	= 34,848 sq. ft.± (0.800 ac.±)
IMPERVIOUS AREA (PROPOSED IN BUFFERYARDS)	= 187 sq. ft.± (0.004 ac.±)
IMPERVIOUS AREA (EXISTING)	= 1,019 sq. ft.± (0.023 ac.±)
IMPERVIOUS AREA TO BE REMOVED (EXISTING)	= 0,000 sq. ft.± (0.000 ac.±)
IMPERVIOUS AREA (PROPOSED)	= 27,290 sq. ft.± (0.627 ac.±)
IMPERVIOUS AREA (TOTAL)	= 28,309 sq. ft.± (0.650 ac.±)
LANDSCAPE AREA (REQUIRED)	= 8,712 sq. ft.± (0.200 ac.±)
LANDSCAPE AREA (EXISTING)	= 42,541 sq. ft.± (0.977 ac.±)
LANDSCAPE AREA (PROPOSED)	= 15,251 sq. ft.± (0.350 ac.±)

**PARKING REQUIREMENTS**

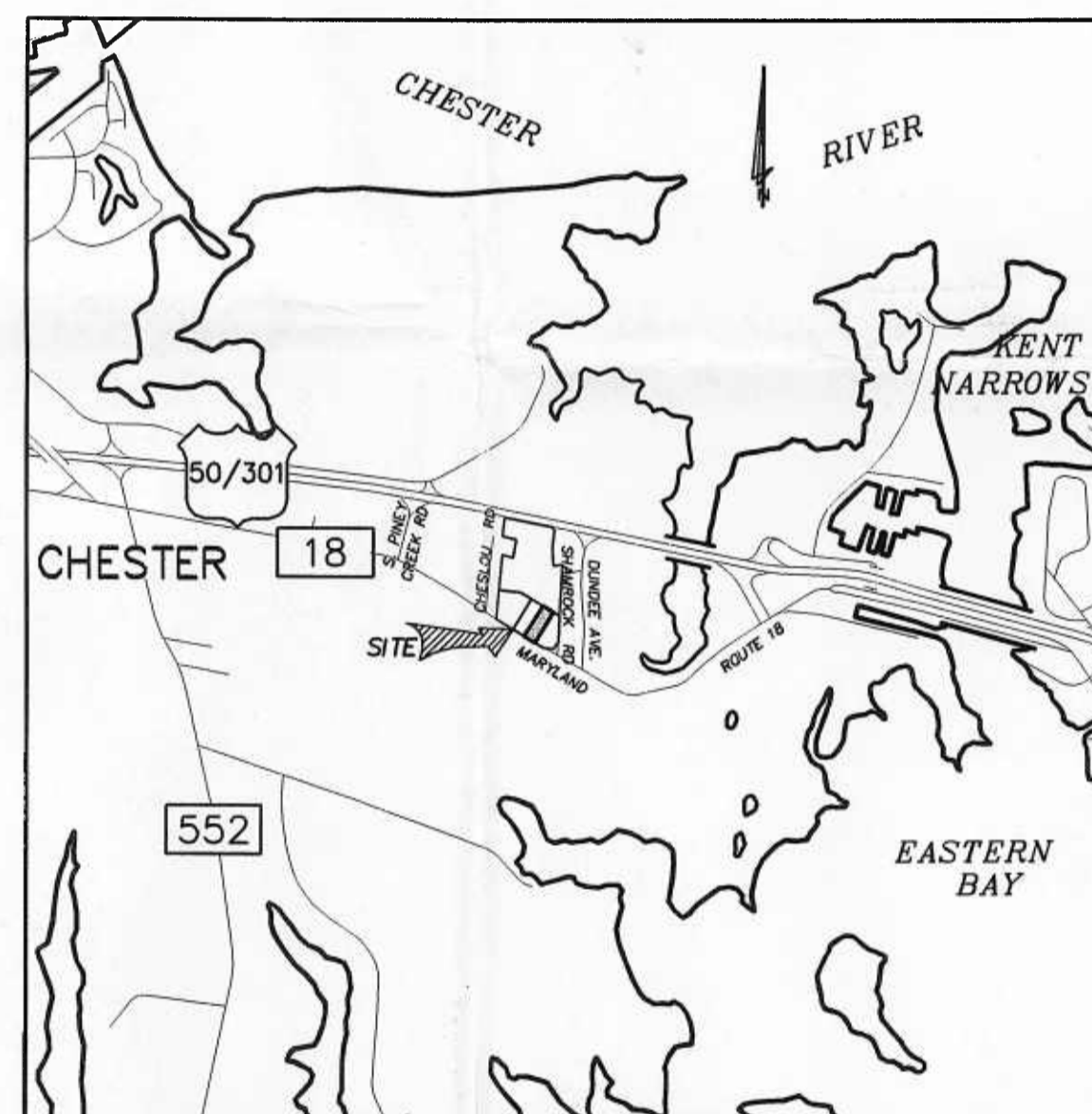
<b>BUILDINGS 1 &amp; 2 - COMMERCIAL/OFFICE (SEE SECTION 18.1-83 G(1))</b>	
1ST FLOOR: 6840 sq. ft. OF RETAIL @ 1 SPACE/250 sq. ft.	= 27.36 SPACES
<b>BUILDINGS 1 &amp; 2 - APARTMENTS (SEE SECTION 18.1-83 J(2)(a))</b>	
2 SPACES/APARTMENT X 10 apartments	= 20 spaces
TOTAL NUMBER OF SPACES REQUIRED FOR BUILDINGS 1 & 2	= 47.36 OR 48 SPACES
TOTAL NUMBER OF PROPOSED PARKING SPACES	= 50 SPACES (3 HANDICAP)

**OFF STREET LOADING REQUIREMENTS**

OFF STREET LOADING STANDARDS (SEE SECTION 18.1-84 D):  
NUMBER OF LOADING SPACES REQUIRED FOR 6840 SQ. FT. OF RETAIL SALES = 1 LOADING SPACE

**COMMERCIAL APARTMENTS CALCULATIONS**

<b>COMMERCIAL APARTMENTS: (SEE SECTION 18.1-52 (3))</b>	
RATIO PERMITTED: WHERE THE MAXIMUM BUILDING HEIGHT PERMITTED IS 45 FEET A RATIO OF 1:3 SQ. FT. OF COMMERCIAL FLOOR AREA TO APARTMENT FLOOR AREA IS PERMITTED:	
BUILDING #1:	
6840 SQ. FT. OF 1ST AND 2ND FLOOR APARTMENTS	= 2:1 RATIO PROVIDED
3420 SQ. FT. OF COMMERCIAL FLOOR AREA	
BUILDING #2:	
6840 SQ. FT. OF 1ST AND 2ND FLOOR APARTMENTS	= 2:1 RATIO PROVIDED
3420 SQ. FT. OF COMMERCIAL FLOOR AREA	



VICINITY MAP  
SCALE: 1" = 2,000'

**OWNER/DEVELOPER:**

KAY WILSON  
826 COUNTRY CLUB ROAD  
HAVRE DE GRACE, MARYLAND 21078

**ENGINEER:**

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

**BASE SITE CALCULATIONS**

<b>BASE SITE AREA OF ENTIRE LOT 6 - UPLAND AREA</b>			
GROSS SITE AREA	=	1,000 acres	
OTHER ZONES	=	0.000 acres	
CRITICAL AREA - LDA	=	0.56 acres (24,260 sq. ft.)	
BASE SITE AREA	=	0.44 acres (19,300 sq. ft.)	
<b>RESOURCE PROTECTION LAND ON LOT 6 - UPLAND AREA</b>			
<b>RESOURCE PROTECTION LAND</b>			
RESOURCE	OPEN SPACE RATIO	RESOURCE LAND	RESOURCE PROTECTION LAND
STEEP SLOPES	1.00	0.00 acres	0.00 acres
STREAMS AND STREAM BUFFERS	1.00	0.00 acres	0.00 acres
WETLANDS	1.00	0.00 acres	0.00 acres
EROSION HAZARDOUS 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	
TOTAL RESOURCE PROTECTION LAND		0.00 acres	0.00 acres

<b>DETERMINATION OF SITE CAPACITY OF LOT 6 - UPLAND AREA</b>			
BASE SITE AREA	=	0.44 acres (19,300 sq. ft.)	
LANDSCAPE SURFACE RATIO (LSR)	X	0.20	
REQUIRED LANDSCAPE SURFACE	=	0.09 acres (3,860 sq. ft.)	
MINIMUM LANDSCAPE SURFACE AREA	=	0.09 acres (3,860 sq. ft.)	
BASE SITE AREA	=	0.44 acres	
FLOOR AREA RATIO (FAR)	X	0.40	
MAXIMUM FLOOR AREA ALLOWED	=	0.18 acres (7,720 sq. ft.)	
BASE SITE AREA	=	0.44 acres	
MINIMUM LANDSCAPE SURFACE AREA	=	0.09 acres	
MAXIMUM IMPERVIOUS AREA ALLOWED	=	0.35 acres (15,440 sq. ft.)	

<b>BASE SITE AREA OF LOT 6 - CRITICAL AREA - LDA</b>			
GROSS SITE AREA	=	1,000 acres	
OTHER ZONES	=	0.000 acres	
UPLAND AREA	=	0.44 acres	
BASE SITE AREA	=	0.56 acres	

<b>RESOURCE PROTECTION LAND ON LOT 6</b>			
RESOURCE	OPEN SPACE RATIO	RESOURCE LAND	RESOURCE PROTECTION LAND
STEEP SLOPES	1.00	0.00 acres	0.00 acres
STREAMS AND STREAM BUFFERS	1.00	0.00 acres	0.00 acres
WETLANDS	1.00	0.00 acres	0.00 acres
EROSION HAZARDOUS 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	
TOTAL RESOURCE PROTECTION LAND		0.00 acres	0.00 acres

<b>DETERMINATION OF SITE CAPACITY OF ENTIRE LOT 6 - CRITICAL AREA</b>			
BASE SITE AREA	=	0.56 acres (24,260 sq. ft.)	
LANDSCAPE SURFACE RATIO (LSR)	X	0.20	
REQUIRED LANDSCAPE SURFACE	=	0.11 acres (4,852 sq. ft.)	
MINIMUM LANDSCAPE SURFACE AREA	=	0.11 acres	
BASE SITE AREA	=	0.56 acres	
FLOOR AREA RATIO (FAR)	X	0.40	
MAXIMUM FLOOR AREA ALLOWED	=	0.22 acres (9,704 sq. ft.)	
BASE SITE AREA	=	0.56 acres	
MINIMUM LANDSCAPE SURFACE AREA	=	0.11 acres	
MAXIMUM IMPERVIOUS AREA ALLOWED	=	0.45 acres (19,408 sq. ft.)	

**PLANNING COMMISSION APPROVAL**

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

THIS IS TO CERTIFY THAT THIS CONCEPTUAL PLAN #04-06-03-0003-C WAS APPROVED BY THE PLANNING COMMISSION OF QUEEN ANNE'S COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

CHAIRMAN, QUEEN ANNE'S COUNTY PLANNING COMMISSION

**GENERAL NOTES**

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

DELMARVA POWER & LIGHT COMPANY	1-800-375-7117
MISS UTILITY	1-800-441-8355
DMS & ASSOCIATES, LLC	1-443-262-9130
DEPARTMENT OF ENVIRONMENT	1-410-901-4020
O.A. CO., DEPT. OF PUBLIC WORKS	1-410-758-0925
3. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER.
4. ALL CONSTRUCTION SHALL BE MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH SECTION VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH QUEEN ANNE'S COUNTY STANDARDS AND SPECIFICATIONS.
6. THE CONTRACTOR ASSUMES ALL RESPONSIBILITIES FOR ANY DEVIATIONS FROM THESE PLANS, UNLESS SAID DEVIATION IS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM THE ENGINEER IF A DEVIATION OF THE PLAN IS NECESSARY.
7. ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROVIDE POSITIVE DRAINAGE IN THE DIRECTION OF FLOW ARROWS HEREIN AND STABILIZED WITH TOPSOIL, SEED, AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING AND MULCHING SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES (SEE EROSION AND SEDIMENT CONTROL SPECIFICATIONS).
8. ALL TRASH, TREES, AND UNDERBRUSH ARE TO BE CLEARED AND REMOVED OFF SITE TO AN APPROVED DUMP SITE BY THE CONTRACTOR.
9. ANY EXCESS EXCAVATED MATERIAL SHALL BE REMOVED OFF SITE BY THE CONTRACTOR OR MATERIAL SHALL BE PLACED ON SITE AS DIRECTED BY THE ENGINEER AND/OR OWNER.
10. ANY EXISTING SURVEY MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
11. ALL FILL AREAS WITHIN LIMITS OF ROADWAY CONSTRUCTION AND OTHER AREAS AS DESIGNATED ON THESE PLANS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY AND LAID AND COMPACTED IN 8" LIFTS MAXIMUM.

Exhibit 2

CONCEPT PLAN #04-06-03-0003-C

	<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;"> <tr> <th>DATE</th> <th>REVISION</th> </tr> <tr> <td>4-13-06</td> <td>Revised per STAC comments of 4-13-06</td> </tr> <tr> <td>5-2-06</td> <td>Revised per final STAC comments of 4-28-06</td> </tr> </table>	DATE	REVISION	4-13-06	Revised per STAC comments of 4-13-06	5-2-06	Revised per final STAC comments of 4-28-06	<p>CONCEPT PLAN <b>PROPOSED COMMERCIAL/RESIDENTIAL BUILDING</b> ON LOT 6 OF THE LANDS OF <b>KAY WILSON</b> TAX MAP - 57, GRID - 10, PARCEL - 155, LOT - 6 FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND PREPARED FOR : RICK AND KAY WILSON</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>DATE</th> <th>SCALE</th> </tr> <tr> <td>MARCH '06</td> <td>AS SHOWN</td> </tr> <tr> <td>JOB No. 2003104</td> <td>DRAWN BY WJM</td> </tr> <tr> <td>FOLDER Ref. 57-2003104</td> <td>DESIGNED BY WTD, Jr.</td> </tr> <tr> <td colspan="2">SHEET No. - C-1</td> </tr> <tr> <td colspan="2">CADD FILE - 03104-C1</td> </tr> </table>	DATE	SCALE	MARCH '06	AS SHOWN	JOB No. 2003104	DRAWN BY WJM	FOLDER Ref. 57-2003104	DESIGNED BY WTD, Jr.	SHEET No. - C-1		CADD FILE - 03104-C1	
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