

CE 5/22/06
8/20/06

QC 326-06 Prime Outlets Parking
Site Plan 05-06-05-0012c

MSA. S. 1829-5923

27 JUNE 20th
7:30 - 8:10 - M
apm

- NO 10% CALC'S - LDA NOT NEEDED
- NO CA SITE PLAN
- FOREST COVER
- STREAM
- DNR MARKED NON-TIDAL & SENS. SPECIES REVIEW AREA.
- PROPOSED IMPERVIOUS SURFACE #'S \neq
- PROVIDE AREAS OF TEMP. DISTURBANCE & PERMANENT.
- ADD (LDA) AFTER CRITICAL AREAS ON THE CA LINE

76520



- PROVIDE HERITAGE LETTER

40%



P4

- NOTE SITE IS CLASSIFIED AS A SENSITIVE SPECIES REVIEW AREA.

- DIFFERENCE IN IMPERVIOUS FURFS BETWEEN ENV. REPORT & SITE PLAN

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/

August 28, 2006

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

RE: File MASP #05-06-05-0012-C Project: Prime Outlets Overflow Parking

Dear Ms. Spinelli:

Thank you for the information concerning the intent of the applicant to construct a new parking lot to serve the above property. The property consists of approximately 9.156 acres, is located on the east side of U.S. Route 30, and north of U.S. Route 50 along Route 18 in Queenstown. The site is currently undeveloped, is almost entirely within the Critical Area and is designated LDA.

Please forward a copy of the jurisdictional determination when received for our files. All other Critical Area issues have been addressed with the latest submittal.

Thank you for the opportunity to review this project. If you have any further questions or comments please call me directly at 410-260-3476.

Best regards,

A handwritten signature in black ink, appearing to read "Chris Clark", written over the text "Best regards,".

Chris Clark
Natural Resources Planner

cc: QC326-06

TTY for the Deaf

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

Robert L. Ehrlich, Jr.
Governor

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May 25, 2006

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

RE: File MASP #05-06-05-0012-C Project: Prime Outlets Overflow Parking

Dear Ms. Spinelli:

Thank you for the information concerning the intent of the applicant to construct a new parking lot to serve the above property. The property consists of approximately 9.156 acres, is located on the east side of U.S. Route 30, and north of U.S. Route 50 along Route 18 in Queenstown. The site is currently undeveloped, is almost entirely within the Critical Area and is designated LDA. I have reviewed the information provided and have the following comments:

1. Under "Site Statistics" on the Grading Plan Cover Sheet it lists "Impervious Area Allowed 45%" it should say "Impervious Area Permitted 15%"
2. The total permitted imperviousness on the site is 1.37 acres. Please clarify and correct as necessary on the Cover Sheet all discrepancies related to the areas disturbed, impervious calculations, and proposed driveway and parking area. The applicant seems to be very close to the permitted impervious limits on this site.
3. The required landscape buffers from Route 301 and Route 18 are met through the retention of existing forest and the addition of the plantings outlined on the Landscape Plan provided.

TTY for the Deaf

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

Ms. Spinelli
Prime Outlet Parking Lot

May 31, 2006
Page 2

Thank you for the opportunity to review this project. If you have any further questions or comments please call me directly at 410-260-3476.

Best regards,

A handwritten signature in black ink, appearing to read "Chris Clark", written over the text "Best regards,".

Chris Clark
Natural Resources Planner

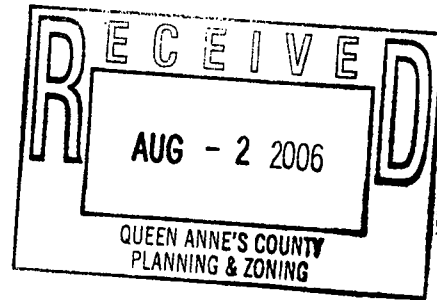
cc: QC326-06

McCCRONE

- Engineering
- Environmental Sciences
- Construction Services
- Land Planning & Surveying

August 2, 2006

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



**RE: PRIME OUTLETS PARKING; QAC FILE #05-06-05-0012-C
McCCRONE, INC. JOB #D1060155**

Dear Mr. Cohoon:

In response to comments contained in the STAC Report of June 21, 2006 on the above referenced project, we offer the following:

DEPARTMENT OF ENVIRONMENTAL HEALTH:

The Town of Queenstown should submit in writing confirming that this additional peak use at the outlet stores will not cause their sewage treatment plant to exceed its discharge limitation.

Response: A parking lot is not, in itself, a sewage generator. As customers are already double-parking in order to use the restrooms, additional flow is not anticipated as a result of additional parking.

DEPARTMENT OF PUBLIC WORKS:

Stormwater Management:

SWM Report Review:

1. Page 13: Table under notes for WQv states "existing storage ponds". This is incorrect. The WQv volume is being met by the credits taken. Revise the note to say, "Being met by the non-structural credits".

Response: This has been changed as requested.

2. Page 13: Table under notes for Rev states "overland and swale flow to and from pond". The Rev again is being met by the credits. Revise the note to say, "Being met by grass channel credit".

Response: This has been changed as requested.

3. Page 13: Table under notes for Qp states "2-year waiver requested, in this case". This is incorrect. Since there is no increase in the 2-year peak rate, a waiver is not required. Revise the note to say "No increase in the 2-year peak rate".

Response: This has been changed as requested.

4. Page 14: WQv is computed to be 0.022 ac-ft. That is incorrect. It should be 0.22 ac-ft.

Response: This sheet has been revised to detail the appropriate calculation. The actual WQv still required after this credit is 0.0198. Note, the 0.22 ac-ft referenced is higher than the original WQv of 0.153 ac-ft, which is not possible.

5. Page 15: WQv shown is 0.022 ac-ft. It should be changed to 0.22 ac-ft. The new WQv is shown to be 0.001 ac-ft. That is incorrect and needs to be recomputed. A line needs to be recomputed using the adjusted area.

Response: The value remaining from sheet 14 is used here, or 0.0198 ac-ft.

6. Page 16: The original WQv shown as 0.01 ac-ft needs to be revised with the recomputed value.

Response: This value recomputes, but is still 0.01 ac-ft.

7. Show critical area 10% Rule computations, if applicable.

Response: 10% rule calculations do not apply in the LDA.

General Comments:

1. SCD must approve the plans prior to DPW signature.

Response: Noted, thank you.

2. Provide a copy of the wetland permit, if applicable, prior to DPW signature.

Response: A wetland permit will be provided if required.

3. Provide a copy of Delmarva Power Company approval, since the parking lot is being built in their easement prior to DPW signature.

Response: A copy of their approval letter will be provided once received.

4. Provide a copy of SHA access permit prior to DPW signature.

Response: A copy of the MSHA access permit will be provided upon receipt.

LOCAL VOLUNTEER FIRE DEPT.:

1. Queenstown Volunteer Fire Dept. asks if a fire hydrant can be placed midway of the parking lot making the hydrant accessible to Rt. 18 and the parking lot.

Response: No water is required for this site. A dry hydrant per the attached detail could be provided with an underground tank, if desired.

DEPARTMENT OF PARKS & RECREATION:

No comments have been received to date.

CRITICAL AREA COMMISSION:

1. Under "Site Statistics" on the Grading Plan Cover Sheet it lists "Impervious Area Allowed 45%" it should say "Impervious Area Permitted 15%".

Response: The Site Statistics include both Impervious area permitted in Critical Area as 15% and Suburban Commercial Zone (Non-critical area) as 45% permitted.

2. The total permitted imperviousness on the site is 1.37 acres. Please clarify and correct as necessary on the Cover Sheet all discrepancies related to the areas disturbed, impervious calculations, and proposed driveway and parking area. The applicant seems to be very close to the permitted impervious limits on this site.

Response: The revised site layout impervious area reflects a new area of 1.330 acres with a total permitted impervious area of 1.372 acres.

3. The required landscape buffers from Route 301 and Route 18 are met through the retention of existing forest and the addition of the plantings outlined on the Landscape Plan provided.

Response: Noted. Thank you.

STATE HIGHWAY ADMINISTRATION:

1. Access onto MD 18 must be constructed in accordance with the Maryland State Highway Access Manual as well as the rules and regulations of this administration. A permit from this office will be necessary.

Response: Noted. Thank you.

CHRISTOPHER F. DRUMMOND:

1. The definition of "parking" would not appear to allow this use. The area for parking must be on the same lot as the principal use the parking area serves.

Response: As defined by legal review the "use" of parking has been found in compliance.

TOWN OF QUEENSTOWN:

No comments have been received to date.

DEPARTMENT OF PLANNING AND ZONING:

General Comments on Site Plan:

1. Please be advised that an Adequate Public Facilities study may be required and this will be further discussed at STAC meeting.

Response: A traffic study has been requested, and will be provided upon receipt.

2. This site may qualify for an IAPFO exemption which would need to be requested.

Response: The exemption is requested herewith.

3. The site statistics on sheet 1 are confusing. It appears that the proposed impervious under site calculations are different from those noted under Critical Area impervious calculations, please correct.

Response: The Site Statistics include both impervious area permitted in Critical Area as 15% and Suburban Commercial Zone (non-critical area) as 45% permitted.

4. The amount of impervious area is determined by the Critical Area overlay not the zoning so it may be noted that the SC zone permits 45% impervious but Critical Area overlay will "allow" 15% which is 1.373.

Response: Corrected per the Critical Area 15% permitted.

5. A Jurisdictional Determination will be necessary, please provide when received.

Response: Noted. Thank you.

6. Apparently the soils noted for where the parking lot is proposed are not particularly suited for roadways as reported in the Environmental Assessment, is there soil borings planned or have they been conducted?

Response: These soils have been driven on by Delmarva Power for over 50 years. However, Prime Outlets has been advised to get the recommendations of a geotechnical consultant.

7. Is there any lighting being proposed?

Response: Yes. A lighting plan will be submitted from an electrical subcontractor and will be forwarded to the Planning Office as requested before final review occurs.

8. Is there any signage being proposed?

Response: Yes. Presently only two stop signs are noted on the grading plan set with a note to follow the Queen Anne's County regulations in regards to placement and code.

9. In the Environmental assessment the proposed development is incorrectly noted as 45% impervious within the LDA designation, please correct.

Response: Corrected to reflect the Critical Area 15% impervious area permitted.

10. The Environmental Assessment cites no wetlands but the plan notes wetlands (page 2) but the site plan summary notes on Sheet 1 state wetlands as does the map associated with this property please correct or advise.

Response: As per Environmental Regulations Consultant, Inc.'s observation the site has no wetlands but does contain a ditch/stream.

11. Is the property to be served by electric?

Response: Yes. A lighting plan will be submitted when received, and the letter for service is attached.

12. In the Site Summary please add "of" before wetlands on Sheet 1.

Response: This has been revised as requested.

13. The hatching noted on Sheet 1 does not match the hatching used on Sheet 2 for exiting condition to indicate the easements, please correct.

Response: The hatching color was changed to reflect the legend.

14. The note in the Site Summary referring to the DPL easement is confusing. Please clarify if it is stating the area in the easement is not included in the total area or something else. Please restate.

Response: The note referring to the DPL easement was removed as requested.

15. It appears that the Critical Area line pertaining to the northern area of the property has disappeared on Sheet 3, please replace.

Response: The site is shown in its entirety on sheet 2. Sheet 3 and 4 show the site at a larger scale for clarity.

16. On Sheet 2 it appears that a very small area is not in Critical Area, is this correct?

Response: This observation is correct. Upon closer review the Critical Area was previously shown incorrectly. The Site Area calculations for Critical and Non-critical area have been added to the cover sheet.

17. Please label Parcel 91 on the plat and indicate the zoning and acreage.

Response: All parcels are now labeled.

18. Please note the width of the drive aisle.

Response: Shown on sheet 3 for clarity.

19. Please dimension the parking spaces.

Response: Shown on sheet 3 for clarity.

20. Are there any loading spaces being provided?

Response: No loading spaces are required.

21. Are there any handicapped spaces in this parking lot?

Response: No, sufficient handicapped spaces are provided closer to the stores on the main site.

22. It is not possible to read all the parking spaces numbers please adjust.

Response: Please see sheet 3 for clarity.

23. There appears to be 196 not 198 parking spaces on the site, please correct or adjust.

Response: Site parking has been revised. Please find 195 spaces.

24. Please note the location and dimension of any curbing.

Response: Radius labels were added for all edge of pavement islands. The only curb proposed is located at the State Highway Entrance.

25. Please note any existing traffic control measures.

Response: No traffic control measures exist in this area.

26. Please indicate proposed traffic control measures.

Response: Only stop signs are proposed.

27. It would be useful to have a sidewalk for pedestrians to access the Prime Outlet Mall, please consider.

Response: Sidewalks and a crosswalk have been proposed on the plans and shall be under the review of State Highway as it falls with their right of way.

28. Please review with SHA a crossing for Rt. 18 for pedestrians to the Outlet Mall.

Response: We are discussing this with MSHA as shown on the plans.

29. Please note all existing entrances opposite this site along Rt. 18.

Response: Entrances have been added.

30. Please dimension all parking islands, entrances and exists.

Response: Dimensions are shown on sheet 3 for clarity.

31. Will there be any trash receptacle on this site?

Response: Yes, some containers will be provided. They will be emptied by shopping center staff into dumpsters on the main site.

32. Please address how stormwater is to be managed on the site in notes on Sheet 1.

Response: A Stormwater Management note has been added to cover sheet.

33. Any stormwater management facilities should be depicted on the site plan.

Response: Swales are shown on site.

34. The Department of Planning and Zoning awaits a copy from the DNR Heritage Coordinator concerning issues related to this site.

Response: A copy of the DNR Heritage letter is provided with this submittal.

35. Please add DPW and Planning Commission certificates to the title sheet.

Response: The requested certificates have been added.

We believe all outstanding comments have been adequately addressed with this response letter. If you have questions or additional comments, contact me at 410-758-2237.

Sincerely,

McCRONE, INC.

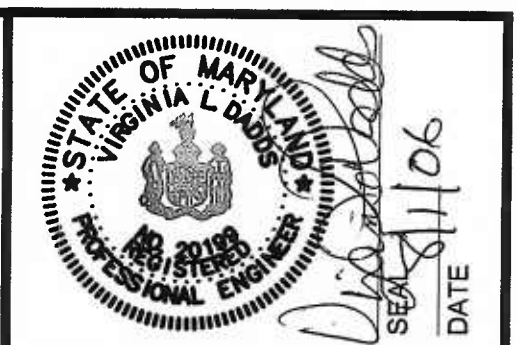
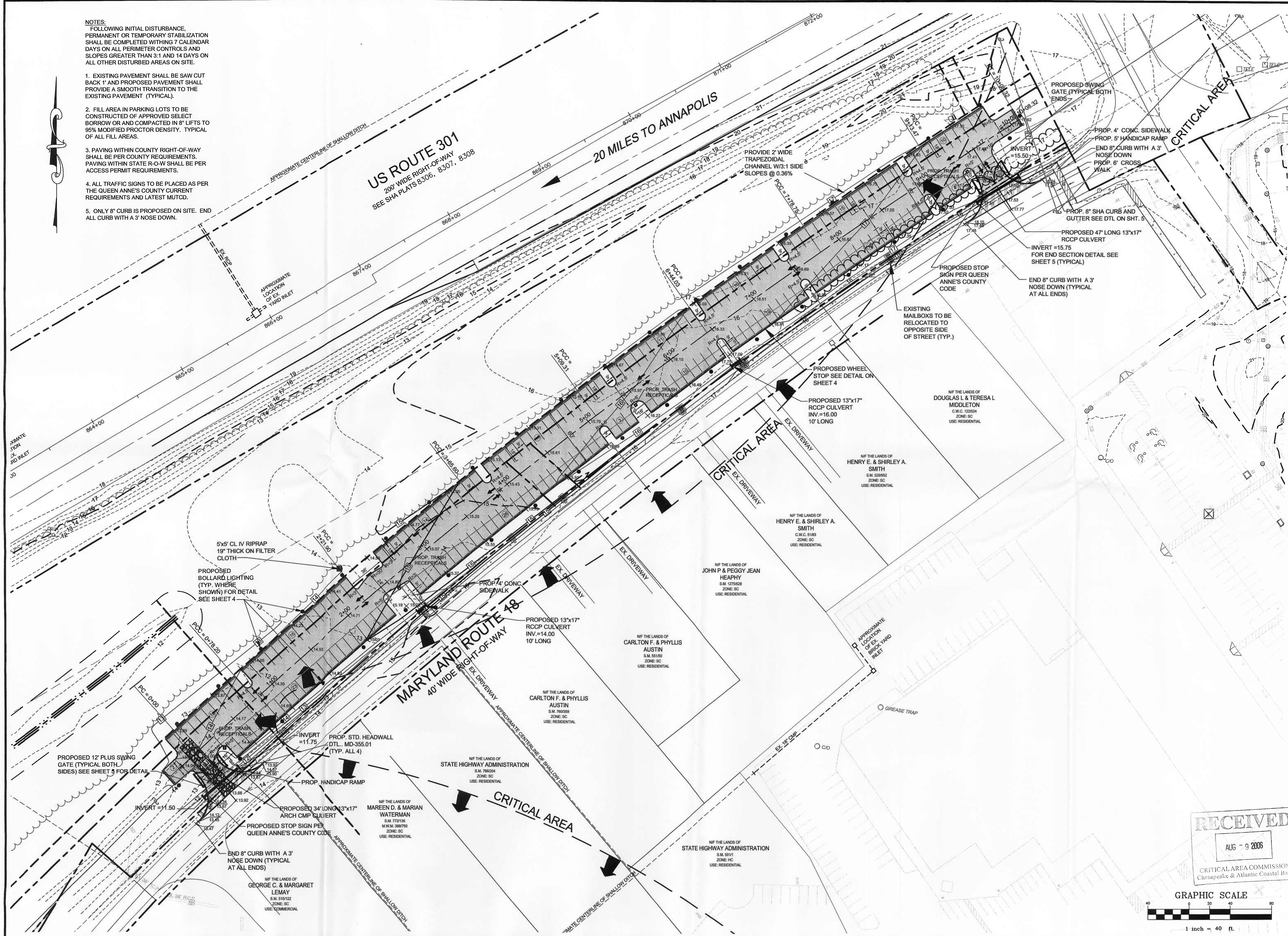


Virginia L. Dadds, P.E.
Project Manager

abc

Enclosures

- NOTES:
 FOLLOWING INITIAL DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS ON ALL PERIMETER CONTROLS AND SLOPES GREATER THAN 3:1 AND 14 DAYS ON ALL OTHER DISTURBED AREAS ON SITE.
- EXISTING PAVEMENT SHALL BE SAW CUT BACK 1' AND PROPOSED PAVEMENT SHALL PROVIDE A SMOOTH TRANSITION TO THE EXISTING PAVEMENT (TYPICAL).
 - FILL AREA IN PARKING LOTS TO BE CONSTRUCTED OF APPROVED SELECT BORROW OR AND COMPACTED IN 8" LIFTS TO 95% MODIFIED PROCTOR DENSITY. TYPICAL OF ALL FILL AREAS.
 - PAVING WITHIN COUNTY RIGHT-OF-WAY SHALL BE PER COUNTY REQUIREMENTS. PAVING WITHIN STATE R-O-W SHALL BE PER ACCESS PERMIT REQUIREMENTS.
 - ALL TRAFFIC SIGNS TO BE PLACED AS PER THE QUEEN ANNE'S COUNTY CURRENT REQUIREMENTS AND LATEST MUTCD.
 - ONLY 8" CURB IS PROPOSED ON SITE. END ALL CURB WITH A 3' NOSE DOWN.



APPROVED BY	DATE
REVIEWED BY	DATE
REVIEWED BY (FOR SEDIMENT CONTROL REVIEW ONLY)	DATE
APPROVAL	DATE

REVISIONS	DATE	DESCRIPTION

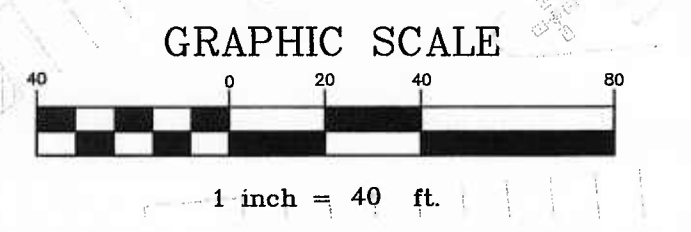
McCRONE
 • Engineering
 • Environmental Sciences
 • Construction Services
 • Land Planning & Surveying
 ANAPOLIS • CENTREVILLE • DOVER • ELKTON • SALISBURY

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 CENTREVILLE, MARYLAND 21617
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DATE	MAY 2006
JOB NUMBER	D1060155
SCALE	AS SHOWN
DRAWN BY	MRL
DESIGNED BY	MRL
APPROVED BY	VLD
FOLDER REFERENCE	701

SITE AND GRADING PLAN FOR
PRIME OUTLET PARKING
 TAX MAP 51 & 59, GRID 13 & 02, PARCEL 91 & P/O PARCEL 10
 5th ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
 PREPARED FOR: PRIME OUTLET

RECEIVED
 AUG - 9 2006
 CRITICAL AREA COMMISSION
 Chesapeake & Atlantic Coastal Bay



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.
2. TOPSOIL SHALL BE FERTILE, FRABLE AND TYPICAL OF THE LOCALITY. IT SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS AND SHALL NOT BE DELIVERED IN A FROZEN OR MUDDY CONDITION.
3. PLANTING SOIL (BACKFILL MIX) SHALL BE FIVE PARTS TOPSOIL AND ONE PART 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.
5. WRAPPING MATERIAL SHALL BE A STANDARD MANUFACTURED TREE WRAPPING PAPER, BROWN IN COLOR WITH CRINKLED SURFACE AND FASTENED BY AN APPROVED METHOD.

B. APPLICABLE SPECIFICATIONS AND STANDARDS:

1. "STANDARDIZED PLANT NAMES," LATEST EDITION AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
2. "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, AMERICAN ASSOCIATION OF NURSERYMEN.

C. DIGGING AND HANDLING OF PLANT MATERIALS:

1. IMMEDIATELY BEFORE DIGGING, SPRAY ALL EVERGREEN OR DECIDUOUS PLANT MATERIAL IN FULL LEAF WITH ANTI-DESICCANT, APPLYING AN ADEQUATE FILM OVER TRUNKS, BRANCHES, TWIGS, AND/OR FOLIAGE.
2. DIG BALL AND BURLAP (B&B) PLANTS WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER NOT LESS THAN THAT RECOMMENDED BY AMERICAN ASSOCIATION OF NURSERYMEN, 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:

1. 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:

1. 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 INSTALLATION.
2. SET PLANTING PLUMB AND BRACE RIGIDLY IN POSITION UNTIL THE PLANTING SOIL HAS BEEN STAMPED SOLIDLY AROUND THE BALL AND ROOTS. CUT ROPES OR STRINGS FROM TOP OF BALL AFTER PLANT HAS BEEN SET. LEAVE BURLAP OR CLOTH WRAPPING INTACT AROUND BALLS. TURN UNDER AND BURY PORTIONS OF BURLAP AT TOP OF BALL.
3. 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.
4. 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.
5. MULCH ALL PTS AND BEDS WITH A THREE INCH LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH 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 AND PRUNING:

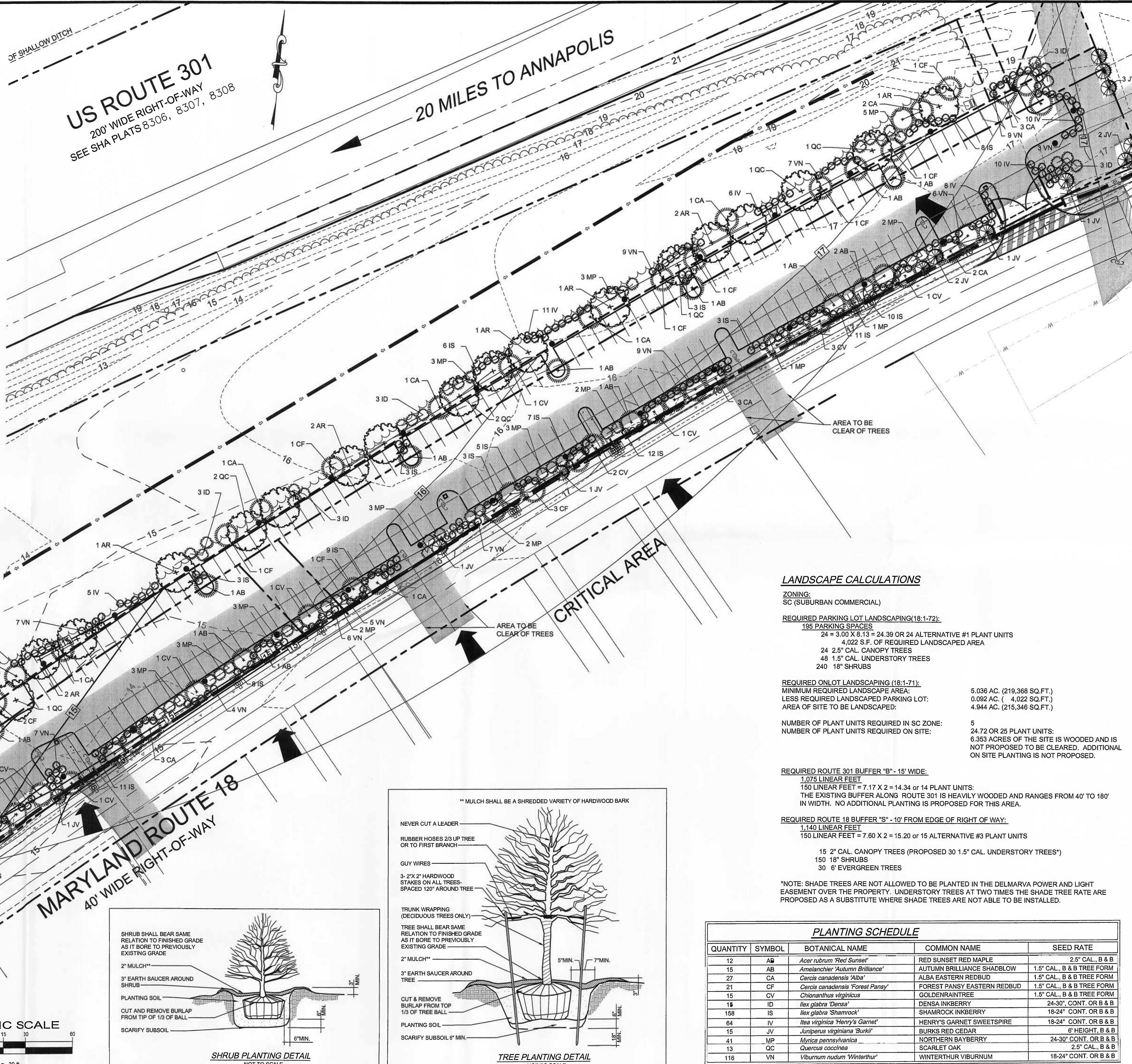
1. STAKING SHALL BE COMPLETED IMMEDIATELY AFTER PLANTING. PLANTS SHALL STAND PLUMB AFTER STAKING. STAKES AND GUY WIRES SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD AND DEPOSITED OFF SITE BY THE CONTRACTOR.
2. PRUNE PLANTS AT THE TIME OF PLANTING AS DIRECTED BY THE LANDSCAPE ARCHITECT/DESIGNER TO REMOVE 1/5 TO 1/3 OF THE FOLIAGE. REMOVE ALL DEAD WOOD, SUCKERS, OR BROKEN BRANCHES AND PRESERVE THE NATURAL CHARACTER OF THE PLANT.

G. GUARANTEE:

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

H. SEEDING:

- ALL AREAS REMAINING DISTURBED AFTER CONSTRUCTION, PAVING AND INSTALLATION OF THE LANDSCAPING ARE TO BE SEED.
1. SEED BED PREPARATION: APPLY 25 LBS. OF 10-10-10 FERTILIZER PER 1000 SQ.FT. HARROW OR DISC INTO SOIL TO A DEPTH OF 3-4 INCHES. APPLY PULVERIZED GROUND LIMESTONE, 50 LBS. PER 1000 SQ. FT.
 2. SEEDING: APPLY 4.5 LBS PER 1000 SQ. FT. OF KENTUCKY 31 TALL FESCUE OR A SUITABLE COMPARABLE MIX ON A MOIST SEED BED WITH SUITABLE EQUIPMENT.
 3. MULCHING: IMMEDIATELY AFTER SEEDING, UNIFORMLY MULCH ENTIRE AREA WITH UNDERWEATHERED SMALL GRAIN STRAW AT A RATE OF 1/2-2" TONS PER ACRE.
- FOR BEST RESULTS, SEEDING SHOULD BE PERFORMED BETWEEN MARCH 1ST AND APRIL 30TH OR AUG. 15TH TO OCT. 31ST.



LANDSCAPE CALCULATIONS

ZONING: SC (SUBURBAN COMMERCIAL)

REQUIRED PARKING LOT LANDSCAPING (18:1-72):

195 PARKING SPACES
 24 = 3.00 X 8.13 = 24.39 OR 24 ALTERNATIVE #1 PLANT UNITS
 4.022 S.F. OF REQUIRED LANDSCAPED AREA
 24 2.5" CAL. CANOPY TREES
 48 1.5" CAL. UNDERSTORY TREES
 240 18" SHRUBS

REQUIRED ONLOT LANDSCAPING (18:1-71):

MINIMUM REQUIRED LANDSCAPE AREA: 5.036 AC. (219,368 SQ.FT.)
 LESS REQUIRED LANDSCAPED PARKING LOT: 0.092 AC. (4,022 SQ.FT.)
 AREA OF SITE TO BE LANDSCAPED: 4.944 AC. (215,346 SQ.FT.)

NUMBER OF PLANT UNITS REQUIRED IN SC ZONE:

5
 24.72 OR 25 PLANT UNITS:
 6.353 ACRES OF THE SITE IS WOODED AND IS NOT PROPOSED TO BE CLEARED. ADDITIONAL ON SITE PLANTING IS NOT PROPOSED.

REQUIRED ROUTE 301 BUFFER "B" - 15' WIDE:

1,075 LINEAR FEET
 150 LINEAR FEET = 7.17 X 2 = 14.34 OR 14 PLANT UNITS:
 THE EXISTING BUFFER ALONG ROUTE 301 IS HEAVILY WOODED AND RANGES FROM 40' TO 180' IN WIDTH. NO ADDITIONAL PLANTING IS PROPOSED FOR THIS AREA.

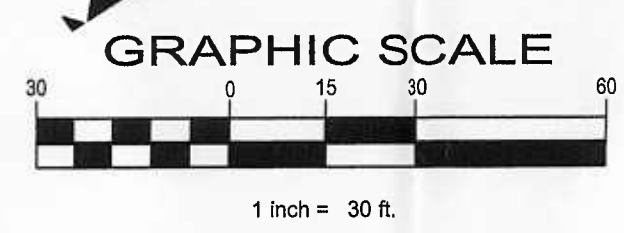
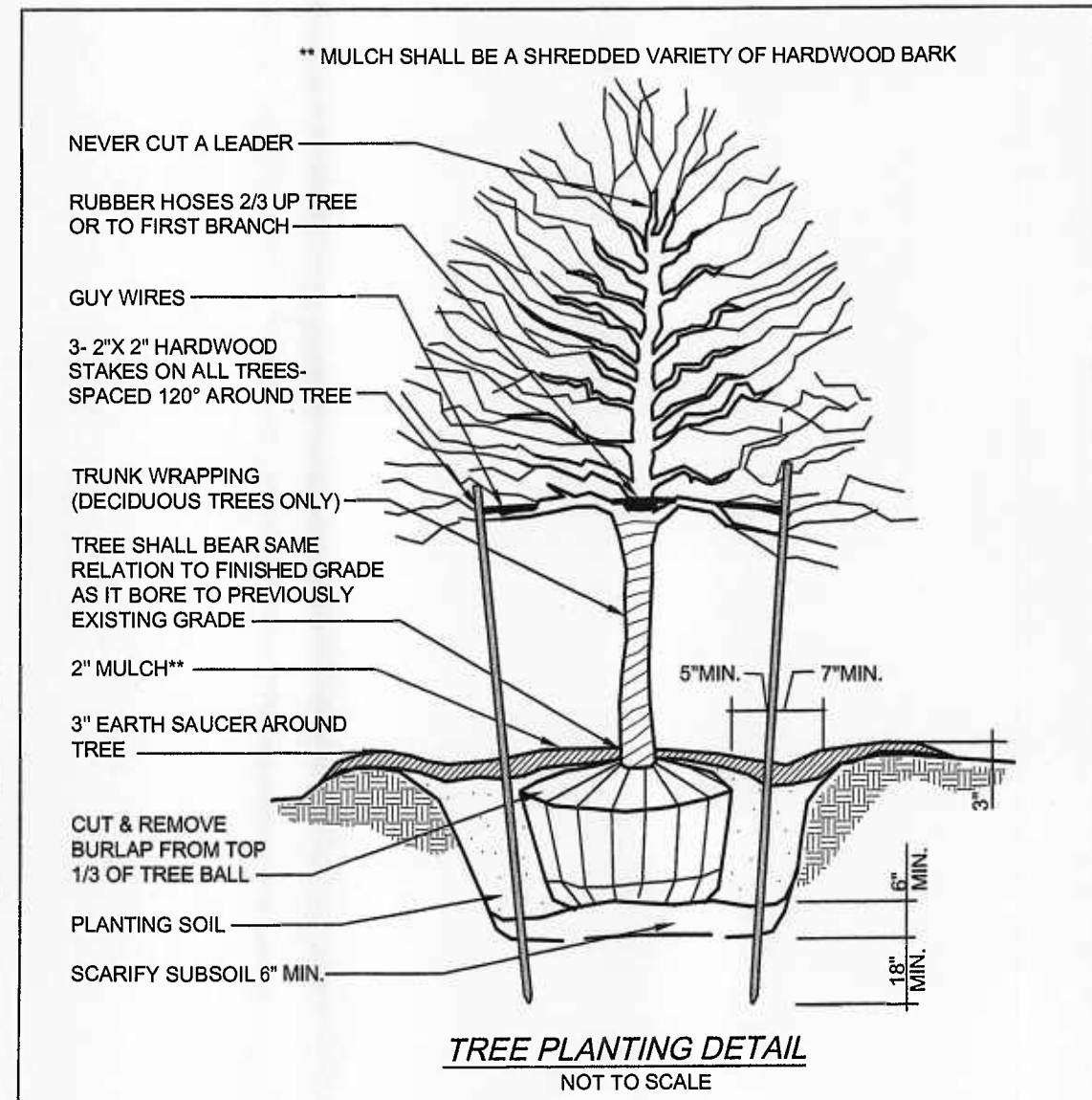
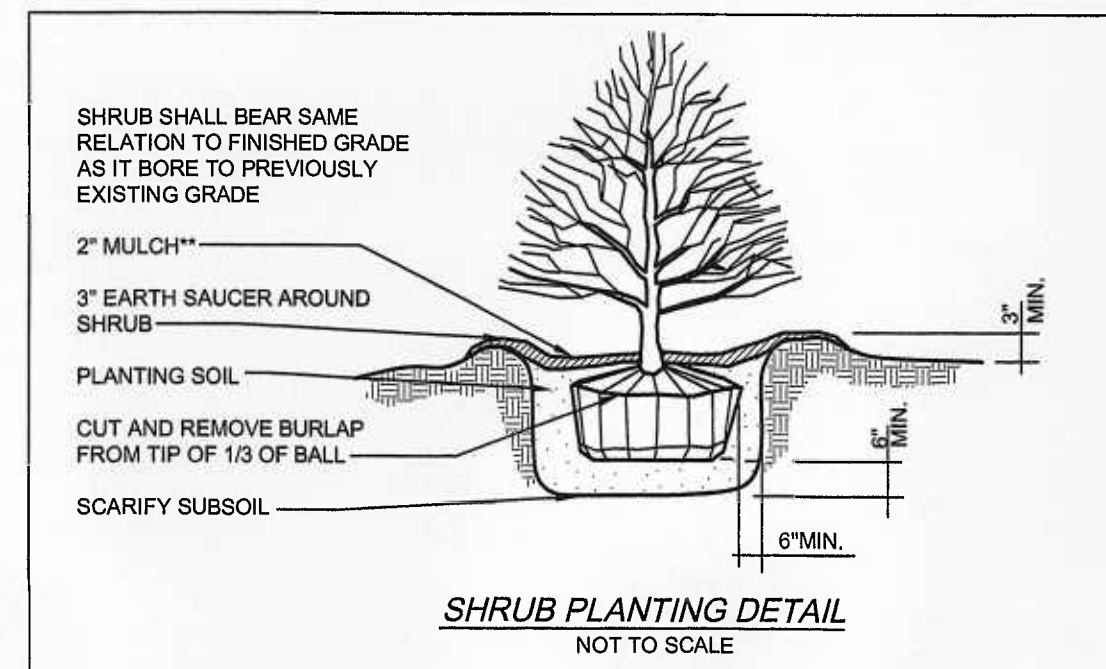
REQUIRED ROUTE 18 BUFFER "S" - 10' FROM EDGE OF RIGHT OF WAY:

1,140 LINEAR FEET
 150 LINEAR FEET = 7.60 X 2 = 15.20 OR 15 ALTERNATIVE #3 PLANT UNITS
 15 2" CAL. CANOPY TREES (PROPOSED 30 1.5" CAL. UNDERSTORY TREES*)
 150 18" SHRUBS
 30 6' EVERGREEN TREES

*NOTE: SHADE TREES ARE NOT ALLOWED TO BE PLANTED IN THE DELMARVA POWER AND LIGHT EASEMENT OVER THE PROPERTY. UNDERSTORY TREES AT TWO TIMES THE SHADE TREE RATE ARE PROPOSED AS A SUBSTITUTE WHERE SHADE TREES ARE NOT ABLE TO BE INSTALLED.

PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SEED RATE
12	AB	<i>Acer rubrum 'Red Sunset'</i>	RED SUNSET RED MAPLE	2.5" CAL. B & B
15	AB	<i>Aemilanchier 'Autumn Brilliance'</i>	AUTUMN BRILLIANCE SHADBLOW	1.5" CAL. B & B TREE FORM
27	CA	<i>Cercis canadensis 'Alba'</i>	ALBA EASTERN REDBUD	1.5" CAL. B & B TREE FORM
21	CF	<i>Cercis canadensis 'Forest Pansy'</i>	FOREST PANSY EASTERN REDBUD	1.5" CAL. B & B TREE FORM
15	CV	<i>Chionanthus virginicus</i>	GOLDENRAINTREE	1.5" CAL. B & B TREE FORM
15	ID	<i>Ilex glabra 'Densa'</i>	DENSA INKBERRY	24-30" CONT. OR B & B
15	IS	<i>Ilex glabra 'Shamrock'</i>	SHAMROCK INKBERRY	18-24" CONT. OR B & B
64	IV	<i>Itea virginica 'Henry's Garnet'</i>	HENRY'S GARNET SWEETSPIRE	18-24" CONT. OR B & B
15	JV	<i>Juniperus virginiana 'Burkii'</i>	BURKIS RED CEDAR	6' HEIGHT, B & B
41	MP	<i>Myrica pensylvanica</i>	NORTHERN BAYBERRY	24-30" CONT. OR B & B
13	QC	<i>Quercus coccinea</i>	SCARLET OAK	2.5" CAL. B & B
116	VN	<i>Viburnum nudum 'Winterthur'</i>	WINTERTHUR VIBURNUM	18-24" CONT. OR B & B



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DATE	JOB NUMBER	SCALE	DRAWN BY	DESIGNED BY	APPROVED BY	FOLDER REFERENCE
MAY 2006	D1060155	AS SHOWN	MRL	MRL	VLD	701

PRIME OUTLET PARKING
 TAX MAP 51 & 59, GRID 13 & 02, PARCEL 91 & P/O PARCEL 10
 5th ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
 PREPARED FOR: PRIME OUTLET

CRITICAL AREA COMMISSION
 Chesapeake & Atlantic Coastal Plains

SHEET NO. 6
 AUG 2006
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