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

MSA. S. 1829-5923

CE 5/20/06

= Just 28th - NO 10% CALC'S - LAA NOT NEEDED 7:30-8:10- M apm e NO CA SITE PLAND = Forest Cours - Stream - DAR MARRO NOU-TRAL & SENS. SPENIES REVIEW REMA. - PROPOSED IMPERVIOUS SURFACE #'S + - PROVIDE AREAS OF TEMP. DISTURDANCE of Pormanent, - ADD (LDA) AFTER CRITICAL AREN ON THE CA. LINE - PROVIDE HERITORIE LETTER ESSENTE SITE IS CLASSFLEDS AS A Sensitive States Raten Ann. - DIFFERENCE IN IMPERVIOUS FUURES PROTECT ENV. Report & SITE PLAN

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

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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.

sest repards,

Chris Clark Natural Resources Planner

cc: QC326-06

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/

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.

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, 1

Chris Clark Natural Resources Planner

cc: QC326-06

MCRONE

Engineering
Enviromental Sciences
Construction Services
Land Planning & Surveying

DECEIVED AUG - 2 2006 QUEEN ANNE'S COUNTY PLANNING & ZONING

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 McCRONE, 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.

Mr. J. Steven Cohoon D1060155 August 2, 2006 Page 2 of 8

- 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.

Mr. J. Steven Cohoon D1060155 August 2, 2006 Page 3 of 8

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- 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.

## **<u>CRITICAL AREA COMMISSION:</u>**

- 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.

Mr. J. Steven Cohoon D1060155 August 2, 2006 Page 4 of 8

## **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.

Mr. J. Steven Cohoon D1060155 August 2, 2006 Page 5 of 8

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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.

Mr. J. Steven Cohoon D1060155 August 2, 2006 Page 6 of 8

The hatching noted on Sheet 1 does not match the hatching used on Sheet 2 for 13. exiting condition to indicate the easements, please correct. The hatching color was changed to reflect the legend. Response: The note in the Site Summary referring to the DPL easement is confusing. 14. Please clarify if it is stating the area in the easement is not included in the total area or something else. Please restate. The note referring to the DPL easement was removed as requested. Response: It appears that the Critical Area line pertaining to the northern area of the 15. property has disappeared on Sheet 3, please replace. The site is shown in its entirety on sheet 2. Sheet 3 and 4 show the site Response: at a larger scale for clarity. On Sheet 2 it appears that a very small area is not in Critical Area, is this 16. correct? This observation is correct. Upon closer review the Critical Area was Response: 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. Are there any handicapped spaces in this parking lot? 21. Response: No, sufficient handicapped spaces are provided closer to the stores on the main site.

Mr. J. Steven Cohoon D1060155 August 2, 2006 Page 7 of 8

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 p\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.

Mr. J. Steven Cohoon D1060155 August 2, 2006 Page 8 of 8

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

SITE S	STATISTICS:					
	ZONING - SC - SUBURB	AN COMMERICAL RCEL - 91 (SPLIT TAX MAPS)				
	D REFERENCES SEE: C.V					
		IN THE CRITICAL AREA: DESIG	<b>GNATION LD</b>	4		
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10171211200						
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# **GRADING PLAN** FOR PARKING SITE PLAN **OFFSITE PARKING FOR PRIME OUTLETS**

# STREAM AND STREAM BUFFER CALCULATIONS

AREA OF THE SITE AREA OF STREAM AND BUFFER (EXISTING) AREA OF STREAM AND BUFFER TO BE DISTURBED = 0.000 AC.

WOODLAND MITIGATION CALCULATIONS AREA OF THE SITE AREA OF WOODLAND (EXISTING) 20% OF EXISTING FOREST

AREA OF WOODLAND TO BE CLEARED AREA OF REQUIRED REFORESTATION AT 1:1

PARKING CALCULATIONS

EXISTING SPACES TOTAL SPACES REQUIRED TOTAL SPACES PROVIDED CRITICAL AREA IMPERVIOUS AREA CALCULATIONS

BASE SITE AREA PERMITTED IMPERVIOUS IN THE LDA (15%) PERMITTED IMPERVIOUS IN THE LDA (15%) CRITICAL AREA = 1.295 AC,± TOTAL PERMITTED IMPERVIOUS AREA WITHIN L.D.A. = 1.372 AC.± PROPOSED DRIVEWAYS AND PARKING AREAS

# STORMWATER MANAGEMENT ANALSIS PRIME OUTLETS, QUEENTOWN

ITE CONSISTS OF 9.156 ACRES, MORE OR LESS, BETWEEN RTE. 18 AND U.S. ROUTE 301 IN STOWN. A POWER LINE IS EXISTING ACROSS THE SITE, BUT NO OTHER IMPROVEMENTS OR /IOUS AREAS. THE PROPOSED IMPERVIOUS AREA ONSITE IS 1.330 ACRES, MORE OR LESS. THE SED MODIFICATIONS TO THE SITE INCLUDES A PARKING AREAS AND APPURTENANCES.

ITE CURRENTLY DRAINS TO SEVERAL WEST TOWARDS A CULVERT UNDER MD. RTE. 50 FROM THERE WYE RIVER WATERSHED.

ROPOSED PARKING LOT WILL TRAVEL VIA SHEET AND SWALE FLOW TO THE WOODED AREA TO ONSITE, AND FROM THERE FLOW INTO EXISTING NATURAL CHANNELS TO THE CULVERT UNDER E. 50. THE DISCONNECTED AREA IS CHANGED TO WOODS, GOOD CONDITION IN THE DEVELOPED TION, THERE IS NOT INCREASE IN THE POST-DEVELOPMENT PEAK DISCHARGE FROMT HE SITE FOR SIGN SYSTEM.

PROPERTY LINE					
SETBACK LINE					
IRON ROD FOUND					
CAPPED PIN FOUND					
IRON PIPE FOUND					
MAJOR CONTOUR					
MINOR CONTOUR					
ROAD CENTERLINE					
EDGE OF CONCRETE					
EDGE OF PAVEMENT	<u></u>				
FENCE LINE					
GATE POST	ഗ				
	-				
SIGN	_0				
DITCH/STREAM (WATERS OF THE U.S.) -					
EDGE OF POND/LAKE -					
EDGE OF MARSH/WETLAND -					
WETLAND BUFFER -					
STREAM BUFFER -					
DRAINAGE & GRADING EASEMENT					
T OF WAY EASEMENT FOR THE CHESAPEAKE POTOMAC TELEPHONE COMPANY OF MARYLAND					

PROPOSED 8" CURB AND GUTTER

ON MARYLAND ROUTE 18 QUEENSTOWN, MARYLAND PREPARED FOR: PRIME OUTLET

= 9.156 AC. = 0.837 AC.

= 9.156 AC. = 6.353 AC. (69%)

= 1.270 AC, = 0.000 AC. = 0.000 AC.

= 0 SPACES = 0 SPACES = 195 SPACES

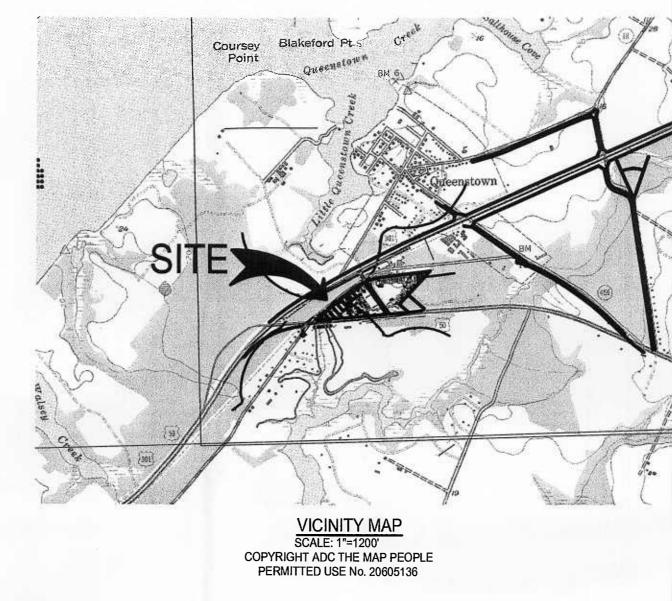
= 9.156 AC.± = 0.077 AC.±

= 1.330 AC.±

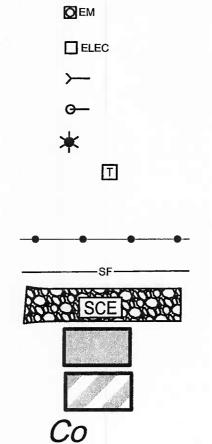
EXISTING

LEGEND

PROPOSED



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WELL

x 17.00

. . . . . . . . .

WOODLANDS WELL 🕜 ELECTRIC METER ELEC. JCT./SERVICE BOX GUY WIRE >----GUY POLE G-LIGHT POLE 💢 TELEPHONE PEDESTAL FIELD LOCATED TREE LIMIT OF DISTURBANCE SILT FENCE STABLIZIED CONSTRUCTION ENTRANCE LIGHT DUTY PAVEMENT STATE HIGHWAY PAVEMENT AREA SOIL LINE

and provide the system of the	· · · · ·
IRF 🧿	IRS O
CPF ●	CPS ●
IPF •	IPS ●
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Ψ	

ACRE.

PLANNING COMMISSION APPROVAL OF THIS (CONCEPT OF PRIME OUTLET PARKING SITE) PLAN SHALL NOT CONSTITUTE AN APPROVAL OF THE PROPOSED OR A FINDING BY THE PLANNING COMMISSION THAT PROVISIONS OF THIS CHAPTER 18 OR OTHER REQUIREMENTS OF THE COUNTY CODE HAVE BEEN SATISFIED. APPROVAL OF THIS (CONCEPT OF PRIME OUTLET PARKING SITE) PLAN ONLY GRANTS PERMISSION FOR THE APPLICANT TO PURSUE ADDITIONAL APPROVALS FROM THE PLANNING COMMISSION, THE SANITARY COMMISSION AND OTHER INTERESTED AGENCIES.

CRITICAL AREA LINE

SPOT SHOTS



# STATEMENT OF PURPOSE AND INTENT

1. THIS PLAN IS BEING SUBMITTED TO RECEIVE APPROVAL FROM THE QUEEN ANNE'S COUNTY PLANNING COMMISSION FOR CONSTRUCTION OF A 198 SPACE PARKING LOT. THE DEVELOPER REQUESTS ADDITIONAL PARKING FOR PRIME OUTLET DURING PEAK SHOPPING PERIODS. IS LOCATED WITHIN THE LDA AND THE SITE IS ZONED SUBURBAN COMMERCIAL (SC). THE ZONING MAP SHOWS SUBURBAN COMMERCIAL (SC )ZONING THAT COINCIDES WITH NEIGBORING QUEENSTOWN ZONING IN REGARDS TO PRIME OUTLET. THE RIGHT-OF-WAY FOR MARYLAND ROUTE 18 IS NOT SHOWN ON THE TAX MAP BUT DOES EXIST. NO VARIANCES ARE REQUESTED. THE SITE IS PARTIALLY LOCATED IN THE CRITICAL AREA BUT IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN

## SITE SUMMARY

THIS SITE IS LOCATED BETWEEN TAX MAP NO. 51 AND 59 - PARCEL 91 AND PART OF PARCEL 10 AND IS LOCATED NORTH OF MARYLAND ROUTE 18 AND SOUTH OF U.S. ROUTE 301. THE SITE IS COMPRISED OF APPROXIMATELY 9.156 ACRES AND IS BOUNDED TO THE NORTH (BUFFERING U.S. ROUTE 301) BY WOODSLAND. THE WESTERN EDGE OF PARCEL 91 IS BOUND BY NONTIDAL OF WETLANDS LESS THAT

THE SITE IS CURRENTLY VACANT OF BUILDINGS AND ANY IMPERVIOUS AREA

## NOTES

1. PROPERTY LINES SHOWN HEREON FOR PARCEL 91 AND PART OF PARCEL 10 ARE BASED ON A ALTA SURVEY BY McCRONE, INC. DATED JANUARY 18, 2006.

2. SOIL TYPES AND CONFIGURATIONS ARE TAKEN FROM THE U.S. DEPARTMENT OF AGRICULTURE, SCS 2002 SOIL SURVEY OF QUEEN ANNE'S COUNTY, MD. THE SOIL SURVEY SHOWS ALL SOILS AS MtB(MATTAPEX-BUTLERTOWN SILT LOAM), Co (CORSICA MUCKY LOAM), PiB (PINEY NECK SILT LOAM), AND Ot (OTHELLO SILT LOAM),

3. ACCORDING TO PART OF FEDERAL EMERGENCY MANAGEMENT AGENCY'S F.I.R.M. MAP FOR QUEEN ANNE'S COUNTY, THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.

4. TOPOGRAPHY SHOWN HEREON IS THE RESULT OF A FIELD RUN TOPOGRAPHIC SURVEY BY MCCRONE. INC. PREPARED MAY 9, 2006.

5. NONTIDAL WETLANDS WERE DELINEATED BY JAN REESE IN MAY, 2006, A JURISDICTIONAL DETERMINATION WAS MADE BY THE U.S. ARMY CORPS OF ENGINEERS IN

6. THE SITE IS PARTIALLY LOCATED IN THE CRITICAL AREA AND IS DESIGNATED LDA.

7. SITE IS NOT SERVED BY PUBLIC WATER OR SEWER. NO BUILDINGS OR CONNECTIONS ARE PROPOSED.

8. SITE WILL BE SERVED BY ELECTRIC.

## PUBLIC WORKS CERTIFICATE

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

PUBLIC WORKS DIRECTOR

## PLANNING COMMISSION CERTIFICATION

CHAIRMAN/SECRETARY OF PLANNING COMMISSION

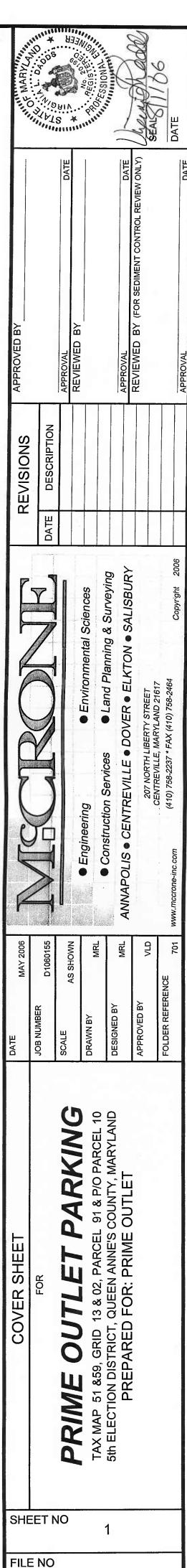
	INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION	
1	TITLE SHEET	
2	OVERALL SITE & EXISTING CONDITIONS	
3	SITE AND GRADING PLAN	the second with the second shall
4	EROSION AND SEDIMENT CONTROL PLAN	AUG - 9 2006
5	SITE DETAILS	
6	LANDSCAPE PLAN	CRITICAL AREA COMMISSION Cuesapeake & Atlantíc Coastal Bays

# OWNER

WASHINGTON BRICK & TERRA COTTA c/o THE BRICK COMPANIES 3168 BRAVERTON ST. 4th FLOOR EDGEWATER, MD. 21037 attent: LEX BIRNEY 410-951-2000

DEVELOPER PRIME RETAIL, L.P. 217 EAST REDWOOD STREET 20th. FLOOR BALTIMORE, MARYLAND 21202 attent: Marty Emmer (410) 827-8654

ENGINEER McCRONE, INC 207 NORTH LIBERTY CENTREVILLE, MD. 21617 (410) 758-2237



D1060155-Cover Sheet.dwg



PROPOSED 12' PLUS SWING GATE (TYPICAL BOTH

SIDES) SEE SHEET & FOR DI

NOTES: FOLLOWING INITIAL DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHING 7 CALENDAR DAYS ON ALL PERIMETER CONTROLS AND SLOPES GREATER THAN 3:1 AND 14 DAYS ON ALL OTHER DISTURBED AREAS ON SITE.

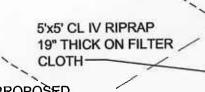
1. EXISTING PAVEMENT SHALL BE SAW CUT BACK 1' AND PROPOSED PAVEMENT SHALL PROVIDE A SMOOTH TRANSITION TO THE EXISTING PAVEMENT (TYPICAL).

2. 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.

3. PAVING WITHIN COUNTY RIGHT-OF-WAY SHALL BE PER COUNTY REQUIREMENTS. PAVING WITHIN STATE R-O-W SHALL BE PER ACCESS PERMIT REQUIREMENTS.

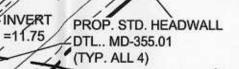
4. ALL TRAFFIC SIGNS TO BE PLACED AS PER THE QUEEN ANNE'S COUNTY CURRENT REQUIREMENTS AND LATEST MUTCD.

5. ONLY 8" CURB IS PROPOSED ON SITE. END ALL CURB WITH A 3' NOSE DOWN.



est

PROPOSED BOLLARD LIGHTING (TYP. WHERE SHOWN) FOR DETAIL SEE SHEET 4



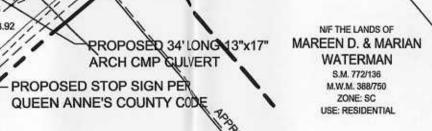
WATERMAN S.M. 772/136

M.W.M. 388/750

ZONE: SC USE: RESIDENTIAL

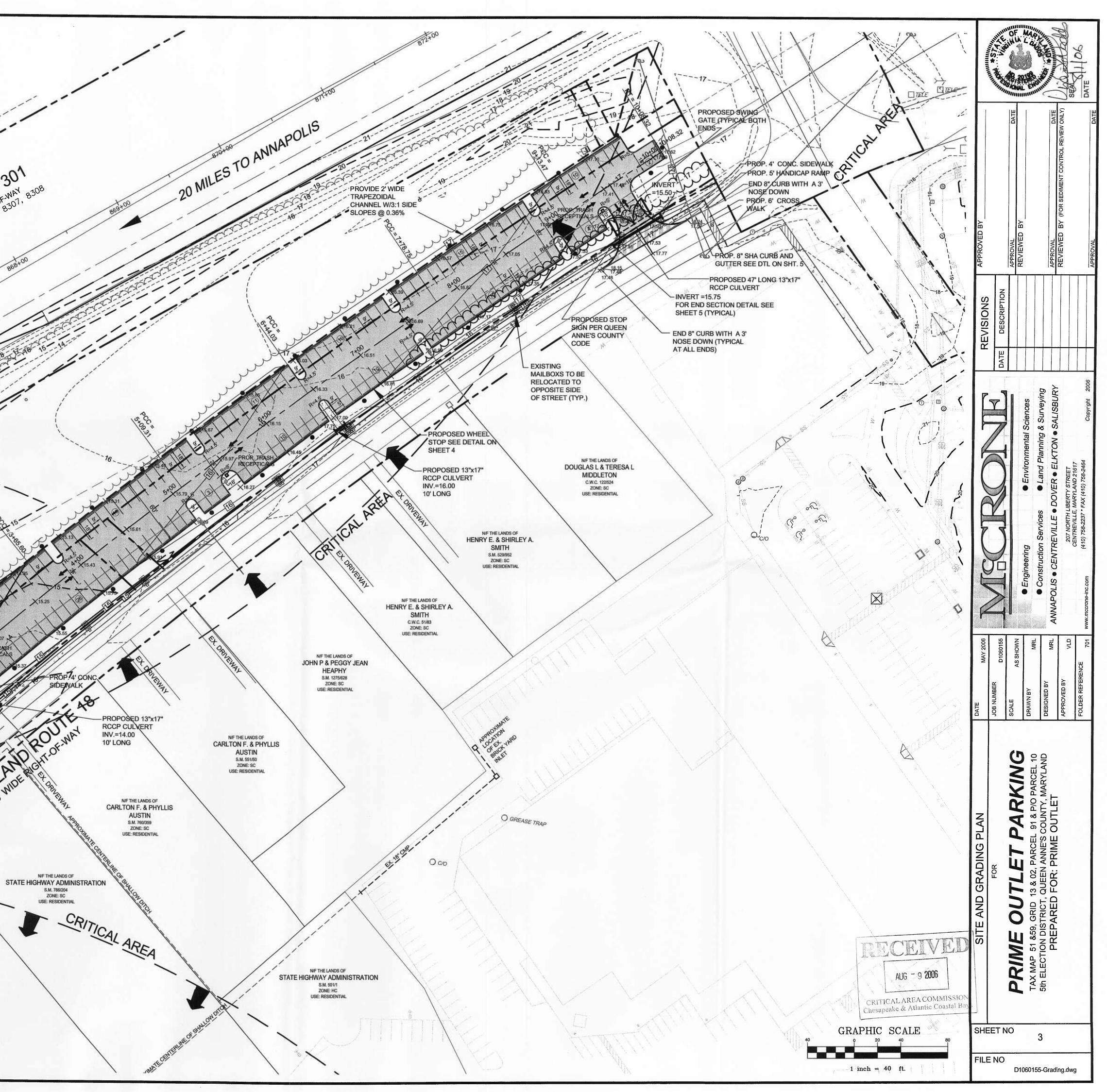
-PROP. HANDICAP RAMP

USROUT



- END 8" CURB WITH A 3' NOSE DOWN (TYPICAL AT ALL ENDS)

NIF THE LANDS OF LEMAY S.M. 515/122 ZONE: SC USE: COMMERCIAL



# 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, FRIABLE AND TYPICAL OF THE LOCALITY; IT SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS AND SHALL NOT BE DELIVERED IN A FROZEN OR 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:

BROKEN BEFORE OR DURING PLANTING OPERATIONS.

1. IMMEDIATELY BEFORE DIGGING, SPRAY ALL EVERGREEN OR DECIDUOUS PLANT MATERIAL IN FULL LEAF WITH ANTI-DESICCANT, APPLYING AN ADEQUATE FILM OVER TRUNKS, BRANCHES, TWIGS, AND/ OR FOLIAGE. 2. DIG BALL AND BURLAP (B&B) PLANTS WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER NOT LESS THAN THAT RECOMMENDED BY AMERICAN STANDARD FOR NURSERY STOCK, AND IF SUFFICIENT DEPTH TO INCLUDE THE FIBROUS AND FEEDING ROOTS. PLANTS MOVED WITH A BALL WILL NOT BE ACCEPTED IF THE BALL IS CRACKED OR

## 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
- 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 PITS AND BEDS WITH A THREE INCH LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH MMEDIATELY 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 OF 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:

1 AR

5 IV -

1 QC-

- ALL AREAS REMAINING DISTURBED AFTER CONSTRUCTION, PAVING AND INSTALLATION OF THE LANDSCAPING ARE TO SEEDED. A. 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. 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. C. MULCHING: IMMEDIATELY AFTER SEEDING, UNIFORMLY MULCH ENTIRE AREA WITH UNDERWEATHERED SMALL GRAIN STRAW AT A RATE OF 1 1/2"-2" TONS PER ACRE.

AREA TO BE

CLEAR OF

**TREES** 

FOR BEST RESULTS, SEEDING SHOULD BE PERFORMED BETWEEN MARCH 1ST AND APRIL 30TH OR AUG. 15TH TO OCT. 31ST.

